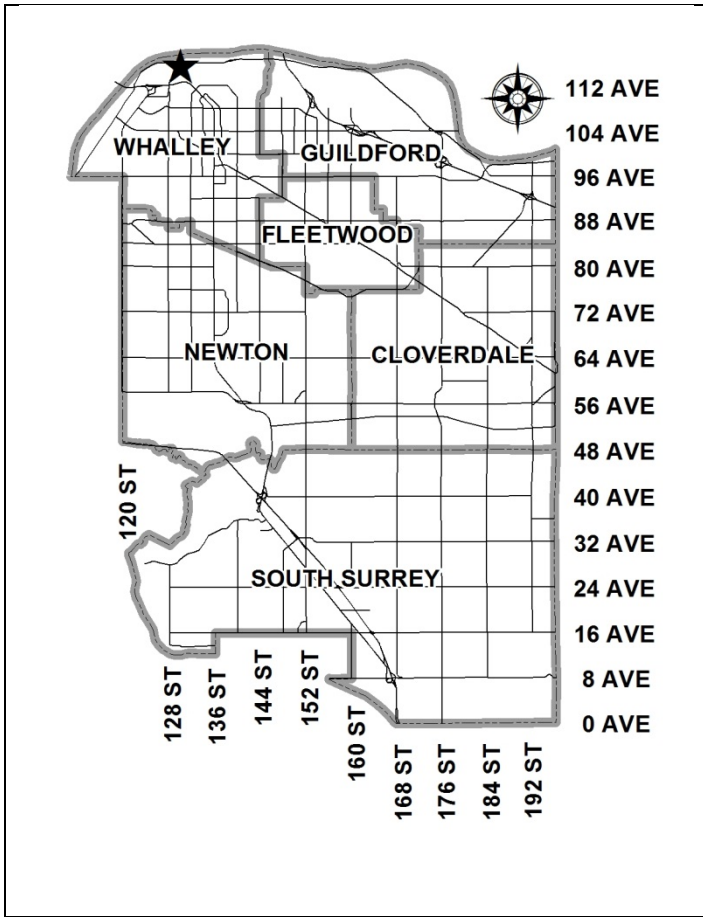


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0131-00

Planning Report Date: November 12, 2013



**PROPOSAL:**

- **Development Permit**
- **Development Variance Permit**

in order to permit the development of three multi-tenant industrial buildings and to vary the setback requirements.

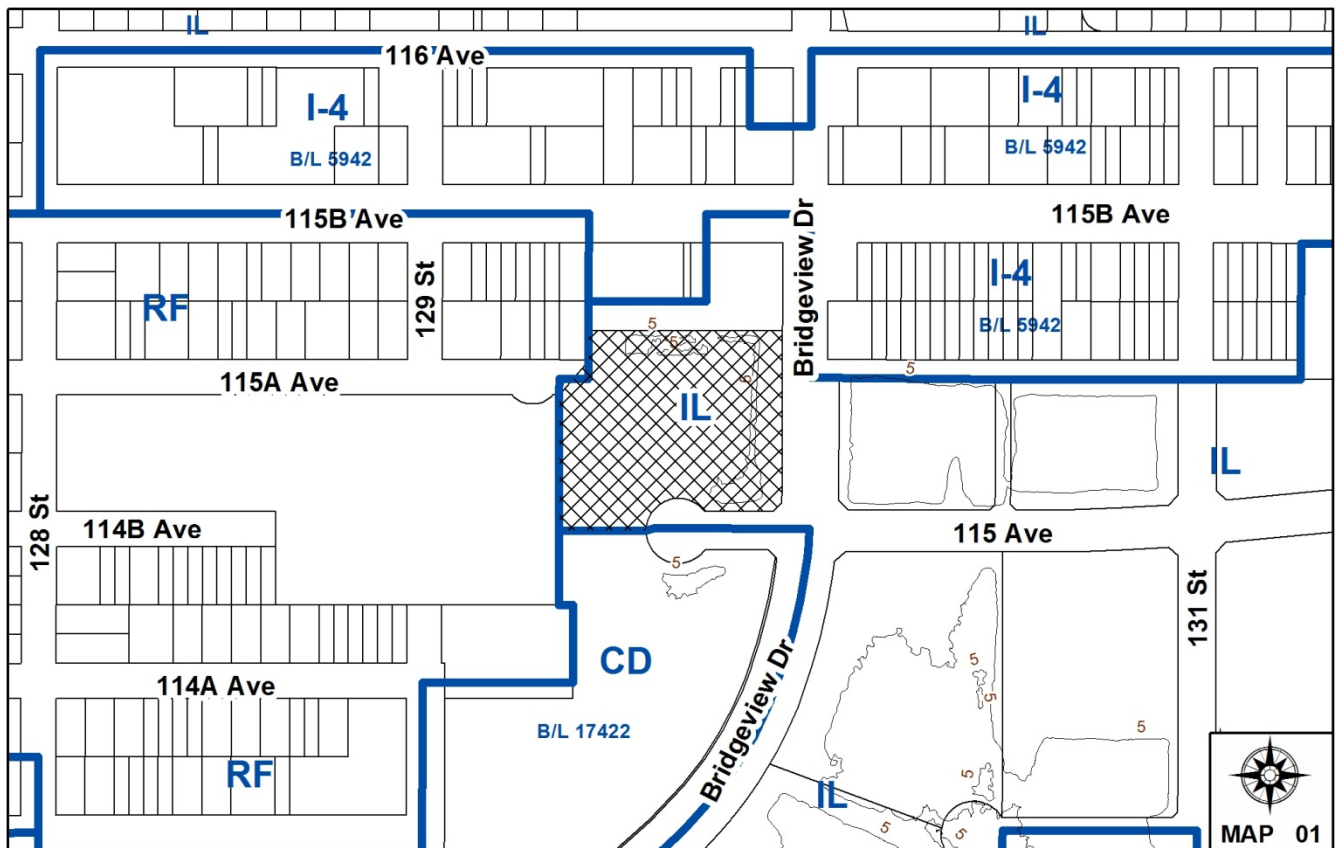
**LOCATION:** 12941 - 115 Avenue

**OWNER:** 648118 BC Ltd

**ZONING:** IL

**OCP DESIGNATION:** Industrial

**LAP DESIGNATION:** Industrial



### RECOMMENDATION SUMMARY

- Approve the applicant's request to vary the Sign By-law to allow fascia signage above the second floor windows.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking variances to the Zoning By-law to reduce the south side yard and rear yard setbacks.

