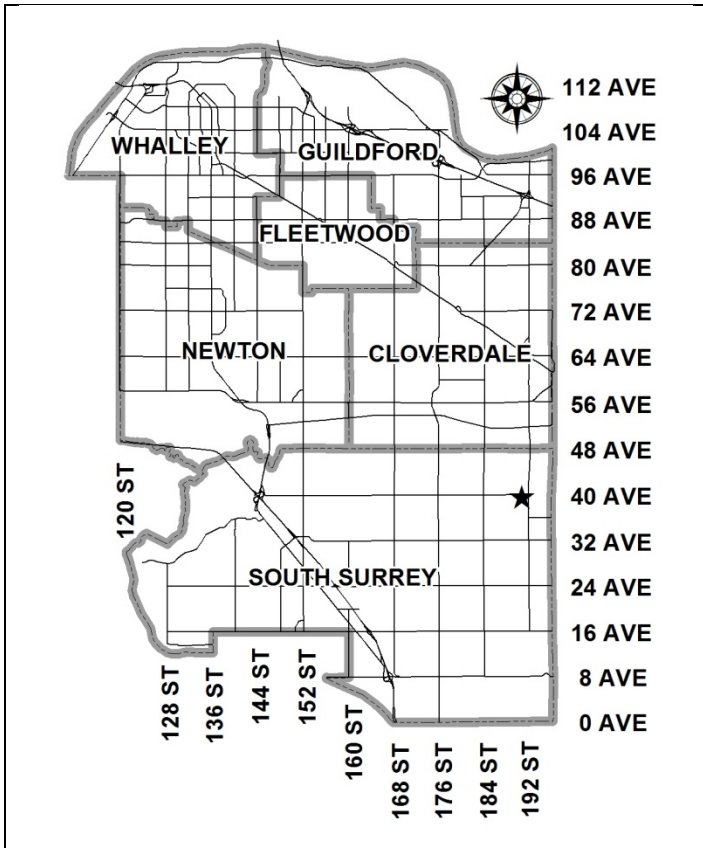


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0135-00

Planning Report Date: October 2, 2017



PROPOSAL:

- **Development Permit**

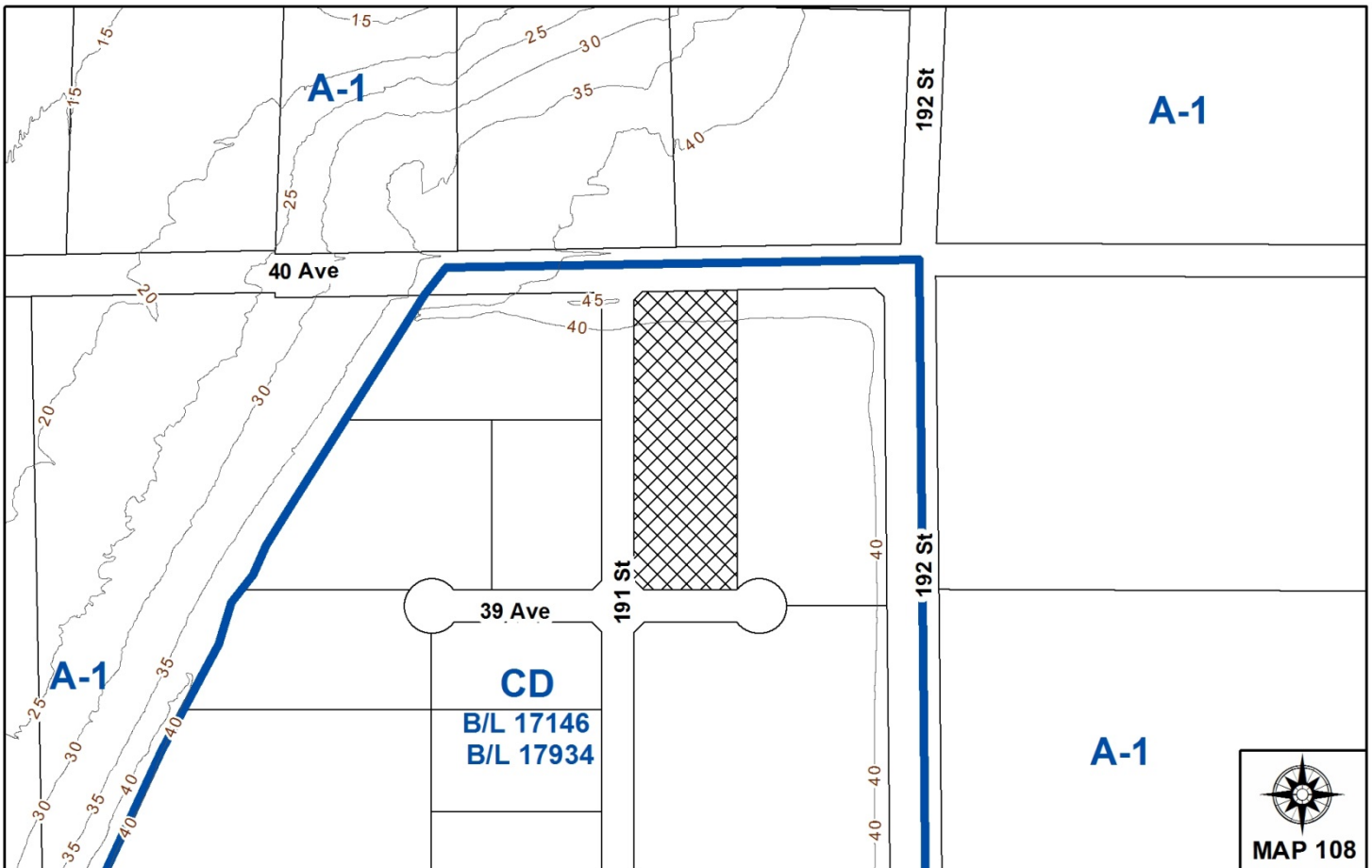
to permit the development of a 4,542 square metre (48,890 sq.ft.) multi-tenant industrial building.

LOCATION: 3950 - 191 Street

ZONING: CD (By-law No. 17146 as amended by By-law No. 17934)

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park and Landscaping Strips



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the site's "Mixed Employment" designation in the OCP.
- The proposal complies with the site's "Business Park" and "Landscaping Strips" designations in the Campbell Heights Business Park Local Area Plan (LAP).
- The proposed density and building form are appropriate for this part of Campbell Heights and are consistent with the design guidelines outlined in the general Development Permit and Design Guidelines for Campbell Heights North.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7917-0135-00 generally in accordance with the attached drawings (Appendix III).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (d) registration of a minimum 7.5 metre wide shared access easement with the neighbouring property at 19165 - 39 Avenue.

REFERRALS

Engineering: The Engineering Department has no objection to the proposal subject to the completion of Engineering servicing requirements under Subdivision Application No. 7916-0289-00.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Undeveloped industrial lands located in Campbell Heights North (Phase V).

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 40 Avenue):	Acreage residential	Agricultural/ N/A	A-1

Direction	Existing Use	OCP/LAP Designation	Existing Zone
East:	Vacant industrial	Mixed Employment/ Business Park and Landscaping Strips	CD (By-law No. 17146 as amended by By-law No. 17934)
South (Across 39 Avenue):	Vacant industrial	Mixed Employment/ Business Park	CD (By-law No. 17146 as amended by By-law No. 17934)
West (Across 191 Street):	Vacant industrial	Mixed Employment/ Business Park and Landscaping Strips	CD (By-law No. 17146 as amended by By-law No. 17934)

DEVELOPMENT CONSIDERATIONS

Context:

- The 1.179 hectare (2.9 acre) subject site is located at the south-east corner of 40 Avenue and 191 Street in Campbell Heights North. The site is designated "Mixed Employment" in the Official Community Plan (OCP), and "Business Park" and "Landscaping Strips" in the Campbell Heights Local Area Plan (LAP).
- The subject site is located at the northern limit of the Campbell Heights Business Park bounded by 40 Avenue and interfaces with large acreage single family properties to the north.
- On June 7, 2010, the subject site was rezoned from "General Agricultural Zone (A-1)" to "Comprehensive Development Zone (CD)" (By-law No. 17146) under Development Application No. 7910-0032-00. CD By-law No. 17146 was subsequently amended by By-law No. 17934 on June 17, 2013 under Development Application No. 7912-0160-00, to adjust the outdoor storage area boundaries. The subject site was recently created as part of a subdivision under Development Application No. 7916-0289-00, which was approved on June 23, 2017.
- CD By-law No. 17146, as amended by By-law No. 17934, permits light impact industry, warehouse uses, distribution centres, transportation industry, office uses, and other accessory uses, forming part of a comprehensive design.
- The site will be cleared and serviced for development under Development Application No. 7916-0289-00.
- In response to concerns raised by area residents regarding the 40 Avenue interface under Development Application No. 7910-0032-00, provisions were incorporated into CD By-law No. 17146 for a minimum setback of 15 metres (50 ft.) from a lot line adjacent to 40 Avenue and installation of a continuous landscaping strip/buffer of not less than 15 metres (50 ft.). The provision of a 15 metre (50 ft.) wide landscaped berm along 40 Avenue is also included in the general Development Permit and Design Guidelines for Campbell Heights North.

Proposal:

- The applicant is proposing a Development Permit (DP) to allow a one-storey 4,542 square metre (48,890 sq.ft.) multi-tenant industrial building on the site (Appendix III). No mezzanine space is proposed as part of this proposal.
- The proposed building consists of a floor area ratio (FAR) of 0.39 and lot coverage of 41.9%, which complies with the maximum 1.0 FAR and 60% lot coverage respectively permitted under the CD Zone (By-law No. 17146 as amended by By-law No. 17934).
- The form, character and density of the proposed development complies with the Campbell Heights Local Area Plan (LAP) and the proposed development meets the requirements of the CD Zone (By-law No. 17146 as amended by By-law No. 17934), including floor area, lot coverage, building height and building setbacks.

Access and Parking:

- A 6.1 m (20 ft.) shared access easement is located along the east property line with 19165 - 39 Avenue. The applicant has been advised that the existing easement does not meet the minimum 7.5 metre width for maneuvering aisles in loading/unloading areas required under the Zoning Bylaw. The applicant is working to resolve this matter with the neighbouring property owner, who is also the easement holder, and has agreed to amend the easement to increase the width on the subject site by an additional 1.4 metres to achieve a total width of 7.5 metres. Registration of an amended shared access easement will be a condition of final approval.
- The proposed development will have two vehicular entrances. The main vehicular entry for employees and visitors will be provided via access from 191 Street. Access for trucks to the rear loading area will be via 39 Avenue utilizing the shared easement.
- The proposal consists of 45 parking spaces for the industrial building, which meets the Zoning By-law requirement of 45 spaces for the proposed warehouse use with a rate of 1 space per 100 square metres. The BC Building Code permits up to 40% of the ground floor area to be constructed as second-storey mezzanine space, which would require an additional 45 parking spaces based on an office use rate of 2.5 spaces per 100 square metres. The combined total number of required parking spaces is 90 and the applicant has provided 121 parking spaces, which meets both parking provisions.
- The proposed truck bays are located at the rear of the building on the eastern side of the site, away from public view. It is anticipated that upon development of the adjacent site at 19165 - 39 Avenue to the east, that the loading area will also be screened from view from 40 Avenue and 192 Street by the future building.

PRE-NOTIFICATION

A development proposal sign was installed on the site on July 18, 2017 and the proposal was referred to the Little Campbell Watershed Society (LCWS) for review and comment. To date staff have received no comments.

DESIGN PROPOSAL AND REVIEW

- The proposed tilt-up concrete building is consistent with the design guidelines outlined in the Campbell Heights North Design Guidelines and the Official Community Plan (OCP), and is reflective of the existing standards within the area. The development concept for Campbell Heights is a high quality, sustainable industrial business park.
- Overall, the building is proposed to have a modern linear appearance. Architectural emphasis is placed on the main façade facing 191 Street with the use of glazing and articulation to provide visual interest. The main entrances will provide "eyes on the street" in accordance with Crime Prevention Through Environmental Design (CPTED) principles on 191 Street and 39 Avenue.
- The proposed building construction is a combination of concrete tilt up and glazing as the main cladding materials with manufactured fieldstone veneer and painted wood grain longboard as accent materials to provide articulation. All glazing will be grey reflective, Low E type to reflect solar energy and the exterior walls will be constructed using insulated concrete tilt-up 'sandwich' panels to increase energy efficiency and reduce heat transfer. The colour scheme proposed is earth tones including grey, light fir and sage. All units are proposed to have canopies over the entrances to provide weather protection.
- The proposed stormwater management plan consisting of bioswales demonstrates the requirement in Campbell Heights North to accommodate on-site storm water in a sustainable manner and will need to meet the requirements of the Engineering Department. The bioswales are approximately 4 metres (13 ft.) wide with 0.3 metre (1 ft.) wide gravel channels with boulders, and will be located within the landscaping strips along 39 Avenue and 191 Street.
- Pedestrian linkages are proposed on 39 Avenue and 191 Street, connecting to a multi-use pathway along 40 Avenue. Bicycle racks will be provided on site.
- The applicant has indicated that they are not proposing any signage at this time.

Landscaping:

- Substantial landscaping is proposed including a 15 metre (50 ft.) wide landscaped buffer along 40 Avenue, which is required under CD By-law No. 17146. The buffer should be bermed in accordance with the General Development Permit and Design Guidelines. The application also proposes a 3.4 metre to 7.7 metre (11 ft. to 25 ft.) wide landscaped strip on 39 Avenue, and a 3 metre (10 ft.) wide landscaped strip along 191 Street.
- The proposed landscaping will consist of Coral Bark Maple, Red Rocket Maple, Autumn Brilliance Serviceberry, Pyramidal European Hornbeam, Weeping Nootka Cypress, Cimmarron Ash, Serbian Spruce, and Western Red Cedar trees. This will be complemented by a variety of shrubs, ground cover and grasses.
- Further refinement to the landscaping and grading is required, including the addition of a berm within the landscape buffer along 40 Avenue, in order to coordinate the Architectural and Civil drawings, and for consistency with the proposed development to the west under

Development Application No. 7917-0118-00. The applicant has agreed to address these items prior to final approval.

ADVISORY DESIGN PANEL

- The application was not referred to the Advisory Design Panel (ADP), but was reviewed by City Staff and found to be satisfactory. The proposed development was evaluated based on compliance with the design guidelines for Campbell Heights North and the OCP.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 16, 2017. 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 site is located in the Campbell Heights LAP and the proposed development is reflective of the land use designation.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density and FAR is in keeping with the CD Bylaw
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Low impact development standards (LIDs) are incorporated in the design of the project including: <ul style="list-style-type: none"> ○ On-lot infiltration trenches or sub-surface chambers; ○ Bio-swales to provide on-site stormwater detention; ○ Natural landscaping; and ○ Sediment control devices.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Bicycle parking will be provided on site.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Crime Prevention Through Environmental Design (CPTED) principles have been incorporated in the following manner: <ul style="list-style-type: none"> ○ Natural access control by clearly defining entries to the building; and ○ Exterior lighting of the building providing visibility on the site. ○ Security lighting over all overhead doors adjacent to main doors.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • A development proposal sign was installed on the site on July 18, 2017 and the proposal was referred to the Little Campbell Watershed Society (LCWS) for review and comment.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential)
- Appendix II. Development Data Sheet
- Appendix III. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix IV. Engineering Summary

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

EM/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Existing Zoning: CD (based on IB-2)

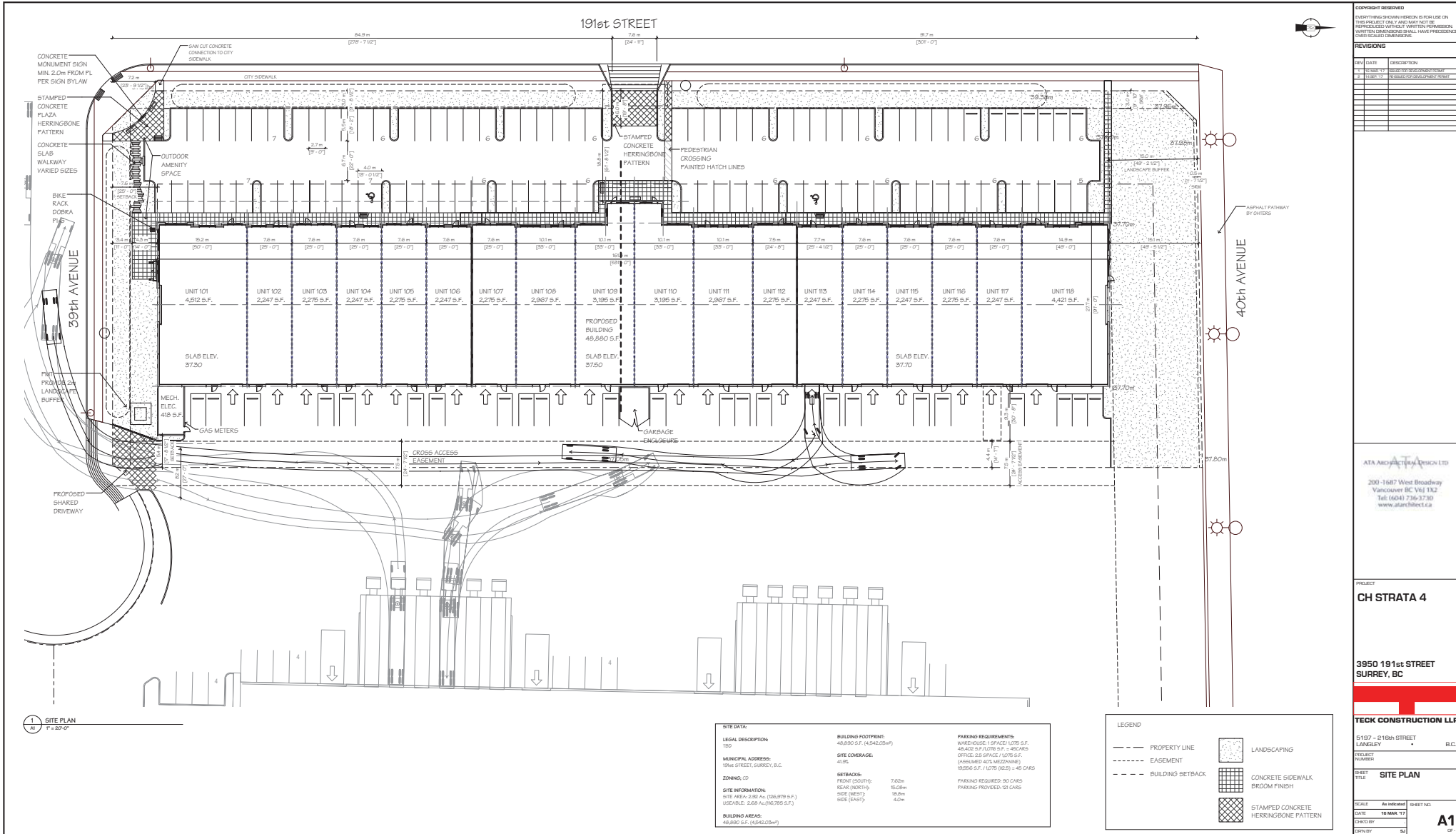
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		11,796.74 m ²
Road Widening area		
Undevelopable area		947.05 m ²
Net Total		10,849.69 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		41.9 m ²
Paved & Hard Surfaced Areas		49.2 m ²
Total Site Coverage		91.1 m ²
SETBACKS (in metres)		
Front (39 Avenue)	7.5	7.62 m
Front (40 Avenue)	7.5	15.0 m
West Side Yard Flanking Street (191 Street)	9.0	18.8 m
East Side Yard	3.6	4.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m	9.1 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		4,542.0 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		4,542.0 m ²

* 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	0.39
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		150 m ²
PARKING (number of stalls)		
Commercial		
Industrial	45	121
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	45	121
Number of accessible stalls	n/a	2
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	NO
---------------	----	---------------------------------	----



REVISIONS

REV	DATE	DESCRIPTION
1	10 MAR 17	ISSUE FOR PERMIT
2	10 MAR 17	ISSUE FOR PERMIT
3	10 MAR 17	ISSUE FOR PERMIT
4	10 MAR 17	ISSUE FOR PERMIT
5	10 MAR 17	ISSUE FOR PERMIT
6	10 MAR 17	ISSUE FOR PERMIT
7	10 MAR 17	ISSUE FOR PERMIT
8	10 MAR 17	ISSUE FOR PERMIT
9	10 MAR 17	ISSUE FOR PERMIT
10	10 MAR 17	ISSUE FOR PERMIT

ATA ARCHITECTURAL DESIGN LTD
 200-1687 West Broadway
 Vancouver BC V6J 3K2
 Tel: (604) 736-3730
 www.ataarchitect.ca

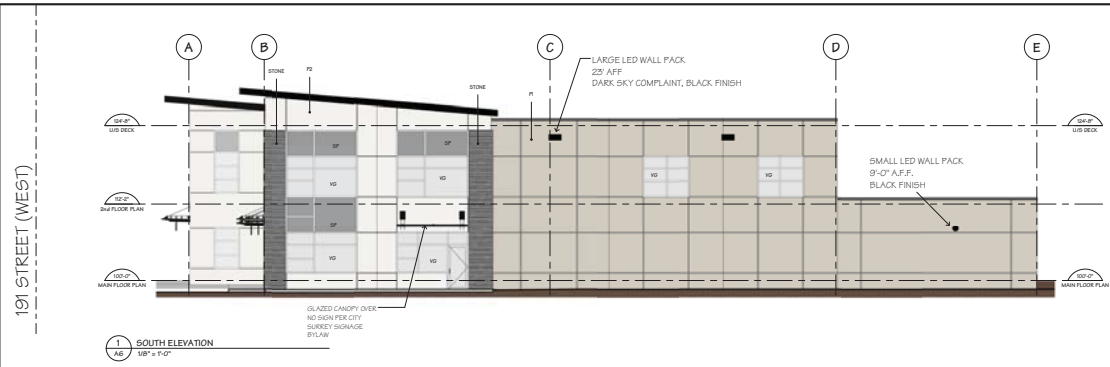
PROJECT
CH STRATA 4
 3950 191st STREET
 SURREY, BC

TECK CONSTRUCTION LLP
 5197 - 218th STREET
 LANGLEY B.C.
 PROJECT NUMBER
SITE PLAN
 SCALE: As Indicated SHEET NO.
 DATE: 10 MAR 17
 CHECKED BY: [Signature]
 DRAWN BY: [Signature]

SITE DATA:	BUILDING FOOTPRINT:	PARKING REQUIREMENTS:
LEGAL DESCRIPTION: 150	48,890 S.F. (4,242.03m ²)	WAREHOUSE: 19' SPACE / 1,075 S.F. 48,402 S.F. / 1,075 S.F. = 450 CARS
MUNICIPAL ADDRESS: 191st STREET, SURREY, B.C.	SITE COVERAGE: 41%	OFFICE: 2.5' SPACE / 1,075 S.F. (PAVING AND SIDE WALKING) 19,556 S.F. / 1,075 (0.5) = 45 CARS
ZONING: CD	SETBACKS: FRONT (SOUTH): 7.62m REAR (NORTH): 5.20m SIDE (WEST): 19.8m SIDE (EAST): 4.0m	PARKING REQUIRED: NO CARS PARKING PROVIDED: 121 CARS
SITE INFORMATION:		
SITE AREA: 2.86 AC. (124,379 S.F.) USEABLE: 2.68 AC. (116,785 S.F.)		
BUILDING AREAS:		
48,890 S.F. (4,242.03m ²)		

LEGEND

--- PROPERTY LINE	[Pattern] LANDSCAPING
- - - EASEMENT	[Pattern] CONCRETE SIDEWALK BROOM FINISH
- - - BUILDING SETBACK	[Pattern] STAMPED CONCRETE HEKKINGBONE PATTERN

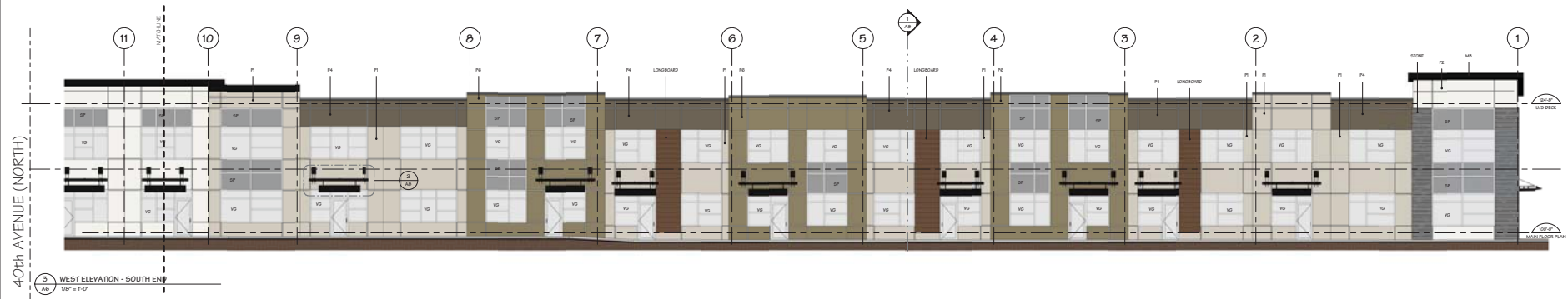


EXTERIOR FINISHES

WINDOW FRAMES	BLACK ANODIZED ALUMINUM
ALUMINUM SIDING	LONGBOARD, "LIGHT FIR"
METAL TRIM	"REFINISHED, BLACK"
STONE	MANUFACTURED FIELDSTONE VENEER
SP	SPANDREL GLAZING-GREY REFLECTIVE TEMPERED GLASS- BLACK OPICI COAT
VG	VISION GLASS- GREY REFLECTIVE TEMPERED "LOW E" GLASS

CONCRETE TILT-UP PANELS & REVEALS

P1 PAINT	B.M. 2143-40 "CAMOUFLAGE"
P2 PAINT	B.M. HC 172 "REVERE FEWTER"
P3 PAINT	B.M. 1562 "DEEP RIVER"
P4 PAINT	B.M. 2109-90 "MIRIAM SAGE"
P5 PAINT	B.M. 2133-10 "ONYX"
P6 PAINT	B.M. 2140-20 "TUSCANY GREEN"



COPYRIGHT RESERVED
 EVERYTHING IS OWNED HEREON IS FOR USE ON THIS PROJECT ONLY AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

REVISIONS

REV	DATE	DESCRIPTION
1	10/05/17	ISSUE FOR PERMIT REVIEW
2	10/05/17	ISSUE FOR PERMIT REVIEW
3	10/05/17	ISSUE FOR PERMIT REVIEW
4	10/05/17	ISSUE FOR PERMIT REVIEW
5	10/05/17	ISSUE FOR PERMIT REVIEW
6	10/05/17	ISSUE FOR PERMIT REVIEW
7	10/05/17	ISSUE FOR PERMIT REVIEW
8	10/05/17	ISSUE FOR PERMIT REVIEW
9	10/05/17	ISSUE FOR PERMIT REVIEW
10	10/05/17	ISSUE FOR PERMIT REVIEW
11	10/05/17	ISSUE FOR PERMIT REVIEW
12	10/05/17	ISSUE FOR PERMIT REVIEW
13	10/05/17	ISSUE FOR PERMIT REVIEW
14	10/05/17	ISSUE FOR PERMIT REVIEW
15	10/05/17	ISSUE FOR PERMIT REVIEW
16	10/05/17	ISSUE FOR PERMIT REVIEW
17	10/05/17	ISSUE FOR PERMIT REVIEW
18	10/05/17	ISSUE FOR PERMIT REVIEW
19	10/05/17	ISSUE FOR PERMIT REVIEW
20	10/05/17	ISSUE FOR PERMIT REVIEW
21	10/05/17	ISSUE FOR PERMIT REVIEW

ATA ARCHITECTURAL DESIGN LTD
 200-1687 West Broadway
 Vancouver BC V6J 1X2
 Tel: (604) 736-3730
 www.atahitect.ca

PROJECT
CH STRATA 4

3950 191st STREET
 SURREY, BC

TECK CONSTRUCTION LLP

5197 - 218th STREET
 LANGLEY
 B.C.

PROJECT NUMBER

SHEET TITLE
ELEVATIONS - SOUTH & WEST

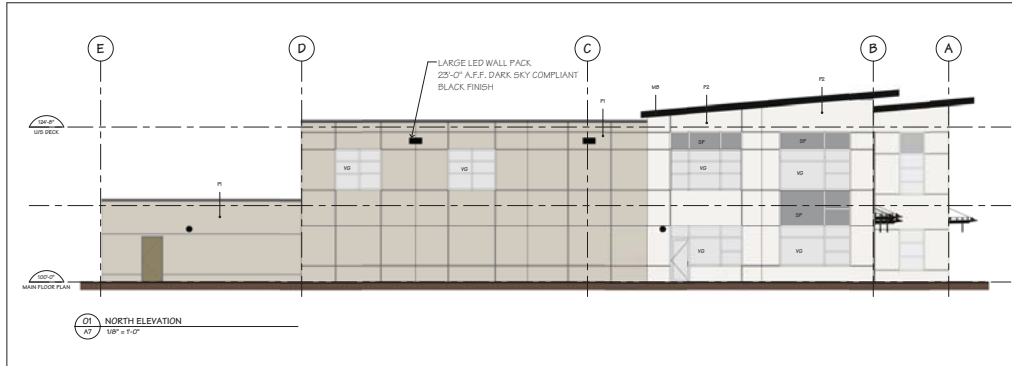
SCALE: As Indicated SHEET NO.

DATE: 16 MAR 17

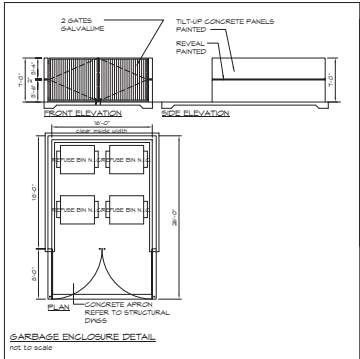
CHKD BY

CONTR

A6
 OF



191 STREET (WEST)



EXTERIOR FINISHES

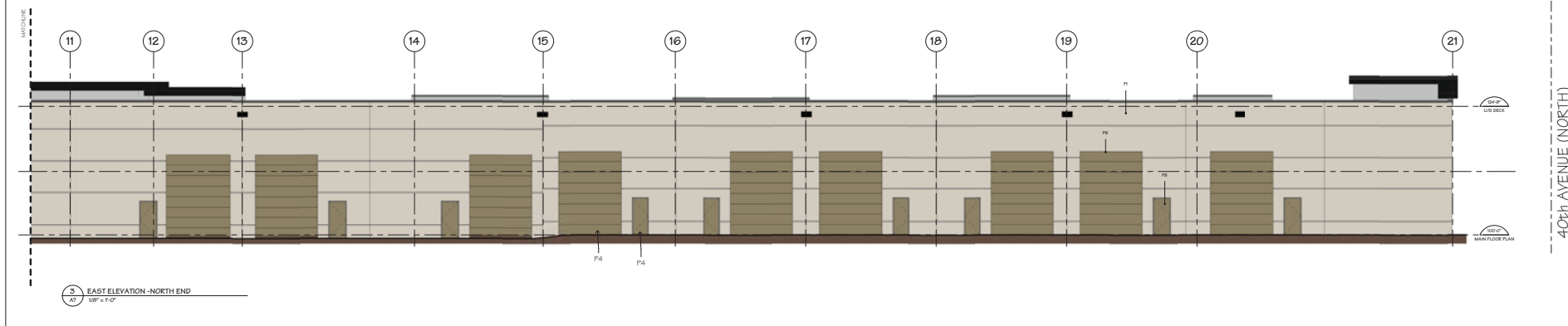
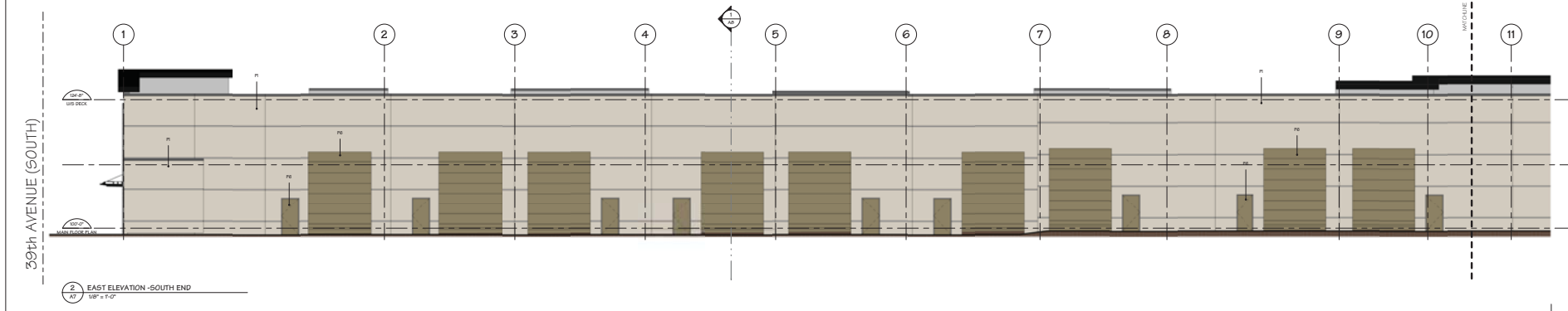
WINDOW FRAMES	BLACK ANODIZED ALUMINUM
ALUMINUM SIDING	LONGBOARD 'LIGHT FIB'
METAL TRIM	REFINISHED 'BLACK'
STONE	MANUFACTURED FIELDSTONE VENEER
SP	SPANDREL GLAZING-GREY REFLECTIVE TEMPERED GLASS- BLACK OPIQ COAT
VG	VISION GLASS - GREY REFLECTIVE TEMPERED 'LOW E' GLASS

CONCRETE TILT-UP PANELS & REVEALS

F1 PAINT	B.M. 2143-40 'CAMOUFLAGE'
F2 PAINT	B.M. HC 172 'REVERE FEWTEK'
F3 PAINT	B.M. 1652 'DEEP RIVER'
F4 PAINT	B.M. 2138-30 'MOHEGAN SAGE'
F5 PAINT	B.M. 2133-10 'ONIX'
F6 PAINT	B.M. 2140-20 'TUSCANY GREEN'

COPYRIGHT RESERVED
EVERYTHING IS OWNED HEREON IS FOR USE ON THIS PROJECT ONLY AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION. DIMENSIONS AND FINISHES SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

REV	DATE	DESCRIPTION
1	10.05.17	ISSUED FOR PERMIT REVIEW
2	10.05.17	ISSUED FOR PERMIT REVIEW
3	10.05.17	ISSUED FOR PERMIT REVIEW
4	10.05.17	ISSUED FOR PERMIT REVIEW
5	10.05.17	ISSUED FOR PERMIT REVIEW
6	10.05.17	ISSUED FOR PERMIT REVIEW
7	10.05.17	ISSUED FOR PERMIT REVIEW
8	10.05.17	ISSUED FOR PERMIT REVIEW
9	10.05.17	ISSUED FOR PERMIT REVIEW
10	10.05.17	ISSUED FOR PERMIT REVIEW
11	10.05.17	ISSUED FOR PERMIT REVIEW



ATA
ATA ARCHITECTURAL CONSULTANTS LTD
200-1887 West Broadway
Vancouver, B.C. - V6J 1K2
TEL: (604) 736-3730 FAX: (604) 736-3771

PROJECT
CH STRATA 4

3950 191st STREET
SURREY, BC

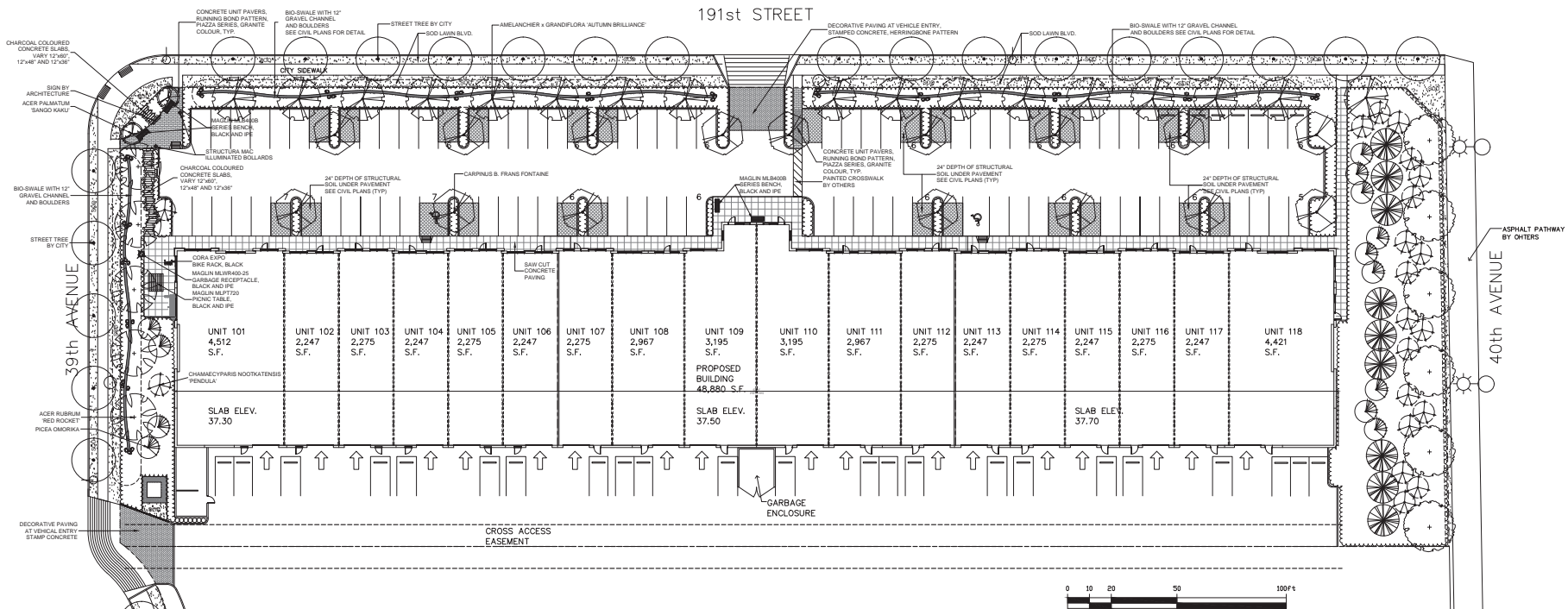
TECK CONSTRUCTION LLP

5197 - 218th STREET
LANGLEY B.C.

SHEET TITLE
ELEVATIONS-NORTH & EAST

SCALE: As Indicated SHEET TAG:
DATE: 16 MAR 17
DRAWN BY:
CHECKED BY:
APPROVED BY:

A7



KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
2	ACER PALMATUM SANGO KAMU	CORAL BARK MAPLE	2.5M HT	
9	ACER RUBRUM RED ROCKET	RED ROCKET MAPLE	60CM CAL. 2M STD. BAB	
17	AMBLANCHER'S GRANDIFLORA AUTUMN BRILLIANCE	AUTUMN BRILLIANCE SERVICEBERRY	60CM CAL. 1.8M STD. BAB	
16	CARPINUS BETULUS FRANS FONTAINE	FRANZOSISCHER HORNBEAM	60CM CAL. 1.8M STD. BAB	
30	CHAMAECYPARIS NOOTKATENSIS PENDULA	WEeping NOOTKA CYPRESS	3M HT. BAB	
6	FRAXINUS PENNSYLVANICA 'CUMMERTON'	CUMMERTON ASH	60CM CAL. 1.8M STD. BAB	
13	PICEA OMORICA	SERBIAN SPRUCE	3M HT. BAB	
9	THUJA PLICATA EXCELSA	WESTERN RED CEDAR	3M HT. BAB	
130	ARBITUS UNDO COMPACTA	COMPACT STRAWBERRY BUSH	43 POT 60CM	
74	SERBENSIS TRANSBEGE ROYAL BURGUNDY	ROYAL BURGUNDY BAMBERRY	43 POT 40CM	
172	CORNUS SERICEA VELVETY	DIWAMY KELSEY DOGWOOD	43 POT 50CM	
106	IGNONIFIDA ALATA COMPACTUS	COMPACT WINGED BURNING BUSH	43 POT 50CM	
30	HEBE CALEDONIA	CALEDONIA HEBE	43 POT 50CM	
102	MANISIA ACQUICULM	CREEPER GRAPES	43 POT 50CM	
183	MANISIA DOMESTICA FIREPOWER	FIREPOWER HEAVENLY BAMBOO	43 POT 50CM	
315	ROSA NOOTKATENSIS	CARPET ROSE PINK	43 POT 40CM	
160	SPIRAEA RETULIFOLIA TOE	DIWAMY SPIRAEA	42 POT 30CM	
21	SAURUS MEDIA NOISE	HICK'S YEW	1.3M BAB	
16	VACCINIUM OVALIFOLIUM	OVAL LEAF BLUEBERRY	43 POT 60CM	
325	VIBURNUM DAVIDI	DAVID'S VIBURNUM	43 POT 50CM	
418	CAREX PENDULA	DRIFINGING SEDGE	41 POT	
175	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	41 POT	
277	IMPERATA CYLINDRICA RED BARON	BLOOD GRASS	41 POT	
212	JUNCUS EFFUSUS	COMMON JUNCUS	41 POT	
204	STIPA TENUSSISMA	MEXICAN FEATHER GRASS	41 POT	
135	SIBIRIANA MACROPHYLLA	SIBERIAN BULGOSIS	41 POT	
173	HEMEROCALLIS STELLA D'ORO	DANGLING YELLOW	41 POT - 1.2 FAN	
502	ARCTOSTAPHYLOS UVA-URSIS VANCOUVER JADE	KINKY KINK	41 POT 20CM	
272	LONICERA PILEATA	PRIVET HONEYBUCKLE	42 POT 20CM	

SITE FURNITURE SPECIFICATIONS
 BENCHES: VIBRONUM TENAX
 PICNIC TABLE: WASHINGTON PARKER PICNIC TABLE PMPPT-6
 WASTE RECEPTACLE: TREBORNHE URBAN FORM UPR4T-30
 BIKE RACK: CORA EXPO 90360
 LIGHT BOLLARD: VANCOUVER BOLLARD UVA-10001

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARDS LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARDS. ROOT BALL SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR OTHER 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 BE LOWER LOCAL MARKET AND PRADER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. * ALLOW A MINIMUM OF FIVE (5) DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARDS LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg
 LANDSCAPE ARCHITECTS
 Suite C100 - 4185 Still Creek Drive
 Burnaby, British Columbia, V5G 6G9
 P: 604 294-0011 ; F: 604 294-0022

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
1	17 MAR 20	ISSUE FOR CITY COMMENTS	BC
2	17 APR 20	REVISE FOR NEW SET PLACEMENTS	BC

CLIENT:

PROJECT:

CH STRATA 4
 191st STREET
 SURREY, BC

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 17 MAR 20 DRAWING NUMBER:
 SCALE: 1"=20'-0"
 DRAWN: DD
 DESIGN: DD
 CHECK: MCV OF 4

PMG PROJECT NUMBER: 16207-3.2P



INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: September 27, 2017 **PROJECT FILE: 7817-0135-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 3950 191 Street**

DEVELOPMENT PERMIT

There are no engineering requirements relative to the Development Permit.

BUILDING PERMIT

The following are to be addressed prior to issuance of the Building Permit:

- Completion and acceptance of Surrey Project 7816-0289-00;
- Evaluate services (e.g. driveway letdowns, water connections, sanitary sewer connections, storm water drainage) provided to the site by 7816-0289-00 and relocate/modify through the BP process. This will also include abandonment of redundant service connections as required; and
- Design/Construction of onsite infiltration and water treatment features as per Campbell Heights Land Use Plan requirements and as described in servicing plans under City project 7816-0289-00 and Restrictive Covenants on title.

The applicant is advised to review the registered sustainable drainage and water quality control restrictive covenants prior to submitting the building permit application to ensure designs meet the prescribed targets.



Rémi Dubé, P.Eng.
Development Services Manager
LR1