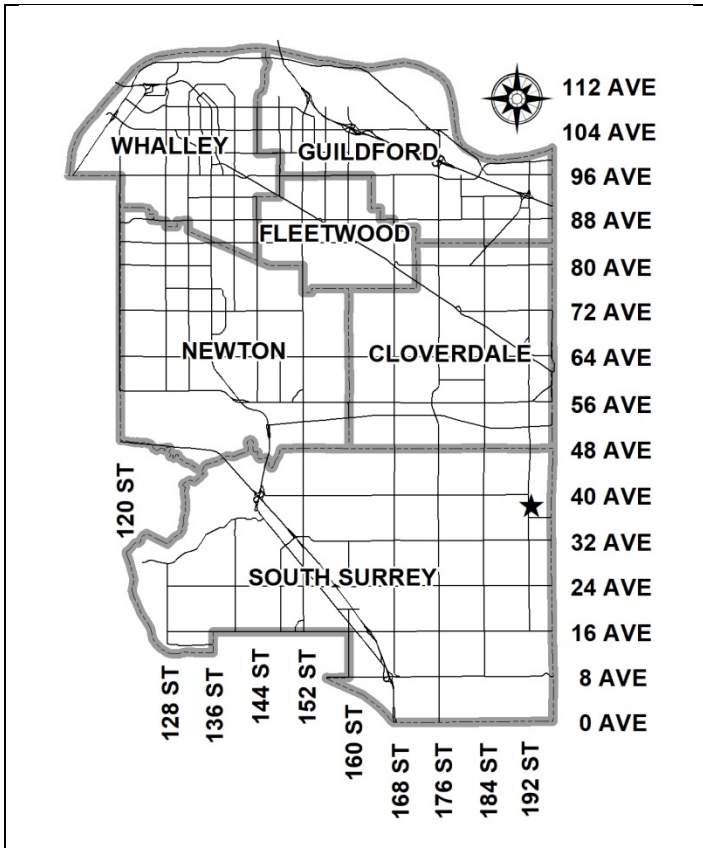


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0044-00

Planning Report Date: July 9, 2018



PROPOSAL:

- **Development Permit**

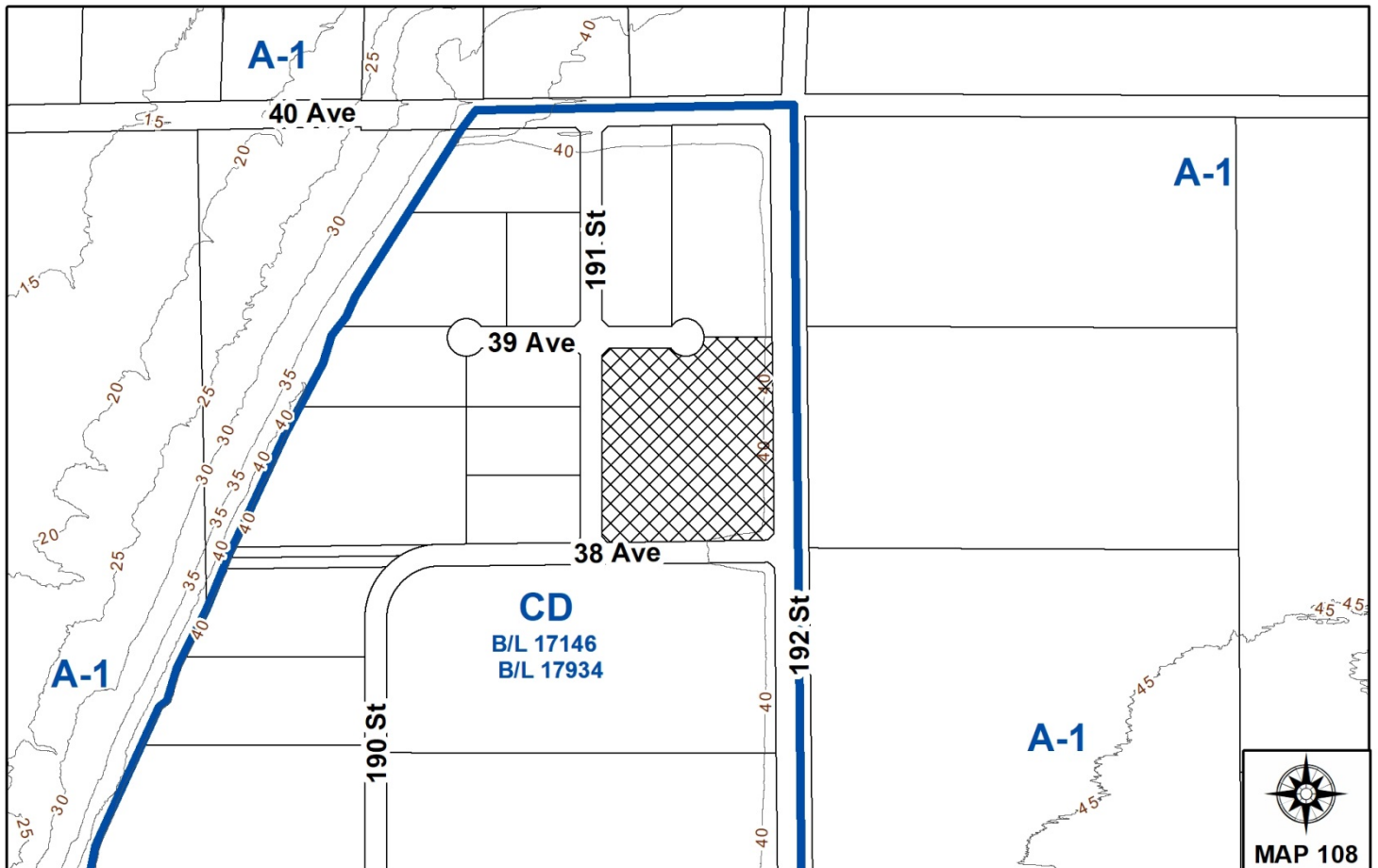
to permit the development of a 13,796 square metre (148,500 sq. ft.) multi-tenant industrial building.

LOCATION: 19155 - 38 Avenue

ZONING: CD (By-law No. 17146 as amended by By-law No. 17934)

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park and Landscaping Strips



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" and "Landscaping Strips" designations in the Campbell Heights Land Use Plan (LAP).
- The form and character of the proposed building is appropriate for this part of Campbell Heights and is consistent with the 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. 7918-0044-00 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) registration of a Section 219 Restrictive Covenant to prohibit any use that requires a Metro Vancouver air quality permit from locating on the site; and
 - (e) registration of a Section 219 Restrictive Covenant to restrict second storey mezzanine floor area to 21% of the main floor area.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Parks, Recreation & Culture:	No concerns.
Surrey Fire Department:	No concerns.

SITE CHARACTERISTICS

Existing Land Use: Undeveloped pre-serviced industrial land.

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
North (Across 39 Avenue):	Vacant Industrial Land (Development Application 7917-0135-00 has been approved for a 4,540 square metre multi-tenant industrial building)	Business Park and Landscaping Strips	CD (By-law No. 17146 as amended by By-law No. 17934)
East (Across 192 Street):	Farmland.	Technology Park or Business Park (Office) and Landscaping Strips	A-1
South (Across 38 Avenue):	Vacant Industrial Land	Business Park and Landscaping Strips	CD (By-law No. 17146 as amended by By-law No. 17934)
West (Across 191 Street):	Vacant Industrial Land (Development Application 7917-0552-00 is pre-Council and proposes a 9,035 square metre multi-tenant industrial building)	Business Park	CD (By-law No. 17146 as amended by By-law No. 17934)

DEVELOPMENT CONSIDERATIONSBackground:

- The 2.8 hectare (7 acre) subject site is located in the Campbell Heights North business park between 191 Street and 192 Street, north of 38 Avenue. The site is designated "Mixed Employment" in the Official Community Plan (OCP), and "Business Park" and "Landscaping Strips" in the Campbell Heights Local Area Plan (LAP).
- On June 7, 2010, the subject site was rezoned from "General Agricultural Zone (A-1)" to "Comprehensive Development Zone (CD)" (By-law No. 17146) under Development Application No. 7910-0032-00. CD By-law No. 17146 was subsequently amended by By-law No. 17934 on June 17, 2013 under Development Application No. 7912-0160-00, to adjust the outdoor storage area boundaries.
- CD By-law No. 17146, as amended by By-law No. 17934, permits light impact industry, warehouse uses, distribution centres, transportation industry, office uses, and other accessory uses, forming part of a comprehensive design.
- The subject site was created as part of a subdivision under Development Application No. 7916-0289-00, which was approved on June 23, 2017. The site was cleared and serviced for development as part of the subdivision.

Proposal:

- The applicant is proposing a Development Permit (DP) to allow two (2) multi-tenant industrial buildings on the site, with a total floor area of 13,796 square metre (148,500 sq.ft.) (Appendix II). Of the total floor area proposed, 11,550 square metres (124,323 sq. ft.) is proposed for ground floor warehouse use, and 2,246 square metres (24,176 sq. ft.) is proposed for second-storey accessory office use. The proposed floor area ratio (FAR) of 0.49 and 41% lot coverage comply with the maximum 1.0 FAR and 60% lot coverage respectively permitted under the CD Zone (By-law No. 17146 as amended by By-law No. 17934).
- The form, character and density of the proposed development complies with the Campbell Heights Local Area Plan (LAP) and the proposed development meets the requirements of the CD Zone (By-law No. 17146 as amended by By-law No. 17934), including floor area, lot coverage, building height and building setbacks.

Access and Parking:

- The proposed development will have three vehicular entrances: one entrance for the south building (Building A) from 38 Avenue, one entrance for the north building (Building B) from 39 Avenue, and one entrance from 191 Street for access to the shared loading area for Buildings A and B.
- The main parking areas for employees and visitors will be located along the north property line (for Building B) and south property line (for Building A).
- The loading area will also be located in the middle of the site, between the two buildings, away from public view, and screened by landscaping along the east and west property lines, as well as tilt wall screens on both sides of driveway entrance on 191 Street.
- The application is proposing 176 parking spaces, which meets the Zoning By-law requirement of 172 parking spaces for the proposed warehouse and accessory office use.
- The BC Building Code allows up to 40% of the ground floor area to be constructed as second-storey mezzanine, which would require additional parking spaces to be provided at the office use rate if the second-storey office floor area were to be expanded in the future. The applicant has agreed to register a Restrictive Covenant against the title of the land to limit the maximum allowable mezzanine floor area to 21% of the main floor area, which can be accommodated by the number of parking spaces proposed to be provided.

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.
- Because the review of the business park zones has not been completed, staff are recommending that the applicant register a restrictive covenant to prohibit businesses that require a Metro Vancouver air quality permit from locating on the site.

PRE-NOTIFICATION

A development proposal sign was installed on the site on April 6, 2018 and the proposal was referred to the Little Campbell Watershed Society (LCWS) for review and comment. To date staff have not received any comments.

DESIGN PROPOSAL AND REVIEW

- The proposed tilt-up concrete building is consistent with the design guidelines outlined in the Campbell Heights North Design Guidelines and the Official Community Plan (OCP), and is reflective of the existing 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 appearance with architectural emphasis placed on the main façades facing 38 Avenue (Building A) and 39 Avenue (Building B). The building will feature storefront and spandrel glazing, and is articulated to provide visual interest to the areas within public view.
- The main entrances and second-storey offices facing 38 Avenue and 39 Avenue will provide "eyes on the street" in accordance with Crime Prevention Through Environmental Design (CPTED) principles.
- The proposed building construction consists largely of insulated concrete tilt up sandwich panels with pre-finished metal wall cladding and glazing. The building will be constructed to ASHRAE 90.1 standards and will utilize elements such as recycled construction materials, highly efficient thermal glazing, and mechanical and electrical systems. The interior will be finished with low VOC paint, LED lighting throughout the finished office and warehouse, and skylights to provide access to natural daylight.
- Pedestrian linkages are proposed to connect to the sidewalks on 38 Avenue, 191 Street and 39 Avenue, as well as to the multi-use pathway on 192 Street. The east (192 Street) landscaping strip will be heavily planted with CPTED strategies in mind, while also providing a buffer from the site for users of the existing multi-use pathway on 192 Street.
- The connection to the multi-use pathway encourages use of sustainable forms of transportation, including biking and walking. Bicycle racks will be provided, located at Buildings A and B, on the west side of the site close to 191 Street.

Landscaping:

- The landscaping for this site proposes 33 new trees, including Red Maple, Dogwood, Flowering Ash, Sweet Gum, Daybreak Flowering Cherry, Nootka Cypress, and Western Red Cedar, along with shrubs, perennials, and groundcovers to be planted on-site along all property lines and within the parking lot.
- The intent of the proposed landscaping is to introduce a variety of layered plantings to visually break up the scale of the building, screen parking, and enhance the presence of the site.

- A 6.0 to 8.24 metre (20-27 ft.) wide landscaping strip is proposed along 192 Street, in accordance with the zoning requirements, the Campbell Heights Local Area Plan, and the General Development Permit and Design guidelines for Campbell Heights North. The landscape strip along 192 Street will incorporate a planted rain garden and bioswale to manage storm water runoff and allow for on-site bio-filtration as required within Campbell Heights.
- The vehicular entrances to the site will be finished with saw cut concrete.
- The pad-mounted transformers (PMTs) will be located near 191 Street, close to the loading area entrance, and screened by landscaping that is in keeping with the Campbell Heights design guidelines.

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 design guidelines for Campbell Heights North and the OCP.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 5, 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 site is located in the Campbell Heights LAP and 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 is in keeping with the CD Bylaw
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Low impact development standards (LIDs) are incorporated in the design of the project including: <ul style="list-style-type: none"> ○ Absorbent Soils; ○ Roof downspout disconnection; ○ On-lot infiltration trenches or sub-surface chambers; ○ Cisterns/Rain Barrels; ○ Bioswales; ○ Sediment control devices; and ○ Permeable Pavement/Surfaces.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The development design includes connections to off-site pedestrian and multi-use paths, covered outdoor waiting areas, pedestrian specific lighting, pedestrian linkages to transit stops, and bike racks and/or lockers.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Crime Prevention Through Environmental Design (CPTED) principles have been incorporated in the following manner: <ul style="list-style-type: none"> ○ Site design maximizes sight lines from public areas;

Sustainability Criteria	Sustainable Development Features Summary
	<ul style="list-style-type: none"> ○ Exterior lighting of the building providing visibility on the site. ○ Landscaping design with dense planting along 192 Street ensures unimpeded sight lines along the multi-use pathway and no opportunities for public gathering.
6. Green Certification (F1)	<ul style="list-style-type: none"> ● N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> ● A development proposal sign was installed on the site on April 6, 2018 and the proposal was referred to the Little Campbell Watershed Society (LCWS) for review and comment.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Action Summary (Confidential) and Development Data Sheet
- Appendix II. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

EM/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Existing Zoning: CD By-law No. 17146 (as amended by By-law No. 17934)

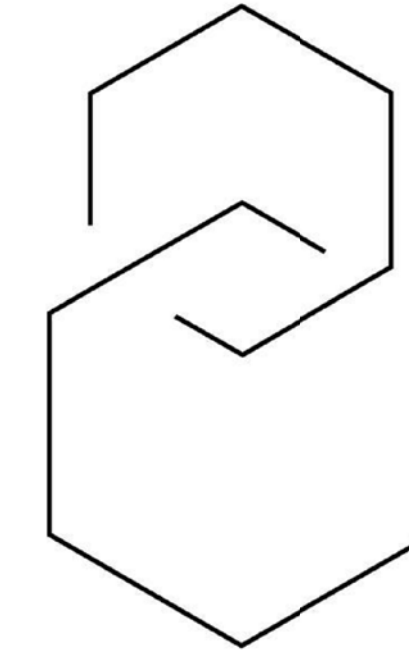
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		28,385.43
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)	60%	41%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	16.0 m	17.05 m
Rear	7.5 m	26.58 m
Side #1 (N,S,E, or W)	7.5 m	7.71 m
Side #2 (N,S,E, or W)	7.5 m	8.41 m
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m	13.72 m
Accessory	6 m	
FLOOR AREA: Commercial		
Retail		
Office		2,246 m ²
Total		
FLOOR AREA: Industrial		11,550 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		13,796 m ²

** 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	0.49
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		77.8 m ²
PARKING (number of stalls)		
Office	56.15	
Industrial	115.5	
Total Number of Parking Spaces	172	176
Number of accessible stalls		4
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	NO
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THIRTY8 AVE

BUSINESS CENTRE



Beedie/

TAYLOR KURTZ
ARCHITECTURE + DESIGN INC.
107 - 1183 COLUMB DRIVE VANCOUVER V6L 2P6 P 604 969 9400

Thirty8 Avenue
Business Centre
38th Ave and 192 Street

Cover
PLOT DATE: 6/22/2018 12:27:28 PM

A000





South West Corner Entry



North West Entry View



North West Entry View - Close Up

ZONING SUMMARY:

PROJECT ADDRESS:
192th Street+ 38th Ave, Surrey BC
LEGAL DESCRIPTION:
Lot 9, Section 28, Township 7, New Westminster District Plan EPP72139

SETBACKS:
Front Yard: Proposed: 17.05 m, Required: 15.85 m
Side Yard: Proposed: 7.71 m, Required: 7.62 m
Flanking Side Yard: Proposed: 8.41 m, Required: 7.62 m
Rear Yard: Proposed: 26.58 m, Required: 7.62 m

EASEMENTS: TBA
AUTHORITY: City of Surrey
ZONE: CD
USES: Industrial, Wholesale
SITE AREA: 28,385.43 m²
F.A.R.: Proposed: 0.49, Permitted: 1.00
LOT COVERAGE: Proposed: 41%, Permitted: 60%
HEIGHT: Proposed: +/- 9.60m, Permitted: 13.72 m

PARKING REQUIRED:
Warehouse: 9,227 m² @ 1/100 m²: 92
Office: 4,474 m² @ 1/100 m²: 45
137

Parking Spaces for Persons w/ Disabilities:
Between 101 and 201 stalls: 2

Small Car Parking Space Permitted:
35% of 138: 48

Parking Provided

Description	Count
Parking Space - ADA - Mirror: ADA 12' x 18'	4
Parking Space: 9' x 18' - 90 deg	172
	176

BICYCLE PARKING
Proposed: 6

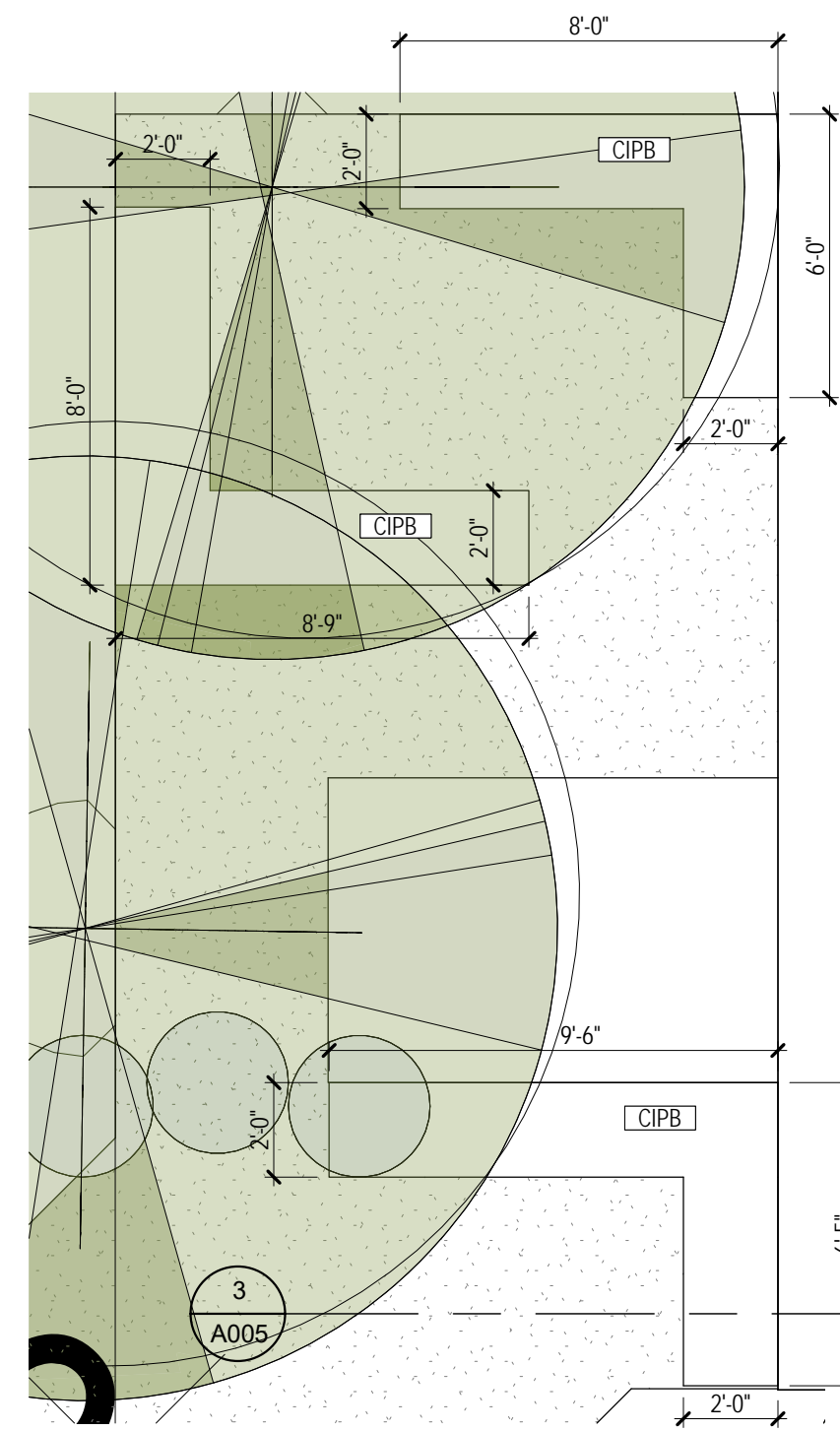
LOADING:
Proposed: 30 Dock Bays, 16 Grade Bays, 46 spaces

Area by Occupancy

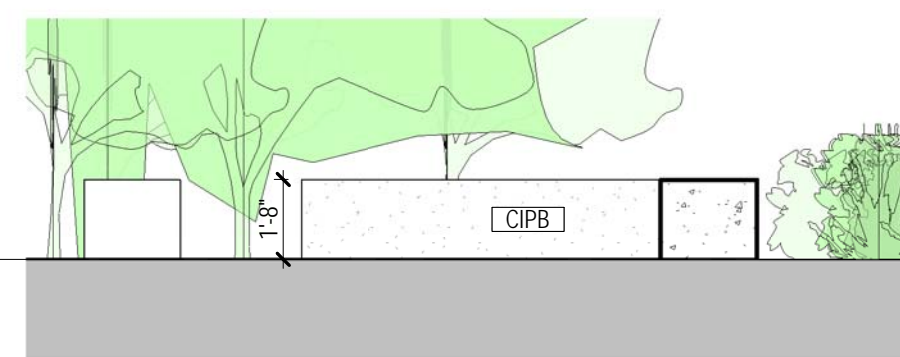
Occupancy	Area
OFFICE	4,474 m ²
SERVICE	93 m ²
WAREHOUSE	9,229 m ²
	13,796 m ²

Area by Level

Building	Level	Area
Bldg A	Level 1	5,693 m ²
Bldg A	Level 2	1,109 m ²
Bldg B	Level 1	5,857 m ²
Bldg B	Level 2	1,137 m ²
		13,796 m ²



2 Concrete Benches - Plan
1/4" = 1'-0"



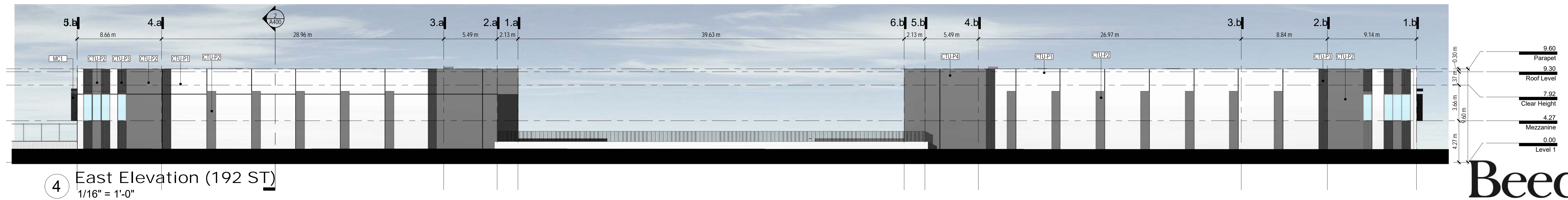
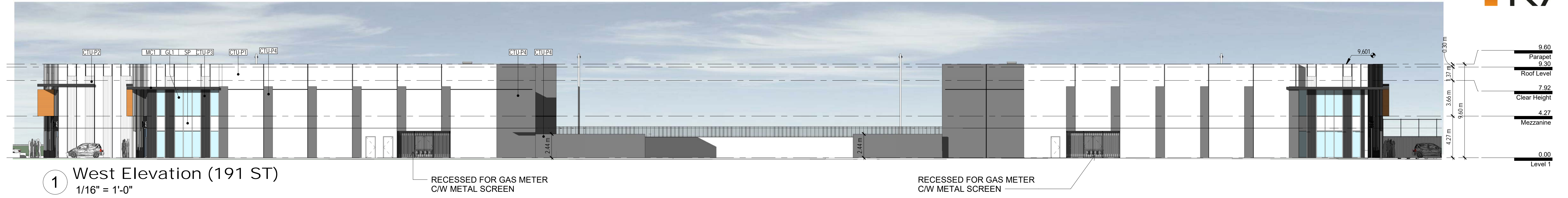
3 Concrete Benches - Elevation
1/4" = 1'-0"

1 Site Plan
1" = 40'-0"



KEYNOTE LEGEND

TAG	DESCRIPTION
CIPB	CAST IN PLACE CONCRETE BENCH
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT



KEYNOTE LEGEND

TAG	DESCRIPTION
CTU-P1	CONCRETE - TILT UP - PAINTED P1 (BM White Wisp)
CTU-P2	CONCRETE - TILT UP - PAINTED P2 (BM Gray Owl) - WITH FORM LINER
CTU-P3	CONCRETE - TILT UP - PAINTED P3 (BM Whale Gray) - WITH FORM LINER
CTU-P4	CONCRETE - TILT UP - PAINTED P4 (BM Whale Gray)
GL1	GLAZING - TYPE 1
MC1	METAL CLADDING - Cascadia 'Weathered Zinc'
SF1	SHOP FRONT GLAZING - TYPE 1
SP	SPANDREL

Note: Entry panels are sawtooth

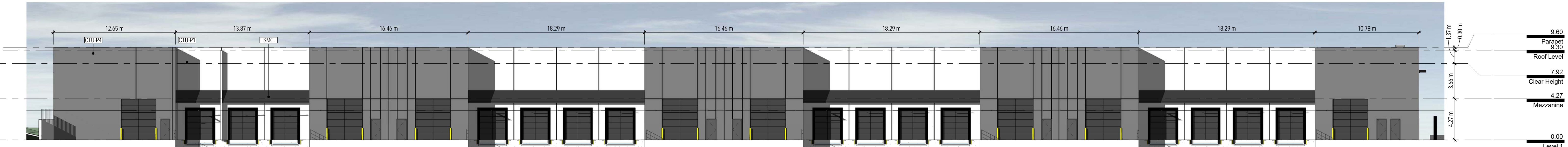
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ARCHITECTURE + DESIGN INC
107 - 1183 COLUMB DRIVE VANCOUVER V6L 2P6 P 604 969 9400

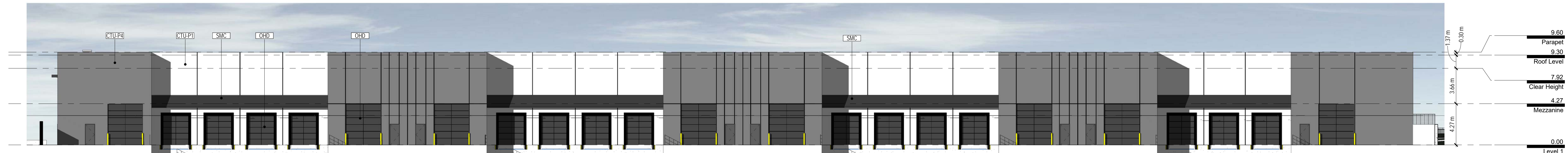
Thirty8 Avenue
Business Centre
38th Ave and 192 Street

Elevations
PLOT DATE: 6/29/2018 10:16:17 AM

A301



1 North Elevation Building A
1/16" = 1'-0"



2 South Elevation Building B
1/16" = 1'-0"

KEYNOTE LEGEND

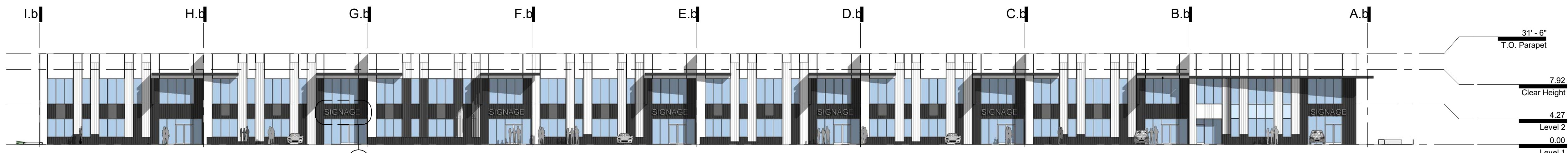
TAG	DESCRIPTION
CTU-P1	CONCRETE - TILT UP - PAINTED P1 (BM White Wisp)
CTU-P4	CONCRETE - TILT UP - PAINTED P4 (BM Whale Gray)
OHD	OVERHEAD DOOR
SMC	STANDING SEAM METAL CLADDING - Cascadia 'Weather Zinc'

Beedie
TAYLOR KURTZ
ARCHITECTURE + DESIGN INC
107 - 1183 COLUMB DRIVE VANCOUVER V6L 2P6 P 604 569 9400

Thirty8 Avenue
Business Centre
38th Ave and 192 Street

Courtyard Elevations
PLOT DATE: 6/29/2018 10:29:31 AM

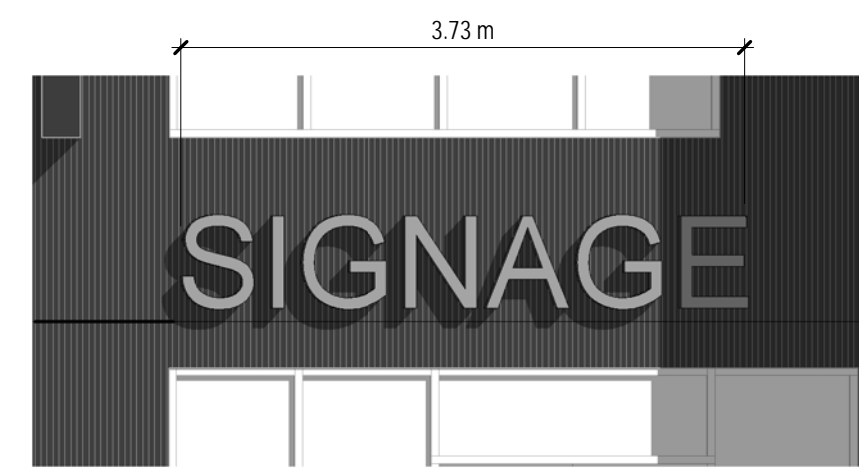
A302



1 Signage - Building B
1 : 250



2 Signage - Building A
1 : 250



3 Signage - Typical Unit Entry Sign
1 : 50

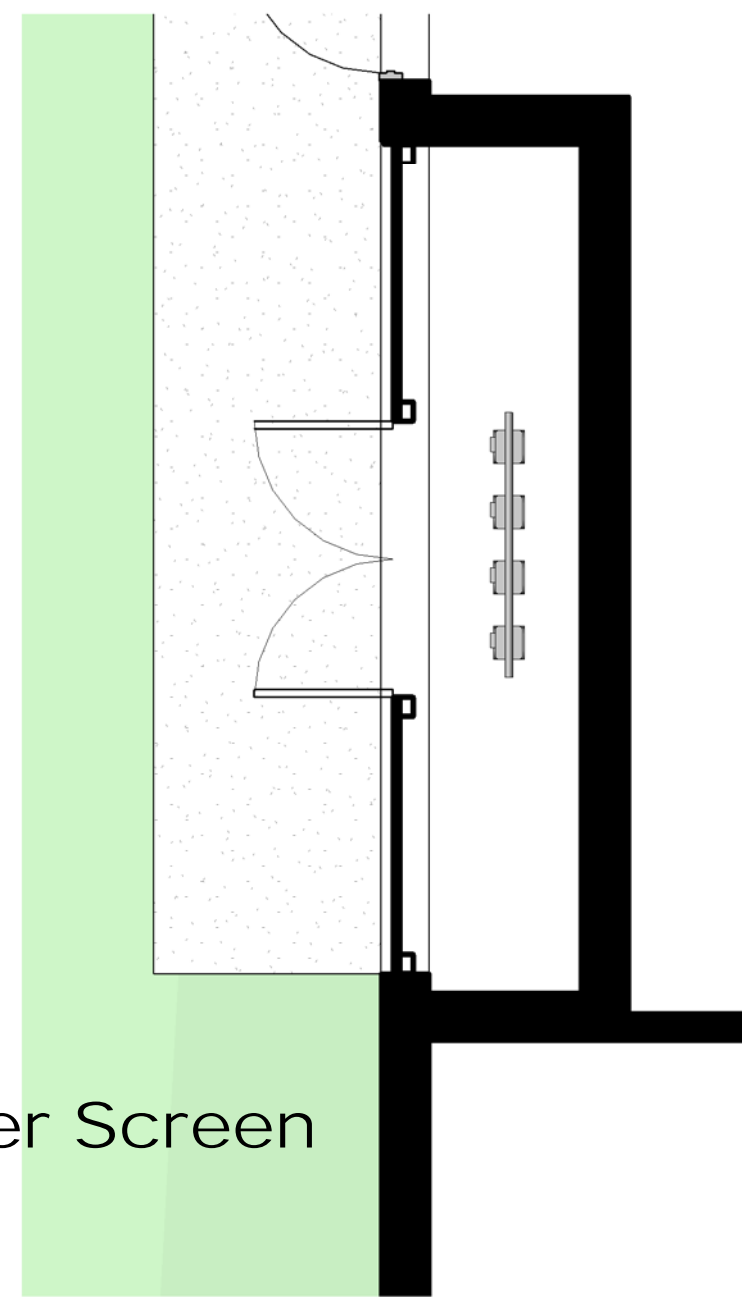
Building A Signage:

- Fascia Signs*
- 8 @ 2.28 sq.m (1st storey)
 - Total 8 signs (18.24 sq.m)
- Total Building Signage*
- 8 tenant signs (18.24 sq.m)

Building B Signage:

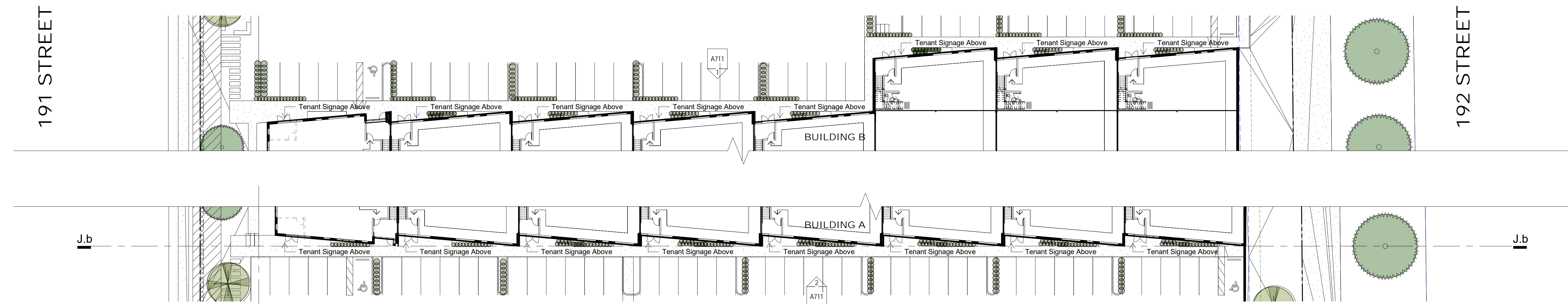
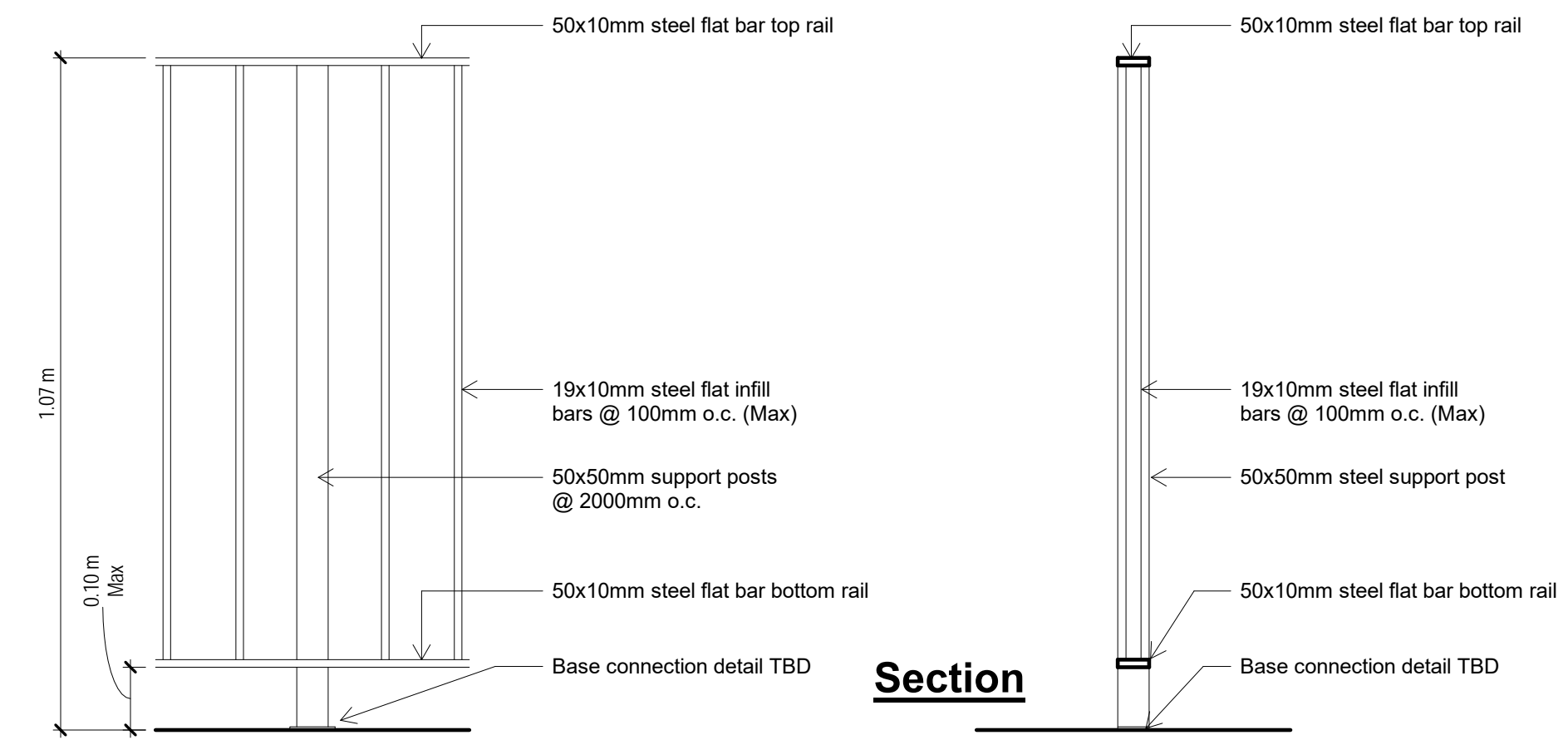
- Fascia Signs*
- 8 @ 2.28 sq.m (1st storey)
 - Total 8 signs (18.24 sq.m)
- Total Building Signage*
- 8 tenant signs (18.24 sq.m)

5 Plan - Gas Meter Screen
1 : 50

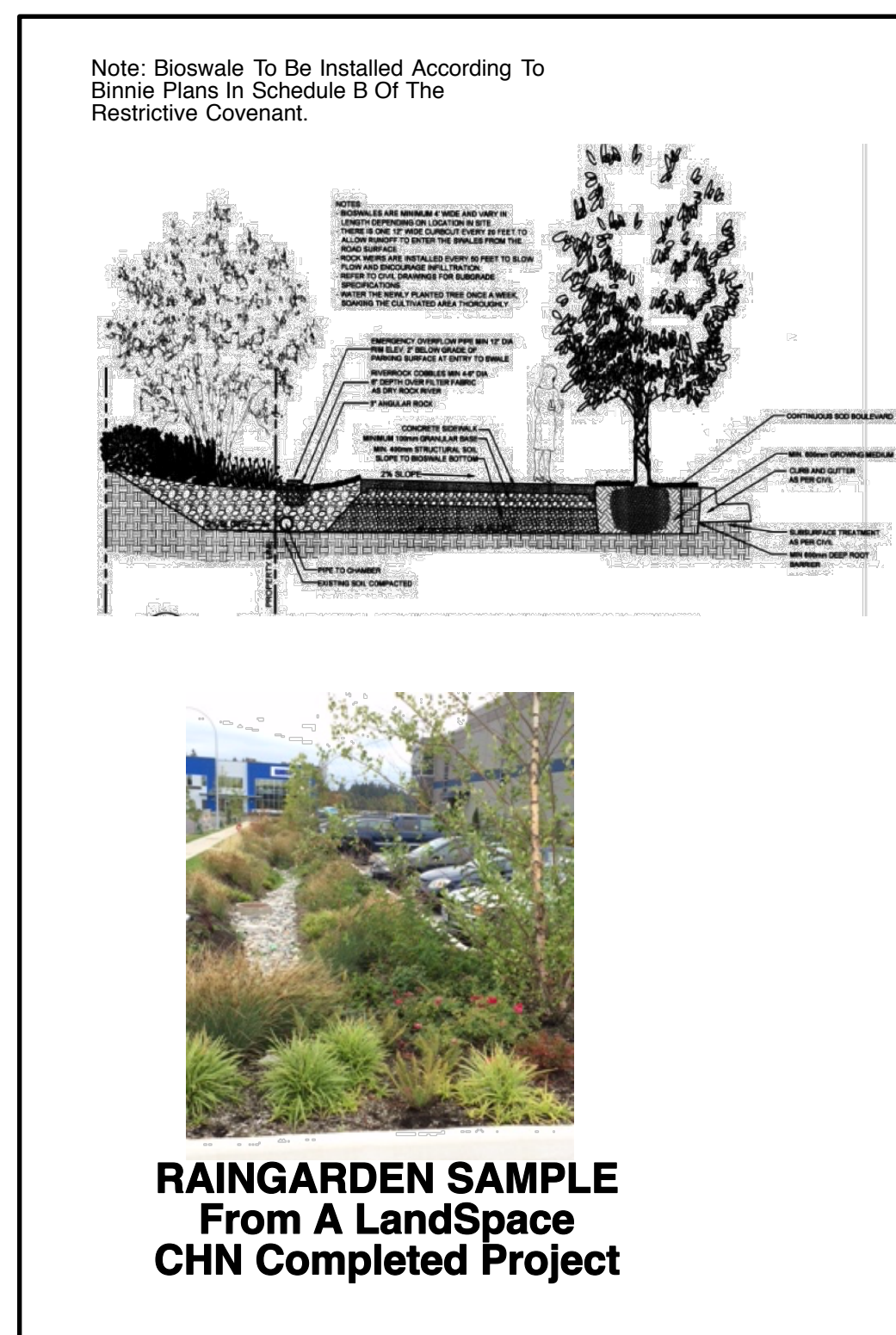
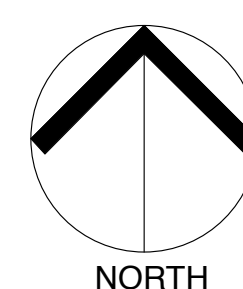
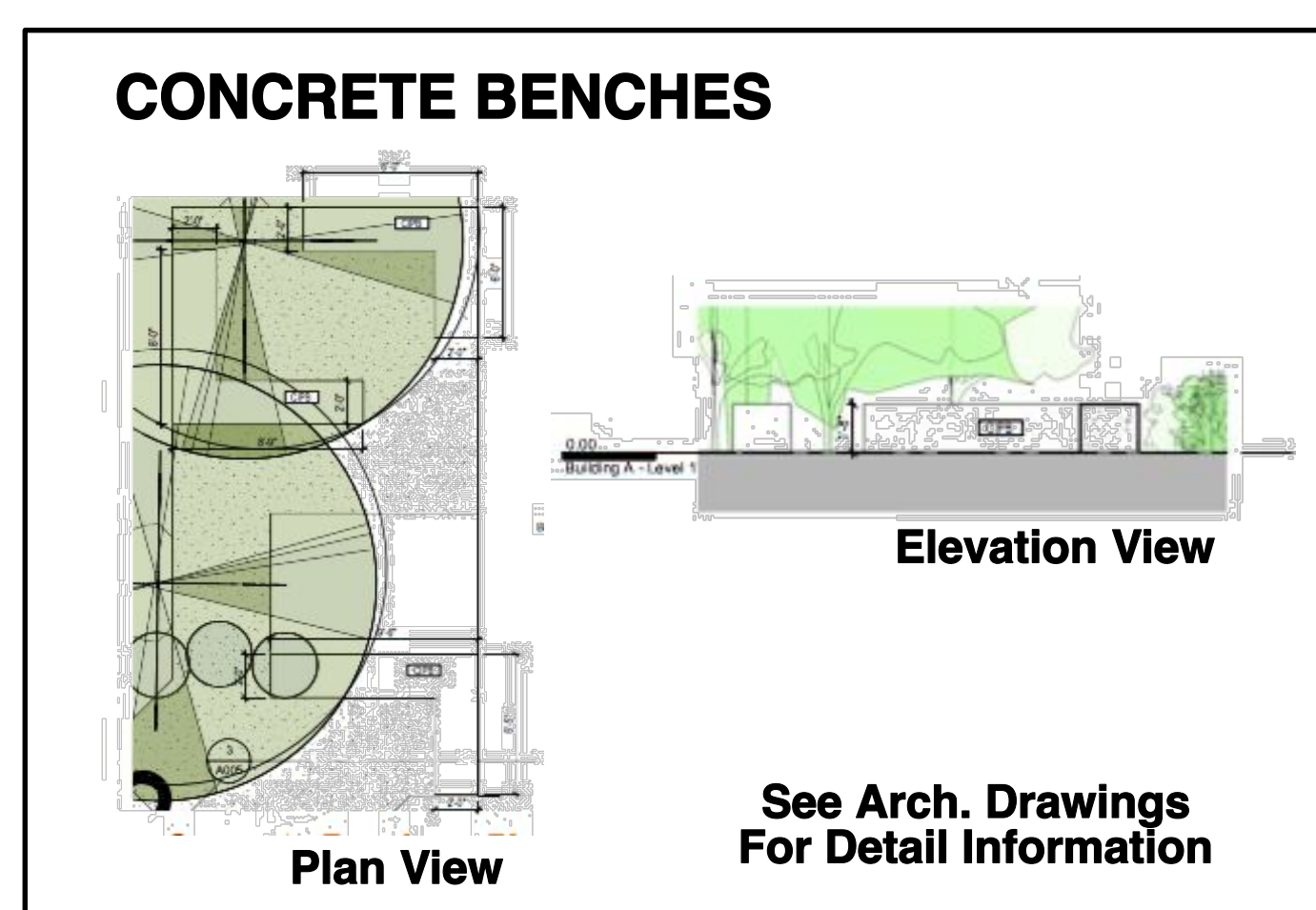
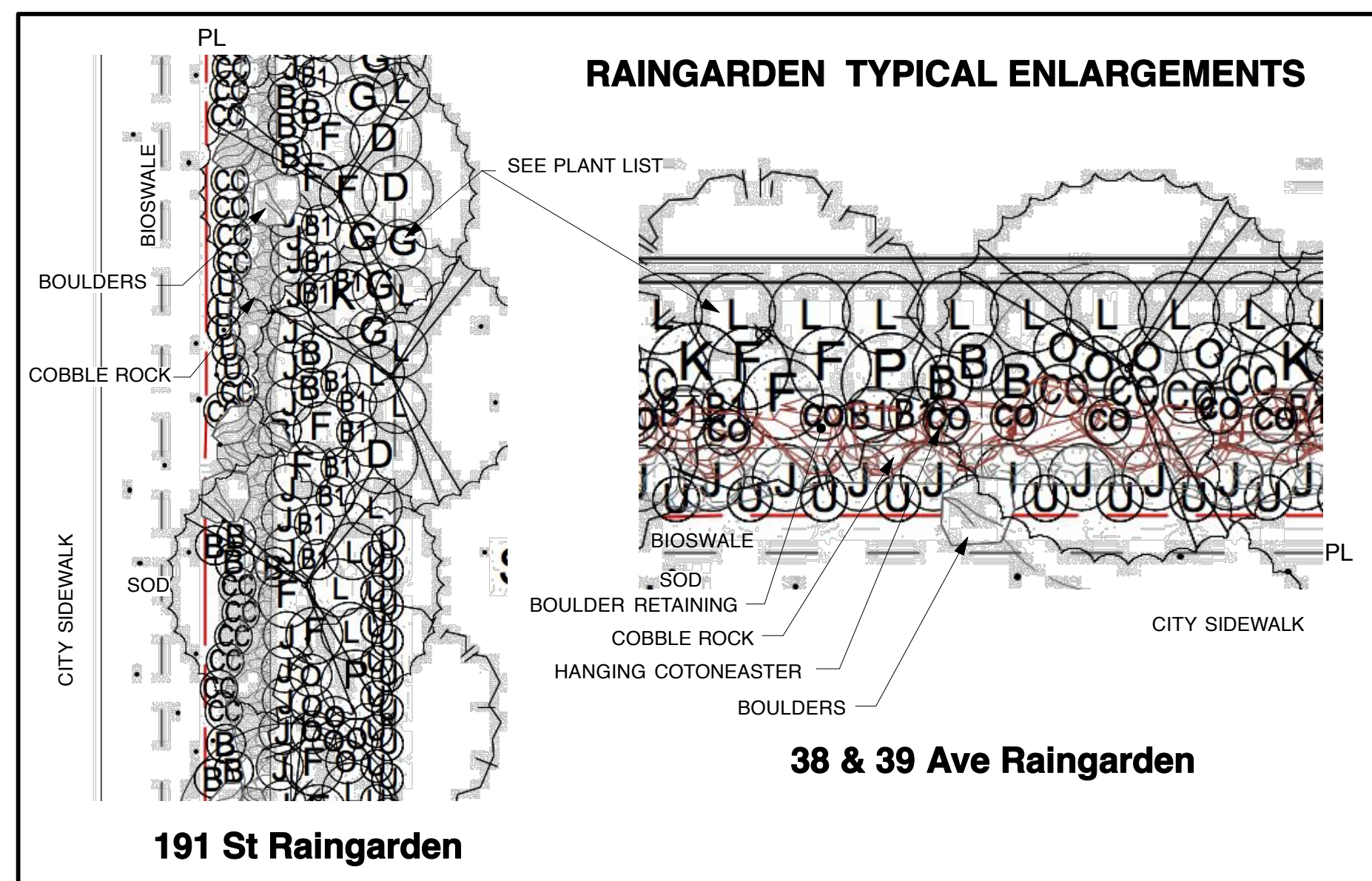


Elevation

6 Guardrail
1 : 10

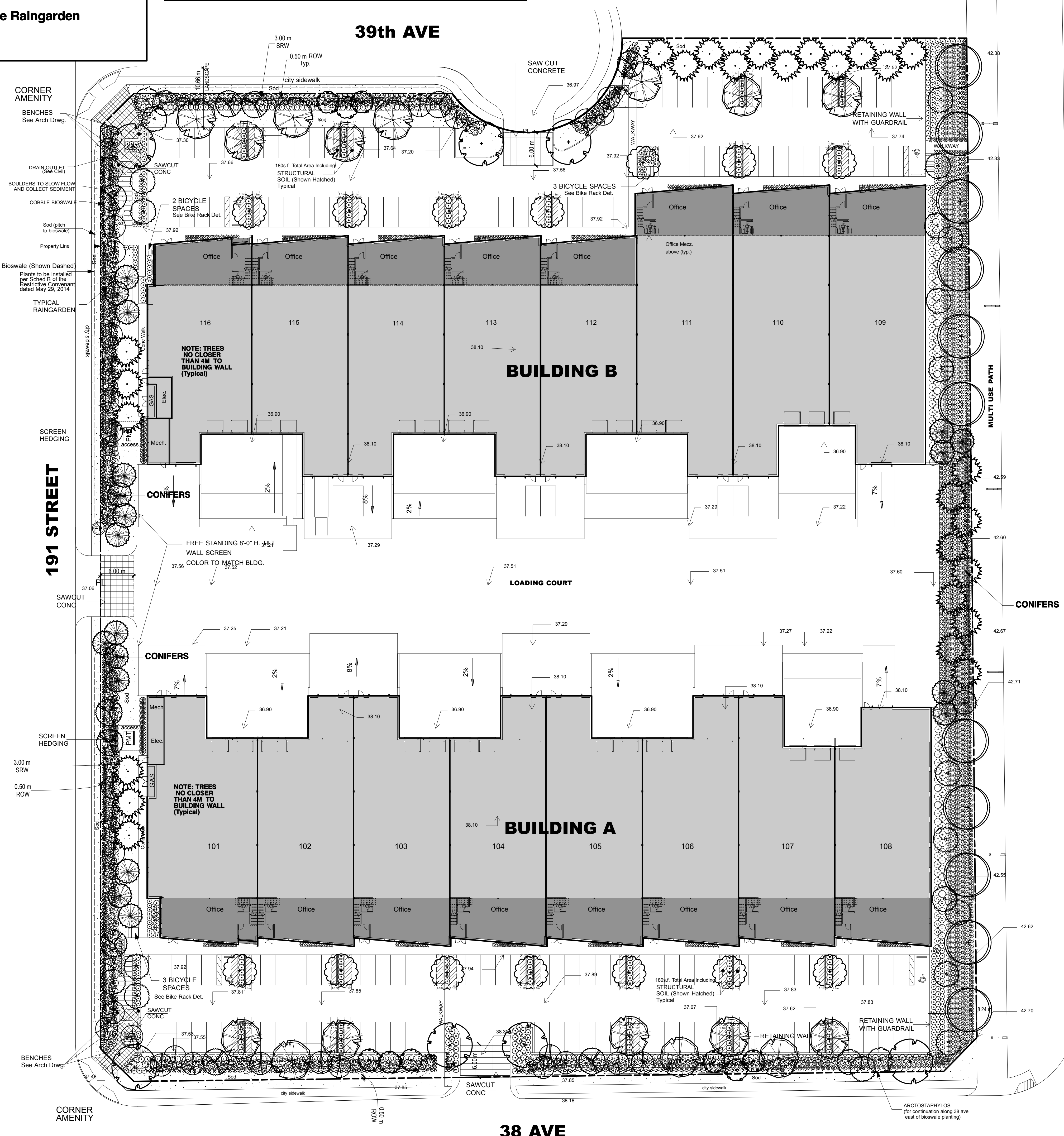
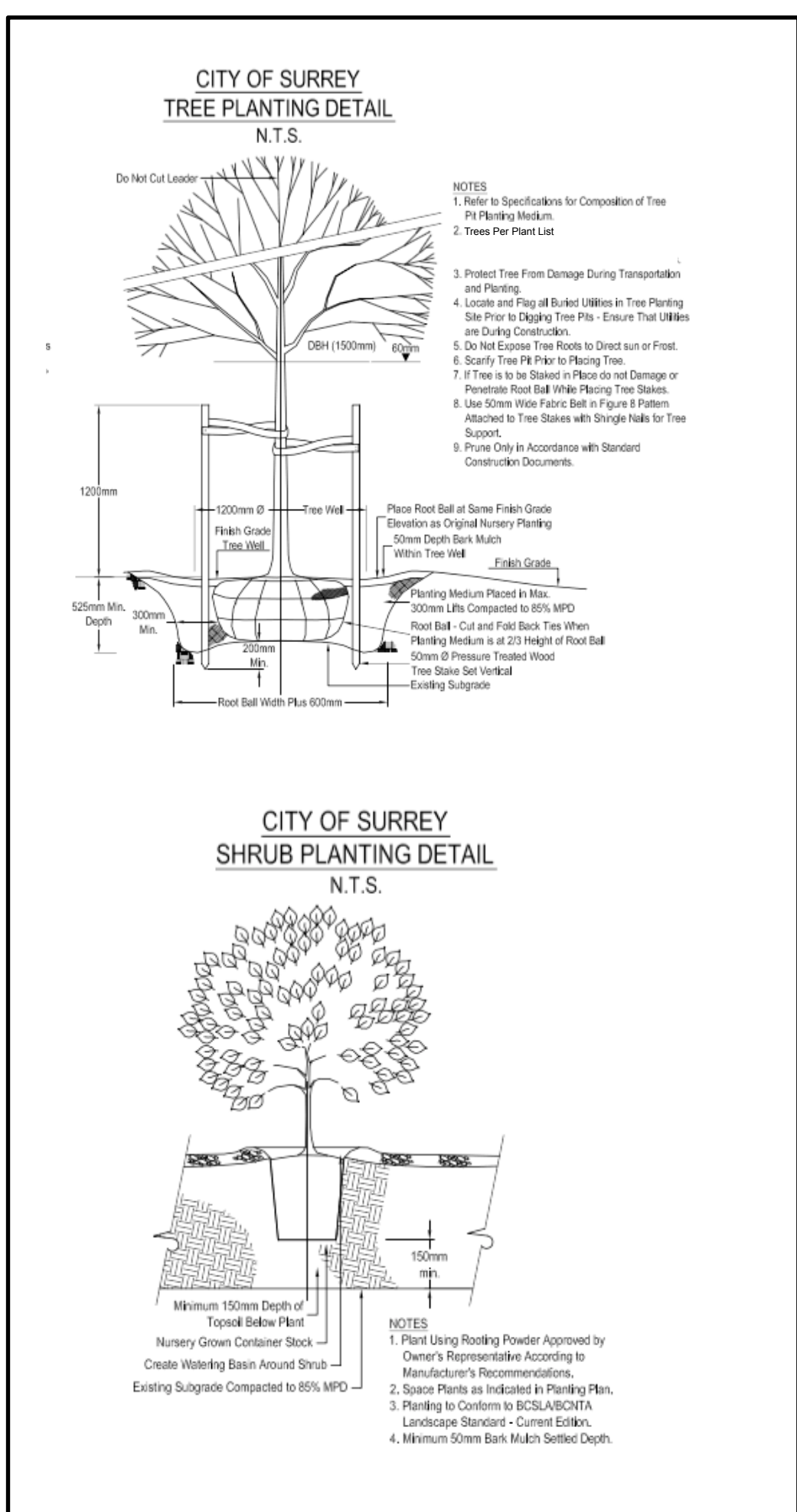


4 Signage Plan
1 : 300



NOTE: ALL PLANTING BEDS TO HAVE 2" (50mm) BARK MULCH

STRUCTURAL SOIL WILL BE PROVIDED TO 0.6M DEPTH IN ALL TREED PLANTING ISLANDS TO PROVIDE 10M3 SOIL / TREE



PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
Trees				
7		Acer rubrum 'Redpoint'	Red Maple Var.	7cm cal. / 1.8m stnd
23		Cornus x nuttallii 'Starlight'	Dogwood Var.	5cm cal. / 1.8m stnd
11		Fraxinus omus 'Arie Peters'	Flowering Ash	6cm cal. / 1.8m stnd
16		Liquidambar styraciflu 'Worplesdon'	Sweet Gum Var.	6cm cal. / 1.8m stnd
14		Prunus yedoensis 'Akebono'	Daybreak Flowering Cherry	6cm cal. / 1.8m stnd
20		Chamaecyparis nootatensis	Nootka Cypress	2.5m ht. / natural form
26		Thuja plicata	Western Red Cedar	3.0m ht. / tree form
Shrubs				
87		Azalea japonica 'Coral Bell'	Japanese Azalea	#2 pot
940		Carex morrowii 'Ice Dance'	Sedge	#1 pot
69		Sarcococca hookerana humilis	Sweet Box	#2 pot
1179		Mahonia nervosa	Narrowleaf Oregon Grape	#1 pot
213		Lonicera pileata (low)	Evergreen Honeysuckle	#2 pot
96		Photinia fraserii	Photinia	#2 pot
25		Pieris japonica 'Temple Bells'	Japanese Andromeda	#3 pot
200		Prunus l. 'Otto Luyken'	Otto Luyken Laurel	#2 pot
26		Rhododendron 'Christmas Cheer'	Rhododendron (medium var.)	#3 pot
7		Rosa meiland 'Carefree Delight'	Hardy French Rose var.	#3 pot
8		Spiraea x bumalda 'Anthony Waterer'	Spiraea Var.	#3 pot
23		Thuja occidentalis 'smaragd'	Emerald Cedar	1.2m ht.
26		Viburnum davidii	David's Viburnum	#2 pot
7		Weigelia 'Bristol Ruby'	Weigelia	#3 pot
Ground Covers/Perennials/Vines				
335		Arctostaphylos uva-ursi	Vancouver Jade	10cm pot / 45cm o.c. / heavy
588		Gaultheria shallon	Salal	#2 pot
Notes:				
1. Specification as per most recent BCSLA/BCUNA 'Landscape Standards' and LandSpace Design Inc. 'Spec Notes'.				
2. The Contractor must satisfy the City Landscape Inspector for Completion Acceptance Approval				

PLANT LIST - RAINGARDEN

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
Trees				
30		Acer circinatum	Vine Maple	1.5m ht; B&B; 3 stem clump
9		Ameiachier x Grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5m ht; B&B
10		Malus 'Red Jewel'	Crab Apple Var.	1.5m ht; B&B
Shrubs				
27		Cornus Sericea 'Kelsay'	Kelsay Dogwood	#3 pot
5		Philadelphus x Virginialis 'Dwarf Mock Org.'	Dwarf Snowflake Mock Orange	#3 pot
Grass				
214		Carex 'Ice Dance'	Silver Variegated Sedge	#1 pot
380		Juncus effusus	Common Rush	#1 pot
15		Koeleria cristata	June Grass	#1 pot
G.C.				
248		Blechnum spicant	Deerfern	#1 pot / 20cm
702		Arctostaphylos uva-ursi	Kinnickinick	#1 pot / 20cm
15		Cornus canadensis	Bunchberry	#1 pot / 20cm
81		Gaultheria shallon	Salal	#1 pot / 20cm
274		Lonicera pileata	Privet Honeysuckle	#1 pot / 25cm
140		Polystichum munitum	Western Sword Fern	#1 pot / 20cm
15		Galium Odoratum	Sweet Woodruff	#1 pot / 20cm

Beedie

3030 GILMORE DVSN, BURNABY, V5G 3B4
TEL: (604) 435-3321 FAX: (604) 432-7349

LANDSCAPE ARCHITECT

LandSpace
a LandSpace architectural

LandSpace Design Inc. Tel: 604.252.9500
10 Gordon St., Ste. 111, V5G 4P4 Fax: 604.252.9504

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1	2018	REISSUE FOR DP
NO	2018	ISSUE FOR OP
DATE		DESCRIPTION

Surrey File # 7818-0044-00

PROPOSED:

THIRTY8 AVE
BUSINESS CENTRE

CAMPBELL HEIGHTS NORTH - LOT 5
ADDRESS: 19155 38 AVENUE, SURREY, BC

DRAWING

LANDSCAPE PLAN

DRAWN	ACT
DESIGNED	
SCALE:	1"=30'-0"
PLOT DATE	JAN 29/18

PROJECT - DRAWING NUMBER

L-1

INTER-OFFICE MEMO

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

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

DATE: **Jun 22, 2018** PROJECT FILE: **7818-0044-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 19155 - 38 Avenue**

DEVELOPMENT PERMIT/ DEVELOPMENT VARIANCE PERMIT


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

BUILDING PERMIT

The following are to be addressed prior to issuance of the Building Permit (BP):

- The site has been serviced through project 7816-0289-00. The applicant must evaluate adequacy of existing services (e.g. driveways, water connections, sanitary sewer connections, storm water drainage) provided to the site by 7816-0289-00 and relocate/modify as required through the BP process. This will also include abandonment of redundant service connections as required; and
- Design/Construct offsite/onsite infiltration and water treatment features as per Campbell Heights Land Use Plan requirements and as described in servicing plans under City project 7816-0289-00 and Restrictive Covenants on title. ***The onsite infiltration must be designed to achieve no runoff from the site up to the 100 Year return period event.***

The applicant is advised to review the registered sustainable drainage and water quality control restrictive covenants prior to submitting the building permit application



Rémi Dubé, P.Eng.
Development Services Manager
LR1