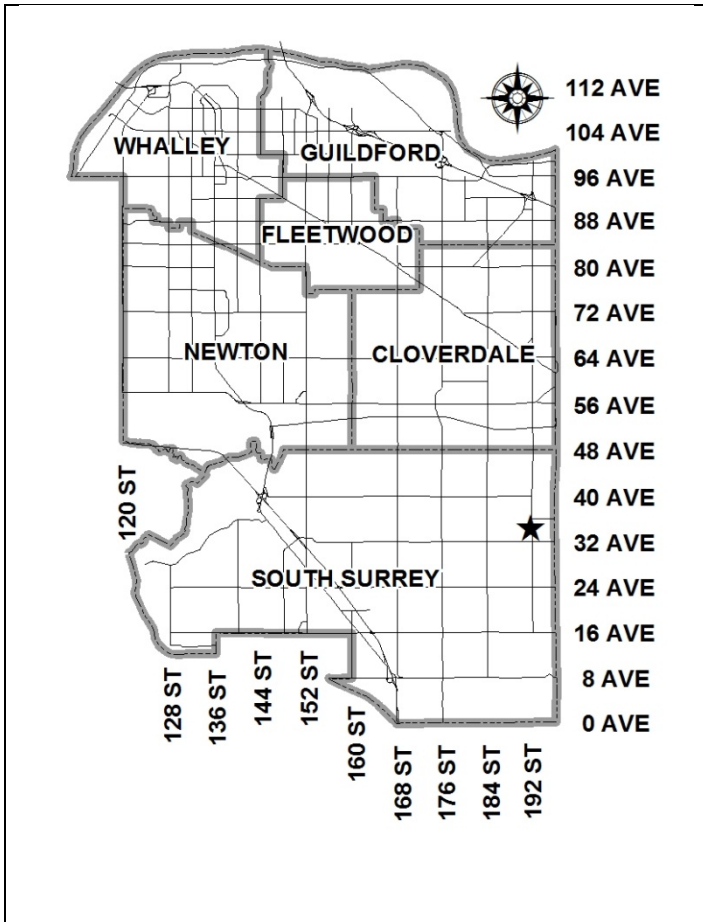


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0279-00

Planning Report Date: February 24, 2014



PROPOSAL:

- **Development Permit**

in order to permit the development of an 8,399 sq.m. (90,409 sq.ft.) industrial building.

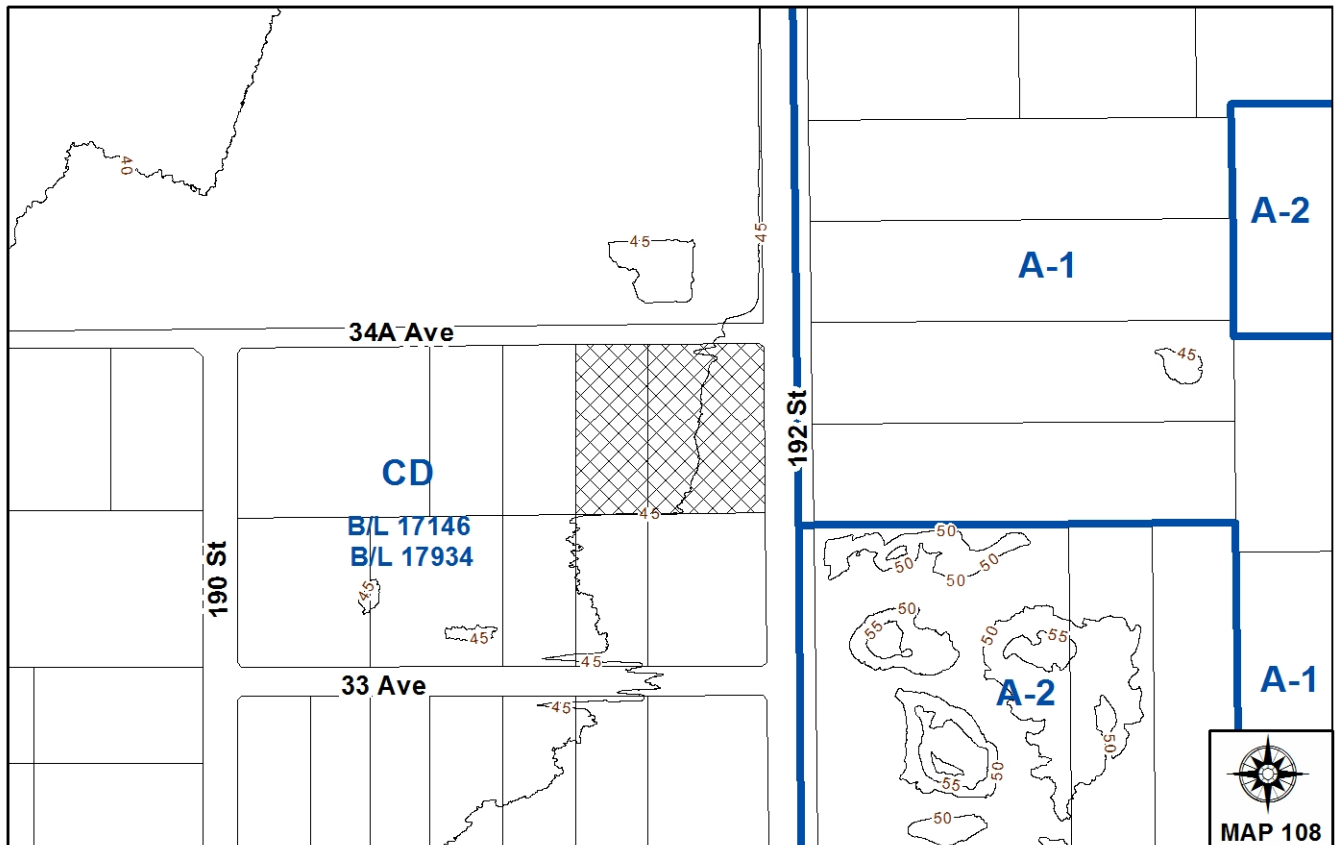
LOCATION: 19158 - 34A Avenue
 19178 - 34A Avenue

