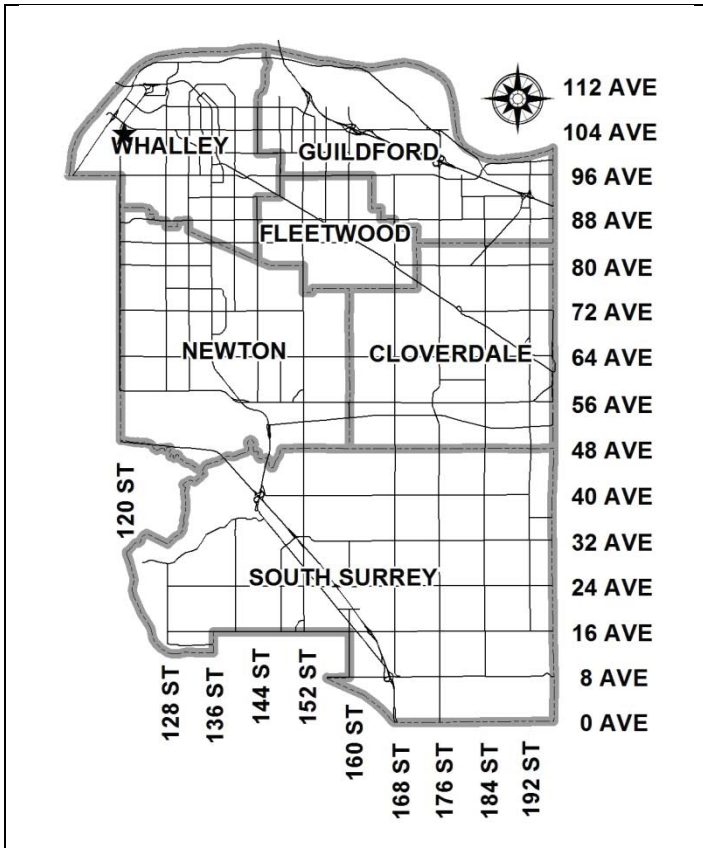


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0097-00

Planning Report Date: May 29, 2017



PROPOSAL:

- **Development Permit**

to permit the development of a single-storey, multi-tenant commercial building on the southern portion of the lot.

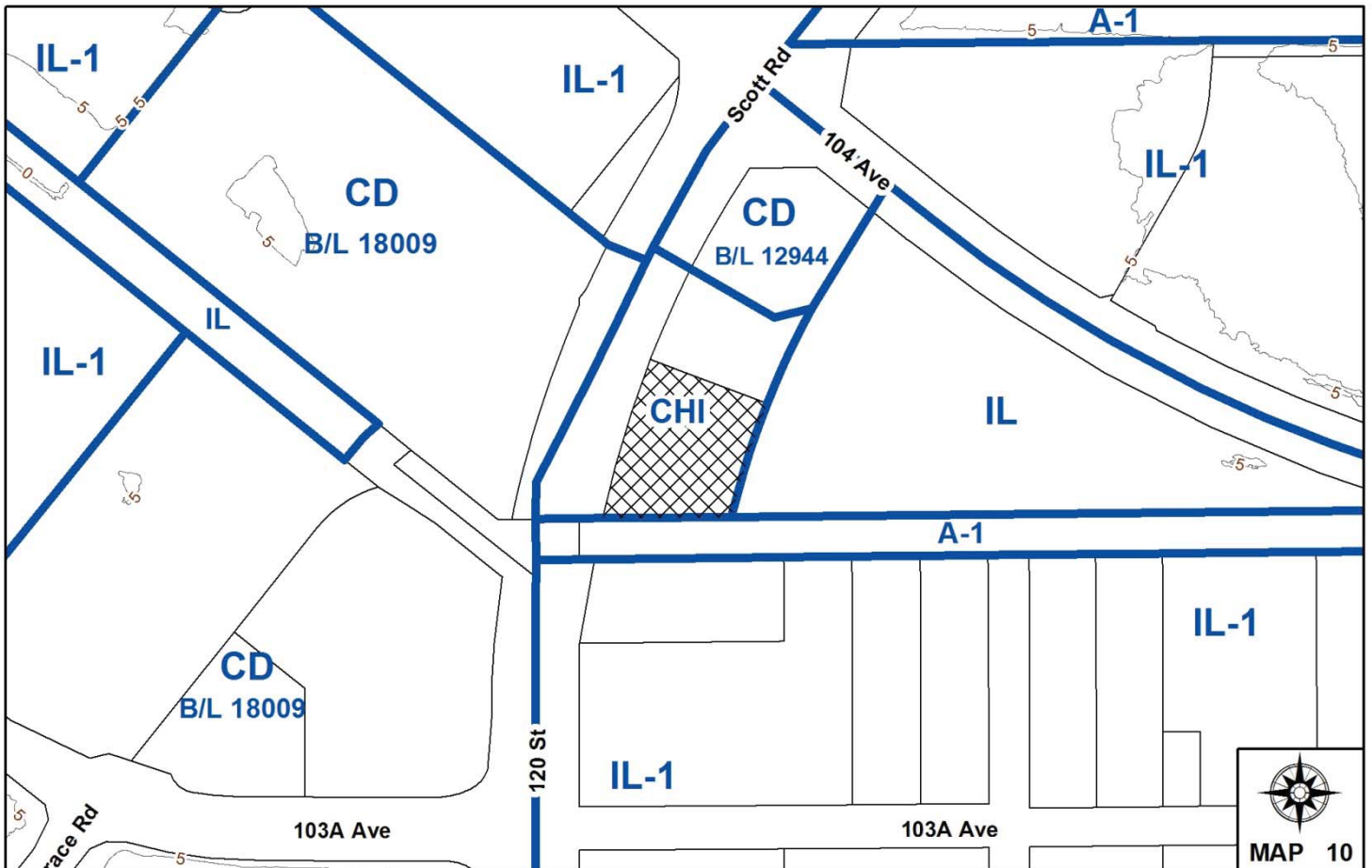
LOCATION: 10388 - Scott Road

OWNER: 10388 Scott Road Holdings Inc.

ZONING: CHI

OCP DESIGNATION: Mixed Employment

NCP DESIGNATION: Highway Commercial



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Mixed Employment Designation in the OCP.
- Complies with the Highway Commercial designation in the South Westminster NCP.
- The proposed building form is appropriate for the South Westminster area, and consistent with the form and design of the existing and proposed commercial buildings to the north.
- As a condition of Development Permit No. 7916-0201-00 approved on the northern portion of the subject site for a drive-through restaurant, the applicant addressed all watercourse setbacks and Sensitive Ecosystem Development Permit requirements. Close to half of the 60-metre (197 ft.) wide Green Infrastructure Network (GIN) corridor along the Manson Canal to the south is protected and planting enhancements and a 5-year maintenance plan are included.

RECOMMENDATION

Council approve Development Permit No. 7917-0097-00 and authorize the Mayor and Clerk to execute the Permit.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Vacant preloaded lot; northern portion of the lot with approved Development Permit No. 7916-0201-00 for a drive-through restaurant.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Tim Hortons drive-through.	Highway Commercial	CHI
East:	Unauthorized truck parking under Application No. 7917-0092-00 (pre-Council).	Highway Commercial	IL
South (Across Manson Canal):	Construction business.	Light Industrial / Business Park	IL-1
West (Across Scott Road):	Industrial warehouse for Texcan.	Light Industrial / Business Park	CD By-law No. 18009

DEVELOPMENT CONSIDERATIONS

- The subject site is located along the east side of Scott Road, just north of Manson Canal in South Westminster. The subject property is designated "Mixed Employment" in the Official Community Plan (OCP), "Highway Commercial" in the South Westminster Neighbourhood Concept Plan (NCP), and is zoned "Highway Commercial Industrial Zone (CHI)".
- The subject site is 4,290 square metres (1.06 acre) in area and has a frontage along Scott Road of 81 metres (266 ft.) and depth of approximately 62 metres (203 ft.).

