

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0045-00

Planning Report Date: January 11, 2021

PROPOSAL:

- **Rezoning** from A-2 to IB-2
- **Development Permit**

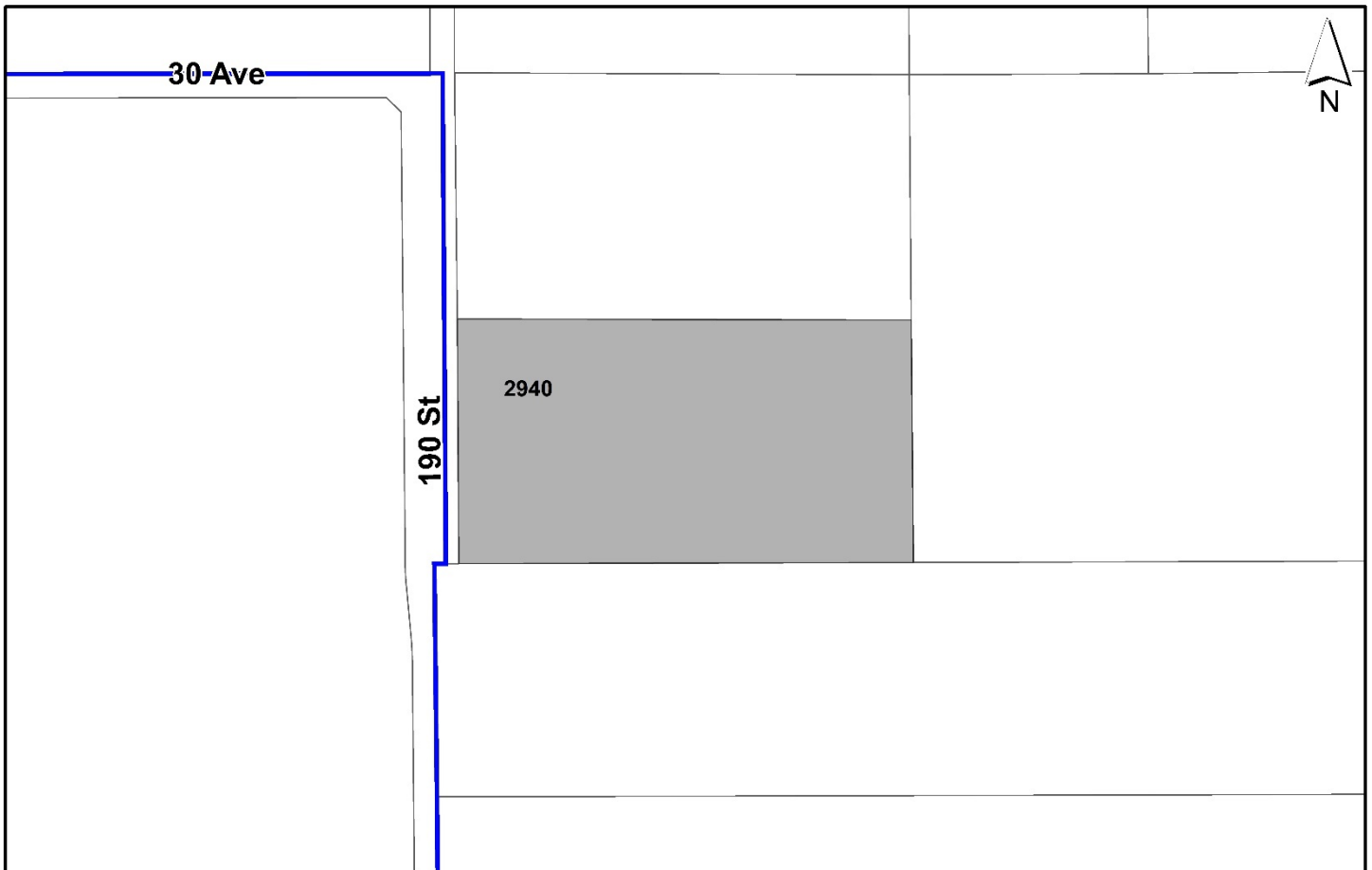
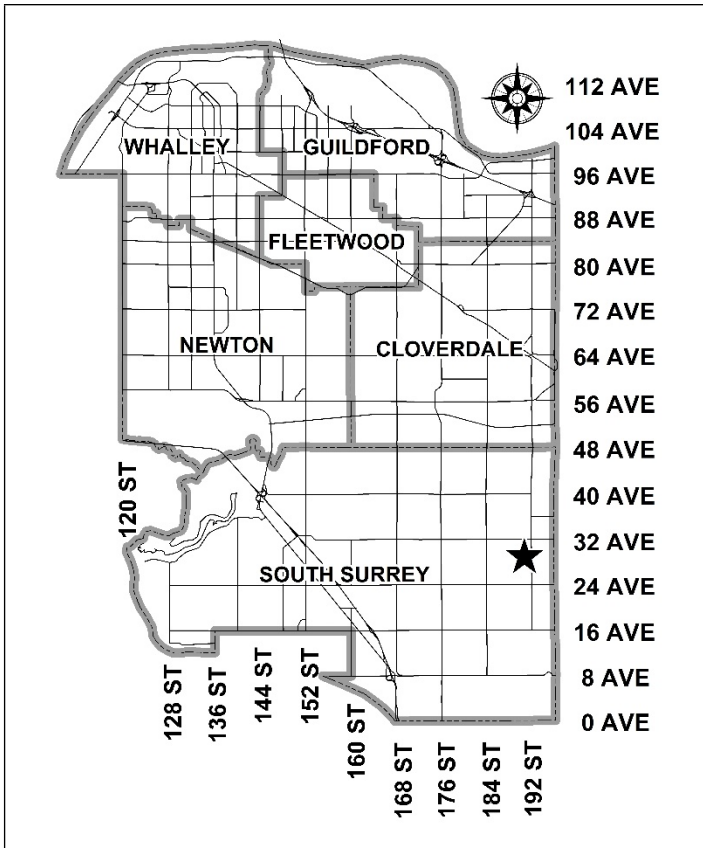
to permit the development of a 10,222 square metre multi-tenant industrial building.

LOCATION: 2940 - 190 Street

ZONING: A-2

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Mixed Employment designation in the Official Community Plan (OCP).
- The proposal complies with the Business Park designation in the Campbell Heights Local Area Plan (LAP)
- The proposal complies with the Mixed Employment designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of Campbell Heights.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Intensive Agriculture Zone (A-2)" to "Business Park 2 Zone (IB-2)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7919-0045-00 generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space;
 - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
 - (j) registration of a Section 219 Restrictive Covenant to prohibit any uses that require a Metro Vancouver air quality permit from locating on the site.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Two single family dwellings	Business Park	A-2
North:	Single family dwellings and greenhouses	Business Park	A-2
East:	Single family dwelling and farmland	Business Park	A-2
South:	Single family dwelling and farmland	Business Park	A-2
West (Across 190 Street):	Hopewell Business Park	Business Park	IB-3

Context & Background

- The subject site is comprised of one property which is 1.87 hectares in size. The site is designated "Mixed Employment" in the Official Community Plan (OCP), and "Business Park" in the Campbell Heights Local Area Plan (LAP) and zoned "Intensive Agricultural Zone (A-2)".
- The existing dwelling and farm buildings are all proposed to be removed as part of the subject application.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the site from "Intensive Agricultural Zone (A-2)" to "Business Park 2 Zone (IB-2)" and a Development Permit for Form and Character to permit the development of a multi-tenant industrial business park building with a gross floor area of 10,222 square metres.
- The application requires road dedication along 190 Street along the site's western frontage, and two accesses are proposed from this street.

	Proposed
Lot Area	
Gross Site Area:	18,787 m ²
Road Dedication:	197 m ²
Net Site Area:	18,590 m ²
Number of Lots:	1
Building Height:	12.9 m
Floor Area Ratio (FAR):	0.55
Floor Area	
Industrial / Total:	10,222 m ²

Referrals

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
- Surrey Fire Department: The Fire Department has no concerns with the proposed development.

Transportation Considerations

- The application requires 1.942 metres of road dedication along the 190 Street (west) frontage.
- The site proposes two accesses on 190 Street. The northern access will be primarily for truck access, and the southern access will be primarily used by vehicular traffic. The accesses will be connected at the rear of the site by a drive aisle that is to be located along the east property line.
- The proposed truck bays are located along the north portion of the site, shielded from public view along 190 Street.
- The applicant has secured an easement with the neighbouring property to the north at 2982 190 Street for shared truck access to facilitate access to the loading bay and for truck maneuvering. This shared access will facilitate access for the adjacent site, including for any access requirements associated with future development of this property. Registration of this easement on title will be a requirement of final approval.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- The applicant is proposing a high albedo roof, to meet the objectives of the Climate Adaptation Strategy policy, which is typically considered to have a Solar Radiance Index (SRI) value of 0.75.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the "Mixed Employment" land use designation in the Metro Vancouver Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The proposal complies with the "Mixed Employment" land use designation in the Official Community Plan.

Themes/Policies

The proposed development is supported by the following policies of the Official Community Plan:

- B6.6 – Design buildings to enhance the activity, safety and interest of adjacent public streets, plazas and spaces.

(The proposed development is oriented towards 190 Street with expansive two-level spandrel glazing).

- B6.9 – Create opportunities for interactive and enjoyable public plazas by using furniture, banners, signs, interactive public art, heritage interpretation, paving patterns, vibrant colours and other "placemaking" design elements.

(The proposed development includes a plaza at the southwest corner of the building near 190 Street for amenity space).

- C2.38 – Ensure the loading and on-site access of goods delivery vehicles is considered in conjunction with overall urban development site design.

(Site access for trucks and loading bays have been designed and located along the north side of the building to minimize public view from 190 Street, and to allow for the building to be used as a screening element.)

- E1.20 – Encourage the continued expansion of high-tech, research and development and light manufacturing to locate within Mixed Employment areas that are accessible to major transportation corridors and/or frequent transit services.

(The proposed development is compatible with the OCP Mixed Employment designation and builds upon the employment lands in Campbell Heights. The subject site is also located near the major transportation corridors of 36 Avenue, Highway 15, 192 Street and is also located near two international border crossings).

Secondary Plans

Land Use Designation

- The proposal complies with the Business Park designation in the Campbell Heights Local Areas Plan (LAP) as follows:

Themes/Objectives

- 6.5.1.4 – Design Guidelines: Business Park – The use of glass and high quality materials and finishes is required of buildings facing the street. Blank walls should be avoided.