OWNER: A-Class Holdings Ltd

ZONING: CD By-law Nos. 17146 & 17934

OCP DESIGNATION: Industrial

LAP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the “Industrial” designation in the Official Community Plan (OCP) and the “Business Park” designation in the Campbell Heights Land Use Plan (LAP).
- The proposed density and building form are appropriate for this part of Campbell Heights and is consistent with the design guidelines outlined in the general Development Permit and Design Guidelines for Campbell Heights North.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Permit No. 7913-0279-00 and authorize the Mayor and Clerk to execute the Permit (Appendix II).

NOTE: If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, Council may refer the Development Permit back to staff with direction regarding any of these matters.

REFERRALS

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

Surrey Fire Department: No concerns. The proposed building will need to conform to the requirements stipulated in E-COMM By-law No. 15740.

SITE CHARACTERISTICS

Existing Land Use: Vacant industrial land

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 34 A Avenue):	Vacant industrial land. Under application for subdivision (File No. 7912-0159-00).	Industrial/ Business Park	CD Bylaw Nos. 17146 and 17934
East (Across 192 Street):	Single family homes on treed properties	Industrial/ Business Park	A-1
South:	Vacant industrial land and a food warehousing and processing facility (File No. 7912-0063-00)	Industrial/ Business Park	CD Bylaw Nos. 17146 and 17934
West:	Vacant industrial land and a pulley manufacturing facility under construction (File No. 7912-0254-00)	Industrial/ Business Park	CD Bylaw Nos. 17146 and 17934

DEVELOPMENT CONSIDERATIONS

Context

- The site is designated "Industrial" in the Official Community Plan (OCP) and "Business Park" in the Campbell Heights Local Area Plan (LAP).
- In May 2012, the site was rezoned from "General Agricultural Zone (A-1)" to "Comprehensive Development Zone (CD)" under By-law No. 17146 (Application File No. 7910-0032-00), and later subdivided into two separate lots (6 and 7) as part of the Campbell Heights North (Phase I) development (Application File No. 7910-0179-00). In May 2013, CD By-law No. 17146 was amended (under By-law No. 17934) to adjust the outdoor storage area boundaries.
- CD By-law No. 17146, as amended by By-law 17934, permits light impact industry, warehouse uses, distribution centres, transportation industry, office uses, and other accessory uses, forming part of a comprehensive design.
- Under the original rezoning and subdivision applications, the site was cleared and serviced for development. There are no trees or vegetation on the site.
- An internal lot line cancellation (for Lots 6 and 7) will be completed by the applicant in order to create one parcel, approximately 15,201 sq.m. (163,628 sq.ft) in area.

Proposal

- The proposed Development Permit (DP) will allow Van Gogh Designs to develop a new furniture warehousing and manufacturing facility. Van Gogh Designs' current facility is located at 12885- 85 Avenue in Surrey and is approximately 3,716 sq.m (40,000 sq. ft) in area. The existing facility is proposed to be relocated to facilitate a significant expansion on the subject site.
- The proposed development includes a total floor area of 8,399 sq.m. (90,409 sq.ft.) with a proposed building height of 12 m. (40 ft.). An 84 sq.m. (904 sq.ft.) caretaker suite is proposed on the second floor.
- The form, character and density of the proposed development complies with the Campbell Heights Local Area Plan (LAP) and the proposed development meets the requirements of the CD By-law No. 17146, as amended by by By-law No. 17934, including floor area, lot coverage, building height and building setbacks.
- The proposal includes a total of 85 parking stalls, meeting the parking requirements of the Surrey Zoning By-law.
- Two (2) vehicular accesses are proposed to the site from 34A Avenue. One (1) access is proposed to provide access for both trucks and passenger vehicular traffic, and the second access will provide access for passenger vehicles only. Both accesses meet the requirements of the Engineering Department.

