

PROPOSAL:

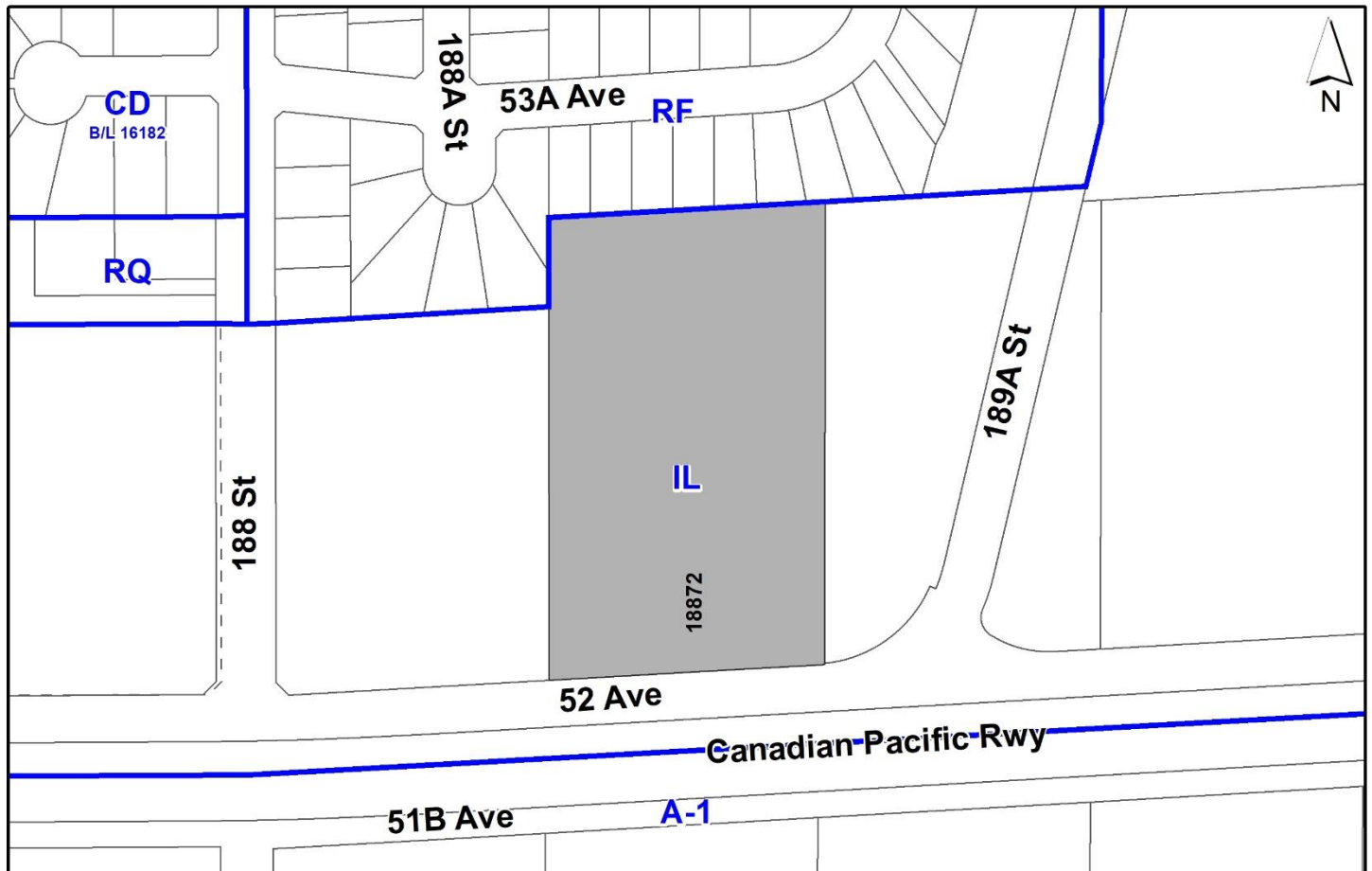
- Development Permit
- Development Variance Permit

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

LOCATION: 18872 - 52 Avenue

ZONING: IL

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character, Hazard Lands and Sensitive Ecosystems.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance to reduce the west side yard setback for the building.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Industrial designation in the Official Community Plan (OCP).
- The proposal complies with the Development Permit requirements in the OCP for Form and Character, Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas) and Hazard Lands (Steep Slope).
- The proposal complies with the Industrial designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed development is a high quality industrial development and supports policies of the OCP and the City's Employment Lands Strategy geared towards more intensive use of employment lands to support job creation.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7922-0342-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan and Geotechnical Report.
2. Council approve Development Variance Permit No. 7922-0342-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to vary the minimum west side yard setback of the IL Zone from 7.5 metres or 0.0 metre to 1.5 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) 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) registration of a combined Statutory Right-of-Way and Section 219 Restrictive Covenant as per the “minimum safeguarding” requirements of the Sensitive Ecosystems Development Permit Area guidelines; and
 - (g) submission of a finalized Geotechnical Report to the satisfaction of City staff.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Unauthorized truck park.	Industrial	IL
North:	Single family dwellings.	Urban	RF

Direction	Existing Use	OCP Designation	Existing Zone
East:	Cummins Creek and environmental area.	Industrial	IL
South (Across 52 Avenue CP Railway tracks):	Vacant acreage.	Agricultural	A-1
West:	Industrial building for logistics company and single family dwellings.	Urban and Industrial	IL

Context & Background

- The subject site is located at 18872 - 52 Avenue and is approximately 1.9 hectares in size. The site is designated Industrial in both the Official Community Plan (OCP) and Regional Growth Statement (RGS). The site is currently zoned Light Impact Industrial Zone (IL).
- The site was previously used for truck parking and was subject to two previous Temporary Use Permit applications (7907-0088-00 and 7918-0007-00).
- The site has a slight slope across the developable portion of the site. The steepest portions of the sites are along the eastern property line and the southeast corner of the site.
- A red-coded watercourse (Cummins Creek) is located to the east of the subject lot on City-owned property.

DEVELOPMENT PROPOSAL

Planning Considerations

- To permit the development of 9,452 square metre, 8-unit industrial warehouse building, the applicant is proposing a Development Permit for Form and Character as well as Hazard Lands (Steep Slope) and Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas).

	Proposed
Lot Area	
Gross Site Area:	18,927 square metres
Road Dedication:	Nil
Undevelopable Area:	4,741 square metres
Net Site Area:	14,192 square metres
Number of Lots:	1
Building Height:	10 metres
Lot Coverage:	45%
Floor Area Ratio (FAR):	0.67 FAR
Floor Area	
Office/Mezzanine:	952 square metres
Industrial:	8,500 square metres
Total:	9,452 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 city or park trees are to be removed without pre-approval by Parks.

Transportation Considerations

- The applicant proposes two entrances along 52 Avenue. The western access is for passenger vehicles and the eastern entrance is for both passenger vehicles and trucks.
- The site is not in close proximity to any transit routes.

Natural Area Considerations

- A Class A watercourse (Cummins Creek) is located to the east of the subject property. The northern portion of the watercourse is considered a constructed channelized watercourse which requires a 25-metre setback from the top-of-bank and the southern portion is considered a natural channelized watercourse which requires a 30-metre setback from the top-of-bank (see Appendix IV.).
- A yellow coded wetland is adjacent to the east of the channelized watercourse which requires a 15-metre setback and falls entirely within the 30-metre setback of the natural channelized watercourse.
- The applicant proposes a planting plan and maintenance schedule to enhance the environmental area and remove some historical retaining walls within the setback area. The applicant will protect the area on the site through the registration of a combined Restrictive Covenant/Right-of-Way against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity, in compliance with the OCP.

Western Setback Variance

- The applicant is requesting to vary the minimum west side yard setback of the IL Zone from 7.5 metres or 0.0 metre to 1.5 metres for the building.
- The proposed relaxation is for only the southern portion of the west side yard which backs onto an existing industrial site. The northern portion of the western property line which backs onto residential properties includes a 7.5 metre buffer area with walkway.
- The proposed relaxation maximizes the amount of industrial floor area and efficiency of the layout for the proposed industrial building that will be constructed while still providing appropriate setbacks to the streamside protection area to the east.
- The proposed 1.5 metre setback will also allow for a walkway which is required as a fire access route.

- Staff support the proposed variance.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

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

Themes/Policies

- The proposed development is consistent with the following guiding policies and objectives in the OCP:
 - 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 surrounding 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.

PUBLIC ENGAGEMENT

- The Development Proposal Sign was installed on January 20, 2023. Staff received two responses from neighbouring property owners (*staff comments in italics*):
 - A resident has concerns about potential noise from the subject site.

(The proposed industrial buildings will have the loading on the opposite (east) side of buildings away from the majority of the residential areas. A landscape buffer will also be provided to assist in mitigating noise impacts.)

- A resident had concerns about protection of the watercourses to the east of the property.

(The applicant is respecting the watercourse setbacks of the Zoning By-law and will protect the watercourse area, that falls on the site, through a combination of SRW

and RC. The applicant has also proposed a planting plan and removal of retaining walls within the watercourse setback area.)

- A neighbouring resident has requested that no windows be along the rear of the buildings.

(No windows are present along the north and west elevations of the buildings. The interface between residential properties and the industrial building includes a 7.5 metre landscape buffer that includes a fire access/walkway.)

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class A (red-coded) watercourse which flows to the east of the site. The Sensitive Ecosystems (Streamside Areas) Development Permit 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 watercourse (Cummins Creek) is located to the west of the subject property. The northern portion of the Cummins Creek was assessed as a constructed channelized watercourse which requires a 25-metre setback, and the southern portion of Cummins Creek is considered a natural channelized watercourse which requires a 30-metre setback (See Appendix xxx).
- There is also a yellow-coded wetland adjacent to the east side of the channelized watercourse which requires a 15-metre setback. The wetland setback falls entirely within the 30-metre setback of the natural channelized watercourse.
- The riparian area will be protected through the registration of a combined Restrictive Covenant/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 Rolf Sickmuller, *R.P. Bio.*, of Envirowest Consultants Ltd. and dated January 8, 2023 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.

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor located along the east property line, aligned with the Streamside Protection Area. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a

Local BCS Corridor within the subject site, in the Cloverdale BCS management area, with a Low ecological value.

- The BCS further identifies the GIN area of the subject site as having a Low habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 60 meters, which will be achieved with the majority of the GIN Corridor provided on the adjacent City-owned lot.
- The remaining GIN area within the subject site is aligned with the riparian area and will be protected through the registration of a combined Restrictive Covenant/Right-of-Way against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity, in compliance with the OCP. This method of GIN retention/enhancement will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- An Ecosystem Development Plan, prepared by Rolf Sickmuller, *R.P. Bio.*, of Envirowest Consultants Ltd. and dated January 8, 2023 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.

