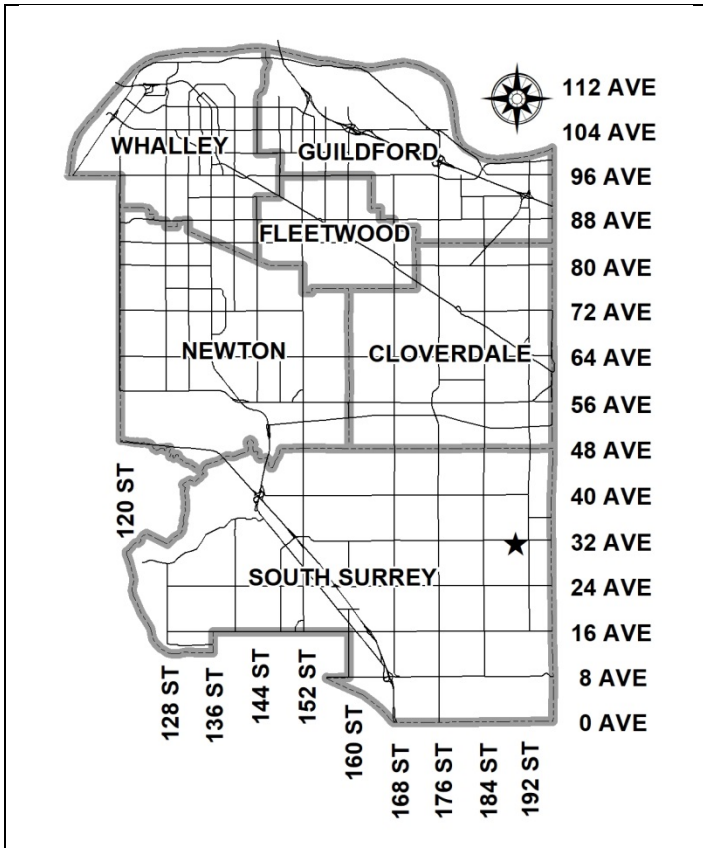


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0019-00

Planning Report Date: July 9, 2018



PROPOSAL:

- **Development Permit**
- **Development Variance Permit**

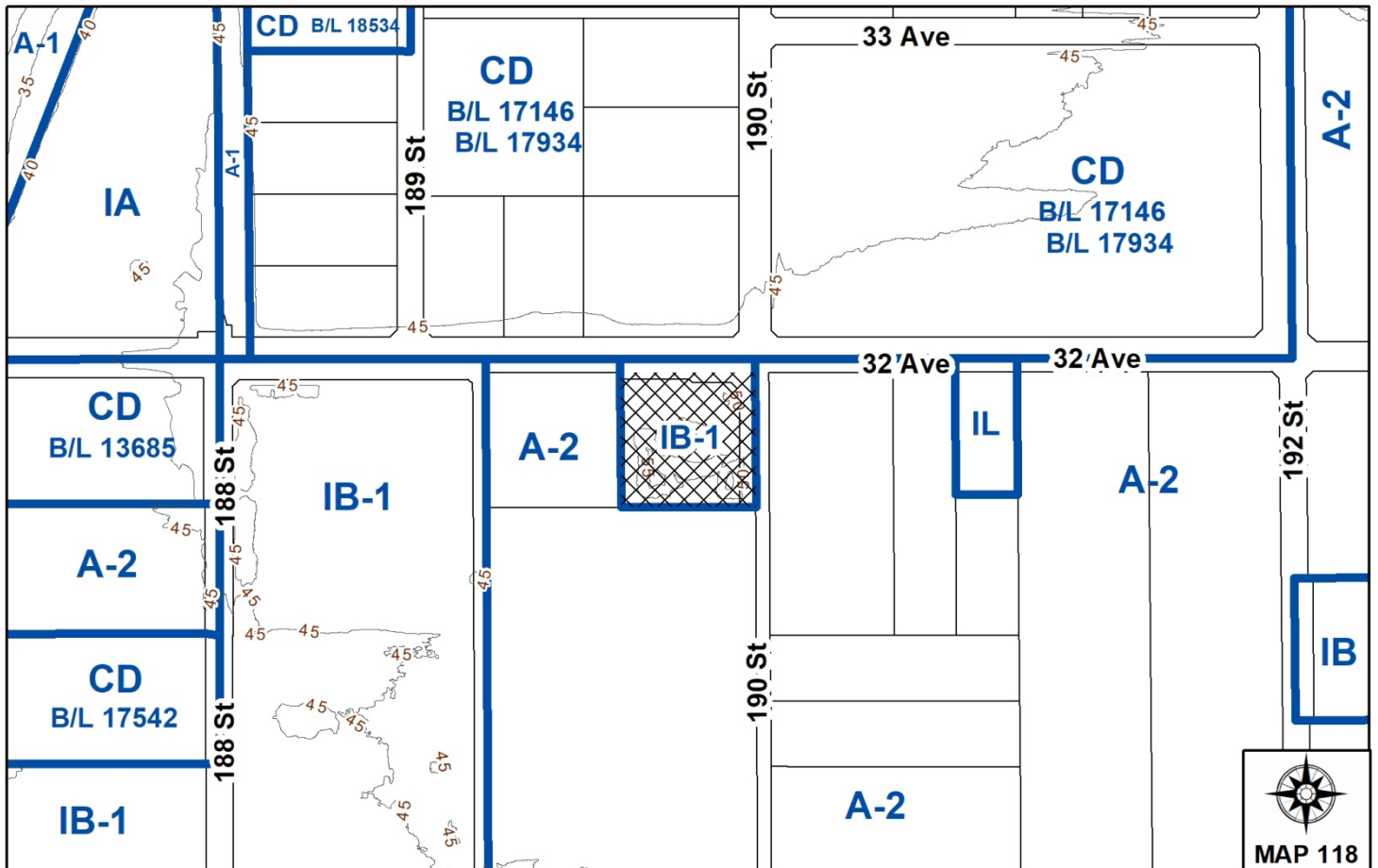
to permit the development of a 3,780 square metre (40,688 sq. ft.) two-tenant industrial building.

LOCATION: 18998 – 32 Avenue

ZONING: IB-1

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park (Office) & Landscaping Strips



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking variance for a reduced setback and for a reduced landscaping strip.

RATIONALE OF RECOMMENDATION

- The proposal complies with the site's Official Community Plan (OCP) designation and site's Campbell Heights Business Park Local Area Plan (LAP) designation.
- The proposed development is consistent with the design guidelines outlined in the Campbell Heights LAP and the General Development Permit for the site.
- The reduced west side yard setback to a zero lot line allows for a functional and efficient site layout.
- Under Development application No. 7916-0332-00, additional road dedication along 32 Avenue at the northeast corner of the site was provided in order to shift the sidewalk alignment to the south to facilitate tree retention. The proposed reduction in the width of the landscaping strip will allow for the additional road dedication to be provided, while retaining the ability to efficiently develop the site. While the buffer is being reduced, the buffer is adjacent to the boulevard area where tree retention is proposed. This treatment will allow for the screening of the parking areas from public view as is required in the Campbell Heights Business Park LAP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7918-0019-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7918-0019-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west side yard setback of the Business Park 1 Zone (IB-1) from 7.5 metres (25 ft.) to 0.0 metres (0 ft.); and
 - (b) to reduce the width of a portion of a landscaping strip that abuts an Arterial Road from not less than 6.0 metres (20 ft.) to not less than 3.5 metres (12 ft.).
3. Council instruct staff to resolve the following issues prior to 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; and
 - (e) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space.

REFERRALS

- Engineering: The Engineering Department has no objection to the project as outlined in Appendix III.
- Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
North (Across 32 Avenue):	Two multi-unit industrial buildings	Business Park and Landscaping Strips	CD (By-law Nos. 17146 & 17934)
East (Across 190 Street):	Residential/agricultural uses	Business Park (Office), Business Park, and Landscaping Strips	A-2
South:	Agricultural use with residence and greenhouse operation	Business Park	A-2
West:	Single family dwelling with accessory structures	Business Park (Office) and Landscaping Strips	A-2

DEVELOPMENT CONSIDERATIONSContext

- The subject property is 0.8 hectares (2.1 acres) in area and is located at the southwest corner of 32 Avenue and 190 Street in Campbell Heights. The property is designated "Mixed Employment" in the Official Community Plan (OCP) and "Business Park (Office)" and "Landscaping Strips" in the Campbell Heights Land Use Plan.
- On December 4, 2017, the subject property was rezoned from "Intensive Agricultural Zone (A-2)" to "Business Park 1 Zone (IB-1)" and a General Development Permit was issued for the site under Development Application No. 7916-0332-00. The General Development Permit provides the parameters under which the subject site is to be developed.