- The proposed truck bays are located in close proximity to the truck access on 34A Avenue and the loading areas will be screened to a height of at least 2.5 m. (8 ft.) with walls, fencing and landscaping in accordance with the requirements of the Zoning By-law.

PRE-NOTIFICATION

- A development proposal sign was posted on the site and the project was referred to the Little Campbell Watershed Society (LCWS) for review and comment. The LCWS has provided comments indicating that they do not object to the proposal.

DESIGN PROPOSAL AND REVIEW

- The proposed building is consistent with the design guidelines outlined in the Campbell Heights North Design Guidelines and the OCP, and is reflective of the existing standards within the area. The development concept behind Campbell Heights is a high quality, sustainable industrial business park.
- Overall, the building is proposed to have a modern linear appearance. Architectural emphasis is placed on the main entrance to the building facing 34A Avenue with extensive use of glazing and articulation to provide visual interest. In addition to the main entrance, the proposed office and administrative areas are proposed to wrap around the building and provide articulation and "eyes on the street" in accordance with Crime Prevention Through Environmental Design (CPTED) principles on both 34A Avenue and 192 Street.
- The proposed building construction is a combination of concrete tilt up, grey tinted double glazing and clear anodized aluminum mullions as the main cladding material. The colour scheme proposed is grey with black and charcoal accents.
- The proposed stormwater management plan consisting of bioswales demonstrates the requirement in Campbell Heights North to accommodate on-site storm water in a sustainable manner.
- Pedestrian linkages and substantial landscaping is proposed along both 34A Avenue and 192 Street, exceeding the minimum requirements of the Zoning By-law requiring 3 m. (10 ft.) of landscaped area on 34A Avenue and 6m (20 ft.) of landscaped area on 192 Street. The proposed landscaping will consist of a variety of trees including Japanese Maple, Easy Street Maple, Morgan Red Maple, Franz Fountain Hornbeam, Black Hawthorn, Golden Leaf Beach, Hillspire Juniper, Magnolia, Flowering Crap apple, Serbian Spruce, Shirotae Cherry, Oak and Western Red Cedar. This will be complemented by a variety of shrubs and ground cover.
- The proposed signage consisting of two (2) freestanding signs and one (1) fascia sign meets the requirements of the Sign By-law. One (1) freestanding sign is proposed at the corner of 192 Street and 34A Avenue and the second freestanding sign is proposed on 34A Avenue in front of the main entrance to the building.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 3, 2013. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is located in the Campbell Heights LAP and the proposed development is reflective of the land use designation.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density and FAR is in keeping with the Zoning By-law.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Low impact development standards (LIDs) are incorporated in the design of the project including: <ul style="list-style-type: none"> ○ Absorbent soils (minimum 300 mm in depth) where possible; ○ Bio-swales to provide on-site stormwater detention; ○ Sediment control devices; and ○ Perforated pipe systems.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • A locker room and bicycle storage will be provided on site.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Crime Prevention Through Environmental Design (CPTED) principles have been incorporated in the following manner: <ul style="list-style-type: none"> ○ Natural surveillance whereby a caretaker's suite will help provide surveillance of the premises after regular business hours; ○ Natural access control by clearly defining entries to the building; and ○ Exterior lighting of the building providing visibility on the site.

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. Development Permit No. 7913-0279-00
 Appendix III. Engineering Summary

original signed by Nicholas Lai

Jean Lamontagne
 General Manager
 Planning and Development

CL/da

DEVELOPMENT DATA SHEET

Existing Zoning: CD (based on IB-2)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		15,201 sq.m.
Road Widening area		
Undevelopable area		
Net Total		15,201 sq.m.
LOT COVERAGE (in % of net lot area)		43%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	16.0 m.	20.6 m.
Rear	7.5 m.	38.8 m.
Side Yard Flanking Street	9.0 m.	19.2 m.
Side Yard – South	0.0 m	0.0 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m.	12 m.
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		1
Three Bedroom +		
Total		
FLOOR AREA: Residential		84 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		5, 770 sq.m.
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		8,399 sqm.

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

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)		
FAR (net)		0.55
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor (employee patio)		112 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial	84	85
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	84	85
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7913-0279-00

Issued To: A-CLASS HOLDINGS LTD.