### RATIONALE OF RECOMMENDATION

- Complies with Industrial designation in OCP.
- Complies with Bridgeview Local Area Plan.
- Supports the City's Economic Development and Employment Land Strategies.

**RECOMMENDATION**

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7913-0131-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix II)
2. Council approve the applicant's request to vary the Sign By-law as described in Appendix V.
3. Council approve Development Variance Permit No. 7913-0131-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to vary the IL Zone to reduce the minimum south side yard setback from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and
  - (b) to vary the IL Zone to reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 2.0 metres (6.7 ft.).
4. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
  - (c) submission of a road dedication plan for the widening of Bridgeview Drive to the satisfaction of the Approving Officer.

**REFERRALS**

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

**SITE CHARACTERISTICS**

Existing Land Use: Pre-loaded and vacant.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Vacant site, City-owned	Industrial	IL

Direction	Existing Use	OCP Designation	Existing Zone
East (Across Bridgeview Drive):	Vacant	Industrial	IL and I-4 (By-law No. 5942)
South (Across 115 Avenue):	Central City Brewery on the southern half and vacant, pre-loaded northern half	Industrial	CD By-law No. 17422
West:	Bridgeview Pump Station and Bridgeview Elementary School and vacant single family lot	Urban	RF

### DEVELOPMENT CONSIDERATIONS

#### Background:

- The subject property is located at 12941 - 115 Avenue in Bridgeview, and designated Industrial in the Official Community Plan (OCP) and zoned "Light Impact Industrial Zone (IL)".
- The subject property is 1.09 hectares (2.7 acres) in size and was created by the City through rezoning and subdivision application No. 7905-0343-00 as part of a 3-lot industrial subdivision. The subdivision plan was signed on May 1, 2007.
- As a requirement of the rezoning and subdivision, a Section 219 Restrictive Covenant was registered against the title, requiring a minimum 25% lot coverage and limiting the outdoor storage to 1.5 times the lot coverage of the building. This requirement fulfilled Council's April 14, 2003 directive for the City-owned industrial lots in Bridgeview being sold.
- In addition, as this site is within the floodplain, in order to ensure adequate flood proofing measures, a Section 219 Restrictive Covenant was registered on title (under application No. 7905-0343-00) to require a minimum building elevation of 4.4 metres (14.4 ft.) geodetic.
- There was a previous Development Permit and Development Variance Permit (Application Nos. 7907-0355-00) to permit the construction of three industrial buildings and to relax the front yard setback. These permits were issued on September 29, 2008 and September 5, 2008 respectively. Both permits expired two years from their dates of issuance.

#### Current Proposal

- The applicant is proposing to construct three multi-tenant industrial buildings totaling 4,344 m<sup>2</sup> (46,760 sq. ft.) of ground floor space, with a potential for an additional 1,738 m<sup>2</sup> (18,708 sq. ft.) of mezzanine space. This represents a total floor area ratio (FAR) of 0.58 and a lot coverage of 42% which is consistent with the maximum FAR of 1.0 and lot coverage of 60% in the IL Zone, and satisfies the minimum 25% lot coverage dictated by the Restrictive Covenant.

- The proposed development satisfies the minimum building elevation as stipulated in the Restrictive Covenant.
- In conjunction with the Development Permit, the applicant has also requested a Development Variance Permit to reduce the south side and rear yard setbacks (see By-law Variance section) and to vary the Sign By-law through the Development Permit to allow fascia signage above the second floor windows (see Appendix V).
- The City owns the property immediately to the north of the subject site (12976 - 115B Avenue). This lot has a “no-build” covenant until such time as it is consolidated with the three adjoining properties to the west fronting 115B Avenue.
- The property to the north is approximately 50 metres (164 ft.) to the south of the intersection with the South Fraser Perimeter Road and Bridgeview Drive. There are concerns that at the time that this intersection becomes a grade separated intersection, access to the northerly lot may be adversely compromised.
- The applicant was requested to provide a reciprocal access agreement to allow for the passage of vehicles through the subject site to the future northerly development site. The applicant was not in agreement, feeling it would be detrimental to the sale of the future industrial units on the subject site. Access to the lot to the north will likely be subject to Ministry of Transportation and Infrastructure approval in the future, but currently a right-in / right-out driveway on Bridgeview Drive can be permitted.

#### PRE-NOTIFICATION

In accordance with Council policy, a Development Proposal Sign was erected on the property. To date, staff have not received any comments with respect to the proposal.

#### DESIGN PROPOSAL AND REVIEW

- The applicant is proposing to phase the construction of the buildings on the site with proposed Buildings 1 (in the south-west portion) and 2 (in the east portion) to be constructed concurrently, and Building 3 (in the north-west portion) at a later date.
- Two vehicle access locations to the site are proposed from 115 Avenue. The easterly driveway provides access to the passenger vehicle parking area on the east side of proposed Building #2, and the westerly driveway provides for truck circulation as well as some passenger vehicle parking for the loading area of proposed Building #2 and the loading and vehicle parking for the remaining two buildings.
- The buildings are proposed to be constructed using painted tilt-up concrete panels with reveals and tinted glazing. The proposed primary colour of the buildings is a cement grey with accent dark grey banding at the top and bottom of the panel walls. On proposed Buildings #1 and #3, accent pre-finished metal awnings painted dark red, royal blue or teal are proposed over the business entry doors. On proposed Building #2, the accent colours have been incorporated into the metal cladding above the entry doors. These accent colours are proposed to be painted dark red, royal blue or teal.