(The proposed development incorporates expansive two-level spandrel glass along the 190 Street frontage).

- 6.5.1.4 – Design Guidelines: Business Park – Variations in massing and changes in height and horizontal planes are encouraged.

(The proposed development incorporates a variation in building height at the unit entrances, and the corner unit has a detail with spandrel glass).

- 6.5.1.4 – Design Guidelines: Business Park – The exterior of buildings should be coordinated in the design on all elevations with regard to colour, materials, architectural form, and detailing to achieve design harmony and continuity.

(The proposed building is architecturally coordinated with a modern appearance that promotes harmony by using consistent cladding materials, glazing, and landscaping).

Zoning By-law

- The applicant proposes to rezone the subject site from "Intensive Agriculture Zone (A-2)" to "Business Park 2 Zone (IB-2)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Business Park 2 Zone (IB-2)" and parking requirements.

IB-2 Zone (Part 47B)	Permitted and/or Required	Proposed
Floor Area Ratio:	1.00	0.55
Lot Coverage:	60%	51%
Yards and Setbacks		
North:	7.5 m	7.6 m
East:	7.5 m	14.3 m
South:	7.5 m	21.8 m
West:	16 m or 7.5 m if landscaped	7.5 m
Height of Buildings		
Principal buildings:	14 m	12.9 m
Parking (Part 5)	Required	Proposed
Number of Stalls		
Commercial:	20	20
Industrial:	95	95
Total:	115	115

- The proposal includes a total of 115 surface parking spaces, which meets the parking requirements of the Zoning By-law for light impact industrial and office uses.

The BC Building Code permits up to 40% of the ground floor area to be constructed as second-storey mezzanine space. The applicant does not anticipate additional mezzanine space in the future and has agreed to register a Section 219 Restrictive Covenant restricting the amount of mezzanine space to be constructed to avoid a situation where there may be insufficient parking in the future. Mezzanine space will be restricted to a maximum of 8.3% of the building ground floor area to reflect what is being proposed as part of the subject application.

Public Art Policy

- The applicant will be required to provide public art, or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on September 16, 2020, and the Development Proposal Signs were installed on September 22, 2020. Staff received no responses.
- The subject application was also referred to the Little Campbell Watershed Society for consideration. No comments were received in response to this referral.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Campbell Heights Local Area Plan (LAP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Campbell Heights Local Area Plan (LAP).
- The applicant has worked with staff to provide an appropriate interface along 190 Street, which includes the provision of a pedestrian plaza and the provision of expansive glazing at the southwest portion of the site to emphasize this prominent corner.
- The general site design consists of one large multi-tenant industrial building, with a 7.5 metre wide landscape buffer on 190 Street, parking along the south and east portions of the site and loading bays along the northern portion of the site.
- Vehicular access is proposed on the southern access to the site and access to the loading area is proposed in a cross-access easement with the northern neighbour, along the north portion of the site. Both accesses are proposed on 190 Street, which is the site's only road interface.

Signage

- The applicant is proposing fascia signage in the form of channel lettering which will be located above each tenant entry.
- Future tenants will be required to submit Sign Permit Applications in accordance with this DP and the Sign By-law. If the same tenant occupies several units, only one sign per tenant will be permitted, in accordance with the provisions of the Sign By-law.
- A free-standing sign is conceptually located at the southwest portion of the site, next to the vehicular access. A separate DP and Sign Permit will be required for this sign, as no details are available at this time. The location of the sign is important to identify at this stage, to allow landscaping to be coordinated with this feature.

Landscaping

- The proposed landscaping consists of a 7.5 metres wide landscape buffer along 190 Street which will soften the building's appearance along this frontage, and a 1.5 metres landscape strip along the south property line.
- The proposed landscaping will consist of a variety of trees, including Japanese Maple, Pacific Sunset Purpleblow Maple, Fastigate Purple Leaf Beech, Upright Persian Ironwood, Swedish Solumnar Aspen, Shirotae Cherry, Douglas Fir, Crimson Fire Fastigate Oak, Western Redcedar, as well as a variety of shrubs and ground cover.
- A pedestrian plaza is also proposed at the southwest portion of the site for use by employees. The plaza will be located adjacent the vehicular access along 190 Street and the entrance to the corner unit. The plaza will be programmed with a number of picnic tables and with planter bowls to decorate this area.

TREES

- Andrew Booth, ISA Certified Arborist of Stickleback Environmental prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder / Cottonwood	3	3	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Paper Birch	2	2	0
Bigleaf Red Maple	2	2	0
Weeping Willow	1	1	0
Coniferous Trees			
Shore Pine	32	32	0
Douglas Fir	79	76	3

Tree Species	Existing	Remove	Retain
Total (excluding Alder and Cottonwood Trees)	116	113	3
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		62	
Total Retained and Replacement Trees		65	
Contribution to the Green City Program		\$66,800	

- The Arborist Assessment states that there is a total of 116 mature trees on the site, excluding Alder and Cottonwood trees. 3 existing trees, approximately 2.5 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that 3 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The proposed tree preservation on the site will require supervision by an arborist during construction.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 229 replacement trees on the site. Since only 62 replacement trees can be accommodated on the site, the deficit of 167 replacement trees will require a cash-in-lieu payment of \$66,800, representing \$400 per tree, to the Green City Program, in accordance with the City’s Tree Protection By-law.
- In summary, a total of 65 trees are proposed to be retained or replaced on the site with a contribution of \$66,800 to the Green City Program.

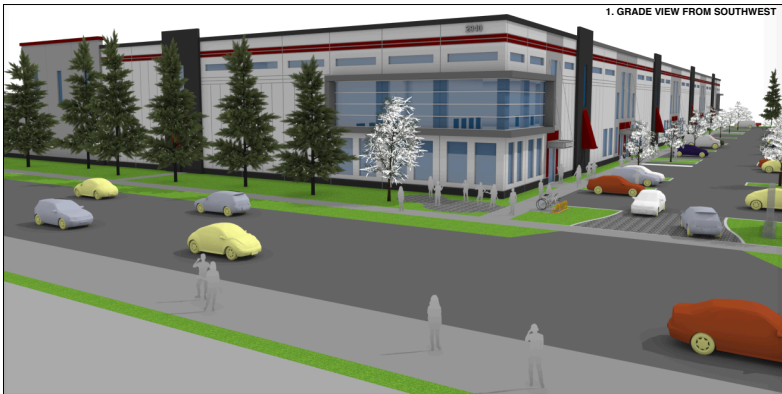
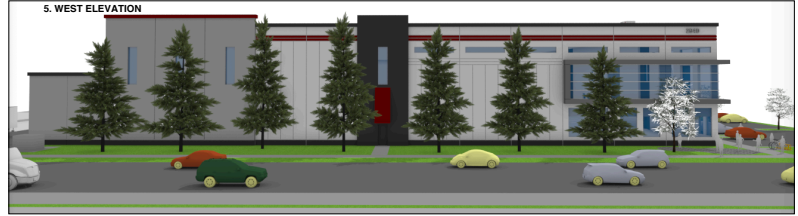
INFORMATION ATTACHED TO THIS REPORT

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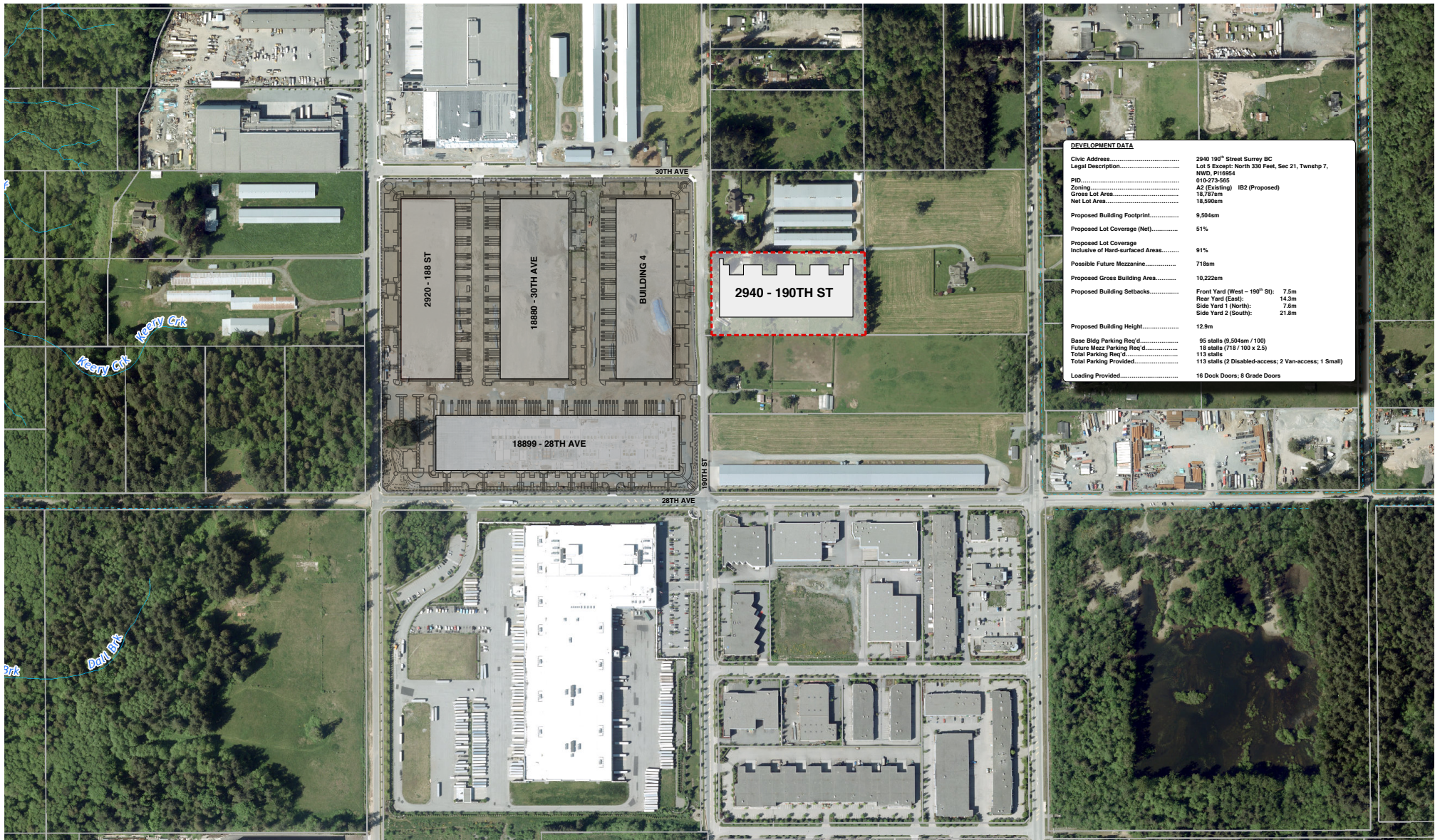
- Appendix I. Survey Plan, Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. Summary of Tree Survey and Tree Preservation

approved by Shawn Low

Jean Lamontagne
 General Manager
 Planning and Development



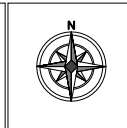
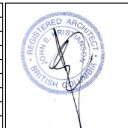
PROPOSED NEW MULTI-TENANT INDUSTRIAL DEVELOPMENT



