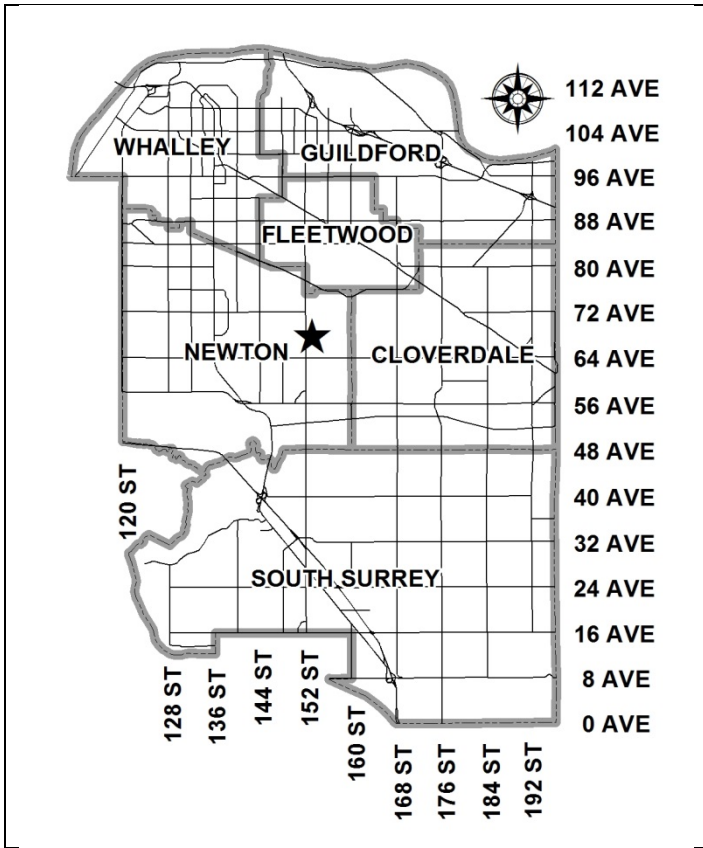


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0037-00

Planning Report Date: May 25, 2015

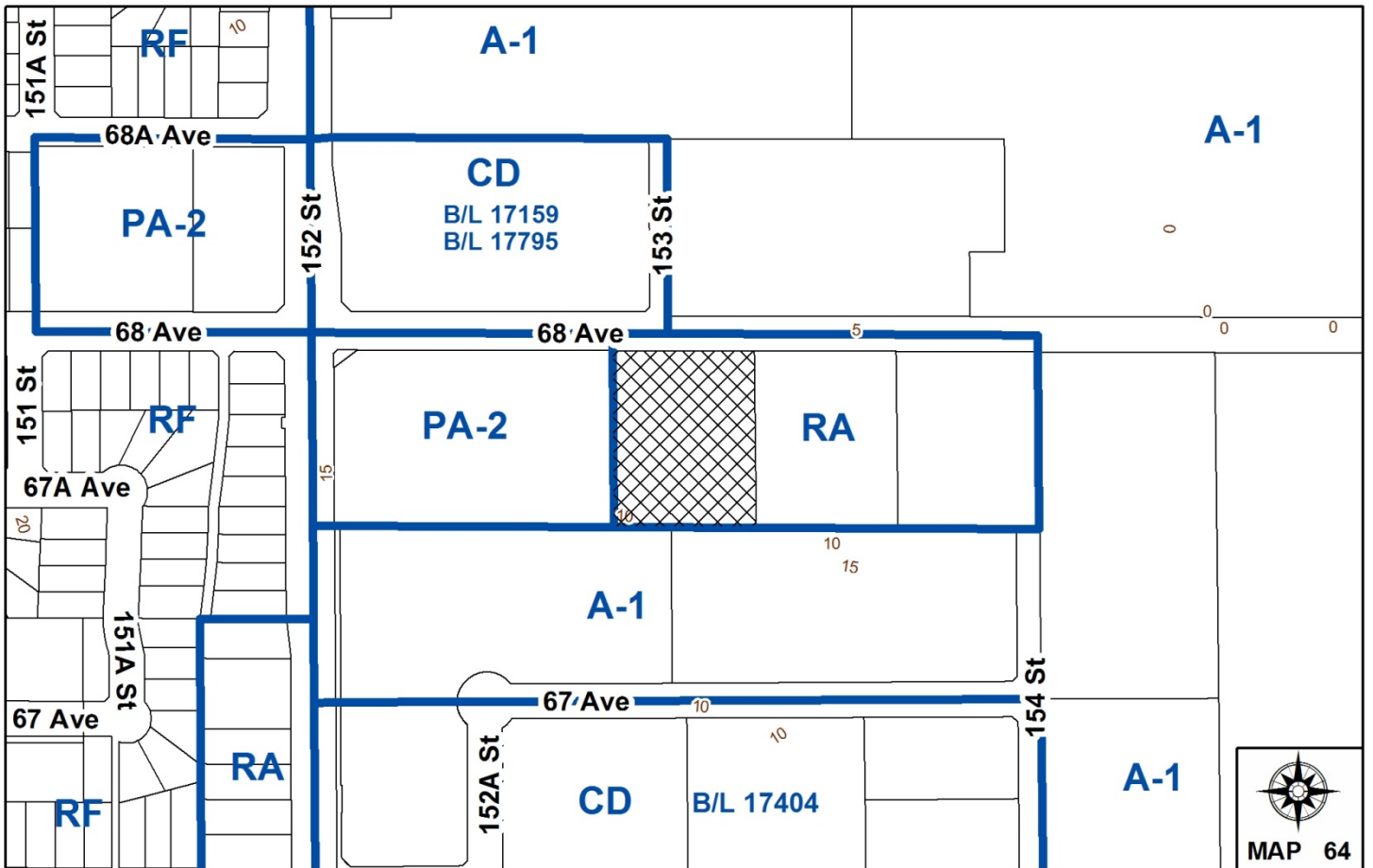


**PROPOSAL:**

- **Rezoning** from RA to CD (based on IB-3)
- **Development Permit**

to permit the development of a multi-tenant light industrial building with limited second-floor office space.

**LOCATION:** 15304 - 68 Avenue  
**OWNER:** o872090 BC Ltd  
**ZONING:** RA  
**OCP DESIGNATION:** Mixed Employment  
**NCP DESIGNATION:** Business Park



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.
- Approval to draft Development Permit.

### RATIONALE OF RECOMMENDATION

- Complies with Official Community Plan (OCP) and East Newton Business Park Neighbourhood Concept Plan (NCP) Designations.
- The applicant proposes a CD Bylaw based on the "Business Park 3 Zone (IB-3)". The uses in the CD Zone will be restricted to fewer than those permitted in the IB-3 Zone in order to maintain a lower parking requirement. The applicant proposes to modify the IB-3 Zone by restricting uses rather than increasing them and is confident that there is market demand for the units even with fewer permitted uses. The IB-3 Zone is consistent with other developments in the East Newton Business Park.
- The associated lower parking rate for the permitted uses allows building area to be maximized.

### RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7913-0037-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (f) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.

### REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

Surrey Fire Department: The Fire Department has no concerns with the proposed development.

SITE CHARACTERISTICS

Existing Land Use: Single-family dwelling with out-buildings, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 68 Avenue):	Vacant lot and an existing business-park development with some retail, assembly use and banquet hall (approved application Nos. 7902-0340-00 and 7907-0376-00)	Mixed Employment / Business Park	A-1 and CD (By-law No. 17159 as amended by By-law No. 17795)
East:	Vacant lot (under application No. 7908-0127-00 to rezone to IB; pre-Council)	Mixed Employment / Business Park	RA
South:	Unauthorized truck park and a vacant, City-owned lot	Mixed Employment / Business Park	A-1
West:	Church	Mixed Employment / Existing Church	PA-2

DEVELOPMENT CONSIDERATIONSContext and Proposal

- The subject site is 0.8 ha (2.0 acres) in size. It is located on the south side of 68 Avenue, east of 152 Street in the East Newton Business Park Neighbourhood Concept Plan (NCP) area. It is designated "Mixed Employment" in the Official Community Plan (OCP) and "Business Park" in the NCP.
- The property is currently zoned "One-Acre Residential Zone (RA)". The applicant proposes the following:
  - to rezone to "Comprehensive Development Zone (CD)", based on the "Business Park 3 Zone (IB-3)"; and
  - to construct a multi-tenant light-impact industrial building with a small amount of second-floor office space.