- The proposed buildings are 10.4 metres (34 ft.) in height, which are lower than the maximum 18 metres (59 ft.) permitted in the IL Zone.
- The applicant has submitted a detailed sign package. Fascia signs with channel letters are proposed over the second storey glazing. The recent changes to the Sign By-law prohibit second storey signage and a relaxation of this regulation is requested.
- Under Part 1 'Introductory Provisions', Section 9 'Variance' of Sign By-law No. 13656, Council may grant variances to signage through a Development Permit (DP). Signage variances can be approved through a DP, if a comprehensive sign design package is included as part of the proposal.
- The proposed fascia signs, which form part of the subject Development Permit application, together with the proposed free-standing sign, are considered a comprehensive sign package. As a result, Council may approve the proposed façade mounted through a Development Permit without a Development Variance Permit.
- The applicable variance to the Sign By-law is described in Appendix V.
- A free-standing sign to identify the tenants is proposed at the Bridgeview Drive/115 Avenue intersection and is proposed to be constructed using a concrete sign base with individual letters. The sign will be lit using soffit lighting along the top of the sign. This free-standing sign is proposed to be 2.18 metres (6 ft.) in height, which is lower than the maximum 4.6 metres (15 ft.) permitted in the Sign By-law.
- During the initial rezoning and subdivision applications regarding this site, a 10-metre (33 ft.) wide covenant area was identified along the west property line to buffer the adjoining elementary school and residential neighbourhood from the industrial use.
- In October 2013, the owner's contractor cleared the existing vegetation in the 10-metre (33 ft.) covenant area. The Landscape Architect has provided a planting plan for the re-vegetation of this area.
- The proposed garbage/recycling enclosure is located in the landscaped portion between the two driveway accesses, so that it is accessible to all three buildings. This structure will be screened from 115 Avenue with landscaping.
- Along the road frontages, the applicant has proposed a mixture of flowering and nonflowering deciduous and coniferous trees and shrubs. The City Landscape Architect has reviewed and approved the proposed landscaping plan.

#### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the south side yard setback from 7.5 metres (25 ft.) to 3.0 metres (10 ft.).

Applicant's Justification:

- The site is somewhat compromised by the 10-metre (33 ft.) wide landscaping buffer required between the industrial use and the residential and school uses to the west.
- In order to maximize the building area and to allow for truck circulation, a variance from the south side property line is requested.

Staff Response:

- The Zoning By-law defines for corner lots the shortest distance along a street as the front property line and the lot line furthest from the front as the rear property line. Therefore, 115 Avenue is the front of the property.
- Building #2 (easterly building) is sited more than 7.5 metres (25 ft.) from the front (115 Avenue) property line. Building #1 (westerly building) is sited 3.0 metres (10 ft.) from the property line that extends perpendicular from 115 Avenue, and therefore requires a variance to the 7.5-metre (25 ft.) setback.
- The 10-metre (33 ft.) wide buffer on the west side of the property between the industrial site and the adjoining residential and school uses does impact the amount of potential development on the site.
- Staff support the requested relaxation.

(b) Requested Variance:

- To reduce the rear yard setback from 7.5 metres (25 ft.) to 2.0 metres (6.7 ft.).

Applicant's Justification:

- The site is somewhat compromised by the 10-metre (33 ft.) wide landscaping buffer required between the industrial use and the residential and school uses to the west.
- In order to maximize the building area and to allow for truck circulation, a variance from the south side and rear property lines is requested.
- The preload has been placed in anticipation of the proposed development. The building cannot be placed further to the south to increase the setback, as it would require additional preload and time for the soils to be compacted.

Staff Response:

- Although the north lot line is considered the rear lot line, the sides of the two proposed industrial buildings will run parallel to the rear lot line and will be screened by landscaping along the north property line.
- Staff support the requested relaxation.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plan, Building Elevations, and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7913-0131-00
Appendix V.	Proposed Sign By-law Variance

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by CTA Design Group and Jonathan Loese Ltd., dated August 30, 2013 and September 19, 2013 respectively.

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

LAP/da

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DRV 11/7/13 11:27 AM



Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:     Name:                 John Kristianson  
   CTA Design Group Architecture and Engineering  
   Address:                 #101, 925 - West 8th Avenue  
   Vancouver, BC V5Z 1E4  
  
   Tel:                         (604) 736-2554 - Work  
   (604) 736-2554 -Fax
  
2.     Properties involved in the Application
  - (a)    Civic Address:                 12941 - 115 Avenue
  
  - (b)    Civic Address:                 12941 - 115 Avenue  
        Owner:                             648118 B C Ltd  
   Director Information:  
   Anup Loodu  
  
   Officer Information as at October 4, 2012  
   Anup Loodu (President, Secretary)  
        PID:                                 027-086-259  
        Lot A Section 9 Block 5 North Range 2 west New Westminster District Plan BCP29957
  
3.     Summary of Actions for City Clerk's Office
  - (a)    Proceed with Public Notification for Development Variance Permit No. 7913-0131-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the issuance of the associated Development Permit.
  
  - (b)    Remove Notice of Development Permit No. 7907-0355-00 from title.
  
  - (c)    Remove Notice of Development Variance Permit No. 7907-0355-00 from title.

