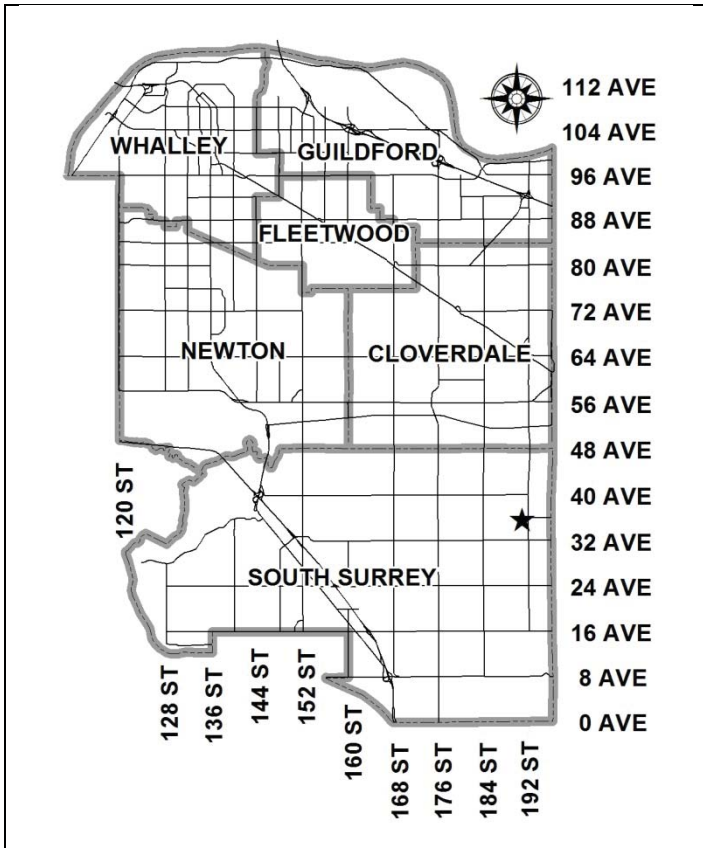


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0268-00

Planning Report Date: November 20, 2017



PROPOSAL:

- **Development Permit**

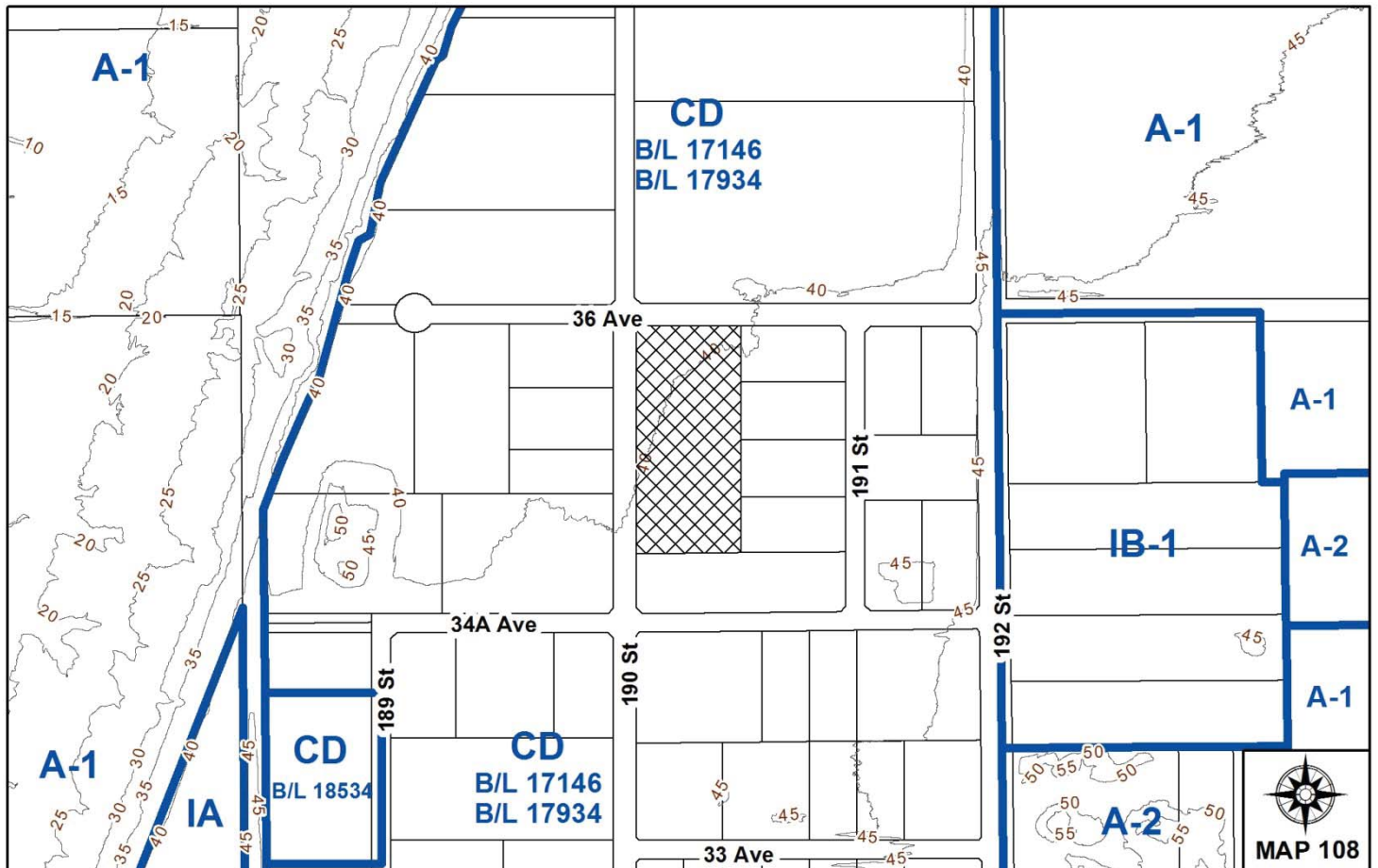
to permit the development of an industrial building.

