

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0401-00

Planning Report Date: October 1, 2018

PROPOSAL:

- **Development Permit**

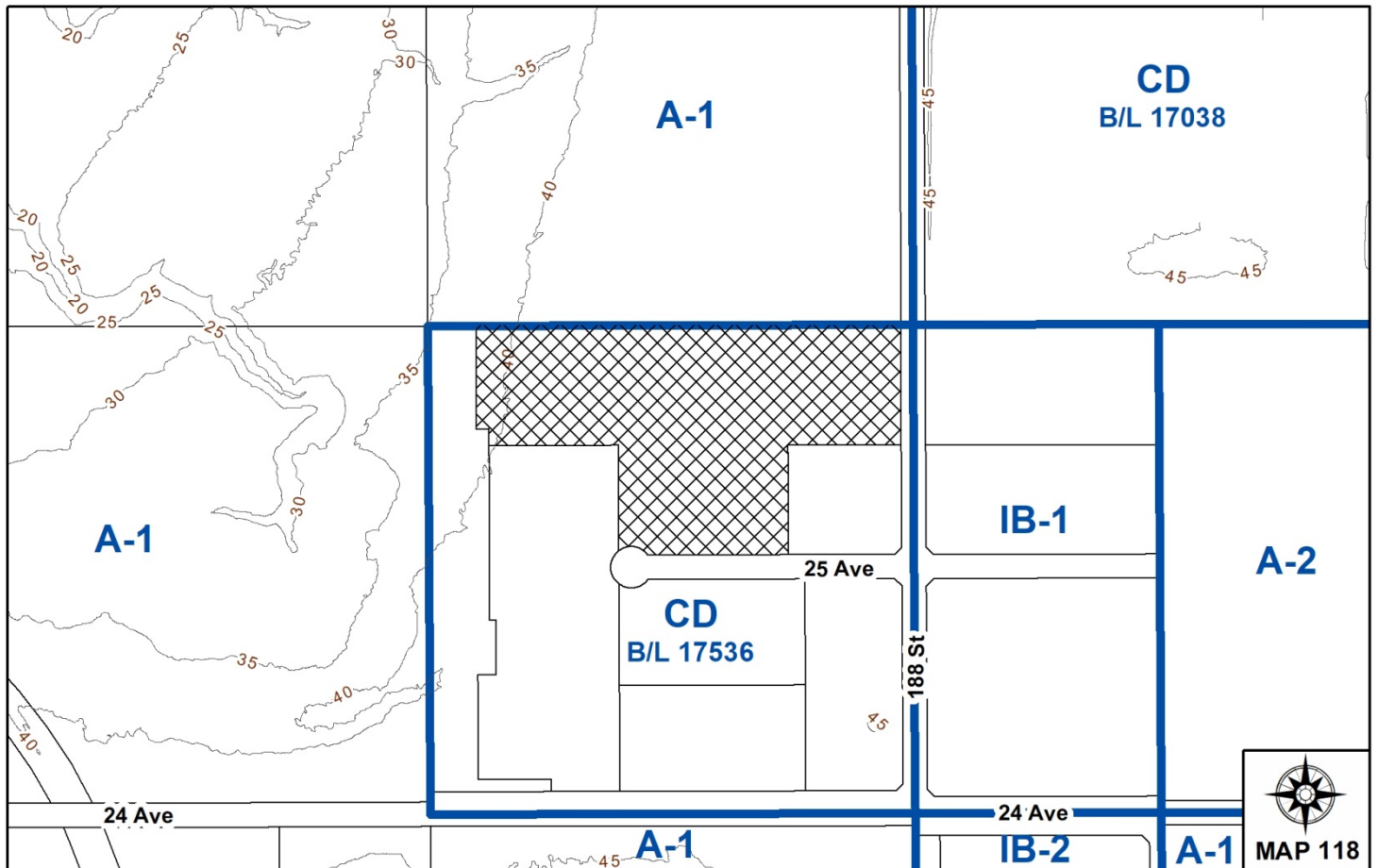
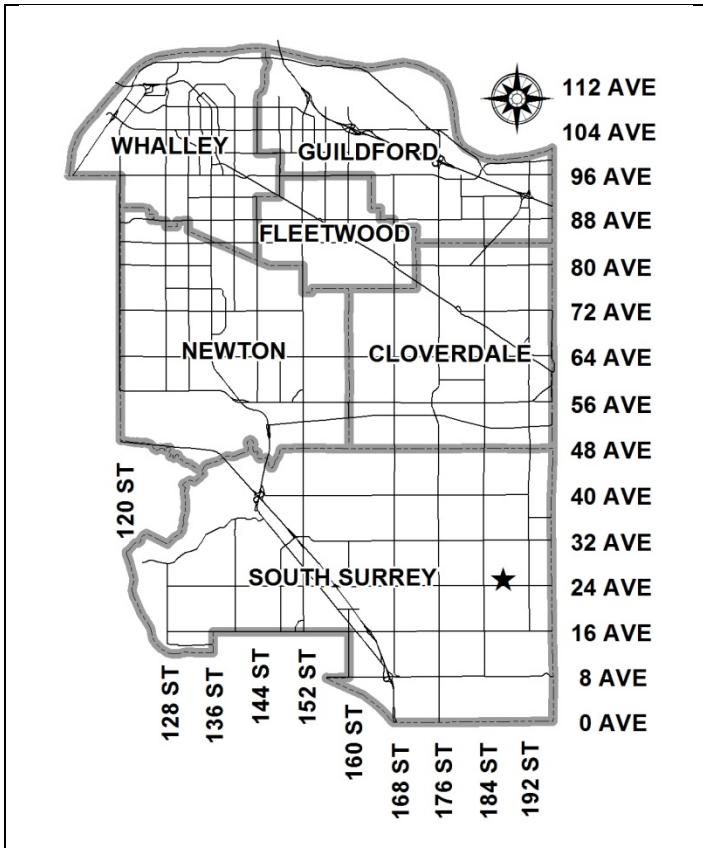
to permit the development of a 4,020 square metre (43,267 sq. ft.) single tenant industrial building.

LOCATION: 2579 - 188 Street

ZONING: CD (By-law No. 17536)

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Technology Park or 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

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7917-0401-00 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 tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) the applicant satisfy the deficiency in tree replacement on the site to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space; and
 - (g) registration of a Section 219 Restrictive Covenant to prohibit any use that requires a Metro Vancouver air quality permit from locating on the site.

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 have no concerns with the project as proposed.

SITE CHARACTERISTICS

- Existing Land Use: Utility pole manufacturer.

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
North:	Vacant agricultural land under Development Application No. 7916-0068-00 to permit 14 business park lots and one (1) environmental protection area.	Technology Park or Business Park and Open Space Corridors/Buffers	A-1
East (Across 188 Street):	Vacant industrial land under Development Application No. 7910-0308-00 to permit four (4) new lots.	Technology Park or Business Park	IB-1
South (Across 25 Avenue):	Cold storage, industrial building, warehouse.	Technology Park or Business Park	CD (By-law No. 17536)
West:	Parkland (dedicated).	Open Space Corridors/Buffers	CD (By-law No. 17536)

DEVELOPMENT CONSIDERATIONSBackground

- The site is designated "Mixed Employment" in the Official Community Plan (OCP) and "Technology Park or Business Park" in the Campbell Heights Local Area Plan (LAP).
- The subject property is 4.7 hectares (12 ac.) in area and currently contains one building fronting 188 Street used for manufacturing utility poles and an undeveloped area in the southern portion of the lot fronting 25 Avenue.
- In November 2012, the property was rezoned to CD Zone (By-law No. 17536), allowing for light impact industry, warehouse uses, distribution centres, along with limited office and other accessory uses. A General Development Permit was issued as part of the same Development Application No. 7910-0301-00 to guide future development on the subject site and local area.
- The existing building and accompanying outdoor storage area in the northern portion of the site was originally developed on a separate lot. The design and planning of this building was considered under Development Application No. 7914-0360-00 and was approved by Council on September 14, 2015. In November 2017, the property owners consolidated the developed property with two undeveloped lots along 25 Avenue under Subdivision Plan No. EPP78304. The undeveloped area in the southern portion of the newly created larger lot is the focus of this development application.

- The existing building onsite has a floor area of approximately 8,743 square metres (94,103 sq. ft.) on an 8,313 square metres (89,480 sq. ft.) footprint, resulting in an FAR of 0.19 and 17% lot coverage over the entire site.

Proposal

- The applicant is proposing a Development Permit to facilitate the construction of a second building in the southern portion of the lot in order to expand upon their existing manufacturing processes on site.
- The building has a proposed floor area of 4,019 square metres (43,268 sq. ft.) on a building footprint of 3,787 square metres (40,768 sq. ft.).
- The new building comprises approximately 3,405 square metres (36,659 sq. ft.) of warehousing space and 382 square metres (4,112 sq. ft.) of office space on the ground floor, and 385 square metres (4,148 sq. ft.) of storage on a second storey mezzanine level.
- The existing and proposed buildings will result in a FAR of 0.27 and lot coverage of 26% for the entire site, which complies with the maximum 1.0 FAR and 60% lot coverage that is permitted under CD By-law No. 17536.

DESIGN PROPOSAL AND REVIEW

Building and Site Design

- The proposed building is consistent with the design guidelines outlined in the Campbell Heights Local Area Plan and the OCP, and is reflective of the existing design standards within the area.
- The building is proposed as a concrete tilt-up with glazed openings along the southern elevation fronting 25 Avenue. The primary building colour is light gray (Benjamin Moore - Gray Owl) with sections of medium gray (Benjamin Moore - Street Chic) being used on the front and sides of the structure to create a sense of articulation along the building facades.
- The repeating medium gray sections of the façade have a parapet that is raised above the main roof line of the building which provides additional articulation along the façade. These sections also include the building's main entrances along with floor-to-ceiling windows which creates a visual focal point from the streetscape.
- The entrance ways and the second floor windows are accented with a horizontal steel frame above the openings, which are proposed to be painted blue. Horizontal reveals in the concrete panels between windows provide an additional accent element on the building.

Landscaping

- The proposed landscaping consists of a 6.0 metre (20 ft.) wide landscape strip, including a bioswale, along 25 Avenue. Additional landscaping will be provided behind the north-east corner of the building around a pocket of trees to be retained and an outdoor amenity patio.

- The proposed landscaping will consist of a variety of trees, including: Freeman's Maple, Vine Maple, and Chinese Dogwood. This will be complemented by a variety of shrubs, and ground covers.
- A new cable fence is proposed in the south-west corner of the site, which will span between two sliding metal gates, one at the site entrance from 25 Avenue and one along the parking lot access. The fence is proposed to be approximately 1.9 metres (6 ft.) high and comprises of wire cables threaded horizontally through vertical fence posts. The fence and gates are intended to restrict access and trespassing to the outdoor storage on site. The fence is setback approximately 16 metres (52 ft.) from the road and extends only between the west lot line and the building corner, thereby reducing the span of the fence to its smallest possible extent while still providing adequate security for the site.
- There is an existing 16 metre (52 ft.) wide landscape berm in the south-west corner of the site near the cul-de-sac on 25 Avenue which will be retained. This landscaping was installed under Development Application No. 7914-0360-00 to screen the outdoor storage area at the rear of the site.

Access and Parking

- Three vehicular accesses to this site were previously provided under Development Application No. 7914-0360-00, two from 188 Street and one from 25 Avenue. Under the current proposal, an opening between an existing landscaping buffer behind the north-east corner of the proposed building will allow for internal vehicle circulation through the site if required.
- The proposal includes an addition of 80 parking spaces to the site, which is the minimum number required under the Zoning By-law for the new industrial and office space uses proposed. This includes one (1) parking space for persons with disabilities as per the requirements under the Zoning By-law.
- 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 386 square metres (4,148 sq. ft.) of mezzanine space, which represents approximately 10% of the proposed ground floor area. The applicant has provided an alternative parking plan for the site that demonstrates how additional parking could be accommodated on site should the current or future user expand the mezzanine up to 40% of the proposed ground floor as an office use.
- The applicant has agreed to register a Section 219 Restrictive Covenant restricting the maximum mezzanine space to be constructed to 386 square metres (4,148 sq. ft.) to reflect the number of parking spaces currently provided under this proposal. Should the current or future user wish to increase the mezzanine space for this building in the future they would be required to provide a commensurate number of parking stalls in their building plans to reflect the increased floor area, at which point the covenant could be discharged.