## DEVELOPMENT DATA SHEET

Existing Zoning: IL

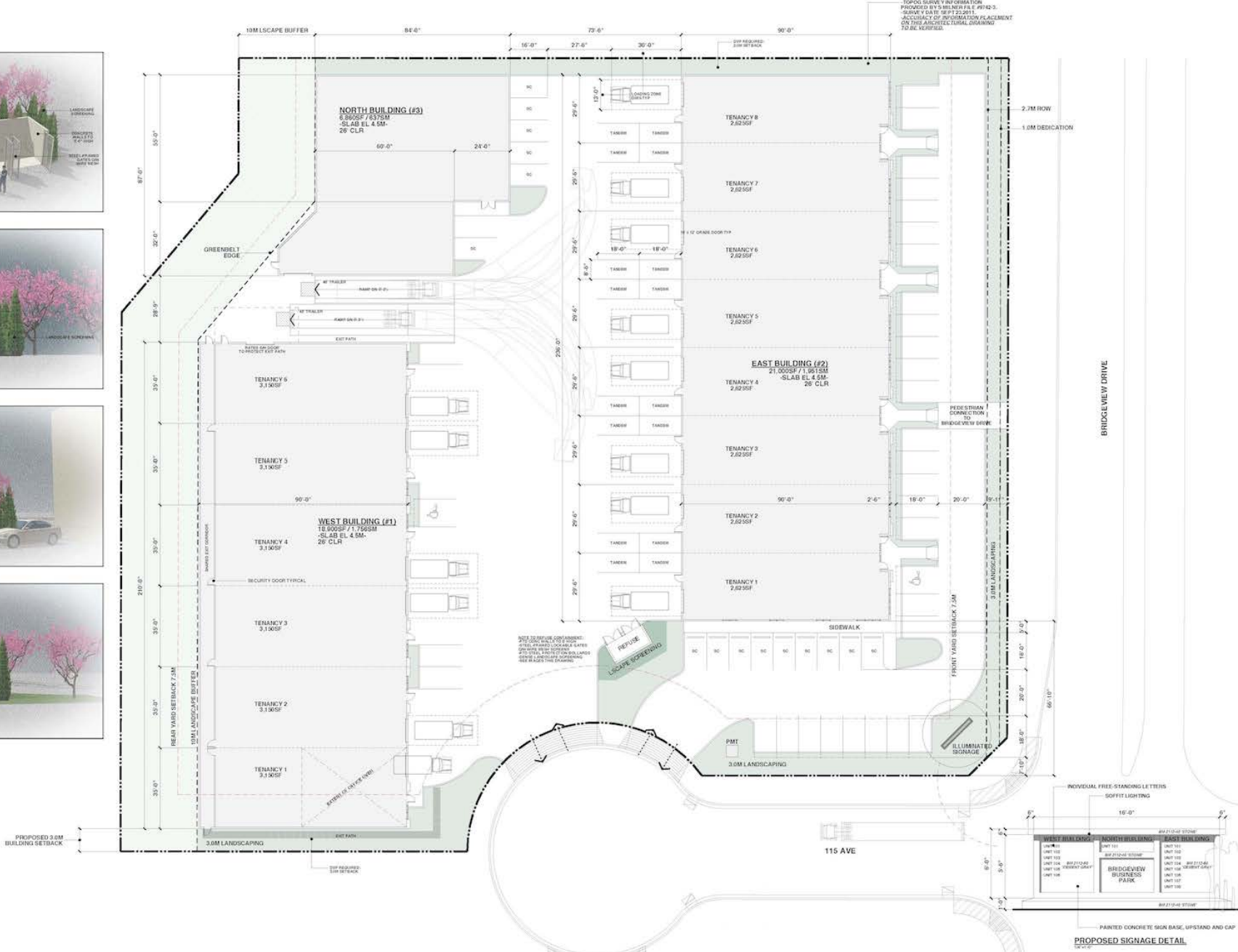
Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA</b> (in square metres)		
Gross Total		10,482m <sup>2</sup>
Road Widening area		92 m <sup>2</sup>
Undevelopable area		
Net Total		10,390 m <sup>2</sup>
<b>LOT COVERAGE (in % of net lot area)</b>		
Buildings & Structures	60%	42%
Paved & Hard Surfaced Areas		37%
Total Site Coverage		75%
<b>SETBACKS ( in metres)</b>		
Front (115 Avenue)	7.5m (25 ft.)	20m (66 ft.)
Rear	7.5m (25 ft.)	2.0m (6.7 ft.)*
Side #1 (S)	7.5m (25 ft.)	3.0m (10 ft.)*
Flanking Side (E )	7.5m (25 ft.)	15m (49 ft.)
Side #3 (W)	7.5m (25 ft.)	10m (33ft.)
<b>BUILDING HEIGHT (in metres/storeys)</b>		
Principal	18.0m	10.4m
Accessory	6.0m	n/a
<b>NUMBER OF RESIDENTIAL UNITS</b>	1	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>	10,438 m <sup>2</sup>	4,344 m <sup>2</sup>
Potential Mezzanines		1,738 m <sup>2</sup>
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	10,482 m <sup>2</sup>	6,082 m <sup>2</sup>

\* **Variance requested.**

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		0.58
FAR (net)	1.0	0.59
AMENITY SPACE (area in square metres)	n/a	n/a
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	60	64
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	60	
Number of disabled stalls		3
Number of small cars	15	15
Tandem Parking Spaces: Number / % of Total Number of Units		8
Size of Tandem Parking Spaces width/length		4.9m x 2.6m

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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NO	DATE	REMARKS
A	JUNE 14 13	DP SUBMISSION
B	JUNE 21 13	FAST BUILD PROJECT 124 547 FOR PRELIMINARY REVIEW
C	AUG 30 13	FOR PRELIMINARY REVIEW GROUP COMMENTS DATED: 24.7 23 13
D	SEP 24 13	REVISED PLANNING REPORT HEIGHTS

**SITE DATA:**

MUNICIPAL ADDRESS:  
 12941 115th AVE, SURREY, BC  
 LEGAL DESCRIPTION:  
 3.0M LANDSCAPING BUFFER

AREA:  
 10,000 SF

LAND AREA:  
 0.23 AC

NET AREA:  
 10,000 SF / 720 AC

NET AREA:  
 11,000 SF / 790 AC

NET AREA:  
 11,000 SF / 790 AC

NET AREA:  
 11,000 SF / 790 AC

NET AREA:  
 11,000 SF / 790 AC

NET AREA:  
 11,000 SF / 790 AC

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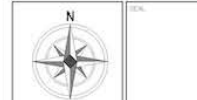
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 11,000 SF / 790 AC

NET AREA:  
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NET AREA:  
 11,000 SF / 790 AC

