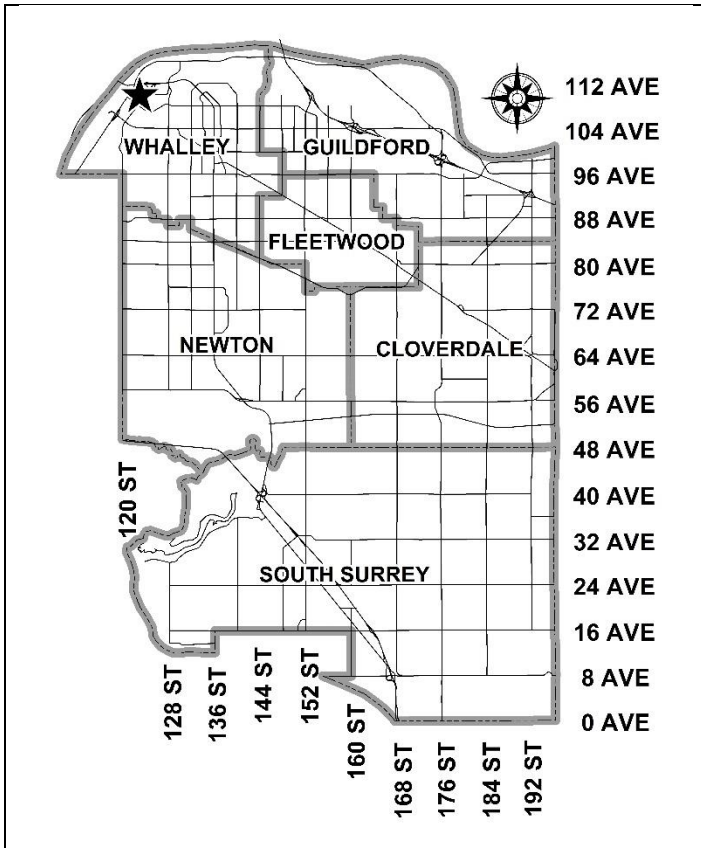


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0236-00

Planning Report Date: January 25, 2021



PROPOSAL:

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

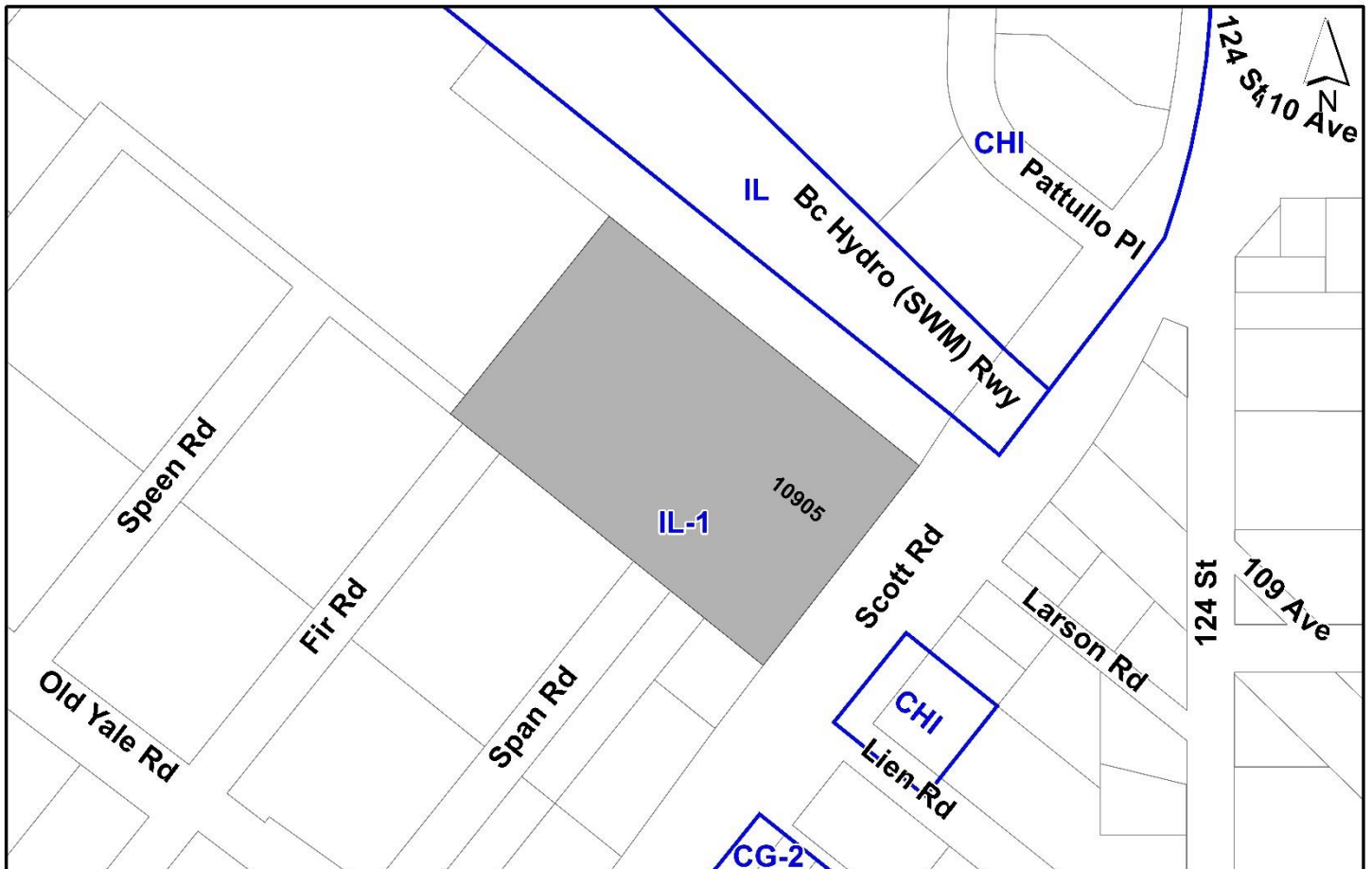
to permit the development of a two-storey industrial warehouse building with upper floor office space.

LOCATION: 10905 - Scott Road

ZONING: IL-1

OCP DESIGNATION: Commercial

NCP DESIGNATION: Business/Residential Park



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character, and Hazard Lands (Flood Prone Area).
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the northeast rear yard setback requirement of the "Light Impact Industrial 1 Zone (IL-1)" from 7.5 metres to 2.7 metres.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Development Permit requirements in the OCP for both Form and Character and Hazard Lands (Flood Prone).
- The proposed industrial warehouse with second storey office space complies with the permitted uses of the IL-1 Zone, which regulates the site.
- The proposed building and site are designed to a high quality standard with an attractive design aesthetic and architectural character.
- The proposed development complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the South Westminster Neighbourhood Concept Plan (NCP).
- The proposed northeast rear yard setback variance is considered minor as the neighbouring lot to the northeast is also an industrial zoned property. The reduced setback improves the functionality of the site recognizing limitations imposed along Scott Road by the Fortis Gas ROW.
- The proposed development will create jobs and may be a catalyst for other industrial developments in the South Westminster area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7920-0236-00 generally in accordance with the attached drawings (Appendix I) and the finalized geotechnical report.
2. Council approve Development Variance Permit No. 7920-0236-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum northeast rear yard setback of the IL-1 Zone from 7.5 metres to 2.7 metres;
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (c) Input from the Ministry of Transportation & Infrastructure;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) submission of a finalized Geotechnical Report to the satisfaction of City staff; and
 - (i) 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 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.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant lot that has been partially preloaded.	Business/Residential Park	IL-1

Direction	Existing Use	NCP Designation	Existing Zone
North:	Fortis gas facility.	Business/Residential Park	IL-1
Northwest:	Unauthorized truck park.	Business/Residential Park	IL-1
Southwest:	Unauthorized truck park and vacant lot.	Business/Residential Park	IL-1
Southeast (Across Scott Road):	Industrial properties, unauthorized assembly hall, and an electronic billboard	Business Park	IL-1 and CHI

Context & Background

- The subject site is located at 10905 Scott Road and is 1.8 hectares in size and is designated Commercial in the OCP and Business/Residential Park in the South Westminster NCP. The site is currently zoned Light Impact Industrial 1 Zone (IL-1).
- An application on the subject site was previously made in 2016 (Development Application No. 7916-0692-00) for a fish processing plant. The property was subsequently sold, and the file was closed.
- Fronting the site, along Scott Road there is a Class C (green-coded) ditch/watercourse. This Class C (green-coded) classification has been verified by the project Qualified Environmental Professional (QEP) and accepted by staff.
- The site is within the 200-year flood plain of the Fraser River and is therefore within a Hazard Lands Development Permit Area for Flood Prone Areas.
- A large Fortis Gas Right-of-Way (ROW) exists within the property alongside Scott Road. The ROW has several weight and crossing requirements, which dictate building configuration, access, loading/unloading and parking.

DEVELOPMENT PROPOSAL

Planning Considerations

- To permit the development of a 7,400-square metre, two-storey, industrial warehouse building, the applicant is proposing a Development Permit for Form and Character as well as Hazard Lands (Flood Prone Area) and a Development Variance Permit for the building setback along the northeast property line.
- The building will accommodate a single user cold storage facility for ice cream and other frozen goods.

- Development details are provided in the following table:

	Proposed
Lot Area	
Gross Site Area:	18,154 square metres
Road Dedication:	304 square metres
Undevelopable Area:	
Net Site Area:	17,850 square metres
Number of Lots:	1
Building Height:	15.7 metres
Lot Coverage:	39%
Floor Area Ratio (FAR):	0.41
Floor Area	
Industrial:	6,927 square metres
Office:	473 square metres
Total:	7,400 square metres

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: No concerns.

Ministry of Transportation & Infrastructure (MOTI): No concerns.

Surrey Fire Department: No concerns.

City of Surrey By-law No. 19108 for Public Radio Amplification applies to this building. A Building Permit will not be issued until a Construction Fire Safety Plan (CFSP) has been submitted for review and approval to the Fire Department.

Transportation Considerations

- The applicant is proposing to construct Fir Road from Old Yale Road to the subject site. Fir Road will be the only access for trucks due to weight and crossing restriction related to the Fortis Gas main along Scott Road. All the truck maneuvering, loading areas and parking will be located along the rear of the site or will be screened by the building and will not be visible from Scott Road.

- Due to the Fortis Gas main along Scott Road, the access along Scott Road will be for passenger vehicles only and is intended for customers and employees that will use the parking lot along Scott Road. A drive aisle exists along the southwest side of the site which allows passenger vehicles to use both accesses.
- The site is located along the Scott Road/120 Street Frequent Transit Network. A bus stop is located across Scott Road and 300 metres to the southwest. Scott Road Skytrain Station is located approximately 500 metres to the northeast.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable features:
 - LED lighting complete with occupancy sensors and timed shut off.
 - Low VOC interior flooring, cabinetry, and paints.
 - High albedo TPO roof to reduce heat island effect and improve thermal performance.
 - Low flow plumbing fixtures with occupancy sensors.
 - High efficiency double glazed windows and glazing coating to improve thermal performance.
 - Insulation to the walls, roof, and perimeter of the slab on grade for higher energy efficiency. As this is a cold storage facility, there will be a higher level of roof and wall insulation than typical industrial buildings.
 - A mix of drought resistant and indigenous native plant species are specified to reduce water consumption once established.
 - High-efficiency irrigation systems.
 - New topsoil within new pervious landscaping areas.
 - Flow control manholes to control storm runoff.
 - Oil and grit separators to control and treat storm runoff.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated "General Urban" under the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed industrial warehouse building with second storey office space complies with the existing IL-1 Zoning of the property.

Official Community Plan

Land Use Designation

- The subject sit is designated "Commercial" in the Official Community Plan (OCP).

- The proposed industrial warehouse building with second storey office space complies with the existing IL-1 Zoning of the property. It is noted that OCP Amendments to accommodate existing and proposed zoning within the South Westminster area will be revisited through future updates to the South Westminster NCP.

Themes/Policies

- The proposed development is consistent with the following guiding policies and objectives in the OCP:
 - Policy B6.6 – Design buildings to enhance the activity, safety and interest of adjacent public streets, plazas and spaces.
 - Policy C2.18 – Create short-block, well-connected street networks in new neighbourhoods and redevelopment areas using a grid or modified grid pattern. Construction of Fir Road enhances the road network and will provide more development opportunities for neighbouring lots.
 - Policy E1.6 – Support the infill and redevelopment of under-utilized properties within Industrial land designations.
 - Policy E1.8 – Ensure a positive interface between employment lands and accompanying industrial activities and uses.
 - Policy E1.10 – Ensure sufficient, convenient, and appropriate access to employment lands, including supply and goods movement routes, and access to employment opportunities for Surrey’s workforce.

Secondary Plans

Land Use Designation

- The South Westminster NCP designates the subject site for Business/Residential Park, which the proposal complies with. The high quality design of the building and site (including landscaping) also complies with the NCP as the subject site falls within the Yale Street Commercial district within the South Westminster NCP which encourages a high quality business park.

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 1 Zone (IL-1)", and parking requirements.

IL-1 Zone (Part 48A)	Permitted and/or Required	Proposed
Floor Area Ratio:	1.00	0.41
Lot Coverage:	60%	39%
Yards and Setbacks		
Northeast (rear):	7.5 metres	2.7 metres *
Southeast (front):	7.5 metres	36.5 metres
Southwest (front):	7.5 metres	29 metres
Northwest (rear):	7.5 metres	24.4 metres
Height of Buildings		
Principal buildings:	18 metres	15.7 metres
Accessory buildings:	6 metres	n/a
Parking (Part 5)		
Number of Stalls		
Industrial:	64	64
Office:	24	24
Total:	88	88

* A Development Variance Permit is required for the northeast rear yard setback.