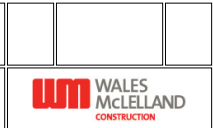
DEVELOPMENT DATA	
Civic Address	2940 190 th Street Surrey BC
Legal Description	Lot 5 Except: North 330 Feet, Sec 21, Twnshp 7, N.W. 1/4 16664
PID	019-273-565
Zoning	A2 (Existing) IB2 (Proposed)
Gross Lot Area	18,797sqm
Net Lot Area	18,690sqm
Proposed Building Footprint	9,504sqm
Proposed Lot Coverage (Net)	51%
Proposed Lot Coverage Inclusive of Hard-surfaced Areas	91%
Possible Future Mezzanine	718sqm
Proposed Gross Building Area	10,222sqm
Proposed Building Setbacks	Front Yard (West - 190 th St): 7.5m Rear Yard (East): 14.2m Side Yard 1 (North): 7.6m Side Yard 2 (South): 21.8m
Proposed Building Height	12.9m
Base Bldg Parking Req'd	95 stalls (9,504sqm / 100)
Future Mezz Parking Req'd	18 stalls (718 / 100 x 2.5)
Total Parking Req'd	113 stalls
Total Parking Provided	113 stalls (2 Disabled-access; 2 Van-access; 1 Small)
Loading Provided	16 Dock Doors; 8 Grade Doors

REV	DATE	REMARKS
A	AUG21.20	DP RESUBMISSION
B	DEC16.20	DP RESUBMISSION

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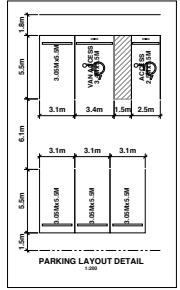
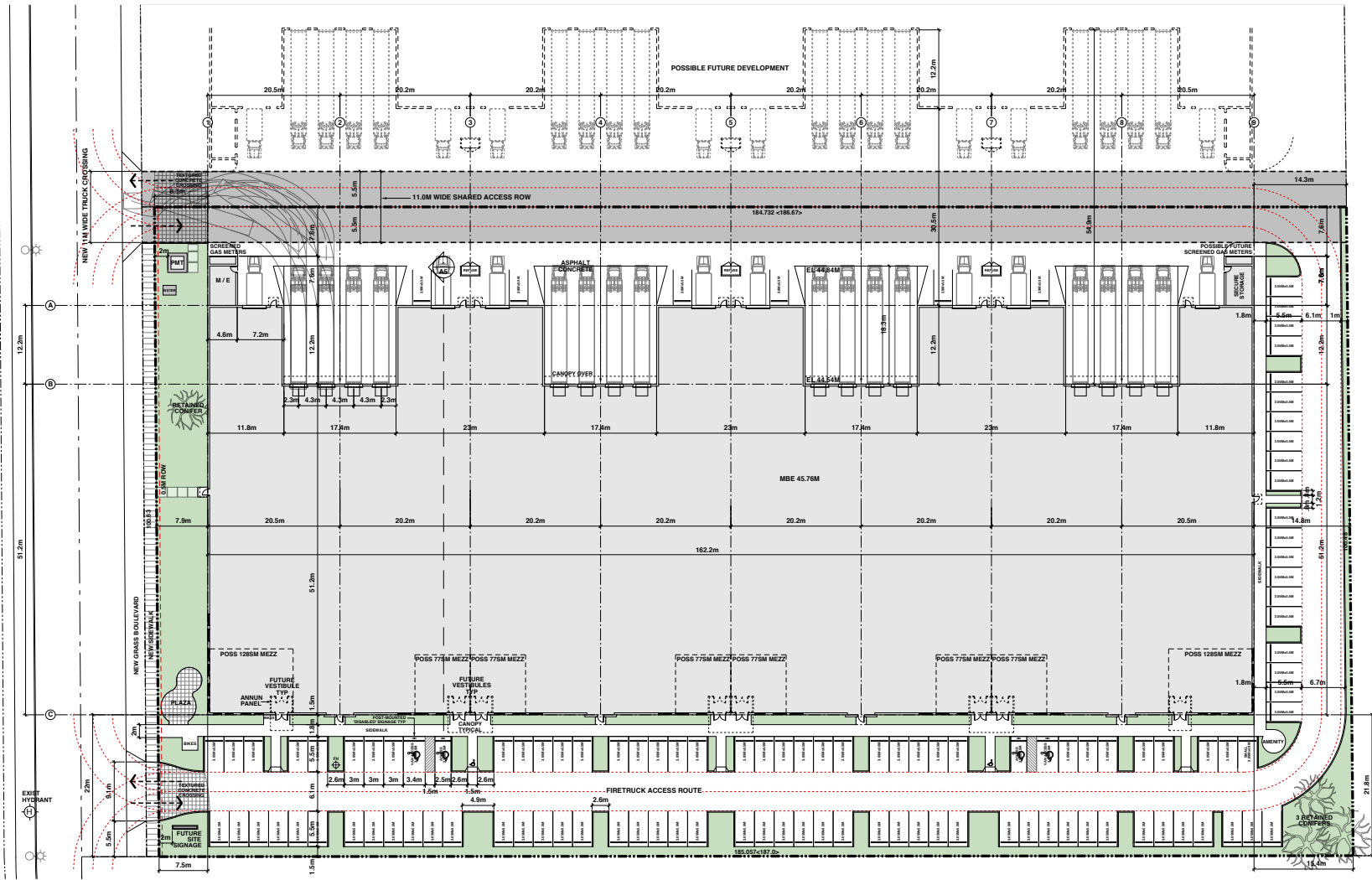


WMALES McCLELLAN CONSTRUCTION
 22-040 150 Street
 Surrey, BC V4A 1G4
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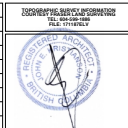


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 CHECKED: JK
 SCALE: 1:2000
 FILE:
 DRAWING NUMBER: A1
 VERSION: B

2940 - 190TH STREET
 SOUTH SURREY BC



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B	DEC16.20	DP RESUBMISSION

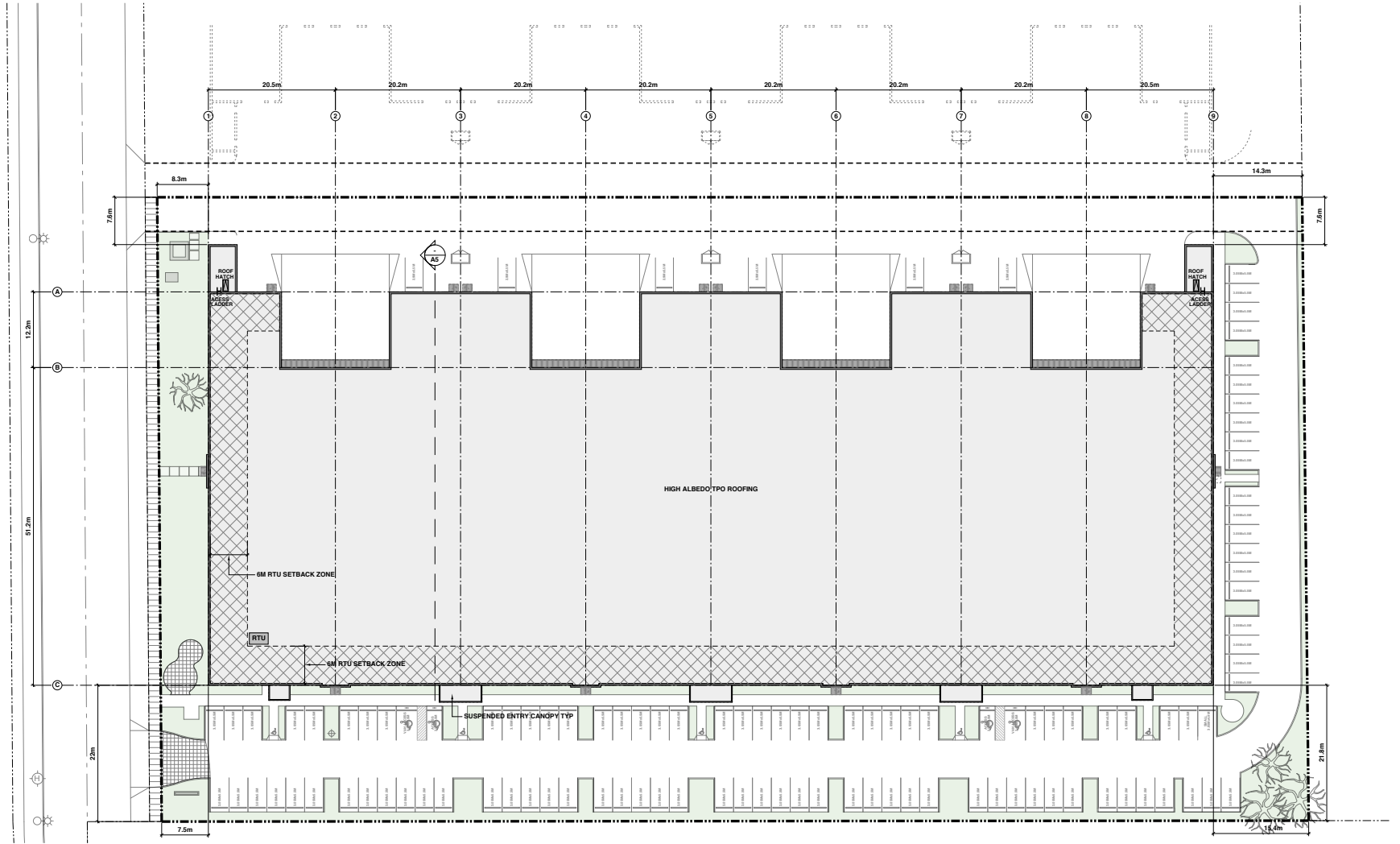


2345 190TH STREET
 SOUTH SURREY BC
 V4A 4L9
 TEL: 604-273-1111
 WWW.WALESMCELLELLAN.COM

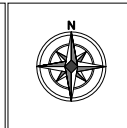
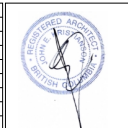
Wales McLELLAN
 CONSTRUCTION