Signage

- Signage has not been considered with the Development Permit. All future signage must conform to the Sign Bylaw.

TREES

- Shan Yennyson, 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	3	3	0
Cottonwood	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Yellow Birch	16	14	2
Cherry	1	1	0
Garry Oak	1	0	1
Big Leaf Maple	4	4	0
Coniferous Trees			
Douglas Fir	5	5	0
Western Red Cedar	1	0	1
Total (excluding Alder and Cottonwood Trees)	28	24	4
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		9	
Total Retained and Replacement Trees		13	
Contribution to the Green City Fund		\$17,200	

- The Arborist Assessment states that there are a total of 28 protected trees on the site, excluding Alder and Cottonwood trees. Four (4) existing trees, approximately 13% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 4 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- 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 52 replacement trees on the site. Since only nine (9) replacement trees can be accommodated on the site, the deficit of 43 replacement trees will require a cash-in-lieu payment of \$17,200 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 Freeman's Maple, Vine Maple, and Chinese Dogwood.

- In summary, a total of 13 trees are proposed to be retained or replaced on the site with a contribution of \$17,200 to the Green City Fund.

BIODIVERSITY CONSERVATION STRATEGY

- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Regional BCS Corridor within the subject site, in the Campbell Heights BCS management area, with a High ecological value.
- The BCS further identifies the GIN area of the subject site as having a High habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 100 meters.
- The target BCS Corridor width requirements for this site have previously been achieved through park land dedication and onsite landscape buffering under Development Application No. 7910-0301-00 and 7914-0360-00 respectively. Further, the location of the proposed building being considered under the current application is separated from the BCS Corridor by the outdoor storage onsite and a neighbouring lot.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on August 14, 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. 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 are in keeping with the requirements identified in the Zoning By-law.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Low impact development standards (LIDS) are incorporated into the design of the project include: <ul style="list-style-type: none"> ○ Natural landscaping ○ Perforated Pipe Systems ○ Permeable Pavement • The site has been redesign in order to retain specimen trees.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Bike racks available onsite to encourage sustainable transportation options.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Crime Prevention Through Environmental Design (CPTED) principles have been incorporated into the site design.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A

Sustainability Criteria	Sustainable Development Features Summary
7. Education & Awareness (G1-G4)	• N/A

ADVISORY DESIGN PANEL

- The application was not referred to the Advisory Design Panel (ADP), but was reviewed by City staff and found to be acceptable. The proposed development was evaluated based on compliance with the design guidelines for Campbell Heights North, the Official Community Plan (OCP), and with General Development Permit No. 7910-0301-00 which guides development in the local area.

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, Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. Summary of Tree Survey and Tree Preservation

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Larry Podhora Architect and Durante Kreuk Ltd. Landscape Architects, respectively, dated August 19, 2018 and August 22, 2018.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

ARR/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION



NOVA POLE INDUSTRIAL BUILDING

18727 & 18747 - 25 AVENUE,
 SURREY, BC

PROJECT TEAM

ARCHITECT OF RECORD

LARRY PODHORA ARCHITECT
 1952 BRACKMAN WAY
 SAANICH B.C. V8L0C2

CONTACT: LARRY PODHORA

BUILDING DESIGN

KRAHN ENGINEERING LTD.
 400 - 34077 GLADYS AVENUE
 ABBOTSFORD B.C. V2S 3E8
 P. 604.853.8831 F. 604.853.1580

CONTACT: CURTIS GRAY

CIVIL

KM CIVIL CONSULTANTS LTD.
 400 - 34077 GLADYS AVENUE
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CONTACT: STUART MCGREGOR

LANDSCAPE

KD PLANNING AND DESIGN LTD.
 400 - 34077 GLADYS AVENUE
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 P. 604.853.8831 F. 604.853.1580

CONTACT: SHAN TENNYSON

A0.0	COVER PAGE
A0.1	PERSPECTIVES
A1.0	CODE ANALYSIS
A1.1	CODE PLANS
A2.0	KEY AND CONTEXT PLAN
A2.1	SITE PLAN
A2.1a	SITE PLAN WITH 40% MEZZANINE + PARKING INCREASE
A2.2	SITE BASE PLAN
A2.3	SITE DETAILS
A3.0	MAIN FLOOR PLAN
A3.1	MEZZANINE
A3.3	ROOF PLAN
A4.0	ELEVATIONS
A4.1	ELEVATIONS
A5.0	SECTIONS

C2.0	SITE GRADING PLAN
C3.0	SITE SERVICING PLAN
C4.0	CONSTRUCTION DETAILS

L1.0	LANDSCAPE PLAN
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NO.	DATE	Y/M/D	DESCRIPTION
	2018/08/19		REISSUED FOR DP
	2018/04/19		REISSUED FOR DP
	2017/10/26		REISSUED FOR DEV. PERMIT
	2017/10/20		for COORDINATION
	2017/09/10		for DEVELOPMENT PERMIT

ISSUES AND REVISIONS

SEAL

larry podhora / architect
 1952 BRACKMAN WAY, NORTH SAANICH, B.C. V8L 0C2

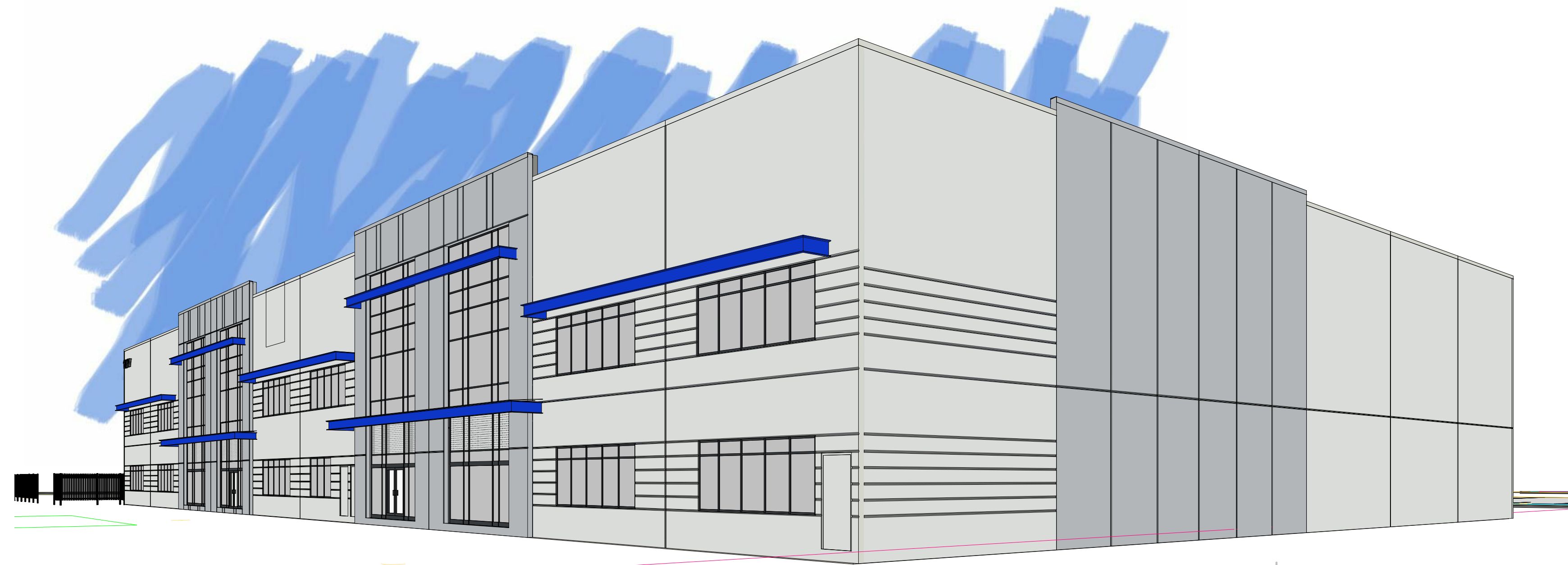
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NOVA POLE INDUSTRIAL BUILDING

PROJECT ADDRESS
18727 & 18747 - 25 AVENUE, SURREY, BC

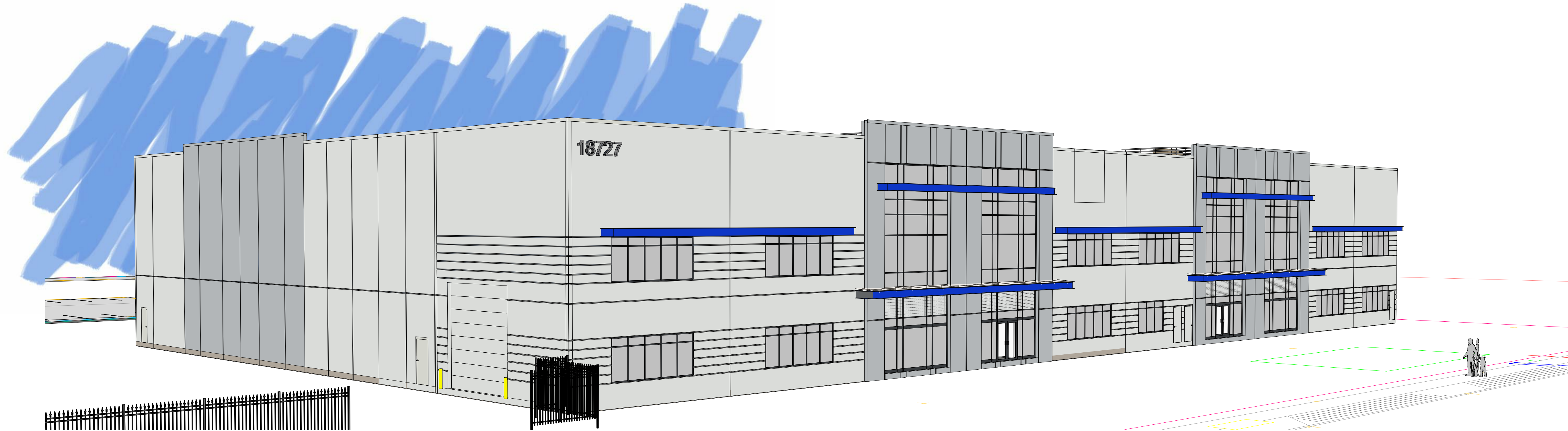
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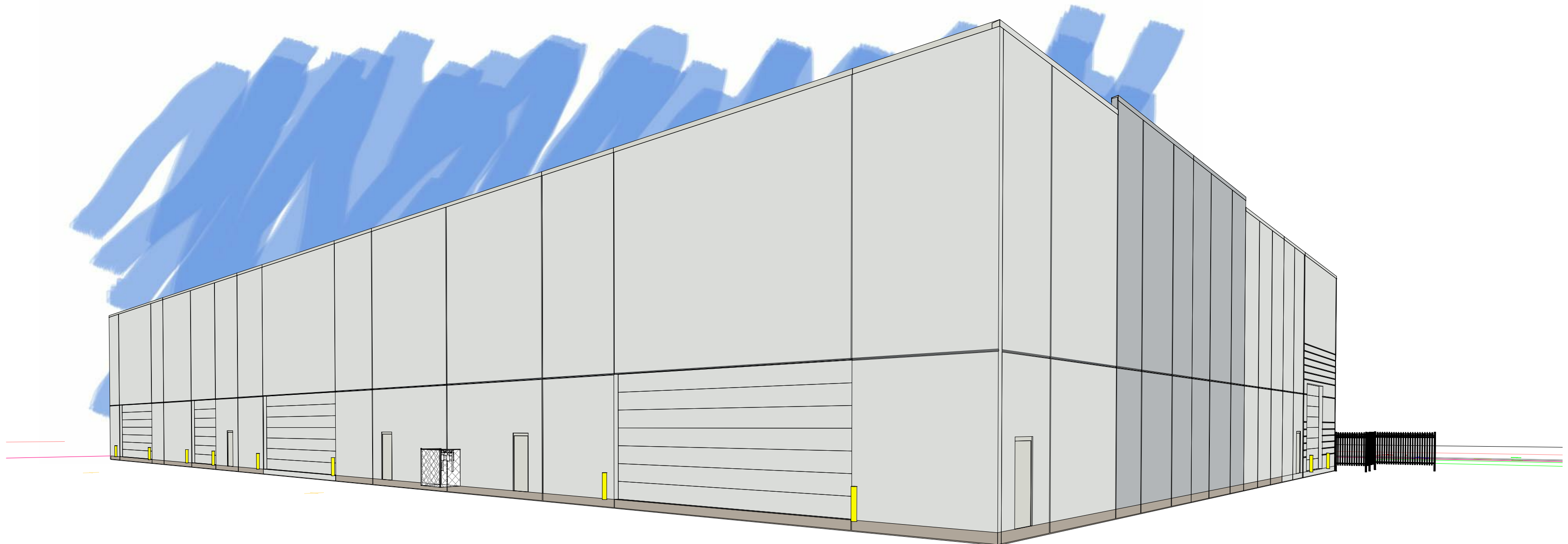
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1 PERSPECTIVE - SOUTH EAST
SCALE:



3 PERSPECTIVE - SOUTH WEST
SCALE:



2 PERSPECTIVE - NORTH WEST
SCALE:

NO.	DATE	Y/M/D	DESCRIPTION
2018/08/19	REISSUED FOR DP		
2018/04/19	REISSUED FOR DP		
2017/10/26	REISSUED FOR DEV. PERMIT		
2017/10/20	for COORDINATION		
2017/09/10	for DEVELOPMENT PERMIT		

ISSUES AND REVISIONS

SEAL

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PROJECT NAME
NOVA POLE INDUSTRIAL BUILDING

PROJECT ADDRESS
18727 & 18747 - 25 AVENUE, SURREY, BC

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PERSPECTIVES

SCALE	
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188th STREET

25 AVENUE

3 KEY SITE PLAN
SCALE: 1" = 60'-0"

PROJECT DATA

CIVIC ADDRESS: 18727 & 18747 - 25 AVENUE, SURREY, BC
LEGAL ADDRESS: -
ZONING: COMPREHENSIVE DEVELOPMENT (CD)
BUILDING USE: MEDIUM HAZARD INDUSTRIAL (F2)

ZONING BYLAW ANALYSIS (CITY OF SURREY)

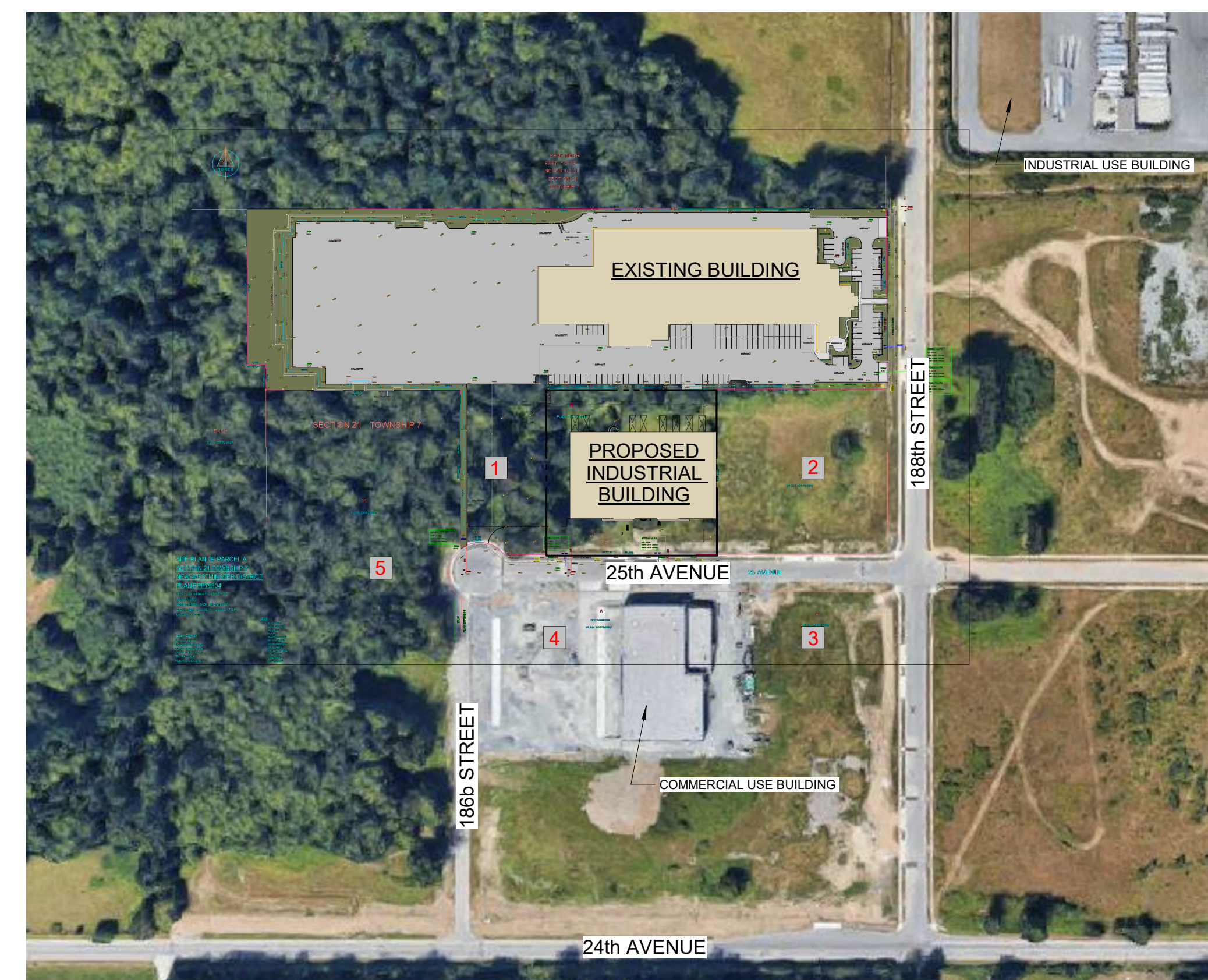
- ZONING:** COMPREHENSIVE DEVELOPMENT (CD)
- SITE AREA:** 0.840 ha. = 2.08 acres (90,438.88 sq.ft.) [8,402.05m²]
- SITE COVERAGE:**
SITE AREA: 90,438.88 sq.ft.
BUILDING AREA: 40,765.0 sq.ft. [3787.19 sq.m.]
PROPOSED SITE COVERAGE: 45.07 %
ALLOWABLE SITE COVERAGE: 60.0 %
- BUILDING HEIGHT:**
MAXIMUM HEIGHT: 60.0' (18 M)
PROPOSED HEIGHT: 41'-9" (15.16 M)
- SETBACKS:**
FRONT YARD (SOUTH): 52'-6" (16.0 M) 52'-6" (16.0 M)
SIDE YARD (WEST): 25'-0" (7.5 M) 25'-0" (7.5 M)
SIDE YARD (EAST): 0'-0" (0.0 M) 0'-0" (0.0 M)
REAR YARD (NORTH): 25'-0" (7.5 M) 25'-0" (7.5 M)

*ONE INTERIOR SIDE YARD MAY BE REDUCED 0.0' (0.0m) IF SAID SIDE YARD ABUTS LAND WHICH IS COMMERCIAL OR INDUSTRIAL.

6. LANDSCAPING REQUIREMENTS:
ALL LANDSCAPING TO SURREY ZONING BYLAW
SEE LANDSCAPE PLANS FOR DETAILS

7. PARKING AND LOADING:

LIGHT INDUSTRIAL USE:	
PARKING STALLS REQUIRED (1 STALL PER 100 SQ M):	44, 912.00 SQ FT / 1,075 SQ FT (100 SQ M) 42 (41.72) STALLS REQUIRED
FUTURE OFFICE SPACE:	
PARKING STALLS REQUIRED: (2.5 STALLS PER 100 SQ M):	16,307.12 SQ FT / 1,075 SQ FT (100 SQ M) 38 (37.92) STALLS REQUIRED
ACCESSIBLE STALLS REQUIRED (1 FOR EVERY 100 STALLS PROVIDED):	1 FOR EVERY 100 STALLS PROVIDED 1 STALL REQUIRED
LOADING STALLS REQUIRED (1 LOADING STALL REQUIRED ADJACENT TO EACH LOADING DOOR OF THE BUILDING.):	8 STALLS REQUIRED (10 STALLS PROVIDED)
TOTAL STALLS REQUIRED:	80
TOTAL STALLS PROVIDED:	1 ACCESSIBLE STALL 79 STANDARD STALLS 80
DRIVE AISLE WIDTH:	23'-0" (7.0 M) AT 90°
STALL DIMENSIONS:	
STANDARD STALL DIMENSIONS:	8'-11" (2.72 M) WIDE, 18'-0" (5.48 M) LONG
SMALL STALL DIMENSIONS:	8'-0" (2.5 M) WIDE, 18'-0" (5.48 M) LONG
ACCESSIBLE STALL DIMENSIONS:	12'-0" (3.7 M) WIDE, 18'-0" (5.50 M) LONG
LOADING STALL DIMENSIONS:	12'-0" (3.7 M) WIDE, 30'-0" (9.20 M) LONG.



LEGEND

- 1- CD ZONING
- 2- CD ZONING
- 3- CD ZONING
- 4- CD ZONING WITH EXISTING BUILDING
- 5- CD ZONING

2 CONTEXT PLAN
SCALE: 1" = 200'-0"

NO.	DATE	Y/M/D	DESCRIPTION
	2018/08/19		REISSUED FOR DP
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	2017/09/10		for DEVELOPMENT PERMIT
ISSUES AND REVISIONS			
SEAL			

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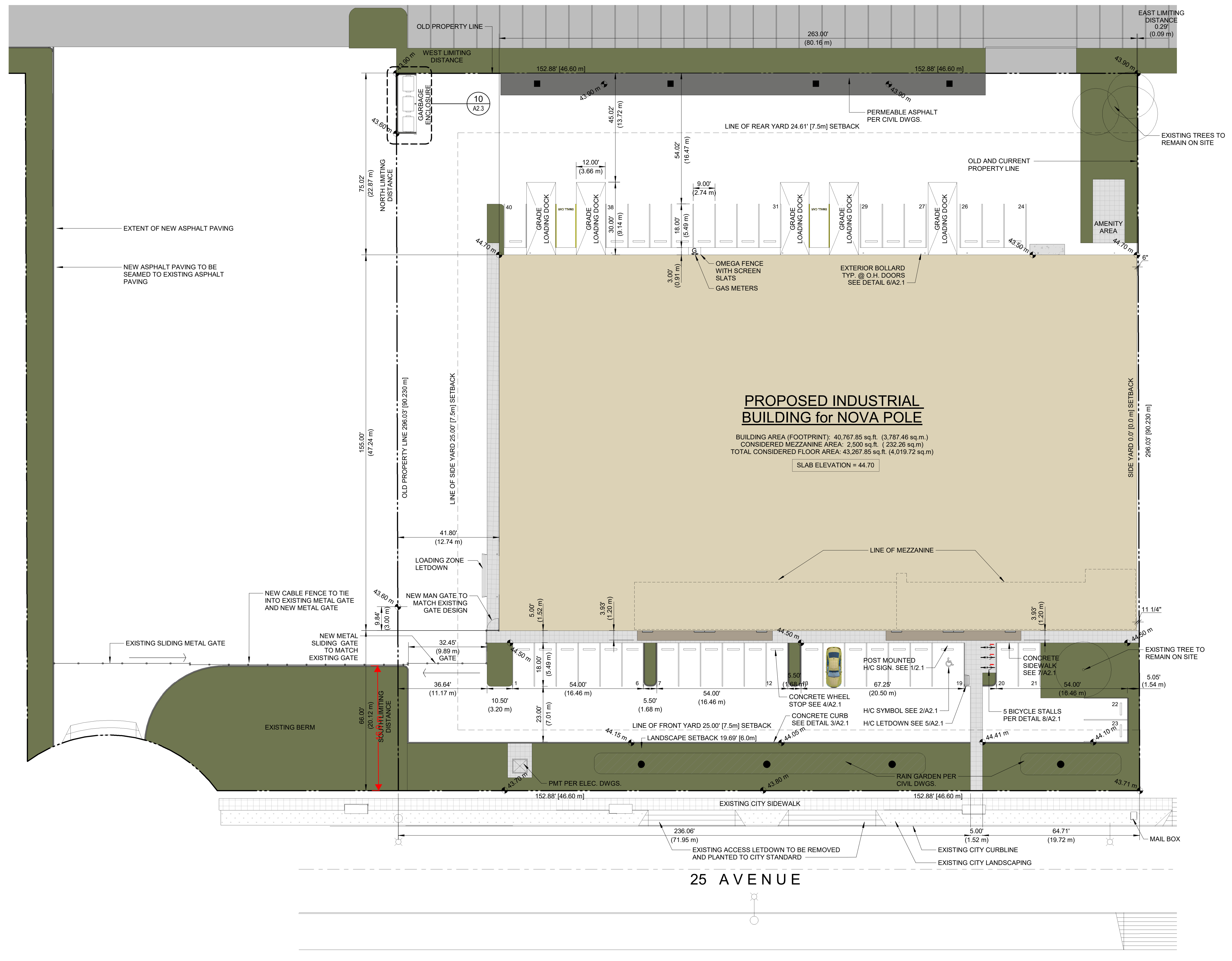
PROJECT NAME
NOVA POLE INDUSTRIAL BUILDING

