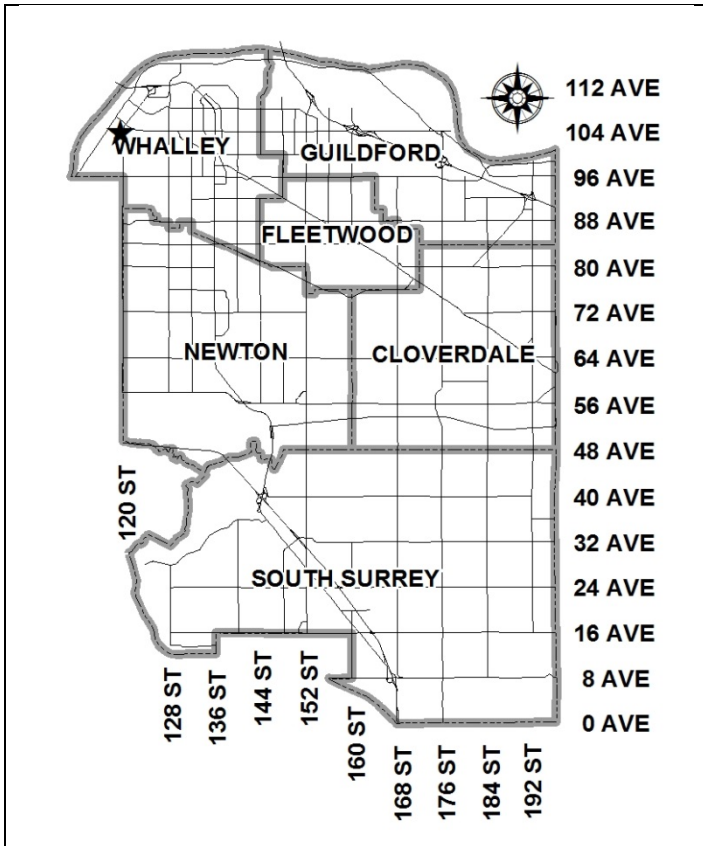


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0099-00

Planning Report Date: July 7, 2014

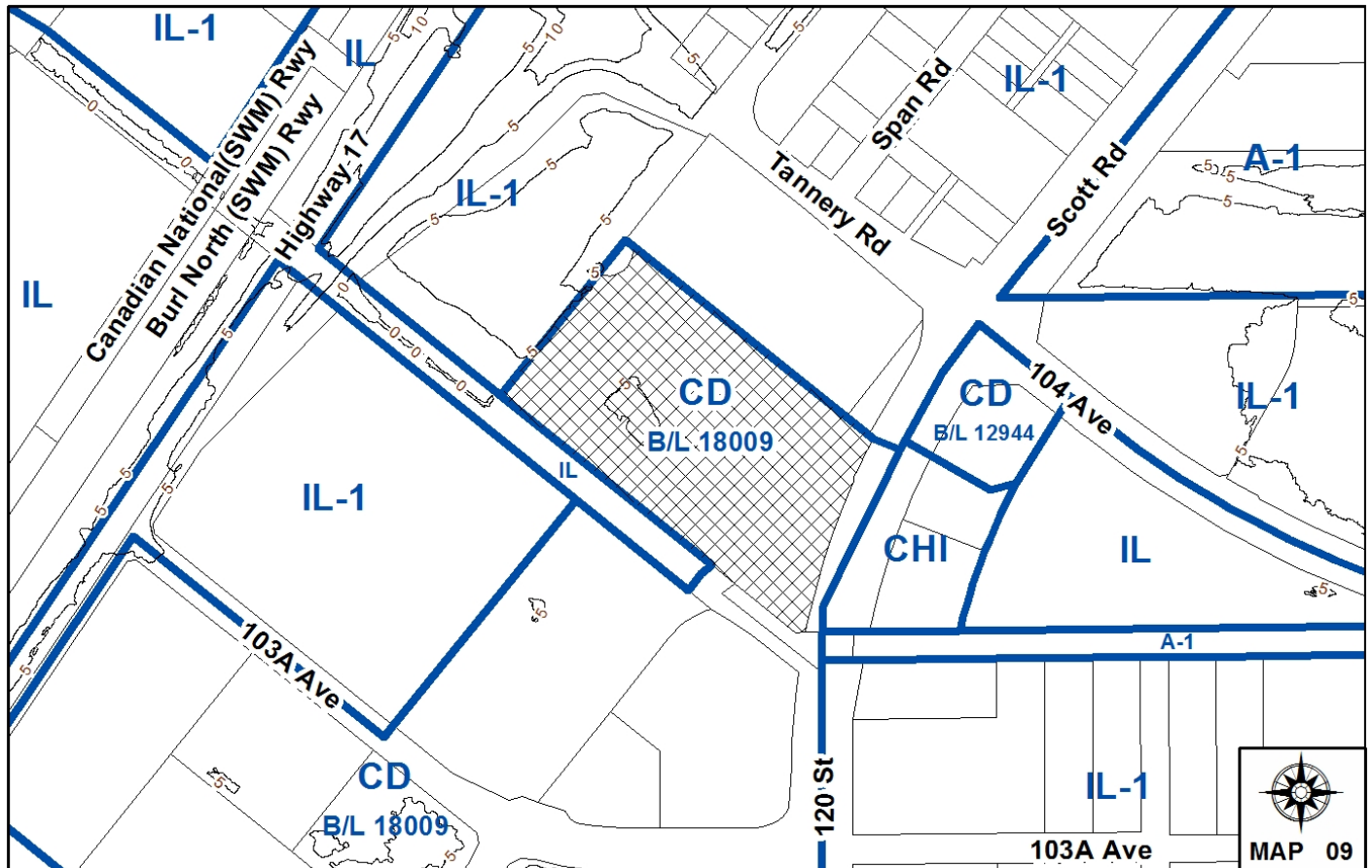


PROPOSAL:

- **Development Permit**

in order to permit the development of a warehouse distribution facility.