Proposed CD Zone

- The proposed CD Zone (Appendix V) is based on the IB-3 Zone. The primary differences between the two zones are summarized in the table below:

	<b>IB-3 Zone</b>	<b>CD Zone</b>
Permitted Uses	<ul style="list-style-type: none"> <li>- light impact industry</li> <li>- office uses</li> <li>- warehouse uses</li> <li>- distribution centres</li> <li>- accessory uses as follows: <ul style="list-style-type: none"> <li>- eating establishments</li> <li>- personal service uses</li> <li>- general service uses</li> <li>- community services</li> <li>- assembly halls</li> <li>- child care centres</li> <li>- 2 dwelling units</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- light impact industry</li> <li>- office uses</li> <li>- warehouse uses</li> <li>- distribution centres</li> <li>- 2 dwelling units</li> </ul>
Density (floor area ratio)	Maximum 1.0 FAR	Maximum 0.6 FAR
Lot Coverage	Maximum 60%	Maximum 52%
Setbacks	Front: 7.5m [25 ft] Rear: 7.5m [25 ft] Side: 7.5m [25 ft], or one side may be 3.6m [12 ft] if the adjacent land is commercial or industrial	Front: 18.0m [59 ft] Rear: 0.0m [0 ft] Side: 14.5m [48 ft]
Height	Maximum 14m [46 ft]	Maximum 11m [36 ft]
Landscaping	3.0m [10 ft]-wide landscaped area required, including a berm	5.6m [18 ft] -wide landscaped area required, with no berm

- The most significant difference between the proposed CD Zone and the IB-3 Zone relates to permitted uses. The IB-3 Zone permits a range of uses. Because parking requirements are based on use and not zone, these uses have different parking requirements. In a multi-unit building such as this one, the site must accommodate parking for the range of uses that would reasonably be expected.
- For the uses permitted in the IB-3 Zone, parking requirements vary from one space per 100 square metres of building floor area (for more industrial-type uses) to three spaces per 100 square metres (for service-type uses). Eating establishments require even more, at up to ten spaces per 100 square metres.
- If the proposed multi-tenant building were to be developed under the IB-3 Zone, an average of all the parking rates associated with all the permitted uses would be evaluated to determine the total parking requirement.
- In this case, the applicant proposes to eliminate most uses with higher parking requirements in order to apply the lowest parking rate of one space per 100 square metres of building area to the entire main floor of the building. A rate of two spaces per 100 square metres is applied, as per the Zoning By-law, to the proposed office units on the second floor.

- The other elements that have been incorporated into the CD Zone that differ from the IB-3 Zone were included to address the specific details of the proposed site design. Density, lot coverage, and building height are all more restrictive in the CD Zone than they are under the IB-3 Zone.
- Setbacks in the proposed CD Zone are quite different from the IB-3 Zone. The applicant proposes the building at zero-lot-line along the rear of the property. Staff feel that this is supportable because the lots to the south of the subject site are undeveloped, setbacks on the other three sides of the building are greater than the IB-3 Zone minimum, and the result is that there will more room within the front yard setback to provide enhanced landscaping.
- The increased landscaping requirement written into the CD Zone reflects the shifting of the building towards the rear of the property to allow the zero setback. The provision of this additional 2.6 m (8.5 ft) landscaping on 68 Avenue is more of a benefit to the property owner and the surrounding lots than if 3.6 m (12 ft) or 7.5m (25 ft) had been required at the rear of the building.

#### PRE-NOTIFICATION

- Pre-notification letters were mailed to surrounding properties on April 18, 2013 and staff received no responses.

#### DESIGN PROPOSAL AND REVIEW

##### Access, Parking, and Pedestrian Circulation

- The site is proposed to have two driveway accesses, both on 68 Avenue. Trucks and passenger vehicles will use both entries.
- Parking for passenger vehicles is proposed in the front yard setback and adjacent to the building on both the east and west sides.
- Because the proposed CD Zone excludes typical IB-3 Zone uses such as personal service, general service, and eating establishments, all of which have higher parking requirements, the minimum parking is calculated at the following rates:
  - 1 space per 100 square metres of building area for the ground floor (designed for light-impact industrial uses, warehouses, distribution centres); and
  - 2 spaces per 100 square metres of building area for the second floor (designed for offices).
- The resulting minimum parking requirement is 52 stalls. The applicant proposes to provide 58 stalls.

- Each of the 14 main-floor industrial units is designed with an overhead door. Trucks will access the overhead doors on both the east and west sides of the building. The site is designed for the use of smaller trucks and not by larger tractor-trailers.
- There are two pedestrian connections to the City sidewalk on 68 Avenue. These connections will align with the sidewalks on the east and west sides of the building.
- A small outdoor amenity area is proposed within the landscaped area along the front property line for the use of the site's future staff.

### Building Design

- The total floor area of the proposed building is 4,539 m<sup>2</sup> (48,859 ft<sup>2</sup>). The ground floor, designed for light-impact industrial use will be 3,930 m<sup>2</sup> (42,304 ft<sup>2</sup>) while the upper floor, designed for two office units, will be 609 m<sup>2</sup> (6,555 ft<sup>2</sup>).
- The proposed floor area ratio (FAR) is 0.56, site coverage is 50% and building height will be 10 metres (33 ft).
- All proposed units have entries from the drive-aisles on the east and west sides of the building. Entry doors are also provided from the north side (front) of the building for the northern-most units. These doors help to enhance the building's presence on the street.
- The building will be constructed of tilt-up concrete panels with glazing and spandrel glass on the front corners that will extend the full two-storeys.
- The building will be largely brown ("Mommia") and dark grey ("String Quartet") with painted accents in gold ("Karachi") and plum ("Shaded Lavender").
- A signage canopy is proposed on the front of the building, which will include painted metal cladding in light grey ("Seattle").
- The proposed glazing will be clear and the spandrel glass will be tinted to match the glazing.
- Two recycling and garbage enclosures are proposed, both at the rear of the property with one on each side of the building. The enclosures will consist of Hardie Board panels on a wooden frame. Because they will be located at the rear of the property and screened by parking and landscaping, they will not be visible from 68 Avenue.
- One free-standing sign is proposed on 68 Avenue, near the western driveway access.

### TREES

- Michael J Mills, ISA Certified Arborist of PMG Landscaping 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
<b>Alder and Cottonwood Trees</b>			
Cottonwood	8	8	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	1	1	0
Cherry	1	1	0
Pear	1	1	0
Willow	3	3	0
<b>Coniferous Trees</b>			
Cedar, Western Red	1	1	0
Fir, Douglas	7	7	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>14</b>	<b>14</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>47</b>	
<b>Total Retained and Replacement Trees</b>		<b>47</b>	
<b>Contribution to the Green City Fund</b>		<b>0</b>	

- The Arborist Assessment states that there are a total of 14 mature trees on the site, excluding Alder and Cottonwood trees. 8 existing trees, approximately 36% of the total trees on the site, are Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprint, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 36 replacement trees on the site. The applicant is proposing 47 replacement trees, exceeding City requirements.

Landscaping

- The new trees on the site will consist of a variety of species including serviceberry, ash, tupeko, Douglas fir, and western red cedar.
- In summary, a total of 47 trees are proposed to be replaced on the site.
- A 5.6m (18.4 ft)-wide landscaped area is proposed adjacent to 68 Avenue, which is wider than the minimum 3.0m (9.8 ft) -wide landscaping required under the IB-3 Zone.
- The landscaped frontage will contain a bio-swale, in compliance with the drainage requirements of the East Newton Business Park NCP. A double-row of trees is proposed along with shrubs and grasses.



- A black-coated chain-link fence is proposed along the east, west, and portions of the south property lines.
- Gates are not proposed at the site entrances.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 16, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The proposal is consistent with the East Newton Business Park Neighbourhood Concept Plan (NCP).</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• n/a</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The development incorporates Low Impact Development Standards in the form of absorbent soils, bio-swales, and permeable pavers.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The applicant proposes two parking stalls with electric vehicle charging stations.</li> <li>• Lockers are proposed in all units in order to provide facilities for cyclists.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• CPTED principles are considered in the extensive glazing facing 68 Avenue.</li> <li>• The placement of the building at o-lot-line on the rear setback eliminates CPTED concerns that are typically associated with narrow setbacks.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• n/a</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• The building will include additional sustainability features in the form of thermal insulation and high quality windows.</li> </ul>

### ADVISORY DESIGN PANEL

Advisory Design Panel (ADP) review was not required for this industrial proposal but was reviewed by staff and found acceptable.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by WG Architecture and PMG Landscaping, respectively, dated May 4, 2015.