- The subject site along with the neighbouring lot to the north (10392 Scott Road), which were part of the same parcel of land at the time, were rezoned from I-G (By-law No. 5942) to CHI on March 30, 2009 under Application No. 7908-0020-00. As part of the application, Development Permit No. 7908-0020-00 was issued to allow for the development of two commercial buildings, a Tim Hortons drive-through restaurant on the property to the north and a multi-tenant building on the subject site. However, only the Tim Hortons restaurant was ever constructed. The lands were subsequently subdivided and the subject site is now a standalone lot.
- The site has been preloaded for several years, which is necessary due to the soil conditions in the area.
- On October 24, 2016, Council issued Development Permit No. 7916-0201-00 to allow for the construction of a Triple O's drive-through restaurant on the northern portion of the site. Development Permit No. 7916-0201-00 illustrated the location of the future second commercial building on the southern portion of the subject site, subject to a future Development Permit application.
- The applicant now proposes to construct a free-standing, single-storey, multi-tenant commercial building on the southern portion of the subject site.
- The proposed building is 303 square metres (3,261 sq. ft.) in area, which increases the floor area ratio (FAR) by 0.04 and lot coverage by 4% for a total site FAR of 0.11 and lot coverage of 11.8% on the site when combined with the Triple O's drive-through restaurant approved but yet to be constructed. This complies with the 1.0 FAR and 50% lot coverage permitted under the CHI Zone.

DESIGN PROPOSAL AND REVIEW

Building Design

- The proposed building is a simple, modern, high quality design consisting primarily of white and grey painted exterior insulation and finish system (EIFS) cladding with reveals, and black metal trim. Storefront glazing and wooden accents are located along the west and north elevations.
- The west elevation is proposed to have substantial glazing along with a black metal canopy providing weather protection. Each of the three proposed units has an entrance door oriented towards Scott Road. A walnut wooden slatted vertical fin will provide an architectural feature to this front (west) elevation.
- The north elevation is primarily grey and white painted EIFS cladding and black metal trim. Storefront glazing and the black metal canopy wrap around the western portion of the north elevation.
- The east and south elevations are both primarily grey and white painted EIFS and black metal trim. The south elevation will be adjacent to a riparian setback area and will not be visible from the public realm while the east elevation will be primarily a service area with rear access doors, loading area, and garbage facilities located behind the building.

- The proposed building consists of three units. The northern unit is 115 square metres (1,239 sq. ft.) in floor area, the central unit is 103 square metres (1,112 sq. ft.) in floor area and the southern unit is triangular shaped and is 77 square metres (829 sq. ft.) in floor area. All three units will have entrances along the west elevation and a rear exit along the east elevation. The applicant has not secured tenants yet but possible uses include a mix of retail and general service uses.

Signage

- The applicant proposes four fascia signs in total with three signs (one for each tenant) along the west elevation and one sign along the north elevation which comply with the Sign By-law. The four proposed signs are approximately 2.1 metres (8.4 ft.) wide by 1 metre (3 ft.) high and one proposed fascia sign is 4.5 metres (15 ft.) wide by 1 metre (3 ft.) high.
- A free-standing sign was included as part of Development Permit No. 7916-0201-00 and includes signage spaces for the proposed commercial units.

Access, Circulation and Parking

- A shared access easement is currently registered between the subject site and the three adjacent properties to the north and east (10392 and 10398 Scott Road and 12040 - 104 Avenue) to facilitate shared access to Scott Road.
- There are two walkways proposed within the site which are both proposed to be constructed of permeable pavers to assist with site drainage.
- The applicant proposes to retain the same parking lot configuration that was proposed under the approved Development Permit No. 7916-0201-00 which includes a 3.7-metre (12 ft.) wide one-way (east-bound) drive aisle to the north of the proposed building.
- Altogether, 27 parking spaces are proposed on the subject site with 18 spaces required for the Triple O's restaurant, this leaves nine (9) spaces for the subject application.
- The proposed loading bay for the building is located along the east side of the proposed building and will be shared with the phase one building (Triple O's) approved for the northern portion of the lot.

Trees and Landscaping

- As the developable portion of the site has been pre-loaded, there are no trees.
- The applicant proposes to comply with the landscaping plan approved under Development Permit No. 7916-0201-00 which incorporated the subject project's proposed footprint.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 20, 2017. The following table 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"> • Project conforms to the South Westminster NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • N/A
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Bio-swales and permeable pavers are proposed for walkways which provide for water retention on-site. • Applicant is proposing planting enhancements within a 27-metre (89 ft.) wide Manson Canal corridor
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Site is located on a Frequent Transit Corridor.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • N/A
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • N/A

PRE-NOTIFICATION

- According to Council policy, a Development Proposal Sign was installed on the subject site to inform adjacent owners about the proposed development. No telephone calls or correspondence have been received.

BIODIVERSITY CONSERVATION STRATEGY AND STREAMSIDE PROTECTION

- In July 2014, Council endorsed the Biodiversity Conservation Strategy (BCS). The BCS included implementation measures to protect Surrey's streamside areas, natural habitats and sensitive ecosystems. The document identifies the use of a Development Permit Area (DPA) as an effective means to protect Surrey's natural environmental assets.

- On September 12, 2016, Council approved amendments to the Official Community Plan (OCP) and Zoning By-law No. 12000 to implement a Sensitive Ecosystem DPA and Streamside Protection Measures, collectively known as Surrey's Ecosystem Protection Measures, for the protection of the natural environment, including riparian areas. These changes were detailed in Corporate Report No. R188, which was approved by Council on July 25, 2016.
- The OCP is used to identify the specific types of ecosystems that are intended to be protected including Class A, A/O or B streams, and the Zoning By-law (Part 7A Streamside Protection) is used to identify the specific protection areas that are required to be established for Streamside Setback Areas.
- A yellow-coded/Class B ditch is located along Scott Road fronting the site. The applicant proposes to maintain a 7-metre (23 ft.) setback from the ditch, which complies with the streamside setback requirements of the Zoning By-law.
- A red-coded/Class A channelized watercourse (Manson Canal) is located to the south of the property and the applicant is complying with the 25-metre (82 ft.) streamside setback area for a 'Channelized Class A (red-coded) Stream', as measured from the top-of-bank under the Zoning By-law.
- Manson Canal which is also identified as a Green Infrastructure Network (GIN) corridor is currently protected by a 15-metre (49 ft.) wide restrictive covenant and drainage right-of-way along with an additional 2-metre (7 ft.) wide covenant area that the applicant agreed to register as part of the previous Development Permit No. 7916-0201-00 to better comply with the BCS target recommendations. In total a 17-metre (56 ft.) wide corridor is protected on the subject site.
- As part of the previous Development Permit No. 7916-0201-00, the applicant also proposed to enhance the GIN corridor through habitat area improvements within the 17-metre (56 ft.) wide covenant area for Manson Canal. The proposed planting enhancements include retaining the existing trees and planting additional trees and shrubs based on recommendations from an environmental professional.
- The development proposal enhances 1,071 square metres (0.26 acre) of the subject site through planting enhancements which is 85% of the target GIN area on the site. This method of GIN retention/enhancement will assist in the long term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- A Sensitive Ecosystem Development Permit is not being required as part of the subject application as the environmental requirements were addressed through the previous Development Permit No. 7916-0201-00, and no variances to the streamside setbacks are proposed.

