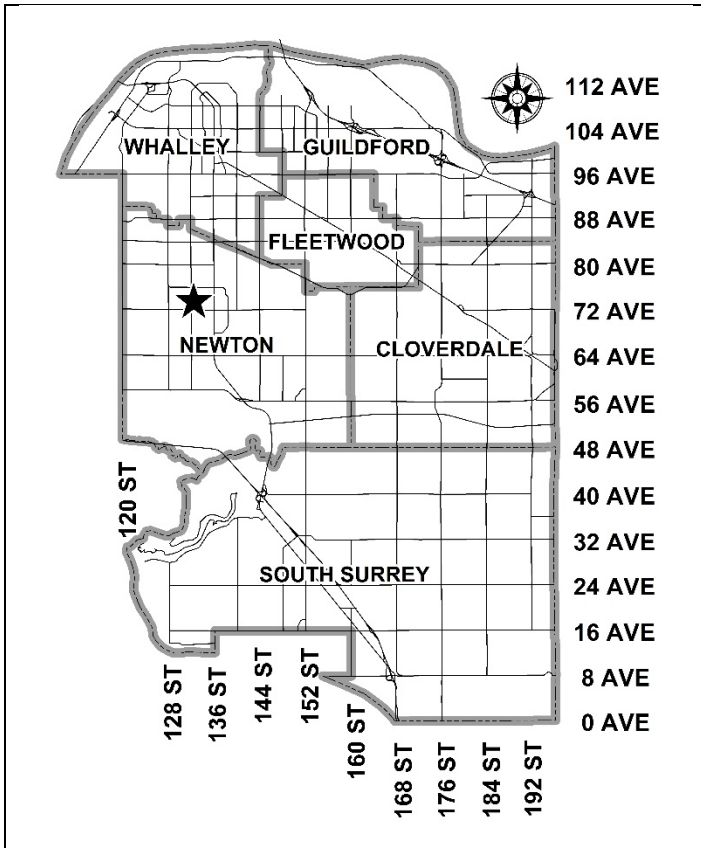


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0178-00

Planning Report Date: June 15, 2020



PROPOSAL:

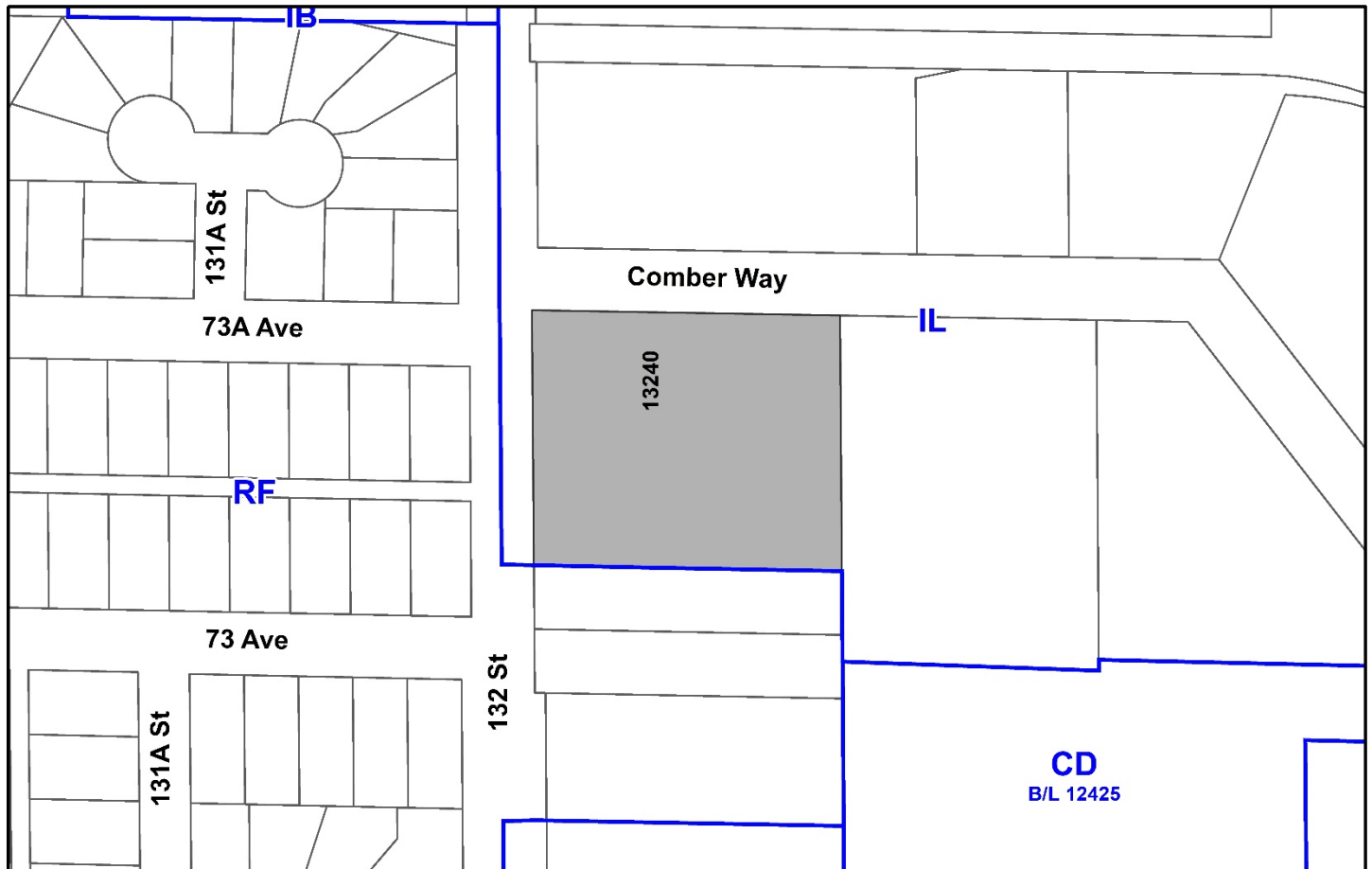
- **Development Permit**
- **Development Variance Permit**

to permit the development of a multi-tenant industrial building.

LOCATION: 13240 - Comber Way

ZONING: IL

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the minimum setback requirements of the "Light Impact Industrial Zone (IL)".

RATIONALE OF RECOMMENDATION

- The proposal complies with the 'Industrial' designation in the Official Community Plan (OCP).
- The proposal complies with the 'Industrial' designation in the Metro Vancouver Regional Growth Strategy (RGS).
- 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.
- The reduced front (west) yard setback will help offset the impacts of providing drive aisles along the north, east, and south sides of the proposed building in order to facilitate the full movement of vehicles on-site, including truck access to rear loading bays.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7919-0178-00 generally in accordance with the attached drawings (Appendix I).
2. Council approve Development Variance Permit No. 7919-0178-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front (west) yard setback of the "Light Impact Industrial Zone (IL)" from 7.5 metres to 6.0 metres for the principal building.
 - (b) to reduce the minimum side (south) yard setback of the IL Zone from 7.5 metres to 1.5 metres for an accessory building (garbage enclosure).
 - (c) to reduce the minimum rear (east) yard setback of the IL Zone from 7.5 metres to 0 metres for an accessory building (garbage enclosure).
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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) Discharge of Restrictive Covenant No. AC140450 for landscape buffer treatment along the north and south property lines; and
 - (g) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Industrial	Industrial	IL
North (Across Comber Way):	Industrial	Industrial	IL
East:	Industrial	Industrial	IL
South:	Single Family Residential	Industrial	RF
West (Across 132 Street):	Single Family Residential	Urban	RF

Context & Background

- The subject site (13240 – Comber Way) is designated ‘Industrial’ in the Official Community Plan (OCP), and zoned ‘Light Impact Industrial Zone (IL)’.
- There is an existing single-tenant industrial building on the subject site.
- There is an existing 1.942 metre Restrictive Covenant registered on title of the subject property to facilitate future road widening along 132 Street. Should the subject application be supported by Council, the applicant will be required to discharge this in favour of a Statutory Right-of-Way which is a more appropriate tool to ensure that this can be achieved in the future.
- Directly to the east of this, there is an existing Restrictive Covenant (RC) registered on title for a 1.5 metre wide landscape buffer that extends along the north property line (Comber Way) and the south property line for approximately 35 metres in length. Should the subject application be supported by Council, the applicant will be required to discharge this RC and the landscape/buffering treatment would be regulated by the landscape plan that would be associated with the Development Permit.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Development Permit for Form and Character to allow the development of a 3,439 square metre, 8-unit, industrial building. The applicant is also proposing a Development Variance Permit for reduced setbacks.

- Specific details on the proposal are provided in the table below:

	Proposed
Lot Area	
Gross Site Area:	8,095 m ²
Road Dedication:	N/A
Undevelopable Area:	N/A
Net Site Area:	8,095 m ²
Number of Lots:	1
Building Height:	12.5 m
Floor Area Ratio (FAR):	0.42
Floor Area	
Industrial:	2,988 m ²
Office:	451 m ²
Total:	3,439 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: No concerns.

Transportation Considerations

- The subject site will be accessed via two driveways off Comber Way, with the eastern driveway dedicated primarily to truck movement.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the 'Industrial' designation in the Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The proposal complies with the 'Industrial' designation in the OCP.

Themes/Policies

The proposed development is supported by the following policies of the OCP.

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

(The proposed development is oriented towards 132 Street and Comber Way with two-level vision glass and spandrel glazing that wraps around the northwest corner of the building. The proposal also includes a small amenity plaza with seating at the intersection of 132 Street and Comber Way.)

- E1.6 – Support the infill and redevelopment of under-utilized properties within Industrial land designations.

(The proposed development increases the industrial floor area from what is currently provided on site.)

- E1.8 – Ensure a positive interface between employment lands and accompanying industrial activities and surrounding uses.

(The proposed development includes landscape buffers along three property lines to help buffer the on-site industrial operations from adjacent residential uses.)

Zoning By-law

- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Light Impact Industrial Zone (IL)" and parking requirements.
- The proposal complies with the IL Zone other than the variances noted in this report.

IL Zone (Part 48)	Permitted and/or Required	Proposed
Floor Area Ratio:	1.0	0.42
Lot Coverage:	60%	42%
Yards and Setbacks		
North:	7.5 m	17.2 m
East:	7.5 m	9.0 m/ 0 m* for Accessory Building
South:	7.5 m or 0 m	18.9 m/ 1.5 m* for Accessory Building
West:	7.5 m	6.0 m*
Height of Buildings		
Principal buildings:	18 m	12.5 m
Accessory buildings:	6 m	2.3 m

IL Zone (Part 48)	Permitted and/or Required	Proposed
Parking (Part 5)		
Number of Stalls		
Industrial:	30	
Office:	11	
Total:	41	43
Accessible (Van Accessible):	1 accessible (1 to be van accessible)	1 accessible (1 van accessible)
Bicycle Spaces		
Visitor:	n/a	5 Bicycle parking spaces

*DVP Proposed. Additional information available in the section of the Report titled 'Setback Variance'.

- Based on the proposed floor area and uses, a total of 41 parking spaces are required, in accordance with Part 5 Off-Street Loading/ Unloading of the Zoning By-law.