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

MJ/da

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## DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on IB-3)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	7,995	7,995
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	52%	50%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front	18.0	20.1
Rear	0.0	0.0
West Side	14.5	15.6
East Side	14.5	14.9
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	11 m	10 m
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total	n/a	n/a
<b>FLOOR AREA: Residential</b>	n/a	n/a
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total	n/a	n/a
<b>FLOOR AREA: Industrial</b>	4539 m <sup>2</sup>	4539 m <sup>2</sup>
<b>FLOOR AREA: Institutional</b>	n/a	n/a
<b>TOTAL BUILDING FLOOR AREA</b>	4539 m <sup>2</sup>	4539 m <sup>2</sup>

## Development Data Sheet cont'd

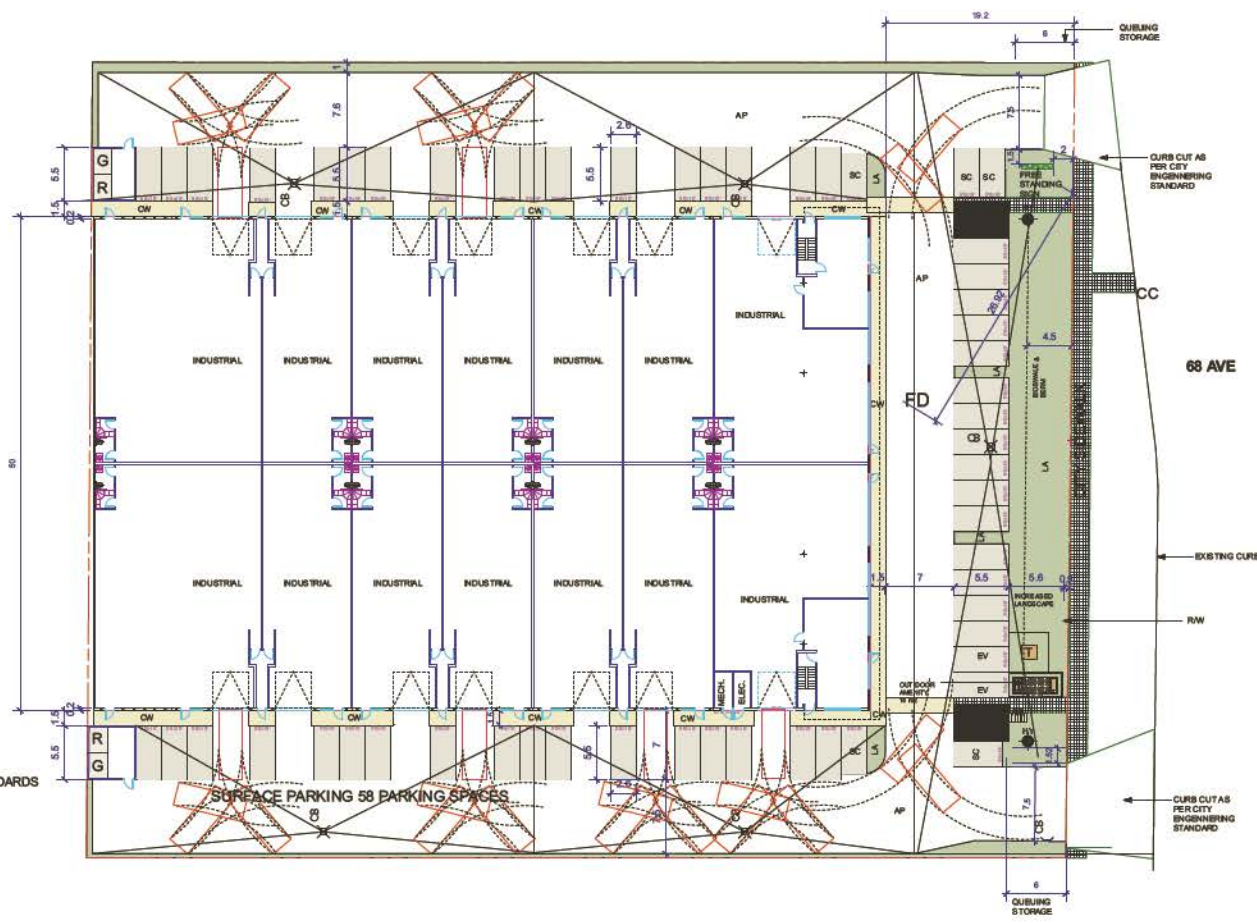
Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.6	0.56
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	52	58
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	52	58
Number of disabled stalls		2
Number of small cars		5
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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- LEGEND**
- AP ASPHALT PAVING
  - BR BIKE RACK
  - CB CATCH BASIN
  - CC CURB CUT
  - CP CONCRETE PAVERS
  - CR CONCRETE ROLL-OVER CURB
  - CRW CITY RIGHT OF WAY
  - CW CONCRETE SIDEWALK
  - FD FIRE HYDRANT
  - SI SIAMES CONNECTION PER FD STANDARDS
  - LA LANDSCAPED AREA
  - RW RETAINING WALL
  - F FENCE
  - EV ELECTRICAL VEHICLE PLUGS-IN
  - SC SMALL CAR PARKING
  - T TRANSFORMER

**PROJECT STATISTICS:**  
 PROPOSED ZONE: IB-3  
 SITE AREA: 7,994.5 sq.m.  
 BUILDING TOTAL FLOOR AREA : 4,542 sq.m.  
 FAR: 0.56  
**SETBACKS:**  
 NORTH: 18.0m  
 WEST: 15.6m  
 EAST: 14.9m  
 SOUTH: 0.0m  
 BUILDING HEIGHT: 10.6m

INDUSTRIAL : 3,930 sq.m. : 100 X1 = 39.3  
 OFFICES : 609 sq.m. : 100X 2 = 12.18  
 TOTAL : 51.48  
 OFF STREET PARKING REQUIERD : 51.48 P.SP  
 OFF STREET PARKING PROVIDED : 58 P.SP

SITE PLAN



**WG ARCHITECTURE INC**  
 1030 - 470 GRANVILLE STREET  
 VANCOUVER, B.C. V6C 1V6  
 TEL: (604) 331 2376  
 FAX: (604) 683 7494

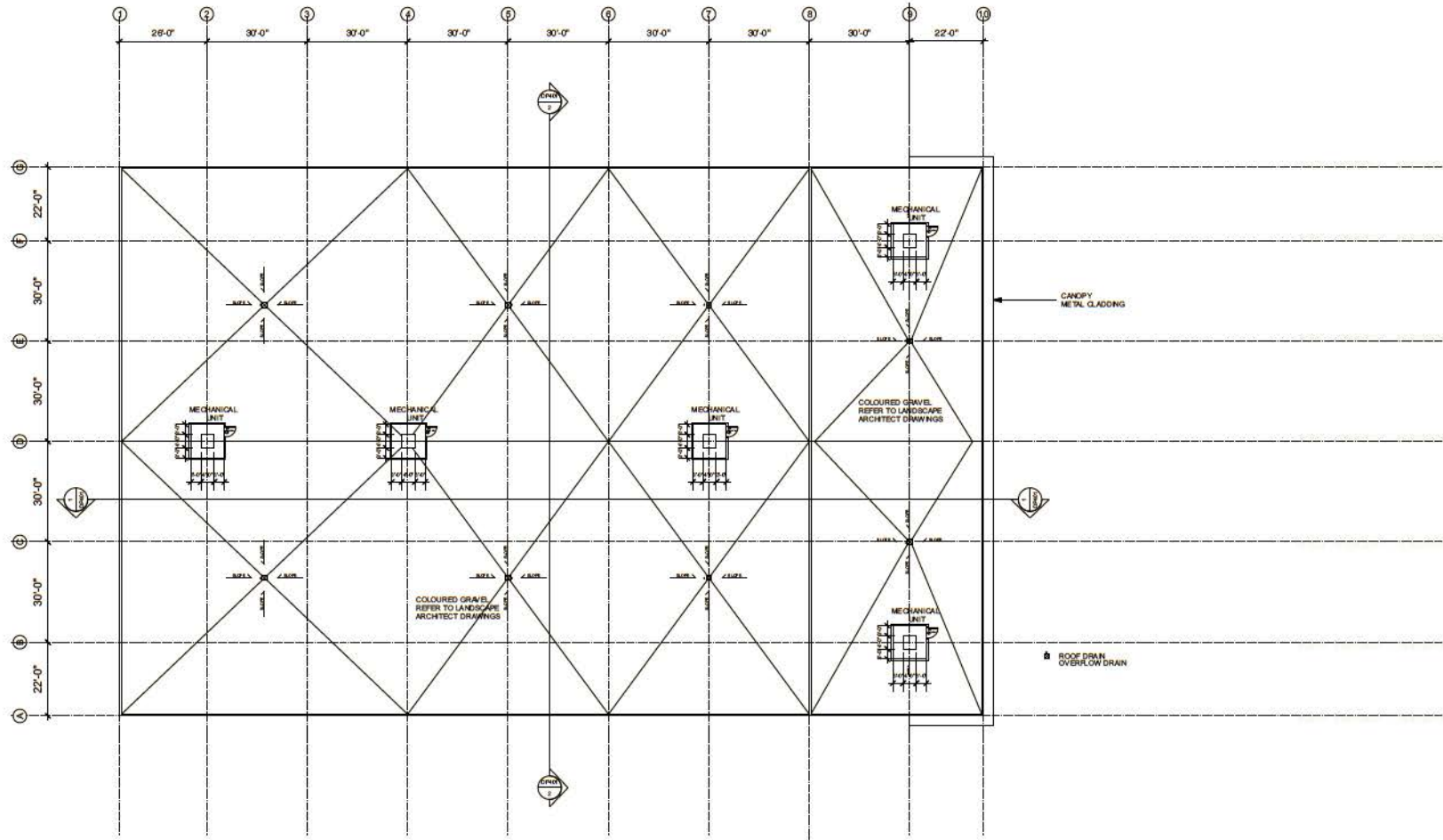
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**INDUSTRIAL COMMERCIAL DEVELOPMENT**  
 15304 - 68 AVE  
 SURREY, B.C.