LOCATION: 10449 Scott Road
OWNER: Pacific Link Industrial Park Ltd.
ZONING: CD By-law No. 18009
OCP DESIGNATION: Industrial
NCP DESIGNATION: Light Impact Industrial/Business Park



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the South Westminster NCP Designation.
- The proposed density and building form comply with the existing CD (By-law No. 18009) zoning of the site. The building features high quality, durable materials, and substantial glazing.
- The proposed development 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. 7914-0099-00 generally in accordance with the attached drawings (Appendix II);
2. 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) resolution of the environmental requirements adjacent to the Manson Canal;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

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: Vacant and preloaded for development.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Auto salvage.	Light Impact Industry/Business Park	IL-1
East (Across Scott Road):	Tim Hortons restaurant.	Highway Commercial Industrial	CHI
South (Across Manson Canal):	Preloaded land regulated by Development Permit No. 7913-0104-00.	Highway Commercial	CD By-law No. 18009
South West (Across Manson Canal)	Lordco, A & W drive-through restaurant.	Highway Commercial	CD By-law No. 18009
West (Across Manson Canal):	Distribution warehouse (Frito Lay).	Light Impact Industry	IL-1

DEVELOPMENT CONSIDERATIONS

- The 3.4-hectare (8.4 ac.) subject lot is located in South Westminster, west of Scott Road, and east of the Manson Canal.
- The lot is currently designated Industrial in the OCP, and Light Impact Industrial in the South Westminster Neighbourhood Concept Plan (NCP), and zoned "Comprehensive Development Zone (CD)" (By-law No. 18009).
- The current zoning, CD By-law No. 18009, was approved on July 29, 2013 and permits light impact industry, recycling depots, warehouse uses, distribution centres, limited general service uses, limited office uses and limited accessory uses on the subject lot.
- The applicant proposes to construct a distribution warehouse building for Texcan, which is one of Canada's largest wire and fiber optic distributors. The proposed distribution warehouse is a permitted use under the Comprehensive Development Zone.
- The proposed building includes 2,793 square metres (30,065 sq. ft.) of two-storey office space and 6,978 square metres (105,177 sq. ft.) of warehouse space.
- The floor area ratio (FAR) based on the 3.4-hectare (8.4-acre) site area is 0.32 and the lot coverage is 25%. This proposal is within the 1.0 FAR and 60% lot coverage permitted under the CD By-law No. 18009.
- The south-west side of the property parallels the Manson Canal. A 50-metre (164-ft.) wide fish habitat protection area was protected with a Section 219 restrictive covenant and statutory right-of-way in 2007. A requirement of this development will be to incorporate an environmental landscaping area in a natural form which will provide additional environmental habitat.

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

- There is one vehicular access to the property from Scott Road located at the south*-east corner of the lot and it is a shared driveway via reciprocal access easement with other properties to the south. This driveway splits into two driveways, one of which provides access to the main truck circulation area, and the other accesses the parking area for employees and customers.
- The building is proposed to be constructed using tilt-up concrete panels painted soft grey, with dark grey accent columns. At the front entrance to the building, the soffits and walls defining this element are proposed to be finished with wood appearance siding. Substantial glazing is proposed along the building face fronting Scott Road. Additional second storey

glazing is proposed along the warehouse portion to break up the façade, and to provide light into the warehouse space.

- Two individual channel letter signs identifying Texcan are proposed on the east and west sides of the building. The size and number of fascia signs are in compliance with Surrey Sign By-law. A 3-metre (10 ft.) high monument sign is proposed at the south corner of the site facing Scott Road. This free-standing sign also meets the Sign By-law requirements and is designed to complement the architectural character of the building.
- Based on the floor area of the proposed building, the Zoning By-law requires a total of 98 parking spaces. The applicant is proposing to provide 176 spaces for employees and customers.
- Landscaping is proposed along the Scott Road frontage which incorporates flowering and non-flowering trees and shrubs. Red maple trees are proposed inside the Scott Road property line frontage to create an urban forest edge. An employee patio area is proposed to be incorporated on the east side of the building.
- To maintain security on the site, a perimeter fence is proposed which will be screened with a double alternating row of evergreen shrubs. A sliding gate is proposed inside the property to provide site security during non-working hours.

TREES

The site has been preloaded and there are no existing by-law sized trees on the site.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site. 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 proposed development is consistent with the Light Impact Industrial designation in the South Westminster NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • n/a
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The site incorporates natural landscaping and sediment control devices. The development will enhance the Manson Canal riparian area.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The site proposes shared parking, bike racks and preferential carpool parking. On-site connections are proposed to the multi-use pathway on Scott Road.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The siting of the building provides natural surveillance. The fencing and singular access point will provide on-site security.

Sustainability Criteria	Sustainable Development Features Summary
6. Green Certification (F1)	<ul style="list-style-type: none"> The applicant is proposing ASHRAE90.1 green standards.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> The project focuses on energy saving measures for the building and industrial operations.

ADVISORY DESIGN PANEL

This project was not referred to the Advisory Design Panel. The plan was reviewed by Planning staff and was found to be satisfactory. A few minor details are to be addressed prior to issuance of the Development Permit:

- Clarify the pedestrian circulation on the site.
- Indicate all fencing on the site plan and provide specifications; and
- Finalize the location of the PMT.