Setback Variance

- The applicant is proposing the following variances:
 - to reduce the minimum front (west) yard setback on a flanking street of the "Light Impact Industrial Zone (IL)" from 7.5 m to 6.0 m for the principal building,
 - to reduce the minimum side (south) yard setback of the IL Zone from 7.5 metres to 1.5 metres for an accessory building (garbage enclosure), and
 - to reduce the minimum rear (east) yard setback of the IL Zone from 7.5 metres to 0 metres for an accessory building (garbage enclosure).
- A Special Building Setback is required along the front (west) yard setback of 4.942 metres, in accordance with Part 7 Special Building Setbacks of the Zoning By-law. Building setbacks are calculated from the edge of the Special Building Setback or ultimate property line. A Special Building Setback is calculated based on one-half of the width of the ultimate road allowance measured from the centreline of the ultimate road allowance, which may coincide with the centreline of the existing road.
- For the subject property the required building front (west) yard setback is equal to the Special Building Setback (4.942 metres) plus the front yard setback under the IL Zone (7.5 metres). This adds up to a required setback of 12.442 metres from the existing property line. The applicant is requesting a variance to reduce the front (west) setback to 10.942 metres from the existing property line, or 6.0 metres from the Special Building Setback.
- With re-development of the subject property no access is permitted on to or from 132 Street, and loading bays are proposed to be located at the rear of the new building. In order to accommodate drive aisles that will allow for the full movement of vehicles on-site, including truck access to rear loading bays, building setbacks proposed along the north, east and south property lines exceed minimum requirements of the IL Zone.

- The proposed reduced front (west) yard setback will help offset these impacts to the building envelope and ensure the proposed new building has a useable floor area for future industrial type uses.
- The proposed location and screening of the garbage enclosure at the southeast corner of the building/site will help minimize the visibility and impacts from the public realm. Similarly the proposed east setback of 0.0 metres should have minimal impact on the adjacent property to the east given this is the rear of the building on the adjacent property with a similar reduced setback.
- The proposed south setback of 1.5 metres is located adjacent industrial designated lands that can be anticipated to redevelop with similar setbacks in the future. The enclosure should also be partially screened through the retention of an existing Birch tree.
- Staff support the requested variance to proceed to Public Notification

PUBLIC ENGAGEMENT

- The Development Proposal Sign was installed on May 4th, 2020. Staff have received no responses.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.
- The applicant has worked with staff to orient loading bays away from street frontages in order to provide an improved streetscape.
- Overall, the building is proposed to have a modern linear appearance. Architectural emphasis is placed at the northwest corner of the building, near the intersection of 132 Street and Comber Way, and along the length of the building abutting 132 Street. The northwest corner and west building façades are enhanced with full building height sections of 'Light Cherry' longboard. The northwest corner is additionally enhanced by a two-level combination of vision glass and spandrel glazing, which wraps around the corner of the building to provide visual interest.
- The proposed unit entrances are enhanced with vision glass along the building façade and steel and glass canopies above.
- In addition, the building will have one fascia sign on the west building façade to identify the address of the building.
- The tilt-up concrete is proposed to be painted white ('Site White') and accented by red ('Retro Red') painted panels, and gray ('Gray Shingle') columns.

Site Layout, Access, and Parking

- Access to the proposed building is achieved from Comber Way in the form of two driveways. The western access (closest to 132 Street) will primarily be for use by visitors of the development, whereas access for trucks will be available from the eastern driveway which can provide access to the rear of the property where loading bays are located.
- The applicant proposes 43 surface parking spaces in total. Based on the proposed floor area and uses, a total of 41 parking spaces are required, in accordance with Part 5 Off-Street Loading/ Unloading of the Zoning By-law. The current proposal exceeds parking requirements by two parking spaces.
- 27 parking spaces are provided at the front of the proposed building, and 16 parking spaces are located at the rear.

Mezzanine Space

- The BC Building Code permits up to 40% of the ground floor area to be constructed as second-story mezzanine space. The applicant does not anticipate any mezzanine space being added in the future and has agreed to register a Section 219 Restrictive Covenant prohibiting mezzanine space from being constructed to avoid a situation where there may be insufficient parking in the future should additional floor area be constructed.
- With only two available parking spaces above the By-law requirement, the site cannot accommodate the parking requirements that would be associated with any future mezzanine space.

Signage

- A free-standing sign is proposed along 132 Street near the northwest corner of the site. Design details of the free-standing sign will be addressed with a future Development Permit Application.
- Fascia signs are proposed for each of the 8 units over the canopies above each unit entrance, in the form of individual metal channel letters mounted to the building face. These signs will have a maximum height of 0.5 metres. Final signage details will be addressed through future sign permit applications.
- If the same tenant occupies several units, only one sign per tenant will be permitted, in accordance with the provisions identified in the Sign By-law.

Landscaping

- The proposed landscaping consists of a 4.0 metre wide landscape buffer along 132 Street, a 2.5 metre wide landscape buffer along Comber Way, and a 1.5 metre wide landscape buffer along the southern property line. The landscape buffers and plantings within will help screen the industrial building from residential uses to the west.
- The proposed landscaping will consist of a variety of trees, including: Maple, Sweet Gum, Maidenhair, and Cypress. The proposed tree plantings will be located primarily along the property's edges within the landscape buffers and along 132 Street to help screen the parking lot. The trees will be complemented by a variety of shrubs and ground cover.

Amenity Space

- A small outdoor amenity area for employees is proposed along the west building elevation. This area includes bike racks and seating. There is also a small amenity plaza area proposed at the corner of 132 Street and Comber Way that includes seating.

TREES

- Shan Tennyson, ISA Certified Arborist of KD Planning and Design Ltd. 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	1	0	1
Coniferous Trees			
Douglas Fir	2	1	1
Western Red Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	4	2	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		20	
Total Retained and Replacement Trees		22	
Contribution to the Green City Program		n/a	

- The Arborist Assessment states that there is a total of 4 mature trees on the site. It was determined that 2 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, parking, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 4 replacement trees on the site. The applicant is proposing 20 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Maple, Maidenhair, Sweet Gum, and Cypress.
- In summary, a total of 22 trees are proposed to be retained or replaced on the site with no contribution to the Green City Program required.

INFORMATION ATTACHED TO THIS REPORT

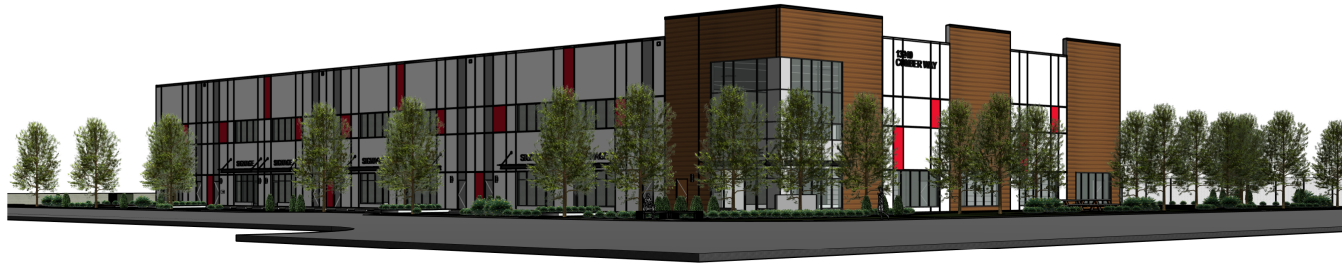
The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plan, and Perspective
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV.	Development Variance Permit No. 7919-0178-00

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

SR/cm



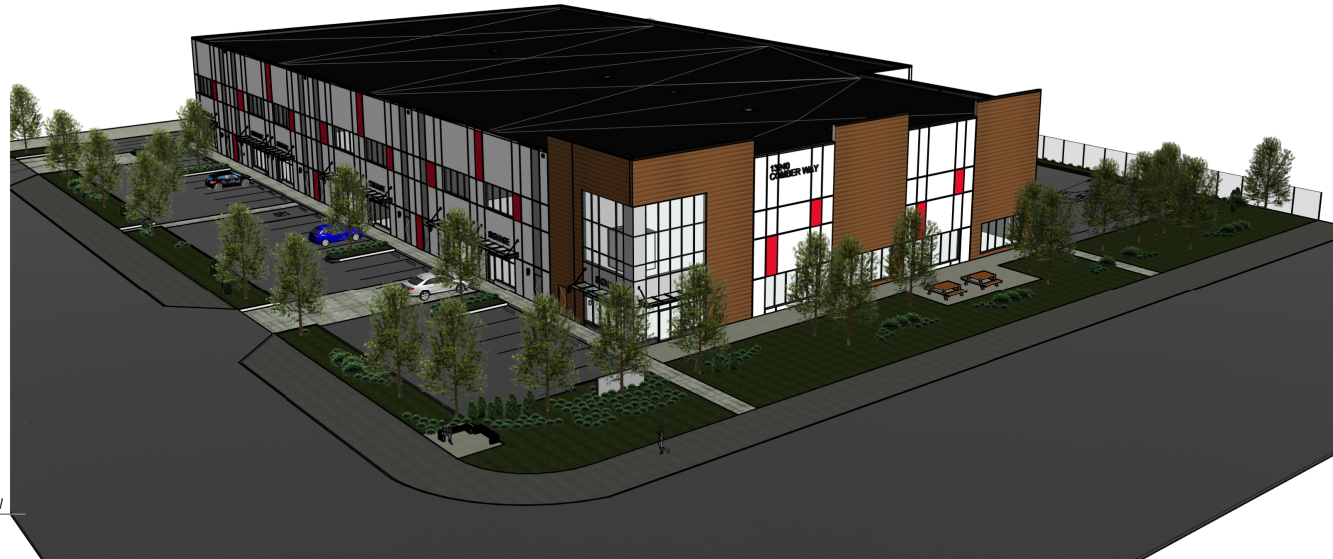
1 NORTH WEST CORNER

SCALE:



2 SOUTH WEST CORNER

SCALE:



3 NORTH WEST OVER VIEW

SCALE:

NO.	DATE	YIMD	DESCRIPTION
8	20200908		RE-ISSUED FOR DP
7	20200313		RE-ISSUED FOR DP
6	20190505		ISSUED FOR DP
5	20190403		RE-ISSUED FOR CLIENT REVIEW

ISSUES AND REVISIONS

SEAL

CMA+D
CROFT MICHAEL ARCHITECTURE+DESIGN INC.
307 Faby Street, New Westminister, BC V5L 3L2
Phone: (604) 273-2292, email: cma@cmad.ca

PROJECT NAME
WESTCOAST BUSINESS CENTRE

PROJECT ADDRESS
**13240 COMBER WAY
SURREY, BC, V3W 5V9**

DRAWING TITLE
BUILDING PERSPECTIVES

SCALE	CL
DRAWN	CL
REVIEWED	SAD
PROJECT NO.	180288
DRAWING NO.	

