

City of Surrey
ADDITIONAL PLANNING COMMENTS

File: 7917-0341-01

Planning Report Date: July 23, 2018

PROPOSAL:

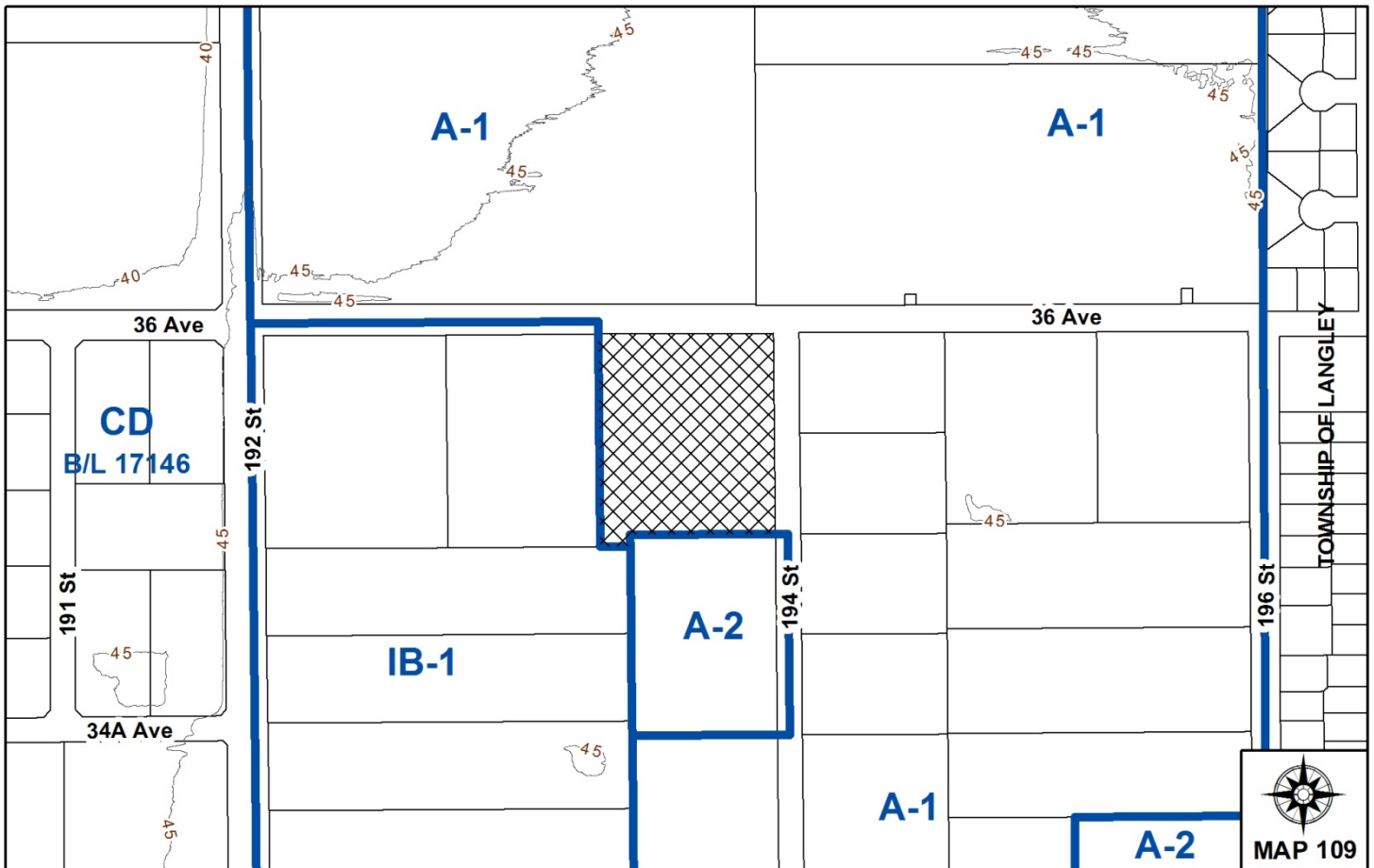
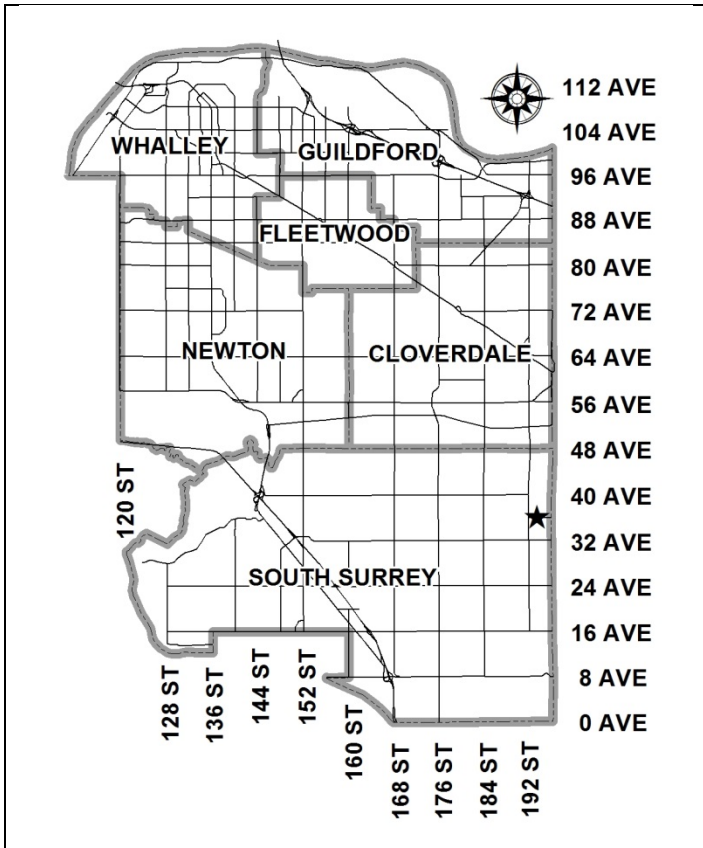
- **Development Variance Permit**
to allow for a one-way driveway in a proposed industrial development.

LOCATION: 19370 - 36 Avenue

ZONING: A-1

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes to reduce the width of a drive aisle to permit one-way movement in a proposed industrial development.

RATIONALE OF RECOMMENDATION

- The proposed reduced drive aisle width will allow for tree retention for shared and off-site trees.
- A Restrictive Covenant will be registered on the property to require construction of the full-width of the drive aisle if the shared and off-site trees on the adjacent site to the south (3505 - 194 Street) are removed through redevelopment.
- Staff have reviewed the site plan and are supportive of the reduced drive aisle width.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7917-0341-01 (Appendix V), to reduce the minimum width of a drive aisle for one-way movement from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) registration of a Section 219 Restrictive Covenant to require construction of the full-width of the drive aisle if the shared and off-site trees on the adjacent site to the south (3505 – 194 Street) are removed through redevelopment.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of the Engineering requirements as outlined in Appendix III.

Surrey Fire Department: The Surrey Fire Department has reviewed the proposed one-way drive aisle and has no concerns.

SITE CHARACTERISTICS

Existing Land Use: Acreage single family.

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
North (Across 36 Avenue):	Agricultural land and Lower Mainland German Shepherd Dog Club.	Technology Park or Business Park and Landscape Strips	A-1
East (Across 194 Street):	Acreage single family with stables.	Business Park and Landscape Strips	A-1
South:	G&K Farms Ltd.	Business Park and Landscape Strips	A-2
West:	Forested vacant lot. Recently approved industrial subdivision, which was rezoned in April 2016 (Development Application No. 7907-0326-00).	Business Park and Landscape Strips	IB-2

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is 2.26 hectares (5.6 acres) in size. It is located at the southwest corner of 36 Avenue and 194 Street in Campbell Heights and is designated "Mixed Employment" in the Official Community Plan (OCP). The Campbell Heights Land Use Plan designates the majority of the property for "Business Park (Office)", with the areas along the north boundary designated "Landscaping Strips".
- Under Development Application No. 7917-0341-00, the applicant proposes to rezone the site from "General Agriculture Zone (A-1)" to "Business Park 1 Zone (IB-1)" and a Development Permit to permit construction of a multi-tenant industrial building. Development Application No. 7917-0341-00 was granted Third Reading of the Rezoning By-law by Council on April 9, 2018.
- As part of the original application, the applicant proposed an 8.4 metre (27 ft.) two-way drive aisle parallel to the south property line. The two-way drive aisle was contingent on the removal of approximately 56 shared and off-site trees to the south.
- Under Part 5 Off-Street Parking and Loading/Unloading Section E Sub-section 2(b) of Surrey Zoning By-law No. 12000, the minimum width of a maneuvering aisle is 7.5 metres (25 ft.) to accommodate two-way maneuvering. In addition, when the length of a loading/unloading maneuvering aisle abuts a fence, wall or similar structure, the width of the loading/unloading space must be increased by 0.75 metres (2 ft.).

Current Proposal

- The applicant is proposing a one-way drive aisle, which necessitates a Development Variance Permit (DVP) to reduce the minimum width of the drive aisle. The proposed variance would assist in the retention of approximately 57 trees.
- The proposed width of the one-way drive aisle is 5.25 metres (17.2 ft), which includes the proposed variance from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) and an additional 0.75 metres (2 ft.) as the proposed one-way drive aisle abuts the side of the proposed industrial building.
- The applicant also proposes an approximately 3 metre (10 ft.) wide landscape buffer along the south property line to accommodate tree retention.

TREES

- Shan Tennyson, ISA Certified Arborist of KD Planning & Design 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
Alder and Cottonwood Trees			
Alder	7	7	0
Cottonwood	10	0	10
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	2	0	2
Crabapple	1	1	0
Maple	1	1	0
Magnolia	2	2	0
Golden Chain Tree	1	1	0
Vine Maple	1	1	0
Sweet Chestnut	1	1	0
Coniferous Trees			
Western Red Cedar	80	63	17
Douglas Fir	130	66	64
White Pine	18	13	5
Norway Spruce	9	6	3
Balsam Fir	3	2	1
Hemlock	2	1	1
Total (excluding Alder and Cottonwood Trees)	251	158	93
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		41	
Total Retained and Replacement Trees		144	
Contribution to the Green City Fund		\$112,800	

- The Arborist Assessment states that there are a total of 251 protected trees on the site, excluding Alder and Cottonwood trees. 17 existing trees, approximately 6 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that 103 trees can be retained as part of this development proposal (including 10 Cottonwood trees). The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- The proposed minimum width for a drive aisle needs to be reduced in order to maximize tree preservation for shared and off-site trees (see By-law Variance section). The proposed variance will accommodate the retention of approximately 57 shared and off-site trees.
- 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 323 replacement trees on the site. Since only 41 replacement trees can be accommodated on the site the deficit of 282 replacement trees will require a cash-in-lieu payment of \$112,800, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Common Hackberry, Skyline Honey Locust, Autumn Blaze Maple and Columnar Norway Spruce, as well as a variety of shrubs and ground cover.
- In summary, a total of 144 trees are proposed to be retained or replaced on the site with a contribution of \$112,800 to the Green City Fund.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to reduce the minimum width of a drive aisle for one-way movement from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).

Applicant's Reasons:

- The above variance is requested to allow for increased tree retention for shared and off-site trees.

Staff Comments:

- The requested variance reducing the minimum width of a drive aisle is necessary to assist with tree preservation efforts for shared and off-site trees. The proposed variance will accommodate the retention of approximately 56 shared and off-site trees.
- A Restrictive Covenant will be registered on the property to require construction of the full-width of the drive aisle if the trees on the adjacent site to the south (3505 - 194 Street) are removed through redevelopment.
- The City's Transportation Division staff reviewed the site plan and one-way drive aisle and are supportive of the proposed reduction to the width of a one-way drive aisle.
- Staff support the proposed variance to proceed to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

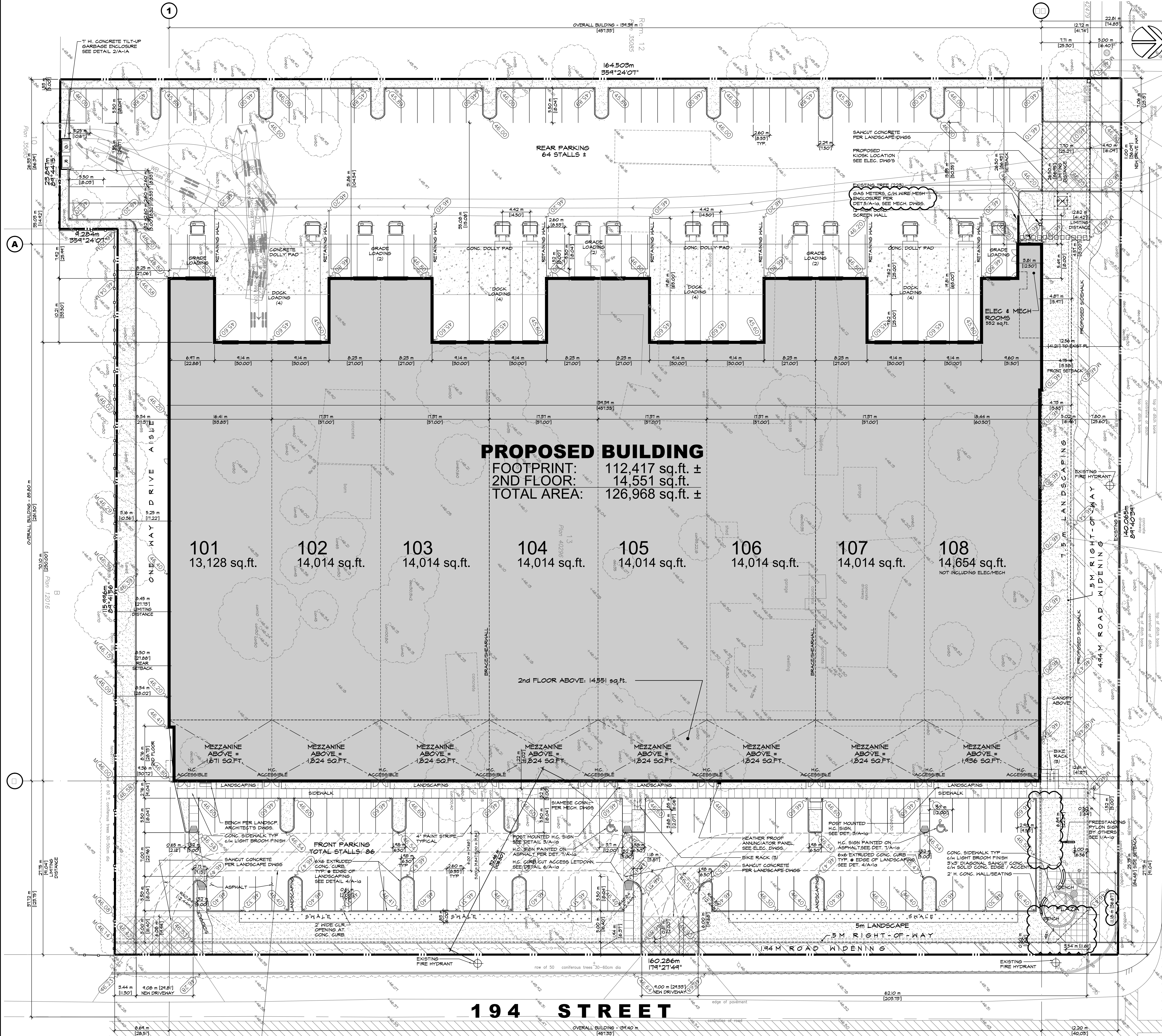
- Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheets
- Appendix II. Site Plan & Landscape Plan
- Appendix III. Engineering Summary
- Appendix IV. Summary of Tree Preservation and Tree Survey
- Appendix V. Development Variance Permit No. 7917-0341-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

KS/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION



Building Areas			
UNIT	Footprint	Upper floor	Total Area
101	13,128 sq.ft.	1,671 sq.ft.	14,799 sq.ft.
102	14,015 sq.ft.	1,824 sq.ft.	15,839 sq.ft.
103	14,015 sq.ft.	1,824 sq.ft.	15,839 sq.ft.
104	14,015 sq.ft.	1,824 sq.ft.	15,839 sq.ft.
105	14,015 sq.ft.	1,824 sq.ft.	15,839 sq.ft.
106	14,015 sq.ft.	1,824 sq.ft.	15,839 sq.ft.
107	14,015 sq.ft.	1,824 sq.ft.	15,839 sq.ft.
108	14,654 sq.ft.	1,936 sq.ft.	16,590 sq.ft.
Mech/Elec Room	551 sq.ft.	sq.ft.	551 sq.ft.
Total	112,420 sq.ft.	14,551 sq.ft.	126,971 sq.ft.

Note: All areas approximate and are to be confirmed by survey

SITE DATA

CIVIC ADDRESS: 3571 144th STREET, SURREY, B.C., V3Z 1A5
 LEGAL DESCRIPTION: LOT 15, SECTIONS 21, TOWNSHIP 7, PLAN 40246 NWD
 EXISTING ZONING: I-1B1
 PROPOSED ZONING: I-1B1
 GROSS LOT AREA: 22 654.5 m² 2.27 ha. [245,851 sq.ft. / 5.94 Ac.]
 NET LOT AREA: 21 362.7 m² 2.19 ha. [230,622 sq.ft. / 5.289 Ac.]
 PROPOSED BUILDING AREA (FOOTPRINT): 10 448.9 m² [112,417 sq.ft.]
 SITE COVERAGE (NET): 60% MAX. 12,247 / 232,764 = 48.5 %
 F.A.R. (NET): 112,417 sq.ft. FOOTPRINT + 14,551 sq.ft. FUT 2ND FLR / 230,622 sq.ft. = 0.551

SETBACKS: MIN. PROPOSED
 SIDE (EAST): 7.5m [25'0"] ** 25.75 m [84.48']
 FRONT (NORTH): 16m [52'5"] or 15m * 4.75m [15.58'] *
 REAR (SOUTH): 7.5m [25'0"] 6.50 m [21.34']
 SIDE (WEST): 7.5m [25'0"] ** 26.30 m [86.43']

* THE FRONT YARD MAY BE REDUCED TO 7.5M (25 FT) IF THE AREA BETWEEN THE FRONT FACE OF THE BUILDING OR STRUCTURE AND A HIGHWAY IS NOT USED FOR PARKING AND IS LANDSCAPED
 ** ONE (1) SIDE YARD SETBACK MAY BE REDUCED TO 3.6 METERS (12 FEET) IF THE SIDE YARD ADJUTS LAND WHICH IS COMMERCIAL, INDUSTRIAL, OR MIXED EMPLOYMENT.
 *** THE SIDE YARD SETBACK ON A FLANKING STREET MAY BE REDUCED TO 3 METERS (10 FEET) IF THE AREA BETWEEN THE FLANKING STREET FACE OF ANY BUILDING OR STRUCTURE AND A HIGHWAY IS NOT USED FOR PARKING AND IS LANDSCAPED

HEIGHT: 14.0 m [45'0"] MAX. 11.27 m [37'-2"]

PARKING REQUIRED: 126,968 sq.ft. (INCLUDES FUT 2ND FLR) / 1,075
 = 118 STALLS (18:10)
 = 148 STALLS
 (25% SMALL CAR ALLOWED = 38 STALLS)

PARKING PROVIDED: 148 STALLS

- GENERAL NOTES**
- SERVICES SHOWN ARE APPROXIMATE ONLY. SEE CIVIL DRAWINGS FOR FINAL LOCATIONS
 - ASPHALT & SUBBASE DESIGN PER SOILS REPORT
 - CONTRACTOR TO PROVIDE FOOTING & WALL SURVEYS (BY REGISTERED A.L.S.) DURING CONSTRUCTION. SUBMIT RESULTS TO CITY BUILDING DEPT.
 - SEE MECHANICAL ENGINEERS DRAWINGS FOR FINAL LOCATION OF FIRE DEPARTMENT CONNECTION & HOSE BIBBS
 - SEE ELECTRICAL DRAWINGS FOR LOCATION OF ALARM PANEL
 - ALL CONSTRUCTION, PRODUCTS, AND MATERIALS TO CONFORM FULLY WITH ALL ASPECTS OF THE CURRENT BUILDING CODE, ALL OTHER APPLICABLE CODES, REGULATIONS, TESTS, LISTINGS, AS WELL AS ALL REQUIREMENTS OF AUTHORITY HAVING JURISDICTION.
 - SUBCONTRACTORS ARE SOLELY RESPONSIBLE TO ENSURE THEIR SUPPLIED PRODUCTS FULLY CONFORM TO ALL APPLICABLE CODES AND TEST REQUIREMENTS AND ARE TO HAVE SUPPORTING DOCUMENTATION AVAILABLE. DEMONSTRATING FULL COMPLIANCE WITH ALL APPLICABLE CODES AND TESTING.
 - THE CONTRACTOR MUST CONFIRM ALL DIMENSIONS AND OTHERWISE ASSURE HIMSELF OF THE ACCURACY OF THE PLANS AND REPORT ALL DISCREPANCIES AND ANY PROPOSED CHANGES IN THE WORK IMMEDIATELY TO THE ARCHITECT.
 - ALL DIMENSIONS SHOWN ON THESE DRAWINGS FOR MANUFACTURED COMPONENTS ARE NOMINAL. THE CONTRACTOR SHALL CONFIRM ACTUAL DIMENSIONS WITH THE SUPPLIER/MANUFACTURER.
 - ALL MATERIALS IN THE CONSTRUCTION TO BE USED FOR THEIR INTENDED PURPOSE AND TO BE APPROVED BY THE AUTHORITY HAVING JURISDICTION. ALL EQUIPMENT AND FITTINGS MUST BE CSA (CANADIAN STANDARDS ASSOCIATION) APPROVED.
 - VAPOUR BARRIERS SHALL BE CONTINUOUS AND INSTALLED SO THAT ALL JOINTS ARE SEALED OR LAPPED 100 MM AND OCCUR AT FRAMING MEMBERS, FURRING OR BLOCKING. ALL HOLES THROUGH VAPOUR BARRIERS SUCH AS THOSE CUT FOR THE INSTALLATION OF ELECTRICAL BOXES OR DUCTWORK SHALL BE SEALED TO MAINTAIN THE INTEGRITY OF THE VAPOUR BARRIER OVER THE ENTIRE SURFACE.
 - THE DESIGNER/ENGINEER IS NOT RESPONSIBLE FOR CHANGES IN CONSTRUCTION FROM WHAT IS SHOWN BY ANY PARTY.
 - THE DESIGNER/ENGINEER IS NOT RESPONSIBLE FOR SOIL CONDITIONS, CHARACTERISTICS AND CAPACITY TO SUPPORT THE STRUCTURE SHOWN ON THESE DRAWINGS.
 - ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD BUILDING PRACTICES BASED ON THE CONTRACT DOCUMENTS.
 - THERE SHALL BE SHOP DRAWINGS PROVIDED FOR ALL MAJOR BUILDING COMPONENTS. THEY SHALL BE ISSUED IN TIME FOR ADEQUATE CHECKING BY THE COORDINATING ARCHITECT/ENGINEERS AND OTHER CONSULTANTS RESPONSIBLE.
 - ANY PROPOSED SUBSTITUTION OF MATERIALS MUST BE APPROVED IN ADVANCE OF ORDERING
 - SAMPLES OF ALL INTENDED PRODUCTS, COLOURS, MATERIALS AND FINISHES SHOULD BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES TO ALLOW ADEQUATE TIME FOR REVIEW
 - ROOF TO BE CONSTRUCTED IN CONFORMANCE WITH R.C.A.B.C. OR EQUAL METHODS AND PRACTICES. PROVIDE ROOF WARRANTY TO COORDINATING ARCHITECT/ENGINEER.
 - PROVIDE SEALED SHOP DRAWINGS FOR ALL DOORS, WINDOWS/GLAZING, SANDRAILS, HANDRAILS, STAIRS, RATED ASSEMBLIES (IE JOINTS), FIRE SHUTTERS (IF APPLICABLE).
 - ALL PROPERTY LINE DIMENSIONS & BEARING ANGLES ARE PROPOSED & ARE REQUIRED TO BE CONFIRMED BY SURVEY
 - ROOF SYSTEM TO BE INSPECTED BY 3RD PARTY INSPECTOR DURING CONSTRUCTION. PROVIDE DOCUMENTATION TO ARCHITECT.
 - CONTRACTOR IS RESPONSIBLE FOR 3RD PARTY INSPECTION OF LIFTING, BRACING AND THERMAL CONNECTION. PROVIDE DOCUMENTATION TO ARCHITECT.

CHIP BARRETT ARCHITECT
 1162 - 2226 PHARMACY AVENUE - 1172 - V3Z 6P4
 IN ASSOCIATION WITH
D.FORCE DESIGN INC.
 2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2E 3J9
 TEL: (604) 607-5655 EMAIL: DARC@DFORCECA

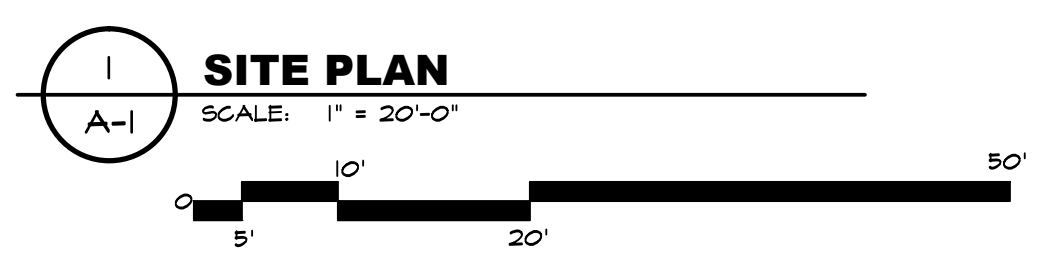
PROPOSED BUILDING
 FOOTPRINT: 112,417 sq.ft. ±
 2ND FLOOR: 14,551 sq.ft.
 TOTAL AREA: 126,968 sq.ft. ±

- 101 13,128 sq.ft.
- 102 14,014 sq.ft.
- 103 14,014 sq.ft.
- 104 14,014 sq.ft.
- 105 14,014 sq.ft.
- 106 14,014 sq.ft.
- 107 14,014 sq.ft.
- 108 14,654 sq.ft. NOT INCLUDING ELEC/MECH

- MEZZANINE ABOVE = 1,671 SQ.FT.
- MEZZANINE ABOVE = 1,824 SQ.FT.
- MEZZANINE ABOVE = 1,824 SQ.FT.
- MEZZANINE ABOVE = 1,824 SQ.FT.
- MEZZANINE ABOVE = 1,824 SQ.FT.
- MEZZANINE ABOVE = 1,824 SQ.FT.
- MEZZANINE ABOVE = 1,824 SQ.FT.
- MEZZANINE ABOVE = 1,936 SQ.FT.

FRONT PARKING TOTAL STALLS: 86

HATCHED AREA INDICATES FIRE TRUCK ACCESS ROUTE.
 FIRE TRUCK ACCESS ROUTE PER BCBC 2014 3.2.3.6
 - DESIGN ASPHALT TO CARRY FIRE TRUCK LOADING OF 85,000 LBS GVWR
 - NOT LESS THAN 6M WIDTH - HAVE AN OVERHEAD CLEARANCE NOT LESS THAN 9M
 - CENTERLINE 12M RADIUS TO ALL CORNERS (TYP.) - MAX SLOPE 1:12.5 OVER 15M
 - CONNECTED TO PUBLIC ROAD
 - ENTRANCE TO EACH PORTION WITHIN 45M OF ROUTE



NO.	DATE	DESCRIPTION
30		
29		
28		
27		
26		
25	JUL.03.18	UPDATED PER CITY COMMENTS
24	JUN.28.18	SOUTH DRIVE AISLE FOR PLANNING
23	JUN.21.18	REVISED SOUTH DRIVE AISLE
22	APR.04.18	ISSUED FOR BUILDING PERMIT
21	MAR.29.18	DRIVEWAY & ROAD DEDICATION REVISIONS
20	MAR.16.18	CLIENT REVISIONS
19	MAR.16.18	REV'D NORTH DEDICATION
18	MAR.1.18	PLANNING COMMENTS
17	FEB.28.18	ISSUED FOR CLIENT REVIEW
16	FEB.14.18	ISSUED FOR CONSULTANT USE
15	FEB.7.18	PLANNING REVIEW
14	JAN.30.18	PLANNING REVIEW
13	JAN.23.18	PLANNING REVIEW
12	JAN.10.18	PLANNING REVISIONS
11	JAN.9.18	REVISED FOR TREE 223
10	JAN.8.18	PLANNING REVISIONS
9	NOV.27.17	UPDATED AREAS
8	SEPT.21.17	KIOSK REVISION
7	SEPT.14.17	RE-ISSUED FOR DEVELOPMENT PERMIT
6	JUL.25.17	ISSUED FOR DEVELOPMENT PERMIT
5	JUL.14.17	ISSUED FOR DEVELOPMENT PERMIT
4	JUL.14.17	ISSUED FOR DEVELOPMENT PERMIT
3	JUL.12.17	RE-ISSUED FOR CONSULTANT USE
2	JUL.7.17	MEZZANINE ADDED
1	JUNE.27.17	ISSUED FOR CONSULTANT USE

PROJECT MANAGERS / CONTRACTORS:
Integrated
 1 C C Integrated Construction Concepts Ltd
 12960 84 Ave, Surrey, BC V3W 1K7
 Phone: (604) 599-0706

PROJECT: PROPOSED BUILDING FOR:
CEDAR COAST

CIVIC ADDRESS: 3577 144th Street, Surrey, B.C.

DRAWING: **SITE PLAN**

SEAL	JOB NO.	DRAWN
	16-066	D.F.
		DESIGNED
		CHECKED
		C.B.
		DATE
		JUL.03.18

PROJECT - DRAWING NUMBER: **A1** REV. **6**

Appendix II

LEGEND

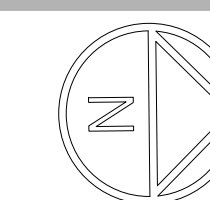
- TURF GRASS
- CONCRETE SIDEWALK PAVING
- SAW-CUT CONCRETE
- BENCH
- BIKE RACK
- PICNIC TABLE
- PLANT KEY
- EXISTING TREE TO REMAIN, INCLUDES TPZ
- TREE PROTECTION FENCING

11	03/07/2018	RE-ISSUED FOR DP
10	21/06/2018	RE-ISSUED FOR DP
9	26/04/2018	RE-ISSUED FOR DP
8	19/04/2018	ISSUED FOR BP
7	29/03/2018	ISSUED FOR REVIEW
6	15/02/2018	RE-ISSUED FOR DP
5	23/01/2018	RE-ISSUED FOR DP
4	22/09/2017	RE-ISSUED FOR DP
3	22/07/2017	ISSUED FOR DP
2	13/07/2017	ISSUED FOR OWNER REVIEW
1	05/07/2017	ISSUED FOR OWNER REVIEW

NO. DATE: (d/m/y) DESCRIPTION:

ISSUES & REVISIONS:

SEAL:



PROJECT NAME:

CEDAR COAST

PROJECT ADDRESS:

**3577 - 194TH STREET
SURREY, BC**

DRAWING TITLE:

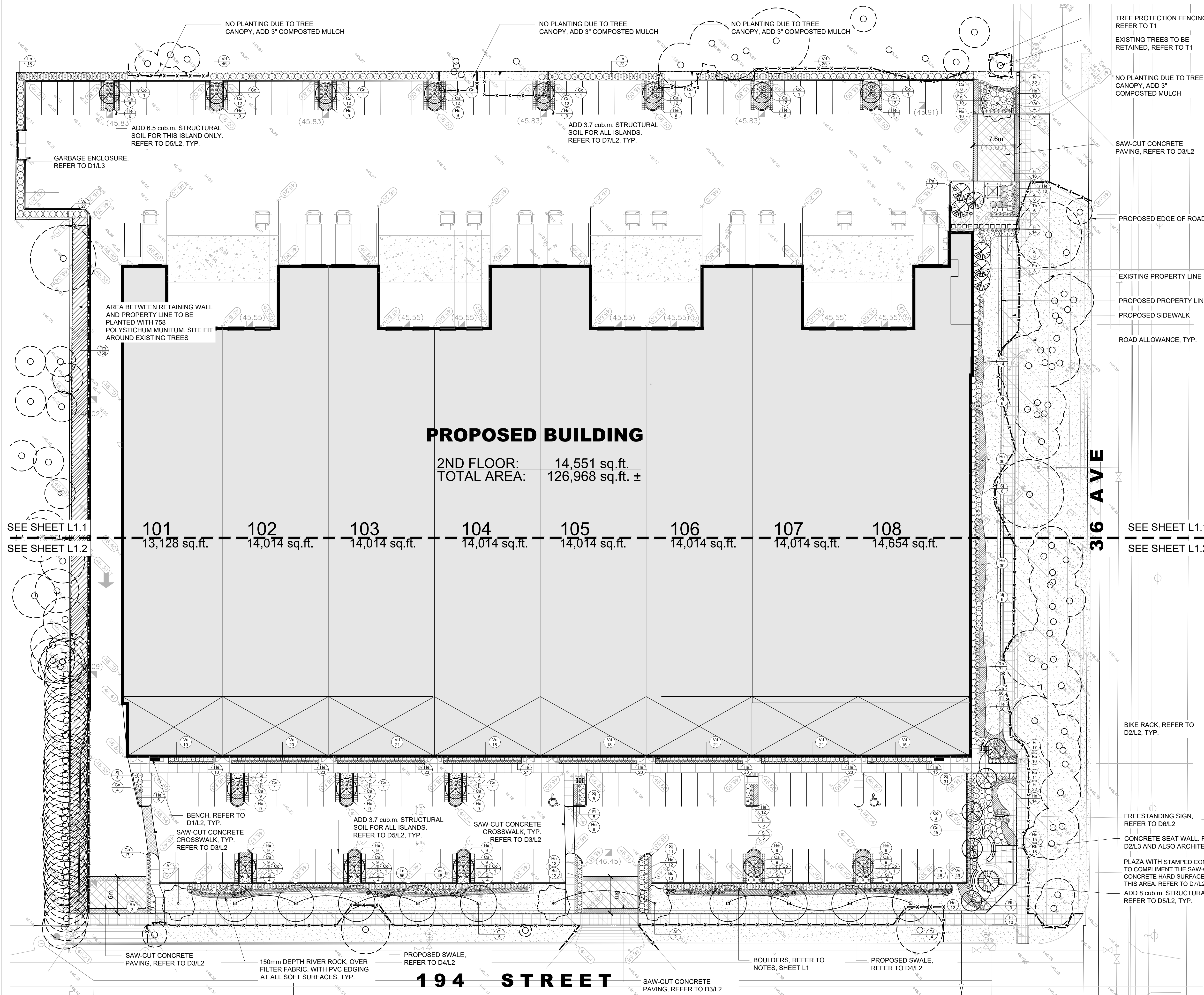
**OVERALL LANDSCAPE
PLAN**

SCALE: 1:300
DRAWN: RM
CHECKED: ST
PROJECT NO: 170305

DRAWING NO:

L1

FOR ALL TREES TO BE RETAINED WITH IMPACTS TO THE TPZ, ADD 3 INCHES OF ORGANIC, COMPOSTED MULCH WITHIN SOFT TPZ AREAS.



TREE PROTECTION FENCING, REFER TO T1
EXISTING TREES TO BE RETAINED, REFER TO T1
NO PLANTING DUE TO TREE CANOPY, ADD 3" COMPOSTED MULCH

SAW-CUT CONCRETE PAVING, REFER TO D3/L2

PROPOSED EDGE OF ROAD

EXISTING PROPERTY LINE

PROPOSED PROPERTY LINE

PROPOSED SIDEWALK

ROAD ALLOWANCE, TYP.

316 AVE

BIKE RACK, REFER TO D2/L2, TYP.

FREESTANDING SIGN, REFER TO D6/L2

CONCRETE SEAT WALL, REFER TO D2/L3 AND ALSO ARCHITECTURAL.

PLAZA WITH STAMPED CONCRETE TO COMPLEMENT THE SAW-CUT CONCRETE HARD SURFACES IN THIS AREA. REFER TO D7/L2
ADD 8 cub.m. STRUCTURAL SOIL. REFER TO D5/L2, TYP.

BOULDERS, REFER TO NOTES, SHEET L1

PROPOSED SWALE, REFER TO D4/L2

SAW-CUT CONCRETE PAVING, REFER TO D3/L2

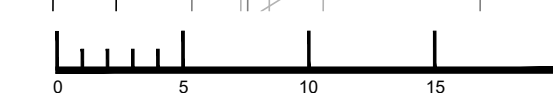
150mm DEPTH RIVER ROCK, OVER FILTER FABRIC, WITH PVC EDGING AT ALL SOFT SURFACES, TYP.

PROPOSED BUILDING

2ND FLOOR: 14,551 sq.ft.
TOTAL AREA: 126,968 sq.ft. ±

101 13,128 sq.ft. 102 14,014 sq.ft. 103 14,014 sq.ft. 104 14,014 sq.ft. 105 14,014 sq.ft. 106 14,014 sq.ft. 107 14,014 sq.ft. 108 14,654 sq.ft.

194 STREET



SUMMARY: SURREY
348 TREES ASSESSED
175 TREES PROPOSED FOR REMOVAL: 26 FOR POOR OR FAIR-POOR HEALTH AND FOR DEVELOPMENT
149 FOR DEVELOPMENT
TOTAL REPLACEMENT TREES REQUIRED: 343
TOTAL REPLACEMENT TREES PROPOSED: 41

BOULDERS, bury average of 0.15-0.25m below surface, size at minimum:
6 L = LARGE AT 1m l. x 1m w. x 1m ht., 0.75m showing above surface, 2 tonne each
15 S = SMALL AT 0.5m l. x 0.5m w. x 0.5m ht., 0.4m showing above surface, 8 tonne each
CONTRACTOR TO PROVIDE SAMPLE FOR CLIENT/PROJECT MANAGER APPROVAL BEFORE PURCHASING AND INSTALLING

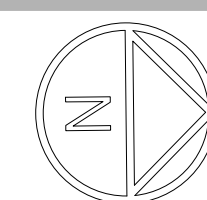
LEGEND

- TURF GRASS
- CONCRETE SIDEWALK PAVING
- SAW-CUT CONCRETE
- BENCH
- BIKE RACK
- PICNIC TABLE
- PLANT KEY
- EXISTING TREE TO REMAIN, INCLUDES TPZ
- TREE PROTECTION FENCING

11	03/07/2018	RE-ISSUED FOR DP
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4	22/09/2017	RE-ISSUED FOR DP
3	22/07/2017	ISSUED FOR DP
2	13/07/2017	ISSUED FOR OWNER REVIEW
1	05/07/2017	ISSUED FOR OWNER REVIEW

NO. DATE: (d/m/y) DESCRIPTION:
ISSUES & REVISIONS:

SEAL:



PROJECT NAME:

CEDAR COAST

PROJECT ADDRESS:

**3577 - 194TH STREET
SURREY, BC**

DRAWING TITLE:

**ENLARGEMENT PLAN,
AND NOTES**

SCALE: 1:250

DRAWN: RM

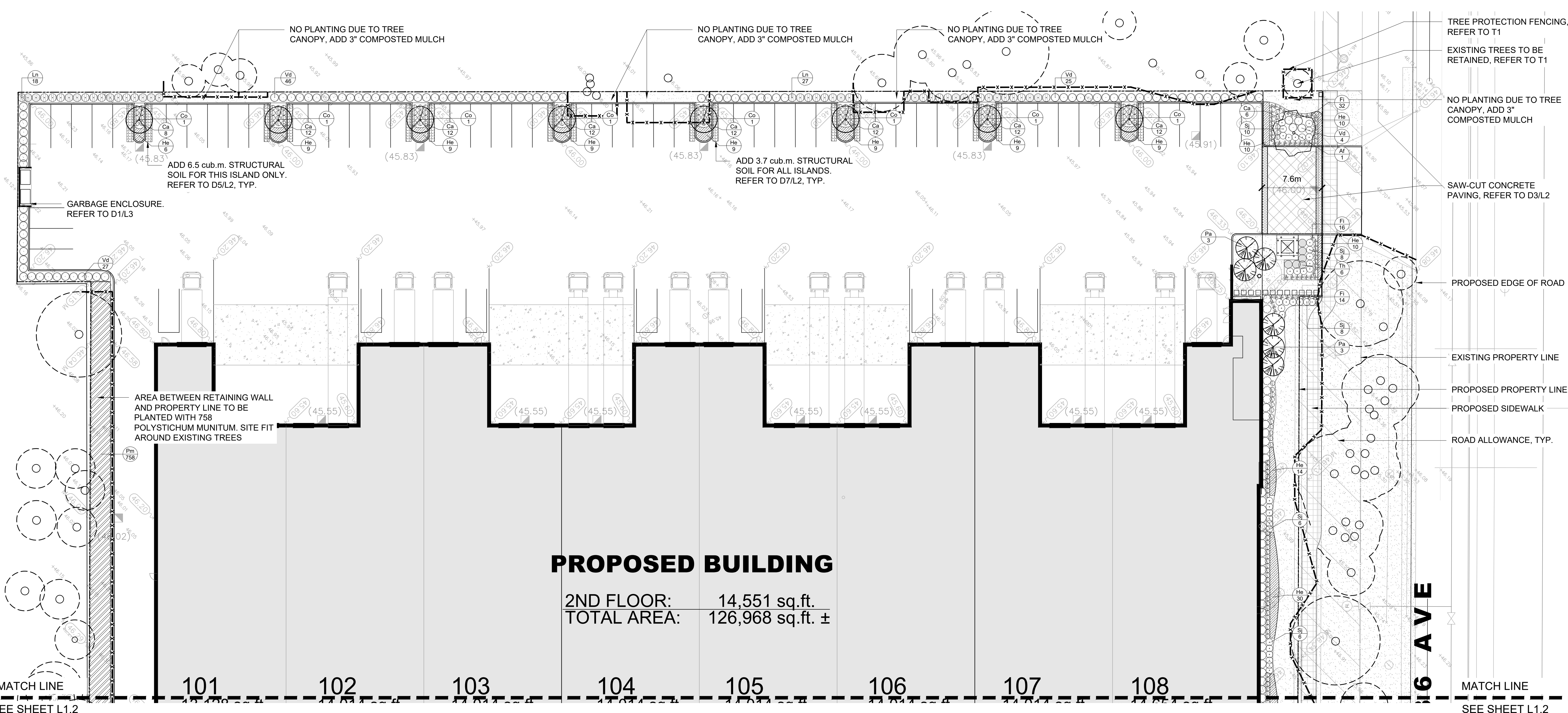
CHECKED: ST

PROJECT NO: 170305

DRAWING NO:

L1.1

THIS DRAWING IS PROPERTY OF KRAHN GROUP OF COMPANIES AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT



PROPOSED BUILDING

2ND FLOOR: 14,551 sq.ft.
TOTAL AREA: 126,968 sq.ft. ±

MATCH LINE

MATCH LINE

SEE SHEET L1.2

SEE SHEET L1.2

PLANT LIST - ENTIRE SITE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
DECIDUOUS TREES					
Co	22	<i>Celtis occidentalis</i>	Common Hackberry	60cm cal.	W.B.
Gt	9	<i>Gleditsia triacanthos inermis</i> 'Skyline'	Skyline Honey Locust	60cm cal.	W.B.
Af	4	<i>Acer x Freemanii</i> 'Autumn Blaze'	Autumn Blaze Maple	60cm cal.	W.B.
CONIFEROUS TREES					
Pa	6	<i>Picea abies</i> 'Cupressina'	Columnar Norway Spruce	3m ht.	W.B.
DECIDUOUS SHRUBS					
Sj	134	<i>Spiraea japonica</i> 'Goldflame'	Goldflame Spiraea	60cm ht.	#2 Pot
CONIFEROUS AND BROADLEAF EVERGREEN SHRUBS					
Rh	95	<i>Rhododendron</i> 'Bubble Gum'	Bubble Gum Rhododendron	40cm ht.	#2 Pot
Bu	47	<i>Buxus</i> 'Green Gem'	Green Gem Boxwood	40cm ht.	#2 Pot
Vd	226	<i>Viburnum davidii</i>	David's Viburnum	60cm ht.	#2 Pot
Ln	147	<i>Lonicera nitida</i>	Box Honeysuckle	1m ht.	#3 Pot
Th	6	<i>Thuja occidentalis</i> 'Smaragd'	Smaragd Cedar	1.5m ht.	B & B
PERENNIALS, GRASSES AND VINES					
Ca	332	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	#1 Pot
He	529	<i>Hemerocallis</i> 'Stella D'Oro'	Stella D'Oro Daylily	1 gal.	#1 Pot
Fi	122	<i>Festuca idahoensis</i> 'Siskiyou Blue'	Idaho Blue Fescue	1 gal.	#1 Pot
Pm	758	<i>Polystichum munitum</i>	Sword Fern	1 gal.	#1 Pot
Vs	96	<i>Veronica spicata</i> 'Glory'	Spiked Speedwell	1 gal.	#1 Pot

PLANTING NOTES

- PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
- PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
- ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
- TREE PROTECTION:** PER THE MUNICIPAL DETAIL IF REQUIRED.
- ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
- SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
- REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
- PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON, AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
 - Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of written request by the Owner or Owner's representative. Failure to do so after the request shall result in the work being undertaken by others. The cost of this work shall be deducted from the total Contract Price or holdback and otherwise recovered from the Contractor.
 - Maintenance and additional installation of mulch
 - Weed removal
 - Disease control

GENERAL NOTES

- EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
- CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
- CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
- CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS, OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
- OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
- PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
- UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
- THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE. DURING THE PERIOD OF WORKS, PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SWEEPED AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

SODDING NOTES:

- SODDED AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOD, WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEAVY GROWTH CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARD, AND OF THE FOLLOWING MIX OR APPROVED EQUAL:
 - 40% BLEND OF (3) VARIETIES OF KENTUCKY BLUEGRASS
 - 40% CREEPING RED FESCUE
 - 20% PERENNIAL RYEGRASS
 USE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE
- AREAS TO BE SODDED SHALL HAVE A MINIMUM 150MM TOPSOIL BASE.
- LOOSEN SOIL SURFACE PRIOR TO SODDING. ELIMINATE BUMPS AND HOLLOW. ROLL LIGHTLY WHEREVER TOPSOIL IS EXCESSIVELY LOOSE.
- PRIOR TO SODDING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
- DELIVER SOD TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 36 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOD FROM DRYING, AND WATER SOD AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT THE LOSS OF SOIL IN HANDLING. DRY SOD WILL BE REJECTED.
- LAY SOD DURING GROWING SEASON. LAY SOD IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH SHARP IMPLEMENTS.
- WATER SOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 150MM OF TOPSOIL. MAINTAIN SODDED AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.

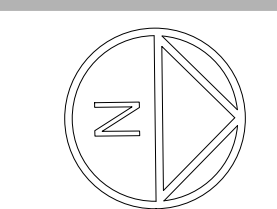
LEGEND

- TURF GRASS
- CONCRETE SIDEWALK PAVING
- SAW-CUT CONCRETE
- BENCH
- BIKE RACK
- PICNIC TABLE
- PLANT KEY
- EXISTING TREE TO REMAIN, INCLUDES TPZ
- TREE PROTECTION FENCING

11	03/07/2018	RE-ISSUED FOR DP
10	21/06/2018	RE-ISSUED FOR DP
9	26/04/2018	RE-ISSUED FOR DP
8	19/04/2018	ISSUED FOR BP
7	29/03/2018	ISSUED FOR REVIEW
6	15/02/2018	RE-ISSUED FOR DP
5	23/01/2018	RE-ISSUED FOR DP
4	22/09/2017	RE-ISSUED FOR DP
3	22/07/2017	ISSUED FOR DP
2	13/07/2017	ISSUED FOR OWNER REVIEW
1	06/07/2017	ISSUED FOR OWNER REVIEW

NO. DATE: (d/m/y) DESCRIPTION:
ISSUES & REVISIONS:

SEAL:



PROJECT NAME:

CEDAR COAST

PROJECT ADDRESS:
**3577 - 194TH STREET
SURREY, BC**

DRAWING TITLE:
ENLARGEMENT PLAN

SCALE: 1:250
DRAWN: RM
CHECKED: ST
PROJECT NO: 170305

DRAWING NO:

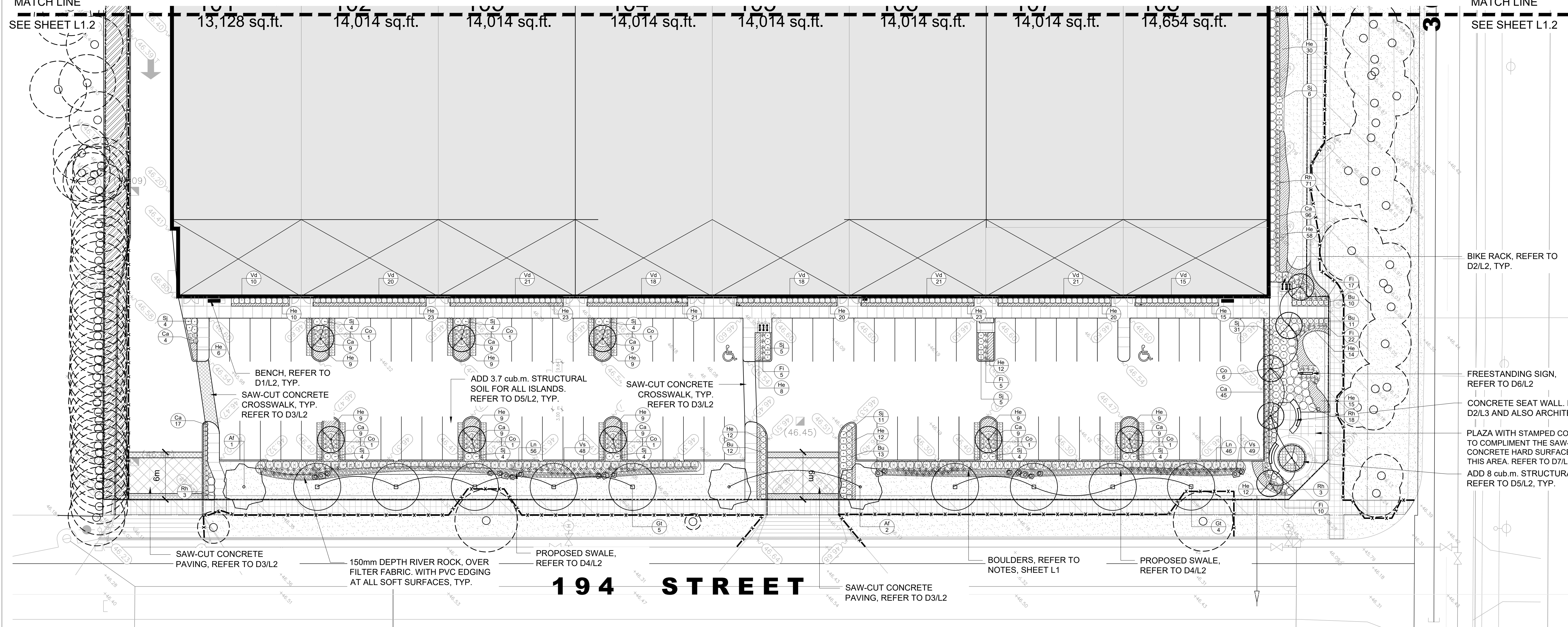
L1.2

MATCH LINE

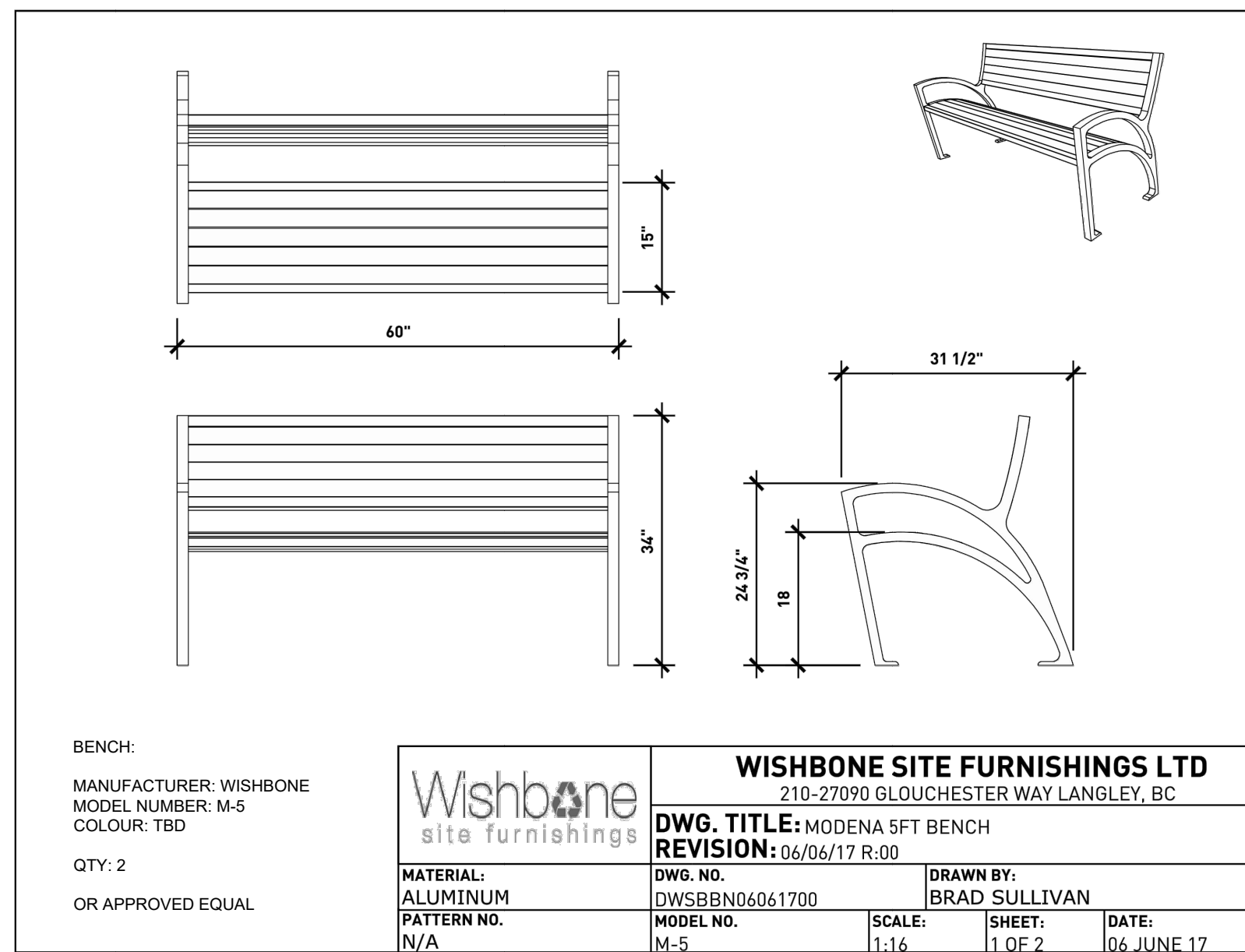
SEE SHEET L1.2

MATCH LINE

SEE SHEET L1.2

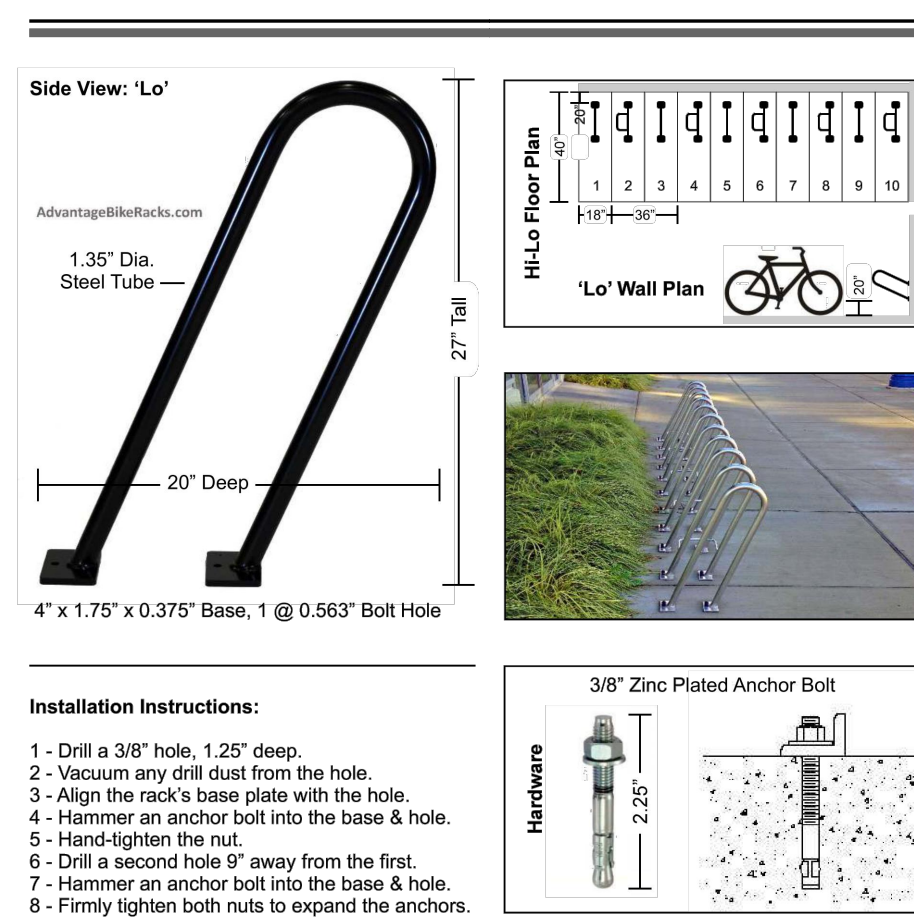


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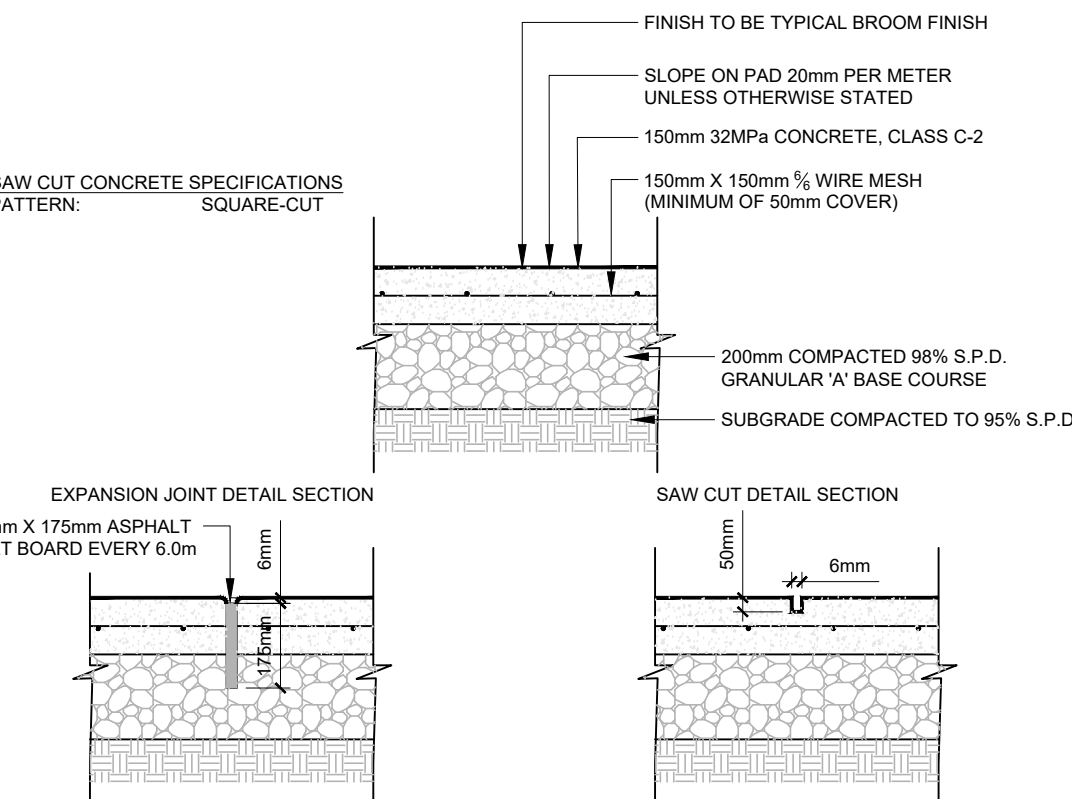
1. BENCH
 N.T.S.

Hi-Lo Universal Bike Rack System



ADVANTAGE
 BIKE RACKS & LOCKERS
 4751 Vanguard Road
 Richmond, British Columbia, Canada V6X 2P7
 604-734-2575 AdvantageLockers.com

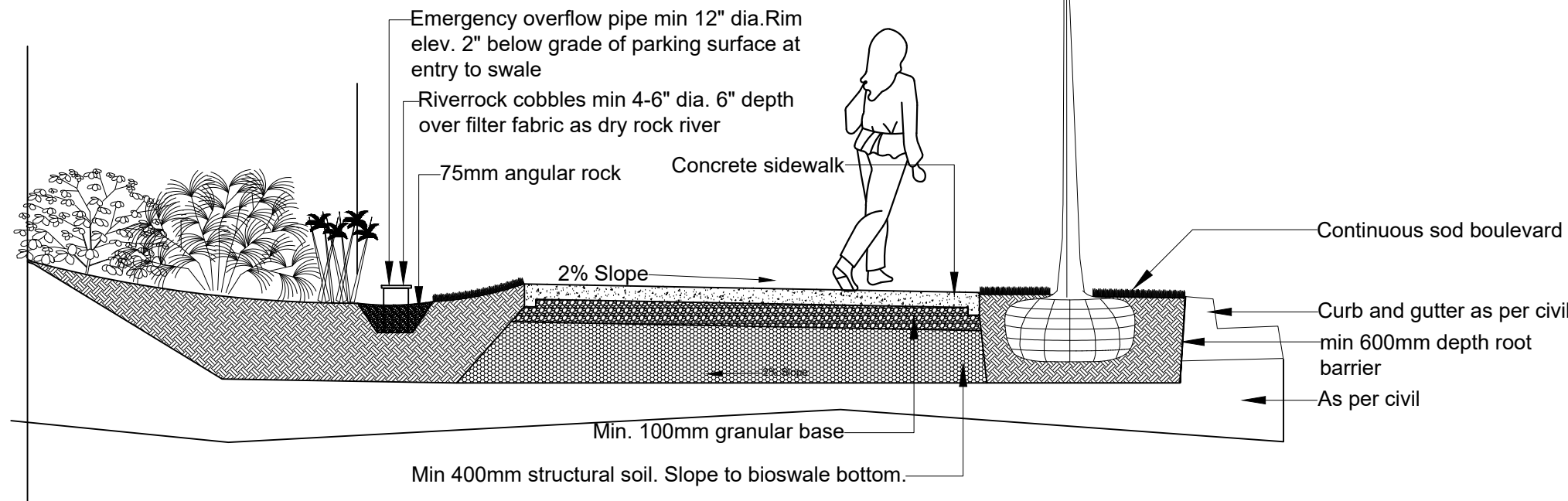
2. BIKE RACK
 N.T.S.



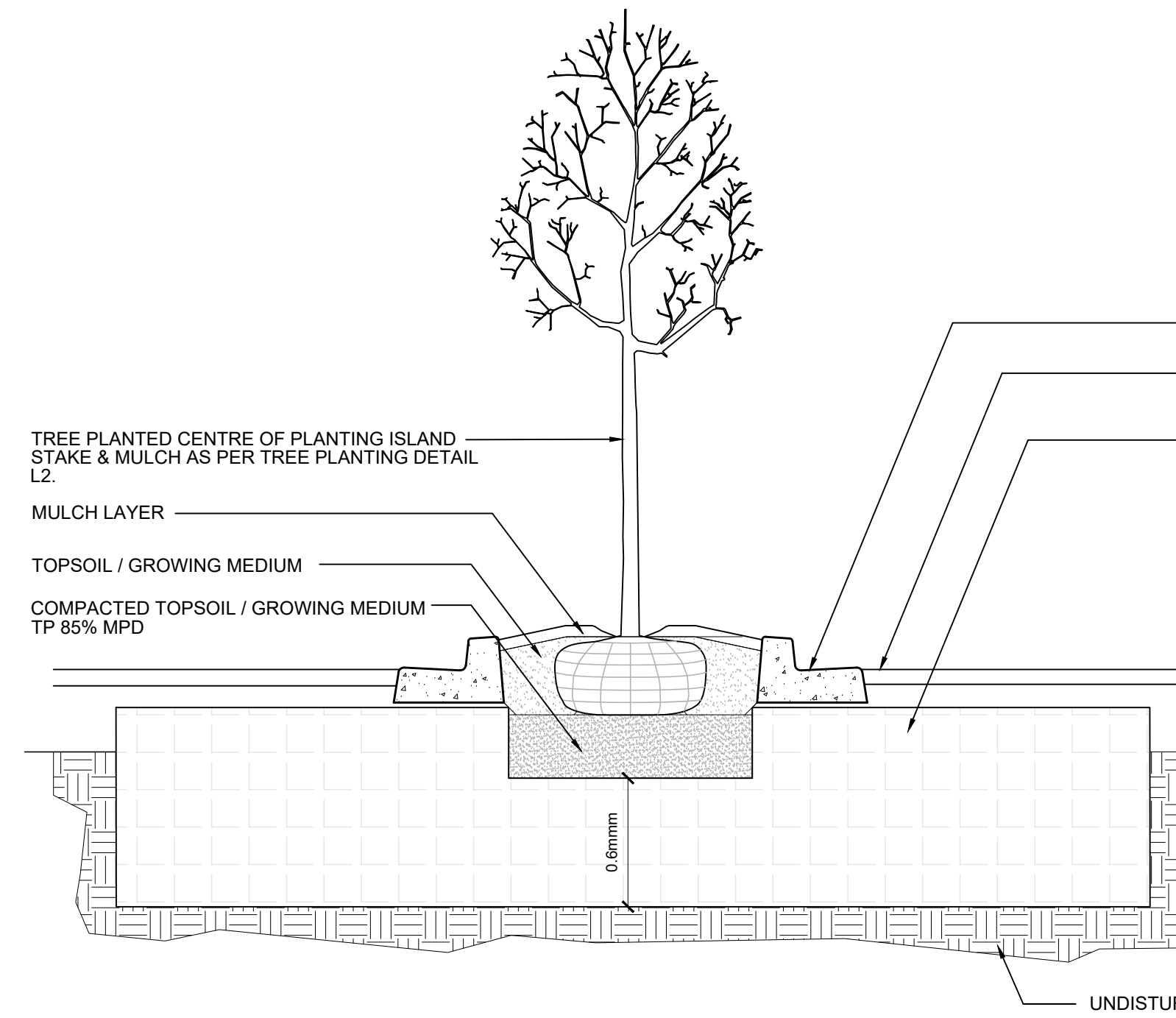
3. SAW-CUT CONCRETE
 N.T.S.

Notes:

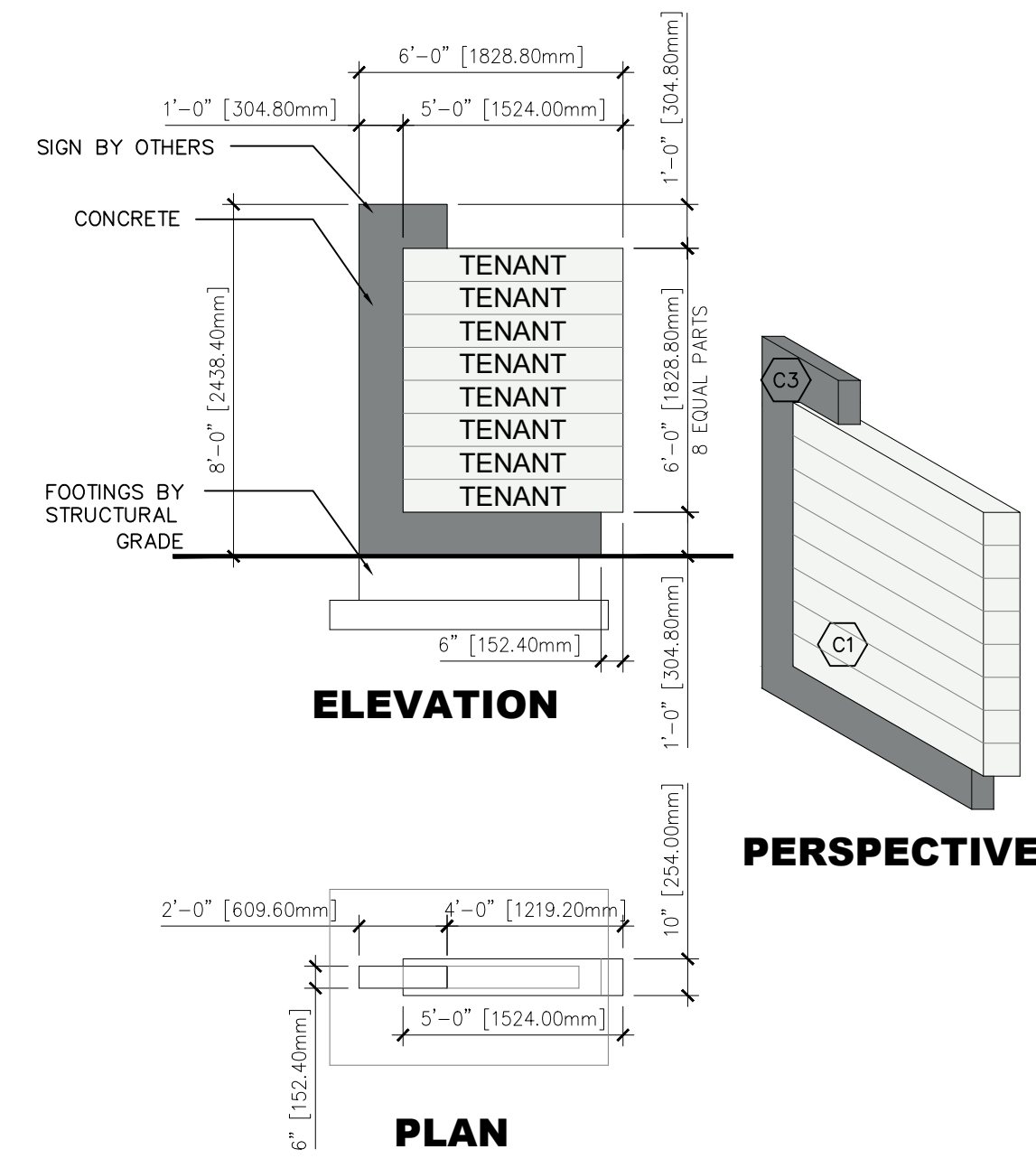
Bioswales are minimum 4' wide and vary in length depending on location in site. There is one 12" wide curbcut every 20 feet to allow runoff to enter the swales from the road surface. Rock weirs are installed every 50 feet to slow flow and encourage infiltration. Refer to civil drawings for subgrade specifications water the newly planted tree once a week soaking the cultivated area thoroughly.



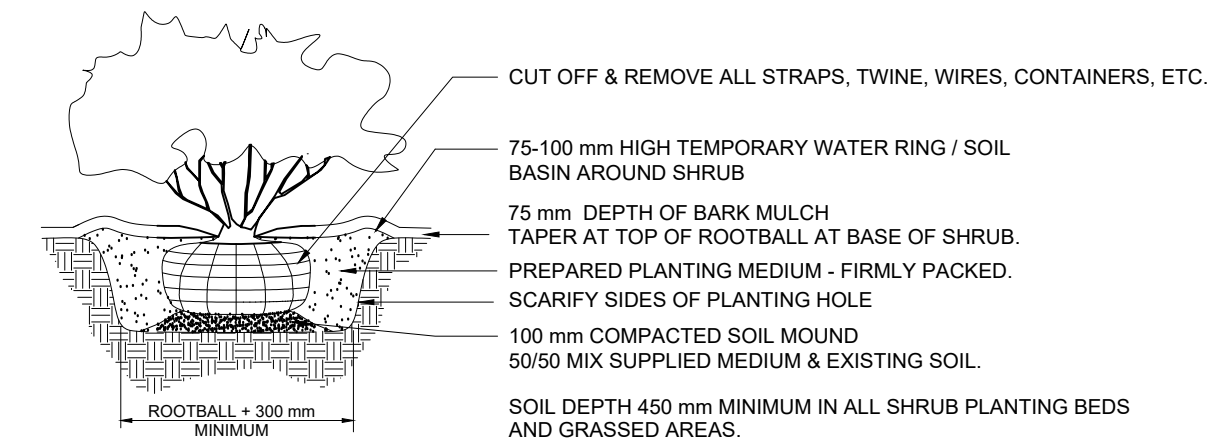
4. BIO-SWALE
 N.T.S.



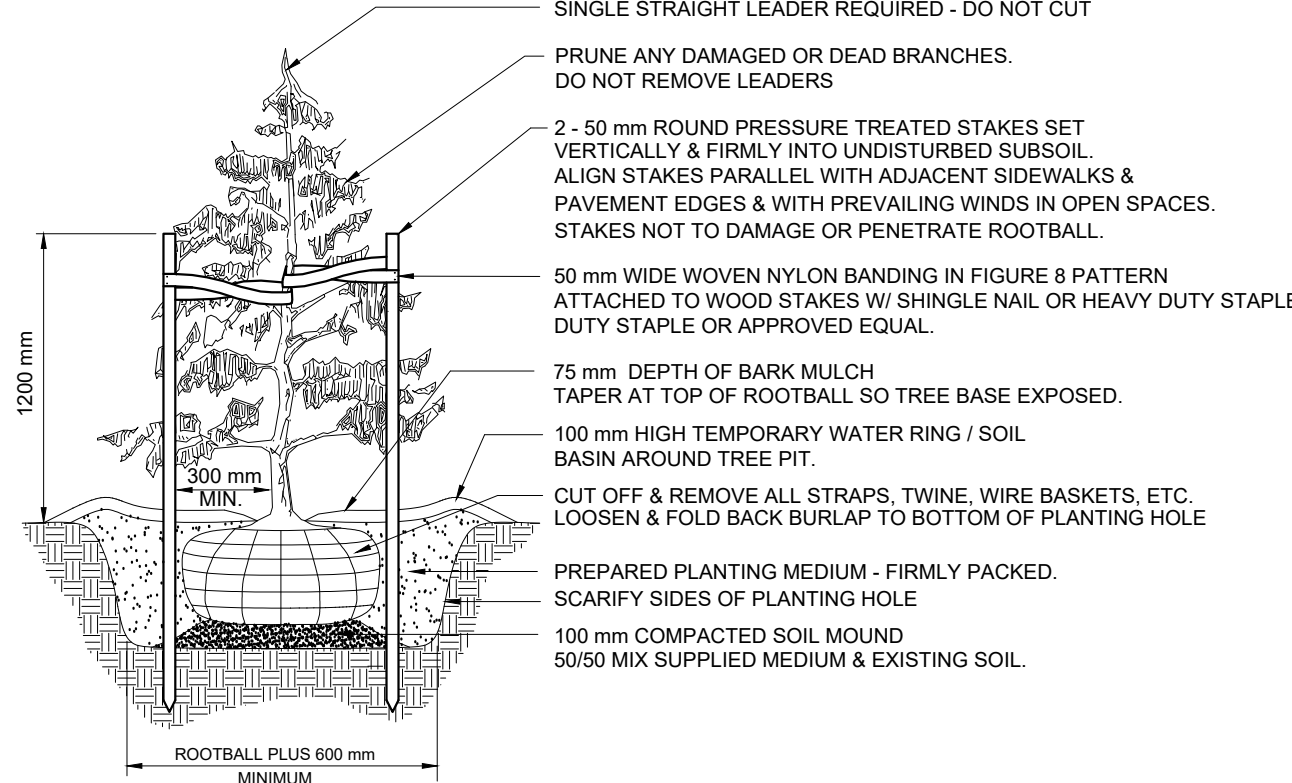
5. STRUCTURAL SOIL DETAIL
 N.T.S.



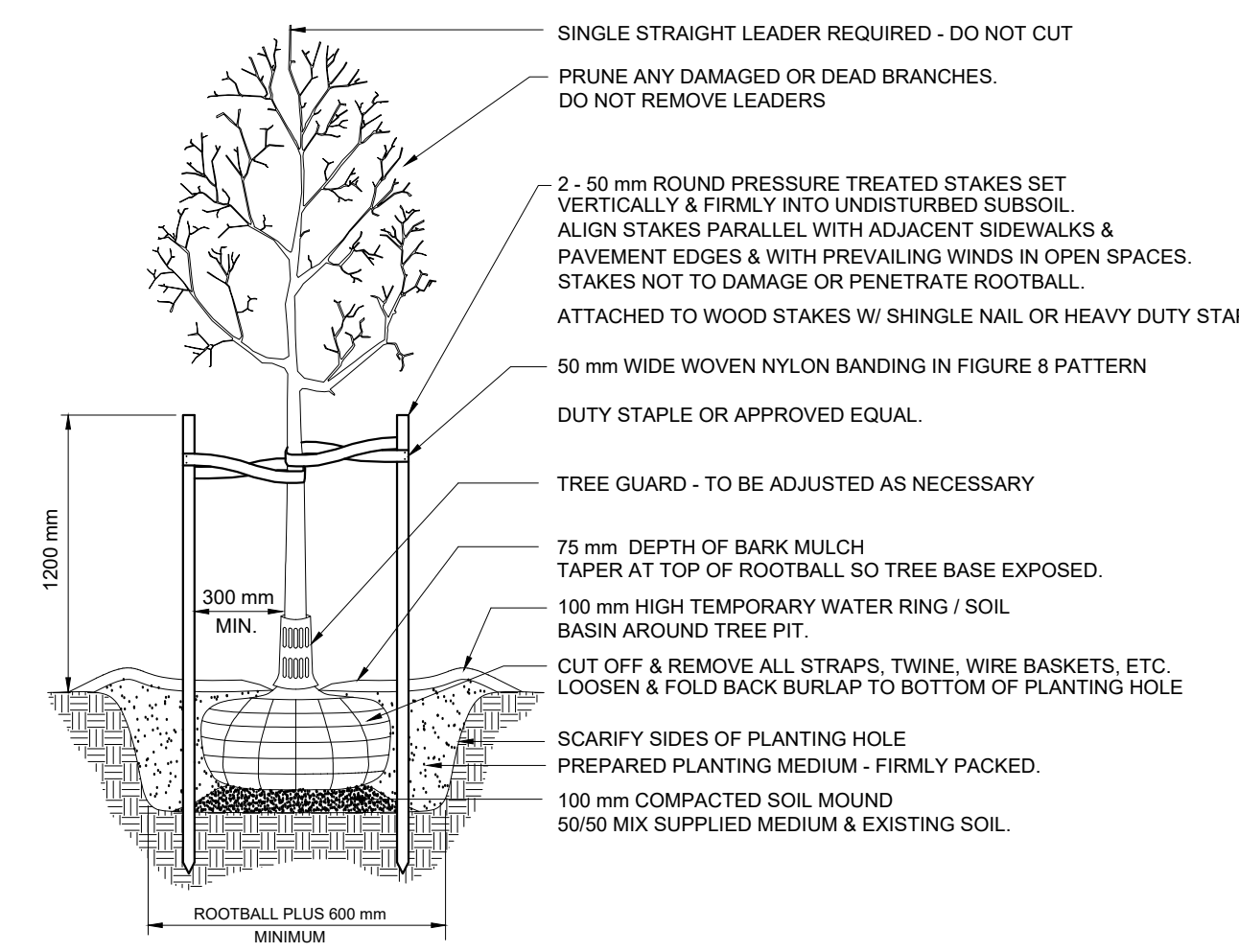
6. FREE STANDING SIGN
 N.T.S.



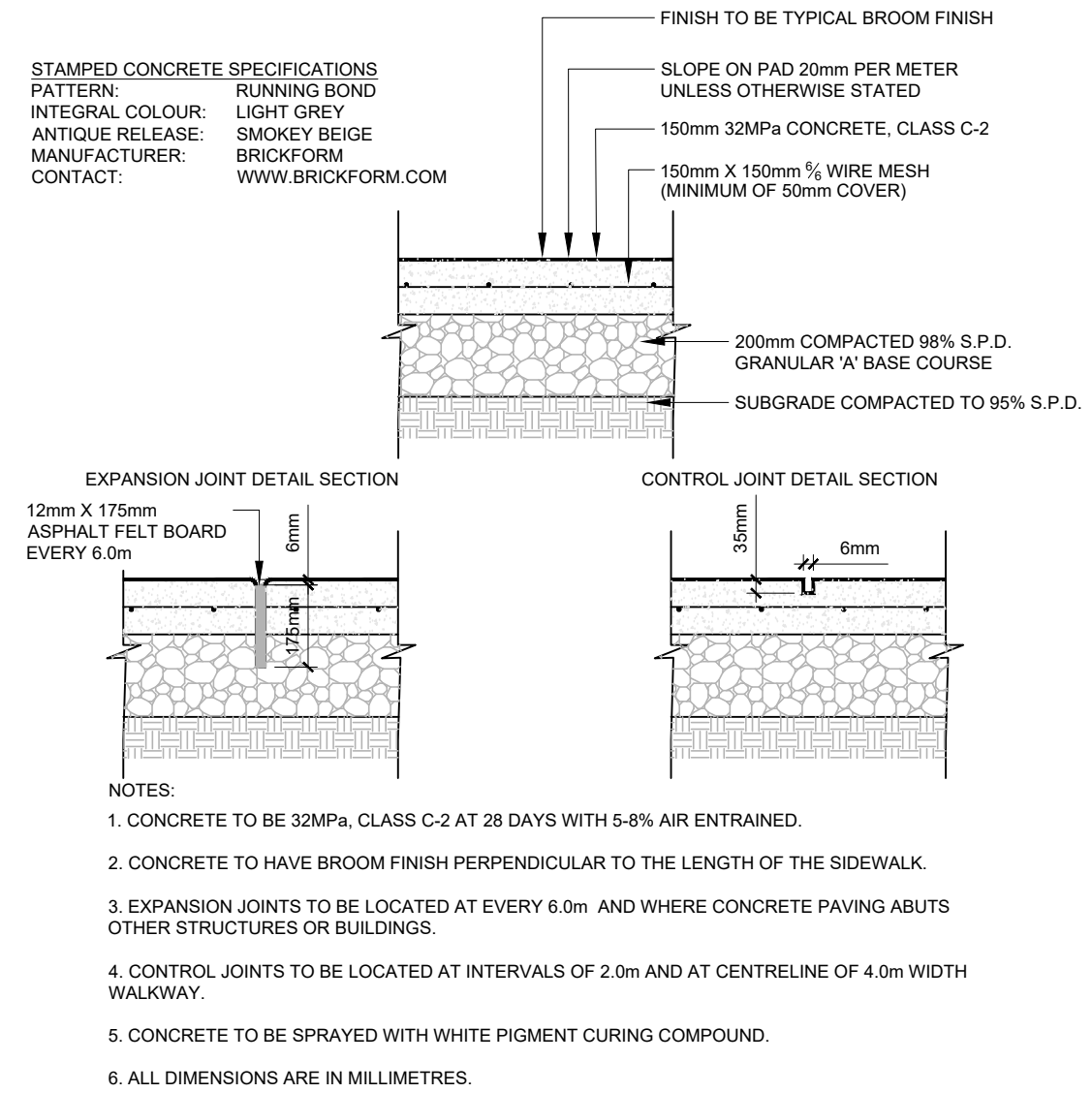
SHRUB AND PERENNIAL PLANTING DETAIL
 N.T.S.



CONIFEROUS TREE
 N.T.S.



DECIDUOUS TREE
 N.T.S.



7. STAMPED CONCRETE
 N.T.S.

Krahn
 GROUP OF COMPANIES
 ABBOTSFORD OFFICE
 400-34077 GLADYS AVE ABBOTSFORD, BC V2S 2E8
 T: 604.853.8831 F: 604.850.1580 www.krahn.com
 VANCOUVER OFFICE
 210-1311 KOOTENAY ST VANCOUVER, BC V5K 4Y3
 T: 604.294.6662 F: 604.294.6665 www.krahn.com

KD Planning
 & DESIGN LTD

NO.	DATE: (dmy)	DESCRIPTION:
11	03/07/2018	RE-ISSUED FOR DP
10	21/06/2018	RE-ISSUED FOR DP
9	26/04/2018	RE-ISSUED FOR DP
8	19/04/2018	ISSUED FOR BP
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5	23/01/2018	RE-ISSUED FOR DP
4	22/09/2017	RE-ISSUED FOR DP
3	22/07/2017	ISSUED FOR DP
2	13/07/2017	ISSUED FOR OWNER REVIEW
1	05/07/2017	ISSUED FOR OWNER REVIEW

ISSUES & REVISIONS:

SEAL:

PROJECT NAME:

CEDAR COAST

PROJECT ADDRESS:
3577 - 194TH STREET
SURREY, BC

DRAWING TITLE:

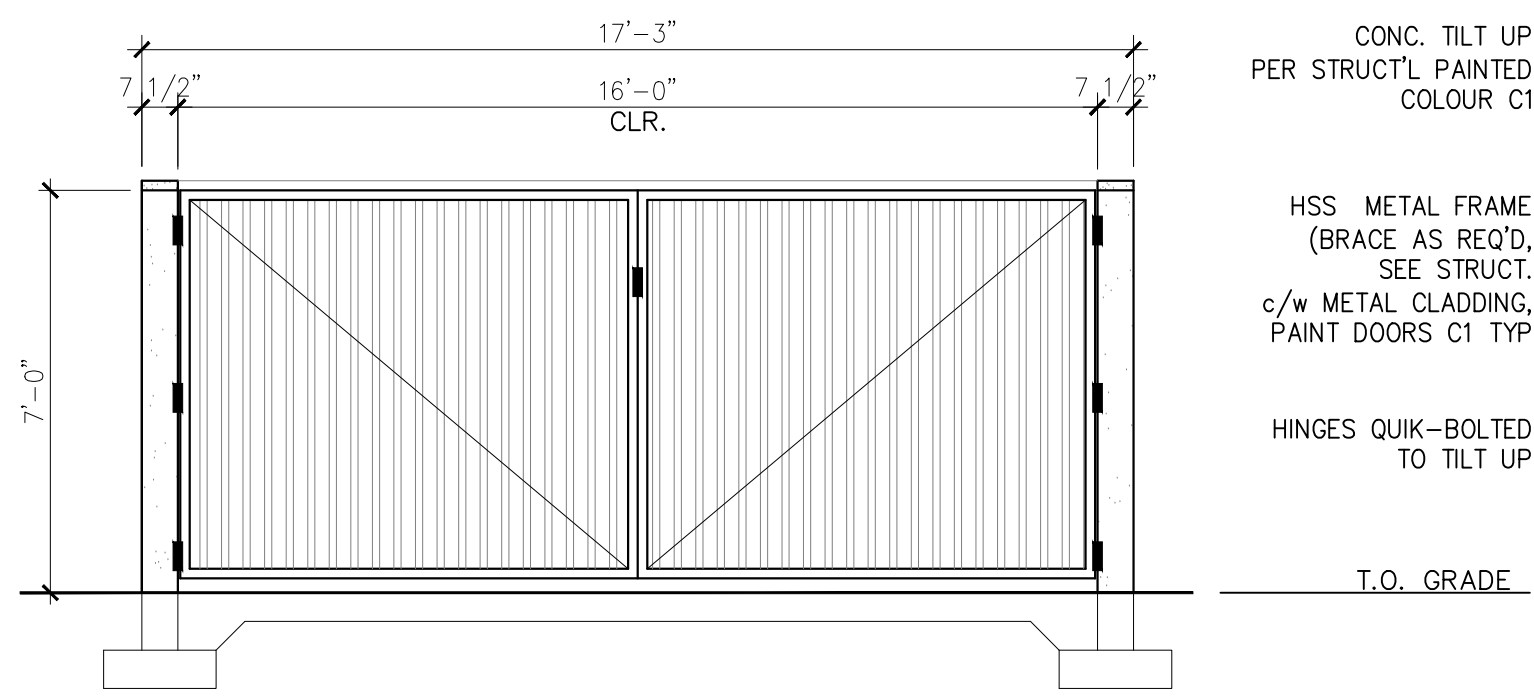
DETAILS

SCALE: AS NOTED
 DRAWN: RM
 CHECKED: ST
 PROJECT NO: 170305

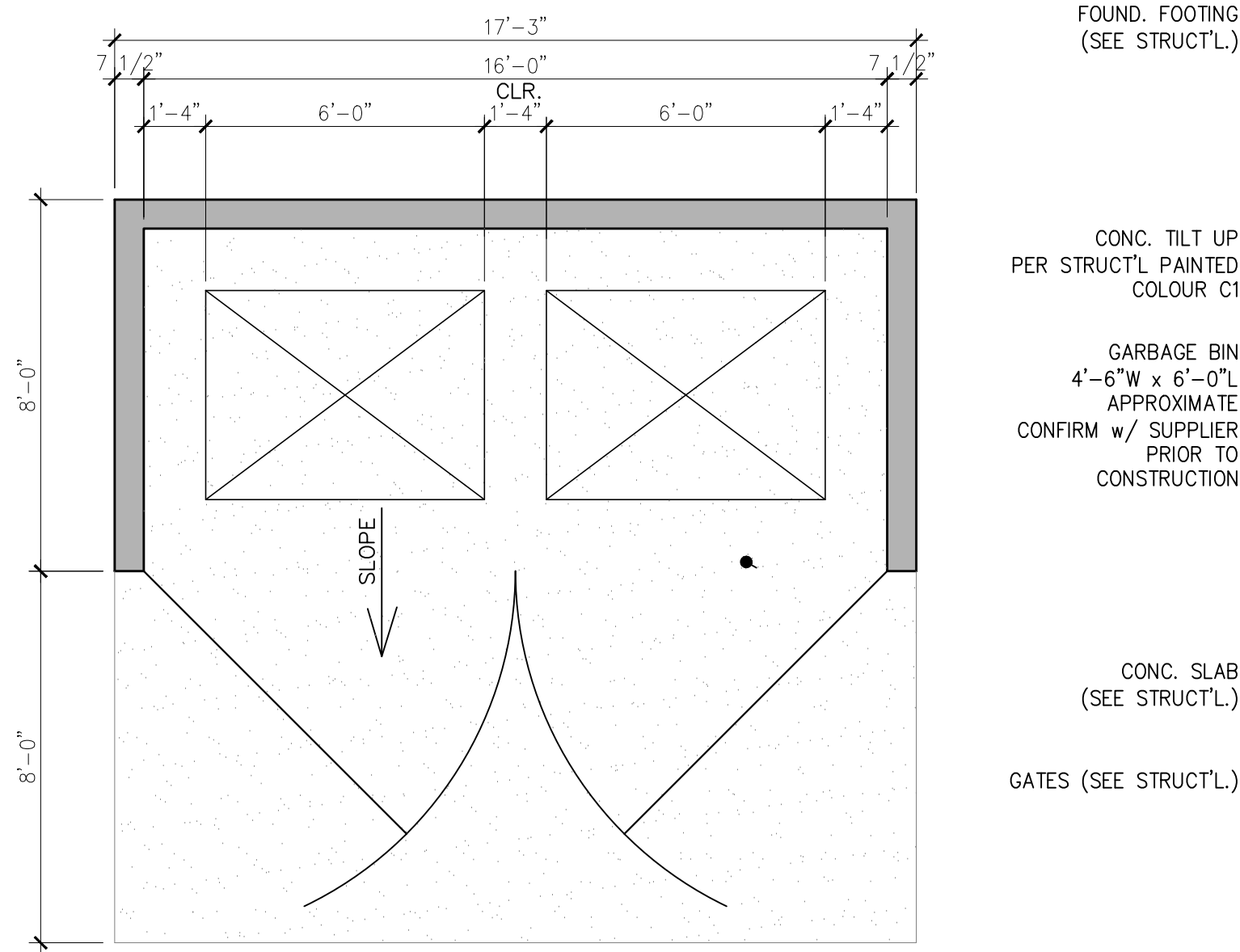
DRAWING NO:

L2

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FRONT ELEVATION



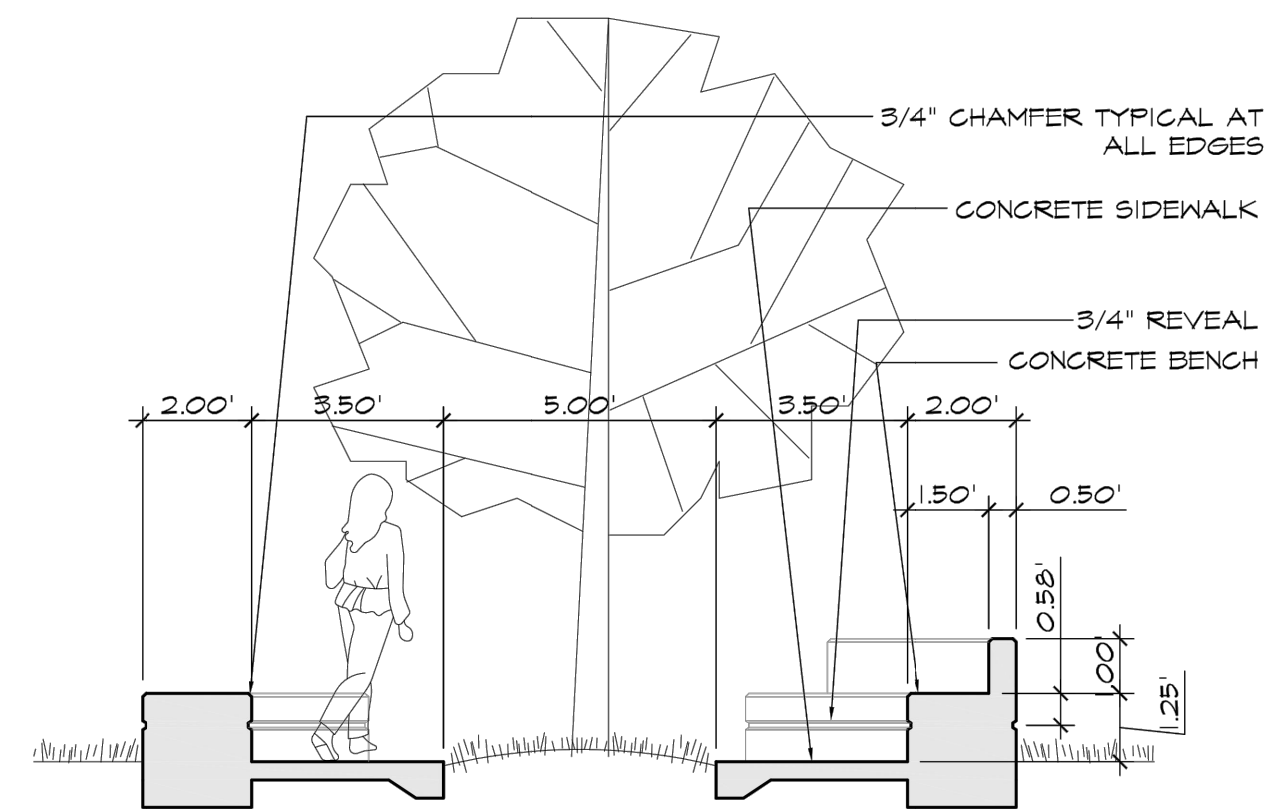
PLAN

3

A-1

SEE STRUCT FOR ALL CONC / FOOTING DETAILS

1. GARBAGE ENCLOSURE DETAIL
N.T.S.



2. WALL SEATING DETAIL
N.T.S.

11	03/07/2018	RE-ISSUED FOR DP
10	21/06/2018	RE-ISSUED FOR DP
9	26/04/2018	RE-ISSUED FOR DP
8	19/04/2018	ISSUED FOR BP
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6	15/02/2018	RE-ISSUED FOR DP
5	23/01/2018	RE-ISSUED FOR DP
4	22/09/2017	RE-ISSUED FOR DP
3	22/07/2017	ISSUED FOR DP
2	13/07/2017	ISSUED FOR OWNER REVIEW
1	05/07/2017	ISSUED FOR OWNER REVIEW

NO. DATE: (d/m/y) DESCRIPTION:
ISSUES & REVISIONS:

SEAL:

PROJECT NAME:

CEDAR COAST

PROJECT ADDRESS:

**3577 - 194TH STREET
SURREY, BC**

DRAWING TITLE:

DETAILS

SCALE: **AS NOTED**

DRAWN: **RM**

CHECKED: **ST**

PROJECT NO: **170305**

DRAWING NO:

L2.1

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

FROM: Development Engineer, Engineering Department

DATE: Jul 13, 2018 PROJECT FILE: **7817-0341-00**

**RE: Engineering Requirements
Location: 19370 36 Ave**

DEVELOPMENT VARIANCE PERMIT

The following issues are to be addressed as a condition of issuance of the Development Variance Permit for a reduced drive aisle width, from 7.5m to 4.5m:

- Register an RC on title requiring the owner to apply for a Development Permit amendment to construct, at the owner's cost, a 7.5m wide two-way drive aisle once the trees located south of the subject site (3505 194 St) are ultimately removed, and
- Gain acceptance from the Fire Department that a reduced 4.5m drive aisle width meets their requirements.

A processing fee of \$1,580.25 (excluding GST) is required for administration of legal documents.



Tommy Buchmann, P.Eng.
Development Engineer

T2B

Tree Preservation Summary

Surrey Project No:

Address: 3577 194 St, Surrey BC

Registered Arborist: Shan Tennyson ON-0969A

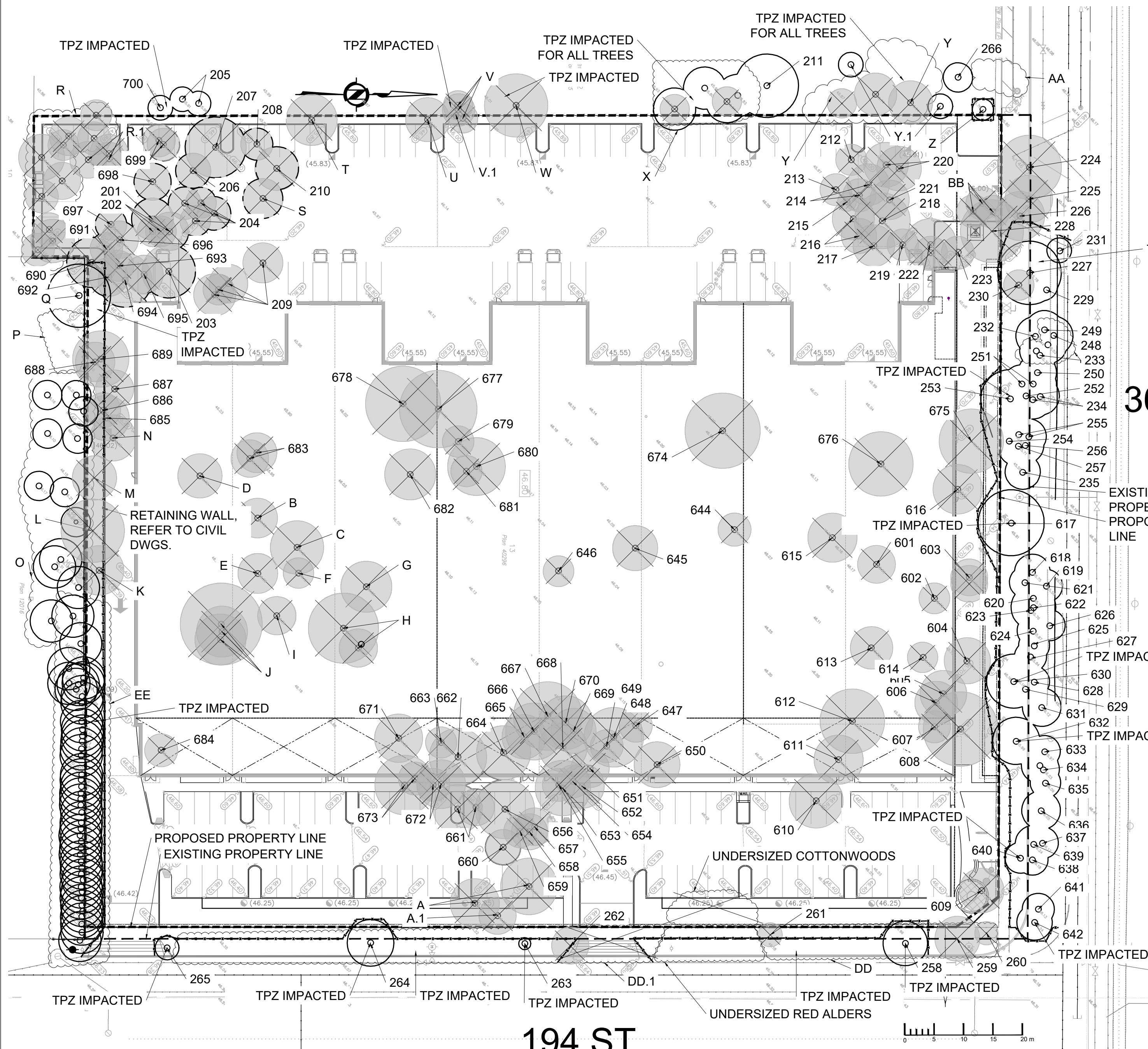
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	268
Protected Trees to be Removed	165
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	103
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 7 </u> X one (1) = 7 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 158 </u> X two (2) = 316	323
Replacement Trees Proposed	41
Replacement Trees in Deficit	282
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	0

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	10
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 0 </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 10 </u> X two (2) = 20	20
Replacement Trees Proposed	0
Replacement Trees in Deficit	20

Summary, report and plan prepared and submitted by:


 (Signature of Arborist)


 Date



FOR ALL TREES TO BE RETAINED WITH IMPACTS TO THE TPZ, ADD 3 INCHES OF ORGANIC, COMPOSTED MULCH WITHIN SOFT TPZ AREAS.

- LEGEND**
- EXISTING TREE PROPOSED FOR REMOVAL
 - EXISTING TREE TO BE RETAINED INCLUDES TPZ
 - TREE PROTECTION FENCING
 - 19 TREE TAG/NO.

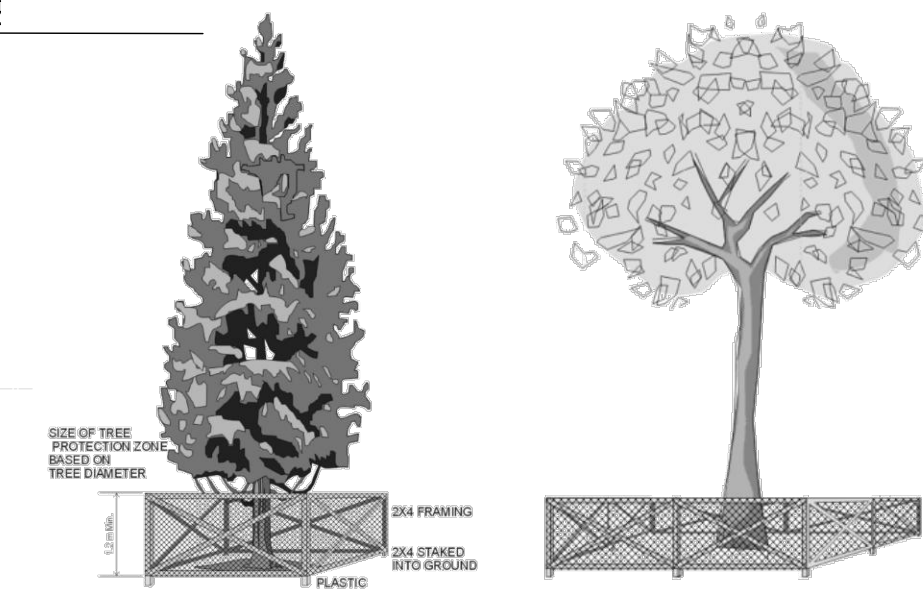
36 AVE.

194 ST.

SUMMARY: SURREY
348 TREES ASSESSED

175 TREES PROPOSED FOR REMOVAL: 26 FOR POOR OR FAIR-POOR HEALTH AND FOR DEVELOPMENT
149 FOR DEVELOPMENT

TOTAL REPLACEMENT TREES REQUIRED: 343
TOTAL REPLACEMENT TREES PROPOSED: 41



NO ENTRY
TREE PROTECTION ZONE
No grade change, storage of material or equipment is permitted within this fenced area.
Tree protection barrier must remain in place for the duration of construction.
For information call Trees & Landscape Section
(604) 591-4675

TREE PROTECTION FENCE DETAIL

ISSUES & REVISIONS:

NO.	DATE: (mm/yy)	DESCRIPTION:
9	21/06/18	ISSUED FOR RE-DP
8	09/06/18	ISSUED FOR REVIEW
7	26/04/18	RE-ISSUED FOR DP
6	15/02/18	RE-ISSUED FOR DP
5	12/01/18	RE-ISSUED FOR DP
4	22/09/17	RE-ISSUED FOR DP
3	22/07/17	ISSUED FOR DP
2	18/07/17	ISSUED FOR OWNER REVIEW
1	13/07/17	ISSUED FOR OWNER REVIEW

SEAL:
Assessment Done July 10, 2017
By Shan Tennyson,
I.S.A. # ON 0969A

PROJECT NAME:
CEDAR COAST

PROJECT ADDRESS:
3577 - 194TH STREET
SURREY, BC

DRAWING TITLE:
TREE MANAGEMENT
PLAN AND DETAIL

SCALE: 1:500 AT ARCH C SIZE
DRAWN: RM
CHECKED: ST
PROJECT NO: 170305

DRAWING NO:
T1

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0341-01

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 005-025-451
Lot 13 Section 27 Township 7 New Westminster District Plan 40296
19370 - 36 Avenue

(the "Land")

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

In Part 5 Parking and Loading/Unloading Section E Sub-section 2(b), the minimum width for a maneuvering aisle is varied from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the drive aisle on the south side of proposed building.
4. This development variance permit applies to only the portion of the Land OR that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

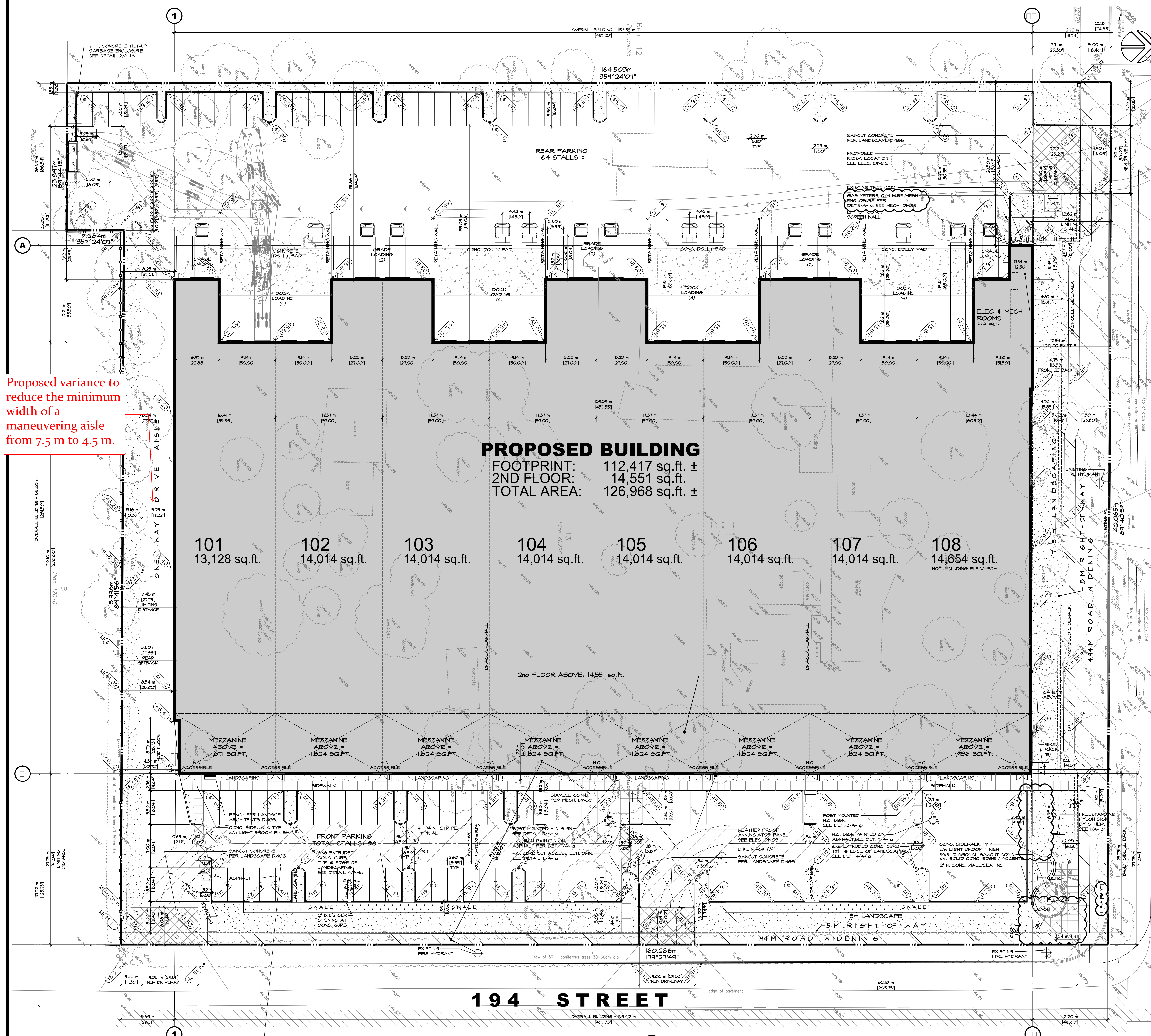
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

8. This development variance permit is not a building permit.

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan



Proposed variance to reduce the minimum width of a maneuvering aisle from 7.5 m to 4.5 m.

PROPOSED BUILDING
 FOOTPRINT: 112,417 sq.ft. ±
 2ND FLOOR: 14,551 sq.ft.
 TOTAL AREA: 126,968 sq.ft. ±

101 13,128 sq.ft. 102 14,014 sq.ft. 103 14,014 sq.ft.
 104 14,014 sq.ft. 105 14,014 sq.ft. 106 14,014 sq.ft.
 107 14,014 sq.ft. 108 14,654 sq.ft.

HATCHED AREA INDICATES FIRE TRUCK ACCESS ROUTE.
 FIRE TRUCK ACCESS ROUTE PER BC9C 2014 3.2.3.6
 - DESIGN ASPHALT TO CARRY FIRE TRUCK LOADING OF 85,000 LBS GVWR
 - NOT LESS THAN 6m WIDTH - HAVE AN OVERHEAD CLEARANCE NOT LESS THAN 9M
 - CENTERLINE 12M RADIUS TO ALL CORNERS (TYP.) - MAX SLOPE 1:12.5 OVER 15M
 - CONNECTED TO PUBLIC ROAD
 - ENTRANCE TO EACH PORTION WITHIN 45M OF ROUTE



Building Areas			
UNIT	Footprint	Upper floor	Total Area
101	13,128 sq.ft.	1,671 sq.ft.	14,799 sq.ft.
102	14,015 sq.ft.	1,824 sq.ft.	15,839 sq.ft.
103	14,015 sq.ft.	1,824 sq.ft.	15,839 sq.ft.
104	14,015 sq.ft.	1,824 sq.ft.	15,839 sq.ft.
105	14,015 sq.ft.	1,824 sq.ft.	15,839 sq.ft.
106	14,015 sq.ft.	1,824 sq.ft.	15,839 sq.ft.
107	14,015 sq.ft.	1,824 sq.ft.	15,839 sq.ft.
108	14,654 sq.ft.	1,936 sq.ft.	16,590 sq.ft.
Mech/Elec Room	551 sq.ft.	sq.ft.	551 sq.ft.
Total	112,420 sq.ft.	14,551 sq.ft.	126,971 sq.ft.

Note: All areas approximate and are to be confirmed by survey

SITE DATA
 CIVIC ADDRESS: 3571 144th STREET, SURREY, B.C., V3Z 1A5
 LEGAL DESCRIPTION: LOT 15, SECTIONS 21, TOWNSHIP 7, PLAN 40246 NWD
 EXISTING ZONING: I-1B1
 PROPOSED ZONING: I-1B1
 GROSS LOT AREA: 22 654.5 m² 2.27 ha. [245,851 sq.ft. / 5.94 Ac.]
 NET LOT AREA: 21 362.7 m² 2.19 ha. [230,622 sq.ft. / 5.289 Ac.]
 PROPOSED BUILDING AREA (FOOTPRINT): 10 448.9 m² [112,417 sq.ft.]
 SITE COVERAGE (NET): 60% MAX. 12,247 / 232,764 = 48.5 %
 F.A.R. (NET): 112,417 sq.ft. FOOTPRINT + 14,551 sq.ft. PUT 2ND FLR / 230,622 sq.ft. = 0.51
 SETBACKS: MIN. PROPOSED
 SIDE (EAST): 7.5m [25'0"] ** 25.75 m [84.48']
 FRONT (NORTH): 16m [52'5"] or 15m * 4.75m [15.58'] *
 REAR (SOUTH): 7.5m [25'0"] 6.50 m [21.34']
 SIDE (WEST): 7.5m [25'0"] ** 25.30 m [82.98']
 * THE FRONT YARD MAY BE REDUCED TO 7.5M (25 FT) IF THE AREA BETWEEN THE FRONT FACE OF THE BUILDING OR STRUCTURE AND A HIGHWAY IS NOT USED FOR PARKING AND IS LANDSCAPED
 ** ONE (1) SIDE YARD SETBACK MAY BE REDUCED TO 3.6 METERS (12 FEET) IF THE SIDE YARD ADJUTS LAND WHICH IS COMMERCIAL, INDUSTRIAL, OR MIXED EMPLOYMENT.
 *** THE SIDE YARD SETBACK ON A FLANKING STREET MAY BE REDUCED TO 3 METERS (10 FEET) IF THE AREA BETWEEN THE FLANKING STREET FACE OF ANY BUILDING OR STRUCTURE AND A HIGHWAY IS NOT USED FOR PARKING AND IS LANDSCAPED
 HEIGHT: 14.0 m [45'0"] MAX. 11.27 m [37'-0"]
 PARKING REQUIRED: 126,968 sq.ft. (INCLUDES PUT 2ND FLR) / 1,075 = 118 STALLS (18:10) = 148 STALLS (14:10)
 PARKING PROVIDED: 125% SMALL CAR ALLOWED = 50 STALLS

- GENERAL NOTES**
- SERVICES SHOWN ARE APPROXIMATE ONLY. SEE CIVIL DRAWINGS FOR FINAL LOCATIONS
 - ASPHALT & SUBBASE DESIGN PER SOILS REPORT
 - CONTRACTOR TO PROVIDE FOOTING & WALL SURVEYS (BY REGISTERED A.L.S.) DURING CONSTRUCTION. SUBMIT REPORT TO CITY BUILDING DEPT.
 - SEE MECHANICAL ENGINEERS DRAWINGS FOR FINAL LOCATION OF FIRE DEPARTMENT CONNECTION & HOSE BIBBS
 - SEE ELECTRICAL DRAWINGS FOR LOCATION OF ALARM PANEL
 - ALL CONSTRUCTION, PRODUCTS, AND MATERIALS TO CONFORM FULLY WITH ALL ASPECTS OF THE CURRENT BUILDING CODE, ALL OTHER APPLICABLE CODES, REGULATIONS, TESTS, LISTINGS, AS WELL AS ALL REQUIREMENTS OF AUTHORITY HAVING JURISDICTION.
 - SUBCONTRACTORS ARE SOLELY RESPONSIBLE TO ENSURE THEIR SUPPLIED PRODUCTS FULLY CONFORM TO ALL APPLICABLE CODES AND TEST REQUIREMENTS AND ARE TO HAVE SUPPORTING DOCUMENTATION AVAILABLE. DEMONSTRATING FULL COMPLIANCE WITH ALL APPLICABLE CODES AND TESTS.
 - THE CONTRACTOR MUST CONFIRM ALL DIMENSIONS AND OTHERWISE ASSURE HIMSELF OF THE ACCURACY OF THE PLANS AND REPORT ALL DISCREPANCIES AND ANY PROPOSED CHANGES IN THE WORK IMMEDIATELY TO THE ARCHITECT.
 - ALL DIMENSIONS SHOWN ON THESE DRAWINGS FOR MANUFACTURED COMPONENTS ARE NOMINAL. THE CONTRACTOR SHALL CONFIRM ACTUAL DIMENSIONS WITH THE SUPPLIER/MANUFACTURER.
 - ALL MATERIALS IN THE CONSTRUCTION TO BE USED FOR THEIR INTENDED PURPOSE AND TO BE APPROVED BY THE AUTHORITY HAVING JURISDICTION. ALL EQUIPMENT AND FITTINGS MUST BE CSA (CANADIAN STANDARDS ASSOCIATION) APPROVED.
 - VAPOUR BARRIERS SHALL BE CONTINUOUS AND INSTALLED SO THAT ALL JOINTS ARE SEALED OR LAPPED 100 MM AND OCCUR AT FRAMING MEMBERS, FURRING OR BLOCKING. ALL HOLES THROUGH VAPOUR BARRIERS SUCH AS THOSE CUT FOR THE INSTALLATION OF ELECTRICAL BOXES OR DUCTWORK SHALL BE SEALED TO MAINTAIN THE INTEGRITY OF THE VAPOUR BARRIER OVER THE ENTIRE SURFACE.
 - THE DESIGNER/ENGINEER IS NOT RESPONSIBLE FOR CHANGES IN CONSTRUCTION FROM WHAT IS SHOWN BY ANY PARTY.
 - THE DESIGNER/ENGINEER IS NOT RESPONSIBLE FOR SOIL CONDITIONS, CHARACTERISTICS AND CAPACITY TO SUPPORT THE STRUCTURE SHOWN ON THESE DRAWINGS.
 - ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD BUILDING PRACTICES BASED ON THE CONTRACT DOCUMENTS.
 - THERE SHALL BE SHOP DRAWINGS PROVIDED FOR ALL MAJOR BUILDING COMPONENTS. THEY SHALL BE ISSUED IN TIME FOR ADEQUATE CHECKING BY THE COORDINATING ARCHITECT/ENGINEERS AND OTHER CONSULTANTS RESPONSIBLE.
 - ANY PROPOSED SUBSTITUTION OF MATERIALS MUST BE APPROVED IN ADVANCE OF ORDERING
 - SAMPLES OF ALL INTENDED PRODUCTS, COLOURS, MATERIALS AND FINISHES SHOULD BE PROVIDED AS SOON AS CONSTRUCTION COMMENCES TO ALLOW ADEQUATE TIME FOR REVIEW
 - ROOF TO BE CONSTRUCTED IN CONFORMANCE WITH R.C.A.B.C. OR EQUAL METHODS AND PRACTICES. PROVIDE ROOF WARRANTY TO COORDINATING ARCHITECT/ENGINEER.
 - PROVIDE SEALED SHOP DRAWINGS FOR ALL DOORS, WINDOWS/GLAZING, SANDRAILS, HANDRAILS, STAIRS, RATED ASSEMBLIES (IE JOINTS), FIRE SHUTTERS (IF APPLICABLE).
 - ALL PROPERTY LINE DIMENSIONS & BEARING ANGLES ARE PROPOSED & ARE REQUIRED TO BE CONFIRMED BY SURVEY
 - ROOF SYSTEM TO BE INSPECTED BY 3RD PARTY INSPECTOR DURING CONSTRUCTION. PROVIDE DOCUMENTATION TO ARCHITECT.
 - CONTRACTOR IS RESPONSIBLE FOR 3RD PARTY INSPECTION OF LIFTING, BRACING AND THERMAL CONNECTION. PROVIDE DOCUMENTATION TO ARCHITECT.

CHIP BARRETT ARCHITECT
 1162 - 2226 PHARMACY AVENUE - 1172 - V3Z 6P4
D.FORCE DESIGN INC.
 2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2E 3J9
 TEL: (604) 607-5655 EMAIL: DANCY@DFORCECA

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NO.	DATE	DESCRIPTION
30		
29		
28		
27		
26		
25	JUL.03.18	UPDATED PER CITY COMMENTS
24	JUN.28.18	SOUTH DRIVE AISLE FOR PLANNING
23	JUN.21.18	REVISED SOUTH DRIVE AISLE
22	APR.04.18	ISSUED FOR BUILDING PERMIT
21	MAR.29.18	DRIVEWAY & ROAD DEDICATION REVISIONS
20	MAR.16.18	CLIENT REVISIONS
19	MAR.16.18	REV'D NORTH DEDICATION
18	MAR.1.18	PLANNING COMMENTS
17	FEB.28.18	ISSUED FOR CLIENT REVIEW
16	FEB.14.18	ISSUED FOR CONSULTANT USE
15	FEB.7.18	PLANNING REVIEW
14	JAN.30.18	PLANNING REVIEW
13	JAN.23.18	PLANNING REVIEW
12	JAN.10.18	PLANNING REVISIONS
11	JAN.9.18	REVISED FOR TREE 223
10	JAN.8.18	PLANNING REVISIONS
9	NOV.27.17	UPDATED AREAS
8	SEPT.21.17	KIOSK REVISION
7	SEPT.14.17	RE-ISSUED FOR DEVELOPMENT PERMIT
6	JUL.25.17	ISSUED FOR DEVELOPMENT PERMIT
5	JUL.14.17	ISSUED FOR DEVELOPMENT PERMIT
4	JUL.14.17	ISSUED FOR DEVELOPMENT PERMIT
3	JUL.12.17	RE-ISSUED FOR CONSULTANT USE
2	JUL.7.17	MEZZANINE ADDED
1	JUNE.27.17	ISSUED FOR CONSULTANT USE

PROJECT MANAGERS / CONTRACTORS:
Integrated
 1 C C Integrated Construction Concepts Ltd
 12960 84 Ave, Surrey, BC V3W 1K7
 Phone: (604) 599-0706

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PROJECT: PROPOSED BUILDING FOR:
CEDAR COAST

CIVIC ADDRESS: 3577 144th Street, Surrey, B.C.

DRAWING: **SITE PLAN**

SEAL: [] JOB NO. 16-066 DRAWN D.F.
 DESIGNED
 CHECKED C.B.
 PLOT DATE JUL.03.18

PROJECT - DRAWING NUMBER: **A1** REV. **6**

Schedule A