("the Owner")

Address of Owner: 12885 - 8 Avenue, Unit 101
Surrey, BC V3W 0K8

1. This development 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 permit.
2. This development 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: 028-832-744
Lot 6 Section 28 Township 7 New Westminster District Plan BCP50753

19158 - 34A Avenue

Parcel Identifier: 028-832-752
Lot 7 Section 28 Township 7 New Westminster District Plan BCP50753

19178 - 34A Avenue

(the "Land")

3. (a) As the legal description of the Land will change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier: _____

- (b) If the civic address(es) of the Land change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
5. The character of the development including landscaping and the siting, form, exterior design, finish of buildings, structures and signage shall be in accordance with the drawings numbered 7913-0279-00(A) through to and including 7913-0279-00 (C) (the "Drawings") which are attached hereto and form part of this development permit.
6. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form, exterior design, finish of buildings, structures and signage on the Land, may be permitted subject to the approval of the City.
7.
 - (a) The landscaping shall conform to drawing numbered 7913-0279-00 (D) (the "Landscaping").
 - (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
 - (c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

Cash or an Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$117,086.49.

(the "Security")
 - (d)
 - i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.
 - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.
 - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.
8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.

- 9. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.
- 10. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
- 11. This development permit is not a building permit.

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

 Mayor - Dianne L. Watts

 City Clerk - Jane Sullivan

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.



 Authorized Agent: (Signature)

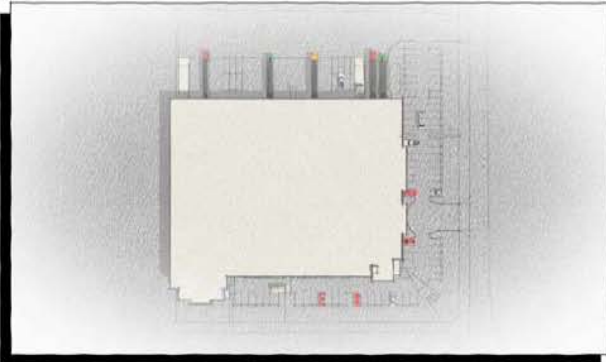
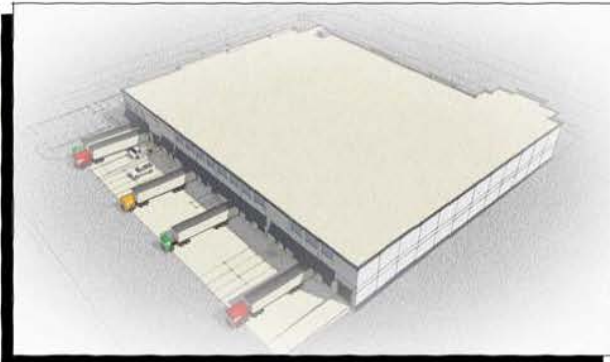
Name: (Please Print)

JAW EKSTIANSON
ARCH ABC

OR

 Owner: (Signature)

 Name: (Please Print)



REV	DATE	REMARKS
A	DEC 13	EP SUBMISSION

ARCHITECTURE & INTERIOR DESIGN
 4611 152nd Avenue
 Vancouver, BC V6N 1C6
 TEL: 604 275 1234
cta
 CCM CONSULTING GROUP
 CONSULTANTS OF VAN-GOGH DESIGNS

Written description of all work performed and actual dimensions. The Owner, or other party, shall verify all dimensions and conditions of the site and building. All work shall be done in accordance with the current practice of the profession. All work shall be done in accordance with the current practice of the profession. All work shall be done in accordance with the current practice of the profession.

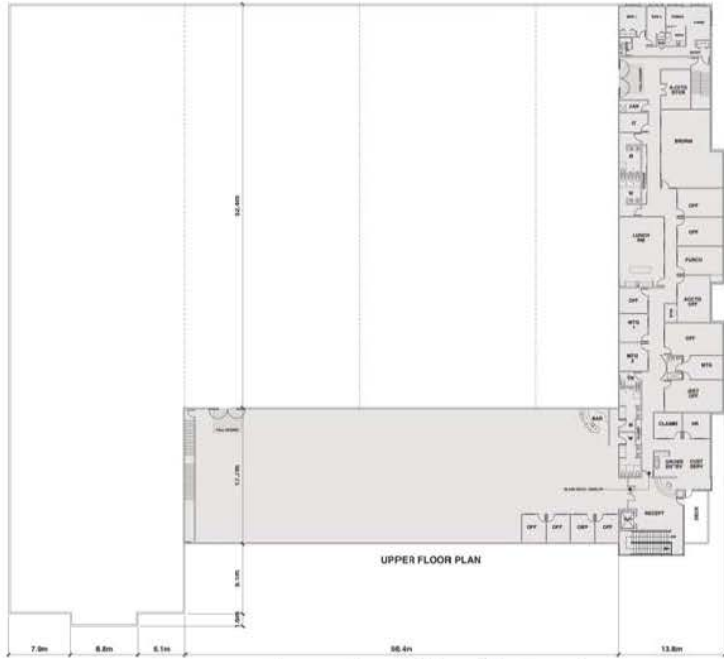
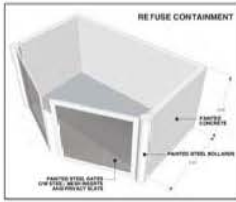
THE ART OF COMFORT
vangogh
 DESIGNS