A1.00

ZONING BY-LAW ANALYSIS

PROJECT DATA

CIVIC ADDRESS: 1240 COMBER WAY, SURREY, BC, V3W 5V9
 LEGAL ADDRESS: LOT 1, SECTION 20, TOWNSHIP 2, N.W.D, PLAN 8187

ZONING BYLAW ANALYSIS (CITY OF SURREY, BC)

ZONING:	II. LIGHT IMPACT INDUSTRIAL ZONE
BUILDING USE:	WAREHOUSE USES AND OFFICE
2. SITE AREA:	8,095m ² (87,133.77yd)
3. SITE COVERAGE:	
ALLOWABLE SITE COVERAGE:	60% 4,858m ² (52,286yd)
BUILDING AREA:	3,439 m ² (37,023 sq ft)
PROPOSED SITE COVERAGE:	3,439 m ² (37,023 sq ft) = 42%
ALLOWABLE DENSITY:	1.00
TOTAL FLOOR AREA:	3,439 m ² (37,023 sq ft)
FLOOR SPACE RATIO:	3,439 m ² / 8,095m ² = 0.42
4. BUILDING HEIGHT:	
MAXIMUM HEIGHT:	18m (60' 0")
PROPOSED HEIGHT:	12.9m (41' 0")
5. REQUIRED RETRACTIONS:	
FRONT YARD (NORTH):	7.5m (24' 6")
REAR YARD (SOUTH):	7.5m (24' 6")
EXT. SIDE YARD (WEST):	11.0m (36' 1")
INT. SIDE YARD (EAST):	0m (0' 0")
6. LANDSCAPING REQUIREMENTS:	
Amendment: 18414, 03/23/15, 19/01, 06/20/17	

- All developed portions of the lot not covered by buildings, structures, or paved areas shall be landscaped, including the retention of mature trees. This landscaping shall be maintained.
- Along the developed side of the lot which abuts an Arterial Road or Collector Road, as shown in Schedule "D", Surrey Road Classification Map (R-81) in Subdivision and Development By-law No. 8836, a continuous landscaping strip of not less than 6.0 metres (20 ft.) in width shall be provided within the lot.
- Along the developed side of the lot which abuts a highway other than an Arterial Road or Collector Road, as shown in Schedule "D", Surrey Road Classification Map (R-81) in Subdivision and Development By-law No. 8836, a continuous landscaping strip of not less than 15.0 m shall be provided within the lot.
- The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot, except at driveways.
- A continuous landscaping strip of not less than 1.5 metres (5 ft.) in width shall be provided along all side lot lines between a highway and 3.0 metres (10 ft.) back from the front face of the closest principal building fronting a highway.
- A continuous landscaping strip of not less than 6.0 metres (20 ft.) shall be provided along lot lines separating the developed portion of the lot from any residential lot.
- Loading areas, garbage containers and passive recycling containers shall be screened to a height of at least 2.5 metres (8 ft.) by buildings, landscaping screens, a solid decorative fence, or a combination thereof. Part 4.4.6.1
- The area for the parking of vehicles shall be completely screened to a height of at least 2.5 metres (8 ft.) by buildings and/or a decorative fence and/or landscaping at least 2.5 metres (8 ft.) high.

7. PARKING AND LOADING:

INDUSTRY LIGHT IMPACT:

PARKING STALLS REQUIRED:	1 PARKING SPACE PER 100m ² (1.075m ²) OF GROSS FLOOR AREA, PLUS PARKING REQUIREMENTS FOR OFFICE USES (1), PLUS PARKING REQUIREMENTS FOR RETAIL USES, PLUS 1 PARKING SPACE PER DWELLING UNIT. INDUSTRY - 2.88 m² / 100 - 21.9 STALLS REQUIRED.
(*) OFFICE USE:	2.5 PARKING SPACE PER 100m ² (1.075m ²) OF GROSS FLOOR AREA FOR A BUILDING OUTSIDE OF CITY CENTRE. FUTURE OFFICES: 451.44 m² / 100 = 2.23 = 11.3 STALLS REQUIRED
TOTAL REQUIRED PARKING:	29.9 + 11.3 = 41.2 (41)
ACCESSIBLE STALLS REQUIRED:	1 STALL
LOADING STALLS REQUIRED:	1 ACCESSIBLE STALL REQUIRED FOR OVERHEAD LOADING DOORS OF THE BUILDING 8 LOADING STALLS REQUIRED
REGULAR STALLS (VAN ACCESSIBLE STALL):	1 43
TOTAL:	43
LOADING STALLS:	8
STALL DIMENSIONS:	6.1m x 8'
DRIVE ABLE MOTOR:	2.6m x 5.6m AT 90 deg
VAN ACCESSIBLE STALL DIMENSION:	3.6m x 5.5m (WITH 1.5m SHARED ABLE)
LOADING STALL DIMENSION:	3.9m x 8m

REGULAR STALLS (VAN ACCESSIBLE STALL):	REQUIRED:	PROPOSED:
1	1	1
43	43	43
8	8	8
TOTAL: 52		

8. BICYCLE PARKING:

INDUSTRIAL - LIGHT IMPACT & OFFICE:

BICYCLE PARKING REQUIRED:	0.06 BICYCLE SPACE PER 100 M ² OF G.F.A. IN AREAS OUTSIDE OF CITY CENTRE OR TOWN CENTRES.
	0.08 HISTORIC BICYCLE SPACE PER 100 M ² OF G.F.A. IN AREAS OUTSIDE OF CITY CENTRE OR TOWN CENTRES.
BICYCLE PARKING REQUIRED:	5 BICYCLE SPACES REQUIRED
	3,439 M ² / 100 = 34.39 x 0.08 = 2.06 BICYCLE SPACES
	5 BICYCLE SPACES PROPOSED



ISSUES AND REVISIONS

CMA+D
 CMOG ARCHITECTURE DESIGN INC.
 307 Folly Street, West Vancouver, BC, V8V 3J2
 Tel: 779-0099 Fax: 779-0098 Email: cma@cmad.com

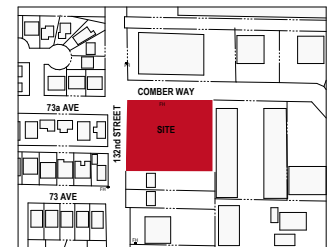
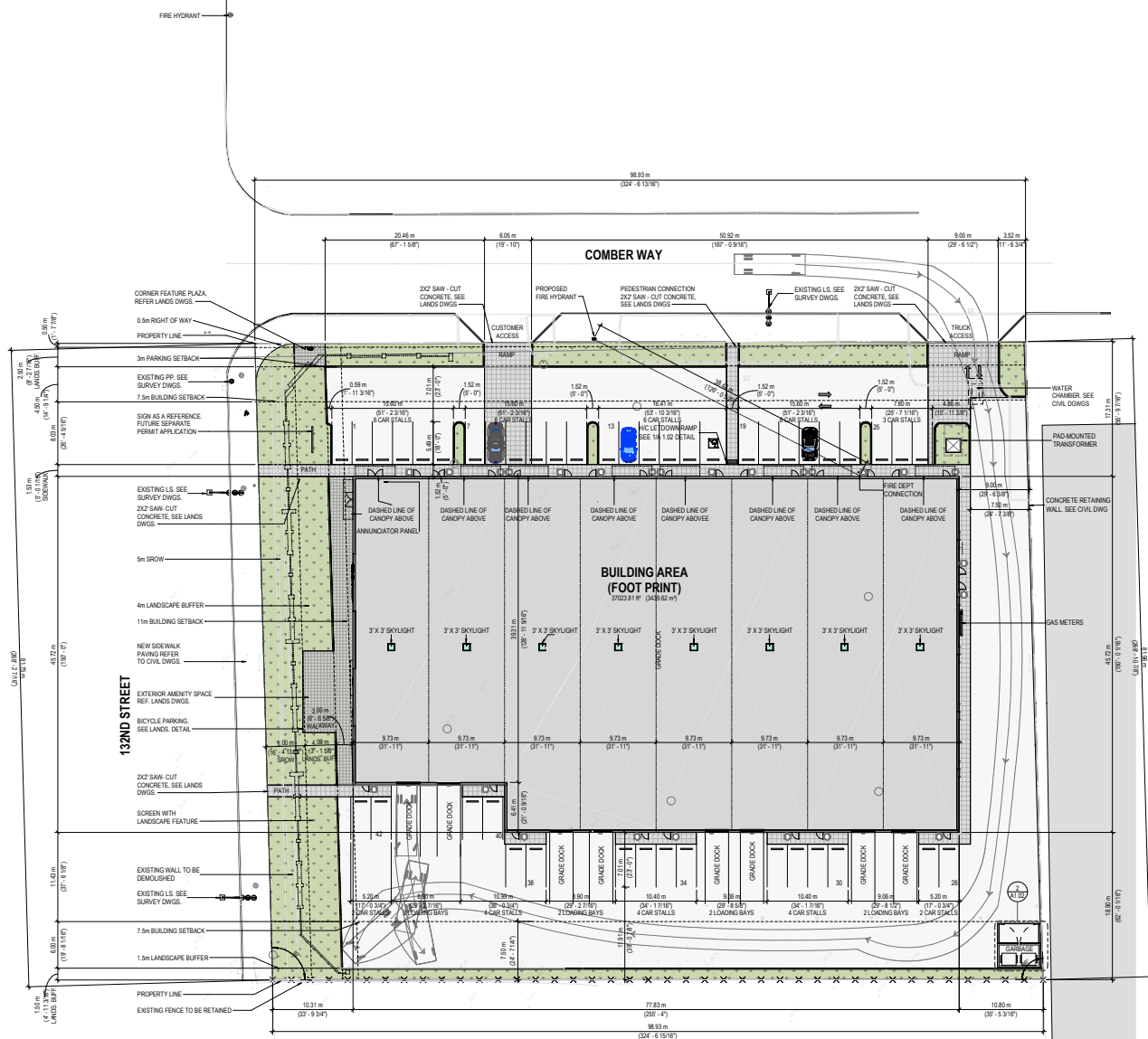
PROJECT NAME:
WESTCOAST BUSINESS CENTRE

PROJECT ADDRESS:
 1240 COMBER WAY
 SURREY, BC, V3W 5V9

DRAWING TITLE:
SITE PLAN, LOCATION PLAN & PROJECT INFORMATION

SCALE:	As Indicated
DRAWN:	CLM
REVIEWED:	SAD
PROJECT NO.:	180288
DRAWING NO.:	

A1.01

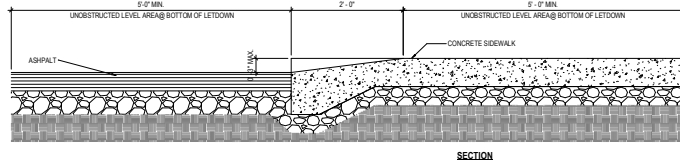
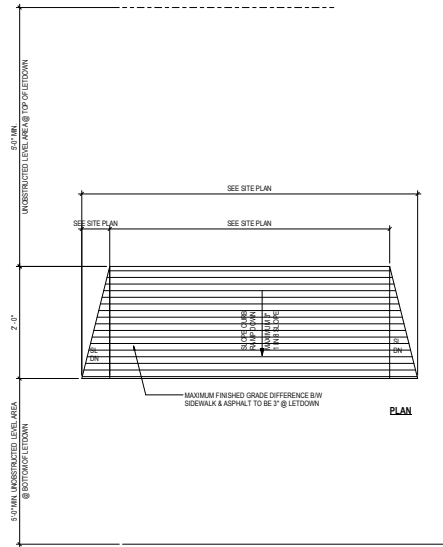