Drawing Title:

Site Plan

Date:	April 30, 2016	Sheet No:	1304
Scale:	1"=20'0"	Drawn By:	DP101
Approved By:	WG		





ROOF PLAN

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 VANCOUVER, B.C. V6C 1V5  
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 FAX: (604) 683 7494

Project Title:  
**INDUSTRIAL, COMMERCIAL DEVELOPEMENT**  
 15304 - 68 AVE  
 SURREY, B.C.

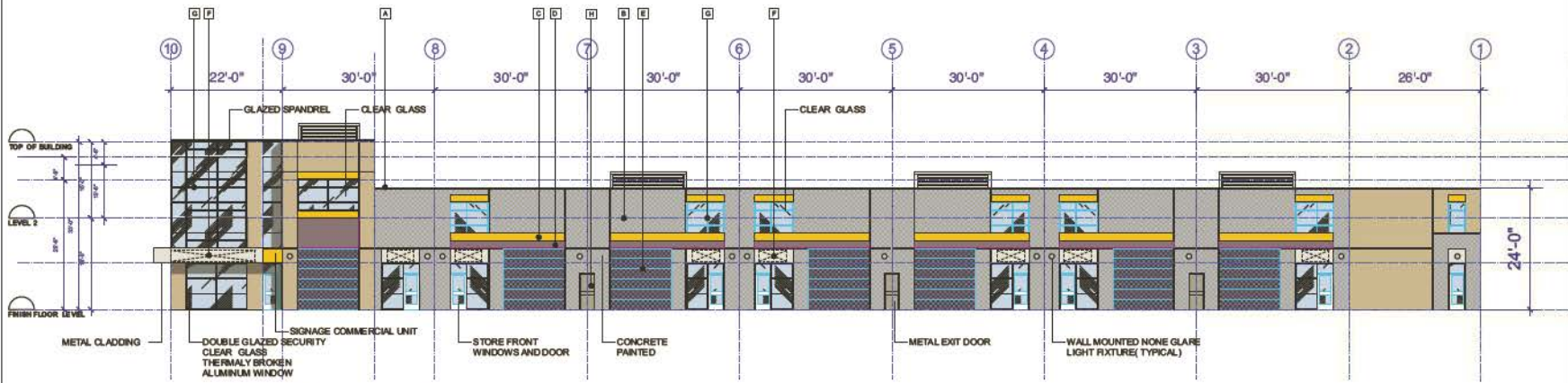
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Approved By:	

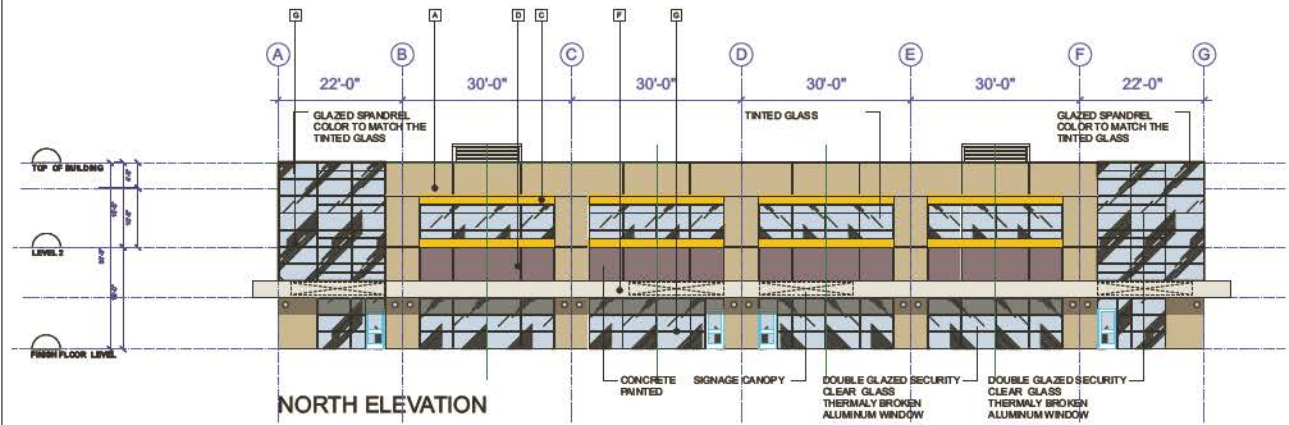


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WEST ELEVATION



NORTH ELEVATION

- A. CL 2675D MOMMIA LRV 27**  
Concrete Panel, painted
- B. CL 2394D STRING QUARTET LRV 25**  
Concrete Panel, painted
- C. CL 1676A KARACHI LRV 45**  
Concrete Panel, painted
- D. CL 2406A SHADED LAVENDER LRV 15**  
Concrete Panel, painted
- E. CL 2396A HAVOCLRV 11**  
Painted Over Head Door
- F. CL 3213W SEATTLE LRV 54**  
Painted Metal Cladding
- G. CL 3211W WASH BASIN LRV 77**  
Aluminium Mullions
- H. CL 3234D SHOAL LRV 31**  
Exit Door



**WG ARCHITECTURE INC**

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 VANCOUVER, B.C. V6C 1V6  
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 FAX: (604) 683 7484

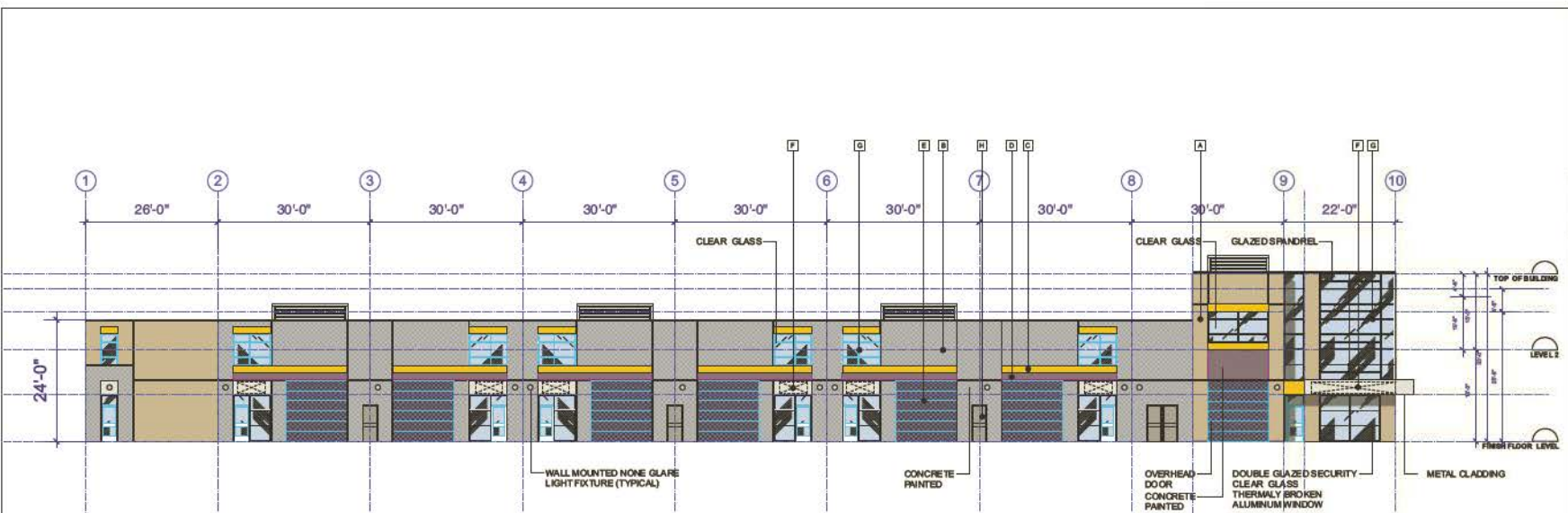
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 15304 - 68 AVE SURREY, B.C.

Drawing Title:  
**ELEVATION NORTH & WEST**

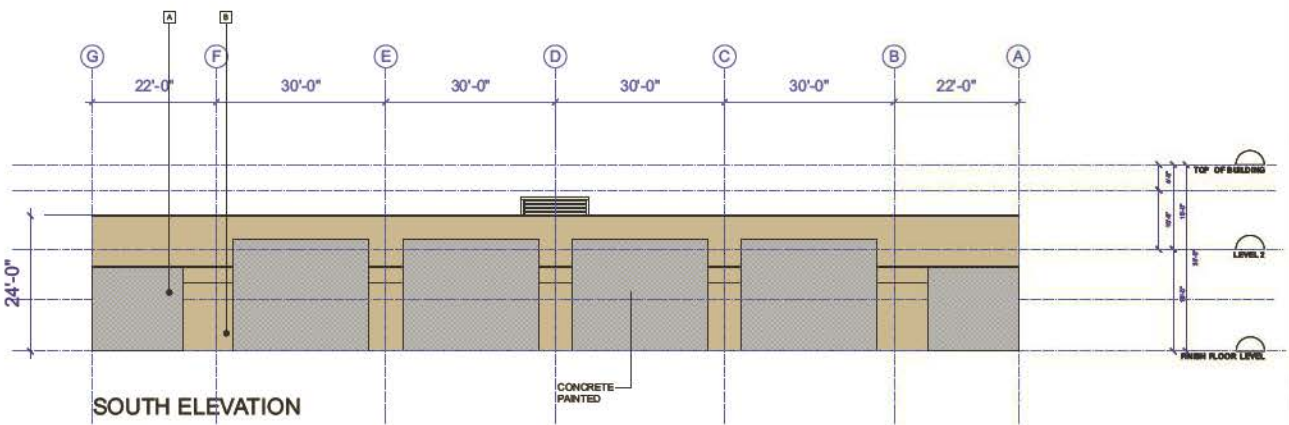
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Drawn By:	
Approved By:	

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No.	Date	Revision Details:



**EAST ELEVATION**



**SOUTH ELEVATION**

- A.** CL 2675D MOMMIA LRV 27  
Concrete Panel, painted
- B.** CL 2394D STRING QUARTET LRV 25  
Concrete Panel, painted
- C.** CL 1676A KARACHI LRV 45  
Concrete Panel, painted
- D.** CL 2406A SHADED LAVENDER LRV 15  
Concrete Panel, painted
- E.** CL 2396A HAVOCLRV 11  
Painted Over Head Door
- F.** CL 3213W SEATTLE LRV 54  
Painted Metal Cladding
- G.** CL 3211W WASH BASIN LRV 77  
Aluminium Mullions
- H.** CL 3234D SHOAL LRV 31  
Exit Door



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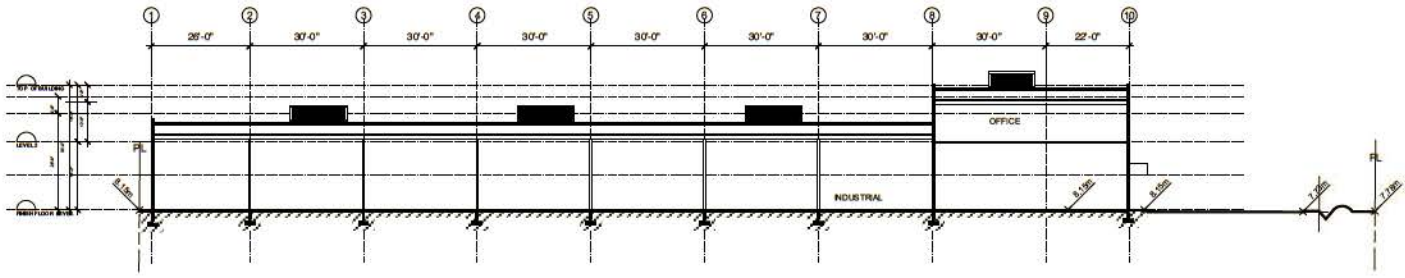
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**INDUSTRIAL,  
 DEVELOPEMENT  
 15304 - 68 AVE  
 SURREY, B.C.**

Drawing Title:  
**ELEVATION  
 SOUTH & EAST**

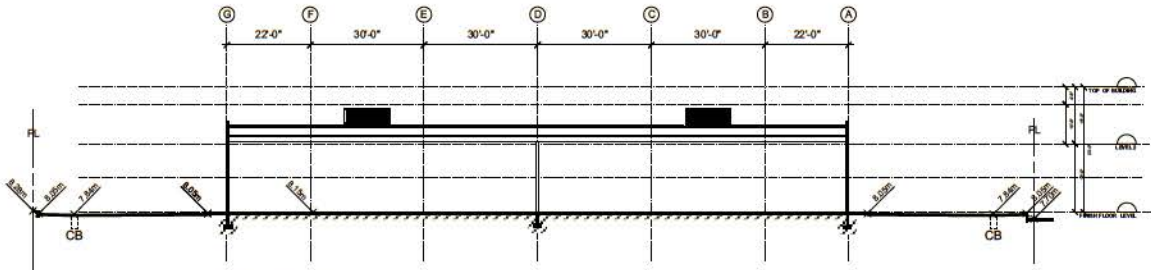
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Scale	
Drawn By:	<b>DP302</b>
Approved By:	

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No.	Date	Revision Details



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



1 CROSS SECTION 2  
 Scale: 1/8" = 1'-0"



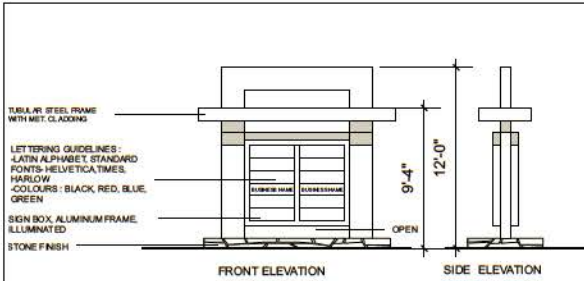
**W G ARCHITECTURE INC**  
 1030 - 470 GRANVILLE STREET  
 VANCOUVER, B.C. V6C 1V5  
 TEL: (604) 331 2378  
 FAX: (604) 683 7494

Project Title:  
**INDUSTRIAL COMMERCIAL DEVELOPMENT**  
 15304 - 68 AVE  
 SURREY, B.C.

Drawing Title:  
**SITE SECTIONS**

Date:	Project Number: 1304
Scale:	
Drawn By:	<b>DP401</b>
Approved By:	



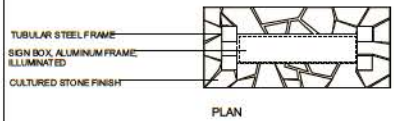


TUBULAR STEEL FRAME WITH MET. CLADDING

LETTERING GUIDELINES:  
 - LATIN ALPHABET, STANDARD  
 FONTS-HELVETICA/TIMES,  
 HARLOW  
 - COLOURS: BLACK, RED, BLUE,  
 GREEN

SIGN BOX, ALUMINUM FRAME,  
 ILLUMINATED

STONE FINISH



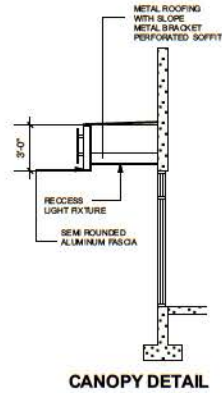
**FREESTANDING SIGN**



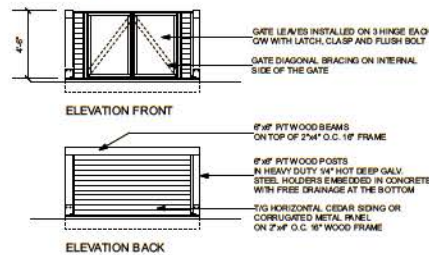
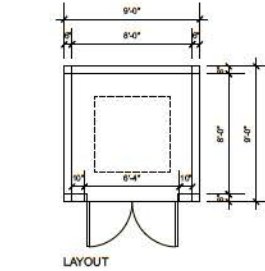
**SIGN FOR ACCESSIBLE PARKING**



