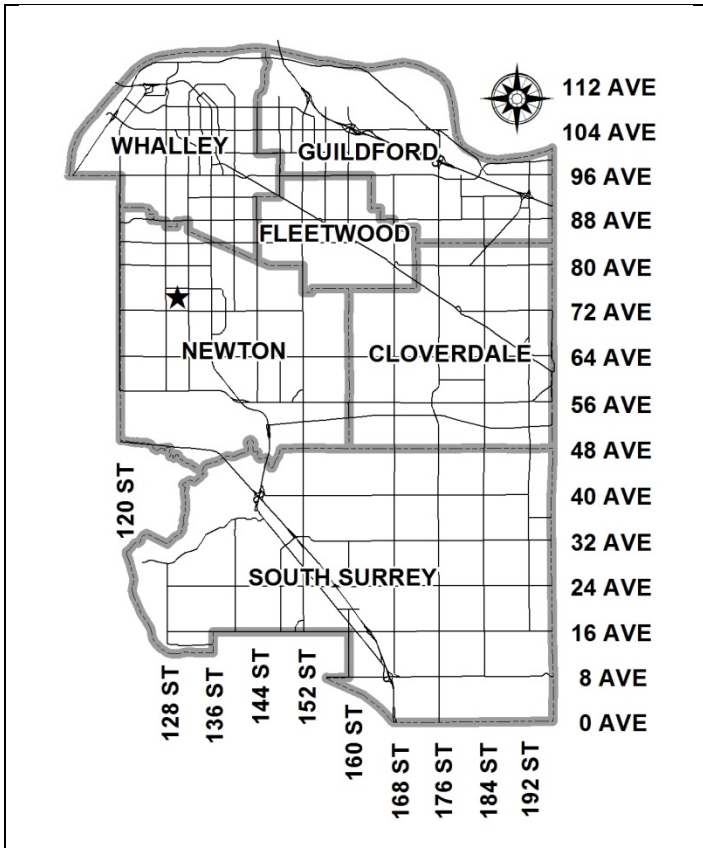


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0555-00

Planning Report Date: July 9, 2018



PROPOSAL:

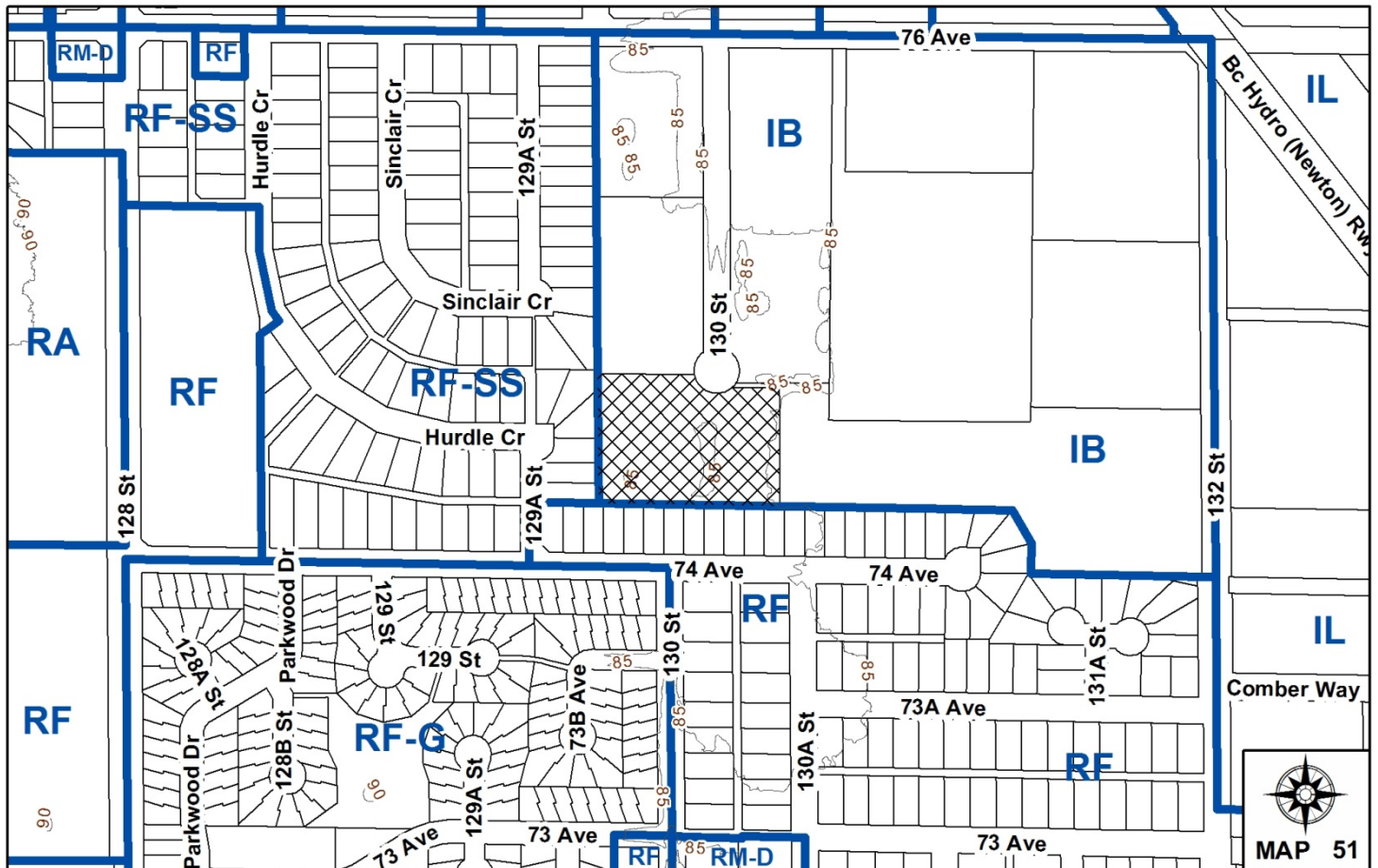
- **Development Permit**

to permit the construction of an expanded parking lot for an existing industrial building.

LOCATION: 7455 - 130 Street

ZONING: IB

OCP DESIGNATION: Mixed Employment



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the property's "Mixed Employment" designation in the Official Community Plan (OCP).
- The proposed parking lot expansion is an improvement over the existing informal gravel parking area, and includes appropriate landscaping.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7917-0555-00 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

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.

SITE CHARACTERISTICS

Existing Land Use: East portion – gravel parking lot, West portion – Lifelabs Laboratories

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Multi-tenant industrial buildings	Mixed Employment	IB
East:	Multi-tenant industrial buildings	Mixed Employment	IB
South:	Single family dwellings	Urban	RF
West:	Single family dwellings	Urban	RF-SS

DEVELOPMENT CONSIDERATIONS

- The property, located at 7455 – 130 Street, is designated "Mixed Employment" in the Official Community Plan and zoned "Light Impact Industrial Zone (IL)".
- The property is currently home to Lifelabs Medical Laboratory Services. The western portion of the site is occupied by an existing parking lot and the company’s medical testing laboratory, which serves the whole province. The eastern portion of the property is an undeveloped gravel lot, which housed temporary trailers for use by Lifelabs. The eastern portion of the property is where the proposed parking lot expansion will occur.

Proposal

- The applicant is proposing a Development Permit that will allow the expansion of the parking lot on the eastern portion of the site.
- The proposed parking lot will gain access from the existing parking lot on the western portion of the site. The existing east access from the 130 Street cul-de-sac is to be removed.
- The parking lot expansion will add 97 stalls, of which 86 will be regular stalls, 10 small-car stalls, and 1 accessible stall. The parking amounts meet the Zoning By-law requirement.
- The proposal includes the construction of a vegetated swale at the centre of the parking lot, in order to address storm-water management issues.

Landscaping

- Landscaping is proposed in accordance with the Zoning By-law requirements and will consist of a 5.4 metre (17.7 ft.) vegetated swale at the centre of the parking lot, and landscaping along the north, east, and west property lines.
- Existing shared trees along the east property line are proposed to be retained, as well as a large cedar hedge along the south property line.
- The proposed landscaping will consist of Red Bark Vine Maple and Persian Ironwood, and will be complemented by a variety of shrubs and ground cover including Red Osier Dogwood, Sweetgale, Nutka Rose, Dwarf Blue Artic Willow, Snowberry, Highbush Blueberry, and Evergreen Huckleberry.
- The applicant has also indicated that they are not proposing any fencing on the site. If any fencing is proposed in the future, it will require separate review and approval from the City.

PRE-NOTIFICATION

- A development proposal sign was installed on the site on April 23, 2018. To date, staff have not received any correspondence from the public.

TREES

- Rosanna Higgs, ISA Certified Arborist of R.F. Binnie & Associates 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			
Red Alder	1	0	1

Tree Species	Existing	Remove	Retain
Coniferous Trees			
Himalayan Cedar	3	0	3
Total (excluding Alder and Cottonwood Trees)	3	0	3
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		0	
Total Retained and Replacement Trees		4	
Contribution to the Green City Fund		n/a	

- The Arborist Assessment states that there are a total of 3 protected trees on the site, excluding Alder and Cottonwood trees. One existing tree is an Alder or Cottonwood tree. It was determined that all 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.
- In summary, a total of 4 trees are proposed to be retained or replaced on the site. No by-law sized trees are proposed to be removed, thus no contribution to the Green City Fund is required.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential)
- Appendix II. Site Plan and Landscape Plan
- Appendix III. Engineering Summary
- Appendix IV. Arborist Report

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

DZ/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION



BENCHMARK:
 MON. 80H2026 LOCATED ON THE EAST SIDE
 OF ANVIL WAY 234M NORTH OF 76 AVENUE
 ELEV. 84.61

SURVEYED BY:
 RF BINNIE & ASSOCIATES

CIVIC ADDRESS:
 7455 130TH STREET

LEGAL DESCRIPTION:
 LOT 2 SECTION 20 TOWNSHIP 2
 PLAN LMP48938 NWD

SCALE:
 0 1:250 12m

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 This drawing is not to be used for construction unless it is stamped "ISSUED FOR CONSTRUCTION"
 and signed by R.F. Binnie & Associates Ltd. It is the contractor's responsibility to ensure that he
 is in possession of the latest revision of this drawing.

ISSUED: Y/M/D	REVISION	DESCRIPTION
2018.03.12	2	REVISED PER CITY COMMENTS
2018.01.22	1	REVISED PER CITY COMMENTS

PROJECT:
 LIFELABS
 PARKING LOT

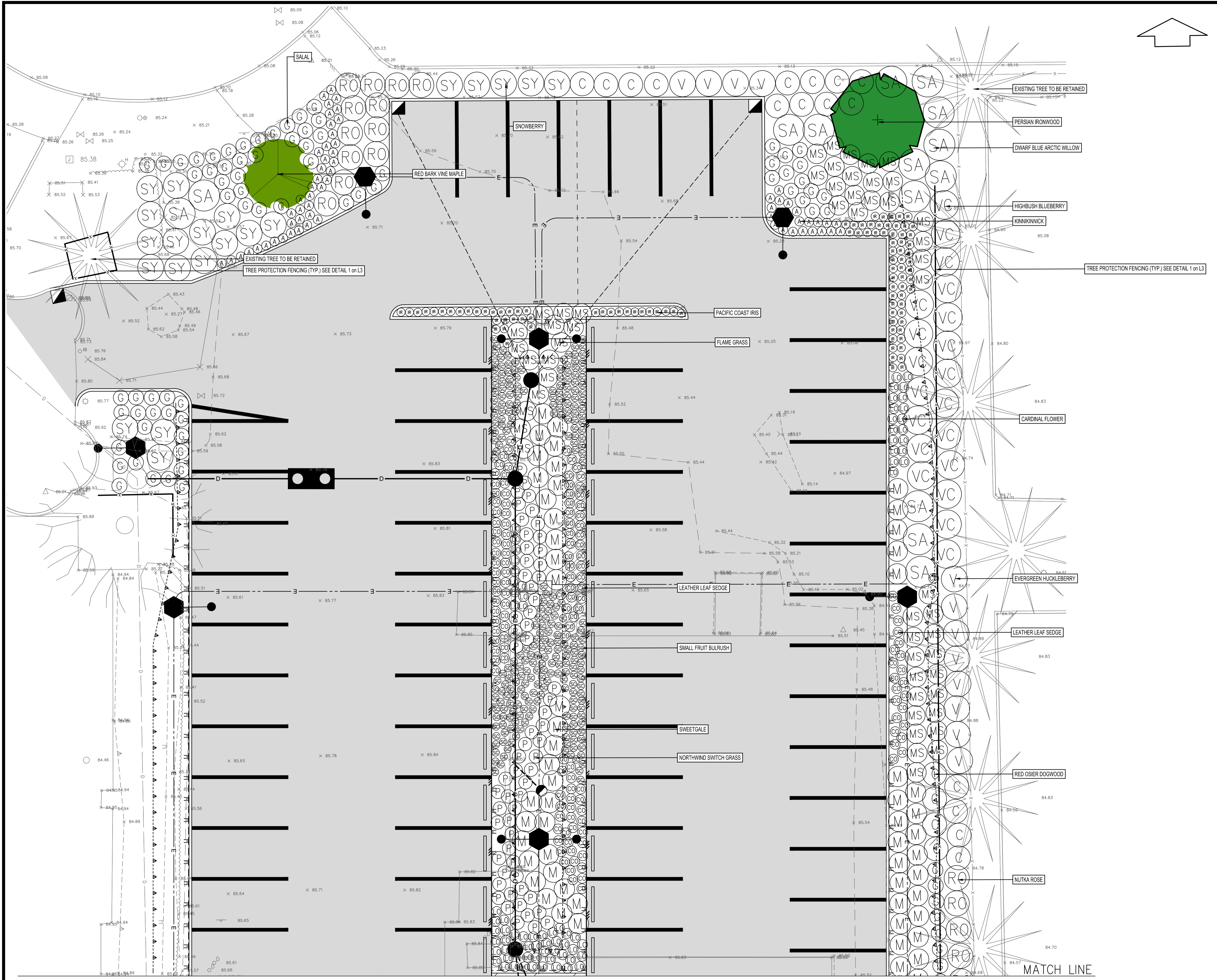
CLIENT:
 LIFELABS MEDICAL
 LABORATORY SERVICES

BINNIE
 The people behind your infrastructure.
R.F. BINNIE & ASSOCIATES LTD.
 101 - 19232 Enterprise Way,
 Surrey, BC V3S 6J9
 TEL 604 574 3336
BINNIE.com

DATE: 06/20/17	SEAL:
DRAWN: JEB	
DESIGN: JEB	
CHECKED: NP	
SCALE: 1:250m	

SHEET TITLE:
 CONTEXT PLAN

DRAWING NO.: C5	REV.: 2
RFB JOB No.: 17-0379	SHEET 5 OF 5



BENCHMARK:
MON. 80H2026 LOCATED ON THE EAST SIDE
OF ANVIL WAY 234M NORTH OF 76 AVENUE
ELEV. 84.61

SURVEYED BY:
RF BINNIE & ASSOCIATES

CIVIC ADDRESS:
7455 130TH STREET

LEGAL DESCRIPTION:
LOT 2 SECTION 20 TOWNSHIP 2
PLAN LMP48938 NWD

SCALE:
0 1:100 5m

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ISSUED: M/D/Y	REVISION	DESCRIPTION
2018.03.27	3	REVISED AS PER CITY COMMENTS
2017.10.03	2	ISSUED FOR DEVELOPMENT PERMIT
2017.08.23	1	ISSUED FOR BUILDING PERMIT

PROJECT:
**LIFELABS
PARKING LOT**

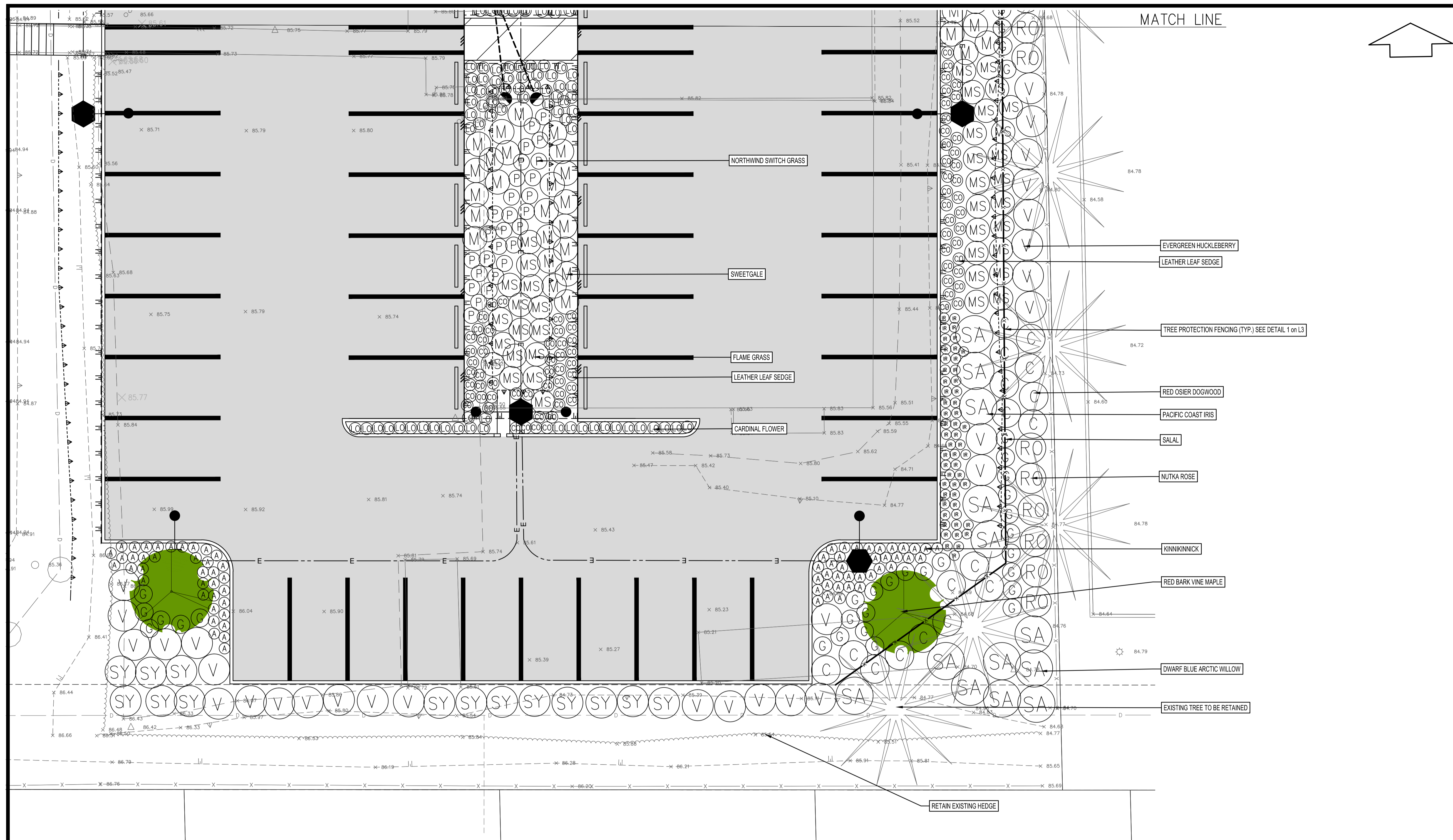
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DATE: 06/20/17	SEAL:
DRAWN: MV	
DESIGN: MV / RH	
CHECKED: RH	
SCALE: 1:100m	

SHEET TITLE:
LANDSCAPE PLAN

DRAWING NO.:	REV.:
L1	3

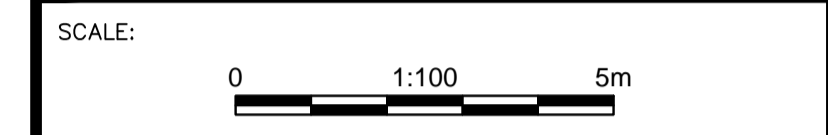


BENCHMARK:
 MON. 80H2026 LOCATED ON THE EAST SIDE
 OF ANVIL WAY 234M NORTH OF 76 AVENUE
 ELEV. 84.61

SURVEYED BY:
 RF BINNIE & ASSOCIATES

CIVIC ADDRESS:
 7455 130TH STREET

LEGAL DESCRIPTION:
 LOT 2 SECTION 20 TOWNSHIP 2
 PLAN LMP48938 NWD



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PROJECT:
**LIFELABS
 PARKING LOT**

CLIENT:
**LIFELABS MEDICAL
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DATE: 06/20/17	SEAL:
DRAWN: MV	
DESIGN: MV / RH	
CHECKED: RH	
SCALE: 1:100m	

SHEET TITLE:
LANDSCAPE PLAN

DRAWING NO.: L2	REV.: 3
RFB JOB No. 17-0379	SHEET 2 OF 3

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
TREE						
	3	ACER CIRCINATUM 'PACIFIC FIRE'	RED BARK VINE MAPLE	5CM CAL.	SEE PLAN	B+B WIRE BASKET
	1	PARROTIA PERSICA 'RUBY VASE'	PERSIAN IRONWOOD	6CM CAL.	SEE PLAN	B+B WIRE BASKET
SHRUB						
	37	CORNUS STOLONIFERA	RED OSIER DOGWOOD	#5 POT	1500MM	CONTAINER
	83	MYRICA GALE	SWEETGALE	#2 POT	1200MM	CONTAINER
	24	ROSA NOOTKATENSIS	NUTKA ROSE	#3 POT	1500MM	CONTAINER
	27	SALIX PUPUREA 'NANA'	DWARF BLUE ARCTIC WILLOW	#3 POT	1200MM	CONTAINER
	35	SYMPHORICARPUS ALBUS	SNOWBERRY	#3 POT	1200MM	CONTAINER
	20	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	#3 POT	1800MM	CONTAINER
	41	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT	1500MM	CONTAINER

PLANT LIST CONTINUED

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
GRASS						
	217	CAREX BUCHANANII	LEATHER LEAF SEDGE	#2 POT	600MM	CONTAINER
	91	MISCANTHUS PURPURASCENS	FLAME GRASS	#2 POT	1000MM	CONTAINER
	89	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	#2 POT	700MM	CONTAINER
	256	SCIRPUS MICROCARPUS	SMALL FRUIT BULRUSH	#1 POT	400MM	CONTAINER
PERENNIAL						
	148	IRIS DOUGLASIANA	PACIFIC COAST IRIS	#1 POT	300MM	CONTAINER
	140	LOBELIA CARDINALIS	CARDINAL FLOWER	#1 POT	400MM	CONTAINER
GROUND COVER						
	134	ARCTOSTAPHYLUS UVA-URSI 'VANCOUVER JADE'	KINKINNICK	#1 POT	500MM	CONTAINER
	107	GAULTHERIA SHALLON	SALAL	#1 POT	800MM	CONTAINER

INTER-OFFICE MEMO

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

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

DATE: **May 29, 2018** PROJECT FILE: **7817-0555-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 7455 - 130 Street**

DEVELOPMENT PERMIT

The following issues are to be addressed in support of this Development Permit. The works can be secured through the Building Permit Process if applicable:

Transportation:

- Applicant is required to remove the existing asphalt driveway from the Cul-de-sac and reinstate boulevard to match existing;

Drainage:

- The site is on the northern boundary of the Hyland Creek ISMP. A Storm Water Control Plan is required to confirm downstream capacity to the nearest trunk storm sewer (>20 ha catchment);
- The existing area for the parking lot expansion appears to be highly impervious in the existing condition. On-lot stormwater mitigation will be required to achieve no net increase in runoff from pre-development conditions;
 - *On-lot mitigation can be provided through an augmented layer of topsoil, infiltration trench within the centre swale area, structural facility, or other BMP measure. A minimum 450 mm thick topsoil is required on all pervious areas;*
- Water quality treatment is required for surface runoff (registration of Restrictive Covenant is required).



Rémi Dubé, P.Eng.
Development Services Manager
M51