1 SITE PLAN
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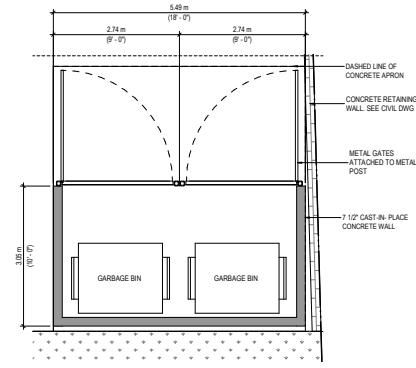
2 CONTEXT PLAN
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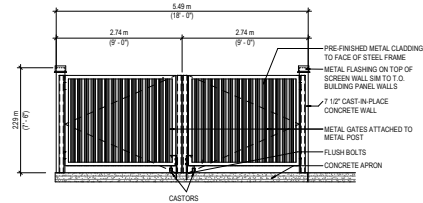
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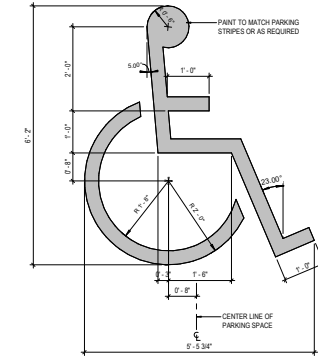
1 HC LETDOWN/CURB RAMP
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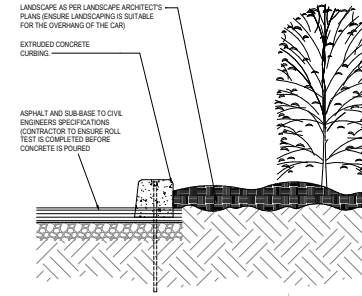
2 GARBAGE ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



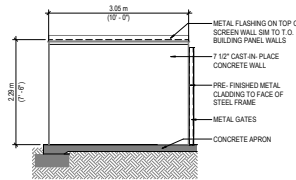
4 ARBAGE ENCLOSURE ELEVATION 1
SCALE: 1/4" = 1'-0"



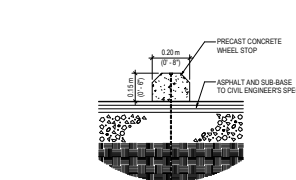
3 ACCESSIBLE PAINTED SYMBOL
SCALE: 3/4" = 1'-0"



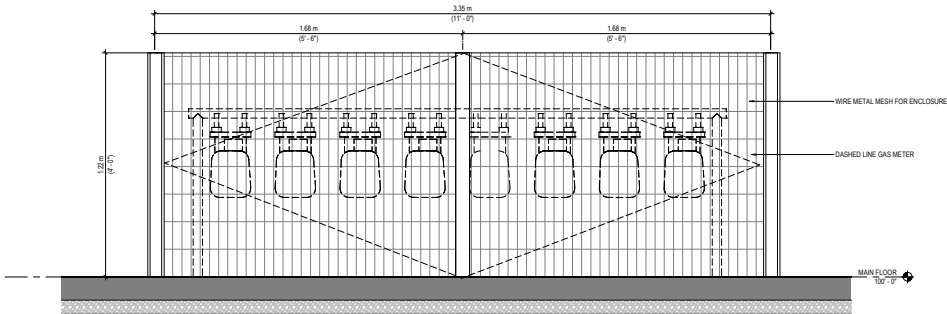
5 CONC. CURB
SCALE: 1" = 1'-0"



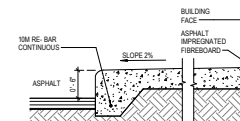
6 GARBAGE ENCLOSURE SECTION
SCALE: 1/4" = 1'-0"



7 CONCRETE WHEEL STOP FOR PASSENGER VEHICLES
SCALE: 1" = 1'-0"



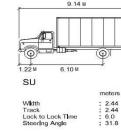
8 GAS METER ENCLOSURE DETAIL
SCALE: 1" = 1'-0"



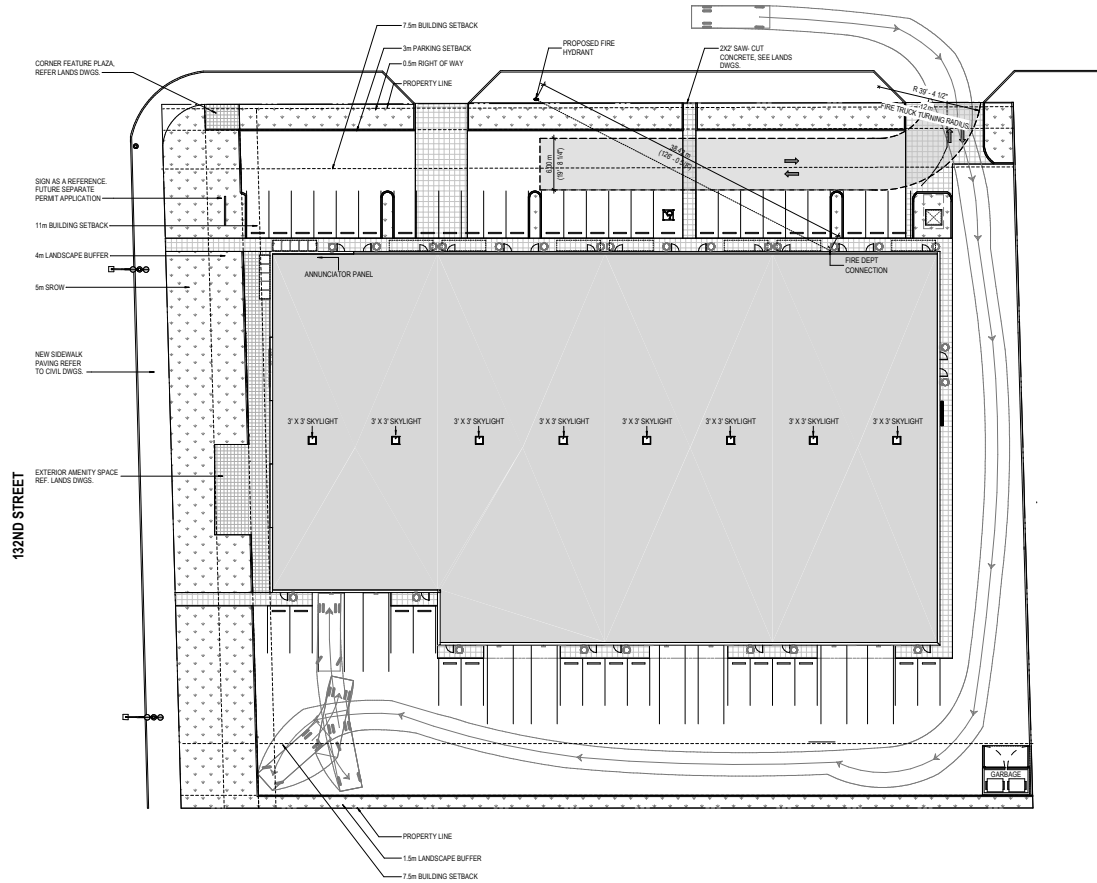
9 SIDEWALK EDGE DETAIL
SCALE: 1" = 1'-0"

NO.	DATE	BY	DESCRIPTION
8	2024/08/08	RS	ISSUED FOR DP
6	2015/05/05	RS	ISSUED FOR DP
1	NO	DATE	Y/M/D
ISSUES AND REVISIONS			
SEAL			

CMA+D Croy Michiel Architecture+Design Inc. 301 LaSalle Street, West Vancouver, BC, V8V 3L2 Phone: (779) 243-9292, email: cma@cmad.ca
PROJECT NAME WESTCOAST BUSINESS CENTRE
PROJECT ADDRESS 1524M COMBER WAY SURREY, BC, V3W 5V9
DRAWING TITLE SITE DETAILS
DRAWING NO. CL
DATE As Indicated
REVISIONS SAD
PROJECT NO. 180288
DRAWING NO. CL



COMBER WAY



NO.	DATE	Y/M/D	DESCRIPTION
8	2025/08		RE-ISSUED FOR DP
7	2024/11		RE-ISSUED FOR DP
6	2019/05		ISSUED FOR DP

ISSUES AND REVISIONS
SEAL

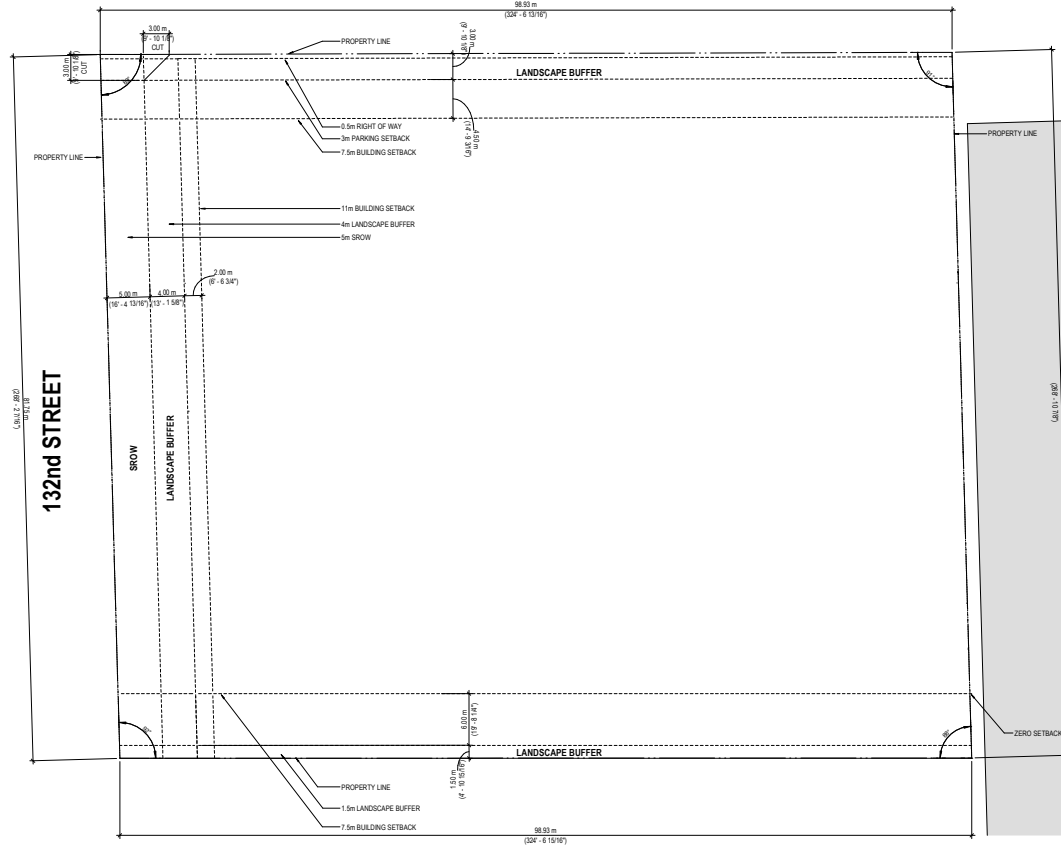
CMA+D
Crog Mitchell Architecture+Design Inc.
307 Farcy Street, New Westminister, BC, V5L 3L2
Phone: (604) 272-4282, email: cma@cmad.ca

PROJECT NAME
WESTCOAST BUSINESS CENTRE

PROJECT ADDRESS
**13240 COMBER WAY
SURREY, BC, V3W 5V9**

DRAWING TITLE	
FIRE TRUCK TURNING	
SCALE	3/64" = 1'-0"
DRAWN	CL
REVIEWED	TM / SAG
PROJECT NO.	180288
DRAWING NO.	