PROPOSED MULTI-TENANT INDUSTRIAL DEVELOPMENT
 2345 - 190TH STREET
 SOUTH SURREY BC

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SCALE: 1:300	
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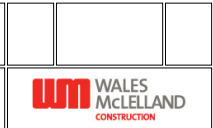


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B	DEC16.20	DP RESUBMISSION



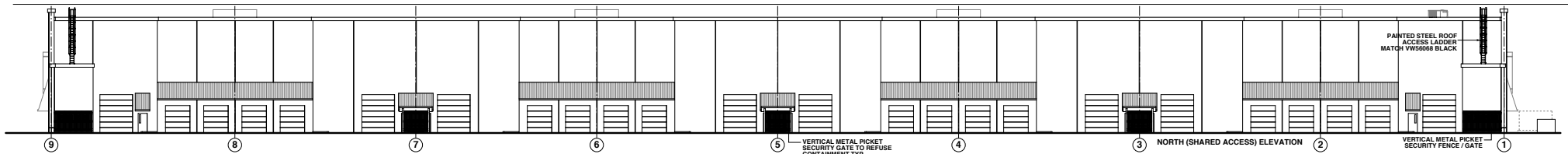
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cta
 CONSULTING ARCHITECTS
 1000 WEST 10TH AVENUE
 VANCOUVER, BC V6H 3G9
 TEL: 604-275-2222
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 2940 - 190TH STREET
 SOUTH SURREY BC

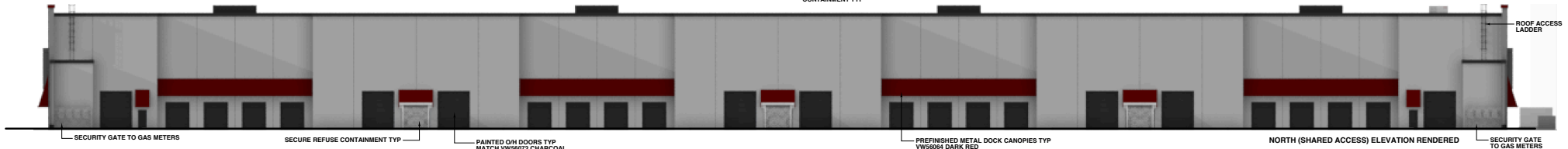
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	A2		



PAINTED STEEL ROOF ACCESS LADDER MATCH VW56068 BLACK

VERTICAL METAL PICKET SECURITY GATE TO REFUSE CONTAINMENT TYP

VERTICAL METAL PICKET SECURITY FENCE / GATE



ROOF ACCESS LADDER

SECURITY GATE TO GAS METERS

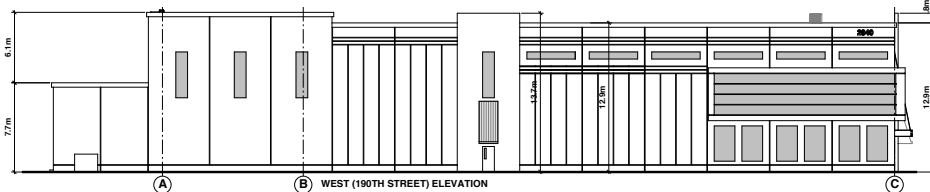
SECURE REFUSE CONTAINMENT TYP

PAINTED OH DOORS TYP MATCH VW56072 CHARCOAL

PREFINISHED METAL DOCK CANOPIES TYP VW56064 DARK RED

NORTH (SHARED ACCESS) ELEVATION RENDERED

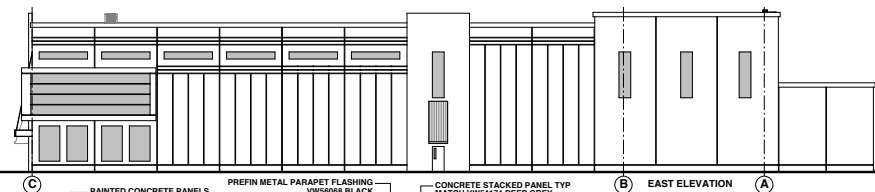
SECURITY GATE TO GAS METERS



WEST (190TH STREET) ELEVATION

Material legend:

- VW 56068 BLACK
- VW 55174 DEEP GREY
- VW 56082 REGENT GREY
- VW 56072 CHARCOAL
- GRAY-TINT GLAZING
- CLEAR ANODIZED ALUM
- VW 56084 DARK RED



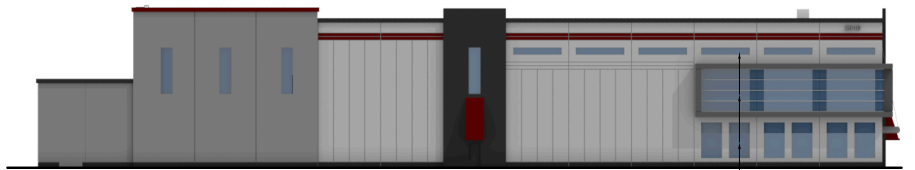
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PREFIN METAL PARAPET FLASHING VW56088 BLACK PAINTED BAND MATCH VW56064 DARK RED

CONCRETE STACKED PANEL TYP MATCH VW54174 DEEP GREY

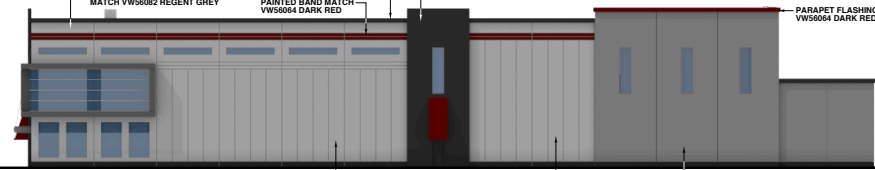
EAST ELEVATION

PARAPET FLASHING VW56064 DARK RED



WEST (190TH STREET) ELEVATION RENDERED

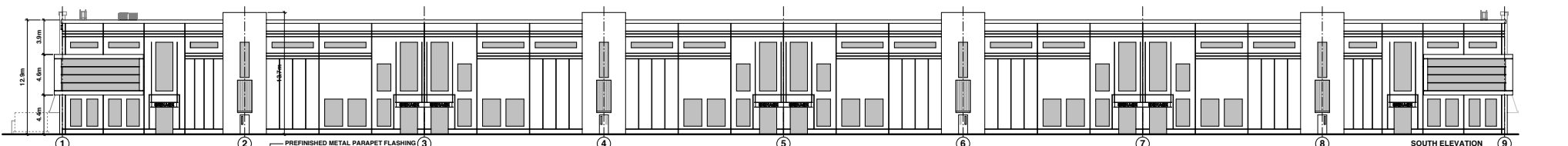
DOUBLE GLAZING IN CLEAR ANODIZED ALUMINUM FRAMES TYP



EAST ELEVATION RENDERED

PAINTED CONCRETE PANELS W FORMLINES MATCH VW56082 REGENT GREY

PAINTED CONCRETE PANELS MATCH VW56072 CHARCOAL



PREFINISHED METAL PARAPET FLASHING VW56068 BLACK

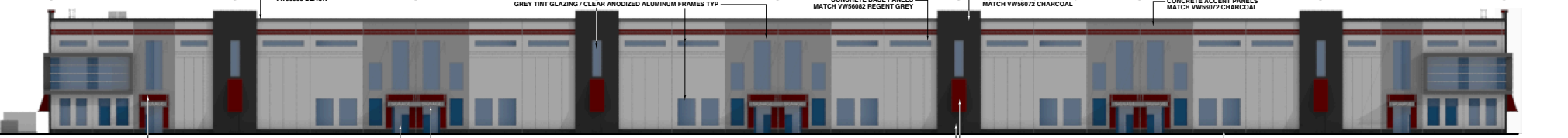
GRAY TINT GLAZING / CLEAR ANODIZED ALUMINUM FRAMES TYP

CONCRETE BASE PANELS MATCH VW56082 REGENT GREY

CONCRETE STACKED PANELS MATCH VW56072 CHARCOAL

CONCRETE ACCENT PANELS MATCH VW56072 CHARCOAL

SOUTH ELEVATION



SIGNAGE UNDER SEPARATE DP SUBMISSION

GLAZED ENTRY DOORS IN CLEAR ANOD ALUM FRAMES

SUSPENDED STEEL ENTRY CANOPY TYP

PAINTED MAN DOORS VW55174 DEEP GREY

PREFINISHED METAL CANOPIES VW56064 DARK RED

PAINTED CONCRETE BASE MATCH VW55174 DEEP GREY

SOUTH ELEVATION RENDERED

REV	DATE	REMARKS
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B	DEC16.20	DP RESUBMISSION

