

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0173-00

Planning Report Date: February 14, 2022

PROPOSAL:

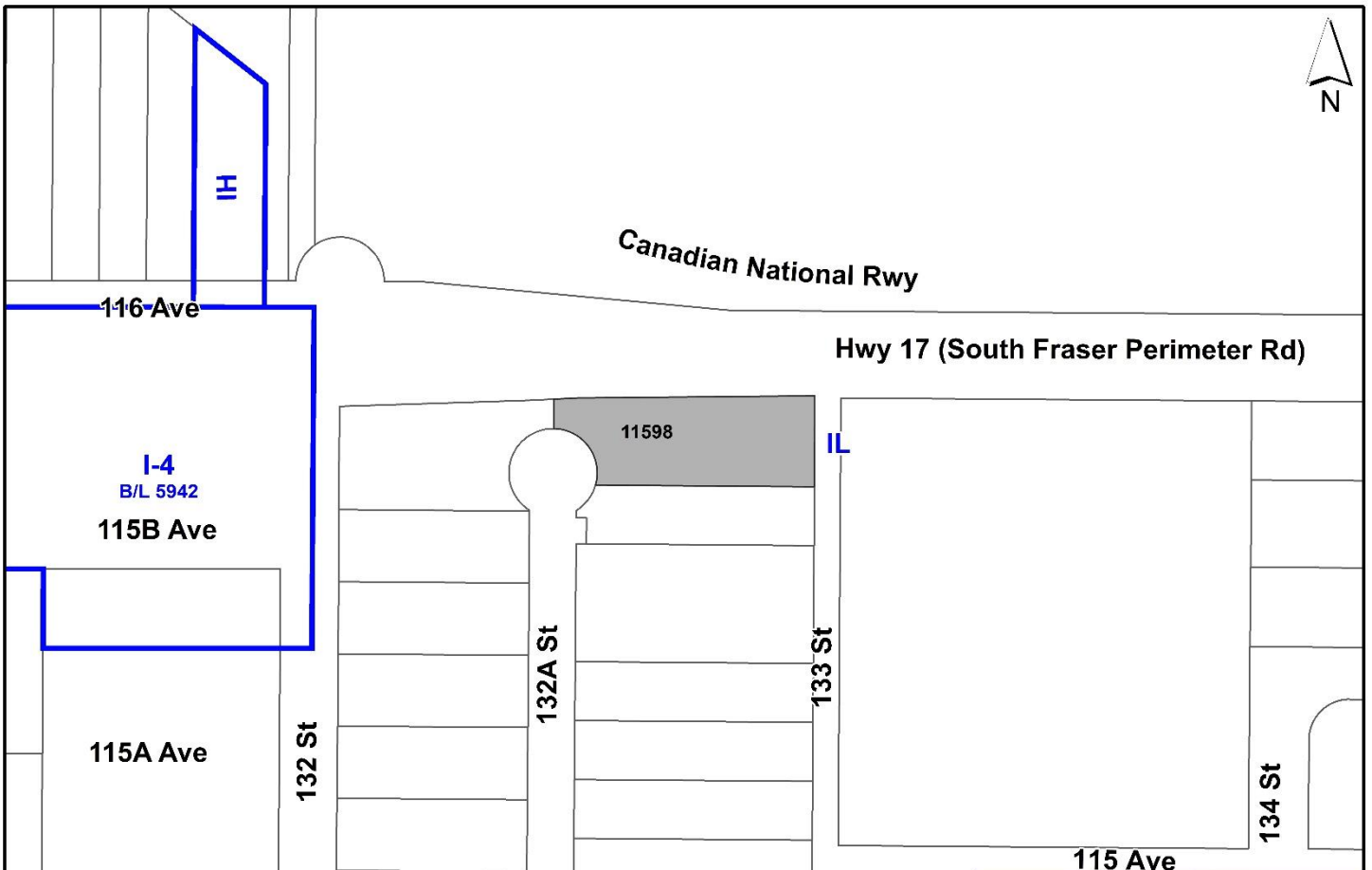
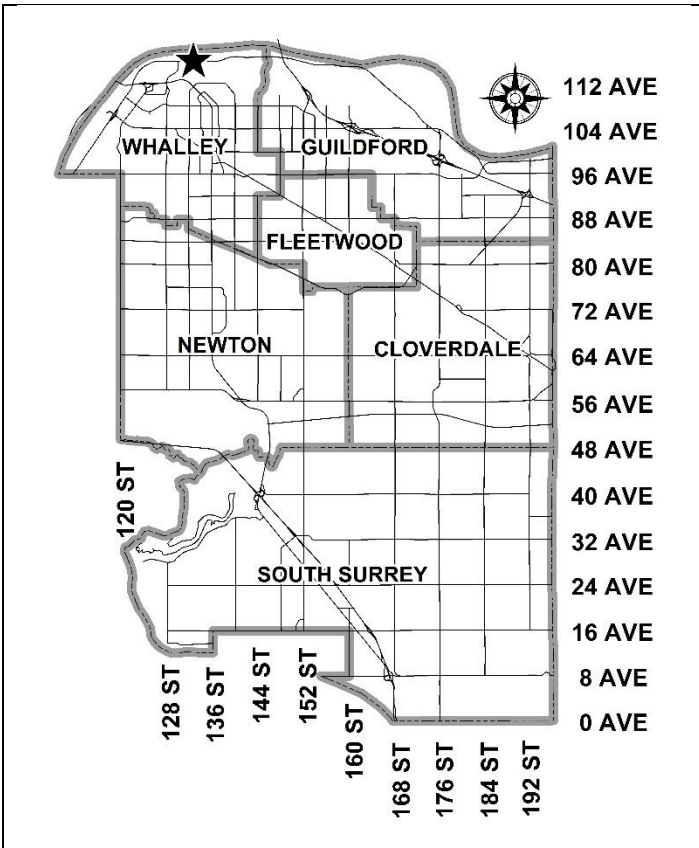
- **Development Permit**
- **Development Variance Permit**

to permit the expansion of a forest product storage facility.

LOCATION: 11598 - 132A Street

ZONING: IL

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character, and Sensitive Ecosystems.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes reductions to the west yard building setback (from 7.5 metres to 5.5 metres) and parking requirements (from 14 spaces to 12 spaces).

