

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0113-00

Planning Report Date: July 9, 2018

**PROPOSAL:**

- **Rezoning** from A-1 to CD (based on IB-3)
- **Development Permit**

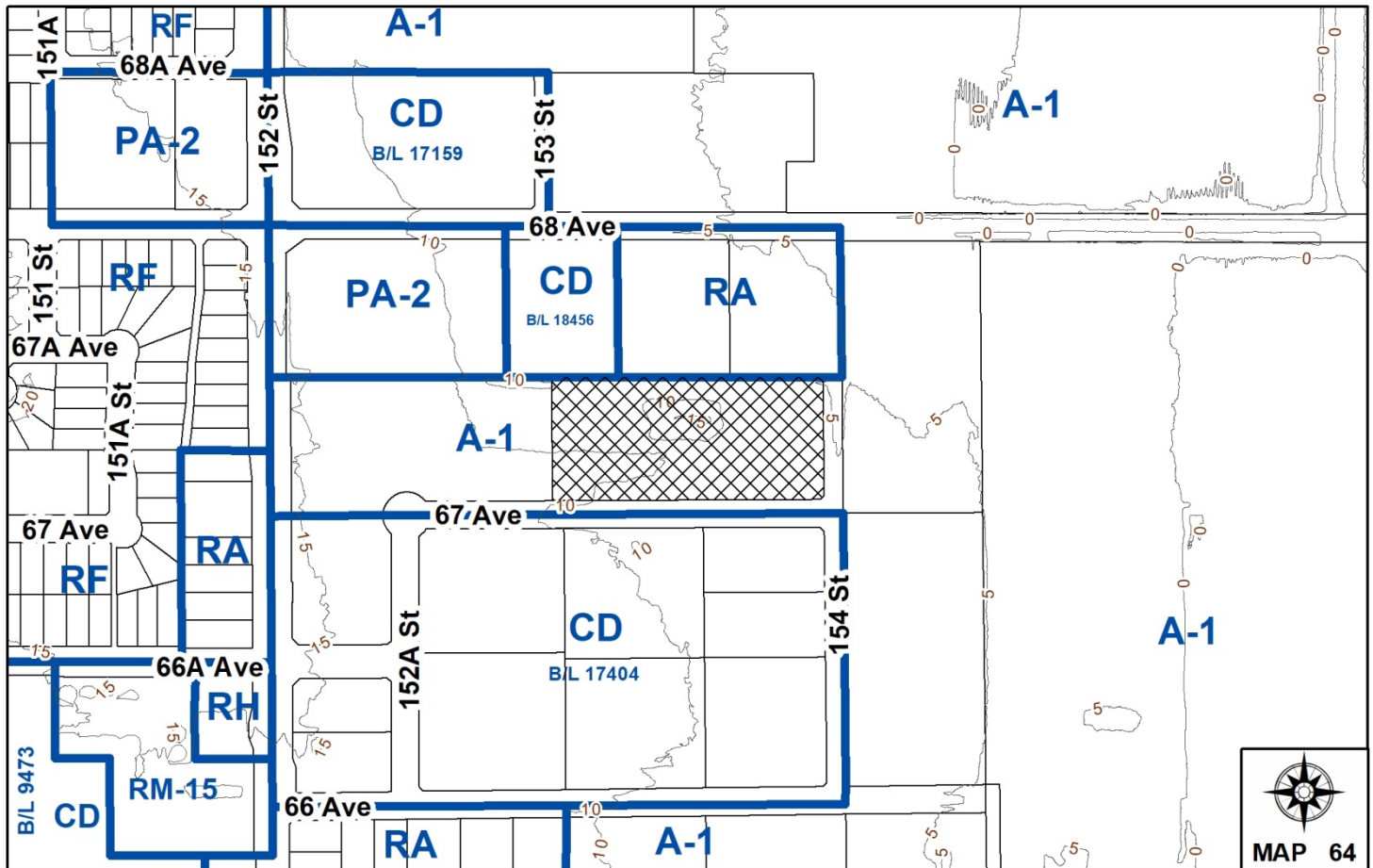
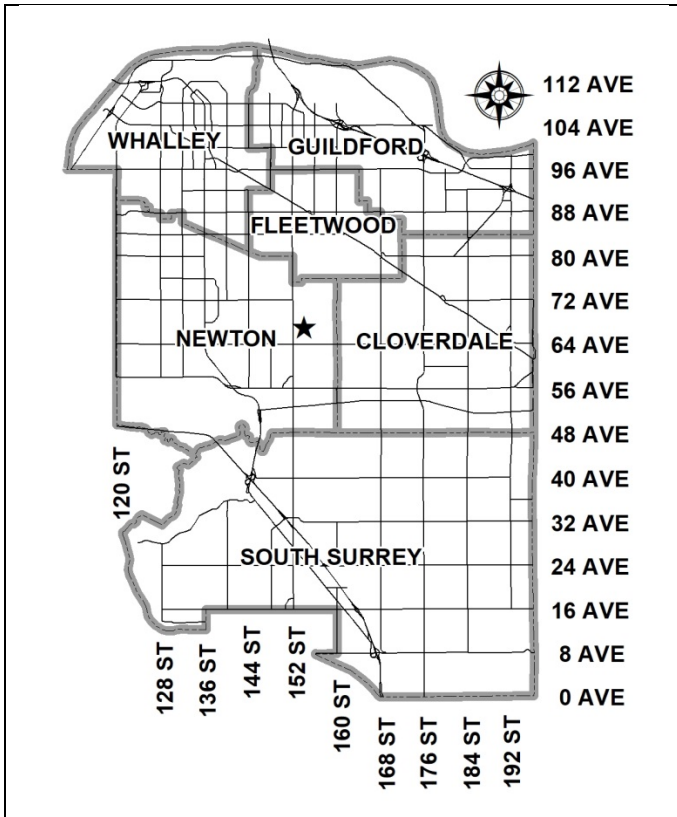
to permit the development of an Ecocentre facility for small vehicle recycling drop-off.

**LOCATION:** 6711 - 154 Street

**ZONING:** A-1

**OCF DESIGNATION:** Mixed Employment

**NCP DESIGNATION:** Industrial Business Park



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing variances to the Surrey Sign By-law through a Comprehensive Sign Design Package.

RATIONALE OF RECOMMENDATION

- The project complies with the OCP and NCP land use designations for the site.
- Metro Vancouver has long committed to providing a residential drop off facility in Surrey that can serve both residents and small business. This commitment is reflected in the Regions current Integrated Solid Waste and Resource Management Plan (ISWRMP). After an extensive review of potential sites, the property at 6711 154 Street was identified as an appropriate location for this use.
- The provision of a residential drop off facility will provide for a one stop drop off location for residents and small business owners, which will allow the City to increase its waste diversion and also to reduce illegal dumping throughout the City. Drop offs at the facility will include recyclables, compostable materials, reusable items and garbage. The main emphasis will be waste diversion which is consistent with both the regions ISWRMP and the City's Sustainability Charter 2.0 goal of maximizing waste diversion.
- The proposal was reviewed by staff and the design was found to be appropriate within the context of the business park.

**RECOMMENDATION**

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Agricultural Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0113-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix III).
3. Council instruct staff to resolve the following issues prior to Final Adoption:
  - (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 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; and
  - (d) demolition of existing buildings and structures to the 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 IV.

**SITE CHARACTERISTICS**

Existing Land Use: Vacant land

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Vacant land (Development application No. 7913-0037-00 has been approved for multi-tenant light industrial building at 15300 68 Avenue) & truck parking	Business Park	RA and CD (By-law No. 18456)
East:	Truck parking	Business Park	A-1

South (Across 67 Avenue):	Truck parking	Business Park	CD (Bylaw No. 17404)
West:	Truck parking	Business Park	A-1

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject site [1.7 hectares (4.3 acres)], is located at 6711 154 Street in the East Newton Business Park. The site is zoned "General Agriculture Zone" (A-1), designated "Industrial" in the Official Community Plan (OCP) and "Business Park" in the East Newton Business Park Neighbourhood Concept Plan (NCP).
- Metro Vancouver has long committed to providing a residential drop off facility in Surrey that can serve both residents and small business. This commitment is reflected in the Regions current Integrated Solid Waste and Resource Management Plan (ISWRMP). After an extensive review of potential sites, the property at 6711 154 Street was identified as an appropriate location for this use.
- The provision of a residential drop off facility will provide for a one stop drop off location for residents and small business owners, which will allow the City to increase its waste diversion and also to reduce illegal dumping throughout the City. Drop offs at the facility will include recyclables, compostable materials, reusable items and garbage. The main emphasis will be waste diversion which is consistent with both the regions ISWRMP and the City's Sustainability Charter 2.0 goal of maximizing waste diversion.
- The applicant is both the Metro Vancouver Regional District and the City of Surrey.

### Current Proposal

- The applicant is proposing to rezone the site from "General Agriculture Zone" (A-1) to "Comprehensive Development Zone" (CD), based on "Business Park Zone (3)" (IB-3) and a Development Permit to allow an Ecocentre, which allows for a small vehicle recycling drop-off facility.
- The proposed uses permitted in the CD Zone are consistent with the designations in the Official Community Plan (OCP) and the East Newton Business Park Neighbourhood Concept Plan (NCP).

### CD By-law

- The proposed CD zone is based on the IB-3 Zone, with changes to the permitted uses, parking regulations and maximum building height for the principal and accessory buildings.
- This zone will be identical to the IB-3 Zone with the addition of Recycling Depot and Municipal Solid Waste Handling Facility that is confined to an enclosed building, as a permitted use.



- Similarly, the maximum height is increased of the principal building from 14.0 metres (45 ft.) to 20.3 metres (67 ft.) and of the accessory building from 6 metres (20 ft.) to 7 metres (23 ft.) to allow for the functional requirements of the facility.
- Parking regulations will be in accordance with the provisions identified in Zoning By-law No. 12000 with the exception of a use involving both a Municipal Solid Waste Handling Facility and Recycling Depot, for which a minimum of 11 parking spaces is required.

### Business Operation

- The Metro Vancouver Regional District operates a network of public recycling and waste disposal facilities. With Surrey's growing population, a new small vehicle recycling drop-off facility will provide convenient services for residents and businesses.
- The facility proposes to provide a convenient drop-off location for recyclables and garbage which can increase recycling and reduce waste, reduce illegal dumping on city streets and in public and private places, reduce traffic congestion and travel distance for residents and small businesses.
- The facility will accept a wide number of materials for recycling, including materials beyond what is accepted in Surrey's curbside collection program. Some recyclables will be accepted for free in a dedicated area ahead of the scales, while other recyclables will be accepted for a fee.
- The new business has been designed to fit into the neighborhood. The site is surrounded by other industrial properties, with the nearest residents more than 200 metres away. Typical loads include residential and small business clean-ups and renovations, such as recyclables, yard trimmings, lumber, furniture, picture frames, mirrors, plastic packaging and flooring.

### Noise & Odour

- Garbage will be contained within the enclosed building located at the east end of the site, and will be removed daily from the facility. Regular cleaning and maintenance of the facility will be completed. The materials received at this facility would typically be non-odorous, and no large residential or commercial garbage trucks will be allowed to use the facility.
- A 3 metre (10 ft.) wide landscaped berm is provided along the south and east property lines. This berm is landscaped with a staggered row of coniferous trees and other shrubs and plants to provide visual and acoustical barrier to adjacent uses along 67 Avenue and 154 Street.

### Traffic

- The applicant elected to prepare a traffic impact study (TIS) to illustrate potential impacts that the facility will have in peak hours. The TIS, completed by Bunt & Associates and dated June 14, 2018 shows that the facility will receive on average 600 visits per day.
- Based on this study, the facility will account for approximately 5% of vehicles at the intersection of 66A Avenue and 152 Street during peak times. Traffic for the facility will make up approximately 3% of the traffic in the school zone in front of the Regent Christian Academy.

## DESIGN PROPOSAL AND REVIEW

### Building Design

- There are several buildings proposed on the site:
  - the main proposed transfer building, which is approximately 2,982 square metres (32,098 sq. ft.) in area;
  - an office building which is 107 square metres (1,152 sq. ft.) in area;
  - two scale houses; and
  - two canopy structures.
- The transfer building is located along the eastern boundary of the site adjacent the future 154 Street, whereas the office building is located in the middle of the site along the northern boundary.
- The office building will be used mainly by administration/staff. An outdoor patio area with fixed seating is proposed directly adjacent to the office building for employee use. Bicycle parking has also been provided directly adjacent to the office building for both staff and customers.
- All vehicles will enter the site from the future 154 Street, and have the option of entering into queue for the free recycling drop-off area.
- The recycling drop-off area contains two covered canopy areas, where recyclables would be collected along the northwest portion of the site. Similarly, there are five bins located within this free recycling drop-off area for cans, bottles and other recyclable items. Due to the grade separation on the site, customers will be able to park above these bins and drop their recyclable materials directly into the bins without climbing stairs.
- The transfer building is approximately 20.3 metres (67 ft.) in height. The increased height is required to facilitate the maneuverability of operation vehicles and service equipment inside the building. A portion of the west side of the building will be utilized for under-building trailer storage.
- To reconcile the building form with the business park, the exterior draws on cladding materials typical of industrial buildings, such as concrete and metal paneling.
- Colouring is used to accent the structural members of the building, while the translucent panels on the upper portion of the building, relieves the visual weight of the building in such a way that its scale can be felt more compatible with its surroundings.
- The accessory structures (scale houses, canopy structures and office building) have been designed in keeping with the transfer building to provide a cohesive design throughout the site.

### Driveway Access & On-Site Parking

- The transfer building will obtain access from the future 154 Street, which is currently under construction through a Capital Works project by the City of Surrey.
- The Off-Street Parking and Loading/Unloading requirements of the Zoning By-law do not include parking requirements related to recycling and waste drop off facilities. Therefore, the most similar land use (Recycling Depot and Office Space) was used to calculate the parking requirements. A total of 6 parking spaces are required based upon a combination of these associated land uses. The

applicant is proposing 11 parking spaces which complies with the Zoning By-law. The Engineering -Transportation Department supports this approach.

- As noted in the CD By-law section above, a minimum of 11 parking spaces will be required for a use involving both a Municipal Solid Waste Handling Facility and a Recycling Depot.
- All vehicles will enter the site from 154 Street, and have the option of entering into queue for the free recycling drop off area. Customers wishing to use the recycling area can enter this area ahead of the scales. They can rejoin the queue if they have paid materials to dispose of.
- All paid material customers as well as transfer vehicles will pass through the scale plaza area. The middle and north scales are bi-directional to provide flexibility. Customers enter the transfer (enclosed) building via the ramp. Once unloaded, they travel back down the ramp and pass through the outbound scale before circling around to exit the site.
- All of the scales are fitted with card readers for the transfer vehicles for ease of access. The north-most scale is reserved for transfer vehicles during normal operation. Transfer vehicles have the option of tapping in via the north scale to enter the service area immediately upon passing through the scale plaza, and are particularly useful for transfer trucks picking up/dropping off recycling roll-offs. A ramp is provided from the service area up to the main recycling area.
- The transfer vehicles collecting paid materials will circle around the perimeter of the transfer building via a dedicated service road. At both the south-east and north-east corners, the building's floor slab is elevated to allow the trucks to pass under. There are two top-load bays that trucks will back in to. Typically transfer vehicles exit via the north scale.

#### Proposed Signage

- The proposed fascia signage is limited to one sign per premise frontage, in accordance with the Sign By-law, and will be located on the southern building elevation. In addition, the proposed fascia signage complies with the Sign By-law in terms of the maximum allowable sign area.
- Three free-standing signs are proposed as part of this application. A main entrance sign is proposed on the south side of the driveway access to the site. Two additional free standing signs are proposed on the north side of the driveway directly after the site access.
- The free standing sign at the main entrance is 2.2 metres (7 ft.) wide and 1.5 metres (5 ft.) in height, which is mounted on both sides of a sandblasted concrete base. The sign includes the name of the facility, address and direction to the entrance way.
- The two additional free standing signs identify the disposal rates and banned materials. The disposal rate free standing sign is 3 metres (10 ft.) wide and 1.5 m (5 ft.) in height, and the banned material free standing sign is 1.5 metres (5 ft.) wide and 1.8 metres (6 ft.) in height.
- The applicant proposes a number of variances to the Sign By-law by way of a comprehensive sign package and Development Permit, as described in Appendix II. The Sign By-law allows Council to vary the Sign By-law through approval of a Development Permit that contains a comprehensive sign design package.

### Proposed Landscaping and Pedestrian Connection

- A 3 metres (10 ft.) wide landscaped berm (with a 3:1 rise) is proposed along the east (future 154 Street) and south (67 Avenue) property lines. The berm levels out and extends a further 1.5 metres at 1.0 metre high, with a retaining wall of varied height on the back side to tie-in to perimeter road elevation. A variety of coniferous trees, shrubs and groundcover are proposed within the berm. Decorative paving materials are proposed at the driveway entrance on 154 Street.
- A 1.5 metres (4 ft.) walkway delineated in a plastic polymer material is proposed from the site access to the office building for a formalized pedestrian access into the site. Internal designated walkways are also proposed for staff safety.

### PRE-NOTIFICATION

Pre-notification letters were sent on June 1, 2018 and a development proposal sign was installed on the property on June 12, 2018. To date, staff have received one email and one phone call from area residents, the results of which are summarized below. Staff comments are provided in italics following the resident comments.

- Concerns about increased traffic through the school zone and the lack of traffic lights at the intersection of 66A Avenue and 152 Street.

*(The Ecocentre facility will serve customers with recycling and waste materials in small vehicles. Users will be primarily residents and small businesses. No large municipal or commercial garbage trucks will use the facility. The busiest times for the facility will be weekends, with reduced traffic on weekdays.)*

*Metro Vancouver hired a traffic consultant to study traffic for the facility. Based on the study, traffic for the facility will make up approximately 3% of the traffic in the school zone that is located in front of the Regent Christian Academy, which is located to the north of the subject site.)*

- Concerns about large truck traffic.

*(The main entry to the site is off of 154 Street by way of 67 Avenue. 154 Street will only be extended as far as the north property boundary of the site at this time. This extension is being done by the City of Surrey under a separate project in an effort to divert truck traffic from 68 Avenue.)*

*The types of vehicles typically seen at these facilities are cars, pick up and vehicles with trailers. Only self-haul type vehicles will be permitted at this facility, and there will be no large commercial vehicles or municipal garbage collection trucks. There will be 5 – 7 larger transfer trucks that will haul recyclables and other waste away from the facility each day.)*

- Concerns about odor.

*(The composition of the garbage collected at this facility will be different, as it is not a drop off for curb-side collection trucks. Material will mainly be from house/office cleanouts and include 'dry' material such as furniture, wood, etc. These materials are not odorous.)*

Public Information Meeting

- The applicant held a public information meeting on Tuesday, June 19, 2018 at the Surrey Operations Centre to present the proposal to the local community and seek feedback for what is proposed.
- Notification was provided to approximately 48 land owners within the East Newton Business Park NCP area by mail. An email invitation was also sent to the recycling and garbage industry, municipalities (City of Vancouver and City of Coquitlam) and others who had indicated an interest in solid waste initiatives at Metro Vancouver. City staff members from Planning and Engineering were in attendance as observers only.
- Eleven (11) people registered their attendance at the public information meeting, which included recycling and waste businesses and organizations with properties near the site. The meeting consisted of an open house with presentation boards on display describing the proposed development. A presentation followed by a question and answer period was facilitated by a representative of Metro Vancouver.
- Attendees were invited to ask questions of the applicants' consultants and complete and submit comment sheets. No comment sheets were submitted.

TREES

- Russell Friesen, ISA Certified Arborist of Davey Resource Group 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
<b>Alder and Cottonwood Trees</b>			
Alder	2	2	0
Cottonwood	40	40	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Paper Birch	2	2	0
Red Oak	1	1	0
<b>Coniferous Trees</b>			
Western Red Cedar	77	77	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>80</b>	<b>80</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>28</b>	
<b>Total Retained and Replacement Trees</b>		<b>28</b>	
<b>Contribution to the Green City Fund</b>		<b>\$60,000</b>	

- The Arborist Assessment states that there are a total of 80 protected trees on the site, excluding Alder and Cottonwood trees. 40 existing trees, approximately 33% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 202 replacement trees on the site. Since only 28 replacement trees can be accommodated on the site (based on an average of [2] trees per lot), the deficit of 174 replacement trees will require a cash-in-lieu payment of \$60,000, a charge of \$15,000 per gross acre to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 28 trees are proposed to be replaced on the site with a contribution of \$60,000 to the Green City Fund.

#### ADVISORY DESIGN PANEL

- The subject proposal was not subject to review by the Advisory Design Panel. The proposal was reviewed by staff, however, and the design was found to be acceptable.

#### 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.	Proposed Sign By-law Variance Table
Appendix III.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Tree Removal and Replacement Plans
Appendix VII.	Proposed CD By-law

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

HS/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: CD (based on IB-3)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	17,434 square metres	
Net Area	17,434 square metres	
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		15%
Paved & Hard Surfaced Areas		25%
Total Site Coverage	60%	40%
SETBACKS ( in metres)		
East (154 Street)	7.5 m	11.4 m
South (67 Avenue)	7.5 m	9.3 m
Rear	7.5 m	10.4 m
Side	7.5 m	11.1 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14.0 m	20.3 m
Accessory	6.0 m	3.82 m
FLOOR AREA: Industrial		
Transfer Building		2,982 square metre
Office		107 square metres
Total		3,089 square metres
TOTAL BUILDING FLOOR AREA		3,089 square metres

*\* 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)		N/A
# of units/ha /# units/acre (net)		N/A
FAR (gross)	1.0	0.5
FAR (net)	1.0	0.5
AMENITY SPACE (area in square metres)	N/A	
Indoor		
Outdoor		
PARKING (number of stalls)		
Office	1.4	
Industrial	5	11
Total Number of Parking Spaces		11
Number of accessible stalls		1
Number of small cars		0

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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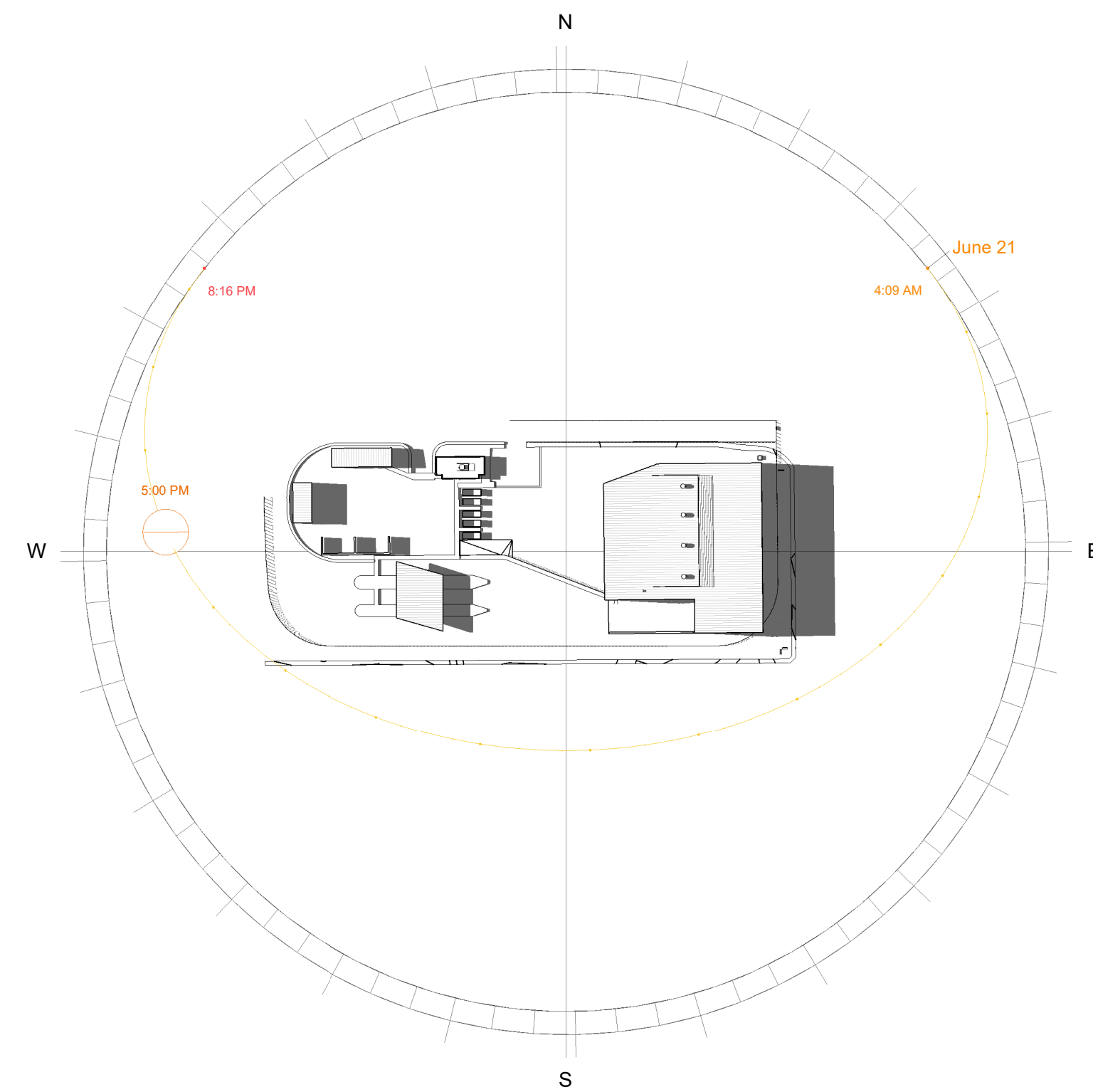
## PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow two additional free standing signs along the north property line;	Part 5 Commercial / Industrial Sign 27(1)(c) of Sign By-law No. 13656 allows for only one free standing sign, including an identification sign, for each lot line.	<p>The two additional free standing signs located at the north property line identify disposal rates, and banned material from the facility. The proposed location is ideal as they are located ahead of the recycling area which could be used as a turnaround for customers wishing not to proceed to the scales.</p> <p>The proposed location was the only location along the drive aisle where signs could be mounted on the right-hand side of the road due to 0 metre landscape offsets observed along the north and west property lines.</p>
2	Reduce the minimum setback for the two additional free standing signs along the north property line from 2.0 metres (6.5 ft.) to 0.5 metres (1.6 ft.).	To vary Part 5 Commercial / Industrial Sign 27(1)(e) of Sign By-law No. 13656 which requires free-standing signs to be a minimum of 2.0 metres (6.5 ft.) from any lot line.	<p>The proposed free standing signs will be installed in a 1.5 metre landscape buffer area, which will not impact pedestrian or vehicular traffic.</p> <p>The proposed setback from the northern property line is reasonable in order to ensure the sign has the best line of sight to traffic along future 154 Street.</p>
3	To increase the copy area of the two free standing sign (banned material and disposal rate signs) from 50% to 100%.	To vary Part 5 Commercial / Industrial Sign 27(1)(i) of Sign By-law No. 13656 – copy area shall not exceed 50% of the sign area.	<p>The size of the proposed free standing signs will optimize the impact for the advertiser and provide adequate size and clarity to ensure brand recall and message understanding.</p> <p>The fascia sign is a standardized Metro Vancouver Regional District</p>