725-546-2870

WALES MCLELLAND CONSTRUCTION

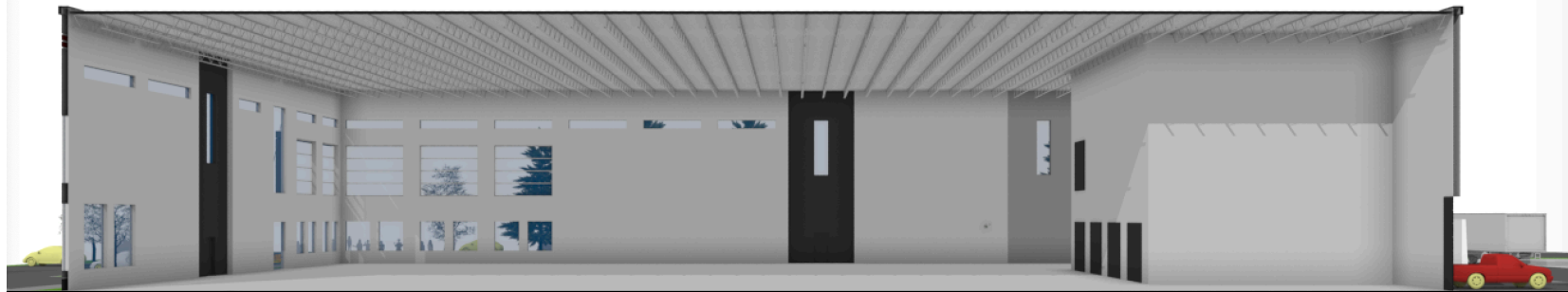
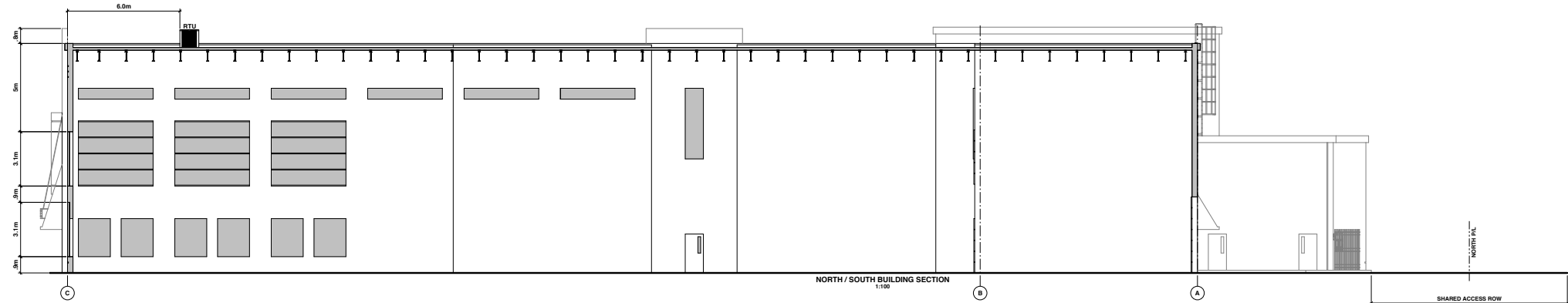
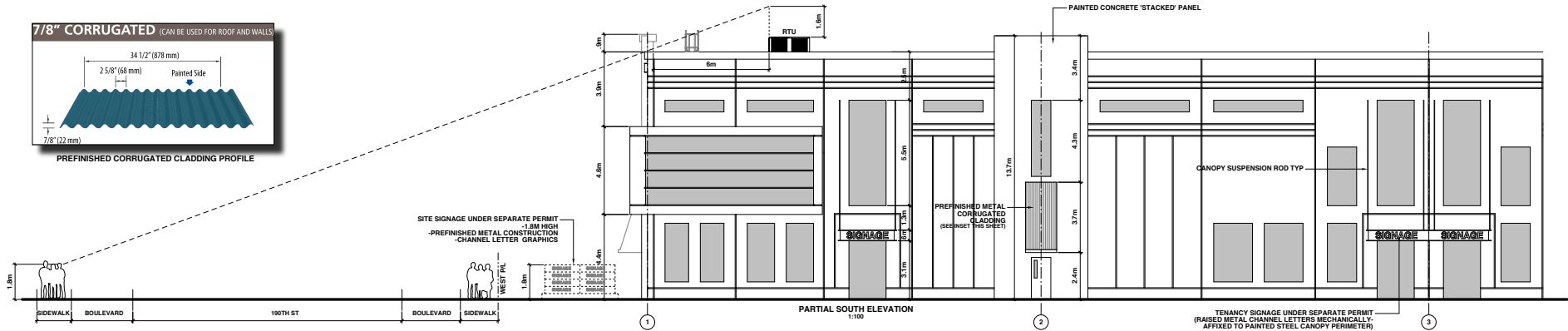
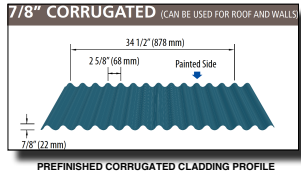
All other dimensions shall take precedence over overall dimensions. The client is responsible for all dimensions. Before work commences, the client shall verify all dimensions and approve them in writing. The client shall be responsible for any errors or omissions. This drawing shall be the property of WMC and shall not be reproduced or altered without written consent of WMC Design Group.

WALES MCLELLAND CONSTRUCTION

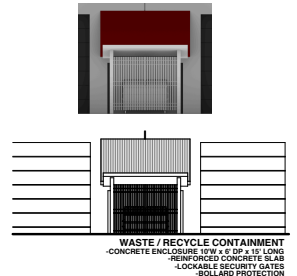
PROPOSED MULTI-TENANT INDUSTRIAL DEVELOPMENT

 1940 - 1974 STREET SOUTH SURREY BC

TITLE: -ELEVATIONS	
SCALE: 1:200	CHECKED: JK
DRAWING NUMBER: *****	FILE: JK
VERSION: A4	VERSION: B



NORTH / SOUTH BUILDING SECTION PERSPECTIVE



REV	DATE	REMARKS
A	AUG21.20	DP SUBMISSION
B	DEC16.20	DP RESUBMISSION

<p>2020-08-20 10:00 AM</p> <p>cta</p> <p>725-500-2800</p> <p>2020-08-20 10:00 AM</p>	<p>Wales Mclelland Construction</p>
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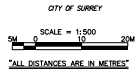
Wales Mclelland Construction
 2340 - 190TH STREET
 SOUTH SURREY BC



PROPOSED MULTI-TENANT INDUSTRIAL DEVELOPMENT

TITLE: -BLDG SECTION -DETAIL ELEVATION -RTU VISION ANALYSIS	
DRAWN: JK	CHECKED: JK
SCALE: AS NOTED	
DRAWING NUMBER: *****	VERSION: B

B.C. LAND SURVEYOR'S PLAN SHOWING TOPOGRAPHIC SURVEY ON
 LOT 5 EXCEPT: NORTH 330 FEET, SECTION 21 TOWNSHIP 7
 NEW WESTMINSTER DISTRICT PLAN 16954



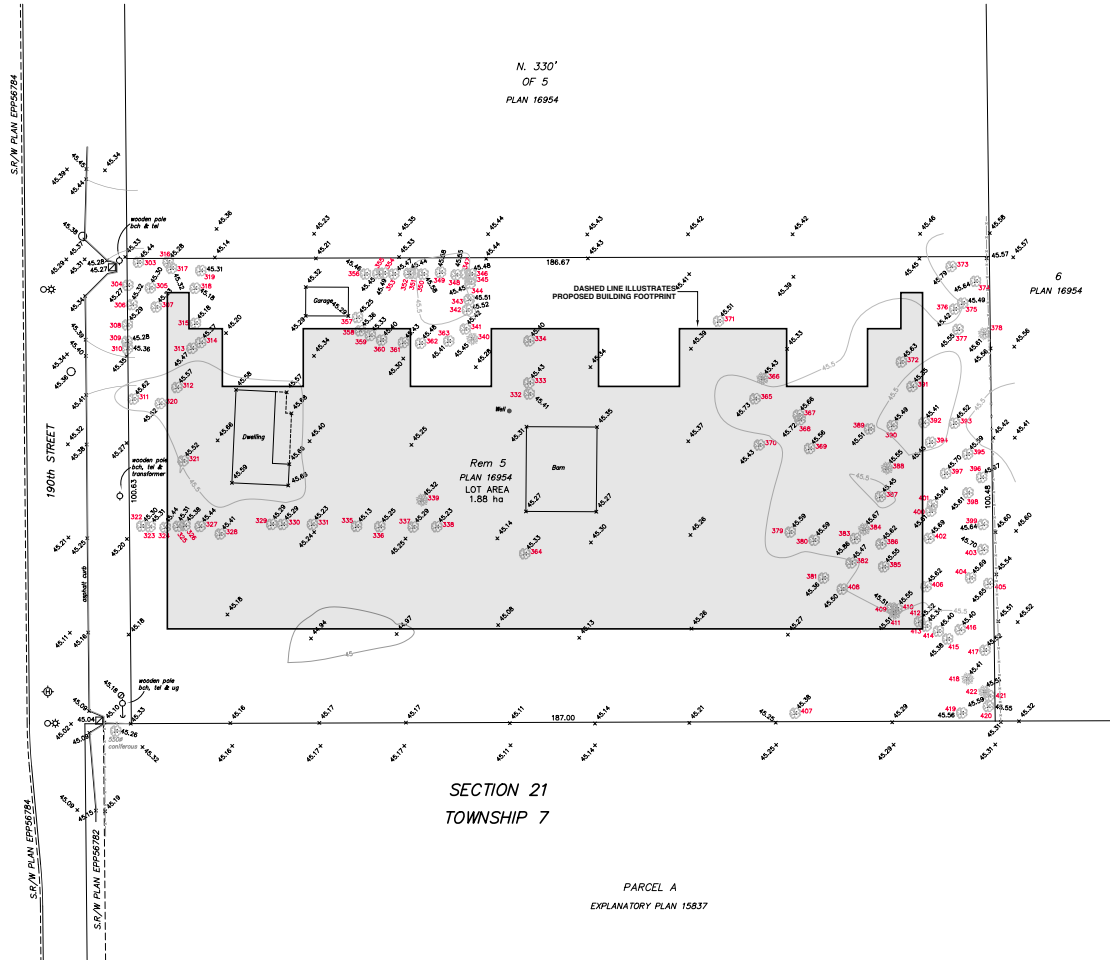
The intended plot size of this plan is 914mm (36") in width
 by 610mm (24") in height (Architectural D size) when plotted at a scale of 1:500

P.L.D. 010-273-565
 C.M.C. ADDRESS: #2940 190th STREET

NOTE:
 Elevations shown are in METRES and
 derived from CGOCCO's DATUM(CD286W0).
 S.M.:
 Monument #6976
 10th Avenue @ 190th Street
 GEODETIC ELEV. 45.35m(CD286W0)