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, Landscape Plans and Perspective
- Appendix III. Engineering Summary

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Taylor Kurtz Architecture & Design Inc and Landspace Landscape Architect and dated June 12, 2014 and June, 2014 respectively.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LAP/da

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DEVELOPMENT DATA SHEET

Existing Zoning: CD By-law No. 18009

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		3.4 ha
Road Widening area		
Undevelopable area		2,529 m ²
Net Total		3.09 ha
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	25%
Paved & Hard Surfaced Areas		59%
Total Site Coverage		84%
SETBACKS (in metres)		
Front	6.0m	39.58m
Rear	7.5m	65.39m
Side #1 (E)	7.5m	42.84m
Side #2 (W)	7.5m	39.37m
BUILDING HEIGHT (in metres/storeys)		
Principal	14m	10.7m
Accessory		
NUMBER OF RESIDENTIAL UNITS	1	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		2,793 m ²
Total		
FLOOR AREA: Industrial		6,987 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	30,868 m ²	9,771 m ²

** 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)	1.0	0.32
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	98	176
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	98	176
Number of disabled stalls		2
Number of small cars		11
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	YES/NO	Tree Survey/Assessment Provided	NO
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LOT 8 BUILDING

Wesgroup
PacificLink Business Park
Surrey, BC

ISSUED FOR DP
APPLICATION

APR 11, 2014



TKA+D

Appendix II

PROJECT TEAM:

DEVELOPMENT MANAGER	Wesgroup Properties Suite 200 - Four Bents Centre, Vancouver, BC P: 604-632-7227 F: 604-632-7227 Lou Smith	ARCHITECTS	Taylor Kurtz Architecture + Design Inc. 102-1181 Ostrum Drive, Vancouver, BC P: 604-596-9899 Craig Taylor - Architect, AIBC Jay Boyce - Architect, AIAA	LANDSCAPE ARCHITECT	Landscape Design Inc. 142 Garden Drive, Vancouver, BC P: 604-252-9558 Al Tazewer, BC-LSA
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LOCATION PLAN:



DRAWING INDEX:

ARCHITECTURAL	LANDSCAPE
A0 - COVER SHEET	E1 - LANDSCAPE PLAN
A00 - PROJECT DATA	
A001 - SITE PLAN	
A002 - SITE DETAILS	
A003 - CONTEXT PHOTOS	
A101 - FLOOR PLAN - LEVEL 1	
A102 - FLOOR PLAN - LEVEL 2	
A300 - ELEVATIONS	

ZONING SUMMARY:

PROJECT NAME: LOT 8
PROJECT ADDRESS: PACIFICLINK BUSINESS PARK, 1049 SCOTT ROAD, SURREY, BC
LEGAL DESCRIPTION: Lot 8 District Lot 8 Group 2 and Section 19 Block 5 North Range 2 West New Westminster District Plan R2079461
SETBACKS: Proposed: South (Front Yard): 39.50m (129' 10 3/8")
 East (Side Yard): 42.84m (140' 6 5/8")
 West (Side Yard): 31.30m (102' 11 1/2")
 North (Rear Yard): 65.39m (214' 6 3/8")
EASEMENTS: SRW Plan BCP-21448 Site Environmental Monitor Canal/Combs Landscapes Plan No. 958-96-02
AUTHORITY: City of Surrey
 13450 - 104 Avenue Surrey, BC V3T 1V6
ZONE: CD - Zoning By Law 18009
USES: Office and Warehouse: as permitted under Zoning By Law 18009

Gross Floor Area: 9,762 sm (105,300 sf)
Site Area: 33,397 sm (359,501 sf)
Site Coverage: Proposed: (27%) 8,428 sm
 Permitted: 80% 26,968 sm
Height: Proposed: (2 Storeys) 10.7m
 Permitted: 14m
Parking: Proposed: 176 stalls including 2 HC stalls
 Required: Light Industrial: 91,000sm
 98 stalls
Loading: Proposed: 3 Grade Doors
 9 Dock Doors

AREA & PARKING SUMMARY				
Level	Name	Area (SF)	Parking Factor (Default)	Parking Req'd Spaces
Level 1	Level 1 Office	15,035	1.075	14
Level 1	Garage	75,123	1.075	75
Level 2	Level 2 Office	15,140	1.075	14
Grand total		105,300		98

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REV	DATE	DESCRIPTION
SCALE:	DATE:	APR 11, 2014
PROJECT NUMBER:	DRAWN:	Author
14007		

FILE PATH: C:\Users\Author\Documents\14007.dwg
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TEXCAN
Division of Sonepar Canada Inc.

TAYLOR KURTZ ARCHITECTURE + DESIGN INC.
 102-1181 Ostrum Drive, Vancouver, BC
wesgroup
 PacificLink Business Park
 Surrey, BC