			<p>sign.</p> <p>The proposed increase in the copy area is reasonable when considering the nature of the sign and its ability to project larger advertisement.</p>
4	<p>To eliminate the requirement that fascia signs above the first storey must be comprised of individualized channel letters.</p>	<p>To vary Part 5 Commercial / Industrial Sign Section 27(1.2)(a.1)(iv) – all fascia signs above the first-storey must be comprised of individualized channel letters.</p>	<p>The fascia sign is a standardized Metro Vancouver Regional District sign.</p> <p>The proposed signage has been designed with high quality, durable material and will complement the building color scheme.</p>
5	<p>To increase the copy area of a fascia sign from 50% to 60%.</p>	<p>To vary Part 5 Commercial / Industrial Sign Section 27(1.2)(c) – the copy area shall not exceed 50% of the sign area.</p>	<p>The fascia sign is a standardized Metro Vancouver Regional District sign.</p>

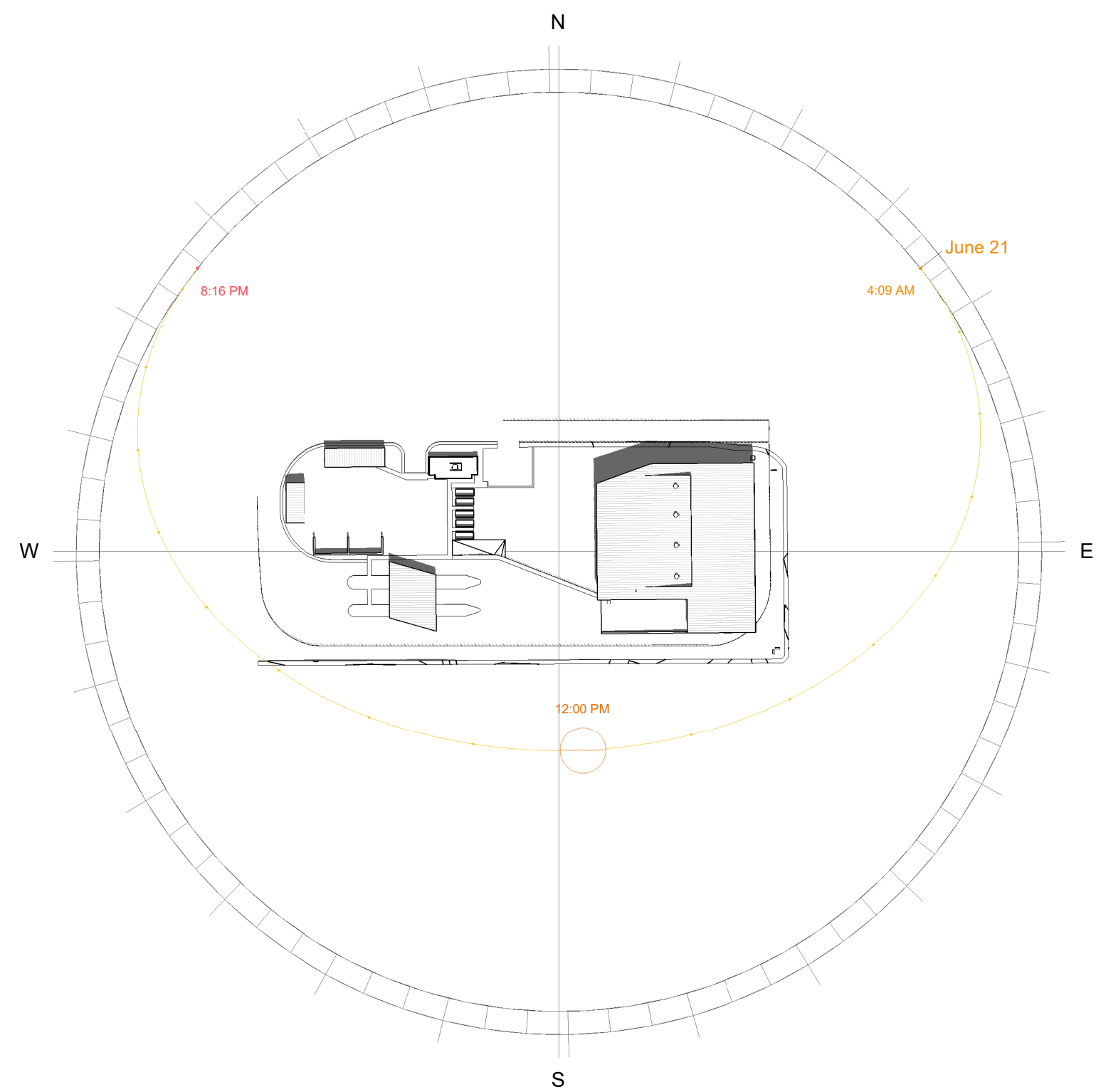






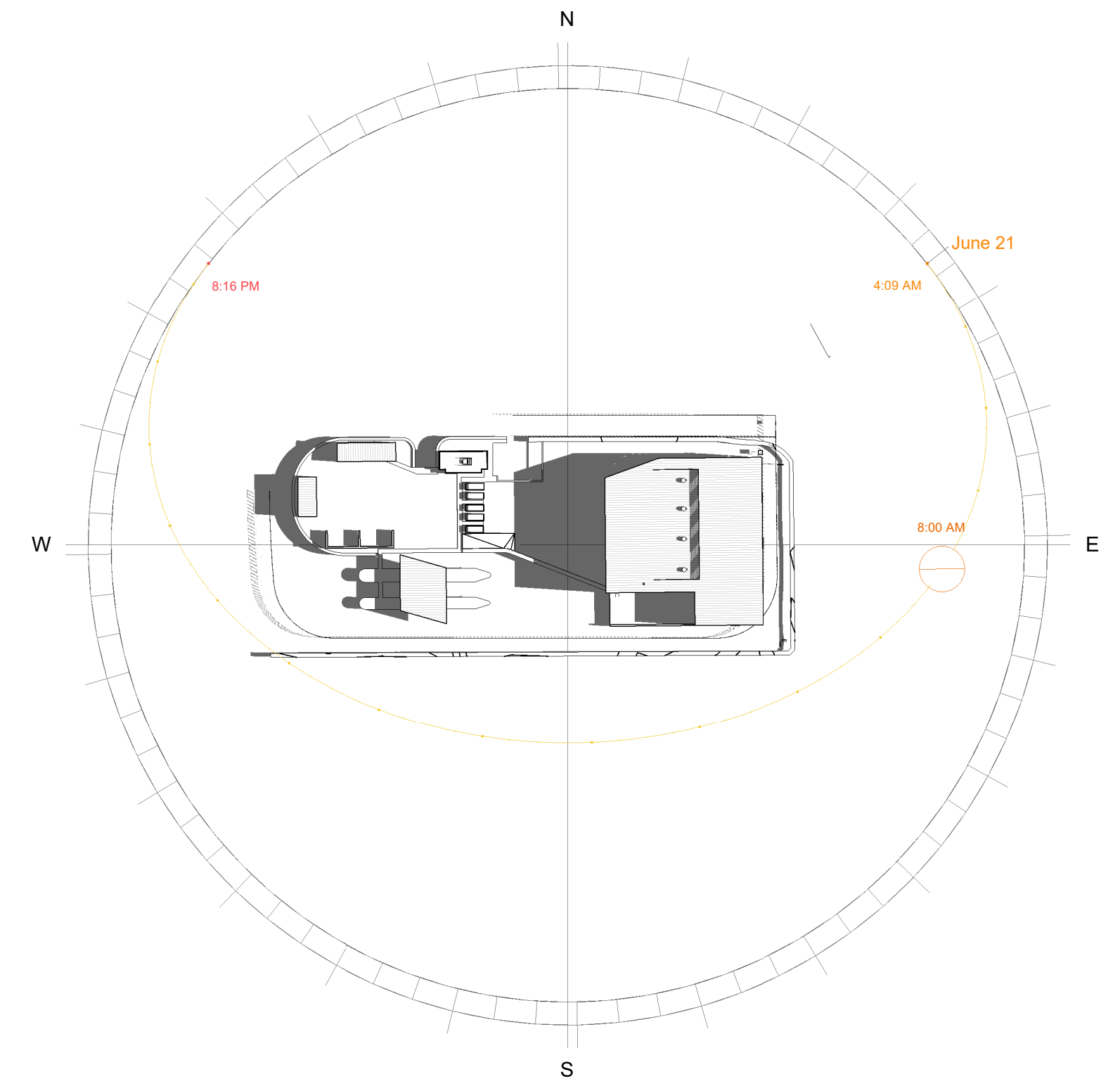
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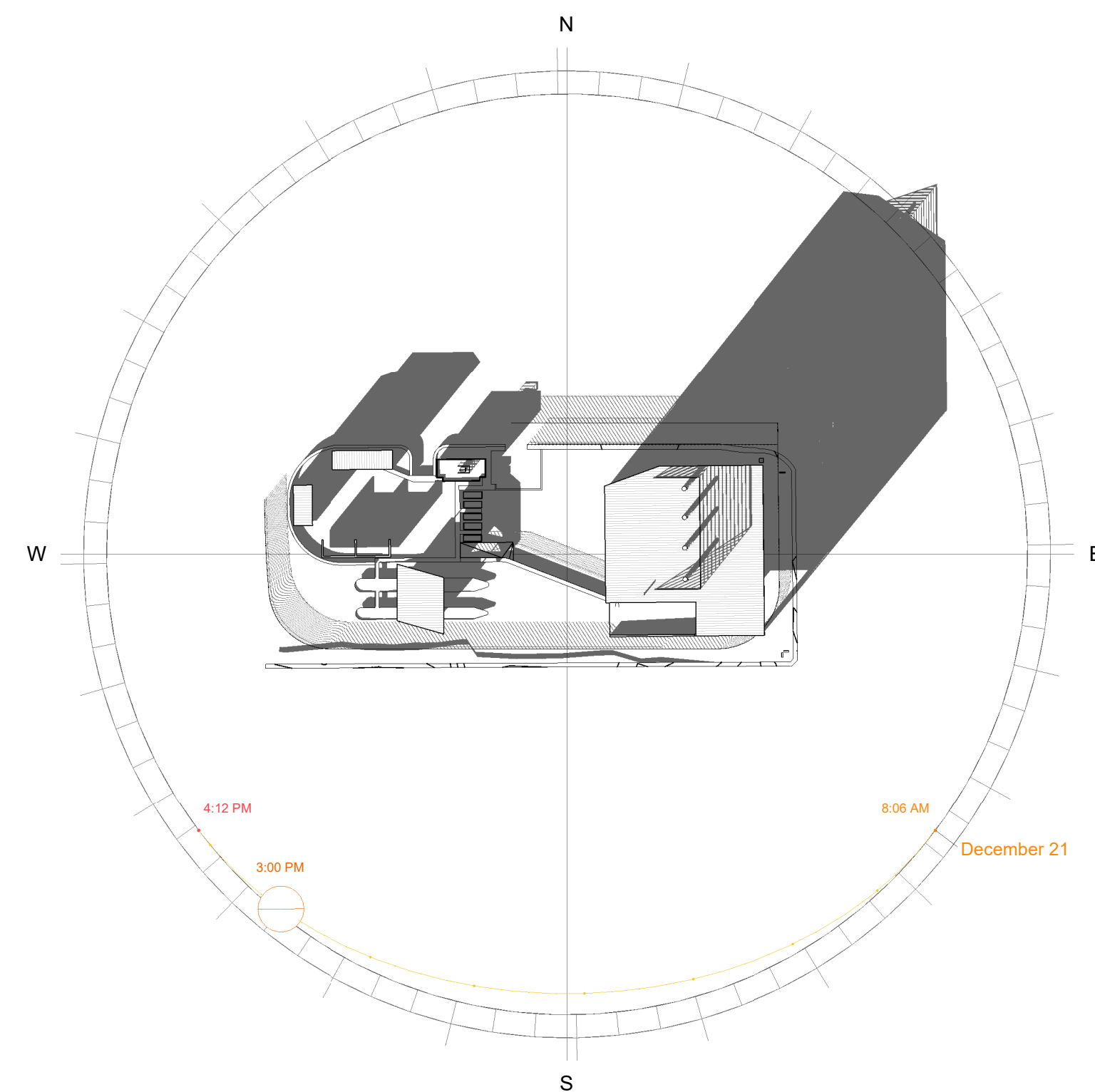
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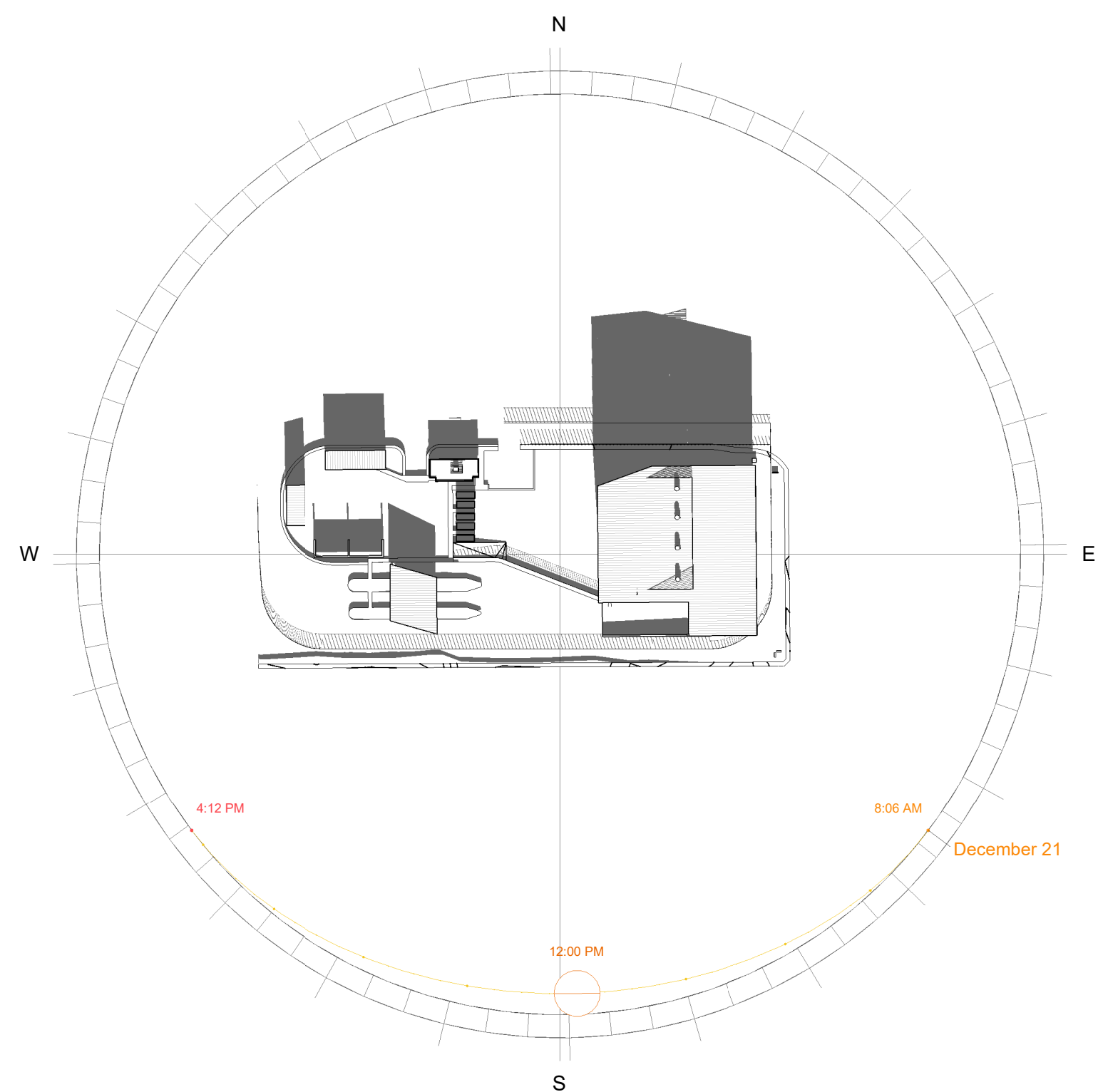
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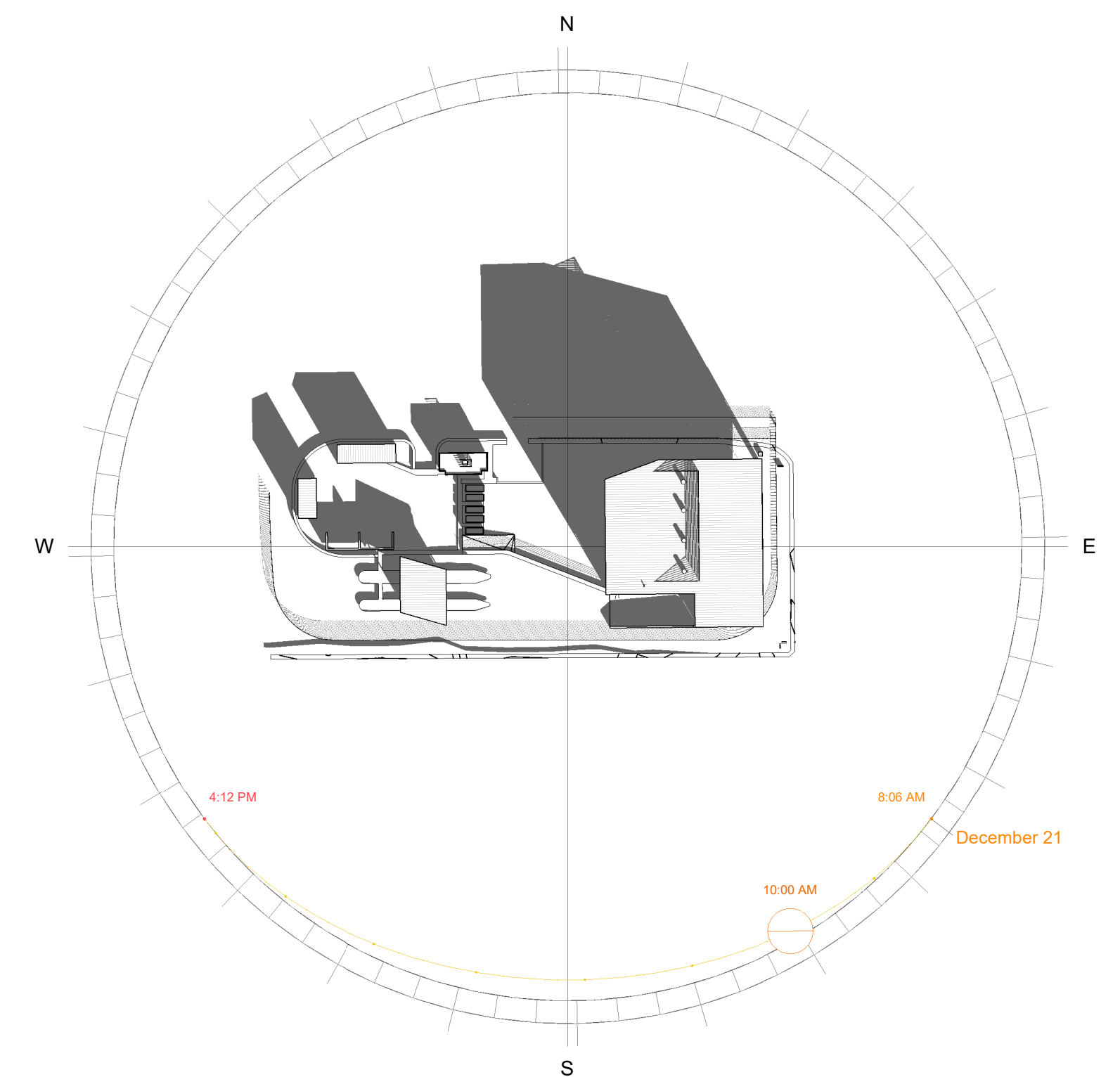
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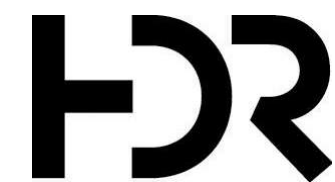


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Suite 310 - 4321 Still Creek Drive  
Burnaby, British Columbia V5G 6S7  
Tel: 604 454 0402 Fax: 604 454 0403



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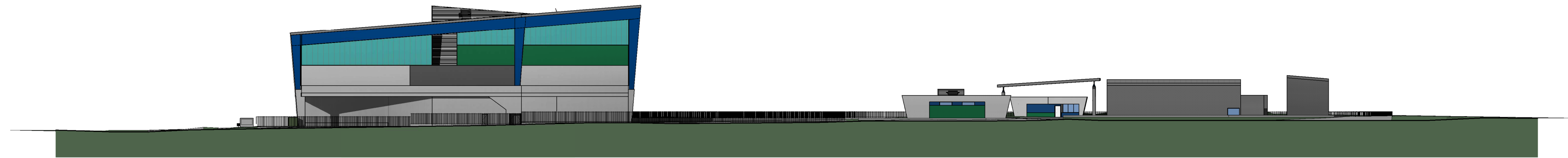
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Issue	Date	Desn	Drh	Chkd	Appd	Description
C	06/25/2018	JM	TA	JM	JM	RE-ISSUED FOR DEVELOPMENT PERMIT
B	06/06/2018	JM	TA	JM	JM	RE-ISSUED FOR DEVELOPMENT PERMIT
A	05/11/2018	JM	TA	JM	JM	ISSUED FOR DEVELOPMENT PERMIT

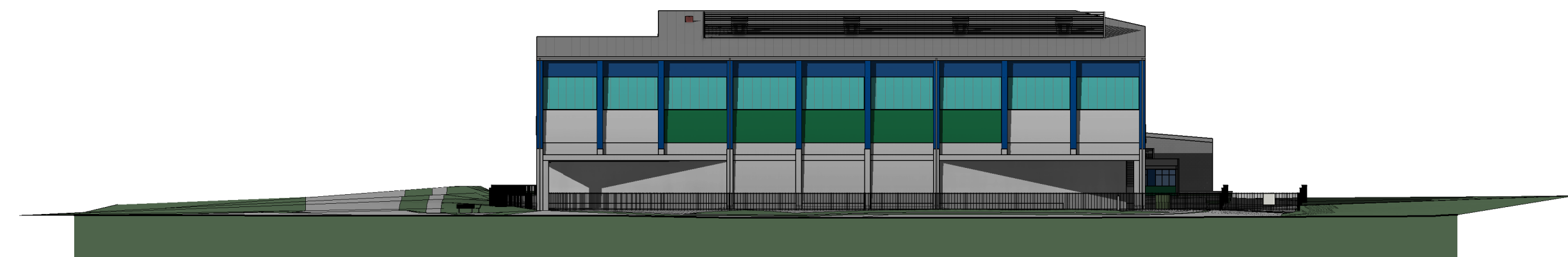
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<b>GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT</b> <b>SURREY RECYCLING AND WASTE DROP-OFF FACILITY</b>		DRAWING NUMBER A-008
<b>SHADOW DIAGRAMS</b> <b>6711 154 STREET, SURREY B.C.</b>		
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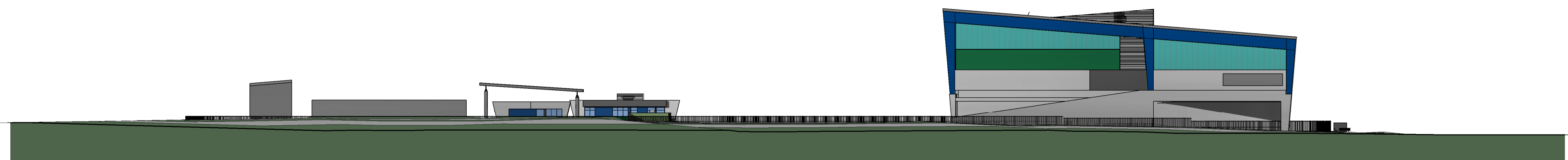


SITE - NORTH ELEVATION 1  
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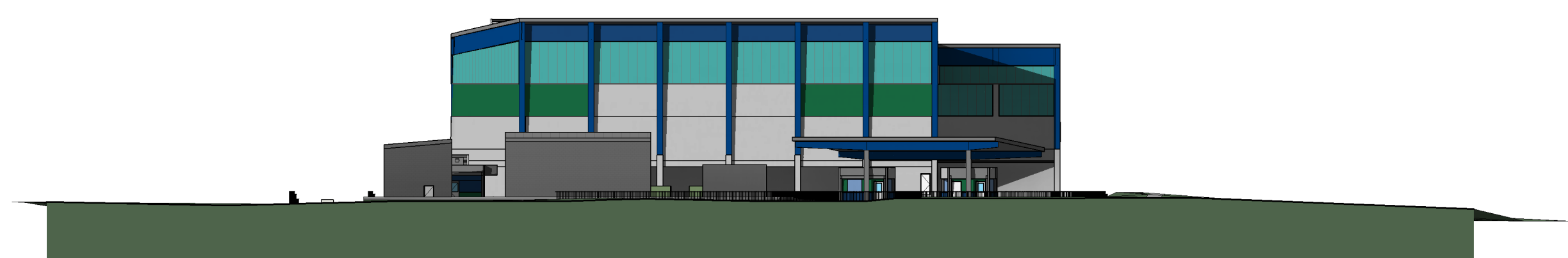
(PROPOSED 154 ST EXTENSION STREET VIEW)

SITE - EAST ELEVATION 2  
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(67TH AVENUE STREET VIEW)

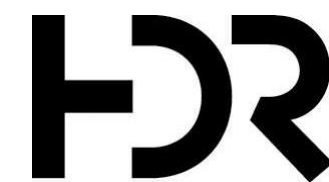
SITE - SOUTH ELEVATION 3  
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SITE - WEST ELEVATION 4  
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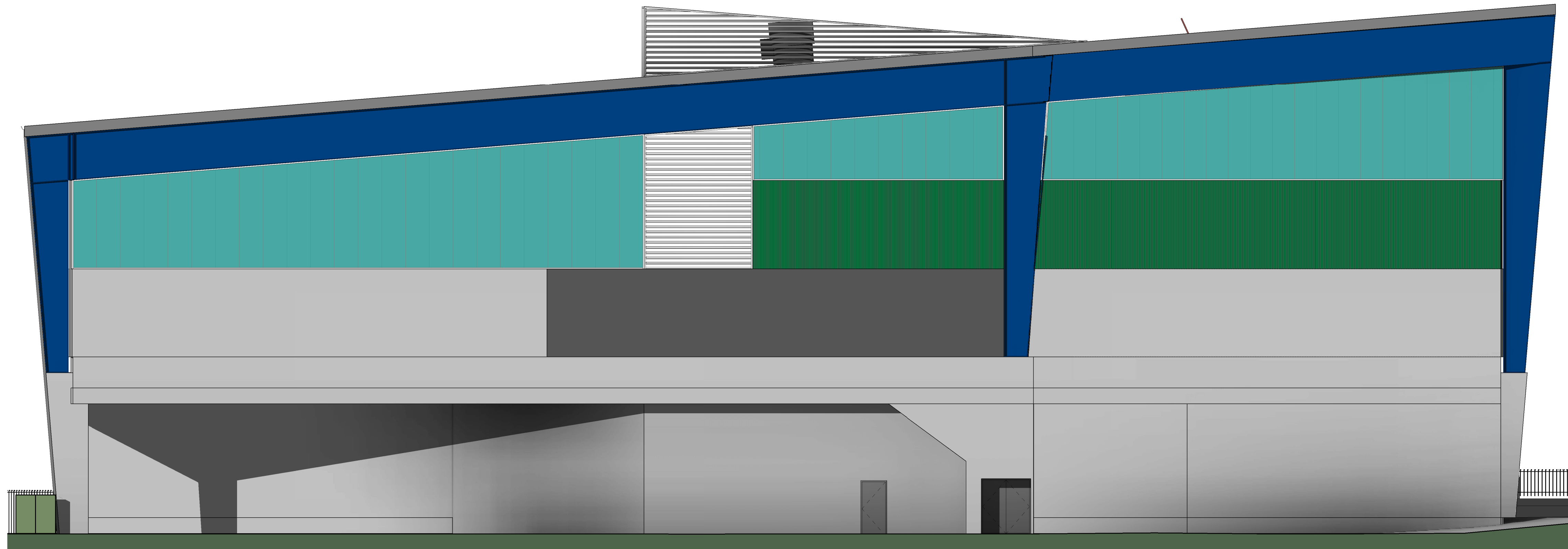
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OMISSIONS.