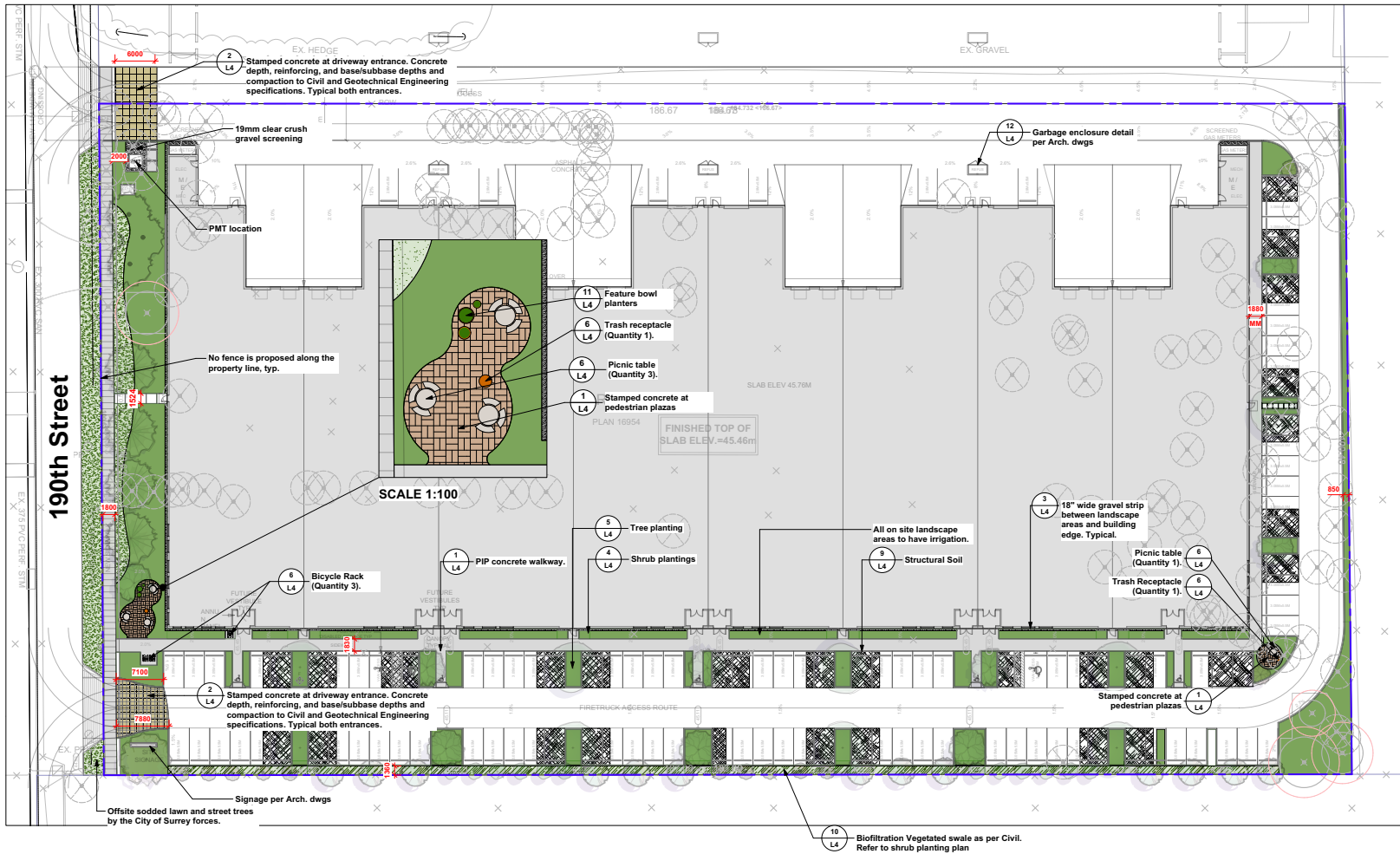


A
 PLAN EPP53772



HYD. TAG NO.	DESCRIPTION	DIAMETER (mm)
301	coniferous	250
302	coniferous	460
303	coniferous	700
304	coniferous	330
305	coniferous	430
306	coniferous	350
307	coniferous	370
308	coniferous	330
309	coniferous	800
310	coniferous	250
311	coniferous	700
312	coniferous	460
313	coniferous	300
314	coniferous	400
315	coniferous	300
316	coniferous	400
317	coniferous	350
318	coniferous	380
319	coniferous	500
320	coniferous	450
321	coniferous	460
322	coniferous	330
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418	coniferous	400
419	coniferous	400
420	coniferous	400
421	coniferous	400
422	deciduous	370

<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>REMARKS</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>AUG21.20</td> <td>DP RESUBMISSION</td> </tr> <tr> <td>B</td> <td>DEC16.20</td> <td>DP RESUBMISSION</td> </tr> </tbody> </table>	REV	DATE	REMARKS	A	AUG21.20	DP RESUBMISSION	B	DEC16.20	DP RESUBMISSION	<p>DESIGNING PARTY INFORMATION</p> <p>W.M. McLELLAND CONSTRUCTION</p>		<p>PROPOSED MULTI-TENANT INDUSTRIAL DEVELOPMENT</p> <p>2940 - 190TH STREET SOUTH SURREY BC</p>	<p>TITLE: -TOPOGRAPHIC PLAN</p>	
	REV	DATE	REMARKS											
A	AUG21.20	DP RESUBMISSION												
B	DEC16.20	DP RESUBMISSION												
<p>SCALE: 1:500</p> <p>DRAWING NUMBER: A6</p>	<p>VERSION: B</p>													



H 2020-12-14	Re-issued for DP
G 2020-12-06	Issued for Coordination
F 2020-12-07	Issued for Review
Date	Issue Notes



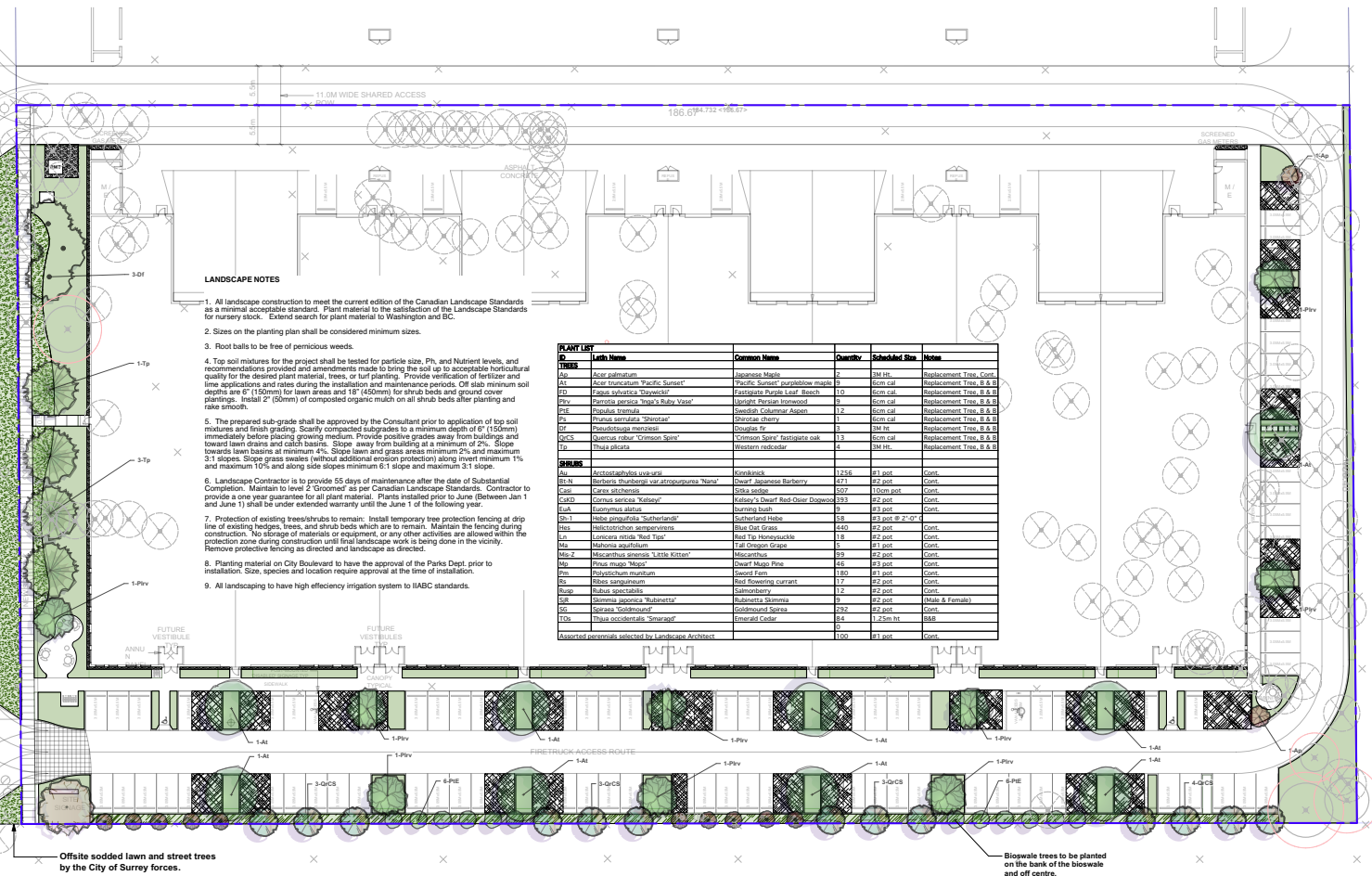
Prospect & Refuge
 LANDSCAPE ARCHITECTS
 #10-16818 150 Ave. Millennium, BC V4N 1B3
 604-669-1035 #info@prospectandrefuge.ca
 Building on over 25 years of history as Jonathan Lawson, Ltd.