Hazard Lands (Steep Slope) Development Permit Requirement

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the site is within 30 metres from the top of a slope. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- The site has a slight slope across the developable portion of the site. The steepest portions of the site is along the eastern property line and southeast corner of the site. As the site consists of several units the applicant is able to step down grading by approximately 2 metres from the north to the south of the development.
- A geotechnical report, prepared by Roberto Avendano, *P. Eng.*, of GeoPacific Consultants Ltd. and dated on March 29, 2023 was found to generally address the OCP guidelines for Steep Slope areas pending an updated layout is incorporated into the report and updated accordingly followed by a peer review. The finalized geotechnical report will be incorporated into the Development Permit.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development the site and proposing recommendations to ensure the ongoing stability of the slope.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final approval.
- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

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 ensure that the development did not encroach into the watercourse setbacks.
- The south elevation will be the primary elevation seen from 52 Avenue and has substantial glazing along the whole façade and an entrance door to the southern unit. Colours of the building are primarily light and medium greys.
- The eastern elevation includes the loading for all the units.
- The northern and western elevations both back onto residential properties and will be screened by a 7.5-metre landscape buffer which includes a walkway. Walls are primarily light grey with exit doors.
- Proposed signage includes fascia signs for each unit. The applicant does not propose a free standing sign at this time.

Parking and Loading

- The applicant proposes 115 parking stalls which is above the 110 parking spaces required, with 45 of the parking located within the front yard of the site, 34 spaces located along the eastern boundary of the site and the remaining 36 spaces located to the east of the individual industrial units.
- Loading bays for the units include a mix of large and small trucks.

Landscape Buffer

- The applicant proposes a 7.5 metre landscape buffer along the northern and northwestern portion of the site along the property lines. The buffer is designed to screen and provide separation between the proposed development and residential properties. The northern property line is approximately 4-metres higher than the base of the building which will require an approximate 3:1 slope across the buffer.
- The proposed landscape buffer includes 89 trees including cedar, spruce and hemlock.

On-site Landscaping

- The proposed on-site landscaping includes 35 trees including dogwood and maples.
- Landscape islands are proposed approximately every 6 parking spaces. Ten trees are proposed along the 52 Avenue frontage.

- Two garbage enclosures are proposed within the eastern portion of the parking lot away from 52 Avenue.

TREES

- Mitch Davis, ISA Certified Arborist of Diamond Head 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			
Trees in the proposed Open Space / Riparian Area -	7	0	7
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		124	
Total Retained and Replacement Trees		131	
Contribution to the Green City Program		nil	

- No by-law sized trees are proposed to be removed.
- Table 1 includes an additional 7 protected trees (all Cottonwood trees) that are located within the proposed open space/riparian area. All the trees within the proposed open space/riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- The applicant proposes 124 new trees on the site will consist of a variety of trees including western red cedar, spruce hemlock, pacific dogwood, paperbark maple and October glory maple.
- In summary, no by-law sized trees are proposed to be removed and a total of 131 trees are proposed to be retained or replaced on the site.

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. Watercourse setbacks
- Appendix V. Development Variance Permit No. 7922-0342-00

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

JKS/ar

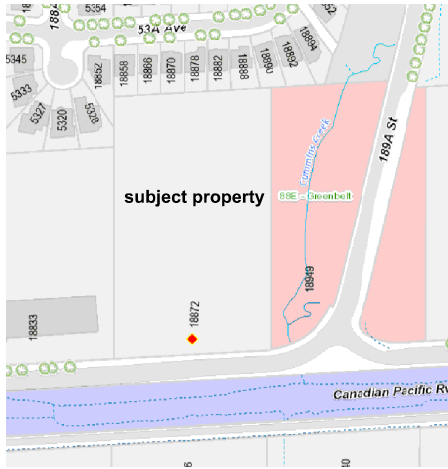


**Proposed Industrial development for Pro Ridge Homes Ltd.
18872 52 Ave.**

Ionic Architecture Inc. architects a.i.b.c. 200-5006 Woodbine Ave. #117 Unit 108 Scarb., Ont. M1S 1W3 Tel: (416) 291-0088 Fax: (416) 291-0089 www.ionicarchitecture.com		Issued For: PROPOSED INDUSTRIAL BLDG. 18872 52 AVENUE SURREY, B.C.	Drawing Title: COVER
Revision: 01 21-2161	Sheet: of A0	Project No.: 21-2161	Date: AUG. 24, 2022
Scale: As Noted	Revision: 01	Project No.: 21-2161	Date: AUG. 24, 2022
Date: 01-05-24	Revision: 01	Project No.: 21-2161	Date: 01-05-24
Description: ISSUE FOR COOPERATION	Date: 01-05-24	Project No.: 21-2161	Date: 01-05-24

PRELIMINARY
01-05-2024





LOCATION PLAN

DRAWING INDEX

A0	Cover Sheet
A1	LOCATION PLAN & SCHEDULES
A2	SITE PLAN
A3	PROFILES
A4	GROUND FLOOR PLAN
A5	SECOND FLOOR PLAN
A6	ELEVATIONS
A7	SECTIONS
A8	DETAIL ELEVATIONS

Site Statistics

ADDRESS	18872 52 Avenue, Surrey B.C.		
ZONING	Light Impact Industrial Zone		
Lot Area	203,735	s.f.	14,192
PROPOSED FSR			
	Ground fl. - Warehouse (s.f.)	Second floor - Office(s.f.)	
unit 101	10,500	2,650	
unit 102	9,800	1,100	
unit 103	11,880	1,100	
unit 104	11,880	1,100	
unit 105	11,880	1,100	
unit 106	12,450	1,100	
unit 107	11,300	1,100	
unit 108	11,800	1,000	
Total area	91,490	10,250	
Total proposed FSR	Ground floor + Second floor		101,740

COVERAGE			(s.f.)
Allowed	60%		122,241
Proposed	44.91%		91,490

SETBACK		
	Required (m)	Proposed (ft)
Front (South)	7.5	18.64
Rear (North)	7.5	7.62
Side (west)	0	1.83
side (East)	7.5	32.87

PARKING			(stalls)
Warehouse Required		1/1070	86
Office Required		2.5/1070	24
Total Required			110
Total Provided	incl'd 42 small car stalls & 1 accessible parking		115

Building height	Required/Max		Proposed	
	m	ft	m	ft
	18	59	9.75	32

		IONIC ARCHITECTURE 205-5006 152 Street Surrey, B.C. V4N 1G8 Tel: 604-591-0088 Fax: 604-591-0089 Email: office@ionicarchitecture.com	
Drawing Title: Location plan and schedules Project Name: PROPOSED INDUSTRIAL BLDG. 18872 52 AVENUE SURREY, B.C.	Sheet of A1	Revision: 01 Date: 21-2161	Revision: 01 Date: 01-05-24 Description: ISSU FOR CORRECTION





REGULAR CAR PARKING SPACE:
10' x 8.5'

SMALL CAR PARKING SPACE:
10' x 8.5'

TOTAL PARKING SPACE :
115 PARKING SPACES
(42 SMALL PARKING SPACES)
(1 ACCESSIBLE PARKING SPACES)

GRADING LEGEND :

(ELEVATIONS IN METRES)

X 39.11 EXISTING GRADE

X 38.50 PROPOSED GRADE

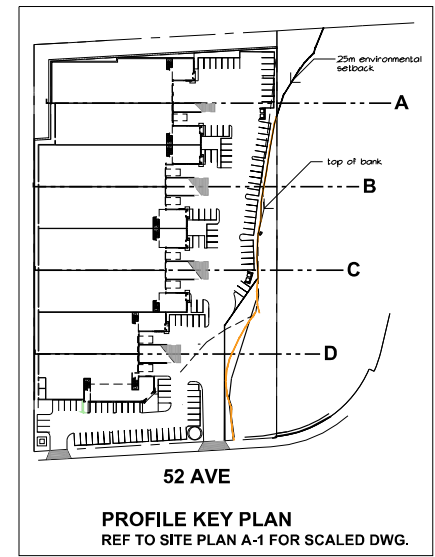
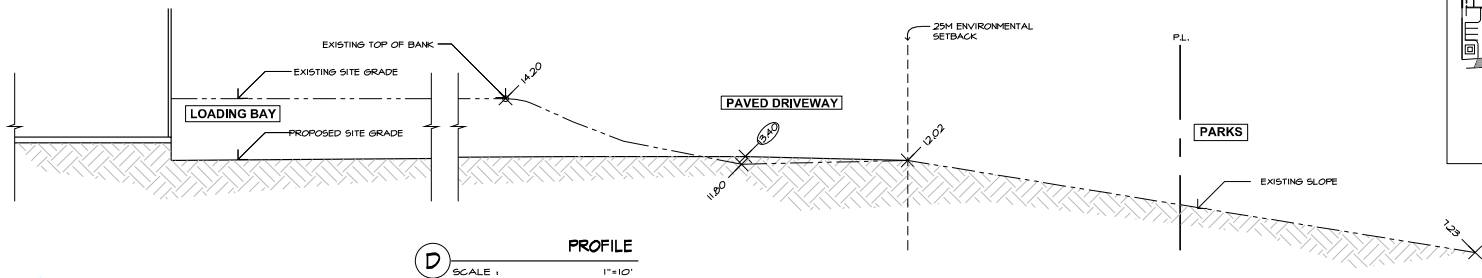
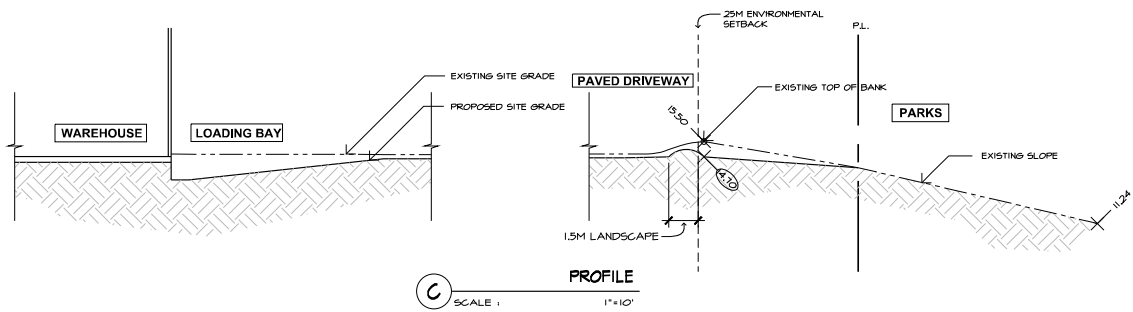
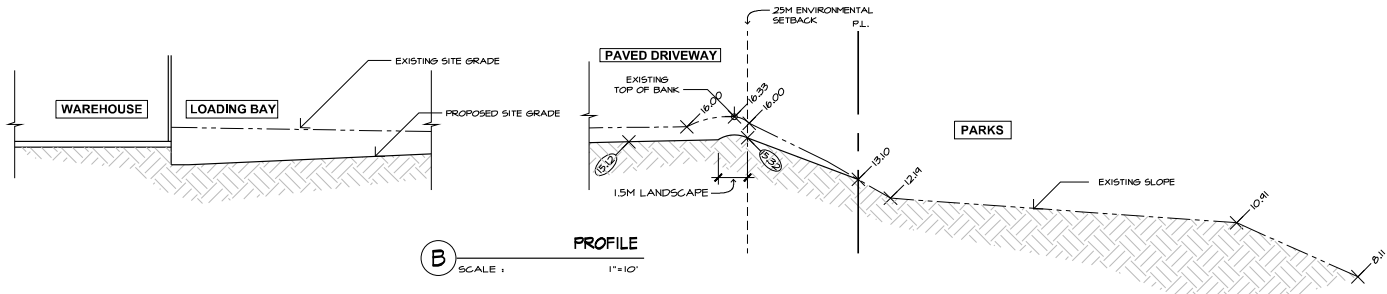
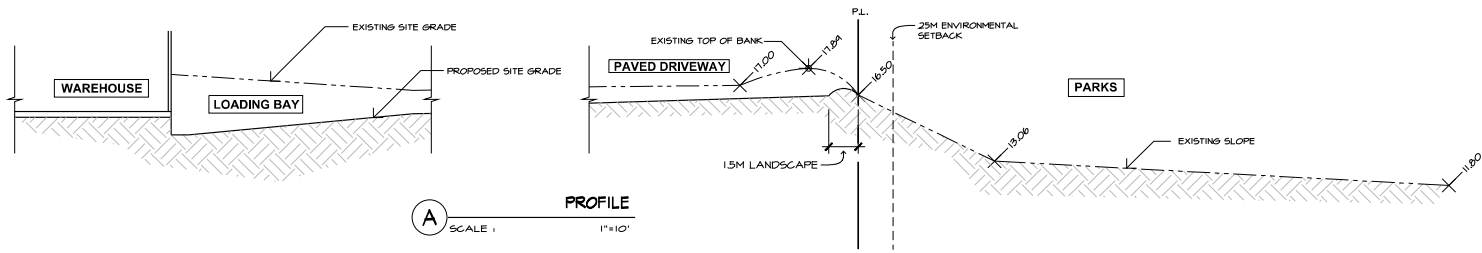
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5.20 FINISH FLOOR ELEVATION