COVER SHEET

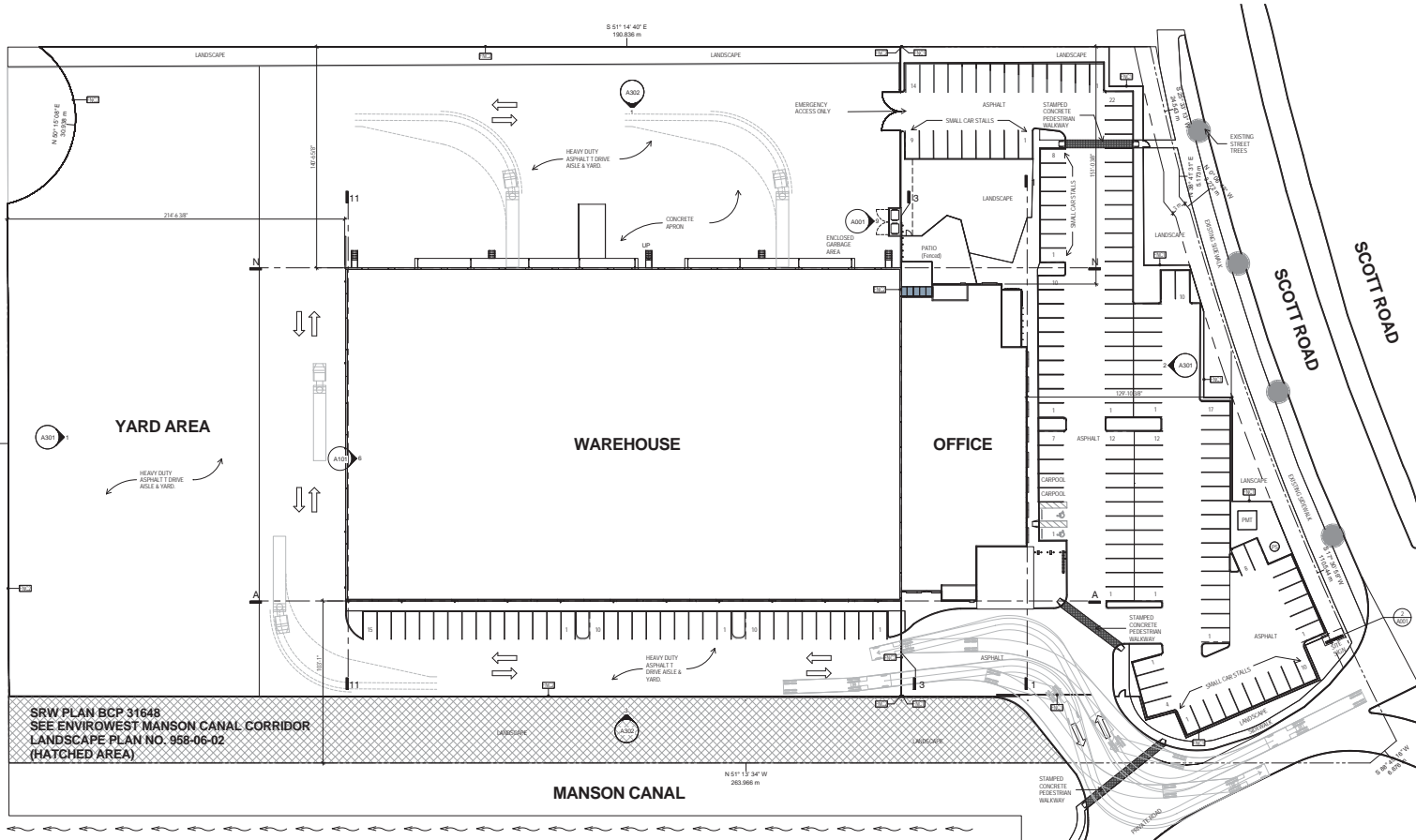
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KEYPLAN

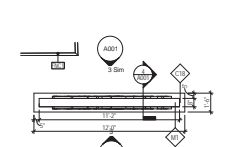


NO.	DESCRIPTION
1	Site
2	Site Pylon Sign
3	Site Pylon Sign - Elevation
4	Section - Sign
5	East Building Sign
6	West Entry Sign
7	Concrete Bench
8	Concrete Bench
9	Garbage Enclosure

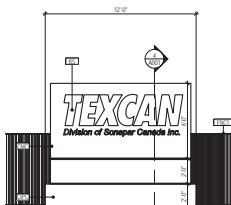
Area Summary (Driveway Building)			
Level	Description	Area (SF)	Area (SM)
Level 1	Warehouse	7500 SF	10000 SM
Level 1	Level 1 Office	1500 SF	1300 SM
Level 2	Level 2 Office	1500 SF	1300 SM
Level 2	Level 2 Office	1500 SF	1300 SM
		10500 SF	9700 SM



1 Site
1" = 30'-0"

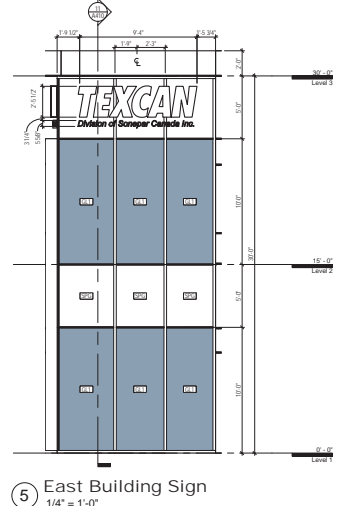
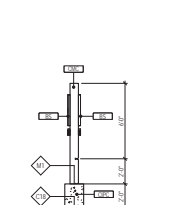


2 Site Pylon Sign
1/4" = 1'-0"

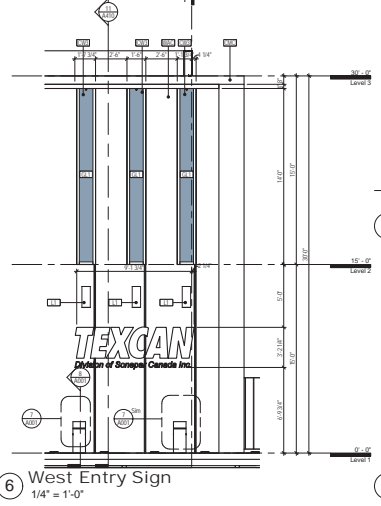


3 Site Pylon Sign - Elevation
1/4" = 1'-0"

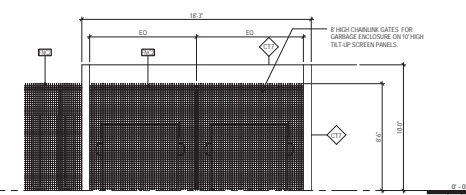
4 Section - Sign
1/4" = 1'-0"