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. Development Permit No. 7917-0097-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/da

DEVELOPMENT DATA SHEET

Existing Zoning: CHI

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		4,287.7 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	11.3%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 metres	17.5 metres
Rear	7.5 metres	22 metres
Side #1 (North)	7.5 metres	37.3 metres
Side #2 (South)	7.5 metres	18.5 metres
BUILDING HEIGHT (in metres/storeys)		
Principal	9 metres	6.4 metres
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial	2,143.8 m ²	485.5 m ²
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	2,143.8 m ²	485.5 m ²

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	0.11
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	27 stalls	27 stalls
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	27 stalls	27 stalls
Number of accessible stalls	1 stall	1 stall
Number of small cars	7 stalls	1 stall
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7917-0097-00

Issued To: 10388 SCOTT ROAD HOLDINGS INC.

Address of Owner: 10388 - Scott Road
Surrey, BC V3V 8B9

A. General Provisions

1. This development 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 permit.
2. This development 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: 027-812-502

Lot 2 Section 19 Block 5 North Range 2 West New Westminster District Plan BCP39778

10388 - Scott Road

(the "Land")

3. This development permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached to and forms part of this development permit.
4. The Land has been designated as a development permit area in Surrey Official Community Plan, 2013, No. 18020, as amended.
5. This development permit supplements Development Permit No. 7916-0201-00.

B. Form and Character

1. The character of the development including landscaping, siting, form, exterior design and finish of buildings and structures, sign design packages and comprehensive sign packages on the Land shall be in accordance with the drawings numbered 7917-0097-00(A) through to and including 7917-0097-00(G) (the "Drawings").

2. Signage shall be installed in conformance with the Drawing 7917-0097-00(E).
3. Minor changes to the Drawings that do not affect the general form and character of the landscaping, siting, form, exterior design and finish of buildings and structures, truck parking specifications, free standing signs, sign design packages and comprehensive sign details on the Land, may be permitted subject to the approval of the City.

C. Administration

1. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
2. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued within two (2) years after the date this development permit is issued. The terms and conditions of this development permit, and any amendment to it, are binding on any and all persons who acquire an interest in the Land.
3. This development permit is only valid for the development that is described in this development permit. If a change to development is considered, a new development permit or an amendment to this permit is required before any work is started.
4. All reports, documents and drawings referenced in this development permit shall be attached to and form part of this development permit.
5. This development permit is issued subject to compliance by the Owner and the Owner's employees, contractors and agents with all applicable City bylaws, including the Tree Protection Bylaw, Erosion and Sediment Control Bylaw and the Soil Removal and Deposition Bylaw, all as may be amended or replaced from time to time.

6. This development permit is NOT A BUILDING PERMIT.

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

ISSUED THIS DAY OF , 20 .

Mayor

City Clerk

IN CONSIDERATION OF COUNCIL APPROVAL OF THIS DEVELOPMENT PERMIT AND
OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREE TO
THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE
THAT WE HAVE READ AND UNDERSTOOD IT.

Authorized Agent: (Signature)

Name: (Please Print)

7917-0097-00(A)

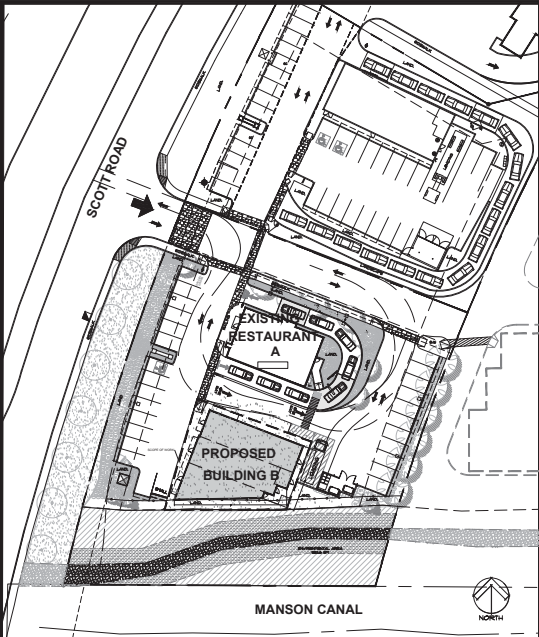


BUILDING B
TANNERY BUSINESS PARK - LOT 2
 FOR TANNERY PARK DEVELOPMENT CORPORATION
 10388 SCOTT ROAD, SURREY, B.C.

AERIAL KEY PLAN



SITE KEY PLAN



PROJECT DATA

CIVIC ADDRESS	10388 SCOTT ROAD, SURREY, B.C.
LEGAL DESCRIPTION	LOT 2 SECTION 19 BLOCK 5 RANGE NORTH RANGE 2 WEST N.W.D. PLAN BCP 36778
ZONING	CH (HIGHWAY COMMERCIAL INDUSTRIAL ZONE)
DEVELOPMENT PERMIT APPLICATION FOR A SINGLE STOREY COMMERCIAL BUILDING	

CONTACTS

OWNER	TANNERY PARK DEVELOPMENT CORPORATION ASHLEY A. GARR 3790 St. Paul's Ave. North Vancouver, B.C. V7N1T3 Phone: 604-591-4441 E-mail: ashley@gtpdev.net
ARCHITECT	URBAN DESIGN GROUP ARCHITECTS LTD. PARRIS ORLANDO, Architect ABC #600 - 1140 West Pender Street Vancouver, B.C. V6E 4R1 Phone: 604-677-2224 Fax: 604-688-7421 E-mail: terrag@udgpa.com
LANDSCAPE	PWG LANDSCAPE ARCHITECTS PATRICK CAMPBELL, MELSIA Suite C100-4185 Bill Creek Drive Burnaby, B.C. V5C 6P9 Phone: 604-284-0111 Fax: 604-284-0022 E-mail: info@pwglandscape.com E-mail: pat@pwglandscape.com
CIVIL	WEDLER ENGINEERING LLP. Kelly Kwan, P. Eng. 2524-1360 Woodway Coquitlam, B.C. V3R 9V7 Phone: 604-792-5691 E-mail: kwan@wedler.com

DRAWING LIST

ARCHITECTURAL	A-B0.0 COVER SHEET A-B0.1 SITE CONTEXT PHOTOS A-B1.1 SITE PLAN A-B2.1 BUILDING B FLOOR PLAN A-B2.2 BUILDING B ROOF PLAN A-A3.1 BUILDING B ELEVATIONS A-A3.2 BUILDING B ELEVATIONS A-A3.3 BUILDING B RENDERINGS
LANDSCAPE	L-1 LANDSCAPE PLAN
CIVIL	S16-0191A-02 SITE SERVICING S16-0191A-03 SITE GRADING

1	17/07/17	OF 16/00
2	11/07/20	ISSUE FOR IFC
		NO. / REV. / DATE / DESCRIPTION
		REVISIONS



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 consultant

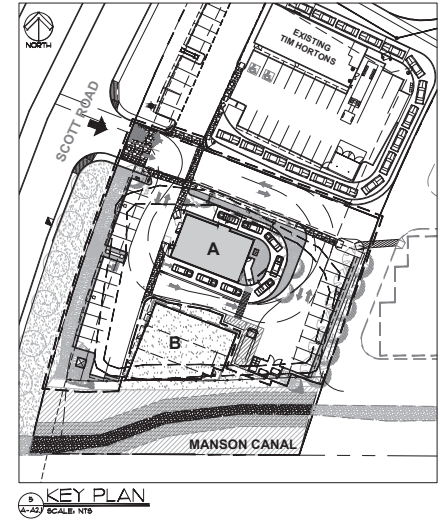
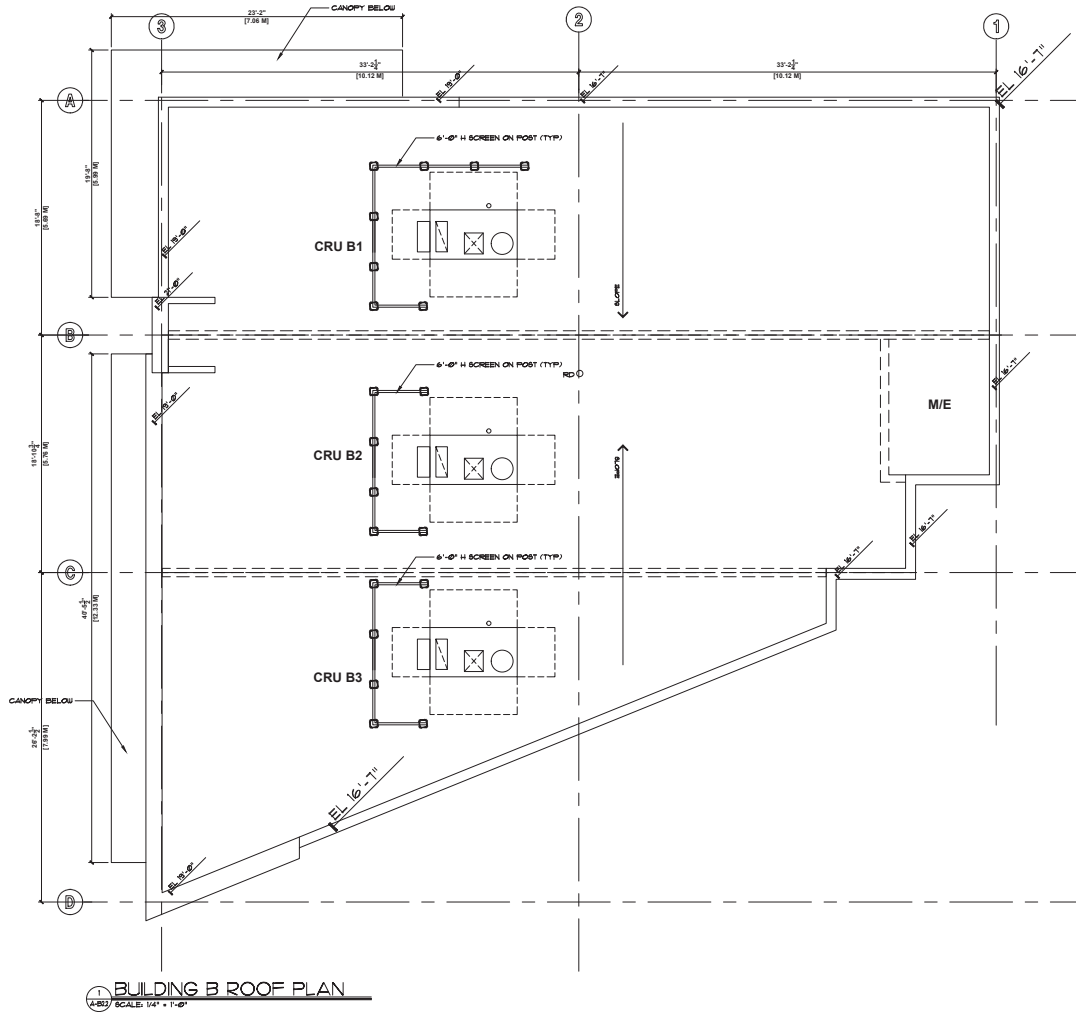
BUILDING B-TANNERY BUSINESS PARK LOT 2
 10388 SCOTT ROAD, SURREY BC
FOR TARA DEVELOPMENT LTD.



420-745 THFLOW ST
 VANCOUVER BC V6C 5T8
 TELEPHONE 604-687-2324

Project number: 4417
 Sheet title:

COVER SHEET
 Date: 2017-01-23 sheet number:
 Scale: AS NOTED
 Drawn: M/J/N
 Checked: M/J/N
 A-B00



1	17/02/11	DP REVISION
2	11/02/12	ISSUED FOR PERMIT
3	10/04/12	ISSUED FOR PERMIT
4	10/04/12	ISSUED FOR PERMIT
5	10/04/12	ISSUED FOR PERMIT
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 consultant

BUILDING A-TANNERY BUSINESS PARK LOT 2
 10388 SCOTT ROAD, SURREY, BC
For TARA DEVELOPMENT LTD.

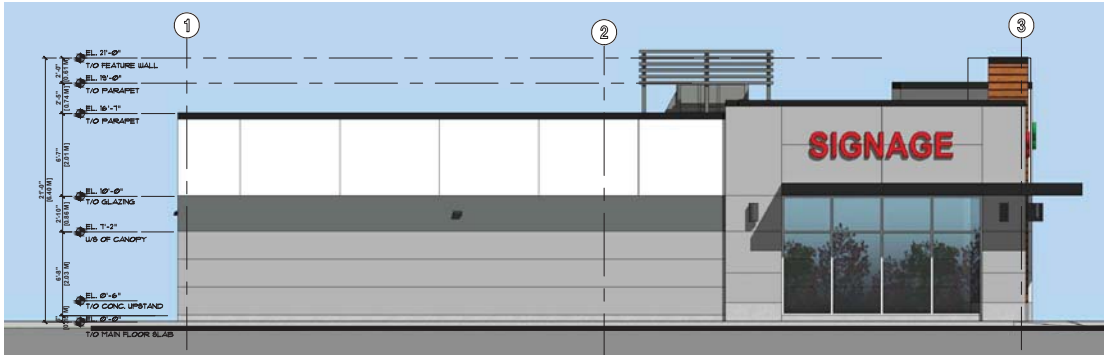
architects ltd.
 600-1140 WEST PENDER
 VANCOUVER, BC V6E 4C3
 TELEPHONE: 604-687-2234
 FACSIMILE: 604-688-7481

Project number: 44177
 Date: 2015-11-25
BUILDING 'B'
ROOF PLAN
 Size: 2015-11-25
 Scale: AS NOTED
 Status: 2015-11-25
 Designer: R24W

WEST ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"



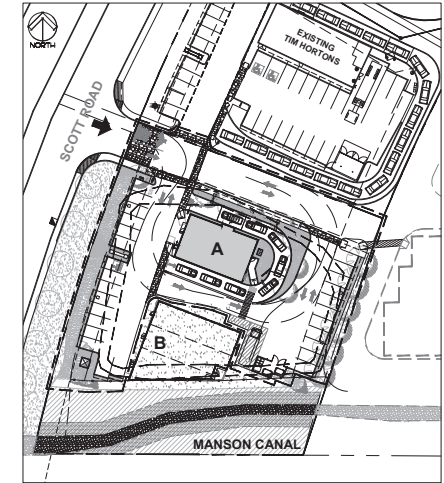
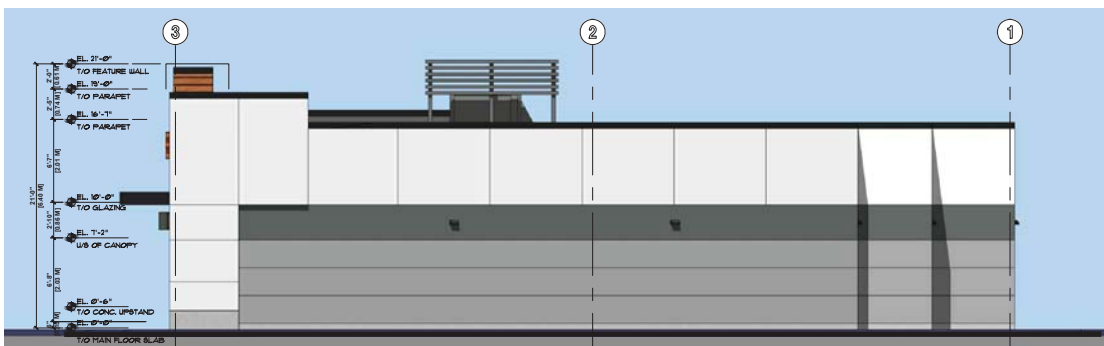
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION (REAR)
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



KEY PLAN
SCALE: NTS

1	17/07/11	SP. REVISION
2	11/10/20	ISSUE FOR IFC
3	10/04/16	ISSUE FOR PERMITS
4	10/04/16	ISSUE FOR CONSTRUCTION



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consultant

BUILDING A-TANNERY BUSINESS PARK LOT 2
10388 SCOTT ROAD, SURREY, BC
For TARA DEVELOPMENT LTD.



architects ltd.
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VANCOUVER, BC V6E 4C3
TELEPHONE: 604-687-2234
FAX/EMAIL: 604-688-7481

project number: 4417
sheet title: BUILDING 'B' ELEVATIONS
date: 2015-11-25 sheet number:
drawn: AS NOTED
checked: [signature] A-B-1
approved: [signature] RW



NO.	REVISION	DATE



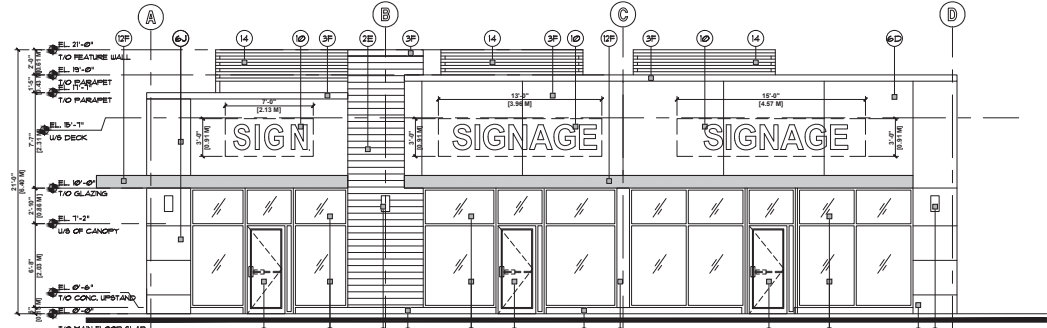
NOTES
 1. This drawing is an integral part of the contract and shall be read in conjunction with the specifications and general conditions.
 2. All measurements shall be as shown unless otherwise noted.
 3. All dimensions shall be in metric unless otherwise noted.
 4. All measurements shall be as shown unless otherwise noted.
 5. All measurements shall be as shown unless otherwise noted.

BUILDING A-TANNERY BUSINESS PARK LOT 2
10388 SCOTT ROAD, SURREY, BC
For TARA DEVELOPMENT LTD.

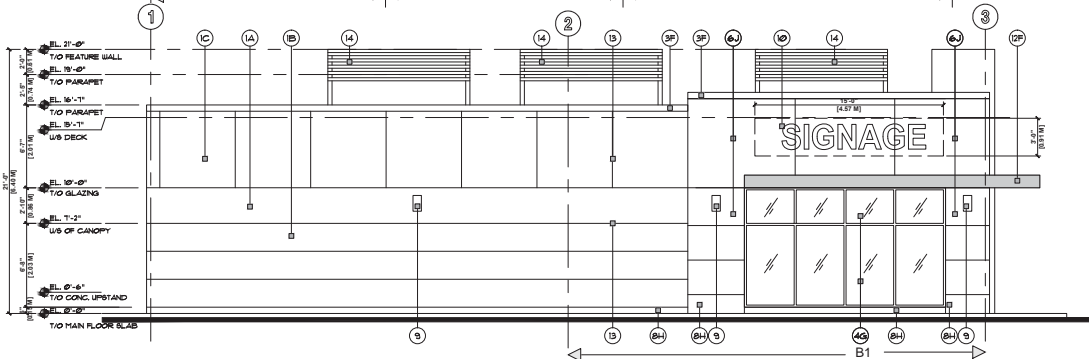


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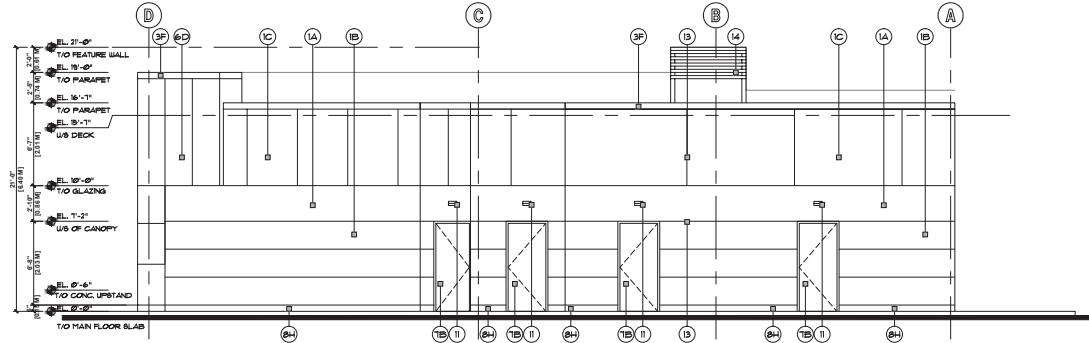
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 SHEET: 10
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 RENDERINGS
 DATE: 2017-05-11
 SCALE: 1/8" = 1'-0"
 DRAWN BY: JRM
 CHECKED BY: JRM
 DATE: 2017



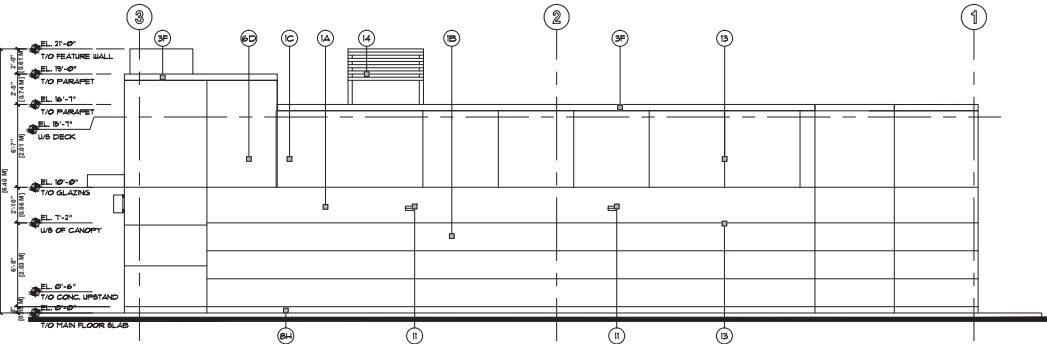
WEST ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"



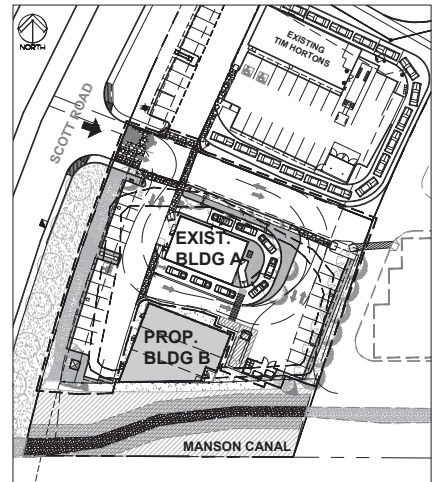
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION (REAR)
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



KEY PLAN
SCALE: NTS

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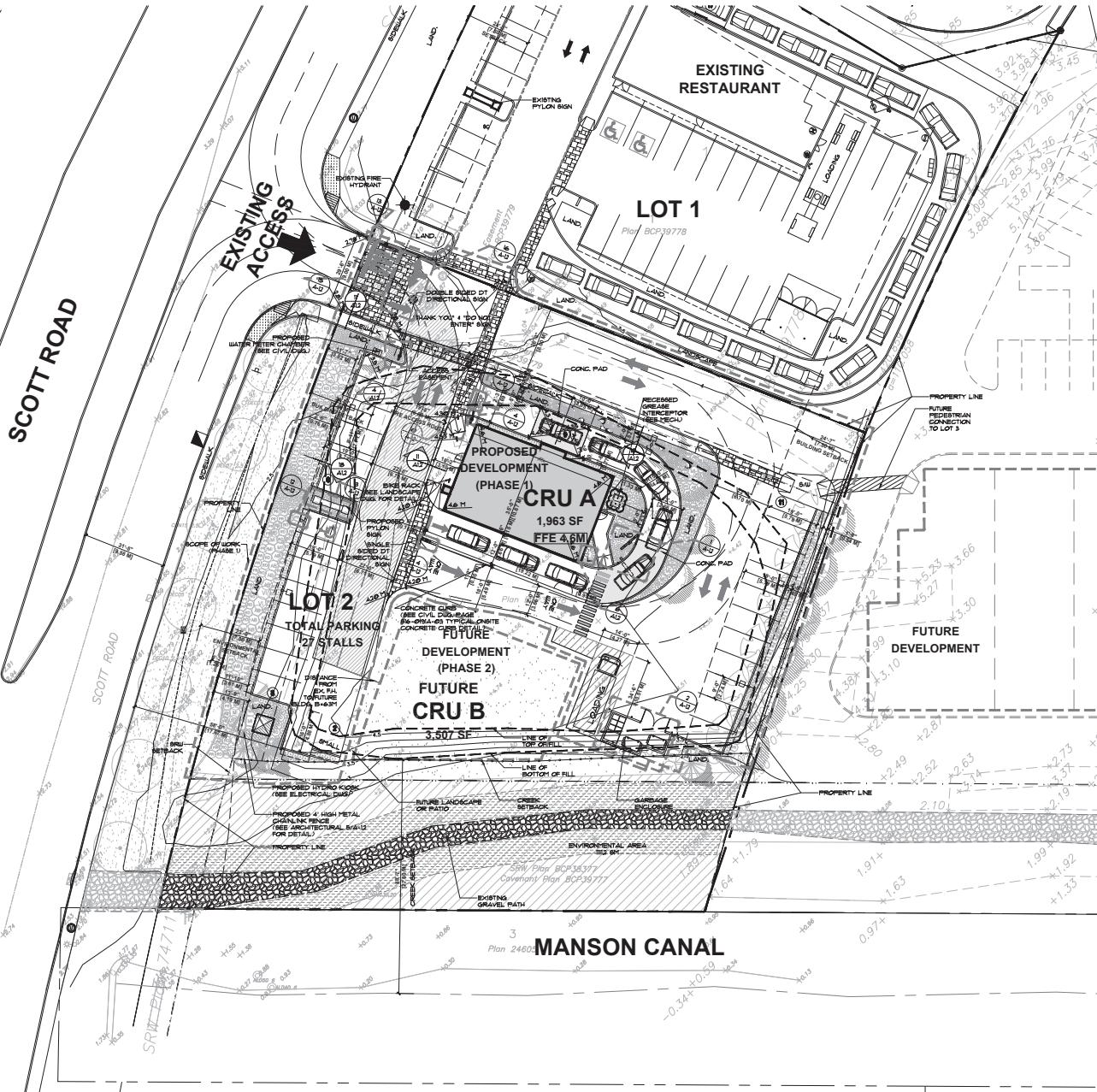
consultant

EXTERIOR MATERIAL & FINISHES	SPECIFICATIONS
1) 2" EPS DRY-VIT SYSTEM	(A) 201-50 STEEL WOOL, BENJAMIN MOORE
2) LONGBOARD METAL SIDING	(B) 201-50 PEPPER, BENJAMIN MOORE
3) PRE-FINISHED METAL FLASHING	(C) 201-10 CHANTILLY LACE, BENJAMIN MOORE
4) THERMALLY BROKEN, PRE-FINISHED ALUMINUM FRAMED STOREFRONTS & DOOR	(D) WHITE
5) ALUMINUM BRASS SHAPE TO MATCH EXTERIOR WINDOW FRAME COLOUR	(E) LIGHT NATIONAL WALNUT 1806/102-116
6) AL-13 METAL PANEL	(F) BLACK
7) HOLLOW METAL DOOR	(G) CLEAR ANODIZED
8) CONCRETE UPSTAND	(H) NATURAL, SAND BLASTED
9) EXTERIOR LIGHTING I	(I) ASH
10) EXTERIOR LIGHTING II	
11) METAL CANOPY, PAINTED	
12) REVEAL	
13) RTU SCREEN	
NOTE: SIGNAGES UNDER SEPARATE PERMIT.	

BUILDING B-TANNERY BUSINESS PARK LOT 2
10388 SCOTT ROAD, SURREY BC
For TARA DEVELOPMENT LTD.

architects ltd.
420-745 THFLOW ST
VANCOUVER BC V6Z 0S5
TELEPHONE 604-682-2324

Project number: 4417
Date: 2017-01-23
Sheet number: 4417
Scale: AS NOTED
Drawn: J.M./A.N.
Checked: R.W.



1 SITE PLAN
A-1/1 SCALE: 1/8" = 1'-0"



2 KEY PLAN
A-1/1 SCALE: 1/8" = 1'-0"

SITE INFORMATION:

LEGAL DESCRIPTION:	LOT 2 SECTION 19 BLOCK 5 RANGE NORTH RANGE 2 WEST N.W.D PLAN BCP 39778
CIVIC ADDRESS:	10388 SCOTT ROAD, SURREY, BC
EXISTING ZONING:	CHI (HIGHWAY COMMERCIAL INDUSTRIAL ZONE)
SITE AREA (LOT 2):	46,136 SF (1.06 AC)
BUILDING AREA (LOT 2):	5,470 SF
LOT COVERAGE (LOT 2):	5,470 SF/46,136 SF X 100% = 11.8%

GROSS FLOOR AREAS:

CRU A (RESTAURANT):	1,963 SF
FUTURE DEVELOPMENT-CRU B (RETAIL):	3,507 SF
TOTAL GROSS FLOOR AREA:	5,470 SF

PARKING REQUIREMENTS:

TOTAL PARKING REQUIRED:	27 STALLS
TOTAL PARKING PROPOSED:	27 STALLS
PARKING RATIO:	5.1 STALLS / 1,000 SF

PARKING CALCULATIONS (ROUND NEAREST):
 RESTAURANT = 1,963 SF / 1,075 SF X 10 = 18.26 STALLS + 8 D/T QUEUE
 RETAIL = 3,507 SF / 1,075 SF X 2.75 = 8.97 STALLS

PARKING BYLAW REQUIREMENTS:

DRIVE THRU REST. = < 150SM (1,615SF); MINIMUM 3 STALLS;
 > 150SM (1,615SF): 10 STALLS PER 100SM (1,075SF) G.F.A.;
 PLUS, 8 QUEUING SPACES IN ADVANCE OF THE DRIVE THRU WINDOW

RETAIL = ≤ 372SM (4,000SF): 2.75 STALLS PER 100SM (1,075SF) OF G.F.A.;
 373SM (4,001SF) TO 4,645SM (50,000SF): 3 STALLS PER 100SM (1,075SF) OF G.F.A.;
 > 4,645SM (50,000SF): 2.5 STALLS PER 1,075SF OF G.F.A. (WITH A MIN OF 139 STALLS).

PARKING SIZES:

REGULAR CAR STALL (BYLAW):	9'-0" (2.75m) x 18'-0" (5.5m)
REGULAR CAR STALL (PROPOSED):	9'-0" (2.75m) x 19'-0" (5.8m)
HANDICAP CAR STALL (1 PER 100 STALLS):	12'-0" (3.7m) x 18'-0" (5.5m)
SMALL CAR STALL (MAX 25%):	9'-0" (2.75m) x 16'-0" (4.9m)
CAR STALL (ADJACENT TO STRUCTURE):	9'-8" (2.95m) x 18'-0" (5.5m)
MANOEUVRING AISLE WIDTH (BYLAW):	22'-0" (6.7m)
LOADING SPACE (MINIMUM SIZE):	13'-0" (4.0m) x 30'-0" (9.2m)
MANOEUVRING AISLE WIDTH (LOADING SPACES):	25'-0" (7.5m)

GENERAL NOTE:
 BOUNDARIES SHOWN HEREON ARE DERIVED FROM EXISTING RECORDS AND MUST BE CONFIRMED BY SURVEY PRIOR TO THE DETERMINATION OF DIMENSIONS OR AREAS FOR DEVELOPMENT PURPOSES.

7/20/17	ISSUED FOR PERMITS
10/20/17	ISSUED FOR IP
11/16/17	RE-ISSUED FOR IP
11/16/17	RE-ISSUED FOR PERMITS
11/16/17	ISSUED FOR PERMITS
11/16/17	ISSUED FOR IP
11/16/17	ISSUED FOR PERMITS



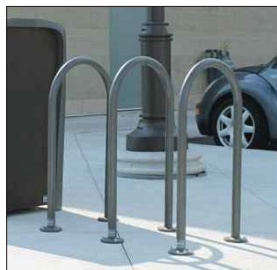
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 Measurement taken without consultant

BUILDING AT TANNERY BUSINESS PARK LOT 2
 10388 SCOTT ROAD, SURREY, BC
For TARA DEVELOPMENT LTD.

architects ltd.
 600-1040 WEST PENDER
 VANCOUVER, BC V6E 4E3
 TELEPHONE: 604-687-2234
 FACSIMILE: 604-688-7481

Project Number: **6477**
 Sheet No: **SITE PLAN**

DATE: 2016-11-30
 DRAWN BY: MTD
 CHECKED BY: CC/MG
 SCALE: A/11



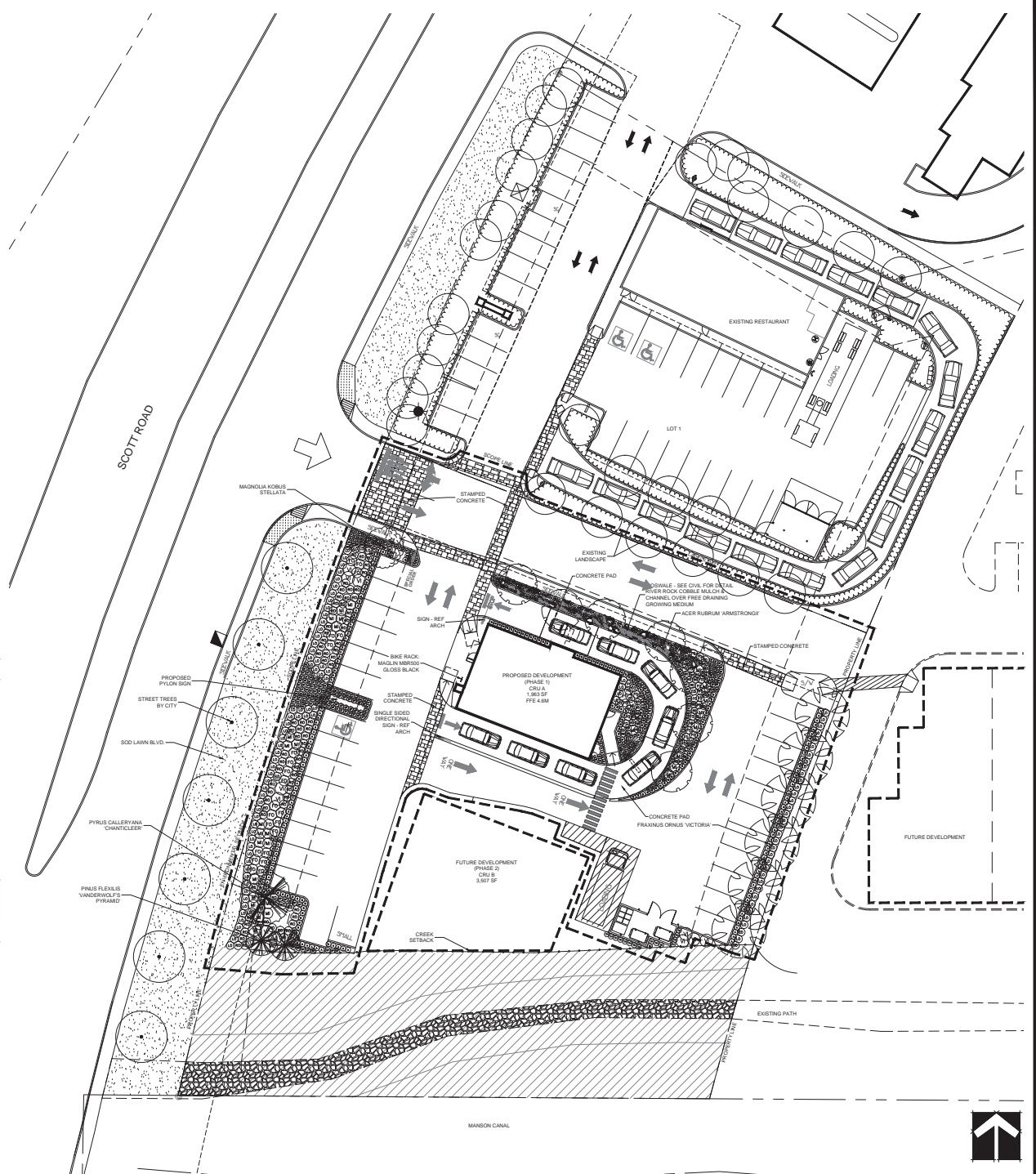
MAGLIN BIKE RACK 'MBS500-S' COLOUR SILVER14 FINETEX USE TAMPER-RESISTANT HARDWARE SURFACE MOUNT TYPE

PLANT SCHEDULE			
KEY	CITY	BOTANICAL NAME	COMMON NAME
1	1	ACER RUBRUM 'ARMSTRONGI'	COLUMNAR RED MAPLE
2	1	FRAXINUS ORNUS 'VICTORIA'	FLOWERING ASH
3	1	MAGNOLIA KOBUS 'STELLATA'	STAR MAGNOLIA
4	1	PNIS FLEXILIS 'VANDERWOLFS PYRAMID'	VANDERWOLFS PYRAMID LAMBER FINE
5	1	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR
6	1	BULBUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOX
7	1	FOTHERGILLIA GARDENI	DWARF FOTHERGILLA
8	1	HERIBOLIS SYRACUS	ROSE OF SHARON
9	1	LONICERA PLEATA	PRIVET HONEYSUCKLE
10	1	ROSA RUSSICA 'ALBA'	RUSSOSA ROSE WHITE
11	1	SPRAEA JAPONICA 'GOLDMOUND'	DWARF GOLDMOUND SPIREA
12	1	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR
13	1	VIBURNUM DAVIDI	DAVID'S VIBURNUM
14	1	CALAMAGROSTIS ACUTIFLORA 'KARL FORSTER'	FEATHER REED GRASS
15	1	DESCHAMPIA CESPITOSA 'GOLDTAT'	TUFTED HAIR GRASS
16	1	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MILDEN GRASS
17	1	SCORPUS MACRODONTUS	SHORT TIP BAIL RUSH
18	1	STIPA TENUISSIMA	FEATHER GRASS
19	1	IRIS TENAX	OREGON IRIS
20	1	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINKNICKNICK

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNA 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. UNSPECIFIED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD'S 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

ENVIRONMENTAL AREA NOTES:

- RETAIN EXISTING NATIVE LANDSCAPE.
- REMOVE ALL BLACKBERRIES AND OTHER EVASIVE WEEDS AND PLANTS.
- BLACKBERRY
 - HAND OR MECHANICAL (I.E. MACHINE) REMOVAL. SURFACE PLANT MATERIAL SHOULD BE CUT BY HAND AND SUBSEQUENTLY AS MUCH OF THE ROOT STRUCTURE AS POSSIBLE SHOULD BE CAREFULLY DUG OUT. SOIL DISTURBANCE WITHIN CRITICAL ROOT STRUCTURES OF TREES, PARTICULARLY IF DONE BY MACHINE, SHOULD BE CONDUCTED IN ACCORDANCE WITH RECOMMENDATIONS OF A CERTIFIED ARBORIST. ONCE REMOVED, THE POLYTON SHOULD BE IMMEDIATELY REPLANTED WITH COMPETITIVE, NATIVE PLANT STOCK, OR SECURELY COVERED BY NON-VOL PENETRATING POLYETHYLENE SHEETING UNTIL RE-PLANTING OCCURS. PERSISTENT CUTTING AND ROOT REMOVAL OF NEW GROWTH SHOULD BE CONDUCTED SEVERAL TIMES PER YEAR IN AN EFFORT TO ELIMINATE ROOT RESERVES AND PREVENT RE-ESTABLISHMENT.
- JAPANESE KNOTWEED
 - CHEMICAL CONTROL - HERBICIDE TREATMENTS (E.G. STEM INJECTION, FOLIAR SPRAY, ETC.) SHOULD BE CONDUCTED BY A CERTIFIED PESTICIDE APPLICATOR WITH THE APPROPRIATE MANUAL RECORDS. TREATMENT SHOULD BE CONDUCTED FOR A MINIMUM OF THREE YEARS WITH AT LEAST TWO TREATMENTS APPLIED DURING THE GROWING SEASON OF THE INITIAL TREATMENT YEAR. TO MINIMIZE THE POTENTIAL FOR SPREAD, WINDY/DUSTY WEATHER SHOULD NOT BE CUT BEFORE OR AFTER TREATMENT. CUTTING OF ANNUAL STEMS SHOULD ONLY TAKE PLACE ONCE THEY ARE COMPLETELY DEAD.
 - MECHANICAL CONTROL - IN THE EVENT CHEMICAL CONTROLS ARE NOT POSSIBLE (I.E. WITHIN 1M OF FLOWING WATERS), CUTTING OF STALKS AS CLOSE TO THE GROUND AS POSSIBLE MAY BE EFFECTIVE IF COMPLETED TWICE PER MONTH FROM SPRING TO THE FIRST FROST OVER MULTIPLE YEARS. A PROFESSIONAL TRAINED IN INVASIVE SPECIES REMOVAL SHOULD BE CONSULTED TO AVOID OVERLAP WITH THE CHEMICAL TREATMENT PROGRAMS AND TO ENSURE THE HEALTH AND SAFETY OF PERSONNEL REMOVING THE PLANTS. DUE CARE SHOULD ALSO BE TAKEN WITH REMOVED PLANT MATERIAL AS A SINGLE ROOT OR STEM NODULE CAN PROPAGATE AT NEW SITES IF TRANSPORTED IN FLOWING WATERS OR BY VEHICLE.
- ENGLISH IVY
 - HAND OR MECHANICAL (I.E. MACHINE) REMOVAL. PLANTS SHOULD BE LIPROOTED BY HAND, BEING CAREFUL TO REMOVE AS MUCH ROOT STRUCTURE AS POSSIBLE, OR DUG OUT IF SOIL DISTURBANCE IS NOT AN ISSUE. SOIL DISTURBANCE ACTIVITIES CONDUCTED WITHIN CRITICAL ROOT STRUCTURES OF TREES, PARTICULARLY IF DONE BY MACHINE, SHOULD BE CONDUCTED IN ACCORDANCE WITH RECOMMENDATIONS OF A CERTIFIED ARBORIST. ONCE REMOVED, THE POLYTON SHOULD BE IMMEDIATELY REPLANTED WITH COMPETITIVE, NATIVE PLANT STOCK, OR SECURELY COVERED WITH NON-VOL PENETRATING POLYETHYLENE SHEETING UNTIL RE-PLANTING OCCURS.
- 1 YEAR MAINTENANCE REQUIRED.



SEAL:

13 13 MAR 18 REVIEW FOR CITY COMMENTS DR
11 17 JAN 18 DESIGN FOR TENDER DRG
10 16 OCT 18 REVISION FOR PMD PDM
09 16 OCT 18 NEW SITE PLAN DR
08 06 DEC 18 NEW SITE PLAN DR
07 06 DEC 18 NEW SITE PLAN DR
06 16 SEP 18 NEW SITE PLAN DR
05 16 SEP 18 ADD GRASS, VERTICAL PANE BACK DR
04 16 SEP 18 ADD DETAILING PLAN DR
03 16 SEP 18 CIVIL AND ELECTRICAL DR
02 16 SEP 18 NEW SITE PLAN COMMENTS DR
01 16 SEP 18 DESIGN FOR SP DR
00 16 SEP 18 NEW SITE PLAN DR
99 16 SEP 18 DESIGN FOR SP DR
98 16 SEP 18 DESIGN FOR SP DR
97 16 SEP 18 UPGRADE FOR NEW SITE PLAN DRG
96 16 SEP 18 DESIGN FOR SP DR
95 16 SEP 18 DESIGN FOR SP DR

NO. DATE REVISION DESCRIPTION DR

PROJECT:

TANNERY BUSINESS PARK LOT 2

10388 SCOTT ROAD
SURREY, BC

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 15 DEC 01 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: DD
DESIGN: L1
CHKD: PCM OF 2

PMG PROJECT NUMBER: 15-202



15202-00-02