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Date	NOV. 2012	Revision	Project No.	INDUSTRIAL BUILDING	18872 - 52 Ave.
Revision	01	21-2161	Revision	ISSUE FOR COOPERATION	Surrey, British Columbia
Rev.	01	01-06-24	Date		
			Rev.		

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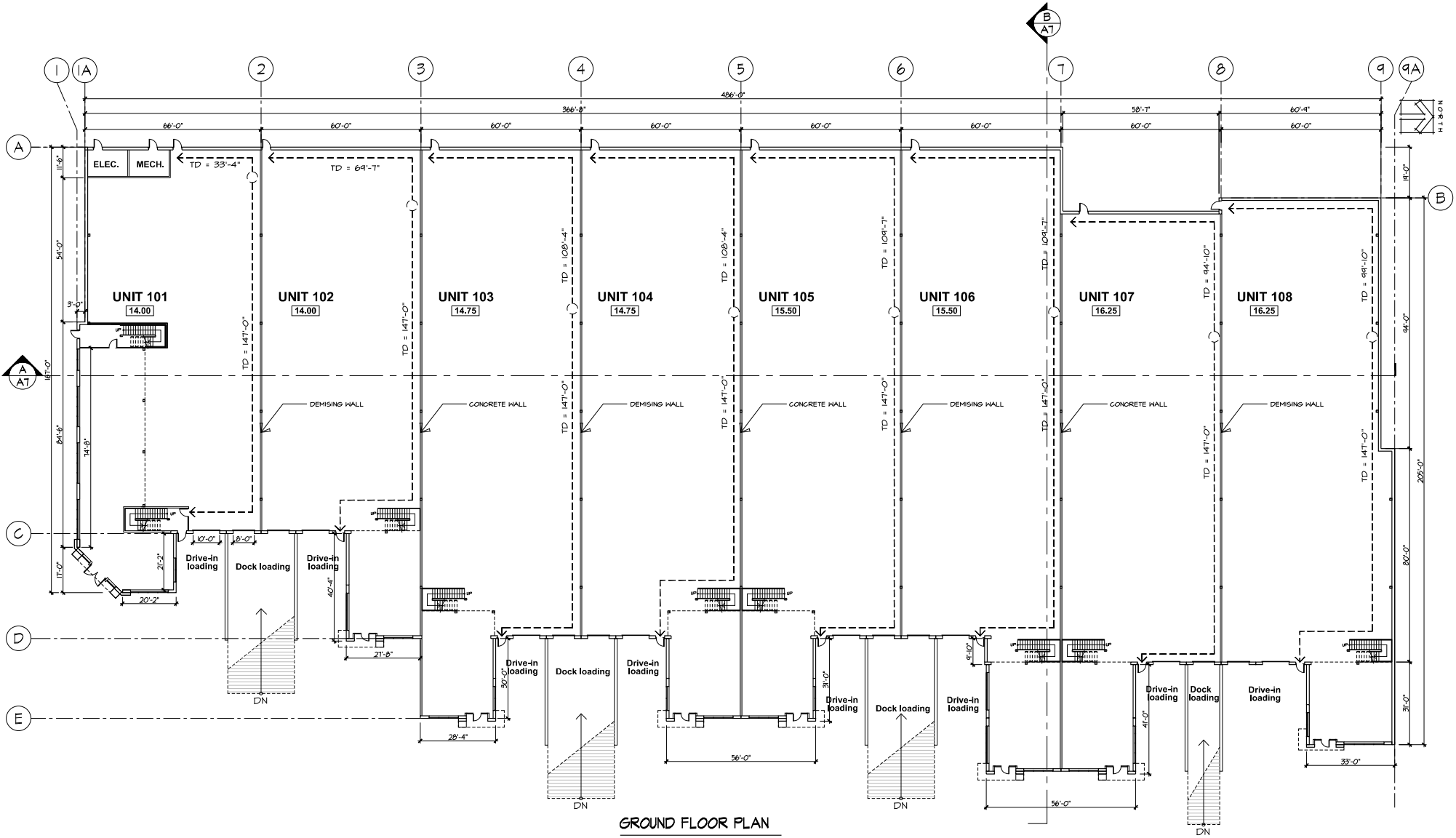


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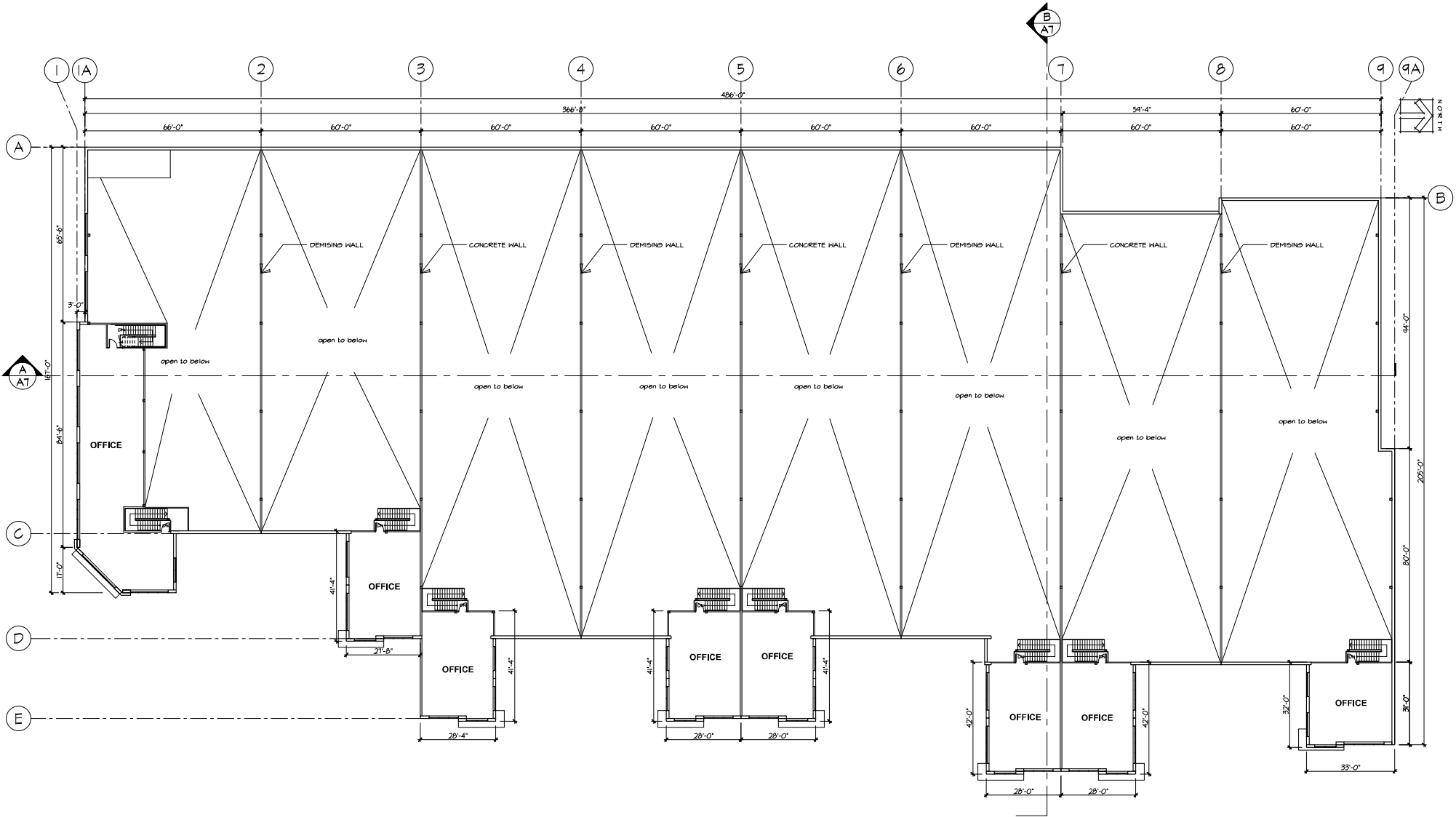


GROUND FLOOR PLAN

Scale 1/16"=1'-0" 9,140 SQ.F.