LOCATION: 3560 - 190 Street

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

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the "Mixed Employment" designation in the Official Community Plan (OCP) and the "Business Park" designation in the Campbell Heights Land Use 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

1. Council authorize staff to draft Development Permit No. 7917-0268-00 generally in accordance with the attached drawings (Appendix II).
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 finalized 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;
 - (d) registration of a Section 219 Restrictive Covenant to prohibit any use that requires a Metro Vancouver air quality permit from locating on the site; and
 - (e) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III prior to the issuance of a Building Permit

Surrey Fire Department: The Fire Department has no concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant industrial land.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 36 Avenue):	Industrial warehouse/office facility	Mixed Employment/ Business Park	CD (Bylaw Nos. 17146 as amended by By-law No. 17934)

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East:	Industrial warehouse/office facility	Mixed Employment/ Business Park	CD (Bylaw Nos. 17146 as amended by By-law No. 17934)
South:	Vacant industrial land	Mixed Employment/ Business Park	CD (Bylaw Nos. 17146 as amended by By-law No. 17934)
West (Across 190 Street):	Industrial warehouse/office facility	Mixed Employment/ Business Park	CD (Bylaw Nos. 17146 as amended by By-law No. 17934)

DEVELOPMENT CONSIDERATIONS

Context

- The subject property is a large 2.65 hectare (6.5 acres) site located in Campbell Heights, bound by 36 Avenue to the north and 190 Street to the west.
- The site is designated "Mixed Employment" in the Official Community Plan (OCP) and "Business Park" in the Campbell Heights Local Area Plan (LAP).
- In June 2012, the site was rezoned from "General Agricultural Zone (A-1)" to "Comprehensive Development Zone (CD)" under By-law No. 17146 (Application No. 7910-0032-00). In June, 2013, CD By-law No. 17146 was amended (under By-law No. 17934) to adjust the outdoor storage area boundaries. The site was subdivided as part of the Campbell Heights North phased development (Application No. 7912-0160-00).
- CD By-law No. 17146, as amended by By-law 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 was cleared and serviced for development under the original rezoning and subdivision applications. There are no trees or vegetation on the site.

Proposal

- The applicant is proposing a Development Permit (DP) that will permit a 13,560 square metre (145,959 sq. ft.) industrial warehouse facility for multiple tenants.
- The site is being developed by Farrel Estates, a division of the McPhail Group, is a privately held company based in Richmond, specializing in commercial and industrial real estate development and leasing.

- The proposed building is oriented towards 190 Street to the west. The development proposes a gross floor area ratio (FAR) of 0.51 and a lot coverage of 43%, which complies with the maximum requirements of the CD Zone.
- The form, character and density of the proposed development complies with the Campbell Heights Local Area Plan (LAP) and Campbell Heights North Design Guidelines. The proposed development meets the requirements of the CD By-law No. 17146, as amended by By-law No. 17934, including floor area, lot coverage, building height and building setbacks.

Access and Parking

- The proposed building will be accessed by three (3) vehicular entrances. The main vehicular entry to the employee and visitor parking lot will be provided via accesses from 190 street, west of the building. The primary truck access for loading and unloading will be provided via access from 36 Avenue at the north of the site. The site plan allows for vehicle circulation between the front and rear of the building via a drive aisle located on the south of the property.
- The proposal includes a total of 167 parking spaces, which meets the Zoning By-law requirement.
- The BC Building Code permits up to 40% of the ground floor area to be constructed as second-storey mezzanine space. The proposed development includes 2,150 square metres (23,142 sq. ft.) of mezzanine office space, which represents approximately 19 % of the proposed ground floor area. The applicant has agreed to register a Section 219 Restrictive Covenant restricting the maximum mezzanine space to be constructed to avoid a situation where there may be insufficient parking for the future development of the site.
- The proposal includes 28 loading bays which are located at the rear of the building (east) and away from public view.

Air Emissions

- At the April 3, 2017 Regular Council –Land Use meeting, Council instructed staff to review the City's business park zones and subsequently provide a report regarding the Metro Vancouver air emissions permitting process.
- Because the review of the business park zones has not been completed, staff are recommending that the applicant register a restrictive covenant to prohibit any business that requires a Metro Vancouver air quality permit from locating on the site.
- If any applicable amendments to the business park zones are completed before the subject application receives final approval, the requirement for the restrictive covenant may no longer apply.

PRE-NOTIFICATION

- Development proposal signs were installed on the site on September 6, 2017 and the project was referred to the Little Campbell Watershed Society (LCWS) for review and comment. A response from the LCWS has yet to be received.

DESIGN PROPOSAL AND REVIEW

- The proposed 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 behind 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 northwest and southwest corners of the building 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 190 Street.
- The proposed building construction is a combination of concrete tilt up and tinted glazing as the main cladding materials with pre-finished metal flashing and steel canopy and collards as accent materials. The colour scheme proposed is grey, white, and orange.

Pedestrian Circulation

- Three pedestrian linkages are proposed on the site with one at each corner of the site and one at the centre of the site connecting the building to 190 Street.

Landscaping

- Landscaping is proposed in accordance with the Zoning By-law requirements and will consist of a 7.5 metre (25 ft.) wide landscaped area on the north fronting 36 Avenue, and 6 metre (20 ft.) wide landscaped area on the west fronting 190 Street. A varying landscaped area between 1 metres (3 feet) and 1.5 metres (5 feet) wide is proposed on the south property line, and the east property line is proposed to be screened by a cedar hedge. The proposed landscaping will consist of: Red Maple, Copper Beech, Dogwood, Ash, Cherry, and Cypress. This will be complemented by a variety of shrubs, and ground cover including Japanese Azalea, Evergreen Honeysuckle, Laurel, Rhododendron, Hardy French Rose, and Emerald Cedar.
- The applicant has also indicated that they are not proposing any fencing on the site. The garbage enclosure is located at the northeast corner of the site at the rear of the building and will be screened from 36 Avenue by landscaping. If any fencing is proposed in the future, it will require separate review and approval from the City.

Signage

- As part of the Development Permit, the applicant proposes one free-standing sign, one address sign, and twelve tenant signs, one for each of the future tenants of the multi-tenant industrial building. All of the proposed signs are architecturally coordinated with the building.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 30, 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 Campbell Heights 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 Zoning By-law.
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"> ○ Absorbent soils (minimum 300 mm in depth); ○ On lot infiltration trenches or sub-surface chambers; ○ Vegetated swales, rain gardens, or bio-swales; and ○ Sediment control devices.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The site is connected to off-site pedestrian paths. • 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.
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

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheets
- Appendix II. Site Plan, Building Elevations, and Landscape Plans
- Appendix III. Engineering Summary

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

RJG/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Existing Zoning: CD (Bylaw Nos. 17146 and 17934)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		26,489 m ²
Road Widening area		
Undevelopable area		
Net Total		26,489 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		43%
SETBACKS (in metres)		
Front (W)	16.0m	26.26 m
Rear (E)	7.5 m	26.63 m
Side #1 (N)	7.5 m	10.18 m
Side #2 (S)	7.5 m	7.59 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m	10.11 m
Accessory	6 m	2.13 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		13,560 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		13,560 m ²

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

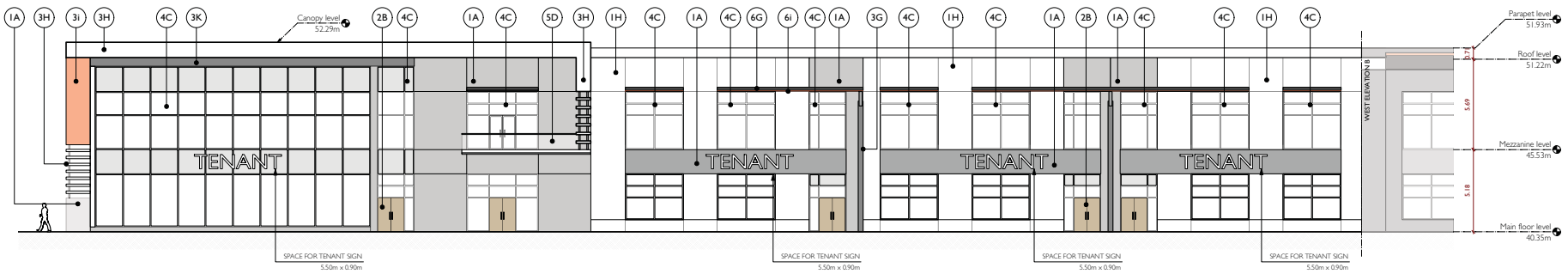
Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		51.2 %
FAR (net)		51.2 %
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		70 m ²
PARKING (number of stalls)		
Commercial		
Industrial	167	168
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	167	168
Number of accessible stalls	2	2
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

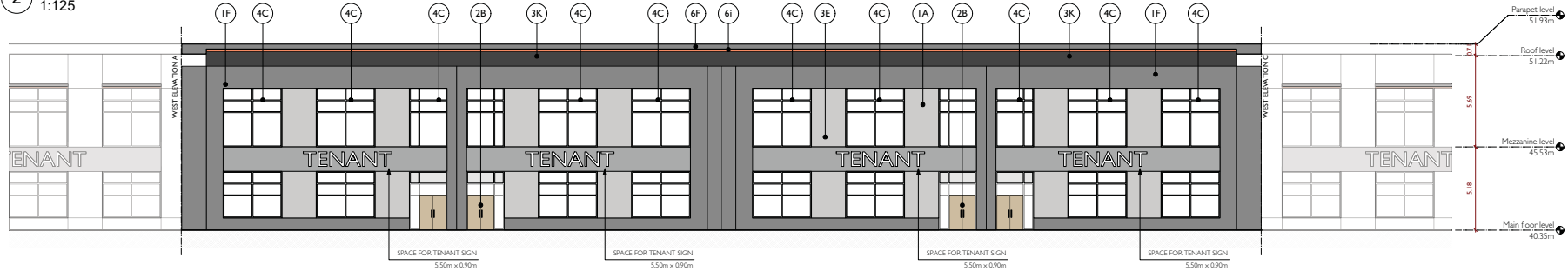
Heritage Site	NO	Tree Survey/Assessment Provided	NO
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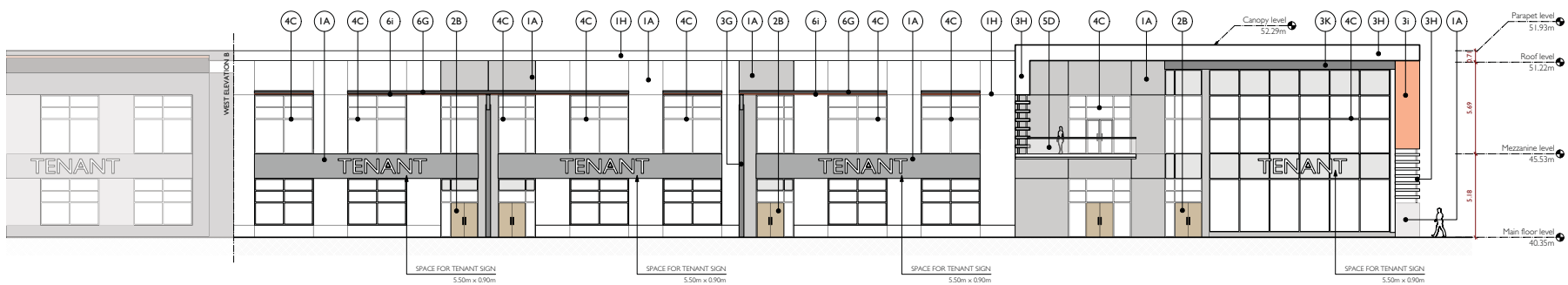
2 WEST ELEVATION



2 ENLARGED PARTIAL WEST ELEVATION - A
1:125



2 ENLARGED PARTIAL WEST ELEVATION - B
1:125



2 ENLARGED PARTIAL WEST ELEVATION - C
1:125

MATERIAL	
1	CONCRETE - NATURAL FINISH
2	METAL DOOR
3	PRE-FINISHED METAL
4	ALUMINUM GLAZING SYSTEM
5	GLASS GUARD SYSTEM
6	METAL CANOPY SYSTEM

COLOUR

A	CONCRETE - NATURAL FINISH
B	WOOD COLOUR
C	ALUMINUM - NATURAL FINISH CLEAR ANODIZED - LOW E
D	ALUMINUM - NATURAL FINISH CLEAR ANODIZED
E	BENJAMIN MOORE PMS 5 LIGHT GRAY "CLIFFSIDE GRAY"
F	BENJAMIN MOORE PMS 7 MEDIUM GRAY "PLATINUM GRAY"
G	BENJAMIN MOORE PMS 8 DARK GRAY "CHARCOAL SLATE"
H	BENJAMIN MOORE CC-100 WHITE "FLURRY"
I	BENJAMIN MOORE 2015-10 ORANGE "ELECTRIC ORANGE"
K	BENJAMIN MOORE 1603 BLACK "GRAPHITE"

REV	DATE	DESCRIPTION	BY	CHK

DESIGNED AND SPECIFICATIONS AS NOTED OR SHOWN. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE AND MATERIALS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO BE RETURNED.

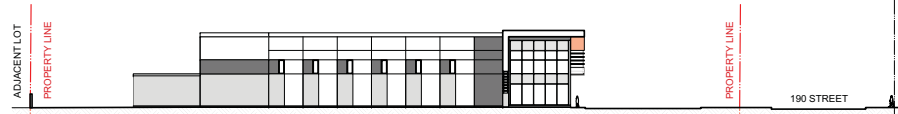
PROJECT:
CHIC III
3582, 3560, 3536 & 3488 190th Street
SURREY, BC