NET AREA:  
 11,000 SF / 790 AC



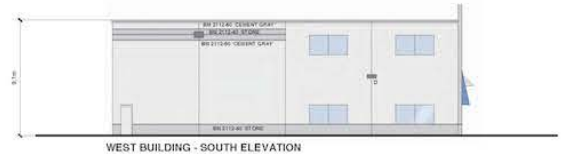
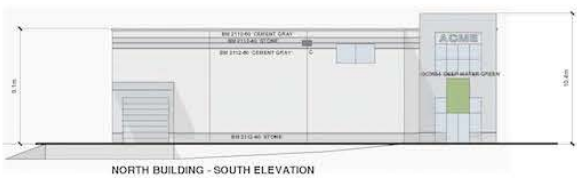
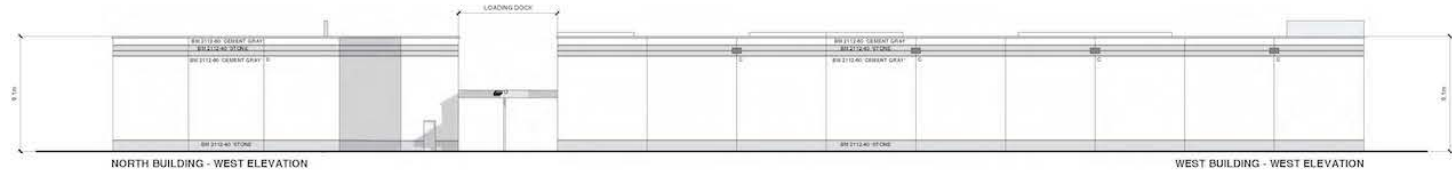
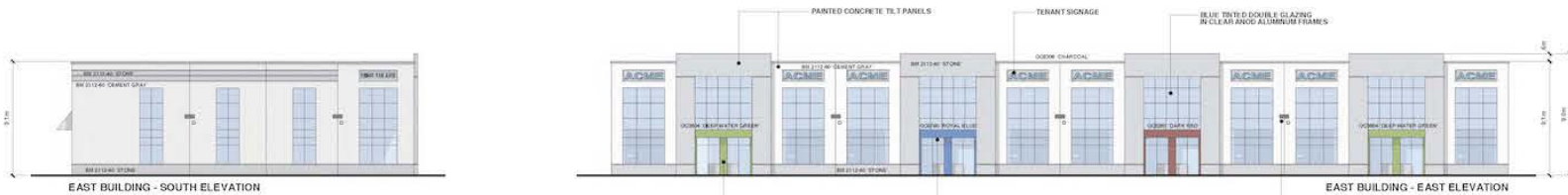
PROPOSED MULTI TENANT INDUSTRIAL DEVELOPMENT

12941 115TH AVE SURREY, BC



SITE PLAN

DATE	BY	CHKD BY	REV
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**KEENE** TECHNICAL DATA SHEET  
Pre-finished Metal Cladding

Product: KEENE QUANTI

Material: ALUMINUM

Finish: POLYESTER POWDER COAT

Color: RAL 5015 (Blue)

Thickness: 0.5mm

Weight: 12.5 kg/m²

Wind Resistance: 1500 Pa

Fire Rating: A2-s1,0

Acoustic Rating: 22 dB

UV Resistance: 10 years

Warranty: 10 years

**KEENE** TECHNICAL DATA SHEET  
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Finish: POLYESTER POWDER COAT

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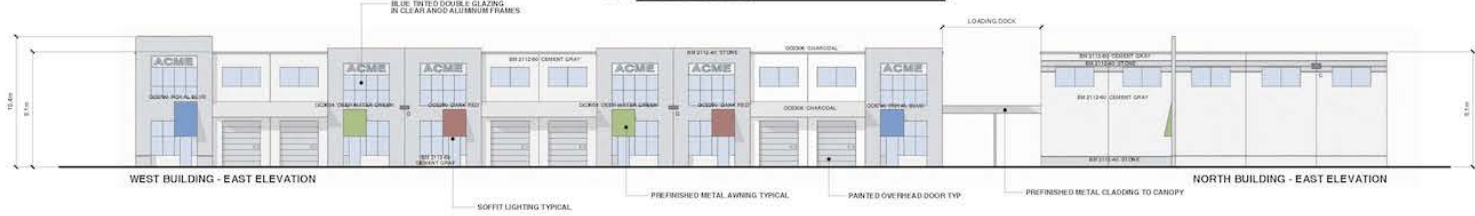
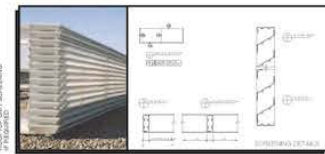
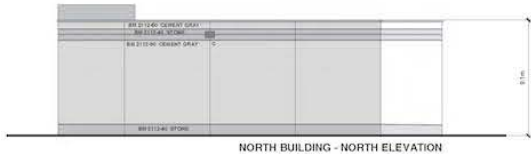
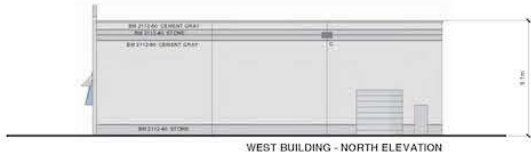
Wind Resistance: 1500 Pa

Fire Rating: A2-s1,0

Acoustic Rating: 22 dB

UV Resistance: 10 years

Warranty: 10 years



NO	DATE	REMARKS
A	JUNE 14 13	DP SUBMISSION
B	AUG 27 13	DP SUBMISSION
C	AUG 30 13	REVIEW DESIGN REVIEW GROUP COMMENTS DATED JULY 23 13

PROPOSED MULTI-TENANT INDUSTRIAL DEVELOPMENT

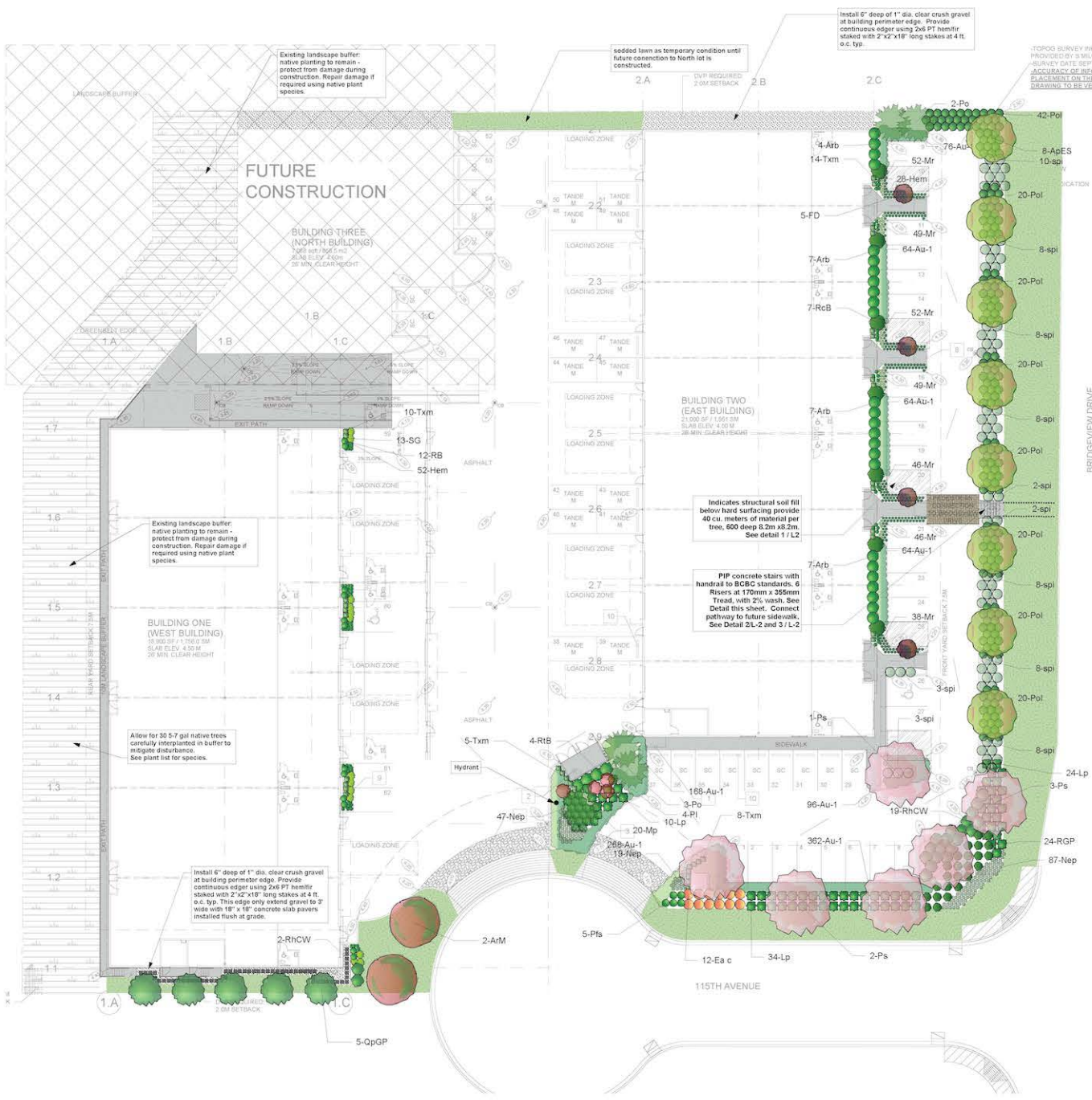
12941 115TH AVE SURREY, BC



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TITLE:	
EXTERIOR ELEVATIONS	
DESIGNER:	CHECKED:
JK	JK
SCALE:	
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DRAWING NUMBER:	REVISION:
A2	C





TOPOG SURVEY (FORM PROVIDED BY 3 MILLER SURVEY DATE SEPT 23) ACCURACY OF HEIGHT PLACEMENT ON THIS DRAWING TO BE VERIFIED

Revisions:

Sept. 18, 2013	Issue for Building Permit
Sept. 09, 2013	For coordination

PROJECT NORTH

SEAL

W, N, E, S

PROJECT:

**NEW MULTI-TENANT BUILDINGS FOR 648118 BC LTD.**

12941 115th AVENUE  
SURREY, B.C. V5Z 1E4

CONSULTANT:

**Jonathan Losee Ltd.**  
Landscape Architecture

1102 - 1651 W. 2nd Ave  
Vancouver, B.C. V5Z 1H3  
Ph: 604-689-1800 Fax: 604-689-4400  
E-mail: info@jonathanlosee.com www.jonathanlosee.com

ARCHITECTURE AND ENGINEERING  
101 - 925 WEST 8TH AVENUE  
VANCOUVER, B.C. V5Z 1E4

E-mail: mail@ctadesign.net TEL: 604 730-2044 FAX: 604 730-7451  
www.ctadesign.net  
cta design group  
A Division of Lincor Company

Written dimensions shall take precedence over scaled dimensions. The General Contractor shall verify all dimensions, datum and levels prior to commencement of work. All errors and omissions shall be reported immediately to CTA Design Group. Do not proceed with any work until in possession of "FOR CONSTRUCTION" drawings.

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TITLE:

**LANDSCAPE PLAN**

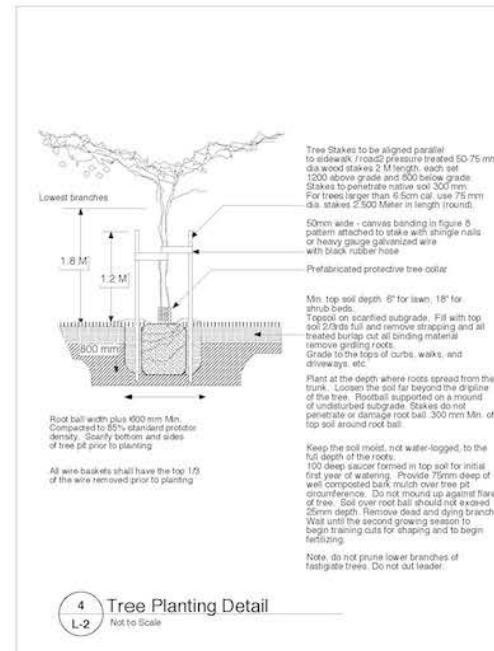
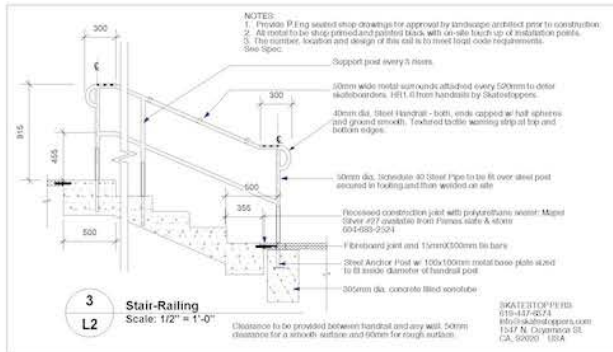
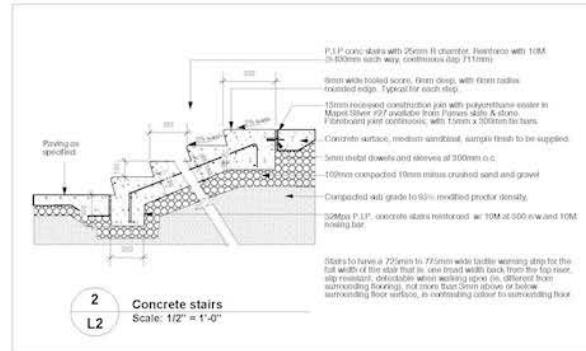
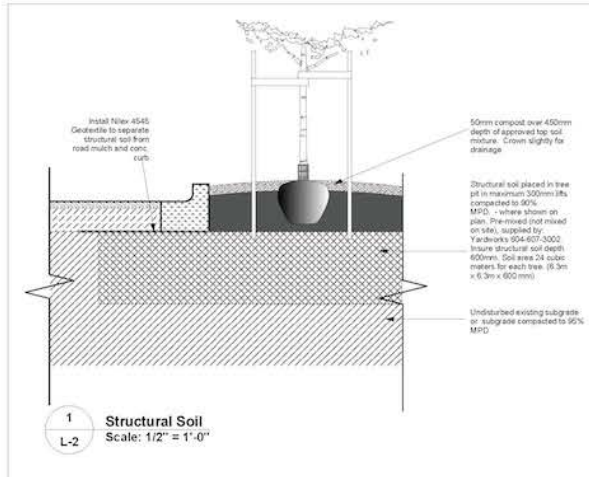
DRAWN: JL CHECKED: JL

SCALE: 1:250 METRIC FILE: 2013-07

DRAWING NUMBER: **L-1**

PLANT LIST ID	Latin Name	Common Name	Quantity	Schedule	Size Notes
<b>TREES</b>					
ARF	Acer plantanifolius 'Fraxinoides Gold'	Fraxinoides Gold Maple	8	# 8 Cal	BBB
ARF	Acer rubrum 'October Glory'	October Red Maple	2	# 8 cal	B.A. B.
ED	Fagus sylvatica 'Dawsonii'	Dawson's Sweet Leaf Beech	5	5cm cal.	BBB
FR	Prunus americana	American Cherry	5	2 M.H.	B.A. B.
FR	Prunus serotina 'Shroeder'	Shroeder cherry	6	5cm cal.	BBB
QOPF	Quercus alba 'Stans' Star'	Green Star Oak	5	8cm cal.	B.A. B.
<b>SHRUBS</b>					
AS	Abutilon uncinata 'Cometata'	Starweaver Tree	25	#3 pot.	Cont.
EA	Elaeagnus angustifolia 'Compendia'	Dwarf burning bush	12	#3 pot.	Cont.
Hem	Hemerocallis s. 'Red'	Red Daylily	28	#1 pot.	Cont.
LI	Lonicera siliensis	Flaxnet honeysuckle	83	#3 pot.	Cont.
Nep	Nepeta s. 'Six Hills Giant'	Six Hills Giant Catmint	153	#1 pot.	Cont.
Mi	Minuartia 'Majesty'	Majesty Pine	20	#3 pot.	Cont.
PA	Paniclea hudsonia 'Sulisty's Gold'	Golden Patensia	5	#3 pot.	Cont.
PA	Panicum laeviflorum 'Obs. Lovell'	Obs. Lovell's Bluegrass	182	#3 pot.	Cont.
PL	Platanus latifolia	Platanus Laurin'	4	#3 pot.	Cont.
RBCW	Rhododendron 'Cunningham's White'	Commendation White Rhododendron	21	#3 pot.	Cont.
RBCB	Rhododendron 'Cunningham's White'	Commendation White Rhododendron	7	#3 pot.	Cont.
RI	Rhododendron 'Inale'	Rhododendron	12	#3 pot.	Cont.
RSB	Rosa 'Lachrymosa'	Tiger Sans Cultured Staghorn Rose	4	#3 pot.	Cont.
RGP	Rosa 'Gourmet Pigeon'	Gourmet Pigeon Rose	24	#2 pot.	Cont.
SG	Spiraea Goldflame	Goldflame Spirea	15	#2 pot.	Cont.
SP	Spiraea prunifolia	Bridalwreath Spirea	89	#2 pot.	Cont.
ST	Styrax x. media 'Hickory'	Hickory Tree	37	1M ML full	Cont.
<b>ORNBURDERS</b>					
As-1	Androsace sp. vivipara	Kinnikinnick	1182	#1 pot.	Cont.
MA	Malva moschata	Creeping Malva	252	#1 pot.	Cont.
Hem	Hemerocallis s. 'Red'	Red Daylily	52	#1 pot.	Cont.
<b>NATIVE TREES FOR BUFFER</b>					
	Crataegus douglasii	Black Hawthorn	10	5 gal.	Cont.
	Picea canadensis	Canadian Spruce	10	5 gal.	Cont.
	Salix lucida ssp. lasioandra	Pacific willow	5	5 gal.	Cont.
	Saribus siliensis	Sika mountain ash	5	5 gal.	Cont.