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Date:	NOVEMBER 2023	of	GROUND FLOOR PLAN													
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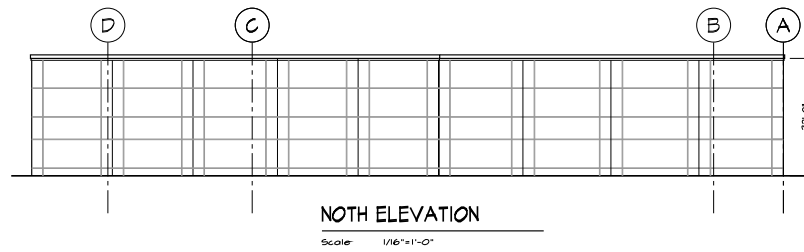
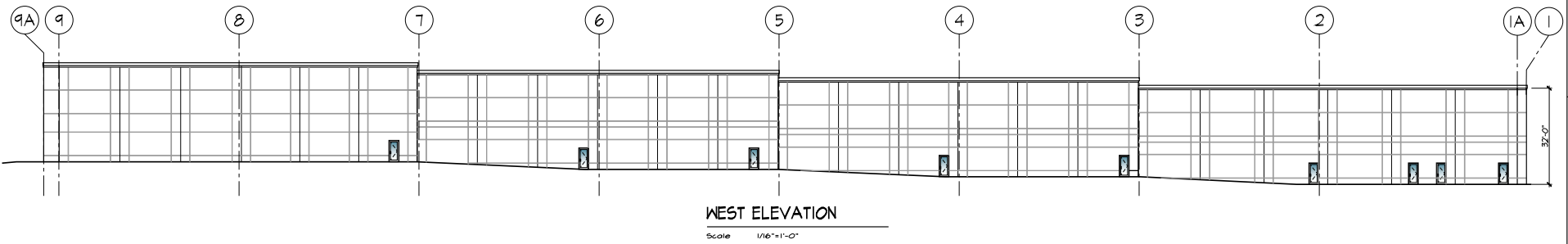
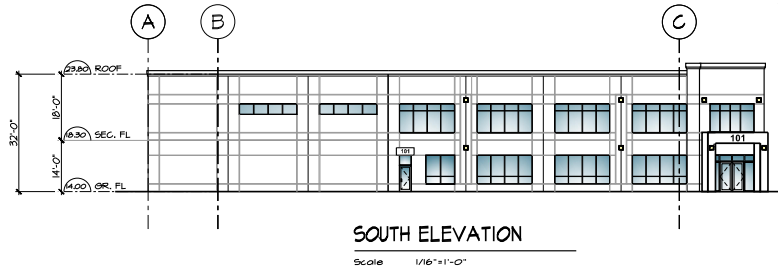
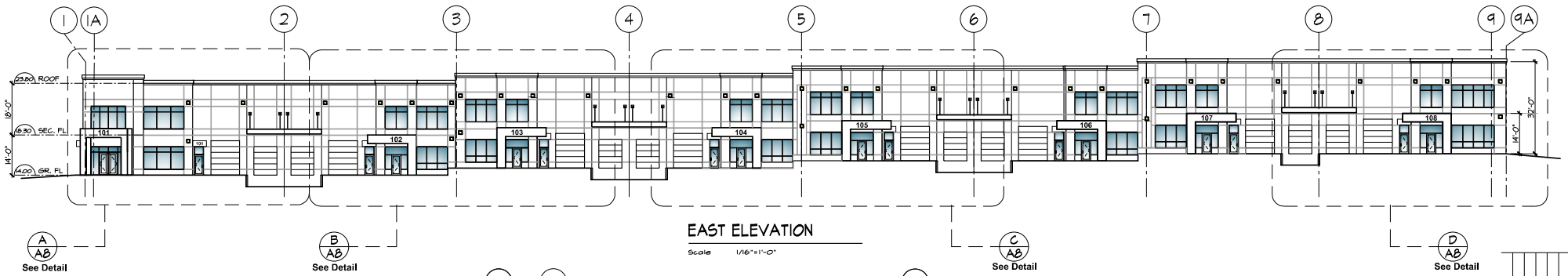


SECOND FLOOR PLAN

Scale 1/16"=1'-0" 10250 SQ.F.



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Revision	Project No.		Project Title:				
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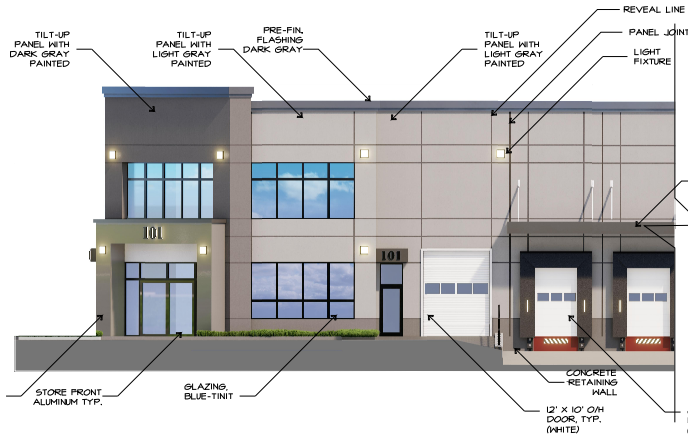
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Ionic Architecture Inc.
architects o.i.b.c.
201-866-0268
Surrey, B.C. ily@ionic-architecture.com

Drawing Title: ELEVATION
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18872 - 52 AVE.
SURREY, BC

Sheet: A6
of: 1
Date: NOVEMBER 2023
Revision: 01
Project No.: 21-2161





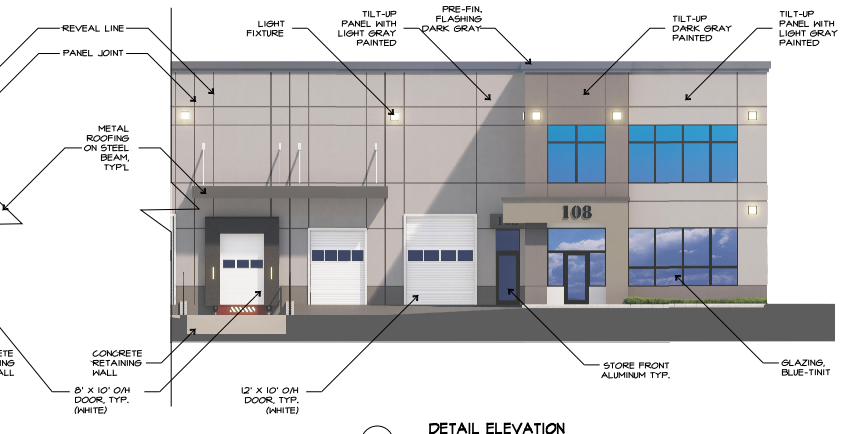
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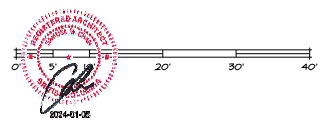
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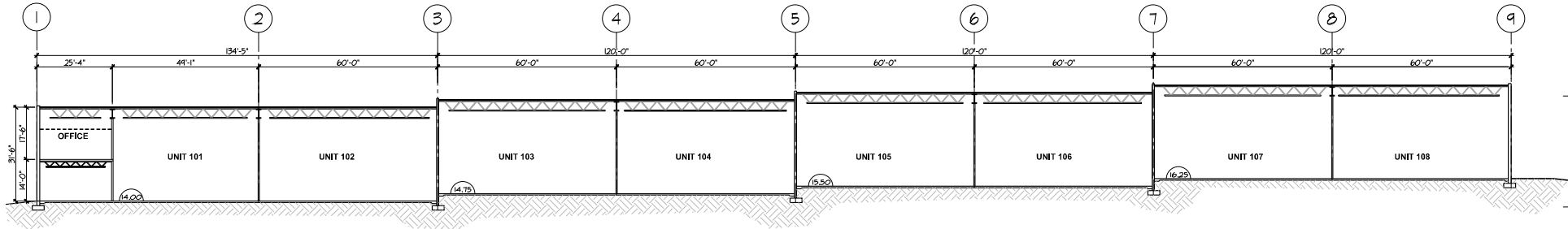
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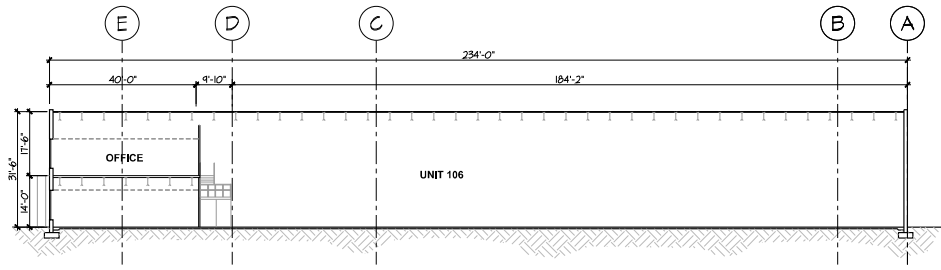
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Scale : 1/8"=1'-0"



Scale	As Noted	Sheet	01	Revision	01	Date	01-05-24	Issue For	COOPERATION	Description	
Date	NOV. 2012	of		Project Title	INDUSTRIAL BUILDING						
Revision	01	21-2161	A8	Project No.	18872 - 52 Ave.						
				Location	Surrey, British Columbia						
				Drawing Title	DETAIL ELEVATION						
				Architect	Ionic Architecture Inc.						
				Member	architect-member o.i.b.c.						
				Address	20-5000 150th Street, Surrey B.C. V3R 0P9						
				Phone	(604) 271-0088						
				Fax	(604) 271-0089						
				Website	www.ionicarchitecture.com						



A SECTION
Scale: 1/16"=1'-0"



B SECTION
Scale: 1/16"=1'-0"