Proposal

- The applicant is proposing a Development Permit to permit the development of a 3,780 square metre (40,688 sq. ft.) two-tenant industrial building with accessory office space.
- The development proposes a floor area ratio (FAR) of 0.45 and a lot coverage of 41%, which complies with the maximum 1.0 FAR and 60% lot coverage permitted under the IB-1 Zone.
- The applicant is also proposing a Development Variance Permit (DVP) to:
 - Reduce the west side yard setback of the IB-1 Zone from 7.5 metres (25 ft.) to 0.0 metres (0 ft.); and
 - Reduce the width of a portion of the landscaping strip abutting 32 Avenue from 6.0 metres (20 ft.) to 3.5 metres (12 ft.).

Air Emissions

- At the April 3, 2017 Regular Council – Land Use meeting, Council instructed staff to review the City's business park zones and subsequently provide a report regarding the Metro Vancouver air emissions permitting process.

- As the review of the business park zones has not yet been completed, Restrictive Covenant CA6659999 was registered on the subject property under Development Application No. 7916-0332-00 prohibiting any business that requires a Metro Vancouver air quality permit from locating on the site.

PRE-NOTIFICATION

- A development proposal sign was installed on site on May 1, 2018 and the proposal was referred to the Little Campbell Watershed Society (LCWS) for review and comment. To date staff have received no comments on the proposal.

DESIGN PROPOSAL AND REVIEW

Building and Site Design

- The proposed tilt-up concrete building is consistent with the design guidelines outlined in the Campbell Heights Local Area Plan (LAP), the Official Community Plan (OCP), and the General Development Permit for the site, and is reflective of existing design standards within the area. The development concept for Campbell Heights is a high quality, sustainable, industrial business park.
- Overall, the building is proposed to have a modern linear appearance. Architectural emphasis is placed on the entrances to the two units, one at the northwest corner of the site fronting 32 Avenue and the other at the northeast corner, fronting both 32 Avenue and 190 Street, with the use of glazing and articulation, including these portions of the building being raised, to provide visual interest. Similarly, the applicant has utilized unique materials, including metal paneling and aluminum faux wood paneling to emphasize these portions of the building. The entrances will provide "eyes on the street" in accordance with Crime Prevention Through Environmental Design (CPTED) principles.
- The south (rear) elevation of the building will facilitate truck loading operations with four dock bays and four grade level bays.

Signage

- Fascia signs are proposed for each of the two units within the proposed building, with LED illuminated channel letters mounted on a raceway and painted to match the building colours. The channel letter colours will be per future tenant requirements.
- A free standing sign is not proposed as part of the subject application.

Landscaping

- The proposed landscaping consists of a 6.0 metre (20 ft.) wide landscape strip along 190 Street and a 6.0 metre (20 ft.) wide landscape strip along 32 Avenue, tapering to 3.6 metres (12 ft.) at the northeast corner of the site to account for the increased road dedication that was provided for tree retention under Development Application No. 7916-0332-00.
- Additionally, there is a 1.5 metre (5 ft.) wide landscape strip along the rear (south) property line and the west property line has a landscape strip of between 1.5 to 1.9 metres (5 to 6 ft.) where the building does not abut the property line.
- The proposed landscaping will consist of a variety of trees, including: Fastigate Hornbeam, Katsurea Tree, and Yoshino Cherry. This will be complemented by a variety of shrubs, and ground covers.

Access and Parking

- The proposed development will have two (2) vehicular entrances, both from 190 Street. The northern entrance will be utilized primarily by employees and visitors, while the southern entrance will facilitate trucks entering and exiting the rear of the site where the loading docks and at grade loading bays are located.
- Pedestrian access to the site will be via pathways near the northwest and northeast corners of the site.
- The proposal provides 50 parking spaces, which meets the minimum 50 spaces that are required under the Zoning By-law for the industrial and office space uses proposed. This includes two (2) parking spaces for persons with disabilities, which exceeds the number required 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, which would require an additional 26 parking spaces (for a total of 76 parking spaces) based on an office use rate of 2.5 spaces per 100 square metres for the mezzanine. With the 50 parking spaces provided, a maximum of 13% mezzanine would be allowable. This will be enforced through a Restrictive Covenant, which the applicant has agreed to register on title.

TREES

- Shan Tennyson, ISA Certified Arborist of KD Planning and 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
Coniferous Trees			
Douglas Fir	18	10	8
Norway Spruce	3	1	2
Western White Pine	1	0	1
Total (excluding Alder and Cottonwood Trees)	22	11	11
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		27	
Total Retained and Replacement Trees		38	
Contribution to the Green City Fund		\$0	

- The Arborist Assessment states that there are a total of 22 protected trees on the site. It was determined that 11 on-site 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 2 to 1 replacement ratio. This will require a total of 22 replacement trees on the site. The applicant is proposing 27 replacement trees, exceeding City requirements.
- In summary, a total of 38 trees are proposed to be retained or replaced on the site with no contribution to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 15, 2018. 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 proposal is consistent with the Campbell Heights Local Area Plan (LAP).
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The proposed FAR of 0.45 is below the maximum permitted FAR of 1.0 allowable under the IB-1 Zone.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> Low impact development standards (LIDS) are incorporated into the design of the project, including: <ul style="list-style-type: none"> Bio-swales; Natural landscaping; Sediment control devices; and Perforated pipe systems.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> N/A
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> N/A

ADVISORY DESIGN PANEL

- The application was not referred to the Advisory Design Panel (ADP), but was reviewed by City Staff and found to be satisfactory. The proposed development was evaluated based on compliance with the General Development Permit for the site, the Campbell Heights Business Park Local Area Plan (LAP), and the OCP.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum west side yard setback of the Business Park 1 Zone (IB-1) from 7.5 metres (25 ft.) to 0.0 metres (0 ft.).

Applicant's Reasons:

- The reduced west side yard setback allows for a functional and efficient site layout.

Staff Comments:

- The reduced west side yard setback allows for the provision of the minimum 6.0 metre (20 ft.) landscaping strip abutting an Arterial Road (190 Street) and a two-way drive aisle on the east side of the building.

- The reduced west side yard setback is necessary in order to allow sufficient space on-site for vehicle circulation, truck turning movements, parking, and drive aisles at the front, rear, and east side of the building.

(b) Requested Variance:

- To reduce the width of a portion of a landscaping strip that abuts an Arterial Road from not less than 6.0 metres (20 ft.) to not less than 3.5 metres (12 ft.).

Applicant's Reasons:

- The reduced landscaping strip along the eastern portion of 32 Avenue serves to off-set the additional road dedication provided to accommodate tree retention under Development Application No. 7916-0332-00.

Staff Comments:

- Under Development Application No. 7916-0332-00, it was established that the landscaping strip along 32 Avenue can be reduced where additional road dedication was provided. The additional dedication was to allow for the sidewalk re-alignment that is intended to facilitate tree retention.
- The additional mature trees retained within the 32 Avenue road dedication will increase the visual appearance of the on-site landscaping strip. While the buffer is being reduced, the buffer is adjacent to the boulevard area where tree retention is proposed. This treatment will allow for the screening of the parking areas from public view as is required in the Campbell Heights Business Park LAP.

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
Appendix V.	Development Variance Permit No. 7918-0019-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

CB/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Existing Zoning: IB-1

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	8,365 m ²	
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	41%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	16.0 m	16.0 m
Rear	7.5 m	26.2 m
Side #1 (W)	7.5 m	0.0 m
Side #2 (E)	9.0 m	13.8 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14.0 m	14.0 m
Accessory	6.0 m	N/A
FLOOR AREA: Industrial		3,143 m ²
FLOOR AREA: Office		318 m ²
TOTAL BUILDING FLOOR AREA		

** 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)		
FAR (net)	1.0	0.45
AMENITY SPACE (area in square metres)		
Indoor	n/a	
Outdoor	n/a	
PARKING (number of stalls)		
Industrial	38	
Office (based on 13% 2 nd storey mezzanine)	12	
Total Number of Parking Spaces	50	50
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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SPIRE - 32 Ave

18998 - 32 nd AVE, SURREY, BC

SHEET LIST

ARCHITECTURAL

DP-1.0 COVER PAGE
 DP-1.1 PERSPECTIVES
 DP-2.0 SITE PLAN
 DP-2.1 SITE PLAN BASE
 DP-2.2 SITE DETAILS
 DP-2.3 WELCOME SCREEN
 DP-3.1 MAIN FLOOR PLAN
 DP-3.2 SECOND FLOOR PLAN
 DP-3.3 ROOF PLAN
 DP-4.0 ELEVATIONS
 DP-5.0 BUILDING SECTIONS

STRUCTURAL

S1.0 Unnamed

MECHANICAL

M1.0 Unnamed

PROJECT TEAM

ARCHITECT OF RECORD

CMA+D - CRAIG MITCHELL
 ARCHITECTURE + DESIGN INC.
 327 - KEARY STREET
 NEW WESTMINSTER B.C. V3L 3L2
 CONTACT: CRAIG MITCHELL

BUILDING DESIGN

KRAHN ENGINEERING LTD.
 400 - 34077 GLADYS AVENUE
 ABBOTSFORD B.C. V2S 2E8
 P. 604.853.8831 F. 604.853.1580
 CONTACT: CURTIS GRAY

CIVIL

KM CIVIL CONSULTANTS LTD.
 400 - 34077 GLADYS AVENUE
 ABBOTSFORD B.C. V2S 2E8
 P. 604.853.8831 F. 604.853.1580
 CONTACT: STUART MCGREGOR

LANDSCAPE

KM CIVIL CONSULTANTS LTD.
 400 - 34077 GLADYS AVENUE
 ABBOTSFORD B.C. V2S 2E8
 P. 604.853.8831 F. 604.853.1580
 CONTACT: SHAN TENNYSON

ELECTRICAL

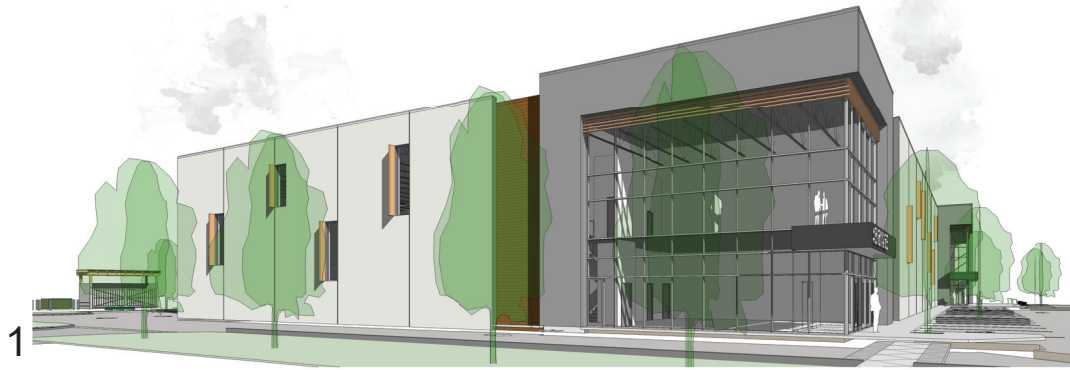
E1.0 Unnamed

LANDSCAPE

L1.0 Unnamed

CIVIL

C1.0 Unnamed



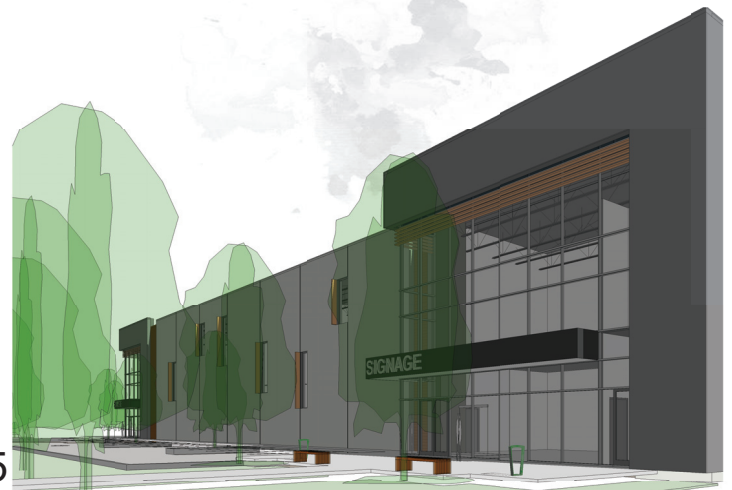
1



4



2



5



3

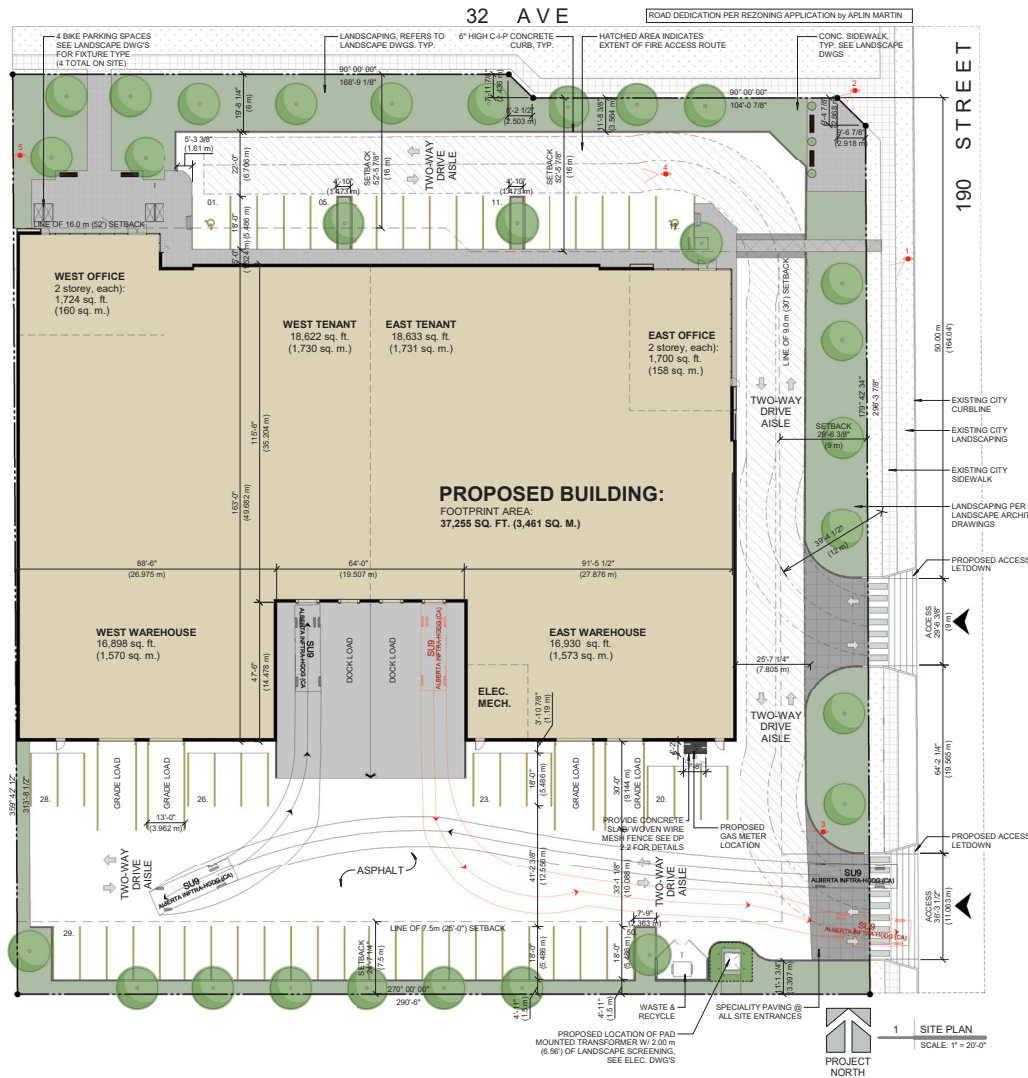
SITE FURNISHINGS:



BICYCLE RACK
 LANDSCAPE FORMS EMERSON
 FINISH: METALLIC SILVER
 SIZE: 4" WIDE, 20" LONG, 30" HEIGHT



BENCH
 LANDSCAPE FORMS PALISADE
 FINISH: REDWOOD
 SIZE: 72" LONG, 19 1/2" WIDE, 16" HEIGHT



PROJECT DATA

CIVIC ADDRESS: 18922 - 32nd AVE, SURREY, BC
 LEGAL ADDRESS: xxx

7. PARKING AND LOADING:

INDUSTRIAL USE:
 PARKING STALLS REQUIRED: 1 SPACE PER 100 sq. m. (1,075 sq. ft.) OF GROSS FLOOR AREA

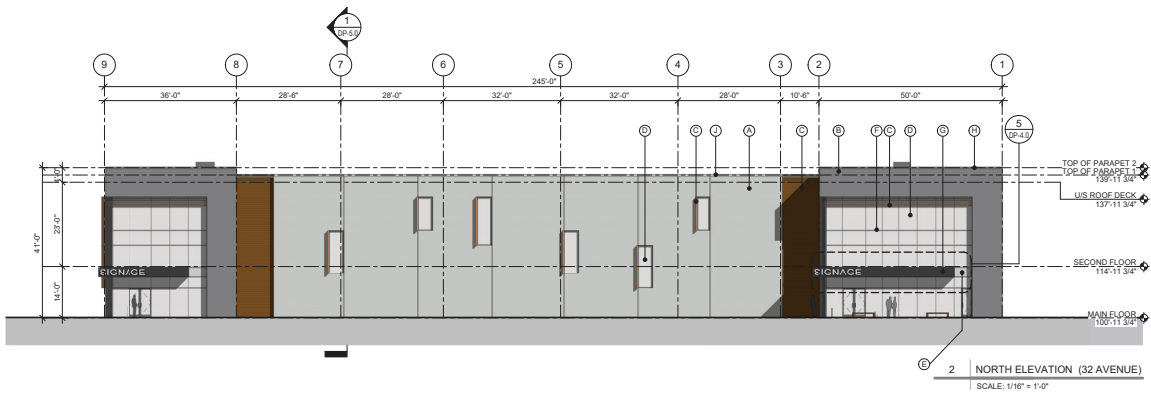
ZONING BYLAW ANALYSIS (CITY OF SURREY)

- ZONING:** BUSINESS PARK 1 ZONE - B8-1
- SITE AREA:** 90,002 sq. ft. (2,066 ACRES); [8,361.46 sq. m. (0.836 HA)]
- SITE COVERAGE:**
 ALLOWABLE SITE COVERAGE: 60%
 GROSS BUILDING AREA: 40,678 SQ. FT. (3,780 SQ. M.)
 MAIN FLOOR: 37,255 SQ. FT. (3,461 SQ. M.)
 SECOND FLOOR: 3,423 SQ. FT. (318 SQ. M.)
 PROPOSED SITE COVERAGE: 41 = %
 FLOOR SPACE RATIO: 0.45
- BUILDING HEIGHT:**
 MAXIMUM HEIGHT: 45'-0" (14.0 M)
 PROPOSED HEIGHT: 45'-0" (14.0 M)
- REQUIRED SETBACKS:**
 FRONT YARD (NORTH): 16.0m [52 ft]
 SIDE YARD (DIRECTION): 7.5m [25 ft]
 SIDE YARD (EAST): 9.0m [30 ft] Side Yard on Flanking Street
 REAR YARD (SOUTH): 7.5m [25 ft]
- LANDSCAPING REQUIREMENTS:**
 - ALL LANDSCAPING TO SURREY ZONING BYLAW
 - SEE LANDSCAPE PLAN FOR DETAILS

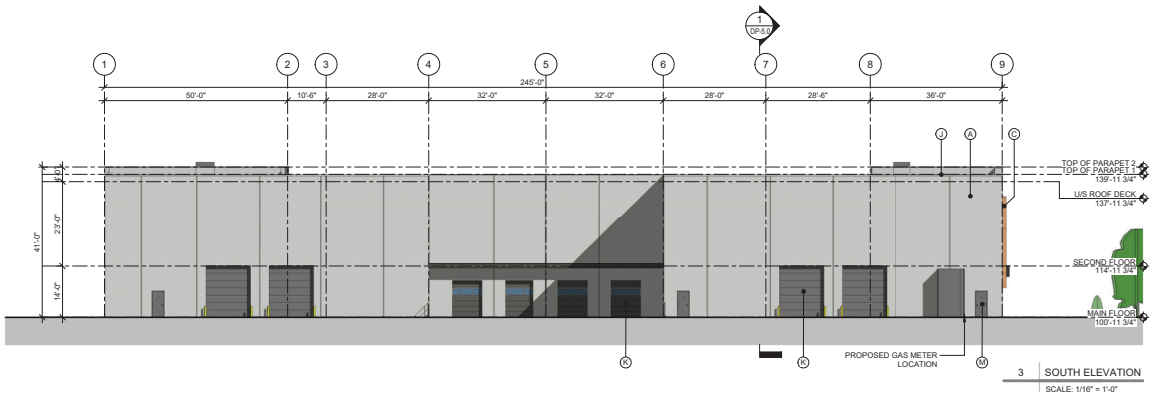
OFFICE USE:
 PARKING STALLS REQUIRED: 2.5 SPACE PER 100 sq. m. (1,075 sq. ft.) OF GROSS FLOOR AREA
 LOADING STALLS REQUIRED: All industrial buildings must provide an off-street loading/unloading space adjacent to each overhead loading door of the building, or where no loading door is provided, adjacent to a door, outside the building
 DRIVE AISLE WIDTH: 22'-0" (6.7 M) @ 90°
 CALCULATIONS (MAX. PROJECTED): OFFICE - (6,848 / 1,075) x 2.5 = 15.9 SPACES
 INDUSTRIAL - 33,830 / 1,075 = 31.47 SPACES
 CALCULATIONS (SURREY 40% FACTORING): INDUSTRIAL - 52,157 / 1,075 = 48.5 SPACES
 TOTAL REQUIRED = 49 (48.5)
 TOTAL PROVIDED = 50

STALL DIMENSIONS:
 STANDARD STALL DIMENSIONS: 9'-0" (2.75 M) WIDE, 18'-0" (5.5 M) LONG
 ACCESSIBLE STALL DIMENSIONS: 12'-0" (3.7 M) WIDE, 18'-0" (5.5 M) LONG
 LOADING STALL DIMENSIONS: 13'-0" (4.0 M) WIDE, 30'-0" (9.1 M) LONG
TOTAL STALLS PROVIDED:
 51 STANDARD STALLS
 2 ACCESSIBLE STALLS

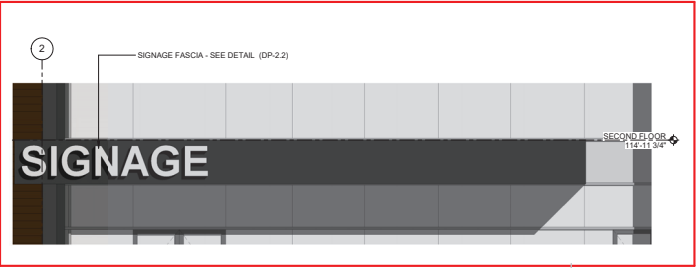




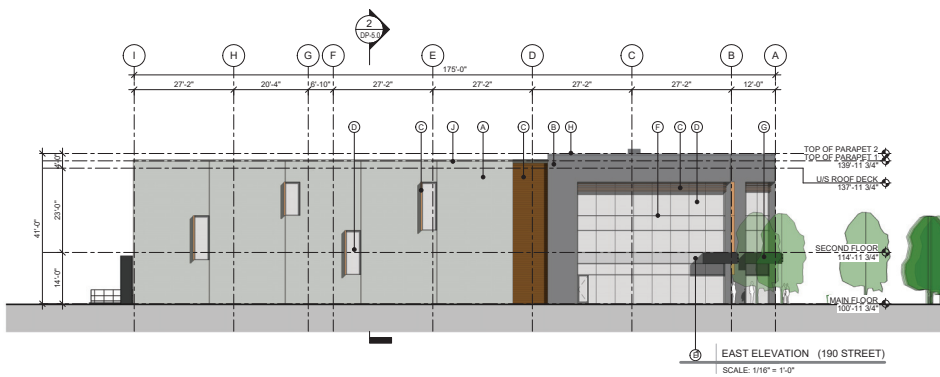
2 NORTH ELEVATION (32 AVENUE)
SCALE: 1/16" = 1'-0"



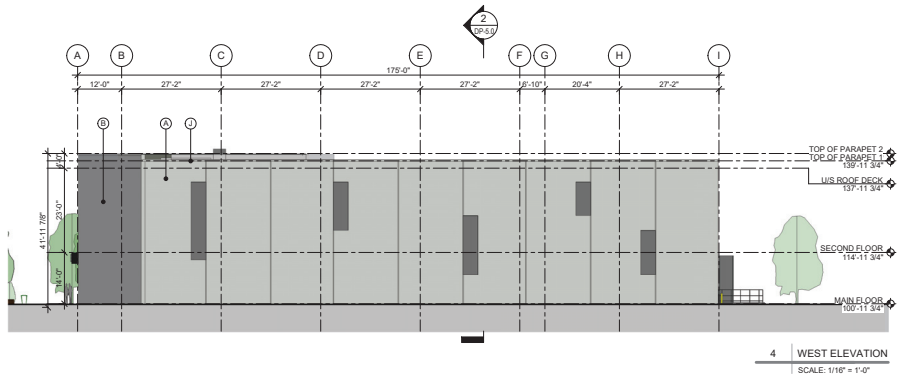
3 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



5 MAIN SIGNAGE DETAIL
SCALE: 1/4" = 1'-0"



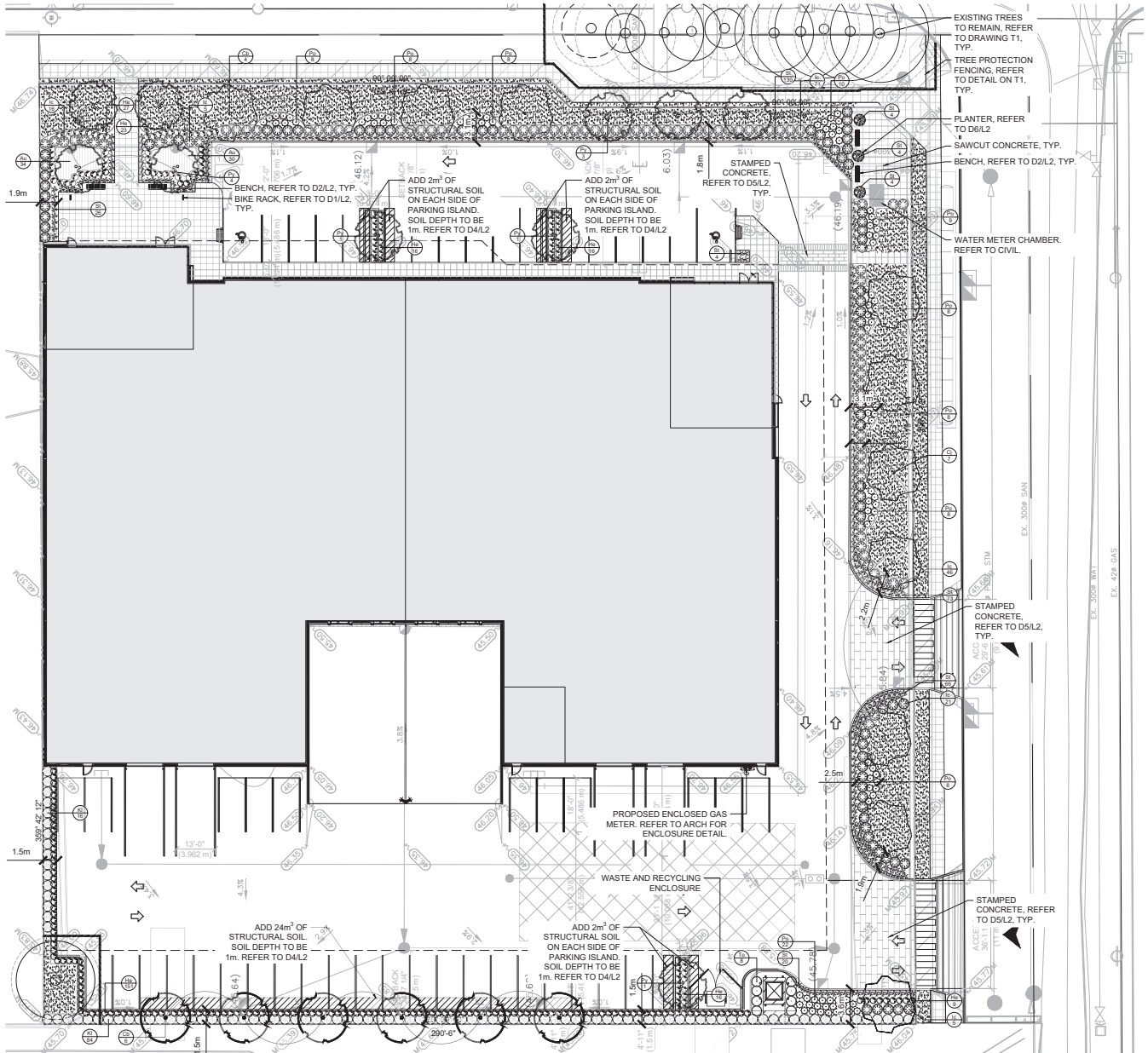
6 EAST ELEVATION (190 STREET)
SCALE: 1/16" = 1'-0"



4 WEST ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL LEGEND:

A. TILT UP CONCRETE PAINTED:	BENJAMIN MOORE - OC 55 PAPER WHITE	
B. METAL PANEL PRE-FINISHED:	CHARCOAL GRAY	
C. ALUMINUM FALX WOOD PRE-FINISHED:	LONGBOARD - LIGHT FIR	
D. VISUAL GLAZING - TYPE 1 PRE-FINISHED:	LIGHT GRAY	
E. SPANDREL GLAZING PRE-FINISHED:	GRAY	
F. ANODIZED ALUMINUM PRE-FINISHED:	ALUMINUM	
G. METAL CANOPY PRE-FINISHED:	DARK GRAY	
H. CAP FLASHING PRE-FINISHED:	TO MATCH ADJACENT COLOR - B	
J. CAP FLASHING PRE-FINISHED:	TO MATCH ADJACENT COLOR - A	
K. OVERHEAD DOOR PAINTED:	GRAY	
M. DOOR PAINTED:	GRAY	



- 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 MEDIUM 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 REQUIREMENTS FOR TREE 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 (ISA) 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 will alter the required schedule of watering and the cost of this work shall be deducted from the total Contract Price or rebid 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 DEPOSITED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

- SOODING NOTES**
- SOODED AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOO, 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 (B) VARIETIES OF KENTUCKY BLUEGRASS
 - 40% OBSERVING RED FESCUE
 - 20% PERENNIAL RYEGRASS
 - USE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE
 - AREAS TO BE SOODED SHALL HAVE A MINIMUM 150MM TOPSOIL BASE.
 - LOOSEN SOIL SURFACE PRIOR TO SOODING. ELIMINATE BUMPS AND HOLLOWES. ROLL LIGHTLY WHEREVER TOPSOIL IS EXCESSIVELY LOOSE.
 - PRIOR TO SOODING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
 - DELIVER SOO TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 36 HOURS OF BEING LIFTED. DURING DRY WEATHER, PROTECT SOO FROM DRYING, AND WATER SOO AS NECESSARY TO ENSURE ITS VIABILITY AND PREVENT THE LOSS OF SOO IN HANDLING. DRY SOO WILL BE REJECTED.
 - LAY SOO DURING GROWING SEASON. LAY SOO IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STRAIGHTED BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH SHARP IMPLEMENTS.
 - WATER SOO IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 150MM OF TOPSOIL. MAINTAIN SOODED AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.

SUMMARY - SURVEY
 34 SIGNIFICANT TREES ASSESSED
 23 TREES PROPOSED FOR REMOVAL: 3 FOR POOR OR FAIR-POOR HEALTH AND FOR DEVELOPMENT
 20 FOR DEVELOPMENT
 TOTAL REPLACEMENT TREES REQUIRED: 40
 TOTAL REPLACEMENT TREES PROPOSED: 27

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
Cb	8	<i>Carpinus betulus</i> 'Fastigiate'	Fastigiate Hornbeam	6cm cal.	As Shown	W.B.
Cj	11	<i>Camptotheca japonica</i>	Kumlien Tree	6cm cal.	As Shown	W.B.
Py	10	<i>Prunus yedoensis</i> 'Astonon'	Yoshino Cherry	6cm cal.	As Shown	W.B.
SHRUBS						
It	160	<i>Ilex crenata</i> 'Green Island'	Japanese Holly	50cm ht.	0.8m	#2 Put
Ks	100	<i>Karwinska</i>	Mountain Laurel	60cm ht.	0.8m	#2 Put
Po	151	<i>Physocarpus opulifolius</i> 'Diabolo'	Purple Leaf Newbark	60cm ht.	0.75m	#2 Put
Tg	8	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Green Cedar	1.5m ht.	0.8m	B & B
PERENNIALS, GROUND COVERS, AND GRASSES						
Az	54	<i>Actinophyllum ovatum</i>	Konikinnick	1 Gallon	0.45m	Putted
He	265	<i>Hemerocallis</i> 'Stella de Oro'	Stella de Oro Daylily	1 Gallon	0.45m	Putted
St	329	<i>Stipa tenuifolia</i>	Mexican Feather Grass	1 Gallon	0.45m	Putted



- LEGEND**
- TURF GRASS
 - CONCRETE SIDEWALK PAVING
 - STAMPED CONCRETE
 - BENCH
 - PLANT KEY
 - EXISTING TREE TO REMAIN

- 1 28/06/2018 REISSUED FOR DP
 2 27/06/2018 REISSUED FOR DP
 3 06/03/2018 REISSUED FOR DP
 4 18/02/2017 ISSUED FOR DP
 5 15/10/2017 ISSUED FOR REVIEW
 NO. DATE: I/WHY DESCRIPTION
 ISSUES & REVISIONS
 SEA
 B.C.S.L.A. #565



PROJECT NAME:
SPIRE 32ND. AVENUE

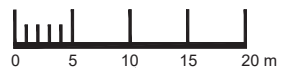
PROJECT ADDRESS:
 1899 32ND AVENUE
 SURREY, B.C.

DRAWING TITLE:
LANDSCAPE PLAN, AND NOTES

SCALE: 1:200 AT ARCH D SIZE
 DRAWN: RM
 CHECKED: ST
 PROJECT NO.: 170029
 DRAWING NO.:

L1

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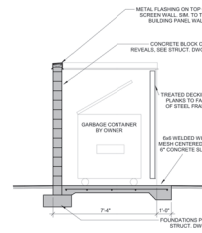
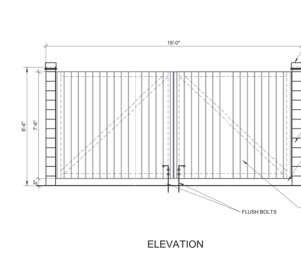
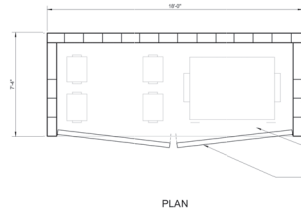
BIKE RACK TO BE:
MODEL: EMERSON
MANUFACTURER: LANDSCAPE FORMS
FINISH: METALLIC SILVER
OR APPROVED EQUAL.

1. BIKE RACK N.T.S.

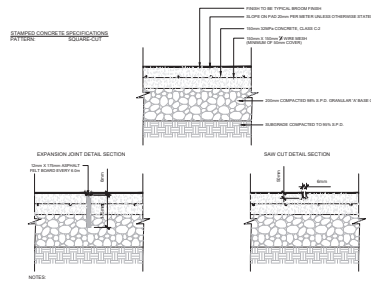
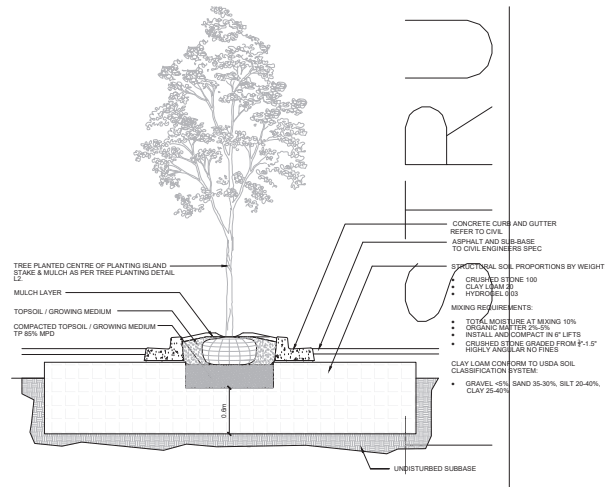


BENCH TO BE:
MODEL: PALISADE
MANUFACTURER: LANDSCAPE FORMS
FINISH: REDWOOD
SIZE: 72" LONG, 14" WIDE, 18" HEIGHT
OR APPROVED EQUAL.

2. BENCH N.T.S.



3. GARBAGE ENCLOSURE N.T.S.

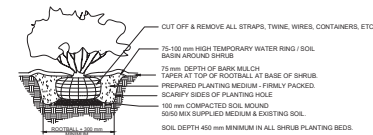
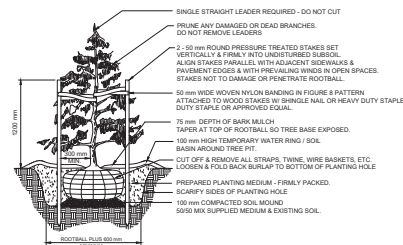
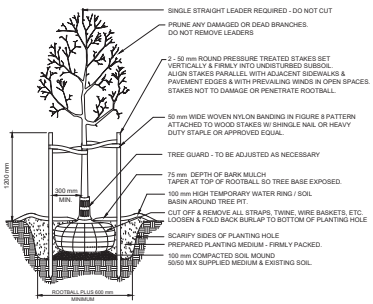


5. STAMPED CONCRETE N.T.S.



PLANTER TO BE:
MODEL: CLARO PLANTER
MANUFACTURER: POT INC.
FINISH: BLACK
SIZE: 18" HEIGHT, 30" WIDE
OR APPROVED EQUAL.

6. PLANTER N.T.S.



ABBOTSFORD OFFICE
403-1407 CLADY AVE. ABBOTSFORD, BC V2S 2E8
T: 604.853.8511 F: 604.853.1565 www.krahn.com
VANCOUVER OFFICE
230-1313 KOOTENAY ST. VANCOUVER, BC V6K 4Y3
T: 604.294.8982 F: 604.294.8985 www.krahn.com



1	28/06/2018	ISSUED FOR DP
2	27/06/2018	ISSUED FOR DP
3	06/03/2018	ISSUED FOR DP
4	18/02/2017	ISSUED FOR DP
5	15/12/2017	ISSUED FOR REVIEW

NO. DATE (YYYY) DESCRIPTION
ISSUES & REVISIONS

PROJECT NAME:
SPIRE 32ND. AVENUE

PROJECT ADDRESS:
**1899 32ND. AVENUE
SURREY, B.C.**

DRAWING TITLE:
DETAILS

SCALE:	AS NOTED
DRAWN:	RM
CHECKED:	ST
PROJECT NO.:	170029

DRAWING NO:
L2

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INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: July 5, 2018 **PROJECT FILE:** 7818-0019-00

RE: Engineering Requirements (Industrial)
Location: 18998 32 Avenue

DEVELOPMENT PERMIT

Construction of the offsite works to service the lands is currently underway through Project 7816-0332-00.

Installation of driveway accesses on 190 Street can be delivered through the Building Permit Process and issuance of a City Road and Right-of-Way Permit (CRRP).

Confirmation of service connection adequacy and locations must be undertaken through the Building Permit Process.

Also note the applicant must obtain an Erosion & Sediment Control (ESC) Permit from the Engineering Department for the onsite works, prior to issuance of the Building Permit. The process requires submission and approval of an ESC Plan that minimizes sediment and sediment-laden water from entering the City drainage system, during building construction and servicing.

DEVELOPMENT VARIANCE PERMIT

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

Rémi Dubé, P.Eng.
Development Services Manager

KMH

Tree Preservation Summary

Surrey Project No:

Address: 18998 - 32 Avenue

Registered Arborist: Shan Tennyson # ON-0969A

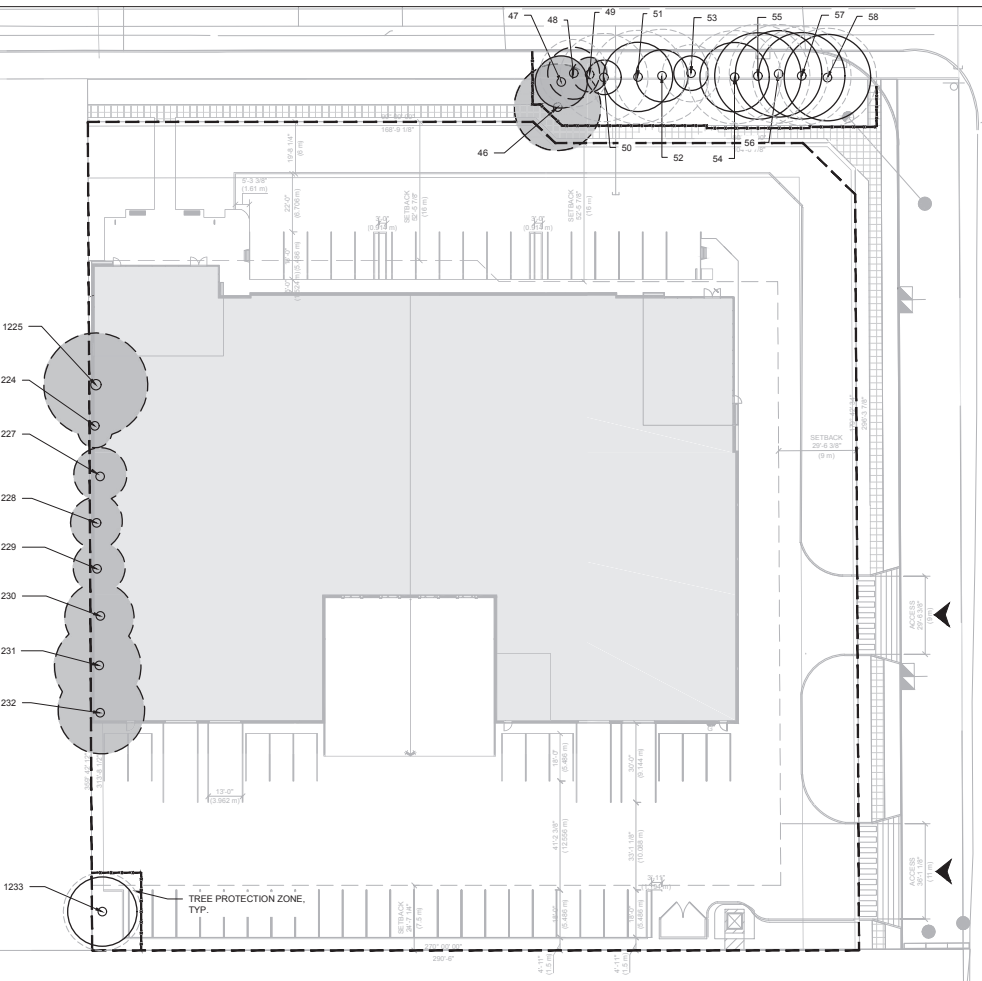
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	22
Protected Trees to be Removed	11
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	11
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u>11</u> X two (2) = 22	22
Replacement Trees Proposed	27
Replacement Trees in Deficit	0
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	0
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	0

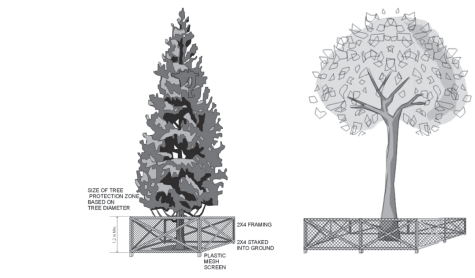
Summary, report and plan prepared and submitted by:

S. Tennyson
(Signature of Arborist)

July 4/18
Date



Page -3-



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 FENCE DETAIL

PROTECTING AND MANAGING TREES DURING CONSTRUCTION

- Upon receiving the necessary approvals and prior to the commencement of tree removals, all areas designated for preservation must be flagged in the field. All designated preservation areas must be left standing and undamaged during the removals work. All tree removals must be felled into the development area. The removals are to be completed outside of the migratory bird/ nesting season which is generally between mid-March to Mid-April. A Qualified Environmental Professional must provide a report indicating the presence or absence of bird nests for any permit submissions for tree removals during this time of the year.
- Upon completion of the tree removals, all felled trees are to be removed from the site, and all brush chipped and removed, unless otherwise directed by the Project Manager. No lumber or brush from the clearing is to be stored on the site, all brush, roots and wood debris must be shredded into pieces.
- Tree Protection Fencing will be installed along retained tree areas adjacent to areas where construction will encroach into the adjacent tree edge. Refer to detail provided by Arborist and/or Municipality.
- Areas within the drip line of the trees designated for preservation are not to be used for any type of storage (e.g. storage of debris, construction material, surplus soils, and construction equipment). No trenching or tunneling for underground services shall be located within the tree protection zone or drip line of trees designated for preservation within or adjacent to construction zone.
- Trees shall not have any rigging cables or hardware of any sort attached or wrapped around them, nor shall any contaminants be dumped within the protective areas. Further, no contaminants shall be dumped or flushed where they may come into contact with the feeder roots of the trees.
- In the event that it is necessary to remove additional limbs or portions of trees, after construction has commenced, to accommodate construction, the Consulting Arborist or project administrator is to be informed and the removal is to be executed carefully and in full accordance with arboricultural techniques, by a certified and licensed Arborist.
- During excavation operations in which roots are affected, the Contractor is to prune all exposed roots cleanly. Pruned root ends shall point obliquely downwards. The exposed roots should not be allowed to dry out. The Contractor shall discuss watering of the roots with the Owner and Contract Administrator prior to pruning to ensure that so that optimum soil moisture is maintained during construction and backfilling operations. Backfilling must be completed with clean, uncontaminated native topsoil.

TREE INVENTORY CHART

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 bark, decay, missing leader, significant disease or parasitic plant presence
 Fair Condition - Moderate canopy dieback and/or bark, little 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

TAG/TREE #	BOTANICAL NAME	COMMON NAME	DBH (cm)	CANOPY DIA. (m)	CONDITION	LOCATION	COMMENTS	RECOMMENDATION
46	Pseudotsuga menziesii	Douglas Fir	70	5	Good	Off Site		Remove for Construction - sidewalk
47	Pseudotsuga menziesii	Douglas Fir	30	3	Fair-Poor	Off Site	Significant canopy and branch dieback	Remove for Health
48	Picea abies	Norway Spruce	40	3	Fair	Off Site	Leaning and some canopy dieback	Retain and Protect
49	Picea abies	Norway Spruce	33	2	Fair-Poor	Off Site	Significant canopy and branch dieback	Remove for Health
50	Pinus monticola	Western White Pine	80	2	Good	Off Site		Retain and Protect
51	Pseudotsuga menziesii	Douglas Fir	65	4	Good	Off Site		Retain and Protect
52	Pseudotsuga menziesii	Douglas Fir	65	3	Good	Off Site	Significant canopy and branch dieback	Retain and Protect
53	Picea abies	Norway Spruce	30	2	Good-Fair	Off Site	Some canopy dieback	Retain and Protect
54	Pseudotsuga menziesii	Douglas Fir	65	4	Good	Off Site		Retain and Protect
55	Pseudotsuga menziesii	Douglas Fir	75	5	Good	Off Site	Ivy growing on trunk, works encroaching into TPZ	Retain and Protect
56	Pseudotsuga menziesii	Douglas Fir	70	5	Good	Off Site	Ivy growing on trunk	Retain and Protect
57	Pseudotsuga menziesii	Douglas Fir	70	5	Good	Off Site	Ivy growing on trunk	Retain and Protect
58	Pseudotsuga menziesii	Douglas Fir	70	5	Good	Off Site	Ivy growing on trunk, works encroaching into TPZ	Retain and Protect
1234	Pseudotsuga menziesii	Douglas Fir	100	4	Good-Fair	On Site	2 Stems at 2m off ground, included bank	Remove for Construction - building
1225	Pseudotsuga menziesii	Douglas Fir	120	6	Good	On Site		Remove for Construction - building
1227	Pseudotsuga menziesii	Douglas Fir	60	3	Good-Fair	On Site	Missing branches	Remove for Construction - building
1228	Pseudotsuga menziesii	Douglas Fir	65	3	Good	On Site		Remove for Construction - building
1229	Pseudotsuga menziesii	Douglas Fir	70	3	Good	On Site		Remove for Construction - building
1230	Pseudotsuga menziesii	Douglas Fir	75	4	Good	On Site		Remove for Construction - building
1231	Pseudotsuga menziesii	Douglas Fir	110	5	Good	On Site	Slight Lean	Remove for Construction - building
1232	Pseudotsuga menziesii	Douglas Fir	100	5	Good-Fair	On Site	Bulge in lower trunk	Remove for Construction - building
1233	Pseudotsuga menziesii	Douglas Fir	50	4	Good	On Site	Works encroaching into TPZ	Retain and Protect

SUMMARY: SURREY
22 SIGNIFICANT TREES ASSESSED

11 TREES PROPOSED FOR REMOVAL: 2 FOR POOR OR FAIR-POOR HEALTH AND FOR DEVELOPMENT
 9 FOR DEVELOPMENT

TOTAL REPLACEMENT TREES REQUIRED: 22
 TOTAL REPLACEMENT TREES PROPOSED: 27

CONSTRUCTION MITIGATION AND MANAGEMENT

POTENTIAL CONSTRUCTION IMPACTS TO TREES

Trees are living organisms that react to changes in their environment. Trees can be damaged during construction without showing signs of damage until some years later. Many of the problems relate to the roots and result in slow death of the tree through its inability to absorb sufficient water and nutrients.

SOIL COMPACTION

The leading cause of construction damage to trees is compaction of the soil around the roots. Equipment entering into a preservation zone compresses the air pockets around the roots inhibiting the tree from absorbing nutrients and water. This damage ultimately reduces the health of the tree. Accordingly, during the removal stage, equipment use within the preservation zones should be restricted to ensure that the tree's roots are not disturbed, thereby assisting to maintain their continued health.

MECHANICAL DAMAGE

Equipment can also physically damage the trees through striking the trunk, limbs and/or roots. Felled trees can also cause damage during the tree removal stage of development. Some damage is unavoidable due to the density of the trees, however, through the use of proper equipment and best management practices the damage can be minimized. The contractor should be held responsible for all avoidable damage to the trees during all stages of development.

ROOT DAMAGE

Tree preservation is dependent not only on protecting the root zone from compaction and damage, but it is also critical to ensure that the structural roots within the root plate are not disturbed. Impacts to this area may result in a failure of the trees.

During construction, there are situations where work must be completed within a protection zone that will have an impact to the roots of the preserved trees. The most common root injury is cutting typically caused by trenching for utilities. The feeder roots of a tree are typically situated within the upper 30 cm of the soil profile. Any trenching or excavation within this zone will damage roots. Roots play a critical role in anchoring a tree. If major support roots are severed the tree is more susceptible to wind throw damage and could pose a hazard to adjacent structures and people.

SMOTHERING ROOTS WITHIN THE TREE PROTECTION ZONE

Tree roots require space and air to absorb water and minerals. When grades are increased the feeder roots are no longer able to effectively function. Grade changes of only ten centimeters can kill the fine roots of some trees.

Krahn
 GROUP OF COMPANIES

ABBOTSFORD OFFICE
 430-3407T 604-703-4100 ABBOTSFORD, BC V2C 2S8
 T: 604.853.8831 F: 604.850.1580 www.krahn.com

VANCOUVER OFFICE
 210-1311 KOOTENAY ST. VANCOUVER, BC V6K 4Y3
 T: 604.294.6562 F: 604.294.6565 www.krahn.com

KDPlanning
 a DESIGN LTD.

LEGEND

- EXISTING TREE PROPOSED FOR REMOVAL
- EXISTING TREE TO BE RETAINED
- TREE PROTECTION FENCING
- 19 TREE TAGNO.

3 04/07/2018 REISSUED FOR DP
 2 19/12/2017 ISSUED FOR CP
 1 19/12/2017 ISSUED FOR REVIEW

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

SEAL

Assessment Done Dec. 8, 2017 By
 Shan Tenneyson,
 I.S.A. # ON 0969A

PROJECT NAME:
 SPIRE 32ND. AVENUE

PROJECT ADDRESS:
 18922 32ND. AVENUE
 SURREY, B.C.

DRAWING TITLE:
 TREE MANAGEMENT
 PLAN AND DETAIL

SCALE: 1:400 AT ARCH C SIZE

DRAWN: RM
CHECKED: ST
PROJECT NO.: 170029

DRAWING NO.: T1

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0019-00

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: 030-387-019
Lot 1 Section 21 Township 7 New Westminster District Plan EPP76663
18998 – 32 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F. of Part 47A "Business Park 1 Zone (IB-1)" the minimum side yard setback is reduced from 7.5 metres (25 ft.) to 0.0 metres (0 ft.); and
 - (b) In Section I.2. of Part 47A "Business Park 1 Zone (IB-1)" a portion of the landscaping strip that abuts an Arterial Road is reduced from not less than 6.0 metres (20 ft.) to not less than 3.5 metres (12 ft.).
4. This development variance permit applies to only 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.

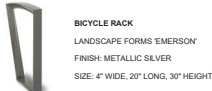
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit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

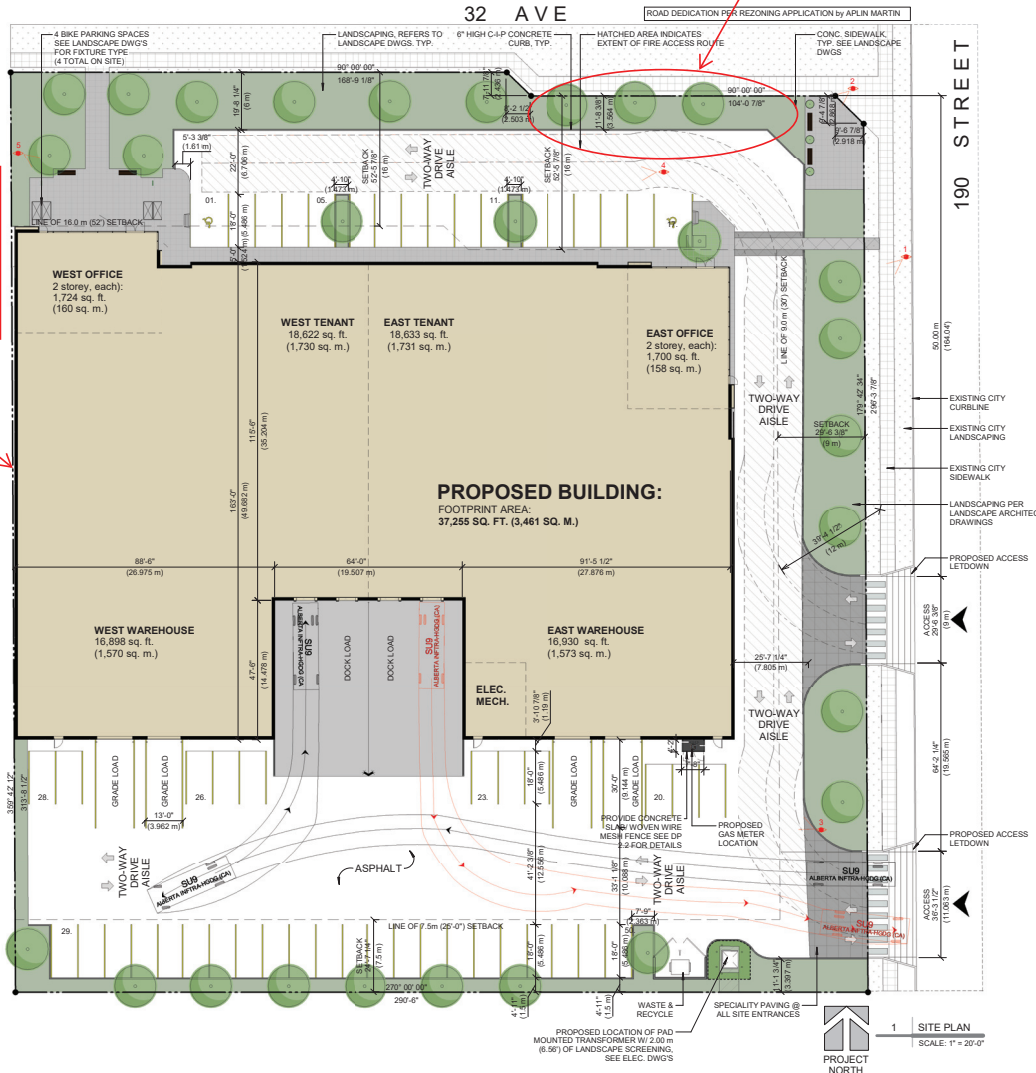
SITE FURNISHINGS:



BENCH
LANDSCAPE FORMS PALISADE
FINISH: REDWOOD
SIZE: 72' LONG, 19 1/2' WIDE, 16' HEIGHT

Variance to reduce landscaping strip from 6.0 m to 3.5 m

Variance to reduce west side yard setback from 7.5 m to 0.0 m



PROJECT DATA

CIVIC ADDRESS: 18922 - 32nd AVE, SURREY, BC
LEGAL ADDRESS: xxx

7. PARKING AND LOADING:

INDUSTRIAL USE:
PARKING STALLS REQUIRED: 1 SPACE PER 100 sq. m. (1,075 sq. ft.) OF GROSS FLOOR AREA

ZONING BYLAW ANALYSIS (CITY OF SURREY)

- ZONING:** BUSINESS PARK 1 ZONE - IB-1
- SITE AREA:** 90,002 sq. ft. (2,066 ACRES); (8,361.46 sq. m. (0.836 HA))
- SITE COVERAGE:**
ALLOWABLE SITE COVERAGE: 60%
GROSS BUILDING AREA: 40,678 SQ. FT. (3,780 SQ. M.)
MAIN FLOOR: 37,255 SQ. FT. (3,461 SQ. M.)
SECOND FLOOR: 3,423 SQ. FT. (318 SQ. M.)
PROPOSED SITE COVERAGE: 41 = %
FLOOR SPACE RATIO: 0.45
- BUILDING HEIGHT:**
MAXIMUM HEIGHT: 45'-0" (14.0 M)
PROPOSED HEIGHT: 45'-0" (14.0 M)
- REQUIRED SETBACKS:**
FRONT YARD (NORTH): 16.0m [52 ft]
SIDE YARD (DIRECTION): 7.5m [25 ft]
SIDE YARD (EST): 9.0m [30 ft] Side Yard on Flanking Street
REAR YARD (SOUTH): 7.5m [25 ft]
- LANDSCAPING REQUIREMENTS:**
- ALL LANDSCAPING TO SURREY ZONING BYLAW
- SEE LANDSCAPE PLAN FOR DETAILS

OFFICE USE:
PARKING STALLS REQUIRED: 2.5 SPACE PER 100 sq. m. (1,075 sq. ft.) OF GROSS FLOOR AREA
LOADING STALLS REQUIRED: All industrial buildings must provide an off-street loading/unloading space adjacent to each overhead loading door of the building, or where no loading door is provided, adjacent to a door, outside the building
DRIVE AISLE WIDTH: 22'-0" (6.7 M) @ 90°
CALCULATIONS (MAX. PROJECTED): OFFICE - (6,848 / 1,075) + 2.5 = 15.9 SPACES
INDUSTRIAL - 33,830 / 1,075 = 31.47 SPACES
CALCULATIONS (SURREY 40% FACTORING): INDUSTRIAL - 52,157 / 1,075 = 48.5 SPACES
TOTAL REQUIRED = 49 (48.5)
TOTAL PROVIDED = 50

STALL DIMENSIONS:
STANDARD STALL DIMENSIONS: 9'-0" (2.75M) WIDE, 18'-0" (5.5M) LONG
ACCESSIBLE STALL DIMENSIONS: 12'-0" (3.7 M) WIDE, 18'-0" (5.5 M) LONG
LOADING STALL DIMENSIONS: 13'-0" (4.0 M) WIDE, 30'-0" (9.1 M) LONG
TOTAL STALLS PROVIDED: 51 STANDARD STALLS
2 ACCESSIBLE STALLS