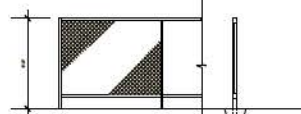
**WALL MOUNTED LIGHT**



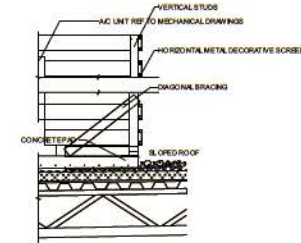
**CANOPY DETAIL**



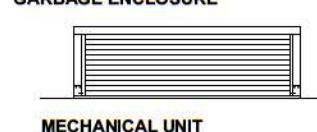
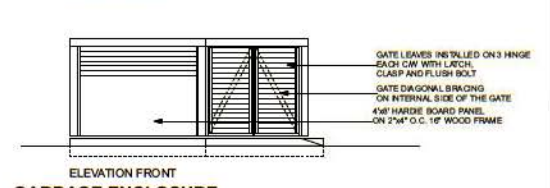
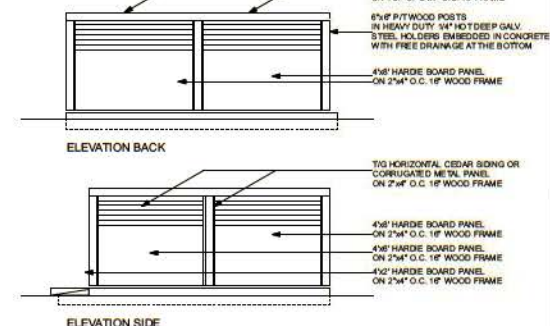
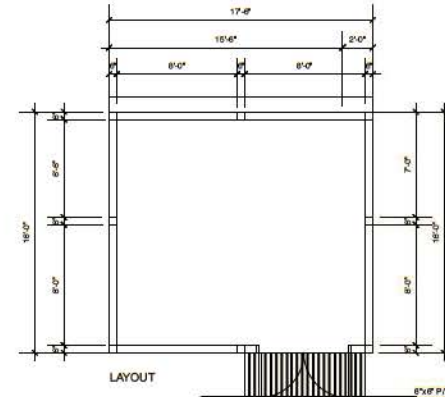
**TRANSFORMER ENCLOSURE**



**BLACK COATED CHAIN-LINK FENCING  
 REF TO LANDSCAPE DRAWINGS**



**ROOF HORIZONTAL LOUVERS/ SCREEN  
 AROUND A/C UNIT**



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No.	Date	Revision Details:

**W G ARCHITECTURE INC**

1030 - 470 GRANVILLE STREET  
 VANCOUVER, B.C. V6C 1V5  
 TEL: (604) 331 2378  
 FAX: (604) 683 7494

Project Title:

**INDUSTRIAL,  
 COMMERCIAL  
 DEVELOPMENT  
 15304 - 68 AVE  
 SURREY, B.C.**

Drawing Title:

**SITE DETAILS**

Date	Project Number
	1304

Drawn By: **DP411**

Approved By: **DP411**

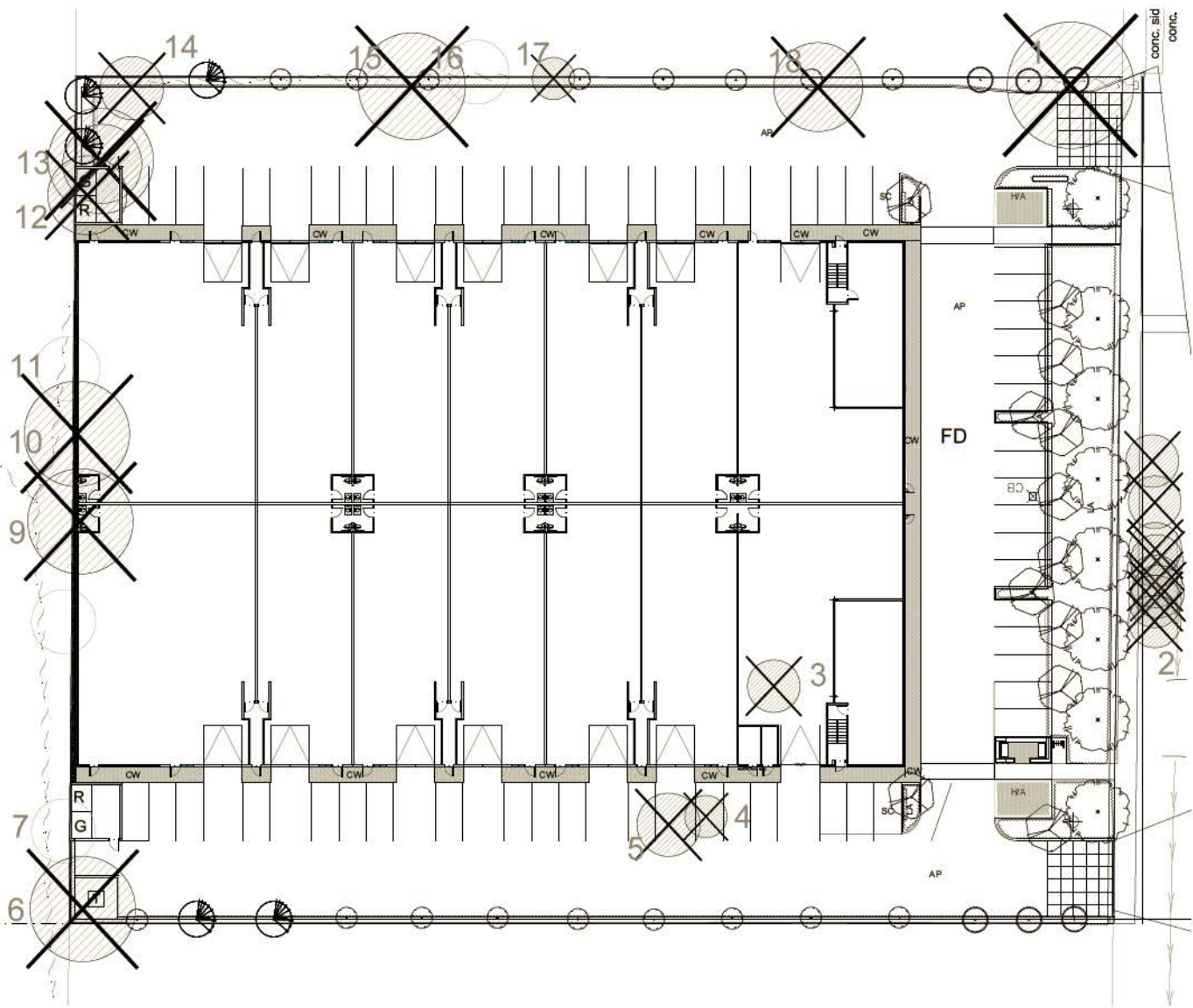




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**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 8th Street  
Burnaby, British Columbia, V5C 6G9  
p: 604-294-0011 f: 604-294-0022

SCALE:



TREE LOCATIONS AS PROVIDED BY ONDEMWATER LAND SURVEYING NUMBERS REFERENCE ARBORIST REPORT

○ EXISTING TREE TO BE RETAINED

⊗ EXISTING TREE TO BE REMOVED

— TREE RETENTION FENCE TO CITY OF SURREY STANDARD TO BE IN PLACE DURING CONSTRUCTION. ARBORIST TO BE IN ATTENDANCE WHEN WORKING WITHIN FENCED AREA GIVE 3 WORKING DAYS NOTICE TO ATTEND SITE WHEN NEEDING TO REMOVE FENCE FOR ANY CONSTRUCTION ACTIVITY.

**TREE PROTECTION DISTANCE TABLE**

TRUNK DIAMETER IN DBH	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TRUNK IN METRES)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3
55	3.3
60	3.6
70	4.5
80	5
100	6.0

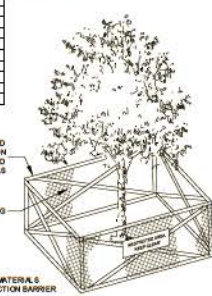
EXTRAPOLATE PROTECTION RADIUS FOR TREES LARGER THAN 100CM DBH DIAMETER AT BRAGHT HEIGHT OR 1.4M FROM GRADE

**TREES PROTECTED BY SPECIES**

- ARBUTUS
- BARRY OAK
- PACIFIC DOGWOOD
- PACIFIC YEW
- WESTERN WHITE PINE
- CLIFF REDWOOD
- DAWN REDWOOD
- GLYPT SEQUOIA
- LEMON CEDAR
- MONKEY PUZZLE TREE

1.2M (4'0") HIGH SOLID 2X4 CONSTRUCTION WITH CROSS BRACING AND TOP AND BOTTOM RAILS

PLASTIC MESH SCREENING



NO STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST PROTECTION BARRIER

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS

**1 TREE PROTECTION BARRIER**  
N.T.S.

NO.	DATE	REVISION DESCRIPTION	DR.
1	15/04/14	ISSUE FOR PERMIT	CLG
2	15/04/14	ISSUE FOR PERMIT	CLG
3	15/04/14	ISSUE FOR PERMIT	CLG
4	15/04/14	ISSUE FOR PERMIT	CLG
5	15/04/14	ISSUE FOR PERMIT	CLG
6	15/04/14	ISSUE FOR PERMIT	CLG
7	15/04/14	ISSUE FOR PERMIT	CLG
8	15/04/14	ISSUE FOR PERMIT	CLG
9	15/04/14	ISSUE FOR PERMIT	CLG
10	15/04/14	ISSUE FOR PERMIT	CLG
11	15/04/14	ISSUE FOR PERMIT	CLG
12	15/04/14	ISSUE FOR PERMIT	CLG
13	15/04/14	ISSUE FOR PERMIT	CLG
14	15/04/14	ISSUE FOR PERMIT	CLG
15	15/04/14	ISSUE FOR PERMIT	CLG
16	15/04/14	ISSUE FOR PERMIT	CLG
17	15/04/14	ISSUE FOR PERMIT	CLG
18	15/04/14	ISSUE FOR PERMIT	CLG

CLIENT'S REP:  
NAV DEVELOPMENTS LTD.