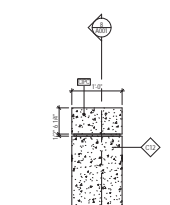
5 East Building Sign
1/4" = 1'-0"



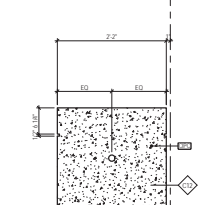
6 West Entry Sign
1/4" = 1'-0"



9 Garbage Enclosure
1/4" = 1'-0"



7 Concrete Bench
1" = 1'-0"



8 Concrete Bench
1" = 1'-0"

REV	DATE	DESCRIPTION
2	2014.04.08	Issued for CP Review
1	2014.04.11	Issued for CP Application

SCALE: AS SHOWN DATE: JUNE 13, 2014 DRAWN: JWB

PROJECT NUMBER: 14007

ALL PERS. DRAWINGS AND REVISED PERS. DRAWINGS MUST BE APPROVED BY THE ARCHITECT

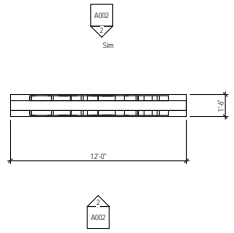
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Division of Sonepar Canada Inc.

TAYLOR KURTZ
ARCHITECTURE + DESIGN INC
wesgroup

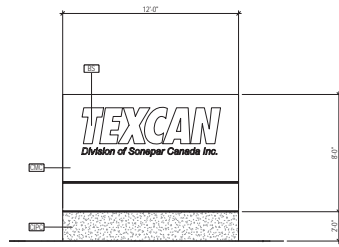
LOT 8 BUILDING
PacificLink Business Park
Surrey, BC

Site Plan & Details

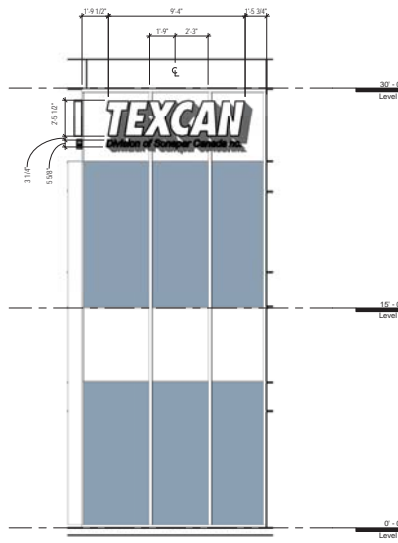
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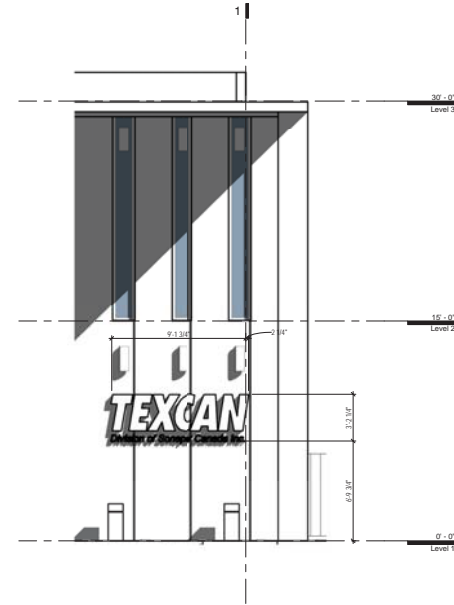
① Site Pylon Sign
1/4" = 1'-0"



② Site Pylon Sign - Elevation
1/4" = 1'-0"



③ East Building Sign
1/4" = 1'-0"



④ West Entry Sign
1/4" = 1'-0"



Photo - Decorative Fencing

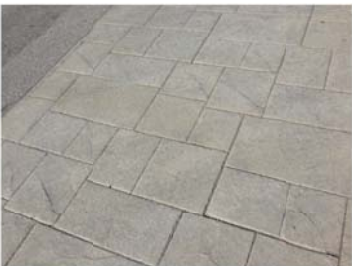
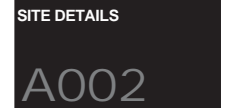


Photo - Stamped Concrete

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PROJECT NUMBER	14007	
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SITE CONTEXT MAP - LOT 8 PACIFICLINK BUSINESS PARK



CONTEXT PHOTO - VIEW 1



CONTEXT PHOTO - VIEW 2



CONTEXT PHOTO - VIEW 3



CONTEXT PHOTO - VIEW 4

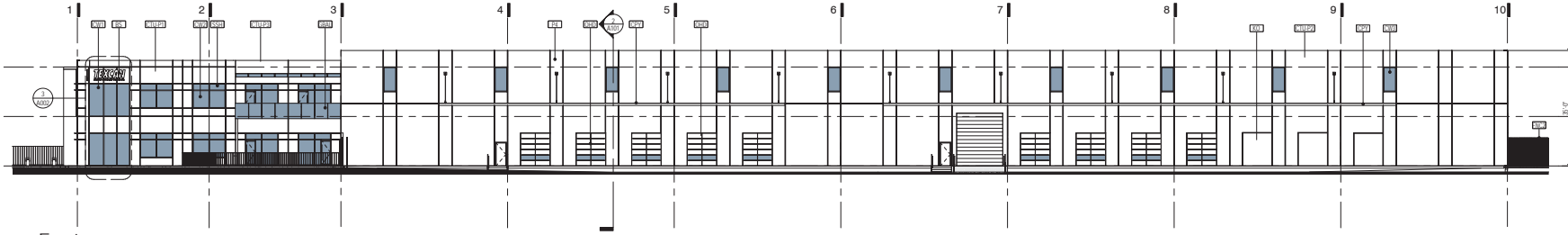
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ARCHITECTURE + DESIGN INC.
wesgroup
LOT 8 BUILDING
PacificLink Business Park
Surrey, BC

