

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0052-00

Planning Report Date: July 11, 2016

**PROPOSAL:**

- **OCP amendment** for a portion from Agriculture to Mixed Employment
- **LAP Amendment** to adjust the boundaries of the Open Space Corridors/Buffers and Business Park designations
- **Rezoning** for a portion from A-1 and A-2 to IB-2 and A-2
- **Development Permit**

to allow for future light industrial or business park uses on the property.

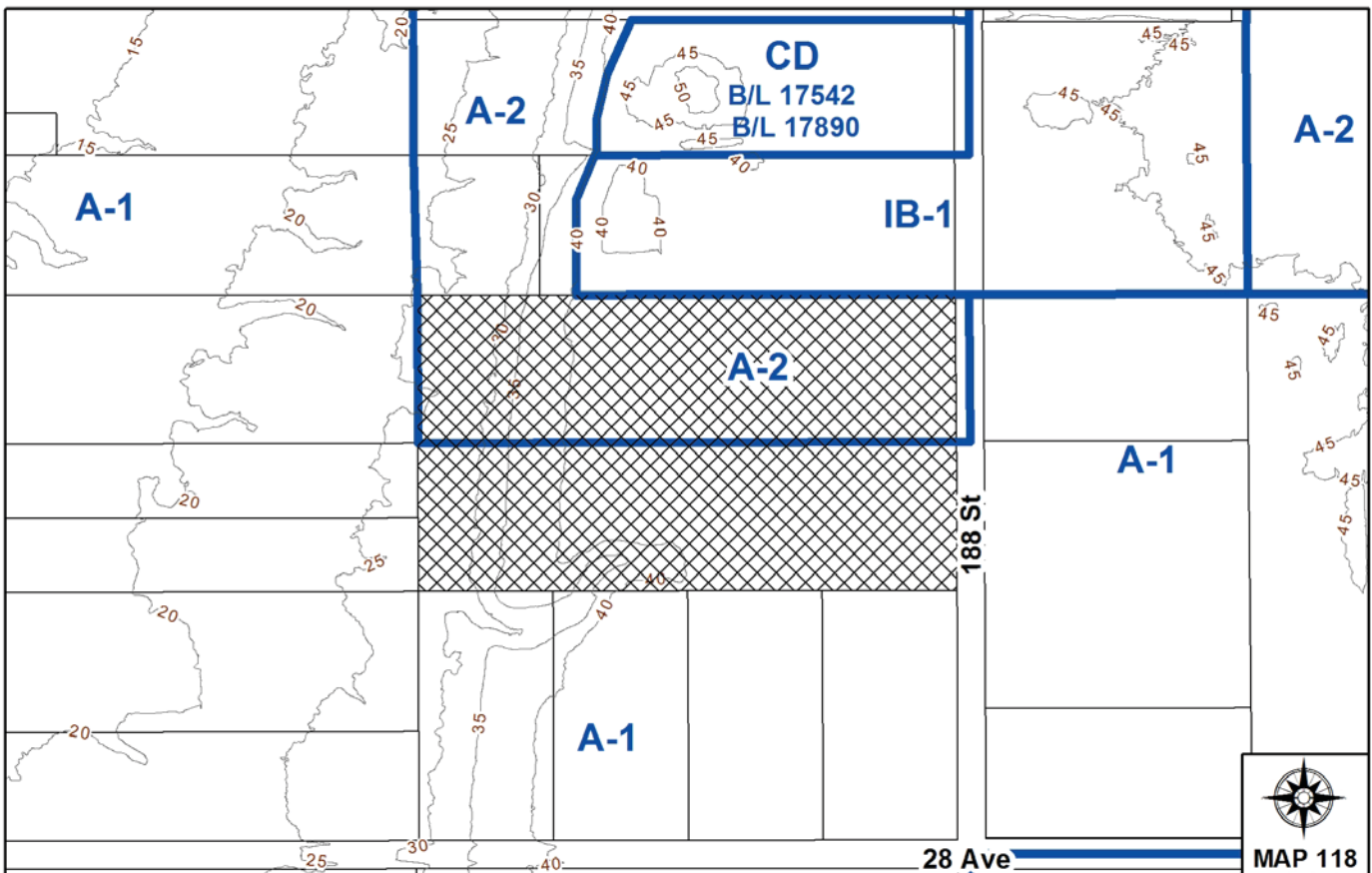
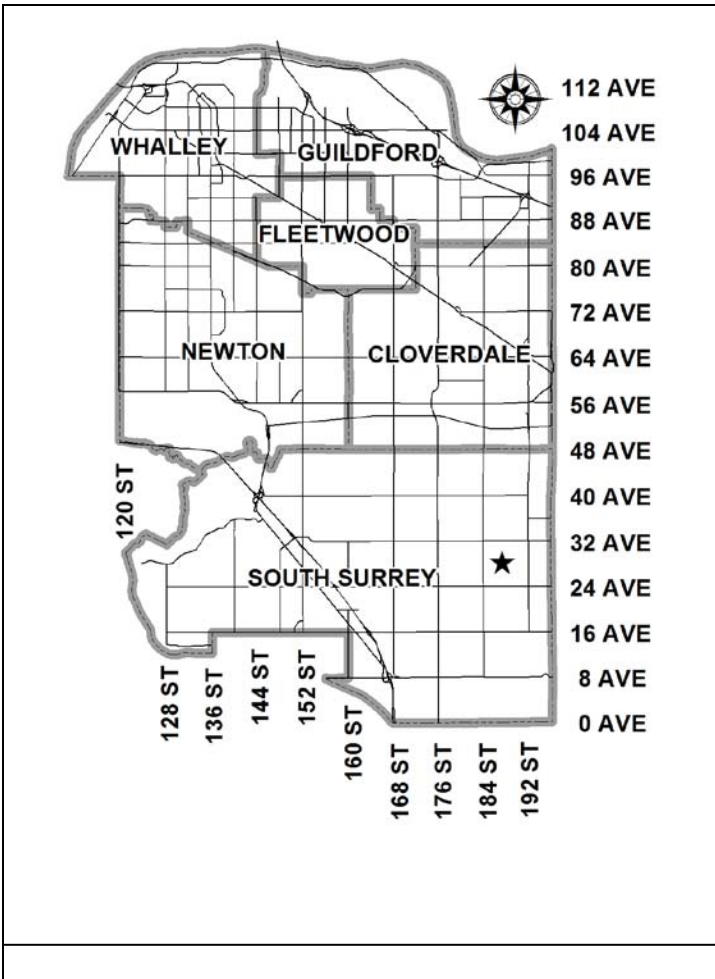
**LOCATION:** 2919 and 2967 - 188 Street

**OWNER:** Cornelis & Emma Flokstra

**ZONING:** A-1 and A-2

**OCP DESIGNATION:** Agricultural and Mixed Employment

**LAP DESIGNATION:** Business Park and Open Space Corridors/Buffers



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning
- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires an Official Community Plan (OCP) Amendment to re-designate a portion of land on the west portion of the property from "Agricultural" to "Mixed Employment" to allow the proposed development.
- The OCP Amendment process will require a Type 2 Amendment of the Regional Growth Strategy (RGS) through Metro Vancouver. The amendment would be triggered by the proposed amendments to the Urban Containment Boundary on the portion of the site that is designated "Agricultural".
- The proposal requires an amendment to the Campbell Heights Local Area Plan (LAP) to re-designate a portion of the site from "Open Space Corridors/Buffers" to "Business Park".

### RATIONALE OF RECOMMENDATION

- The proposed OCP and LAP amendments are largely housekeeping (mapping) amendments reflecting the site's natural features and functions, and are required to facilitate the development of the site. The proposed amendments are also consistent with the intent of both the "Mixed Employment" designation of the OCP and the "Business Park" designation of the Campbell Heights LAP.
- The proposed Business Park 2 Zone (IB-2) meets the intent of the OCP and LAP designations for the site and will accommodate light impact industry, office and service uses.
- The western portion of the site (1.75 hectares (4.3 acres)) is proposed to be conveyed to the City as park for conservation purposes and complies with the Biodiversity Conservation Strategy Green Infrastructure Network objectives. This area will also act as a buffer to the ALR lands to the west.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the Official Community Plan (OCP) by re-designating a portion of the subject site from Agricultural to Mixed Employment and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone a portion of the subject site from “General Agricultural Zone” (A-1) and “Intensive Agriculture Zone” (A-2) to “Business Park 2 Zone” (IB-2) shown as Block A in the Survey Plan (attached as Appendix I,) and to “Intensive Agriculture Zone” (A-2) shown as Block B in the Survey Plan attached, and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7916-0052-00 for Hazard Lands and Farm Protection.
5. 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 subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant address the shortfall in tree replacement;
  - (e) input from Senior Government Environmental Agencies;
  - (f) execution of an agreement with the City for maintenance and monitoring of riparian area;
  - (g) registration of a statutory right-of-way to ensure City access to the riparian dedicated area at the rear of the property.
  - (h) registration of a Section 219 Restrictive Covenant to ensure future construction is in accordance with the recommendations in the approved geotechnical report;
  - (i) approval and issuance of a Development Permit for Hazard Lands and Farm Protection; and
  - (j) approval of the Metro Vancouver Board of the Type 2 RGS amendment.

6. Council pass a resolution to amend the Campbell Heights Local Area Plan by adjusting the boundaries of the "Open Space/Buffers" and "Business Park" designations when the project is considered for final adoption.

**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 requires the applicant enter into an agreement for maintenance and monitoring of the adjacent parkland and the development of a maintenance and monitoring plan for the private property located south of the proposed retaining wall and adjacent to Keery Park subject to Parks approval.

**Agricultural and Food Security Advisory Committee (AFSAC):** At their June 2, 2016 meeting, AFSAC recommended that Application No. 7916-0052-00 be supported as proposed.

**SITE CHARACTERISTICS**

**Existing Land Use:** Intensive agriculture uses and one single family residential dwelling.

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/LAP Designation</b>	<b>Existing Zone</b>
North:	Business Park use (cold storage facility)	Mixed Employment/ Open Space Corridors- Buffers and Business Park	IB-1
East (Across 188 Street):	Future business park development (under Development Application No. 7914-0337-00)	Mixed Employment/ Business Park and Landscaping Strips	IB-3
South:	City owned parkland (Keery Park)	Agricultural and Mixed Employment/ Open Space Corridors/Buffers	A-1
West:	Agricultural Land Reserve lands	Agriculture	A-1

**JUSTIFICATION FOR PLAN AMENDMENTS**

- The subject properties are split-designated "Agricultural" and "Mixed Employment" in the OCP. An OCP amendment is required to re-designate a portion of land on the west of the

property from "Agricultural" to "Mixed Employment" to allow for future light industrial or business park uses on the property.

- While the Campbell Heights LAP recognizes the site's natural topography by designating the wooded escarpment and western portions of the properties as "Open Space Corridor/Buffer", the OCP does not distinguish this feature or correspond to the LAP. The proposed OCP amendment is largely a housekeeping (mapping) amendment reflecting the site's natural features and functions, and is required to facilitate the development of the site.
- The proposed amendment is also consistent with the intent of both the "Mixed Employment" designation of the OCP and the "Business Park" designation of the Campbell Heights LAP.
- The "Mixed Employment" designation is intended to support a mix of industrial, commercial, business and office uses. The proposed IB-2 zone meets the intent of the OCP and LAP designations for the site and will accommodate light impact industry, office and service uses.
- The OCP Amendment process will require a Type 2 Amendment of the RGS through Metro Vancouver. The amendment would be triggered by the proposed amendments to the Urban Containment Boundary on the portion of the site that is designated "Rural".
- The properties are also partially designated "Business Park" and partially designated "Open Space Corridors/Buffers" in the Campbell Heights Local Area Plan (LAP). The applicant proposes to amend a portion of the "Open Space Corridors/Buffers" designation to "Business Park" in the LAP.
- The intended uses of the "Business Park" designation in the LAP are light impact industrial, high tech industrial, warehouse, office and service uses.

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject properties combined are approximately 8.26 hectares (20.4 acres) in size and are located at 2919 and 2967 188 Street.
- The west portions of the properties are designated "Agricultural" and the east portions are designated "Mixed Employment" in the Official Community Plan (OCP).
- The properties are designated "Business Park" and "Open Space Corridors/Buffers" in the Campbell Heights Local Area Plan (LAP). The south parcel is currently zoned "General Agricultural Zone" (A-1), while the north property is zoned "Intensive Agricultural Zone" (A-2).
- The subject properties are located in an area identified in the OCP and Campbell Heights LAP for light industrial and business park development.
- The Metro Vancouver Regional Growth Strategy (RGS) Metro 2040, split-designates the subject properties as "Rural" and "Mixed Employment", with the western portion of the site located outside of the Urban Containment Boundary.

- The subject site is located outside of the Agricultural Land Reserve (ALR) and is bounded by A-1 zoned, Agricultural Land Reserve lands to the west.
- The subject properties are located within a Hazard Land Development Permit (DP) area as the west portions of the site have slopes in excess of 15%. The site is also subject to a Development Permit (DP) for Farm Protection because it is located within 30 metres (100 ft.) of the Agricultural Land Reserve boundary on the western boundary.
- The properties currently contain a single family residence and numerous farm buildings.

### **Current Proposal**

- The applicant proposes to: (1) amend a portion of the "Agricultural" designation in the OCP to "Mixed Employment"; (2) amend a portion of the "Open Space Corridors/Buffers" designation to "Business Park" in the Campbell Heights LAP; (3) rezone portions of the property from "General Agricultural Zone" (A-1) and "Intensive Agricultural Zone" (A-2) to Business Park 2 Zone (IB-2); and (4) Development Permits for Hazard Lands (steep slope) and Farm Protection to allow for future light industrial or business park uses on the property. Subdivision to convey the environmentally sensitive lands at the west portion of the site will also be required.
- The OCP Amendment process will require a Type 2 Amendment of the RGS through Metro Vancouver. The amendment would be triggered by the proposed amendments to the Urban Containment Boundary on the portion of the site that is designated "Rural".
- The applicant proposes to dedicate the western portion of the subject property where the properties border the ALR. This dedicated area will act as a buffer between the proposed development and the ALR lands to the west. The width of this buffer ranges from approximately 75 metres (246 ft.) to 115 metres (377 ft.).
- The application is currently being proposed without an end user or building designs. Any future development proposals on the property will be subject to a detailed Development Permit for Form and Character to ensure compliance with the Campbell Heights Design Guidelines.

### **Riparian Areas**

- A tributary of Keery Creek runs east to west through the southwestern portion of the subject property. The City's watercourse mapping classifies the creek as a Class B (permanent, non-fish bearing) watercourse. The watercourse has downstream connectivity to Laura Brook, a Class A (permanent, fish-bearing) stream. A Riparian Area Regulations (RAR) report was prepared by Enkon Environmental Ltd. and submitted on April 11, 2016. The report recommends a Streamside Protection and Enhancement Area (SPEA) of 10 metres (33 ft.) from the high water mark of the watercourse. The SPEA area is entirely located within the proposed open space dedication. The RAR report has been reviewed by City Staff and found to be acceptable and approved to be sent out for peer review.

### **Hazard Land Development Permit (Steep Slopes)**

- The site is subject to a Development Permit for Hazard Lands in the OCP, due to steep slopes at the west end of the property in excess of 15% grade. In order to address this requirement, the applicant has submitted a geotechnical report, a preliminary lot grading plan, cross sections of the site, and an arborist report to confirm that the site can accommodate the proposed development.
- The subject site is flat lying, with the exception of the western portion where the grade drops from an elevation of 38 metres (125 ft.) to 31 metres (102 ft.). The escarpment slopes range between 30% and 40%.
- The geotechnical report, prepared by Able Geotechnical Ltd. and dated November 19, 2015, states that the site is considered safe for its intended use, and that the existing slope meets the accepted requirements for development under both static and seismic conditions subject to the recommendations included in the report related to disturbance on and around the slope.
- The geotechnical report makes recommendations on retaining walls, seismic design of foundations, building setbacks, subgrade preparation, building foundations, and structural fill.
- Staff have reviewed the geotechnical report, and found it to be generally acceptable, subject to the geotechnical engineer reviewing and accepting the final building and lot grading designs.
- A preliminary lot grading plan was submitted by Hub Engineering Inc. and was found to be acceptable for preliminary planning purposes. However, the lot grading plans will need to be reviewed again at the Building Permit stage.
- The geotechnical study and recommendations and lot grading plans will be incorporated into the requirements of the Hazard Lands Development Permit (DP), and registered on title through a restrictive covenant. Issuance of the DP is required prior to final adoption of the rezoning. At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that building plans comply with the recommendations in the approved geotechnical report.
- Issuance of the Hazard Lands DP is required prior to final adoption of a rezoning By-law, should this application be supported by Council.

### **Farm Protection**

- The site is also subject to a Development Permit (DP) for Farm Protection, given its proximity to the ALR boundary. The DP guidelines in the OCP prescribe a minimum building setback of 30 metres (100 ft.) from the ALR boundary.
- The applicant proposes to dedicate the western portion of the subject property that is designated "Open Space" in the Campbell Heights LAP where the properties border the ALR. This dedicated area will act as a buffer between the proposed development and the ALR lands to the west.