**PROPOSED
 NEW BUILDING**
 FOR
VAN GOGH DESIGNS
 CAMPBELL HEIGHTS NORTH
 SOUTH SURREY BC

TITLE -IMAGES			
DRAWN	JK	DRAWN	JK
SCALE	-	FILE	-
DRAWING NO.	SK0	VERSION	A



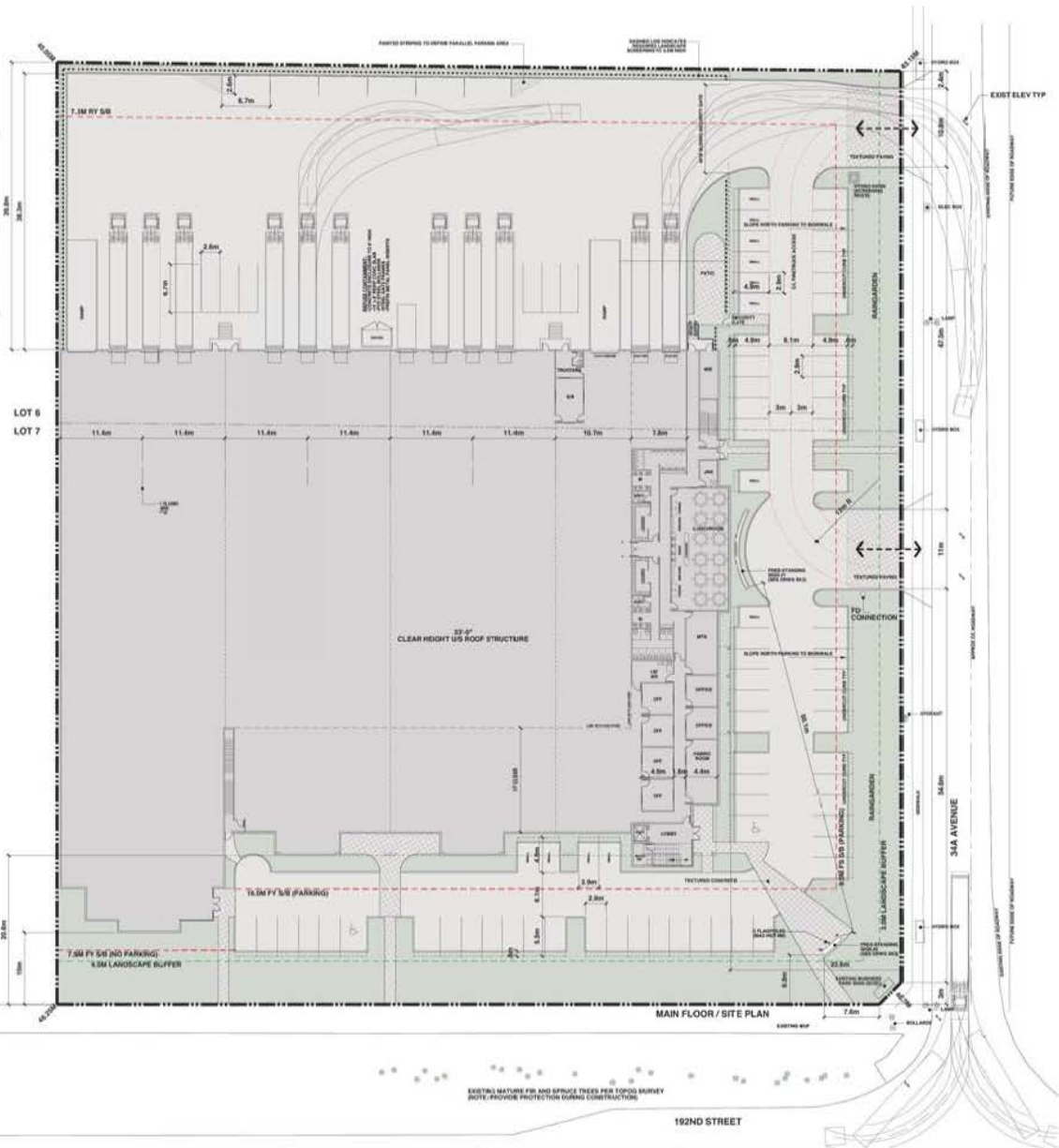
PROJECT LOCATION PLAN



LOOKING SOUTH ON 192ND ST FROM 348 AVE



LOOKING NORTH ON 192ND ST FROM 348 AVE



SITE DATA

- MUNICIPAL ADDRESS: 19128 & 19134 348 AVENUE
- LEGAL DESCRIPTION: LOTS 6 & 7, FL BORDERS
- ZONING: C3
- USE: LIGHT INDUSTRIAL USE (MANUFACTURE)
- SITE AREA: 48,710 SQ. FT. (1.12 AC)
- NET BUILDING FOOTPRINT: 8,920 SQ. FT.
- SITE COVERAGE: 18.3% (PROPOSED 43%)
- OPERATION AREA: 1,020 SQ. FT.
- GROUND BLDG AREA: 8,920 SQ. FT.
- FAR: 0.22
- FLOOR TO ROOF HEIGHT: 12.861 (20.0)
- SEAL *ADD INSET: 20.0M
- SIDE YARD SETBACK: 0.9M
- FRONT STREET (WEST): 23.8M
- REAR STREET: 11.8M