Rear (northeast) Setback Variance

- The applicant is requesting to reduce the minimum northeast rear yard setback of the IL-1 Zone from 7.5 metres to 2.7 metres.
- The site layout is designed with Scott Road considered the frontage. However, as Fir Road also abuts the site, the southwest lot line is also considered a front lot line. This makes the northeast property line a rear property line under the Zoning By-law.
- The proposed variance is considered minor as the neighbouring lot to the northeast is also an industrial zoned property. The reduced setback improves the functionality of the site recognizing limitations imposed along Scott Road by the Fortis Gas ROW.
- Staff support the requested variances to proceed to Public Notification.

PUBLIC ENGAGEMENT

- The Development Proposal Sign was installed on January 4, 2021. Staff received no responses from neighbours.

DEVELOPMENT PERMITS

Hazard Lands (Flood Prone) Development Permit Requirement

- The subject property falls within the Hazard Lands (Flood Prone Area) Development Permit Area (DPA) in the OCP, given that the site is within the 200-year floodplain of the Fraser River. The Hazard Land (Flood Prone) Development Permit is required to protect developments from hazardous conditions.

- The subject site is flat. The previous application (Development Permit No. 7916-0692-00) on the site prepared portions of the site by removing wooden piles and substantially preloading portions of the site. The applicant will need to complete preloading the site as well as Fir Road to facilitate site and road construction.
- A feasibility study, prepared by John Carter, *P. Eng.*, of GeoPacific Consultants Ltd. and dated December 22, 2016, was reviewed by staff and found to address Development Permit guidelines and requirements, 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 developing the site and proposing recommendations to mitigate potential hazards.
- A minimum flood plain elevation of 4.7 metres geodetic is required. All habitable spaces and mechanical/electrical switchgear within the proposed building has been located at a geodetic elevation of 4.7 metres or higher, which complies with the requirements.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site.
- 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 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 is required as a condition of final approval.

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 South Westminster Neighbourhood Concept Plan (NCP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the South Westminster Neighbourhood Concept Plan (NCP).
- The applicant has worked with staff to address the floodplain elevation, preload and associated retaining walls that are required to develop the site.
- All four elevations are comprised of primarily concrete panels with a mix of white, grey and blue vertical painted panels.
- The southeast elevation faces Scott Road and is the most elaborate of the 4 elevations and includes the main entrance and office portion of the building. There is significant glazing along the southern portion of the elevation which houses the two-storey office component.
- The northeast elevation faces the vacant lot to the northeast. The entire elevation is comprised of painted concrete panels and has a fire access door and a walkway that runs the entire length of the building.

- The northwest elevation is comprised of painted concrete panels with no other features.
- The southwest elevation is comprised of painted concrete panels and also has 14 loading doors. The portion of the elevation closest to Scott Road has glazing for the office portion of the building.

Mezzanine Space

- The BC Building Code permits up to 40% of the ground floor area to be constructed as second-storey mezzanine space. The applicant is proposing 6.8% mezzanine space at this time.

Signage

- Only one fascia sign is currently shown on the drawings, and this sign complies with the Sign By-law. However, the applicant has not finalized their detailed signage plan at this time and will submit a separate application for any additional signage, which may also include a free-standing sign.

Retaining walls

- Due to floodplain requirements the site requires substantial fill, which requires a retaining wall. An approximate 3-metre tall retaining wall runs along the northeast property line. The wall tapers as it extends closer to Scott Road and will not be visible from the public realm.
- Along the Scott Road (southeast) side of the building, a retaining wall is located between the front of the building and the parking lot. The height of the wall ranges from 1.3 metres to 2.6 metres and tapers down along the sides. Portions of this wall will be screened by landscaping within the parking lot. A small flight of steps is located along the northern portion of the retaining wall for access from the parking lot.

Landscaping

- The proposed landscaping plan for the project includes substantial tree and shrub planting. The applicant proposes 32 trees to be planted on the site consisting primarily of Green Vase Zelkova but also Japanese Maple and Sweet Gum trees.
- Trees are proposed adjacent all property lines and within the parking lot along Scott Road. The front entrance of the building which includes a plaza is proposed to have 6 trees planted within it.
- Approximately 5,000 shrubs are proposed to be planted on the site along all the property lines and within the plaza and parking islands.
- Along Scott Road and the Fortis Gas ROW, a 9-metre-wide area will be grassed due to landscaping limitations from Fortis.

Outstanding Items

- The applicant is required to resolve all outstanding urban design and landscaping issues prior to final approval as follows:
 - Confirming Hydro kiosk location is acceptable;
 - Provide rooftop equipment screening;
 - Clarify if gating is proposed;
 - Provide site lighting details; and
 - Provide details on roofing materials/finish.

TREES

- Richard Lange, ISA Certified Arborist of Tree MD Consulting 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			
Cottonwood	1	0	1
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Red Maple	1	0	1
Norway Maple	1	0	1
Green Ash	1	0	1
Hornbeam	1	0	1
Coniferous Trees			
Incense Cedar	1	0	
Black Pine	2	0	
Total (excluding Alder and Cottonwood Trees)	7	0	7
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		32	
Total Retained and Replacement Trees		39	
Contribution to the Green City Program		not required	

- The Arborist Assessment states that there are no trees on the subject site but 7 offsite city trees (along Scott Road) that will all be retained.
- The new trees to be planted on the site will consist of a variety of trees including Japanese Maple, Sweet Gum and Green Vase Zelkova.

- In summary, a total of 32 trees are proposed to be planted on the site and all 7 off-site street trees are to be retained.

INFORMATION ATTACHED TO THIS REPORT

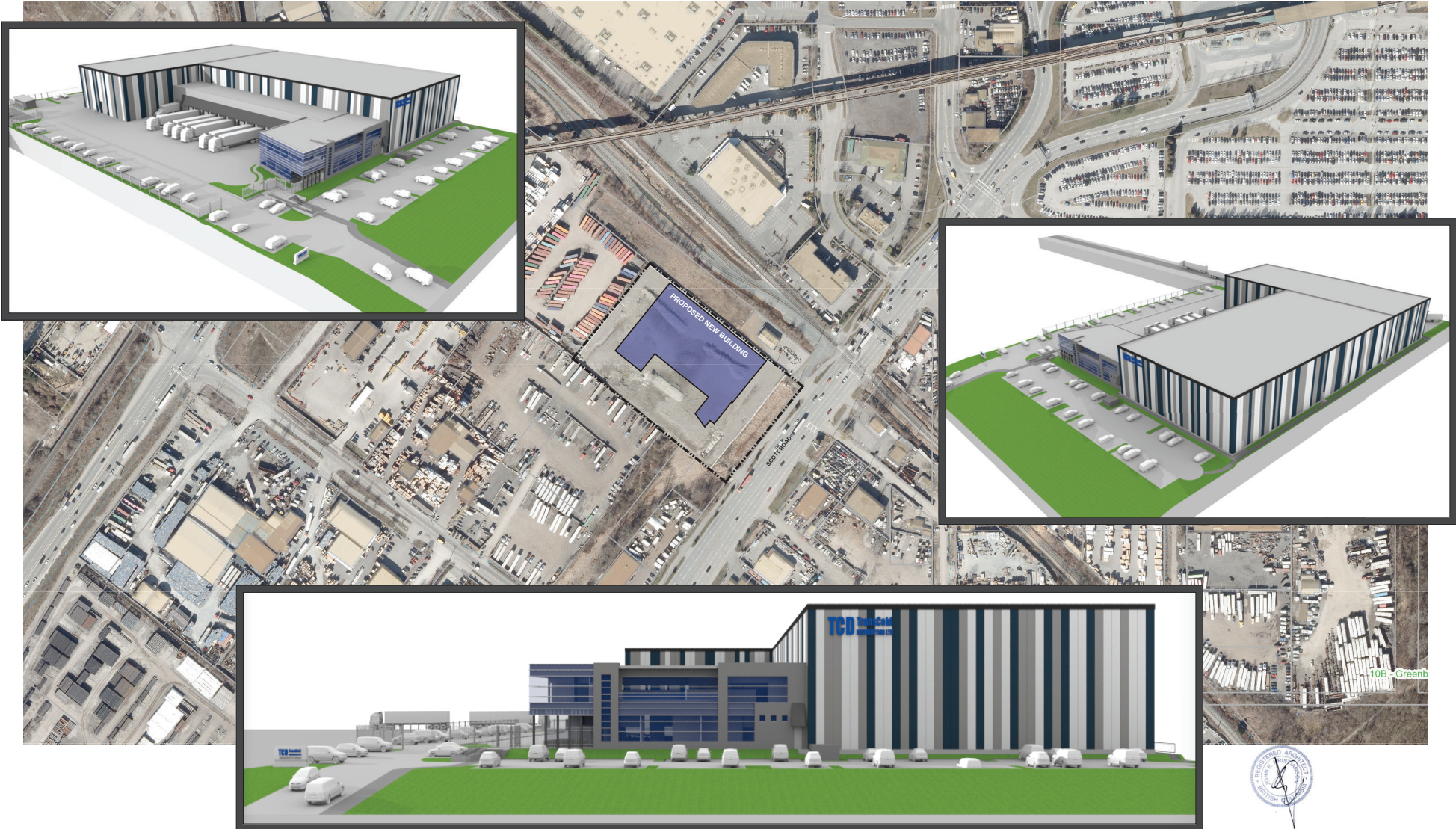
The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV.	Development Variance Permit No. 7920-0236-00

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

JKS/cm

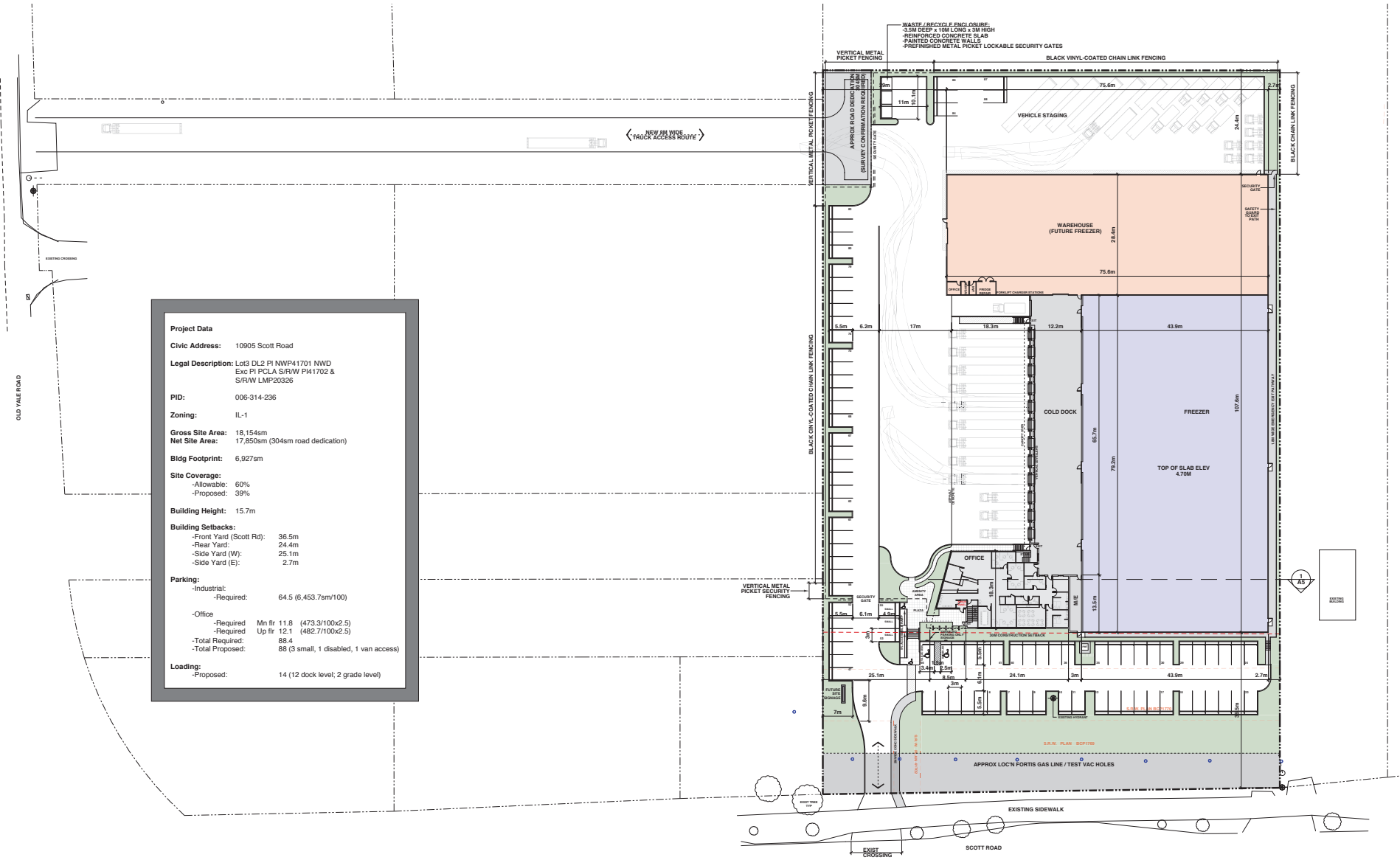


PROPOSED NEW INDUSTRIAL BUILDING

10905 SCOTT ROAD

DP RESUBMISSION DEC21 / 2020





Project Data

Civic Address: 10905 Scott Road

Legal Description: Lot3 DL2 P1 NWP41701 NWD
Exc P1 PCLA S/RW P14 1702 &
S/RW LMP20326

PID: 006-314-236

Zoning: IL-1

Gross Site Area: 18,154sqm
Net Site Area: 17,850sqm (304sqm road dedication)

Bldg Footprint: 6,927sqm

Site Coverage:
-Allowable: 60%
-Proposed: 39%

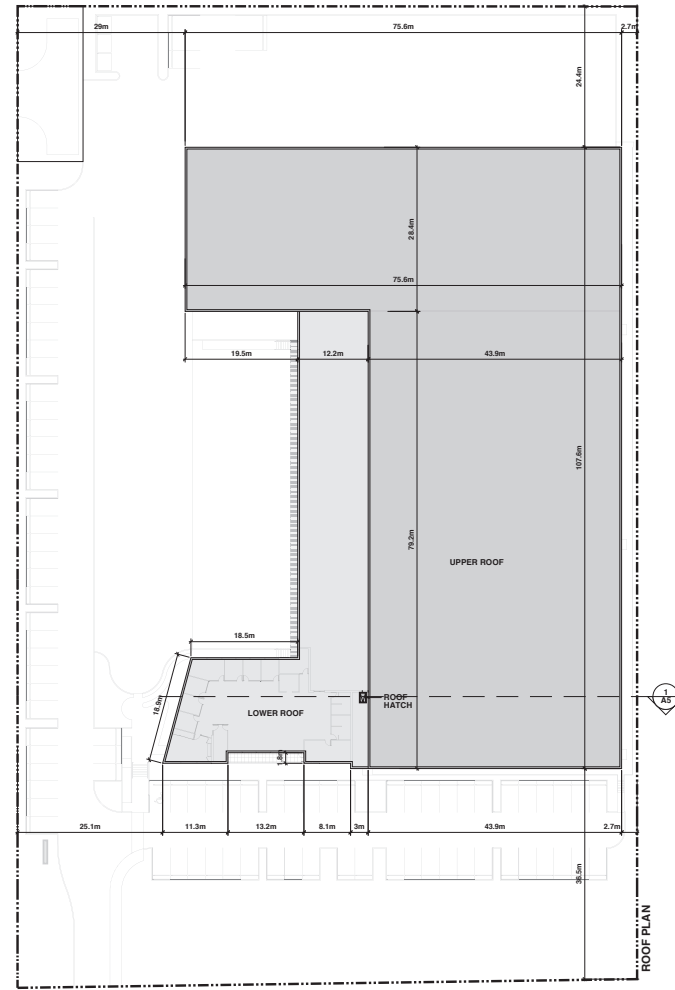
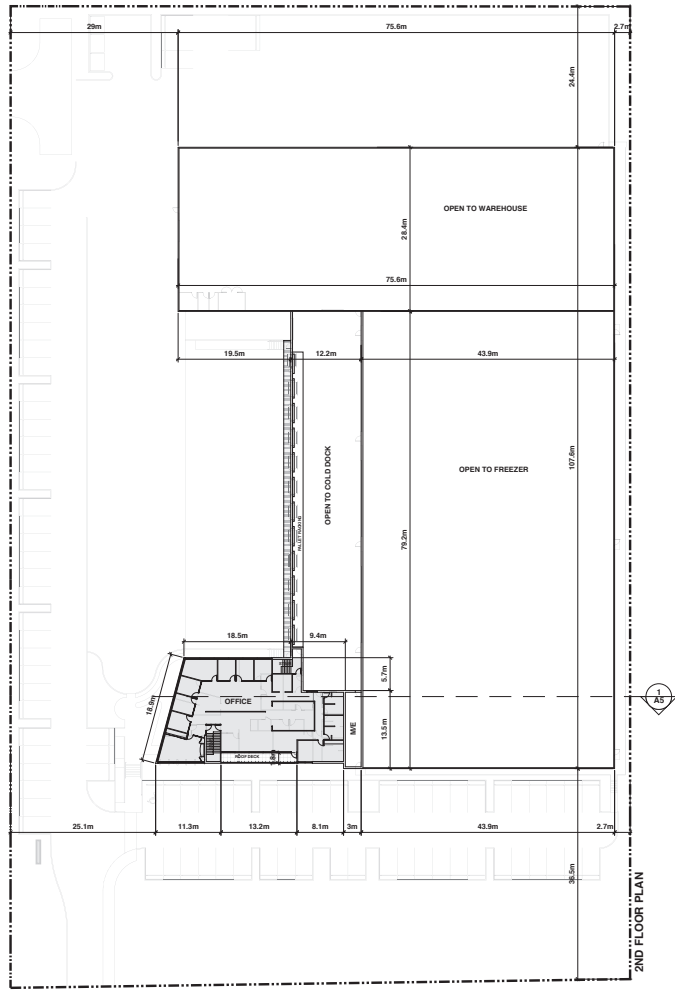
Building Height: 15.7m

Building Setbacks:
-Front Yard (Scott Rd): 36.5m
-Rear Yard: 24.4m
-Side Yard (W): 25.1m
-Side Yard (E): 2.7m

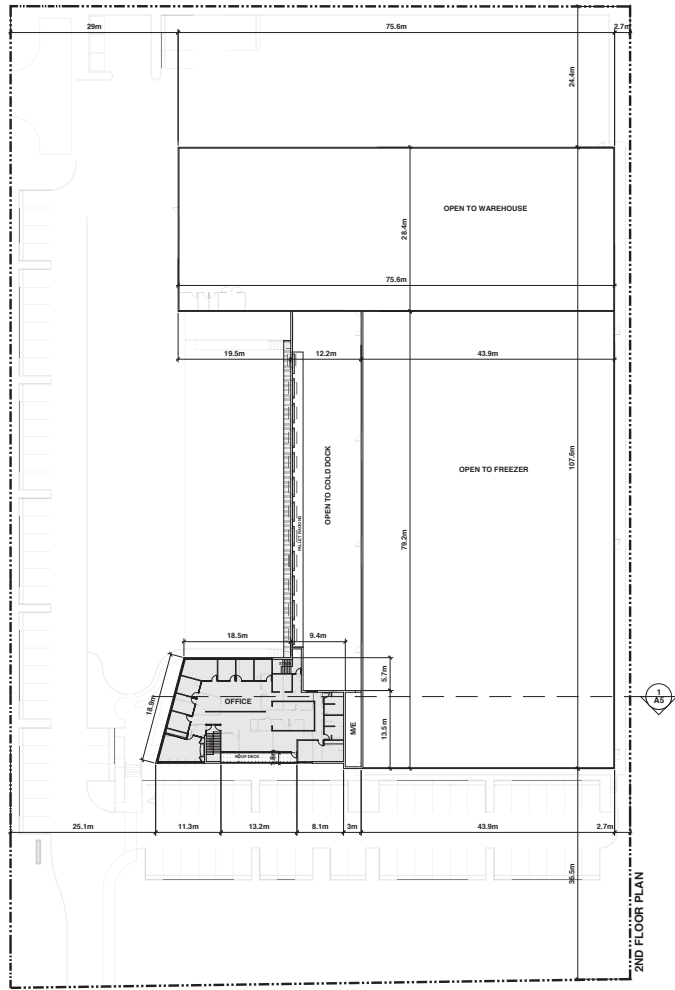
Parking:
-Industrial:
-Required: 64.5 (6,453.7sqm/100)
-Office:
-Required Mn flr 11.8 (473.3/100x2.5)
-Required Up flr 12.1 (482.7/100x2.5)
-Total Required: 88.4
-Total Proposed: 88 (3 small, 1 disabled, 1 van access)

Loading:
-Proposed: 14 (12 dock level; 2 grade level)

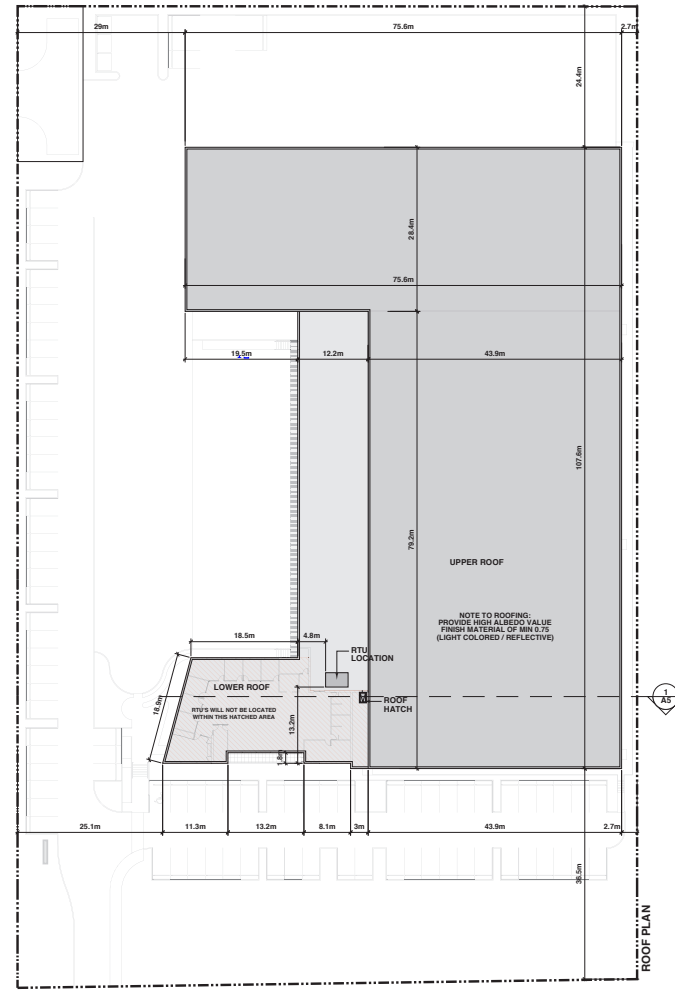
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	<p>TCO TransCold DISTRIBUTION LTD Direct Store Deliveries</p>	<p>Without dimensions stated take precedence over verbal dimensions. The General Notes with this drawing apply to these drawings. Where not stated refer to the General Notes. Do not proceed with any work until in possession of "FOR CONSTRUCTION" stamp. This drawing and all of its parts remain the intellectual property of CTA Design Group. This drawing and all of its parts may not be reproduced or altered without written consent of CTA Design Group.</p>																											

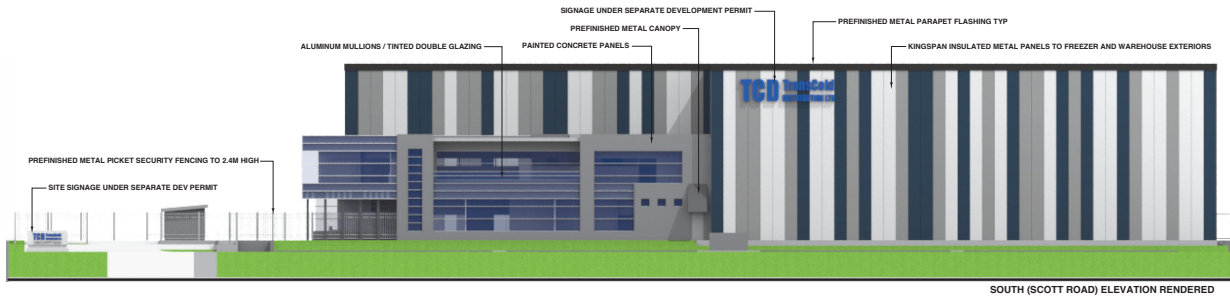
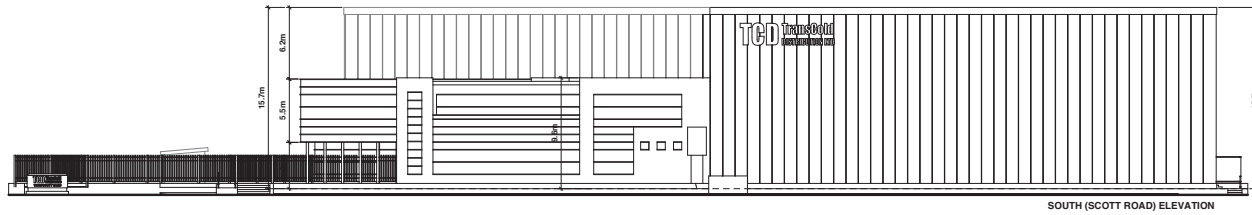
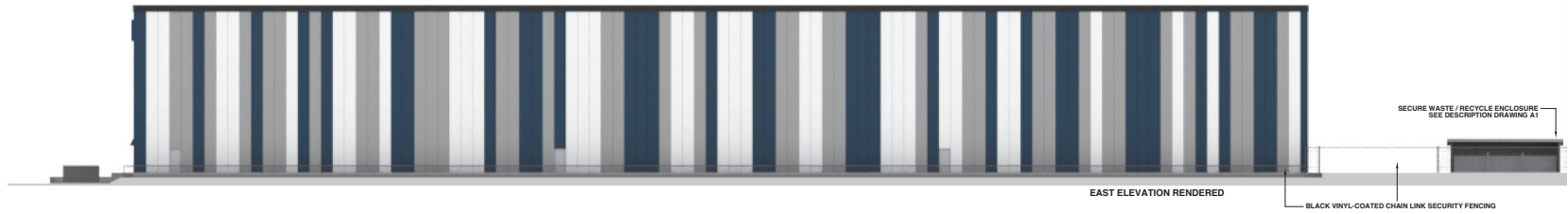
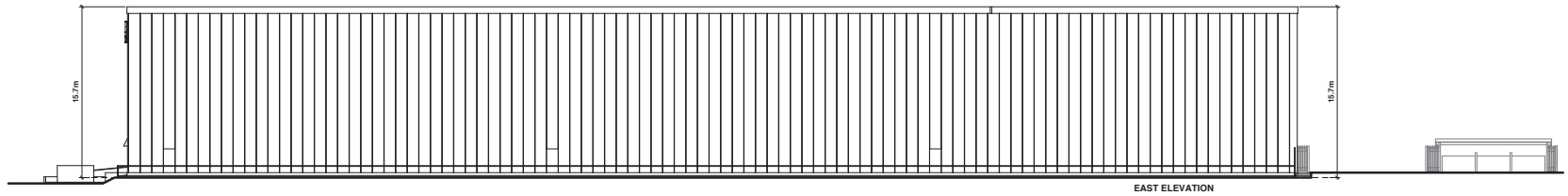


SCOTT ROAD



SCOTT ROAD

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<p>Written dimensions shall take precedence over verbal dimensions. The General Contractor shall verify all dimensions. Where not shown prior to site development, do not proceed with any work until in possession of "FOR CONSTRUCTION" drawings.</p> <p>©2021 CTA Design Group. This drawing and all of its contents are the exclusive property of CTA Design Group and may not be reproduced or altered without written consent of CTA Design Group.</p>																						



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REV	DATE	REMARKS
A	DEC 21 20	DP RESUBMISSION

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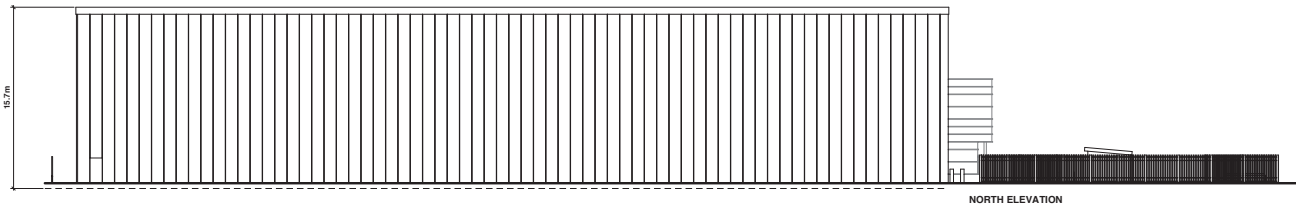
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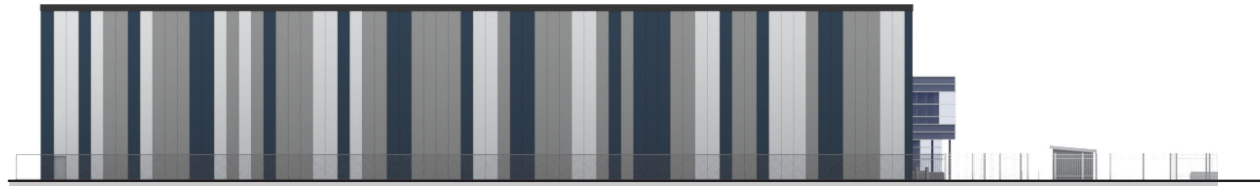
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10895 SCOTT ROAD
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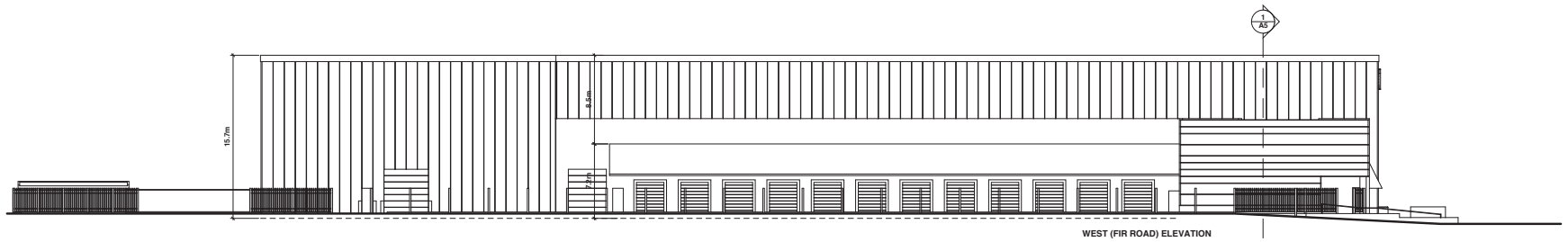
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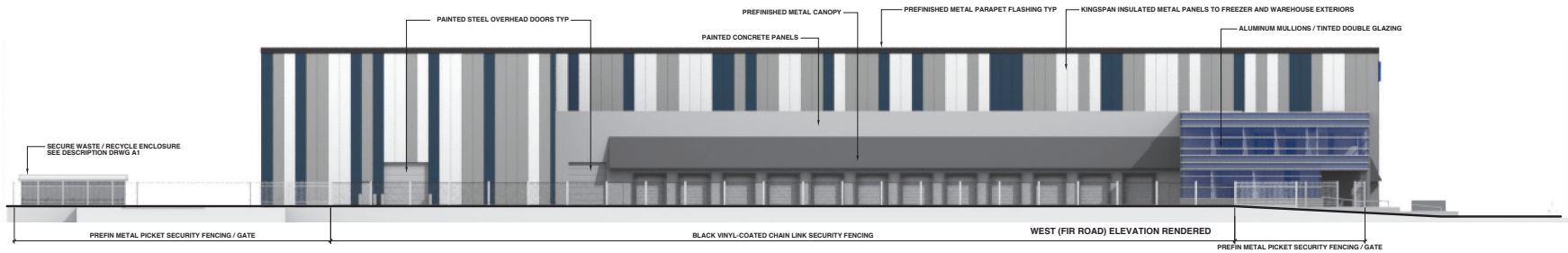
NORTH ELEVATION



NORTH ELEVATION RENDERED



WEST (FIR ROAD) ELEVATION



WEST (FIR ROAD) ELEVATION RENDERED

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REV	DATE	REMARKS
A	DEC21.20	DP RESUBMISSION

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ARCHITECTURE & ENGINEERING
 100-1000 100th Street
 Surrey, BC V3V 2K7
 TEL: 604 758 1000
 FAX: 604 758 1001

 CHARTERED ARCHITECTS
 & PROFESSIONAL ENGINEERS
 A MEMBER OF THE CMA GROUP

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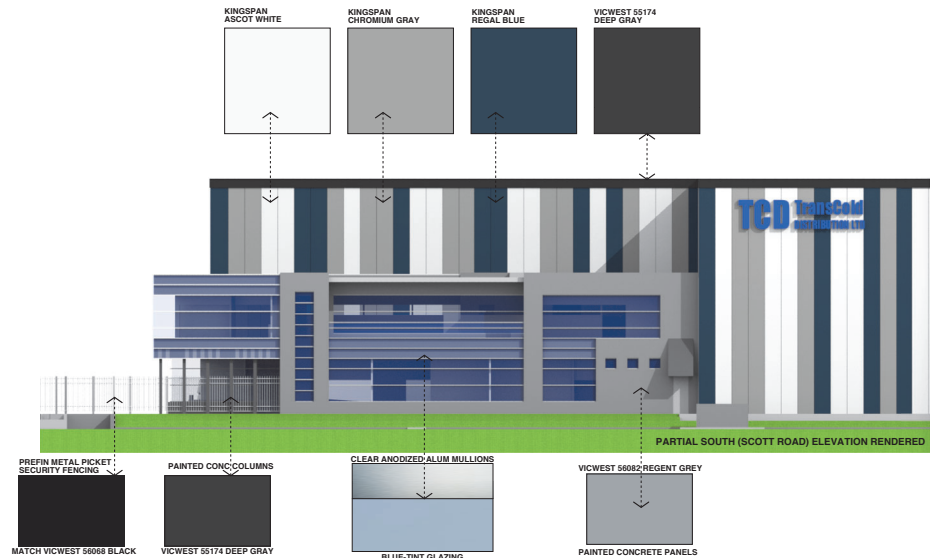
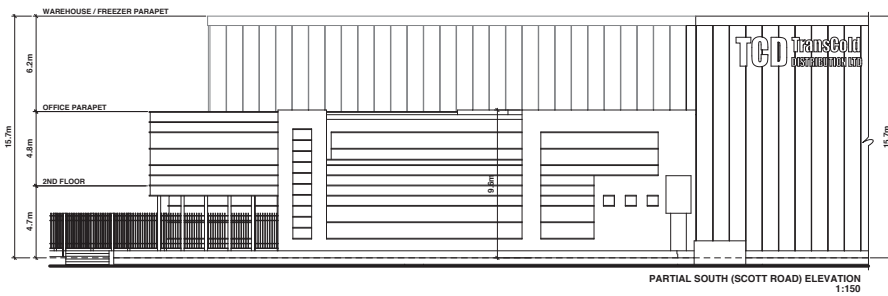
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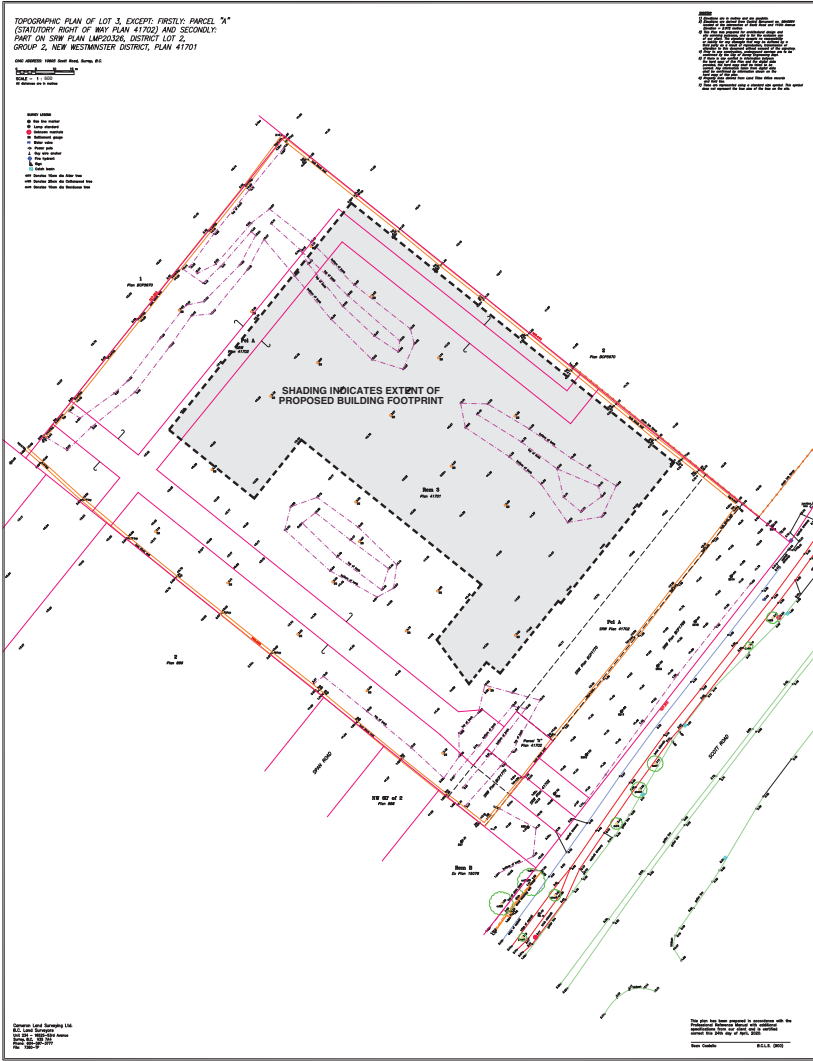
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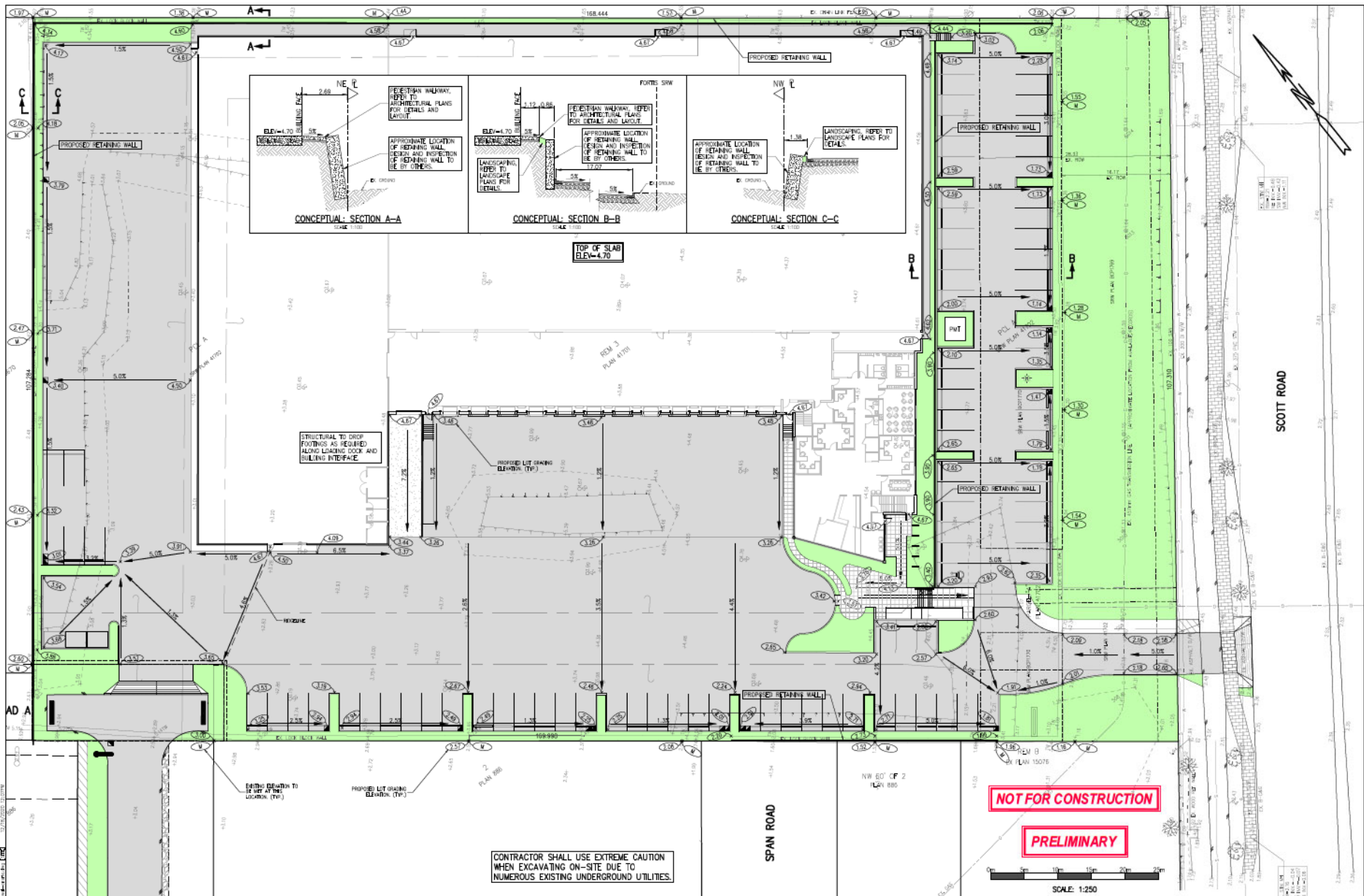
PERSPECTIVE BUILDING SECTION



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	REV	DATE	REMARKS	TOPOGRAPHIC SURVEY INFORMATION COURTESY: CAMERON LAND SURVEYING LTD FILE 1380-19 TEL: 604-567-3777		ARCHITECTURE & ENGINEERING CTA CONSULTANTS & ENGINEERS 10895 SCOTT ROAD SURREY, BC V3V 2K9 TEL: 604-567-3777 FAX: 604-567-3781 www.cta.ca A PROFESSIONAL SOCIETY OF ENGINEERS AND ARCHITECTS		PROPOSED DEVELOPMENT --- 10895 SCOTT ROAD SURREY BC	TITLE: -TOPOGRAPHIC PLAN	
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NO.	REVISIONS	DATE	SCALE
1	ADD SECTION S-B AND C-C	2020-10-14	1:250
2	UPDATE THE GRADING TO SUBMITTED ARCHITECTURAL PLAN	2020-11-23	
3	ADD CONCEPTUAL SECTION A-A AND ADDITIONAL RET. WALL SPACES	2020-11-23	
4	UPDATE GRADING NE OF BUILDING	2020-11-24	
5	ISSUED FOR COORDINATION	2020-05-28	
6	ISSUED FOR COORDINATION	2020-05-14	

Hub Engineering Inc.
Engineering and Development Consultants

Sole 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
Tel: 604-572-4328 | Fax: 604-501-1625 | info@hub-inc.com
www.hub-inc.com

CLIENT: WALES MCLELLAN CONSTRUCTION
8211 FRASERWOOD PLACE
RICHMOND, BC, V6W 1J2
TEL: 604-628-1212 FAX: 604-276-9930

PROJECT: INDUSTRIAL DEVELOPMENT
10905 SCOTT ROAD
SURREY, B.C.

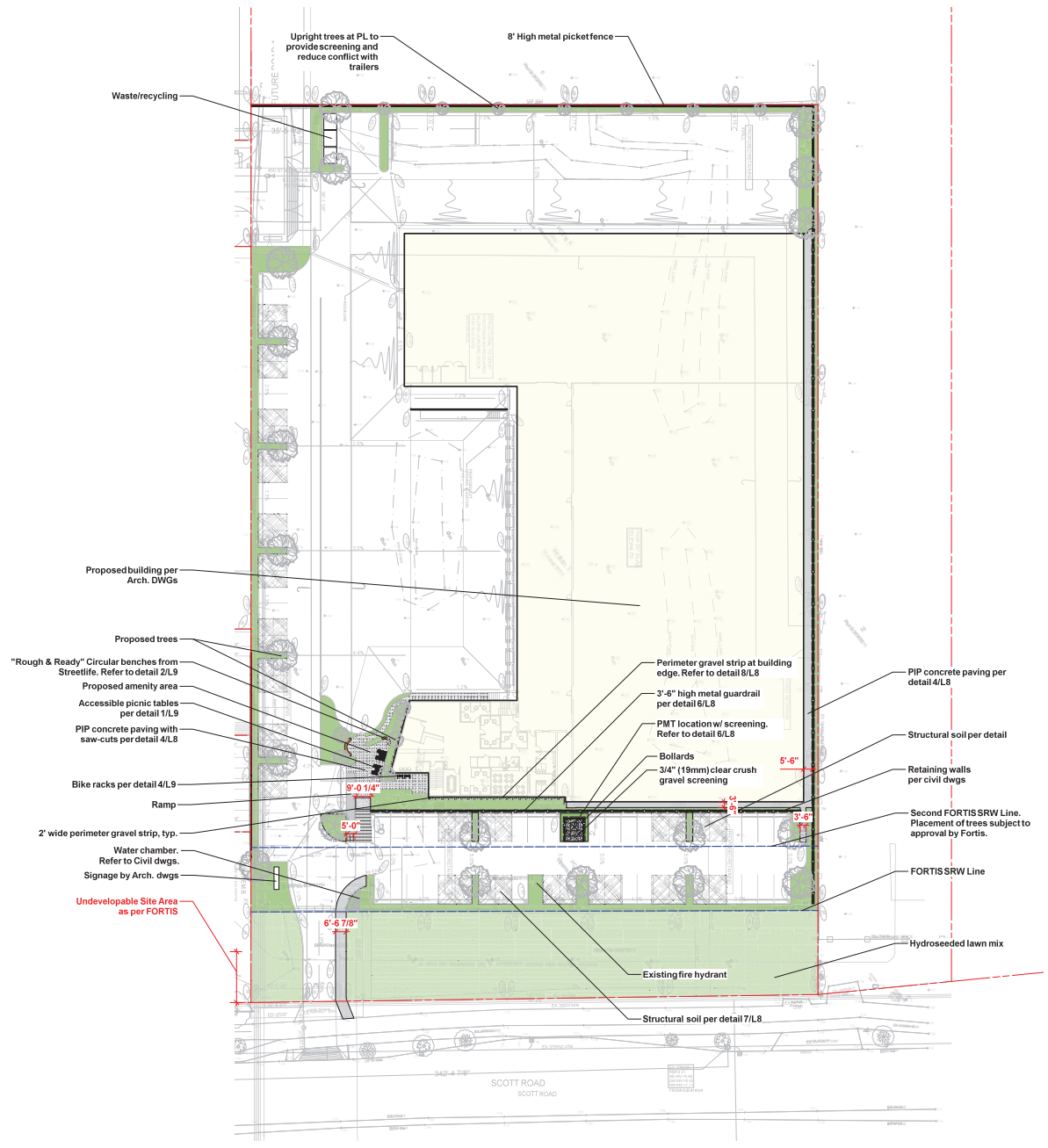
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NOT FOR CONSTRUCTION
PRELIMINARY

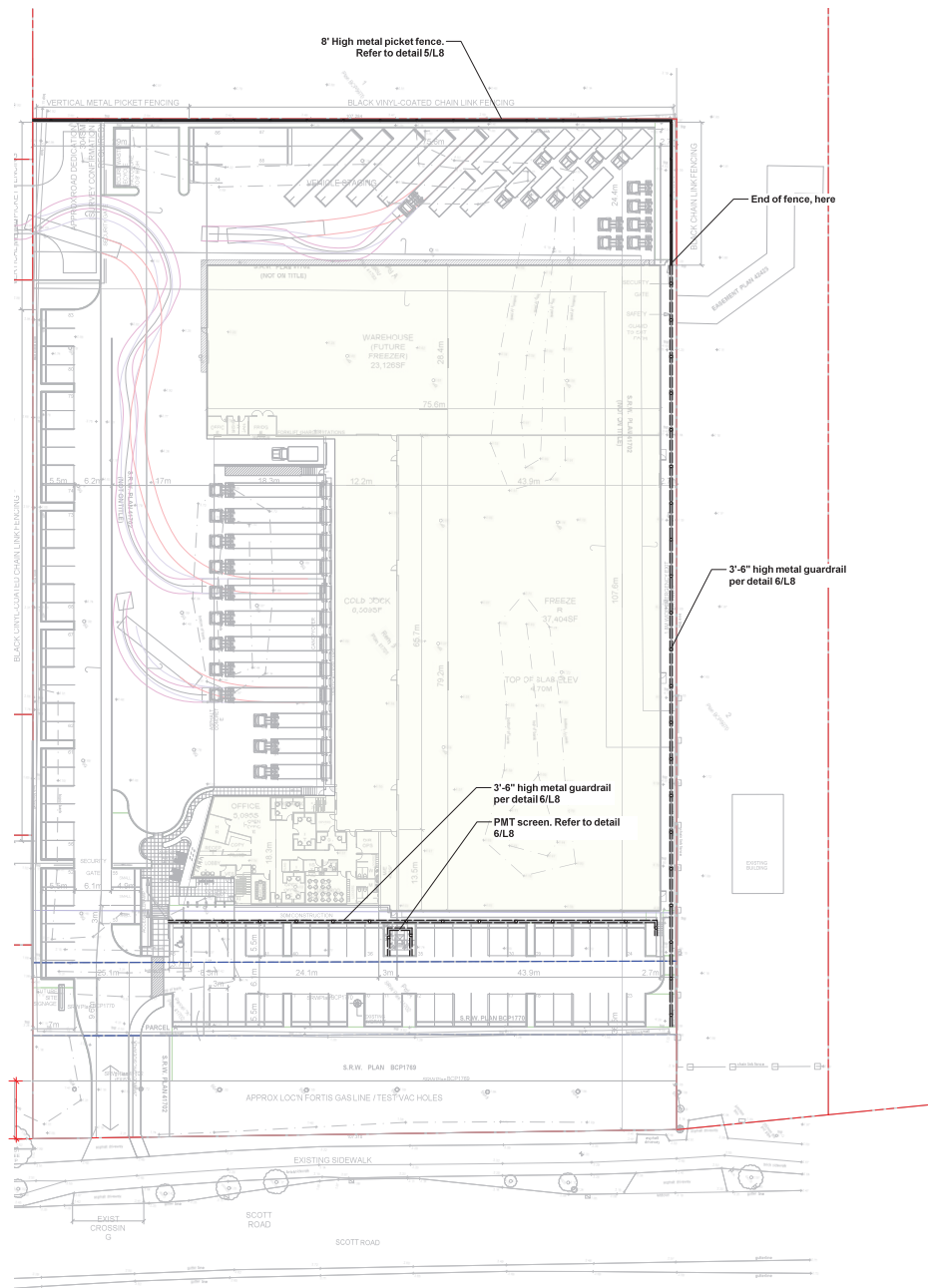
SITE GRADING PLAN
10905 SCOTT ROAD


DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 2020-10-14

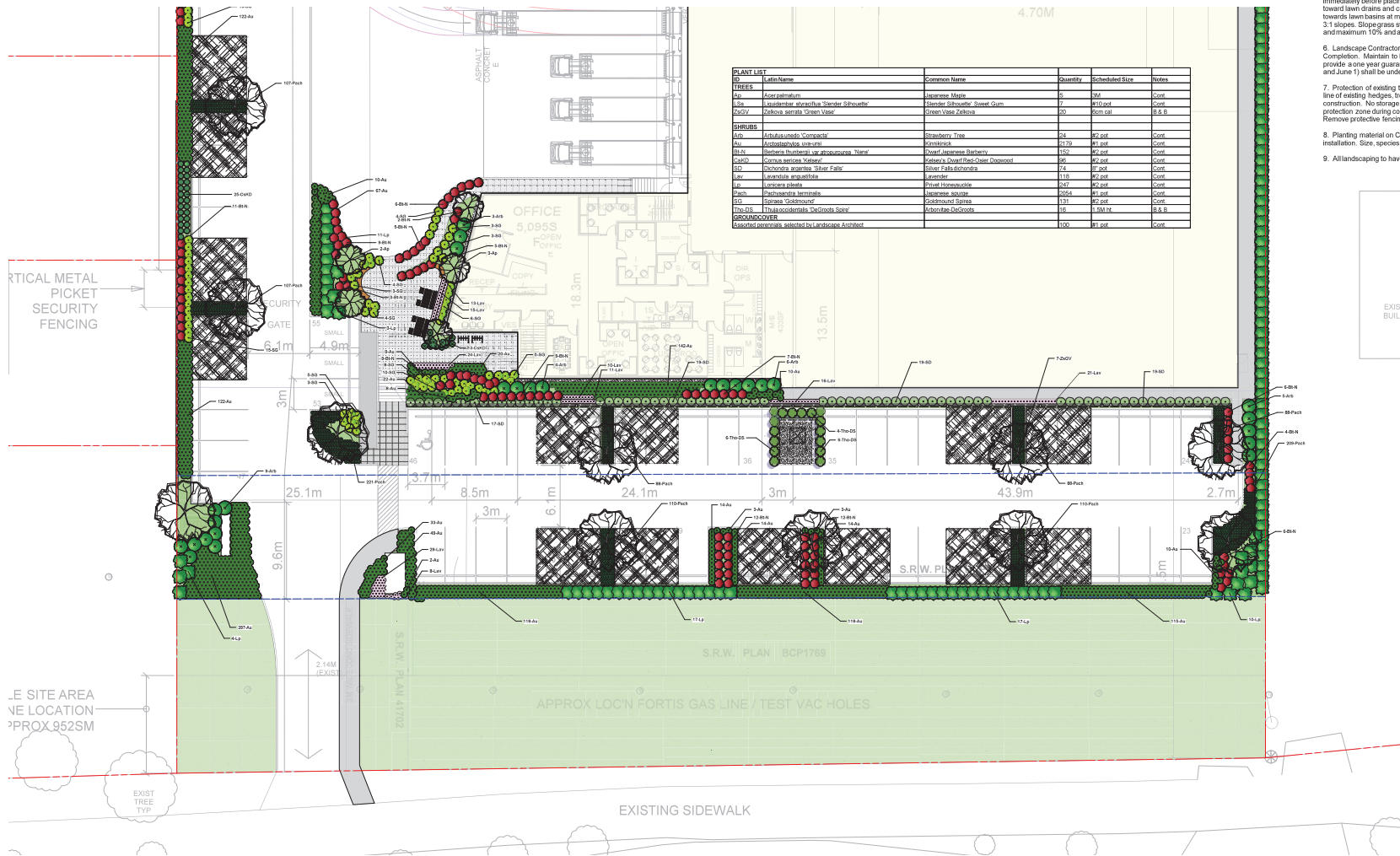
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SHEET NO: WAL-ONSITE



E 2020-12-18 Issued for DP	
D 2020-12-15 Issued for Review	
C 2020-11-20 Issued for review	
B 2020-05-22 Issued for Review	
A 2020-05-01 Issued for Review	
Date	Issue Notifies
	
<h3>Prospect & Refuge</h3> <p>LANDSCAPE ARCHITECTS</p> <p>4745-1088 87 Street Ave. New Westminster, BC V3L 1Y3 604-666-1072 info@prospectandrefuge.ca Building on over 25 years of history as Jonathan Lewis, Ltd.</p>	
<p>Project File Address: 10905 Scott Road - Surrey, BC Project Address</p>	
<p>Sheet Title: Landscape Materials and Layout Plan</p>	
Project Manager: AS	Project No: 2020-15
Drawn By: NR	Scale: 1/32" = 1'-0"
Reviewed By: AS	Sheet No: L2.1
Date: 2020-12-18	



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D 2020-12-15 Issued for Review	
C 2020-11-20 Issued for review	
© 2020-05-22 Issued for Review	
A 2020-05-01 Issued for Review	
Date	Issue Notes
	
Prospect & Refuge LANDSCAPE ARCHITECTS <small>4740-108th St, Surrey, BC V4J 1W3 604-665-1072 info@prospectandrefuge.ca Building on over 25 years of history as Jonathan Lewis, Ltd.</small>	
<small>Project file address:</small> 10905 Scott Road - Surrey, BC <small>Project Address</small>	
<small>Sheet Title</small> Landscape Fence Layout	
<small>Project Manager</small> AS	<small>Project No.</small> 2020-15
<small>Client</small> NR	<small>Scale</small> 1/32" = 1'-0"
<small>Reviewed By</small> AS	<small>Sheet No.</small> L2.2
<small>Date</small> 2020-12-18	



PLANT LIST					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES					
T01	<i>Acer palmatum</i>	Japanese Maple	5	30"	Cont.
T02	<i>Liquidambar styraciflua 'Ovalis Silhouette'</i>	Shaded Liquidambar / Sweet Gum	7	40" pot	Cont.
T03	<i>Zelkova serrata 'Virens Vase'</i>	Green Vase Zelkova	20	50" cal	8.5 & 8
SHRUBS					
S01	<i>Alnus urceola 'Compacta'</i>	Shagbark Tree	24	42" pot	Cont.
S02	<i>Cornus alternifolia</i>	Kormorsack	2179	41" pot	Cont.
S03	<i>Berberis thunbergii var. 'atropurpurea Nana'</i>	Dwarf Japanese Barberry	152	42" pot	Cont.
S04	<i>Cornus sericea 'Rubra'</i>	Rubra's Dogwood / Red-Cover Dogwood	56	42" pot	Cont.
S05	<i>Dicentra spectabilis 'Silver Falls'</i>	Silver Falls Dicentra	14	42" pot	Cont.
S06	<i>Lawsonia alba 'Aurea'</i>	Yellow Wax	118	42" pot	Cont.
S07	<i>Lyonicia plumbea</i>	Blue Monarda	247	42" pot	Cont.
S08	<i>Parthenocissus tricuspidata</i>	Japanese grape	2054	41" pot	Cont.
S09	<i>Sorbus 'Goldmund'</i>	Goldmund Spirea	131	42" pot	Cont.
S10	<i>Thalictrum aquilegifolium 'Blackheads Blue'</i>	Blackheads Thalictrum	16	42" pot	8.5 & 8
GROUNDCOVER					
G01		Selected groundcover, selected by landscape architect	100	41" pot	Cont.

- LANDSCAPE NOTES**
- All landscape construction to meet the current edition of the Canadian Landscape Standards as a minimal acceptable standard. Plant material to the satisfaction of the Landscape Standards for nursery stock. Extend search for plant material to Washington and BC.
 - Sizes on the planting plan shall be considered minimum sizes.
 - Root balls to be free of pernicious weeds.
 - Top soil mixtures for the project shall be tested for particle size, Ph, and Nutrient levels, and recommendations provided and amendments made to bring the soil up to acceptable horticultural quality for the desired plant material, trees, or turf planting. Provide verification of fertilizer and lime applications and rates during the installation and maintenance periods. Off slab minimum soil depths are 6" (150mm) for lawn areas and 18" (450mm) for shrub beds and ground cover plantings. Install 2" (50mm) of composted organic mulch on all shrub beds after planting and rake smooth.
 - The prepared sub-grade shall be approved by the Consultant prior to application of top soil mixtures and fresh grading. Scarify compacted subgrades to a minimum depth of 6" (150mm) immediately before placing growing medium. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%. Slope towards lawn basins at minimum 4%. Slope lawn and grass areas minimum 2% and maximum 3.1% slopes. Slope grass swales (without additional erosion protection) along street minimum 1% and maximum 1.2%, and along side slopes minimum 6.1% slope and maximum 3.1% slope.
 - Landscape Contractor is to provide 55 days of maintenance after the date of Substantial Completion. Maintain to level 2 (Stromed) as per Canadian Landscape Standards. Contractor to provide a one year guarantee for all plant material. Plants installed prior to June (Between Jan 1 and June 1) shall be under extended warranty until the June 1 of the following year.
 - Protection of existing trees/shrubs to remain. Install temporary tree protection fencing at drip line of existing hedges, trees, and shrub beds which are to remain. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction until final landscape work is being done in the vicinity. Remove protective fencing as directed and landscape as directed.
 - Planting material on City Boulevard to have the approval of the Parks Dept. prior to installation. Size, species and location require approval at the time of installation.
 - All landscaping to have high efficiency irrigation system to IAEC standards.

E 2020-12-18 Issued for DP
D 2020-12-15 Issued for Review
C 2020-11-20 Issued for review
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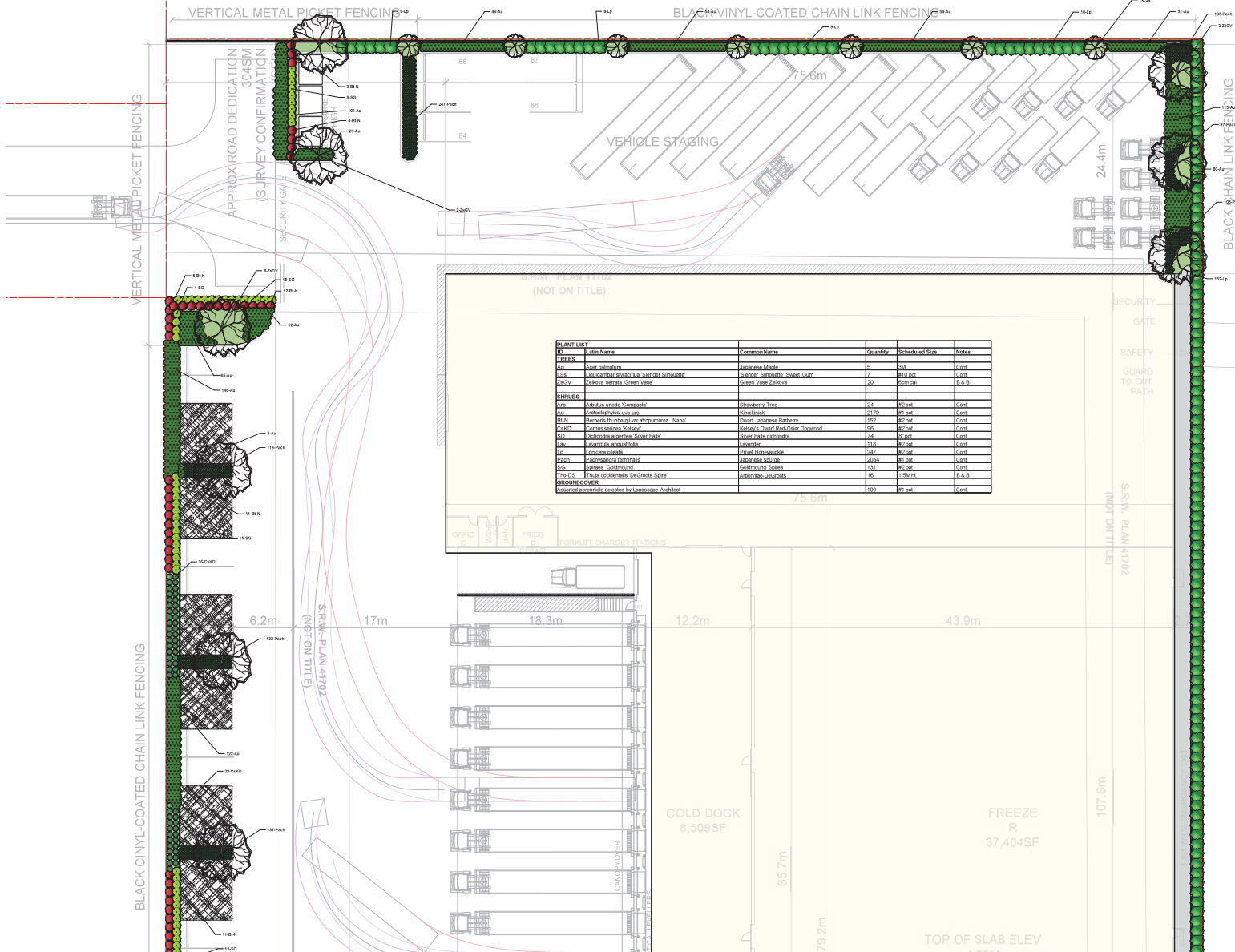
Date	Issue Notes

Prospect & Refuge
LANDSCAPE ARCHITECTS
4030-408 8th Ave Vancouver, BC V6J 1H3
604-695-1973 - info@prospectandrefuge.ca
Building on over 25 years of history as Jonathan Lewis, Ltd.

Project File Address:
10905 Scott Road - Surrey, BC
Project Address

Sheet Title:
Landscape Planting Plan

Project Stage: AS	Project No: 2020-16
Drawn By: NR	Scale: 1/16" = 1'-0"
Reviewed By: AS	Sheet No: L3.1
Date: 2020-12-18	



ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES					
86	<i>Quercus palustris</i>	Japanese Maple	5	3M	Cont
87	<i>Quercus macrocarpa</i>	Bladder Sycamore Street Gum	7	80 pot	Cont
88	<i>Quercus acuta</i>	Green Vine Zelkova	20	60cm pot	B.S.B
SHRUBS					
89	<i>Abutilon</i>	Shrubbery Tree	24	40 pot	Cont
90	<i>Arctostaphylos</i>	Kentia Palm	12	40 pot	Cont
91	<i>Berberis thunbergii</i>	Chart Japanese Barberry	150	40 pot	Cont
92	<i>Campanula medium</i>	Campanula	96	40 pot	Cont
93	<i>Podocarpus neriifolia</i>	Black Palm	74	40 pot	Cont
94	<i>Leucodermis</i>	Leucodermis	118	40 pot	Cont
95	<i>Juniperus chinensis</i>	Shrub Juniper	140	40 pot	Cont
96	<i>Platanus orientalis</i>	Japanese Sycamore	2054	40 pot	Cont
97	<i>Sorbus domestica</i>	Goldcrest Sorbus	131	40 pot	Cont
98	<i>Thuja occidentalis</i>	Arctic Spruce	16	1.5M	B.S.B
GROUNDCOVER					
Specified groundcover selected by Landscape Architect					


- LANDSCAPE NOTES**
- All landscape construction to meet the current edition of the Canadian Landscape Standards as a minimal acceptable standard. Plant material to the satisfaction of the Landscape Standards for nursery stock. Extend search for plant material to Washington and BC.
 - Sizes on the planting plan shall be considered minimum sizes.
 - Root balls to be free of pernicious weeds.
 - Top soil mixtures for the project shall be tested for particle size, Ph, and Nutrient levels, and recommendations provided and amendments made to bring the soil up to acceptable horticultural quality for the desired plant material, trees, or turf planting. Provide verification of fertilizer and lime applications and rates during the installation and maintenance periods. Off slab minimum soil depths are 6" (150mm) for lawn areas and 18" (450mm) for shrub beds and ground cover plantings. Install 2" (50mm) of composted organic mulch on all shrub beds after planting and rake smooth.
 - The prepared sub-grade shall be approved by the Consultant prior to application of top soil mixtures and fresh grading. Scarify compacted subgrade to a minimum depth of 6" (150mm) immediately before placing growing medium. Provide positive grades away from buildings and toward lawn drains and catch-basins. Slope away from building at a minimum of 2%. Slope towards lawn basins at minimum 4%. Slope lawn and grass areas minimum 2% and maximum 3.1 slopes. Slope grass swales (without additional erosion protection) along street minimum 1% and maximum 1.0%, and along side slopes minimum 6.1 slope and maximum 3.1 slope.
 - Landscape Contractor is to provide 55 days of maintenance after the date of Substantial Completion. Maintain to level 2 (3) as per Canadian Landscape Standards. Contractor to provide a one year guarantee for all plant material. Plants installed prior to June (Between Jan 1 and June 1) shall be under extended warranty until the June 1 of the following year.
 - Protection of existing trees/shrubs to remain. Install temporary tree protection fencing at drip line of existing hedges, trees, and shrub beds which are to remain. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction until final landscape work is being done in the vicinity. Remove protective fencing as directed and landscape as directed.
 - Planting material on City Boulevard to have the approval of the Parks Dept. prior to installation. Size, species and location require approval at the time of installation.
 - All landscaping to have high efficiency irrigation system to IAABC standards.

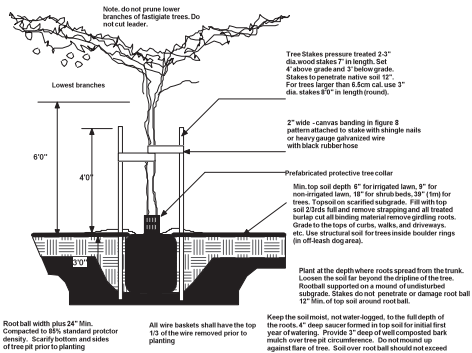
E 2020-12-18 Issued for DP
 D 2020-12-15 Issued for Review
 C 2020-11-20 Issued for review
 B 2020-05-22 Issued for Review
 A 2020-05-01 Issued for Review

Date	Issue Notes
Prospect & Refuge LANDSCAPE ARCHITECTS <small>4040-100 St. Jay Vancouver, BC V6J 1Y3 604-695-1972 info@prospectandrefuge.ca Building on over 25 years of history as Jonathan Lowe, Ltd.</small>	
<small>Project File Address: 10905 Scott Road - Surrey, BC Project Address</small>	
<small>Sheet Title: Landscape Planting Plan</small>	
<small>Project No: AS</small>	<small>Project No: 2020-16</small>
<small>Drawn By: NR</small>	<small>Scale: 1/16" = 1'-0"</small>
<small>Reviewed By: AS</small>	<small>Sheet No: L3.2</small>
<small>Date: 2020-12-18</small>	

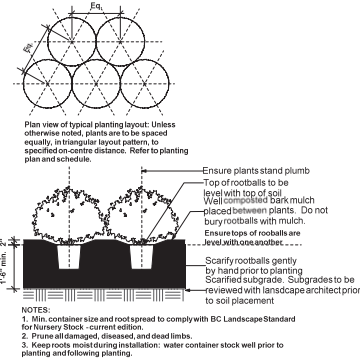


Precedent images of plants hanging over walls for aesthetics

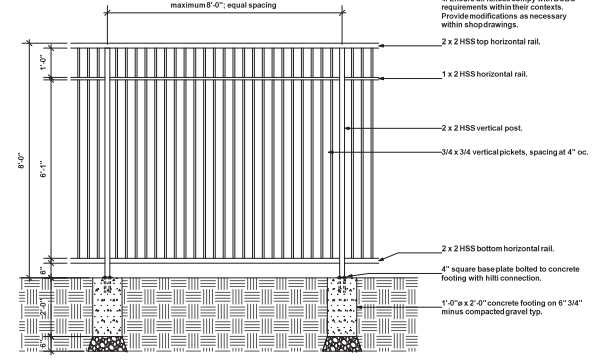
E 2020-12-18 Issued for DP	
D 2020-12-15 Issued for Review	
C 2020-11-20 Issued for review	
B 2020-05-22 Issued for Review	
A 2020-05-01 Issued for Review	
Date	Issue Notes
	
Prospect & Refuge LANDSCAPE ARCHITECTS <small>4150-108th St, Surrey, BC V4L 1Y3 604-665-1072 info@prospectandrefuge.ca Building on over 25 years of history as Jonathan Lussen, Ltd.</small>	
<small>Project file addresses:</small> 10905 Scott Road - Surrey, BC <small>Project Address</small>	
<small>Sheet Title:</small> Precedent Images	
<small>Project Manager:</small> AS	<small>Project No:</small> 2020-16
<small>Drawn By:</small> NR	<small>Scale:</small> N/A
<small>Reviewed By:</small> AS	<small>Sheet No:</small>
<small>Date:</small> 2020-12-18	L3.3



1 Tree Planting
Scale: 1/2" = 1'-0"

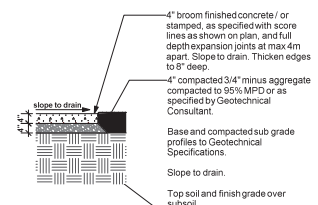


2 Shrub Planting
Scale: 1/2" = 1'-0"

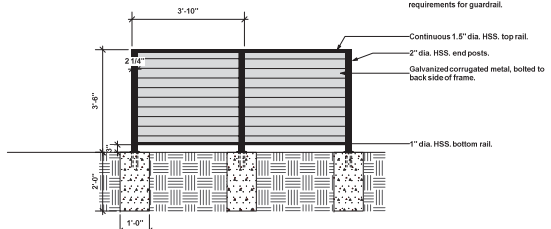


5 8'-0" ht. Vertical Metal Picket Fence
Scale: 1/2" = 1'-0"

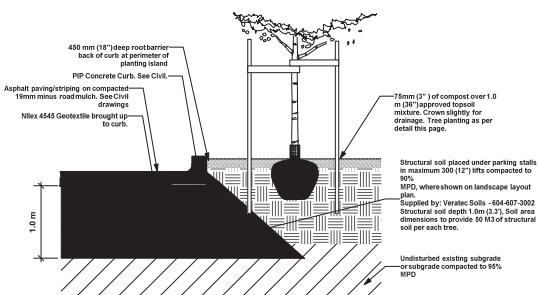
NOTES:
1. Provide P Eng sealed shop drawings for approval by landscape architect prior to construction.
2. All metal to be shop primed and painted black with on-site touch up of installation points.
3. The number, location and design of this fence is to meet local code requirements for guardrail.



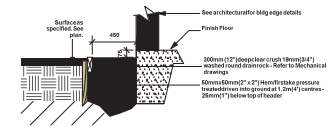
4 PIP concrete paving
Scale: 1/2" = 1'-0"



6 Corrugated Metal Guardrail/Screen
Scale: 1/2" = 1'-0"



7 Structural Soil
Scale: 1/2" = 1'-0"



8 Gravel strip at building edge
Scale: 1/2" = 1'-0"

E 2020-12-18	Issued for DP
D 2020-12-15	Issued for Review
C 2020-11-20	Issued for review
B 2020-05-22	Issued for Review
A 2020-05-01	Issued for approval
Date	Issue Notes
Prospect & Refuge LANDSCAPE ARCHITECTS 450-460 West Ave Vancouver, BC V6J 1V3 604-685-1102 info@prospectandrefuge.ca Building on over 25 years of history as Jonathan Laves, Ltd.	
Project Address: 10905 Scott Road - Surrey, BC	
Project Address	
Sheet Title: Landscape Details	
Project No: AS	Project No: 2020-16
Drawn By: NR	Scale: as noted
Reviewed By: AS	Sheet No:
Date: 2020-12-18	L8



LPTWC-6

1 Larson Wheelchair accessible picnic table image

**Surface mount to concrete with tamper-proof hardware

Wishbone site furnishings

WISHBONE SITE FURNISHINGS
#210-2700 GLOUCESTER WAY
LANGLEY, BC V4W 3Y5
TOLL FREE: 1-866-626-0476
PHONE: (604) 626-0476
FAX: (604) 626-0466
www.wishbone.ca

SELECT DESIRED DURABLE POWDER COATED ALUMINUM FRAME
 BLACK SUPER TEXTURE LAKESIDE TEXTURED SAND BLACK PLASTIC COLOURS
 RUSTY/PAINT TEXTURED BRONZE T-14 HAZ TEXTURED BRONZE GREEN HARBOR GREY
 CARDINAL TEXTURED BLACK PEWTER HARBOR GREY
 CARDINAL TEXTURED GREY LIGHT GREY HARBOR GREY
 GOLD TEXTURED BRONZE BERGAL TEXTURED SILVER HONEYWOOD SAND WALNUT

SELECT DESIRED CUSTOMIZED SOLUTIONS
 CUSTOM POWDER COATING (SETUP CHARGES MAY APPLY)
 WHEEL CHAIR ACCESSIBLE ONE SIDE (SPRINGS)
 HARBOR WITH STAND
 SKATE BLOCKS
 NET-1 STAINLESS STEEL BOLT DOWN KIT (NET-1 REQUIRED)

REGISTRATION:
 RE-PLAST RECYCLED PLASTIC BLATS
 DURABLE POWDER COATED ALUMINUM FRAME
 LONG LASTING STAINLESS STEEL HARDWARE
 10 YEAR LIMITED WARRANTY

TABLE HEIGHT: 30" / 762MM SEAT HEIGHT: 17" / 432MM
 TABLE DEPTH: 36" / 914MM SEAT DEPTH: 14" / 356MM
 TOTAL DEPTH: 60" / 1524MM
 TABLE AND SEAT WEIGHT: 77" / 1930MM
 WEIGHT FOR THE TABLE AND SEAT WEIGHT: 201 LBS / 91KG
 RECYCLED CONTENT: 64% RECYCLED CONTENT BY WEIGHT

NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWING.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN IS SUBJECT TO THE TERMS OF DISCUSSION BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANAGER PRIOR TO COMMENCEMENT OF WORK.
 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.caMaterials.com AND ENTER REFERENCE NUMBER 020100.

PICNIC TABLES
 LARSON WHEEL CHAIR ACCESSIBLE PICNIC TABLE (LPTWC6)

020100 REVISION DATE: 10/1/2019
 PROTECTED BY COPYRIGHT © 2019 CADETTALS.COM LTD. CADMaterials.com



2 Rough & Ready Circular Benches

**Surface mount to concrete with tamper-proof hardware available from www.streetlife.nl



3 Wishbone Urban Form coffee table

**Surface mount to concrete with tamper-proof hardware



URBAN FORM COFFEE TABLE
 Model Number: UFCCT-32

Wishbone site furnishings

PRODUCT SPECIFICATIONS
 Products Re-Plast Advantage ** Recycled Plastic Blats
 This product will not rot, splinter, or warp making maintenance-free over the life of the product.
 Colors Available: Black, Green, Harbor Grey, Light Grey, Redwood, Sand, Walnut

10 YEAR LIMITED WARRANTY
 Durable Powder Coated Aluminum Frame
 Standard Colors: Brown Stone, Silver Ridge & Rustic Lichen, Time Machine Grey Gold, Tumbled Stone, Phoenix Sand, Copper Red, Black Trivalent, Earth Clay, Tuba Bronze, Redwood Stone

Long Lasting Stainless Steel Hardware

CUSTOMIZED SOLUTIONS
 Custom Powder Coating (Setup Charges May Apply)
 INST-1 Stainless steel bolt down kit

PRODUCT DIMENSIONS
 Table Height: 20 inches / 508 mm
 Width / Depth: 32 inches / 813 mm
 Weight: 55lbs / 25 kg

RECYCLED CONTENT
 64% RECYCLED CONTENT BY WEIGHT
 100% RECYCLABLE

AVAILABLE RECYCLED PLASTIC LUMBER COLOURS
 Black Green Harbor Grey Light Grey Redwood Sand Walnut

DESIGNER NOTES
 While all of our site furnishings are to aid in creating a sense of community, outdoor coffee tables combined with benches and other seating options are a great way to achieve this. Coffee tables can provide a single area for people to gather around, encouraging conversation and interaction. The Urban Form coffee table creates an inviting outdoor space that merges an indoor environment where you can relax, stop for a coffee, put your laptop down, or put your feet up. Regardless the need of our Urban Form family, this table works splendidly - although it could be used with many other site furnishings and still have a good match due to its elegant but understated design.

100% Canadian Made
 Wishbone Ltd. provides an extended 10 year limited warranty from the date of invoice.
 Visit us online at www.Wishbone.ca

Wishbone Site Furnishings | #210-2700 Gloucester Way | Langley, BC CANADA V4W 3Y5
 1.866.626.0476 sales@wishbone.ca



SBRP-4

4 Wishbone Spiral Bike racks

**Surface mount to concrete with tamper-proof hardware

E: 2020-12-18	Issued for DP
D: 2020-12-15	Issued for Review
C: 2020-11-20	Issued for review
©: 2020-05-22	Issued for Review
A: 2020-05-01	Issued for Review
Date	Issue Notes
Prospect & Refuge LANDSCAPE ARCHITECTS #210-268 W 3rd Ave Vancouver, BC V6J 1P3 604-665-1072 info@prospectandrefuge.ca Building on over 25 years of history as Jonathan Leves, Ltd.	
Project Address: 10905 Scott Road - Surrey, BC Project Address	
Sheet Title: Landscape Details	
Project Stage: AS	Project No: 2020-16
Drawn By: NIR	Scale: as noted
Reviewed By: AS	Sheet No:
Date: 2020-12-18	L9

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

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

DATE: **January 20, 2021** PROJECT FILE: **7820-0236-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 10905 Scott Rd**

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

The following issues are to be addressed as a condition of issuance of the Development Permit and Development Variance Permit:

Property and Right-of-Way Requirements

- Dedicate 10-metre width at the south west corner of the site, approximately 27-metres in length for the ultimate 20-metre road dedication, complete with 0.5-metre statutory right-of-way (SRW) to support the proposed layout.

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

Works and Services

- Construct Fir Road to 13.5-metre commercial industrial half road standard, complete with 8.0-metre pavement width (ultimately 11.0-metre), concrete sidewalk adjacent to property line, boulevard/ utility strip, and street lighting.
- Construct storm, sanitary, and water mains along Fir Road.
- Construct storm water mitigation and water quality measures to meet the requirements of the South Westminster Integrated Storm Water Management Plan.

A Servicing Agreement is required prior to Building Permit. A processing fee of \$7,565.25 is required.



Tommy Buchmann, P.Eng.
Development Services Manager
SK2



Site Map - 10905 Scott Road, Surrey

Boulevard Trees

Scale: 1:1,350

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



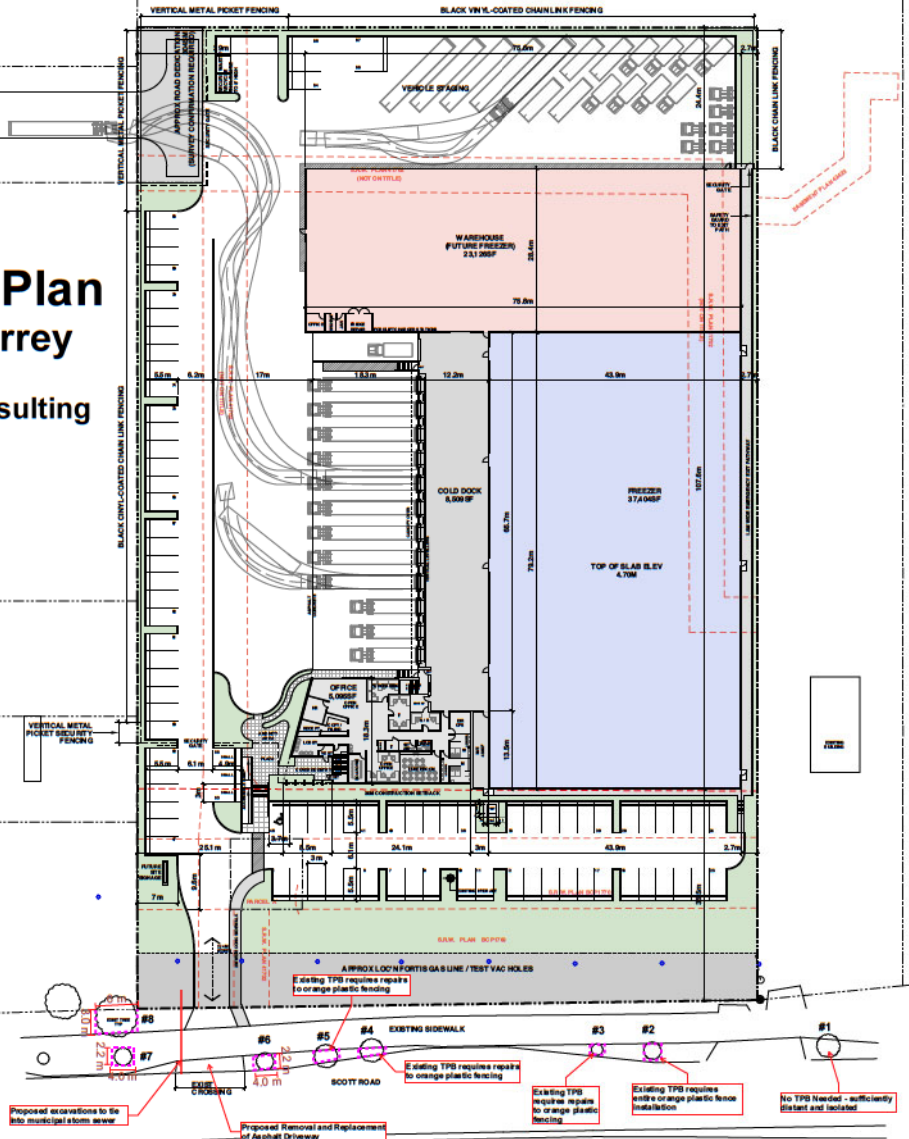
Map created on: 23/10/2016

Tree Management Plan

10905 Scott Road, Surrey

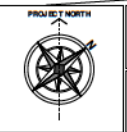
Marked up by
Richard Lange - Tree MD Consulting
January 7, 2021

Project Data	
Civic Address:	10905 Scott Road
Legal Description:	Lot 3 DL2 PI NWP41701 NWD Exc PI PCL A SR/W P141702 & SR/W LMP20026
PID:	006-314236
Zoning:	IL-1
Site Area:	17,857m ²
Blgd Footprint:	6,927m ²
Site Coverage:	- Allowable: 60% - Proposed: 39%
Building Height:	15.2m
Building Setbacks:	- Front Yard (Scott Rd): 36.5m - Rear Yard: 24.4m - Side Yard (W): 25.1m - Side Yard (E): 2.7m
Parking:	- Industrial: - Required: 64.5 (6,453.7m ² /100)
	- Office: - Required Mn fr 11.8 (473.3/100x2.5) - Required Up fr 12.1 (482.7/100x2.5) - Total Required: 88.4 - Total Proposed: 88
Loading:	- Proposed: 14 (12 dock level, 2 grade level)



#	DATE	REVISION
A	AUG20.20	WM/C CLIENT REVIEW
B	NOV19.20	DESIGN TEAM REVIEW
C	NOV20.20	WM REVIEW

DEVELOPER & DESIGNER (2019) 750-761-0211 COMMON LAND SURVEYING LTD. 8479-17 TEL: 848-1877



PROPOSED DEVELOPMENT
10905 SCOTT ROAD
SURREY BC

TITLE: -SITE / MAIN FLOOR PLAN	
DRAWN: JK	CHECKED: JK
SCALE: 1:100	SHEET:
SHEET NO:	TOTAL SHEETS:
SHEET NO: A1	TOTAL SHEETS: C

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0236-00

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: 006-314-236

Lot 3, Except: Firstly: Parcel "A" (Statutory Right of Way Plan 41702) and Secondly: Part on SRW Plan LMP20326, District Lot 2 Group 2 New Westminster District Plan 41701

10905 - Scott Road

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

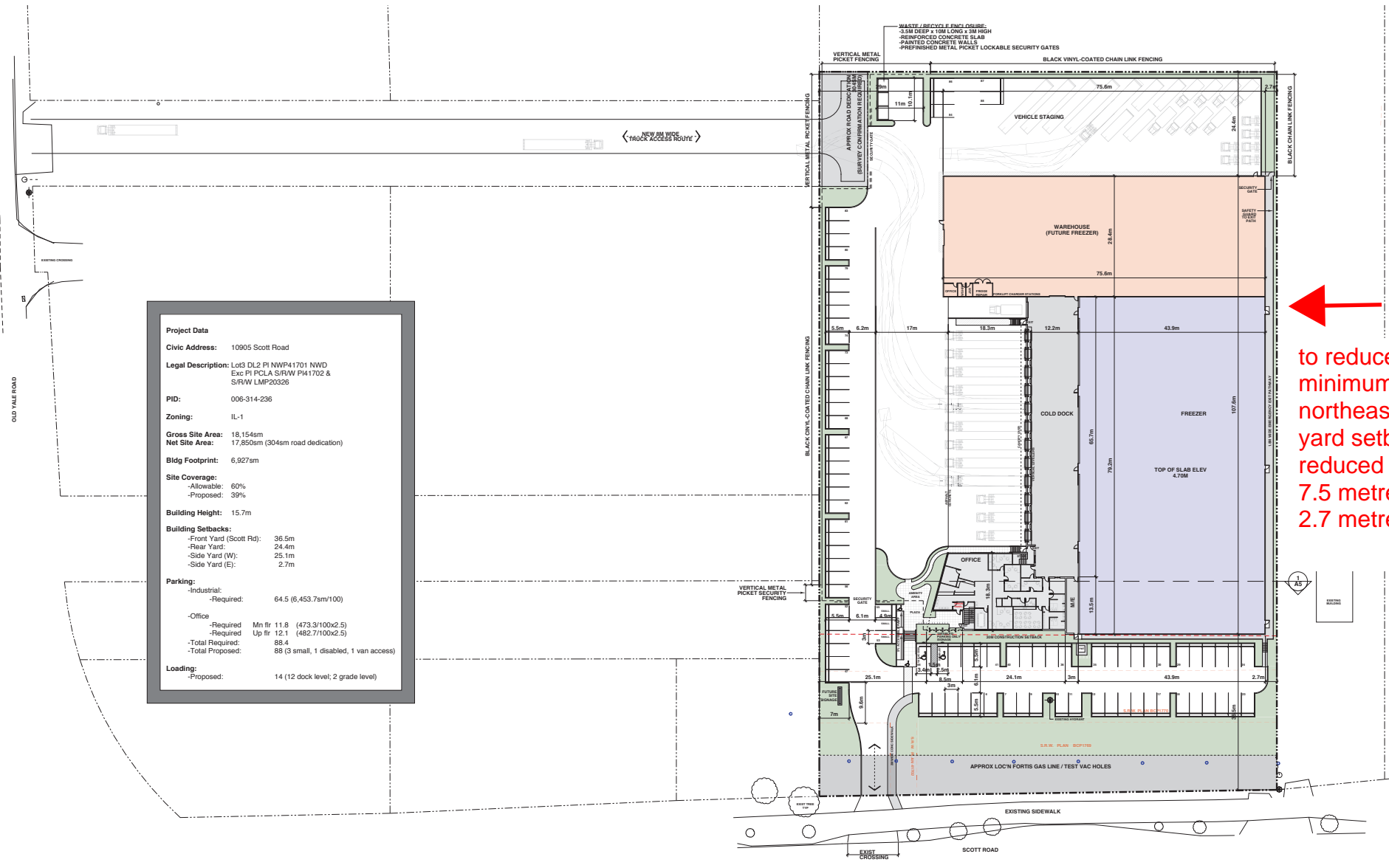
- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 48A "Light Impact Industrial 1 Zone (IL-1)" the minimum northeast rear yard setback is reduced from 7.5 metres to 2.7 metres.
5. The siting of buildings and structures shall be in accordance with the drawings numbered Schedule A (the "Drawings") which are attached hereto and form part of this development variance permit.
6. 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.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
8. 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.
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
10. 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



Project Data

Civic Address: 10905 Scott Road

Legal Description: Lot3 DL2 P1 NWP41701 NWD
Exc P1 PCLA S/RW P14 1702 &
S/RW LMP20326

PID: 006-314-236

Zoning: IL-1

Gross Site Area: 18,154sqm
Net Site Area: 17,850sqm (304sqm road dedication)

Bldg Footprint: 6,927sqm

Site Coverage:
-Allowable: 60%
-Proposed: 39%

Building Height: 15.7m

Building Setbacks:
-Front Yard (Scott Rd): 36.5m
-Rear Yard: 24.4m
-Side Yard (W): 25.1m
-Side Yard (E): 2.7m

Parking:
-Industrial:
-Required: 64.5 (6,453.7sqm/100)
-Office:
-Required Mn flr 11.8 (473.3/100x2.5)
-Required Up flr 12.1 (482.7/100x2.5)
-Total Required: 88.4
-Total Proposed: 88 (3 small, 1 disabled, 1 van access)

Loading:
-Proposed: 14 (12 dock level; 2 grade level)

to reduce the minimum northeast rear yard setback is reduced from 7.5 metres to 2.7 metres.

	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>REMARKS</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>DEC21.20</td> <td>DP RESUBMISSION</td> </tr> </tbody> </table>	REV	DATE	REMARKS	A	DEC21.20	DP RESUBMISSION	<table border="1"> <tr> <td colspan="2"> TOPOGRAPHIC SURVEY INFORMATION COURTESY: CAMERON LAND SURVEYING LTD FILE 2380-09 TEL: 604-567-3777 </td> </tr> </table>	TOPOGRAPHIC SURVEY INFORMATION COURTESY: CAMERON LAND SURVEYING LTD FILE 2380-09 TEL: 604-567-3777		<table border="1"> <tr> <td> PROJECT NORTH </td> <td> ARCHITECTURE & ENGINEERING VALERIE SELLER REG. NO. 12124 TEL: 604 726 1111 cta CONSULTANTS 800-782-2222 2000 UNIVERSITY STREET, SUITE 200, VANCOUVER, BC V6T 1W6 </td> </tr> </table>	PROJECT NORTH 	ARCHITECTURE & ENGINEERING VALERIE SELLER REG. NO. 12124 TEL: 604 726 1111 cta CONSULTANTS 800-782-2222 2000 UNIVERSITY STREET, SUITE 200, VANCOUVER, BC V6T 1W6	<table border="1"> <tr> <td colspan="2" style="text-align: center;"> PROPOSED DEVELOPMENT --- 10905 SCOTT ROAD SURREY BC </td> </tr> </table>	PROPOSED DEVELOPMENT --- 10905 SCOTT ROAD SURREY BC		<table border="1"> <tr> <td colspan="2"> TITLE: -SITE / MAIN FLOOR PLAN </td> </tr> <tr> <td>DRAWING: JK</td> <td>CHECKED: JK</td> </tr> <tr> <td>SCALE: 1:400</td> <td>FILE:</td> </tr> <tr> <td>DRAWING NUMBER: -----</td> <td>VERSION: A</td> </tr> </table>	TITLE: -SITE / MAIN FLOOR PLAN		DRAWING: JK	CHECKED: JK	SCALE: 1:400	FILE:	DRAWING NUMBER: -----	VERSION: A
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