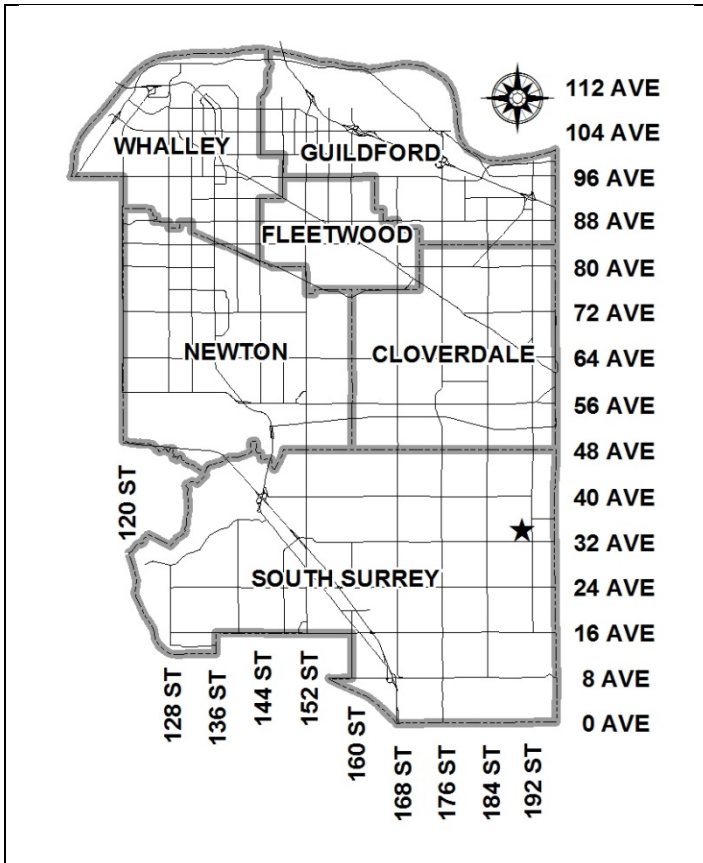


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0209-00

Planning Report Date: December 1, 2014



PROPOSAL:

- **Development Permit**
 in order to permit the development of a 5,393 sq.m. (58,047 sq.ft.) industrial building.