- LANDSCAPE BUFFER: 3.0M (MINIMUM) PROVIDED AS LEADING LOGS, MAY PROVIDE AT 6X.04 DOOR

REV	DATE	REMARKS
A	DEC 06 13	DP SUBMISSION
B	JAN 13 14	REVS PER JAN 07 14 CITY COMMENTS
C	JAN 30 14	REPLACE CLAMBERKIN CAR CONTAINER CURB



CONSTRUCTION & DEVELOPMENT
1910 101 STREET
VANCOUVER BC V6V 1K1
TEL: 604 751 7511
WWW.CDANDD.COM

CD&D
CONSTRUCTION & DEVELOPMENT

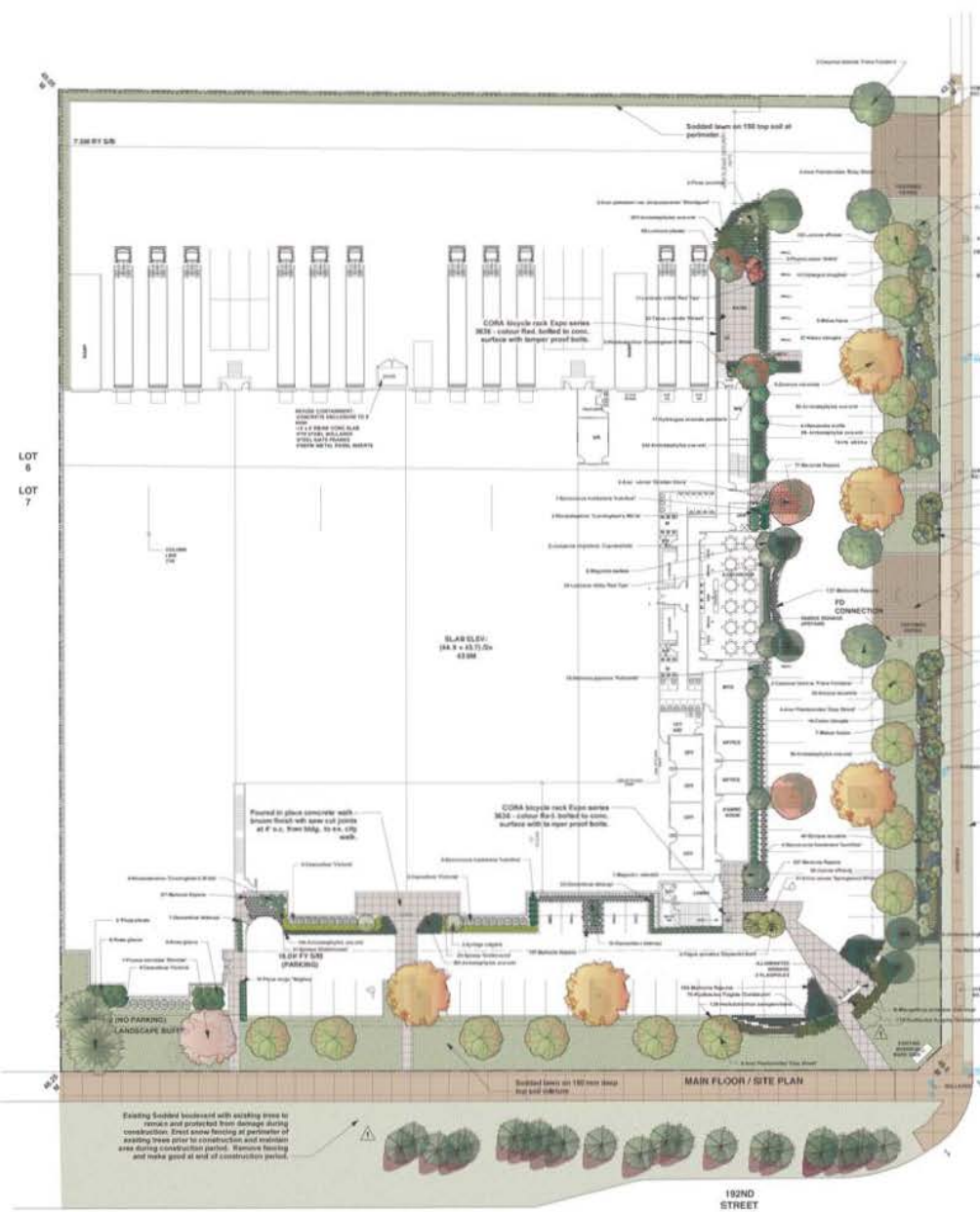
Owner acknowledges that site preparation may entail excavation. The removal of soil and rock shall not be done until after all other work is in place. The City Engineer shall be consulted with any work that is considered to be "HIGH CONSTRUCTION". CD&D is not responsible for the quality of work done by others. The material provided by CD&D is for informational purposes only and may not be reproduced or altered without the written permission of CD&D. Change orders apply.