WG ARCHITECTURE INC.  
PROJECT:

**INDUSTRIAL BUILDING**  
15304-68TH AVENUE  
SURREY

DRAWING TITLE:  
**TREE MANAGEMENT PLAN**

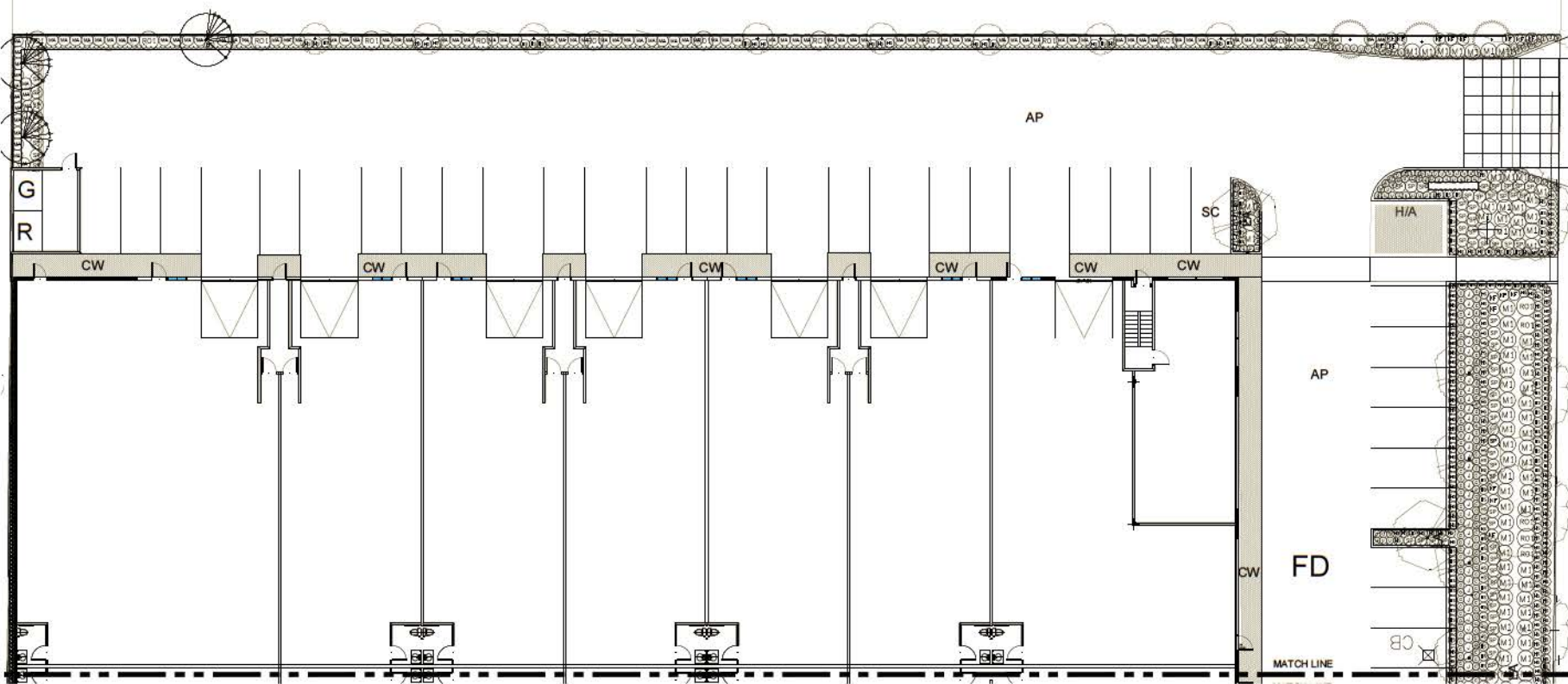
DATE: 14 JUL 14 DRAWING NUMBER:  
SCALE: 1/4" = 1'-0"  
DRAWN: CLG  
DESIGN:  
CHECKED:  
**L2**  
OF 1



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**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 8th Ave Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604-294-0011 • f: 604-294-0022

SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
1	2014/08/14	ISSUED FOR COMMENTS	CIG
2	2014/08/14	ISSUED FOR PERMITS	CIG
3	2014/08/14	UPDATES FOR COMMENTS	CIG

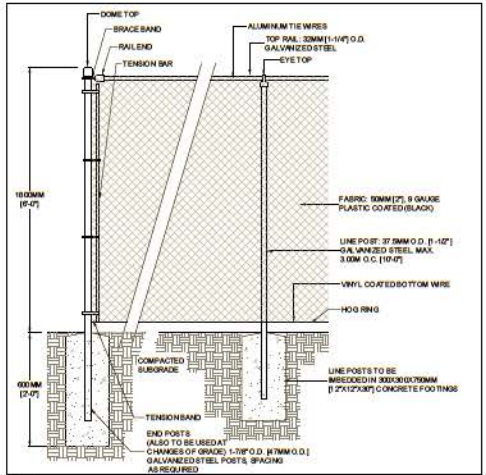
CLIENT'S REP:  
NAV DEVELOPMENTS LTD.



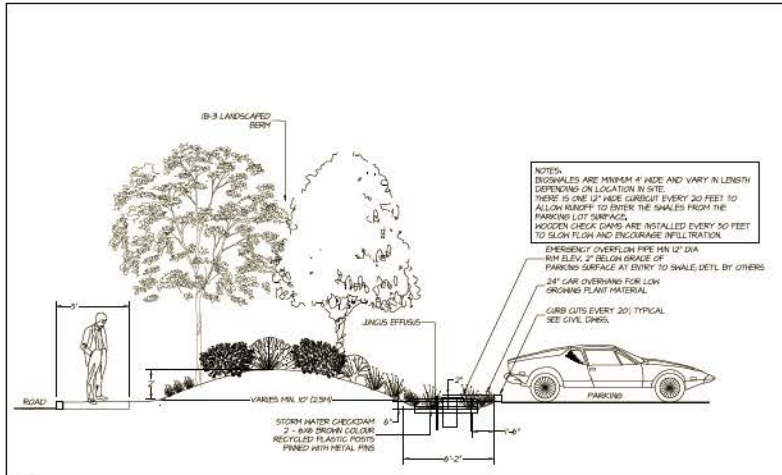
WG ARCHITECTURE INC.  
PROJECT:  
**INDUSTRIAL BUILDING**  
15304-68TH AVENUE  
SURREY

DRAWING TITLE:  
**SHRUB PLAN**

DATE: 14AUG14 DRAWING NUMBER:  
SCALE: 1/8" = 1'-0"  
DRAWN: CIG  
DESIGN: CIG  
CHK'D: **L3**  
OF 1



**1 PERIMETER COATED CHAINLINK FENCE**  
NOTICE



**2 BERM & PARKING BIOSWALE TYP. (IB-3 LANDSCAPE)**  
NOTICE

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**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 881 Q west Drive  
Burnaby, British Columbia, V5C 6G8  
P: 604-294-0011 • F: 604-294-0022

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
1	24/08/23	ISSUE FOR CITY COMMENTS	CG
2	15/09/23	ISSUE FOR RESP	CG
3	15/09/23	ISSUE FOR CITY COMMENTS	CG