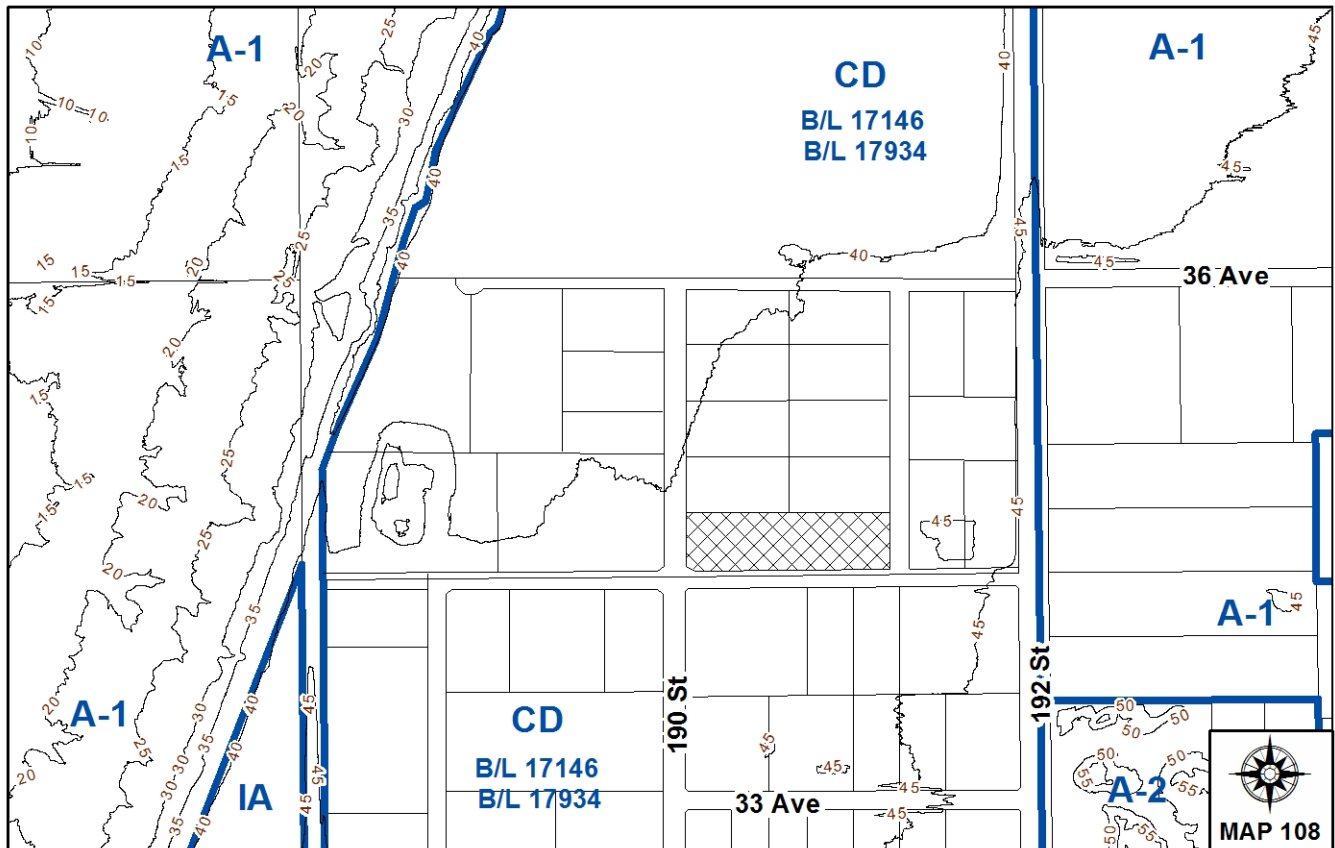
LOCATION: 1905 - 34A Avenue

OWNER: City of Surrey with the Surrey City Development Corporation (SCDC) as the Beneficial Owner

ZONING: CD (By-law Nos. 17146 & 17934)

OCP DESIGNATION: Mixed Employment

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 "Mixed Employment" 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 Council approve Development Permit No. 7914-0209-00 and authorize the Mayor and Clerk to execute the Permit.

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: The proposed development will need to conform to the requirements as stipulated in the E-COMM By-law.

SITE CHARACTERISTICS

Existing Land Use: Vacant industrial land

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North, East (Across 191 Street) and West (Across 190 Street):	Vacant industrial land in Phase III of Campbell Heights North	Mixed Employment/ Business Park	CD (Bylaw Nos. 17146 and 17934)
South (Across 34A Avenue):	Constructed industrial building under File No. 7912-0254-00 consisting of a 5,041 sq.m. (54,256 sq.ft.) pulley manufacturing facility.	Mixed Employment/ Business Park	CD (Bylaw Nos. 17146 and 17934)

DEVELOPMENT CONSIDERATIONS

Context

- The site is designated "Mixed Employment" 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 recently subdivided into Lot 5 as part of the Campbell Heights North (Phase III) development (Application File No. 7912-0159-00). 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.

Proposal

- The proposed Development Permit (DP) will permit a multi-tenant industrial building on the subject site. Currently, no tenants or future users have been identified.
- The proposed development includes a total floor area of 5,393 sq.m. (58,047 sq.ft.) with a proposed building height of 10.66 m. (35 ft.).
- 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-law No. 17934, including floor area, lot coverage, building height and building setbacks.
- The proposal includes a total of 85 parking stalls, exceeding the parking requirements of the Zoning By-law.
- Four (4) vehicular accesses are proposed to the site. Two (2) accesses are proposed on 34A Avenue for passenger vehicular traffic only. An additional two (2) accesses are proposed, one (1) each on 190 Street and 191 Street, primarily for truck access. All of the accesses proposed meet the requirements of the Engineering Department.
- The proposed truck bays are located in close proximity to the truck accesses on 190 Street and 191 Street, 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 indicated that they do not have any concerns with 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 Official Community Plan (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 entrances to this multi-tenant building facing 34A Avenue with the use of glazing and articulation to provide visual interest. The main entrances will provide "eyes on the street" in accordance with Crime Prevention Through Environmental Design (CPTED) principles on 34A Avenue.
- The proposed building construction is a combination of concrete tilt up and tinted glazing as the main cladding materials with manufactured fieldstone and painted wood grain as accent materials. The colour scheme proposed is grey and earth tones.
- 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 and will need to meet the requirements of the Engineering Department.
- Several pedestrian linkages and substantial landscaping are proposed on 34A Avenue, 190 Street and 191 Street. The landscaping includes over 7.5 m. (25 ft.) wide landscaped strips on 190 Street and 191 Street, and a 3 m. (10 ft.) wide landscaped strip on 34A Avenue. The proposed landscaping will consist of: Vine Maple, Paperback Maple, Serviceberry, Weeping Nootka Cypress, Copper Beech, Red Jewel Flowering Crabapple, Serbian Spruce, Douglas Fir and Red Oak trees. This will be completed by a variety of shrubs, ground cover and grasses.
- The applicant has indicated that they are not proposing any signage at this time.

ADVISORY DESIGN PANEL

- The application was not referred to the Advisory Design Panel (ADP), but was reviewed by City Staff and found to be satisfactory. The proposed development was evaluated based on compliance with the design guidelines for Campbell Heights North and the OCP.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 14, 2014. 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); ○ Bio-swales to provide on-site stormwater detention; and ○ Sediment control devices.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Bicycle parking 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 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. 7914-0209-00
Appendix III.	Engineering Summary

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

CL/da

\\file-server1\net-data\csdc\generate\areaproduct\save\27338322003.doc
DRV 11/27/14 10:18 AM

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		13, 912 sq.m.
Road Widening area		
Undevelopable area		
Net Total		13, 912 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	60%	39%
SETBACKS (in metres)		
Front (Through lot therefore both 190 Street and 191 Street are front yards)	7.5 m.	10.57 m. (190 Street) and 10.95 m. (191 Street)
Rear	7.5 m.	10.16 m.
Side Yard Flanking Street (34A Avenue)	9.0 m.	15.24 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m.	10.66 m.
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		5, 393 sq.m.
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		5, 393 sq.m.

** 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	0.39
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	54	85
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	54	85
Number of disabled stalls	1	1
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
---------------	----	---------------------------------	----

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7914-0209-00

Issued To: City of Surrey with the Surrey City Development Corporation (SCDC) as the Beneficial Owner

("the Owner")

Address of Owner: 13450 - 104 Avenue
Surrey, BC V3T 1V8

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: 029-430-232
 Lot 5 Section 28 Township 7 New Westminster District Plan EPP41342
 19055 - 34A Avenue

(the "Land")

3. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
4. 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 7914-0209-00(A) through to and including 7914-0209-00(C) (the "Drawings") which are attached hereto and form part of this development permit.
5. 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.
6. (a) The landscaping shall conform to drawings numbered 7914-0209-00(D) through to and including 7914-0209-00(G) (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 \$216,720.74

(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.
- 7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
- 8. 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.
- 9. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

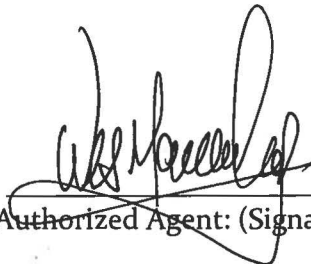
10. This development permit is not a building permit.

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)

Wes Mazutzy

Name: (Please Print)

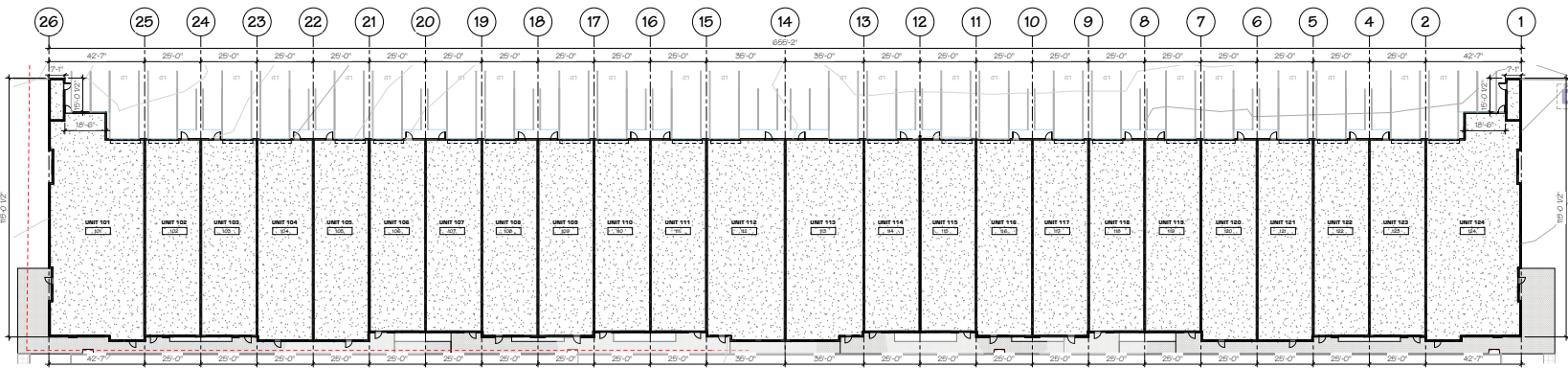
OR

Owner: (Signature)