THE ART OF COMFORT
vangogh
DESIGNS

PRISM
CONSTRUCTION LTD.

PROPOSED
NEW BUILDING
FOR
VAN GOGH DESIGNS
19128 & 19134 348 AVE
CAMBELL HEIGHTS NORTH
SOUTH SURREY BC

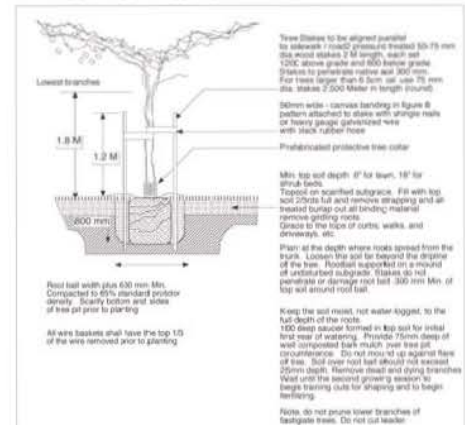
TITLE		-SITE / FLOOR PLANS	
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DRAWING NO: 10000	SECTION: SK1	SECTION: C	



PLANT LIST

ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES					
Apj	Acer palmatum var. stropurpureum "Bloodgood"	Bloodgood Japanese Maple	2	2M Ht.	R & B
ApE	Acer palmatum "Saxi Street"	Saxi Street Maple	14	5 cm. Cal	8&B
ApM	Acer rubrum "October Glory"	October Red Maple	2	5 cm cal	R & B
Off	Carpinus betulus "Fraxi Fortana"	Fraxi Fortana Hornbeam	3	5 cm cal.	R & B
CoB	Ornithoglossum douglasii	Black Heather	4	7 gal	Cont.
FD	Fagus sylvatica "Bevywick Gold"	Falpageate Golden Leaf Beech	2	3 cm cal	R & B
Jv C	Juniperus virginiana "Cupressata"	Blue Juniper	2	2.5 M H.	8&B
Mj	Magnolia sekotoi	Cyrene Magnolia	1	2M H. (A)	8&B
Mx	Magnolia stellata	Star Magnolia	6	2M H.	8&B
Mf	Miksa fucata	Flowering Dogwood	12	7 gal pot	Cont.
Ph	Prunus spinosa	Blackthorn	2	2 M H.	R & B
Ph	Prunus serrulata "Shirobata"	Shirobata cherry	1	5 cm cal.	8&B
Qc	Quercus coccinea	Scarlet Oak	3	5 cm cal	R & B
Tp	Thuja plicata	Western redcedar	2	2.5M H.	R & B
SHRUBS					
CoB	Carex obovata	Sleigh sedge	121	10cm	pot
CV	Ceanothus "Victoria"	California Lilac	27	42 pot	Cont.
Ham	Hamamelis mollis	Chinese Witchhazel	4	42 pot	Cont.
Hsp	Hydrangea anomala petiolaris	Blue Dot Crane	129	41 pot	Cont.
Hsp	Hydrangea anomala petiolaris	Emerald Hydrangea	17	42 pot	Cont.
Is	Isis silensis	Siberian Iris	14	41 pot	Cont.
Juf	Junos effusus	Soft Rush	374	4" pot	Cont.
Lj	Lonicera viticella "Red Top"	Red Top Honeyuckle	42	42 pot	Cont.
Lj	Lonicera pileata	Pileat Honeyuckle	48	42 pot	Cont.
Mz	Masacanthus sinensis "Zelkova"	Zelva Tree	5	42 pot	Cont.
Od	Oenanthe delavayi	Delavay Oenanthe	39	42 pot	Cont.
PHJ	Physocarpus "Opal"	Opal Forsythia	2	42 pot	Cont.
Nj	Pinus mugo "Mugha"	Mugo Pine	10	42 pot	Cont.
RhCW	Rhododendron "Cunningham's White"	Cunningham's White Rhododendron	12	45 pot	Cont.
Rg	Rosa glauca	Red Rose	14	42 pot	Cont.
Rg	Rosa rugosa	Rugosa Rose	12	41 pot	Cont.
Rsp	Rubus spectabilis	Salmonberry	27	41 pot	Cont.
Rfg	Rudbeckia fulgida "Goldsturm"	Goldsturm Black Eyed Susan	242	41 pot	Cont.
SH	Sarcococca hoarvarata "Humilis"	Himalayan Sweet Box	16	42 pot	Cont.
S.O1	Scirpus lacustris	Hard-stemmed Bulrush	180	pot	Cont.
SA	Sorbaria japonica "Rubinata"	Rubinata Sorbaria	35	42 pot	(Male & Female)
SG	Spiraea "Goldmound"	Goldmound Spirea	43	42 pot	Cont.
Sv	Syringa vulgaris	Common Lilac	2	4" pot	Cont.
Tm	Taxus x media "Hicksii"	Hicks Yew	32	1.5 M H.	8&B
GRASS/COVER					
M	Mahonia Repens	Creeeping Mahonia	326	41 pot	Cont.
Au	Arctostaphylos uva-ursi	Kinnikinnick	1090	4" pot	Cont.
ESW	Erica carnea "Springwood White"	Winter heath	91	4" pot	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 for nursery stock. Contact search for plant material to Washington, Oregon, California, and B.C.
 3. Root balls to be free of perennials weeds.
 4. Top soil 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 desired plant material. Test, or test planting, OR test soil depths are if for lawn areas, 18" for white beds and ground cover plantings. Install 2 inches of composted organic mulch on all other beds after planting and take enough. Rate to 30 lbs/1000 sq ft. Assesses for protective soil materials and depths for bio-eroder construction.
 5. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%. The prepared sub-grade shall be approved by the Consulting prior to application of top soil, mulch and final grading. Slope towards storm basins at 1%.
 6. Landscape Contractor to provide 50 days of maintenance after the date of Substantial Completion. Maintain to level 2 (Ground) as per British Columbia Landscape Standards. Contractor to provide a one year guarantee for all plant material. Plants installed prior to June 1 (between Jan 1 and June 1) shall be under extended warranty until the June 1 of the following year.
 7. Provide all planting instructions to owner. Install temporary tree protection fencing at the line of existing fences, trees, and shrub beds which are to remain. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction and final landscape work is being done in the vicinity. Remove protective fencing and landscape as directed.
 8. Planting material on Old Boulevard to have the approval of the Parks Dept. prior to installation. Size, species and location require approval of the City of Vancouver.
 9. All landscaping to have high efficiency irrigation system to XADC standards.



Tree stakes to be aligned parallel to adjacent already pressure treated 50-75 mm dia wood stakes 2 M length, each set 1250 above grade and 600 below grade. Straps to permeable netting and 300 mm. For trees larger than 6.5cm dia, use 75 mm dia, stakes 2.000 Meter in length (round).

Min. top soil depth: 18" for shrub beds, 18" for street trees.

Topsoil on specified subgrade. Fill with top soil 20% full and remove wrapping and all treated bark out all binding material remove planting roots. Grapes to the top of curbs, walks, and driveways, etc.

Plant at the depth where roots spread from the trunk. Loosen the soil to be beyond the original of the hole. Rootball support Mat or a material of undisturbed subgrade. Stakes do not penetrate or damage root ball. 300 mm Min. of top soil around root ball.

Keep the soil moist, not waterlogged, to the top depth of the hole.

100 mesh screen formed in top soil for initial first year of watering. Provide 15cm deep of well rounded bark mulch over top soil (circumference). Do not mulch up against the trunk. Top soil root ball should not exceed 20mm depth. Remove dead and dying branches. Water until the specified growing season to begin training cuts for shaping and to begin leafing.

Notes: do not prune lower branches of landscape trees. Do not cut leader.

Feb. 14, 2013 For Development Permit
 Dec. 3, 2013 For Development Permit
 Nov. 26, 2013 For Review

Approved by:

Jonathan Lasee Ltd.
 Landscape Architecture

7122 - 1691 St
 Vancouver, B.C.
 Ph: 604-689-1050 Fax: 604-689-1051
 E-mail: jasee@jasee.com

Project:
 Proposed new building for
Vangogh Designs
 192nd Street - 34A Avenue
 Surrey, B.C.

Sheet Title:
Landscape Plan

Scale:
 1:2000

Date: Nov. 2013
 Project No:
 2013-24

7913-0279-00 (D)

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

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

DATE: **February 18, 2014** PROJECT FILE: **7813-0279-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 19158 34A Ave**

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit/
Development Variance Permit.

BUILDING PERMIT

The following issues are to be addressed as a condition of issuance of the Building Permit:

- Relocation of service connections as required and abandonment of redundant service connections as required;
- Relocation of curb letdown to proposed new location and associated modification to drainage features if required; and
- Construction of onsite infiltration and water treatment features as per Campbell Heights Land Use Plan requirements and as described in servicing plans under City project 7810-0179-00.

The applicant is advised to review the registered sustainable drainage and water quality control restrictive covenants prior to submitting building permit application.



Rémi Dubé, P.Eng.
Development Services Manager

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