PROJECT ADDRESS
18727 & 18747 - 25 AVENUE, SURREY, BC

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KEY AND CONTEXT PLAN

SCALE	As indicated
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PROPOSED INDUSTRIAL BUILDING for NOVA POLE

BUILDING AREA (FOOTPRINT): 40,767.85 sq.ft. (3,787.48 sq.m.)
CONSIDERED MEZZANINE AREA: 2,500 sq.ft. (232.26 sq.m.)
TOTAL CONSIDERED FLOOR AREA: 43,267.85 sq.ft. (4,019.72 sq.m.)
SLAB ELEVATION = 44.70

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PROJECT NAME
NOVA POLE INDUSTRIAL BUILDING

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DRAWING TITLE
SITE PLAN

SCALE 1" = 20'-0"

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PROJECT NO. 160618

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1 SITE PLAN
SCALE: 1" = 20'-0"

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SEAL

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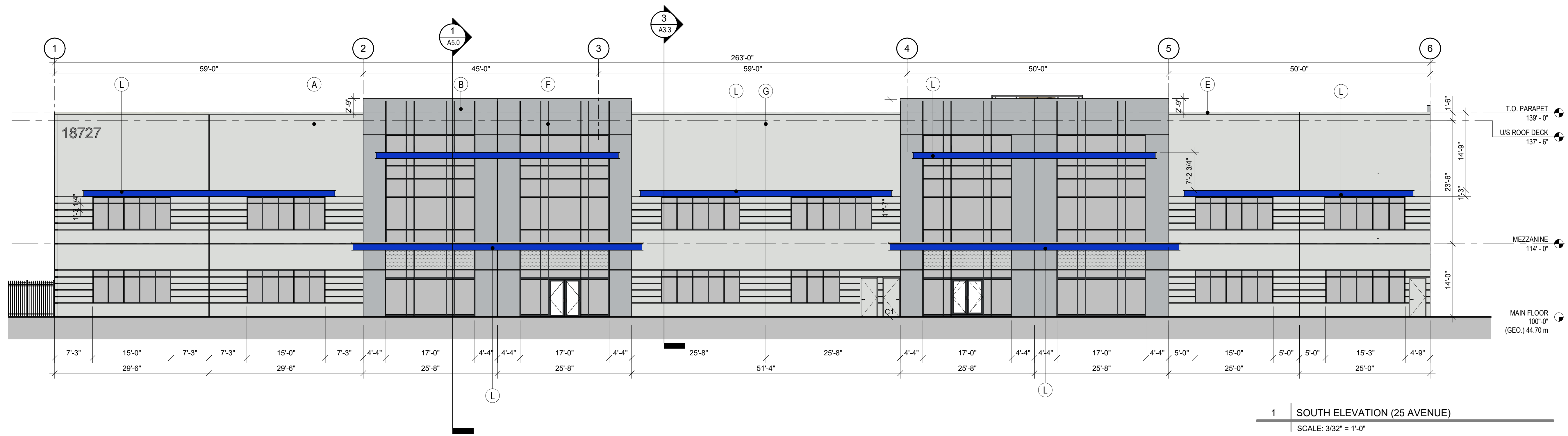
PROJECT ADDRESS
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DRAWING TITLE
ELEVATIONS

SCALE	As indicated
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CHECKED	CG
PROJECT NO.	160618
DRAWING NO.	

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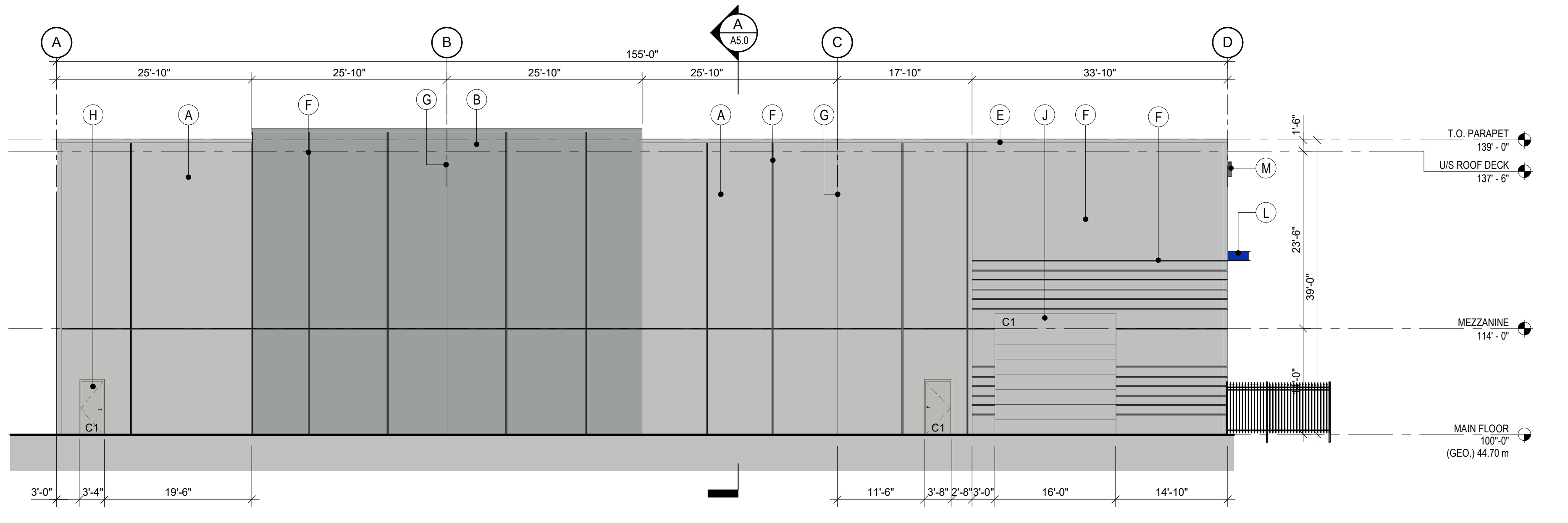
1 SOUTH ELEVATION (25 AVENUE)
SCALE: 3/32" = 1'-0"

COLOUR SCHEDULE

	C1 - BENJAMIN MOORE - GRAY OWL 2137.60
	C2 - BENJAMIN MOORE - STREET CHIC CSP 45
	C3 - BENJAMIN MOORE - BLACK INK - 2127-20

FINISH SCHEDULE

A	CONCRETE TILT PANEL - MAIN BUILDING COLOUR - FINISH: PAINTED - C1
B	CONCRETE TILT PANEL - MAIN BUILDING COLOUR - FINISH: PAINTED - C2
E	METAL FLASHING - FINISH: PRE-FINISHED METAL - MATCH PANEL COLOR
F	CONCRETE REVEAL
G	PANEL JOINT
H	STEEL MANDOOK AND FRAME - FINISH: MATCH THE COLOR OF THE PANEL
J	STEEL OVERHEAD DOOR - FINISH: PAINTED C1
L	STEEL ACCENT FRAME - FINISH: PAINTED C-2
M	SIGNAGE BY OTHERS



3 WEST ELEVATION
SCALE: 3/32" = 1'-0"

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SEAL

larry podhora / architect
1952 BRACKMAN WAY, NORTH SAANICH, B.C. V8L 0C2

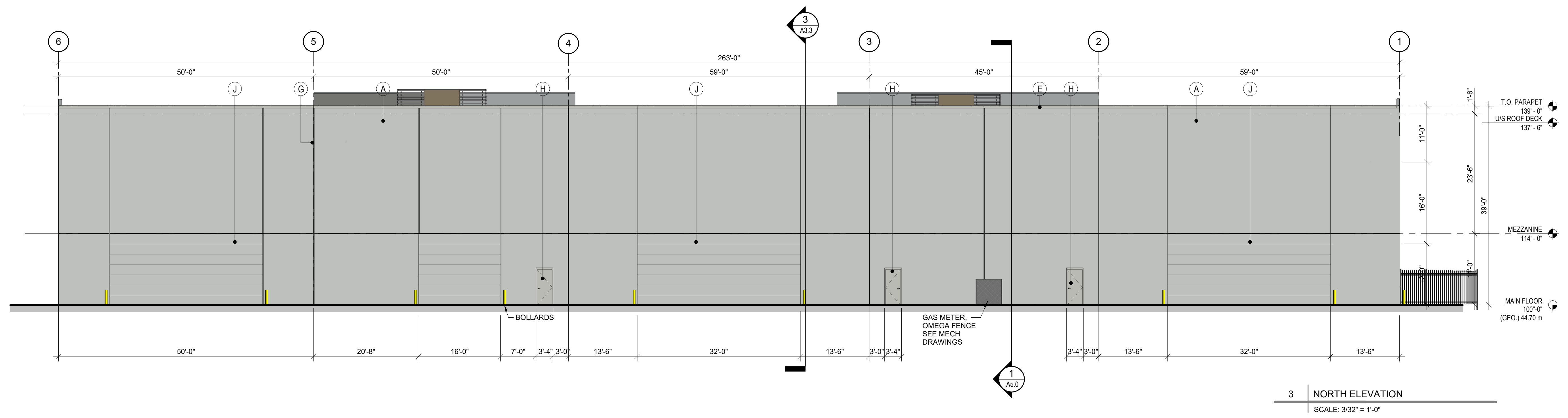
PROJECT NAME
NOVA POLE INDUSTRIAL BUILDING

PROJECT ADDRESS
18727 & 18747 - 25 AVENUE,
SURREY, BC

DRAWING TITLE
ELEVATIONS

SCALE	As indicated
DRAWN	SV
CHECKED	CG
PROJECT NO.	160618
DRAWING NO.	

A4.1

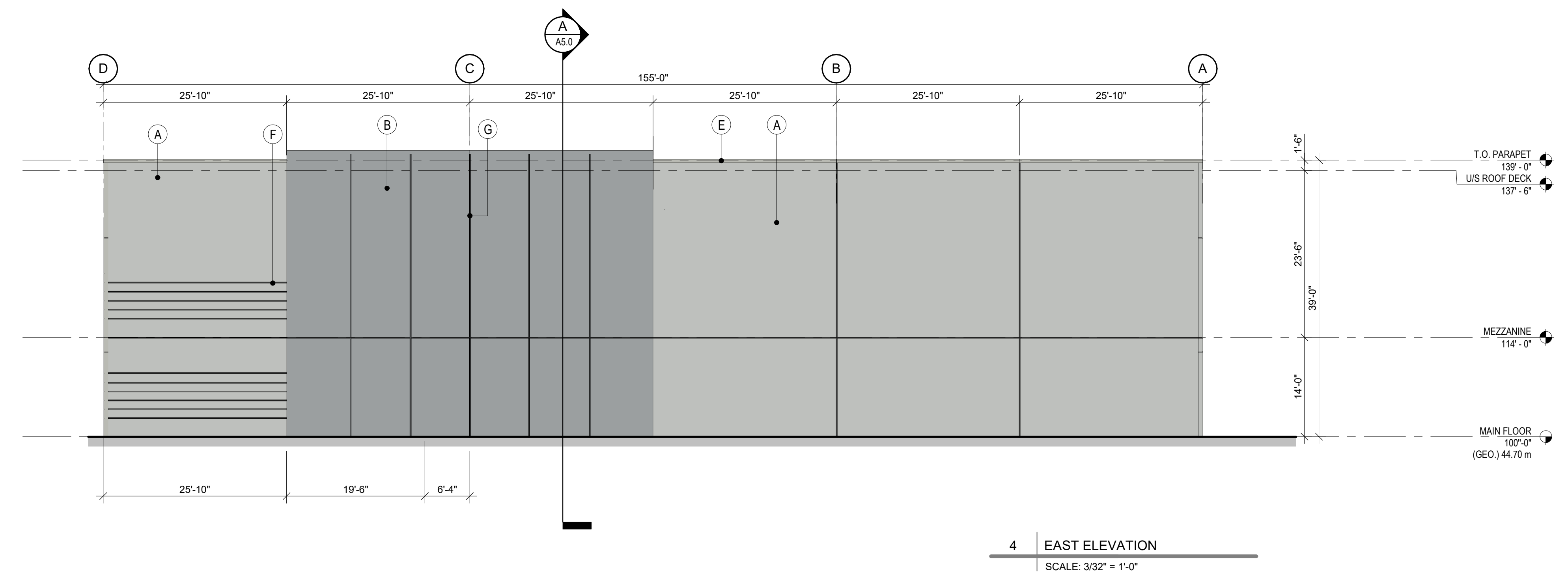


COLOUR SCHEDULE

	C1 - BENJAMIN MOORE - GRAY OWL 2137.60
	C2 - BENJAMIN MOORE - STREET CHIC CSP 45
	C3 - BENJAMIN MOORE - BLACK INK - 2127-20

FINISH SCHEDULE

A	CONCRETE TILT PANEL - MAIN BUILDING COLOUR - FINISH: PAINTED - C1
B	CONCRETE TILT PANEL - MAIN BUILDING COLOUR - FINISH: PAINTED - C2
E	METAL FLASHING - FINISH: PRE-FINISHED METAL - MATCH PANEL COLOR
F	CONCRETE REVEAL
G	PANEL JOINT
H	STEEL MANDOOK AND FRAME - FINISH: MATCH THE COLOR OF THE PANEL
J	STEEL OVERHEAD DOOR - FINISH: PAINTED C1
L	STEEL ACCENT FRAME - FINISH: PAINTED C-2
M	SIGNAGE BY OTHERS



LANDSCAPE NOTES

1. Refer to Architectural package for Survey information and dimensioned site plan.
2. All work shall meet or exceed the requirements as outlined in the Current Edition of the B.C. Landscape Standard.
3. Plant sizes and related container classes are specified according to the Current Edition of the B.C. Landscape Standard. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the BCNTA (ANSI) Standard.
4. All existing trees are to be removed, except for 331, 520 & 521. REFER TO ARBORIST REPORT.
5. For paving in all areas vehicular areas. REFER TO CIVIL.



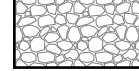

IRRIGATION NOTES

1. Irrigation to be provided for all 'Soft Landscape Areas' shown on the drawing, using a high efficiency irrigation system.
2. Irrigated areas to be installed as a design build irrigation system from the stub outs provided. Provide submittals of design to consultant at least one week prior to installation and as-built drawing within one month of substantial performance.
3. The irrigation system design and installation shall be in accordance with the Irrigation Industry of BC Standards and Guidelines.
6. All irrigation valve boxes to be equipped with quick couplers.





LIGHTING NOTES

1. Site lighting will be mounted to the building to provide safety levels of light throughout the site.

MATERIALS LEGEND

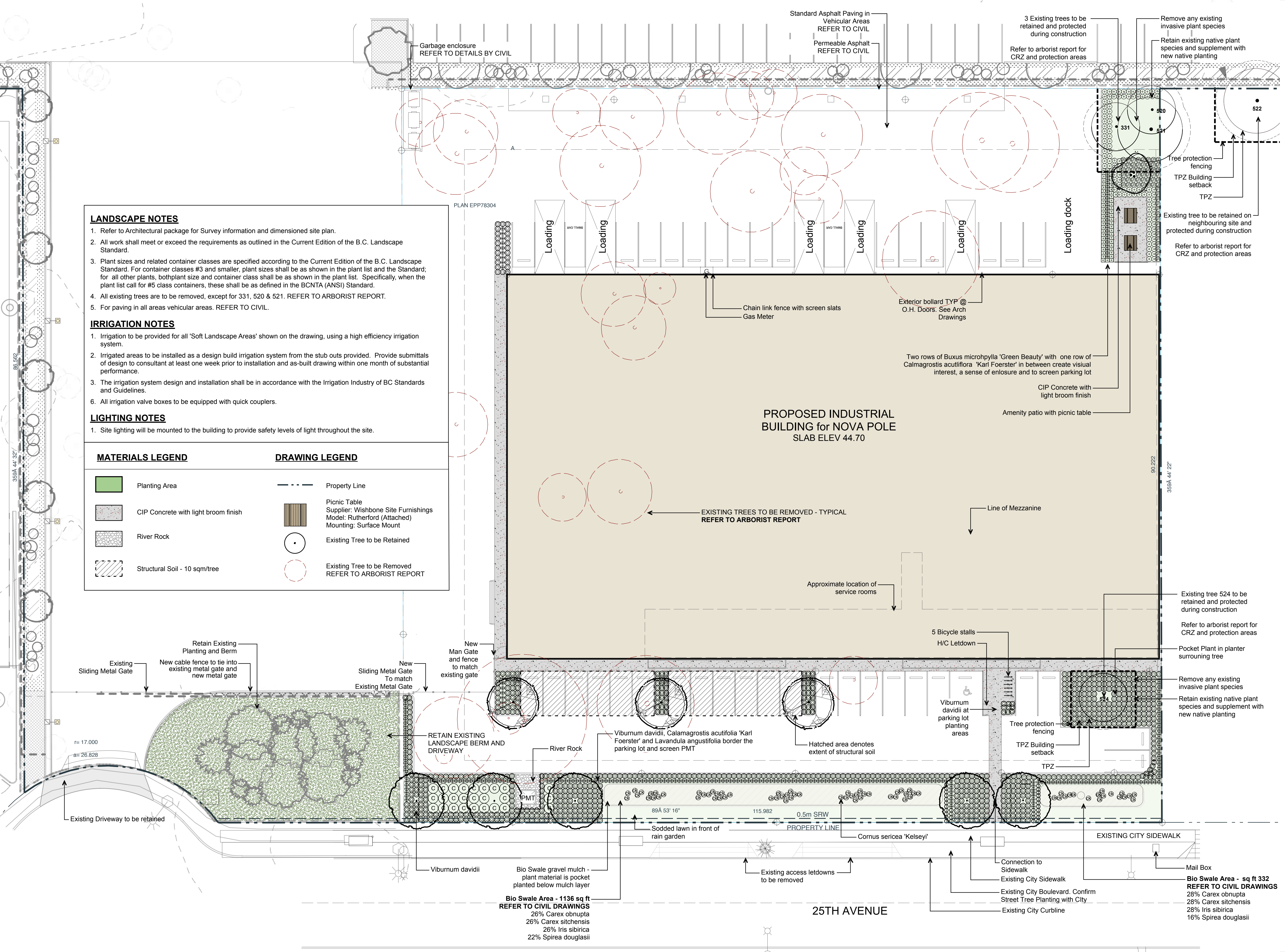
-  Planting Area
-  CIP Concrete with light broom finish
-  River Rock
-  Structural Soil - 10 sqm/tree

DRAWING LEGEND

-  Property Line
-  Picnic Table
Supplier: Wishbone Site Furnishings
Model: Rutherford (Attached)
Mounting: Surface Mount
-  Existing Tree to be Retained
-  Existing Tree to be Removed
REFER TO ARBORIST REPORT

PLAN EPP78304

PROPOSED INDUSTRIAL BUILDING for NOVA POLE
SLAB ELEV 44.70



NO.	DATE	YMD	DESCRIPTION
2018/08/22	ISSUED FOR DRG RESPONSE		
2018/05/03	ISSUED FOR DRG RESPONSE		
2018/04/16	RE-ISSUED FOR DP		
2018/02/26	ISSUED FOR REVIEW		
2017/11/08	RE-ISSUED FOR DP		
2017/09/20	RE-ISSUED FOR DP		
2017/08/14	ISSUED FOR DP		

ISSUES AND REVISIONS

SEAL

larry podhora / architect
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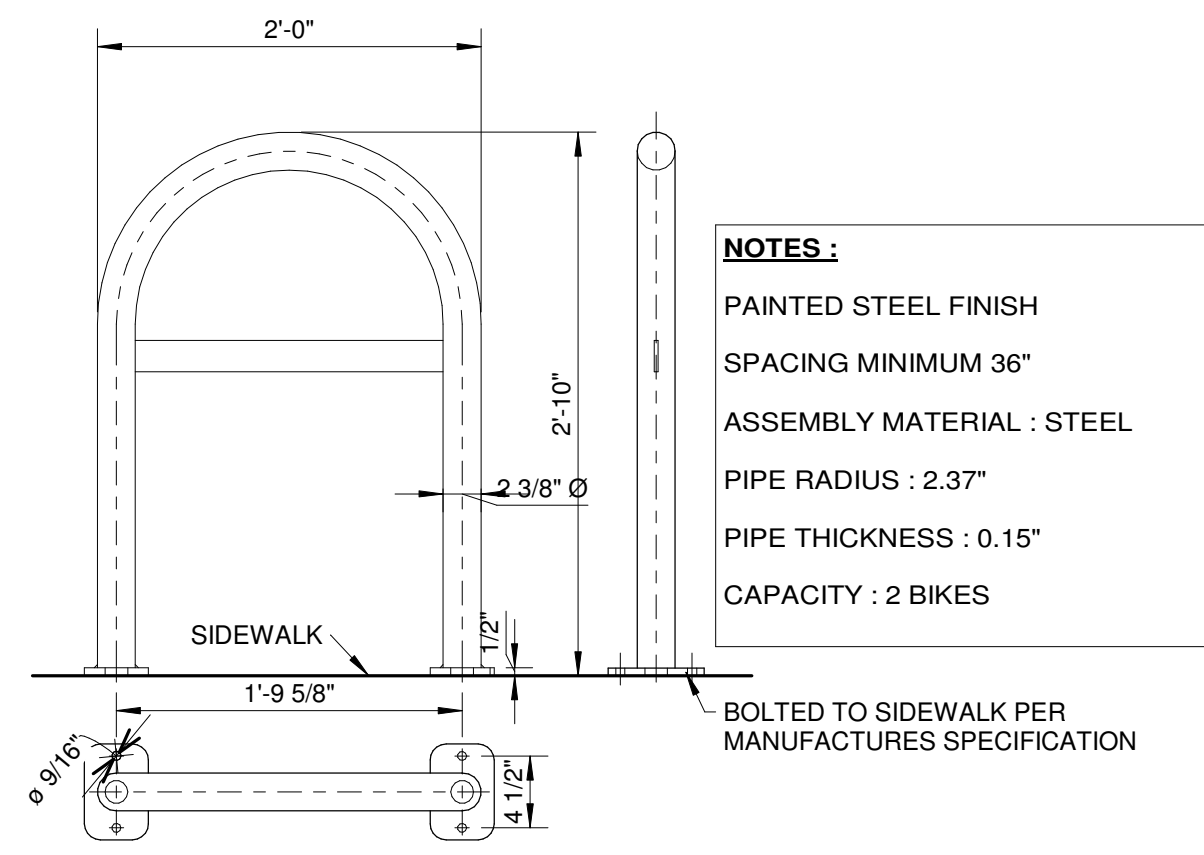
PROJECT NAME
NOVA POLE INDUSTRIAL BUILDING

PROJECT ADDRESS
18727 & 18747 - 25 AVENUE, SURREY, BC

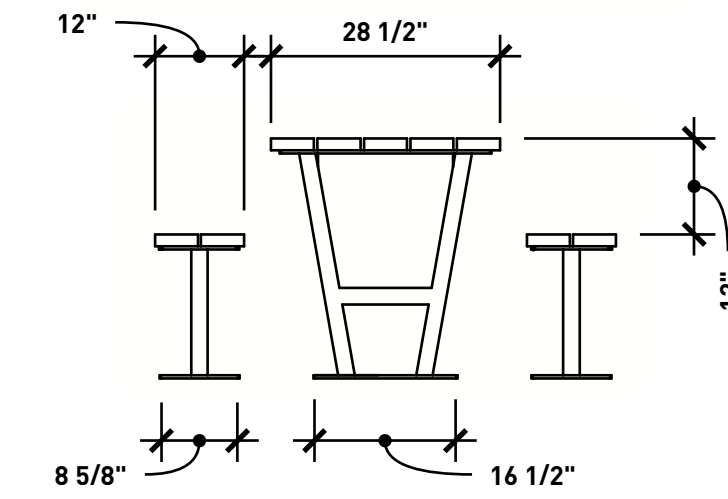
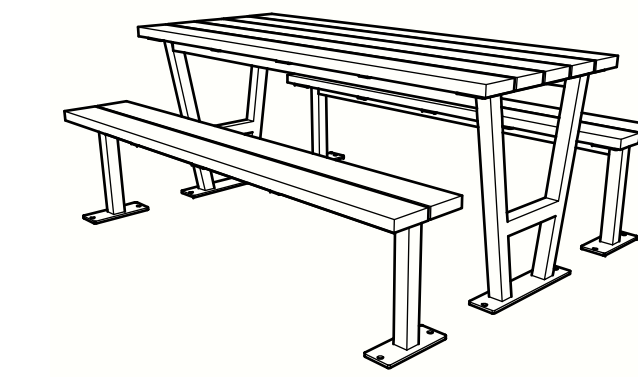
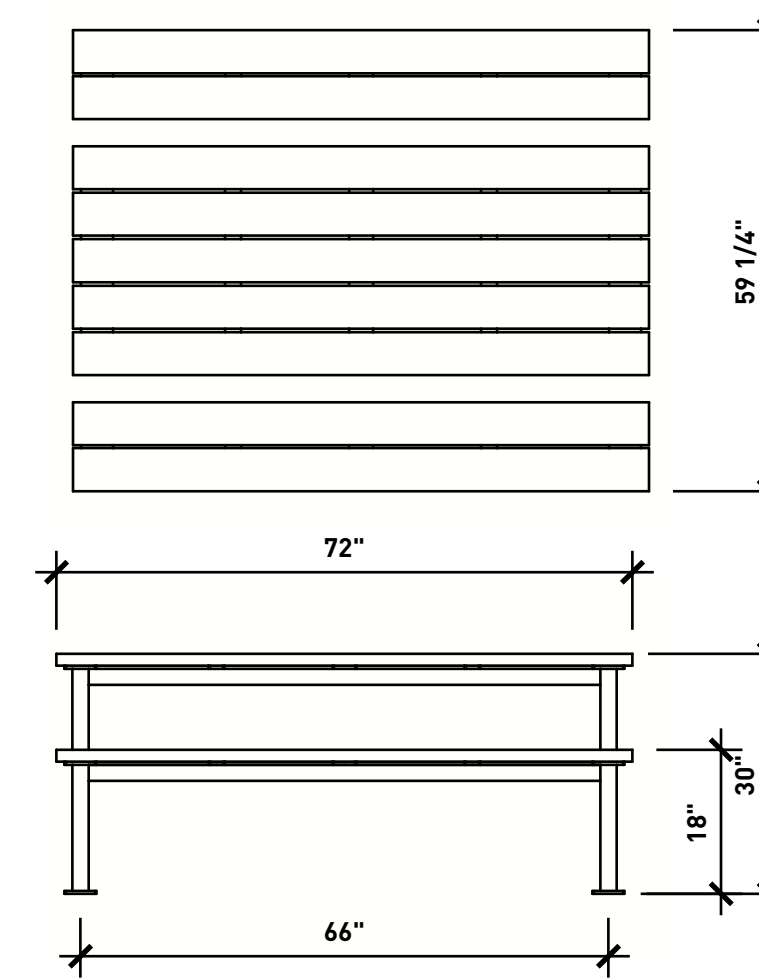
DRAWING TITLE
LANDSCAPE PLAN

SCALE 1/16" = 1'-0" (1" = 40' @ 11X17)
DRAWN NG
CHECKED DC
PROJECT NO. 17019
DRAWING NO.

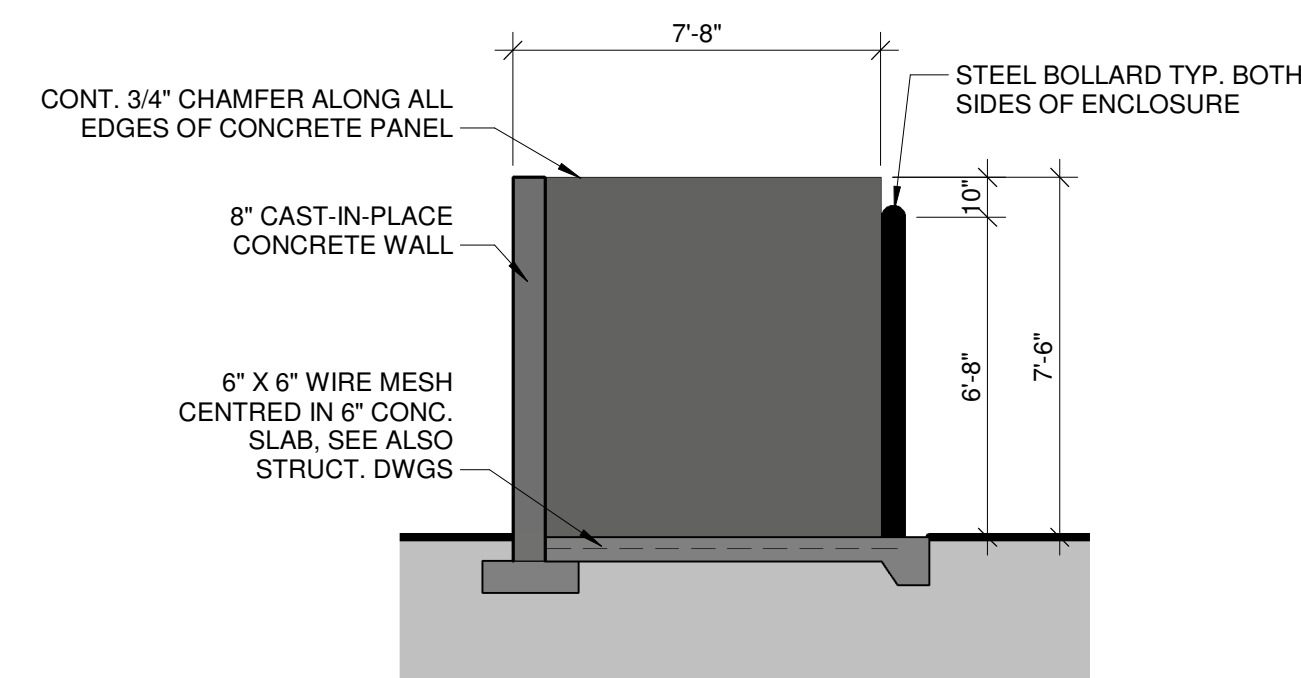
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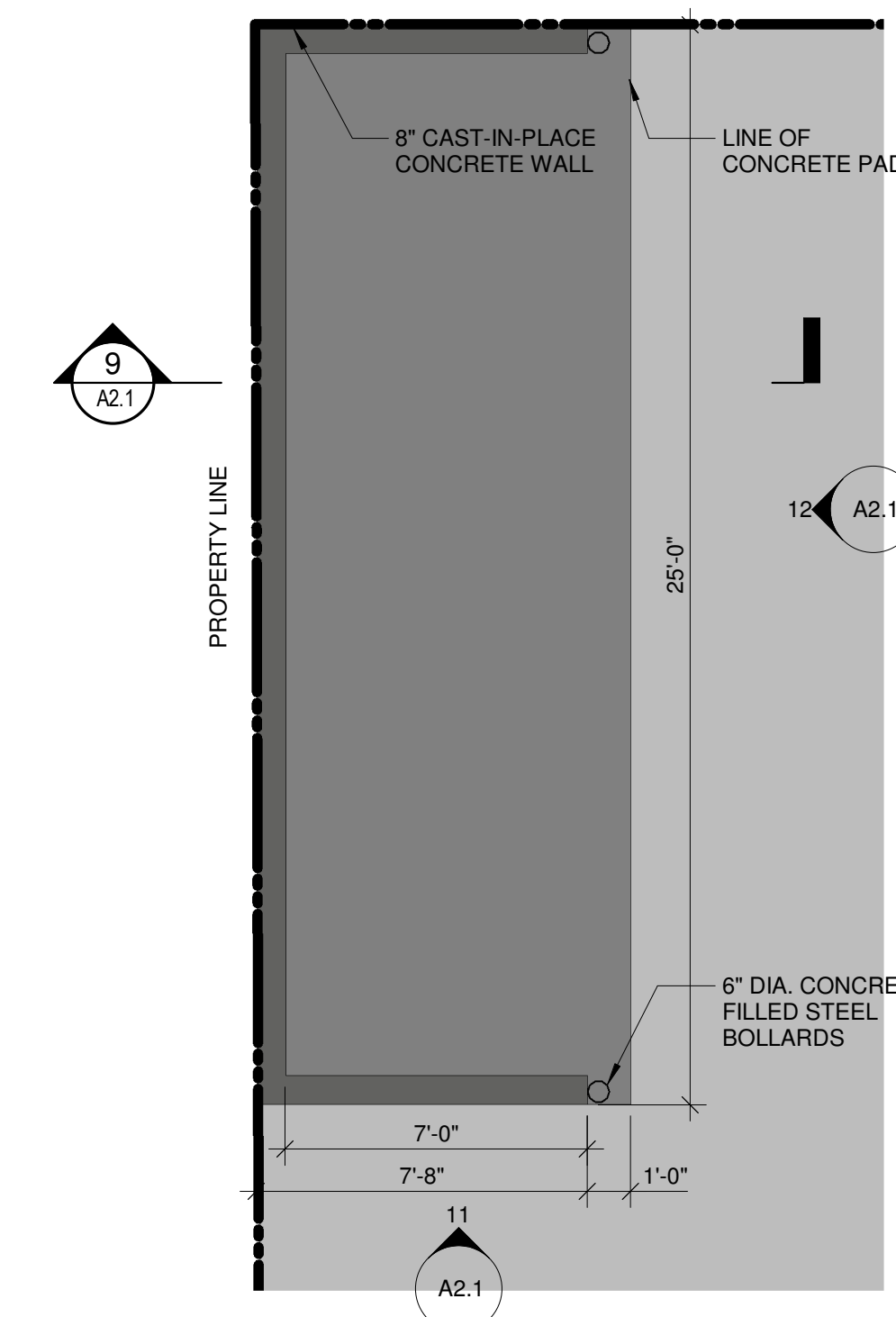
INVERTED U BIKE RACK



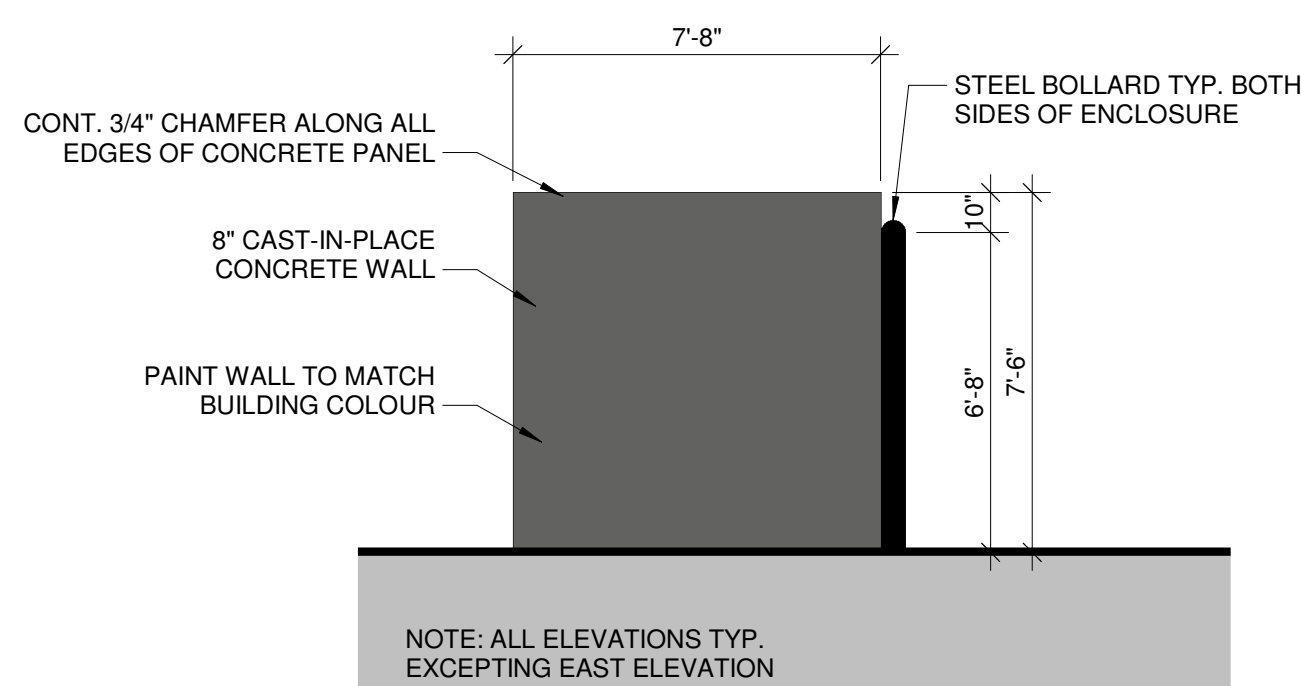
PICNIC TABLE IN AMENITY AREA



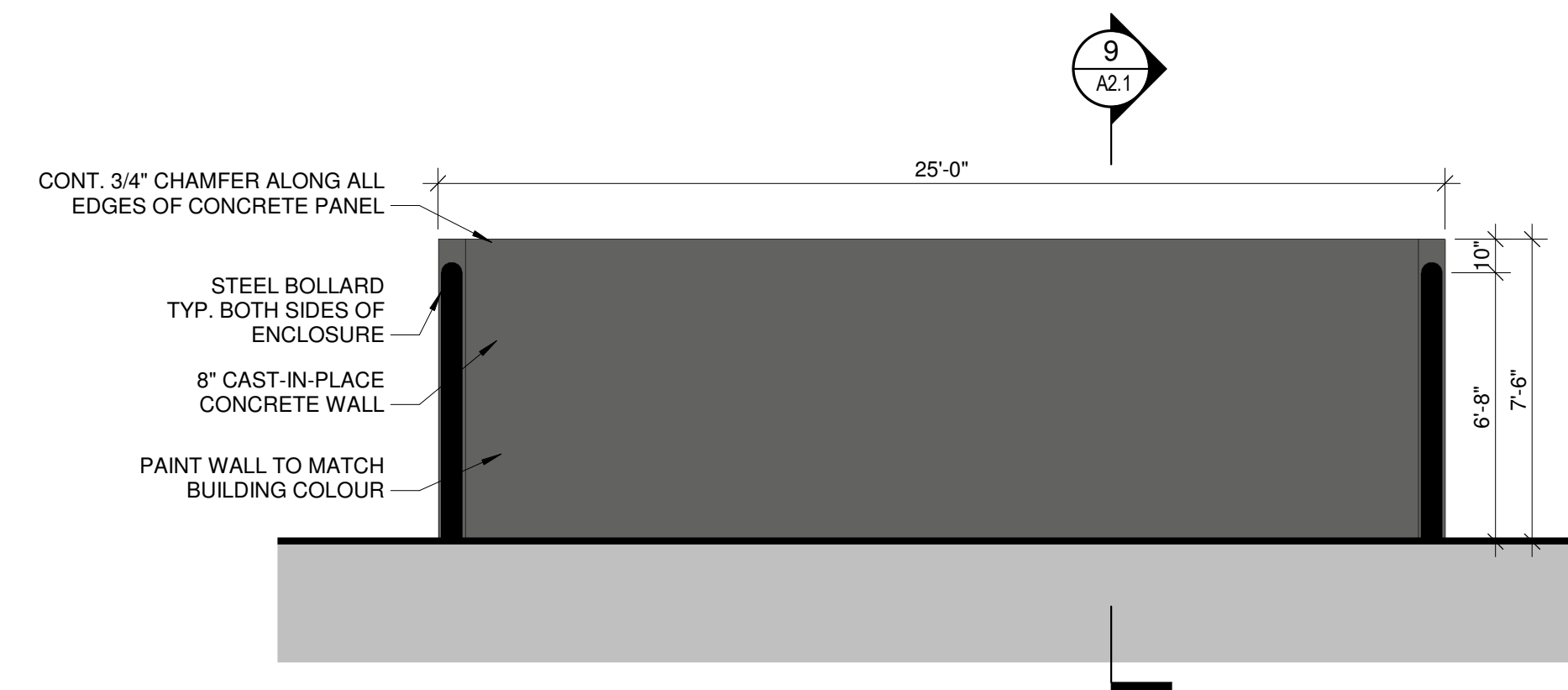
WASTE + RECYCLING ENCLOSURE - SECTION



WASTE + RECYCLING ENCLOSURE



WASTE + RECYCLING ENCLOSURE - TYP. ELEV.



WASTE + RECYCLING ENCLOSURE - EAST ELEV.

PLANT LIST

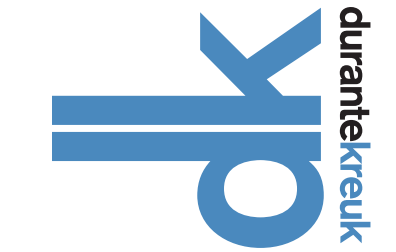
TREES/SHRUBS / PERENNIALS / GRASSES / GROUNDCOVERS

Botanical Name	Common Name	Size/Comments
3 Acer freeman 'Armstrong'	Freeman Maple	6cm cal., 1.8m Std. B&B
1 Acer circinatum	Vine Maple	6' Ht., multistem, B&B
5 Cornus kousa var. chinensis	Chinese dogwood	8' Ht., multistem, B&B
53 Buxus microphylla 'Green Beauty'	Boxwood	#2 Pot 18" O.C.
278 Calamagrostis a. 'Karl Foerster'	Feather Reed Grass	#2 Pot 18" O.C.
26 Ceonothus 'Victoria'	California Lilac	#3 Pot 48" O.C.
62 Gaultheria shallon	Salal	#2 Pot 12" O.C.
30 Lavandula angustifolia	Lavender	#2 Pot 18" O.C.
108 Polylichum munitum	Sword Fern	#2 Pot 24" O.C.
802 Viburnum davidii	David Viburnum	#3 Pot 24" O.C.

BIO SWALE PLANTS

310 Carex obrupta	Slough Sedge	10cm 12" O.C.
310 Carex sitchensis	Sitka Sedge	10cm 12" O.C.
71 Cornus sericea	Red Osier Dogwood	#2 pot 24" O.C.
310 Iris sibirica	Siberian Iris	#1 pot 12" O.C.
95 Spiraea douglasii	Hardhack	#2 pot 18" O.C.

CONSULTANT:



DURANTE KREUK LTD. LANDSCAPE ARCHITECTS
102 - 1637 West 5th Avenue Vancouver B.C. V6J 1N5
P 604.684.4611 | F 604.684.0577 | www.dkl.bc.ca

2018/08/22	ISSUED FOR DRG RESPONSE	
2018/09/03	ISSUED FOR DRG RESPONSE	
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2017/08/14	ISSUED FOR DP	
NO.	DATE Y/M/D	DESCRIPTION
ISSUES AND REVISIONS		
SEAL		

larry podhora / architect
1952 BRACKMAN WAY, NORTH SAANICH, B.C. V8L 0C2

PROJECT NAME

NOVA POLE INDUSTRIAL BUILDING

PROJECT ADDRESS

18727 & 18747 - 25 AVENUE, SURREY, BC

DRAWING TITLE

SITE DETAILS (BY CIVIL)

SCALE NTS

DRAWN CIVIL (FOR REFERENCE ONLY)

CHECKED DC

PROJECT NO. 17019

DRAWING NO.

L-2

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

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

DATE: **Sept. 25, 2018** PROJECT FILE: **7817-0401-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 2579-188 Street**

DEVELOPMENT PERMIT

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

BUILDING PERMIT

The following issues are to be addressed as a condition of issuance of the Building Permit:

Works and Services

- Remove and reconstruct concrete driveway;
- Review the water meter sizing calculations and backflow preventer; replace/upsized as required;
- Obtain an ESC permit; and
- Review and design the onsite stormwater works in compliance with the Storm Water Control Plan (SWCP). Note that an offsite stormwater connection is not permitted as storm runoff is to be infiltrated onsite.

A Servicing Agreement is not required, but the engineering design for above noted works must be accepted by Engineering prior to issuance of the Building Permit. The driveway and service connection abandonment can be constructed subject to issuance of a City Road and Right-of-Way Permit obtainable at the Engineering front counter upon payment of securities and permit fees.



Tommy Buchmann, P.Eng.
Acting Development Services Manager
LR1

Tree Preservation Summary

Surrey Project No:

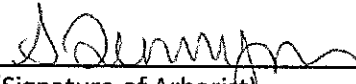
Address: 18727, 18747 25th Ave. Surrey, BC

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)	32
Protected Trees to be Removed	28
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	4
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>4</u> _____ X one (1) = 4 - All other Trees Requiring 2 to 1 Replacement Ratio <u>24</u> _____ X two (2) = 48	52
Replacement Trees Proposed	9
Replacement Trees in Deficit	43
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
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>0</u> _____ X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	N/A

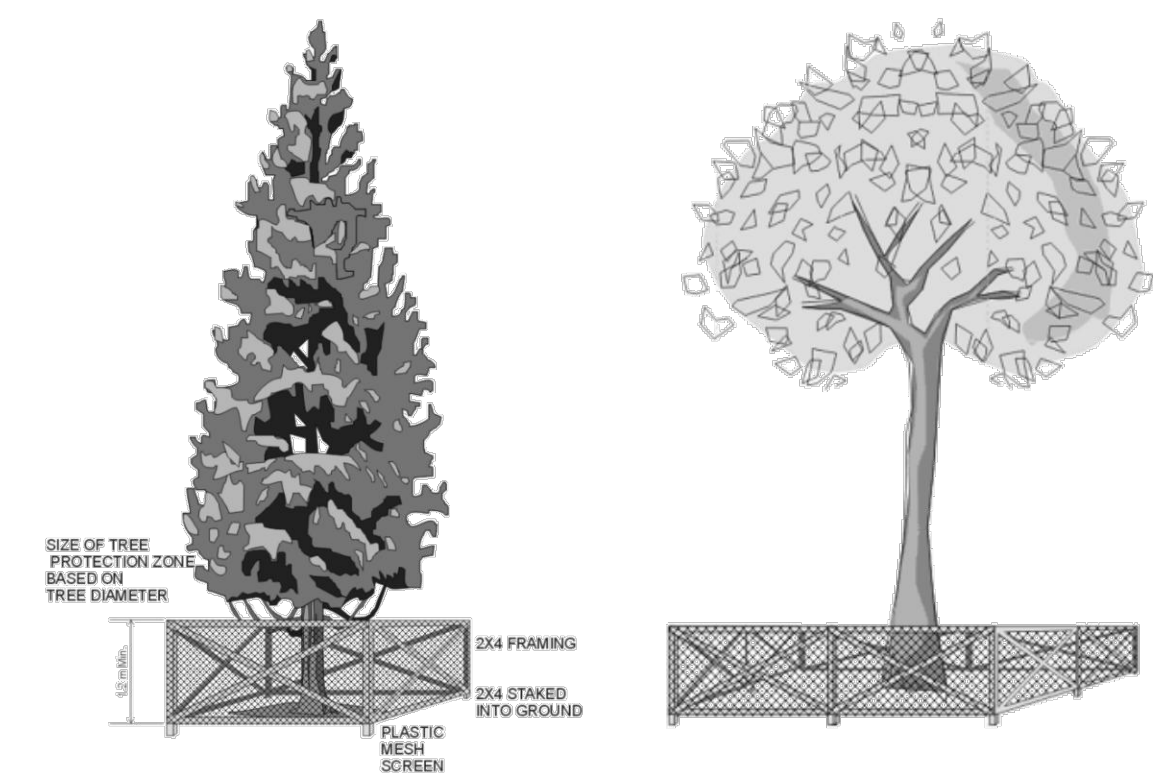
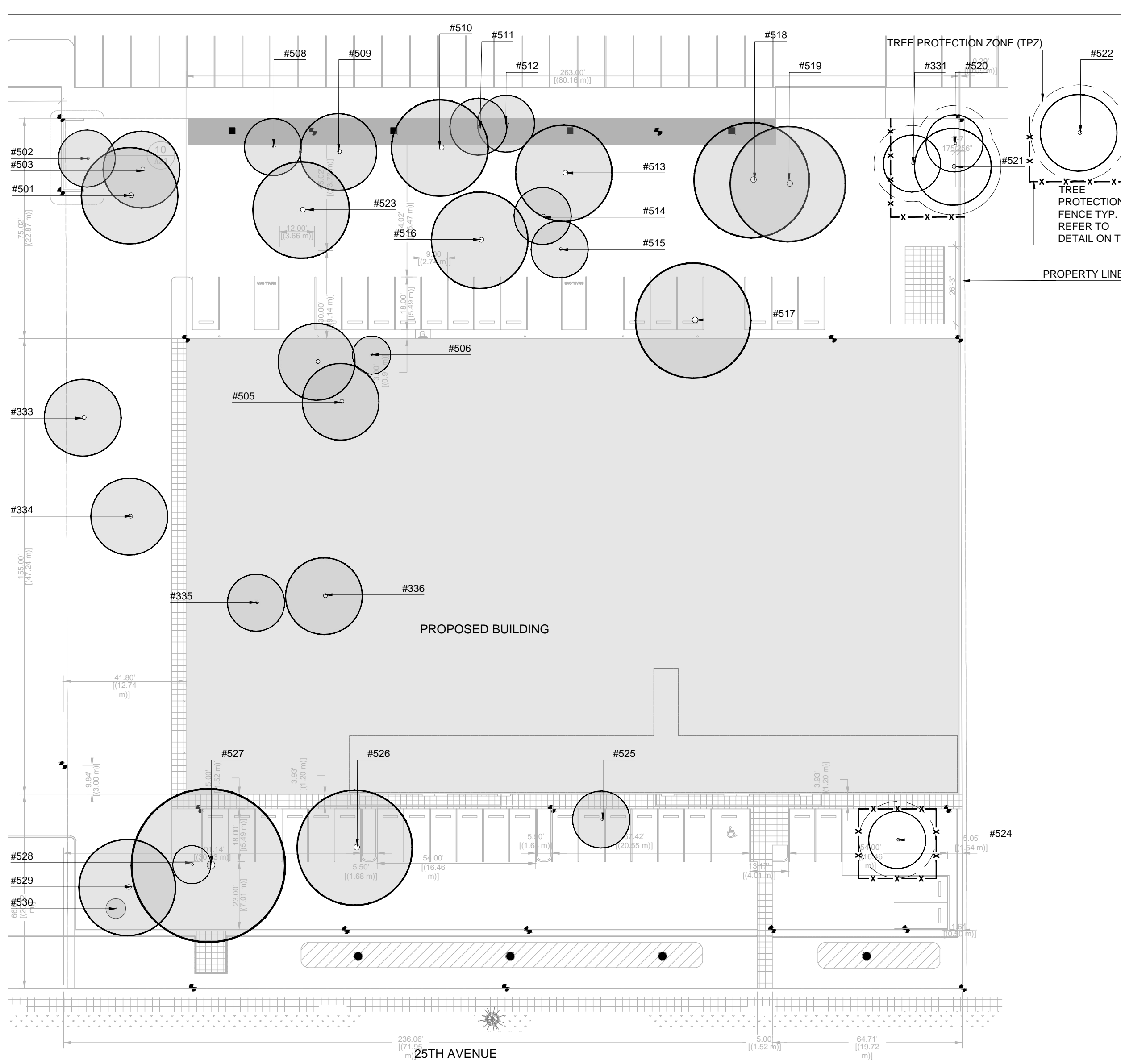
Summary, report and plan prepared and submitted by:


 (Signature of Arborist)

July 20/18
 Date

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	3		0
Cottonwood	1		0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple			
Mountain Ash			
Trembling Aspen			
Paper Birch			
Cherry	1	1	0
Crabapple			
Katsura			
Maidenhair Tree			
Red Maple			
	16	14	2
	1	0	1
	4	4	0
Coniferous Trees			
Atlas Cedar			
Deodar Cedar			
Western Red Cedar	5	5	0
Douglas Fir	1	0	1
Falsecypress			
Scots Pine			
Spruce			
Norway Spruce			
Total (excluding Alder and Cottonwood Trees)	28	24	4
Additional Trees in the proposed Open Space / Riparian Area			
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		9	
Total Retained and Replacement Trees		13	



Signage to be posted on each tree protection barrier (weather-proof, 11x17" minimum size)

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 DETAIL

TABLE 1. TREE INVENTORY

*The tree health and structural condition ratings are as follows and are based on factors that could include one or a combination of:
 Poor Condition – Severe Canopy dieback, significant lean, decayed, missing leader, significant disease or parasitic plant presence
 Fair Condition – Moderate Canopy dieback and/or lean, limb defects, multiple stems, moderate foliage damage from stress, moderate damage from disease or parasite
 Good condition – Healthy vigorous growth, no or minor visible defects or damage

TREE OR TAG #	BOTANICAL NAME	COMMON NAME	DBH (cm)	CANOPY RAD. (m)	CONDITION*	COMMENTS	RECOMMENDATION
331	Pseudotsuga menziesii	Douglas Fir	32	3	Good	Corrected lean Fill on 30% of roots from adjacent construction, dieback, 5 stems at 1.5m, each stem about 30cm d.b.h.	Retain and Protect
333	Acer macrophyllum	Bigleaf Maple	80	4	Fair-Poor	Leaning, moss, pruned with new suckering growth, dieback	Remove for health
334	Acer macrophyllum	Bigleaf Maple	80	4	Fair-Poor	Leaning, moss, pruned with new suckering growth, dieback	Remove for health
335	Thuja plicata	Westem Red Cedar	65	3	Good	6m apart up lined up with 336	Remove for development
336	Thuja plicata	Westem Red Cedar	120	4	Good-Fair	Leaning, suckering at base	Remove for development
501	Thuja plicata	Westem Red Cedar	120	5	Good	3 stems at 1.5m (60, 60, 35)	Remove for development
502	Betula alleghaniensis	Yellow Birch	25, 25	3	Good	2 stems at base, debris at base	Remove for development
503	Betula alleghaniensis	Yellow Birch	100	4	Good	Debris at base	Remove for development
505	Betula alleghaniensis	Yellow Birch	38, 15, 5	4	Good	3 stems at base	Remove for development
506	Thuja plicata	Westem Red Cedar	22, 15, 5 x 5	2	Good	Multiple stems at base	Remove for development
508	Betula alleghaniensis	Yellow Birch	38	3	Fair-Poor	Canopy dieback	Remove for health
509	Betula alleghaniensis	Yellow Birch	40	4	Fair	Canopy dieback	Remove for development
510	Populus sp.	Poplar	45	5	Good		Remove for development
511	Betula alleghaniensis	Yellow Birch	35	3	Fair	Leaning, dieback Healed cuts on trunk, suckering at base	Remove for development
512	Alnus rubra	Red Alder	40	3	Good		Remove for development
513	Betula alleghaniensis	Yellow Birch	40, 35, 33, 45	5	Good	4 stems at 0.6m	Remove for development
514	Betula alleghaniensis	Yellow Birch	33	3	Fair	Cracks in stem Leaning, fruiting bodies indicate decay at trunk cavity, broken branches, dieback	Remove for development
515	Alnus rubra	Red Alder	40	3	Poor	included bark (35, 35)	Remove for health
516	Betula alleghaniensis	Yellow Birch	70	5	Good	2 stems at 1.5m (35, 35)	Remove for development
517	Betula alleghaniensis	Yellow Birch	60	6	Good	Minor exfoliating bark	Remove for development
518	Betula alleghaniensis	Yellow Birch	100	6	Good	2 stems at 1.5m (50, 40)	Remove for development
519	Betula alleghaniensis	Yellow Birch	45, 22	6	Good	2 stems, 0.3m apart	Remove for development
520	Betula alleghaniensis	Yellow Birch	31, 18	3	Fair	2 stems at 0.6m, canopy dieback	Retain and Protect
521	Betula alleghaniensis	Yellow Birch	35	4	Good	2 stems at 2.5m	Retain and Protect
522	Pseudotsuga menziesii	Douglas Fir	90	4	Good	Lower branches broken off next to construction site Minor lean and minor cracks in stem, 2 stems at 9m (30, 30)	Retain and Protect
523	Alnus rubra	Red Alder	50	5	Good-Fair		Remove for development
524	Quercus garyana	Garry Oak	20	3	Good		Retain and Protect
525	Betula alleghaniensis	Yellow Birch	20, 20, 30	3	Fair-Poor	2 stems are dead, other one is good	Remove for health
526	Prunus emarginata	Bitter-Cherry	8, 8, 30, 40	6	Good	Multiple stems at 1m	Remove for development
527	Acer macrophyllum	Bigleaf Maple	70, 65, 65	8	Good	Moss	Remove for development
528	Thuja plicata	Westem Red Cedar	45	2	Good	Dieback, broken branches, debris piled over roots, moss	Remove for development
529	Acer macrophyllum	Bigleaf Maple	40	5	Poor		Remove for health
530	Betula alleghaniensis	Yellow Birch	35	1	Poor	Moss, 5% canopy left, 2 leaders	Remove for health

SUMMARY:
 32 SIGNIFICANT TREES ASSESSED ON SITE, 1 ASSESSED OFF SITE
 28 TREES PROPOSED FOR REMOVAL ON SITE: 7 FOR POOR OR FAIR-POOR HEALTH, AND DEVELOPMENT
 24 FOR DEVELOPMENT

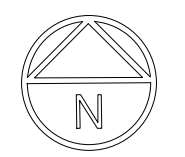
- LEGEND**
- EXISTING TREE PROPOSED FOR REMOVAL
 - EXISTING TREE PROPOSED FOR RETENTION
 - #505 → TREE TAG NUMBER
 - X—X—X— TREE PROTECTION FENCE

NO.	DATE: (d/m/y)	DESCRIPTION:
4	20-07-18	ISSUED FOR DRG RESPONSE
3	30-19-17	REVISED AS PER COMMENT
2	20-09-17	RESUBMISSION
1	06-04-17	ISSUED TO CLIENT

ISSUES & REVISIONS:

SEAL:

Assessment Done Nov.30, 2016
 By Shan Tennyson,
 I.S.A. # ON-0969A



PROJECT NAME:
NOVA POLE CAMPBELL HEIGHTS

PROJECT ADDRESS:
**18727 & 18747 25TH AVENUE
 SURREY, B.C.**

DRAWING TITLE:
**TREE MANAGEMENT PLAN
 WITH INVENTORY CHART,
 LOCATIONS, AND DETAIL**

SCALE: **1:350 AT ARCH C SIZE**

DRAWN: **ST**

CHECKED: **ST**

PROJECT NO: **160618**

DRAWING NO: **T1**