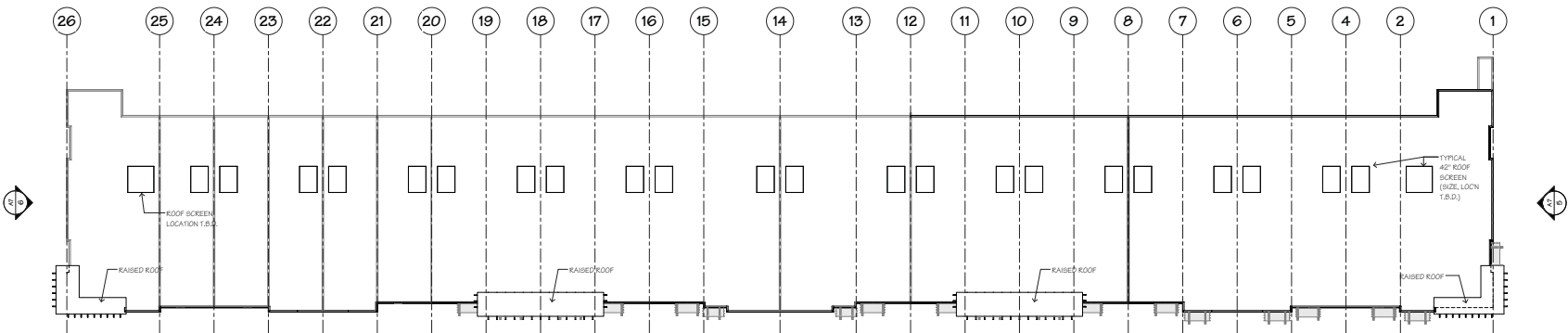
Name: (Please Print)

THIS PROJECT ONLY AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

REVISIONS		
REV	DATE	DESCRIPTION



1 MAIN FLOOR
1" = 25'-0"



2 ROOF PLAN
1" = 25'-0"

ATA
ATA ARCHITECTURAL DESIGN LTD
200-1687 West Broadway
Vancouver, B.C. V6J 1X2
TEL: (604) 736-3730 FAX: (604) 736-3771

PROJECT
CHN STRATA

19055 34A AVENUE
SURREY, B.C.

TECK CONSTRUCTION LLP

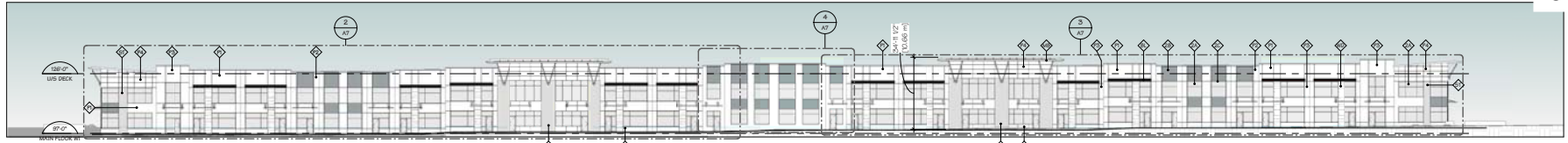
5197 - 216th STREET
LANGLEY B.C.

