

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0497-00

Planning Report Date: January 22, 2018

PROPOSAL:

- **Development Permit**

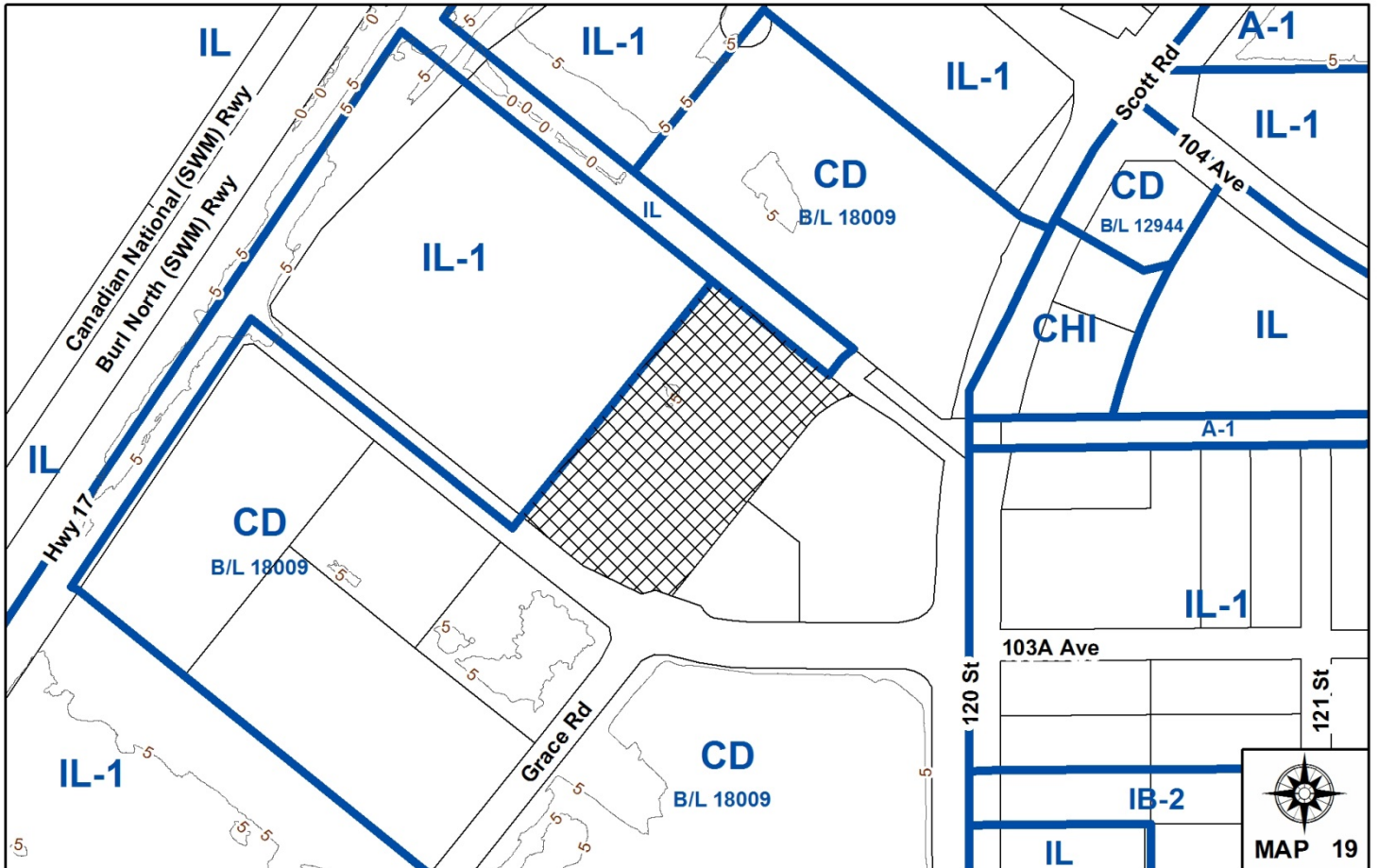
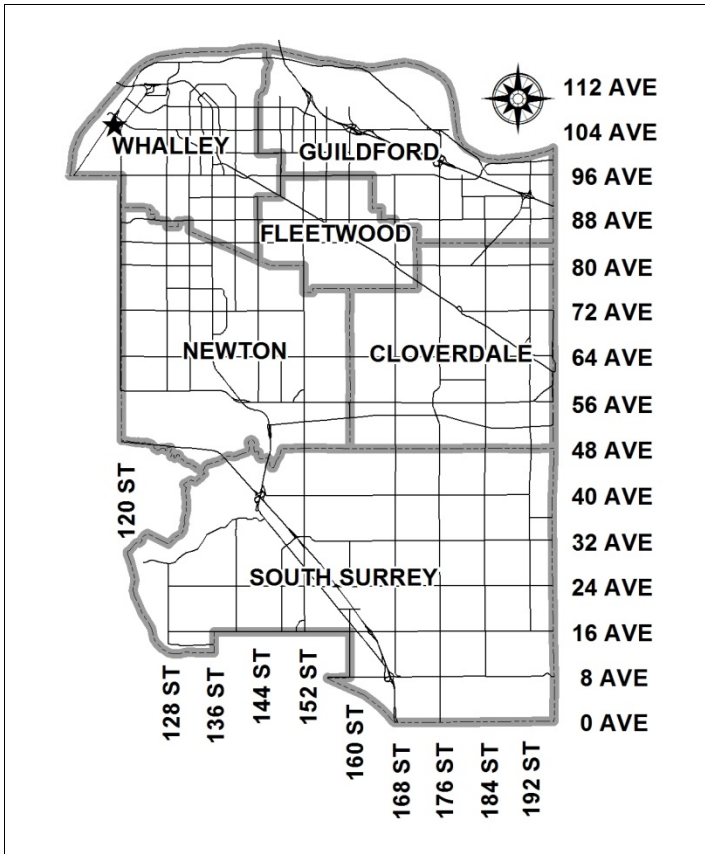
to permit the development of an industrial warehouse building in South Westminster.

LOCATION: 11897 - 103A Avenue

ZONING: CD (By-law No. 18009)

OCP DESIGNATION: Industrial

NCP DESIGNATION: Light Impact Industrial



RECOMMENDATION SUMMARY

- Approval to draft Form and Character and Hazard Lands Development Permit.

DEVIATION FROM PLANS AND POLICIES

- None.

RATIONALE OF RECOMMENDATION

- Complies with the OCP designation of Industrial.
- Complies with the South Westminster NCP designation of Light Impact Industrial.
- The proposed density and building form are contextually appropriate for South Westminster and the Pacific Link Industrial Park. The proposal makes efficient use of industrial land, consistent with Official Community Plan (OCP) policies and the City's Employment Lands Strategy.
- The proposed building incorporates high quality design features and materials that are appropriate in close proximity to a City gateway and the South Fraser Perimeter Road (SFPR).

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Form and Character and Hazard Lands Development Permit No. 7917-0497-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) registration of a Section 219 Restrictive Covenant to indicate the development is situated within a floodplain and to ensure habitable building area meets the 200 year floodplain construction level;
 - (d) registration of a Section 219 Restrictive Covenant to require that the full parking requirements be satisfied should additions to the second storey floor area be proposed in the future; and
 - (e) final approval from Fire Services regarding the proposed development.

REFERRALS

Engineering: The Engineering Department has no comments as the servicing requirements were completed as part of the original development application.