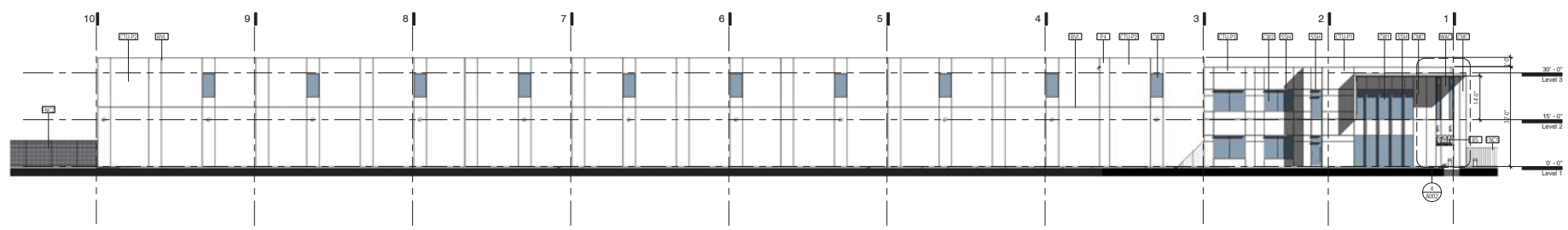
CONTEXT PHOTOS

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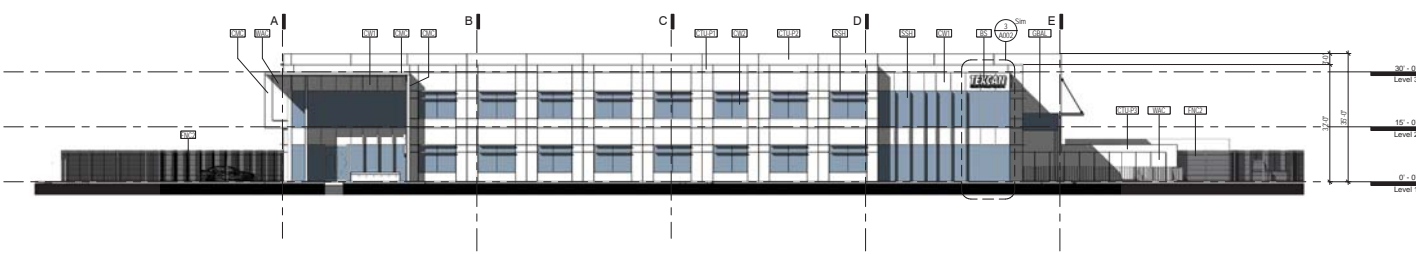


KEYNOTE LEGEND	
TAG	DESCRIPTION
01	GLASS CURTAIN WALL
02	EXTERIOR WALL FINISH
03	CONCRETE
04	STEEL
05	MECHANICAL EQUIPMENT
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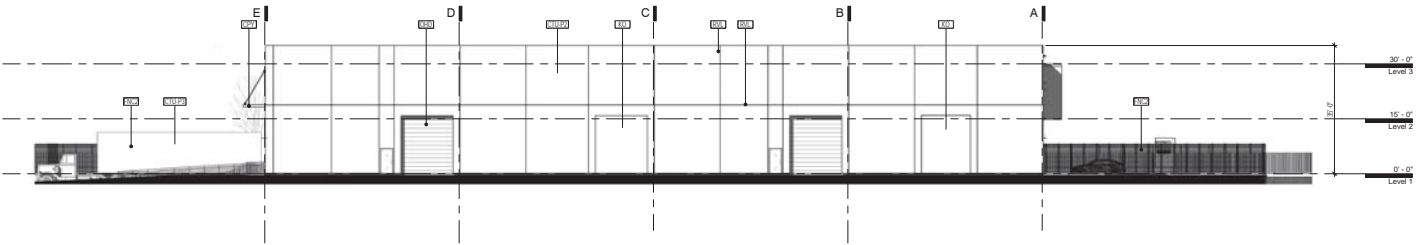
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1/16" = 1'-0"



② West
1/16" = 1'-0"



③ South
1/16" = 1'-0"



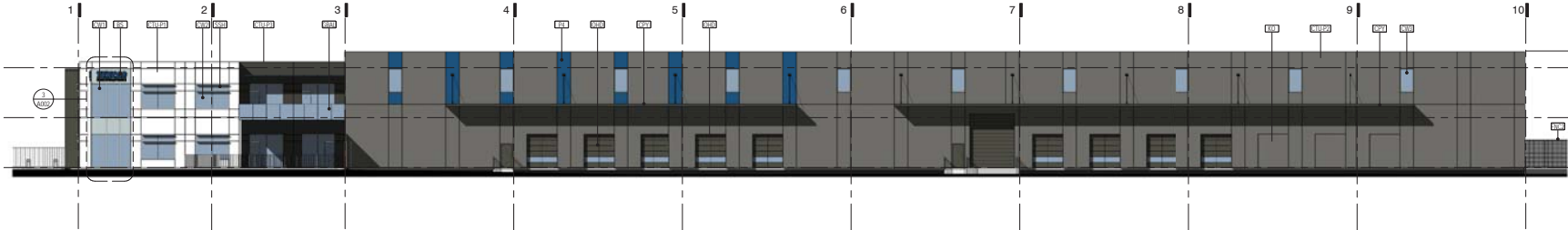
④ North
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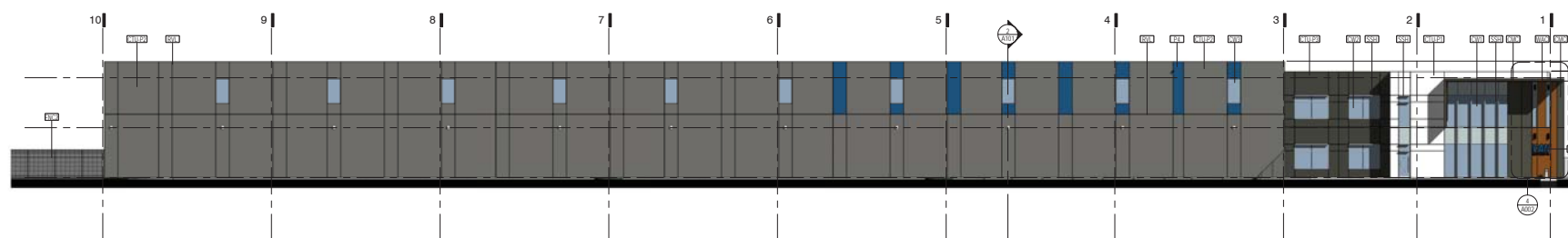
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wesgroup
PacificLink Business Park
Surrey, BC