Professional Seal

Issue	Date	Desn	Drh	Chkd	Appd	Description
C	06/25/2018	JM	TA	JM	JM	RE-ISSUED FOR DEVELOPMENT PERMIT
B	06/06/2018	JM	TA	JM	JM	RE-ISSUED FOR DEVELOPMENT PERMIT
A	05/11/2018	JM	TA	JM	JM	ISSUED FOR DEVELOPMENT PERMIT

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Design: JM Drawn: TA Checked: Checker		<b>GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT</b>  <b>SURREY RECYCLING AND WASTE DROP-OFF FACILITY</b>  <b>S - SITE - ELEVATIONS</b>  <b>6711 154 STREET, SURREY B.C.</b>	SCALE: 1 : 500 DISTRICT FILE 18-0113-00
JM Approved: NM Manager:			DRAWING NUMBER A-200
SUPERSEDES PRINTS OF THIS DOCUMENT CODE WITH LETTERS PREVIOUS TO →			<b>C</b>

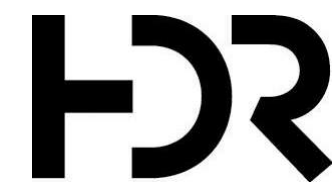


A - TRANSFER BUILDING - NORTH ELEVATION - COLOURED

1  
A-201  
1 : 100



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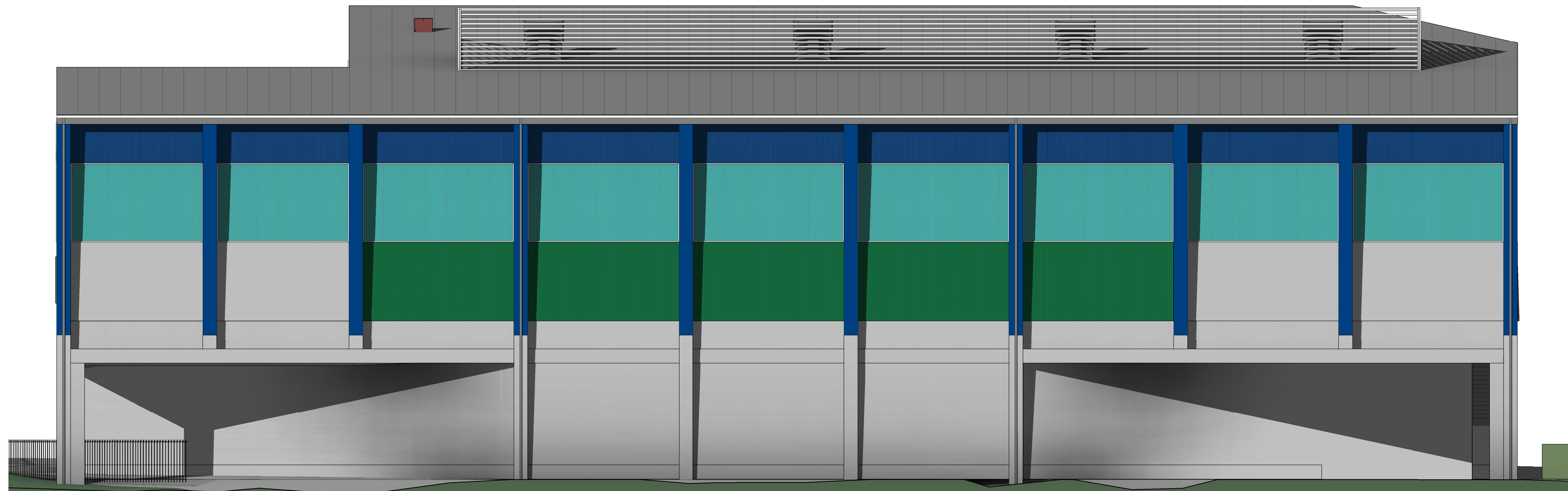
Issue	Date	Desn	Drh	Chkd	Appd	Description
C	06/25/2018	JM	TA	JM	JM	ISSUED FOR DEVELOPMENT PERMIT

0 20 Bar is 20mm On Original Drawing. If Not On This Sheet, Adjust Scales Accordingly

Design: JM Drawn: TA Checked: Checker JM Approved: NM Manager:		SCALE: 1 : 100 DISTRICT FILE 18-0113-00 DRAWING NUMBER A-210
GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT <b>SURREY RECYCLING AND WASTE DROP-OFF FACILITY</b> <b>A - TRANSFER BUILDING - COLOURED ELEVATIONS</b> <b>6711 154 STREET, SURREY B.C.</b>		SUPERSEDES PRINTS OF THIS DOCUMENT CODE WITH LETTERS PREVIOUS TO → <b>C</b>

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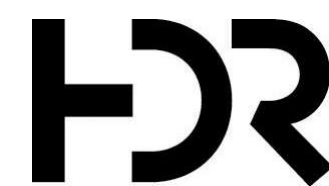


A - TRANSFER BUILDING - EAST ELEVATION -  
**COLOURED**  
 (PROPOSED 154 ST EXTENSION) 1 : 100

1  
A-201



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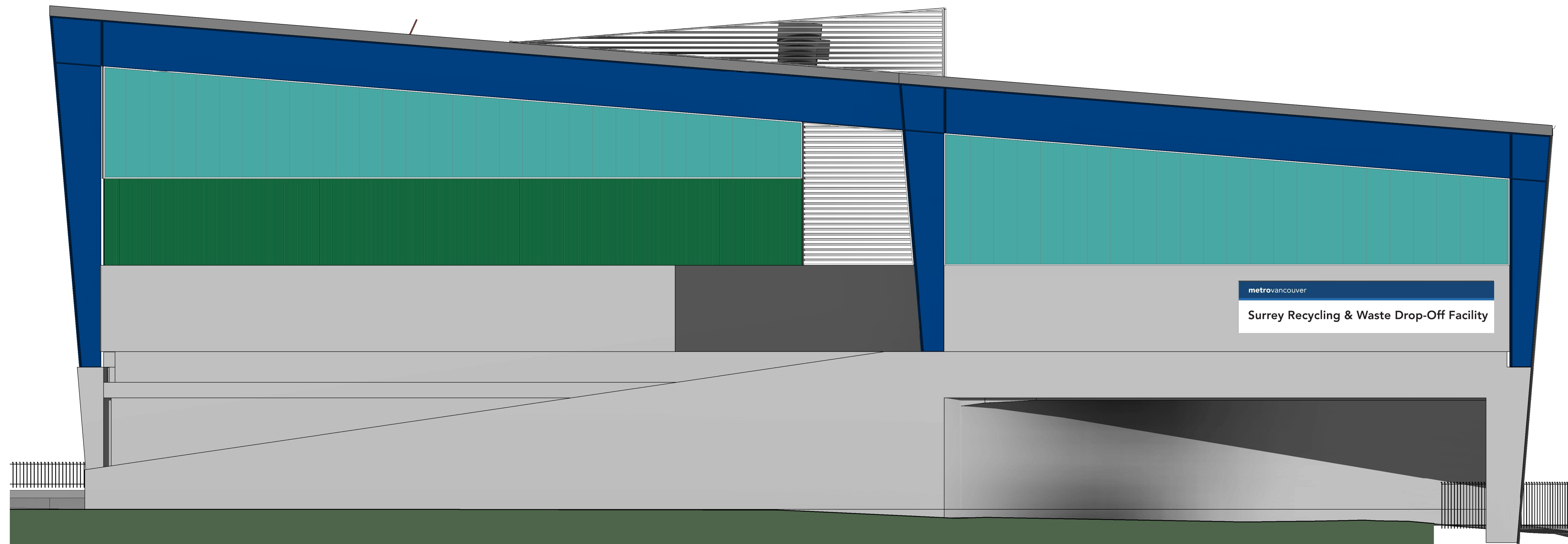
Professional Seal

Issue	Date	Desn	Drh	Chkd	Appd	Description
C	06/25/2018	JM	TA	JM	JM	ISSUED FOR DEVELOPMENT PERMIT

0 20 Bar is 20mm On Original Drawing. If Not On This Sheet, Adjust Scales Accordingly

Design: JM Drawn: TA Checked: Checker JM Approved: NM Manager:		SCALE: 1 : 100 DISTRICT FILE 18-0113-00 DRAWING NUMBER A-211
GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT <b>SURREY RECYCLING AND WASTE DROP-OFF          FACILITY</b> <b>A - TRANSFER BUILDING - COLOURED ELEVATIONS</b> <b>6711 154 STREET, SURREY B.C.</b>		SUPERSEDES PRINTS OF THIS DOCUMENT CODE WITH LETTERS PREVIOUS TO → C



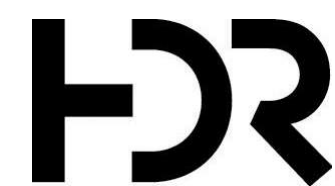


A - TRANSFER BUILDING - SOUTH ELEVATION -  
COLOURED  
(67TH AVENUE)

1  
1 : 100  
A-202



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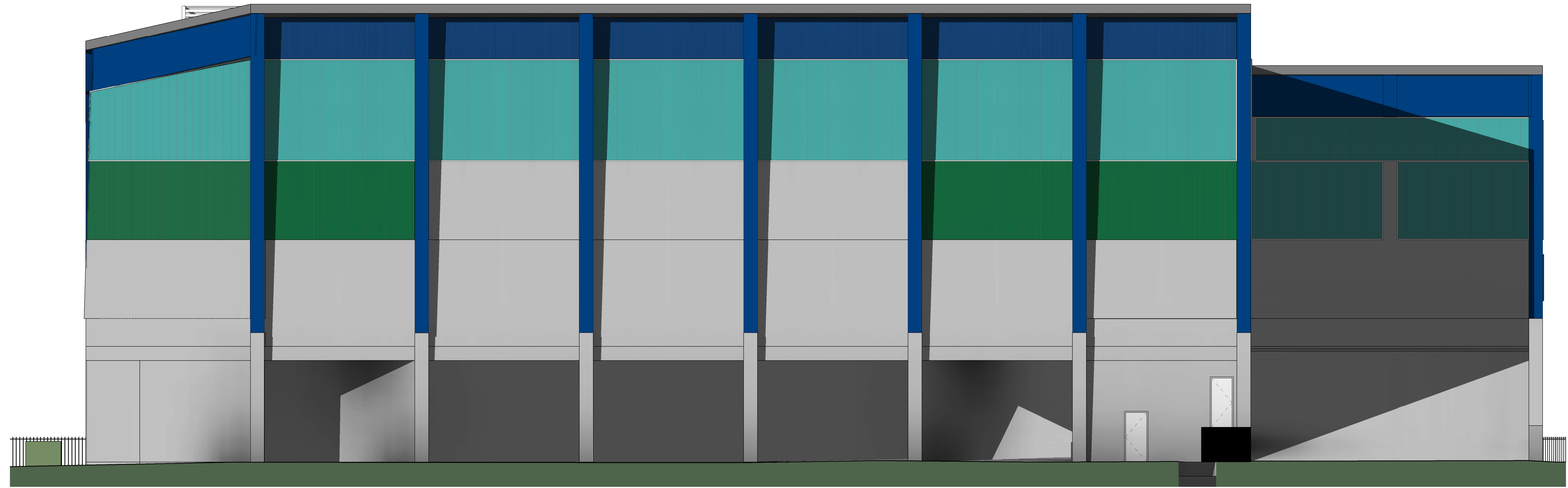
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Issue	Date	Desn	Drh	Chkd	Appd	Description
C	06/25/2018	JM	TA	JM		ISSUED FOR DEVELOPMENT PERMIT

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Design: JM Drawn: TA Checked: Checker JM Approved: Manager:		SCALE: 1 : 100 DISTRICT FILE 18-0113-00 DRAWING NUMBER A-212
GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT <b>SURREY RECYCLING AND WASTE DROP-OFF FACILITY</b> <b>A - TRANSFER BUILDING - COLOURED ELEVATIONS</b> <b>6711 154 STREET, SURREY B.C.</b>		SUPERSEDES PRINTS OF THIS DOCUMENT CODE WITH LETTERS PREVIOUS TO → <b>C</b>

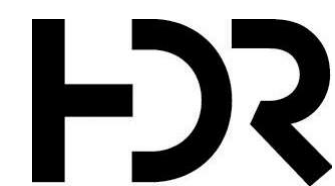


A - TRANSFER BUILDING - WEST ELEVATION - COLOURED  
 1 : 100

1  
 A-202



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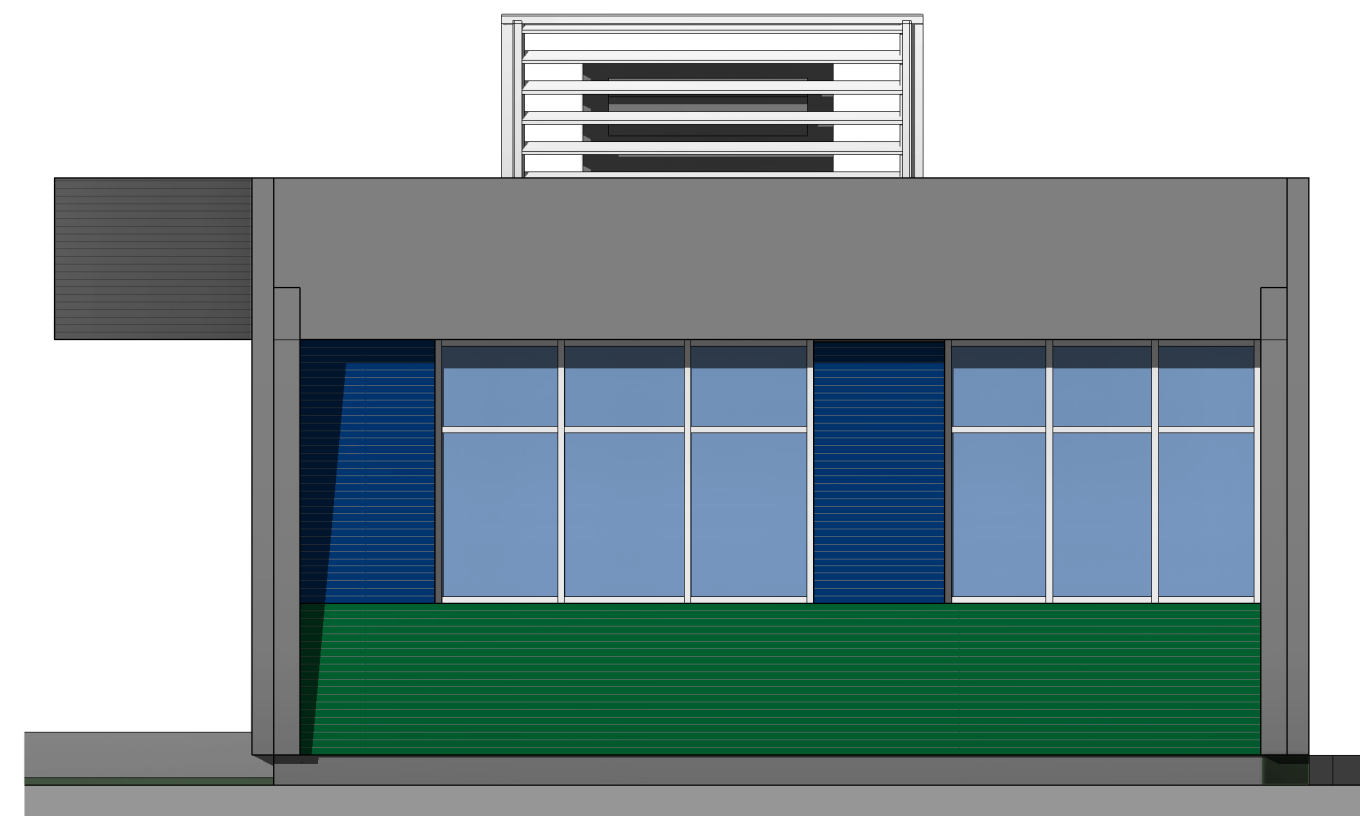
Professional Seal

Issue	Date	Desn	Drh	Chkd	Appd	Description
C	06/25/2018	JM	TA	JM	JM	ISSUED FOR DEVELOPMENT PERMIT

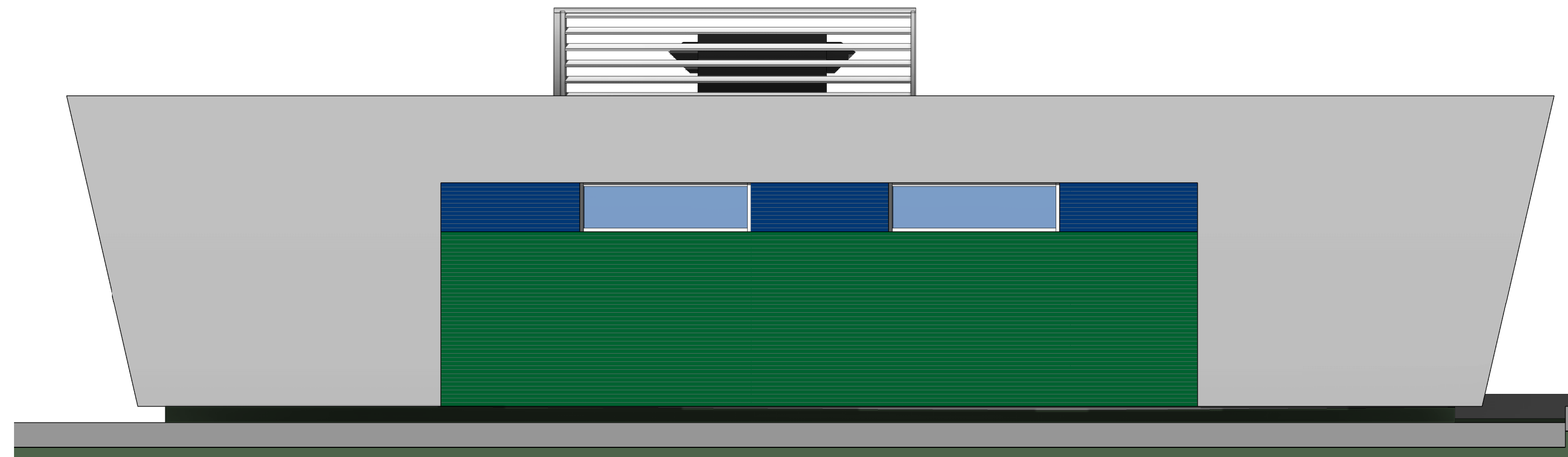
0 20 Bar is 20mm On Original Drawing. If Not On This Sheet, Adjust Scales Accordingly

Design: JM Drawn: TA Checked: Checker Approved: JM Manager: NM		SCALE: 1 : 100 DISTRICT FILE 18-0113-00 DRAWING NUMBER A-213
GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT <b>SURREY RECYCLING AND WASTE DROP-OFF FACILITY</b> <b>A - TRANSFER BUILDING - COLOURED ELEVATIONS</b> <b>6711 154 STREET, SURREY B.C.</b>		
SUPERSEDES PRINTS OF THIS DOCUMENT CODE WITH LETTERS PREVIOUS TO →		<b>C</b>

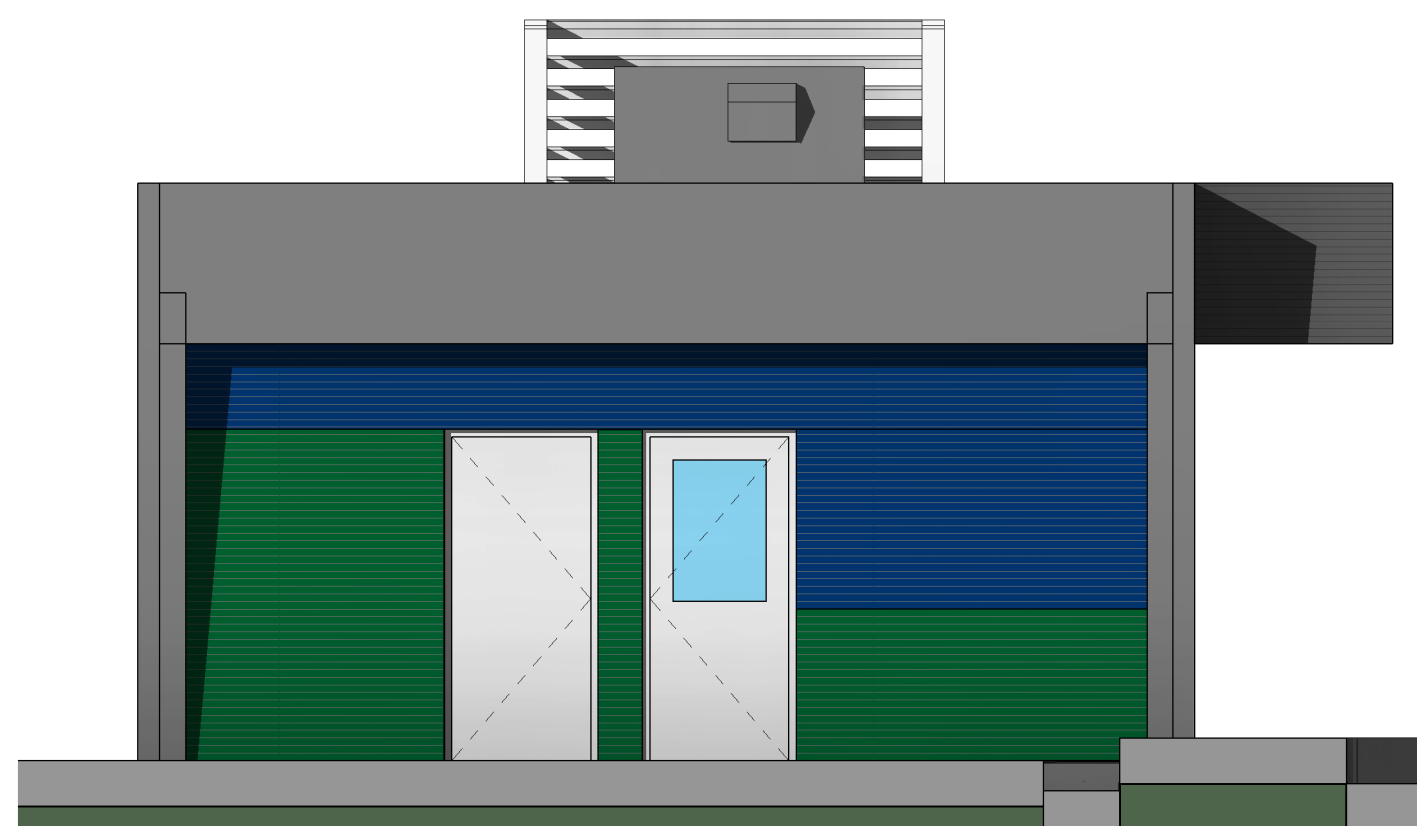
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**B - OFFICE BUILDING - EAST ELEVATION - COLOURED**  
1 : 50 2  
A-203