Ministry of Transportation & Infrastructure (MOTI): No objections to the development proposal or approvals required.

Surrey Fire Department: Comments pending.

SITE CHARACTERISTICS

Existing Land Use: Undeveloped portion of serviced site with an existing industrial building.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across Manson Canal) :	Existing industrial development north of Manson Canal	Mixed Employment/Light Impact/Business Park	IL
East (Across shared drive aisle):	Automotive service and drive-thru restaurants	Industrial/Highway Commercial	CD (By-law No. 18009)
South (Across 103A Avenue):	Serviced industrial land with preliminary approval for an industrial building	Industrial/Light Impact Industrial	CD (By-law No. 18009)
West:	Existing warehouse and distribution facility	Mixed Employment/Light Impact Industrial	IL-1

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the north side of 103A Street at Grace Road and southeast of the South Fraser Perimeter Road. The property was created through subdivision application No. 7995-0143-00 as part of a 16-lot industrial subdivision.
- In 2013, the site, along with eight (8) other neighbouring properties owned by the same owner, were rezoned from CD Bylaw No. 16736 to CD By-law No. 18009. This provided for additional uses on the site including an increase in retail sales and display area for light impact industrial uses from 20% to 35%, eating establishments and community services. Light impact industry, warehouse uses, distribution centres, indoor recreational facilities and limited office uses remained as permitted uses.
- The site is designated Industrial in the OCP and Light Impact Industrial in the South Westminster Neighbourhood Concept Plan (NCP).
- All site servicing was completed as part of the original subdivision application No. 7995-0143-00.

- The proposed Development Permit is to allow for a second industrial warehouse building on the south portion of the subject site. There is an existing industrial building on the north portion of the site, approved under development application No. 7913-0104-00. The total site area is 2.2 hectares (5.46 acres).
- The proposed industrial warehouse building is for a single tenant and includes a showroom, which is permitted under the CD Zone (By-law No. 18009).
- The proposed building is 3,242 sq.m (34,898 sq.ft) in area, which includes the 429 square metres (4,621 sq. ft) area of showroom. The proposed floor area ratio (FAR) of 0.40 and lot coverage of 40% is based on the combined floor area and site coverage of both the existing and proposed buildings and is permitted under the CD Zone (By-law No. 10889).

PRE-NOTIFICATION

- A Development Proposal Sign was installed on the subject site on November 12, 2017 to inform adjacent owners about the proposed development. No phone calls or correspondence have been received in response.

DESIGN PROPOSAL AND REVIEW

- The proposed building is currently intended to accommodate a single tenant industrial warehouse and distribution facility, and includes a small showroom area. The building is a two (2) storey building at 12.8 metres (42 ft.) in height.
- The subject site contains an existing warehouse building on the north portion of the site, approved under project No. 7913-0104-00. The proposed building will be situated on the south portion of the site and will not impact the existing building or north portion of the site.
- The proposed building has been designed to complement the architectural design character of the existing building.
- The proposed building is to be constructed at 4.40 metres (14.43 ft.) geodetic elevation, which is above the 200 year flood level, as determined by the Ministry of Environment. A Section 219 Restrictive Covenant is required in order to ensure that the building is constructed above the minimum flood elevation.
- The majority of the building floor area is warehouse use with a small showroom and office area at the southeast corner of the building. The proposed showroom area of 429 sq.m

(4,621 sq. ft) is approximately 8% of the total floor area and less than the permissible 35% under the CD Zone (By-law No. 18009)

- There are six (6) loading bays located on the west portion of the building.
- There is currently no second storey floor area proposed.

Development Permit -Hazard Lands, Steep Slopes

- The subject site is situated within the Fraser River floodplain, and is therefore within a Hazard Lands Development Permit Area for Flood Prone Areas.
- The proposed building is to be constructed at 4.40 metres (14.43 ft.) geodetic elevation, which is above the 200 year flood level, as determined by the Ministry of Environment. Illustrations confirming the minimum building elevation are incorporated into the Development Permit drawings.
- A Section 219 Restrictive Covenant is required in order to acknowledge the development is situated within a floodplain and to ensure habitable building area meets the 200 year floodplain construction level.

Building Design

- The building incorporates high quality architectural design features and building materials reflective of the existing standards in the area.
- The building is primarily constructed of concrete tilt up panel. Glazing reliefs are incorporated within the concrete panels to provide for articulation. The primary colour scheme is light grey with dark grey accents.
- The main visitor entrance to the building is located at the southeast corner of the building where the showroom and offices are situated. The entrance design incorporates strong corner feature elements to create a sense of arrival and consists of a variety of materials including extensive low 'E' glazing, decorative composite metal paneling and vertical concrete panels.

Access, Parking and Circulation

- There are two (2) vehicular accesses to the site; one along 103A Avenue at the southwest corner of the site and one along a shared drive-aisle located along the southeast property line, out to 103A Avenue.
- The access along the southeast property line is shared with the development site to the south east.

- The applicant has demonstrated sufficient truck turning radius for site circulation.
- The width of the proposed drive-aisle between the existing and proposed buildings on the site is 4.0 metres (13 ft.), which is sufficient for one-way traffic. A Do Not Enter sign will be posted at the north entrance.
- Fifty-two (52) new parking stalls are proposed as part of the proposed development on the southern portion of the site and there are 58 parking stalls currently existing on the northern portion of the site for a total of 110 stalls.
- In order to ensure full parking requirements are satisfied should additions to the second storey floor area be proposed, a Section 219 Restrictive Covenant is required.
- Currently, there are seven (7) surplus parking stalls based on the Zoning By-law requirements, which would allow for a second storey floor area of 280 square metres (3,013 sq. ft).

Landscaping

- Protected trees planted and secured as part of Development Permit No. 7913-0104-00 currently exist on the site and have been indicated for retention in the arborist report.
- A continuous 6 metre (20 ft.) wide landscape strip is proposed along 103A Avenue, which will extend around the corner at Grace Road. Landscaping will continue along the west side of the shared drive-aisle with the property to the southeast on either side of the internal sidewalk.
- In addition to proposed frontage landscaping, landscaped islands are proposed within the surface area parking and will be planted with trees and shrubs.
- The driveway entrances and walkway to the main entrance of the building are proposed to be constructed of natural grey sawcut concrete.
- In response to the grade change between 103A Avenue and the site, there is a raised walkway, steps and ramp, which provides wheelchair access, to the main entrance. This entrance and interface has been well designed with both hard and soft landscape treatments.

Signage

- The building design includes two (2) second storey fascia signs, one on the west and one on the south elevation of the building. No free-standing signage is proposed. Both fascia signs are comprised of individual channel letters and comply with the Sign By-law.

TREES

- Glen Murray, ISA Certified Arborist of Froggers Creek Tree Consultants 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Oak	3	0	3
Red Maple	13	0	13
Zelcovia	3	0	3
Coniferous Trees			
Black Pine	3	0	3
Total (excluding Alder and Cottonwood Trees)	22	0	22
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		20	

- The Arborist Assessment states that there are a total of 22 protected trees on the site. These trees were planted and protected as part of Development Permit No. 7913-0104-00 for the existing building and will be protected as part of the proposed development.
- A total of 20 additional trees are proposed as part of the landscaping plan for the proposed development on the southern portion of the site.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 3, 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"> • Complies with the South Westminster NCP designation of Light Impact Industrial and the OCP designation of Industrial
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposal makes efficient use of industrial land.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Drought tolerant landscaping is provided • Recycling facilities on-site
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Shared parking • Bike racks • Continuous sidewalk and pedestrian connections
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • CPTED has been incorporated into the site design • All areas are well lit • Clear points of entry and exits are provided
6. Green Certification (F1)	<ul style="list-style-type: none"> • NA
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> •

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary (Confidential) and Project Data Sheets
Appendix II	Proposed Site Plan, Building Elevations, Landscape Plans and Perspectives
Appendix III	Summary of Tree Survey and Tree Preservation

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Taylor Kurtz Architecture and Design and Landscape Design Inc., respectively, dated January 16 and January 11, 2018.