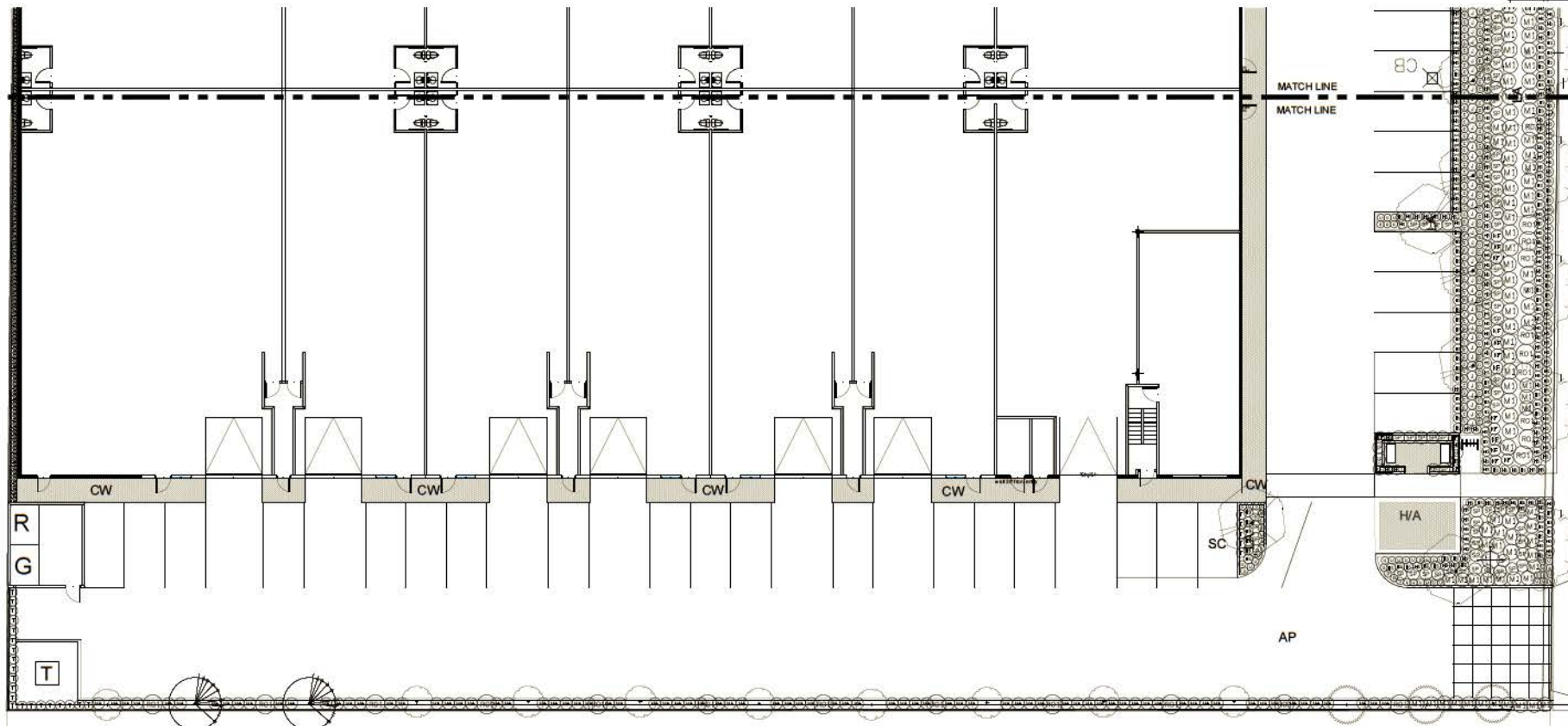
CLIENT'S REP:  
NAV DEVELOPMENTS LTD.

WG ARCHITECTURE INC.

**INDUSTRIAL BUILDING**  
15304-68TH AVENUE  
SURREY

DRAWING TITLE:  
**SHRUB PLAN**

DATE: 14.AUG.14 DRAWING NUMBER:  
SCALE: 1/2" = 1'-0"  
DRAWN: CG  
DESIGN: **L4**  
CHK'D: OF1



PLANT SCHEDULE				PMG PROJECT NUMBER: 14-112
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	17	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	BRILLIANT E SERVICEBERRY	5CM CAL
	8	FRAXINUS PENNSYLVANICA 'MARSHALL'	MARSHALL'S SEEDLESS ASH	6CM CAL; 1.8M STD; B&B
	12	NYSSA SYLVATICA	BLACK TUPELO	5CM CAL; 1.8M STD; B&B
	6	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	3M HT; B&B
	5	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	2.5M HT; B&B
SHRUB	181	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	#2 POT; 25CM
	39	ROSA RUBROSA 'RUBRA'	RUGOSA ROSE-MAGENTA	#3 POT; 60CM
	127	SPRAEA X JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPRAEA-PINK	#2 POT; 40CM
	31	TAXUS MEDIA 'HICKSII'	HICKS YEW	#2 POT; 50CM, 1.5M B&B
GRASS	34	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER REED GRASS	#1 POT
	201	CAREX CARYOPHYLLEA 'BEATLEMANIA'	SPRING SEDGE	#1 POT
	459	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
	75	JUNCUS EFFUSUS	COMMON RUSH	#1 POT
	141	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA GRASS	#2 POT
	144	ARCTOSTAPHYLOS UVA-URSI	KINKKINICK	#1 POT; 20CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



---

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

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

DATE: **May 6, 2015** PROJECT FILE: **7813-0037-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 15304 - 68 Avenue**

**REZONE**

***Property and Right-of-Way Requirements***

- provide 0.5 metre ROW fronting 68 Avenue.

***Works and Services***

- construct south half of 68 Avenue to a through local standard.
- extend water main along 68 Avenue.
- construct required drainage infrastructure.
- pay drainage latecomer charges 5902-0340-00-1.
- pay sanitary sewer specified charge By-law #15408.

A Servicing Agreement is required prior to Rezone.

**DEVELOPMENT PERMIT**

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



Rémi Dubé, P.Eng.  
Development Services Manager

LR

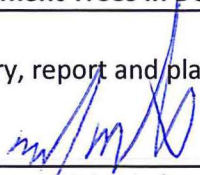
## Tree Preservation Summary

Surrey Project No: 7913-0037-00  
 Address: 15304 – 68th Ave, Surrey  
 Registered Arborist: Michael Mills

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>22</b>
<b>Protected Trees to be Removed</b>	<b>22</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>    8    </u> X one (1) = 8  - All other Trees Requiring 2 to 1 Replacement Ratio <u>   14   </u> X two (2) = 28	<b>36</b>
<b>Replacement Trees Proposed</b>	<b>47</b>
<b>Replacement Trees in Deficit</b>	<b>-11</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>0</b>
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>          </u> X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio <u>    8    </u> X two (2) = 16	<b>0</b>
<b>Replacement Trees Proposed (street trees to be determined)</b>	<b>tbd</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary, report and plan prepared and submitted by:

  
 \_\_\_\_\_  
 (Signature of Arborist)

May 6th 2015  
 \_\_\_\_\_  
 Date

CITY OF SURREY

BYLAW NO. \_\_\_\_\_

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended  
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 009-585-028  
Lot 17 Section 14 Township 2 New Westminster District Plan 11278

15304 - 68 Avenue

(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the *comprehensive design* of industrial business parks consisting of *light impact industrial* uses and offices uses where *density* bonus is provided. These uses shall be carried out such that no nuisance is apparent outside an enclosed building.

**B. Permitted Uses**

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

- 1. *Light impact industry.*
- 2. Office uses excluding:
  - (a) *Social escort services; and*
  - (b) *Methadone clinics.*

3. *Warehouse uses.*
4. *Distribution centres.*
5. *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
  - (a) Contained within a *principal building*;
  - (b) Occupied by the owner or a caretaker, for the protection of the businesses permitted;
  - (c) Restricted to a maximum number of two; and
  - (d) Restricted to a maximum floor area of :
    - i. 140 square metres [1,500 sq. ft.] for one (first) *dwelling unit* on a *lot* and where a *lot* has been subdivided by a strata plan then there shall only be one 140-square metre [1,500-sq. ft.] *dwelling unit* within the strata plan; and
    - ii. 90 square metres [970 sq. ft.] for a second *dwelling unit*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. The *floor area ratio* shall not exceed 0.1. The maximum *density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. The *floor area ratio* shall not exceed 0.60.

**E. Lot Coverage**

The *lot coverage* shall not exceed 52%.

**F. Yards and Setbacks**

*Buildings and structures* shall be sited in accordance with the following minimum setbacks:

<b>Use</b>	<b>Setback</b>	<b>Front Yard</b>	<b>Rear Yard</b>	<b>Side Yard</b>
<i>Principal Buildings and Accessory Buildings and Structures</i>		18.0 m. [59 ft.]	0.0 m. [0 ft.]	14.5 m. [48 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

**G. Height of Buildings**

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. The *building height* shall not exceed 11 metres [36 ft.].

**H. Off-Street Parking**

1. Refer to Table C.3, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. *Tandem parking* may be permitted for company fleet *vehicles*.

**I. Landscaping**

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 5.6 metres [18 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

**J. Special Regulations**

1. Land and *structures* shall be used for the uses permitted in this Zone only if such uses:
  - (a) Constitute no unusual fire, explosion or safety hazard;
  - (b) Do not emit noise in excess of 70 dB measured at any point on any boundary of the *lot*; and
  - (c) Do not produce heat or glare perceptible from any boundary of the *lot*.
2. Outdoor storage of any goods, materials or supplies is specifically prohibited.
3. Garbage containers and *passive recycling containers* shall not be located within any *front yard setback*.

**K. Subdivision**

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<b>Lot Size</b>	<b>Lot Width</b>	<b>Lot Depth</b>
7,400 sq. m. [1.8 acre]	78 metres [256 ft.]	95 metres [312 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

**L. Other Regulations**

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the IB-3 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the IB-3 Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment By-law, \_\_\_\_\_, No. \_\_\_\_\_."

PASSED FIRST READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PASSED SECOND READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PASSED THIRD READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK