

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0277-00

Planning Report Date: November 14, 2022

PROPOSAL:

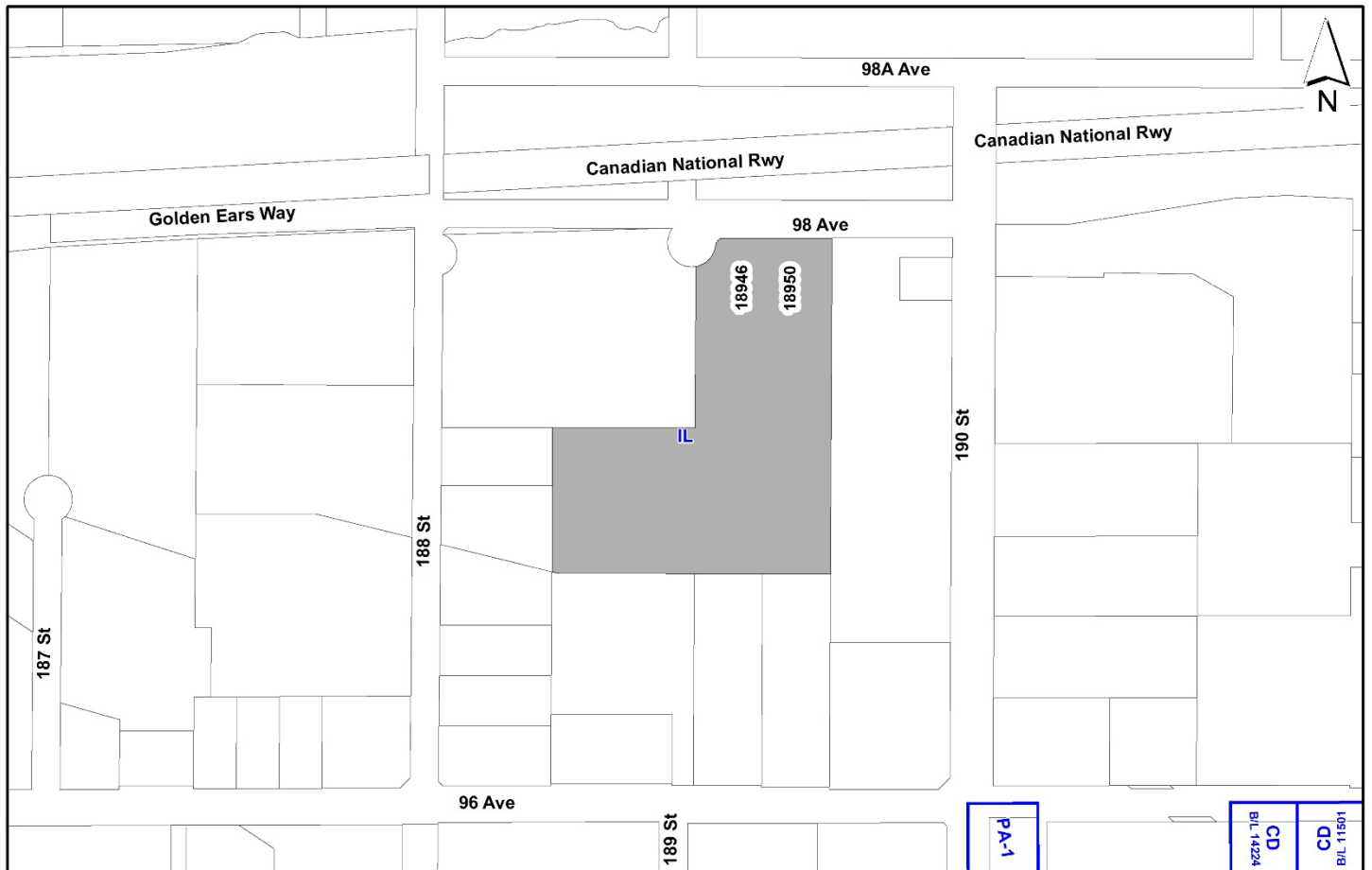
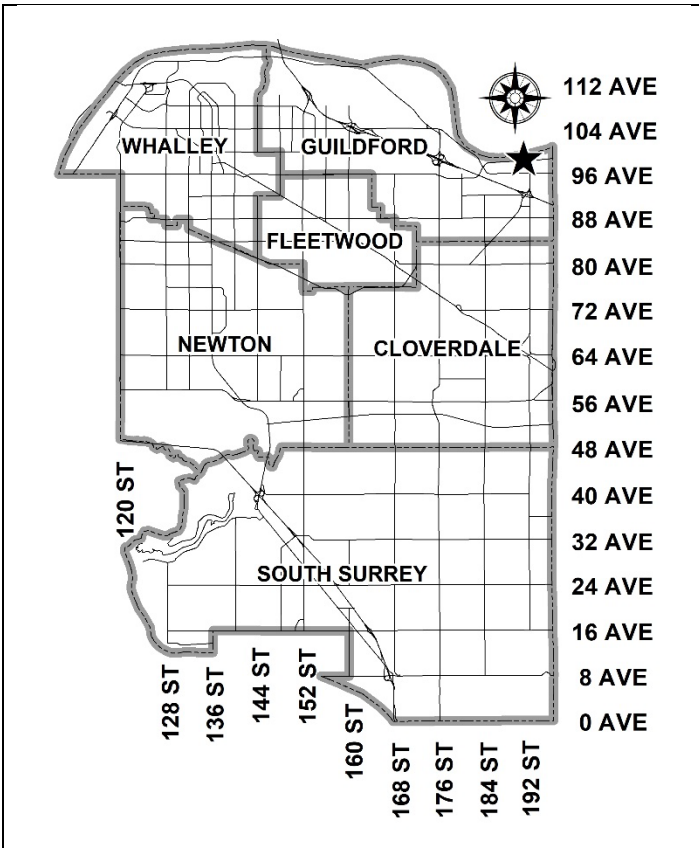
- Development Permit

to permit the development of an industrial warehouse building in Port Kells.

LOCATION: 18946 – 98 Avenue
(18950 - 98 Avenue)

ZONING: IL

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the “Industrial” designation in the Official Community Plan.
- The proposal complies with the Metro Vancouver Regional Growth Strategy designation.
- The proposal is consistent with OCP policies and the City’s Employment Lands Strategy.
- The proposed industrial building is attractive, well-designed and establishes a higher standard in terms of the form, design and character for future industrial warehouse buildings within the surrounding area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7921-0277-00 generally in accordance with the attached drawings (Appendix I).
2. 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space permitted on-site; and
 - (g) registration of an access easement on 9750/9780 – 188 Street and 18880/18898 - 98 Avenue in order to secure vehicular access to the rear of the subject site.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Light impact industrial buildings, dry kiln operation and various tent structures.	Industrial	IL
North (Across 98 Avenue/ Golden Ears Way):	Outdoor storage	Industrial	IL

Direction	Existing Use	OCP Designation	Existing Zone
East:	Approval for three multi-tenant industrial warehouse buildings (previously approved under Development Application No. 7921-0096-00).	Industrial	IL
South and West:	Industrial buildings	Industrial	IL

Context & Background

Background

- The subject site is approximately 3.3 hectares in total size and located on the south side of 98 Avenue, just west of 190 Street.
- The property is designated "Industrial" in the Official Community Plan (OCP) and zoned "Light Impact Industrial Zone (IL)".
- The subject site is currently occupied by a multi-tenant industrial building, located along 98 Avenue, as well as several smaller buildings including various tent structures that previously received a Building Permit from the City. The applicant provided a Code Compliance Report which identified an approach that could allow these temporary structures to be retained and potentially relocated elsewhere on-site. City staff from Surrey Fire Service (SFS) and Building Division provided a high-level review of the report and indicated that any proposal to retain/ relocate these temporary structures will need to comply with the B.C. Building Code and B.C. Fire Code.
- A Certificate of Compliance (CoC) was previously issued for the subject site and a Phase 1 Environmental Site Assessment dated August 31, 2021, was provided by the applicant that confirms the current site conditions have remained unchanged.
- In February 2022, Council approved a Development Permit (DP) and Development Variance Permit (DVP) for the adjacent easterly property (9697/9735/9765 – 190 Street) to allow for the construction of three multi-tenant industrial buildings on three separate lots (Development Application No. 7921-0096-00).

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes a Development Permit (DP) in order to construct a new 4,072 square metre industrial building along 98 Avenue, in place of the existing warehouse building. City staff have determined that a DP is required given the proximity of the subject site to Golden Ears Way.

Proposed

Proposed	
Lot Area	
Gross Site Area:	33,009 sq. m.
Road Dedication:	N/A
Undevelopable Area:	N/A
Net Site Area:	33,009 sq. m.
Number of Lots:	1
Building Height:	11.2 metres
Unit Density:	N/A
Floor Area Ratio (FAR):	0.25
Floor Area	
Industrial (Proposed):	4,072.19 sq. m.
Industrial (Existing):	4,059.74 sq. m.
Total:	8,131.93 sq. m.

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 Environment (MOE)	Ministry of Environment (MOE) comments on the Site Disclosure Statement are pending. The applicant is required to address any MOE requirements prior to final approval.
Surrey Fire Department:	No concerns. The proposal must comply with the B.C. Fire Code.
Building Division:	No concerns. The proposal must comply with the B.C. Building Code.
Advisory Design Panel:	The application was not referred to the ADP but was reviewed by staff and found satisfactory.

Transportation Considerations

- The subject property will obtain driveway access to the proposed industrial building from 98 Avenue. Additional driveway access, to the rear of the site, will be provided through an access easement registered between the subject site and westerly property located at 9750/9780 – 188 Street and 19990/18898 – 98 Avenue. The applicant will be required to work with the adjacent westerly property owner to register the access easement on title, as a condition of DP issuance.
- The subject site is located within roughly 500 metres of a bus stop along 96 Avenue.

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 property is designated "Industrial" in the Regional Growth Strategy (RGS).
- The proposed development complies with the Industrial RGS designation.

Official Community Plan

Land Use Designation

- The subject site is designated "Industrial" in the Official Community Plan (OCP).
- The proposed development complies with the Industrial OCP designation.

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 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 as well as access to employment opportunities for Surrey's workforce.

PUBLIC ENGAGEMENT

- The Development Proposal Sign was installed on the subject site on August 30, 2022. To date, staff have not received any responses from area residents or business owners.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

Proposed Building

- The proposed development is subject to a Development Permit for Form and Character given its proximity to Golden Ears Way.

- The proposed building will provide a total of 8,131.93 square metres of industrial warehouse and office space. Large vehicle loading bays are provided along the western building façade.
- The internal layout consists of industrial racking and warehouse space with ground- and second-floor office space. A two-storey remote office building is also proposed on-site at the rear of the proposed industrial warehouse building.
- The proposed building conforms with all aspects of the IL Zone.
- The building materials include concrete tilt-up panels, black enamelled flashing, painted overhead doors, grey reflective spandrel panels with black anodized aluminum mullions, and storefront windows.
- The proposed lighting on-site will be full cut-off, non-glare and dark sky compatible.

Proposed Signage

- No signage is proposed on-site, as part of the subject development application.
- If additional signage is required in future, it will be considered through a separate application.

On-Site Parking

- Under the Zoning By-law, a total of 57 parking spaces are required on-site to accommodate the proposed building located along 98 Avenue which includes a combination of industrial warehouse and office uses.
- The applicant proposes to provide 1 parking space per 100 square metres of gross floor area for industrial warehouse purposes and 2.5 parking spaces per 100 square metres of gross floor area for office uses. As such, the applicant is required to provide a total of 57 parking spaces on the subject site under the Zoning By-law.
- The applicant proposes to provide 58 parking spaces on-site which complies with the Zoning By-law. However, given the lack of available parking, the applicant will also register a Section 219 Restrictive Covenant on title to restrict the amount of mezzanine space permitted on-site unless additional parking is provided, per the minimum parking requirements under Zoning By-law No. 12000.

Landscaping

- Given the subject site is largely developed already with significant existing hardscape, the applicant is focusing on installing additional landscaping along the 98 Avenue frontage in order to provide an attractive streetscape.
- The applicant proposes a 2.5 metre wide landscaped setback along 98 Avenue which consists of shade trees, flowering shrubs, and low-lying groundcover.
- A landscaped island will be provided every 4-5 parking stalls, per the Official Community Plan (OCP) and decorative paving materials are proposed at each driveway entrance located on-site.

- The applicant is proposing gated driveway entrances with chain-link fence around the site perimeter for additional security.

Outstanding Items

- City staff will continue to work with the applicant to resolve the following staff-identified design-related issues prior to Final Approval:
 - Coordinate the architectural drawings, landscape plans and civil drawings; and
 - Replace the chain link fence proposed within the public realm with a more suitable fencing material and reduce the fence height in order to provide security while also maintaining an appropriate public interface.
- 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

- Tim Vandenberg, ISA Certified Arborist of Mike Fadum and Associates Ltd., provided a letter to City staff confirming there are no by-law protected trees on the subject site or within close proximity to the subject site.
- According to the landscape plan, the applicant is proposing to provide a variety of new trees on the subject site including Bowhall Red Maple and Higan Cherry.
- In addition to these proposed trees, boulevard street trees will be planted along 98 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- In summary, there are no by-law sized trees on the subject site or within close proximity to the subject site. As such, there are no retained trees and no contribution to the Green City Program will be required, as part of the subject development application.

INFORMATION ATTACHED TO THIS REPORT

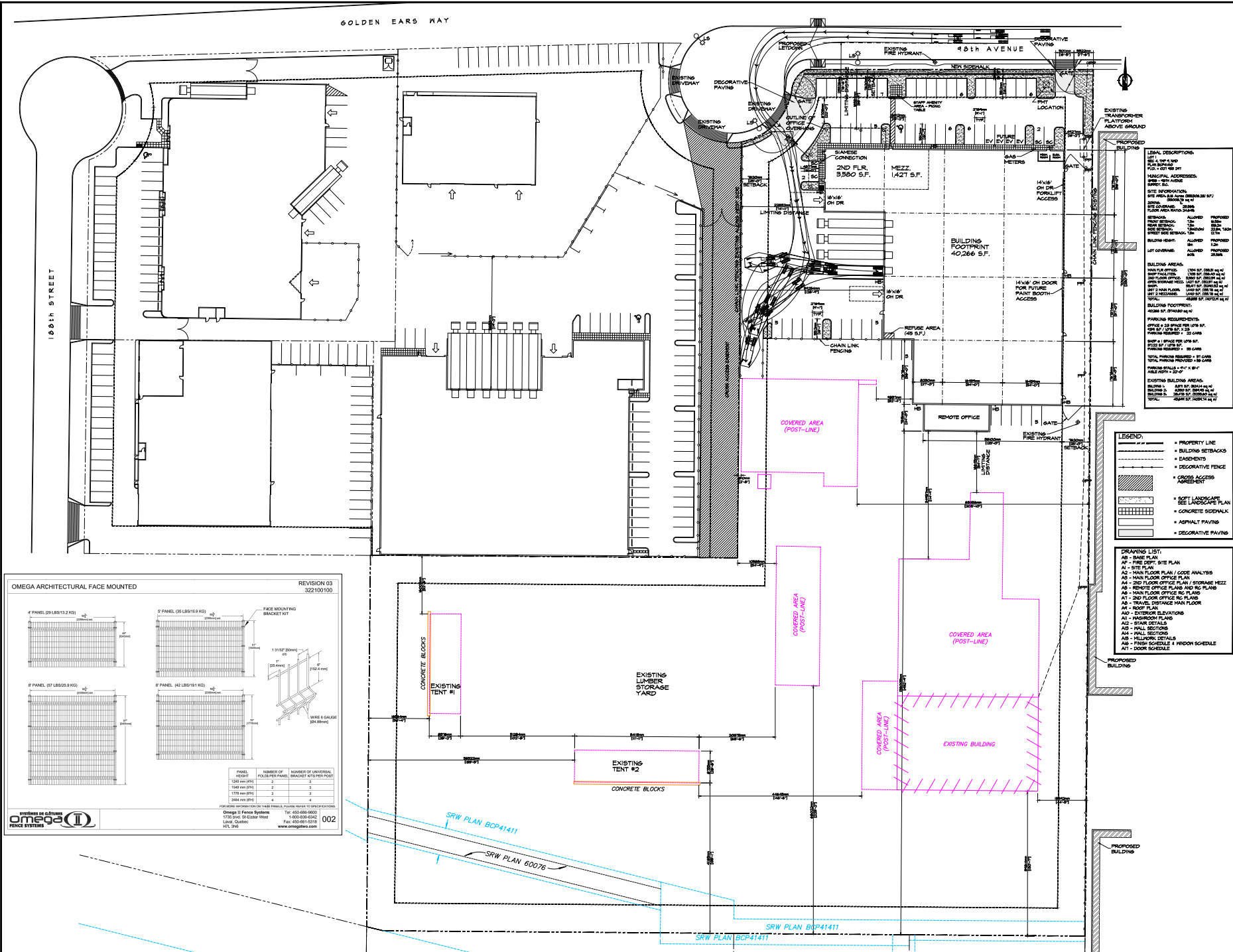
The following information is attached to this Report:

- Appendix I. Location Certificate, Site Plan, Building Elevation Drawings and Landscape Plan
- Appendix II. Engineering Summary

approved by Ron Gill

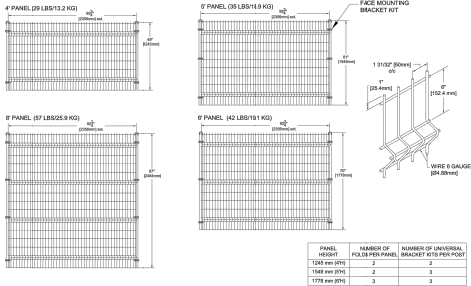
Jeff Arason
Acting General Manager
Planning and Development

MRJ/cm



OMEGA ARCHITECTURAL FACE MOUNTED

REVISION 03
322100100



PANEL	NUMBER OF PANELS PER PANEL	NUMBER OF UNITS PER PANEL
1200 mm (39.37")	2	2
1500 mm (49.21")	3	3
1770 mm (54.77")	3	3
2400 mm (78.74")	4	4

Omega Fence Systems Ltd. 400-880-0000
1700 Hwy. 66, Suite 100 West, Langley, BC V4V 1V3
HCL 2ND



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REV	DATE	DESCRIPTION
1	22 JUN 2012	CONTRACT REVISIONS
2	04 OCT 12	ISSUE PERMIT APPLICATION
3	28 OCT 12	ISSUE PERMITS AND TRUCK

LEGAL DESCRIPTIONS:
LOT 1, 106 S.W. 40
PLAN 1/201 90 2/11

MUNICIPAL ADDRESSES:
2000 - 800 W. HAVEN
2000 - 800 W. HAVEN

SITE INFORMATION:
SITE AREA: 106,000 SQ. FT.
ZONING: R-10
FLOOR AREA: 40,266 SQ. FT.

BUILDING AREAS:
2ND FLR: 8,580 S.F.
MEZZ: 1,427 S.F.
BUILDING FOOTPRINT: 40,266 S.F.

PARKING REQUIREMENTS:
OFFICE: 1 SP/100 SQ. FT. S.F.
SHOP: 1 SP/100 SQ. FT. S.F.
TOTAL PARKING REQUIRED: 25 CARS

- LEGEND:**
- PROPERTY LINE
 - BUILDING SETBACKS
 - EASEMENTS
 - DECORATIVE FENCE
 - CONCRETE ACCESS
 - SOFT LANDSCAPE SEE LANDSCAPE PLAN
 - CONCRETE SIDEWALK
 - ASPHALT PAVING
 - DECORATIVE PAVING

- DRAWING LIST:**
- A0 - BASE PLAN
 - AF - FIRE DEPT. SITE PLAN
 - A1 - SITE PLAN
 - A2 - MAIN FLOOR PLAN / CODE ANALYSIS
 - A3 - MAIN FLOOR OFFICE PLAN
 - A4 - 2ND FLOOR OFFICE PLAN / STORAGE MEZZ
 - A5 - REMOTE OFFICE PLANS AND RCP PLANS
 - A6 - MAIN FLOOR OFFICE RG PLANS
 - A7 - 2ND FLOOR OFFICE RG PLANS
 - A8 - TRAVEL DISTANCE MAIN FLOOR
 - A9 - ROCKET PLAN
 - A0 - EXTERIOR ELEVATIONS
 - A1 - HANDBOOK PLANS
 - A2 - STAIR DETAILS
 - A3 - WALL SECTIONS
 - A4 - WALL SECTIONS
 - A5 - HULLING DETAILS
 - A6 - FINISH SCHEDULE
 - A7 - DOOR SCHEDULE

ATA
ATA ARCHITECTURAL LTD.
708-218 WEST FENDLER ST.
VANCOUVER, B.C. V6B 2Y2
TEL: 604-796-8200
WWW.ATAARCHITECT.COM

PROJECT
KELFOR - 7

18950-98TH AVE
SURREY, BC

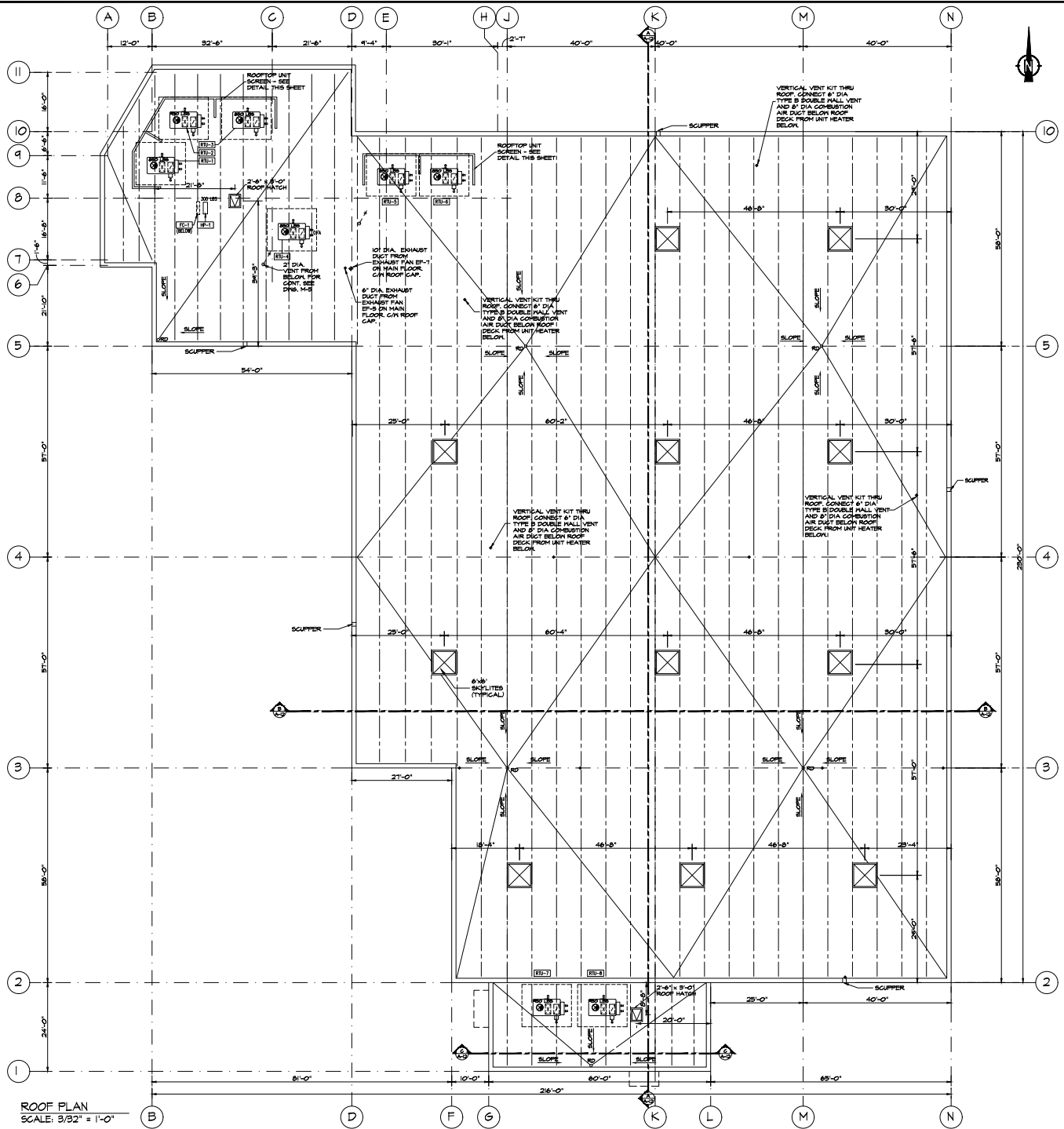
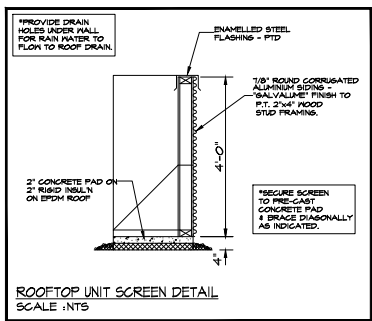
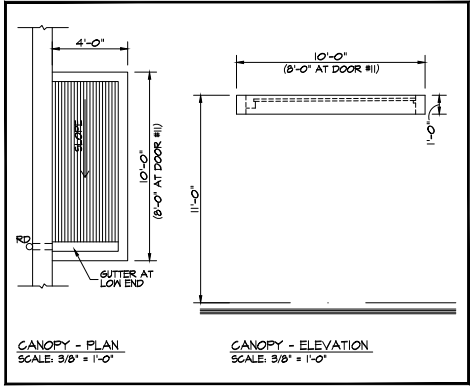
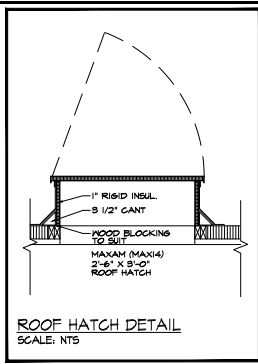
CONSULTANTS

TECK CONSTRUCTION LLP
5187-216TH STREET
LANGLEY, B.C.

PROJECT NUMBER

SHEET TITLE
DATE: 20 AUG 12
DRAWN BY: DMN, BY: TPH

SHEET No.
A1 OF 19



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REVISIONS	
REYDATE	DESCRIPTION
30 AUG 21	ISSUED FOR ACQUISITION POINT
11	22 AUG 2022 CORRECTED PER CITY ADDRESS

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ATA ARCHITECTURAL LTD.
728-218 WEST FENDLER ST.
VANCOUVER, B.C. V6B 2V2
TEL: 604-796-8200
WWW.ATAARCHITECT.COM

REGISTERED ARCHITECT
BRITISH COLUMBIA
SEM
2022-05-24

PROJECT
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18946-98TH AVE
SURREY, BC

CONSULTANTS

TECK CONSTRUCTION LLP
5187-216TH STREET
LANSLEY B.C.

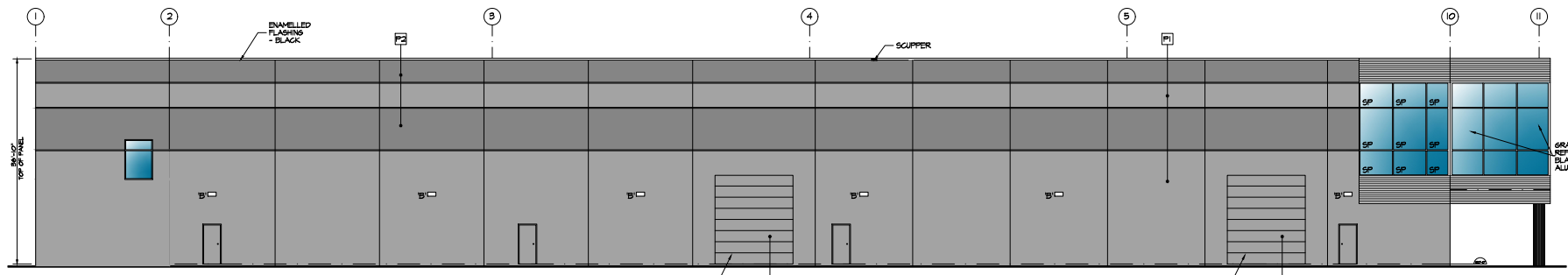
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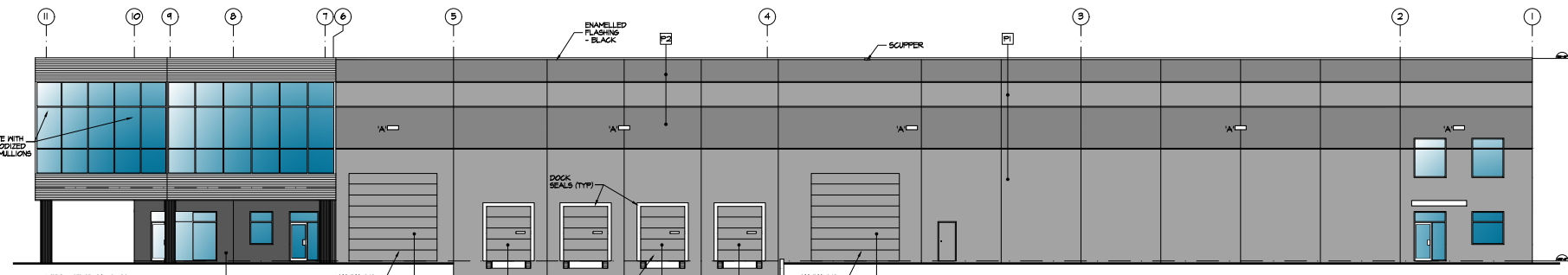
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DATE: 20 AUG 21
CHK'D BY: [Signature]
DR'N. BY: TPH

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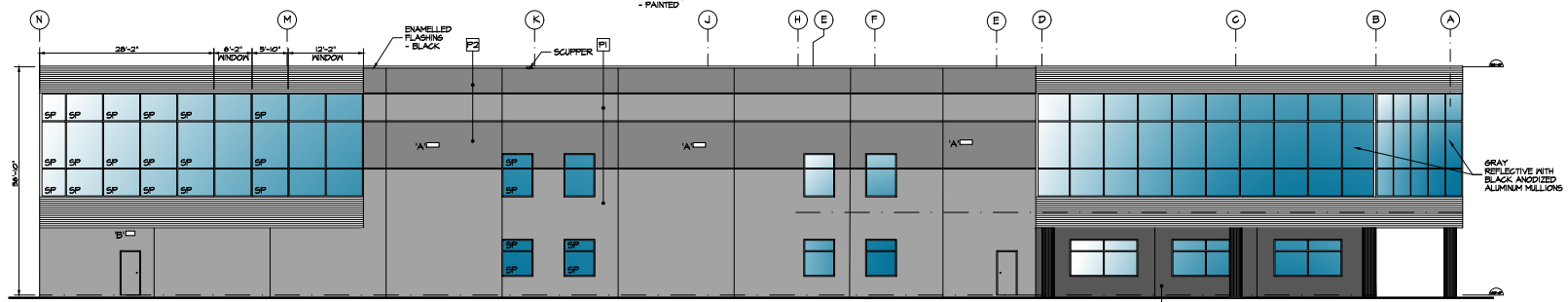
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5.	20 JUL 21 ISSUED FOR DEVELOPMENT PERMIT
1.	22 JUNE 21 COMMENTS FROM CITY ADDRESSED



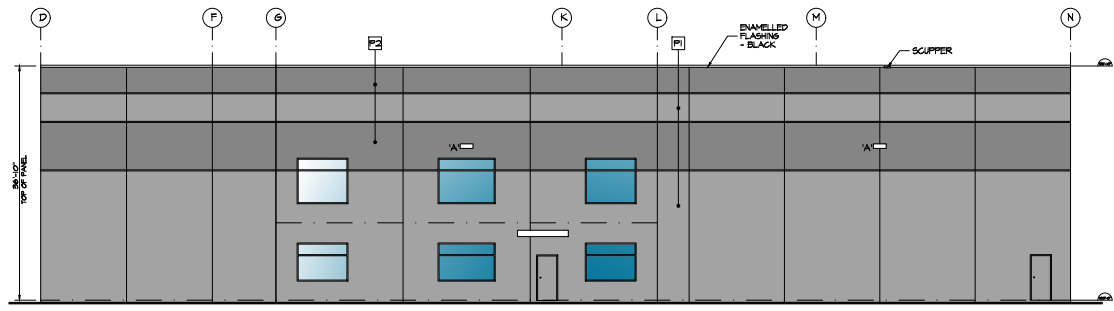
EAST ELEVATION
 SCALE: 1/8" = 1'-0"



WEST ELEVATION
 SCALE: 1/8" = 1'-0"



NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

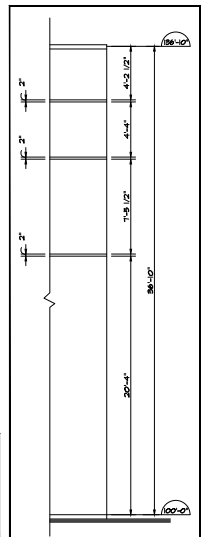
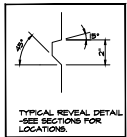


SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

PAINT COLOURS	
	PAINTE #1 DULUX - PEYTER GREY 50YY 47/059
	PAINTE #2 DULUX - GREY TWEED 50YY 22/054
	PAINTE #3 DULUX - FOREST BLACK 30YY 10/059
	"LONGBOARD" SIDING "ITALIAN ROSEWOOD" 1815/04-1T5

EXTERIOR LIGHT FIXTURES	
	MOUNTED AT 24'-0" ABOVE FINISHED FLOOR
	MOUNTED AT 12'-0" ABOVE FINISHED FLOOR

*ALL LIGHTS SPECIFIED ARE FULL CUT
 OFF AND DARK SKY COMPATIBLE.



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 708-120 WEST FENDER ST.
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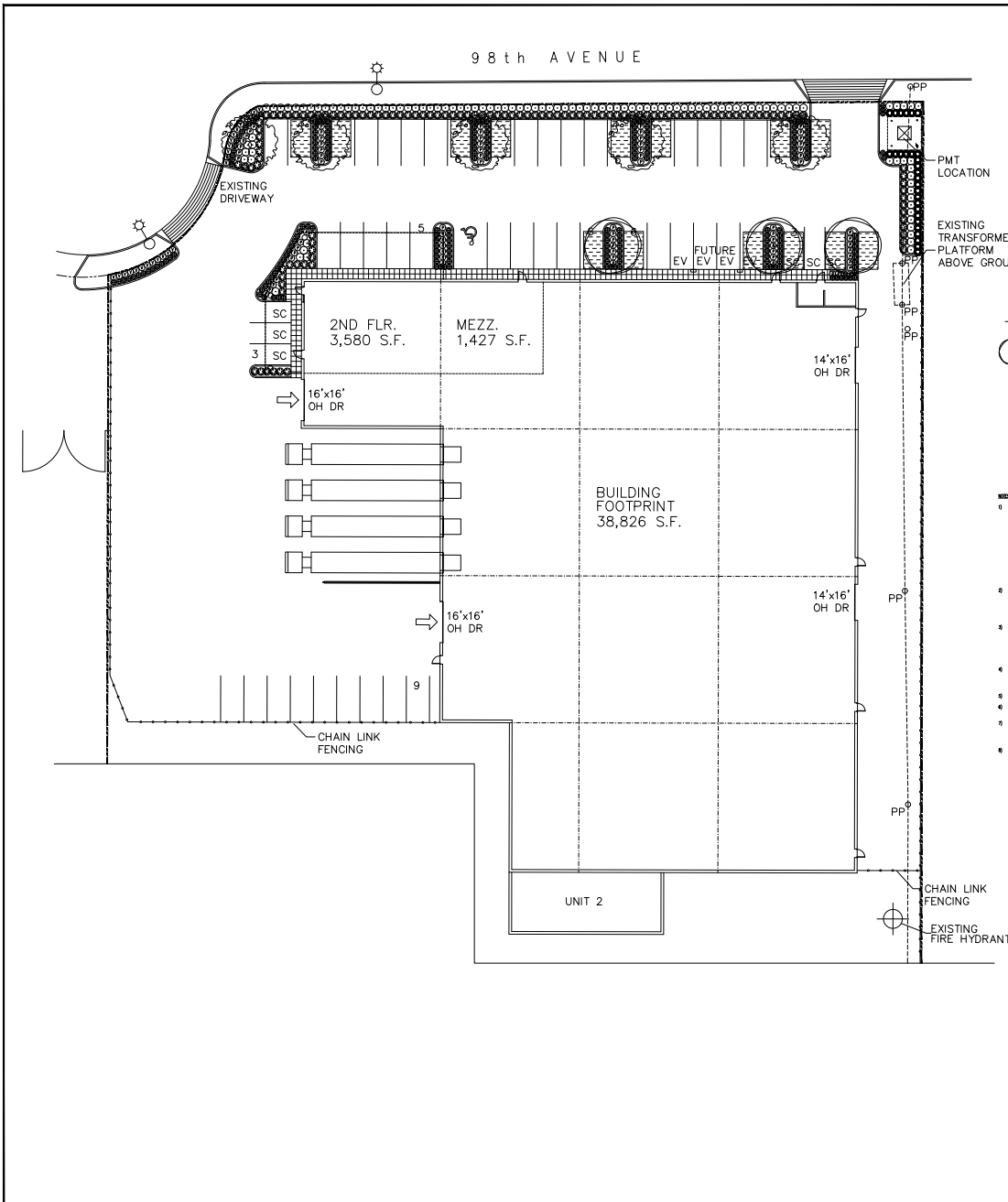
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18946-98TH AVE
 SURREY, BC

CONSULTANTS

TECK CONSTRUCTION LLP
 5187-218th STREET
 LANGLEY, B.C.

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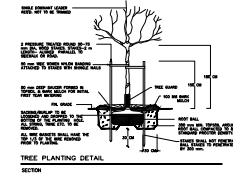
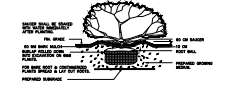
KEY

- ACER RUBRUM 'BONHALL'
- PRUNUS SERRULATA ACCOLADE
- SPIRAEA x BIMALIDA 'GOLD FLAME'
- LONICERA FILEATA
- VERBENA CANADENSIS 'HOMESTEAD PURPLE'
- POTENTILLA FRUTICOSA 'RED ACE'
- EUONYMUS JAPONICUS 'GREEN SPIRE'
- THUJA OCCIDENTALIS 'SMARAGO'

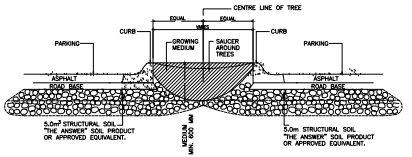
PLANT LIST	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
ACER RUBRUM 'BONHALL'	BONHALL RED MAPLE	5	6 CM. CAL.	AS SHOWN	B. & B.
PRUNUS SERRULATA ACCOLADE	HIGAN CHERRY	3	6 CM. CAL.	AS SHOWN	B. & B.
SPIRAEA x BIMALIDA 'GOLD FLAME'	GOLD FLAME SPIRAEA	106	#3 POT	80 CM. O.C.	
LONICERA FILEATA	BOX-LEAF HONEYSUCKLE	113	#3 POT	80 CM. O.C.	
VERBENA CANADENSIS 'HOMESTEAD PURPLE'	HOMESTEAD PURPLE VERBENA	24	#3 POT	80 CM. O.C.	
POTENTILLA FRUTICOSA 'RED ACE'	SHIRAZI CINQUEFOIL	76	#3 POT	80 CM. O.C.	
EUONYMUS JAPONICUS 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	194	#3 POT	70 CM. O.C.	
THUJA OCCIDENTALIS 'SMARAGO'	EMERALD ARBORVITAE	28	1.50 METERS	70 CM. O.C.	

NOTES:

- PLANT LIST IS NOT TO BE DELETED ACCORDING TO THE LANDSCAPE CONTRACT 'LATEST' CONDITIONS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY AND QUANTITY OF THE PLANTING MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY AND QUANTITY OF THE PLANTING MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY AND QUANTITY OF THE PLANTING MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY AND QUANTITY OF THE PLANTING MATERIAL.
- MIN. SOILING BERM DEPTH FOR PROPOSED SOILING SHALL BE:
 - LOW BERM: 100 mm
 - STANDARD BERM: 150 mm
 - HIGH BERM: 200 mm
- CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR FOR THE PLANTING OF ALL PLANTS AND TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY AND QUANTITY OF THE PLANTING MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY AND QUANTITY OF THE PLANTING MATERIAL.
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STRUCTURAL SOIL / GROWING MEDIUM DETAIL



DATE	REVISIONS	NO.

C.KAVOLINA & ASSOCIATES INC.
 BCSIA CSIA
 2462 JONQUIL COURT
 ABBOTSFORD, B.C.
 V3G 3E8
 PHONE (604) 857-2376

CLIENT
 TEDI HUDSON
 TECK CONSTRUCTION LLP
 5197 - 216 STREET
 LANGLEY, B.C.
 V3A 2M4

TITLE
 PLAN VIEW
 LANDSCAPE PLAN
 KELFOR
 BUILDING #7
 18946 18950 - 88 AVENUE
 SURREY, B.C.

SCALE 1:250	DATE JULY/21
DRAWN CHW	
CHKD CHW	
APPROV AS BUILT	

PRINTED	JOB No.
	DRAWING No.
	L-1

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

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

DATE: **November 01, 2022** PROJECT FILE: **7821-0277-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 18946 98 Ave**

DEVELOPMENT PERMIT

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

BUILDING PERMIT

The following are required as a condition of the subsequent Building Permit issuance:

Property and Right-of-Way Requirements

- Register 0.50 m Statutory right-of-way (SRW) along 98 Ave.

Works and Services

- Construct south side of 98 Avenue.
- Construct minimum 11.0 m wide concrete driveway letdown(s).
- Provide storm, sanitary, and water service connections to support the development.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required as a condition of Building Permit.



Jeff Pang, P.Eng.
Development Services Manager

BD