SHEET TITLE:
ELEVATIONS

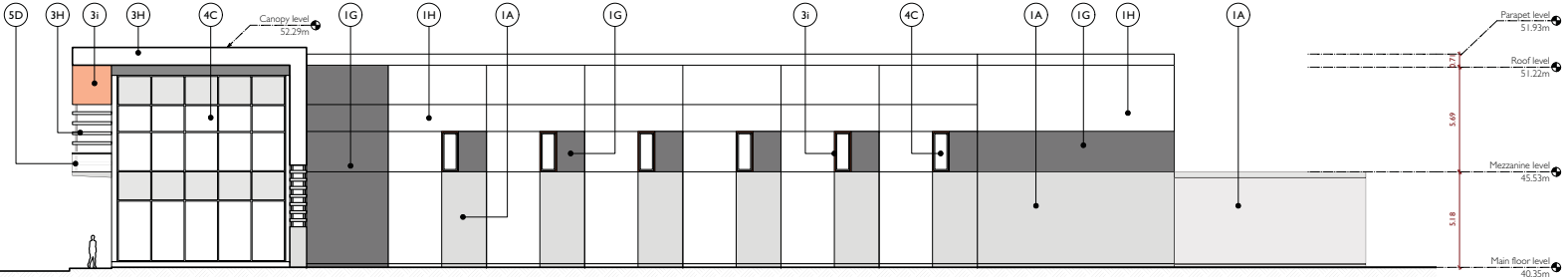
PROJECT NO.	16064	PLAT DATE	NOV 10, 2017
DRAWING NO.	DP-08	SCALE	AS NOTED



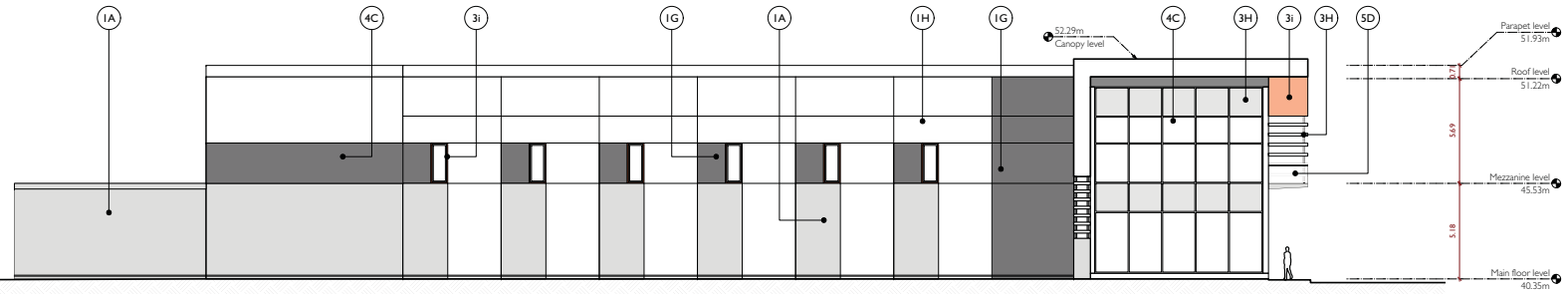
2 SOUTH ELEVATION



3 NORTH ELEVATION



2.a ENLARGED SOUTH ELEVATION
1:125



3.a ENLARGED NORTH ELEVATION
1:125

MATERIAL	
1	CONCRETE
2	METAL DOOR
3	PRE-FINISHED METAL
4	ALUMINUM GLAZING SYSTEM
5	GLASS GUARD SYSTEM
6	METAL CANOPY SYSTEM

COLOUR	
A	CONCRETE - NATURAL FINISH
B	WOOD COLOUR
C	ALUMINUM - NATURAL FINISH CLEAR ANODIZED - LOW E
D	ALUMINUM - NATURAL FINISH CLEAR ANODIZED
E	BENJAMIN MOORE PH-5 LIGHT GRAY "CLIFFSIDE GRAY"
F	BENJAMIN MOORE PH-7 MEDIUM GRAY "PLATINUM GRAY"
G	BENJAMIN MOORE PH-8 DARK GRAY "CHARCOAL SLATE"
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I	BENJAMIN MOORE 2015-10 ORANGE "ELECTRIC ORANGE"
K	BENJAMIN MOORE 1603 BLACK "GRAPHITE"

REV	DATE	DESCRIPTION	BY

DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.

PROJECT:
CHIC III
3582, 3560, 3536 & 3488 190th Street
SURREY, BC

SHEET TITLE:
ELEVATIONS

PROJECT NO.	16064	PLANT DATE	NOV 10, 2017
DRAWING NO.	DP-09	SCALE	AS NOTED



VIEW @ NW CORNER



VIEW @ SW CORNER



REV	DATE	DESCRIPTION	BY

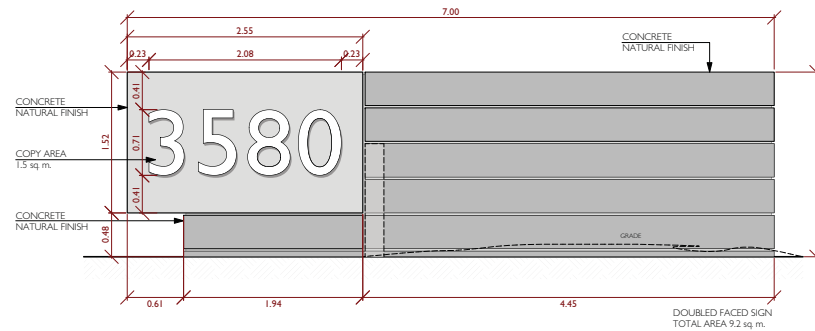
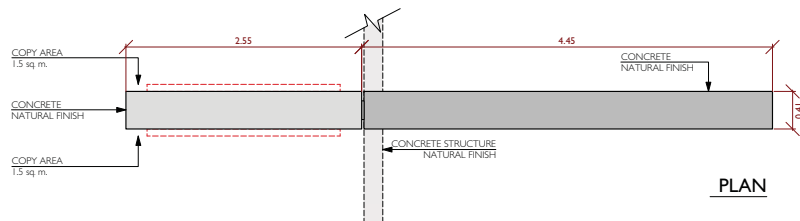
DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE, AND THE PROPERTY OF MALLEN GOWING BERZINS ARCHITECTURE. NO REPRODUCTION OR TRANSMISSION OF ANY PART OF THESE DRAWINGS OR SPECIFICATIONS IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF MALLEN GOWING BERZINS ARCHITECTURE. ALL RIGHTS TO BE RETURNED.

PROJECT:
CHIC III
 3582, 3560, 3536 & 3488 190th Street
 SURREY, BC

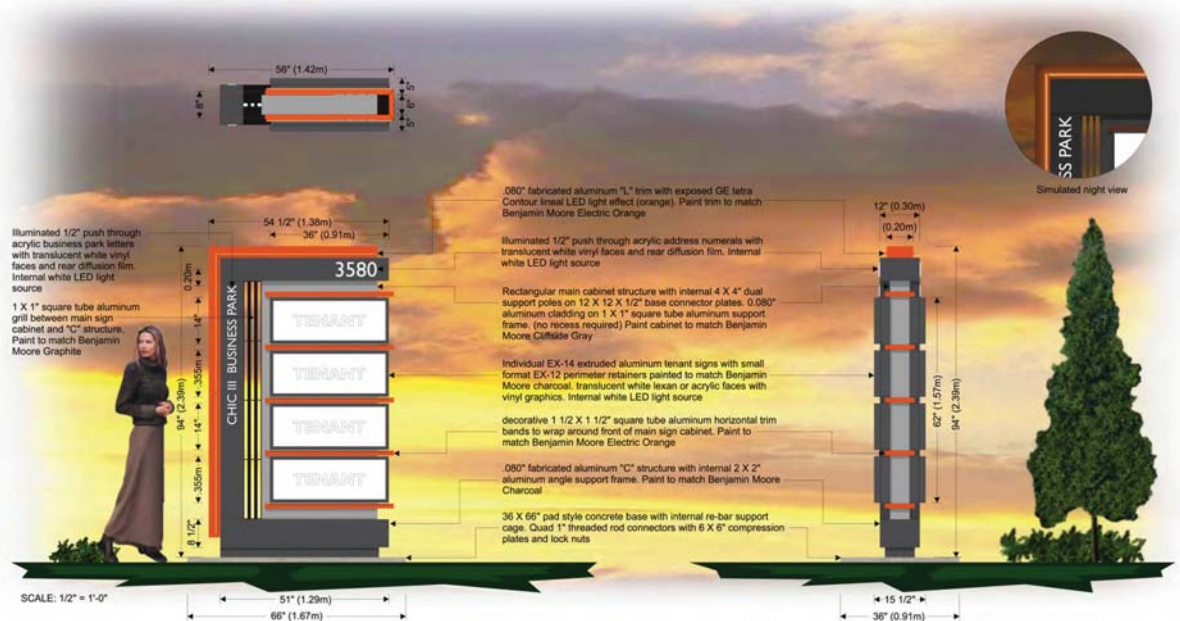
SHEET TITLE:
BUILDING VIEWS

PROJECT NO.	16064	PLANT DATE	NOV 10, 2017
DRAWING NO.	DP-11	SCALE	AS NOTED
		DESIGN	<input type="checkbox"/>

1 ADDRESS SIGN - ELEVATION



2 FREE-STANDING TENANT SIGN



REV	DATE	DESCRIPTION	BY

DESIGNED AND SPECIFICATED AS INSTRUMENTS OF SERVICE, AND THE RESULT OF PROFESSIONAL ENGINEERING SERVICES PROVIDED BY MGBA ARCHITECTURE. ANY REVISIONS TO THIS DOCUMENT SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS APPROVED BY THE CONSULTANT.

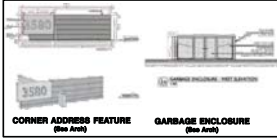
PROJECT:
CHIC III
3582, 3560, 3536 & 3488 190th Street
SURREY, BC

SHEET TITLE:
**DETAILS
SIGNAGE**

PROJECT NO. 16064	PLAT DATE NOV 10, 2017	DESIGN
DRAWING NO. DP-13	SCALE AS NOTED	



CORNER FEATURE W/ SEATING
See Arch Detail



CORNER ADDRESS FEATURE (See Arch) GARBAGE ENCLOSURE (See Arch)

PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
Trees				
5	5	Acer rubrum 'Armstrong'	Columnar Red Maple	6cm cal. / 2m strd
6	6	Fagus sylvatica 'Purpurea'	Copper Beech	7cm cal. / 2m strd
19	19	Cornus x rutalis 'Starlight'	Dogwood Var.	5cm cal. / 2m strd
10	10	Fraxinus omnis 'Arie Peters'	Flowinging Ash	6cm cal. / 2m strd
13	13	Prunus yedoensis 'Akebono'	Daybreak Flowering Cherry	5cm cal. / 2m strd
17	17	Chamecyparis nootdensis	Nootka Cypress	2.5m ht. / natural form
Shrubs				
234	234	Azalea japonica 'Coral Bell'	Japanese Azalea	#2 pot
212	212	Sarcococca hookerana humilis	Sweet Box	#2 pot
71	71	Mahonia nervosa	Narrowleaf Oregon Grape	#1 pot
188	188	Lonicera pileata (low)	Evergreen Honeysuckle	#2 pot
20	20	Photinia fraseri	Photinia	#2 pot
58	58	Pieris japonica 'Temple Bell'	Japanese Andromeda	#3 pot

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
Shrubs Continued...				
362	362	Prunus l. 'Otto Luyken'	Otto Luyken Laurel	#2 pot, dble alt spacing
66	66	Rhododendron 'Christmas Cheer'	Rhododendron (medium var.)	#3 pot
36	36	Rosa meiland 'Carefree Delight'	Hardy French Rose var.	#3 pot
38	38	Spiraea x bumalda 'Anthony Waterer'	Spirea Var.	#3 pot
45	45	Thuja occidentalis 'smaragd'	Emerald Cedar	1.2m ht.
18	18	Viburnum davidii	David's Viburnum	#2 pot
29	29	Weigelia 'Bristol Ruby'	Weigelia	#3 pot
Ground Covers/Pennants/Vines				
511	511	Arctostaphylos uva-ursi	Vancouver Jade	10cm pot / 45cm o.c. / heavy

Notes:
 1. Specification as per most recent BCSLA/BC/LNA 'Landscape Standards' and LandSpace Design Inc. 'Spec Notes'.
 2. The Contractor must satisfy the City Landscape Inspector for Completion Acceptance Approval.

Note: 50mm of Bark Mulch All Planting Beds

PLANT LIST - RAINGARDEN

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
Trees				
16	16	Acer circinatum	Vine Maple	1.5m ht. B&B; 3 stem clump
20	20	Amelanchier x Grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5m ht. B&B
14	14	Malus 'Red Jewel'	Crab Apple Var.	1.5m ht. B&B
Shrubs				
56	56	Cornus Sericea 'Kelsey'	Kelsey Dogwood	#3 pot
5	5	Philadelphus x 'Vignalis Dwarf Mock Org.'	Dwarf Snowflake Mock Orange	#3 pot
Grass				
291	291	Carex 'Ice Dance'	Silver Variegated Sedge	#1 pot
269	269	Juncus effusus	Common Rush	#1 pot
15	15	Koeleria cristata	June Grass	#1 pot
G.C.				
185	185	Blechnum spicant	Deerfern	#1 pot / 20cm
334	334	Arctostaphylos uva-ursi	Kinnickinnick	#1 pot / 20cm
15	15	Cornus canadensis	Bunchberry	#1 pot / 20cm
83	83	Gaultheria shalton	Salal	#1 pot / 20cm
185	185	Lonicera pileata	Privet Honeysuckle	#1 pot / 25cm
88	88	Polystichum munifolium	Western Sword Fern	#1 pot / 20cm
15	15	Galium odoratum	Sweet Woodruff	#1 pot / 20cm

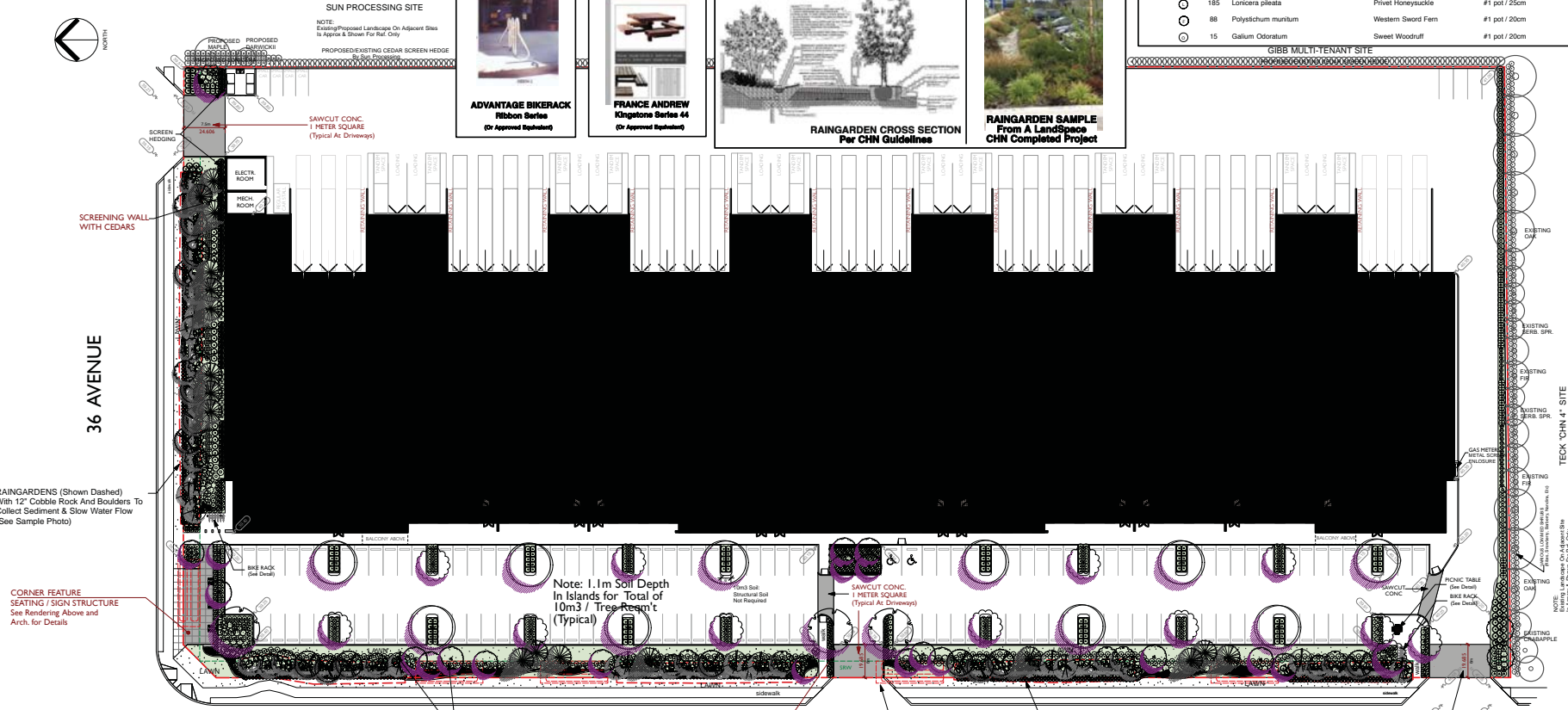
Note: Bioswale To Be Installed According To Storm Plans To Schedule B Of The Restrictive Covenant.



RAINGARDEN CROSS SECTION Per CHN Guidelines



RAINGARDEN SAMPLE From A LandSpace CHN Completed Project



Note: • 50mm of Bark Mulch All Planting Beds
 • 1.1m Soil Depth In Islands for Total 10m3 (Islands are 9m2 in Size)

DOUBLE ALTERNATING LOW EVERGREEN HEDGE
 FREE-STANDING TENANT SIGN
 STORMWATER RETENTION CHAMBERS

RAINGARDENS (Shown Dashed) With 12" Cobble Rock And Boulders To Collect Sediment & Slow Water Flow (See Sample Photo)

MGBA
 MALLEN GOWING BERZINS ARCHITECTURE

3500-7 EAST SIXTH AVENUE
 VANCOUVER BRITISH COLUMBIA CANADA
 604.683.0205 mgb@mgba.com www.mgb.com

INTEGRATED CONSTRUCTION

LANDSCAPE ARCHITECT:

LandSpace
 a LANDSPACE AFFILIATE

LandSpace Design Inc. 1500-1225 100th Street, Surrey BC V4A 1K5
 Tel: 604.592.8200 Fax: 604.592.8201

CITY FILE #7917-0268-00

ISS DATE	DESCRIPTION
2 NOV 09 17	REISSUE FOR DP (50mm Bark Mulch, 1.1m Soil Depth Increase)
3 SEPT 22 17	REISSUE FOR DP
1 JUN 01 17	ISSUE FOR DP (DRG)

PROJECT: CHIC III
 3582, 3560, 3536 & 3488 190th Street SURREY, BC

SHEET TITLE: LANDSCAPE PLAN

PROJECT NO. 16064 PLOT DATE: MAY 17, 2017
 SCALE: 1"=30'-0"
 DRAWING NO. L-1

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

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

DATE: **November 14, 2017** PROJECT FILE: **7817-0268-00**

RE: **Engineering Requirements (Industrial)
Location: 3560 190 Street**

DEVELOPMENT PERMIT

The Landscape Plan shows the corner feature (seating/sign structure) at the northwest area of the site to be within the statutory right-of-way (SRW) for the bioswale/infiltration features. The corner feature may need to be modified to ensure drainage infrastructure within the SRW area functions as intended.

BUILDING PERMIT

The Engineering Department is aware that lot line cancellations have recently been completed, consolidating the four parent properties into one.

The following servicing issues are to be addressed at the Building Permit stage:

- location of the nearby driveways to the adjacent developed lots south and east of the site are to be shown on the civil servicing drawings, together with dimensions detailing access separation. It is recommended that the driveways to the nearby properties on the west side of 190 Street and the north side of 36 Avenue be shown, for traffic movement context within the immediate developed area
- water service calculations to be provided to confirm sizing of domestic and fire line services. It is recommended that the service chamber be placed at the SRW line for the bioswale/infiltration features. Metering features can be located at the property line or within the building (if the service is 75mm or greater), in accordance with the Water Meter Design Criteria Manual & Supplementary Specifications
- on-site drainage works must meet stormwater management guidelines specified in the applicable restrictive covenants registered on title through projects 7812-0159-00 and 7812-0160-00
- the existing water and sanitary service connections are to be abandoned in accordance with City standards. Pavement cut restoration is to meet collector road and standard drawing requirements.

A Servicing Agreement is not required. Review and construction of the servicing works can be addressed at the Building Permit stage through issuance of a City Road and Right-of-Way Permit (CRRP) by Engineering. A processing fee of \$1,522.50 (GST included) will be required should the Building Permit submission trigger a detailed review of off-site and on-site drainage works and associated Stormwater Control Plan.

The applicant is to confirm if security through the CRRP will be required for relocation of the three BC Hydro underground vaults, or alternatively if security to BC Hydro will be necessary during their review for this scope of work.



Rémi Dubé, P.Eng.
Development Services Manager

KMH