PROJECT NUMBER

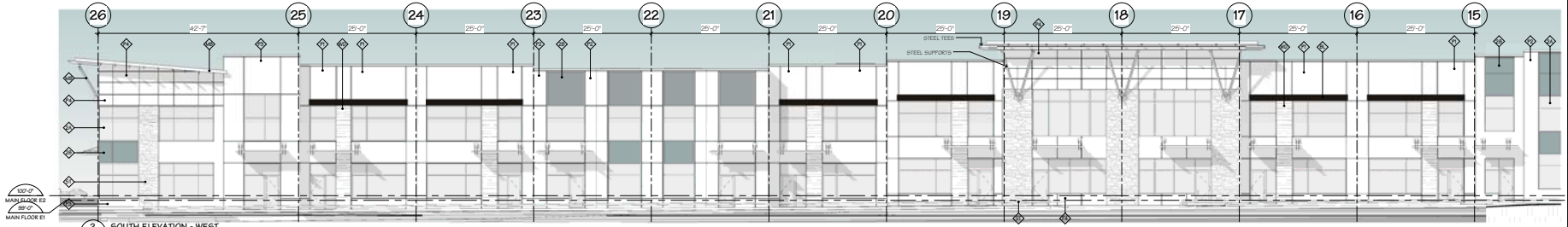
SHEET TITLE
OVERALL PLANS

SCALE 1" = 25'-0" SHEET NO.
DATE 12 AUG 2011
CHKD BY
DRN BY

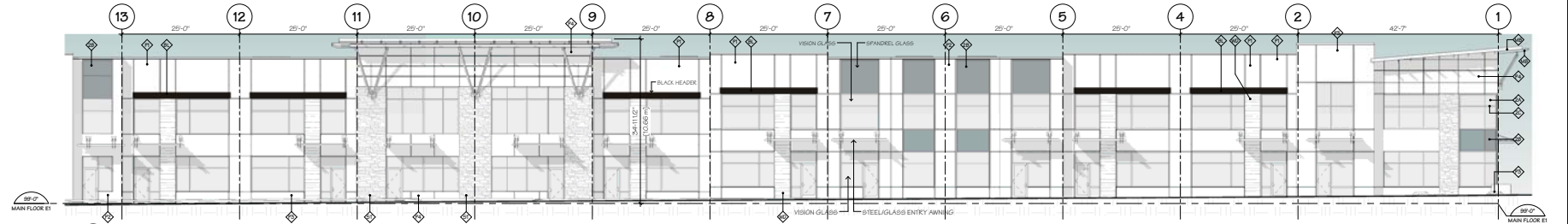
A2
OF 17



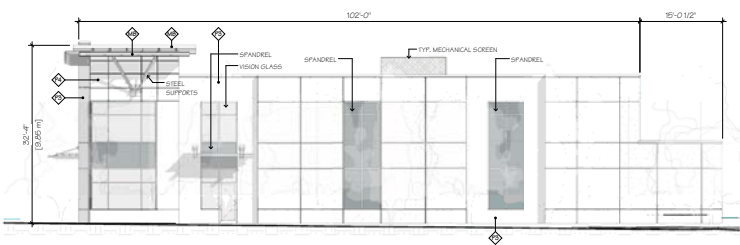
1 SOUTH ELEVATION - OVERALL
1/3200



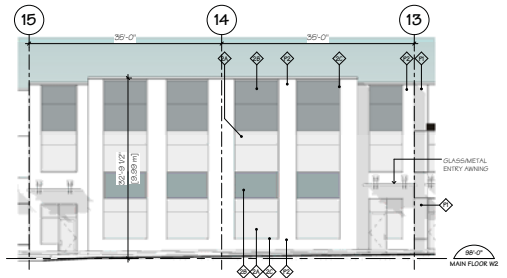
2 SOUTH ELEVATION - WEST
3/32\"/>



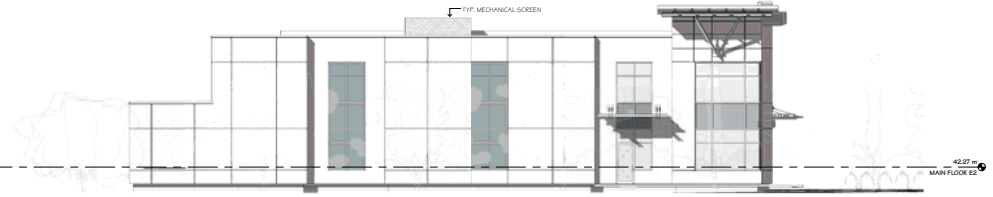
3 SOUTH ELEVATION - EAST
3/32\"/>



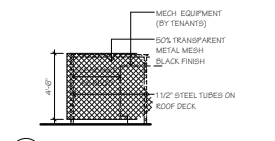
5 EAST ELEVATION
3/32\"/>



4 SOUTH ELEVATION - CENTER
3/32\"/>



6 WEST ELEVATION
3/32\"/>



7 MECHANICAL SCREEN
3/4\"/>

FINISH SCHEDULE

MATL	DESCRIPTION
2A	CURTAIN WALL - VISION GLASS
2B	CURTAIN WALL - SFANDKEL GLASS
2C	CURTAIN WALL - BLACK MULLIONS
MB	METAL PAINTED BLACK
P1	DULUX PAINTS 'BLACK MICA'
P2	DULUX PAINTS 'GUMM'
P3	DULUX PAINTS 'GREY TABBY'
P4	DULUX PAINTS 'WESTMOUNT'
S1	MANUFACTURED FIELDSTONE
WD	PAINTED WOOD GRAIN (FORMED CONCRETE)

THIS PROJECT ONLY AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

REVISIONS

REV	DATE	DESCRIPTION
1	AUG 13	SELECTOR GP
2	SEP 14	REVISED GP

ATA
ATA ARCHITECTURAL DESIGN LTD
200-1687 West Broadway
Vancouver, B.C. V6J 1X2
TEL: (604) 736-3730 FAX: (604) 736-3771

PROJECT
CHN STRATA

19055 34A AVENUE
SURREY, B.C.