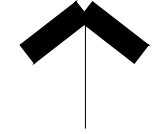
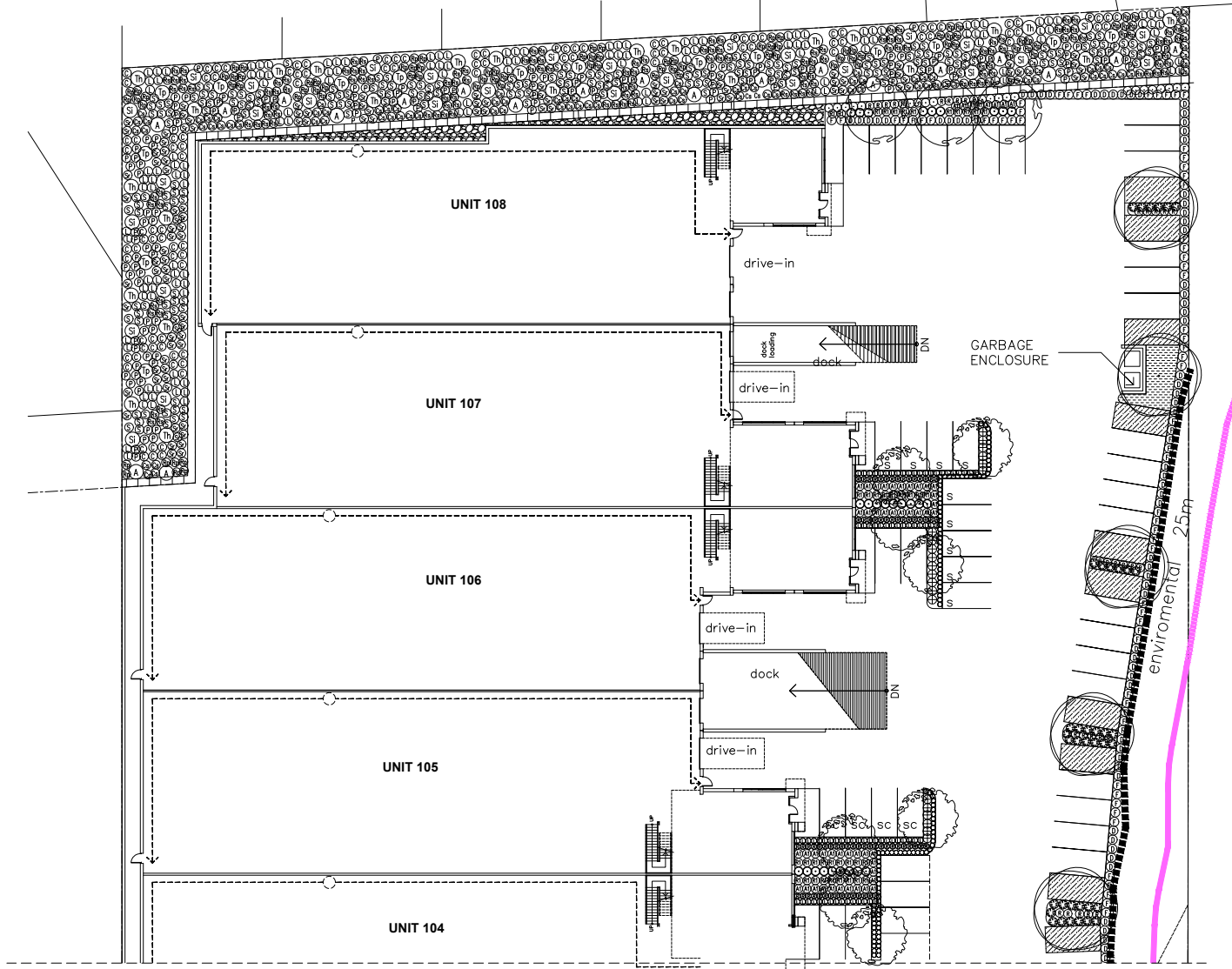
Rev.	Date	Description

Ionic Architecture Inc.
architects o.i.b.c.
201-880-0268
18872 - 52 AVE.
SURREY, BC

Drawing Title: SECTIONS
Project No.: PROPOSED INDUSTRIAL BUILDING
18872 - 52 AVE.
SURREY, BC

Sheet	A7
of	
As Noted	
Date:	NOVEMBER 2023
Revision	Project No. 01 21-2161





STRUCTURAL SOIL

DATE	REMARKS	NO.
	REVISION	

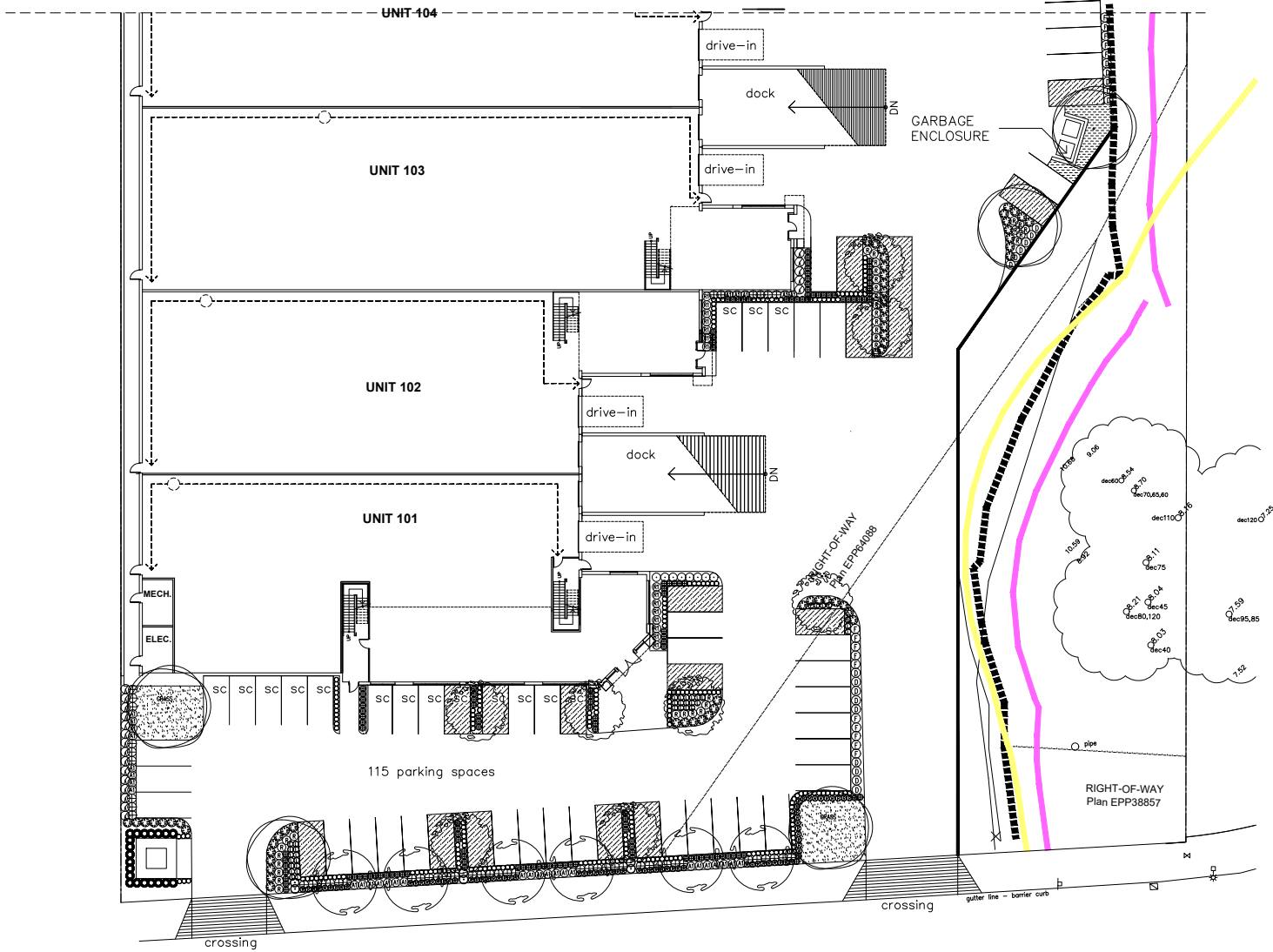
C.KAVOLINAS & ASSOCIATES INC
 BCSCA CSLA
 2462 JONGUIL COURT
 ABBOTSFORD, B.C.
 V3C 3E8
 PHONE (604) 857-2376

CLIENT
 MR. ADAM KHERRA
 PROBRIDGE HOMES
 604-

TITLE
 PLAN VIEW
 LANDSCAPE DETAIL
 PROPOSED
 WAREHOUSE DEVELOPMENT
 18872 - 52 AVENUE
 SURREY, B.C.

SCALE: 1:200	DATE: DEC/23
DRAFT: DWD	
ENL: DWD	
APPD: LB BULT	

PRINTED	JOB NO.
	DRAWING NO.
	L-1




 STRUCTURAL SOIL

DATE	REVISION	NO.

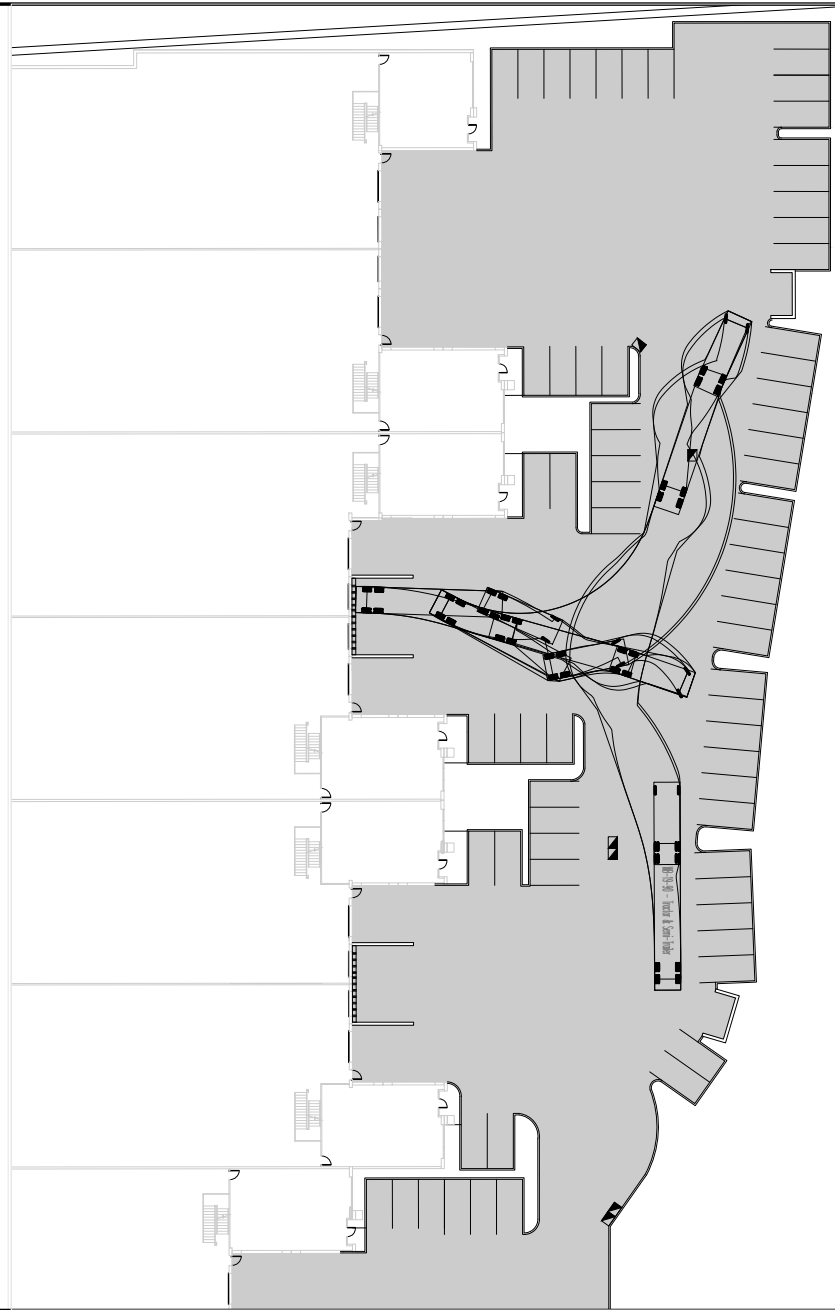
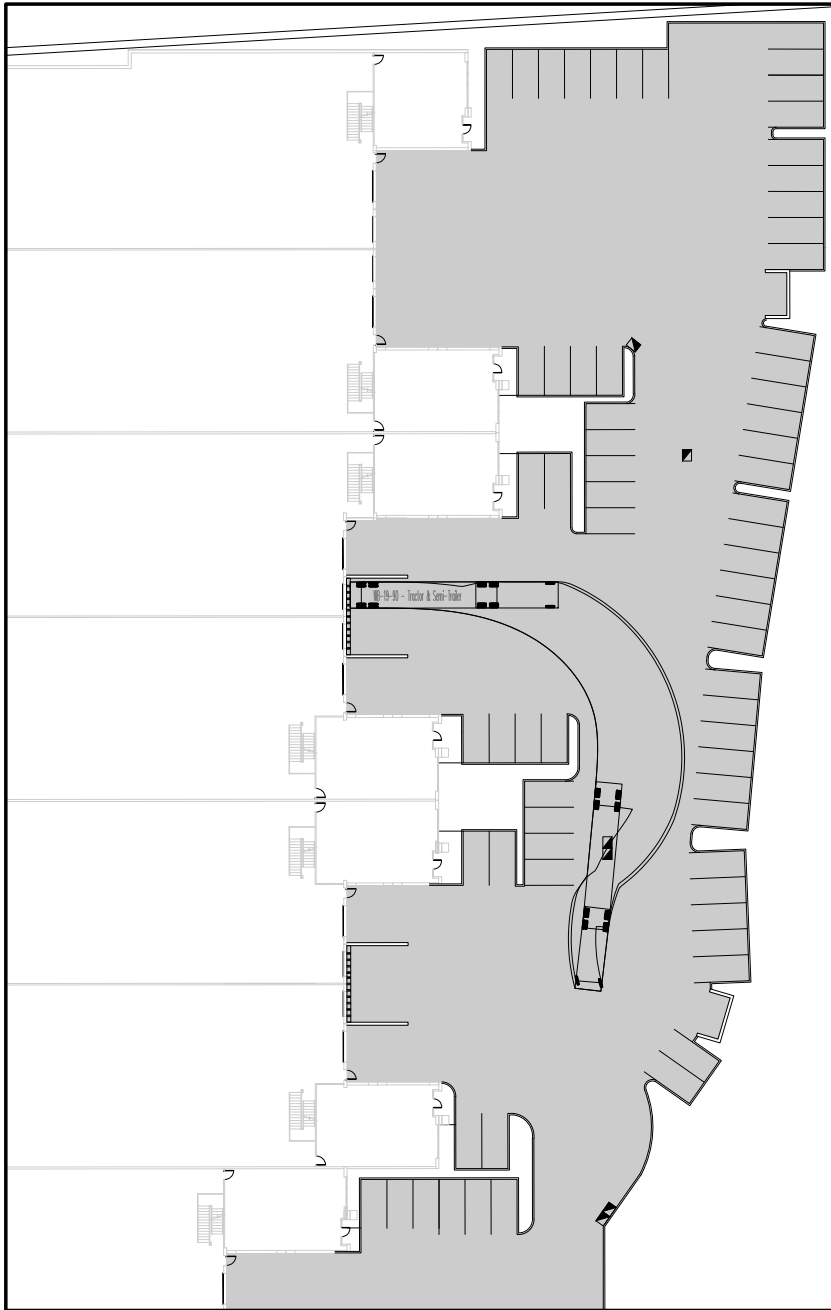
S.KAVOLINAS & ASSOCIATES INC
 BCSLA CSLA
 2462 JONQUIL COURT
 ABBOTSFORD, B.C.
 V3C 3E3
 PHONE (604) 857-2376