COMBER WAY



NO.	DATE	Y/M/D	DESCRIPTION
8	2024	08/08	RE-ISSUED FOR DP
7	2024	03/13	RE-ISSUED FOR DP

ISSUES AND REVISIONS

SEAL

CMA+D
Craig Mitchell Architecture+Design Inc.
327 Lacey Street, New Westminister, BC V3L 3L2
Phone: (604) 273-2392, email: cma@cmad.ca

PROJECT NAME
WESTCOAST BUSINESS CENTRE

PROJECT ADDRESS
**13241 COMBER WAY
SURREY, BC, V3W 5V9**

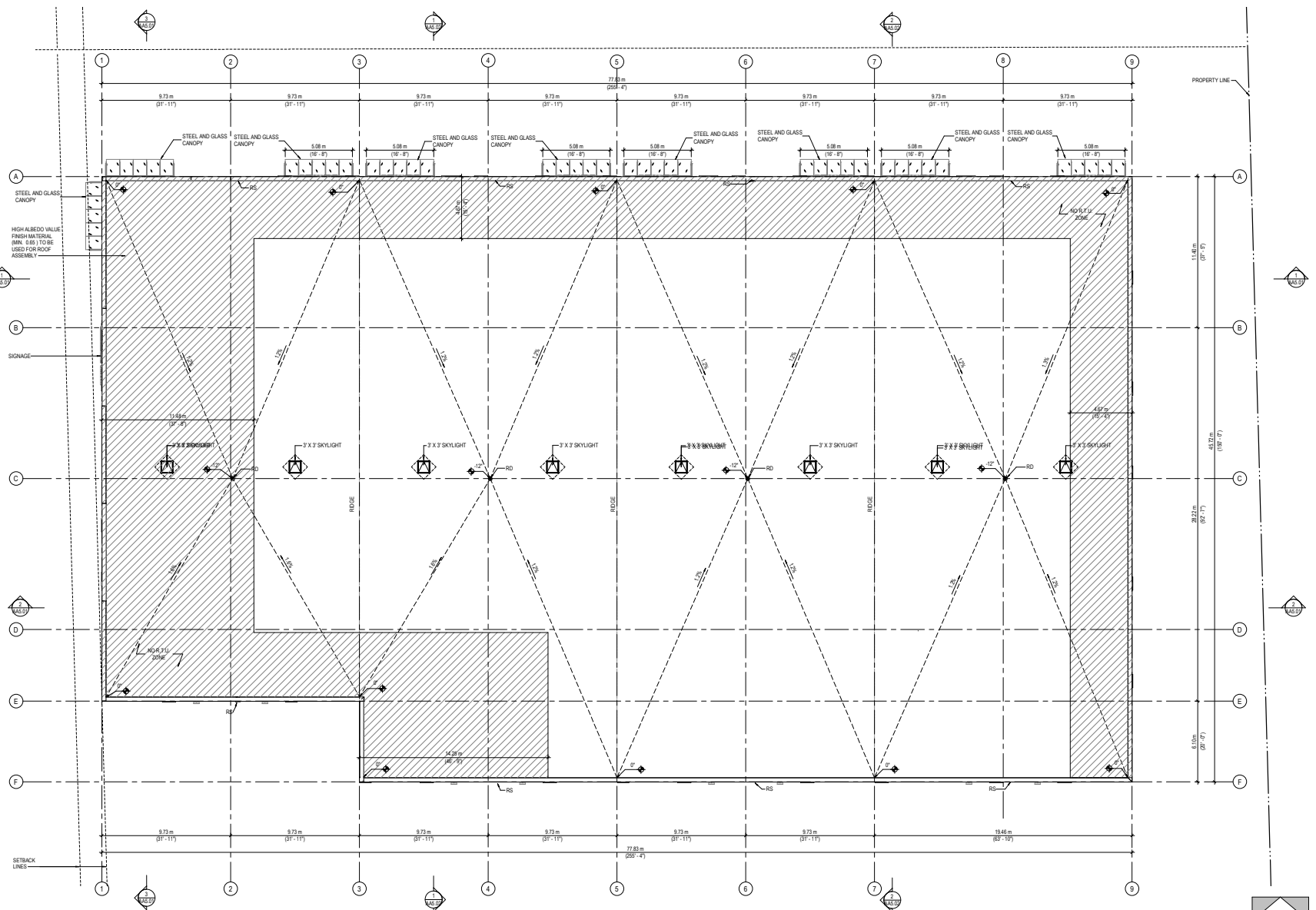
DRAWING TITLE
BASE SITE PLAN

SCALE	3/64" = 1'-0"
DRAWN	TM
REVIEWED	TM / SAG
PROJECT NO.	180288
DRAWING NO.	



A1.04

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ISSUES AND REVISIONS

NO.	DATE	YIMD	DESCRIPTION
8	20250908		RE-ISSUED FOR DP
7	20250313		RE-ISSUED FOR DP
6	20190505		ISSUED FOR DP
5	20190403		RE-ISSUED FOR CLIENT REVIEW

SEAL _____

CMA+D
Croft Mitchell Architecture+Design Inc.
507 Farcy Street, New Westshore, BC, V5L 3L2
Phone: (604) 262-2257, email: cma@cmad.ca

PROJECT NAME:
WESTCOAST BUSINESS CENTRE

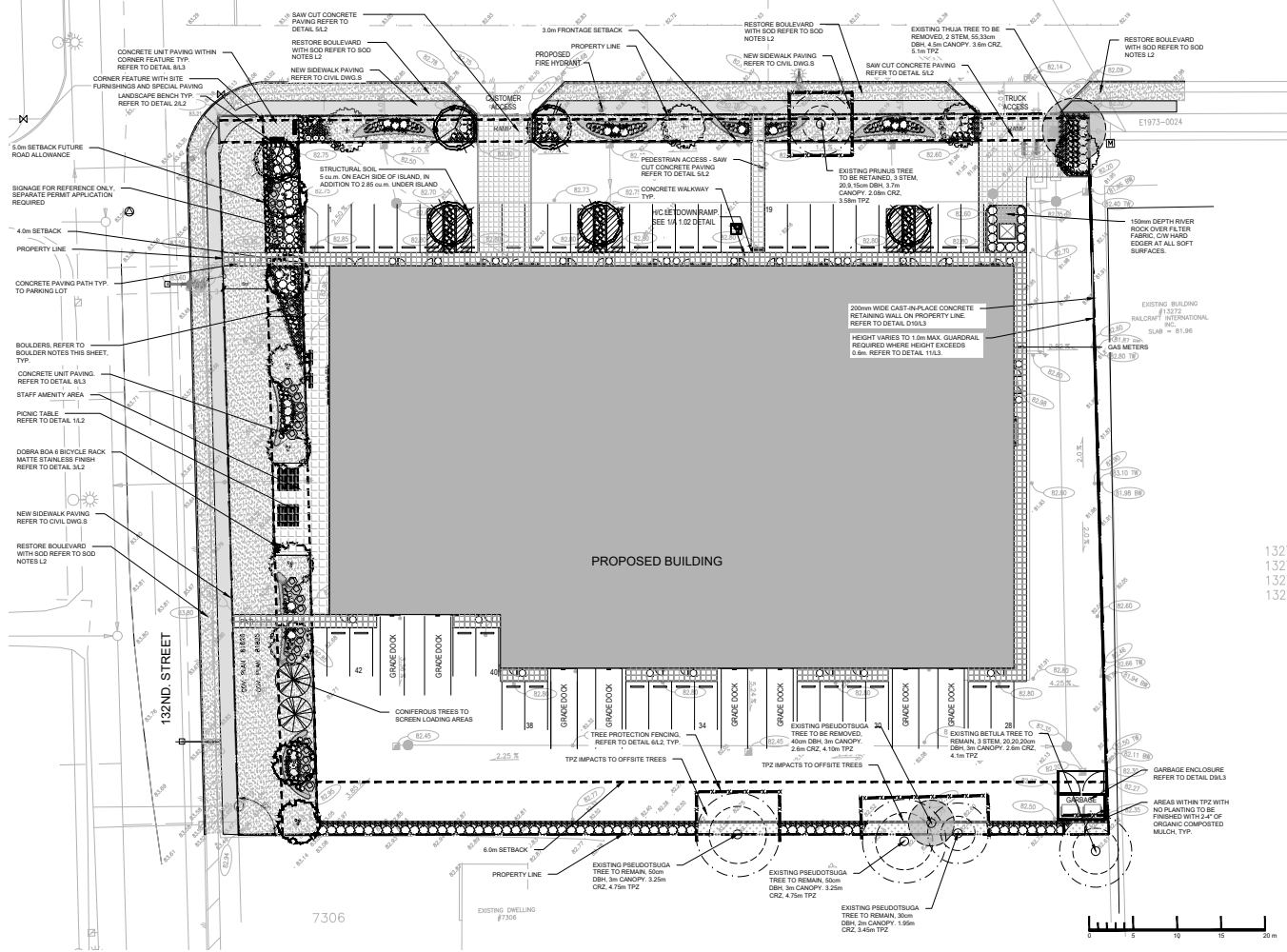
PROJECT ADDRESS:
13204 COMBER WAY
SURREY, BC, V3W 5V9

DRAWING TITLE:
ROOF PLAN

SCALE: 3/32" = 1'-0"
DRAWN: CL
REVIEWED: TM / SMD
PROJECT NO: 180288
DRAWING NO: _____



COMBER WAY



- GENERAL NOTES**
1. EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
 2. CONFIRM ALL MEASUREMENTS ON SITE DO NOT SCALE DRAWINGS.
 3. CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 4. CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS. OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
 5. OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 6. PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
 7. UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
 8. THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE DURING THE PERIOD OF WORKS. REPAIRS, PILING AND ROAD AREAS ARE TO BE SWEEP AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DEPOSED OFF SITE IN LEGAL AND APPROVED LOCATIONS.

- PLANTING NOTES**
1. PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
 2. PLANT MATERIAL, SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
 3. ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
 4. **TREE PROTECTION**, PER THE MUNICIPAL DETAIL IF REQUIRED.
 5. ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
 6. SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 7. ALL PLANTING BEDS TO BE FINISHED WITH 75mm DEEP BARK MULCH REFER TO PLANTING DETAILS FOR INSTALLATION AND MULCH MATERIAL.
 8. PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, MALNUTRITION OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF EQUIVALENT QUALITY AT NO ADDITIONAL COST TO THE OWNER.
 9. REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TRAINING FOR EACH SPECIES.
 10. PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
 - 10.1 REGULAR SCHEDULE OF WATERING OF THE PLANTS AS REQUIRED AND/OR AS DIRECTED BY THE PROJECT MANAGER DURING CONSTRUCTION AND THE WARRANTY PERIOD. PLANTS SHALL BE WATERED WITHIN 48 HOURS OF WRITTEN REQUEST BY THE OWNER OR OWNER'S REPRESENTATIVE. FAILURE TO DO SO AFTER THE REQUEST SHALL RESULT IN THE WORK BEING UNDERTAKEN BY OTHERS. THE COST OF THIS WORK SHALL BE DEDUCTED FROM THE TOTAL CONTRACT PRICE OR HOLDBACK AND OTHERWISE RECOVERED FROM THE CONTRACTOR.
 - 10.2 MAINTENANCE AND ADDITIONAL INSTALLATION OF MULCH
 - 10.3 WEED REMOVAL
 - 10.4 DISEASE CONTROL

- SOODING NOTES**
1. SOODED AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOOD, WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEAVY GROWTH CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARD, AND OF THE FOLLOWING MIX OR APPROVED EQUAL:
 - 40% SHEEPING RED FESCUE
 - 20% PERENNIAL RYEGRASS
 - USE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE
 2. SOODED AREAS SHALL HAVE A MINIMUM 150MM TOPSOIL BASE.
 3. LOOSEN SOIL SURFACE PRIOR TO SOODING. ELIMINATE BUMPS AND HILLS. ROLL LIGHTLY WHEREVER TOPSOIL IS EXCESSIVELY LOOSE.
 4. PRIOR TO SOODING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
 5. DELIVER SOOD TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 5 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOOD FROM DRYING, AND WATER SOOD AS NECESSARY TO ENSURE ITS VIABILITY AND PREVENT THE LOSS OF SOIL IN HANDLING. DRY SOOD WILL BE REJECTED.
 6. LAY SOOD DURING GROWING SEASON. LAY SOOD IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH SHARP MARGINALS.
 7. WATER SOOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 150MM OF TOPSOIL. MAINTAIN SOODED AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.
- BOULDERS BURY AVERAGE OF 6 TO 150-200mm BELOW SURFACE. SIZE AT MINIMUM:**
- 27 L - LARGE AT 1M x 1M W x 1M HT, 0.75M SHOWING ABOVE SURFACE, 2 TONNE EACH
 - 24 M - MEDIUM AT 0.75M x 0.75M W x 0.75M HT, 0.6M SHOWING ABOVE SURFACE, 1.2 TONNE EACH
 - 25 S - SMALL AT 0.5M x 0.5M W x 0.5M HT, 0.4M ABOVE SURFACE, 0.6 TONNE EACH
- CONTRACTOR TO PROVIDE SAMPLE FOR CLIENT/PROJECT MANAGER APPROVAL BEFORE PURCHASING AND INSTALLING.



- LEGEND**
- TURF GRASS
 - CONCRETE SIDEWALK PAVING
 - SAWCUT CONCRETE
 - CONCRETE UNIT PAVING
 - BENCH

7	05/02/20	RE-ISSUED FOR DP
8	03/04/20	RE-ISSUED FOR DP
9	02/04/20	ISSUED FOR REVIEW
4	20/11/19	RE-ISSUED FOR DP
3	08/11/19	REVISIONS PER CLIENT COMMENTS
2	09/01/19	RE-ISSUED FOR DP
1	13/05/19	ISSUED FOR DP

NO DATE: REVISED DESCRIPTION
ISSUES & REVISIONS:

BEAL
B.C.S.L.A. #565



PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	4	<i>Acer rubrum</i> 'Scarlet Sentinel'	Scarlet Sentinel Maple	6 cm Cal	As Shown	W.B.
	6	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Maenhain' Tree	6 cm Cal	As Shown	W.B.
	8	<i>Liquidambar styraciflua</i> 'Worshiper'	Worshiper Sweet Gum	6 cm Cal	As Shown	W.B.
CONIFEROUS TREES						
	3	<i>Chamaecyparis nootkatensis</i> 'Pencil'	Weeping Nootka Cypress	2.5m Ht	As Shown	W.B.
Shrubbery						
	191	<i>Azalea</i> 'Dwarf White'	Dwarf White Azalea	30 cm	30 cm	No. 3 pot
	17	<i>Rhododendron</i> 'Purple Gem'	Purple Gem Rhododendron	60 cm	40 cm	No. 5 pot
	27	<i>Spiraea</i> 'Anthony Waterer'	Anthony Waterer Spiraea	60 cm	40 cm	No. 3 pot
	125	<i>Sarcococca</i> 'nuttallii'	Fragrant Sweetheart	40 cm	30 cm	No. 3 pot
	70	<i>Buxus</i> 'Green Velvet'	Boxwood	30 cm	30 cm	No. 3 pot
PERENNIALS, GROUND COVERS, AND GRASSES						
	111	<i>Hebe</i> 'Noveboracensis'	Mexican Feathergrass	30 cm	30 cm	No. 1 pot
	130	<i>Antennaria</i> 'fulva-vari'	Kinnikinnick	30 cm	30 cm	No. 1 pot

PROJECT NAME:
180288 WEST COAST BUSINESS CENTRE

PROJECT ADDRESS:
13240 COMBER WAY SURREY BC

DRAWING TITLE:
LANDSCAPE PLAN, AND NOTES

SCALE:
1:250

DRAWN:
LG

CHECKED:
ST

PROJECT NO.:
180288

DRAWING NO.:
L1

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BACKLESS BENCH TO BE:

MODEL: MULTIPLICITY STRAIGHT BACKLESS
MANUFACTURER: LANDSCAPE FORMS
SLATS: IPE
COLOUR: SILVER POWDER COAT

OR APPROVED EQUAL

TABLE TO BE:

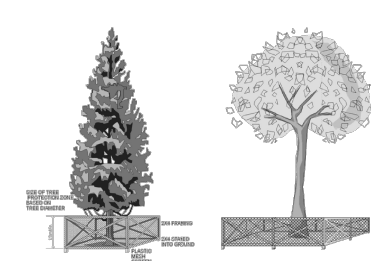
MODEL: MULTIPLICITY TABLE
MANUFACTURER: LANDSCAPE FORMS
SLATS: IPE
COLOUR: SILVER POWDER COAT

OR APPROVED EQUAL



D1 MULTIPLICITY TABLE WITH BENCHES

N.T.S.



Signage to be posted on each tree protection barrier (weather-proof, 11x17" minimum size)

**NO ENTRY
TREE PROTECTION ZONE**
No grade change storage of material or equipment is permitted within this fenced area. This protection barrier must remain in place for the duration of construction.
For information call Trees & Landscape Section
004-991-6075

D4 TREE PROTECTION DETAIL

N.T.S.



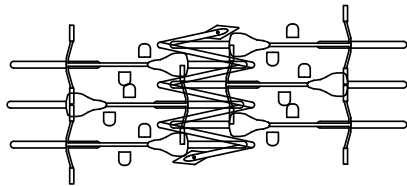
BENCH TO BE:

MODEL: MULTIPLICITY STRAIGHT BACKED
MANUFACTURER: LANDSCAPE FORMS
SLATS: IPE
COLOUR: SILVER POWDER COAT

OR APPROVED EQUAL

D2 MULTIPLICITY BENCH

N.T.S.



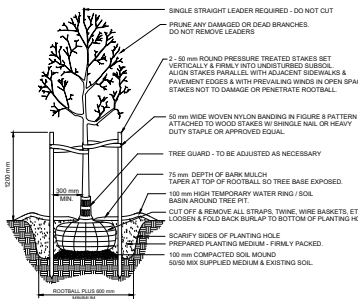
BIKE RACK TO BE:

MODEL: DOBRA BOA-6
MANUFACTURER: DOBRA DESIGN
COLOUR: SILVER POWDER COAT

OR APPROVED EQUAL

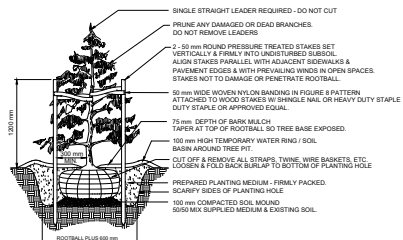
D3 DOBRA BOA 6 BICYCLE RACK

N.T.S.



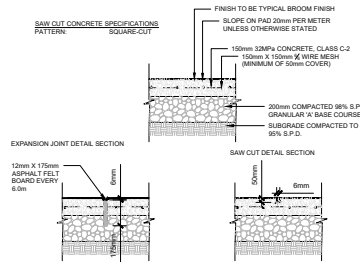
DECIDUOUS TREE

N.T.S.



CONIFEROUS TREE

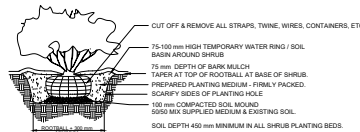
N.T.S.



- NOTES:
1. CONCRETE TO BE 32MPa, CLASS C-2 AT 28 DAYS WITH 54% AIR ENTRAINMENT.
 2. CONCRETE TO HAVE BROOM FINISH PERPENDICULAR TO THE LENGTH OF THE SIDEWALK. OTHER STRUCTURES OR BUILDINGS.
 3. EXPANSION JOINTS TO BE LOCATED AT EVERY 6.0m AND WHERE CONCRETE PAVING ABUTS.
 4. SAW-CUT JOINTS TO BE LOCATED AT INTERVALS OF 0.6m.
 5. CONCRETE TO BE SPRAYED WITH WHITE PIGMENT CURING COMPOUND.
 6. ALL DIMENSIONS ARE IN MILLIMETRES.

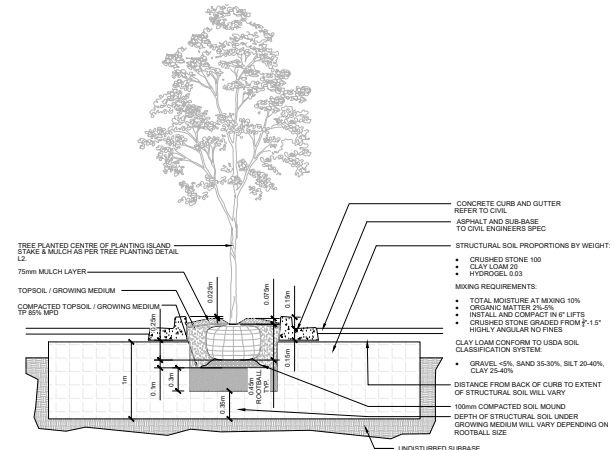
D5 SAW-CUT CONCRETE DETAIL

N.T.S.



SHRUB AND PERENNIAL PLANTING DETAIL

N.T.S.



D6 STRUCTURAL SOIL DETAIL

N.T.S.

7	0506/20	RE-ISSUED FOR DP
6	0304/20	RE-ISSUED FOR DP
5	0204/20	ISSUED FOR REVIEW
4	2011/19	RE-ISSUED FOR DP
3	0811/19	REVISIONS PER CLIENT COMMENTS
2	0619/19	RE-ISSUED FOR DP
1	1305/19	ISSUED FOR DP
NO.	DATE	REVISION / DESCRIPTION
ISSUES & REVISIONS:		
REAL		

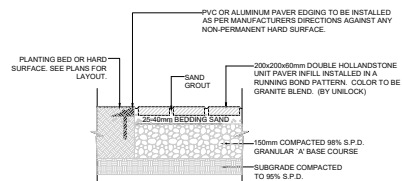
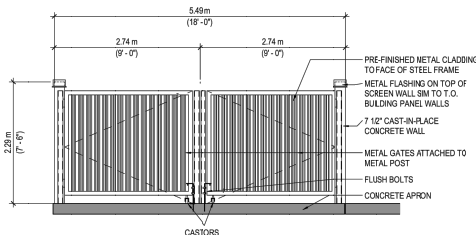
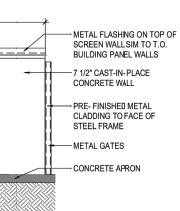
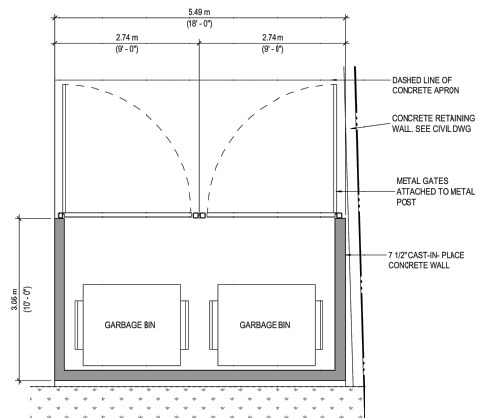
PROJECT NAME:
**180288 WEST COAST
BUSINESS CENTRE**

PROJECT ADDRESS:
**13240 COMBER WAY
SURREY BC**

DRAWING TITLE:
DETAILS

SCALE:	AS NOTED
DRAWN:	LG
CHECKED:	ST
PROJECT NO.:	180288
DRAWING NO.:	

L2



NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES.