- The open space dedication and minimum setbacks of the proposed IB-2 Zone ensure that the minimum building setback of 30 metres (100 ft.) will be achieved from the ALR boundary when development is proposed, which satisfies the Farm Protection DP requirements. However, the issuance of the Farm Protection DP will be in conjunction with the Hazardous Lands DP. Issuance of the DP is required prior to final adoption of a rezoning By-law, should this application be supported by Council.
- At their June 2, 2016 meeting, AFSAC recommended that Application No. 7916-0052-00 be supported as proposed.

### PRE-NOTIFICATION

- Pre-notification letters were sent on March 23, 2016 to 35 properties within 100 metres (328 ft.) of the site, as well as the Little Campbell Watershed Society. A development proposal sign was erected on April 7, 2016. Staff have not received any responses to the public notification.

### PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

### TREES

- Andrew Connell, ISA Certified Arborist of Diamond Head Consulting Ltd. 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>			
Alder	8	8	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Big Leaf Maple	9	9	0
Cherry	1	1	0
Paper Birch	5	5	0
<b>Coniferous Trees</b>			
Douglas Fir	39	39	
Giant Redwood	2	0	2
Lawson Cypress	1	1	0
Western Hemlock	1	0	1
Western Red Cedar	6	3	3
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>64</b>	<b>58</b>	<b>6</b>



<b>Additional Confirmed Trees in the proposed Open Space / Riparian Area</b>	<b>7</b>	<b>0</b>	<b>7</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>	<b>0</b>		
<b>Total Retained and Replacement Trees</b>	<b>6</b>		
<b>Contribution to the Green City Fund</b>	<b>\$37,200.00</b>		

- The Arborist Assessment states that there are a total of 64 protected trees on the site, excluding Alder trees. 8 existing trees, approximately 11% of the total trees on the site, are Alder trees. It was determined that 6 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.
- Table 1 includes an additional 7 protected trees that have been verified by survey, that are located along the east boundary and within the proposed open space. The proposed open space is heavily treed, but the trees were not surveyed other than the 7 noted above, given that these lands are not affected by the proposed development. The trees within the proposed open space 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.
- 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 124 replacement trees on the site. Since no replacement trees are proposed on the site at this time, the deficit of 124 replacement trees will require a cash-in-lieu payment of \$37,200.00, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 6 trees are proposed to be retained on the site with a contribution of \$37,200.00 to the Green City Fund.

#### BIODIVERSITY CONSERVATION STRATEGY

- 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 Regional BCS Corridor within the subject site, in the Campbell Heights BCS management area, with a High ecological value.
- The BCS further identifies the GIN area of the subject site as having a Very High and Moderately High habitat suitability ratings, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 100 meters (328 ft.).

- Protecting green infrastructure Hubs (large habitat areas) and Sites (smaller habitat areas) are critical to preserving natural habitat refuges and a diversity of habitat features while maintaining/enhancing Corridors ensures connectivity between fragmented hubs for genetic variation throughout the City. The closest Biodiversity Hub connection in the GIN to the subject site is Hub G, and is located to the west of Campbell Heights between 28 Avenue and 40 Avenue.
- The development proposal will conserve approximately 1.75 hectares (4.33 acres) of the subject site through Providing Open Space Areas, which is 21% of the total gross area of subject site. This method of GIN retention 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. This dedicated area will also act as a buffer between the proposed development and the ALR lands to the west. The width of this buffer ranges from approximately 75 metres (246 ft.) to 115 metres (377 ft.).

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 16, 2016. 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 subject property is located within the Campbell Heights Local Area Plan (LAP), and is designated “Business Park” and “Open Space Corridors/Buffers”.</li> <li>• The proposed development meets the intent of the OCP and the LAP as the site is intended for business park or light industrial uses in the Campbell Heights LAP.</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>• Bio-swales will likely be required along the rear retention wall for stormwater management and filtration purposes.</li> <li>• The applicant proposes 1.75 hectares (4.33 acres) of park dedication, subject to a P-15 agreement for future off-site trees.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• n/a</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• n/a</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 community has had an opportunity to provide input on the proposal during the public notification process.</li> </ul>

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I	Lot Owners, Action Summary, Project Data Sheets, and Survey Plan
Appendix II	Site Plan
Appendix III	Engineering Summary
Appendix IV	Summary of Tree Survey and Tree Preservation
Appendix V	OCP Re-designation Map
Appendix VI	LAP Re-designation Map
Appendix VII	RGS Re-designation Map

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

RJG/dk

Information for City Clerk

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

1. (a) Agent:      Name:                    Oleg Verbenkov  
   Pacific Land Resources Group Inc.  
   Address:                    12992 - 76 Avenue  
   Surrey, BC V3W 2V6  
  
   Tel:                            604-501-1624 - Work  
   604-501-1624 - Home
  
2.      Properties involved in the Application
  - (a)      Civic Address:                    2919 - 188 Street  
   2967 - 188 Street
  
  - (b)      Civic Address:                    2919 - 188 Street  
   Owner:                       Emma Flokstra  
   Cornelis Flokstra  
   PID:                            011-152-605  
   Section 21 Township 7 Plan 13275 New Westminster District Lot S $\frac{1}{2}$  Part NW  $\frac{1}{4}$  OKA 1
  
  - (c)      Civic Address:                    2967 - 188 Street  
   Owner:                       Emma Flokstra  
   Cornelis Flokstra  
   PID:                            011-152-567  
   Section 21 Township 7 Plan 5316 New Westminster District Parcel N $\frac{1}{2}$  A Part NW $\frac{1}{4}$  N  $\frac{1}{2}$   
   PCL A Exp PL 13275
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to amend the Official Community Plan to re-designate the property.
  
  - (b)      Introduce a By-law to rezone the property.

## DEVELOPMENT DATA SHEET

Proposed/Zoning: IB-2

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	n/a	82,394
Road Widening area		
Undevelopable area (Park dedication)		17,806
Net Total		64,588
LOT COVERAGE (in % of net lot area)	60%	
Buildings & Structures		n/a
Paved & Hard Surfaced Areas		
Total Site Coverage		n/a
SETBACKS ( in metres)		
Front	16/7.5	n/a
Rear	7.5	n/a
Side	7.5/0	n/a
Side	7.5	n/a
BUILDING HEIGHT (in metres/storeys)		
Principal	14	n/a
Accessory	6	n/a
NUMBER OF RESIDENTIAL UNITS	n/a	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	n/a	n/a
FLOOR AREA: Commercial	n/a	n/a
Retail		
Office		
Total		
FLOOR AREA: Industrial	n/a	n/a
FLOOR AREA: Institutional	n/a	n/a
TOTAL BUILDING FLOOR AREA	n/a	n/a

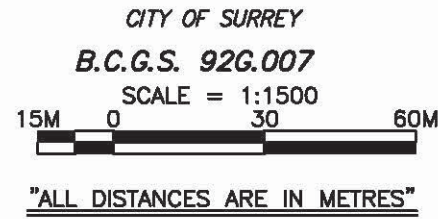
*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

**Development Data Sheet cont'd**

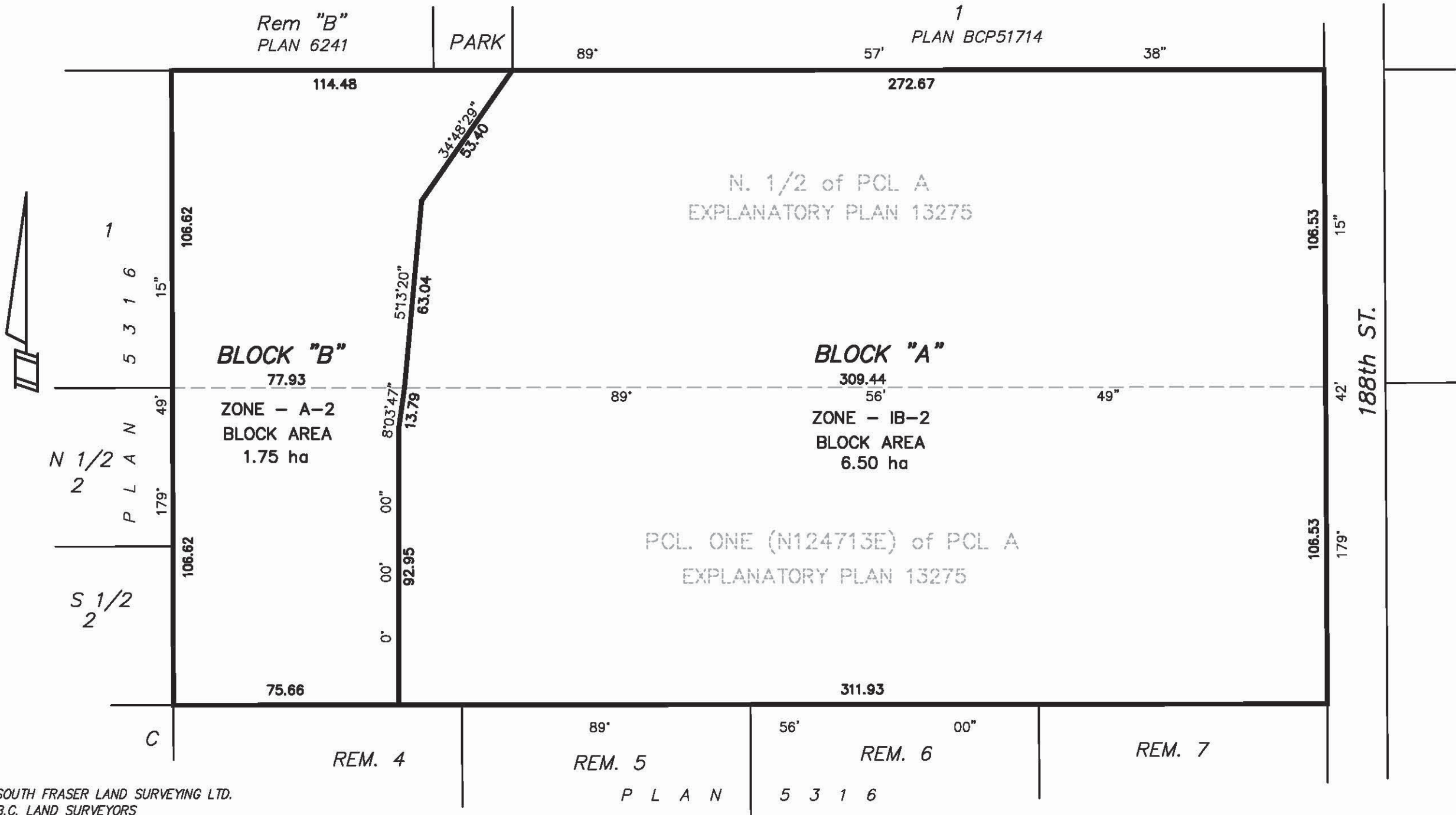
<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.00	n/a
AMENITY SPACE (area in square metres)	n/a	n/a
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	n/a	n/a
Residential Bachelor + 1 Bedroom	n/a	n/a
2-Bed		
3-Bed		
Residential Visitors		
Institutional	n/a	n/a
Total Number of Parking Spaces	n/a	n/a
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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**SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW No. \_\_\_\_\_ OF  
 NORTH HALF PARCEL "A" (EXPLANATORY PLAN 13275) AND PARCEL "ONE" (N124713E)  
 OF PARCEL "A" (EXPLANATORY PLAN 13275) BOTH OF LOTS 4, 5, 6 AND 7  
 SECTION 21 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 5316**



BOOK OF REFERENCE					
LOT	DESCRIPTION	PLAN	AREA	BLOCK	ZONE
PART N. 1/2 of PCL A	Sec 21 Tp 7	EXPLANATORY PLAN 13275	6.50 ha	BLOCK "A"	IB-2
PART PCL. ONE (N124713E) of PCL A	Sec 21 Tp 7	EXPLANATORY PLAN 13275			
PART N. 1/2 of PCL A	Sec 21 Tp 7	EXPLANATORY PLAN 13275	1.75 ha	BLOCK "B"	A-2
PART PCL. ONE (N124713E) of PCL A	Sec 21 Tp 7	EXPLANATORY PLAN 13275			



P.I.D. 011-152-567 (N 1/2 PARCEL "A")
CIVIC ADDRESS: #2969 188th STREET
P.I.D. 011-152-605 (PCL "ONE" of PARCEL "A")
CIVIC ADDRESS: #2919 188th STREET

NOTE: LOT DIMENSIONS FROM FIELD SURVEY

SOUTH FRASER LAND SURVEYING LTD.  
 B.C. LAND SURVEYORS  
 SUITE 212 - 12992 76th AVENUE  
 SURREY, B.C. V3W 2V6  
 TELEPHONE: 604 599-1886  
 FILE: 151037-ZONE

THIS PLAN LIES WITHIN THE  
 GREATER VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT  
 THIS 24th DAY OF JUNE, 2016

GENE NIKULA B.C.L.S.(803)

151037-ZONE



**Pacific Land Resource Group Inc.**

Suite 212 - 12992 76 Avenue  
Surrey, British Columbia  
Canada V3W 2V6

Tel: 604-501-1624  
Fax: 604-501-1625

www.pacificlandgroup.ca  
info@pacificlandgroup.ca

PROJECT:

**2919, 2967 188 Street,  
Surrey**

DRAWING TITLE:

**Proposed Site Layout**

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM  
FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

**Trygg Land Group**

SCALE:

**1:1500**

DATE:

**April 11, 2016**

PROJECT No:

**15-1313**

DRAWING No:

**01**

DESIGNED BY:

**EW**

CHECKED BY:

**OV**



**Statistics**

Subject Properties: 8.256 Ha. / 20.4 Ac.  
Park Dedication: 1.756 Ha. / 4.34 Ac.  
Developable Area: 6.5 Ha. / 16.06 Ac.



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

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

DATE: **June 22, 2016** PROJECT FILE: **7816-0052-00**

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RE: **Engineering Requirements (Commercial/Industrial)  
Location: 2919 188 St**

#### **OCP AMENDMENT/LAP AMENDMENT**

There are no engineering requirements relative to the OCP/LAP Amendments.

#### **REZONE/SUBDIVISION**

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

- Register a 0.5 metre ROW fronting 188 Street.

##### ***Works and Services***

- Construct the west half of 188 Street to an industrial collector half road standard.
- Provide water, sanitary and storm sewer connections.
- Provide updated Storm Water Control Plan
- Provide on-site and off-site infiltration.
- Pay Latecomer charges.
- Pay Sanitary DCCFEA charges.

A Servicing Agreement is required prior to Rezone/Subdivision.

#### **DEVELOPMENT PERMIT**

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



Rémi Dubé, P.Eng.  
Development Services Manager  
LR1

Table 3. Tree Preservation Summary.


## TREE PRESERVATION SUMMARY

Surrey Project No:  
 Address: 2919 & 2967 188<sup>th</sup> Street, Surrey, BC  
 Registered Arborist: Andrew Connell B.Sc.  
 ISA Certified Arborist (PN6991A)  
 ISA Qualified Tree Risk Assessor  
 BC Parks Wildlife and Danger Tree Assessor  
 Certified Landscape Technician

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>72</b>
<b>Protected Trees to be Removed</b>	<b>66</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>6</b>
<b>Total Replacement Trees Required:</b> <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio  <math>8 \times \text{one (1)} = 8</math></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio  <math>58 \times \text{two (2)} = 116</math></li> </ul>	<b>124</b>
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>124</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]*</b>	<b>7</b>
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	
<b>Total Replacement Trees Required:</b> <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio  <math>\text{ } \times \text{one (1)} = 0</math></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio  <math>\text{ } \times \text{two (2)} = 0</math></li> </ul>	<b>0</b>
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	<b>0</b>

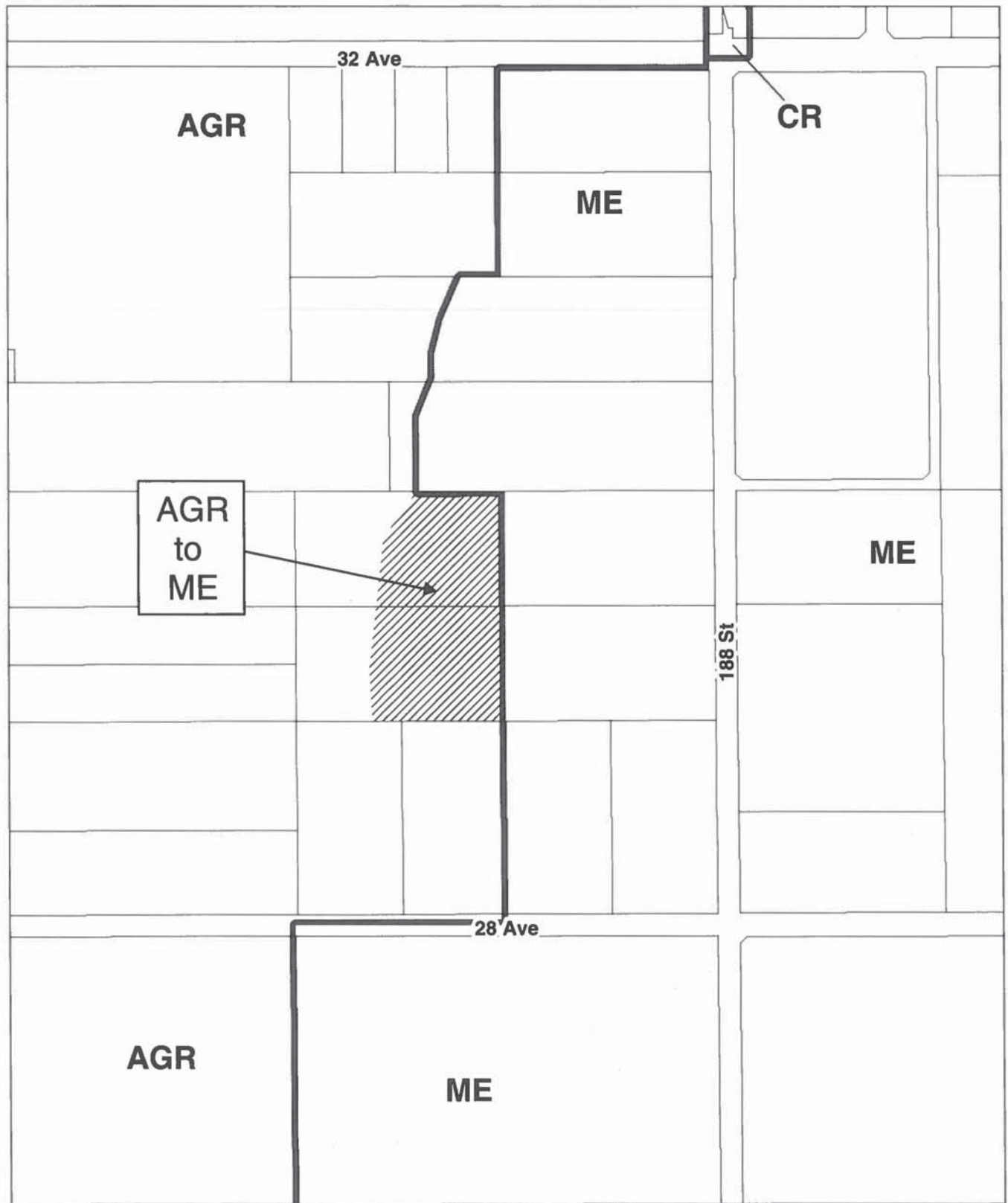
April 8, 2016

Summary prepared and  
submitted by:

  
 \_\_\_\_\_  
 Arborist

\_\_\_\_\_  
 Date

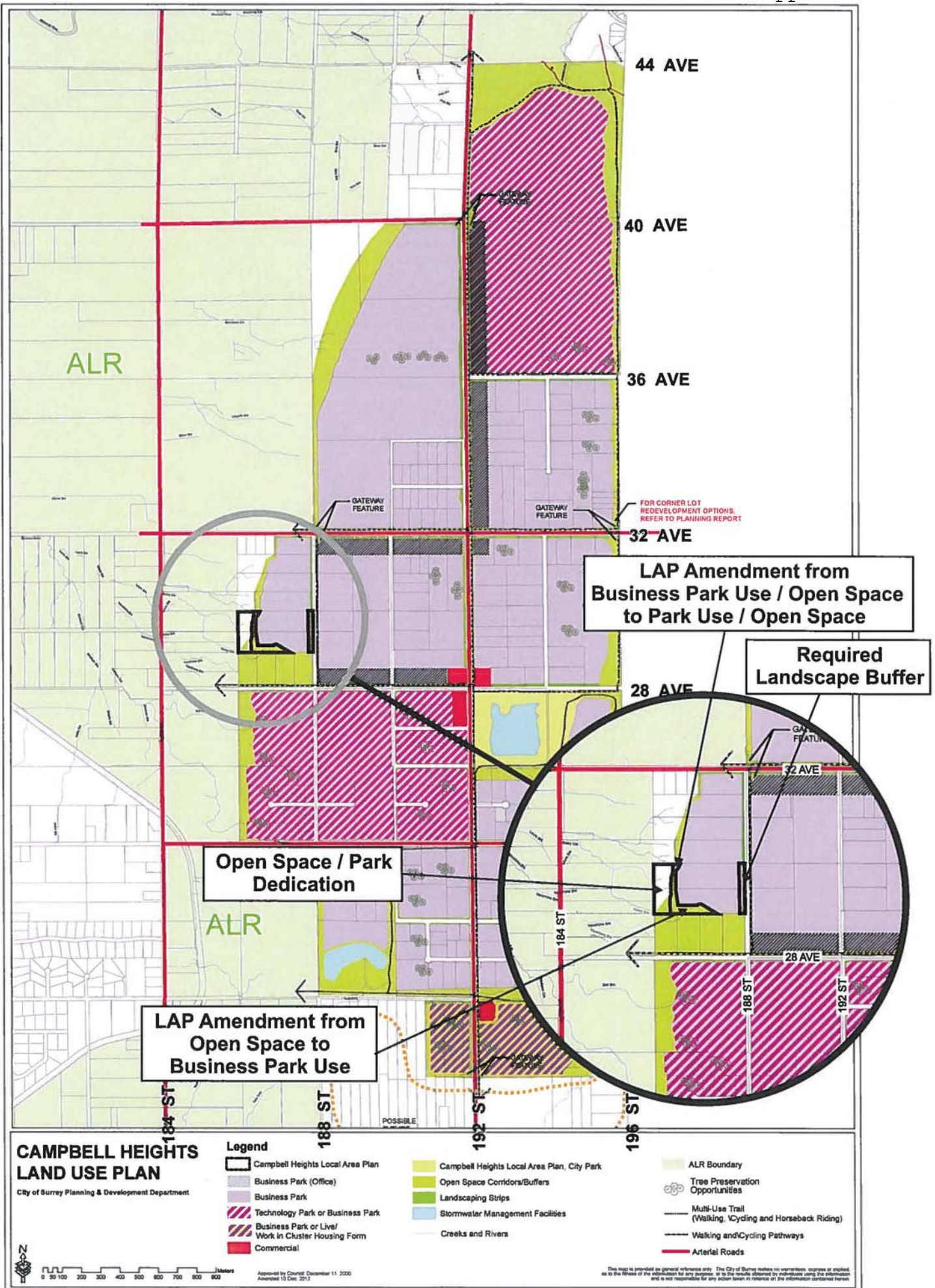
\*Only trees with the potential to be impacted were inventoried in the open space/riparian area.



### OCP Amendment 7916-0052-00

Proposed amendment from Agricultural to  
Mixed Employment Use





ALR

44 AVE

40 AVE

36 AVE

32 AVE

28 AVE

Open Space / Park Dedication

LAP Amendment from Business Park Use / Open Space to Park Use / Open Space

Required Landscape Buffer

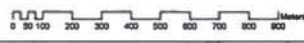
LAP Amendment from Open Space to Business Park Use

**CAMPBELL HEIGHTS LAND USE PLAN**

City of Surrey Planning & Development Department

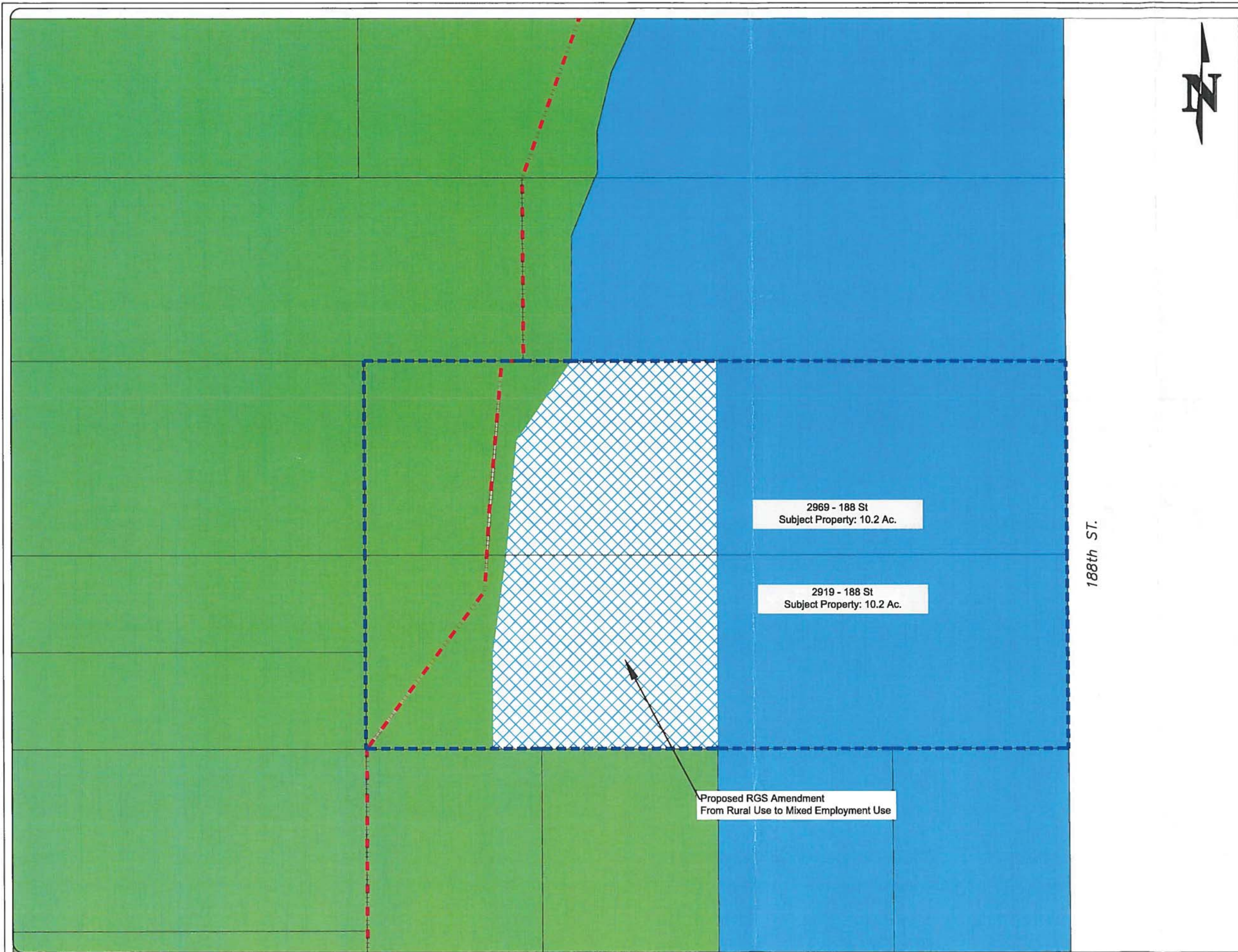
**Legend**

- Campbell Heights Local Area Plan
- Business Park (Office)
- Business Park
- Technology Park or Business Park
- Business Park or Live/Work in Cluster Housing Form
- Commercial
- Campbell Heights Local Area Plan, City Park
- Open Space Corridors/Buffers
- Landscaping Strips
- Stormwater Management Facilities
- Creeks and Rivers
- ALR Boundary
- Tree Preservation Opportunities
- Multi-Use Trail (Walking, Cycling and Horseback Riding)
- Walking and Cycling Pathways
- Arterial Roads



Approved by Council December 11, 2000  
Amended 15 Dec 2017

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.



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 Fax: 604-501-1625  
 www.pacificlandgroup.ca  
 info@pacificlandgroup.ca

PROJECT:  
**2919, 2967 188 Street,  
 Surrey**

DRAWING TITLE:  
**Proposed Regional Growth  
 Strategy Amendment**

- Mixed Employment Use
- Rural
- Proposed RGS Amendment from Rural Use to Mixed Employment Use

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:  
**Trygg Land Group**

SCALE:  
**1:2000**

DATE:  
**January 7, 2016**

PROJECT No:  
**15-1313**

DRAWING No:  
**06**

DESIGNED BY: <b>EW</b>	CHECKED BY: <b>OV</b>
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