CLIENT
 MR ADAM KHERRA
 PRORIDGE HOMES
 604-

TITLE
 PLAN VIEW
 LANDSCAPE DETAIL
 PROPOSED
 WAREHOUSE DEVELOPMENT
 19872 - 52 AVENUE
 SURREY, B.C.

SCALE 1:200	DATE DEC/23
DRAFT	CHK'D
ENL	CHK'D
APP'D	AS BUILT

PRINTED	JOB No.
	DRAWING No.
	L-1A



LEGAL REM LOT 2 AND PART OF REM LOT 3 SECTION 4, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN 1461

BENCHMARK LOCATED ON 54 AVE 80 FT WEST OF 188 ST SCALE 0.9996035
 MON 5722 N 5438673.840 E 521738.254 ELEV 33.742m

REV.	DATE	DESCRIPTION	BY

CONSULTANT

Coastland
 engineering & surveying ltd.

#101, 19292 - 60 Avenue
 Surrey, BC V3S 3M2
 Phone: (604)532-9700
 Fax: (604)532-9700

Permit To Practice No. 1001893



1339399 BC LTD.
 18272 - 70 AVENUE, SURREY, B.C. V3S 6Z1
 CONTACT: GARY KHERA TEL: 604-719-8127
 EMAIL: GARY@PRORIDGEHOMES.COM

TRUCK TURNING IN & OUT

SCALE:

DESIGNED: MEH
 DRAWN: KDL
 REVIEWED: FRY

DATE (YYYY MM) 2022.09
 Coastland Project No. **2865**
 DWG. No. of 5
 REV.

SUREY PROJECT NUMBER	
DRAWING TYPE	



CONTINUED ON DWG. No. 3



LEGEND

- 72.70 MAIN FLOOR ELEVATION OF BUILDING
- 72.65 FINISHED SURFACE ELEVATION (FOR ROAD AREAS PAVEMENT/GUTTER ELEVATIONS)
- ⊕ 54.30 GARAGE DOOR/PATIO ELEVATION
- RIDGE LINE
- - - SWALE AT MINIMUM 1.0%
- OVERLAND FLOW DIRECTION
- (53.94) LAWN DRAIN (RIM ELEV)
- (53.72) CATCH BASIN (RIM ELEV)
- - - EXISTING GROUND CONTOUR
- 72.70 EXISTING GROUND ELEVATION
- ASPHALT PAVING
- CONCRETE SIDEWALK
- SPECIAL PAVING
- 'B' EXTRUDED CONCRETE CURB

REFER TO ARCHITECT'S PLANS AND GEOTECHNICAL REPORT FOR DETAILS

LEGAL REM LOT 2 AND PART OF REM LOT 3 SECTION 4, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN 1461			
BENCHMARK LOCATED ON 54 AVE 80 FT WEST OF 188 ST SCALE 0.9996035			
MON 5722 N 5438673.840 E 521738.254 ELEV 33.742m			
REV.	DATE	DESCRIPTION	BY

CONSULTANT

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engineering & surveying ltd.

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CONTACT: GARY KHERA TEL: 604-719-8127
EMAIL: GARY@PFRORDIGEHOMES.COM

SITE GRADING PLAN (SOUTH)

18872 - 52 AVENUE

SCALE: 1:250	DATE (YYYY MM) 2022.09	SURREY PROJECT NUMBER 7822-0342-00
DESIGNED MEH	Locationd Project No. 2865.1	DRAWING TYPE
DRAWN KDL	DWG. NO. of 5	GRADING
REVIEWED FRY	2	REV.

November 27, 2023 1:50 PM - 2865.1-02.dwg - 3rd Henry



LEGEND

- 72.70 MAIN FLOOR ELEVATION OF BUILDING
 - 72.55 FINISHED SURFACE ELEVATION (FOR ROAD AREAS PAVEMENT/GUTTER ELEVATIONS)
 - ⊕ 54.30 GARAGE DOOR/PATIO ELEVATION
 - RIDGE LINE
 - SWALE AT MINIMUM 1.0%
 - OVERLAND FLOW DIRECTION
 - (53.94) LAWN DRAIN (RIM ELEV)
 - (53.72) CATCH BASIN (RIM ELEV)
 - - - - - EXISTING GROUND CONTOUR
 - +54.70 EXISTING GROUND ELEVATION
 - ASPHALT PAVING
 - CONCRETE SIDEWALK
 - SPECIAL PAVING
 - 'B' EXTRUDED CONCRETE CURB
- } REFER TO ARCHITECT'S PLANS AND GEOTECHNICAL REPORT FOR DETAILS



CONTINUED ON DWG. No. 2

LEGAL REM LOT 2 AND PART OF REM LOT 3 SECTION 4, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN 1461			
BENCHMARK LOCATED ON 54 AVE 80 FT WEST OF 188 ST SCALE 0.9996035			
MON 5722 N 5438673.840 E 521738.254 ELEV 33.742m			
REV.	DATE	DESCRIPTION	BY

CONSULTANT

Coastland

engineering & surveying ltd.

#101, 19292 - 60 Avenue
Surrey, BC V3S 3M2
Phone: (604)532-9700
Fax: (604)532-9700

Permit to Practice No. 1001893



1339399 BC LTD.

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CONTACT: GARY KHERA TEL: 604-719-8127
EMAIL: GARY@PRODRIDGEHOMES.COM

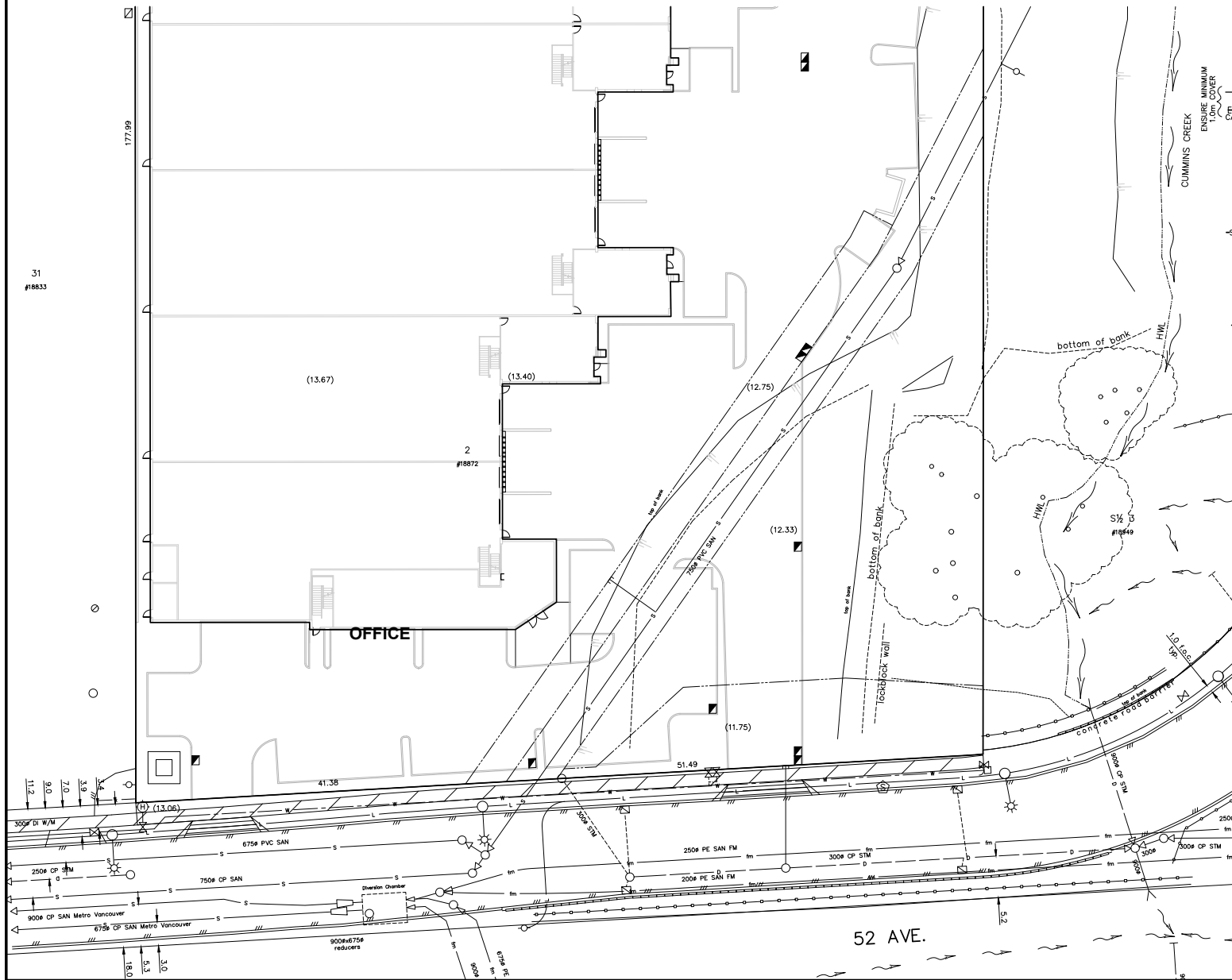
SITE GRADING PLAN (NORTH)