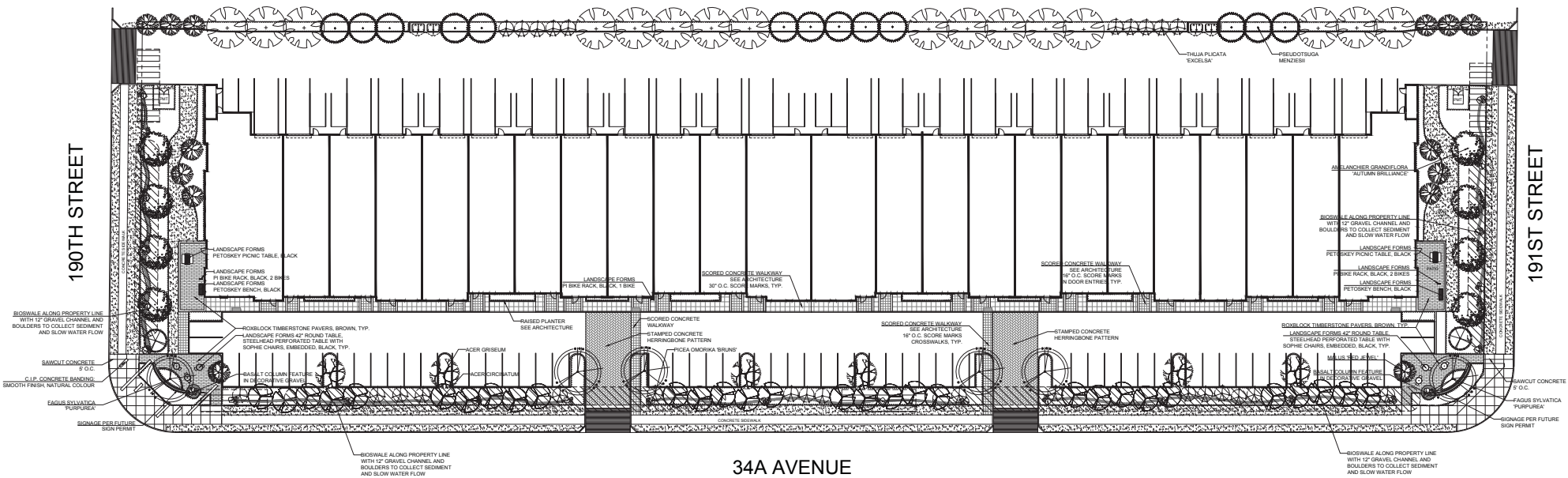
TECK CONSTRUCTION LLP
5197 - 216th STREET
LANGLEY B.C.

SHEET NUMBER
ELEVATIONS

SCALE As indicated SHEET NO.
DATE 12 AUG 2011
CHKD BY
DRN BY Author
A7
OF 17

TREE SCHEDULE				PMG JOB NUMBER: 13-061
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	30	ACER CIRCINATUM	VINE MAPLE	1.5M HT; B&B
	6	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
	8	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	SERVICEBERRY	3M HT; B&B
	2	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEeping NOOTKA CYPRESS	3M HT; B&B
	6	FAGUS SYLVATICA 'PURPUREA'	COPPER BEECH	6CM CAL; 1.8M STD; B&B
	14	MALLUS 'RED JEWEL'	RED JEWEL FLOWERING CRABAPPLE	5CM CAL; 1.5M STD; B&B
	27	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	3M HT; B&B
	13	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	3 M HT, 25% 3.5M HT; B&B
	16	QUERCUS RUBRA	RED OAK	6CM CAL; 1.8M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNIA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY



pmg
LANDSCAPE ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 | f: 604 294-0022

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

NO.	DATE	REVISION DESCRIPTION	DR.
1	13.APR.17	REV. NEW SITE AND DETAILS	RC
2	13.APR.17	REV. SHIRAZ PLAN AND DETAILS	RC
3	13.APR.17	REV. NEW SITE AND SITE PLAN	RC
4	13.APR.17	REV. NEW SITE PLAN	RC
5	14.FEB.18	REV. NEW SITE PLAN	CSG
6	14.OCT.18	ADD BIKE RACKS	RC
7	14.NOV.18	ADD SIGN PERMIT NOTES	RC
8	14.NOV.24	REVISE NEW SITE PLAN	RC

CLIENT: _____

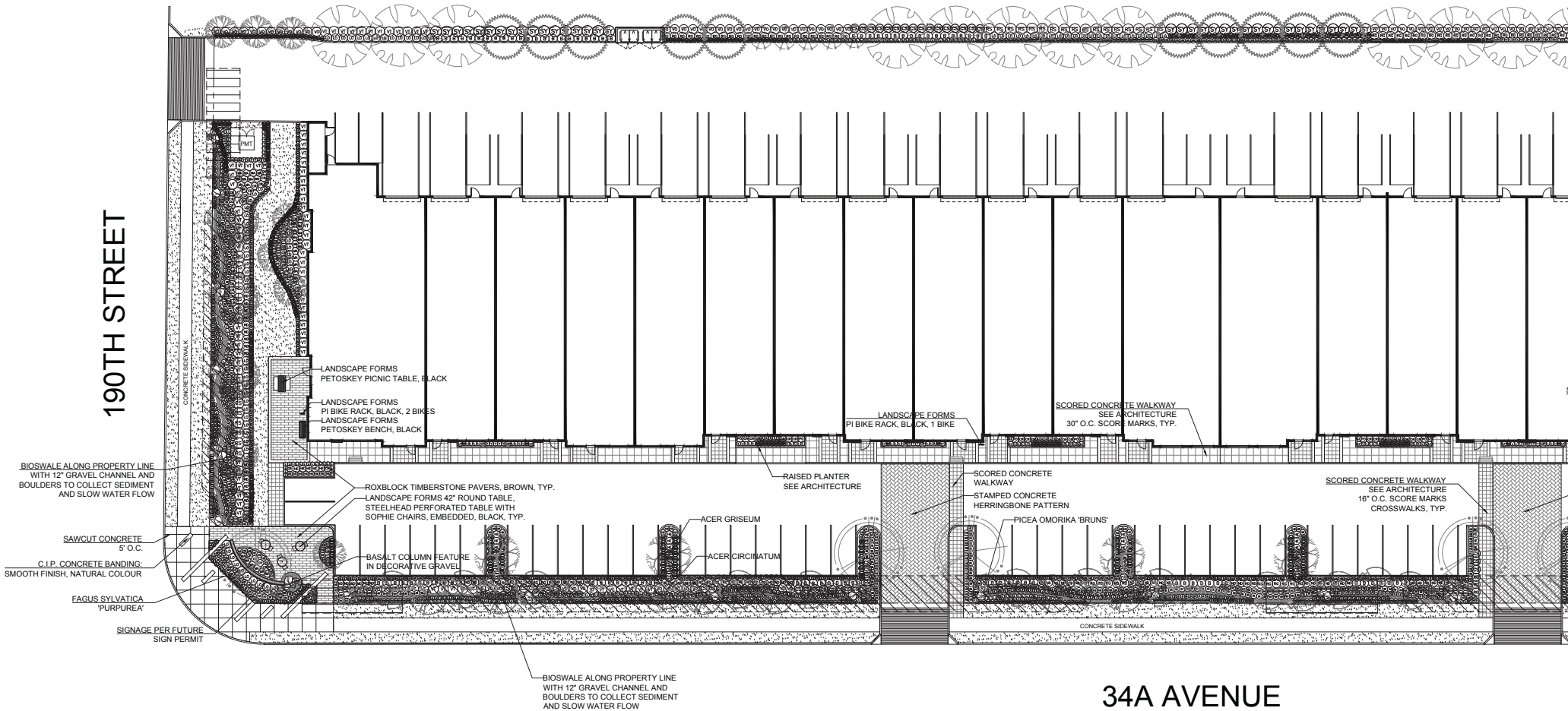
PROJECT: **WAREHOUSE DEVELOPMENT**
190TH ST. & 34TH AVE
SURREY, BC

DATE: 13.APR.17
SCALE: 1"=25'-0"
DRAWN: RC
DESIGN: RC
CHKD: MCV
DRAWING NUMBER: _____

DRAWING TITLE: **LANDSCAPE PLAN**

DATE: 13.APR.17
SCALE: 1"=25'-0"
DRAWN: RC
DESIGN: RC
CHKD: MCV
DRAWING NUMBER: _____

L1 OF 4
PMG PROJECT NUMBER: _____ 13-061



34A AVENUE



Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	14 NOV 24	REVISE NEW SITE PLAN	RC
7	14 NOV 24	ADD SIGN PERMIT NOTES	RC
6	14 OCT 23	ADD BIKE RACKS	RC
5	14 SEP 23	REVISE NEW SITE PLAN	CLG
4	14 JUN 24	REVISE NEW SITE PLAN	RC
3	13 SEP 23	REV. NEW SITE AND SITE PLAN	RC
2	13 JUN 23	REV. SHRUB PLAN AND DETAILS	RC
1	13 JUN 24	REV. NEW SITE PLAN	RC

CLIENT:

PROJECT:

WAREHOUSE DEVELOPMENT
190TH ST. & 34TH AVE
SURREY, BC

DRAWING TITLE:

SOUTH SHRUB PLAN

DATE: 13 APR 17
SCALE: 1/16" = 1'-0"
DRAWN: RC
DESIGN: RC
CHKD: MCY

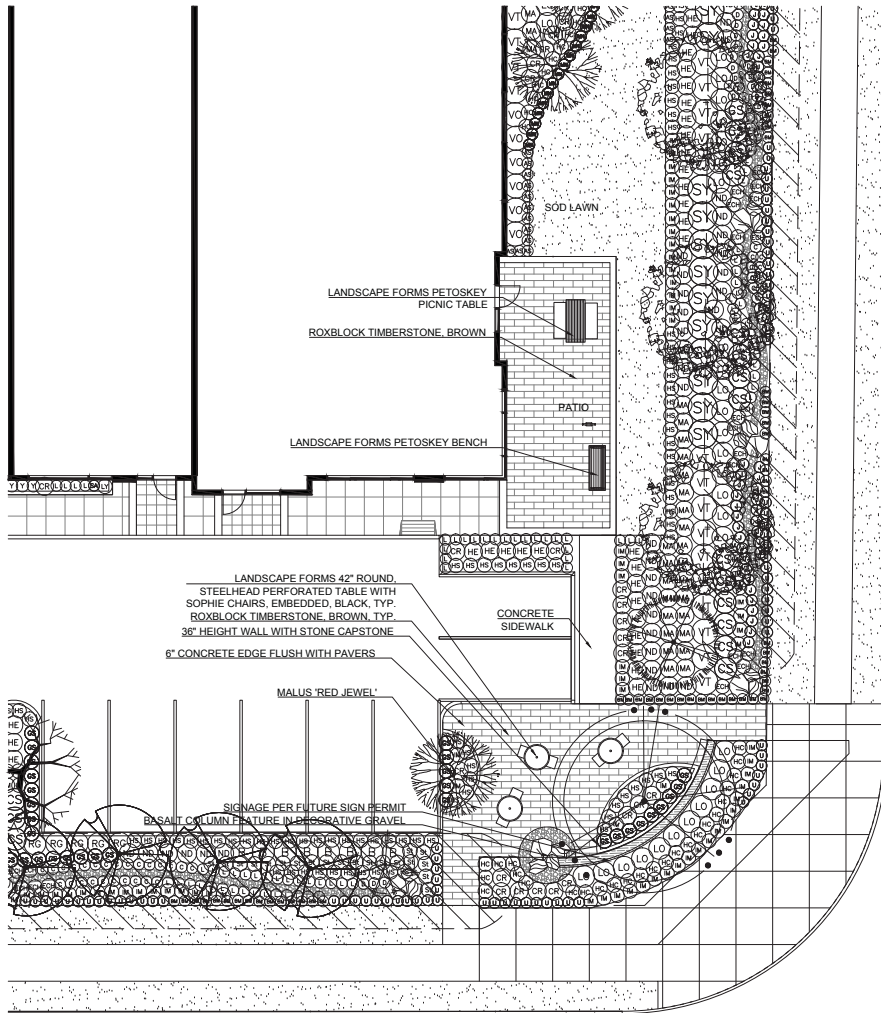
DRAWING NUMBER:

L2

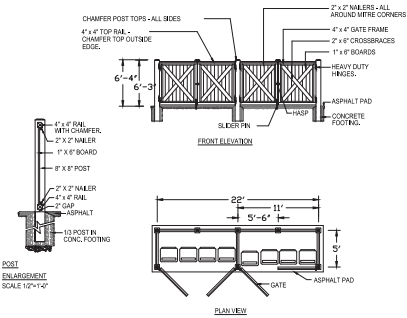
PMG PROJECT NUMBER:

OF 4

13-061



1 CORNER FEATURES
1/8" = 1'-0"



2 FOUR BIN GARBAGE ENCLOSURE
1/8" = 1'-0"

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	14 NOV 24	REVISE NEW SITE PLAN	RC
7	14 NOV 24	ADD SIGN PERMIT NOTES	RC
6	14 OCT 23	ADD BIRD RACKS	RC
5	14 SEP 18	REVISE NEW SITE PLAN	CUG
4	14 JUL 24	REVISE NEW SITE PLAN	RC
3	13 SEP 23	REV. NEW SITE AND SITE PLAN	RC
2	13 JUN 07	REV. SHIRAZ PLAN AND DETAILS	RC
1	13 JUN 06	REV. NEW SITE PLAN	RC

CLIENT:

PROJECT:

WAREHOUSE DEVELOPMENT
190TH ST. & 34TH AVE
SURREY, BC

DRAWING TITLE:

**CORNER FEATURE
LANDSCAPE DETAILS**

DATE: 13 APR 17
SCALE: 1/8" = 1'-0"
DRAWN: RC
DESIGN: RC
CHKD: MCV

DRAWING NUMBER:

L4

OF 4

PMG PROJECT NUMBER:

13-061



Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 | f: 604 294-0022

©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

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

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

DATE: **November 24, 2014** PROJECT FILE: **7814-0209-00**

RE: **Engineering Requirements (Commercial/Industrial)**
Location: 19055 - 34A Avenue

DEVELOPMENT PERMIT

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

BUILDING PERMIT

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

- Completion and acceptance of Surrey Project 7812-0159-00.
- Evaluate services (e.g. driveways, water connections, sanitary sewer connections, storm water drainage) provided to the site by 7812-0159-00 and address through the BP process.



Rémi Dubé, P.Eng.
Development Services Manager

LR