- LANDSCAPE NOTES**
1. Sizes on the planting plan shall be considered minimum sizes.
  2. All landscape construction to meet the current edition of the British Columbia Landscape Standards as a minimal acceptance standard. Plant material to the satisfaction of the Landscape Standards. Extend search for plant material to Washington, and B.C.
  3. Root balls to be free of pernicious weeds. Imported top soil to be free of pernicious weeds. Field review condition site and determine whether or not there are invasive weeds present prior to loading with top soil. If they are discovered advise the L.Arch as to best practice methods of exterminating weeds prior to loading with soil.
  4. Top soil analysis for the project shall be tested for particle size, PH, and nutrient levels, and recommendations provided and amendments made to bring the soil up to acceptable horticultural quality for the selected plant material, trees, or turf planting. (30 days, min. soil depths are 6" for lawn areas, 18" for shrub beds and ground cover plantings, 30" for 2" deep of compacted organic mulch on all shrub beds after planting and site work)
  5. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%. The drainage sub-grade shall be approved by the Consultant prior to application of top soil mulches and final grading. Slope toward lawn basins at min. 1%.
  6. Landscape Contractor is to provide 65 days of maintenance after the date of Substantial Completion. Maintain to level C (improved) per British Columbia Landscape Standards. Contractor to provide a one year guarantee for all plant material. Plants installed prior to June (between Jan 1 and June 1) shall be under extended warranty until the June 1 of the following year.
  7. Protection of existing trees/plants to remain. Install temporary tree protection fencing at drip line of existing trees, shrubs, and other plants which are to remain. Monitor the fencing during construction. No use of materials or equipment, or any other activities are allowed within the protection zone during construction until final landscape work is being done in the vicinity. Remove protective fencing and landscape as directed.
  8. Planting material on City Boulevard to have approval of the Parks Dept. prior to installation. Size, species and location require approval at the time of installation.
  9. All landscaping to have high efficiency irrigation system to IASBC standards designed and installed by a IASBC certified Irrigation Contractor.



Revisions:

NO.	DATE	DESCRIPTION
1	Sept. 16, 2013	Issue for Building Permit
2	Sept. 09, 2013	For coordination

PROJECT NORTH



PROJECT:

**NEW MULTI-TENANT BUILDINGS**  
FOR  
**6481 118 BC LTD.**  
12941 115th AVENUE  
SURREY, B.C. V5Z 1E4

CONSULTANT:



#102 - 1151 15<sup>th</sup> Ave.  
Vancouver, B.C. V5U 1H5  
Ph: 604 688-1022 Fax: 604-688-0452  
E-mail: info@jonathanlosee.com  
www.jonathanlosee.com

ARCHITECTURE AND ENGINEERING  
101 - 925 WEST 8TH AVENUE  
VANCOUVER, B.C. V5Z 1E4

E-mail: mail@ctadesign.net TEL: 604 732-2554  
FAX: 604 732-7451  
www.ctadesign.net  
**cta design group**  
2100 Dunbar Street, Vancouver, BC V6J 2M5

Written dimensions shall take precedence over scaled dimensions. The General Contractor shall verify all dimensions, datum and levels prior to commencement of work. All errors and omissions shall be reported immediately to CTA Design Group. Do not proceed with any work until in possession of "FOR CONSTRUCTION" drawings.

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**LANDSCAPE DETAILS**

DRAWN: JL CHECKED: JL

SCALE: 1/2" = 1'-0" FILE: 2013-07

DRAWING NUMBER: **L-2**



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TO: **Manager, Area Planning & Development  
- North Surrey Division  
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **November 5, 2013**

PROJECT FILE: **7813-0131-00**

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RE: **Engineering Requirements (Commercial/Industrial)  
Location: 12941 115 Avenue**

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

The following issues are to be addressed as a condition of issuance of the Development Permit and Development Variance Permit:


***Property and Right-of-Way Requirements***

- dedicate 1.0-metre along Bridgeview Drive to a 32-metre wide arterial road;
- register 2.7-metre statutory right-of-way along Bridgeview Drive for the multiuse pathway (MUP); and
- dedicate 5.0-metre x 5.0-metre corner cut at the intersection of Bridgeview Drive and 115 Avenue.
- A reciprocal access easement with the adjacent property to the north was requested to ensure that adequate access was available for future development. The applicant has denied this request as it would impact the site layout.

***Works and Services***

- construct 4.0-metre MUP, 1.8-metres to be funded by the City;
- provide a storm, water, and sanitary service connection to the lot; and
- register restrictive covenants for stormwater features and pumped sanitary connection.

A Servicing Agreement is required prior to Building Permit.



Rémi Dubé, P.Eng.  
Development Services Manager

sk

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0131-00

Issued To: 648118 BC LTD.  
(Incorporation No. 0770550)  
  
("the Owner")

Address of Owner: 5748 126 Street  
Surrey BC V3C 3G8

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 027-086-259  
Lot A Section 9 Block 5 North Range 2 West New Westminster District Plan BCP29957  
12941 115 Ave

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) Part 48 Light Impact Industrial Zone (IL) Section F. Yards and Setbacks, the minimum south side setback is varied from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and
  - (b) Part 48 Light Impact Industrial Zone (IL) Section F. Yards and Setbacks, the minimum rear yard setback is varied from 7.5 metres (25 ft.) to 2.0 metres (6.7 ft.)
4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
5. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
7. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan

**PROPOSED SIGN BY-LAW VARIANCE**

#	Proposed Variance	Sign By-law Requirement	Rationale
1	To allow fascia signage above the upper floor windows on Building 1 and Building 2	No fascia signage is permitted above the first floor	<ul style="list-style-type: none"><li>• The proposed extensive glazing and canopies on Building #2 do not allow for fascia signage on the first floor.</li><li>• The metal awnings on Building #1 do not permit fascia signage above the entry doors.</li></ul>