18872 - 52 AVENUE

SCALE: 1:250	DATE (YYYY MM) 2022.09	SURREY PROJECT NUMBER 7822-0342-00
DESIGNED MEH	Coastland Project No. 2865.1	DRAWING TYPE
DRAWN KDL	DWG. NO. of 5	GRADING
REVIEWED FRY	3 REV.	

DESTROY ALL PRINTS BEARING PREVIOUS NUMBER

November 27, 2023 1:51 PM - 28651-03.dwg - B.C. Henry



LEGEND

- HYDRANT AND GATE VALVE, W-4 AND W-3.
 FIRE LINE, 150# FIRE CONNECTION
- DOMESTIC WATER LINE AND GATE VALVE W-3.
- 100# DOMESTIC WATER SERVICE CONNECTION AND CURB STOP (ADJUSTABLE) c/w TEE AT MAIN
- WATER METER AND CHAMBER, CONTRACTOR TO SUPPLY SHOP DRAWINGS OF THE METER AND CHAMBER ASSEMBLY PRIOR TO CONSTRUCTION
- 100# FLOOR DRAIN AT MIN. 1.0% THRUST BLOCKS AS PER MMCD DWG. W-1
- 150# SANITARY SERVICE CONNECTION, S-7 (NO I.C.) AT MIN. 1% (CLEAN OUT BY OTHERS)
- SANITARY SEWER AND 1050# MANHOLE S-1 CLEANOUT S-6
- ELEVATION OF CONNECTION INVERT OF SANITARY AND STORM SERVICE CONNECTIONS, CAP 1.0m FROM BUILDING
- 450# LAWN DRAIN (RIM ELEV), c/w 150# LEADS AT MIN. 0.75% U.O.N. LOCATE / CO-ORDINATE LOCATION WITH LANDSCAPE DESIGN
- 200# STORM SERVICE CONNECTION S-8 AT MIN. 1% (BUILDING SUMP BY OTHERS)
- STORM SEWER AND MANHOLE S-1 (1050# UNLESS NOTED OTHERWISE) CLEANOUT S-6
- CATCH BASIN S-11 (RIM ELEV) c/w 150# LEADS AT MIN. 0.75% (SINGLE C.B.) 200# LEADS AT MIN. 0.50% (MULTIPLE C.B.'S)
- PEDESTRIAN FRIENDLY DRAINS, WITH MAXIMUM 13mm OPENINGS, TO BE EXTRA HEAVY DUTY IRON, BY JAY R. SMITH INC., FIGURE NUMBER SQ-2-1717, c/w SEDIMENT BUCKETS & DUCTILE IRON GRATES, AS PROVIDED BY CON-CUR WEST MARKETING INC. (OR APPROVED EQUAL)

31
#18833

OFFICE

52 AVE.

LEGAL REM LOT 2 AND PART OF REM LOT 3 SECTION 4, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN 1461			
BENCHMARK LOCATED ON 54 AVE 80 FT WEST OF 188 ST SCALE 0.9996035			
MON 5722 N 5438673.840 E 521738.254 ELEV 33.742m			
REV.	DATE	DESCRIPTION	BY

CONSULTANT

Coastland
engineering & surveying ltd.

#101, 19292 - 60 Avenue
Surrey, BC V3S 3M2
Phone: (604)532-9700
Fax: (604)532-9700

Permit to Practice No. 1001893



1339399 BC LTD.
18272 - 70 AVENUE, SURREY, B.C. V3S 6Z1
CONTACT: GARY KHERA TEL: 604-719-8127
EMAIL: GARY@FRDRIDGEHOMES.COM

SITE SERVICING PLAN (SOUTH)

18872 - 52 AVENUE

SCALE: 1:250	DATE (YYYY MM) 2022.09	SURREY PROJECT NUMBER 7822-0342-00
DESIGNED MEH	Coastland Project No. 2865.1	DRAWING TYPE
DRAWN KDL	NO. of 5	SERVICING
REVIEWED FRY	4	REV.

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

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

DATE: **April 24, 2023** PROJECT FILE: **7822-0342-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 18872 52 Ave**

DEVELOPMENT VARIANCE PERMIT

Development Variance permit to reduce the west side yard setback from 7.5 to 2.1m for a warehouse building.

DEVELOPMENT PERMIT

The following conditions are associated with the Development Permit but can be addressed through Building Permit Process prior to issuance of the Building Permit.

Property and Right-of-Way Requirements

- Register 0.50m SRW along the north side of 52 Ave.
- Register additional SRW for sanitary main, existing SRW (E2015-0527) to be 9.0m wide from East PL to South PL.

Works and Services

- Construct 1.80m concrete sidewalk and boulevard along north side of 52 Ave.
- Construct 300mm DI watermain on 52 Ave along the site frontage.
- Provide storm, sanitary, and metered water service connection to the lot.
- Construct onsite stormwater mitigation features as determined through detailed design.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required.



Jeff Pang, P.Eng.
Development Services Manager

BD

NOTE: Detailed Land Development Engineering Review available on file

4.0 Tree Preservation Summary

Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number Unknown
 Site Address 18872 52 Avenue, Surrey
 Registered Arborist Mitch Davis

On-Site Trees	Number of Trees
Protected Trees Identified (On-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	0
Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed Open Space / Riparian Areas	7

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

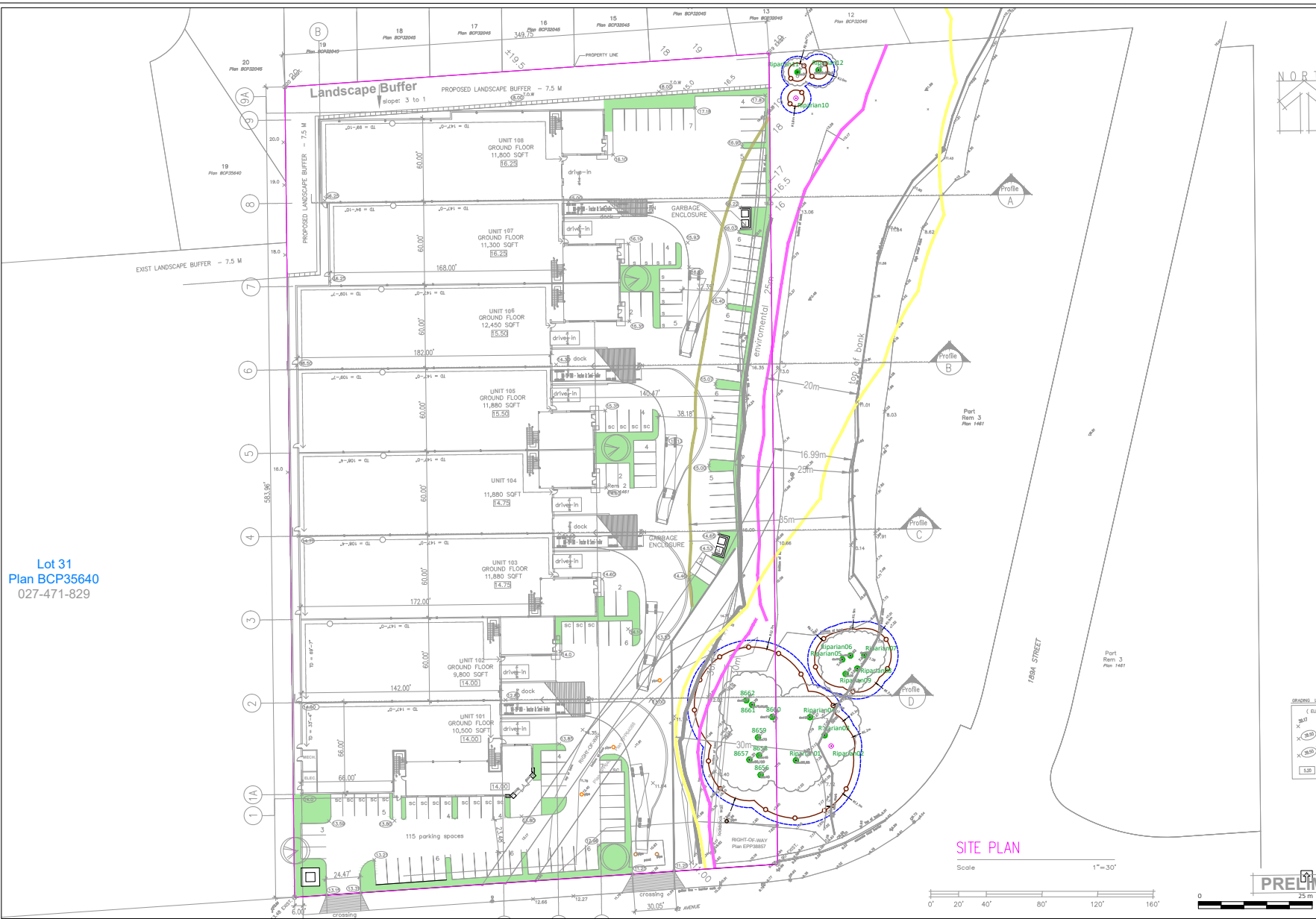
Summary, report and plan prepared and submitted by



Signature of Arborist

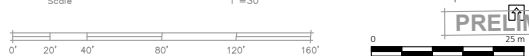
April 28, 2022

Date



Lot 31
Plan BCP35640
027-471-829

SITE PLAN
Scale 1"=30'



LEGEND

- CRITICAL ROOT ZONE
- NO-BUILD ZONE
- TREE PROTECTION ZONE AND FENCING
- SURVEYED TREE TO BE RETAINED
- UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
- ✗ TREE TO BE REMOVED