**B - OFFICE BUILDING - NORTH ELEVATION - COLOURED**  
1 : 50 1  
A-203

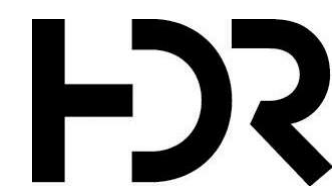


**B - OFFICE BUILDING - WEST ELEVATION - COLOURED**  
1 : 50 4  
A-203



**B - OFFICE BUILDING - SOUTH ELEVATION - COLOURED**  
1 : 50 3  
A-203

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Issue	Date	Desn	Drh	Chkd	Appd	Description
C	06/25/2018	JM	TA	JM	JM	ISSUED FOR DEVELOPMENT PERMIT

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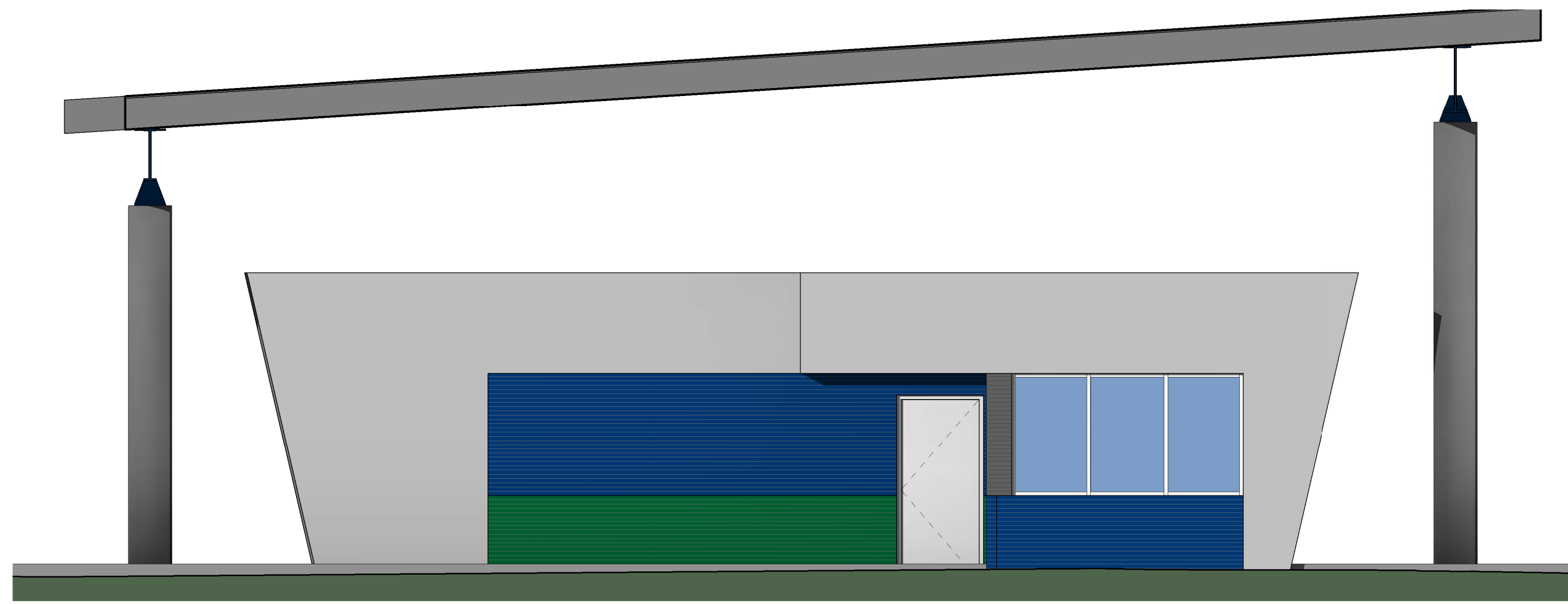
Design: JM Drawn: TA Checked: Checker JM Approved: NM Manager:		GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT <b>SURREY RECYCLING AND WASTE DROP-OFF FACILITY</b>  <b>B - OFFICE BUILDING - COLOURED ELEVATIONS</b> <b>6711 154 STREET, SURREY B.C.</b>	SCALE: 1 : 50 DISTRICT FILE 18-0113-00 DRAWING NUMBER A-214
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C - SCALE HOUSE A - EAST ELEVATION - COLOURED  
1 : 50

2  
A-204



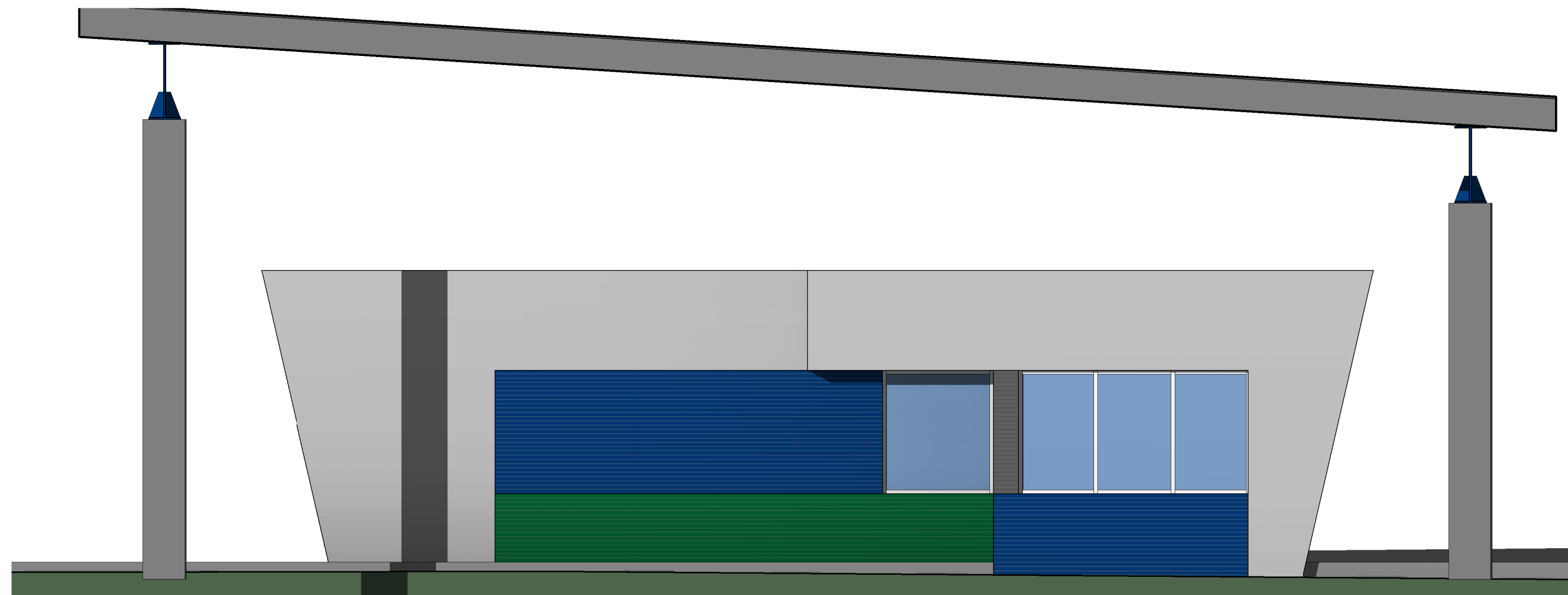
C - SCALE HOUSE A - NORTH ELEVATION - COLOURED  
1 : 50

1  
A-204



C - SCALE HOUSE A - WEST ELEVATION - COLOURED  
1 : 50

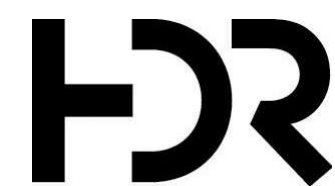
4  
A-204



C - SCALE HOUSE A - SOUTH ELEVATION - COLOURED  
1 : 50

3  
A-204

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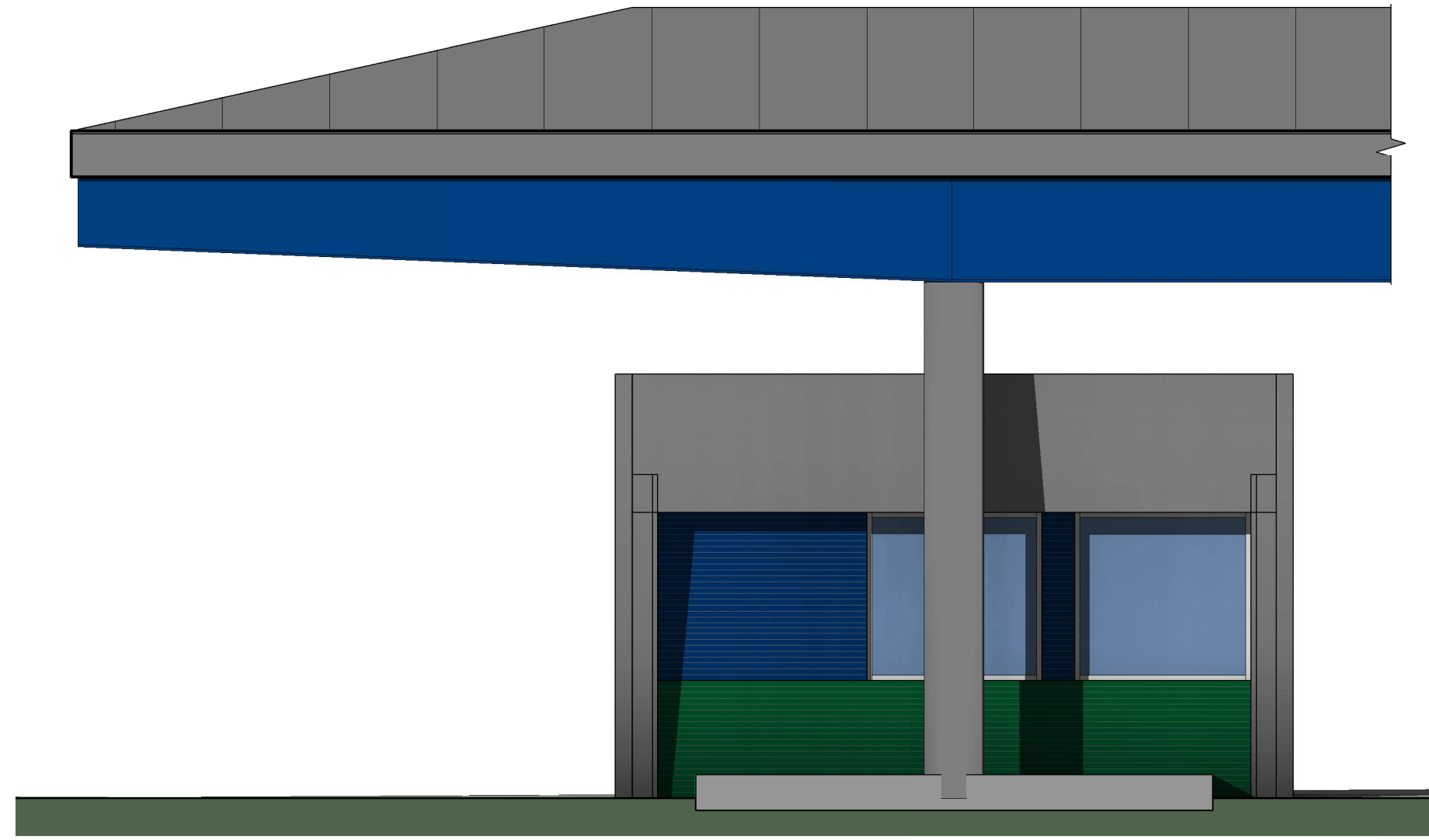
Issue	Date	Desn	Drh	Chkd	Appd	Description
	06/25/2018					
C		JM	TA	JM	JM	

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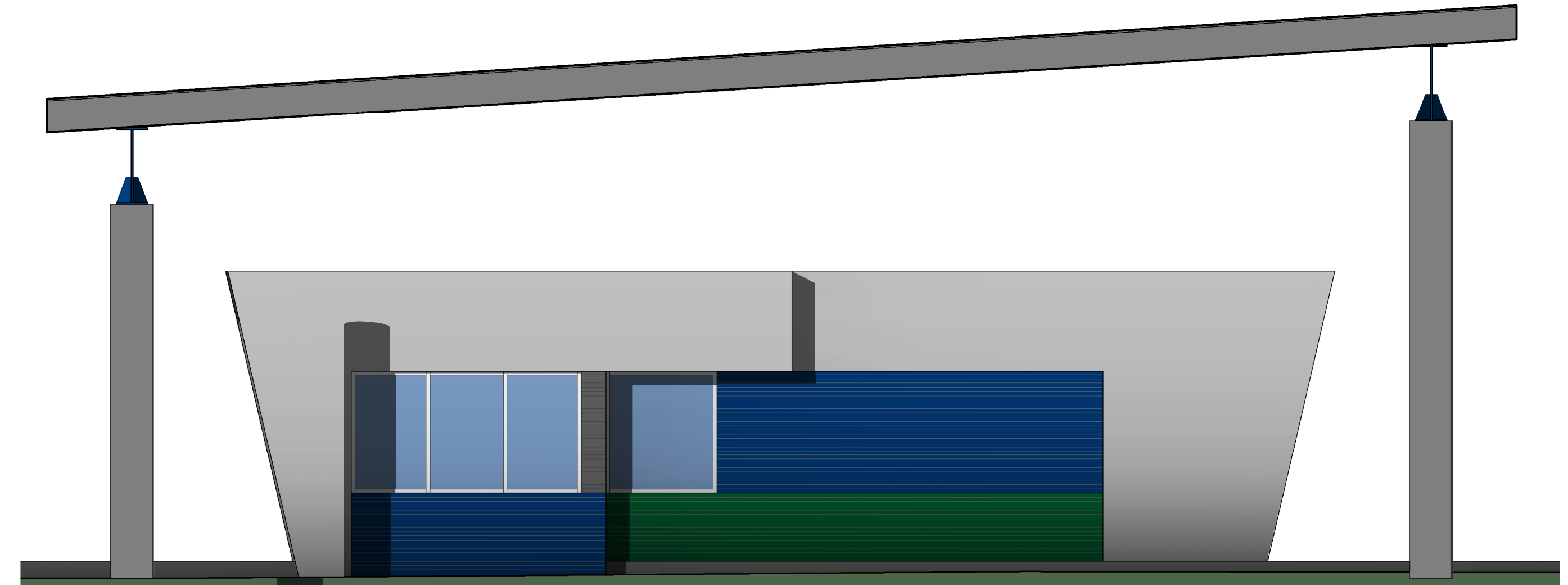
Design: JM Drawn: TA Checked: Checker JM Approved: NM Manager:		GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT <b>SURREY RECYCLING AND WASTE DROP-OFF FACILITY</b> C - SCALE HOUSE A - COLOURED ELEVATIONS 6711 154 STREET, SURREY B.C.	SCALE: 1 : 50 DISTRICT FILE 18-0113-00 DRAWING NUMBER A-215
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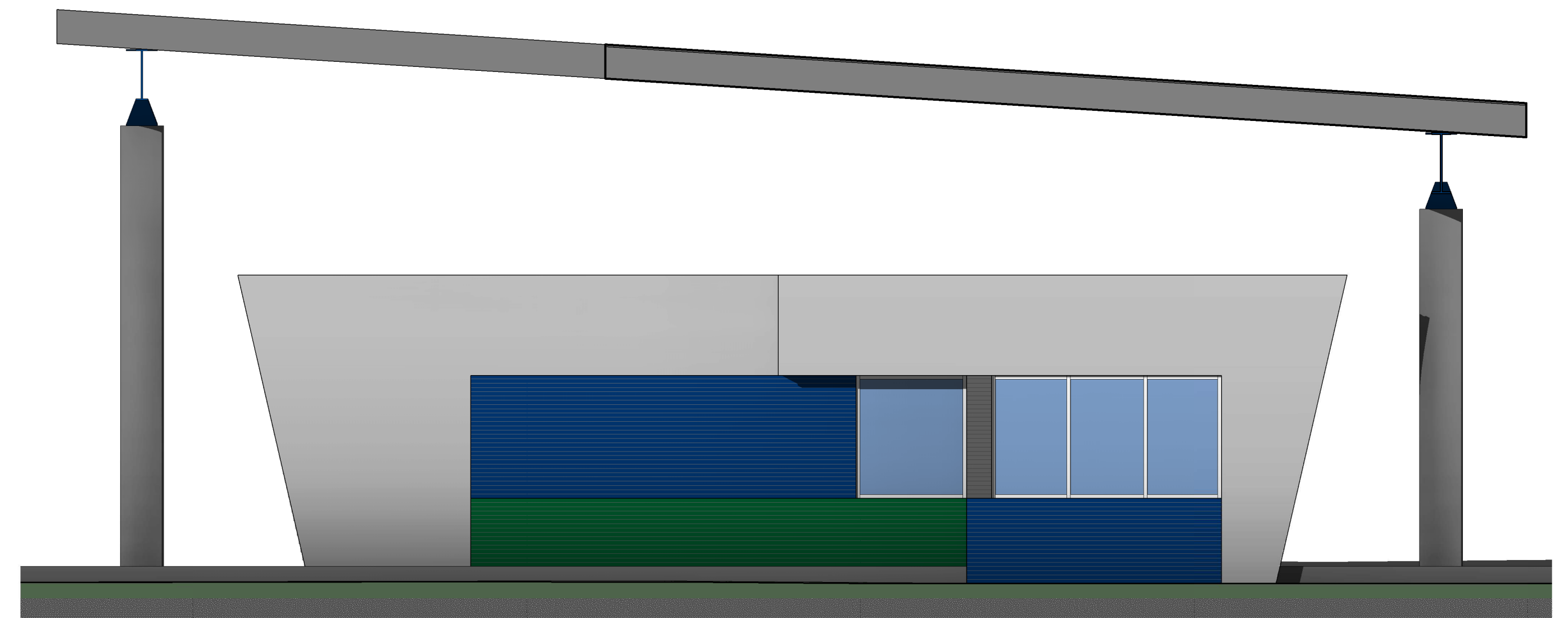
C - SCALE HOUSE B - EAST ELEVATION -  
COLOURED  
1 : 50 2  
A-205



C - SCALE HOUSE B - NORTH ELEVATION -  
COLOURED  
1 : 50 1  
A-205



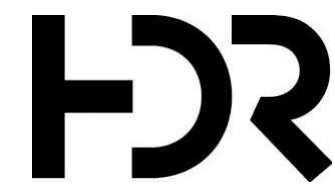
C - SCALE HOUSE B - WEST ELEVATION -  
COLOURED  
1 : 50 4  
A-205



C - SCALE HOUSE B - SOUTH ELEVATION -  
COLOURED  
1 : 50 3  
A-205



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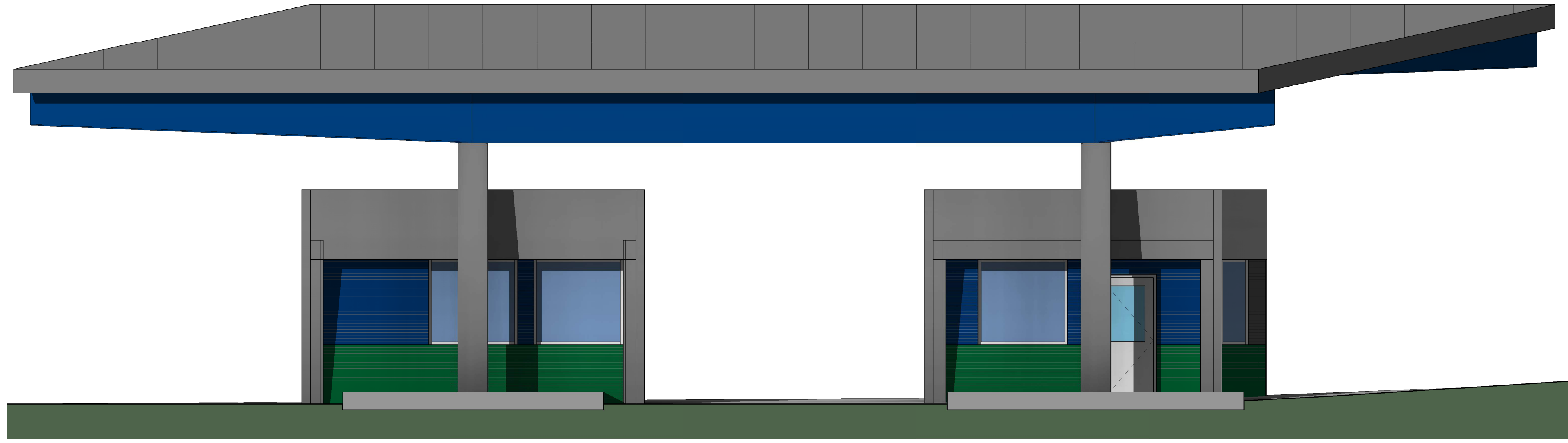
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Issue	Date	Desn	Drh	Chkd	Appd	Description
C	06/25/2018	JM	TA	JM	JM	

0 20 Bar is 20mm On Original Drawing. If Not On This Sheet, Adjust Scales Accordingly

Design: JM Drawn: TA Checked: Checker JM Approved: NM Manager:		GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT <b>SURREY RECYCLING AND WASTE DROP-OFF FACILITY</b>  <b>C - SCALE HOUSE B - COLOURED ELEVATIONS</b>  <b>6711 154 STREET, SURREY B.C.</b>	SCALE: 1 : 50 DISTRICT FILE 18-0113-00 DRAWING NUMBER A-216
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C - SCALE HOUSE CANOPY - EAST ELEVATION  
 - COLOURED  
 1 : 50

2  
 A-206

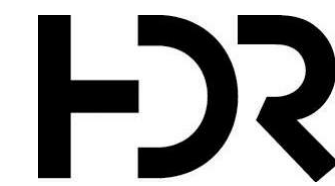


C - SCALE HOUSE CANOPY - WEST ELEVATION  
 - COLOURED  
 1 : 50

4  
 A-206



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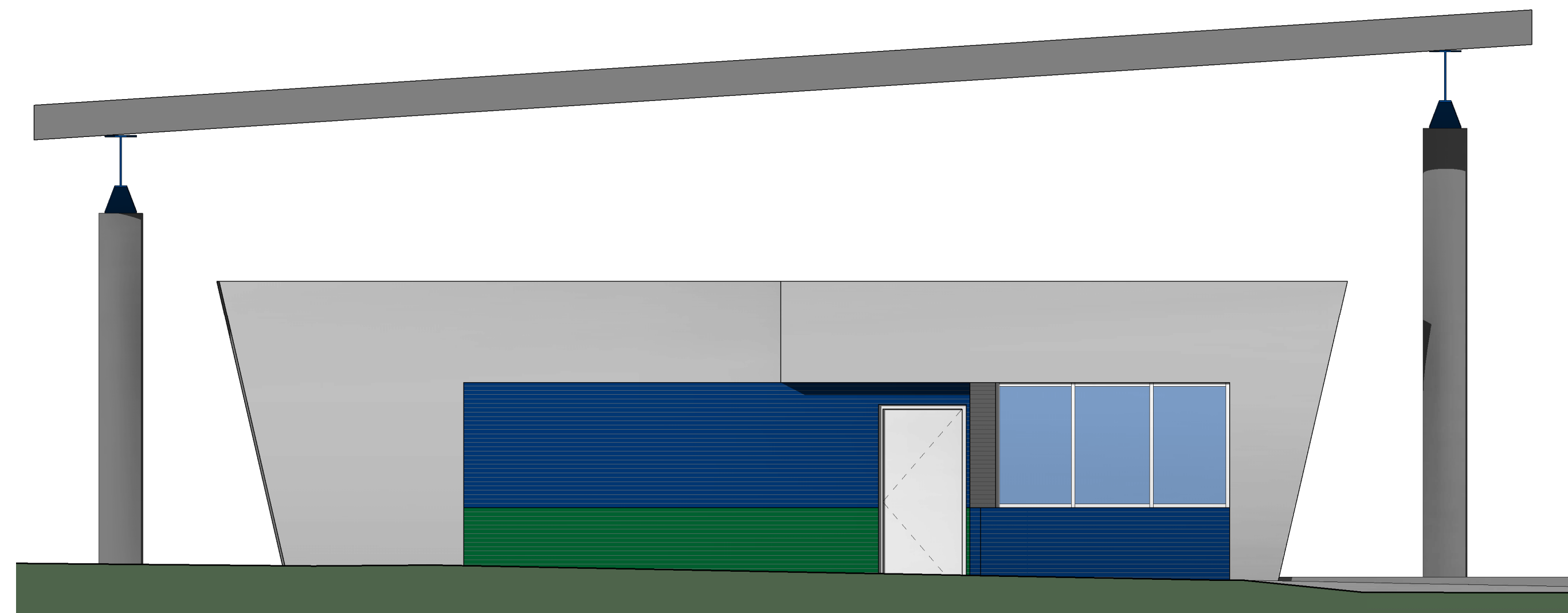
Professional Seal