D8 UNIT PAVING DETAIL

N.T.S.

D9 GARBAGE ENCLOSURE

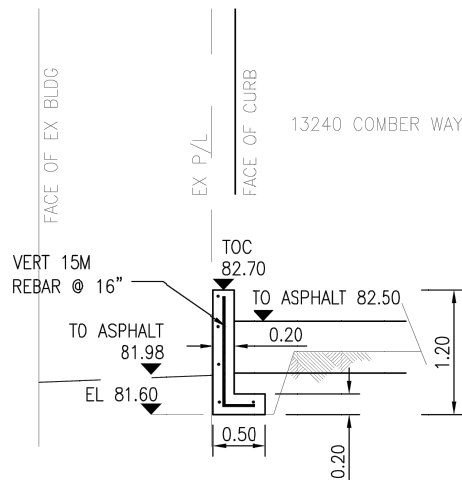
N.T.S.

7	050620	RE-ISSUED FOR DP
6	030420	RE-ISSUED FOR DP
5	020420	ISSUED FOR REVIEW
4	201119	RE-ISSUED FOR DP
3	081119	REVISIONS PER CLIENT COMMENTS
2	061019	RE-ISSUED FOR DP
1	130519	ISSUED FOR DP

NO. DATE: (MM/YY) DESCRIPTION
ISSUES & REVISIONS:

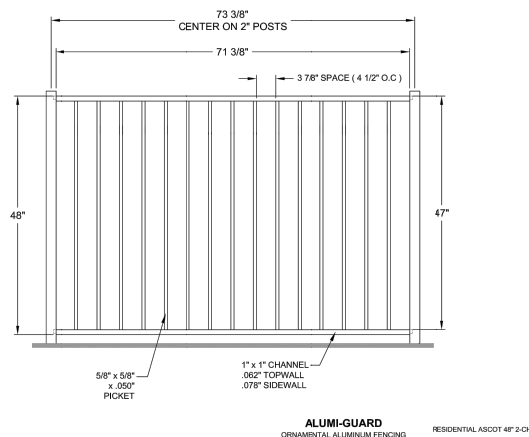
REAL

13272 COMBER WAY



D10 CONCRETE RETAINING WALL

N.T.S.



D11 GUARD RAIL

N.T.S.

PROJECT NAME:
180288 WEST COAST BUSINESS CENTRE

PROJECT ADDRESS:
13240 COMBER WAY SURREY BC

DRAWING TITLE:
DETAIL & NOTES

SCALE: AS NOTED
DRAWN: LG
CHECKED: ST
PROJECT NO.: 180288

DRAWING NO.

L3

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

FROM: **Development Engineer, Engineering Department**

DATE: **June 2, 2020** PROJECT FILE: **7819-0178-00**

RE: **Engineering Requirements (Industrial)
Location: 13240 Comber Way**

DEVELOPMENT PERMIT

Property and Statutory Right-of-Way (SRW) Requirements

- Register 3.0 by 3.0 metre corner cut SRW at 132 Street and Comber Way.
- Replace existing Restrictive Covenant for Road Potential purpose with SRW.
- Register SRW for storm sewer extension at the northeast corner of the site.

BUILDING PERMIT

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

- Upgrade the south half of Comber Way.
- Extend storm sewer within SRW at the northeast corner of the site.
- Implement onsite storm water management detention features.
- Install water, storm and sanitary sewer connections to service the site.

A Servicing Agreement is to be executed as condition of Building Permit. A processing fee of \$7,565.25 is required for the Servicing Agreement.



Jeff Pang, P.Eng.
Development Engineer
KMH

Tree Preservation Summary

Surrey Project No: 7919-0178-00

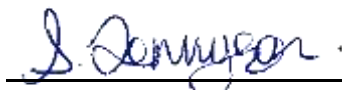
Address: 13240 Comber Way, Surrey, BC

Registered Arborist: Shan Tennyson ON-0969A

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)	4
Protected Trees to be Removed	2
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u>2</u> _____ X two (2) = 4	4
Replacement Trees Proposed	20
Replacement Trees in Deficit	0
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	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio _____ X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

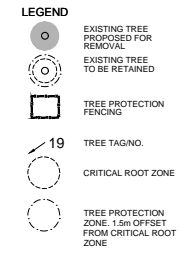
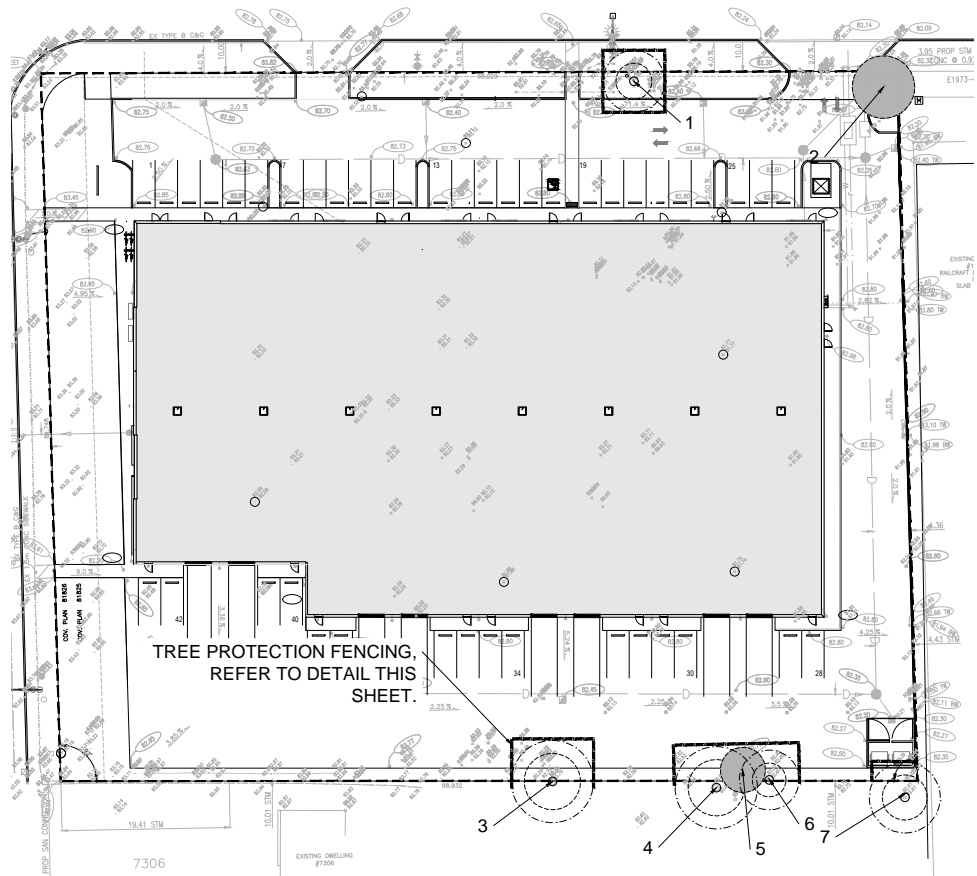
Summary, report and plan prepared and submitted by:



June 9, 2020

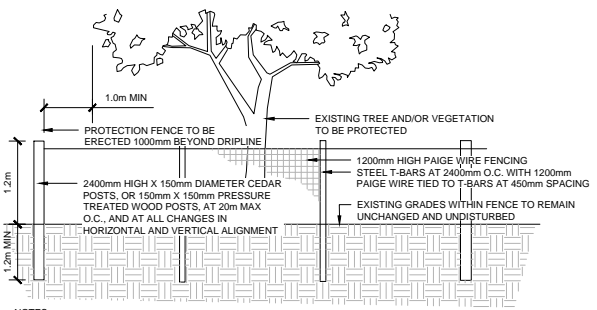
(Signature of Arborist)

Date



3		
2	08/04/2020	RE-ISSUED FOR DP
1	08/10/2019	ISSUED FOR DP
NO. DATE: (day) DESCRIPTION:		
ISSUES & REVISIONS:		

SCALE:
Assessment Done May 08, 2019
By Shan Tennyson,
I.S.A. # ON-0969A



- NOTES:**
- ATTACHMENT OF FENCE TO TREES WILL NOT BE PERMITTED
 - ANY EXPOSED ROOTS ARE TO BE HAND PRUNED USING PROPER ARBORICULTURAL PRACTICES.
 - UNDER NO CIRCUMSTANCES SHALL ANY CONSTRUCTION MATERIALS, EQUIPMENT OR VEHICLES BE PLACED WITHIN THE TREE PROTECTION ZONE.
 - ALL TREE PROTECTION TO BE ERRECTED PRIOR TO ANY CONSTRUCTION ACTIVITY AND IS TO REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED. OBTAIN WRITTEN APPROVAL FROM CONTRACT ADMINISTRATOR PRIOR TO REMOVAL OF FENCING.

TREE PROTECTION FENCE DETAIL

SUMMARY: SURREY
7 SIGNIFICANT TREES ASSESSED

2 TREES PROPOSED FOR REMOVAL: 0 FOR POOR OR FAIR-POOR HEALTH
2 FOR DEVELOPMENT

5 TREE PROPOSED FOR RETENTION

TREE INVENTORY CHART

TAG/TREE #	BOTANICAL NAME	COMMON NAME	DBH (cm)	CANOPY RAD. (m)	CRZ	TPZ	CONDITION	COMMENTS	RECOMMENDATION
1	Prunus sp.	Cherry Species	20.9.15	3.7	2.08	3.58	Good	Canopy 3.7m into site, minor insect damage on foliage	Retain and Protect
2	Thuja occidentalis	White Cedar	55.33	4.5	3.60	5.10	Good	2 Stems, Canopy 4.5m into site	Remove for development
3	Pseudotsuga menziesii	Douglas Fir	50	3	3.25	4.75	Good-Fair	Shaded Dieback	Retain and Protect
4	Pseudotsuga menziesii	Douglas Fir	50	3	3.25	4.75	Poor	Corrected Lean, Topped	Retain and Protect
5	Pseudotsuga menziesii	Douglas Fir	40	3	2.60	4.10	Good		Remove for development
6	Pseudotsuga menziesii	Douglas Fir	30	2	1.95	3.45	Good	Corrected Lean	Retain and Protect
7	Betula sp.	Birch Species	20.20.20	3	2.60	4.10	Good	3 Stems	Retain and Protect

PROJECT NAME:
180288 WEST COAST BUSINESS CENTRE

PROJECT ADDRESS:
13240 COMBER WAY
SURREY, BC

DRAWING TITLE:
TREE MANAGEMENT PLAN, INVENTORY AND NOTES

SCALE: XXXX AT ARCH C SIZE

DRAWN: RM

CHECKED: ST

PROJECT NO: 180288

DRAWING NO: **T1**

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0178-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 014-367-505

Lot 1 Section 20 Township 2 New Westminster District Reference Plan 81827

13240 - Comber Way

(the "Land")

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Subsection F. Yards and Setbacks of Part 48 Light Impact Industrial Zone (IL), the minimum front setback is reduced from 7.5 metres to 6.0 metres for a principal building,
- (b) In Subsection F. Yards and Setbacks of Part 48 Light Impact Industrial Zone (IL), the minimum side yard setback is reduced from 7.5 metres to 1.5 metres for an accessory structure (garbage enclosure), and
- (c) In Subsection F. Yards and Setbacks of Part 48 Light Impact Industrial Zone (IL), the minimum rear yard setback is reduced from 7.5 metres to 0 metres for an accessory structure (garbage enclosure).

5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to

additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

ZONING BY-LAW ANALYSIS

PROJECT DATA

CIVIC ADDRESS: 1240 COMBER WAY, SURREY, BC, V3W 5V8
LEGAL ADDRESS: LOT 1, SECTION 20, TOWNSHIP 2, N.W.D. PLAN 8187

ZONING BYLAW ANALYSIS (CITY OF SURREY, BC.)

- 1. ZONING:** ZONING: I1 - LIGHT IMPACT INDUSTRIAL ZONE
BUILDING USES: WAREHOUSE USES AND OFFICE
- 2. SITE AREA:** 8,095m² (87,133.77yd)
- 3. SITE COVERAGE:**
ALLOWABLE SITE COVERAGE: 60% 4,857m² (52,286yd)
BUILDING AREA: 3,439 m² (37,023 sq ft)
PROPOSED SITE COVERAGE: 3,439 m² (37,023 sq ft) = 42%
- 4. BUILDING HEIGHT:**
ALLOWABLE DENSITY: 1.00
TOTAL FLOOR AREA: 3,439 m² (37,023 sq ft)
FLOOR SPACE RATIO: 3,439 m² / 8,095m² = 42%
- 5. REQUIRED SETBACKS:**
FRONT YARD (NORTH): 7.5m (24' 6")
REAR YARD (SOUTH): 7.5m (24' 6")
EXT. SIDE YARD (WEST): 11.0m (36' 1")
INT. SIDE YARD (EAST): 0m (0' 0")

6. LANDSCAPING REQUIREMENTS:

- Annexment: 18414, 03/23/15, 19/01, 06/20/17
- 1. All developed portions of the lot not covered by buildings, structures, or paved areas shall be landscaped, including the retention of mature trees. This landscaping shall be maintained by the owner.
- 2. Along the developed side of the lot which abuts an Arterial Road or Collector Road, as shown in Schedule "D", Surrey Road Classification Map (R-81) in Subdivision and Development By-law No. 8830, a continuous landscaping strip of not less than 6.0 metres (20 ft.) in width shall be provided within the lot.
- 3. Along the developed side of the lot which abuts a Highway other than an Arterial Road or Collector Road, as shown in Schedule "D", Surrey Road Classification Map (R-81) in Subdivision and Development By-law No. 8830, a continuous landscaping strip of not less than 15.0 metres (50 ft.) shall be provided within the lot.
- 4. The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot, except at driveways.
- 5. A continuous landscaping strip of not less than 1.5 metres (5 ft.) in width shall be provided along all side lot lines between a highway and 3.0 metres (10 ft.) back from the front face of the closest principal building bordering a highway.
- 6. A continuous landscaping strip of not less than 6.0 metres (20 ft.) in width shall be provided along lot lines separating the developed portion of the lot from any residential lots.
- 7. Loading areas, garbage containers and passive recycling containers shall be screened to a height of at least 2.5 metres (8 ft.) by buildings, a landscaping screen, a solid enclosure fence, or a combination thereof. Part 4.6.4.1.1 of the by-law for the parking of vehicles shall be completely screened to a height of at least 2.5 metres (8 ft.) by buildings and/or a decorative fence and/or landscaping at least 2.5 metres (8 ft.) high.

7. PARKING AND LOADING:

- INDUSTRY - LIGHT IMPACT:**
PARKING STALLS REQUIRED: 1 PARKING SPACE PER 100m² (1.075M²) OF GROSS FLOOR AREA PLUS PARKING REQUIREMENTS FOR OFFICE USES (1). PLUS PARKING REQUIREMENTS FOR RETAIL USES, PLUS 5 PARKING SPACES PER CHILLING UNIT.
INDUSTRY - 2.88M² / 100 - 21.8 STALLS REQUIRED.
- (*) OFFICE USE:**
2.5 PARKING SPACE PER 100m² (1.075M²) OF GROSS FLOOR AREA FOR A BUILDING OUTSIDE OF CITY CENTRE.
FUTURE OFFICES: 451.44 m² / 100 = 2.13 STALLS REQUIRED

TOTAL REQUIRED PARKING: 29.9 = 11.3 + 41.2 (41)

ACCESSIBLE STALLS REQUIRED:	1 STALL
LOADING STALLS REQUIRED:	8 (FOR OVERHEAD LOADING DOORS OF THE BUILDING)
LOADING STALLS REQUIRED:	8
REGULAR STALLS:	43
W/AN ACCESSIBLE STALL:	1
TOTAL:	43 + 41 = 84
LOADING STALLS:	8

STALL DIMENSIONS:	6.1m x 8'
DRIVE ABLE WIDTH:	2.6m x 5.6m AT 90 deg.
STANDARD STALL DIMENSIONS:	3.4m x 5.5m (WITH 1.5m SHARED AISLE)
W/AN ACCESSIBLE STALL DIMENSION:	3.4m x 5.5m (WITH 1.5m SHARED AISLE)
LOADING STALL DIMENSIONS:	3.0m x 8.0m

8. BICYCLE PARKING:

INDUSTRIAL - LIGHT IMPACT & OFFICE:

- BICYCLE PARKING REQUIRED:** 0.04 BICYCLE SPACE PER 100 M² OF GFA IN AREAS OUTSIDE OF CITY CENTRE OR TOWN CENTRES.
0.08 HISTORIC BICYCLE SPACE PER 100 M² OF GFA IN AREAS OUTSIDE OF CITY CENTRE OR TOWN CENTRES.

BICYCLE PARKING REQUIRED: 5 BICYCLE SPACES REQUIRED

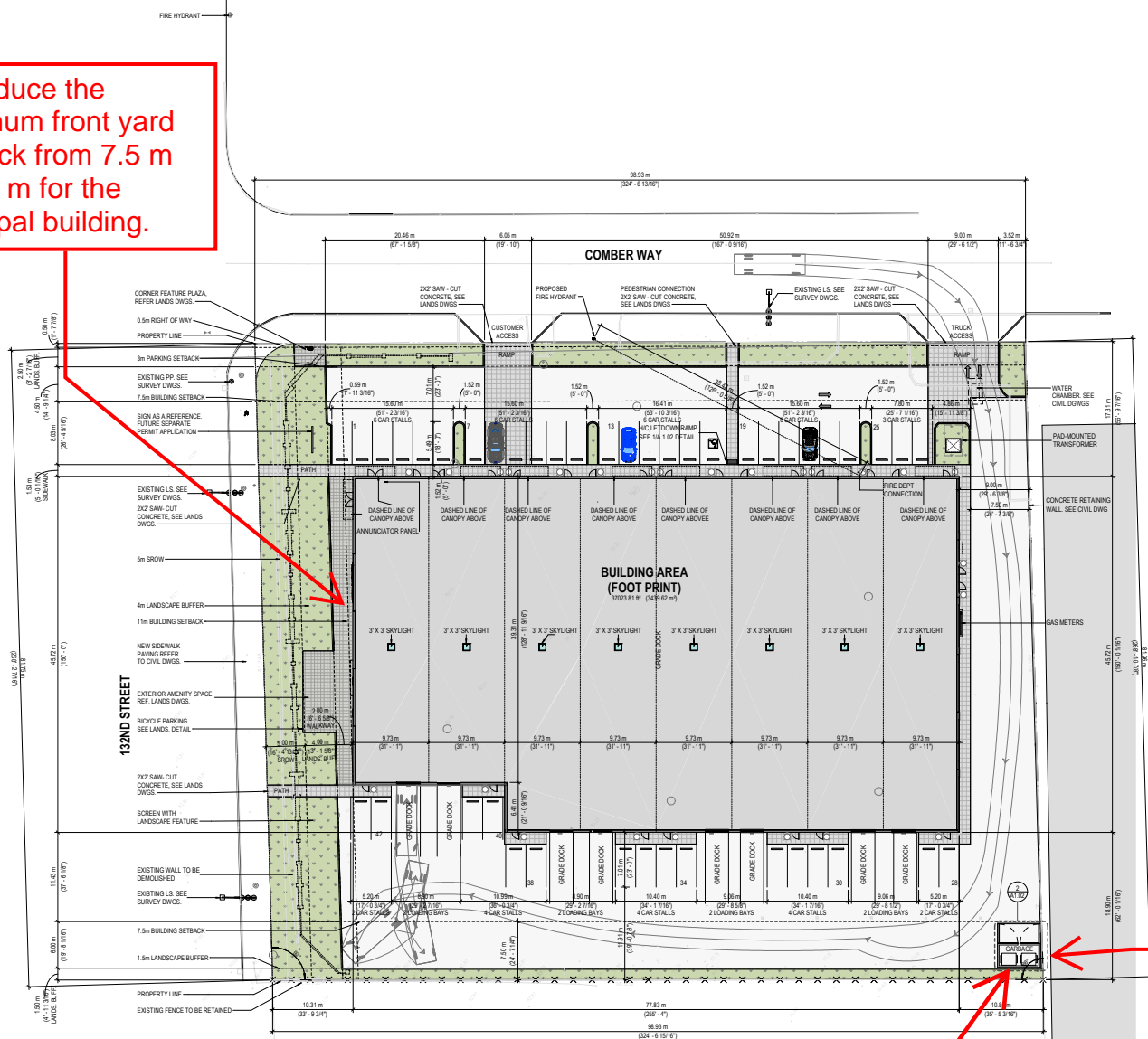
- 3,439 M² / 100 = 34.39 x 0.04 = 1.38 BICYCLE SPACES
3,439 M² / 100 = 34.39 x 0.08 = 2.75 BICYCLE SPACES

BICYCLE SPACES PROPOSED:

To reduce the minimum front yard setback from 7.5 m to 6.0 m for the principal building.

To reduce the minimum rear yard setback from 7.5 m to 0 m for an accessory building (garbage enclosure)

To reduce the minimum side yard setback from 7.5 m to 1.5 m for an accessory building (garbage enclosure)



1 SITE PLAN
SCALE: 3/64" = 1'-0"

2 CONTEXT PLAN
SCALE: 1:2500

SITE PLAN, LOCATION PLAN & PROJECT INFORMATION

SCALE: As Indicated

DRAWN: CLM/B

REVIEWED: SAG

PROJECT NO: 180208

DRAWING NO:

A1.01

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