NOTES

1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (If the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
4. No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
5. The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
6. Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
7. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
8. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

REFERENCE DRAWINGS

1. Base Survey by Cameron Land Surveying Ltd. dated January 13, 2022

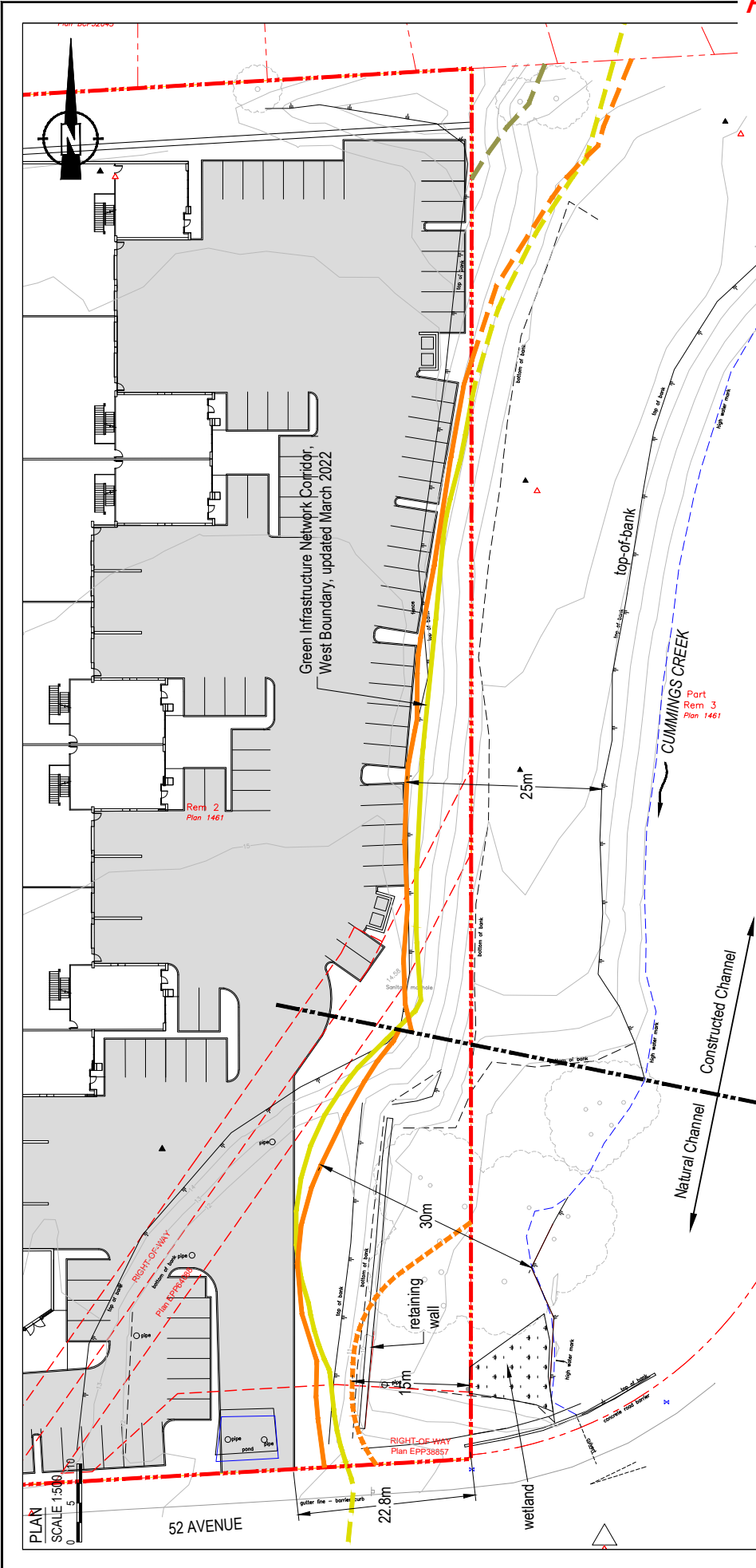


3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886

Drawing title: Tree Management Plan
Project address: 18872 52 Avenue, Surrey
Client: Proridge Homes

Drawing No: 001
Date: 2024/01/04
Drawn by: MD
Page Size: TABLOID 11"x17"

Page #
1 of 1



LEGEND

- 25m Constructed Channel
- 30m Natural Channel Seibe

REFERENCE DRAWINGS

1. Drawing No. 2 of 5, "Site Grading Plan (South) 18872-52 Avenue", September 2022, Coastland Engineering & Surveying Ltd.
2. Drawing No. 3 of 5, "Site Grading Plan (North) 18872-52 Avenue", September 2022, Coastland Engineering & Surveying Ltd.
3. File: 94-0-TP2, Topographic Plan of REIM Lot 2 and Part of REIM Lot 3 Section 4, Township 8, New Westminster District, Plan 14617, August 21, 2023, Cameron Land Surveying (2014) Ltd.
4. Green Infrastructure Network Corridor from City of Surrey.
5. 2021 Ortno Photograph from City of Surrey.

**PROPOSED DEVELOPMENT
CITY OF SURREY SETBACKS**

DESIGN RWS	CHECKED SDJUR/CEV	REVISION 02	REVISION DATE Jan
SCALE As Shown	PROJECT NUMBER 2964-02	DRAWING NUMBER 2964-02-01	
DATE December 15, 2022			

envirowest
www.envirowest.ca

envirowest consultants inc.
office: 604-544-0502
2000 Hanley Avenue
Coquitlam, British Columbia
Canada V3K 6W5
saper-wedee@envirowest.ca

1339399 BC LTD.
18872 52 AVENUE, SURREY



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0342-00

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: 012-203-238
Lot 2 Section 4 Township 8 New Westminster District Plan 1461 Except The North
Half And Plan Epp38856

18872 - 52 Avenue

(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 (west) side yard setback is reduced from 7.5 metres or 0.0 metres to 1.5 metres.
4. The landscaping and 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.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

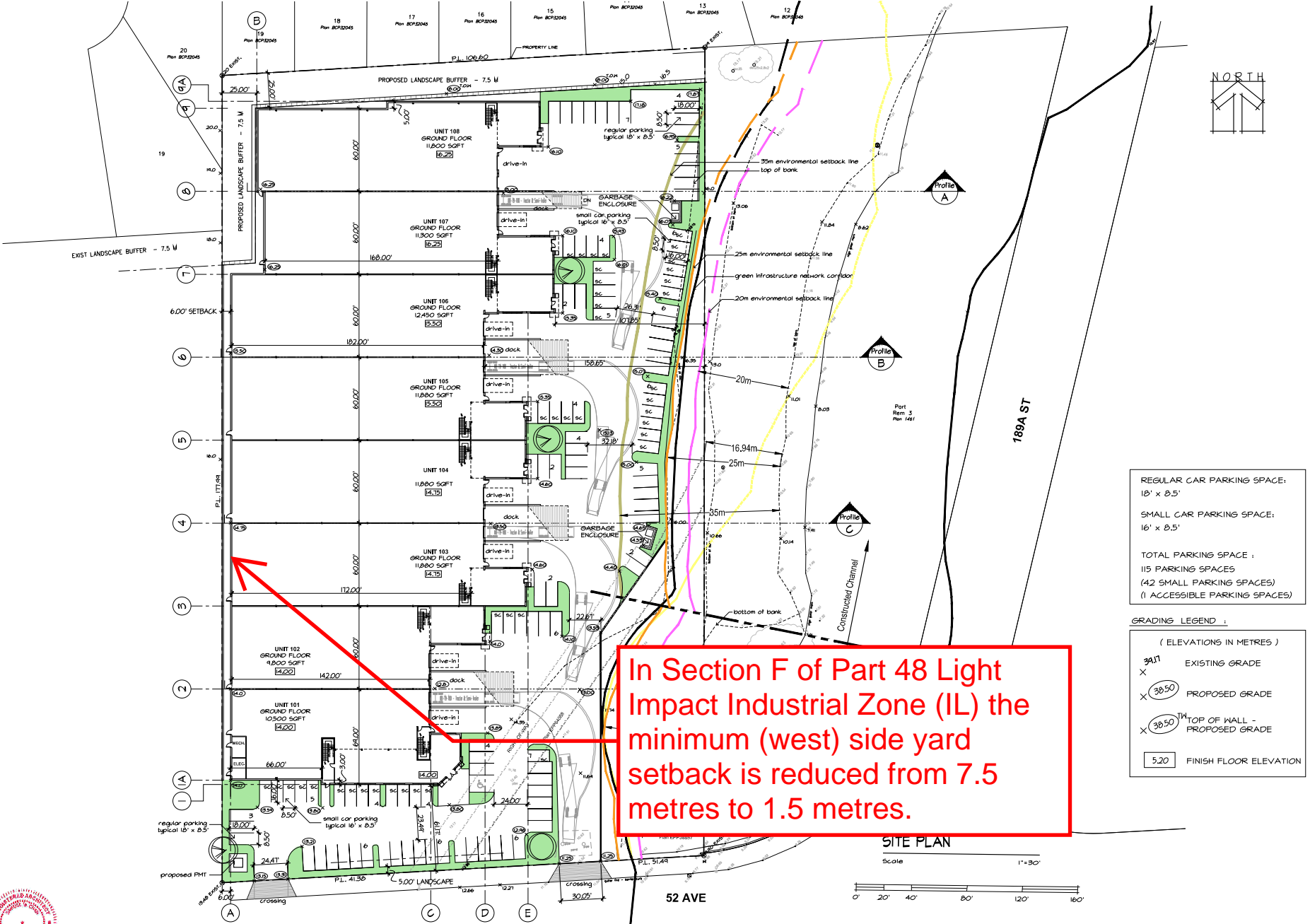
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is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

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

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

Schedule A



In Section F of Part 48 Light Impact Industrial Zone (IL) the minimum (west) side yard setback is reduced from 7.5 metres to 1.5 metres.

REGULAR CAR PARKING SPACE:
16' x 8.5'

SMALL CAR PARKING SPACE:
16' x 8.5'

TOTAL PARKING SPACE :
115 PARKING SPACES
(42 SMALL PARKING SPACES)
(1 ACCESSIBLE PARKING SPACES)

GRADING LEGEND :

(ELEVATIONS IN METRES)

X 3911	EXISTING GRADE
X 38.50	PROPOSED GRADE
X 38.50 TH	TOP OF WALL - PROPOSED GRADE
5.20	FINISH FLOOR ELEVATION

As Noted	Sheet	Drawing Title
NOV. 2012	SITE PLAN	IONIC ARCHITECTURE INC.
Revision Project No. 01 21-2161	of 1	architect-member a.i.b.c.
01 21-2161	A2	INDUSTRIAL BUILDING
		18872 - 52 AVE.
		Surrey, British Columbia
		DATE: 01-05-24
		ISSUE FOR CORRECTION
		Description