Issue	Date	Desn	Drh	Chkd	Appd	Description
C	06/25/2018	JM	TA	JM	JM	

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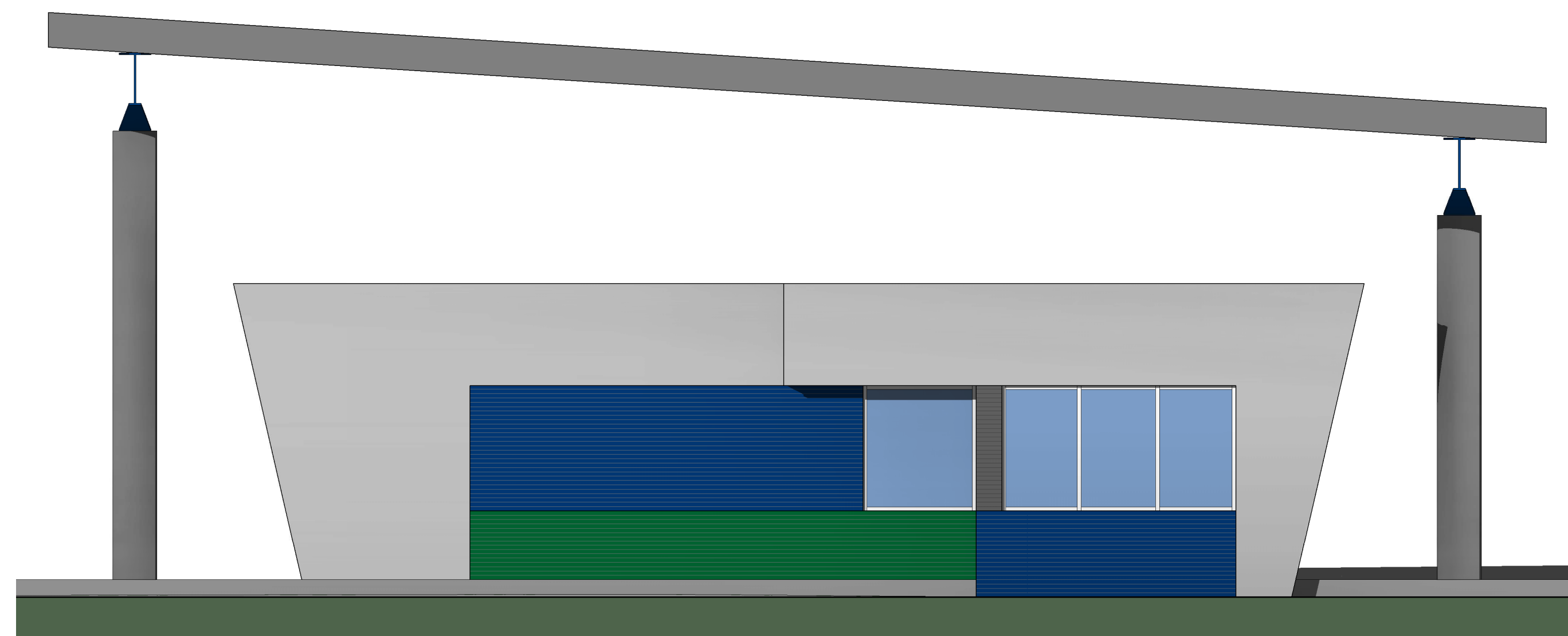
Design: JM Drawn: TA Checked: Checker JM Approved: NM Manager:		SCALE: 1 : 50 DISTRICT FILE 18-0113-00 DRAWING NUMBER A-217
GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT <b>SURREY RECYCLING AND WASTE DROP-OFF FACILITY</b> <b>C - SCALE HOUSE CANOPY - COLOURED ELEVATIONS</b> <b>6711 154 STREET, SURREY B.C.</b>		
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C - SCALE HOUSE CANOPY - NORTH  
ELEVATION - COLOURED

1  
A-206  
1 : 50

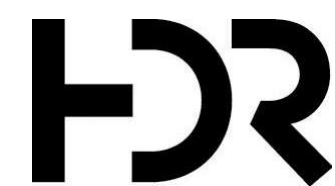


C - SCALE HOUSE CANOPY - SOUTH  
ELEVATION - COLOURED

2  
A-206  
1 : 50



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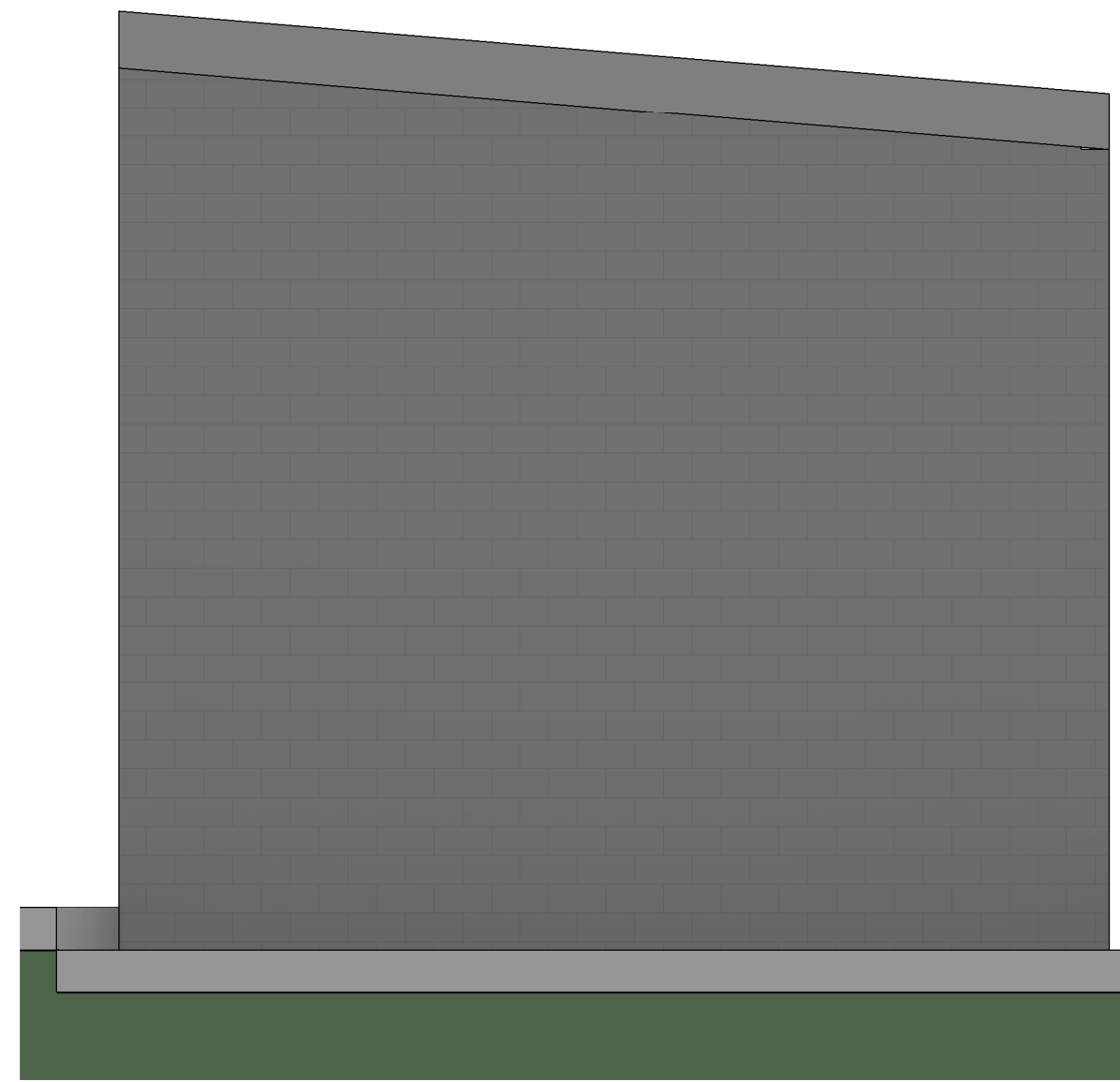
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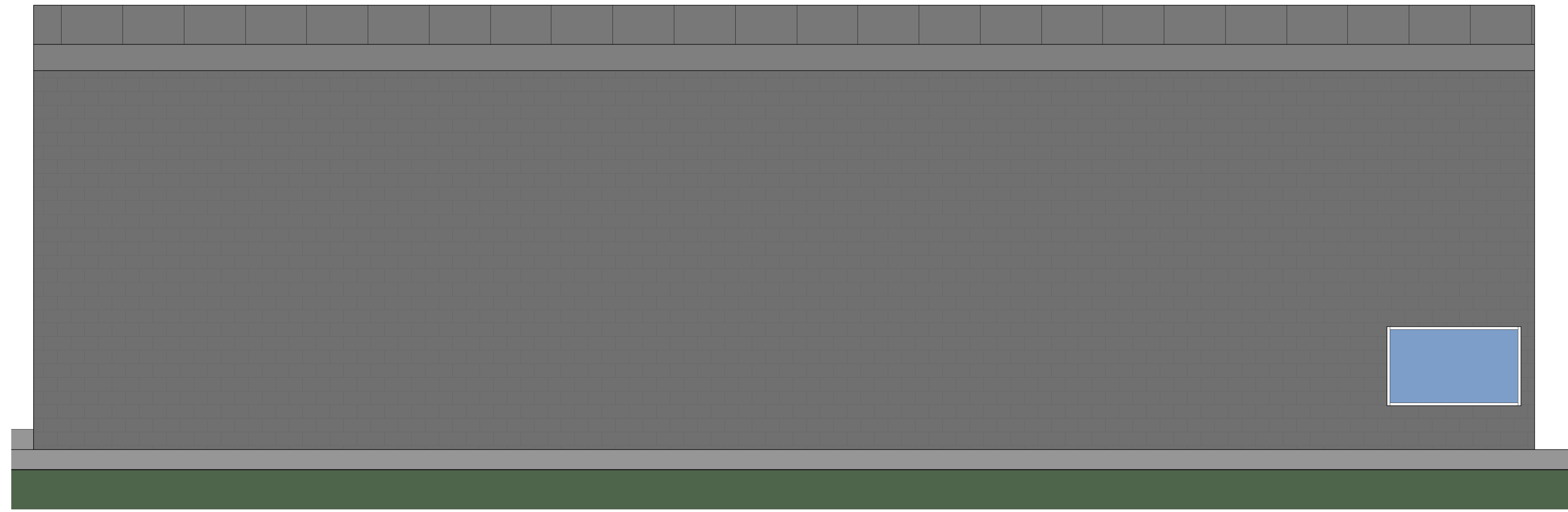
Issue	Date	Desn	Drh	Chkd	Appd	Description
C	06/25/2018	JM	TA	JM	JM	

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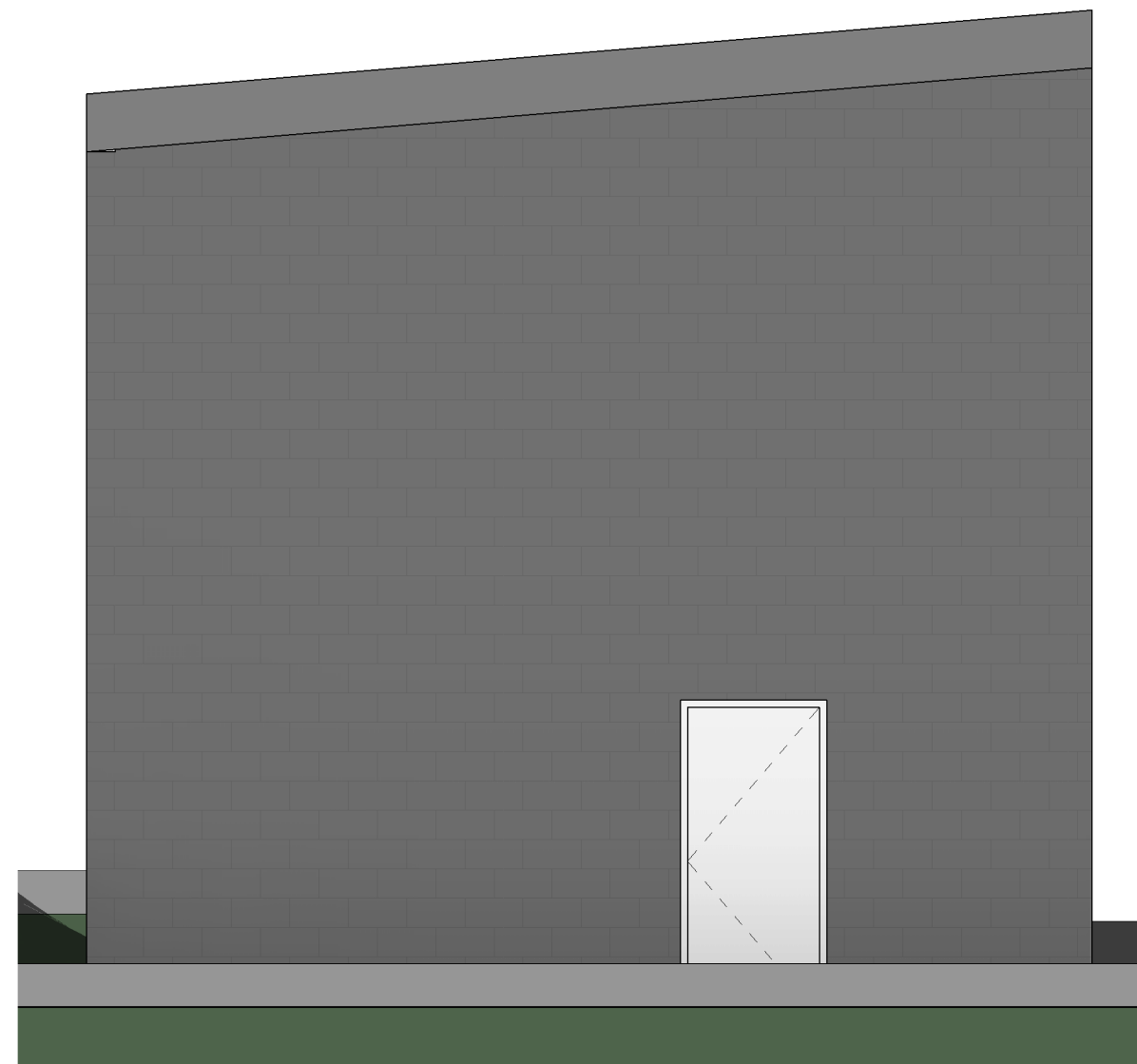
Design: JM Drawn: TA Checked: Checker JM Approved: NM Manager:		GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT <b>SURREY RECYCLING AND WASTE DROP-OFF FACILITY</b> SCALE: 1 : 50 DISTRICT FILE 18-0113-00 <b>SCALE HOUSE CANOPY - COLOURED ELEVATIONS</b> DRAWING NUMBER A-218 6711 154 STREET, SURREY B.C. SUPERSEDES PRINTS OF THIS DOCUMENT CODE WITH LETTERS PREVIOUS TO → C
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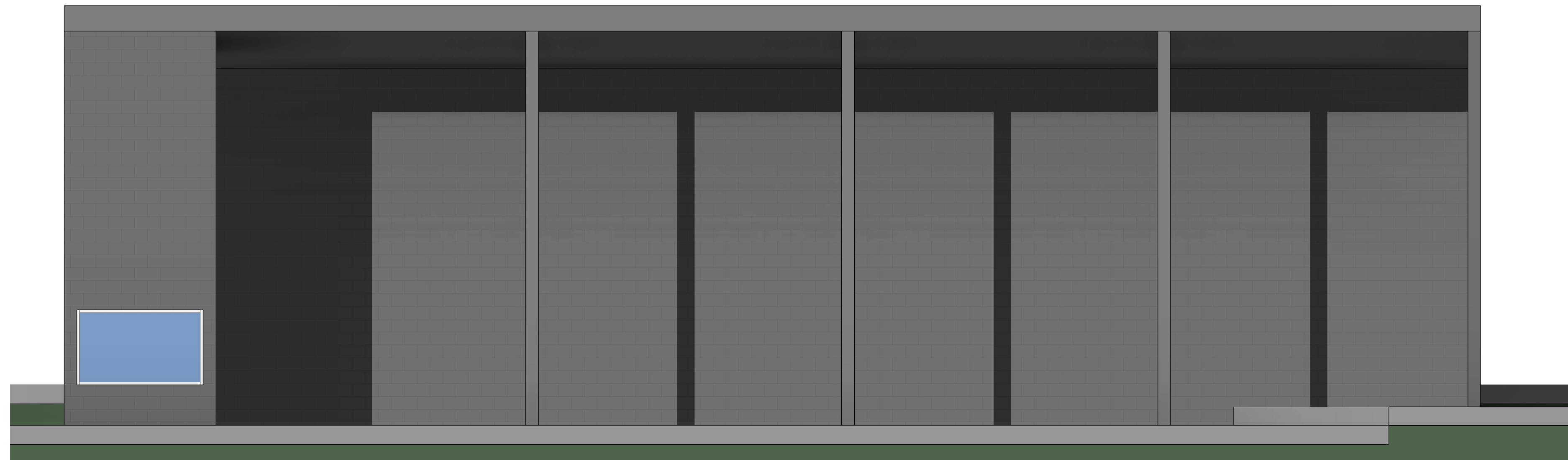
**D - NORTH RECYCLING CANOPY - EAST  
ELEVATION - COLOURED**  
1 : 50 2  
A-207



**D - NORTH RECYCLING CANOPY - NORTH  
ELEVATION - COLOURED**  
1 : 50 1  
A-207



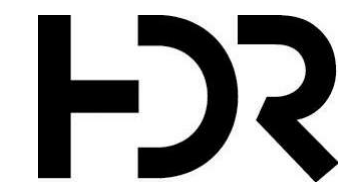
**D - NORTH RECYCLING CANOPY - WEST  
ELEVATION - COLOURED**  
1 : 50 4  
A-207



**D - NORTH RECYCLING CANOPY - SOUTH  
ELEVATION - COLOURED**  
1 : 50 3  
A-207



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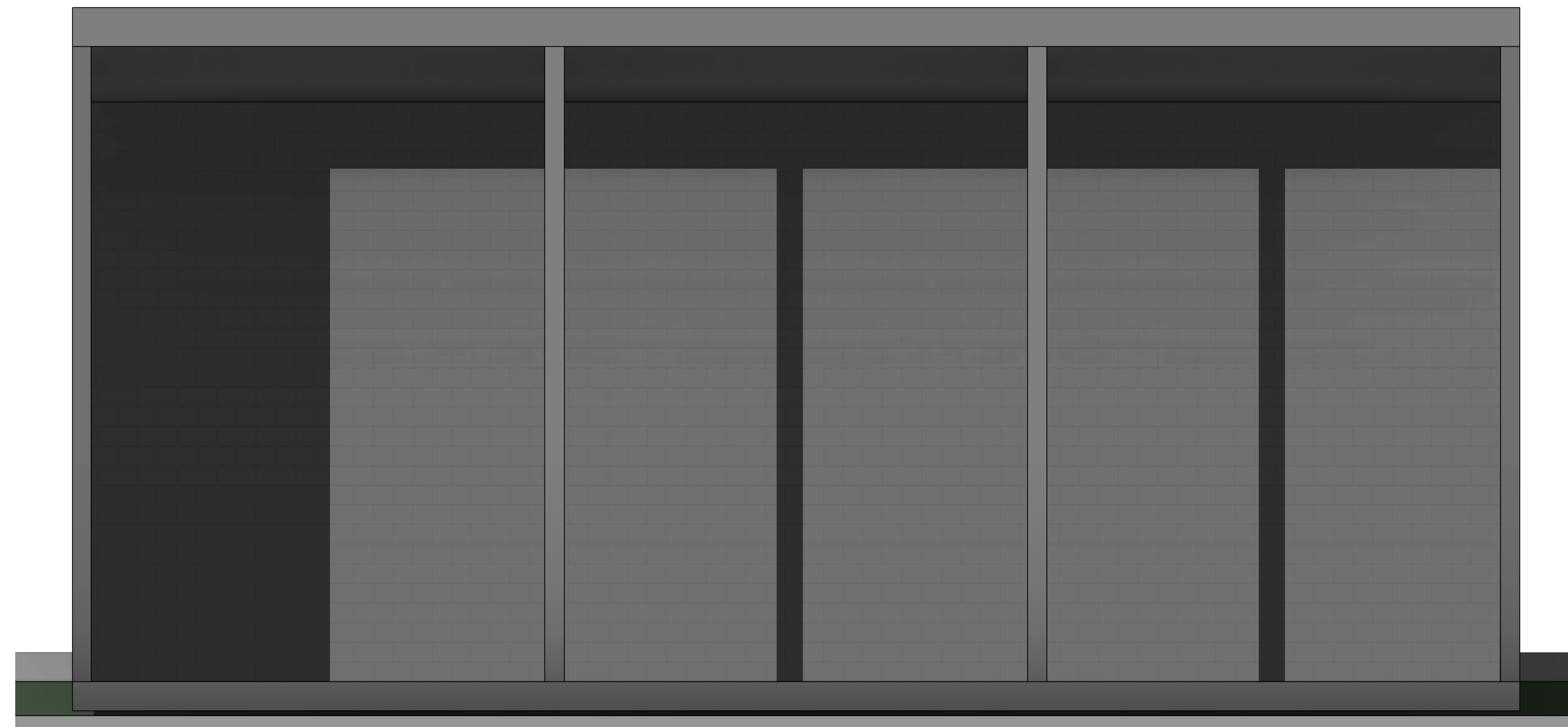
Issue	Date	Desn	Drh	Chkd	Appd	Description
C	06/25/2018	JM	TA	JM	JM	ISSUED FOR DEVELOPMENT PERMIT

0 20 Bar is 20mm On Original Drawing. If Not On This Sheet, Adjust Scales Accordingly

Design: JM Drawn: TA Checked: Checker JM Approved: NM Manager:		<b>GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT</b>  <b>SURREY RECYCLING AND WASTE DROP-OFF FACILITY</b>  <b>D - NORTH RECYCLING CANOPY - COLOURED ELEVATIONS</b> <b>6711 154 STREET, SURREY B.C.</b>	SCALE: 1 : 50 DISTRICT FILE 18-0113-00 DRAWING NUMBER A-219
SUPERSEDES PRINTS OF THIS DOCUMENT CODE WITH LETTERS PREVIOUS TO →			<b>C</b>

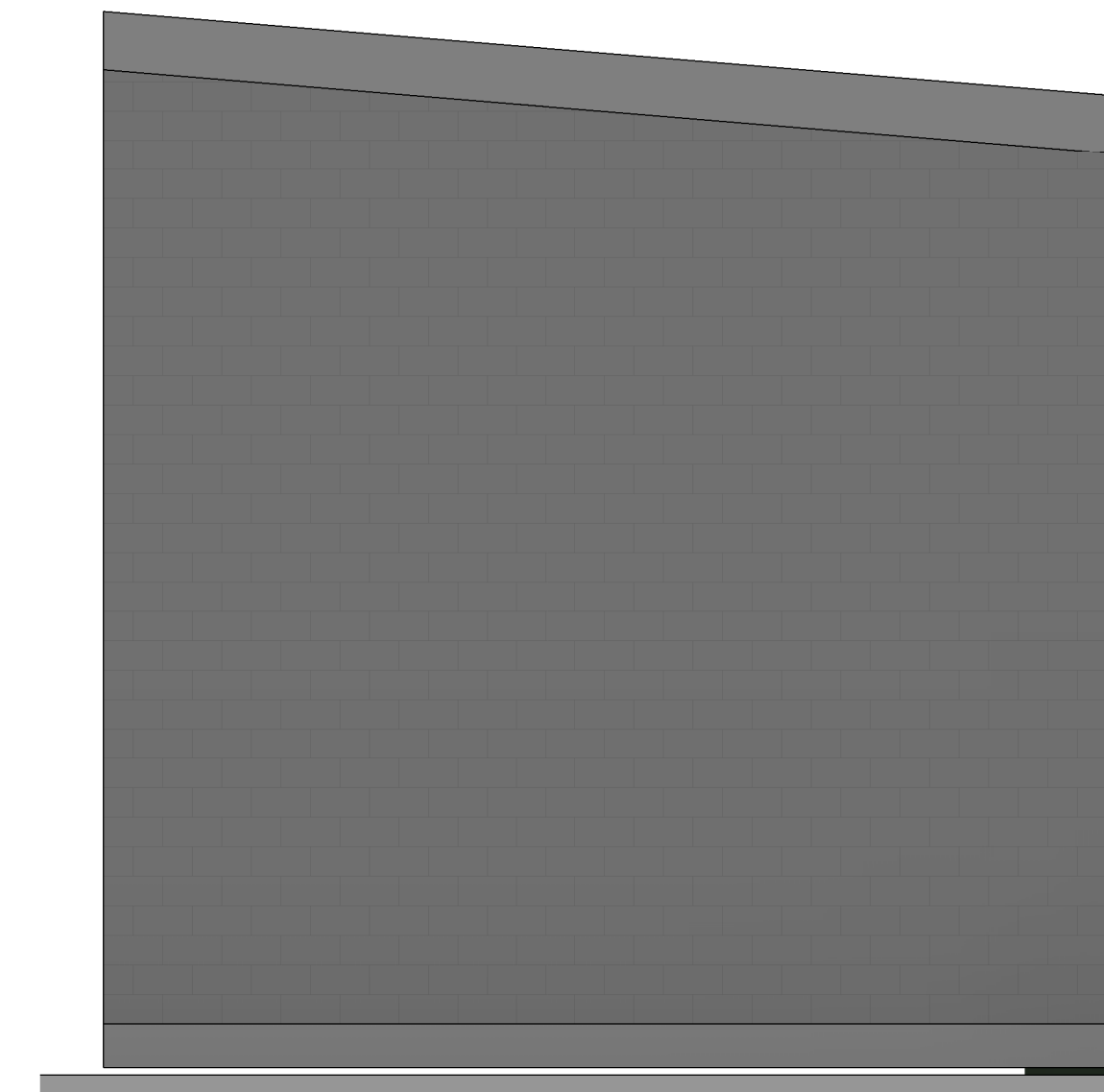
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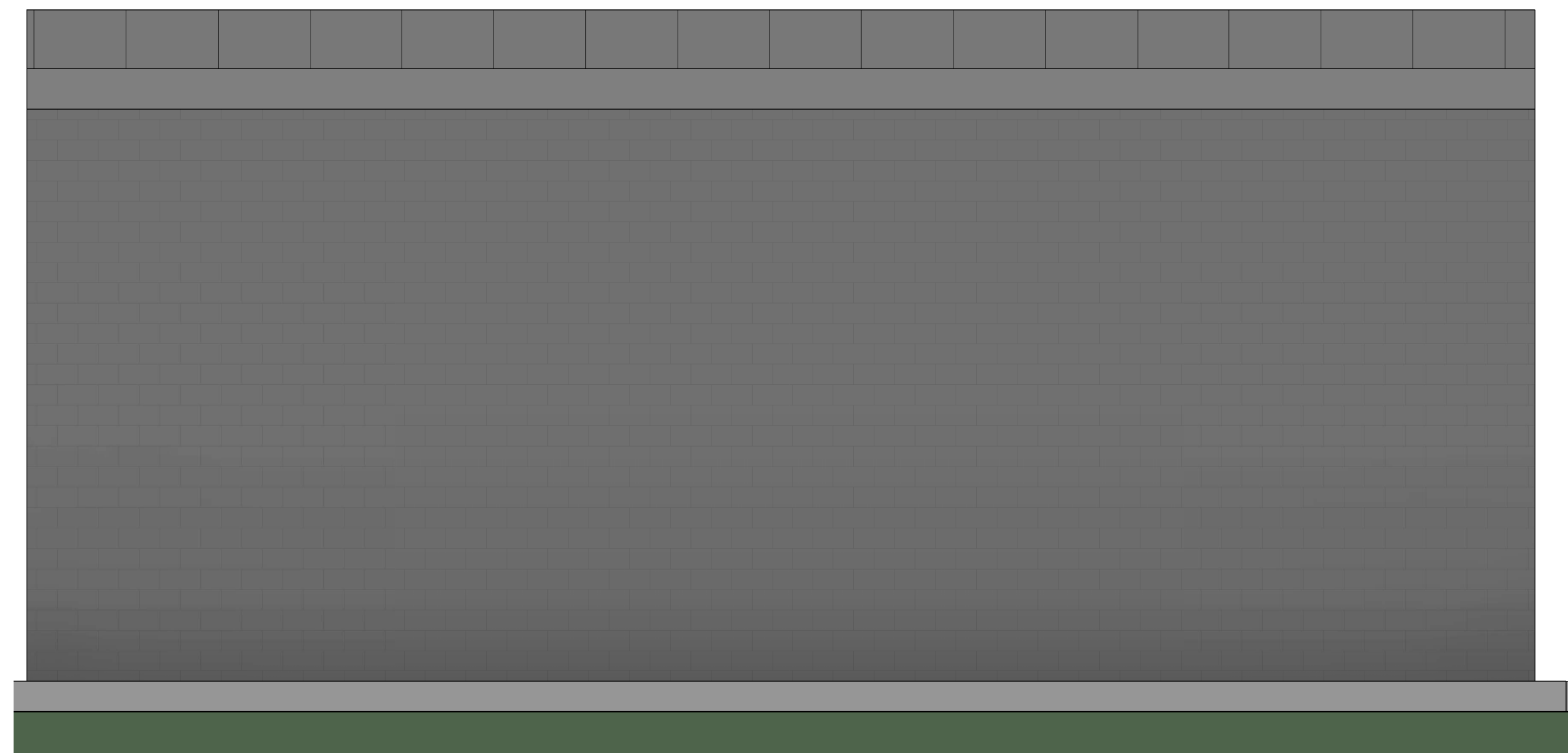
**E - WEST RECYCLING CANOPY - EAST  
ELEVATION - COLOURED**  
1 : 50