RATIONALE OF RECOMMENDATION

- The proposal complies with the Industrial designation in the Metro Vancouver Regional Growth Strategy (RGS) and OCP.
- The proposed density and building form are appropriate for this part of Bridgeview.
- 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 Form and Character.
- The proposed parking reduction has merit based on the business operations of the forest product storage use. The west yard building setback reduction will have minimal impact on the streetscape given the narrowness of the building and will contribute to the more intense and efficient use of industrial land.
- The applicant has worked with staff to design a building extension that matches the existing red and white colour scheme of the existing building. As the extension is occurring within the interior of this site, the addition will only be partially visible from South Fraser Perimeter Road.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7921-0173-00 generally in accordance with the attached drawings (Appendix I) and finalized Ecosystem Development Plan and Geotechnical Report.
2. Council approve Development Variance Permit No. 7921-0173-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the IL Zone from 7.5 metres to 5.5 metres to the principal building face; and
 - (b) to reduce the required parking from 14 spaces to 12 spaces.
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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (f) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) removal of unauthorized structures, and submission of bonding to ensure removal of the eastern portion of the existing building currently within the 9-metre-wide drainage right-of-way for Bolivar Creek; 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	OCP Designation	Existing Zone
Subject Site	Keystone Forest Products storage facility.	Industrial	IL
North (Across South Fraser Perimeter Road):	CN Intermodal Rail Yards	Industrial	IL
West (Across 132A Street cul-de-sac):	Second Keystone Forest Products storage facility.	Industrial	IL
South:	Industrial building.	Industrial	IL
East (Across Bolivar Creek):	Multi-unit industrial park.	Industrial	IL

Context & Background

- The subject site is located at the northern extent of the cul-de-sac at 11578/98 - 132A Street in Bridgeview. The site is approximately 3,122 square metres in area and is operated together with the property on the west side of the cul-de-sac at 11573/85 - 132A Street. The applicant has plans to construct a new office building on the western property which will require some minor changes to the subject site in the future, and will be subject to a separate application.
- A portion of the site on the north side was expropriated for the construction of the South Fraser Perimeter Road in approximately 2012 which has placed some constraints on the site.
- The subject site is flat and is within the Fraser River floodplain.
- Bolivar Creek (Class A, red-coded watercourse) is located to the east of the subject site.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to construct a 328-square metre addition to an existing forest product storage facility on the site.
- The proposal requires a Development Permit for Form and Character and Sensitive Ecosystems.
- A Development Variance Permit is required to relax off-street parking from 14 to 12 stalls, and to reduce the front yard setback from 7.5 metres to 5.5 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.

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

Surrey Fire Department: No concerns.

Transportation Considerations

- The proposed addition will not impact the existing driveway access from the 132A Street cul-de-sac and still allows for the existing business to use the internal drive aisle located to the north of the cul-de-sac.

Natural Area Considerations

- An existing concrete dyke was installed by the City of Surrey to the east of the property in approximately 2008.
- An existing drainage right-of-way (ROW) is registered parallel to the top-of-bank of Bolivar Creek and approximately 9-metres within the subject property. The ROW contains a 3-metre wide gravel road for maintenance and access of Bolivar Creek.
- An 80-square metre triangular portion of the existing storage building is required to be removed from the ROW area. The applicant will be required to bond for the removal of this portion of building to ensure that is removed during the construction phase of the project.
- The proposed Flood Construction Level (FCL) is approximately 3-metres, which is below the 5-metre minimum FCL for this location. As the building has no habitable space, no Hazard Lands (Flood Prone) Development Permit is required.
- As a condition of final adoption, the applicant will be required to register a Section 219 Restrictive Covenant to restrict habitable floor area below the FCL, 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. No mechanical room or washrooms are proposed in the extension.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the Industrial Designation of the Regional Growth Strategy.

Official Community Plan

Land Use Designation

- Proposed expansion of the forest products storage business complies with the Industrial Designation in the OCP.

Zoning By-law

- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Light Impact Industrial Zone (IL)", streamside setbacks and parking requirements.

IL Zone (Part 48)	Permitted and/or Required	Proposed
Floor Area Ratio:	1.00	0.45
Lot Coverage:	60%	45%
Yards and Setbacks		
North:	7.5 metres	0.3 metres
East:	7.5 metres	10 metres
South:	7.5 metres/0.0 metres	1.0 metre
West:	7.5 metres	5.5 metres *
Height of Buildings		
Principal buildings:	18 metres	6.4 metres
Accessory buildings:	6 metres	n/a
Streamside (Part 7A)	Required	Proposed
Streamside Setbacks		
Class A (red-coded) Channelized Stream:	25 metres	25 metres
Parking (Part 5)	Required	Proposed
Number of Stalls		
Industrial:	14	12* DVP required
Tandem:	Fleet vehicles.	2

**Variance requested*

Parking and Front Setback Variances

- The applicant is requesting the following variances:
 - To reduce the number of required parking spaces from 14 to 12; and
 - To reduce the front (west) yard setback of the IL zone from 7.5 metres to 5.5 metres.

- The existing business is a wholesale lumber business and has approximately 5 or 6 employees on site at any time. Customers are primarily arriving in large trucks picking up pre-arranged orders.
- The proposed front yard variance will have minimal impact on the streetscape as the building is narrow. The variance also allows for more intensive and efficient use of industrial land.
- Staff support the requested variances to proceed for consideration.

PUBLIC ENGAGEMENT

- The Development Proposal Sign was installed on October 27, 2022. Staff received no responses.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (SEDP) for Streamside Areas in the OCP, given the location of an existing Class A (red-coded) watercourse which flows adjacent the eastern property line. The SEDP (Streamside Areas) is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class A (red-coded) channelized watercourse requires a minimum streamside setback of 25 metres, as measured from the top of bank. The proposed setback for all new construction complies with the requirements outlined in the Zoning By-law. The applicant will be required to remove an approximate 17 square metre portion of the existing storage building from within the established 9-metre-wide drainage right-of-way on the eastern portion of the site.
- The riparian area is delineated with an existing dyke and is currently protected by a Right-of-Way against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity, in compliance with the OCP.
- An Ecosystem Development Plan, prepared by, Mike Carter *R.P. Bio.*, of Keystone Environmental and dated February 10, 2020, was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.

- The applicant has worked with staff to design a building extension that matches the existing red and white colour scheme of the existing building. As the extension is occurring within the interior of this site, the addition will only be partially visible from South Fraser Perimeter Road.
- The proposed building is located within the interior of the site and will include 4 large overhead doors and a large archway opening on the north elevation of the building.

Landscaping

- Existing landscaping will be maintained along the northwestern portion of the site.
- The applicant proposes to plant a landscaping strip along the southwest portion of the site to screen two tandem parking spaces from the cul-de-sac. The area will be planted with shrubs, and three existing undersized hedge cedars will be maintained to the south of the tandem parking spaces.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include some minor changes to the colour scheme.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- No trees are proposed to be removed as part of the development.
- The applicant is proposing to plant 185 Shrubs (Ice Dance Sedge, Purple Coneflower and Otto Luyken) within the proposed landscaping strip as noted in the Landscaping section above. The applicant is also proposing to retain the existing hedge along the southern property line.

INFORMATION ATTACHED TO THIS REPORT

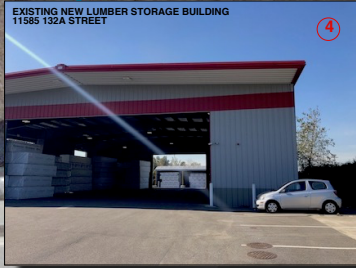
The following information is attached to this Report:

- Appendix I. Survey Plan, Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. Development Variance Permit No. 7921-0173-00

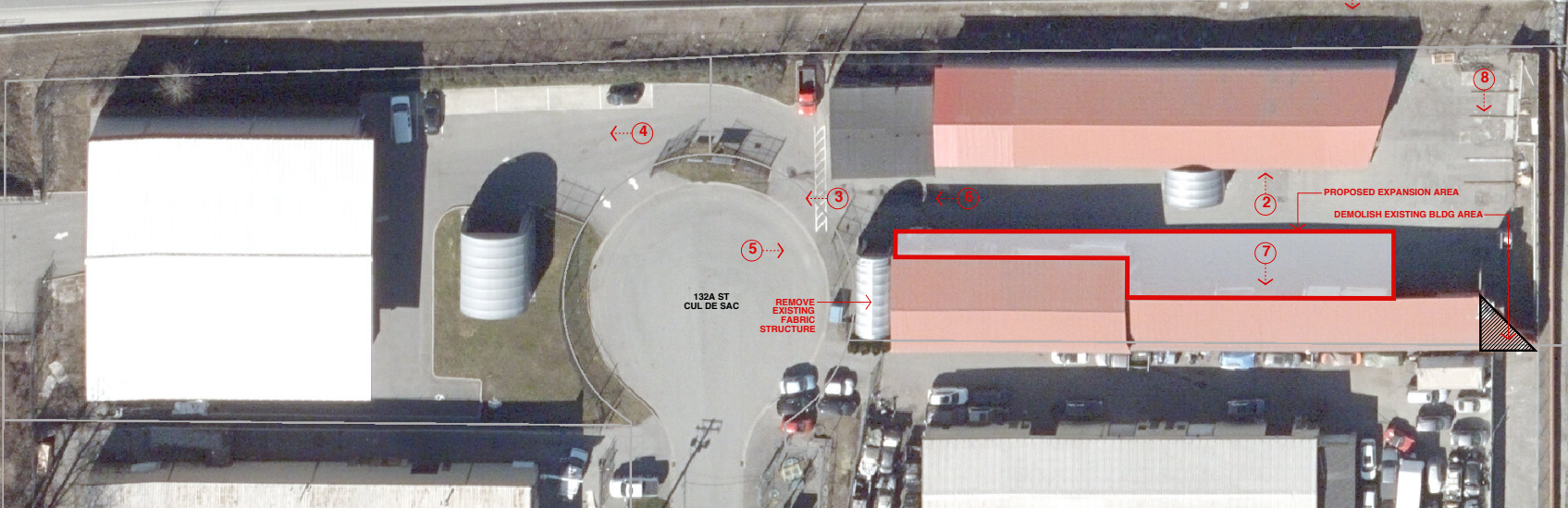
approved by Ron Gill

Ron Gill
Acting General Manager
Planning and Development

JKS/cm



SOUTH FRASER PERIMETER ROAD



REV	DATE	REMARKS
A	MAY17.21	DP RESUBMISSION
B	JULY21.21	DP RESUBMISSION



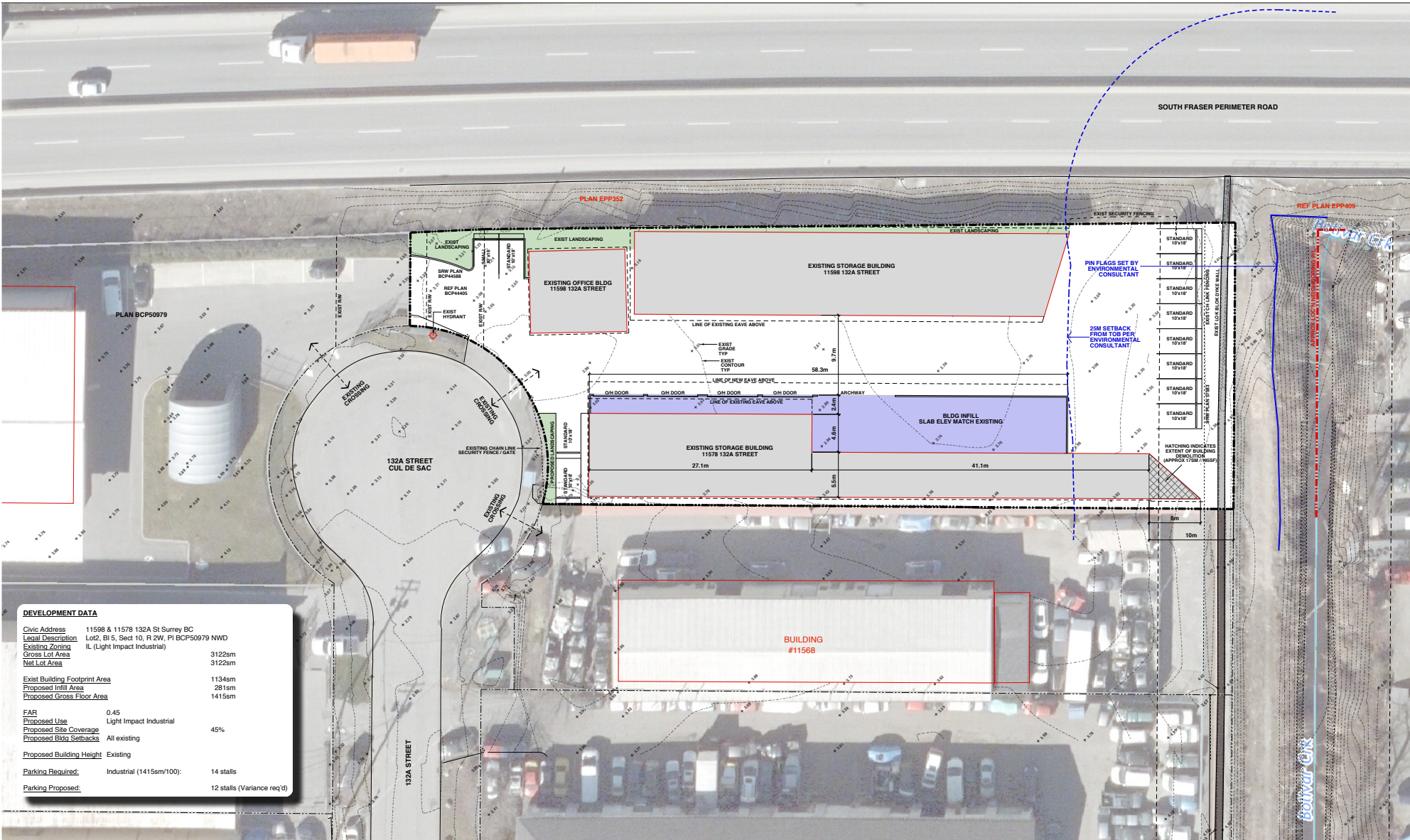
ARCHITECTURE & ENGINEERING
100-860 WEST BURNING BUSH
VANCOUVER BC V6J 1K6
TEL: 604-276-7888
FAX: 604-276-7889
www.cta.ca
CTA DESIGN GROUP INC. ARCHITECT ABC
CIVIL ENGINEER 1000-1000-1000-1000



EXPANDED STORAGE FACILITY
FOR
KEYSTONE FOREST PRODUCTS LTD

11578 & 11586 132A STREET
SURREY BC

TITLE	
-PHOTOGRAPH KEY PLAN	
DRAWN: JK	CHECKED: JK
SCALE: ---	FILE: ---
DRAWING NUMBER -----	VERSION A1
B	



DEVELOPMENT DATA

Civic Address 11598 & 11578 132A St Surrey BC
Legal Description Lot2, Bl 5, Sect 10, R 2W, PI BCP50979 NWD
Existing Zoning IL (Light Impact Industrial)
Gross Lot Area 3122sm
Net Lot Area 3122sm
Exist Building Footprint Area 1134sm
Proposed Infill Area 281sm
Proposed Gross Floor Area 1415sm
FAR 0.45
Proposed Use Light Impact Industrial
Proposed Site Coverage 45%
Proposed Bldg Setbacks All existing
Proposed Building Height Existing
Parking Required: Industrial (1415sm/100): 14 stalls
Parking Proposed: 12 stalls (Variance req'd)

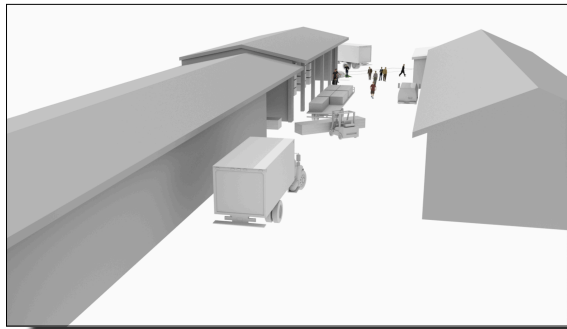
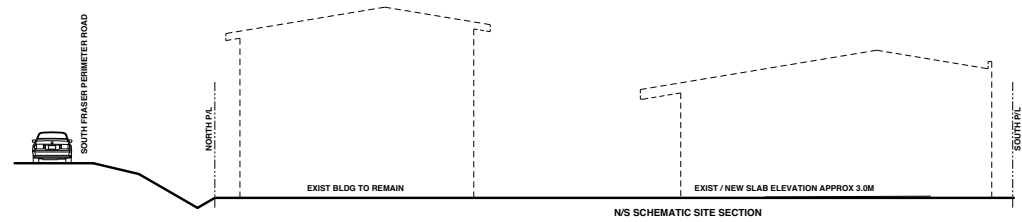
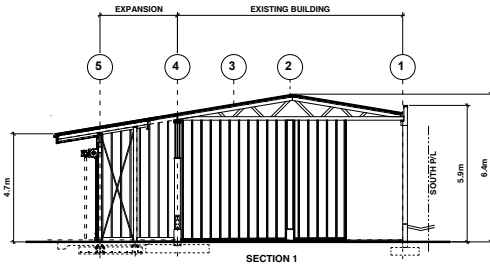
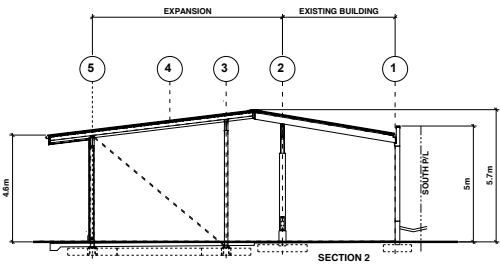
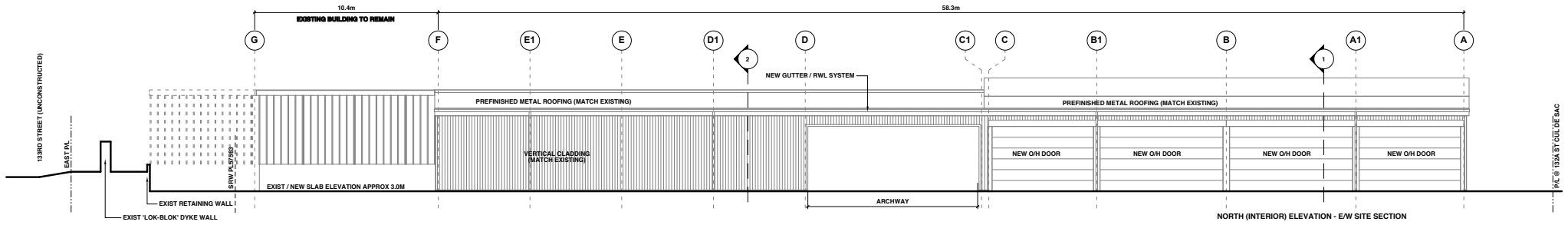
REV	DATE	REMARKS
A	MAY17.21	DP RESUBMISSION
B	JULY21.21	DP RESUBMISSION



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 VANCOUVER BC V6C 2K5
 TEL: 604 278 0555
 FAX: 604 278 0555
cta
 charles taylor architecture
 1000 - 1000 ARCHITECT ARBC
 1000 - 1000 ARCHITECT ARBC



EXPANDED STORAGE FACILITY FOR KEYSTONE FOREST PRODUCTS LTD		-SITE / FLOOR PLAN	
DRAWN: JK	CHECKED: JK	SCALE: 1:200	DRAWING NUMBER: A2
11578 & 11598 132A STREET SURREY BC		VERSION: B	



REV	DATE	REMARKS
A	MAY17.21	DP RESUBMISSION
B	JULY21.21	DP RESUBMISSION

REV	DATE	REMARKS
A	MAY17.21	DP RESUBMISSION
B	JULY21.21	DP RESUBMISSION

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A	MAY17.21	DP RESUBMISSION
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ARCHITECTURE & ENGINEERING
 100-80 WEST BROADWAY
 VANCOUVER BC V6C 1A4
 TEL: 604-278-7055
 FAX: 604-278-7055
cta
 CREATING THE POSSIBLE
 CIVIL ARCHITECTURE INTERIOR ARCHITECTURE
 100-80 WEST BROADWAY VANCOUVER BC V6C 1A4

KEYSTONE
 FOREST PRODUCTS LTD.

EXPANDED STORAGE FACILITY
 FOR
KEYSTONE FOREST PRODUCTS LTD

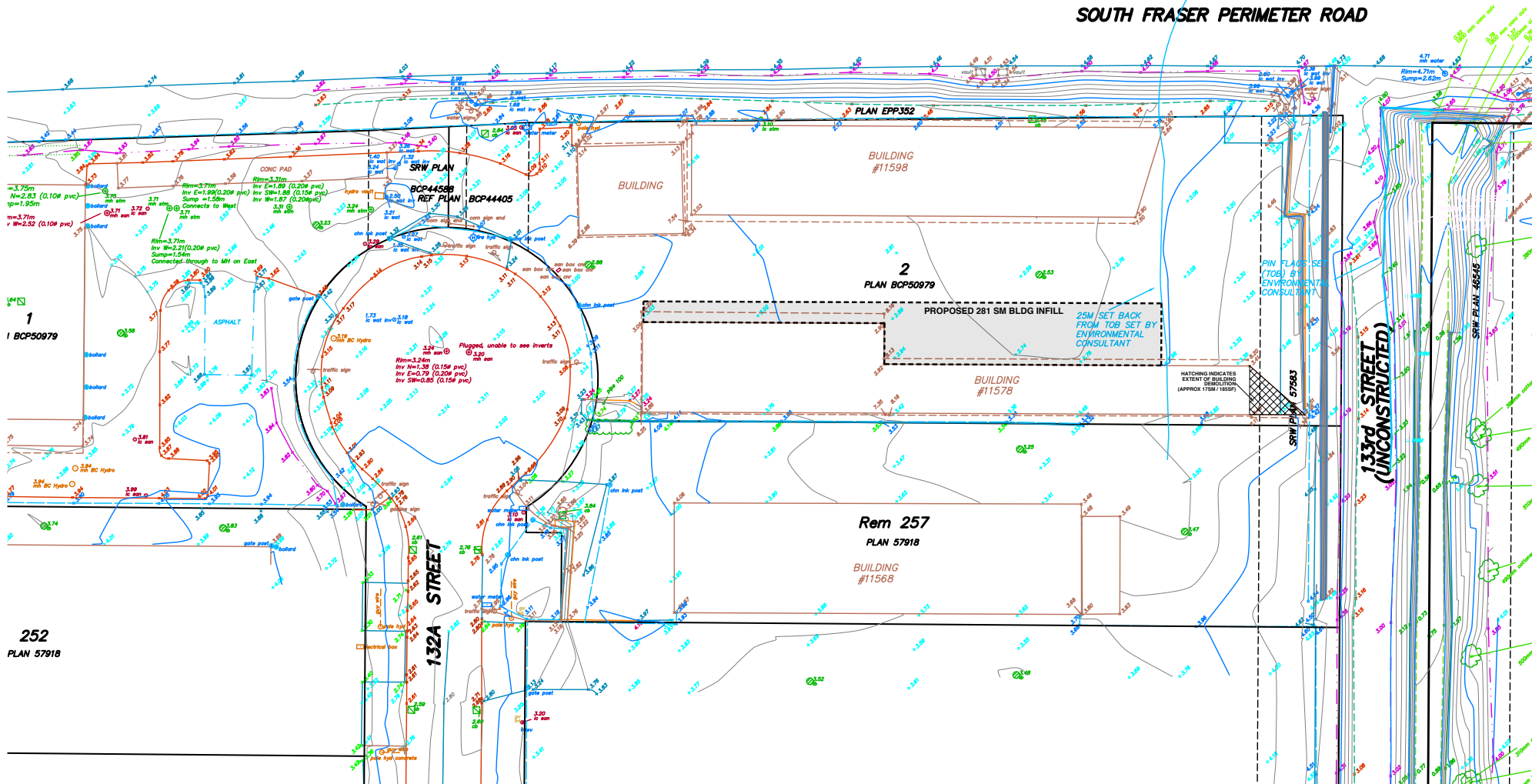
11578 & 11598 132A STREET
 SURREY BC

TITLE: **-INTERIOR ELEVATION -SECTIONS, IMAGES**

DRAWN: JK	CHECKED: JK
SCALE: 1:100	FILE:
DRAWING NUMBER: *****	VERSION: B

25M SET BACK FROM TOB SET BY ENVIRONMENTAL CONSULTANT

SOUTH FRASER PERIMETER ROAD



1
BCP50979

252
PLAN 57918

REV	DATE	REMARKS
A	MAY17.21	DP RESUBMISSION
B	JULY21.21	DP RESUBMISSION



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100-100 WEST BROADWAY
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CTA CONSULTING GROUP
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REGISTERED ARCHITECT & ENGINEER
BC REG. NO. 12345



EXPANDED STORAGE FACILITY
FOR
KEYSTONE FOREST PRODUCTS LTD
11578 & 11598 132A STREET
SURREY BC

TITLE	
-TOPOGRAPHIC SURVEY	
DRAWN: JK	CHECKED: JK
SCALE: 1:200	FILE:
DRAWING NUMBER	VERSION
	A4
	B

Project Name: 2020-35 Keystone

Issued for:

Date:

Project Address: 11578/11598 132a St Surrey BC

PACKAGE ONLY TO SCALE WHEN PRINTED ON 24"x36" SHEETS

SHEET INDEX

L0	Landscape Cover Page
L1	Landscape/ Planting Plan
L2	Landscape Details

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 2" (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 finish grading. Scarify compacted subgrades to a minimum depth of 2" (150mm) immediately before placing growing media. 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% slopes. Slope grass swales (without additional erosion protection) along invert minimum 1% and maximum 10% 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 'Groomed' 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.
- 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 IBAC standards.

PLANTING NOTES

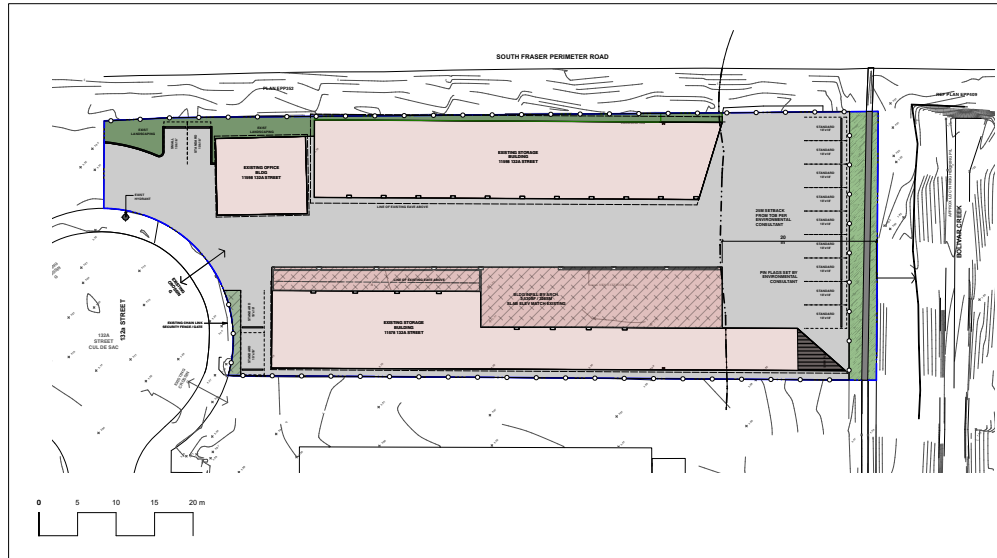
- All materials and execution of landscape works shall conform to the Canadian Landscape standard. Refer to document for complete landscape documentation.
- The Landscape Contractor shall ensure that the on-site planting medium/soil meets the specification and recommendations of the soil analysis taken at the time of Substantial Completion. All recommendations of the soil analysis shall be executed prior to Final Acceptance of the landscape works by the Consultant and the municipal authorities.
- All plant material shall meet minimum size requirements as indicated on plant list. Quality of plant material and grading of site to conform to Canadian Landscape standard for container grown stock.
- Discrepancies between plant numbers on the plant list and on the plan should be reported to the landscape architect prior to ordering plant material. In the case where there is a discrepancy between plant numbers on the plant list and on the plan, the plan shall supercede the list.
- All plant material to be supplied on the job site must be obtained from a nursery participating in the BC/LNA Phytophthora ramorum Certification Program. Plant material provided by the contractor found to be carrying P. will be removed, disposed of and replaced at the contractor's expense.
- Obstructions - If obstructions or other conditions detrimental to healthy plant growth are encountered, notify the landscape architect and request additional instructions.
- Plants shall be nursery grown under climatic conditions similar to those in the location of the project. Plants shall be healthy, vigorous and of normal habit of growth for the species. They shall be free from diseases, insects, insect eggs and larvae and shall equal or exceed the size indicated on the plant list. The plants shall not be pruned prior to delivery except upon special approval.
- Root balls to be free of pernicious weeds.
- 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 Landscape Consultant prior to application of top soil mixtures and finish grading. Contact Landscape Architect 1 week before anticipated sub-grade completion date to schedule review.
- Landscape Contractor is to provide 55 days of maintenance after the date of Substantial Completion. Maintain to level 2 'Groomed' 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.
- The Landscape architect is to approve any plant material substitutions. Upon delivery, all plant material must meet CLS standards.
- The Exact location of trees shall be determined on site and field fit subject to obstructions where applicable.
- All landscaping to have high efficiency irrigation system to IBAC standards.
- Minimum planting medium depths unless otherwise noted: Refer to table below.

BIRD FRIENDLY PLANTING DESIGN STRATEGIES: The landscape has been designed to maximize desirable characteristics for local birds. Layered planting with groundcover, shrub and canopy vegetation provides shelter and nesting opportunities. Fruiting plants provide a source of food and irrigation provides a continuous source of water.

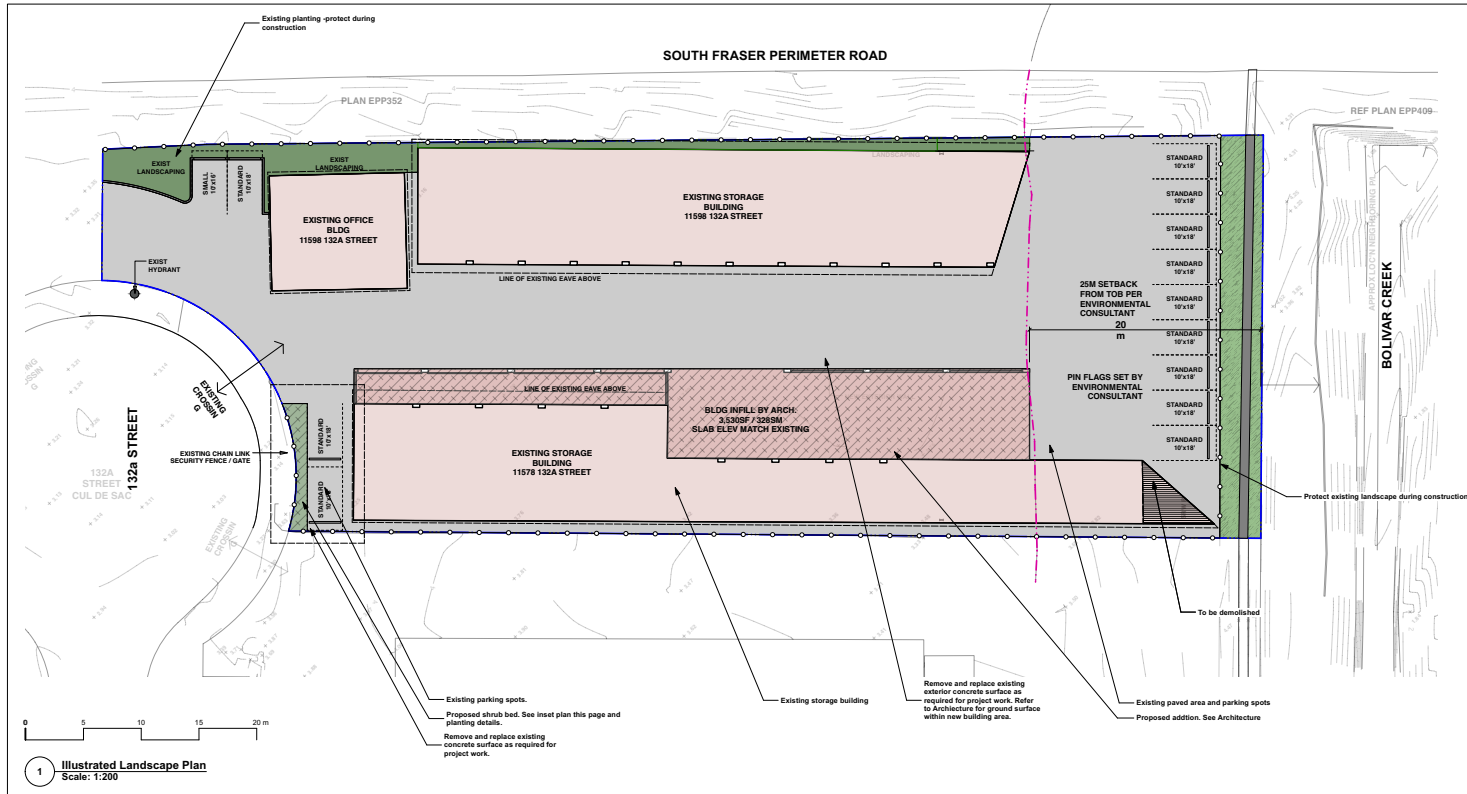
MINIMUM DEPTHS OF GROWING MEDIA			
Application	Over prepared subgrade which retains A+ horizon	Over prepared subgrade where the subsoil drains poorly	Over structures or where the subsoil drains poorly
Lawn Areas			
Low Traffic Lawn Areas	Prepared (100mm (4"))	150mm (6")	150mm (6")
	Not Prepared (100mm (4"))	150mm (6")	150mm (6")
High Traffic Lawn Areas	100mm (4")	150mm (6")	150mm (6")
Planting Beds and Planters			
Ground Cover Areas	150mm (6")	300mm (12")	225mm (9")
Small Shrubs	300mm (12")	450mm (18")	300-500mm (12-20")
Large Shrubs	450mm (18")	600mm (24")	500-900mm (20-36")
Tree Planting Areas			
	80mm (24") deep for as large an area as possible around each tree.		
	At Each Tree Recommend area 10m ² or greater		

TREE NOTES - City of Surrey

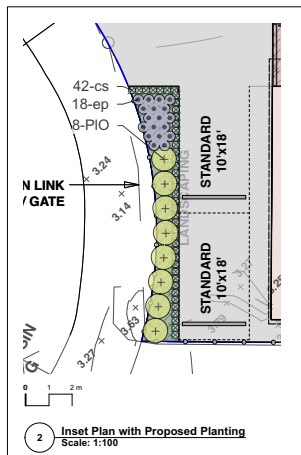
- The tree protection barriers must be built and inspected before the building permits can be issued. Please call the building inspector at local municipality and request a tree barrier inspection at least 48 hours in advance of the building permit.
- Protection of existing trees/shrubs to remain: Install 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.
- The tree protection barriers must be built and inspected before the building permits can be issued. Please call the building inspector and request a tree barrier inspection at least 48 hours in advance of the building permit. Tree protection zones are calculated based on ten times the diameter of the tree as per industry standards. The protective fencing should be constructed to the City of Surrey's standards and measured from the base of the tree. No construction can occur within the tree protection zone unless an ISA certified arborist is on hand to oversee it.



B 2021-05-18 Issue for DP	
Date	Issue Notes
Prospect & Refuge LANDSCAPE ARCHITECTS #102-3441 W 210 Ave Vancouver, BC V6L 1A3 604-685-1022 info@prospectandrefuge.ca <small>Building for over 25 years of history as a woman-owned firm.</small>	
Project File and Address	
Project Name	Project No.
Keystone	2020-35
11578/11598 132a St	
Surrey BC	
Draw Title	
Landscape Cover Page	
Project Manager	Project No.
AS	2020-35
Drawn By	Date
AS	As Noted/Indicated
Reviewed By	Drawn By
AS	
Date	
2021-01-05	L0



1 Illustrated Landscape Plan
Scale: 1:200



2 Inset Plan with Proposed Planting
Scale: 1:100

PLANT LIST ON SITE	Common Name	Quantity	Scheduled Size	Notes
42-cs	Carya 'Ice Dance'	42	#1 pot @ 1'0" OC	
8-pio	Prunus laurocerasus	8	#1 Pot @ 1'0" OC	
100	Prunus laurocerasus 'Otha Lynden'	100	#1 pot	Cont.

3 Plant List
NTS

MINIMUM DEPTHS OF GROWING MEDIA	Over prepared subgrade which retains 'A' horizon	Over prepared subgrade where the subsoil drains rapidly	Over structures or where the subsoil drains poorly
Low Traffic Lawn Areas	150mm (6")	150mm (6")	150mm (6")
High Traffic Lawn Areas	150mm (6")	150mm (6")	150mm (6")
Planting Areas and Planters	200mm (8")	200mm (8")	225mm (9")
Tree Planting Areas	450mm (18")	450mm (18")	500-500mm (18-20")
	600mm (24")	600mm (24")	600-600mm (24-30mm)

At Each Tree Recommended area 100% of canopy.

LANDSCAPE NOTES

1. All landscape construction to meet the current edition of the Canadian Landscape Standards as a minimal acceptable standard. Plant material to the satisfaction of the Landscape Standards for nursery stock. Extend search for plant material to Washington and BC.
2. Sizes on the planting plan shall be considered minimum sizes.
3. Root balls to be free of pernicious weeds.
4. Top soil mixtures for the project shall be tested for particle size, pH, and nutrient levels, and recommendations provided and amendments made to bring the soil up to acceptable horticultural quality for the desired planting. Provide verification of fertilizer and lime applications and rates during the installation and growing medium. Off-site minimum soil depths are 6" (150mm) for lawn areas and 18" (450mm) for shrub beds and ground cover plantings. Install 2" (50mm) of composted organic mulch on all shrub beds after planting and rake smooth.
5. The prepared sub-grade shall be approved by the Consultant prior to application of top soil mixtures and finish grading. Slightly compacted subgrades to a minimum depth of 6" (150mm) immediately before placing growing medium. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%. Slope towards lawn basins at minimum 4%. Slope lawn and grass areas minimum 2% and maximum 3:1 slopes. Slope grass swales (without additional erosion protection) along invert minimum 1% and maximum 10% and along side slopes minimum 6:1 slope and maximum 3:1 slope.
6. Landscape Contractor is to provide 55 days of maintenance after the date of Substantial Completion. Maintain to level 2 'Groomed' as per Canadian Landscape Standards. Contractor to provide a one year guarantee for all plant material. Plants installed prior to June (Between Jan 1 and June 1) shall be under extended warranty until the June 1 of the following year.
7. 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.
8. All landscaping to have high efficiency irrigation system to IABC standards.

Planting Notes

1. All materials and execution of landscape works shall conform to the Canadian Landscape standard. Refer to document for complete landscape documentation.
2. The Landscape Contractor shall ensure that the on-site planting medium meets the specification and recommendations of the soil analysis taken at the time of Substantial Completion. All recommendations of the soil analysis shall be executed prior to Final Acceptance of the landscape works by the Consultant and the municipal authorities.
3. All plant material shall meet minimum size requirements as indicated on plant list. Quality of plant material and grading of site to conform to Canadian Landscape standard for container grow stock.
4. Discrepancies between plant numbers on the plant list and on the plan should be reported to the landscape architect prior to ordering plant material. In the case where there is a discrepancy between plant numbers on the plant list and on the plan, the plant list shall supersede the list.
5. All plant material to be supplied on the job site must be obtained from a nursery participating in the BCNA Phytophthora Ramorum Certification Program. Plant material provided by the contractor found to be carrying Pr will be removed, disposed of and replaced at the contractor's expense.
6. Obstructions - If obstructions or other conditions detrimental to healthy plant growth are encountered, notify the landscape architect and request additional instructions.
7. Plants shall be nursery grown under climatic conditions similar to those in the location of the project. Plants shall be healthy, vigorous and of normal habit of growth for the species. They shall be free from diseases, insects, insect eggs and larvae and shall equal or exceed the size indicated on the plant list. The plants shall not be pruned prior to delivery except upon special approval.
8. Root balls to be free of pernicious weeds.
9. Install 2" (50mm) of composted organic mulch on all shrub beds after planting and rake smooth.
10. The prepared sub-grade shall be approved by the Landscape Consultant prior to application of top soil mixtures and finish grading. Contact Landscape Architect 1 week before anticipated sub-grade completion date to schedule review.
11. Landscape Contractor is to provide 55 days of maintenance after the date of Substantial Completion. Maintain to level 2 'Groomed' 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.
12. The Landscape architect is to approve any plant material substitutions. Upon delivery, all plant material must meet IABC standards.
13. The Exact location of trees shall be determined on site and field fit subject to obstructions where applicable.
14. All landscaping to have high efficiency irrigation system to IABC standards.
15. Minimum planting medium depths unless otherwise noted: Refer to table below.

BIRD FRIENDLY PLANTING DESIGN STRATEGIES: The landscape has been designed to maximize desirable characteristics for local birds. Layered planting with groundcover, shrub and canopy vegetation provides shelter and nesting opportunities. Fruiting plants provide a source of food and irrigation provides a continuous source of water.

TREE NOTES - City of Surrey

1. The tree protection barriers must be built and inspected before the building permits can be issued. Please call the building inspector at local municipality and request a tree barrier inspection at least 48 hours in advance of the building permit.
2. 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.
3. The tree protection barriers must be built and inspected before the building permits can be issued. Please call the building inspector and request a tree barrier inspection at least 48 hours in advance of the building permit. Tree protection barriers are calculated based on ten times the diameter of the tree as per industry standards. Tree protection fencing should be constructed to the City of Surrey's standards and measured from the base of the tree. No construction can occur within the tree protection zone unless an ISA certified arborist is on hand to oversee it.

LEGEND

- Property line - Existing
- Subback Line
- Existing concrete surface. Remove and replace as required to accommodate project work.
- Existing riparian vegetation
- Existing shrub bed
- Existing building
- Proposed shrub bed - see inset plan and details
- Proposed building addition - see Architecture
- Extent of Demolition

B	2021-05-18	Issue for DP
A	2021-01-14	In Progress: Issued for Coordination

Date	Issue Notes



Prospect & Refuge

LANDSCAPE ARCHITECTS

PROJ: 24418 2101 Ave Vancouver, BC V6L 1K3

604-693-1022 info@prospectandrefuge.ca

Established in over 25 years of history at JANUARY LANDSCAPE

Project File # 24418

Keystone
11578/11598 132a St
Surrey BC

Drawn By:

Landscape/ Planting Plan

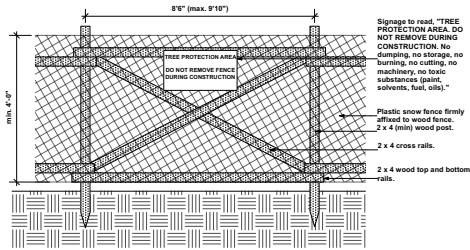
Project Name: AS Page No: 2018-42

Drawn By: AS Date: As Noted/Indicated

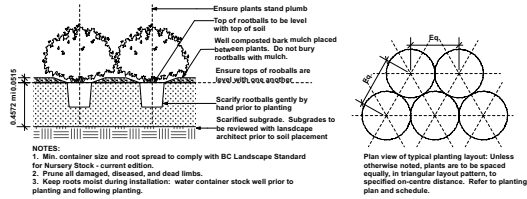
Reviewed By: AS Date: 2021-01-05

Date: 2021-01-05

L1



1 Tree Protection Fencing
Scale: 1:25



2 Perennial and Shrub Planting on Grade
Scale: 1:25

B 2021-05-16 Issue for DP	
Date	Issue Notes
Prospect & Refuge LANDSCAPE ARCHITECTS <small>#02-36418 2702 Ave. Vancouver, BC V6L 1A3 604-455-1022 info@prospectrefuge.ca Building on over 25 years of history as Juniper-Landscapes Ltd.</small>	
Project File and Address: Keystone 11578/11598 132a St Surrey BC	
Sheet Title: Landscape Details	
Project Manager:	Project No. 2018-42
Drawn By: AS	Date: As Noted/Indicated
Reviewed By: AS	Sheet No. L2
Date: 2021-01-05	

INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: February 3, 2022 **PROJECT FILE: 7821-0173-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 11598 132A Street**

BUILDING PERMIT

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

- Register a Restrictive Covenant (RC) on title for water quality/sediment control chamber if none already exists.
- Installed backflow preventer for water service connection as required.
- Abandon existing connections over 30 years old and install adequately sized service connection. CCTV any connection to remain to confirm adequacy to City standards.

A Servicing Agreement is not required. An Administrative Processing Fee may be required to administer the required legal documents as applicable.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Jeff Pang, P.Eng.
Development Services Manager

AY

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0173-00

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: 028-868-994

Lot 2 Section 10 Block 5 North Range 2 West New Westminster District Plan BCP50979

11598 - 132A Street

(the "Land")

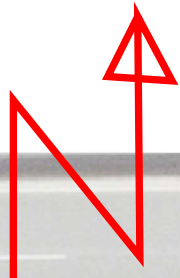
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 48 Light Impact Industrial Zone (IL), the minimum front (west) yard setback is reduced from 7.5 metres to 5.5 metres to the principal building face; and
 - (b) In Table D.1 of Part 5 Parking, the minimum number of parking spaces is reduced from 14 spaces to 12 spaces.
4. This development variance permit applies to only the 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.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. 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.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

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

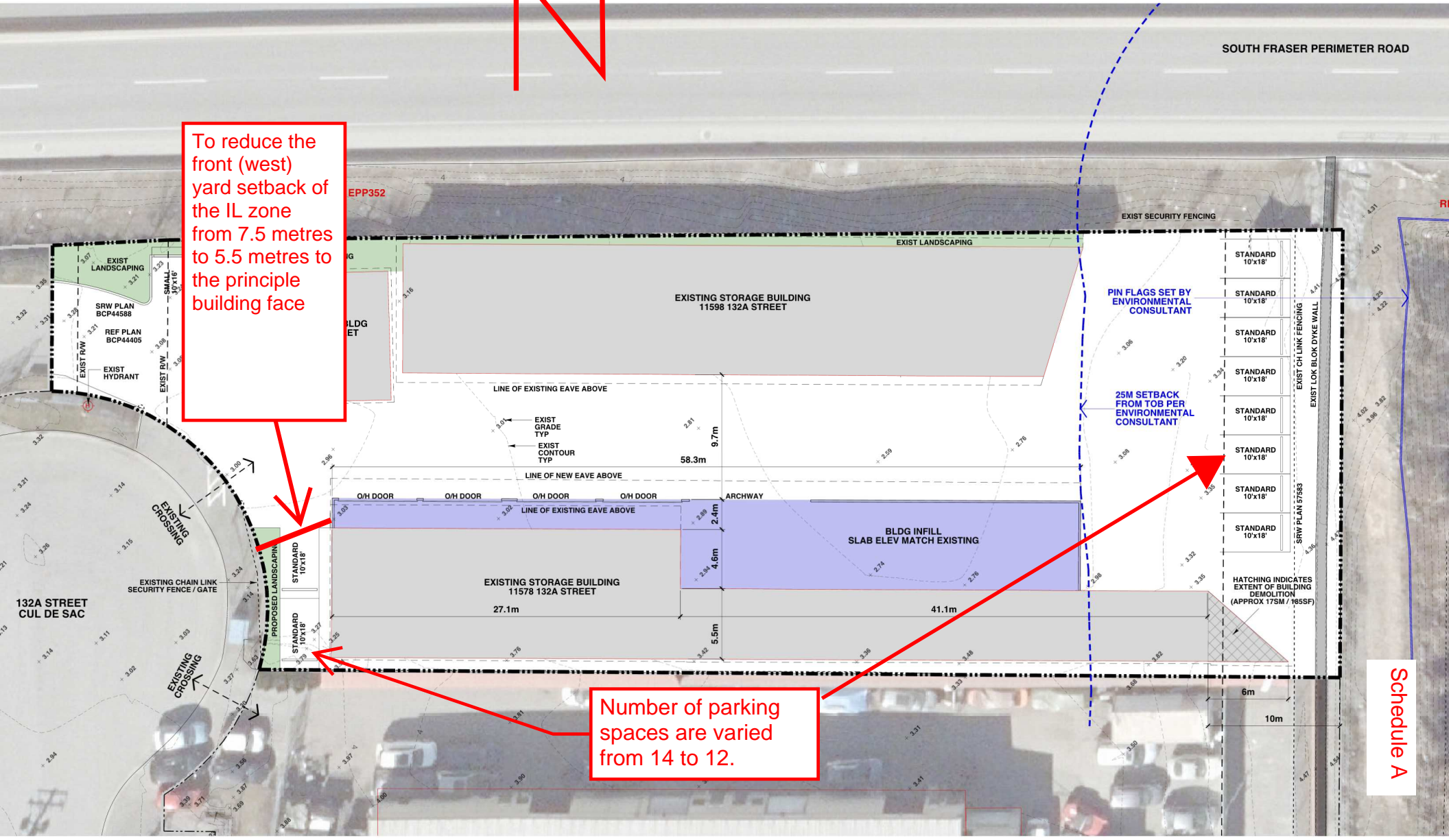
Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli



To reduce the front (west) yard setback of the IL zone from 7.5 metres to 5.5 metres to the principle building face

Number of parking spaces are varied from 14 to 12.



Schedule A

BUILDING