

City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7919-0322-00
 7919-0322-01

Planning Report Date: October 18, 2021

PROPOSAL:

- **Development Permit**

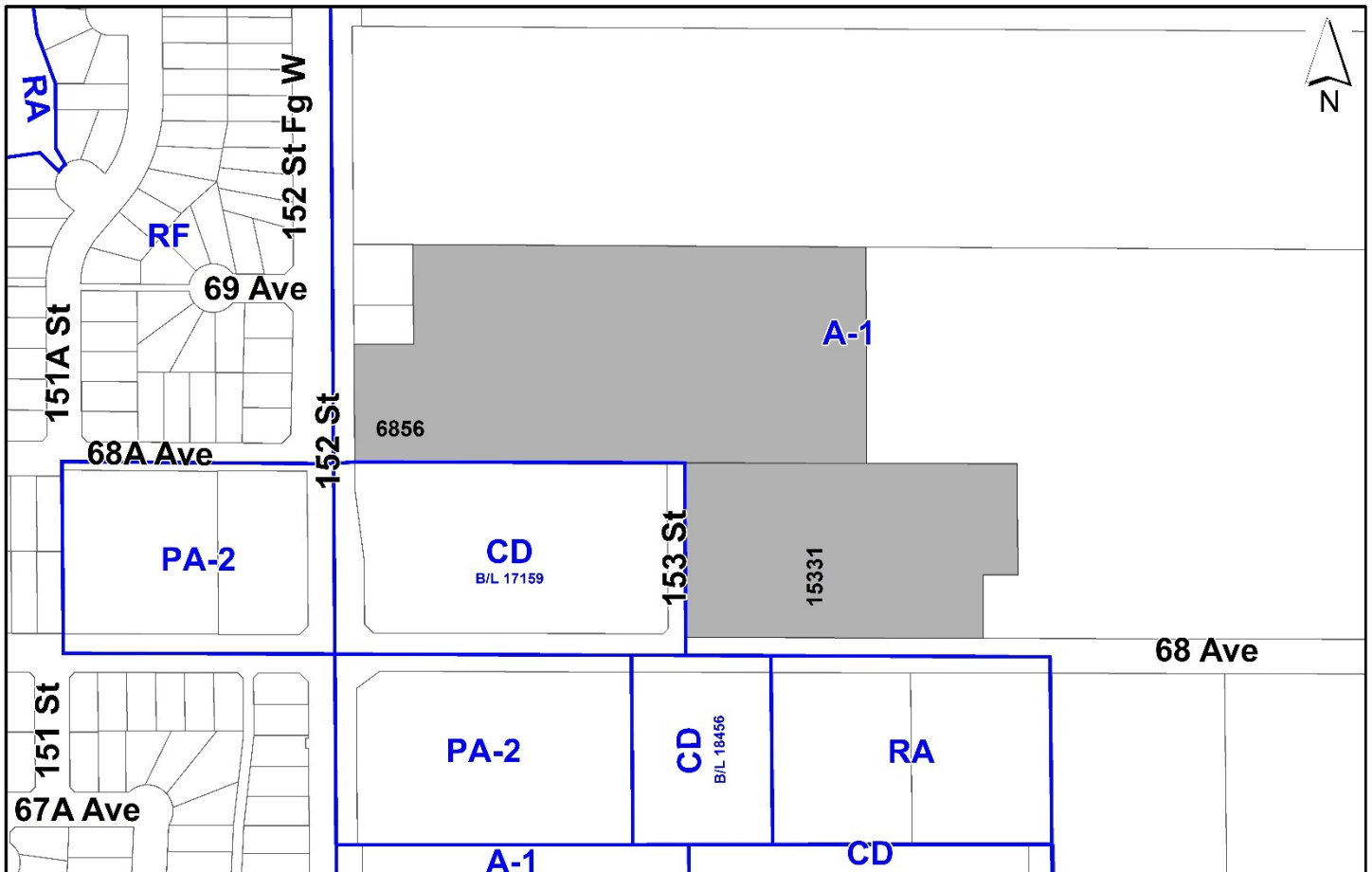
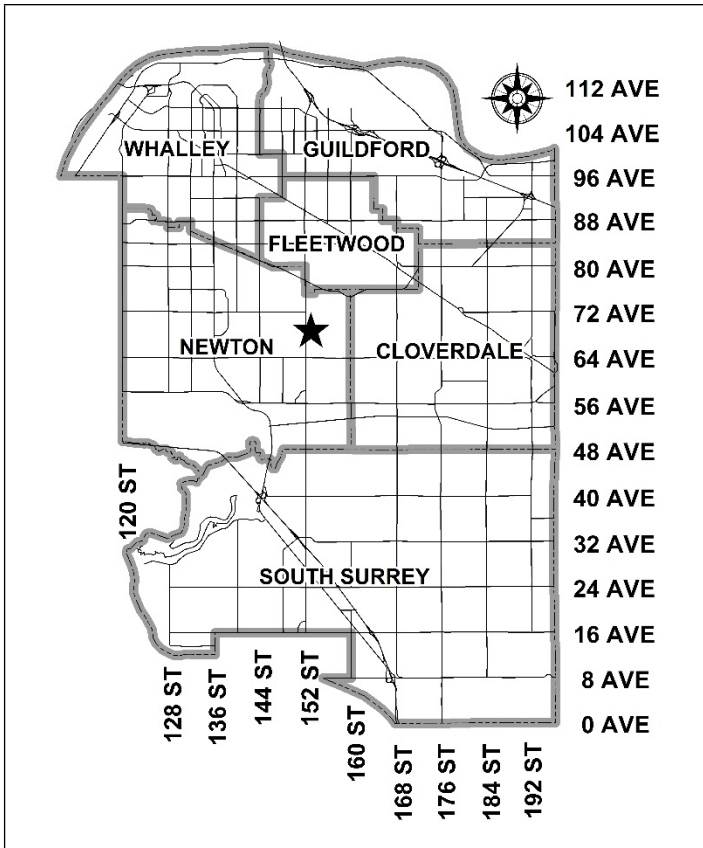
to subdivide into three industrial lots and the development of an 8,361 square metres tilt-up industrial building.

LOCATION: 6856 - 152 Street
 15331 - 68 Avenue

ZONING: RA

OCP DESIGNATION: Mixed Employment

NCP DESIGNATION: Business Park / Buffer & Natural Areas



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Adjustment to the minimum Building Setback and Landscape Buffer Guidelines in the Farming Protection Development Permit.

RATIONALE OF RECOMMENDATION

- The applicant is proposing a phased industrial project in the East Newton Business Park Neighbourhood Concept Plan (NCP). The proposal consists of applications to rezone the site from "General Agricultural Zone (A-1)" to "Business Park 3 Zone (IB-3)", amend the NCP to modify the road network, subdivide the site to create three business park lots and issuance of Development Permits (DP) for Form and Character, Hazard Lands, Sensitive Ecosystems and Farming Protection.
- The applicant is proposing to phase construction on the three proposed lots. To administer the phasing of the project, a detailed DP is proposed for Lot 1 and a general DP is proposed for Lots 2 and 3. The Hazard Lands, Sensitive Ecosystems and Farming Protection DPs are proposed to be combined with the General DP.
- The General Form and Character, Hazard Lands, Sensitive Ecosystem, and Farming Protection DP is proposed to be numbered as Development Permit No. 7919-0322-00 and the detailed Form and Character DP is proposed to be numbered as Development Permit No. 7919-0322-01.
- At the April 26, 2021, Regular Council – Land Use Meeting, the project was introduced, and Council approved a motion to schedule a Public Hearing for the proposed rezoning and authorized Staff to draft Development Permit No. 7919-0322-00.
- Incorrectly, the Planning recommendations in the Initial Planning report did not include a recommendation for Council to authorize staff to Draft Development Permit No. 7919-0322-01.
- The Public Hearing was held at the May 10, 2021, Regular Council – Public Hearing meeting. Council passed Third Reading of the Amendment Bylaw later in the same meeting.
- The intent of this house-keeping report is to bring forward a motion for Council to authorize staff to draft Development Permit No. 7919-0322-01 based on the information presented to Council in the report presented at the April 26, 2021, Regular Council – Land Use Meeting, which is attached to this report as Appendix I.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7919-0322-01 generally in accordance with the information and drawings provided in the Initial Planning Report dated April 26, 2021 (Appendix I); and
2. Council instruct staff to resolve the outstanding issues identified in the report attached as Appendix I prior to final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant land	Mixed Employment and Buffers/Natural Areas	A-1
North:	Farm	OCP: Agricultural	A-1
East:	Farm	OCP: Agricultural	A-1
South (Across 68 Ave):	Business Park	Mixed Employment	CD (Bylaw No. 17159)
West (Across 152 Street):	Single Family	OCP: Urban	RF

Context & Background

- The subject properties total 5.35 hectares (13.2 acres) in size. The site is located northeast of the 68 Avenue and 152 Street intersection in the East Newton area and are designated "Mixed Employment" in the Official Community Plan (OCP) and zoned "General Agricultural (A-1) Zone" in Surrey Zoning By-law No. 12000. The East Newton Business Park Neighborhood Concept Plan designates the majority of the site for "Mixed Employment", with a small section designated "Buffers and Natural Areas".
- The site is located along the northern edge of the East Newton Business Park Neighbourhood Concept Plan (NCP) area. Lands to the north are outside of the East Newton Business Park and are within the Agricultural Land Reserve (ALR).
- The project site is within a consolidation area in the NCP which requires the subject sites to consolidate with the two single family properties along 152 Street abutting the northwest corner of the subject lands, located at 6904 152 Street and 6884 152 Street.
- The site is located abutting the Agricultural Land Reserve (ALR) and within the Farming Protection Development Permit Area in the OCP.

- There is a Class A-O open channel ditch located along the east property line of the parcel located at 6856 152 Street. This open channel ditch is a tributary to Bear Creek. A small portion at the southern edge of the subject site, along the east property line, is located within the 200 year floodplain. A Development Permit for Hazards Land and Sensitive Ecosystem is required as part of this application.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a phased industrial project in the East Newton Business Park Neighbourhood Concept Plan (NCP). The proposal consists of the following applications:
 - Rezoning of the site from "General Agricultural Zone (A-1)" to "Business Park 3 Zone (IB-3)";
 - an amendment to the NCP to modify the road network;
 - a subdivision of the site to create three business park lots; and
 - Development Permits (DP) for Form and Character, Hazard Lands, Sensitive Ecosystems and Farming Protection.
- The applicant is planning to phase construction on the three proposed lots. To administer the phasing of the project, a detailed DP is proposed for Lot 1 and a general DP is proposed for Lots 2 and 3. The Hazard Lands, Sensitive Ecosystems and Farming Protection DPs are proposed to be combined with the General DP.
- The General Form and Character, Hazard Lands, Sensitive Ecosystem, and Farming Protection DP is proposed to be numbered as Development Permit No. 7919-0322-00 and the detailed Form and Character DP is proposed to be numbered as Development Permit No. 7919-0322-01.
- At the April 26, 2021, Regular Council – Land Use Meeting, the project was introduced, and Council approved a motion to schedule a Public Hearing for the proposed rezoning and authorized Staff to draft Development Permit No. 7919-0322-00.
- The planning recommendations in the Initial Planning Report (Appendix I) unintentionally omitted the recommendation for Council to authorize staff to Draft Development Permit No. 7919-0322-01.
- The Public Hearing was held at the May 10, 2021, Regular Council – Public Hearing meeting. Council passed Third Reading of the Amendment Bylaw later in the same meeting.
- Staff are bringing forward this house-keeping report for Council to consider authorization for staff to draft Development Permit No. 7919-0322-01, based on the information presented in the Initial Planning Report.
- The Initial Planning Report is attached as Appendix I and provides greater detail on the proposal and includes the drawings that pertain to Development Permit No. 7919-0322-01.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Initial Planning Report No. 7919-0322-00, dated April 26, 2021, inclusive of Development Permit drawings.

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

BD/cm

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0322-00

Planning Report Date: April 26, 2021

PROPOSAL:

- **LAP Amendment** for changes to the road network
- **Rezoning** from A-1 to IB-3
- **Development Permit**

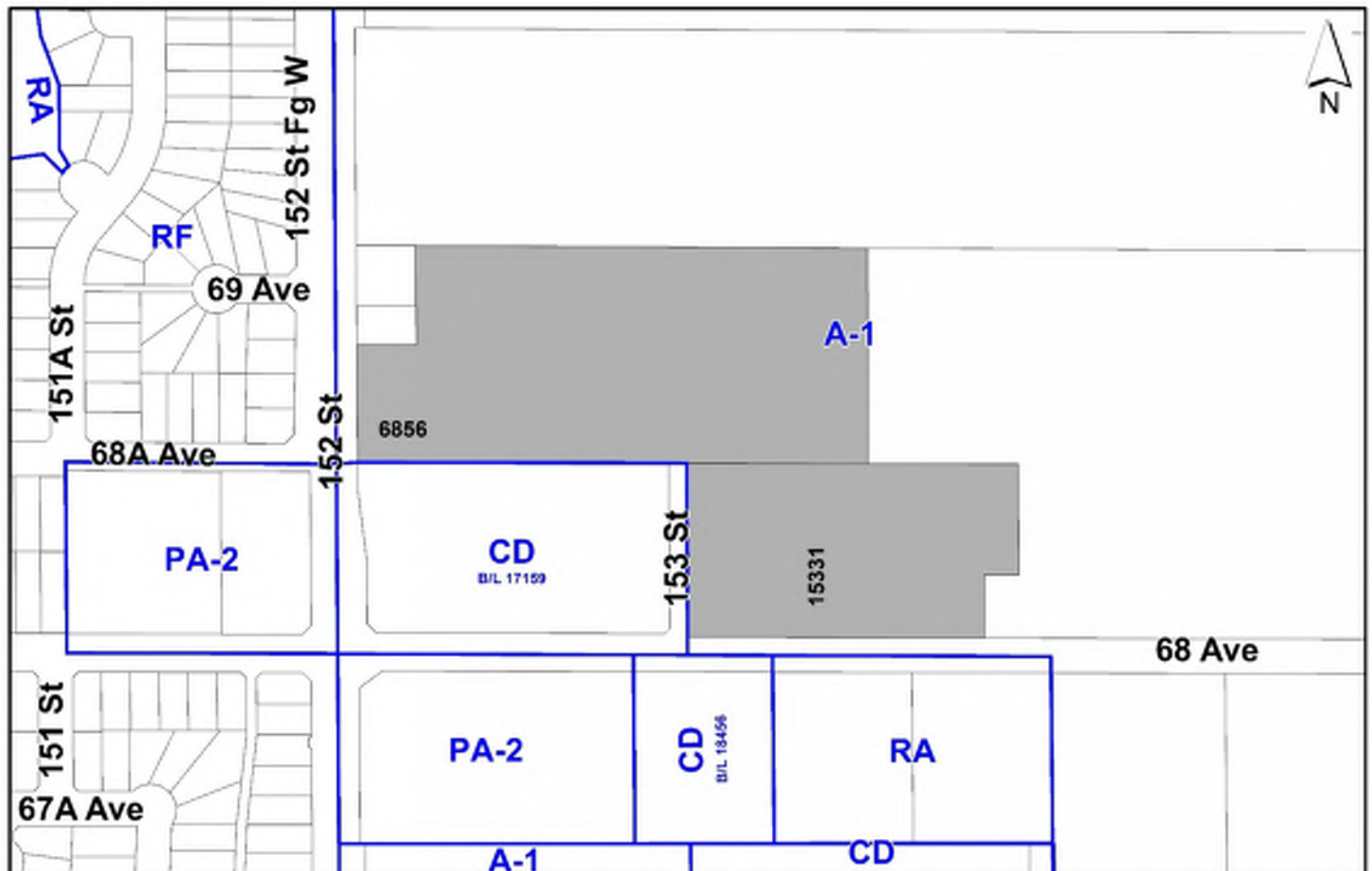
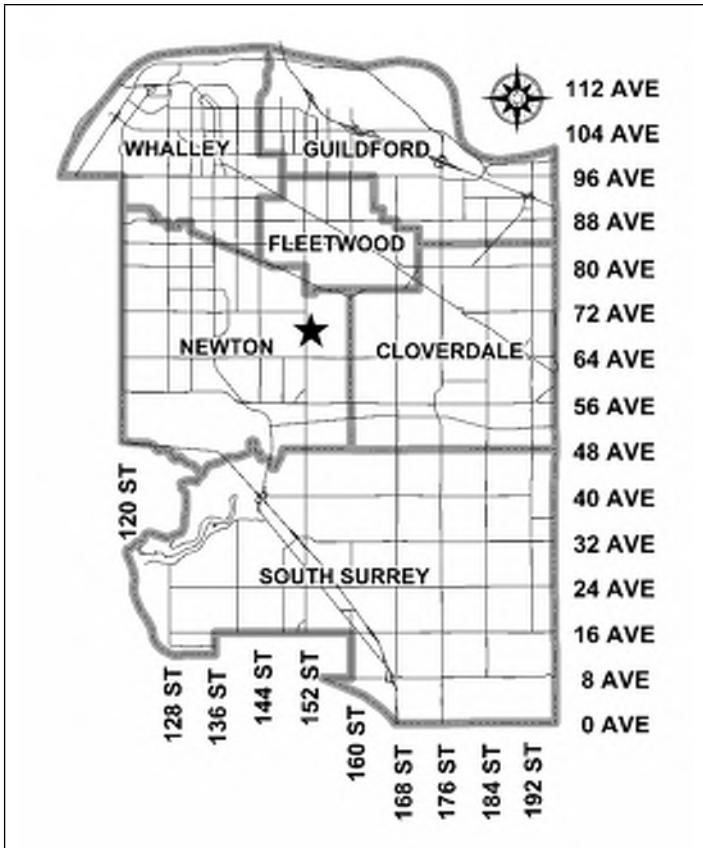
to subdivide into three industrial lots and the development of an 8,361 square metres tilt-up industrial building.

LOCATION: 6856 - 152 Street
 15331 - 68 Avenue

ZONING: RA

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park / Buffer & Natural Areas



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Hazard Lands, Sensitive Ecosystems, Farm Protection, and Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Adjustment to the minimum Building Setback and Landscape Buffer Guidelines in the Farming Protection Development Permit.

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 East Newton Business Park Plan
- The proposal complies with the Industrial designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of East Newton Business Park.
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems Streamside Areas.
- The proposal complies with the Development Permit requirements in the OCP for Hazard Lands (Flood Prone Areas).
- The proposal partially complies with the Development Permit requirements in the OCP for Farm Protection. The applicants have provided a reduced setback width with an enhanced landscape buffer area.
- 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.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "General Agriculture Zone (A-1)" to "Business Park 3 Zone (IB-3)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7919-0322-00 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 subdivision layout 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) conveyance, at no cost to the City, of riparian areas and Biodiversity Conservation Strategy areas;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 3 until future consolidation with the adjacent properties at 6904 & 6884 152 Street to facilitate the development of these properties;
 - (j) 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;
 - (k) registration of a Section 219 Restrictive Covenant for the installation and maintenance of the landscape buffer along the North and East property line abutting the Agriculture Land Reserve and adjacent land; and
 - (l) registration of a Section 219 Restrictive Covenant to advise future owners of adjacent agricultural uses, to the satisfaction of the Planning and Development Department;

- (m) registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that a portion of the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion.
4. Council pass a resolution to amend the East Newton Business Park Plan to amend the road network.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant land	Mixed Employment and Buffers/Natural Areas	A-1
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East:	Farm	OCP: Agricultural	A-1
South (Across 68 Ave):	Business Park	Mixed Employment	CD (Bylaw No. 17159)
West (Across 152 Street):	Single Family	OCP: Urban	RF

Context & Background

- The subject properties total 5.35 hectares (13.2 acres) in size. The site is located northeast of the 68 Avenue and 152 Street intersection in the East Newton area and are designated "Mixed Employment" in the Official Community Plan (OCP) and zoned "General Agricultural (A-1) Zone" in Surrey Zoning By-law No. 12000. The East Newton Business Park Neighborhood Concept Plan designates the majority of the site for "Mixed Employment", with a small section designated "Buffers and Natural Areas".
- The site is located along the northern edge of the East Newton Business Park area. Lands to the North are outside of the East Newton Business Park and are within the Agricultural Land Reserve (ALR).
- The project site is within a consolidation area in the NCP which requires the subject sites to consolidate with the two single family properties along 152 Street abutting the northwest corner of the subject lands, located at 6904 152 Street and 6884 152 Street.
- The site is located abutting the Agricultural Land Reserve (ALR) and within the Farming Protection Development Permit Area in the OCP.
- There is a Class A-O open channel ditch located along the east property line of the parcel located at 6856 152 Street. This open channel ditch is a tributary to Bear Creek. A small portion of the subject site along the south east property line is located within the floodplain

area. A Development Permit for Hazards Land and Sensitive Ecosystem is required as part of this application.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to rezone the property from "General Agricultural Zone (A-1)" to "Business Park 3 Zone (IB-3)" in order to allow the creation of three business park lots.
- A General Development Permit (DP) for form and character is proposed for Lots 2 and 3 to establish design standards to achieve high quality development and include parameters for the future detailed site, building and landscape design of the lands. A detailed development permit is proposed for Lot 1 for Form and Character. Individual detailed DPs will be required when development occurs on proposed business park lots 2 and 3 in the future.
- The current application will create three business park lots ranging in size between 1.25 hectares to 2.1 hectares.

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
Parks, Recreation & Culture:	<p>All boulevard trees are protected, and tree protection fencing is required to protect from impacts during the construction of 153 Street.</p> <p>The applicant should seek to maximize the number of boulevard trees that can be planted on the new boulevard by designing driveway letdowns, service connections, street lights and other infrastructure and utilities in a manner that supports the goal of one boulevard tree per 10 metres of road edge.</p> <p>All efforts to retain City trees must be explored before removal will be considered.</p>
Agricultural and Food Policy Advisory Committee (AFPAC):	The application was reviewed by AFPAC on November 24, 2020. The committee expressed concerns for the proposed buffer setback, the maintenance and location of the proposed swale and fencing within the buffer, and the sloping of the landscape buffers onto agricultural land. The committee was concerned that slope debris may not be filtered out before reaching ALR lands. These issues are further discussed and considered in the 'Development Permit for Farming Protection' section of this report.

Transportation Considerations

- Each lot provides individual accesses to the proposed buildings. Building E which is located within proposed Lot 1, provides accesses from 68 Avenue and 153 Street.
- A cul-de-sac bulb is being dedicated as an extension of 153 Street. Access to future Buildings B, C and D will be provided from this cul-de-sac bulb. An additional access is proposed on 152 Street for Building A. No more than one independent driveway access will be permitted from 152 Street.
- A main access for passenger vehicle traffic and a separate access to facilitate both trucks and passenger vehicular traffic is provided for each building.
- The proposal includes a total of 357 parking stalls, which meets the parking requirements of the Zoning By-law for light impact industrial uses (346 spaces required).
- The proposed truck bays are located internally away from public view along 152 Street. The truck bays will be screened by the proposed building, fencing, and landscaping in accordance with the requirements of the Zoning By-law.
- The application proposes a 7.5 metre Multi-Use-Pathway (MUP) dedicated linkage along the south property line connecting 152 Street to the 153 Street cul de sac. The MUP will contain a 4-metre pathway with street lighting, street trees and landscaping on both sides of the pathway. The pathway will be constructed by the applicant as part of the Servicing Agreement.

Sustainability Considerations

- The applicant has met the majority of the sustainable development criteria, as indicated in the Sustainable Development Checklist. However, the applicant does not propose to meet the Climate Adaptation Strategy policy for a green roof or a high-albedo roof, which is typically considered to have a Solar Radiance Index (SRI) value of 0.75.
- The purpose of a high-albedo roof is to reduce the internal building temperature by reflecting sunlight and also to contribute to a lower overall heat island effect, which is an increase in the overall temperature of a developed area.
- The applicant is proposing light grey/white colored EPDM roof system with a minimum stone ballast of 17 pounds/square foot with an SRI value of 0.35. This roof system is proposed for the Detailed Development Permit. The roof material for the General Development Permit will be considered in the future, at the time of Detailed Development Permits.
- Staff has reviewed the proposed roofing system and determined that the proposed system does not meet the Climate Adaptation Strategy policy for a green roof or a high-albedo roof. Instead, it proposes an alternative roof system that still releases heat in the evening hours.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The project site is designated Mixed Employment in Metro Vancouver's Regional Growth Strategy. The proposal complies with this designation.

Official Community Plan

Land Use Designation

- The project site is designated Mixed Employment in the Official Community Plan. The proposal complies with the Mixed Employment designation.

Themes/Policies

- Ensure a sufficient supply of employment lands in Surrey, including designated industrial lands, to meet the current and future needs of the local and regional economy.

Surrey's objective is to enhance sustainable economic growth and take advantage of emerging business opportunities in order to support a broad-based vibrant, high-quality economy. This application allows this objective to be met by providing the supply and efficient use of employment lands.

- Encourage the full utilization and efficient use of industrial and other employment lands in order to maximize jobs and economic activity per hectare.

This application meet the City's objective to support the infill and redevelopment of underutilized properties within Mixed Employment designations and allows for the development of employment lands providing employment opportunities for Surrey's workforce.

Secondary Plans

Land Use Designation

- The subject sites are designated "Mixed Employment" and "Buffer and Natural Areas" in the East Newton Business Park Neighbourhood Concept Plan.
- The East Newton Business Park Neighbourhood Concept Plan requires consolidation of the existing small residential parcels located at 6904 and 6884 152 Street with the subject property to ensure efficient redevelopment of these lots for the purpose of industrial use.

Amendment Rationale

- The project complies with the land use designations in the East Newton Business Park, however, an amendment to the road network is being proposed. The NCP illustrates 153 Street as a cul de sac extending north and west from 68 Avenue into an L-shaped road network. A portion of this road is being eliminated in favour of on-site circulation. A 7.5 metre dedication to construct a Multi-Use Pathway is being proposed in lieu of a portion of the road. The proposed MUP will be located along the south property line of Lot 3, connecting 152 Street to 153 Street.
- The applicants were not able to secure acquisition of the two 'remnant' single family lots along 152 Street and have provided a concept plan to illustrate how these properties could be developed in the future. The concept plan is provided in Appendix I.
- The applicants are providing an access easement to allow the future industrial building on the two single family lots to have a functional access to that site.
- The applicants have also provided a no-build area on their site, which may be purchased by the future landowner. The no-build area provides an additional 315 square metres of land to construct a viable industrial building. The no-build area is subject to a Restrictive Covenant.

Zoning By-law

- The applicant proposes to rezone the subject site from "General Agriculture Zone (A-1)" to "Business Park 3 Zone (IB-3)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Business Park 3 Zone (IB-3)", streamside setbacks and parking requirements.

IB-3 Zone (Part 47C)	Permitted and/or Required	Proposed		
Floor Area Ratio:	1.0	0.47		
Lot Coverage:	60%	34%		
Yards and Setbacks				
		Lot 3:	Lot 2:	Lot 1:
North:	7.5 metres	27.9 metres	21 metres	32.9 metres
East:	7.5 metres	16.2 metres	35.6 metres	8.0 metres
South:	7.5 metres	21.5 metres	14.8 metres	16.7 metres
West:	7.5 metres	0 metres	19.5 metres	12.7 metres
Height of Buildings				
Principal buildings:	14 metres	14.0 metres		
Accessory buildings:	6 metres	n/a		
Streamside (Part 7A)	Required	Proposed		
Streamside Setbacks				
Class A-O (red dashed-coded) Ditch:	10 metres	10 metres from top of bank		
Class B (yellow-coded) Ditch:	7 metres	7 metres from top of bank		
Parking (Part 5)	Required	Proposed		

IB-3 Zone (Part 47C)	Permitted and/or Required	Proposed
Number of Stalls		
Industrial:	175	175
Office:	171	182
Total:	346	357

PUBLIC ENGAGEMENT

- Pre-notification letters and the Development Proposal Signs were sent and installed on March 4, 2021. Staff received two responses from neighbouring residents:

(Two area residents requested more information on the consolidation of the two remnant single family lots.

The residents were advised that a cross access easement and no build area is being provided by the applicant. 152 Street is an arterial street, therefore, only one access from 152 Street can be supported. The cross-access easement allows the remnant lots to have direct access to 152 Street. Furthermore, the proposed no-build area allows for the properties to construct a functional industrial building which is relative in size to the proposed development site.)

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class A-O (red dashed-coded) watercourse which flows north-south along the property line of proposed Lot 2, and an existing Class B (yellow-coded) watercourse which flows east-west along the south side of 68 Avenue. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development. The Class A-O watercourse was not identified in our COSMOS mapping system, but instead was identified by the Qualified Environmental Professional upon their site assessment of the subject site.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class A-O (red dashed-coded) open-channel ditch requires a minimum streamside setback of 10 metres, and a Class B (yellow-coded) open-channel ditch requires a minimum streamside setback of 7 metres, as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law.
- The riparian area does not fall within the boundaries of the subject site.
- An Ecosystem Development Plan, prepared by Ian Whyte P. Ag., of Envirowest Consultants Inc. and dated December 7, 2020 was reviewed by staff and found to be generally acceptable. The finalized report and recommendations will be incorporated into the Development Permit.

- A Wetland Study, prepared by Cassidy Hedden, R.P. Bio., of McTavish Resource Management Consultants Ltd. and dated August 24, 2020 was also conducted for this site, which determined that the site was not located within a wetland area.
- The Ecosystem Development Plan and Wetland Study was submitted to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD) to confirm whether the watercourses adjacent to the subject site is considered a stream or a stream channel. FLNRORD commented that the unnamed A-O ditch is a purpose-built drainage feature, and the seasonally wetted feature is a result of previous disturbance from agricultural activities.

Hazard Lands (Flood Prone) Development Permit Requirement

- The subject property falls within the Hazard Lands (Flood Prone) Development Permit Area (DPA) in the OCP, given that a small portion of the site is located within the 200-year floodplain of the Nicomekl River. The Hazard Land (Flood Prone) Development Permit is required to protect developments from hazardous conditions.
- A minimum flood plain elevation of approximately 2.6 metres geodetic is required. The applicant is proposing no building or structures within the flood plain area.
- The floodplain area needs to be landscaped and provide flood storage; however, the applicant still needs to provide maintenance and access requirements to be able to manage planting at the lower elevations on the east side of the proposed retaining wall. A Restrictive Covenant for maintenance may be required.
- Civil Plans prepared by Stuart McGregor *P. Eng.*, of KM Civil and dated April 19, 2021 was reviewed by staff and found to be generally acceptable, with some modifications to content of the report still required. The finalized study will be incorporated into the Development Permit.
- The study investigated issues related to flooding to determine the feasibility of development on the site and proposes recommendations to mitigate potential hazards.
- Registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that a portion of the subject property is located within a floodplain area and that adjacent buildings or structures constructed upon the lot may be damaged by flooding or erosion and will be required as a condition of final adoption of the associated Rezoning By-law should the proposal be supported by Council.

Farming Protection Development Permit Requirement

- The subject property falls within the Farming Protection Development Permit Area (DPA) in the OCP, given that it is located within 50 metres of the Agricultural Land Reserve (ALR) boundary. The Farm Protection Development Permit is required to reduce agricultural-urban conflicts through increased setbacks and vegetated buffering.

- The Farming Protection Development Permit guidelines for non-residential uses are outlined below (*with staff comments in italics*):

- The minimum building setback for the ALR boundary is 30 metres.

The proposed buildings partially comply with minimum building setbacks. Building B is proposing a building setback of 27.9 metres from the ALR Lands. The north side of Building D (northeast corner of property) is proposing a building setback of 21 metres, and a setback of 35.6 metres is proposed to the east side of Building D from ALR Lands. Building E (southern building) is proposing a building setback of 32.9 metres from the north side and 21.3 to east side of Building E from the ALR Lands. Parking areas and landscaped buffers are located between the buildings and the ALR lands.

This application provides business park and light industrial uses, in the form of office uses, service uses, warehouse and distribution centres. The protection of employment lands is a key objective for the City of Surrey. Employment Land policies seek to encourage the full utilization and efficient use of industrial and other employment lands in order to maximum jobs and economic activity per hectare. As the applicants have provided an enhanced 8.0 metres buffer with additional screening, trees and bioswales, staff is supportive of this approach.

- The minimum vegetated buffer width is 15 metres.

The proposed buildings partially comply with the minimum vegetated buffer requirements. The applicants are proposing an 8 metre enhanced buffer with double row of coniferous and deciduous trees and additional shrubs for privacy screen from ALR Lands. Furthermore, the applicants propose a bioswale to reduce runoff to ALR lands.

- Any proposed vegetated buffer should include a mix of appropriate deciduous and coniferous trees, spaced a minimum of 2 metres to 4 metres apart. Existing mature trees and riparian areas within the proposed buffer area should be preserved and infill planting considered in order to provide a fuller vegetated buffer.

The landscape buffer will include a double row of coniferous tree and a row of 6 metre high deciduous trees, and additional shrubs for privacy and screening.

- For any property within 50 metres of the ALR boundary, a Section 219 Restrictive Covenant is required to inform future owners of farm practices in the area that may produce noise, odour and dust.

A Restrictive Covenant will be provided as a condition of Final Adoption.

- The application was reviewed by the Agriculture Food Policy and Advisory Committee (AFPAC). The Committee expressed concerns on the buffer setback, the maintenance and location of the swale which was suggested to be relocated to the parking edge. The committee was also concerned with the sloping nature of the landscape buffer, and that slope debris may not be filtered out before reaching ALR Lands. The applicant has adequately addressed these concerns from City staff's perspective as explained below.

- The applicants have relocated the swale to the parking edge for better maintenance. However, the sloping nature of the landscape buffer was not revised. The applicants explained the grade changes are picked up within the buffer, and the landscape area does not exceed a 3:1 slope which provides a softer interface. There is also a bioswale located along the landscape buffer which will filter and prevent runoff to the ALR lands.
- The applicants have provided an enhanced 8 metres vegetated buffer along the entire ALR boundary which has been designed to protect neighbouring farming operations by creating a physical and visual separation.

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 East Newton Business Park Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the East Newton Business Park Plan.

General Development Permit

- The General Development Permit displays a similar design approach of Building E (Detailed DP) and buildings along street frontages will be similar in form and character. Future detailed DPs will be needed for development of each proposed lot and the Generalized DP establishes the guidelines to evaluate the future DPs. The General DP site plan provides general information on Site Design, Grading, Transportation and Landscaping. A conceptual 3D rendering of the 152 Street interface has been provided which achieves a high standard built form.

Detailed Development Permit

- The Detailed Development Permit for Lot 1 is proposing an 8,361 square metre industrial building. Overall, the building is proposed to have a modern linear appearance. Architectural emphasis is placed on the main entrance to the building that is proposed to be sited near the corner of 153 Street and 68 Avenue with use of grazing and articulation to provide visual interest.
- The proposed building construction is a concrete tilt up building with curtain wall clear glazing. The color scheme proposed is light and dark grey tones.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, which do not affect the overall character or quality of the project. These changes include the following:
 - Screening of the loading areas, immediate and future rooftop equipment, all mechanical, electrical, garbage collection, blank walls, fences and paved parking areas from all street views (152 Street, 153 Street and 68 Avenue) with landscape screening; and

- Expansion of the Southwest open space to provide more connectivity to 153 Street and 68 Avenue by providing soft and hard scaping, seating areas and tables.

TREES

- Norm Hol, ISA Certified Arborist of Arbortech Consulting 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
Alder and Cottonwood Trees			
Alder	122	122	0
Cottonwood	57	57	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Vine Maple	3	3	0
Bigleaf Maple	3	3	0
Paper Birch	8	8	0
Hazelnut	5	5	0
Honey Locust	2	0	2
English Walnut	3	3	0
Golden Chaintree	1	0	1
Apple	1	1	0
Bitter Cherry	2	2	0
Flowering Cherry	7	7	0
Red Oak	3	0	3
Weeping Willow	3	3	0
Scouler Willow	1	1	0
Coniferous Trees			
Grand Fir	1	1	0
Sitka Spruce	1	1	0
Douglas Fir	10	10	0
Western Red Cedar	204	203	1
Western Hemlock	2	2	0
Total (excluding Alder and Cottonwood Trees)	260	253	7
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		306	
Total Retained and Replacement Trees		313	
Contribution to the Green City Program		\$151,600	

- The Arborist Assessment states that there are a total of 260 mature trees on the site, excluding Alder and Cottonwood trees. 179 existing trees, approximately 29 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that 7 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.
- 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 685 replacement trees on the site. Since only 306 replacement/retained trees can be accommodated on the site, the deficit of 379 replacement trees will require a cash-in-lieu payment of \$151,600, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted along the Multi-Use Pathway. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 313 trees are proposed to be retained or replaced on the site with a contribution of \$151,600 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV.	Tree Management Plan
Appendix V.	Agricultural and Food Security Advisory Committee Minutes
Appendix VI.	NCP Amendment Plan

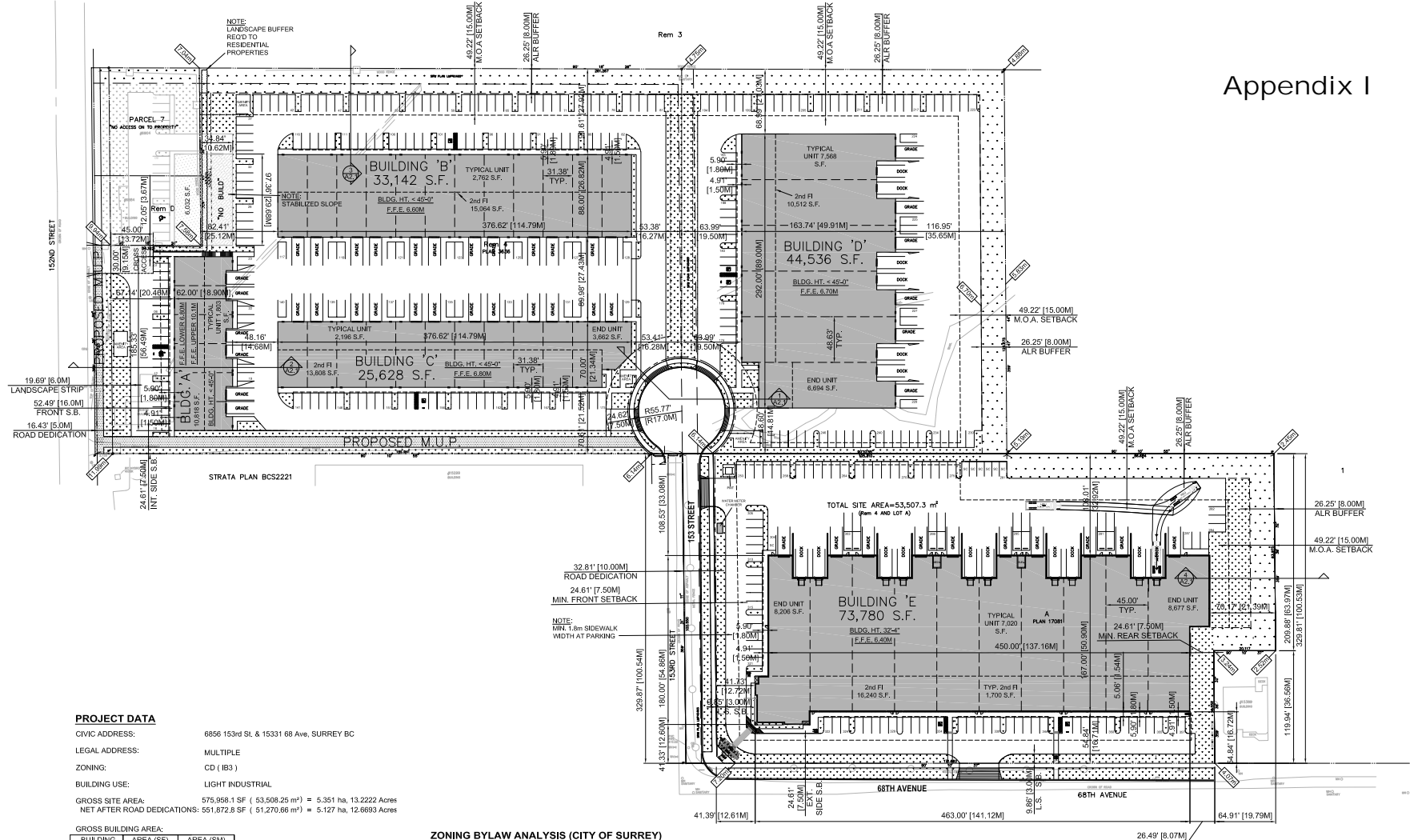
approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

HS/cm

Appendix I

CONWEST



PROJECT DATA

CIVIC ADDRESS: 6856 153rd St. & 15331 88 Ave, Surrey BC

LEGAL ADDRESS: MULTIPLE

ZONING: CD (IB3)

BUILDING USE: LIGHT INDUSTRIAL

GROSS SITE AREA: 575,958.1 SF (53,508.25 m²) = 5.351 ha, 13,222.22 Acres

NET AFTER ROAD DEDICATIONS: 551,872.8 SF (51,270.86 m²) = 5.127 ha, 12,669.3 Acres

GROSS BUILDING AREA:

BUILDING	AREA (SF)	AREA (SM)
BUILDING 'A'	10,818 SF	1,006 m²
BUILDING 'B'	33,142 SF	3,078 m²
BUILDING 'C'	25,628 SF	2,380 m²
BUILDING 'D'	44,536 SF	4,138 m²
BUILDING 'E'	73,780 SF	6,854 m²
TOTAL:	187,904 SF	17,456 m²

FLOOR AREA:

LOCATION	USE	CLASSIFICATION	AREA (SF)	AREA (SM)
BLDG. 'A' MAIN	WAREHOUSE	GROUP F-2	10,818 SF	1,005 m²
BLDG. 'A' 2ND	OFFICE	GROUP D	10,818 SF	1,005 m²
BLDG. 'A' 3RD	OFFICE	GROUP D	5,930 SF	551 m²
BLDG. 'B' MAIN	WAREHOUSE	GROUP F-2	33,142 SF	3,076 m²
BLDG. 'B' 2ND	OFFICE	GROUP D	13,064 SF	1,400 m²
BLDG. 'C' MAIN	WAREHOUSE	GROUP F-2	25,628 SF	2,380 m²
BLDG. 'C' 2ND	OFFICE	GROUP D	13,808 SF	1,283 m²
BLDG. 'D' MAIN	WAREHOUSE	GROUP F-2	44,536 SF	4,138 m²
BLDG. 'D' 2ND	OFFICE	GROUP D	10,512 SF	976 m²
BLDG. 'E' MAIN	WAREHOUSE	GROUP F-2	73,780 SF	6,854 m²
BLDG. 'E' 2ND	OFFICE	GROUP D	16,240 SF	1,508 m²
MAIN FLOOR TOTAL:			187,904 SF	17,456 m²
UPPER FLOOR TOTAL:			73,732 SF	6,816 m²
OVERALL TOTAL:			261,636 SF	24,272 m²

ZONING BYLAW ANALYSIS (CITY OF SURREY)

1. SITE COVERAGE:

ALLOWABLE SITE COVERAGE:	60%
PROPOSED SITE COVERAGE:	(BUILDING AREA) / (SITE AREA) = % 187,904 SF / 551,872.8 SF = 34.0%

2. DENSITY (FLOOR AREA RATIO):

TOTAL FLOOR AREA:	261,636 SF	24,180 m²
MAX. ALLOWED FAR:	1.0	
PROPOSED FAR:	(TOTAL FLOOR AREA) / (SITE AREA) 261,636 SF / 551,872.8 SF = 0.47	

3. BUILDING HEIGHT:

BUILDING HEIGHT:	MAX. ALLOWED 45'-11" (14.0 M)	PROPOSED TBD
------------------	----------------------------------	-----------------

4. REQUIRED SETBACKS:

	MIN. REQ'D	PROPOSED
FRONT YARD:	52'-6" (16.0 M)	41'-4" (12.6 M)
FRONT YARD NO PARKING:	24'-6" (7.5 M)	24'-6" (7.5 M)
REAR YARD:	24'-6" (7.5 M)	24'-6" (7.5 M)
INT. SIDE YARD:	24'-6" (7.5 M)	55'-0" (16.8 M)
EXT. SIDE YARD:	1 @ 11'-0" (3.6 M) IF ADJ. COM/IND.	12'-1" (3.7 M)
	24'-6" (7.5 M)	24'-6" (7.5 M)

5. LANDSCAPING REQUIREMENTS:

- AS PER SURREY ZONING BYLAW 12000-IB-3 PART I

6. PARKING AND LOADING OCCUPANCY:

AREA (SF)	PARKING FACTOR (SF)	REQUIRED NO. OF STALLS
187,904 SF	1,075	175
73,732 SF	430	171
TOTAL:		346

NO. STALLS REQUIRED

INDUSTRIAL: 1 STALL / 1,075 SF (100.5M) FLOOR AREA
OFFICE: 1 STALL / 430 SF (39.95M) FLOOR AREA

MIN. STALL DIM'S REQ'D:

STANDARD STALL:	WIDTH	LENGTH	DRIVE AISLE	ANGLE
9'-0" (2.6 M)	18'-0" (5.5 M)	22'-0" (6.7 M)	90°	
ACCESSIBLE STALL:	12'-0" (3.7 M)	18'-0" (5.5 M)	22'-0" (6.7 M)	90°
SMALL CAR STALL:	8'-0" (2.6 M)	16'-0" (4.9 M)	22'-0" (6.7 M)	90°
LOADING STALL:	13'-0" (4.0 M)	30'-0" (9.2 M)	25'-0" (7.5 M)	90°

TOTAL STALLS

	REQ'D/ALLOWED	PROVIDED
MIN. REQ'D STD. & PARALLEL STALLS	218	350
MIN. REQ'D ACCESSIBLE STALLS (2.0%)	7	7
ALLOWED NO. OF SMALL CAR STALLS (35%)	121	10
TOTAL:	346	357



CH2AD
Civil and Architectural Design Inc.
327 Henry Street, New Westminster, BC V3S 3J2
Phone: 782.7333 email: ch2ad@ch2ad.com

PROJECT NAME:
INDUSTRIAL DEVELOPMENT FOR CONWEST DEV. EAST NEWTON BUSINESS PARK SURREY BC

DRAWING TITLE:
SITEPLAN OPTION 4f

SCALE: AS NOTED

DRAWN: SAD
CHECKED: SAD
PROJECT NO: 190181

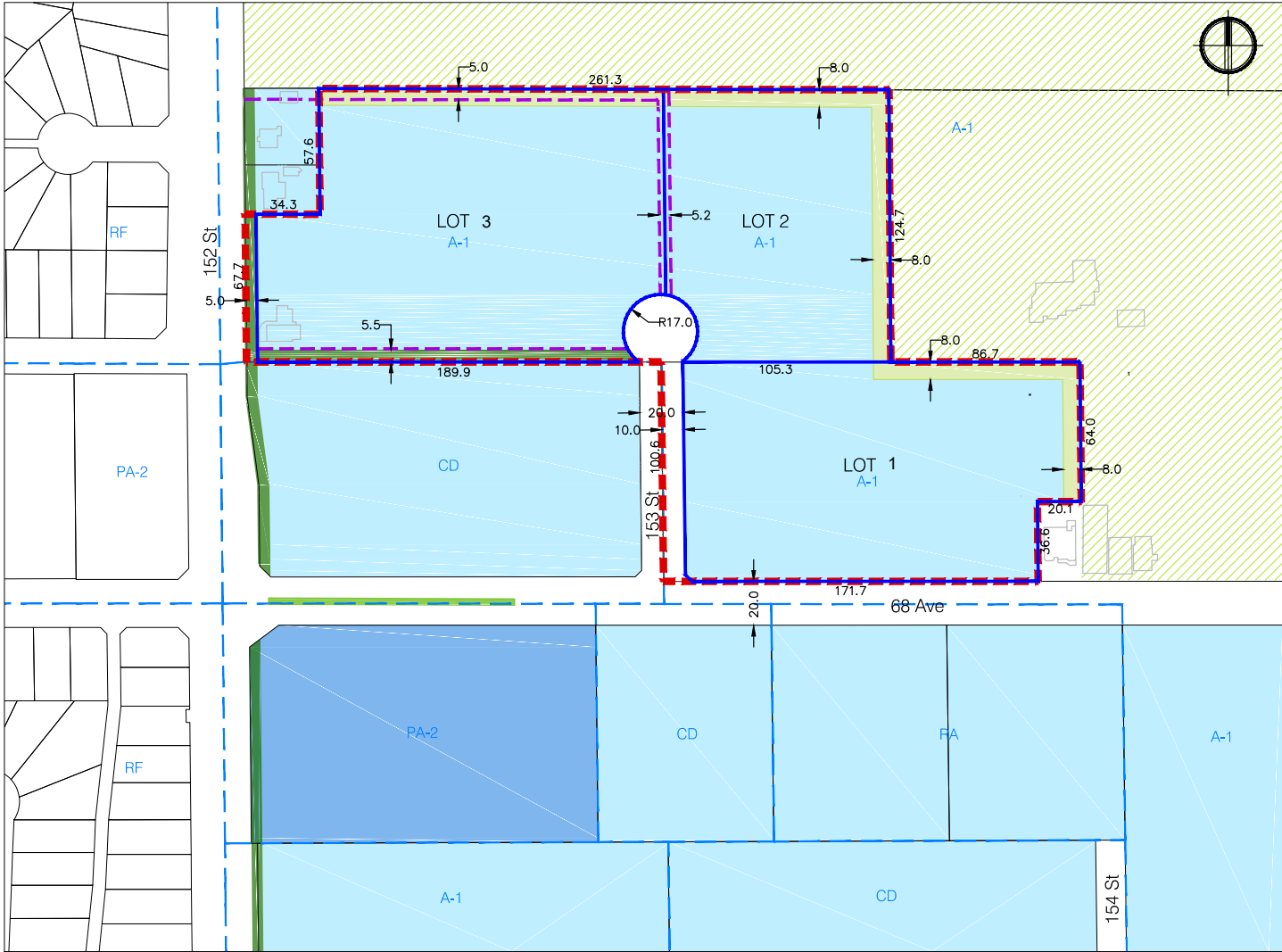
DRAWING NO:
A-2.0

THIS DRAWING IS PROPERTY OF CH2AD GROUP OF COMPANIES AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT

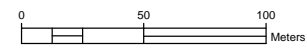
Conceptual 152nd Street Frontage



SITE AND SUBDIVISION PLAN



- ALR
- Proposed ALR Buffer
- NCP - Business Park
- Existing Church
- Proposed Multi-Use Path
- Landscaped Gateway Features
- SRW (Existing & Proposed)
- Subject Site
- Proposed Subdivision Lines
- Zoning Boundary



LEGAL DESCRIPTION
LOT 4 EXCEPT: FIRSTLY: PARCEL "A" (EXPLANATORY PLAN 7671);
SECONDLY: PARCEL "B" (EXPLANATORY PLAN 12920); AND THIRDLY:
PARCEL "V" (BYLAW PLAN 62484); SECTION 14 TOWNSHIP 2 NEW
WESTMINSTER DISTRICT PLAN 3636
PID 001-777-742

LOT "A" SECTION 14 TOWNSHIP 2 NEW WESTMINSTER DISTRICT
PLAN 17081
PID 008-264-635

GROSS SITE AREA
5.4 hectares / 13.2 acres

NET SITE AREA
5.1 hectares / 12.7 acres

EXISTING DESIGNATIONS
OCP: Mixed Employment
NCP: Business Park & Buffers / Natural Areas
Zoning: A-1

PROPOSED DESIGNATIONS
OCP: Mixed Employment
NCP: Business Park & Buffers / Natural Areas
Zoning: CD (Based on IB-3)

LOT YIELD
Existing: 2 lots
Proposed: 3 lots

NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.
M:\2019\19-1100\DWG\PLANNING\19-1100 - Site and Subdivision Plan - 2020-04-20.dwg

APLIN MARTIN
Project 19-1100
20 / 04 / 2020
Drawn by: SX

SHEET LIST

ARCHITECTURE	CIVIL	LANDSCAPE
A01	GENERAL NOTES & PROJECT DATA	
A02	PERSPECTIVES	
A10	SITE PLAN	
A11	SITE DETAILS	
A21	MAIN FLOOR	
A22	SECOND FLOOR	
A23	ENLARGED MAIN FLOOR-WEST	
A24	ENLARGED MAIN FLOOR-EAST	
A25	ENLARGED 2ND FLOOR-WEST	
A26	ENLARGED 2ND FLOOR-EAST	
A27	ROOF PLAN	
A31	BUILDING ELEVATIONS	
A32	BUILDING SECTIONS	

PROJECT TEAM

ARCHITECT OF RECORD

CRAG MITCHELL ARCHITECTURE-DESIGN INC.
327 KEARY STREET
NEW WESTMINSTER, BC V3L 3L2
PHONE: 778.772.8332
EMAIL: CRAIG@CRAIGMAD.CA
PRINCIPAL IN CHARGE: CRAIG MITCHELL

BUILDING DESIGN

KRAHN ENGINEERING LTD.
#100 - 2890 VIRTUAL WAY
VANCOUVER, BC V6M 0C4
PHONE: 604.266.8865
EMAIL: SCOTT@KRAHN.COM
PROJECT MANAGER: SCOTT DELGATTY

CIVIL

KM CIVIL LTD.
400 - 3417 GLADYS AVENUE
ABBOTSFORD, BC V2S 3E8
PHONE: 604.853.8511
EMAIL: STUART@KRAHN.COM
PRINCIPAL IN CHARGE: STUART WACROGROD
PROJECT MANAGER: PROJECT MANAGER
TECH LEAD: TECH LEAD

SURVEY

MATSON PECK & TOPURS
320 - 11105 HOESHOODE WAY
RICHMOND, BC V7A 5H7
PHONE: 604.273.8331
PRINCIPAL IN CHARGE: WILLIAM P. WONG

LANDSCAPE

DURANTE KREUK LANDSCAPE LTD.
152 - 4787 WEST 5 AVENUE
VANCOUVER, BC V6U 1N5
PHONE: 604.864.8111
EMAIL: JONATHAN@DKL.BC.CA
PRINCIPAL IN CHARGE: JONATHAN CORLETT

ZONING BY-LAW ANALYSIS

PROJECT DATA

CIVIC ADDRESS: 15331-68 AVE. SURREY BC
LEGAL ADDRESS: LOT A SECTION 14 TOWNSHIP 2 PLAN N1MP17061 WMD

BUILDING USE: LIGHT INDUSTRIAL
GROSS BUILDING AREA: 8,363.86 m² 90,243.11 ft²

ZONING BYLAW ANALYSIS (CITY OF SURREY)

1. ZONING: A-1 CURRENT, CD (B-3) PROPOSED
2. SITE AREA: PROPERTY BEFORE DEDUCTION 18,556.05 m² 1.86 hectares 199,735.63 ft² 4.59 acres
PROPERTY 17,532.55 m² 1.75 hectares 189,718.80 ft² 4.33 acres

3. SITE COVERAGE + BUILDING AREAS:

BUILDING FOOTPRINT AREA CALCULATIONS			
SITE AREA		PROP. SITE COVERAGE	
SO M	SO FT	BUILDING AREA SO M	MAXIMUM SITE COVERAGE %
		SO FT	SO FT
GROSS FLOOR AREA CALCULATIONS			
LEVEL	OCCUPANCY	FLOOR AREA SO M	SO FT
MAIN FLOOR	CIRCULATION	177.78	1,913.62
MAIN FLOOR	GROUP "F2"	8,639.38	71,485.67
MAIN FLOOR	NON-OCCUPIED	36.13	378.15
2ND FLOOR	GROUP "F2"	1,558.68	16,739.32
TOTAL		8,363.87	89,996.75

F.A.R. CALCULATIONS

PROPOSED F.A.R.	ALLOWABLE F.A.R.
0.48	1.00

4. BUILDING HEIGHT: MAXIMUM HEIGHT: 14.00 M (46'-0")
PROPOSED HEIGHT: 10.50 M (34'-6")
5. REQUIRED SETBACKS: REQUIRED: 12.40M (42'-8")
FRONT YARD (WEST): 7.50 M (25'-0")
REAR YARD (EAST): 7.50 M (25'-0")
SIDE YARD (NORTH): 7.50 M (24'-7")
SIDE YARD (SOUTH): 7.50 M (24'-7")
(IF ABUTS COMMERCIAL, MIXED EMPLOYMENT OR INDUSTRIAL)
FRONT YARD (WEST): 3.00 M (12'-0")
REAR YARD (EAST): 3.00 M (12'-0")
SIDE YARD (NORTH): 7.50 M (24'-7")
SIDE YARD (SOUTH): 7.50 M (24'-7")

6. LANDSCAPING REQUIREMENTS: AS PER SURREY ZONING BYLAW 12020 B-3 PART 1

7. VEHICLE PARKING AND LOADING: REFER TO LOCAL ZONING REQUIREMENTS FOR USE CLASSIFICATION AND PARKING REQUIREMENTS. ALL AREAS ARE BASED ON GROSS AREA CALCULATIONS, UNLESS NOTED OTHERWISE.

PARKING REQUIREMENT CALCULATIONS

UNIT NAME	LEVEL	PARKING CLASSIFICATION	GROSS AREA SQ M	LOCAL BYLAW REQUIREMENTS SQ FT	AREAS (SQ M)	SPACES REQUIRED
OFFICE	2ND FLOOR	OFFICE	1,398.68	16,238.32	39.9 m ²	37.8
WAREHOUSE	MAIN FLOOR	INDUSTRIAL	5,921.81	5,281.76	100.0 m ²	10.0
TOTAL PARKING SPACES REQUIRED:			8,360.97	89,996.75		104.2

VEHICLE PARKING PROVIDED

PARKING TYPE	No. of SPACES
ACCESSIBLE PARKING	2
SMALL CAR	7
STANDARD PARKING	97
TOTAL PARKING SPACES PROVIDED:	106

NOTE: 50% OF ACCESSIBLE PARKING SPACES ARE REQUIRED TO BE VAN ACCESSIBLE STALLS
NOTE2: MAX. 5% OF REQUIRED STALLS ARE ALLOWED TO BE SMALL CAR STALLS

STALL DIMENSIONS:

STANDARD STALL DIMENSIONS:	2.80 M (9'-0") W. 5.50 M (18'-0") L
ACCESSIBLE STALL DIMENSIONS:	3.70 M (12'-0") W. 5.50 M (18'-0") L
VAN ACCESSIBLE STALL DIMENSIONS:	4.80 M (15'-0") W. 5.50 M (18'-0") L
SMALL CAR STALL DIMENSIONS:	2.80 M (9'-0") W. 4.50 M (15'-0") L

DRIVE AISLE WIDTH: 6.70 M (22'-0") @ 90° (TWO WAY)

LOADING CALCULATION: ALL INDUSTRIAL BUILDINGS MUST PROVIDE AN OFF-STREET LOADING/UNLOADING SPACE ADJACENT TO EACH OVERHEAD LOADING DOOR OF THE BUILDING

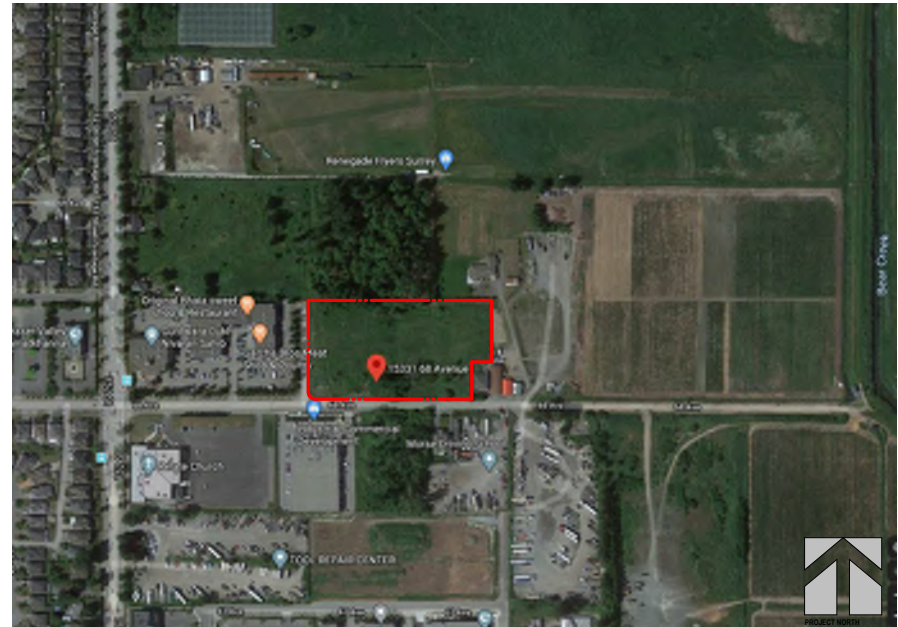
TOTAL LOADING STALLS PROVIDED: 15 GRADE DOORS / 15 DOCK DOORS

LOADING DIMENSIONS: 4.80 M (15'-0") W. 9.20 M (30'-0") L

DRIVE AISLE WIDTH: 7.60 M (25'-0") @ 90°

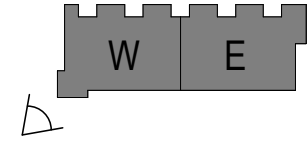
8. BICYCLE PARKING: TOTAL STALLS REQUIRED: NO REQUIREMENTS

TOTAL STALLS PROVIDED: 8 BIKE SPACES

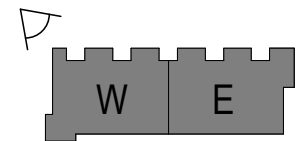


1 | CONTEXT PLAN

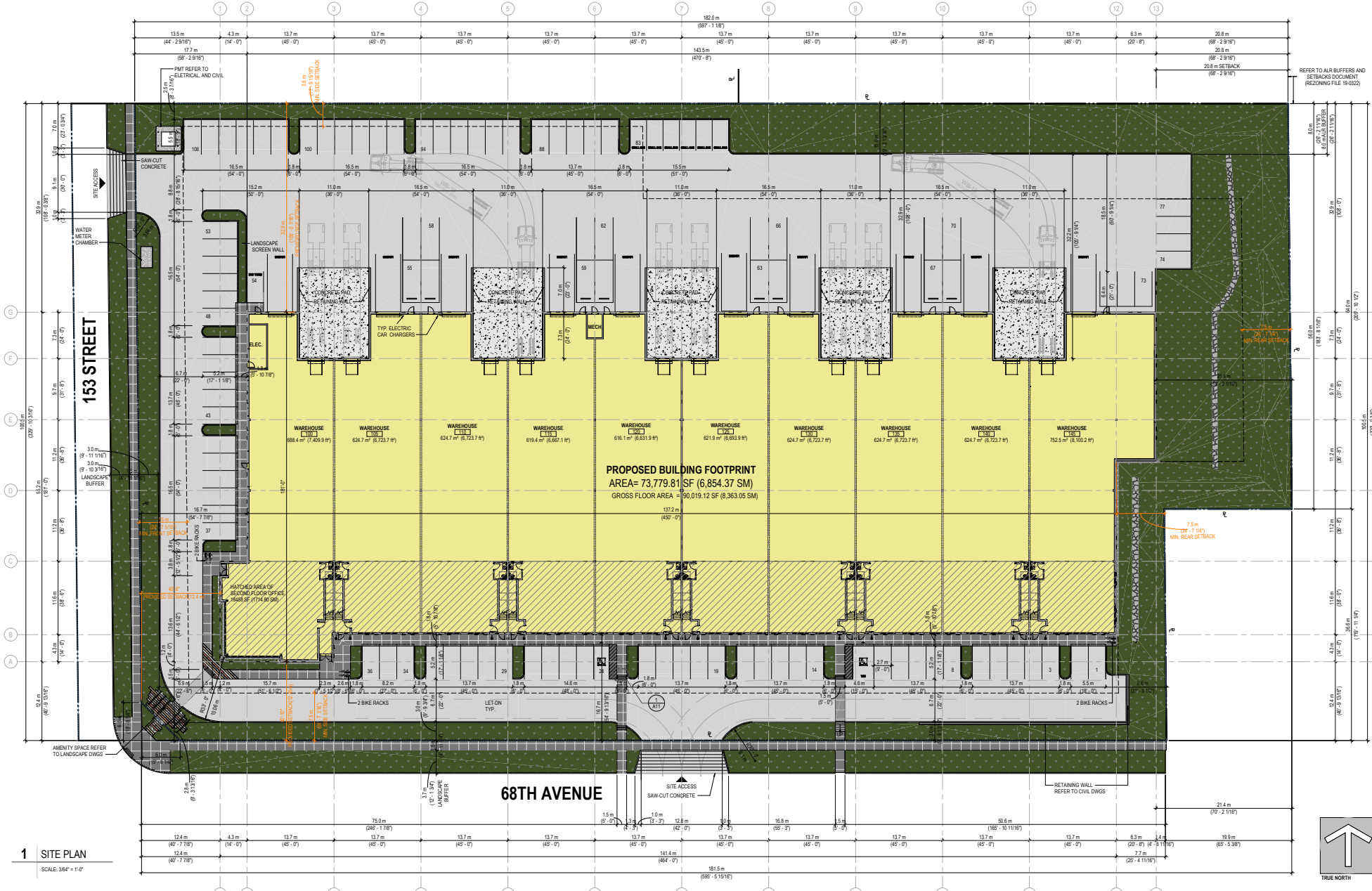
SCALE: 1" = 200'-0"



SOUTH-WEST VIEW



NORTH-WEST VIEW



1 SITE PLAN
SCALE: 3/8" = 1'-0"



THE KRAHN GROUP OF COMPANIES
ABBOTSFORD • EDMONTON • VANCOUVER
VANCOUVER OFFICE
615-222-0710 / 604-271-1111
1100 WEST 10TH AVENUE, VANCOUVER, BC V6H 1C4
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CMA+D
C/O ARCHITECTURAL DESIGN INC.
327 Keele Street West, Westmount, BC V3L 3L2
Phone: 778-772-8232, email: craig@cmad.com

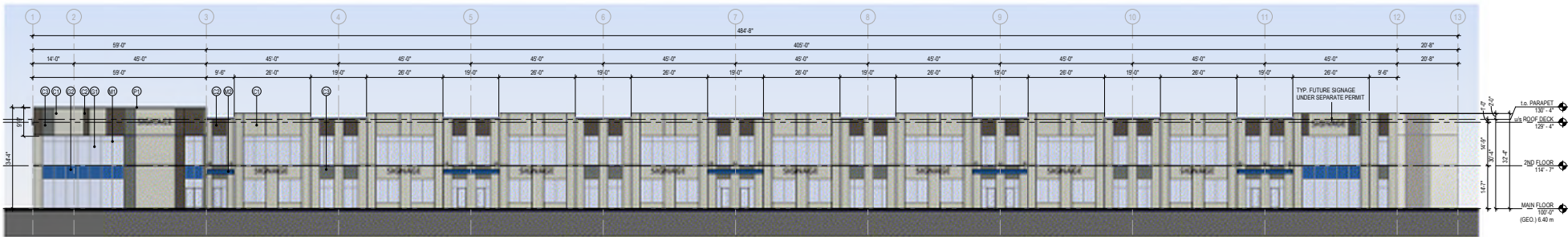


EAST NEWTON INDUSTRIAL BUILDING | 15331-68 AVE. SURREY BC

200131 | A10

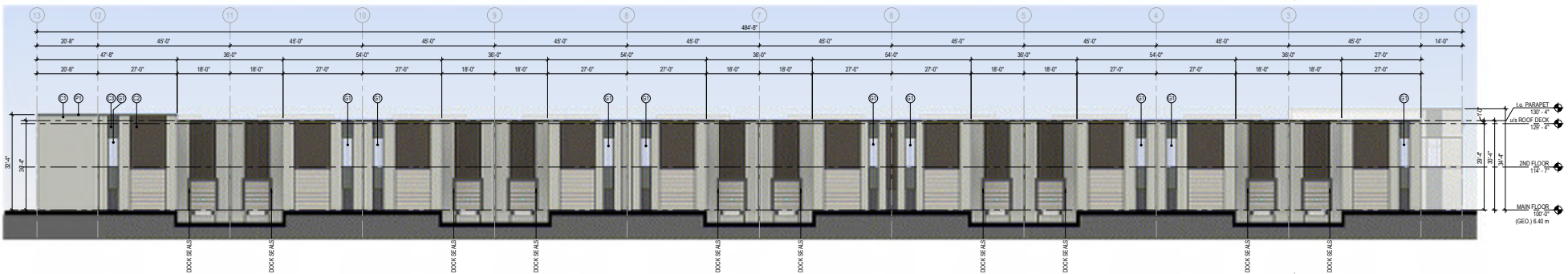
4. 20210416 RE-ISSUED FOR DP
3. 20200717 ISSUED FOR DEVELOPMENT PERMIT
NO. DATE Y/M/D DESCRIPTION

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 20210416 10:52 AM
 15331-68 AVE. SURREY, BC V3L 3L2
 20210416 10:52 AM
 15331-68 AVE. SURREY, BC V3L 3L2
 20210416 10:52 AM



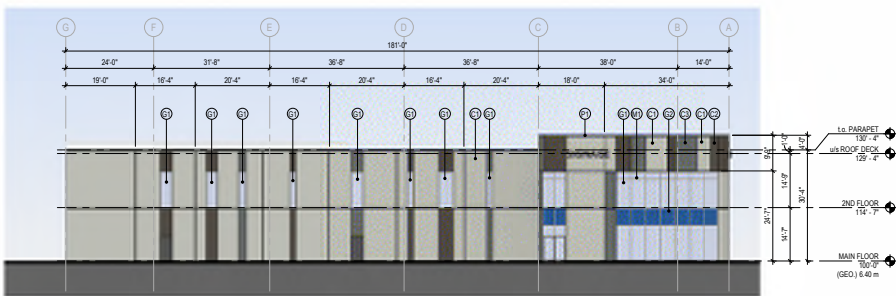
1 SOUTH ELEVATION-68TH AVENUE

SCALE: 1/16" = 1'-0"



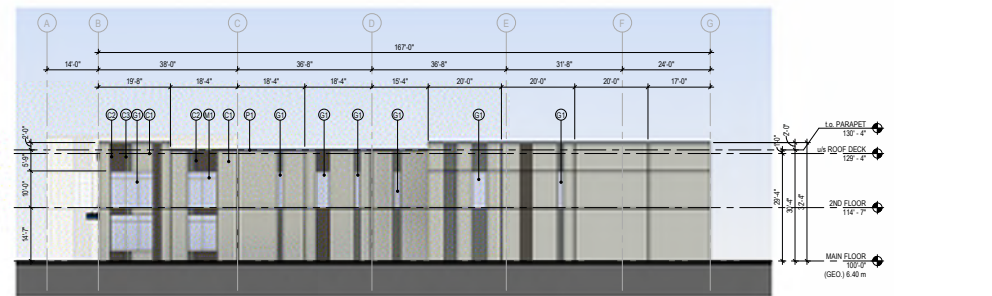
2 NORTH ELEVATION

SCALE: 1/16" = 1'-0"



3 WEST ELEVATION- 153 ST.

SCALE: 1/16" = 1'-0"



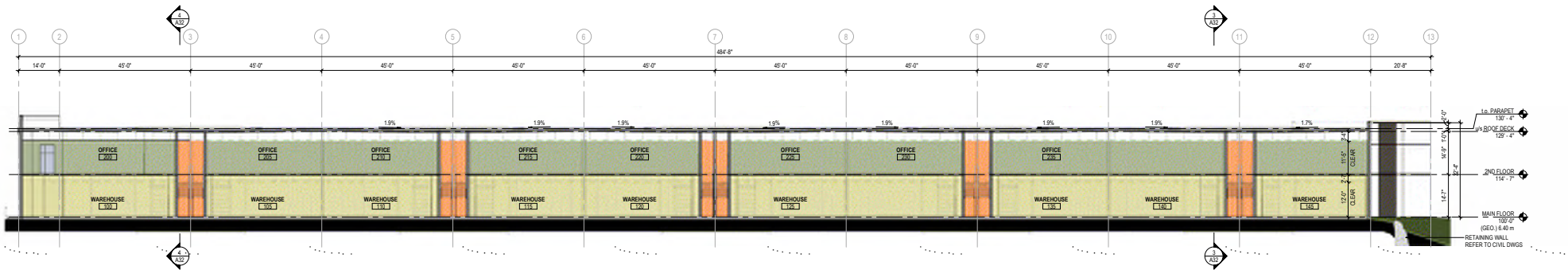
4 EAST ELEVATION

SCALE: 1/16" = 1'-0"

PROJECT COLOURS			
C1	MAN FIELD COLOUR:	SHERWIN WILLIAMS	SW 2850 CHELSEA GRAY
C2	FIELD ACCENT COLOUR:	SHERWIN WILLIAMS	SW 2848 WESTCHESTER GRAY
C3	FIELD ACCENT COLOUR:	SHERWIN WILLIAMS	SW 2848 ROY CROFT PEWTER
C4	FIELD ACCENT COLOUR:	BENJAMIN MOORE	2061-20 CHAMPION COBALT (MATCH TO SPANDREL HARMONY BLUE)

NOTED: COLOURS TO BE CONFIRMED

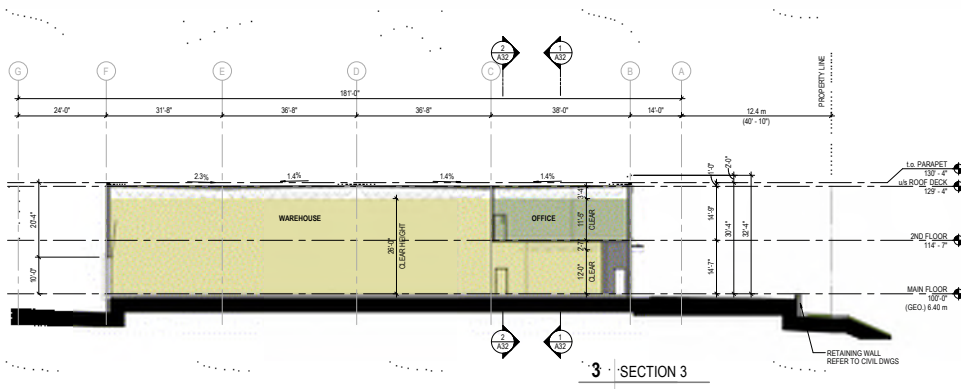
TYPE	DESCRIPTION
C1	CONCRETE TILT-UP PANEL - PAINT C1 - SHERWIN WILLIAMS SW 2850 CHELSEA GRAY
C2	CONCRETE TILT-UP PANEL - PAINT C2 - SHERWIN WILLIAMS SW 2848 WESTCHESTER GRAY
C3	CONCRETE TILT-UP PANEL - PAINT C3 - SHERWIN WILLIAMS SW 2848 ROY CROFT PEWTER
G1	CURTAIN WALL CLEAR GLAZING
G2	SPANDREL GLAZING - COLOUR 1007 HARMONY BLUE
M1	CURTAINWALL MULLION-PRE-FINISHED ALUMINUM - COLOUR BLACK MATTE ANODIZED
M2	CANOPY STRUCTURE - PAINT C4 - BENJAMIN MOORE 2061-20 CHAMPION COBALT
P1	PRE-FINISHED METAL FLASHING - COLOUR MATCH TO C3



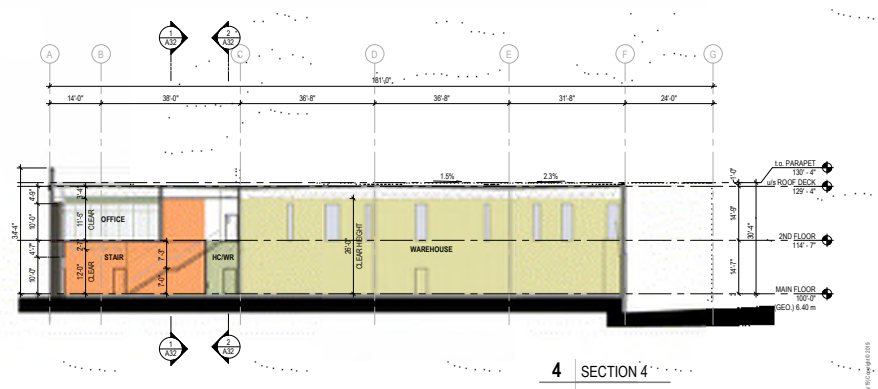
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SCALE: 1/16" = 1'-0"



2 SECTION 2
SCALE: 1/16" = 1'-0"



3 SECTION 3
SCALE: 1/16" = 1'-0"



4 SECTION 4
SCALE: 1/16" = 1'-0"

Tree Notes:

Installation Notes:

- Sufficient soil volume must be provided for each tree installed. A minimum of 10 m³ of approved, tested, or native soil is required. The soil is to be tested at a reputable soil testing laboratory. Test results submitted to the Landscape Architect for review prior to installation. A continuous soil trench of minimum 1.0m depth is used for parking island locations.
- If trees are planted within 2.0 m of curbs, sidewalks and driveways a root barrier (Deep root product or similar) shall be installed. A minimum of 4 panels (min. 8' wide) of 45 cm depth root barrier must be used to prevent root related damages.
- Fertilizer is not to be introduced at the time of planting.
- All single stem trees to be supported with a minimum of 2 stakes using 75 mm diameter 2.5 m tall pressure-treated wooden stake. Stakes must be firm and installed outside the edge of the root ball. Two strap supports (Arborite or similar) are to be applied loosely in a figure-eight pattern around the stem and trees stakes at a height no greater than two-thirds of the height of the tree.
- A tree well of minimum diameter of 1.5 m is to be established around the tree consisting of good quality mulch to a minimum depth of 10 cm. Mulch must be kept 15 cm away from the stem of the tree. **Cedar mulch is not acceptable.** Bark protection from grass trimmers and mowers must be installed to cover the root collar and lower trunk (Arborguard or similar).
- All trees (and suggested alternates - if necessary) are to be MINIMUM 5cm caliper or 3m height.

General Notes

Planting Notes

- All plants / planting to be per CSLA and CNLA standards.
- Plant selection subject to availability at the time of planting.
- Contractor shall source specified plant material and only after area of search has been exhausted will substitutions be considered.
- All trees to be staked in accordance with BCNTA Standards.
- All plants to be sourced from nurseries certified free of P. ramorum.
- Plant sizes and related container classes are specified according to the Canadian Landscape Standards current edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the standard; for all other plants, both plant size and container calls shall be as shown in the plant list. Specifically, when the plant list calls for #5 class containers, these shall be as defined in the BCNTA (ANSI) Standard.
- All trees to have minimum 10 cubic meters of growing medium unless otherwise specified.
- Lay sod smooth and flush with adjoining grass areas and paving and top surface of curbs unless shown otherwise on drawings. Ensure there is a full roll width between the new sod and adjoining surfaces. Small cut pieces from a full roll will not be accepted.







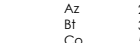








Soil Preparation and Placement Notes

- All growing medium placed on project to meet or exceed CSLA and CNLA Landscape Standards latest edition.
- Submit sieve analysis by an approved independent soil testing laboratory for each type of growing medium being used on the project PRIOR to placement for review and approval. Clearly identify source and type for each. Resubmit as required until growing medium is approved. Provide one composite sample of each type of proposed growing medium for each different application within the project. Minimum 1 litre physical sample.
- Submittals shall be made at least seven (7) days prior placement.
- Contractor shall not move or work growing medium or additives when they are excessively wet, extremely dry, or frozen or in any manner which will adversely affect growing medium structure. Growing medium whose structure has been destroyed by handling under these conditions will be rejected. Growing medium shall not be handled in wet or frozen conditions.
- Place growing medium, except structural to required finish grades and minimum depths as detailed, unless shown otherwise.










Irrigation Notes:

- The irrigation system is to be design build process. Provide shop drawings for review.
- All soft landscape planting areas are to be irrigated with high efficiency spray heads (to IAABC Standard). Refer to the Specifications
- Smart controller and rain sensor(s) technology is required.
- All irrigation within Critical Root Zones of retained trees shall be drip irrigation.









On-Site Plant List

Sym	Qty	Botanical Name	Common Name	Size /Spacing / Comments
Trees				
	8	Acer rubrum 'Red Sunset'	Red Maple	6cm cal. / B+B
	22	Acer x freemanii 'Autumn Brilliance'	Freeman Maple	6cm cal. / B+B (spacing 30' o.c)
	2	Cercidiphyllum japonicum	Katsura Tree	6cm cal. / B+B, specimen
	6	Fraxinus oxycarpa 'Raywood'	Raywood Ash	6cm cal. / B+B
	2	Pseudotsuga menziesii	Douglas Fir	3m ht. / B+B
	8	Quercus rubra	Red oak	7cm cal. / B+B
	4	Tsuga heterophylla	Western Hemlock	3m ht.
Shrubs				
Az	275	Azalea japonica	Evergreen Azalea	#2 pot / 24" o.c.
Bt	309	Berberis thunbergii 'Atropurpurea'	Red Leaf Japanese Barberry	#2 pot / 36" o.c.
Co	55	Cornus stolonifera	Red-Osier Dogwood	#3 pot / 48" o.c.
Gs	309	Gaultheria shallon	Salal	#2 pot / 24" o.c.
Lp	525	Lonicera pileata	Box-leaved Honeysuckle	#1 pot / 24" o.c.
Ma	182	Mahonia nervosa	Oregon Grape	#1 pot / 24" o.c.
Nd	490	Nandina domestica 'Harbour Dwarf'	Dwarf Heavenly Bamboo	#1 pot / 18" o.c.
Pm	71	Polystichum munitum	Western Sword Fern	#1 pot / 24" o.c.
Rn	321	Rosa nutkana	Nootka Rose	#2 pot / 24" o.c.
Sa	69	Symphoricarpos albus	Snowberry	#3 pot / 48"
	44	Taxus x media 'Hicksii'	Japanese Yew	6' ht, RB to RB, Male Only
Native Shrub Planting - 5190 sq. ft.				
	47	Cornus stolonifera	Red-Osier Dogwood	#3 pot / 48" o.c.
	185	Gaultheria shallon	Salal	#2 pot / 24" o.c.
	185	Lonicera pileata	Box-leaved Honeysuckle	#2 pot / 24" o.c.
	185	Mahonia nervosa	Oregon Grape	#2 pot / 24" o.c.
	185	Polystichum munitum	Western Sword Fern	#2 pot / 24" o.c.
	185	Rosa nutkana	Nootka Rose	#2 pot / 24" o.c.
	47	Symphoricarpos albus	Snowberry	#3 pot / 48" o.c.
Perennials, Grasses, Groundcovers				
Ca	53	Calamagrostis x acutiflora 'Karl Foerster'	Karl F. Feather Reed Grass	#1 pot / 24" o.c.
Cx	610	Carex oshimensis 'Evergold'	Japanese Sedge	#1 pot /
Cd	150	Cotoneaster dammeri	Bearberry	#1 pot / 18" o.c.
Dp	227	Delphinium 'Guardian White'	Candle Larkspur	#1 pot / 18" o.c.
GL	40	Gaura lincheimeria 'Whirling Butterflies'	Gaura	#1 pot / 18" o.c.
La	79	Lavandula a. 'Arctic Snow'	Arctic Snow Lavender	#1 pot / 18" o.c.
Lt	25	Lavandula a. 'Thumbellina Leigh'	Thumbellina Leigh Lavender	#1 pot / 18" o.c..

Material Legend

Detail	Key	Material	Size	Colour/Finish/Notes
		Sidewalk - by others		Offsite: City of Surrey Standards Onsite: Refer to Civil
		CIP Concrete - Ash CIP Concrete - Light Grey CIP Concrete - Natural	1'-0" wide x lengths vary	As shown
		Structural soil extent		
		Sod lawn		
		Drain Rock Drip Strip		Provide 1' wide drip strip along building face wherever softscape meets building


Furniture Legend

Detail	Key	Material	Manufactured by	Size	Colour/Finish
		Steel with finish	Custom	As shown	Sandblasted, with Natural finish
		Concrete	Custom	As shown	Natural
		Stone	Landscape forms	24" x 24" x 18", 24" x 95" x 18",	Black
		Bike Rack: Ride	Landscape Forms	3.3" x 28" x 26"	Metallic Silver Mount: Surface mount

Landscape Drawing List

- L0.0 KEY PLAN**
L1.0 OVERALL LANDSCAPE PLAN
L1.1 ENLARGED PLAN 1
L1.2 ENLARGED PLAN 2
L1.3 ENLARGED PLAN 3
L1.4 ENLARGED PLAN 4
L1.5 ENLARGED PLAN 5
L1.6 ENLARGED PLAN 6
L2.1 LANDSCAPE DETAILS
L2.2 LANDSCAPE DETAILS
L3.1 LANDSCAPE SECTIONS

Irrigation Legend

	Irrigation Stub Out 50 PSI / 50 GPM
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 02 Jul. 17, 2020 Issued for DP
 01 Jul. 10, 2020 Review
 no. | date: | Item:

Revisions:



Project:

15331-68 Ave.
Surrey, BC

Drawn by: JCI/JM

Checked by: DXC

Date: April 20, 2021

Scale:

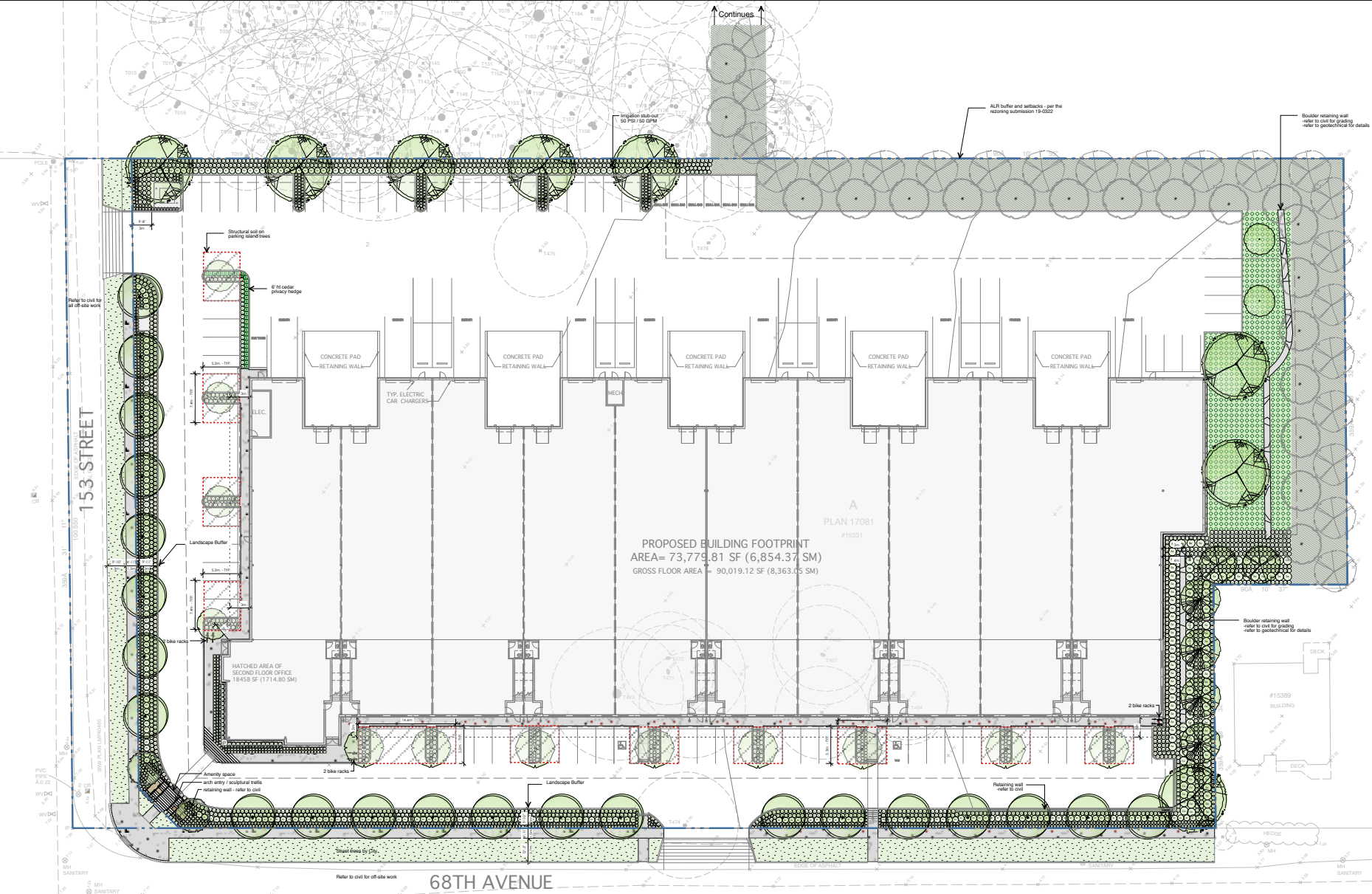
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Key Plan

Project No.:

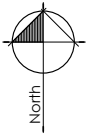
20032

Sheet No.:



PROPOSED BUILDING FOOTPRINT
 AREA= 73,779.81 SF (6,854.37 SM)
 GROSS FLOOR AREA = 90,019.12 SF (8,363.05 SM)

PLAN 17081
 #15331



- 04 Apr. 14, 2021 DP Comments - 2
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Revisions:

dk Durante Kreuk Ltd.
 102 - 1637 West 5th Avenue
 Vancouver BC V6J 1N5
 T: 604 684 4611
 F: 604 684 0577
 www.dk.bc.ca

Project:

**15331-68 Ave.
 Surrey, BC**

Drawn by: JC/JM

Checked by: EXC

Date: April 20, 2021

Scale: 3/4" = 1'-0"

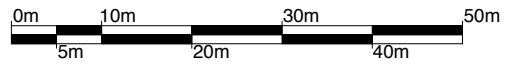
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Overall Landscape Plan

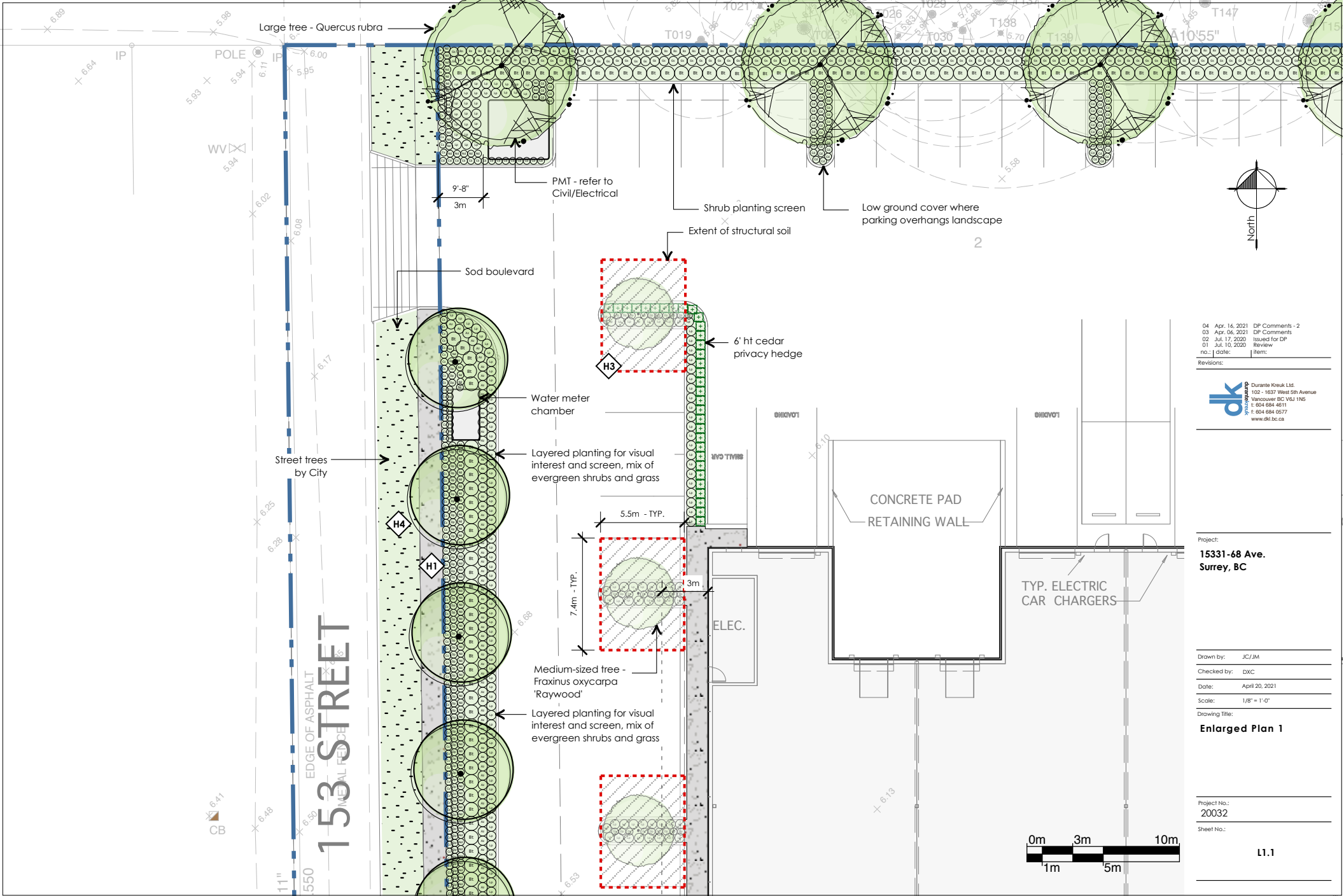
Project No.:

20032

Sheet No.:



L1.0



Large tree - *Quercus rubra*

PMT - refer to Civil/Electrical

Shrub planting screen

Low ground cover where parking overhangs landscape

Sod boulevard

Extent of structural soil

6' ht cedar privacy hedge

Water meter chamber

Street trees by City

Layered planting for visual interest and screen, mix of evergreen shrubs and grass

CONCRETE PAD
RETAINING WALL

TYP. ELECTRIC CAR CHARGERS

153 STREET

Medium-sized tree - *Fraxinus oxycarpa* 'Raywood'

Layered planting for visual interest and screen, mix of evergreen shrubs and grass

ELEC.

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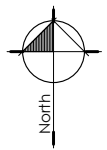
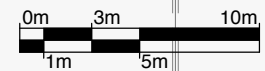


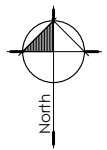
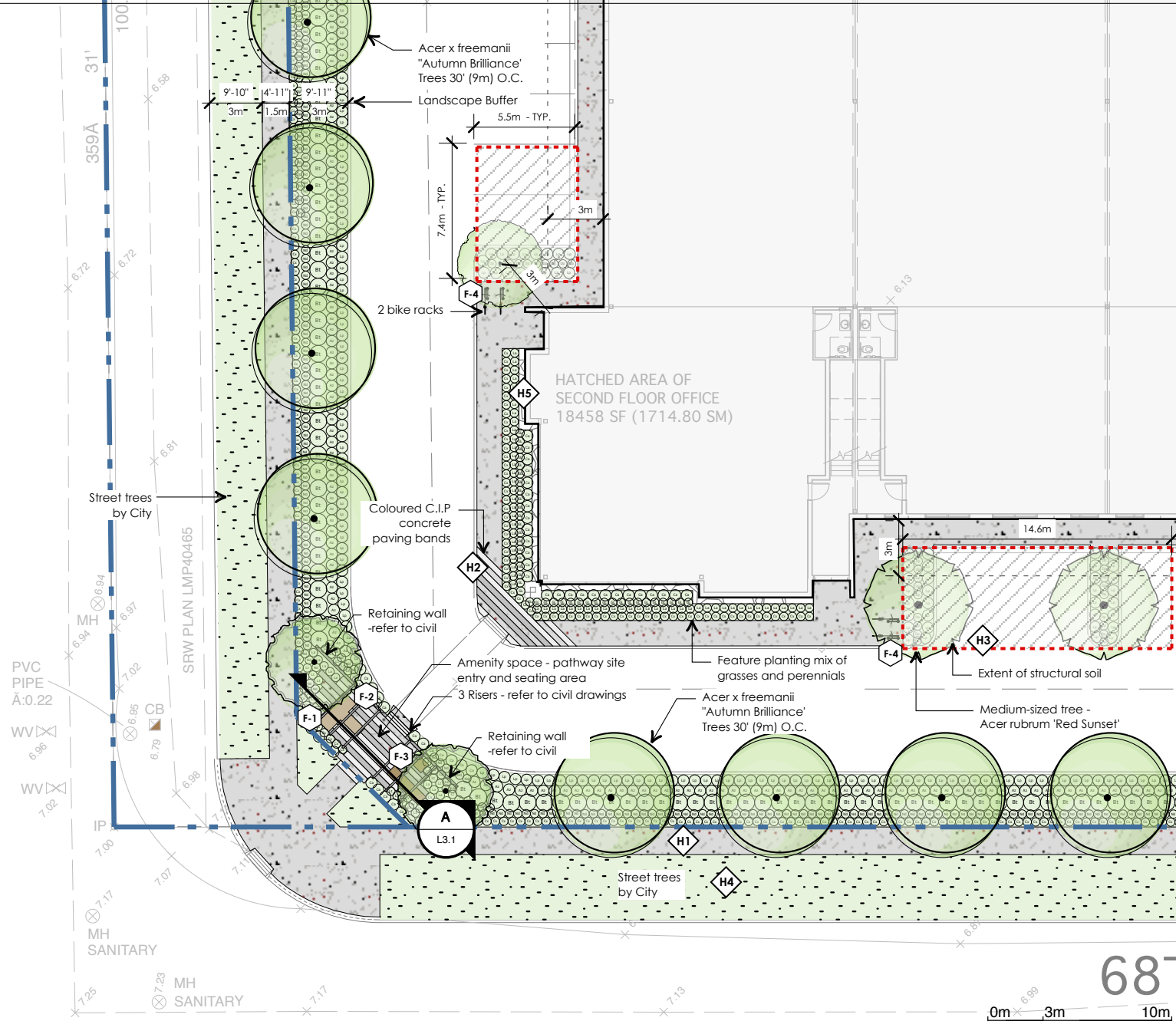
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15331-68 Ave.
Surrey, BC

Drawn by: JC/JM
 Checked by: DXC
 Date: April 20, 2021
 Scale: 1/8" = 1'-0"

Drawing Title:
Enlarged Plan 1

Project No.:
 20032
 Sheet No.:





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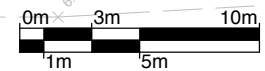


Project:
15331-68 Ave.
Surrey, BC

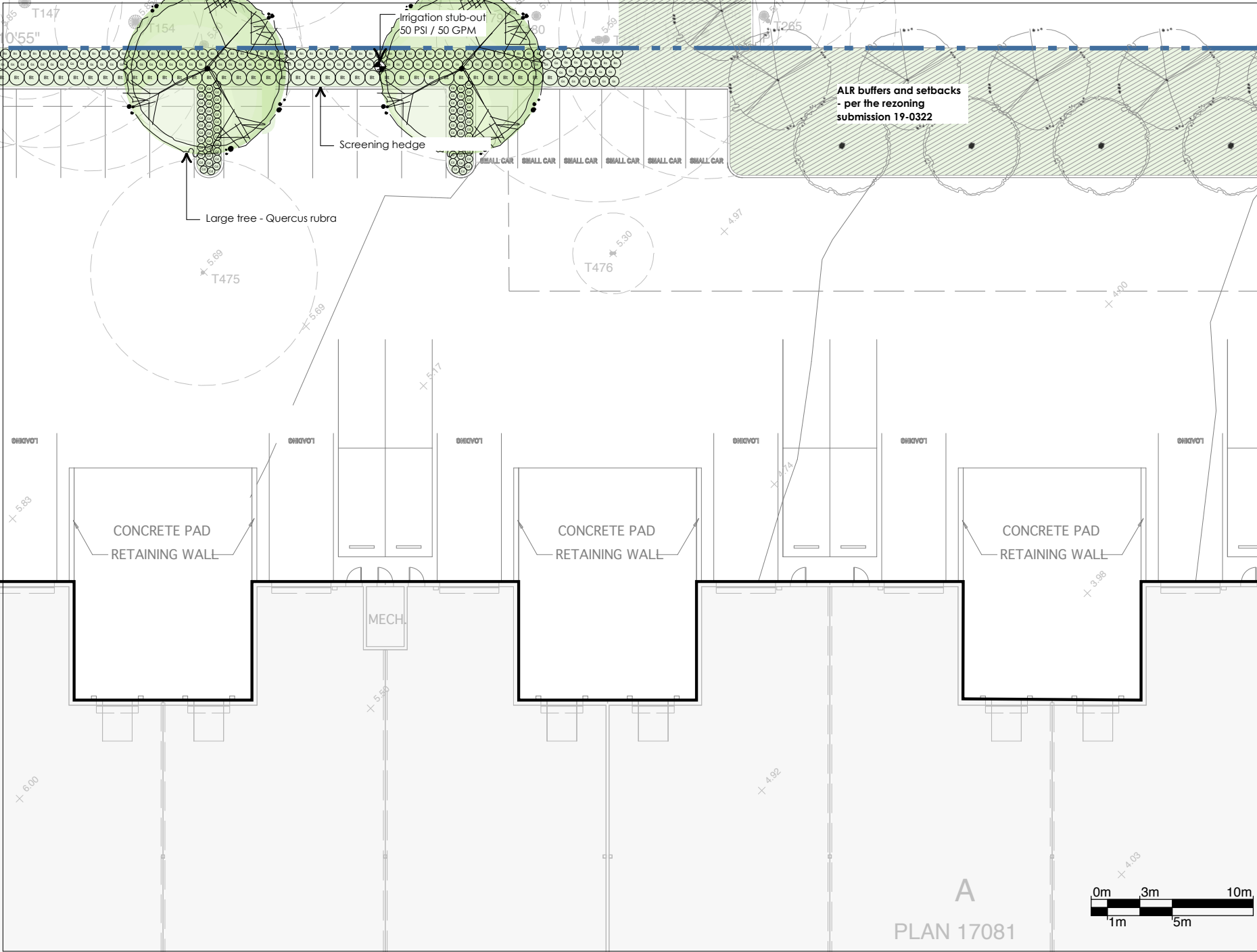
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 Checked by: DXC
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Drawing Title:
Enlarged Plan 2

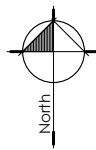
Project No.:
 20032
 Sheet No.:



68



ALR buffers and setbacks
- per the rezoning
submission 19-0322



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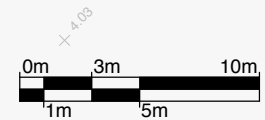
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15331-68 Ave.
Surrey, BC

Drawn by: JC/JM
 Checked by: DXC
 Date: April 20, 2021
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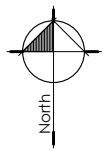
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Project No.:
20032
 Sheet No.:

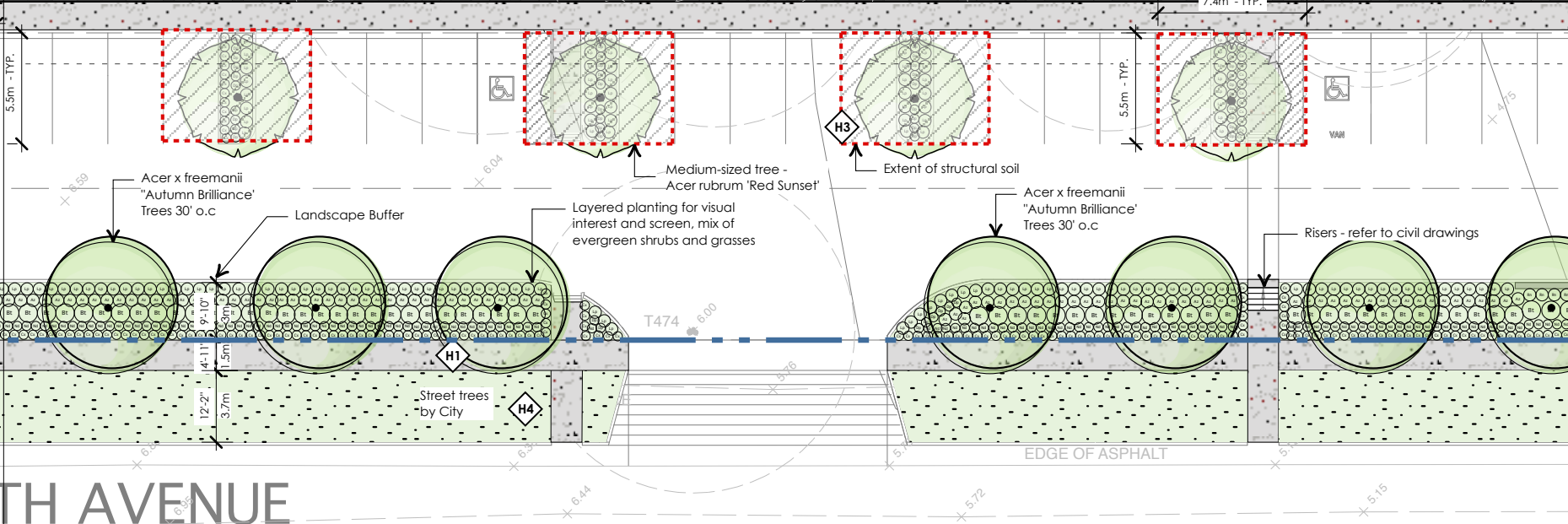
A
PLAN 17081



PROPOSED BUILDING FOOTPRINT
AREA= 73,779.81 SF (6,854.37 SM)
GROSS FLOOR AREA = 90,019.12 SF (8,363.05 SM)



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no.:	date:	Item:

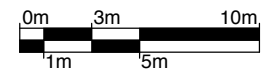


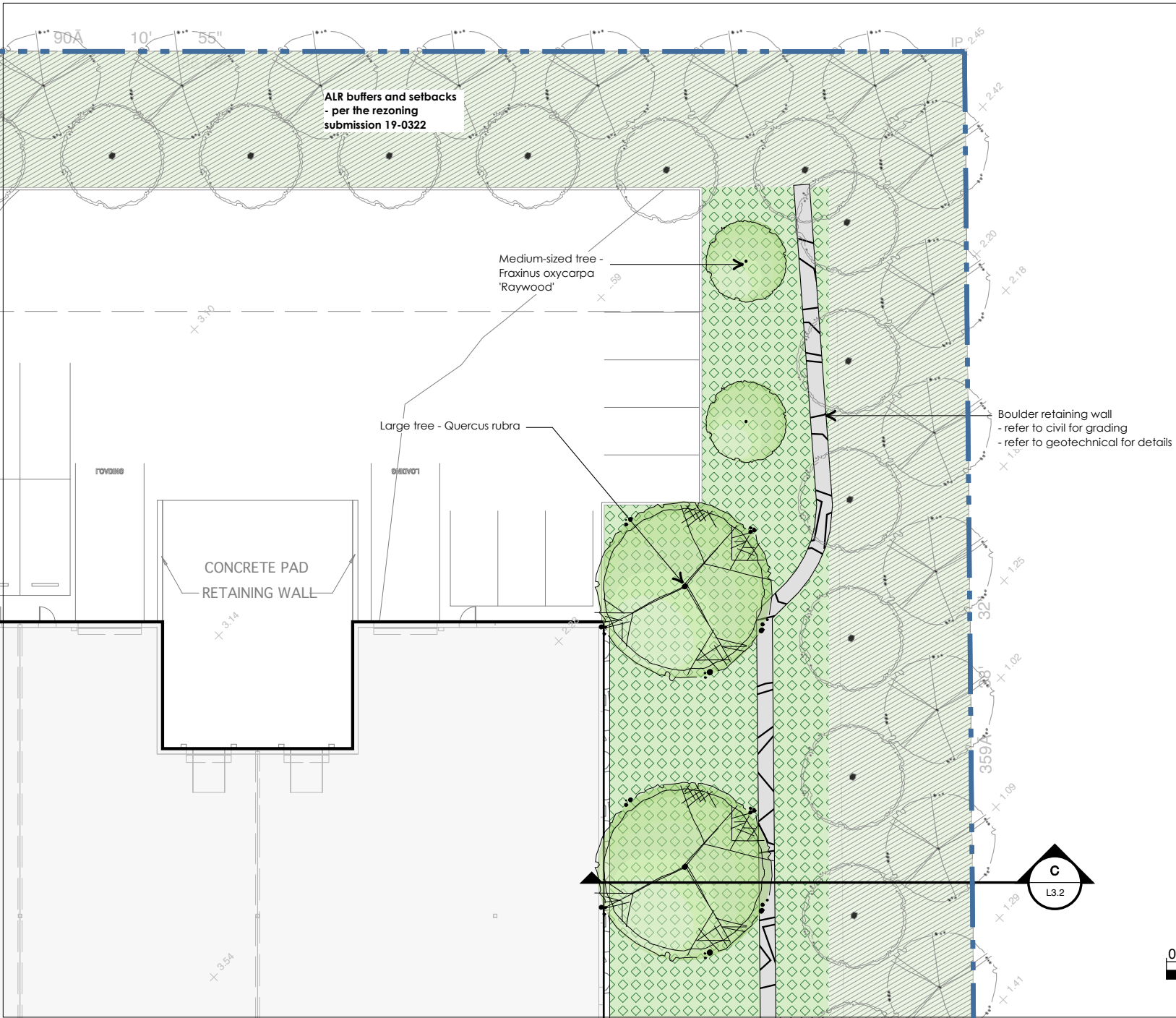
Project:
15331-68 Ave.
Surrey, BC

Drawn by:	JC/JM
Checked by:	DXC
Date:	April 20, 2021
Scale:	1/8" = 1'-0"

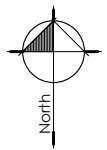
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Enlarged Plan 4

Project No.:	20032
Sheet No.:	





1



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02	Jul. 17, 2020	Issued for DP
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no.	date:	Item:
Revisions:		

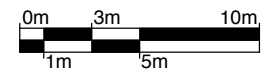


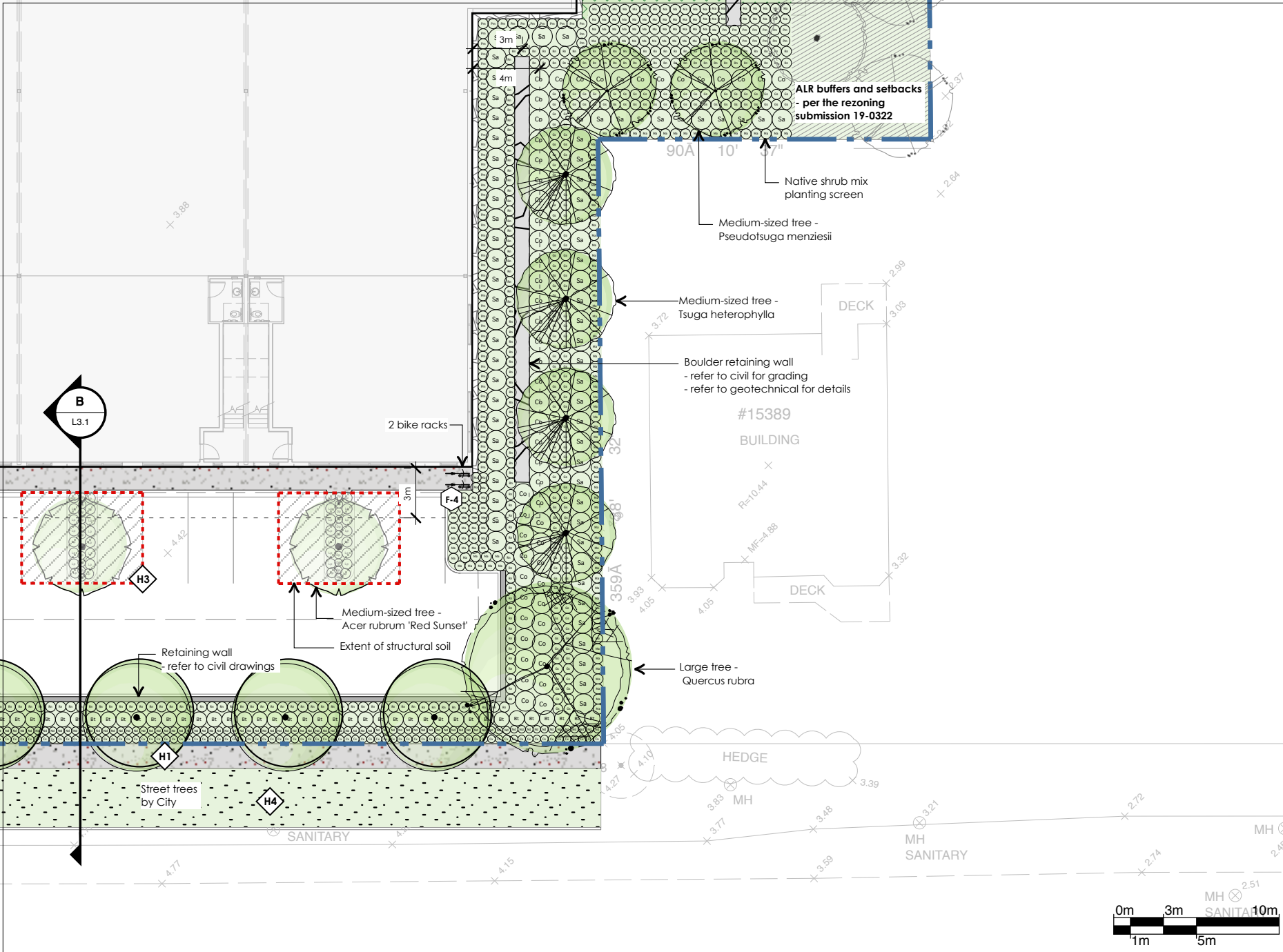
Project:
15331-68 Ave.
Surrey, BC

Drawn by: JC/JM
Checked by: DXC
Date: April 20, 2021
Scale: 1/8" = 1'-0"

Drawing Title:
Enlarged Plan 5

Project No.:
20032
Sheet No.:





ALR buffers and setbacks
- per the rezoning
submission 19-0322

Native shrub mix
planting screen

Medium-sized tree -
Pseudotsuga menziesii

Medium-sized tree -
Tsuga heterophylla

Boulder retaining wall
- refer to civil for grading
- refer to geotechnical for details

#15389
BUILDING

DECK

DECK

Large tree -
Quercus rubra

HEDGE

MH

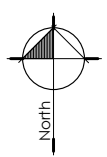
MH

SANITARY

MH

MH

SANITARY



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Revisions:		



Project:
15331-68 Ave.
Surrey, BC

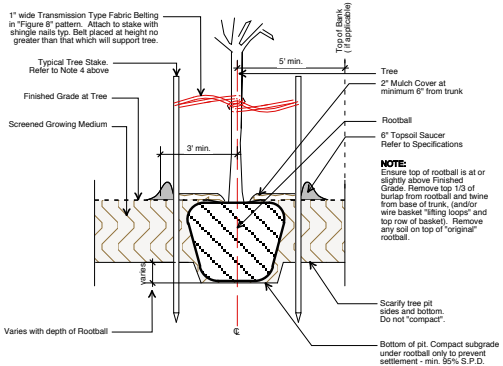
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Checked by:	DXC
Date:	April 20, 2021
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Drawing Title:
Enlarged Plan 6

Project No.:	20032
Sheet No.:	

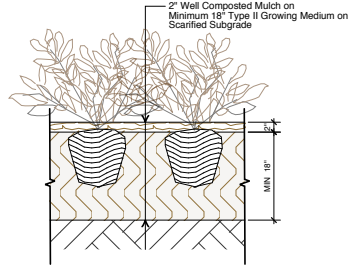


- GENERAL NOTES:**
- Do not cut Tree Leader.
 - Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Desiccation.
 - Ensure tree location does not conflict with Underground Services. "Call before digging".
 - Provide min. 10 cubic meters of growing medium per tree.
 - Refer to Growing Medium Chart below for surface area depth of Growing Medium.

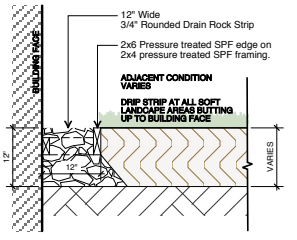


Depth of Growing Medium Total (ft.)	Area (sq.ft.)	Variation 1		Variation 2	
		Size of Surface Square	Size of Surface Circle	Size of Surface Square	Size of Surface Circle
1.5'	235.32	15.34' x 15.34'	17.31' Ø		
2'	176.5	13.29' x 13.29'	15.02' Ø		
2.5'	141.2	11.88' x 11.88'	13.41' Ø		

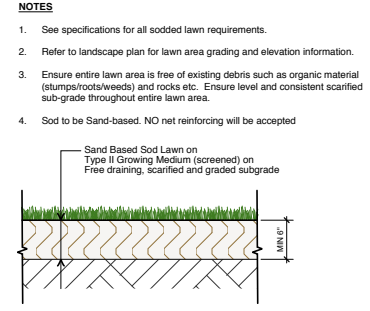
1 TYPICAL TREE PLANTING
SCALE: NTS



2 TYPICAL SHRUB PLANTING
SCALE = 1" = 1'-0"



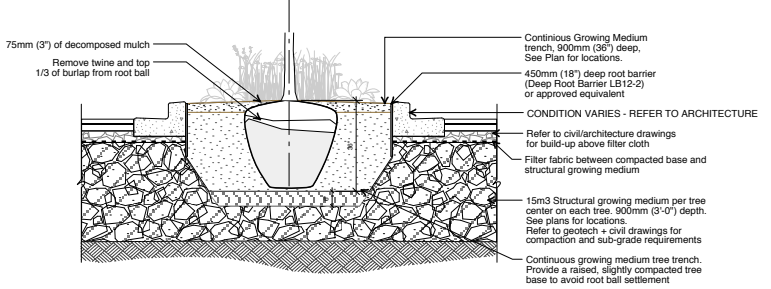
3 DRIP STRIP AT BUILDING FACE
SCALE = 1" = 1'-0"



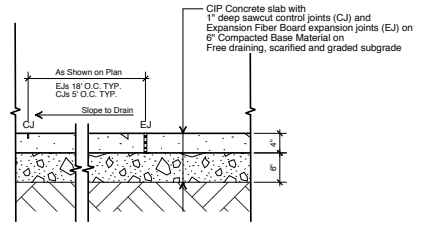
4 SOD LAWN
SCALE = 1" = 1'-0"

- NOTES**
- See specifications for all sodded lawn requirements.
 - Refer to landscape plan for lawn area grading and elevation information.
 - Ensure entire lawn area is free of existing debris such as organic material (stumps/roots/weeds) and rocks etc. Ensure level and consistent scarified sub-grade throughout entire lawn area.
 - Sod to be Sand-based. NO net reinforcing will be accepted

- NOTES**
- Subgrade prep and structural soil placement to be approved by Landscape Architect prior to planting and paving installation.
 - Refer to Landscape Plans for extent of structural soil.



5 PARKING ISLAND: TREE W/ STRUCTURAL SOIL
SCALE = 1/2" = 1'-0"



6 CIP CONCRETE
SCALE = 1" = 1'-0"

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Revisions:

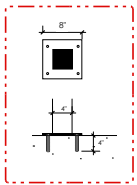


Project:
15331-68 Ave.
Surrey, BC

Drawn by: JC/JM
Checked by: DXC
Date: April 20, 2021
Scale: AS SHOWN

Drawing Title:
Landscape Details

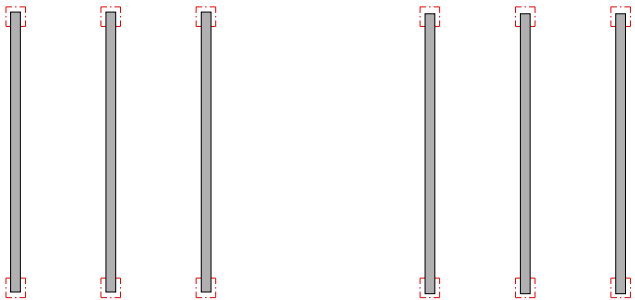
Project No.:
20032
Sheet No.:



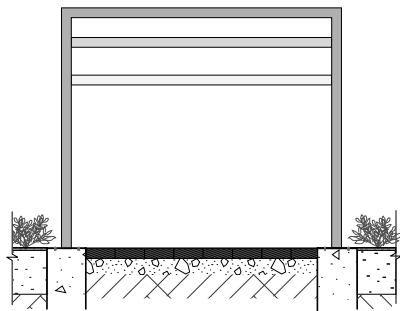
Typical Metalwork Notes:

1. Submit Sealed / Engineered shop drawings for review and approval for all metalwork prior to fabrication and in accordance with specification section 05 50 00.
2. Confirm all dimensions on site. Modify shop drawings as required to maintain design intent.
3. All metal components to be powder-coat - submit sample to landscape architect for review and approval.
4. All metal components to be cut or drilled prior to powdercoating.
5. Metal work assemblies to be all-weld construction.
6. All weld faces ground smooth prior to finishing. Any sharp edges will not be accepted.
7. All metal to be aluminum unless otherwise noted.
8. All fastening hardware to be stainless steel unless otherwise noted.

TRELLIS FOOTING
SCALE = 1" = 1'-0"

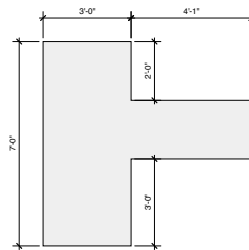


TRELLIS PLAN
SCALE = 1/2" = 1'-0"

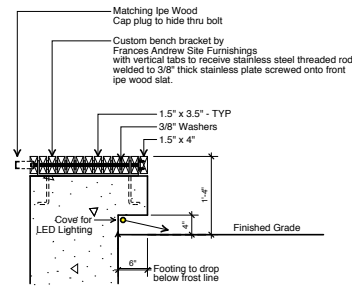


TRELLIS SECTION
SCALE = 1/2" = 1'-0"

1
L&E **TRELLIS/ ARCH STRUCTURE PLAN & ELEVATION**
SCALE = NOTED



PLAN
SCALE = 1/2" = 1'-0"



ELEVATION
SCALE = 1" = 1'-0"

2
L&E **CUSTOM CONCRETE BENCH PLAN & SECTION**
SCALE = NOTED

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TALL - IPE - BACKLESS

Style 1 - Square Profile Style 1 - Cladding 1 Side Style 1 - Cladding 2 Sides Style 2 - Rectangular Profile

MATERIALS: The platform base block is constructed of formed 14 gauge steel. The top employs Ipe wood slat and is supported by a 1/2" angle steel strand.

FINISH: All steel components are protected with 5 Coat rust proofing. The Maglin-Preformed System provides a durable finish on all metal surfaces.

INSTALLATION: Plant comes partially assembled. The blocks and tops are pre-assembled separately. Please refer to the general instructions document: INSTAL_PIXEL_IPSP for site installation.

TO SPECIFY:
 Chosen:
 - Use second top Style 1 (square profile) or Style 2 (rectangular profile)
 - Cladding Style 1 (none, 1-sided or 2-sided).

STYLE 1	STYLE 1 - Cladding 1 Side	STYLE 1 - Cladding 2 Sides	STYLE 2
DIMENSIONS: Height: 18" (457 mm) Width: 24" (609 mm) Weight: 90.5lb (41kg)	DIMENSIONS: Height: 18" (457 mm) Width: 25 1/2" (649 mm) Weight: 112.5lb (51kg)	DIMENSIONS: Height: 18" (457 mm) Width: 27 5/8" (707 mm) Weight: 112.5lb (51kg)	DIMENSIONS: Height: 18" (457 mm) Width: 24" (609 mm) Weight: 90.5lb (41kg)

MAGLIN

T: 604.748.8324
F: 604.684.0577
www.maglin.com
info@maglin.com

3
L&E **FREESTANDING BACKLESS SEAT**
SCALE = NTS

Parallel 42
Product Data Sheet



STRUT	DEPTH	LENGTH	HEIGHT	PRODUCT WEIGHT	STRUT BACK	DEPTH	LENGTH	HEIGHT	PRODUCT WEIGHT
STRUT TO LEFT SL	18"	60"	18"	17.5lb	STRUT BACK	30"	60"	20"	16.5lb
STRUT TO RIGHT SL	18"	60"	18"	17.5lb	STRUT BACK	30"	60"	20"	16.5lb
STRUT TO RIGHT SL	18"	60"	18"	17.5lb	RIGHT WALL BACK	30"	60"	20"	16.5lb
STRUT TO RIGHT SL	18"	60"	18"	17.5lb	LEFT WALL BACK	30"	60"	20"	16.5lb
STRUT TO RIGHT SL	18"	60"	18"	17.5lb	LEFT WALL BACK	30"	60"	20"	16.5lb

COVER CAP	DEPTH	LENGTH	HEIGHT	PRODUCT WEIGHT
COVER CAP	30"	15"	1.5"	16.5lb

4
L&E **FREESTANDING BACKLESS SEAT**
SCALE = NTS



Ride™ Bike Rack

- Choose 2 sizes
- Surface mount or embedded to concrete surface.
- Requires only two bolts to mount, with extra surface mount anchor (not provided).
- 4 stainless steel leveling glides within the base are provided for the adjustment from top side of base.
- Cover plate over bike rack base provides seamless appearance.
- Must be spaced 307' apart and 24" from a wall to meet ASP® guidelines.

	DECK	DEPTH	LENGTH	HEIGHT	PRODUCT WEIGHT
	16" x 16"	24"	36"	24"	11.5lb

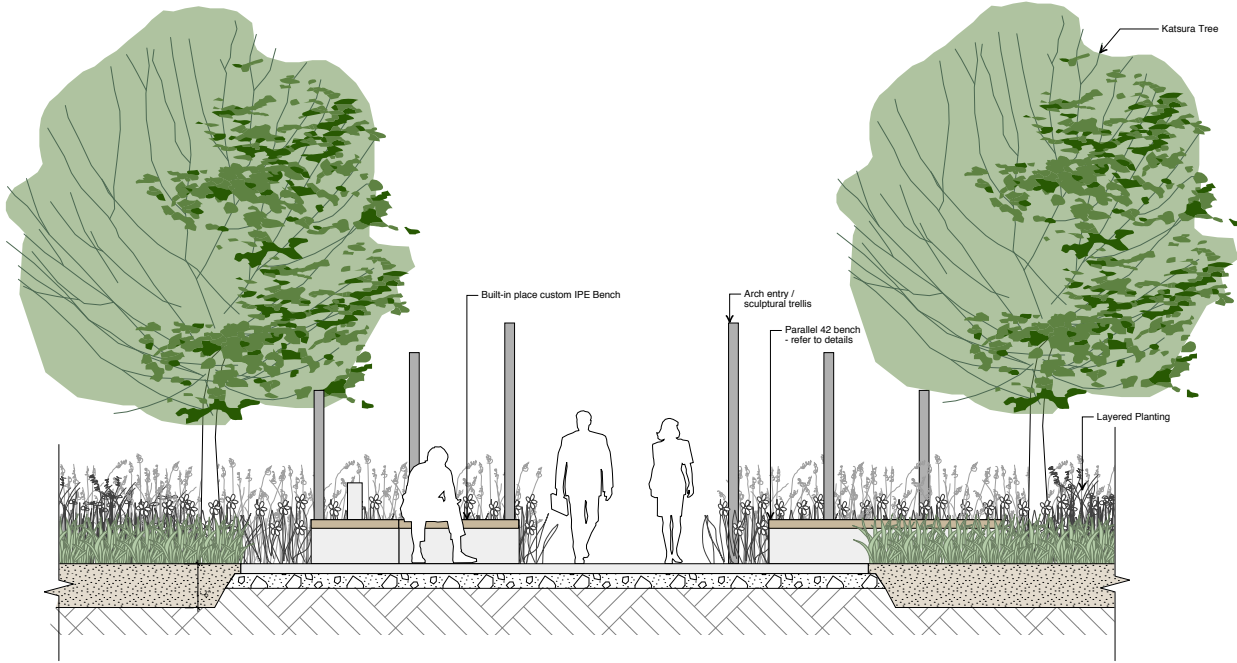
6
L11 **BIKE RACK - RIDE**
SCALE = NTS

Project:
15331-68 Ave.
Surrey, BC

Drawn by: JIC/JM
Checked by: DXC
Date: April 20, 2021
Scale: AS SHOWN

Landscape Details

Project No.: 20032
Sheet No.:



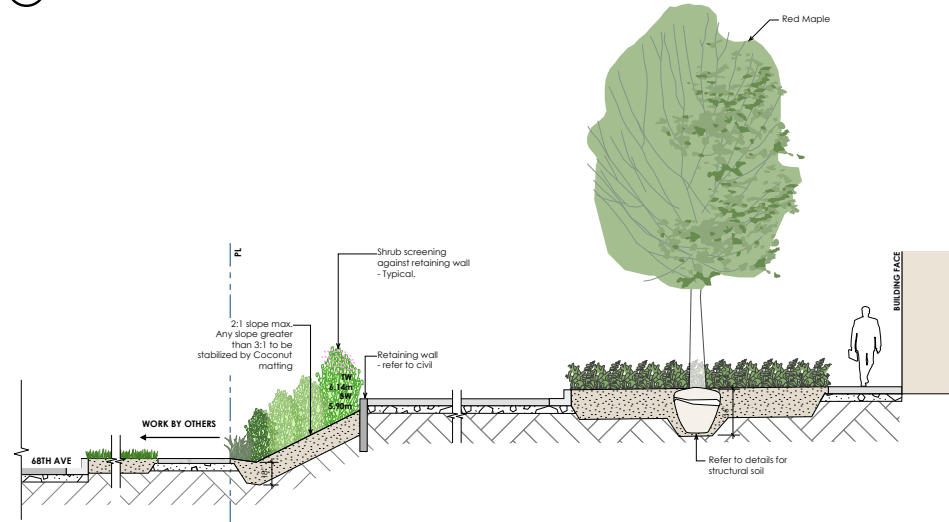
Precedent image of Arch entry / sculptural trellis. Void space that is formed to frame an entry through the pathway and to provide the seating spaces with a sculptural enclosure, and garden-like feel.

04	Apr. 16, 2021	DP Comments - 2
03	Apr. 6, 2021	DP Comments
02	Jul. 17, 2020	Issued for DP
01	Jul. 10, 2020	Review
	no. date:	Item:

Revisions:

dk
Durante Kresak Ltd.
102 - 1637 West 58th Avenue
Vancouver BC V6L 1H5
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www.dk.bc.ca

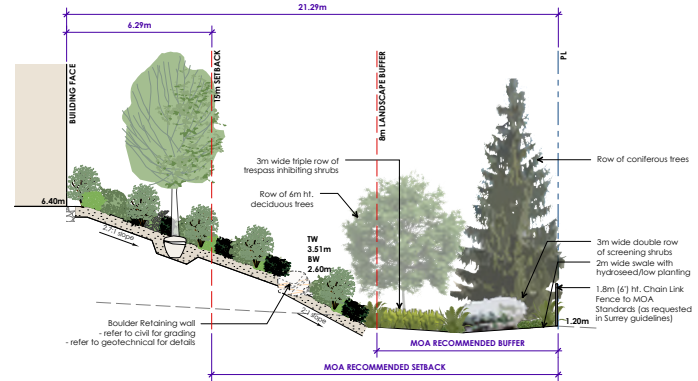
A
AMENITY GARDEN SEATING AREA AND ENTRY WAY
SCALE = 1/2" = 1'-0"



B
68TH AVENUE TO PARKING ISLE PLANTING ISLAND
SCALE = 1/4" = 1'-0"

NOTES:

1. This section has been updated from its original condition in Plan 19-0322 (City of Surrey) to reflect changes occurring throughout design process for this parcel.



C
SECTION FROM P/L TO BUILDING
SCALE = 1:100

Project:

15331-68 Ave.
Surrey, BC

Drawn by: JC/JM

Checked by: DXC

Date: April 20, 2021

Scale: AS SHOWN

Drawing Title:

Landscape Sections

Project No.:

20032

Sheet No.:

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

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

DATE: **April 20, 2021** PROJECT FILE: **7819-0322-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 6856 152 Street and 15331 68 Avenue**

NCP AMENDMENT/ALR EXCLUSION

There are no engineering requirements relative to the NCP Amendment beyond those below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate approximately 4.891 m – 4.908 m towards 152 Street.
- Dedicate approximately 10.0 m towards 153 Street.
- Dedicate 17.0 m radius cul-de-sac bulb towards 153 Street.
- Dedicate 3.0 m x 3.0 m corner cut at 153 Street and 68 Avenue.
- Dedicate approximately 7.0 m towards the East-West Multi-Use Pathway (MUP).
- Dedicate 1.0 m x 1.0 m corner cuts where the East-West MUP intersects 152 and 153 Street.
- Register 0.5 m SRW along 152 Street, 153 Street and 68 Avenue.
- Register 2.5 m SRW along the east-west sewer main to achieve total width of 7.5 m.
- Register 5.5 m SRW along the north-south sewer main, to achieve total width of 10.5 m.

Works and Services

- Construct MUP on 152 Street and on East-West MUP corridor.
- Construct north side of 68 Avenue.
- Construct east side of 153 Street and full cul-de-sac.
- Construct concrete driveway letdowns to each lot.
- Construct water main on 68 Avenue.
- Provide water, storm and sanitary service connections to each lot.
- Provide on-site floodplain storage to capture the provincial 200-year floodplain level.
- Provide on-site storm mitigation/bio-filtration as per the East Newton Business Park NCP.
- Provide water quality/sediment control inlet chamber for each lot.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee of \$12,845.95 is required.

DEVELOPMENT PERMIT (DP)

There are no engineering requirements relative to issuance of the DP beyond those above.



Tommy Buchmann, P.Eng.
Development Services Manager
DJS

NOTE: Detailed Land Development Engineering Review available on file



APPENDIX F: CITY OF SURREY SUMMARY FORM

Surrey Project No.: _____
Project Address: 6856 152 Street and 15331 68 Avenue, Surrey, BC
Consulting Arborist: Nick M°Mahon

Table with 2 columns: ON-SITE TREES: and QUANTITY OF TREES. Rows include Total Bylaw Protected Trees Identified (439), Bylaw Protected Trees to be Removed (432), Bylaw Protected Trees to be Retained (7), Replacement Trees Required (Alder and Cottonwood at 1:1 ratio: 179 times 1 = 179; All Other Bylaw Protected Trees at 2:1 ratio: 253 times 2 = 506; TOTAL: 685), Replacement Trees Proposed (306), Replacement Trees in Deficit (379), and Protected Trees Retained in Proposed Open Space/ Riparian Areas (0).

Table with 2 columns: OFF-SITE TREES: and QUANTITY OF TREES. Rows include Bylaw Protected Off-Site Trees to be Removed (0), Replacement Trees Required (Alder and Cottonwood at 1:1 ratio: 0 times 1 = 0; All Other Bylaw Protected Trees at 2:1 ratio: 0 times 2 = 0; TOTAL: 0), Replacement Trees Proposed (0), and Replacement Trees in Deficit (0).

TBD denotes "To Be Determined" during Phased DP application process.

This summary and the referenced documents are prepared and submitted by:

Handwritten signature of Nick M°Mahon.

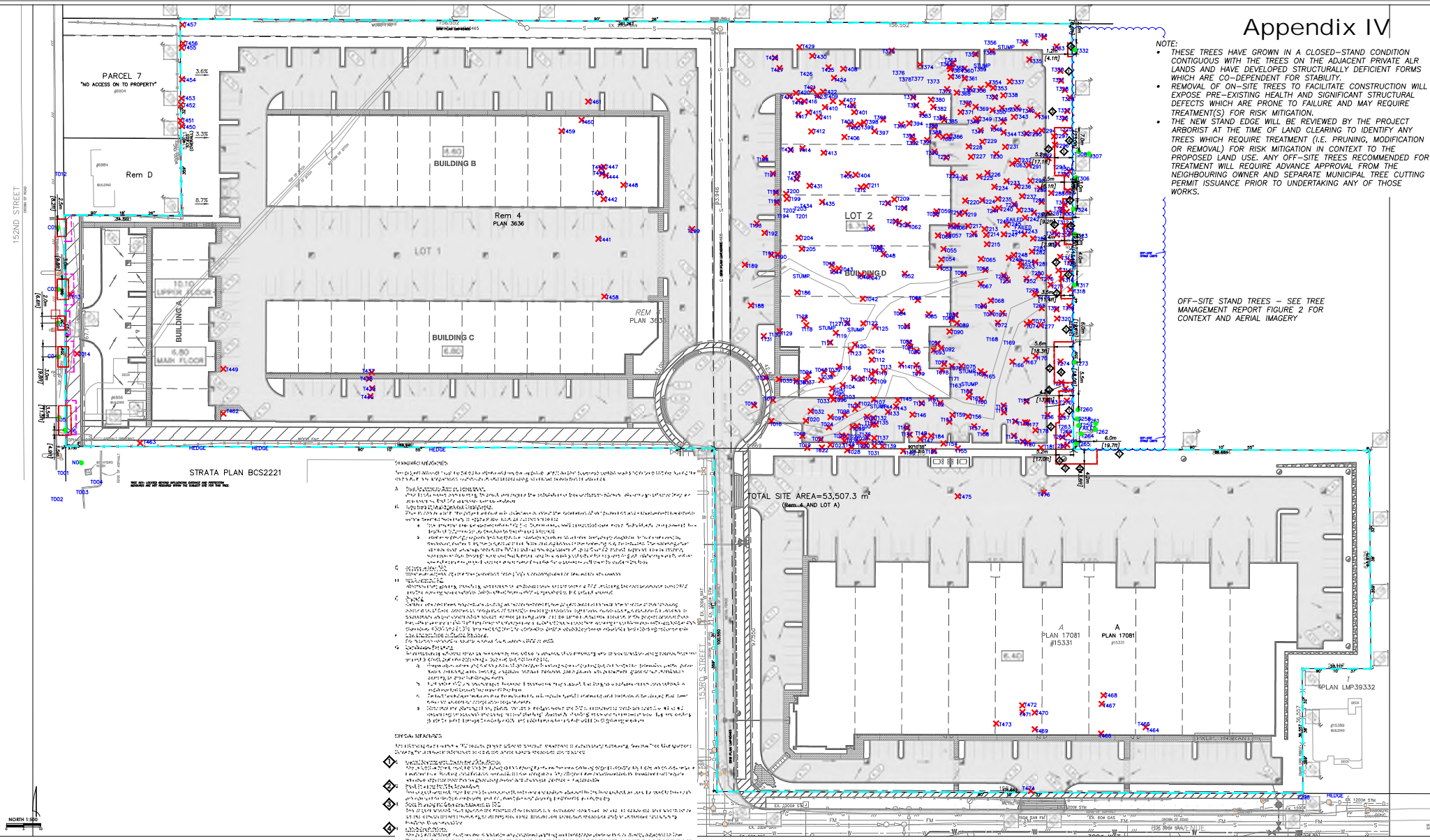
Nick M°Mahon, Consulting Arborist

Dated: April 21, 2021

Direct: 604 812 2986
Email: nick@aclgroup.ca

- NOTE:
- THESE TREES HAVE GROWN IN A CLOSED-STAND CONDITION CONTIGUOUS WITH THE TREES ON THE ADJACENT PRIVATE ALR LANDS AND HAVE DEVELOPED STRUCTURALLY DEFICIENT FORMS WHICH ARE CO-DEPENDENT FOR STABILITY.
 - REMOVAL OF ON-SITE TREES TO FACILITATE CONSTRUCTION WILL EXPOSE PRE-EXISTING HEALTH AND SIGNIFICANT STRUCTURAL DEFECTS WHICH ARE PRONE TO FAILURE AND MAY REQUIRE TREATMENT(S) FOR RISK MITIGATION.
 - THE NEW STAND EDGE WILL BE REVIEWED BY THE PROJECT ARBORIST AT THE TIME OF LAND CLEARING TO IDENTIFY ANY TREES WHICH REQUIRE TREATMENT (I.E. PRUNING, MODIFICATION OR REMOVAL) FOR RISK MITIGATION IN CONTEXT TO THE PROPOSED LAND USE. ANY OFF-SITE TREES RECOMMENDED FOR TREATMENT WILL REQUIRE ADVANCE APPROVAL FROM THE NEIGHBOURING OWNER AND SEPARATE MUNICIPAL TREE CUTTING PERMIT ISSUANCE PRIOR TO UNDERTAKING ANY OF THOSE WORKS.

OFF-SITE STAND TREES - SEE TREE MANAGEMENT REPORT FIGURE 2 FOR CONTEXT AND AERIAL IMAGERY



STRATA PLAN BCS221

1. PURPOSE AND SCOPE

2. LEGISLATION

3. SITE DESCRIPTION

4. TREE ASSESSMENT

5. TREE MANAGEMENT PLAN

6. CONCLUSIONS

7. RECOMMENDATIONS

8. NOTES

9. REFERENCES

10. APPENDICES

11. LEGEND

12. INDEX

TOTAL SITE AREA=53,507.3 m²
(Rem 4 AND LOT A)

LEGEND: TREE MANAGEMENT IN RED-GREEN-ORANGE AREA

ON-SITE STAND TREES	ON-SITE STAND TREES
TREES TO BE REMOVED	TREES TO BE REMOVED
OFF-SITE STAND TREES	OFF-SITE STAND TREES



AFPAC Committee Minutes
December 1, 2020

C. NEW BUSINESS

1. Development Application 7919-0322-00

Harpreet Sondh, Planner

File: 7919-0322-00; 6856 152 Street and 15331 68 Avenue

The proposal is for a rezoning, subdivision, general development permit for form and character, and sensitive ecosystems (streamside), and farm protection development permit to permit the creation of three industrial lots in the East Newton Business Park.

- The subject site is 5.4 hectares in size, designated Employment Lands in the Official Community Plan, zoned Agriculture (A-1) and located outside of the Agricultural Land Reserve (ALR).
- The applicant proposes to subdivide the subject property into three industrial lots under a Comprehensive Development Zone (based on IB-3). The applicants are proposing a General Development Permit for Form and Character for future light industrial and office development.
- In response to a question from the Committee, staff clarified that each application is reviewed individually. The Committee noted no reason to give a smaller setback unless the owners are giving something up.
- Staff noted that the buffer would consist of double row of deciduous conifer trees. Staff clarified that the buffer would remain under private ownership and the maintenance expectation would be on the owner.
- The Committee expressed concerns on:
 - The buffer setback.
 - The maintenance and location of the swale. It was suggested to be relocated to the parking edge.
 - The fencing.
 - The sloping onto agricultural lands, which slope debris may not be filtered out before reaching ALR lands.
 - The access points. Staff clarified the access point would be from an internal laneway.
 - The area has increased parking concerns.

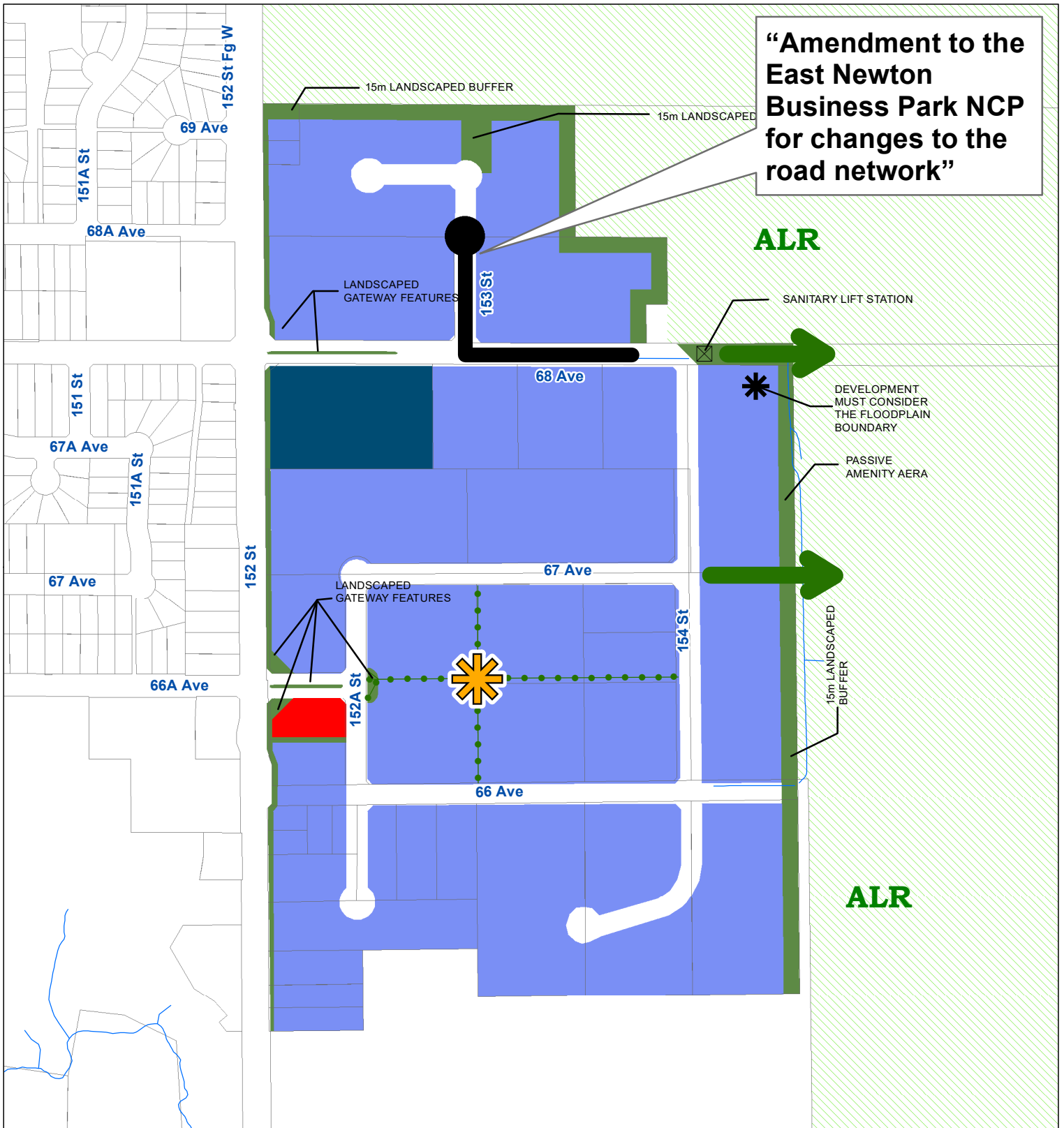
The Committee suggested that the application return to staff to address concerns.

It was









Moved by M. Bose
 Seconded by M. Hilmer

That the Agriculture and Food Policy Advisory Committee recommend to the General Manager of Planning and Development that Development Proposal 7919-0322-00 return to staff to address the concerns of the Committee.


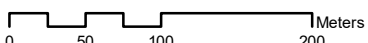
Carried



“Amendment to the East Newton Business Park NCP for changes to the road network”

	Buffers / Natural Areas		Agricultural Land Reserve
	Business Park		Landscaped Pathways (private property)
	Local Commercial		Possible Small Urban Plaza (privately owned)
	Existing Church		View Corridor

EAST NEWTON BUSINESS PARK LAND USE PLAN
 CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT
 Approved by Council March 3, 1999 Amended 9 March 2020

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.