Original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

IM/dk

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Existing Zoning: CD By-law No 18009

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		22,086 sq.m
Road Widening area		
Undevelopable area		
Net Total		22,086 sq. m
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		40%
SETBACKS (in metres)		
Front - North	7.5m	
Rear - South	6.0m	
Side #1 East	7.5m	
Side #2 -West	6.0m	
BUILDING HEIGHT (in metres/storeys)		
Principal	14m	12.8m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail Showroom		429 sq. m
Office		
Total		429 sq. m
FLOOR AREA: Industrial		2,785 sq. m
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		3,242 sq. m

* 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)	1.0	
FAR (net)	1.0	0.40
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	13	13
Industrial	28	39
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	41	52
Number of accessible stalls	2	
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

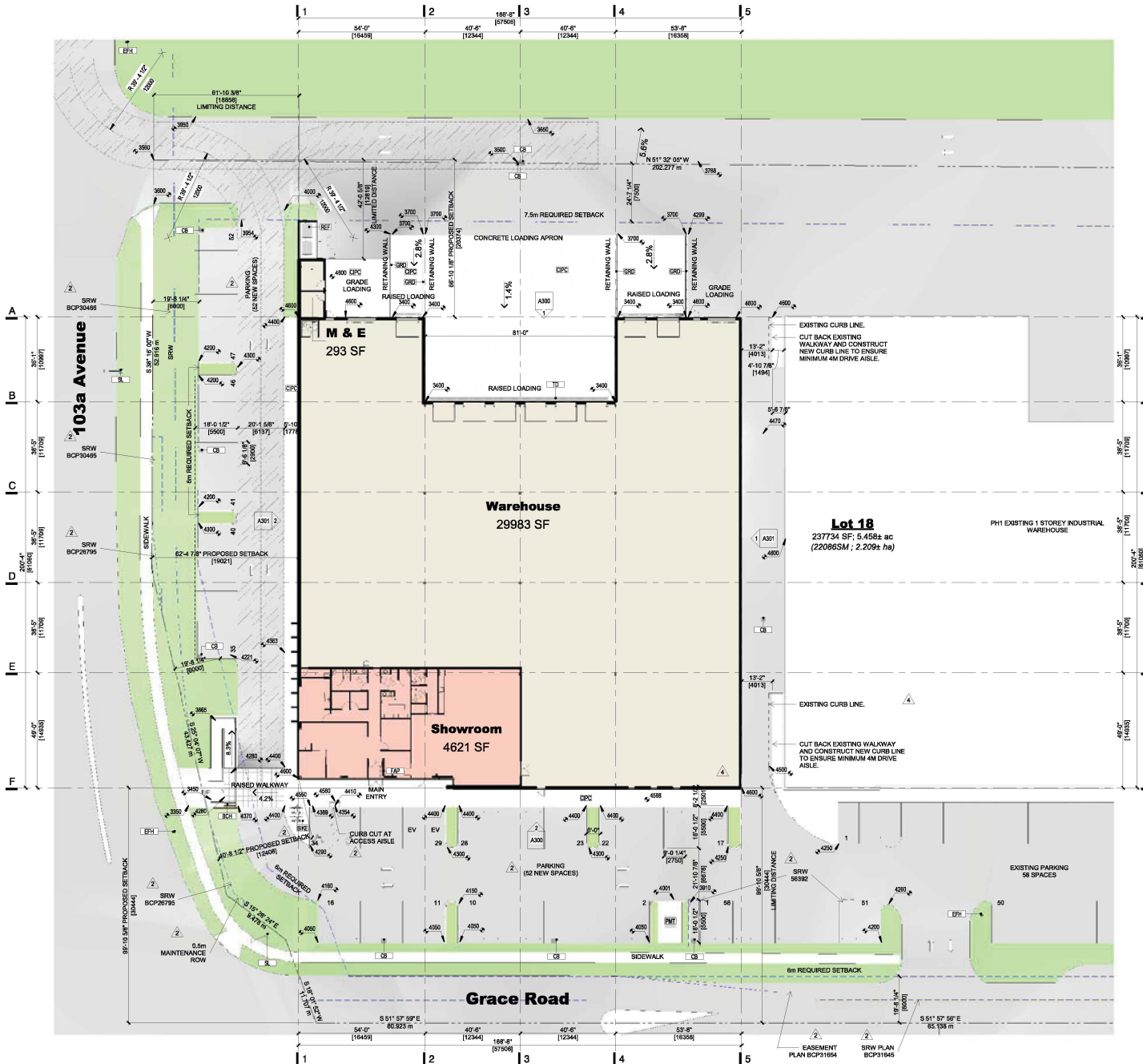
Heritage Site	NO	Tree Survey/Assessment Provided	YES
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Pacific Link - Lot 18

WESGROUP
TAYLOR KURTZ
ARCHITECTURE + DESIGN INC.
107 - 100 COLLEGE DRIVE WOODBURY, ONT. L4R 0A7
Pacific Link - Lot 18

11897 103a Ave, Surrey BC



ZONING SUMMARY:

PROJECT NAME: Pacific Link - Lot 18

PROJECT ADDRESS: 11897 103a Ave, Surrey BC

LEGAL: Lot 18 District Lot 9&10
 DESCRIPTION: Block 5N Section 25
 Range SW Plan BCP40313 NWD Group 2

AUTHORITY: City of Surrey Zoning Bylaw #12000

ZONE: CD - Comprehensive Development

USES: Principal: Light Impact Industrial Warehouse

Accessory: Showroom

EASEMENTS: TBA

SETBACKS: Required Proposed
 103a Avenue - West Yard: 6m 18.9m
 Grace Road - South Yard: 6m 30.4m
 East Yard: 7.5m 23.3m
 North Yard: 7.5m 12.7m

SITE AREA: 237734 SF 5.458 acres

FLOOR AREA: Proposed: 0.40

RATIO: Permitted: 1.0

LOT COVERAGE: Proposed: 0.40

HEIGHT: Proposed: 42'-0" (12.8m)

Permitted: 45'-0" (14m)

AREA SUMMARY (GBA by Use)

Name/Use	Area (SF)	Area (SM)
Proposed PH2 Showroom	4621	429.4
Warehouse	29983	2785.5
M & E	293	27.2
	34898	3242.1
Existing PH1 Warehouse	59380	5516.6
Total Proposed	94274	8758.3

Potential Future Expansion:
 Based on Parking Surplus of 7 stalls applied at a rate of 2.5 stalls per 100sm, a future expansion of 280sm may be accommodated. (7sp/2.5 x 100sm = 280sm)

PARKING:

Stall	Proposed
PH1 Regular (5.5m x 2.75m)	57
PH2 Regular (5.5m x 2.75m)	50
PH1 HC (5.5m x 4.0m)	1
PH2 HC (5.5m x 4.0m)	2
Total	110
Use Required	
Warehouse (1/100sm)	90
Retail (3/100sm)	13
Total	103

LOADING: Proposed: PH1 - 9 Bays
 PH2 - 11 Bays
 TOTAL - 20 Bays



KEY

BCH	BENCH
SBK	SBK BACK
CB	CATCH BASIN
CPC	CAST-IN-PLACE CONCRETE
EFH	EXISTING FIRE HYDRANT
FAP	FIRE ALARM PANEL SEE ELECTRICAL
GRD	GRADE RAIL PAINTED STEEL PIPE
PH1	PH1 MOUNT HYDRO TRANSFORMER
REF	CONCRETE REFUSE ENCLOSURE WITH CHALKING GATES TO MIN 2.5m ABOVE ADJACENT GRADE
SL	STREET LIGHT
TD	TRENCH DRAW

- 4 16.01.04 Re-issued for Development Permit
- 3 TBD Issued for Building Permit
- 2 17.10.20 Re-issued for Development Permit
- 1 17.10.22 Issued for Development Permit

REV / DATE / DESCRIPTION

REV / DATE	DESCRIPTION
SCALE: 1" = 20'-0"	DATE: T.B.O. 2018 DRAWN: Author

WESGROUP
TAYLOR KURTZ
 ARCHITECTURE + DESIGN INC
 Pacific Link - Lot 18

11897 103a Ave, Surrey BC

Site Plan
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View from South West



View from South West - Close Up



View from South East



View from North West

3	18.01.10	Re-issued for Development Permit
2	18.01.04	Re-issued for Development Permit
1	17.10.27	Issued for Development Permit
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 PROJECT NUMBER 17021

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WESGROUP
TAYLOR KURTZ
 ARCHITECTURE + DESIGN INC
 107 - 1188 COLLEGE DRIVE VANCOUVER BC V6E 4K1

Pacific Link - Lot 18
 11897 103a Ave, Surrey BC

3d Views
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A001



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PROJECT NUMBER 17021
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 PLOT: 17021 - PacificLink - DWG DATE: 2018-01-12

WESGROUP
TAYLOR KURTZ
 ARCHITECTURE + DESIGN INC.
 107 - 1188 COLLEGE DRIVE WILLOWDALE, ONT. M2H 3P4

Pacific Link - Lot 18
 11897 103a Ave, Surrey BC

Rendering - View from South West
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A002 



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PROJECT NUMBER 17021
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WESGROUP
TAYLORKURTZ
 ARCHITECTURE + DESIGN INC.
 107 - 1188 COLLOW DRIVE WILLOWDALE ON M3L 1B8

Pacific Link - Lot 18

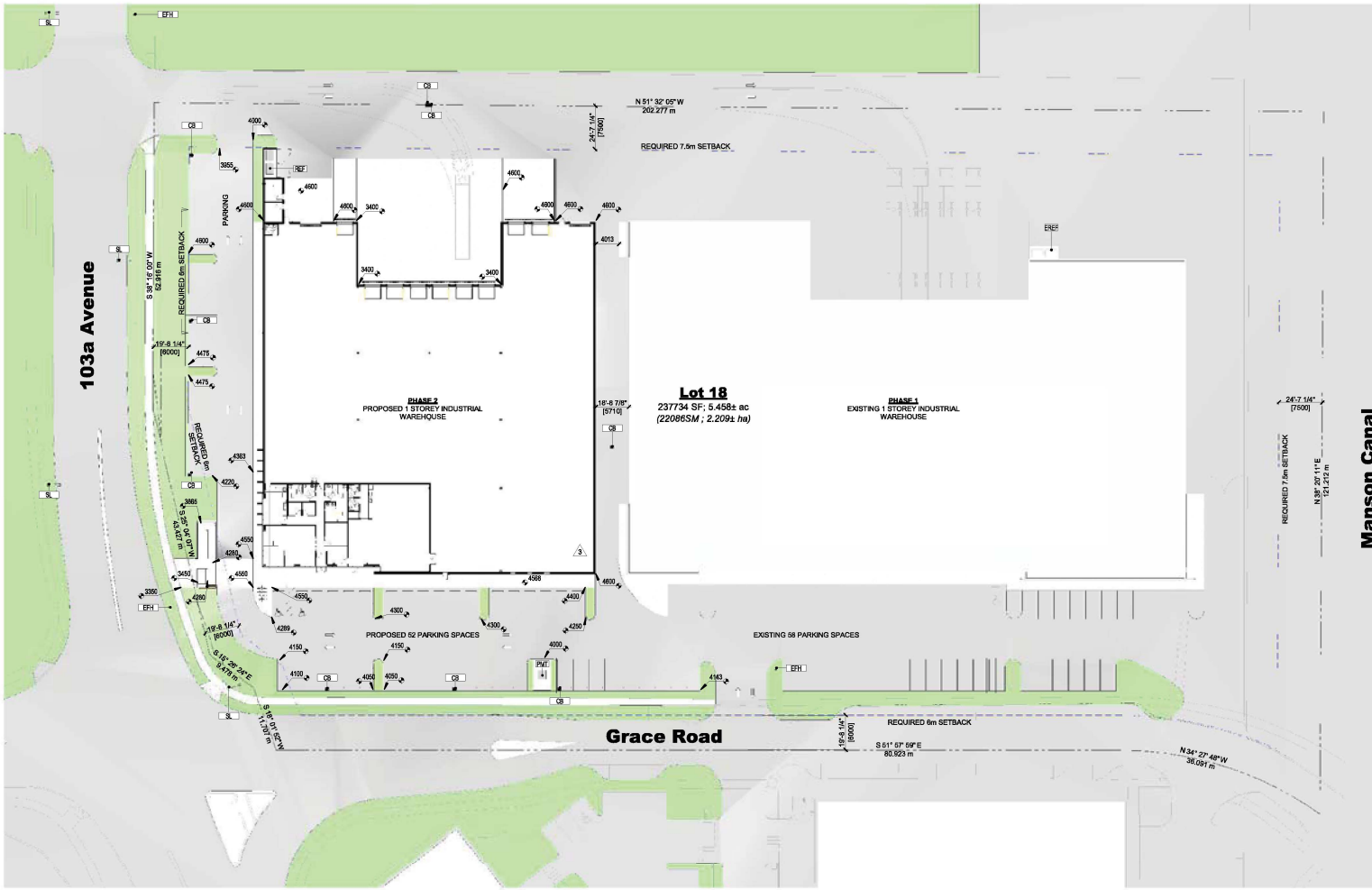
11897 103a Ave, Surrey BC

Rendering - View South
 West - Close Up

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A003 

- KEY**
- CB CATCH BASIN
 - EPI EXISTING FIRE HYDRANT
 - EPEF EXISTING CONCRETE REFUSE ENCLOSURE WITH CHAINLINK GATES
 - PMT 750 HOUR HYDRO TRANSFORMER
 - REF CONCRETE REFUSE ENCLOSURE WITH CHAINLINK GATES TO MIN. 2.5m ABOVE ADJACENT GRADE
 - SL STREET LIGHT



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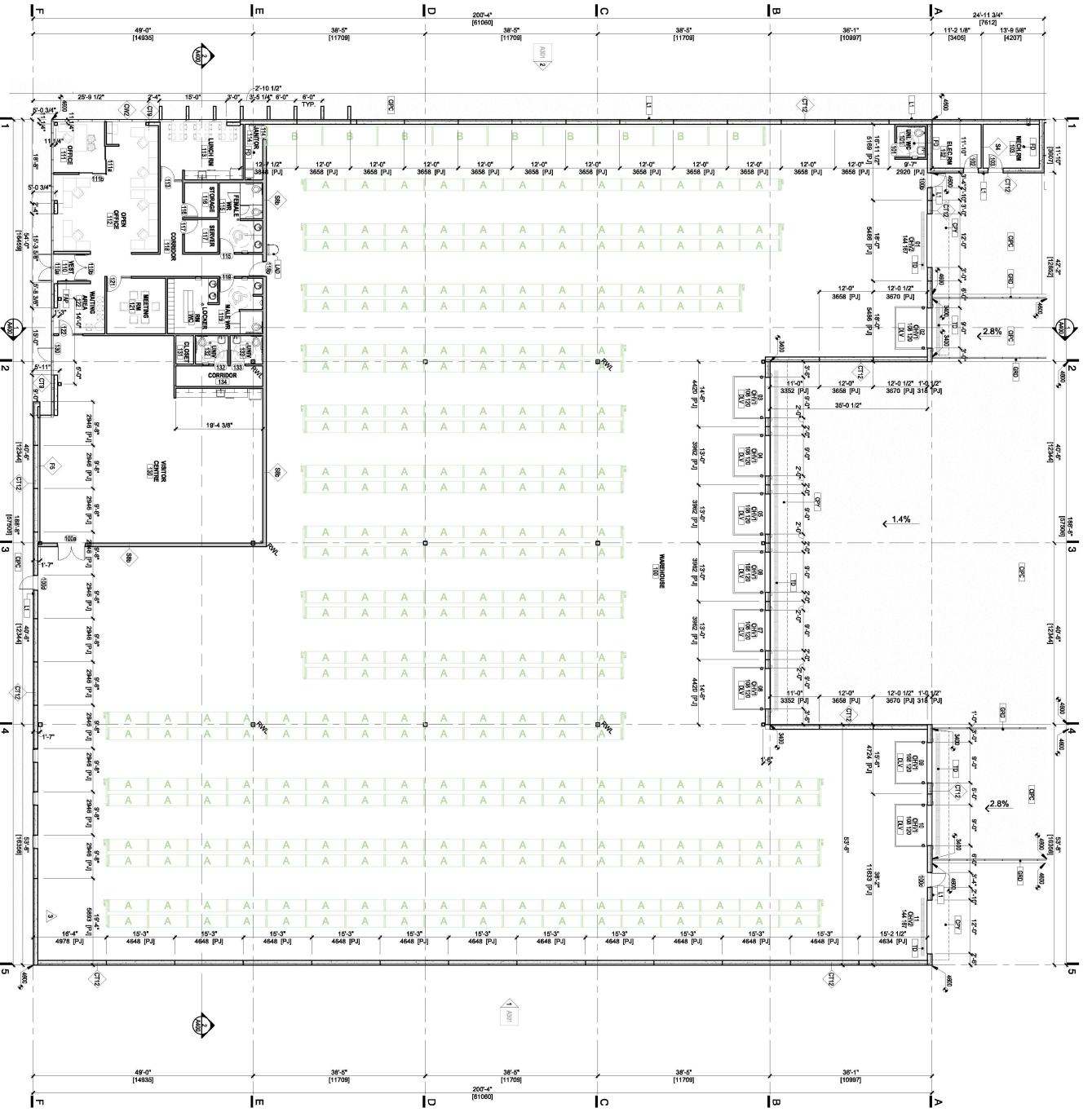
Pacific Link - Lot 18

11897 103a Ave, Surrey BC

Context Plan
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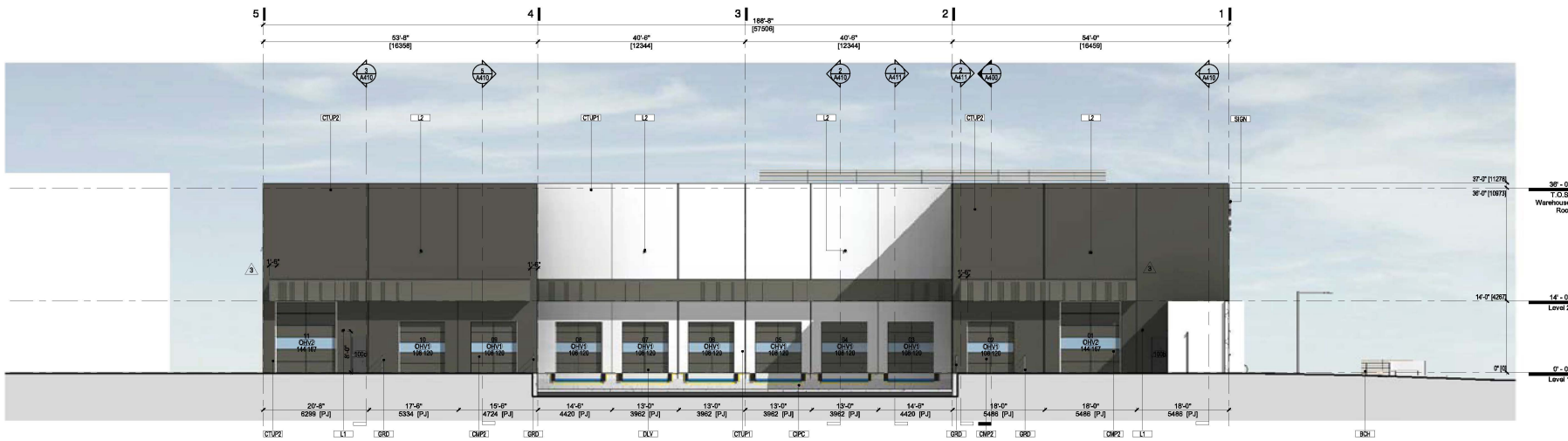


- KEY**
- CCC CURB
 - CGC CAST-IN-PLACE CONCRETE
 - CPV CAST-IN-PLACE VERTICAL CURB
 - CSW CAST-IN-PLACE SLOPE WALL
 - FDW FLOOR DRAIN
 - FDN FLOOR FINISH
 - GRD GRASS
 - LGR LIGHT GRAY INTERLOCKING PAVING
 - LDG LIGHT GRAY INTERLOCKING PAVING
 - LSR LIGHT SLOPE WALL
 - TD TYPICAL DRAIN



3 14.1.18 Re-issued by Designer/Team
 2 1.10.18 Issued for Public Review
 1 11.15.17 Issued for Construction Review
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 CHECKED BY: JCURRAN
WESGROUPTAYLORKURTZ
 ARCHITECTS & INTERIORS DESIGNERS
 11897 103rd Ave, Sunnyvale CA 94089
 Pacific Link - Lot 18

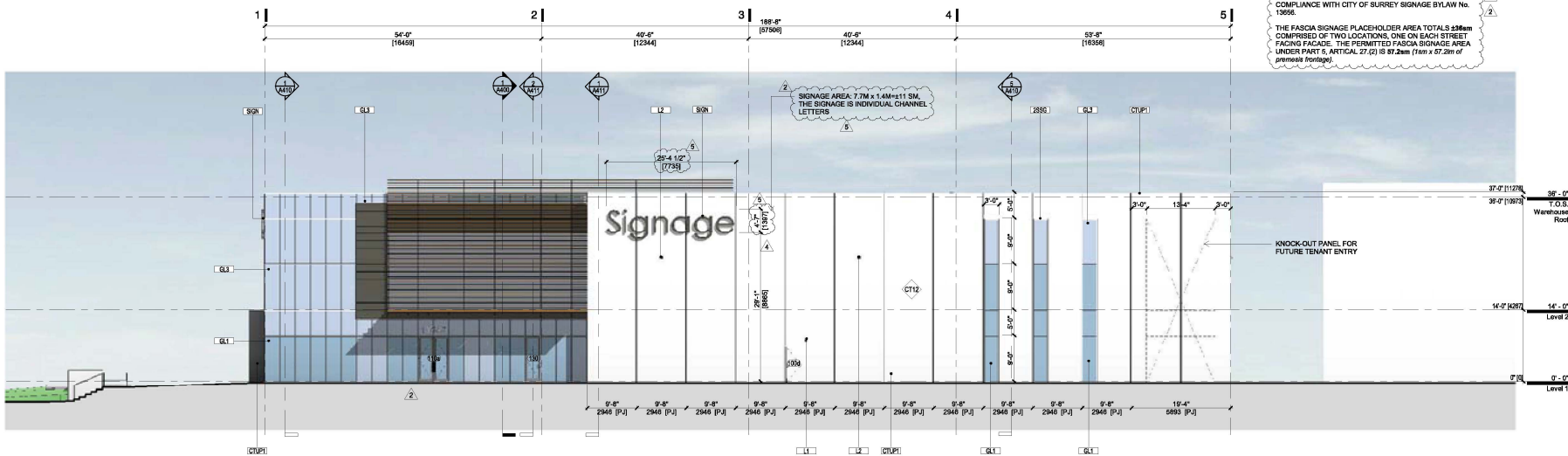
Floor Plan - Level 1
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A110



KEY

285G	2 SIDED STRUCTURAL SILOONE GLAZING
SEN01	SEN01
SO1	CAST-IN-PLACE CONCRETE
CPC	COMPOSITE METAL PANEL - TYPE 2
CMP2	CONCRETE TILT-UP, PAINT FINISH, P/LIGHT GREY
CTUP1	CONCRETE TILT-UP, PAINT FINISH, P2MID GREY
CTUP2	CONCRETE TILT-UP, PAINT FINISH, P2MID GREY
DLV	DOCK LEVELLER
GL1	CLEAR LOW E INSULATED GLAZING UNITS
GL2	TRANSLUCENT LOW E INSULATED GLAZING UNITS
GRD	COLOR-BALD PAINTED STEEL TYPE
L1	LIGHT FIXTURE - TYPE 1; SEE ELECTRICAL
L2	LIGHT FIXTURE - TYPE 2; SEE ELECTRICAL
SGN	SIGNAGE; BY TENANT

1 North Elevation
 1" = 10'-0"



SIGNAGE ALLOWANCE:
 THE PROPOSED SIGNAGE LOCATIONS ARE IN GENERAL COMPLIANCE WITH CITY OF SURREY SIGNAGE BYLAW No. 13656.
 THE FASCIA SIGNAGE PLACEHOLDER AREA TOTALS 438sqm COMPRISED OF TWO LOCATIONS, ONE ON EACH STREET FACING FACADE. THE PERMITTED FASCIA SIGNAGE AREA UNDER PART 5, ARTICAL 27 (2) IS 87.2sqm (1km x 87.2m of perimeter footage).

2 South Elevation
 1" = 10'-0"

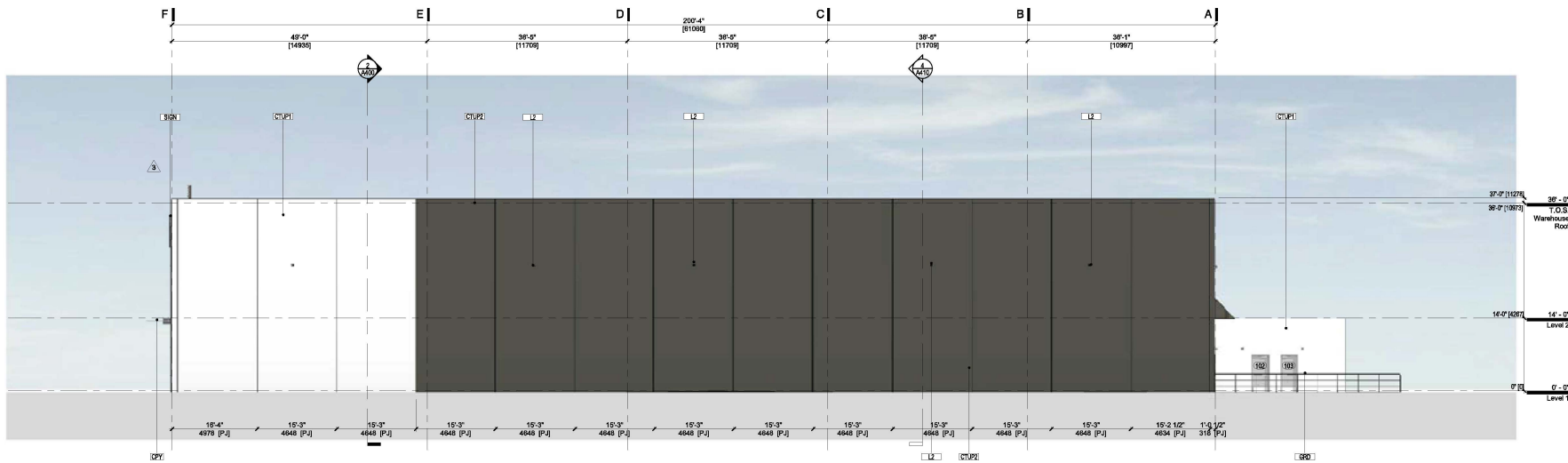
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3	18.01.04	Re-issued for Development Permit
2	17.12.08	Re-issued for Development Permit
1	17.12.07	Issued for Development Permit

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WESGROUP
TAYLORKURTZ
 ARCHITECTURE + DESIGN INC.
 Pacific Link - Lot 18
 11897 103a Ave, Surrey BC
 Elevations
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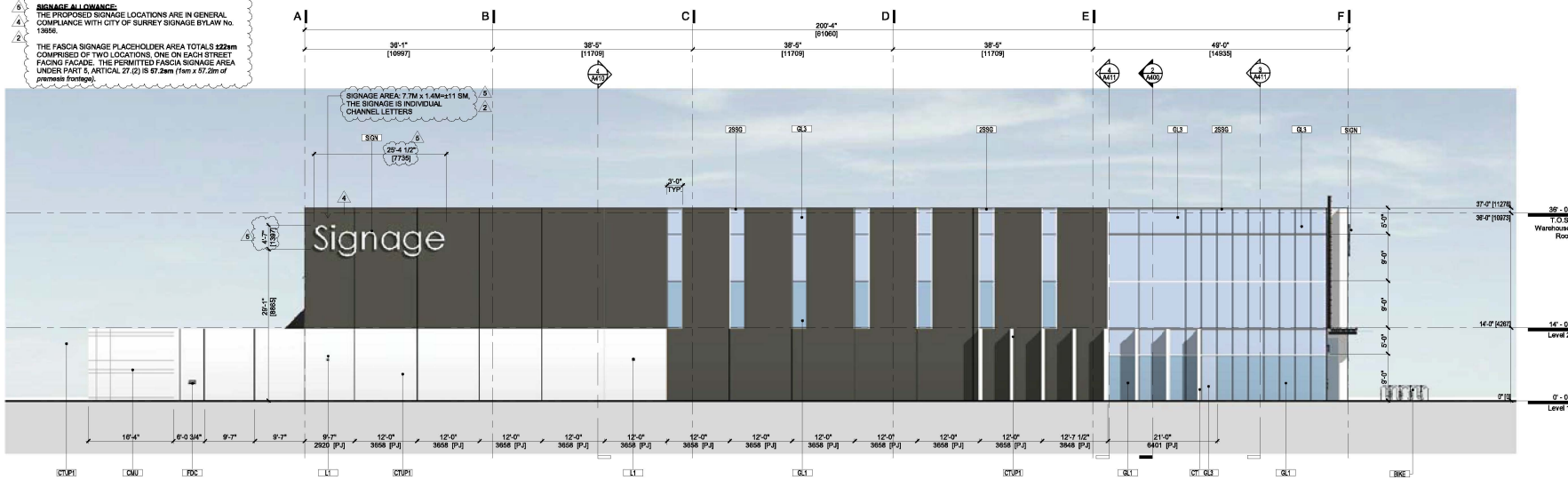
KEY

- 2SSG 2 SIDED STRUCTURAL SILICONE GLAZING
- SBC SHEET ROCK
- CMU CONCRETE MASONRY UNITS
- CPY CANOPY
- CTUP1 T.O.S. Warehouse Roof
- CTUP2 CONCRETE TILT-UP, PAINT FINISH, P2 LIGHT GREY
- FDC FIRE DEPARTMENT CONNECTION
- GL1 CLEAR LOW E1 INSULATED GLAZING UNITS
- GL2 TRANSPARENT LOW E1 INSULATED GLAZING UNITS
- GRD GROUND PAINTED STEEL PIPE
- L1 LIGHT FIXTURE - TYPE 1; SEE ELECTRICAL
- L2 LIGHT FIXTURE - TYPE 2; SEE ELECTRICAL
- SGN SIGNAGE BY TENANT



1 East Elevation
 1" = 10'-0"

SIGNAGE ALLOWANCE:
 THE PROPOSED SIGNAGE LOCATIONS ARE IN GENERAL COMPLIANCE WITH CITY OF SURREY SIGNAGE BYLAW No. 18865.
 THE FASCIA SIGNAGE PLACEHOLDER AREA TOTALS 223m² COMPRISED OF TWO LOCATIONS, ONE ON EACH STREET FACING FASCIA. THE PERMITTED FASCIA SIGNAGE AREA UNDER PART 5, ARTICAL 27 (2) IS 87.2m² (1m x 87.2m of promenade frontage).



2 West Elevation
 1" = 10'-0"

- 5 18.01.16 Re-issued for Development Permit
- 4 18.01.16 Re-issued for Development Permit
- 3 18.01.04 Re-issued for Development Permit
- 2 17.12.08 Re-issued for Development Permit
- 1 17.10.07 Issued for Development Permit

REV. (DATE) DESCRIPTION

SCALE: 1" = 10'-0" DATE: T.B.D. 2018 DRAWN: Author

PROJECT NUMBER 17021

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DATE 28/04/18

WESGROU
TAYLORKURTZ

ARCHITECTURE + DESIGN INC.
 307 - 1760 COLU DRIVE WOODBINE, ONTARIO M3L 1P6

Pacific Link - Lot 18

11897 103a Ave, Surrey BC

Elevations

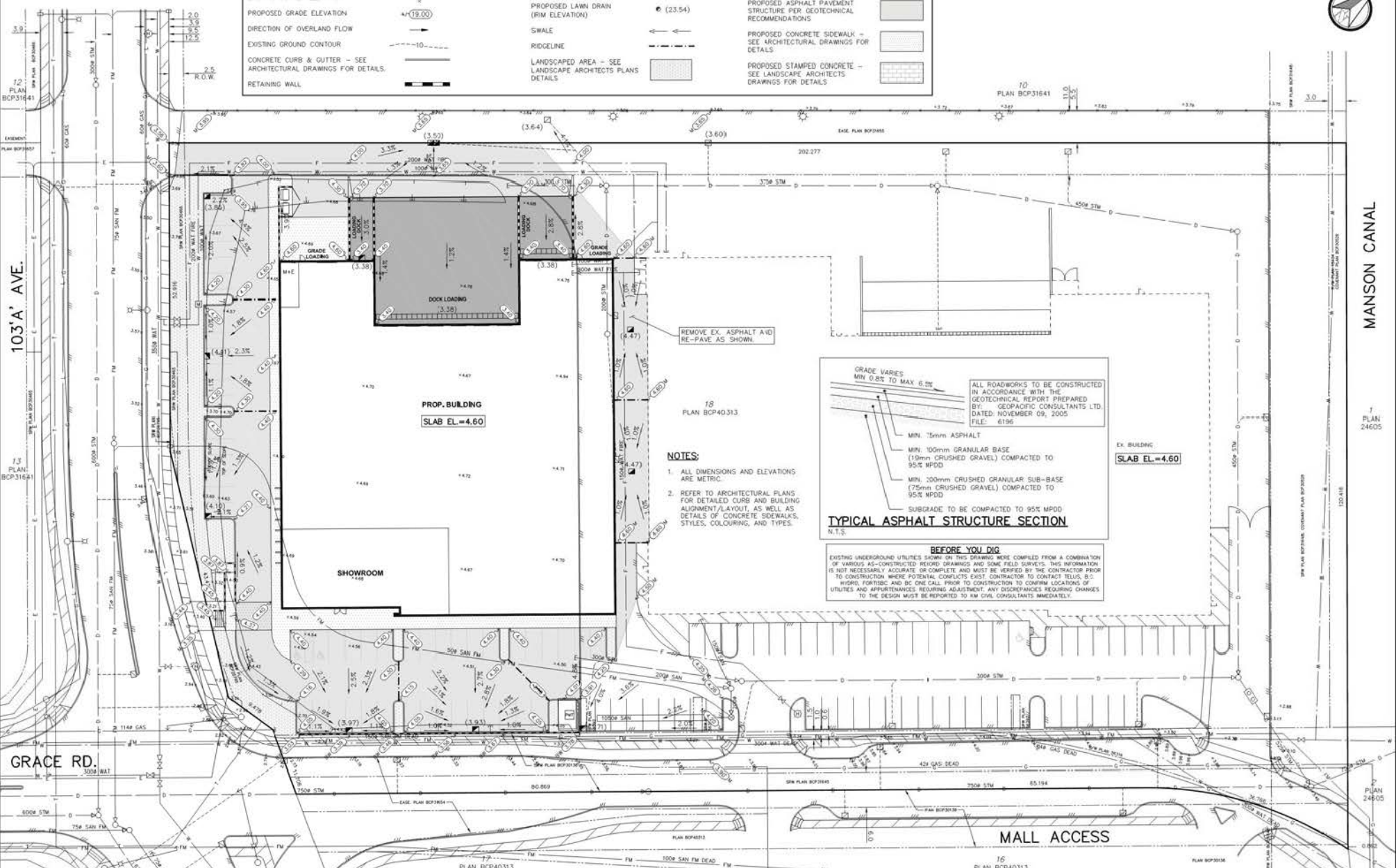
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A301

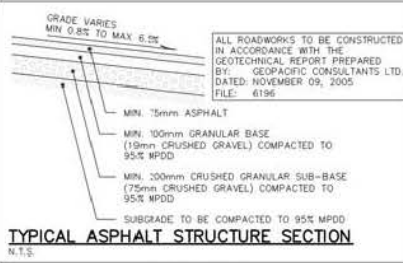


SITE GRADING LEGEND:

FIRST FLOOR ELEVATION OF BUILDING	3.50	PROPOSED CATCH BASIN (RIM ELEVATION)	■ (23.54)	PROPOSED CONCRETE PAVEMENT STRUCTURE PER GEOTECHNICAL RECOMMENDATIONS	
EXISTING SURVEY ELEVATION	19.00	PROPOSED LAWN DRAIN (RIM ELEVATION)	● (23.54)	PROPOSED ASPHALT PAVEMENT STRUCTURE PER GEOTECHNICAL RECOMMENDATIONS	
PROPOSED GRADE ELEVATION	19.00	SWALE	←	PROPOSED CONCRETE SIDEWALK - SEE ARCHITECTURAL DRAWINGS FOR DETAILS	
DIRECTION OF OVERLAND FLOW	→	RIDGELINE	- - -	PROPOSED STAMPED CONCRETE - SEE LANDSCAPE ARCHITECTS DRAWINGS FOR DETAILS	
EXISTING GROUND CONTOUR	- - -	LANDSCAPED AREA - SEE LANDSCAPE ARCHITECTS PLANS DETAILS			
CONCRETE CURB & GUTTER - SEE ARCHITECTURAL DRAWINGS FOR DETAILS.					
RETAINING WALL					



- NOTES:**
1. ALL DIMENSIONS AND ELEVATIONS ARE METRIC.
 2. REFER TO ARCHITECTURAL PLANS FOR DETAILED CURB AND BUILDING ALIGNMENT/LAYOUT, AS WELL AS DETAILS OF CONCRETE SIDEWALKS, STYLES, COLOURING, AND TYPES.



BEFORE YOU DIG

EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING WERE COMPILED FROM A COMBINATION OF VARIOUS AS-CONSTRUCTED RECORD DRAWINGS AND SOME FIELD SURVEYS. THIS INFORMATION IS NOT NECESSARILY ACCURATE OR COMPLETE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION WHERE POTENTIAL CONFLICTS EXIST. CONTRACTOR TO CONTACT TELUS, B.C. HYDRO, FORTISBC AND BC ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT. ANY DISCREPANCIES REQUIRING CHANGES TO THE DESIGN MUST BE REPORTED TO I/M CIVIL CONSULTANTS IMMEDIATELY.

6				
5				
4				
3				
2				
1	2017.10.11	ISSUED FOR DEVELOPMENT PERMIT	NWP	JC
	DATE	REVISION	DRN	TECH

PROJECT DESCRIPTION:
 LOT 18, DISTRICT LOT 9 AND 10, BLOCK 5N, SECTION 25, RANGE 3W, PLAN BCP40313, NEW WESTMINSTER DISTRICT, GROUP 2

REMARKS:
 ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM CITY MONUMENT #8703 LOCATED AT THE INTERSECTION OF 130'A AVE. AND 123'A ST. ELEVATION= 19.00

KM Civil CONSULTANTS LTD.

ABBOTSFORD OFFICE
 # 400 - 34077 Gladys Avenue
 Abbotsford, BC V2S 2E9
 TEL: 604-853-0831 FAX: 604-853-1580

VANCOUVER OFFICE
 # 110 - 2920 Vistall Way
 Vancouver, BC V5M 0C4
 TEL: 604-284-6662 Fax: 604-284-6665

WESGROUP PROPERTIES

910-1055 DUBS MUR STREET, BOX 49287, VANCOUVER, B.C., V7X 1L3
 ATTENTION: LOU SMITH
 TEL: 604-648-1900 FAX: 604-632-4737

SITE GRADING PLAN

11897 103'A AVE.

SCALE: 1:1300

DATE: JULY, 2017

PROJECT NUMBER: 170268-C

DRAWING NUMBER: 2

SHEET NUMBER: 3



PLANT LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
Trees				
1		<i>Acer platanoides</i> 'Schwedler'	Schwedler Norway Maple	7cm cal. / 1.8m std
3		<i>Fraxinus americana</i> 'Kilmarn Blazer'	Ash	6cm cal. / 1.8m std
8		<i>Quercus palustris</i>	Pin Oak	6cm cal. / 1.8m std
2		<i>Magnolia grandiflora</i> *	Southern Magnolia	6cm cal. / 1.8m std
3		<i>Prunus serrulata</i> 'Pink Perfection'	Flowering Cherry Var.	5cm cal. / 1.8m std

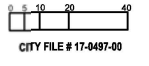
Shrubs				
111		<i>Azalea japonica</i> 'Coral Bells'	Evergreen Japanese Azalea #2 pot	
3		<i>Weigelia</i> 'Newport Red'	Weigelia Var.	#3 pot.
20		<i>Ilex crenata</i> 'Green Thumb'	Japanese Holly	#3 pot.
54		<i>Lonicera pileata</i>	Evergreen Honeysuckle	#2 pot.
3		<i>Pieris japonica</i> 'Temple Bells'	Japanese Andromeda	#3 pot.
103		<i>Prunus l.</i> 'Otto Luyken'	Evergr. Otto Luyken Laurel	#2 pot.
16		<i>Rhododendron</i> 'Christmas Cheer'	Rhododendron (mod. var.)	#3 pot.
1		<i>Rhododendron</i> 'Anna Rose Whitney'	Rhododendron (ball var.)	#3 pot.
18		<i>Rosa meidland</i> (various var's) *	Hardy French Rose var.	#3 pot.
92		<i>Viburnum davidii</i>	David's Vibernum	#3 pot.
18		<i>Spiraea x bumalda</i> 'Froebelii'	Spiraea Var.	#3 pot.
46		<i>Thuja occidentalis</i> 'Smaragd'	Hedge Cedar	1.2m ht.
4		<i>Sarcococca humilis</i>	Sweet Box	#3 pot.

- Notes:**
 1. Specification as per most recent BC (Canadian) 'Landscape Standards' and 'Landscape Design Inc.' 'Spec Notes'.
 2. Varieties / Alternates to be selected by Landscape Architect at nursery.
 3. Provide 2" Mulch For Planting Beds



ISS	DATE	DESCRIPTION
1	04/12/2017	ISSUED FOR PRICING
2	05/02/2017	REVISED PER COMMENTS
3	05/02/2017	REVISED PER COMMENTS
4	05/02/2017	REVISED PER COMMENTS
5	05/02/2017	REVISED PER COMMENTS
6	05/02/2017	REVISED PER COMMENTS
7	05/02/2017	REVISED PER COMMENTS
8	05/02/2017	REVISED PER COMMENTS
9	05/02/2017	REVISED PER COMMENTS
10	05/02/2017	REVISED PER COMMENTS

NOT ISSUED FOR PRICING



WESGROUP

TAYLOR KURTZ
 ARCHITECTURE + DESIGN INC.
PACIFIC LINK - LOT 18
 11897 103a Ave, Surrey BC

LANDSCAPE PLAN
 PLOT: Oct 19/17
 SCALE: 1"=20'-0"

L1

Tree Preservation Summary

Surrey Project No:

Address: 11897 103A Avenue, Surrey

Registered Arborist: Glenn Murray

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)	22
Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	22
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	
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

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

Summary, report and plan prepared and submitted by:



 (Signature of Arborist)

2-Jan-18

 Date