2  
A-208



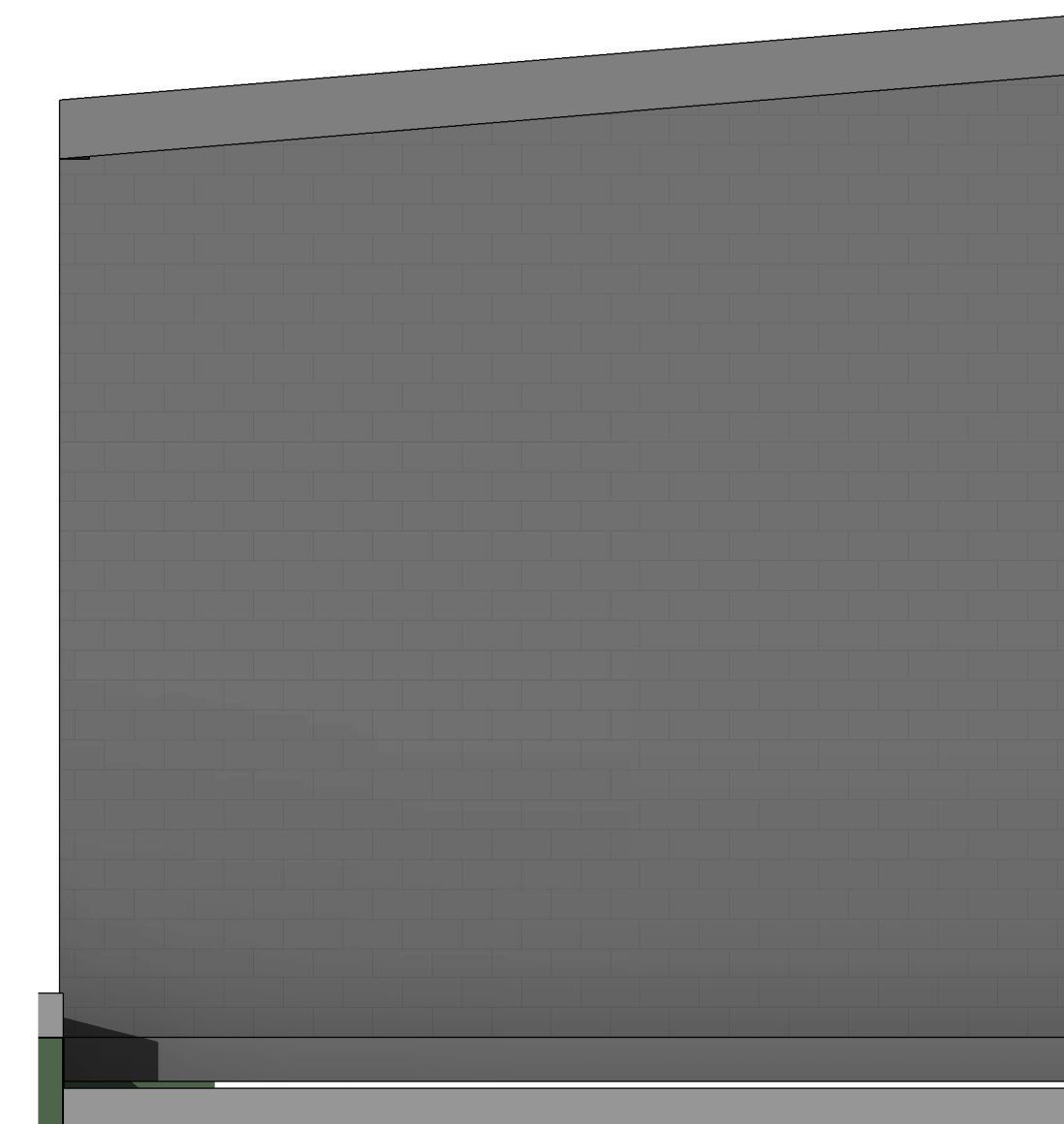
**E - WEST RECYCLING CANOPY - NORTH  
ELEVATION - COLOURED**  
1 : 50

1  
A-208



**E - WEST RECYCLING CANOPY - WEST  
ELEVATION - COLOURED**  
1 : 50

4  
A-208

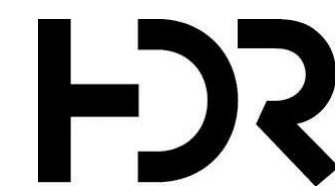


**E - WEST RECYCLING CANOPY - SOUTH  
ELEVATION - COLOURED**  
1 : 50

3  
A-208



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Professional Seal

Issue	Date	Desn	Drh	Chkd	Appd	Description
C		JM	TA	JM	JM	ISSUED FOR DEVELOPMENT PERMIT

0 20 Bar is 20mm On Original Drawing. If Not On This Sheet, Adjust Scales Accordingly

Design: JM Drawn: TA Checked: Checker JM Approved: NM Manager:		SCALE: 1 : 50 DISTRICT FILE 18-0113-00 DRAWING NUMBER A-220
GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT <b>SURREY RECYCLING AND WASTE DROP-OFF FACILITY</b> <b>D - WEST RECYCLING CANOPY - COLOURED ELEVATIONS</b> <b>6711 154 STREET, SURREY B.C.</b>		SUPERSEDES PRINTS OF THIS DOCUMENT CODE WITH LETTERS PREVIOUS TO → C





NORTH EAST AERIAL VIEW



NORTH WEST AERIAL VIEW



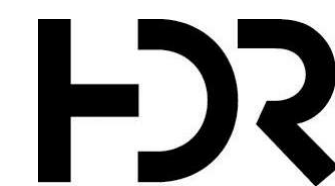
SOUTH EAST AERIAL VIEW



SOUTH WEST AERIAL VIEW



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CONTAIN ERRORS AND  
OMISSIONS.

Professional Seal

Issue	Date	Desn	Drh	Chkd	Appd	Description
C	06/25/2018	JM	TA	JM	JM	ISSUED FOR DEVELOPMENT PERMIT

Bar is 20mm On Original Drawing. If Not On This Sheet, Adjust Scales Accordingly

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Design: JM  
Drawn: TA  
Checked: Checker

**SURREY RECYCLING AND WASTE DROP-OFF  
FACILITY**

**AERIAL VIEWS**

**6711 154 STREET, SURREY B.C.**

SCALE:

DISTRICT FILE  
18-0113-00

DRAWING NUMBER  
A-230

SUPERSEDES PRINTS OF THIS DOCUMENT CODE WITH LETTERS PREVIOUS TO → C





SOUTH EAST PERSPECTIVE



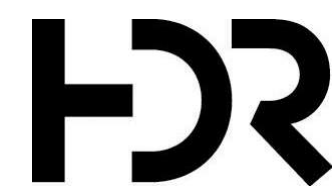
SOUTH WEST PERSPECTIVE



NORTH EAST PERSPECTIVE



Suite 310 - 4321 Still Creek Drive  
Burnaby, British Columbia V5C 6S7  
Tel: 604 454 0402 Fax: 604 454 0403



**CHECK  
PRINT**

THIS DRAWING HAS NOT  
BEEN APPROVED, AND MAY  
CONTAIN ERRORS AND  
OMISSIONS.

Professional Seal

Issue	Date	Desn	Drh	Chkd	Appd	Description
C	06/25/2018	JM	TA	JM	JM	ISSUED FOR DEVELOPMENT PERMIT

Bar is 20mm On Original Drawing. If Not On This Sheet, Adjust Scales Accordingly

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT

Design: JM  
Drawn: TA  
Checked: Checker

Approved: JM  
Manager: NM

**SURREY RECYCLING AND WASTE DROP-OFF  
FACILITY**

**PERSPECTIVES**

**6711 154 STREET, SURREY B.C.**

SCALE:

DISTRICT FILE  
18-0113-00

DRAWING NUMBER  
A-231

SUPERSEDES PRINTS OF THIS DOCUMENT CODE WITH LETTERS PREVIOUS TO → C



LEGEND

- Proposed Tree Planting (deciduous/coniferous and small flowering deciduous)
- Evergreen Hedge
- Mixed plantings of med.-lg. native shrubs,
- Native groundcover planting and low shrubs
- Grass
- 6' high welded steel black powder -coated mesh fence by Omega Fencing Systems or similar approved
- 4' high welded steel black powder -coated mesh fence by Omega Fencing Systems or similar approved

General Specifications:

**Wood:** Durable, long-lasting lpe hardwood. Wood members 1 1/2" (3.7cm) x 2 1/2" (6.3cm) with 1/2" (0.62cm) radius on edges and ends. Top and front members are 3/4" (1.8cm) radius bullnose. lpe is sealed and smooth sanded.

**Metal:** Standard aluminum cast to a precision pattern for maximum strength and durability. The metal is coated with Polyester, electrostatically applied, and baked at a high temperature to produce a "mar-resistant" finish.

**Hardware:** An exclusive nut design and bolt-through construction create a single, solid unit. A special wrench for vandal-resistant hardware is provided with each bench. All hardware is professionally finished with our baked-on Polyester Powder Coating.

Options:

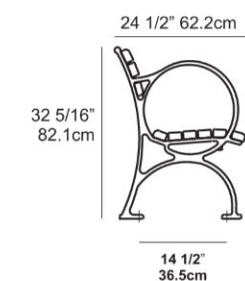
**Wood:** Non-standard wood (such as Oak, or Maple) may be substituted for lpe for an additional cost.

**Metal Colors:** Make your choice from one of eighteen standard paint colors. Or, for an additional charge, choose from one of over 160+ custom paint colors. Standard color chips and custom color charts are available upon request.

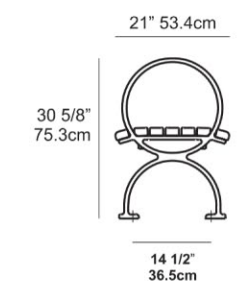
Accessories:

To give your project that professional finish, we suggest the addition of our Series 8 receptacles. For a complete listing of our receptacles, and other furnishings, please refer to the respective areas in our catalog.

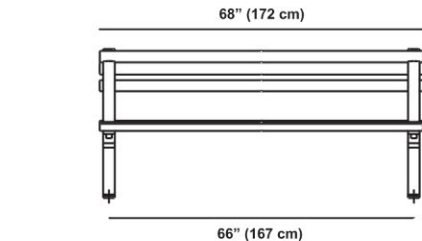
C22-3A



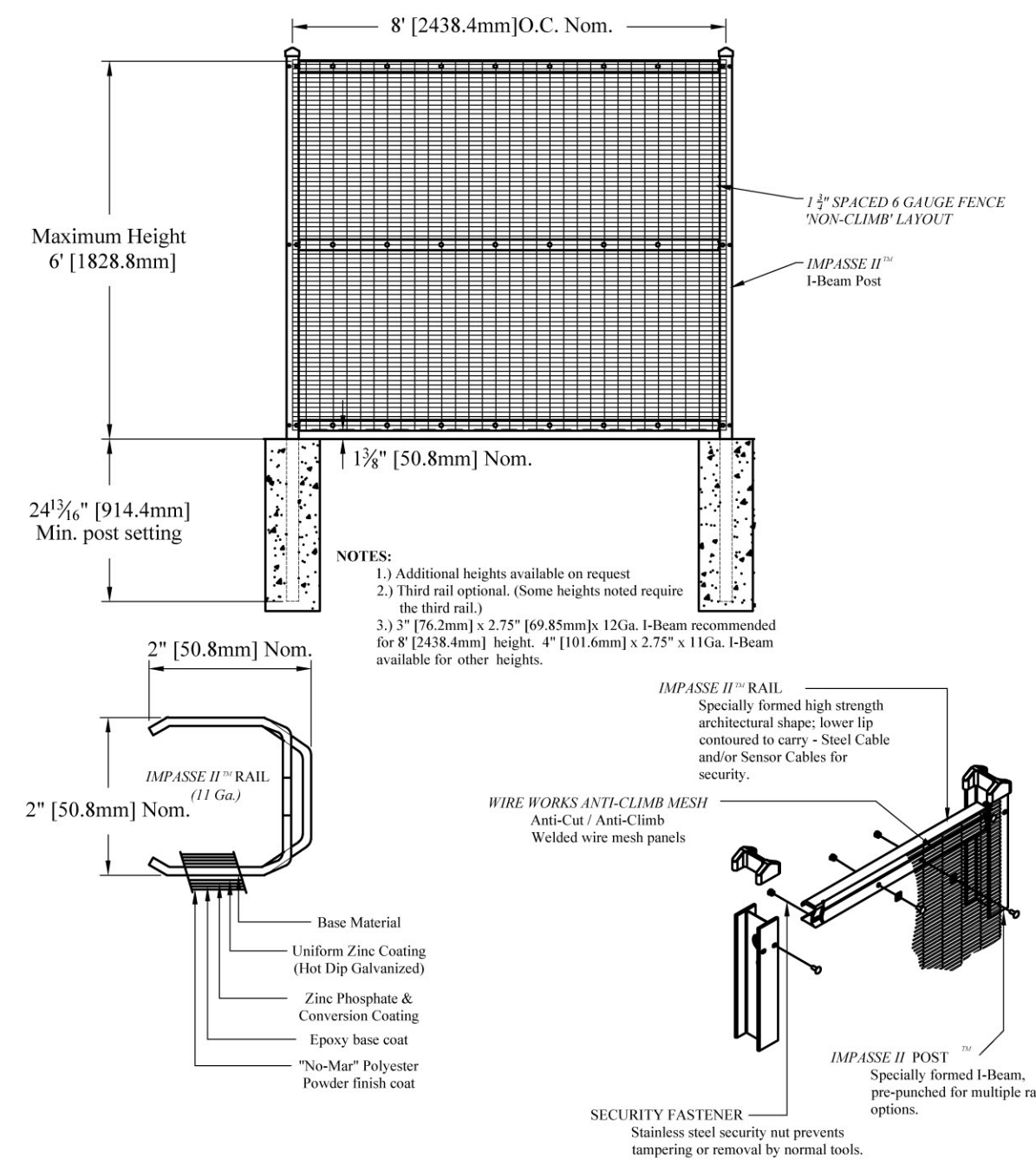
C22-5A



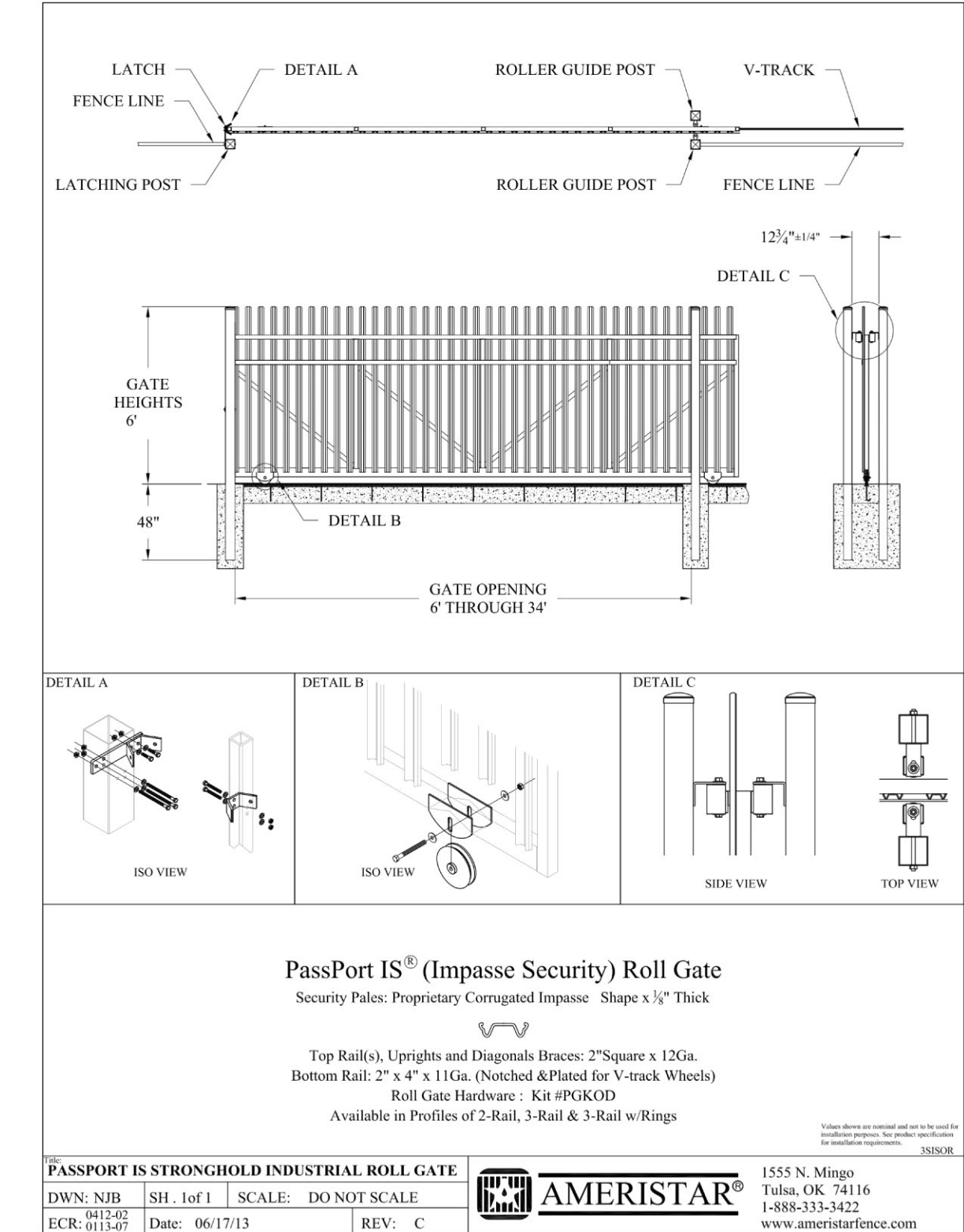
C22 Profile



Frances Andrew Site Furnishings Ltd. Toll Free: 1-800-565-6579



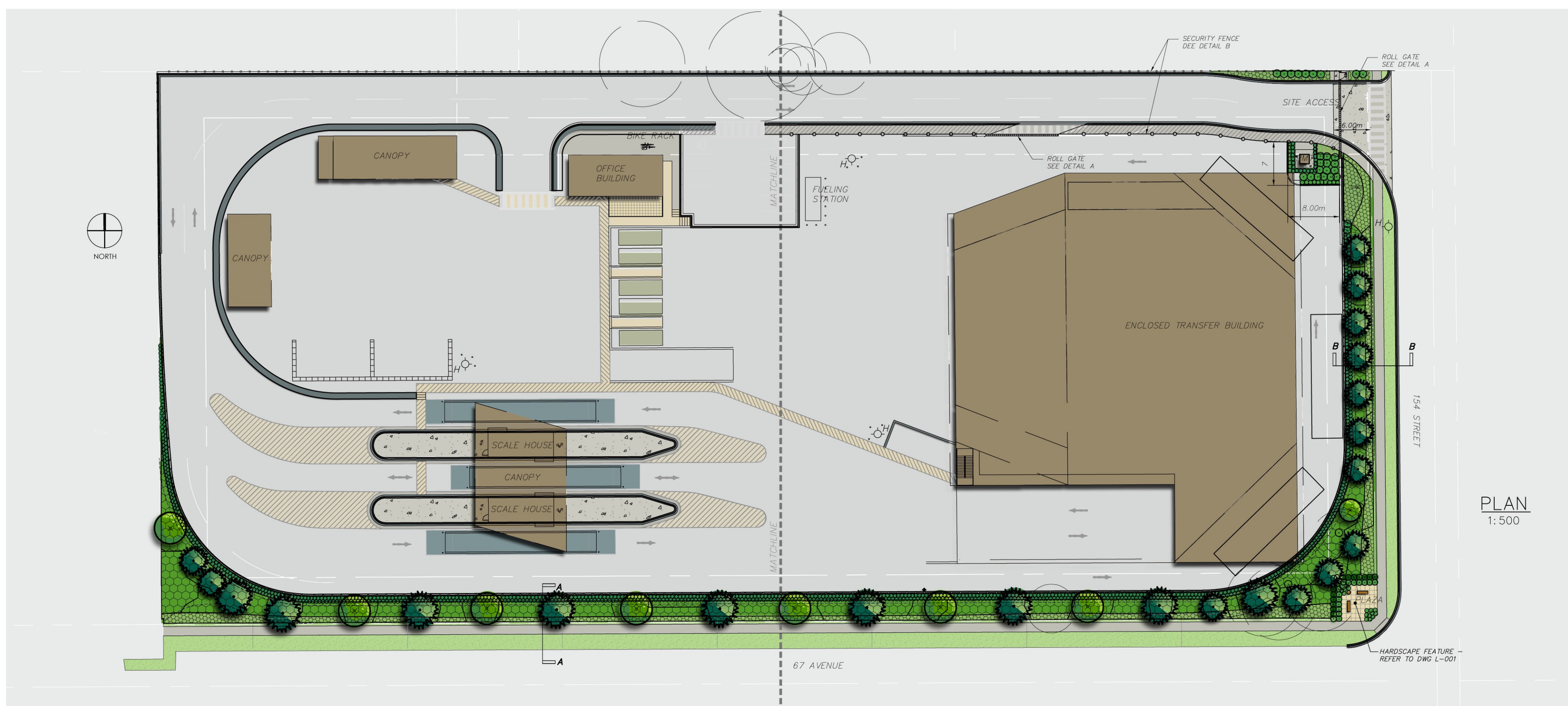
DETAIL B WWM SECURITY FENCE PANEL



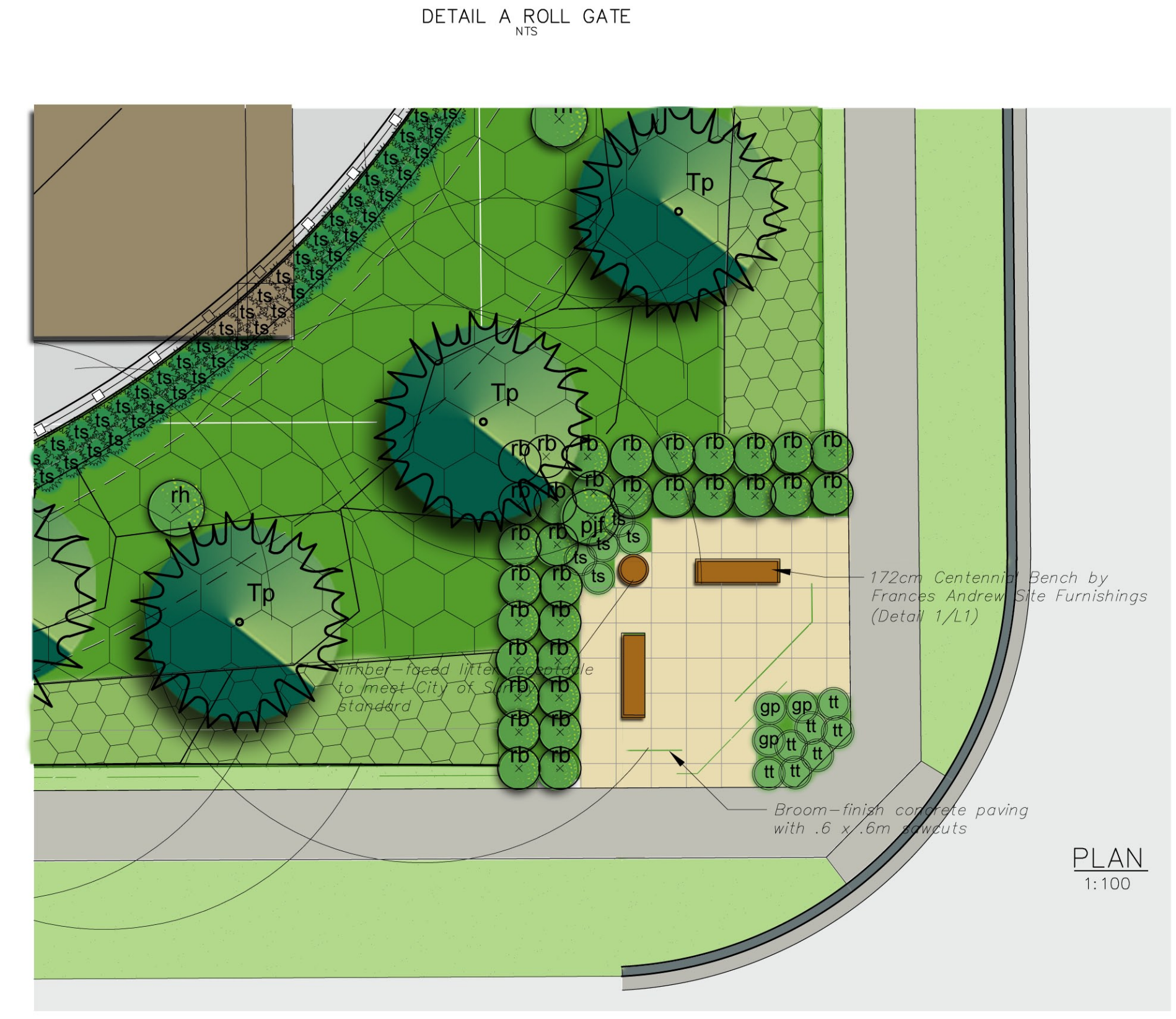
PassPort IS® (Impasse Security) Roll Gate