Project Site and Address
Proposed Multi-Tenant Industrial Development
 2940 - 190th Street, South Surrey, BC

Scale Title
Landscape Layout Plan

Project Manager AS	Project No. 2018-49
Drawn By NR	Scale 1:300
Reviewed By AS	Sheet No. L1
Date 2020-12-14	

190th Street



- LANDSCAPE NOTES**
1. All landscape construction to meet the current edition of the Canadian Landscape Standards as a minimal acceptable standard. Plant material to the satisfaction of the Landscape Standards for nursery stock. Extend search for plant material to Washington and BC.
 2. Sizes on the planting plan shall be considered minimum sizes.
 3. Root balls to be free of pernicious weeds.
 4. Top soil mixtures 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, trees, or turf planting. Provide verification of fertilizer and lime applications and rates during the installation and maintenance periods. Off slab minimum soil depths are 6" (150mm) for lawn areas and 18" (450mm) for shrub beds and ground cover plantings. Install 2" (50mm) of composted organic mulch on all shrub beds after planting and rake smooth.
 5. The prepared sub-grade shall be approved by the Consultant prior to application of top soil mixtures and finish grading. Scarily compacted subgrade to a minimum depth of 6" (150mm) immediately before placing growing medium. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%. Slope towards lawn basins at minimum 4%. Slope lawn and grass areas minimum 2% and maximum 3:1 slopes. Slope grass swales (without additional erosion protection) along inlets minimum 1% and maximum 10% and along side slopes minimum 6:1 slope and maximum 3:1 slope.
 6. Landscape Contractor to provide 55 days of maintenance after the date of Substantial Completion. Maintain to level 2 "Greenest" as per Canadian 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/shrubs to remain. Install temporary tree protection fencing at drip line of existing hedges, 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 until final landscape work is being done in the vicinity. Remove protective fencing as directed and landscape as directed.
 8. Planting material on City Boulevard to have the 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 IABC standards.

PLANT LIST	ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES						
TR	Acacia gyaladuna	Japanese Maple	2	3M Ht.	Replacement Tree, Cont.	
TR	Acacia floribunda "Pacific Sunset"	Pacific Sunset parrotbloss maple	2	6cm cal.	Replacement Tree, B & B	
TR	Fagus sylvatica "Dawyckii"	Festigate Purple Leaf Beech	10	6cm cal.	Replacement Tree, B & B	
TR	Parrotia persica "Tree's Ruby Veil"	Shagbark Persian Parrotwood	6	6cm cal.	Replacement Tree, B & B	
TR	Populus tremula	Swedish Columar Aspen	12	6cm cal.	Replacement Tree, B & B	
TR	Prunus serotina "Shirotae"	Shirotae cherry	1	6cm cal.	Replacement Tree, B & B	
TR	Pseudotsuga mucronata	Douglas Fir	5	3M Ht.	Replacement Tree, B & B	
TR	Quercus robur "Princeton Spire"	Princeton Spire fastigate oak	10	6cm cal.	Replacement Tree, B & B	
TR	Thuja plicata	Western redcedar	4	3M Ht.	Replacement Tree, B & B	
SHRUBS						
SH	Arctostaphylos uva-ursi	Nonibacca	1256	#1 pot.	Cont.	
SH-N	Barberry thunbergii var. atropurpurea "Nana"	Dwarf Japanese Barberry	471	#2 pot.	Cont.	
SH	Carax dichromis	Stika sedge	3507	110mm pot.	Cont.	
SH	Cornus sericea "Totem"	Totem's Dwarf Red-Osier Dogwood	103	#2 pot.	Cont.	
SH	Euonymus alatus	Burning Bush	8	#3 pot.	Cont.	
SH	Helioscythium "Waterland"	Waterland Helio	18	#3 pot. @ 2'-0"	Cont.	
SH	Helioscythium sempervirens	Blue Oak Grass	440	#2 pot.	Cont.	
SH	Lyonicara rotula "Red Tip"	Red Tip Honeyuckle	18	#2 pot.	Cont.	
SH	Nehema aquatum	Tall Orange Grape	15	#1 pot.	Cont.	
SH	Miscanthus sinensis "Little Kidder"	Miscanthus	89	#2 pot.	Cont.	
SH	Prunella "Red Wing"	Dwarf Red Pine	48	#3 pot.	Cont.	
SH	Roboanthus multiflorus	Good Form	180	#1 pot.	Cont.	
SH	Ribes sanguineum	Red flowering currant	17	#2 pot.	Cont.	
SH	Rubus speciosus	Salmonberry	12	#2 pot.	Cont.	
SH	Rumex japonica "Rubinetta"	Rubinetta Rumex	8	#2 pot.	(Male & Female)	
SH	Sarcocolla "Goldmund"	Goldmund Sarcocolla	240	#2 pot.	Cont.	
SH	Thalictrum occidentale "Smaragd"	Emerald Opium	84	1.50m Ht.	BB	
	Assorted perennials selected by Landscape Architect		100	#1 pot.	Cont.	

Offsite sodded lawn and street trees by the City of Surrey forces.

Biosphere trees to be planted on the bank of the bioswall and off centre.

H 2020-12-14 Re-issued for DP
 G 2020-12-06 Issued for Coordination
 E 2020-11-09 Issued for Coordination

Date	Issue Notes

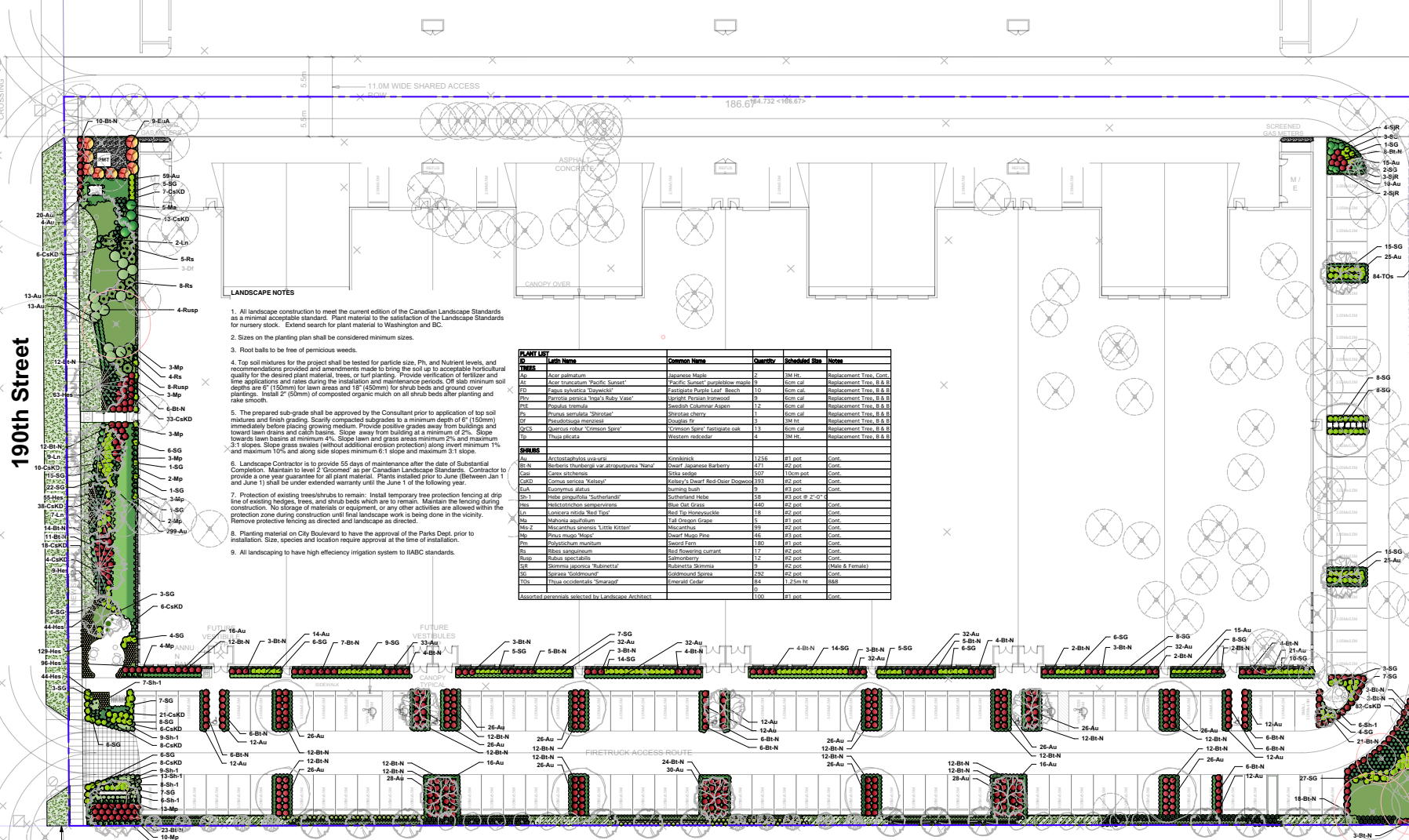


Prospect & Refuge
 LANDSCAPE ARCHITECTS
 #10-1681 St. John Street, Vancouver, BC V6L 1R3
 604-699-1035 #info@prospectandrefuge.ca
 Building on over 25 years of history as Jonathan Lewis, LLSC.

Project Title and Address
Proposed Multi-Tenant Industrial Development
 2940 - 190th Street, South Surrey, BC

Client Information	
Project Name:	AS
Client:	NR
Project No.:	2018-49
Date:	2020-12-14
Scale:	1:300
Drawn By:	AS
Checked By:	L2

190th Street



- LANDSCAPE NOTES**
- All landscape construction to meet the current edition of the Canadian Landscape Standards as a minimal acceptable standard. Plant material to the satisfaction of the Landscape Standards for nursery stock. Extend search for plant material to Washington BC.
 - Sizes on the planting plan shall be considered minimum sizes.
 - Root balls to be free of pernicious weeds.
 - Top soil mixtures 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, trees, or turf planting. Provide verification of fertilizer and lime applications and rates during the installation and maintenance periods. Off slab minimum soil depths are 6" (150mm) for lawn areas and 15" (400mm) for shrub beds and ground cover plantings. Install 2" (50mm) of composted organic mulch on all shrub beds after planting and rake smooth.
 - The prepared sub-grade shall be approved by the Consultant prior to application of top soil mixtures and finish grading. Scarcily compacted subgrades to a minimum depth of 6" (150mm) immediately before placing growing medium. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%. Slope towards lawn basins at minimum 4%. Slope lawn and grass areas minimum 2% and maximum 3:1 slopes. Slope grass swales (without additional erosion protection) along invert minimum 1% and maximum 10% and along slope minimum 6:1 slope and maximum 3:1 slope.
 - Landscape Contractor is to provide 55 days of maintenance after the date of Substantial Completion. Maintain to level 2 'Goodness' as per Canadian 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.
 - Protection of existing trees/shrubs to remain. Install temporary tree protection fencing at drip line of existing hedges, 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 until final landscape work is being done in the vicinity. Remove protective fencing as directed and landscape as approved.
 - Planting material on City Boulevard to have the approval of the Parks Dept. prior to installation. Size, species and location require approval at the time of installation.
 - All landscaping to have high efficiency irrigation system to IABC standards.

PLANT LIST	ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TR	A1	<i>Acer palmatum</i>	Japanese Maple	7	1M Ht.	Replacement Tree, Cont.
TR	A2	<i>Acer truncatum 'Pacific Sunset'</i>	'Pacific Sunset' Japanese Maple	9	60cm cal.	Replacement Tree, B & D
TR	D1	<i>Fagus sylvatica 'Dorchester'</i>	'Dorchester' European Beech	10	60cm cal.	Replacement Tree, B & D
TR	R1	<i>Parrotia persica 'Vogel's Ruby Vase'</i>	'Vogel's Ruby Vase' Parrotia	9	60cm cal.	Replacement Tree, B & D
TR	PH	<i>Prunella tinctoria</i>	Swedish Columnar Aspen	12	60cm cal.	Replacement Tree, B & D
TR	PH	<i>Prunella tinctoria 'Dorchester'</i>	'Dorchester' Prunella	1	3M Ht.	Replacement Tree, B & D
TR	PH	<i>Pseudotsuga menziesii</i>	Douglas Fir	3	3M Ht.	Replacement Tree, B & D
TR	PH	<i>Quercus robur 'Common Spire'</i>	'Common Spire' English Oak	13	60cm cal.	Replacement Tree, B & D
TR	PH	<i>Thuja plicata</i>	Western Redcedar	4	3M Ht.	Replacement Tree, B & D
SHRUB	AU	<i>Actinodaphne ovata</i>	Kamihik	1225	41 pot.	Cont.
SHRUB	BN	<i>Berberis thunbergii var. atropurpurea 'Nana'</i>	Dwarf Japanese Barberry	471	42 pot.	Cont.
SHRUB	CS	<i>Carya sitchensis</i>	Sitka sedge	507	10cm pot.	Cont.
SHRUB	CO	<i>Cornus sericea 'Winter'</i>	Kelly's Dwarf Red-Osier Dogwood	393	42 pot.	Cont.
SHRUB	GA	<i>Euonymus alatus</i>	Burning bush	9	42 pot.	Cont.
SHRUB	SH-1	<i>Hebe pinnatifida 'Cuthbertson'</i>	Summerland Hebe	58	42 pot @ 2" dia	Cont.
SHRUB	HE	<i>Helleborus viridis</i>	Black Hat Hellebore	440	42 pot.	Cont.
SHRUB	LA	<i>Lonicera nitida 'Red Tip'</i>	Red Tip Honeysuckle	18	42 pot.	Cont.
SHRUB	MA	<i>Mahonia aquifolium</i>	Tall Oregon Grape	5	41 pot.	Cont.
SHRUB	MI-Z	<i>Microbiota japonica 'Little Kitten'</i>	Microbiota	99	42 pot.	Cont.
SHRUB	MP	<i>Pinus mugo 'Mugo'</i>	Dwarf Mugo Pine	46	42 pot.	Cont.
SHRUB	PI	<i>Platanus occidentalis</i>	London Plane	180	42 pot.	Cont.
SHRUB	RU	<i>Ribes sibiricum</i>	Red-flowered currant	17	42 pot.	Cont.
SHRUB	RUSP	<i>Rubus spectabilis</i>	Salmorubus	12	42 pot.	Cont.
SHRUB	SH	<i>Shimada japonica 'Rubincta'</i>	Rubus Shimada	9	42 pot. (Male & Female)	Cont.
SHRUB	SG	<i>Spiraea 'Goldmound'</i>	Goldmound Spiraea	250	42 pot.	Cont.
SHRUB	TD	<i>Thuja occidentalis 'Smaragd'</i>	Emerald Cedar	84	1.5cm Ht.	880
SHRUB	TD	<i>Thuja occidentalis 'Smaragd'</i>	Emerald Cedar	84	1.5cm Ht.	880
Assorted perennials selected by Landscape Architect						

Offset sodded lawn and street trees by the City of Surrey forces.

H 2020-12-14 Re-issued for DP
 G 2020-12-06 Issued for Coordination
 E 2020-11-09 Issued for Coordination

Date	Issue Notes



Prospect & Refuge
 LANDSCAPE ARCHITECTS
 #10-1681 16th Ave. West, Surrey, BC V4N 1Y1
 604-669-1515 #10@prospectandrefuge.ca
 Building over 25 years of history as Jonathan Lewis, Ltd.

Proposed Multi-Tenant Industrial Development
 2940 - 190th Street, South Surrey, BC

Draw Title: Landscape Shrub Planting Plan

Project Name:	AS	Project No.:	2018-49
Client:	NR	Scale:	1:250
Drawn By:	AS	Check No.:	
Date:	2020-12-14		

L3

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

FROM: **Development Engineer, Engineering Department**

DATE: **November 12, 2020** PROJECT FILE: **7819-0045-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 2940-190 Street**

REZONE

Property and Right-of-Way Requirements

- Dedicate 1.942 metres fronting 190 Street.
- Provide 0.5 metre SROW fronting 190 Street.

Works and Services

- Construct the east half of 190 Street to an industrial collector standard.
- Provide service connections.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee of \$7,565.25 is required.

DEVELOPMENT PERMIT

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



Jeff Pang, P.Eng.
Development Engineer
LR1

Tree Preservation Summary

Surrey Project No: 17-1618

Address: 2940-190 Street

Registered Arborist: Andrew Booth

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	119
Protected Trees to be Removed	116
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	3
Total Replacement Trees Required: <div style="margin-left: 40px;"> Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>Three (3) X one (1) = 3</u> </div> <div style="margin-left: 40px;"> - All other Trees Requiring 2 to 1 Replacement Ratio <u>One hundred and thirteen (113) X two (2) = 226</u> </div>	229
Replacement Trees Proposed	62
Replacement Trees in Deficit	167
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	0

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	2
Total Replacement Trees Required: <div style="margin-left: 40px;"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>zero (0) X one (1) = 0</u> </div> <div style="margin-left: 40px;"> - All other Trees Requiring 2 to 1 Replacement Ratio <u>two (2) X two (2) = 4</u> </div>	4
Replacement Trees Proposed	0
Replacement Trees in Deficit	4

Summary, report and plan prepared and submitted by:



January 5, 2021

PROJECT:

**Proposed Industrial
Development
2940 - 190 St, Surrey**

DRAWING TITLE:

**Tree Preservation /
Removal Plan**

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM
FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

SCALE:

1:625

DATE:

January 5, 2021

PROJECT No:

17-1618

DRAWING No:

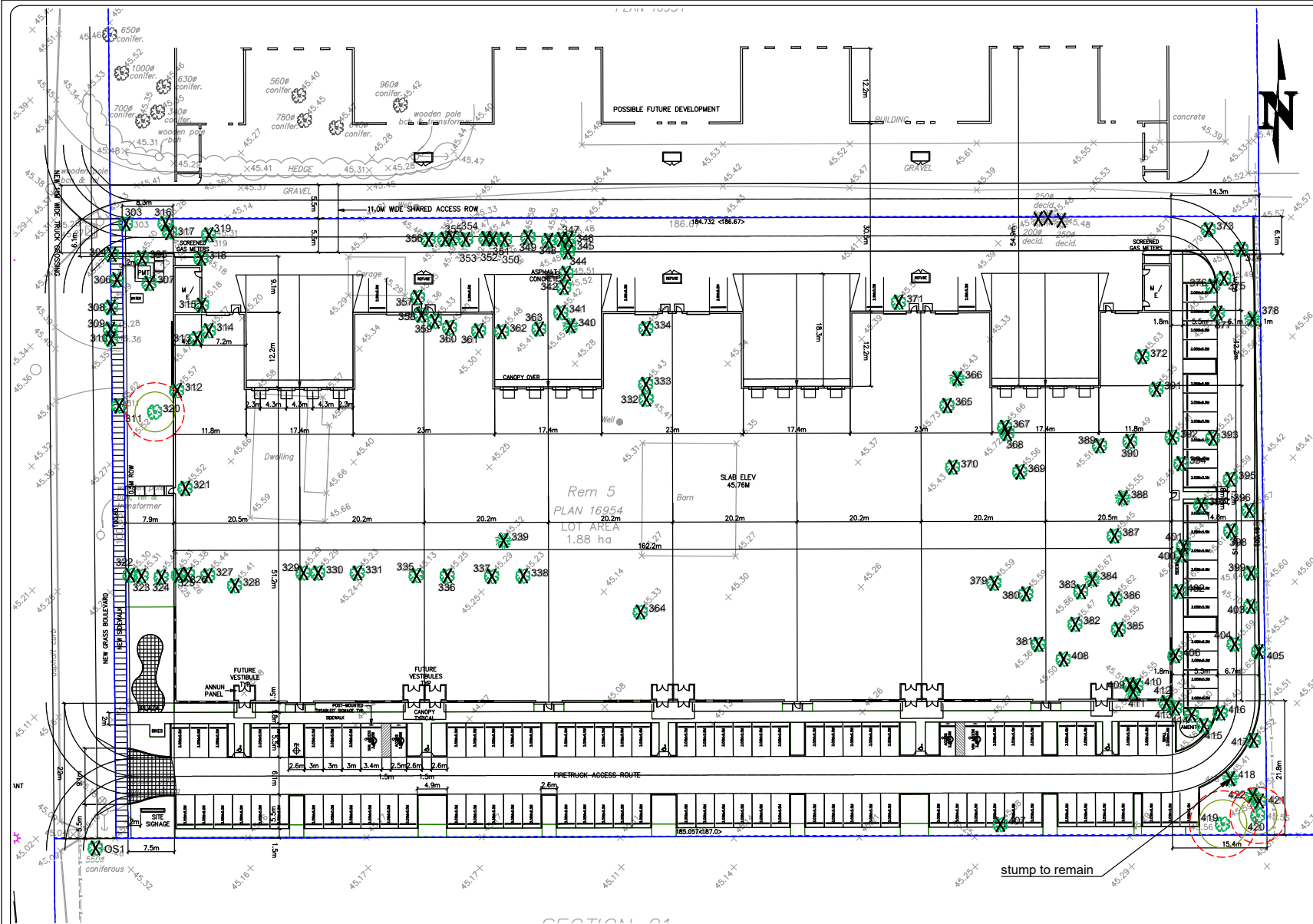
TP-01

DESIGNED BY:

AF

CHECKED BY:

LJ



LEGEND

- X Tree Removal
- Tree Protection Zone
- - - No Build Zone