ELEVATIONS
A300

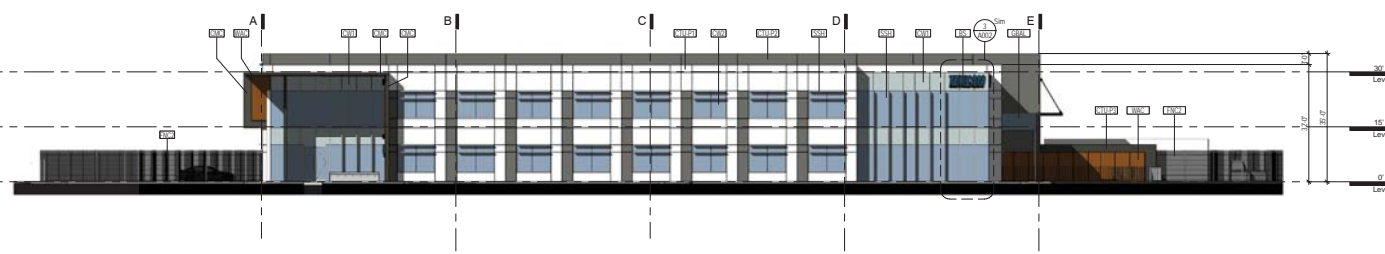


KEYNOTE LEGEND	
SYMBOL	DESCRIPTION
1	GLASS CURTAIN WALL
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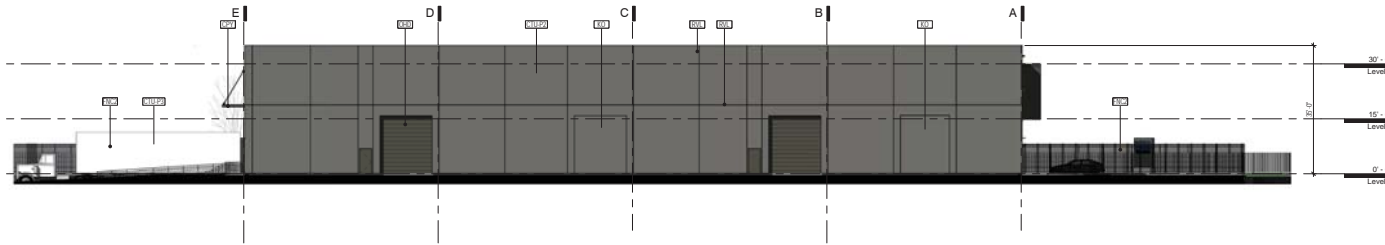
① East
1/16" = 1'-0"



② West
1/16" = 1'-0"



③ South
1/16" = 1'-0"



④ North
1/16" = 1'-0"

1	2014.04.11	Issued for DP Application
REV	DATE	DESCRIPTION
SCALE	1/16" = 1'-0"	DATE: APR 11, 2014 DRAWN: Author
PROJECT NUMBER	14607	
FILE PATH	D:\Projects\Applied\TKA\14607_01.dwg	
LOT DATE	4/10/2014 12:22 PM	

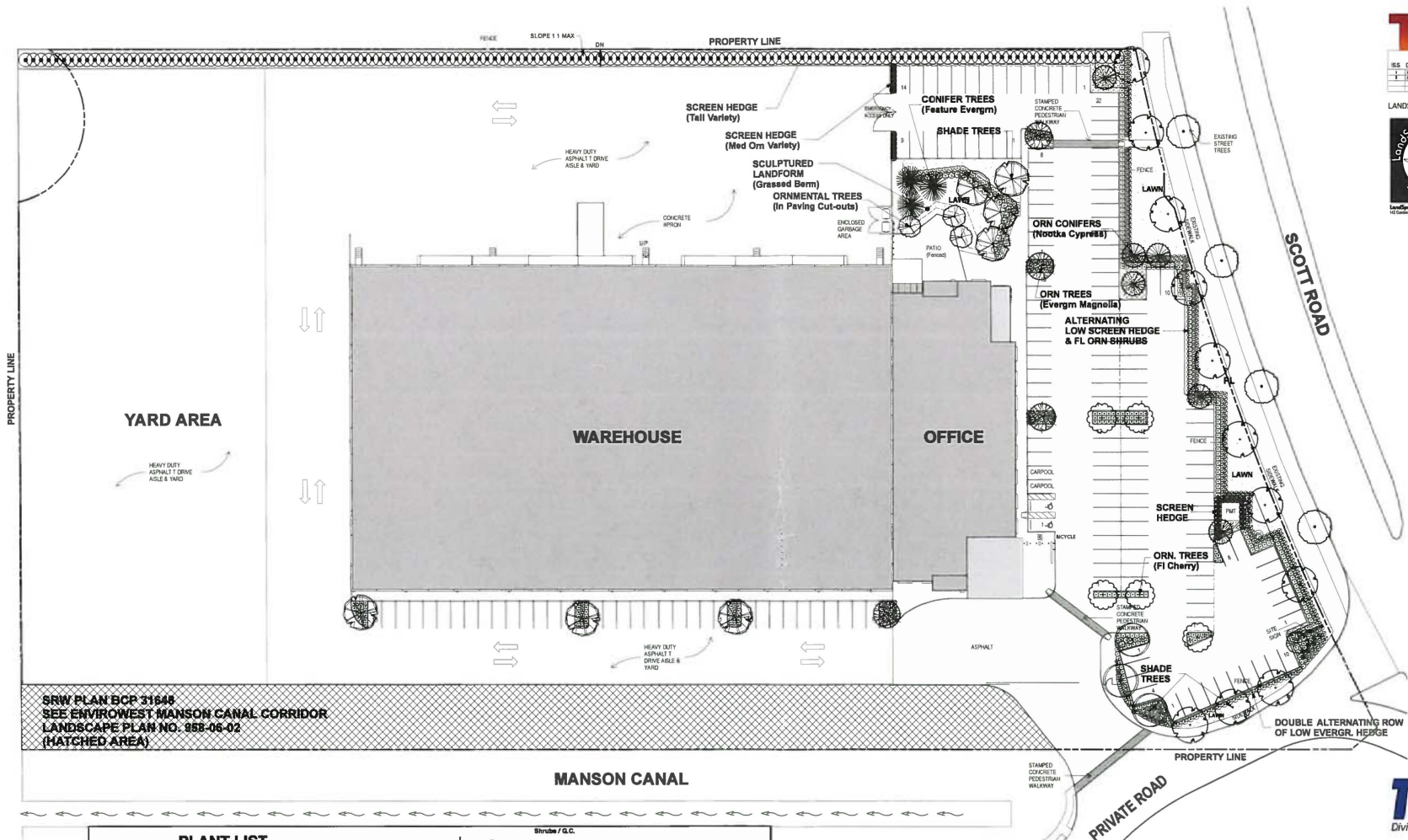


TAYLOR KURTZ
ARCHITECTURE + DESIGN INC.
wesgroup
PacificLink Business Park
Surrey, BC

ELEVATIONS
A300

ISS	DATE	DESCRIPTION
1	08/11/2014	ISSUED FOR CONSTRUCTION
2	08/11/2014	REVISED FOR APPROVAL

LANDSCAPE ARCHITECT:



SRW PLAN BCP 31648
SEE ENVIRONMENTAL MANSION CANAL CORRIDOR
LANDSCAPE PLAN NO. 888-06-02
(HATCHED AREA)

PLANT LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
Trees				
4		Acer palmatum	Japanese Maple	3m ht. / match
11		Acer rubrum 'Red Sunset'	Red Maple Var.	8m cal. / 1.8m std
6		Chamaecyparis nootkatensis	Nootka Cypress	3m ht / sq spr form
3		Fraxinus americana 'Autumn Blaze'	Ash	7cm cal. / 1.8m std
7		Quercus palustris	Pin Oak	6cm cal. / 1.8m std
4		Magnolia grandiflora	Southern Magnolia	6cm cal. / 1.8m std
3		Pinus contorta	Shore Pine	3m ht / nat. form
5		Prunus serrulata 'Pink Perfector'	Flowering Cherry Var.	5cm cal. / 1.8m std

Continued...

Shrub / G.C.				
460		Azalea japonica 'Coral Belle'	Japanese Azalea	#2 pot
17		Lonicera pileata	Evergreen Honeysuckle	#3 pot
1		Pieris japonica 'Temple Belle'	Japanese Andromeda	#3 pot
271		Prunus L. 'Otis Layken'	Everg. Otis Layken Laurel	#2 pot
62		Prunus L. 'Isabellana'	Zabel's Laurel	#2 pot
6		Rhododendron 'Christmas Cheer'	Rhododendron (med. var.)	#3 pot
1		Rhododendron 'Anna Rose Whitney'	Rhododendron (lat. var.)	#7 pot
7		Rosa meiland. (various var's)	Hardy French Rose var.	#3 pot
96		Viburnum davidii	David's Viburnum	#3 pot
6		Spiraea x bumalda 'Firebell'	Spiraea Var.	#3 pot
3		Weigelia 'Newport Red'	Weigelia Var.	#3 pot
382		Arctostaphylos uva-ursi	Vancouver Jade	#1 pot

Notes:
1. Specification as per most recent BCSLA/BCLNA 'Landscape Standards' and LandSpace Design Inc. 'Spec Notes'

TEXCAN
Division of Sonepar Canada Inc.

TAYLOR KURTZ
ARCHITECTURE + DESIGN INC.
2500 EASTERN AVENUE, SUITE 200, SURREY, BC V3R 2G8
604.591.1111

Texcan
Lot 8 - PacificLink Business Park
Surrey, BC

LANDSCAPE PLAN

L1

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

FROM: Development Services Manager, Engineering Department

DATE: July 2, 2014

PROJECT FILE: 7814-0099-00

**RE: Engineering Requirements (Commercial/Industrial)
Location: 10449 Scott Road**

DEVELOPMENT PERMIT

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

- pay 50% cash-in-lieu for the Fir Road cul-de-sac bulb;
- provide onsite stormwater treatment features; and
- extend low pressure sanitary sewer along the Scott Road frontage of the site.

A Servicing Agreement is required prior to Building Permit.

Rémi Dubé, P.Eng.
Development Services Manager

sk