PassPORT IS STRONGHOLD INDUSTRIAL ROLL GATE  
DWN: NIB SH: 1of1 SCALE: DO NOT SCALE  
ECR: 0115-07 Date: 06/17/13 REV: C

1 PLAZA BENCH DETAIL  
L-1 SCALE: NTS



OVERALL LANDSCAPE PLAN



DETAIL OF PLAZA

NOTES:  
1. COORDINATES ARE UTM NAD83(CSRS) - 4.0.0.BC.1.GVRD  
2. ELEVATIONS ARE GEODETIC, SHOWN IN METERS AND ARE DERIVED FROM OCM NO. 5025 (ELEVATION=15.295m)



PD Group  
Landscape Architecture Ltd



Suite 310 - 4321 Still Creek Drive  
Burnaby, British Columbia V5C 6S7  
Tel: 604 454 0402 Fax: 604 454 0403



500 - 1500 West Georgia Street  
Vancouver, BC V6G 2Z6  
Canada

CHECK PRINT

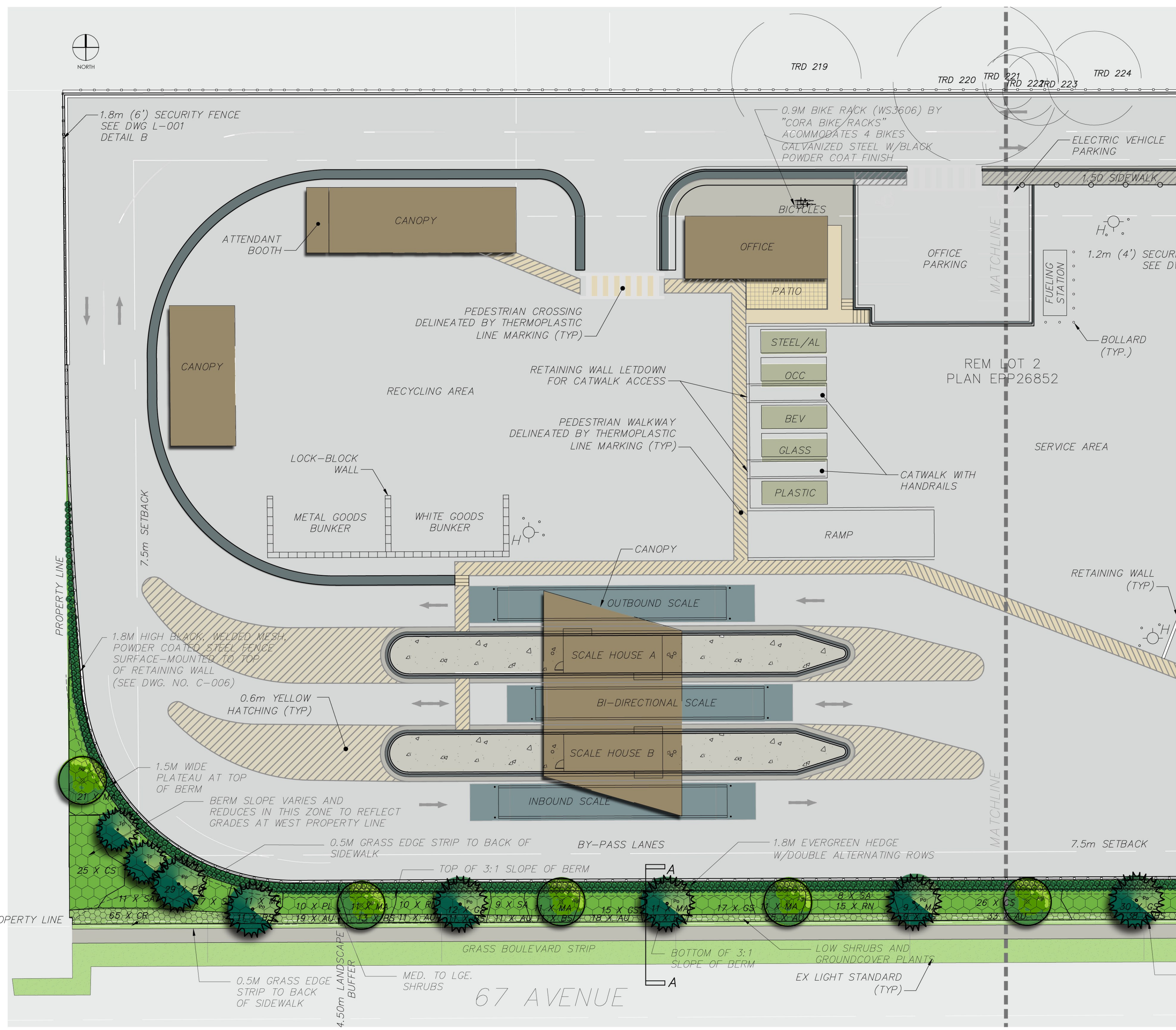
THIS DRAWING HAS NOT BEEN APPROVED, AND MAY CONTAIN ERRORS AND OMISSIONS.

Professional Seal

Issue	Date	Des'n	Dr'n	Chkd	App'd	Description
C	JUN 22/18	DR	-	MS		REISSUED FOR DEVELOPMENT PERMIT
B	JUN 6/18	DR	-	MS		ISSUED FOR DEVELOPMENT PERMIT
A	MAY 11/18	DR	-	MS		ISSUED FOR DP

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT		SCALE:
Design:	DR	AS SHOWN
Drawn:	SK	DISTRICT FILE 18-0113-00
Checked:	DR	
Approved:		
Manager:		
PRELIMINARY SITE PLAN		DRAWING NUMBER L-001
SUPERSEDES PRINTS OF THIS DRAWING NUMBER WITH LETTERS PREVIOUS TO		C





**LEGEND**

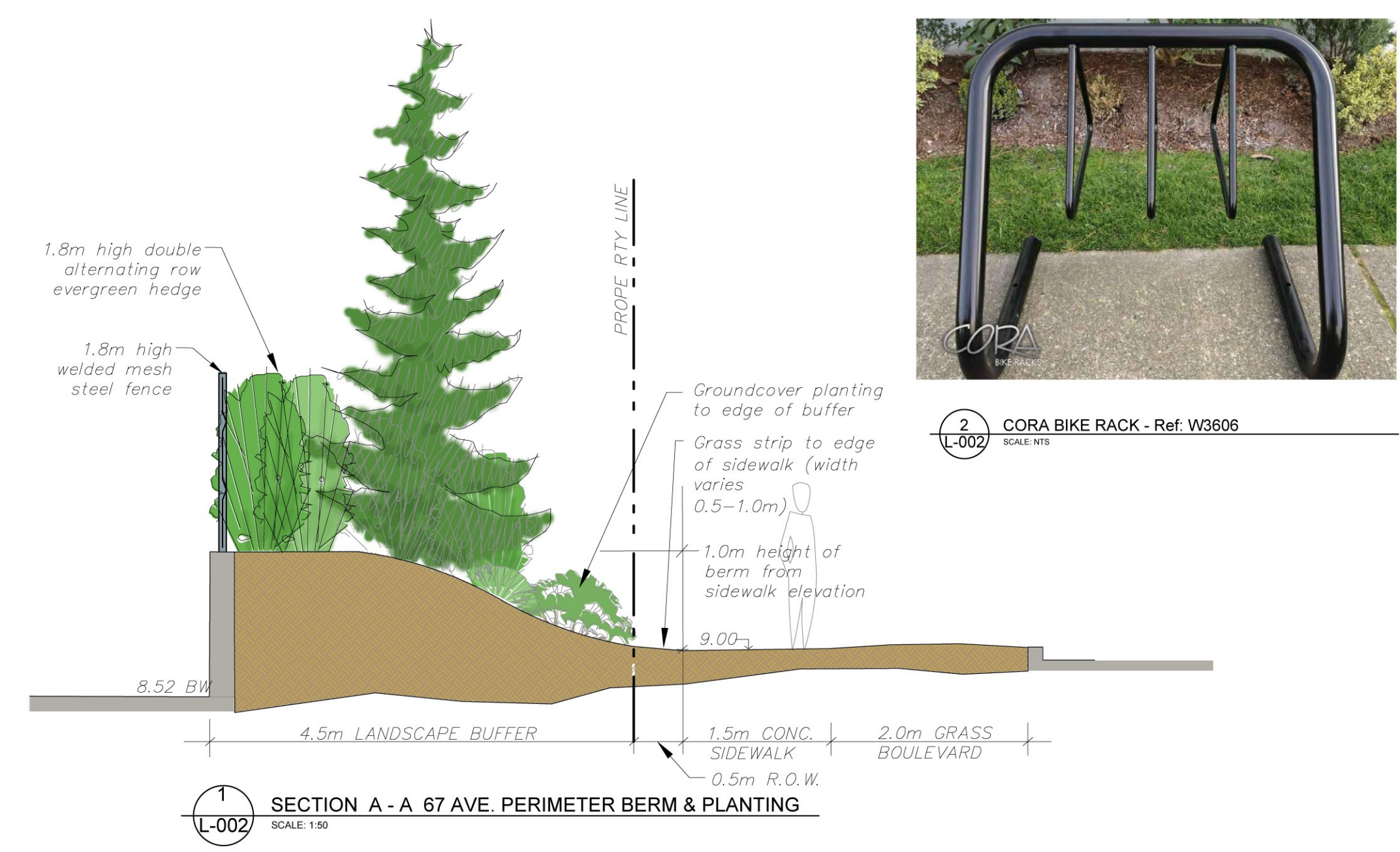
- Proposed Tree Planting (deciduous/coniferous and small flowering deciduous)
- Evergreen Hedge
- Mixed plantings of med.-lg. native shrubs,
- Native groundcover planting and low shrubs
- Grass
- 6' high welded steel black powder -coated mesh fence by Omega Fencing Systems or similar approved
- 4' high welded steel black powder -coated mesh fence by Omega Fencing Systems or similar approved

**NOTES:**

1. All landscape work shall be carried out in accordance with the current edition of the Canadian Landscape Standard published by CSLA/CNTA and the contract specification.
2. All new planting shall be irrigated by means of a temporary fully automatic irrigation system throughout a 2 year establishment period.
3. Growing medium in accordance with the current edition of the Canadian Landscape Standard shall be provided to the following minimum depths/dimensions: Grass Areas - 150 mm (6") Shrubs, Groundcovers, Vines & Perennials - 450 mm (18") Trees - Minimum 300 mm (1') of topsoil around the rootball compacted to 85% Std. Proctor Density
4. Ensure excavation or fill adjacent to existing trees does not exceed 6" (15cm) depth under the direction of the project arborist.
5. Tree protection fence shall be installed prior to construction and maintained until project completion.

**Surrey Recycling and Waste Drop-off Facility 6711 154 St. Surrey -Plant List (Entire Site)**

Trees	SYMBOL REF	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	NOTES
	Ac	1	Acer circinatum	Vine maple	Ht 3m	B&B	4-5 stems
	AgI	7	Acer glabrum	Douglas Maple	7cm Cal	WB	
	Po	9	Picea omarika	Serbian Spruce	Ht 3m	WB	
	Pcc	1	Pinus contorta contorta	Shore Pine	Ht 3m	WB	
	Tp	12	Tuja plicata	Western Red Cedar	Ht 3m	WB	
Shrubs	SYMBOL REF	QTY	NAME		SIZE	CONDITION	NOTES
	cs	83	Cornus sericea	Red-twig Dogwood	#3 pot		
	gs	130	Gaultheria shallon	Salal	#2 pot		
	ma	212	Mahonia aquifolium	Oregon grape	#3 pot, 40cm ht		Bushy plants
	pl	19	Philadelphus lewisii	Lewis' Mock Orange	#3 pot		
	pj	3	Pieris japonica Forest Flame	Lily of the Valley Shrub	#3 pot		
	rb	15	Rhododendron Cunningham's Blush	Cunningham's Blush Rhodo.	#3 pot, 60cm ht		
	rh	2	Rhododendron macrophyllum	Pacific Rhododendron	#3 pot		
	m	63	Rosa nutkana	Nootka Rose	#2 pot		
	sa	42	Symphoricarpos albus	Snowberry	#3 pot		
	ts	920	Tuja occidentalis Smaragd	Emerald Cedar	5' specimen	B&B	
Groundcovers and Perennials	SYMBOL REF	QTY	NAME		SIZE	CONDITION	NOTES
	af	41	Aquilegia formosa	Western Columbine	#2 pot		
	au	491	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot		
	bs	130	Blechnum spicant	Deer Fern	#2 pot		2yr plants
	cr	213	Cotoneaster salicifolius repens	Creeping Cotoneaster	#2 pot		
	pm	71	Polystichum munitum	Sword fern	#2 pot		
	tg	30	Tellima grandiflora	Fringecup	#2 pot		
	ts	5	Thymus serpyllum	Wild Thyme	#1 pot		
	tt	30	Tiarella trifoliata	Foamflower	#1 pot		



2 CORA BIKE RACK - Ref. W3606

PLAN 1:250

SECTION A - A 67 AVE. PERIMETER BERM & PLANTING SCALE: 1:50

**NOTES:**  
 1. COORDINATES ARE UTM NAD83(CSRS) - 4.0.0.BC.1.GVRD  
 2. ELEVATIONS ARE GEODETIC, SHOWN IN METERS AND ARE DERIVED FROM OCM NO. 5025 (ELEVATION=15.295m)



**MORRISON HERSHFIELD**  
 Suite 310 - 4321 Still Creek Drive  
 Burnaby, British Columbia V5C 6S7  
 Tel: 604 454 0402 Fax: 604 454 0403

**HDR**  
 500 - 1500 West Georgia Street  
 Vancouver, BC V6G 2Z6  
 Canada

**CHECK PRINT**  
 THIS DRAWING HAS NOT BEEN APPROVED, AND MAY CONTAIN ERRORS AND OMISSIONS.

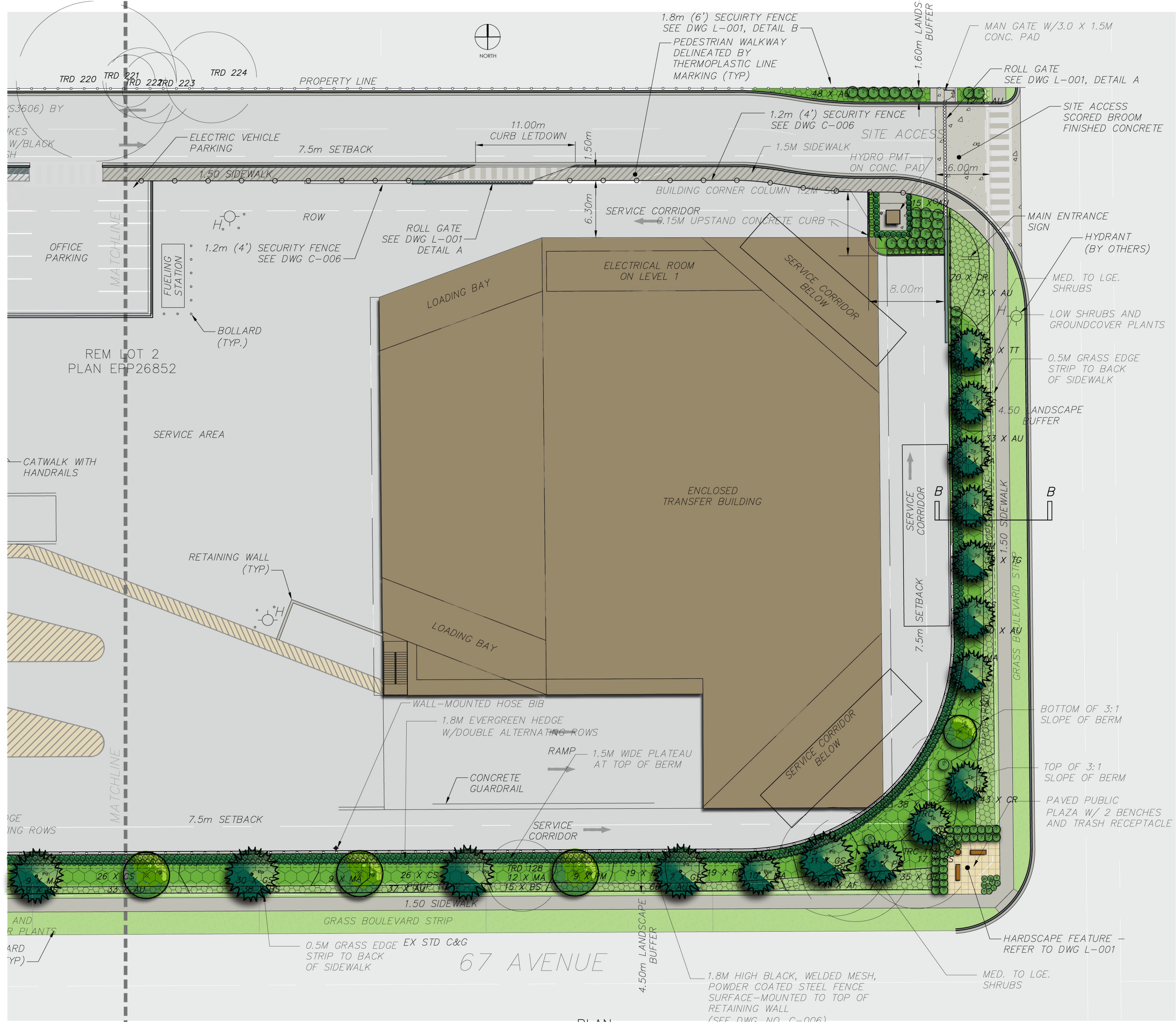
Issue	Date	Des'n	Dr'n	Chkd	App'd	Description
C	JUN 22/18	DR	-	MS		RE-ISSUED FOR DEVELOPMENT PERMIT
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A	MAY 11/18	DR	-	DR		ISSUED FOR DP

GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT		SCALE:
Design:	DR	AS SHOWN
Drawn:	SK	DISTRICT FILE 18-0113-00
Checked:	DR	
Approved:		
Manager:		
SURREY RECYCLING AND WASTE DROP-OFF FACILITY 6711 154 STREET, SURREY B.C.		DRAWING NUMBER L-002
PRELIMINARY SITE PLAN		
SUPERSEDES PRINTS OF THIS DRAWING NUMBER WITH LETTERS PREVIOUS TO → C		

Professional Seal

Bar is 20mm On Original Drawing. If Not On This Sheet, Adjust Scales Accordingly.





**LEGEND**

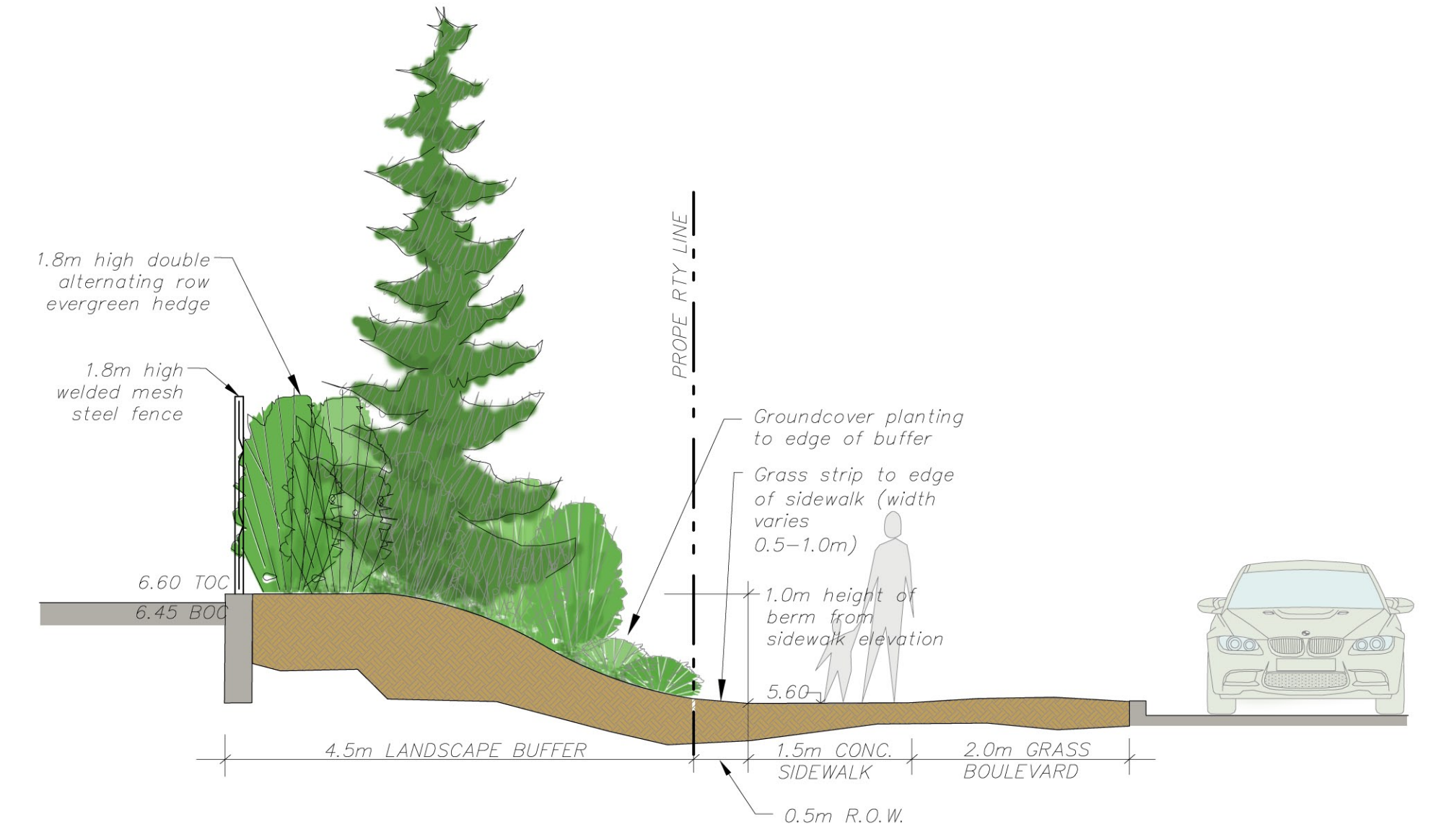
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	tg	30	Tellima grandiflora	Fringecup	#2 pot		
	ts	5	Thymus serpyllum	Wild Thyme	#1 pot		
	tt	30	Tiarella trifoliata	Foamflower	#1 pot		



**SECTION B - B 154 ST. PERIMETER BERM & PLANTING**  
SCALE: 1/8" = 1'-0"

**NOTES:**  
 1. COORDINATES ARE UTM NAD83(CSRS) - 4.0.0.BC.1.GVRD  
 2. ELEVATIONS ARE GEODETIC, SHOWN IN METERS AND ARE DERIVED FROM OCM NO. 5025 (ELEVATION=15.295m)



**MORRISON HERSHFIELD**  
 Suite 310 - 4321 Still Creek Drive  
 Burnaby, British Columbia V5C 6S7  
 Tel: 604 454 0402 Fax: 604 454 0403



**CHECK PRINT**

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Issue	Date	Des'n	Dr'n	Chkd	App'd	Description
C	JUN 22/18	DR	-	MS		REISSUED FOR DEVELOPMENT PERMIT
B	JUN 6/18	DR	-	DR		ISSUED FOR DEVELOPMENT PERMIT
A	MAY 11/18	DR	-	DR		ISSUED FOR DP

**GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT**

Design: DR  
 Drawn: SK  
 Checked: DR

SURREY RECYCLING AND WASTE DROP-OFF FACILITY  
 6711 154 STREET, SURREY B.C.

PRELIMINARY SITE PLAN

SCALE: AS SHOWN  
 DISTRICT FILE 18-0113-00  
 DRAWING NUMBER L-003

Professional Seal

Bar is 20mm On Original Drawing. If Not On This Sheet, Adjust Scales Accordingly.

SUPERSEDES PRINTS OF THIS DRAWING NUMBER WITH LETTERS PREVIOUS TO → C



## INTER-OFFICE MEMO

---

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

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

DATE: **Jun 28, 2018** PROJECT FILE: **7818-0113-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 6711- 154 Street**

**REZONE/SUBDIVISION*****Property and Right-of-Way Requirements***

- dedicate a 6.0m x 6.0m corner cut at the intersection of 67 Avenue and 154 Street.
- register 0.5 metre ROWs fronting 67 Avenue and 154 Street.

***Works and Services***

- construct boulevards and 1.5 metre concrete sidewalks on 67 Avenue and 154 Street.
- pay Local Area Service By-law #15761 (East Newton Sanitary Pump Station)

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT**

There are no engineering requirements relative to issuance of the Development Permit beyond those noted above.



Rémi Dubé, P.Eng.  
Development Services Manager  
LR1

## Tree Preservation Summary

**Surrey Project No:**

**Address:** 6711 154 AVE

**Registered Arborist:** Russell Friesen - Davey Resource Group - PR-0399

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	123
<b>Protected Trees to be Removed</b>	123
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 42 X one (1) = 42</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio <del>80</del> X two (2) = 160</li> </ul>	<b>202</b>
<b>Replacement Trees Proposed</b>	28
<b>Replacement Trees in Deficit</b>	174
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	N/A

Off-Site Trees (On neighbouring lands)	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	6
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>5</u> X one (1) = 5</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio <u>1</u> X two (2) = 2</li> </ul>	<b>7</b>
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	7

Summary, report and plan prepared and submitted by:



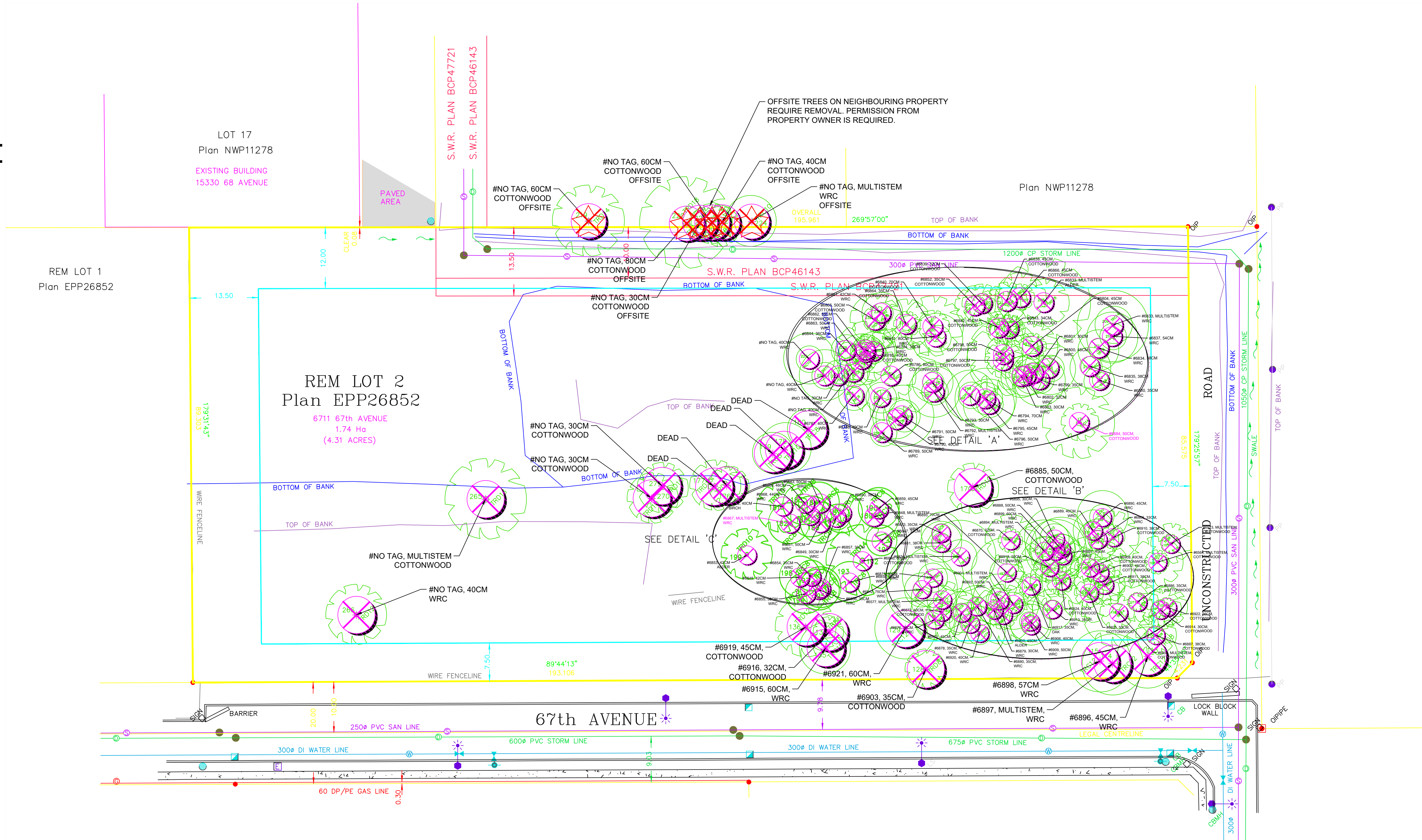
June 1, 2018

(Signature of Arborist)

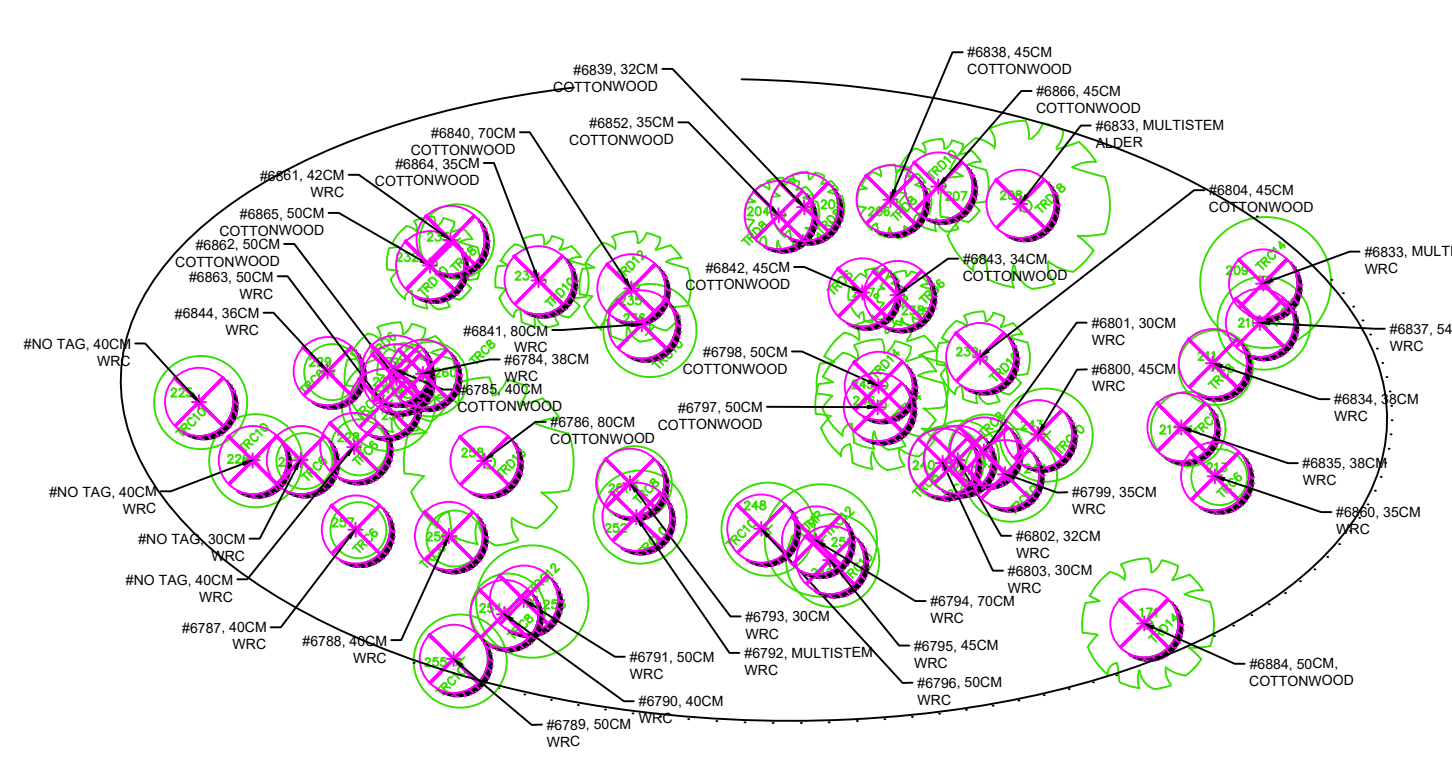
Date

2006-0104

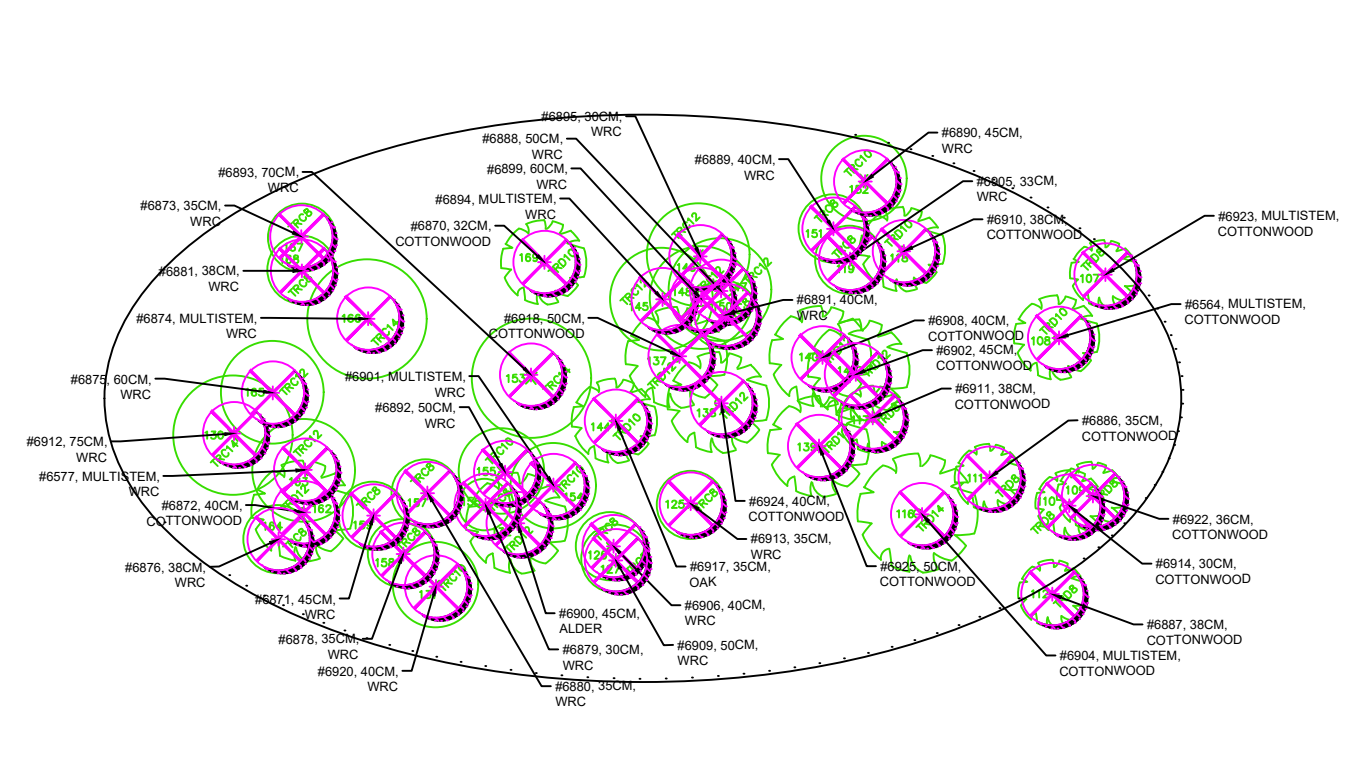




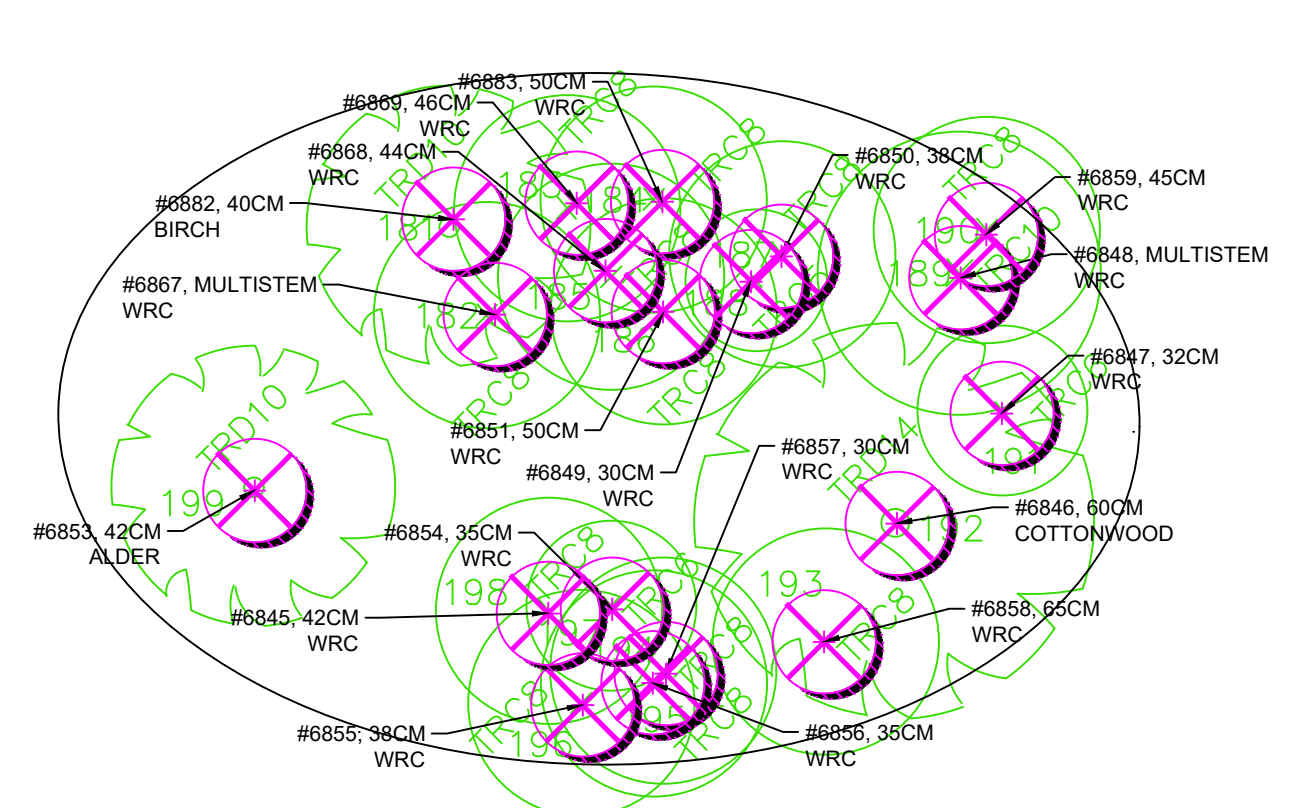
DETAIL 'A' (NOT TO SCALE)



DETAIL 'B' (NOT TO SCALE)

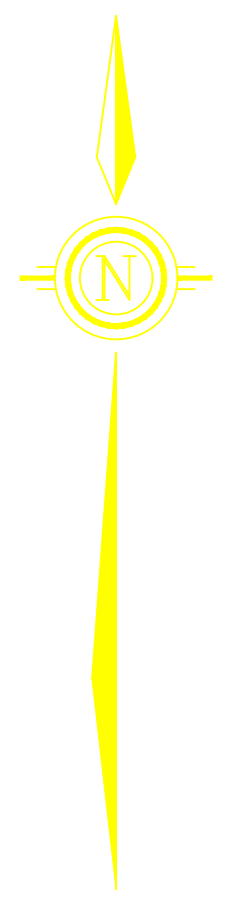


DETAIL 'C' (NOT TO SCALE)



- NOTES:**
- All base information has been supplied by the client.
  - All field data have been recorded by Russell Friesen, ISA Certified Arborist® PR-0399AM. All tree locations are based on the survey supplied by the client and field observation by the arborist.
  - This plan shall be used in conjunction with the Tree Table. Specific information regarding tree species, condition, and protection protocols are listed therein.
  - Details of densely treed areas are not shown to scale (Detail A, B, and C).
  - Refer to the Arborist Report prepared for this project for specific instruction regarding tree protection requirements.

- LEGEND**
- TREE RECOMMENDED FOR REMOVAL
  - OFFSITE TREE RECOMMENDED FOR REMOVAL



No.	DATE	BY	REVISIONS
1	05/09/2018	MH	ARBORIST PLANS



CLIENT:	
<b>MORRISON HERSHFIELD</b>	
TITLE:	
<b>SMALL VEHICLE DROP OFF</b> SURREY RECYCLING & WASTE DROP OFF FACILITY	
DRAWING NO.:	SCALE:
L1ARB	1/32" = 1'0"
CONTRACT NO.:	SHEET:
	OF 5



CITY OF SURREY

BYLAW NO. \_\_\_\_\_

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended  
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: GENERAL AGRICULTURAL ZONE (A-1)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Parcel Identifier: 029-176-697  
Remnant Lot 2 Section 14 Township 2 Plan EPP26852 Except EPP27884

6711 - 154 Street

(hereinafter referred to as the "*Lands*")

2. The following regulations shall apply to the *Lands*:

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of a Recycling Depot, a Municipal Solid Waste Handling Facility and light impact industrial uses.

**B. Permitted Uses**

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Recycling depots.*
2. Municipal solid waste handling facility provided that the use is confined to an enclosed *building*.
3. *Light impact industry.*

4. Office uses excluding:
  - (a) *Social escort services*; and
  - (b) *Methadone clinics*.
5. *Warehouse uses*.
6. *Distribution centres*.
7. *Accessory uses* including the following:
  - (a) *Eating establishments*, excluding *drive-through restaurants*, provided that:
    - i. The *eating establishment* does not exceed a *gross floor area* of 200 square metres [2,150 sq. ft.];
    - ii. The *eating establishment* accommodates a maximum of 100 seats; and
    - iii. A maximum of one *eating establishment* with a *gross floor area* greater than 150 square metres [1,600 sq. ft.] on the *lot* and where a *lot* has been subdivided by a strata plan then there shall only be one *eating establishment* with a *gross floor area* greater than 150 sq. m. [1,600 sq. ft.] within the strata plan.
  - (b) *Personal service uses* limited to the following:
    - i. Barbershops;
    - ii. Beauty parlours;
    - iii. Cleaning and repair of clothing; and
    - iv. Shoe repair shops.
  - (c) *General service uses* excluding *drive-through banks*;
  - (d) *Community services*;
  - (e) *Assembly halls* limited to *churches*, provided that:
    - i. The church does not exceed a *gross floor area* of 700 square metres [7,500 sq. ft.];
    - ii. The church accommodates a maximum of 300 seats; and

- iii. There is not more than one church on a lot and where a lot has been subdivided by a strata plan, there shall be only one church within the strata plan.
- (f) *Child care centres*;
- (g) *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
  - i. Contained within a principal building;
  - ii. Occupied by the owner or a caretaker, for the protection of the businesses permitted; and
  - iii. Restricted to a maximum number of:
- (h) One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 sq. ft.] in floor area;
- (i) Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq. ft.] or greater in floor area; and
- (j) Notwithstanding Sub-sections B.5 (g) iii.a. and iii.b., the maximum number shall be two *dwelling units* for *lots* less than 4.0 hectares [10 acres] in area and three *dwelling units* for *lots* equal to or greater than 4.0 hectares [10 acres] in area.
  - i. Restricted to a maximum floor area of:
- (k) 140 square metres [1,500 sq. ft.] for one (first) dwelling unit on a lot and where a lot has been subdivided by a strata plan then there shall only be one 140-square metre [1,500-sq. ft.] dwelling unit within the strata plan;
- (l) 90 square metres [970 sq. ft.] for each additional dwelling unit; and
- (m) Notwithstanding Sub-sections B.5 (g) iv.a. and iv.b., the maximum floor area shall not exceed 33% of the total floor area of the principal building within which the dwelling unit is contained.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. In Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the maximum density shall not exceed a floor area ratio of 0.1 or a building area of 300 square metres [3,230 sq. ft.] whichever is smaller. The maximum density may be increased to a maximum floor area ratio of 1.00 if amenities are provided in accordance with Schedule G of this By-law.
2. In areas other than the ones in Section D.1 of this Zone, the maximum density shall not exceed a floor area ratio of 1.00.

**E. Lot Coverage**

The *lot coverage* shall not exceed 60%.

**F. Yards and Setbacks**

*Buildings and structures* shall be sited in accordance with the following minimum *setbacks*:

<b>Use</b>	<b>Setback</b>	<b>Front Yard</b>	<b>Rear Yard</b>	<b>Side Yard</b>	<b>Side Yard on Flanking Street</b>
<i>Principal Buildings</i>		7.5 m	7.5 m	7.5 m	7.5 m
<i>Accessory Buildings and Structures</i>		16 m**	7.5 m	7.5 m***	9.0 m****

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

\*One (1) *side yard setback* may be reduced to 3.6 metres [12 ft.] if the *side yard* abuts land which is *commercial, mixed employment* or *industrial*.

\*\*The *front yard setback* may be reduced to 7.5 metres [25 ft.] if the area between the front face of any *building* or *structure* and a *highway* is not used for parking and is landscaped.

\*\*\* One (1) *side yard setback* shall be 7.5 metres [25 ft.] or 0.0 metre if the said *side yard* abuts land which is *commercial, industrial* or *mixed employment*.

\*\*\*\* The *side yard setback* on a *flanking street* may be reduced to 7.5 metres [25 ft.] if the area between the *flanking street* face of any *building* or *structure* and a *highway* is not used for parking and is landscaped.

## **G. Height of Buildings**

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. Principal buildings: The *building height* shall not exceed 20.3 metres [67 ft.].
2. Accessory buildings and structures: The *building height* shall not exceed 7 metres [23 ft.].

## **H. Off-Street Parking**

1. Parking spaces shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Tandem parking may be permitted for company fleet vehicles.
3. Notwithstanding Section H.1, a minimum of 11 parking spaces shall be provided for a use involving both a Municipal Solid Waste Handling Facility and a Recycling Depot.

## **I. Landscaping**

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 3 metres [10 ft.] in width shall be provided from back of curb or projected future curb location.
3. A continuous *landscaping* strip of not less than 6.0 metres [20 ft.] in width shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lot*.
4. Notwithstanding the above on lands within Area XVII as described and outlined on the map attached as Schedule F of this By-law:

Along the developed sides of the *lot* which abut an Arterial Road or Collector Road, as shown in Schedule "D" - Surrey Road Classification Map (R-91) in Subdivision and Development By-law No. 8830, a continuous *landscaping* strip of not less than 6.0 metres [20 ft.] in width shall be provided within the *lot*; and

Along the developed sides of the *lot* which abut all *highways* other than an Arterial Road or Collector Road, as shown in Schedule "D" - Surrey Road Classification Map (R-91) in Subdivision and Development By-law No. 8830, a continuous landscape strip of not less than 3.0 metres [10 ft.] shall be provided within the developed sides of the *lot*.

5. Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *residential lot*, to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

## J. Special Regulations

1. Land and *structures* shall be used for the uses permitted in this Zone only if such uses:
  - (a) Constitute no unusual fire, explosion or safety hazard;
  - (b) Do not emit noise in excess of 70 dB measured at any point on any boundary of the *lot* on which the use is located, provided that where a *lot* abuts a *lot* other than an *industrial lot* the noise level shall not exceed 60 dB; and
  - (c) Do not produce heat or glare perceptible from any boundary of the *lot* on which the use is located.
2. Area for outdoor display and storage of any goods, materials or supplies, and areas for parking of trucks and trailers associated with the uses and operations allowed on the lot other than the loading spaces in front of loading doors shall:
  - (a) Not be located within any front or *side yards*;
  - (b) Not exceed a total area greater than the *lot* area covered by the *principal building*; and
  - (c) Be completely screened to a height of at least 2.5 metres [8 ft.] by *buildings* and/or solid decorative fencing and/or substantial *landscaping* strips of not less than 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screen and in no case shall these materials be piled up to height of more than 3.5 metres [12 ft.].
3. Garbage containers and *passive recycling containers* shall not be located within any *front yard setback* or *flanking street setback* or any required *setback* adjacent any *residential lot*.
4. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

**K. Subdivision**

*Lots created through subdivision in this Zone shall conform to the following minimum standards:*

<b>Lot Size</b>	<b>Lot Width</b>	<b>Lot Depth</b>
2,000 sq.m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

**L. Other Regulations**

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law, 1986, No. 8830, as amended".
2. General provisions on use are as set out in Part 4 General Provisions of this By-law.
3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading /Unloading of this By-law.
4. Sign regulations are as provided in Surrey Sign By-law No. 13656, as amended.
5. Special *building setbacks* are as set out in Part 7 Special Building Setbacks of this By-law.
6. Floodproofing regulations are as set out in Part 8 Floodproofing of this By-law.
7. *Building* permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".
8. Development permits may be required in accordance with the *Official Community Plan* Bylaw, 2013, No. 18020, as amended.
9. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75 and the Regulations pursuant thereto including B.C. Reg 319/89/213.



3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, \_\_\_\_\_, No. \_\_\_\_\_."

PASSED FIRST READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PASSED SECOND READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PASSED THIRD READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK