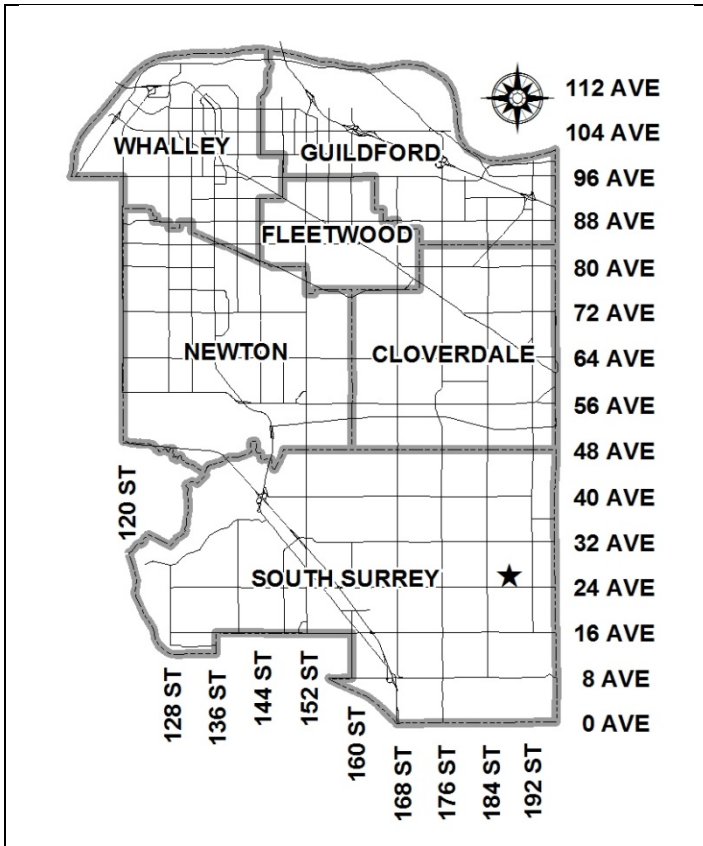


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0360-00

Planning Report Date: June 15, 2015



PROPOSAL:

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

to permit the development of a 8,082 m² (86,997 ft²) manufacturing facility.

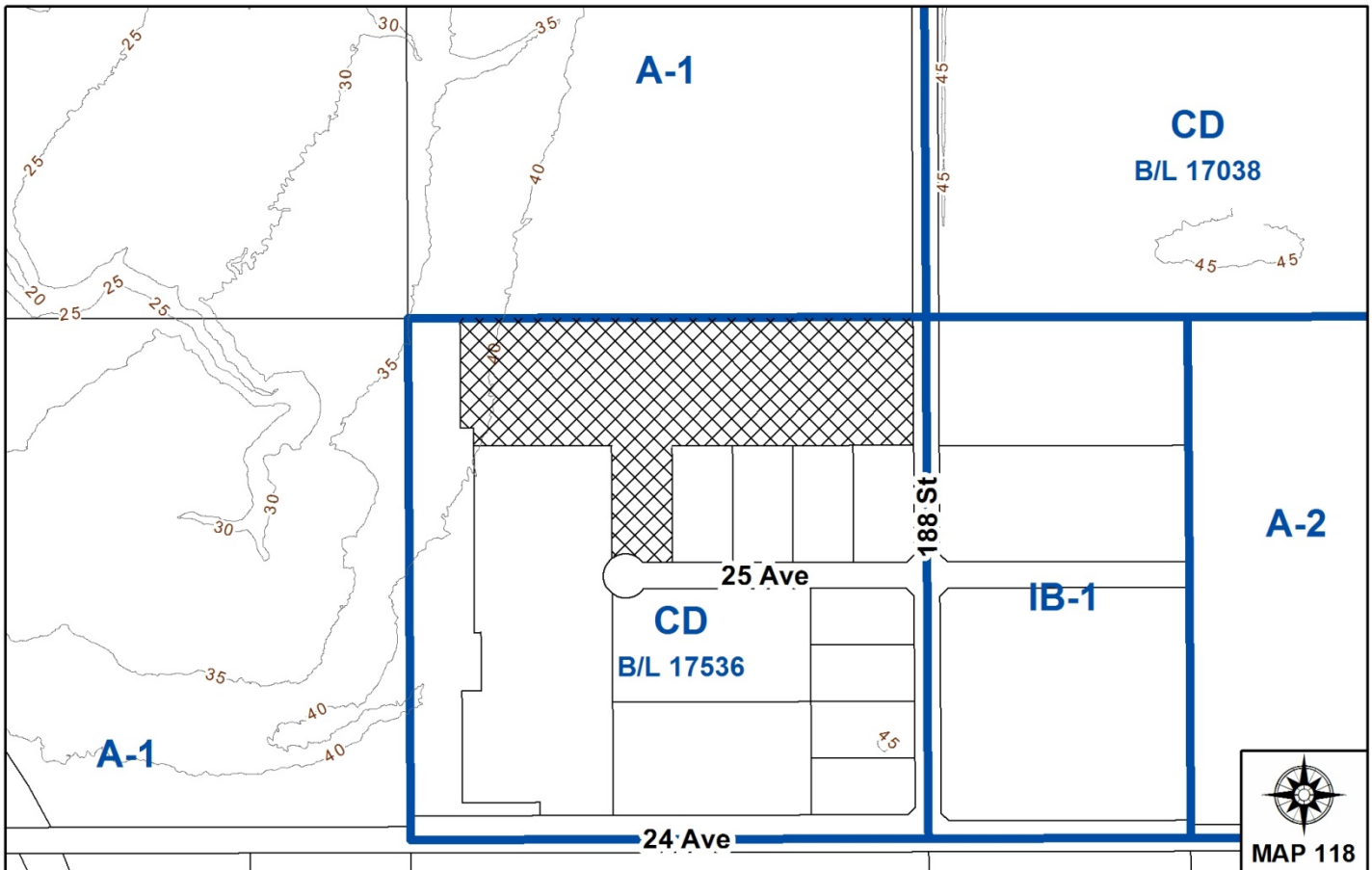
LOCATION: 2579 - 188 Street

OWNER: 0964377 BC Ltd

ZONING: CD By-law No. 17536

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Technology Park or Business Park with Tree Preservation Opportunities



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A Development Variance Permit is required to vary Section 5 Parking and Loading/Unloading of the Zoning Bylaw to allow a 5.6 metre (18.4 foot) wide drive aisle.

RATIONALE OF RECOMMENDATION

- Complies with the Official Community Plan (OCP) and the Campbell Heights Business Park Local Area Plan (LAP).
- The proposed development is consistent with the design guidelines outlined in the Campbell Heights Local Area Plan and the general development permit approved for the subject site.
- The subject property is within 50 m (165 ft) of lands within the Agricultural Land Reserve (ALR). The proposed development complies with all the applicable Official Community Plan policies regarding the ALR interface.
- The proposed aisle width is supported because the site layout is designed so that this drive-aisle will be for one-way traffic only.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7914-0360-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7914-0360-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum width of a vehicle maneuvering aisle from 7.5 metres (25 ft.) to 5.6 metres (18.4 ft.).
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a 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; and
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Parks, Recreation & Culture:	Parks has no objection to the proposed development. Comments related to preservation and maintenance of the natural area and to fence installation must be addressed by the applicant prior to final approval of the Development Permit.
Surrey Fire Department:	The Fire Department has no concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot with forest coverage.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Vacant lot with forest coverage.	Mixed Employment / Technology Park or Business Park with Tree Preservation Opportunities	A-1
East (Across 188 Street):	Vacant industrial lot, currently under Development Application No. 7910-0308-00.	Mixed Employment / Technology Park or Business Park	IB-1
Southeast:	Vacant industrial lots.	Mixed Employment / Technology Park or Business Park	CD (By-law No. 17536)
South (Across 25 Avenue):	Industrial lot under development (recently approved Development Permit No. 7913-0178-00).	Mixed Employment / Technology Park or Business Park	CD (By-law No. 17536)
West:	Park land.	Mixed Employment / Open Space Corridor/Buffer	CD (By-law No. 17536)
Southwest:	Industrial lot under development (recently approved Development Permit No. 7913-0169-00).	Mixed Employment/ Technology Park or Business Park with Tree Preservation Opportunities	CD (By-law No. 17536)

DEVELOPMENT CONSIDERATIONSContext

- The subject site is approximately 3.9 ha (9.5 acres) in size. It is located west of 188 Street and north of 25 Avenue. The property was created as two lots under rezoning and subdivision application no. 7910-0301-00 in November, 2012. The two lots were subsequently consolidated in June, 2015.

- The site is regulated by CD By-law no. 17536, which was also established through application no. 7910-0301-00.
- Adjacent to the western-most property line is City parkland that has been identified as having high habitat values in the Biodiversity Conservation Strategy.
- The consolidated property makes a T-shaped development site that will have access to both 188 Street and 25 Avenue.
- The site is currently vacant, though is heavily forested.
- To the southwest of the subject site is a property with building permit application in process. The Development Permit (no. 7913-0169-00) on that property was approved in July 2014.
- Across 25 Avenue from the southern portion of the subject site another Development Permit was recently approved, under application no. 7913-0178-00. The building permit has been issued for this property.

Proposal

- The current application has been made by Nova Pole International Inc., a company that manufactures utility poles.
- The application is for a manufacturing facility with a large storage yard in the rear. The south portion of the property, with access on 25 Avenue will be used for staging and loading trucks in preparation for shipment, and to facilitate truck circulation through the site.
- The proposed development will have 8,082 m² (86,997 ft²) of floor area on a 7,478 m² (80,495 ft²) footprint, with an associated FAR of 0.21.
- There will be offices on the front of the building, facing 188 Street, though the majority of the building will consist of a large manufacturing area. The building will be 13.5 m (44.3 ft) tall.
- The application includes a proposal to vary the minimum width of a vehicle maneuvering aisle from 7.5 m (25 ft) to 5.6 m (18.4 ft) on the north side of the building. The site is designed so that the northern drive-aisle will be one-way only. Trucks may enter the site via the northern driveway on 188 Avenue, but they will not be permitted to exit there. The northern drive-aisle will be used to access the rear of the site and from there trucks may exit via the 25 Avenue driveway or the southern driveway on 188 Street. A sign will be required at the entrance to the northern drive-aisle to ensure that it is used only for one-way traffic.

PRE-NOTIFICATION

- The proposal was referred to the Little Campbell Watershed Society (LCWS) for review and comment. The LCWS does not perceive any short-term impact on the Little Campbell River and does not object to the proposed development.

DESIGN PROPOSAL AND REVIEW

Parking, Access, and Circulation

- Three vehicle accesses are proposed: two on 188 Street and one on 25 Avenue. The northern driveway will allow trucks to enter but not exit. Trucks may enter or exit through the other two driveways.
- 119 parking spaces are proposed for staff and visitors, which exceeds the minimum Zoning By-law requirement of 81 spaces. Parking is located on three sides of the building. Automobiles are expected to use the 188 Street driveways only.
- Two conventional loading bays will be on the south side of the building and one on the north side. On the west side of the building will be additional overhead doors and sliding shop doors to allow the large finished products to be removed from the building and into the rear storage yard.
- A pedestrian pathway is proposed at the main building entrance to connect to the City sidewalk.

Building Design

- The proposed building and site plan are consistent with the design guidelines outlined in the Campbell Heights LAP and the master Development Permit that was registered at the time of rezoning.
- The building is proposed to be tilt-up concrete, painted medium grey (“Deep Silver”) with lighter (“Thundercloud Grey”) and darker (“Wrought Iron”) accents around the front office. Prefinished metal flashing in blue (“Blueberry Hill”) is proposed on the roofline of both the office and manufacturing components with additional blue accents around the building’s main entrance.
- Extensive grey-tinted glazing is proposed to wrap around the office portion of the building. Glazing is also proposed in vertical panels on the front of the manufacturing facility to add interest to the façade. Landscape planting in front of the building is designed to complement but not cover up this glazing.

Landscaping

- A preliminary landscaping plan has been submitted by Jonathan Losee Ltd. The plan shows landscaping around the perimeter of the property with enhanced planting at both street frontages and adjacent to the parkland on the west side of the site.
- The front yard landscaping includes planting throughout the parking lot and around the main building entrance. An employee amenity area is proposed outside, adjacent to the southeast corner of the building, and containing picnic tables and benches.
- On the 25 Avenue frontage, a 15.3 m (50.2 ft) wide landscaped area is proposed. This portion of the lot will not contain a building and is proposed to be used for staging vehicles and

goods for delivery. The wide landscaped setback is intended to represent a typical building setback and ensure compatibility with future development to the east.

- Also, because the southern arm of the lot will be used for staging vehicles and goods, a solid screening fence is proposed on the eastern property line to minimize noise impacts on the neighbouring property.
- The applicant must ensure that within the parkland to the west no trees are disturbed. Because the root protection zones of some of these trees extend within the subject site, a portion of the western edge of the property will be retained in its current state.
- The drainage requirements for the development require the site to be filled substantially. On the western edge of the development area, the finished grade will be up to 4 m (13 ft) higher than the existing grade. To transition from the development area to the undisturbed area, a fill slope is proposed to be installed and planted with native vegetation.

TREES

- Norman Hol, ISA Certified Arborist of Arbortech 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			
Alder and cottonwood	40	38	2
Deciduous Trees (excluding alder and cottonwood Trees)			
Cherry, bitter	27	27	0
Cascara buckthorn	1	1	0
Birch, paper	114	112	2
Maple, bigleaf	41	34	7
Other	11	10	1
Coniferous Trees			
Cedar, western red	83	78	5
Fir, Douglas	68	63	5
Fir, grand	3	3	0
Hemlock, western	13	13	0
Total (excluding alder and cottonwood Trees)	361	341	20
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		63	
Total Retained and Replacement Trees		85	
Contribution to the Green City Fund		\$142,755.00	

- The Arborist Assessment states that there are a total of 361 protected trees on the site, excluding alder and cottonwood trees. 40 existing trees, approximately 10 % of the total trees on the site, are alder and cottonwood trees. It was determined that 22 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, 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 alder and cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 720 replacement trees on the site. Since only 63 replacement trees are proposed on the site, the deficit of 657 replacement trees will require a cash-in-lieu payment of \$142,755.00 to the Green City Fund, representing \$15,000 per gross acre of site area, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including golden leaf beech, fastigiata oak, purple leaf beech, Norway spruce, and Mariana spruce.
- In summary, a total of 83 trees are proposed to be retained or replaced on the site with a contribution of \$142,755.00 to the Green City Fund.
- In addition to the trees retained on-site, the northeast corner of the property has been designed to ensure the retention of a large tree located on the property to the north. The northern driveway and drive-aisles have been located with consideration given to the off-site tree and the landscaping in this corner of the property is designed accordingly.

AGRICULTURAL DEVELOPMENT PERMIT

- The subject site is located within 50 m (165 ft.) of the Agricultural Land Reserve boundary, which means that an agricultural protection Development Permit is required. The site is not directly adjacent to the ALR.
- A restrictive covenant for farm protection was registered on title as part of rezoning and subdivision application no. 7910-0301-00.
- The proposal is in compliance with all Development Permit guidelines relating to the ALR interface:
 - The guidelines require a minimum 30 m (98 ft) setback from the ALR boundary. The proposed setback is 215 m (705 ft);
 - The guidelines require a minimum vegetated buffer width of 15 m (49 ft). The established parkland buffer plus the proposed landscaping on private property amounts to approximately 65 m (213 ft); and
 - The proposal also complies with the guidelines related to buffer design, buffer maintenance, and building design.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 27, 2014. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> The proposed development is within the land defined by the Campbell Heights Local Area Plan (LAP) and is consistent with the plan.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The proposed density is 0.21, which is less than the maximum permitted density of 1.0.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The development incorporates Low Impact Development Standards in the form of absorbent soils, infiltration trenches, rain gardens, dry swales, natural landscaping, sediment control devices and perforated pipe systems.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The development considers pedestrian and cycling oriented infrastructure in the form of a connection to the City sidewalk, pedestrian-specific lighting, and bicycle racks.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> CPTED principles are incorporated through exterior lighting, building orientation, glazing, and landscaping design.
6. Green Certification (F1)	<ul style="list-style-type: none"> The applicant is not seeking third-party-rated green accreditation.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> n/a

ADVISORY DESIGN PANEL

- A referral to the Advisory Design Panel (ADP) was not required.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Vary the minimum width of the northern vehicle maneuvering aisle from 7.5 m (25 ft.) to 5.6 m (18.4 ft).

Applicant's Reasons:

- This drive-aisle is designed to accommodate one-way traffic only. The 7.5 m (25 ft.) standard for drive-aisles is acceptable for two-way traffic but unnecessarily wide for one-way traffic only.

Staff Comments:

- Because the site is designed to function well with one-way traffic on the north side of the building, staff support the proposed variance.
- The Engineering Department has reviewed the proposal and has no objections to the proposed reduction in drive-aisle width.

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.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Development Variance Permit No. 7914-0360-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by CTA Design Group and Jonathan Losee Ltd, respectively, dated January 28, 2015 and March 17, 2015.

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MJ/da

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: John Kristianson
CTA Design Group, Architecture and Engineering
Address: #101, 925 - West 8th Avenue
Vancouver, BC V6Z 1E4
Tel: 604-736-2554 - Work
604-736-2554 - Fax

2. Properties involved in the Application

(a) Civic Address: 2579 - 188 Street

(b) Civic Address: 2579 188 St
Owner: 0964377 BC Ltd
Director Information:
Sandra Atkins
Rajwinder (Roger) Johal
Chandru Narwani

Officer Information as at March 07, 2014:

Sandra Atkins
Chandru Narwani

PID: 029-582-121

Parcel B (Being a consolidation of Lots 9 and 10, See CA4444800) Section 21 Township 7
New Westminster District Plan EPP24887

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7914-0360-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final approval of the associated Development Permit.

DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law no. 17536)

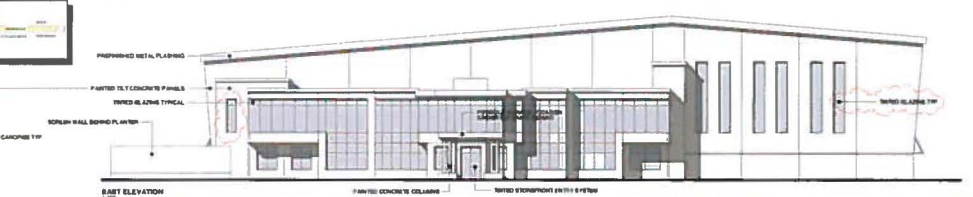
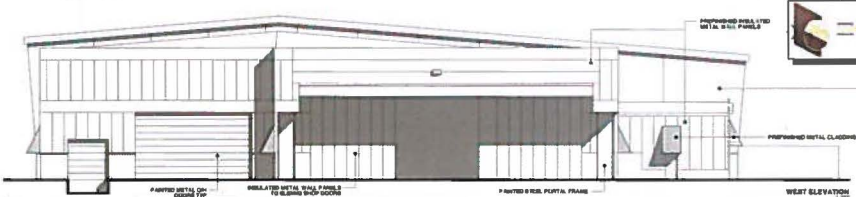
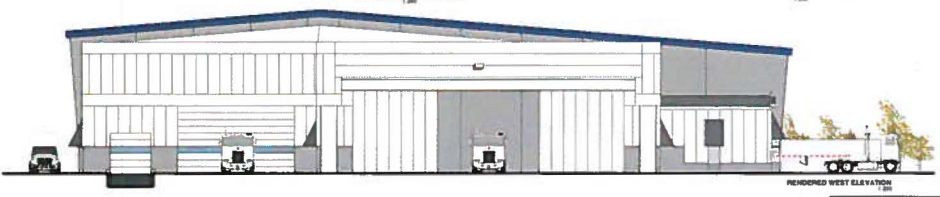
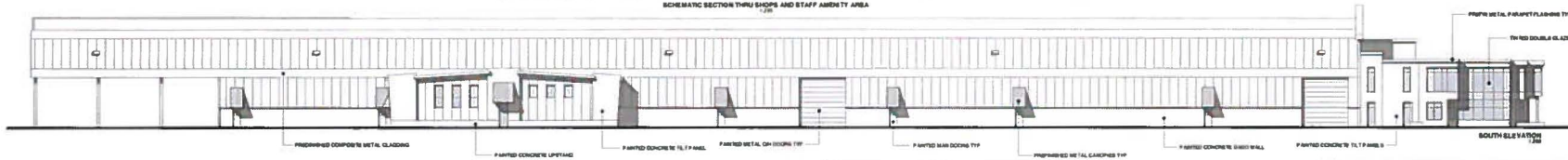
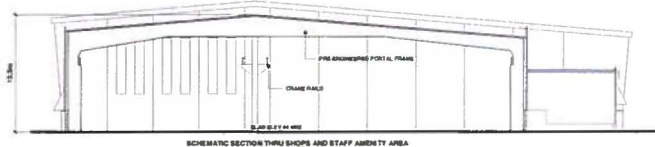
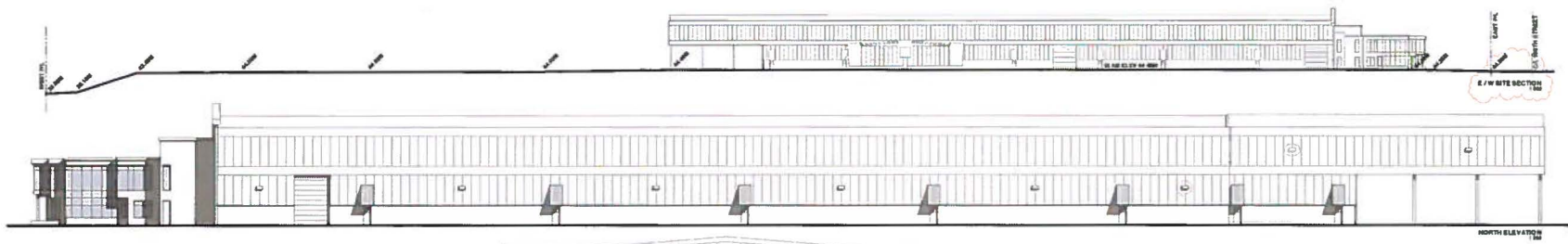
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	3.9 ha	
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	19%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	16.0	16.1
Rear	7.5	174.7
North side	7.5	10.4
South side	7.5	27.6
BUILDING HEIGHT (in metres/storeys)		
Principal	14.0	13.5
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total	n/a	n/a
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		8,082
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		8,082

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

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)	1.0	0.21
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	81	119
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	81	119
Number of disabled stalls		
Number of small cars		
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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REV	DATE	REVISION
A	DEC 14	1st Revision
B	JAN 15	2nd Revision

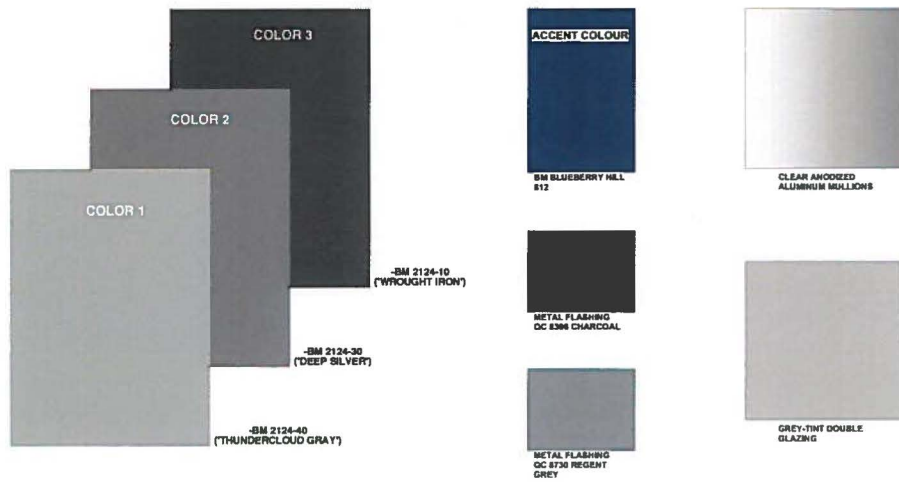
NO.	DATE	REVISION
1	DEC 14	1st Revision
2	JAN 15	2nd Revision

APPROVED & LICENSED
FOR THE PROVINCE OF ONTARIO
REGISTERED PROFESSIONAL ENGINEER
IN THE PROVINCE OF ONTARIO
CLASSIFICATION: CIVIL
No. 12278
C. B. COOPER GROUP
1000 SHEPPARD AVENUE EAST, SUITE 100
SCARBOROUGH, ONTARIO M1B 4Y7
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- ELEVATIONS -		SITE SECTION	
DESIGNED BY	JK	CHECKED BY	JK
SCALE	1:200; 1:250; 1:500	FILE #	
PROJECT NUMBER		REV. NO.	
	A2		B



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NO.	DATE	REMARKS
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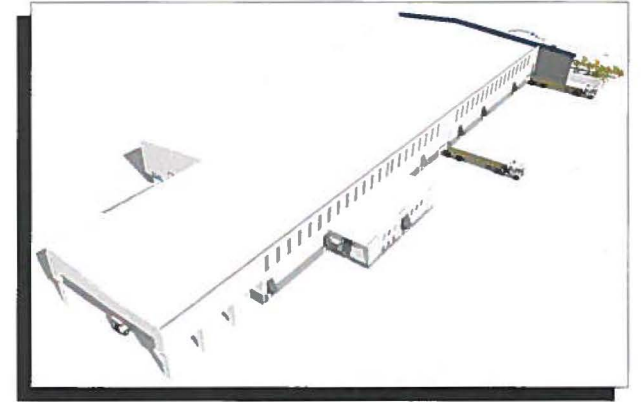
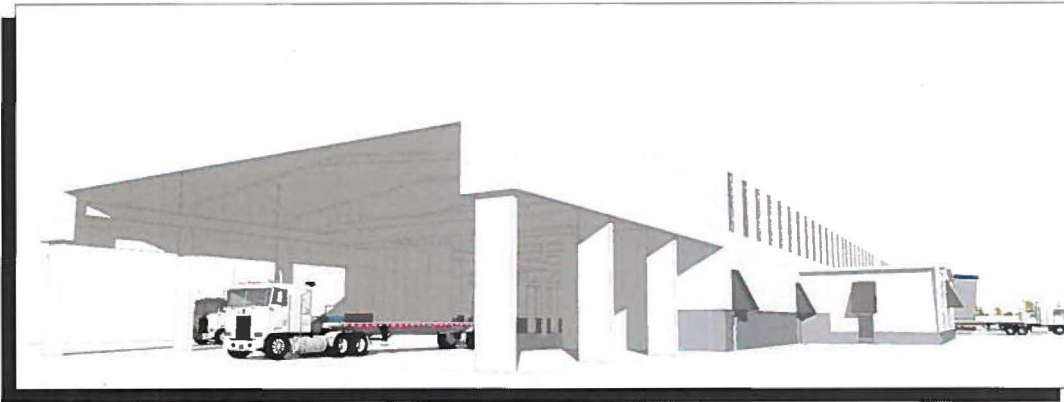


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ARCHITECTURE AND ENGINEERING
 101 - 925 WEST 8TH AVENUE
 VANCOUVER, B.C. V5Z 1E4
 E-mail: mail@ctadesign.net
 TEL: 604 732-2554
 FAX: 604 732-7451
 www.ctadesign.net

OWNER: J. GIBSON, P. FINE, J. JAMES, S. HANCOCKSON, M. A. B. C.
 A PARTNERSHIP OF LAWSON GROUP INC.



NO.	DATE	REVISION
A	DECEMBER 14	FOR SUBMISSION

Prepared by: [Redacted]
Checked by: [Redacted]
Reviewed by: [Redacted]

ARCHITECTURE & PLANNING
CONSULTANTS
CIS CONSULTING GROUP
CONSULTANTS OF ARCHITECTS INC.

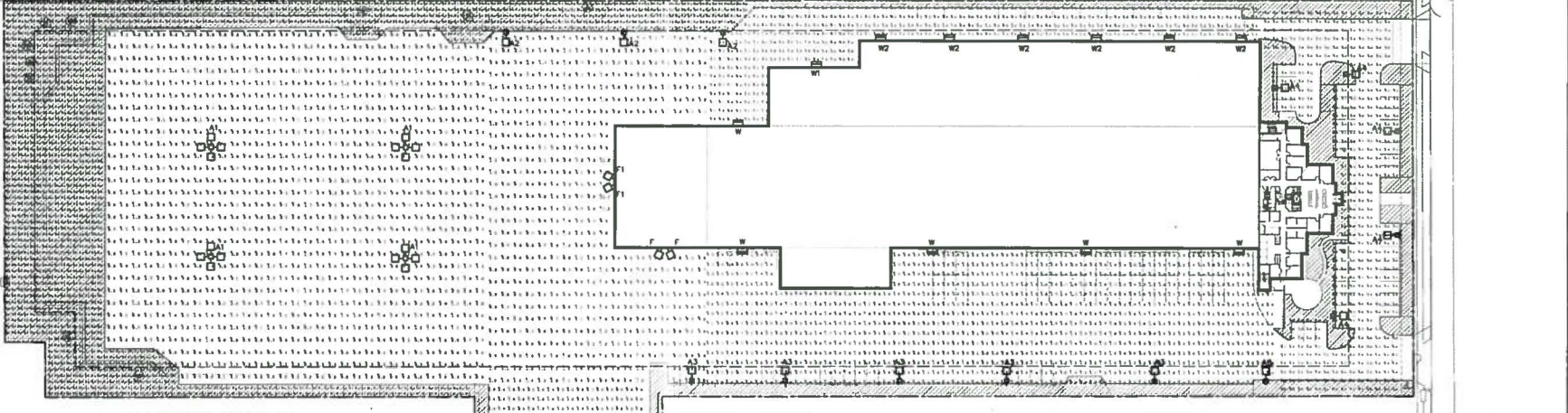
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CONSTRUCTION LTD

NEW INDUSTRIAL BUILDING
FOR
NOVA PAPER
3575 18TH STREET
CAMPBELL HEIGHTS
SURREY BC

SHEET		TITLE	
SCALE	JK	CHECKED	JK
DRAWING NUMBER	PS-9		
		NO.	A0
		VERSION	A

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NO.	DESCRIPTION	DATE
1	ISSUED FOR DP	DEC.1.14



ELECTRICAL SITE PLAN
 SCALE: 1:500

EXTERIOR LIGHTING DESIGN METHODOLOGY

THE EXTERIOR LIGHTING SYSTEMS FOR THIS PROJECT HAVE BEEN DESIGNED TO MINIMIZE/REDUCE LIGHT POLLUTION AND GLARE. FOOT CANDLE LEVELS AT PROPERTY LINES ARE DESIGNED TO HAVE MINIMAL SITE IMPACT AND BE DARK SKY COMPLIANT.

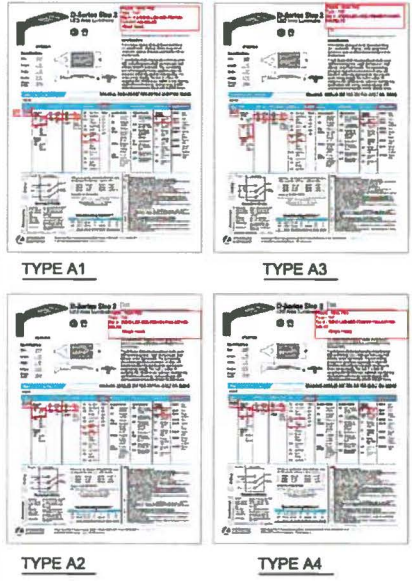
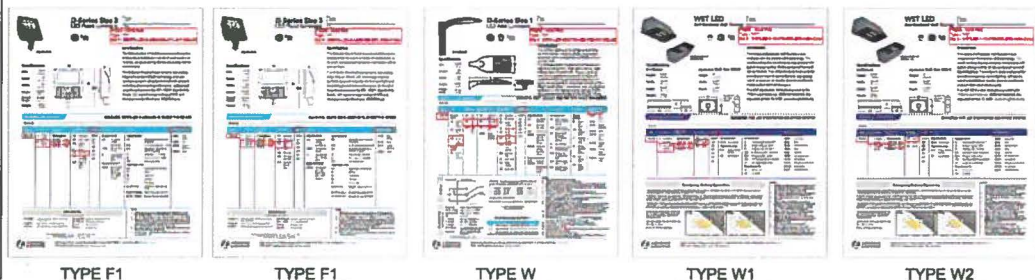
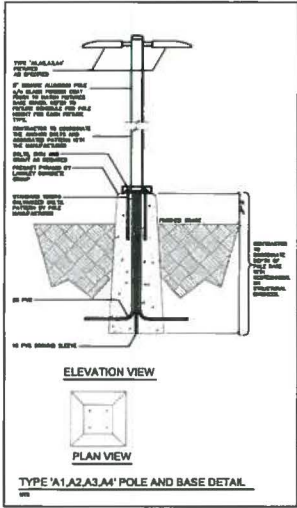
THE FOLLOWING STANDARDS ARE OBSERVED IN MEETING THIS DESIGN CRITERIA:

- IESNA RECOMMENDED PRACTICES
- ASHRAE 90.1 - EXTERIOR LIGHTING CONTROLS
- CAMPBELL HEIGHTS BUSINESS PARK DESIGN GUIDELINES SECTION 5.3, 5.4, AND 5.5
- LED SUSTAINABLE SITE

THE SELECTION OF ENERGY EFFICIENT LED LUMINAIRES ALLOW FOR OPTIMUM CONTROL, REDUCING GLARE AND ELIMINATING LIGHT TRIPASS.

FIXTURE SCHEDULE

TYPE	DESCRIPTION	VOLT	LAMPS	MOUNTING
A1	FOUR TYPE 4 LED HEADS ON POLE & CONCRETE BASE LITHONIA 42-DS2Z LED-80C-700-40K-74M-347-1H5-DBLJD	347	LED	MOUNTED AT 28'-0" AFF REFER TO DETAIL
A2	SINGLE HEAD TYPE 4 LED HEADS ON POLE & CONCRETE BASE LITHONIA DS2Z LED-80C-700-40K-14M-347-1H5-DBLJD	347	LED	MOUNTED AT 28'-0" AFF REFER TO DETAIL
A3	SINGLE HEAD TYPE 4 LED HEADS ON POLE & CONCRETE BASE LITHONIA DS2Z LED-100C-700-40K-14M-347-1H5-DBLJD	347	LED	MOUNTED AT 30'-0" AFF REFER TO DETAIL
A4	SINGLE HEAD TYPE 3 LED HEADS ON POLE & CONCRETE BASE LITHONIA DS2Z LED-80C-700-40K-13M-347-1H5-DBLJD	347	LED	MOUNTED AT 24'-0" AFF REFER TO DETAIL
F	EXTERIOR LED MEDIUM FLOOD LIGHT LITHONIA DSF3LED-8-AS30/40K-WFL-347-DBLJD	347	LED	WALL MOUNTED +24'-0" AFF
F1	EXTERIOR LED MEDIUM FLOOD LIGHT LITHONIA DSF3LED-8-AS30/40K-WFL-347-DBLJD	347	LED	WALL MOUNTED +24'-0" AFF
W	SINGLE HEAD WALL MOUNTED TYPE 4 WALLPACK LITHONIA DSRT LED-80C-700-40K-14M-347-DBLJD	347	LED	WALL MOUNTED +25'-0" AFF
W1	EXTERIOR LED WALLPACK LITHONIA WST LED-2-10A150/40K-SR2-347-DBLJD	347	LED	WALL MOUNTED +18'-0" AFF
W2	EXTERIOR LED WALLPACK LITHONIA WST LED-1-10A700/40K-SR2-347-DBLJD	347	LED	WALL MOUNTED +12'-0" AFF



NEW INDUSTRIAL BUILDING FOR NOVA POLE

2578 188TH STREET
 CAMPBELL HEIGHTS
 SURREY, B.C.

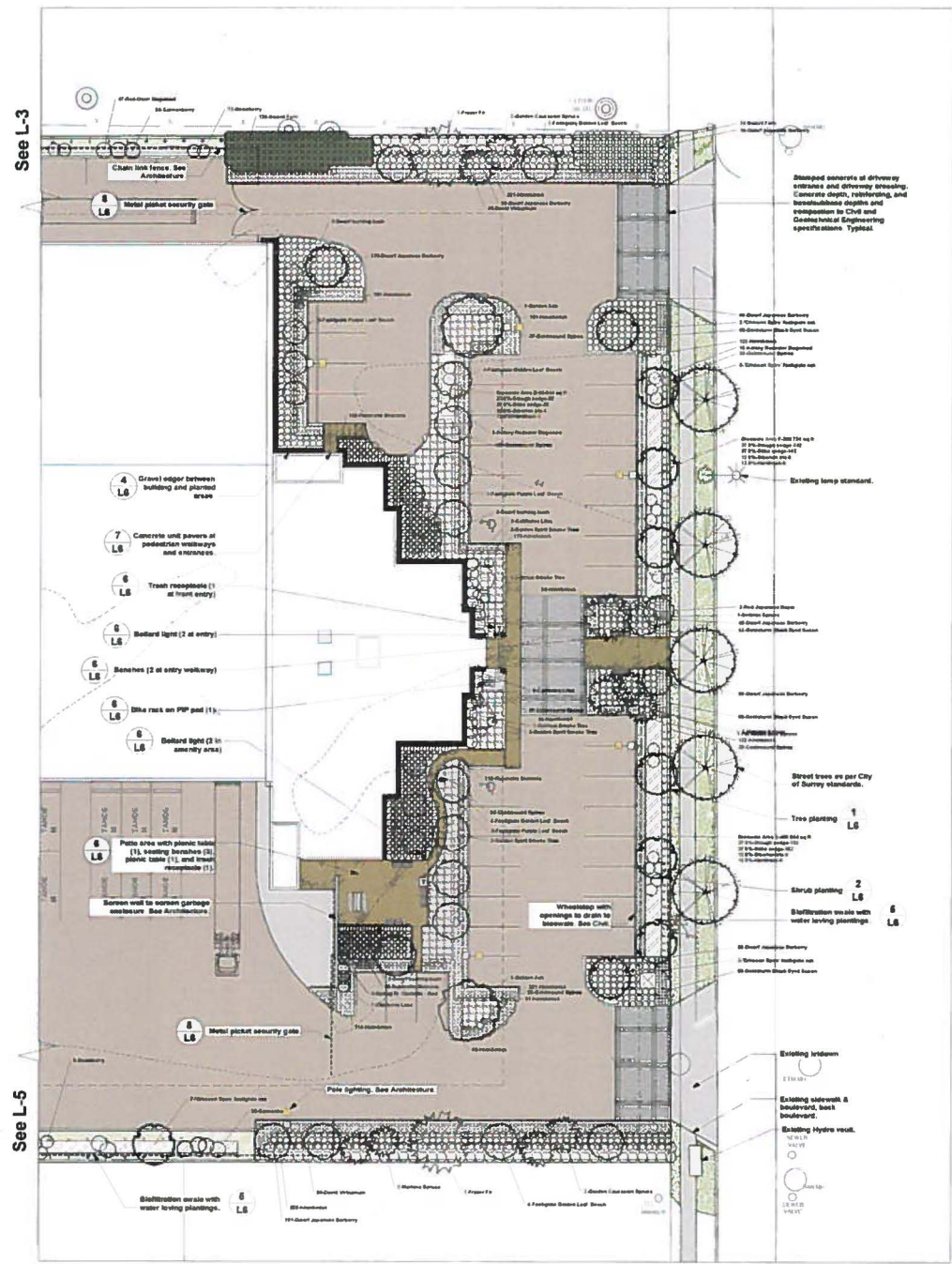
SML SML Group Ltd.
 Professional Electrical Consulting

PROJECT: SML-1490
 SHEET: ELECTRICAL SITE PLAN
 SCALE: AS NOTED
 DATE: DEC 2014
 DESIGN BY: BML
 DRAWN BY: ELC
 CHECKED BY: BML

DP1/H

PLANT LIST	Latin Name	Common Name	Quantity	Notes
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- LANDSCAPE NOTES**
1. Sizes on the planting plan shall be consistent minimum sizes.
 2. All landscape construction to meet the current edition of the British Columbia Landscape Standards for nursery sizes. Labeled species for plant material to Washington, Oregon, California and B.C.
 3. Root balls to be free of perennials weeds.
 4. Top soil mixture for the project shall be tested for particle size, pH, and nutrient levels, and recommendations provided and amendments made to bring the soil up to acceptable horticultural quality for the overall plant material, trees, or soil planting. C&S shall test soil depths are 1' for lawn areas, 18" for shrub beds and ground cover plantings. Install 2 inches of composted organic mulch on all shrub beds after planting and rain retention.
 5. Provide positive grades away from buildings and toward lawn areas and catch basins. Slope away from buildings at a minimum of 2%. The prepared sub-grade shall be approved by the Consultant prior to application of top soil materials and lawn planting. Check finished lawn basins at min. 2%.
 6. Landscape Contractor is to provide 55 days of maintenance after the date of Substantial Completion. Maintenance to level 2 (Grained) as per British Columbia Landscape Standards. Contractor to provide a cost yield guarantee for all lawn material. Plants require care to June (between Jan 1 and June 1) shall be under automatic warranty until the June 1 of the following year.
 7. Protection of existing trees/shrubs to remain: install temporary tree protection fencing at drip line of existing trees, trees and shrub beds which are to remain. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction until final landscape work is being done in the vicinity. Remove protective fencing and landscape as directed.
 8. Planting material on City Database to have the approval of the Parks Dept. prior to installation. Size, species and location require approval at the time of installation.
 9. All landscaping to have high efficiency irrigation system to MADC standards.



LEGEND

- Bioswale - sand & rounded rock with plantings
- Bioswale - lawn area
- Lawn area - standard
- Reforestation area
- Reforestation area - steep slope
- Landscape area near Big Entry
- Concrete unit pavers
- Stamped concrete
- Tree to be retained

Nov 17, 2016 Preparation to Design Review
 Dec. 09, 2016 Issues for DP
 Nov. 28, 2016 For Review
 Sept. 28, 2016 For Review

Revisions
 Jonathan Lussu Ltd.
 Landscape Architecture
 1182, 7th St. W.
 Vancouver, B.C. V6J 1K1
 PH: 604.683.1001
 E: info@jluconsultants.com

Project
NOVA POLE
 New Industrial Building
 2879 186th Street Surrey, B.C.

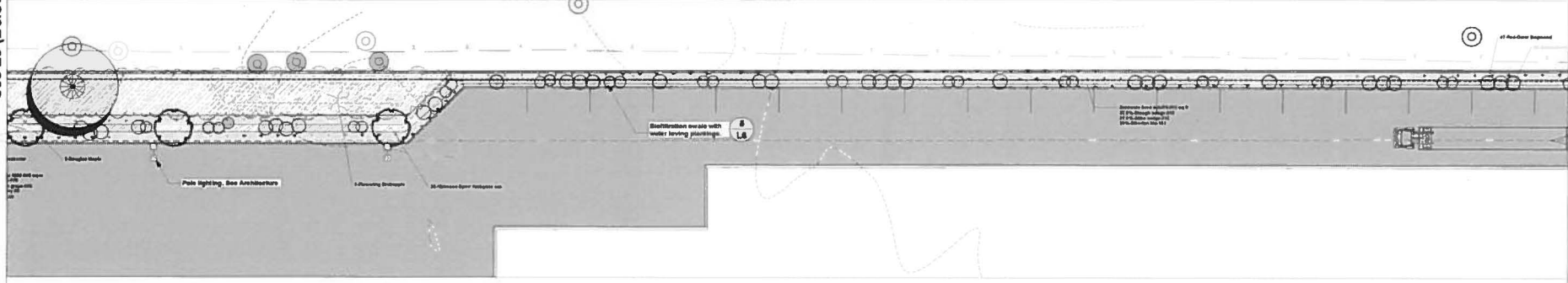
Sheet Title
Enlarged Landscape Plan

Scale
 1:200
 Date Issued
 2014-02

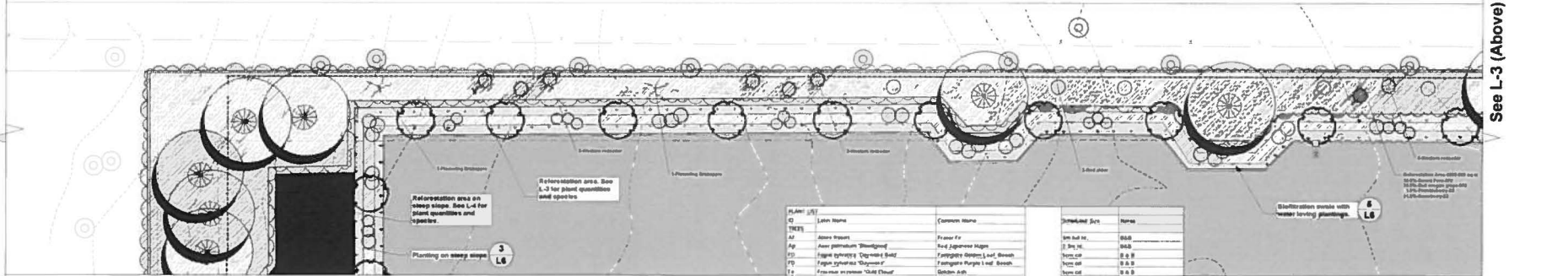
L-2

See L-3 (Below)

See L-2



See L-3 (Above)



See L-4

PLANT LIST	Latin Name	Common Name	Quantity	Notes
01	Latin Name	Common Name	Quantity <td>Notes</td>	Notes
02	Latin Name	Common Name	Quantity	Notes
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97	Latin Name	Common Name	Quantity	Notes
98	Latin Name	Common Name	Quantity	Notes
99	Latin Name	Common Name	Quantity	Notes
100	Latin Name	Common Name	Quantity	Notes

LANDSCAPE NOTES

1. Sizes on the planting plan shall be considered minimum sizes.
2. All landscape construction to meet the current edition of the British Columbia Landscape Standards as a minimal acceptable standard. Plans relative to the satisfaction of the Landscape Standards for nursery stock. Examine search for plant material in Washington, Oregon, California and B.C.
3. Root balls to be free of pernicious weeds.
4. Top soil mixtures for the project shall be tested for particle size, pH, and nutrient levels, and recommendations provided and amendments made to bring the soil up to acceptable horticultural quality for the desired plant material. Issues of turf planting. Off top soil, soil depth and 6" for lawn areas. 18" for shrub beds and 36" for tree plantings. Install 2 inches of composted organic mulch on all shrub beds after planting and rake smooth.
5. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%. The prepared sub-grade shall be approved by the Consultant prior to application of top soil mixtures and finish grading. Slope towards lawn basins at 1%.
6. Landscape Contractor to provide 60 days of maintenance after the date of Substantial Completion. Maintain to level 2. Grounded as per British Columbia Landscape Standards. Contractor to provide a one year guarantee for all plant material. Plants installed prior to June (Between Jan 1 and June 1) shall be under established warranty until the June 1 of the following year.
7. Protection of existing trees/shrubs to remain. Install temporary tree protection fencing at the line of existing hedges, trees, and shrub beds which are to remain. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction until final landscape work is being done in the vicinity. Remove protective fencing and landscape as directed.
8. Planting material on City (Below) to have the approval of the Parks Dept prior to installation. Size, species and location require approval at the time of installation.
9. All landscaping to have high efficiency irrigation system to ISACC standards.

LEGEND

- Bioswale - sand & rounded rock with plantings
- Bioswale - lawn area
- Lawn area - standard
- Restoration area
- Restoration area - steep slope
- Landscape area near Blog Entry
- Concrete unit pavers
- Stamped concrete
- Tree to be retained

Date: 17, 2015
 Dec. 08, 2014
 Nov. 26, 2014
 Sept. 25, 2014

Responses to Design Review
 Issues for DP
 For Review
 For Review

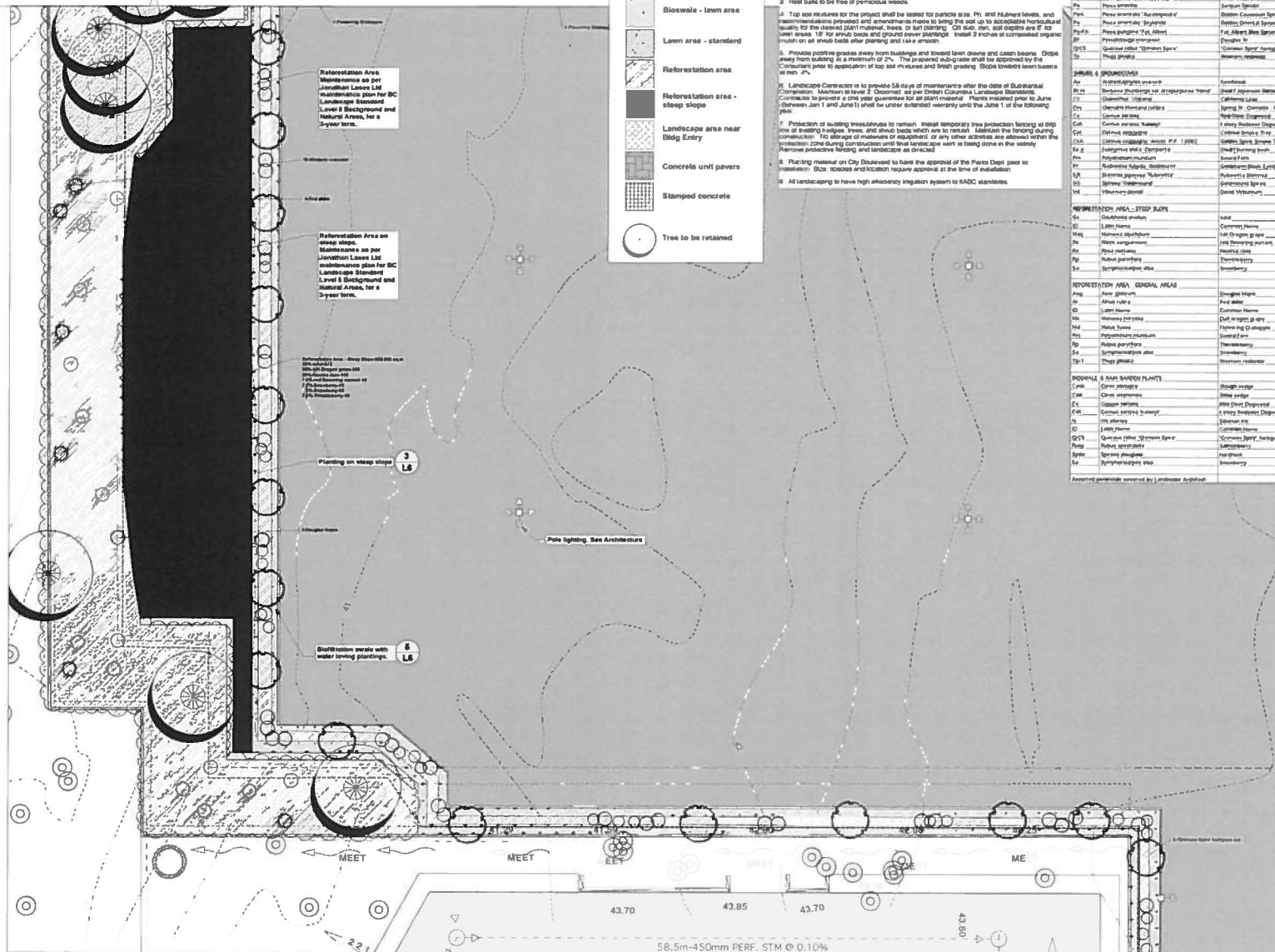
Project:
NOVA POLE
 New Industrial Building
 2879 188th Street Surrey, B.C.

Scale:
 1:300
 Date: 2014
 Project No: 2014-02

Jonathan Loses Ltd.
 Landscape Architecture
 1187 - 147th Ave.
 Langley, B.C. V4V 1Y1
 Tel: 604-885-8881
 E-mail: info@jonathanloses.com

L-3

See L-3



LEGEND

- Bioswale - sand & rounded rock with plantings
- Bioswale - lawn area
- Lawn area - standard
- Reforestation area
- Reforestation area - steep slope
- Landscape area near Bigg Entry
- Concrete unit pavers
- Stamped concrete
- Tree to be retained

LANDSCAPE NOTES

1. Sites on the planting plan that be considered minimum sizes.
2. All landscape construction to meet the current edition of the British Columbia Landscape Standards as a minimal acceptable standard. Plant material to the satisfaction of the Landscape Supervisors for nursery stock. Extend search for plant material to Washington, Oregon, California and B.C.
3. Root balls to be free of pernicious weeds.
4. Top soil material for the project shall be tested for particle size, Ph, and Nutrient levels, and amendments prepared and amendments made to bring the soil up to acceptable horticultural quality for the chosen plant material, trees or turf planting. All soil, mulch, and organic are to be lawn areas. 1" for shrub beds and ground cover plantings. 2" soil, mulch, and organic on lawn areas. 3" for shrub beds and ground cover plantings. 2" soil, mulch, and organic on lawn areas. 3" for shrub beds and ground cover plantings. 2" soil, mulch, and organic on lawn areas. 3" for shrub beds and ground cover plantings.
5. Provide positive grades away from buildings and lowest lawn areas and cash basins. Check away from building at a minimum of 2%. The proposed sub-grade shall be approved by the Contractor prior to installation of top soil, mulch and lawn seeding. Slope breaks shall be a maximum of 4%.
6. Landscape Contractor is to provide 50 days of maintenance after the date of Substantial Completion. Maintenance to level 2. Commence 1st week after Substantial Completion. Commence to provide a one year guarantee for all plant material. Plants installed prior to June (between Jan 1 and June 1) shall be under extended warranty until the June 1 of the following year.
7. Protection of existing trees shall be to remain. Install temporary tree protection fencing at the line of existing hedges, trees, and shrub beds which are to remain. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction until final landscape work is being done in the vicinity. Remove protective fencing and landscape as directed.
8. Planting material on City Owned land to have the approval of the Parks Dept prior to installation. (Site, species and location require approval at the time of installation).
9. All landscaping to have high efficiency irrigation system to RADC standards.

PLANT LIST		Common Name	Quantity	Specified Size	Notes
100	Tree	Alnus s. sp.	1	100mm	100mm
101	Tree	Alnus s. sp.	1	100mm	100mm
102	Tree	Alnus s. sp.	1	100mm	100mm
103	Tree	Alnus s. sp.	1	100mm	100mm
104	Tree	Alnus s. sp.	1	100mm	100mm
105	Tree	Alnus s. sp.	1	100mm	100mm
106	Tree	Alnus s. sp.	1	100mm	100mm
107	Tree	Alnus s. sp.	1	100mm	100mm
108	Tree	Alnus s. sp.	1	100mm	100mm
109	Tree	Alnus s. sp.	1	100mm	100mm
110	Tree	Alnus s. sp.	1	100mm	100mm
111	Tree	Alnus s. sp.	1	100mm	100mm
112	Tree	Alnus s. sp.	1	100mm	100mm
113	Tree	Alnus s. sp.	1	100mm	100mm
114	Tree	Alnus s. sp.	1	100mm	100mm
115	Tree	Alnus s. sp.	1	100mm	100mm
116	Tree	Alnus s. sp.	1	100mm	100mm
117	Tree	Alnus s. sp.	1	100mm	100mm
118	Tree	Alnus s. sp.	1	100mm	100mm
119	Tree	Alnus s. sp.	1	100mm	100mm
120	Tree	Alnus s. sp.	1	100mm	100mm



May 17, 2015	Response to Design Review
Dec. 08, 2014	Issue for D/P
Nov. 26, 2014	For Review
Sept. 25, 2014	For Review

Prepared by

 Jonathan Iosco Ltd.
 Landscape Architecture
 2397 166 St. SW.
 Vancouver, B.C. V6V 1H3
 Tel: 604 683 1661
 Fax: 604 683 1662
 Email: info@jiosco.com

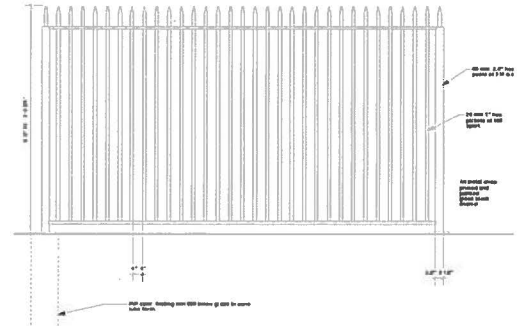
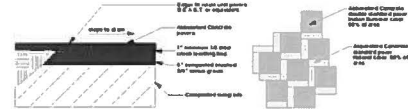
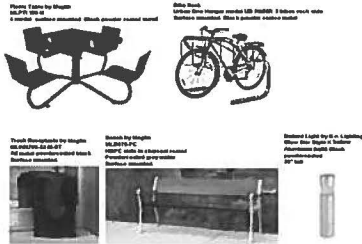
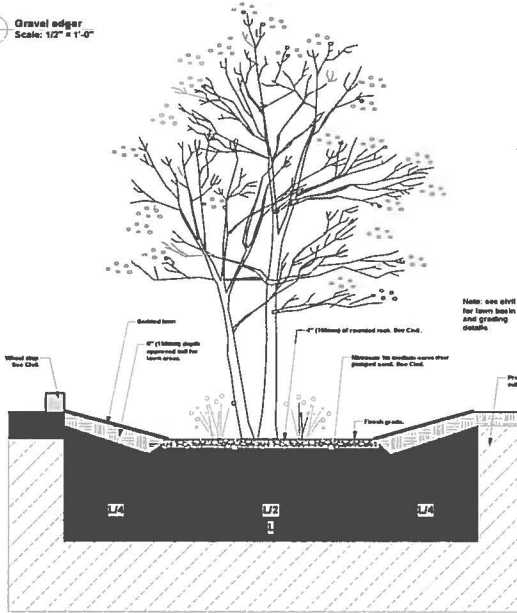
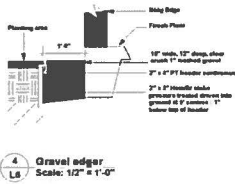
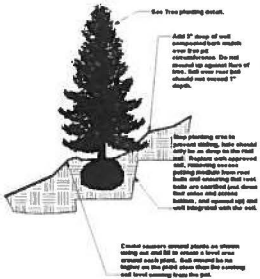
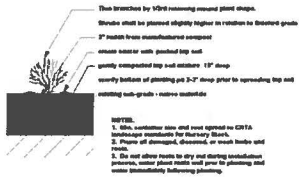
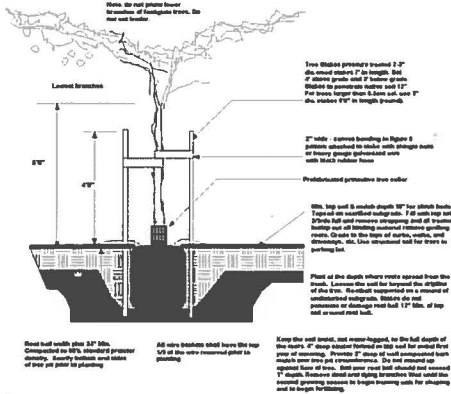
Project
NOVA POLE
 New Industrial Building
 2679 188th Street Surrey, B.C.

Drawn by
Enlarged Landscape Plan

Scale
1:200
 Date: Sept 2014
 Project No.: 3914-02

L-4

See L-5



Mar. 17, 2015	Progressive to Design Review
Oct. 03, 2014	Issues for DP
Nov. 26, 2014	For Review
Sept. 23, 2014	For Review
Revisions	
Jonathan Losse Ltd. Landscape Architecture	
Project NOVA POLE New Industrial Building 2579 188th Street Surrey, B.C.	
Sheet Title Landscape Details	
Scale	
Date: Sept. 2014	Project No. 2011-6-32
L-6	

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

FROM: Development Services Manager, Engineering Department

DATE: June 23, 2015 PROJECT FILE: **7814-0360-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 2579 - 188 Street**

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

The following issues are to be addressed as a condition of issuance of the Development Permit.

- Obtain an ESC permit with the City of Surrey prior to any tree clearing or on-site work.
- At land clearing stage the applicant is required to install permanent hard fencing at the edge of development and contact Elisabeth Thiel (604-501-5166) in the Park Development Services Section to coordinate the removal of hazardous trees (if any) in the existing park. Hazardous trees are to be removed at the applicant's expense.
- Any servicing through Parkland must be approved by Park staff and replanted to Park standards. Pre-approval of plans is required.
- The Engineering Department can support the proposed narrower one-way drive-aisle on the north side of the building.

BUILDING PERMIT

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

- Confirm all aspects of project 7810-0301-00 have been addressed to the satisfaction of the City's Engineering Department including but not limited to on-site stormwater management features, service connections, and driveway accesses.
- Ensure ESC Permit for on-site works is applicable through all phases of construction.



Rémi Dubé, P.Eng.
Development Services Manager

LR

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0360-00

Issued To: 0964377 BC LTD.

("the Owner")

Address of Owner: 19433 - 96 Avenue, Suite 202
Surrey, BC V4N 4C4

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: 029-582-121

Parcel B (Being a Consolidation of Lots 9 and 10, See CA4444800) Section 21
Township 7 New Westminster District Plan EPP24887

2579 - 188 St

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

In Part 5 Parking and Loading/Unloading Section D Sub-section 3(b), the minimum width for a maneuvering aisle is varied from 7.5 metres [25 ft.] to 5.6 metres [18.4 ft.] for the drive-aisle on the north side of the proposed building.
5. The siting of buildings and structures shall be in accordance with the site plan, as shown in 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.

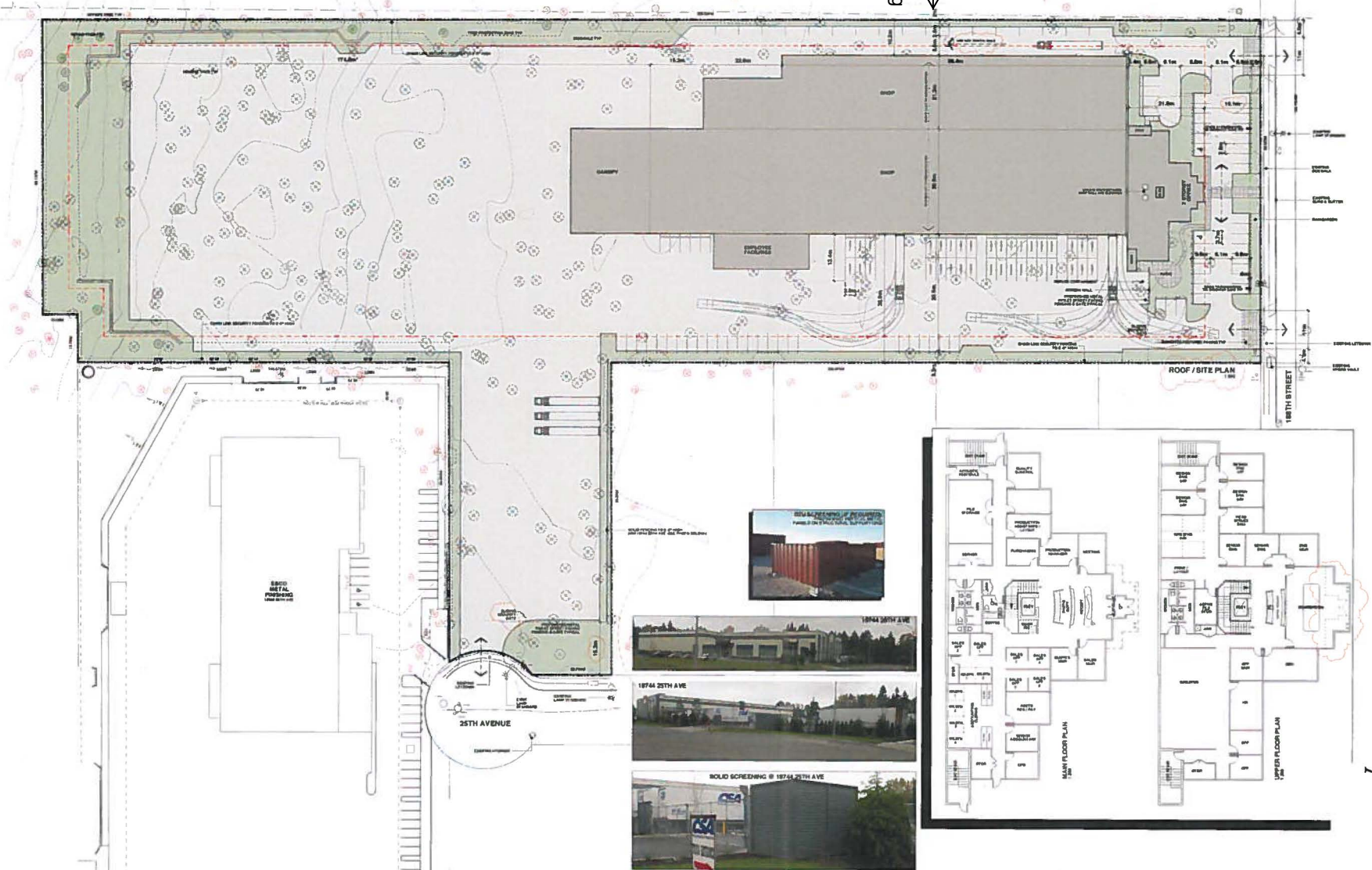
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

DVP 7914-0360-00 Schedule A

5.6m
vehicle
maneuvering
aisle



DATE	REVISIONS
DEC 18	Site description
JAN 15	Final site plan and site plan

NO.	DATE	REVISIONS
1	DEC 18	Site description
2	JAN 15	Final site plan and site plan

CITY OF CAMPBELLVILLE

 Planning Department

Humphrey CONSTRUCTION LTD

NEW INDUSTRIAL BUILDING FOR

NEWALL HOUSE

 2576 18TH STREET
 CAMPBELL HEIGHTS
 SURREY BC

-SITE PLAN / ROOF PLAN - FLOOR PLANS	
DATE:	JR
SCALE:	1:500 / 1:200
PROJECT NUMBER:	
	A1