

City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7918-0281-00

Planning Report Date: November 8, 2021

PROPOSAL:

- **General Development Permit**

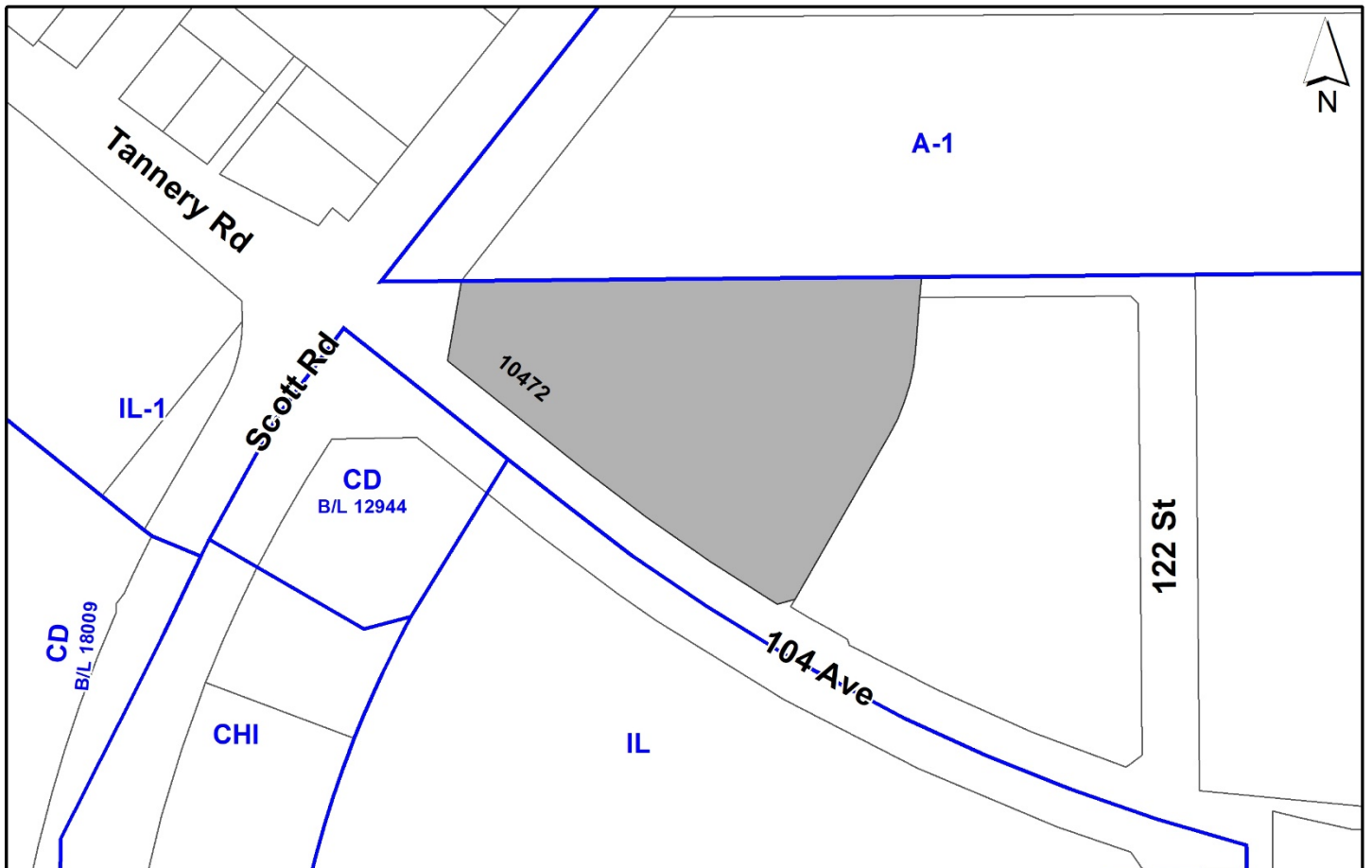
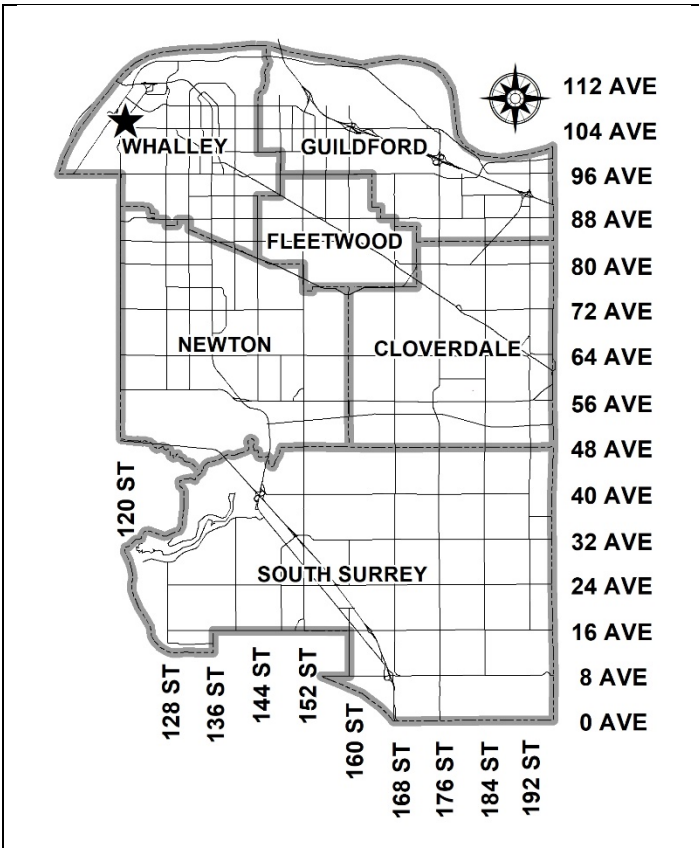
in order to permit design changes to the exterior façade and internal layout for a future two-storey multi-tenant warehouse building.

LOCATION: 10472 - Scott Road

ZONING: IL-1

OCP DESIGNATION: Mixed Employment

NCP DESIGNATION: Business Park, Highway Commercial and Parks & Open Spaces



RECOMMENDATION SUMMARY

- Approval to draft a revised General Development Permit for Form and Character for a future two-storey multi-tenant warehouse building on the subject site.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- At the Regular Council – Land-Use Meeting on May 27, 2019, Council was asked to consider a development application involving a partial NCP Amendment from Business Park to Highway Commercial, rezoning from IL-1 to CHI and a General Development Permit (DP) for Form and Character for a future two-storey multi-tenant warehouse building on the subject site. Council granted "Approval to Draft" for the General DP at this Land-Use Meeting while the associated rezoning bylaw (Bylaw No. 19846) received Third Reading from Council on June 10, 2019.
- Following the Council meeting, the subject site was sold to a new owner who made efforts to reach out to the previous architect of record on the project but was ultimately unable to forge a working relationship. As a matter of intellectual property rights, the previous architect had indicated the applicant could not proceed with the drawings presented to Council on May 27, 2019 as part of the General DP. As such, the applicant was required to engage a new architect and submit revised architectural drawings for the proposed two-storey warehouse building, as part of the General DP requirements.
- While the revised drawings constitute a departure from the original form and character of the proposed warehouse building, the drawings continue to respect the general design concept, as originally presented to Council in May, 2019. However, the applicant will be required to obtain approval from Council, as part of a Major Amendment to the General DP.
- Given the revised proposal complies with the "Highway Commercial Industrial Zone (CHI)", is of high-quality design and materials and respects the general design concept of the original DP drawings, staff support the proposed amendments to the General DP drawings.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft a revised General Development Permit No. 7918-0281-00, for Form and Character and Hazard Lands (Flood Prone Areas), generally in accordance with the attached drawings (Appendix I).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) completion of all outstanding requirements identified in the original Planning Report for Development Application No. 7918-0281-00, dated May 27, 2019, as shown in Appendix II.

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of the Engineering servicing requirements, as per the original Planning Report for Development Application No. 7918-0281-00, dated May 27, 2019.

DEVELOPMENT PROPOSAL

Planning Considerations

- At the Regular Council – Land-Use Meeting on May 27, 2019, Council was asked to consider a development proposal on the subject site that included the following:
 - An amendment to the South Westminster Neighbourhood Concept Plan (NCP) from "Business Park" to "Highway Commercial" for a portion of the site;
 - A rezoning bylaw from "Light Impact Industrial 1 Zone (IL-1)" to "Highway Commercial Industrial Zone (CHI)"; and
 - A General Development Permit (DP) for Form and Character and Hazard Lands (Flood Prone Areas) to allow for a two-storey multi-tenant warehouse building.
- Council granted General DP No. 7918-0281-00 "Approval to Draft" at the Regular Council - Land-Use Meeting held on May 27, 2019, and the rezoning bylaw (Bylaw No. 19846) Third Reading at the Regular Council – Public Hearing Meeting on June 10, 2019.
- Following the Council meeting, the subject site was sold to a new owner. As the previous architect of record elected not to continue with the project, the applicant was required to engage the services of a new architect who provided revised architectural drawings for the proposed two-storey warehouse building (Appendix I).
- Although the proposed revisions constitute a departure from the original drawings presented to Council on May 27, 2019, the applicant has attempted to respect the general design intent of the original proposal.

- Nonetheless, staff have determined that the applicant is required to obtain approval from Council for the proposed changes to the form and character of the two-storey warehouse building on the subject site, as part of a Major Amendment to the General DP.
- Given the revised proposal complies with the "Highway Commercial Industrial Zone (CHI)", is of high-quality design and materials and respects the general design concept of the original DP drawings, staff support the proposed amendments to the General DP.

DESIGN PROPOSAL AND REVIEW

Zoning By-law Compliance

- While a separate Detailed DP application is required when the applicant redevelops the site, the General DP will provide direction and establish guidelines for evaluating any Detailed DP application submitted in future. As such, the General DP includes the following information:
 - Overall site design (e.g. layout, access and circulation);
 - Building information (e.g. floor plans, total floor area, building height, setbacks); and
 - Preliminary parking calculations.
- The applicant has indicated the revised proposal for the multi-tenant warehouse building and site plan will include the following:
 - A total building floor area of 7,010.36 square metres;
 - The ground-floor is estimated to be 5,323.45 square metres in area;
 - The estimated floor area ratio (FAR) is 0.48; and
 - The estimated lot coverage is 36%.
- While the revised proposal allows for a slight increase in terms of the total floor area, FAR and lot coverage, the proposed two-storey warehouse building will still comply with the "Highway Commercial Industrial Zone (CHI)". In addition, the proposed revisions comply with all other aspects of the CHI Zone including minimum building setbacks, maximum building height and off-street parking requirements, per the Zoning By-law.
- As part of the revised proposal, the applicant has indicated the increase in total floor area, lot coverage and FAR is intended to reflect slightly different goals and marketing strategies by the new owner which resulted in modifications in terms of potential future demising walls as well as the quantity and positions of overhead loading doors along the northern building façade.

Form and Character

- In keeping with the previous proposal, the applicant has indicated:
 - The proposed building is two-stories with a total height of 9 metres;

- It is anticipated that display and warehouse uses will occupy the ground-floor, as previously shown, with office-uses on the second-floor of the proposed building;
- Under the revised proposal, the applicant is required to provide a minimum of 106 parking spaces on the subject site. A total of 106 parking spaces are proposed which meets the minimum parking requirement under the Zoning By-law;
- The revised building is similarly constructed of concrete tilt-up panels with black pre-finished vertical fins, along the southern building façade, which break-up the building façade and serve as accent elements. Along the street frontages, the proposed building continues to provide significant glazing, especially along 104 Avenue, with clear vision and spandrel glass boxes in two-toned black that provide visual interest and additional privacy. The northern building façade also includes several at-grade loading bays with metal overhead doors;
- The proposed landscaping includes an on-site pedestrian connection that extends from the intersection of Scott Road and 104 Avenue to the southwest corner of the proposed building. The pedestrian sidewalk is integrated into tiered landscaping in order to address grade changes on-site with a mixture of low-level plants and shrubs;
- The proposed warehouse building will similarly provide two driveway access points along 104 Avenue. A reciprocal access easement will be required between the subject site and adjacent property located at 12175 – 104 Avenue for the easterly driveway. In addition, the eastern driveway will be restricted to right-in/right-out/left-in access to 104 Avenue. The westerly driveway will be median restricted and limited to right-in/right-out vehicular access; and
- As with the previous proposal, the primary full movement access point to/from the subject site, in future, will be from 122 Street and 104 Avenue which is intended to be signalized. As such, the site plan includes a notation, at the northern boundary of the subject site, that shows the general location of a potential future access point to/from 122 Street through the unopened dedicated lane along the northern boundary of 12175 – 104 Avenue.

Outstanding Items

- The proposed development has been reviewed internally by City staff and deemed to be generally acceptable in terms of form, design and character. No referral to the Advisory Design Panel (ADP) is required.
- There are a limited number of Urban Design items that remain outstanding and which do not affect the overall character or quality of the proposed development. The applicant will resolve these items prior to Final Adoption and Development Permit issuance, should Council support the General DP Amendment.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

CONCLUSION

- The revised multi-tenant warehouse building meets the general design intent of the previous architectural drawings presented to Council in May, 2019, is consistent with development in the South Westminster NCP area and maintains a high-standard in terms of the form, design and character of future commercial buildings within the surrounding area.
- In addition, the applicant is committed to completing the current development application which includes the NCP Amendment, rezoning and General DP in the near future and plans to proceed with a Detailed DP application for the two-storey multi-tenant industrial building based upon the revised General DP drawings.
- As such, staff supports the proposed Major Amendment to the General DP.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II. Initial Planning Report No. 7918-0281-00, dated May 27, 2019

approved by Ron Gill

Ron Gill
Acting General Manager
Planning and Development

MRJ/cm



CLUTCH SCOTT ROAD - SURREY

10472 SCOTT ROAD | SURREY | BRITISH COLUMBIA

ISSUED FOR: DEVELOPMENT PERMIT



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 1467 HOWCREST RD. NORTH SAANICH, BC, V8L 5K1

CLUTCH - SCOTT ROAD
 10472 SCOTT ROAD
 SURREY, BC V3V 4G2

4/22/2015 REISSUED BY DEVELOPMENT PERMIT

210199 | A00

10/20/2015 10:00 AM 10/20/2015 10:00 AM 10/20/2015 10:00 AM 10/20/2015 10:00 AM 10/20/2015 10:00 AM



AERIAL PERSPECTIVE



DRIVEWAY PERSPECTIVE

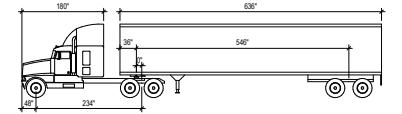
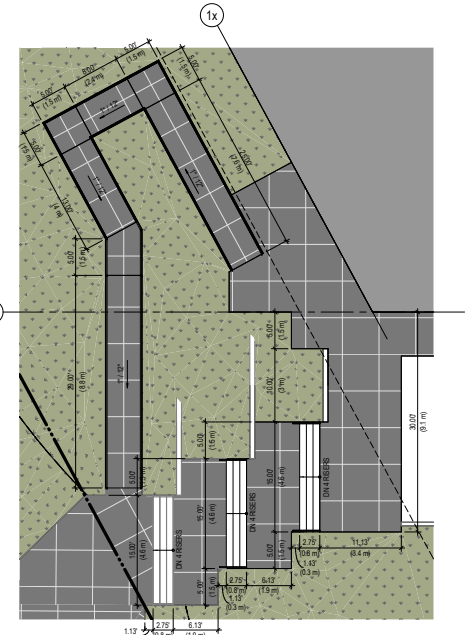
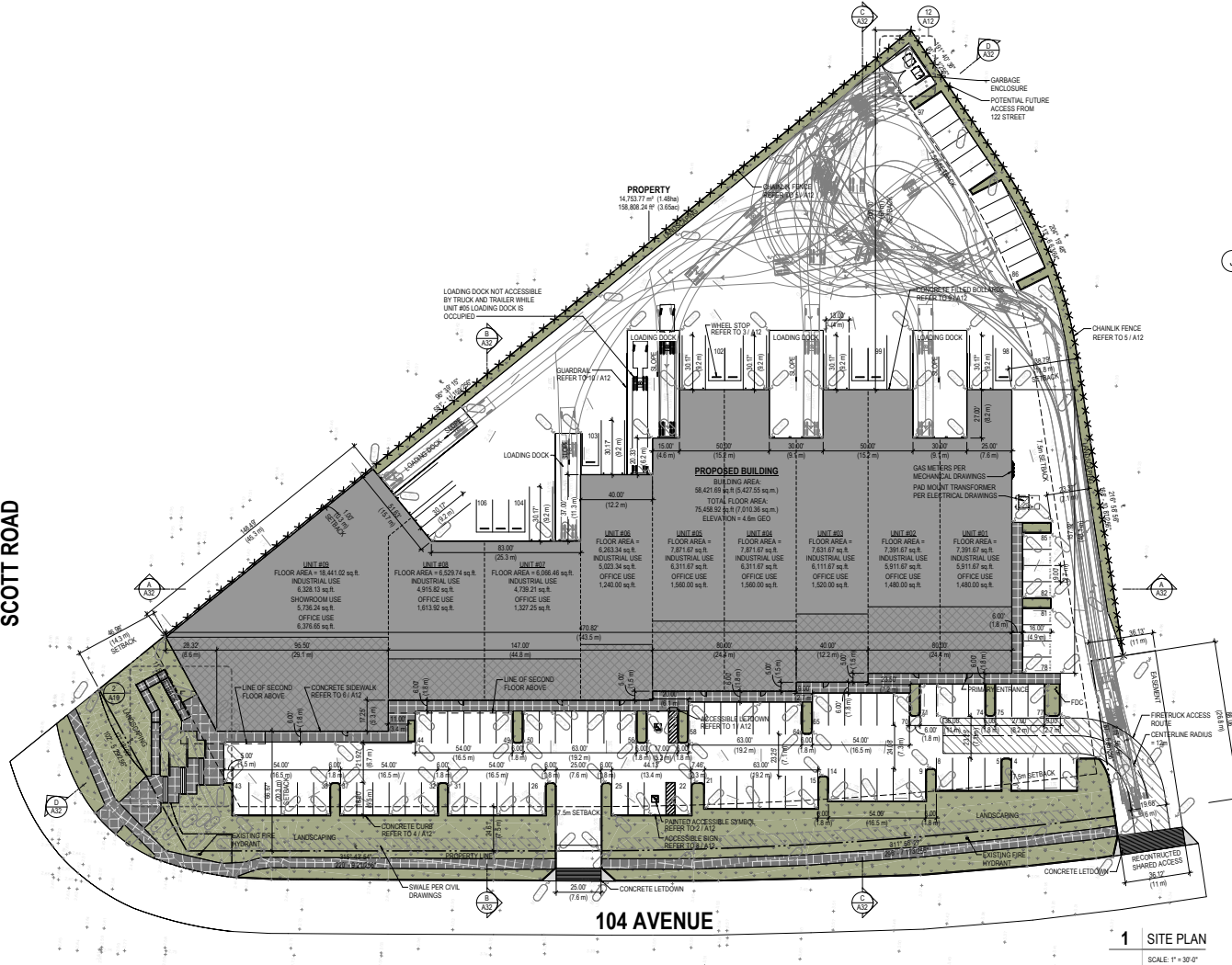


SOUTH-WEST PERSPECTIVE



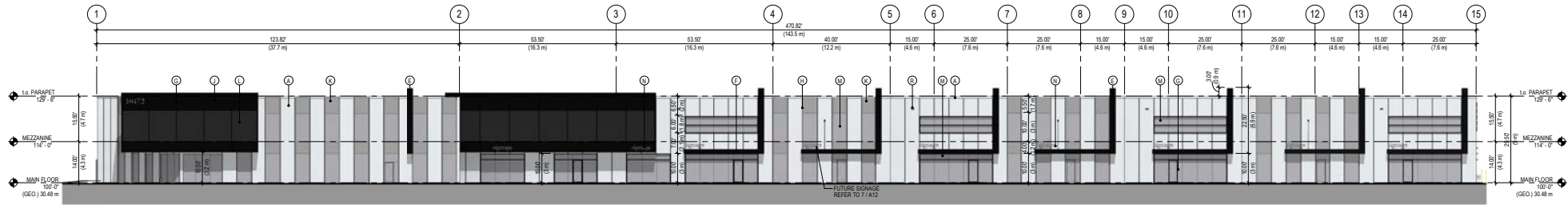
SOUTH-EAST PERSPECTIVE

SCOTT ROAD

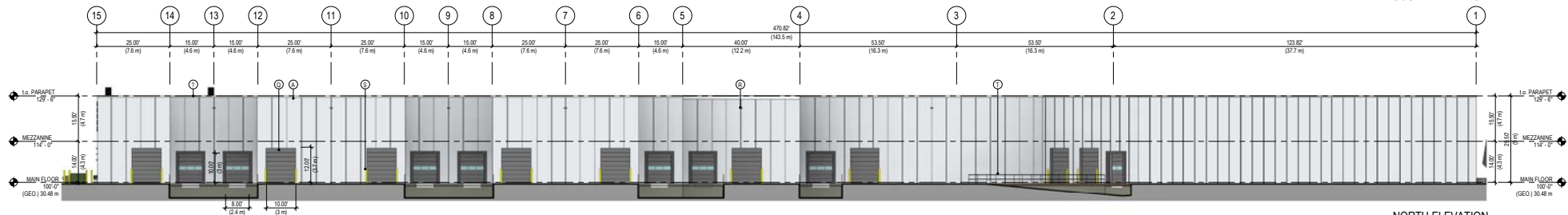


TRACTOR WIDTH 96.0 INCHES
TRAILER WIDTH 102.0 INCHES
TRACTOR TRACK 96.0 INCHES
TRAILER TRACK 102.0 INCHES

LOOK TO LOCK TIME 6.0 SECONDS
STEERING ANGLE 28.4 DEGREES
ARTICULATING ANGLE 15.0 DEGREES



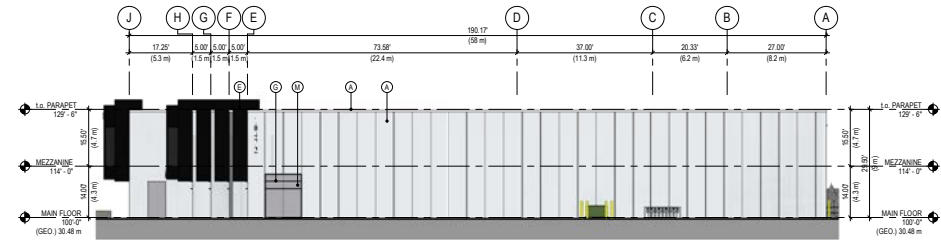
SOUTH ELEVATION



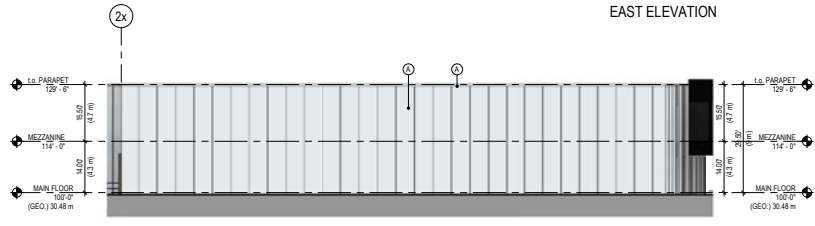
NORTH ELEVATION

MATERIAL LEGEND

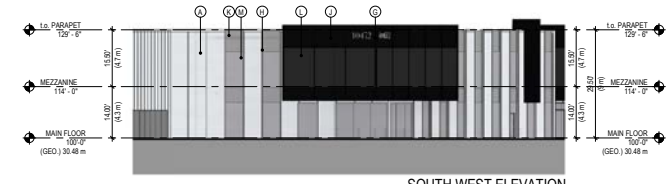
- A.** CONCRETE TILT PANEL
PAINTED
BENJAMIN MOORE
2126-70 CHALK WHITE
- B.** REMOVED
- C.** PARAPET CAP FLASHING
PREFINISHED
CASCADA METALS
POLAR WHITE
- D.** REMOVED
- E.** BUILD-OUT ACCENT
PREFINISHED
ALUOXIDIZED
TRI CORN BLACK
- F.** STEEL CANOPY
PAINTED
BLACK
- G.** ALUMINUM MULLIONS
PAINTED
BLACK ANODIZED
- H.** ALUMINUM MULLIONS
PREFINISHED
CLEAR ANODIZED
- J.** SPANDREL GLAZING
VITRUM
PREFINISHED
SP-388 BLACK
- K.** SPANDREL GLAZING
VITRUM
PREFINISHED
SP-428 CHARLESTON
- L.** GLAZING
PREFINISHED
BLACK TINTED VISION GLASS
- M.** GLAZING
PREFINISHED
CLEAR VISION GLASS
- N.** ADDRESS NUMBERS /
SIGNAGE
PREFINISHED
WHITE
- P.** ADDRESS NUMBERS /
SIGNAGE
PREFINISHED
BLACK
- Q.** OVERHEAD DOOR
PAINTED
BENJAMIN MOORE
2126-30 ANCHOR GRAY
- R.** EXTERIOR WALL LIGHTING
PAINTED
IRON GRAY
- S.** CONCRETE FILLED PIPE BOLLARD
PAINTED
SAFETY YELLOW
- T.** EXTERIOR RAILING
PREFINISHED
PAINTED
BLACK



EAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION

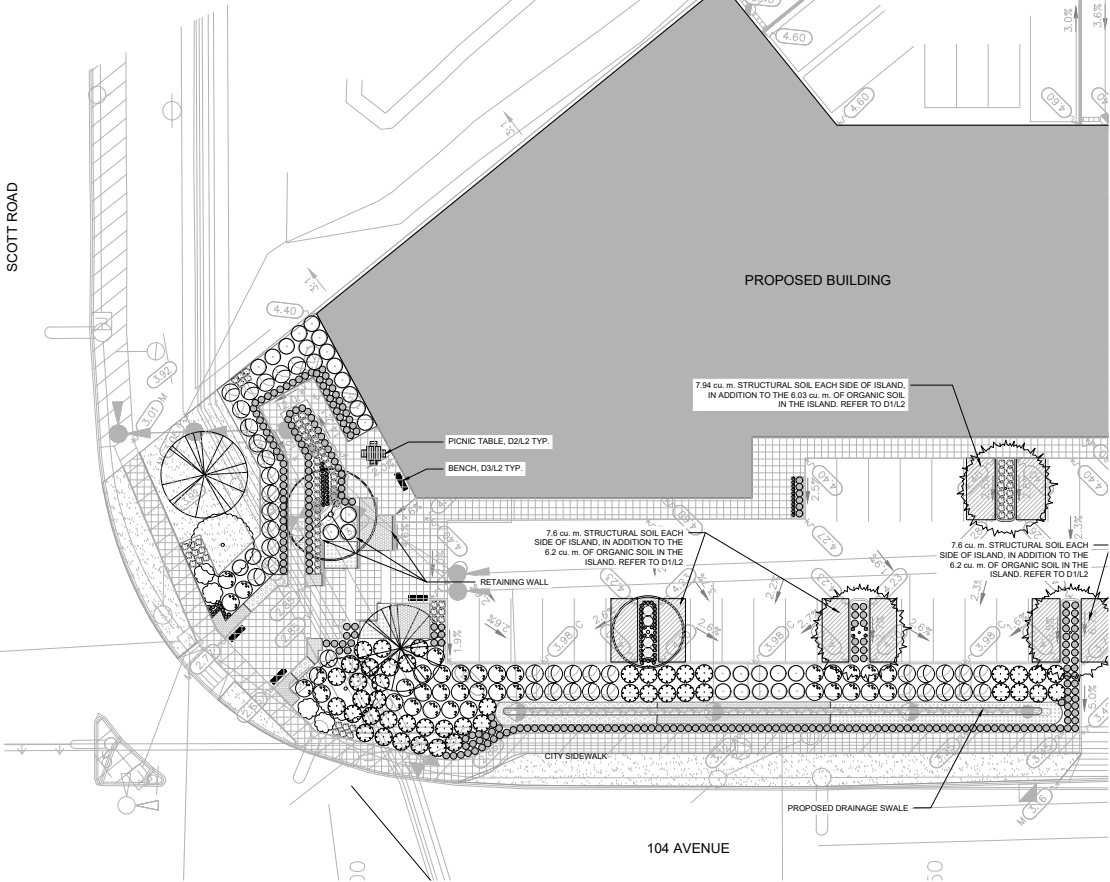
IRRIGATION NOTES:

- IRRIGATION TO BE PROVIDED FOR ALL 'SOFT LANDSCAPE AREAS' SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
- IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THE SUB OUTS PROVIDED. PROVIDE SUBMITTALS OF DESIGN TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWINGS WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.
- THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES.
- ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
- USE POP-UP SPRINKLER HEADS.
- DO NOT SPRAY WATER ONTO TREE TRUNKS.

BIOHAZEL SOIL SPECIFICATION:

COARSE GRAVEL:	0-1%
ALL GRAVEL:	0-6%
SAND:	70-80%
Larger Than 0.0075mm	
Smaller than 2mm	
SILT:	5-15%
Larger than 0.0075mm	
Smaller than 0.075mm	
CLAY:	15-20%
Smaller than 0.0075mm	
CLAY AND SILT COMBINED:	MAX 20%
ORGANIC CONTENT (by weight):	15%
Organics not to be derived from food waste:	
ACIDITY (pH):	6.0-6.5

SCOTT ROAD



PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
○	2	Acer palmatum	Common Japanese maple	60m cal.	As per plan	W.B.
○	3	Acer salicatum	Red map maple	60m cal.	As per plan	W.B.
○	3	Fraxinus americana	White ash	60m cal.	As per plan	W.B.
○	15	Liquidambar styraciflua	Sweet gum	60m cal.	As per plan	W.B.
CONIFEROUS TREES						
⊙	2	Pinus thunbergii	Japanese black pine	2.5m ht.	As per plan	W.B.
SHRUBS						
⊙	239	Thuja occidentalis 'Smaragd'	Hedge cedar	45cm	1m O.C.	42 Put
⊙	57	Koeleria japonica	Japanese azalea	30cm	1m O.C.	42 Put
⊙	88	Lonicera pileata	Emerald green honeysuckle	30cm	1m O.C.	42 Put
⊙	4	Rhododendron 'Nova Zembla'	Rhododendron	30cm	1.5m O.C.	42 Put
⊙	18	Sarcococca humilis	Sweet box	30cm	1m O.C.	42 Put
⊙	52	Rosa 'Manitou'	Shrub rose	30cm	1m O.C.	42 Put
⊙	12	Viburnum davidii	David's viburnum	30cm	1m O.C.	42 Put
⊙	73	Spiraea japonica	Spiraea	30cm	1m O.C.	42 Put
⊙	208	Liriodendron tulipifera	Blue Yew tree	30cm	50cm O.C.	42 Put
⊙	326	Calluna vulgaris	Heather	30cm	50cm O.C.	42 Put
⊙	238	Hebe californica	Hebe	30cm	50cm O.C.	42 Put
PERENNIALS, GROUND COVERS, AND GRASSES						
⊙	45	Arctostaphylos uva-ursi	Bear berry	1 Galton	45cm O.C.	#1 Put
⊙	105	Agastache cana	Hummingerbird's mint	1 Galton	45cm O.C.	#1 Put
⊙	73	Artemisia maritima	Saltwort	1 Galton	45cm O.C.	#1 Put
⊙	76	Arabis procumbens	Rock cress	1 Galton	45cm O.C.	#1 Put
⊙	39	Coneopsis verticillata	Threadleaf conopsis	1 Galton	45cm O.C.	#1 Put

*IRRIGATION INCLUDED, SEE IRRIGATION NOTES L1.1

- PLANTING NOTES**
- PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
 - PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
 - ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
 - TREE PROTECTION:** PER THE MUNICIPAL DETAIL IF REQUIRED.
 - ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
 - SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH REFER TO PLANTING DETAILS FOR INSTALLATION AROUND PLANT MATERIAL.
 - PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
 - REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (ISA) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
 - PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON AND FOR RE-EVALUATION OF PLANT MATERIALS THAT ARE DAMAGED OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
 - Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered until 48 hours of rainfall reported by the Owner or Owner's representative. Failure to do so after the request shall result in the work being undertaken by others. The cost of this work shall be deducted from the total Contract Price or holdback and/or amount recovered from the Contractor.
 - Maintenance and additional installation of mulch
 - Weed removal
 - Disease control

- GENERAL NOTES**
- EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
 - CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
 - CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS. OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKING FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
 - UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE AS A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
 - THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE DURING THE PERIOD OF WORKS. RESTRICTION PUBLIC AND ROAD AREAS ARE TO BE SWEEPED AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

- SODDING NOTES:**
- SODDED AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOOD, WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEAVY GROWTH CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARD, AND OF THE FOLLOWING MIX OR APPROVED EQUAL:
 - 40% BLEND OF 10 VARIETIES OF KENTUCKY BLUEGRASS
 - 40% CREEPING RED FESCUE
 - 20% PERENNIAL RYEGRASS
 USE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE.
 - AREAS TO BE SODDED SHALL HAVE A MINIMUM 150MM TOPSOIL BASE.
 - LOOSEN SOIL SURFACE PRIOR TO SODDING. ELIMINATE BUMPS AND HOLLOWES. ROLL LIGHTLY WHEREVER TOPSOIL IS EXCESSIVELY LOOSE.
 - PRIOR TO SODDING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
 - DELIVER SOOD TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 36 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOOD FROM DRYING, AND WATER SOOD AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT THE LOSS OF SOIL IN HANDLING. DRY SOOD WILL BE REJECTED.
 - LAY SOOD DURING GROWING SEASON. LAY SOOD IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH SHARP IMPLEMENTS.
 - WATER SOOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 150MM OF TOPSOIL. MAINTAIN SODDED AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.



- LEGEND**
- TURF GRASS
 - CONCRETE SIDEWALK PAVING

3		
2	2/26/21	RE-ISSUED FOR DP
1	1/15/21	ISSUED FOR DP
NO.	DATE (MM/DD)	DESCRIPTION
ISSUES & REVISIONS		
SCALE		



PROJECT NAME:
CLUTCH SCOTT ROAD

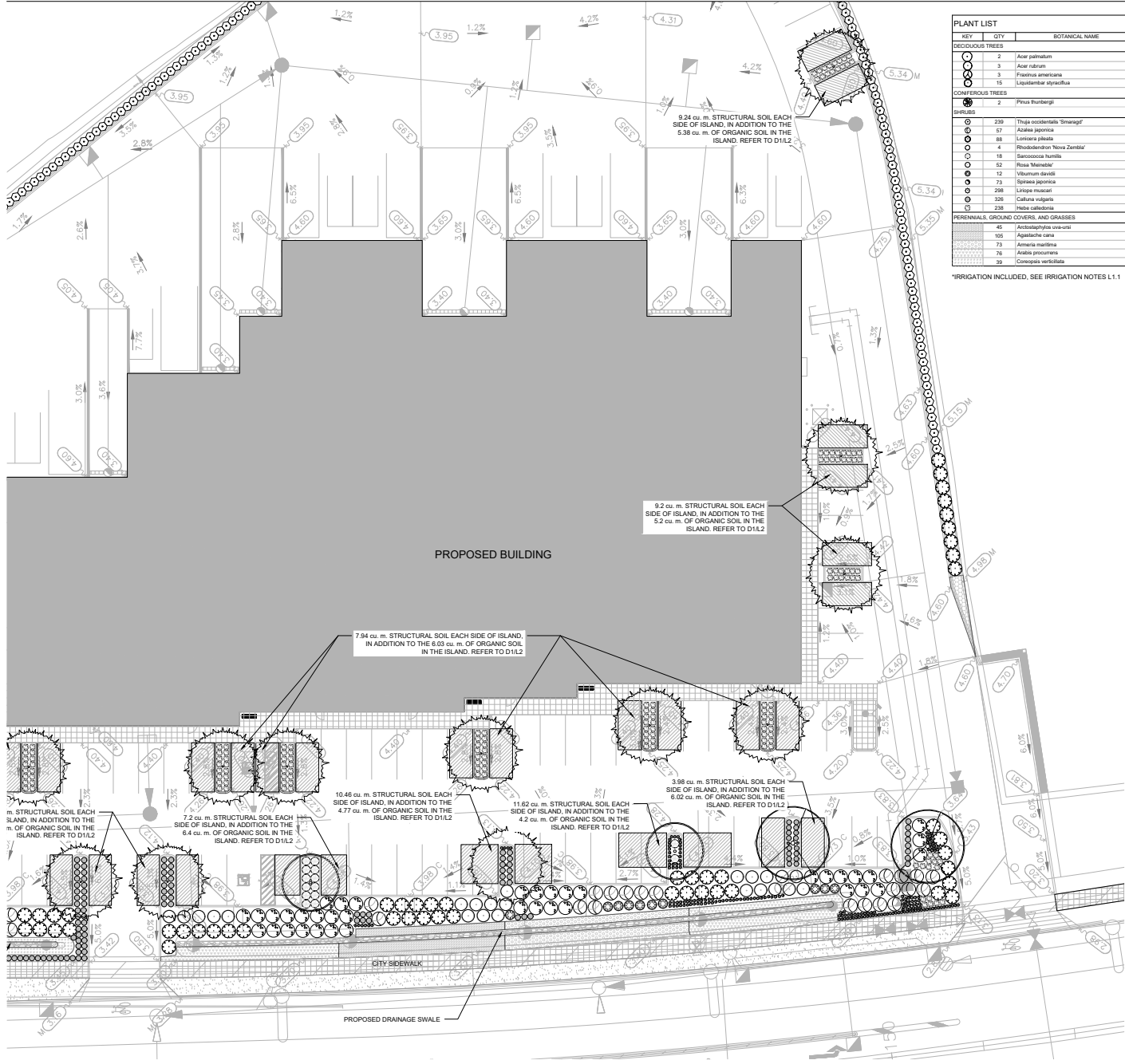
PROJECT ADDRESS:
 10472 SCOTT ROAD
 SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN ENLARGEMENT AND NOTES

SCALE:	1:200
DRAWN:	RMK
CHECKED:	JT
PROJECT NO.:	210199

DRAWING NO.:
L1.1

THIS DRAWING IS PROPERTY OF KRAHN GROUP OF COMPANIES AND SHALL NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT



KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
○	2	<i>Acer palmatum</i>	Common Japanese maple	60m cal.	As per plan	W.B.
○	3	<i>Acer rubrum</i>	Red maple	60m cal.	As per plan	W.B.
○	3	<i>Fraxinus americana</i>	White ash	60m cal.	As per plan	W.B.
○	15	<i>Liquidambar styraciflua</i>	Sweet gum	60m cal.	As per plan	W.B.
CONIFEROUS TREES						
●	2	<i>Pinus thunbergii</i>	Japanese black pine	2.5m Ht.	As per plan	W.B.
SHRUBS						
○	258	<i>Hedera coccinifolia 'Smaragd'</i>	Hedge cedar	45cm	1m O.C.	#2 Pot
○	57	<i>Azalea japonica</i>	Japanese azalea	30cm	1m O.C.	#2 Pot
○	88	<i>Lonicera pileata</i>	Evergreen honeysuckle	30cm	1m O.C.	#2 Pot
○	4	<i>Rhododendron 'Nova Zembla'</i>	Rhododendron	30cm	1.5m O.C.	#2 Pot
○	18	<i>Sarcococca humilis</i>	Sheep box	30cm	1m O.C.	#2 Pot
○	52	<i>Rosa 'Maneille'</i>	Shrub rose	30cm	1m O.C.	#2 Pot
○	12	<i>Viburnum davidii</i>	David's viburnum	30cm	1m O.C.	#2 Pot
○	73	<i>Spiraea japonica</i>	Spiraea	30cm	1m O.C.	#2 Pot
○	268	<i>Linnaea muscari</i>	Blue fly-tuft	30cm	50cm O.C.	#2 Pot
○	226	<i>Calluna vulgaris</i>	Heather	30cm	50cm O.C.	#2 Pot
○	238	<i>Hieracium californica</i>	Hierac	30cm	50cm O.C.	#2 Pot
PERENNIALS, GROUND COVERS, AND GRASSES						
○	45	<i>Actinophylos ovatus</i>	Bear berry	1 Gallon	45cm O.C.	#1 Pot
○	105	<i>Agrostis canina</i>	Hammocks mix	1 Gallon	45cm O.C.	#1 Pot
○	73	<i>Amorpha maritima</i>	Sea thrift	1 Gallon	45cm O.C.	#1 Pot
○	76	<i>Arabis procumbens</i>	Rock cress	1 Gallon	45cm O.C.	#1 Pot
○	58	<i>Carex verticillata</i>	Threaded carex	1 Gallon	45cm O.C.	#1 Pot

*IRRIGATION INCLUDED. SEE IRRIGATION NOTES L1.1



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 115-2500 VIRTUAL WAY, VANCOUVER, BC, V6R 4Y3
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LEGEND

TURF GRASS

CONCRETE SIDEWALK PAVING

3

2 230921 RE-ISSUED FOR DP

1 150721 ISSUED FOR DP

NO. DATE (MM/YY) DESCRIPTION

ISSUES & REVISIONS

SCALE



PROJECT NAME
CLUTCH SCOTT ROAD

PROJECT ADDRESS
 10472 SCOTT ROAD
 SURREY, BC

DRAWING TITLE
**LANDSCAPE PLAN
 ENLARGEMENT**

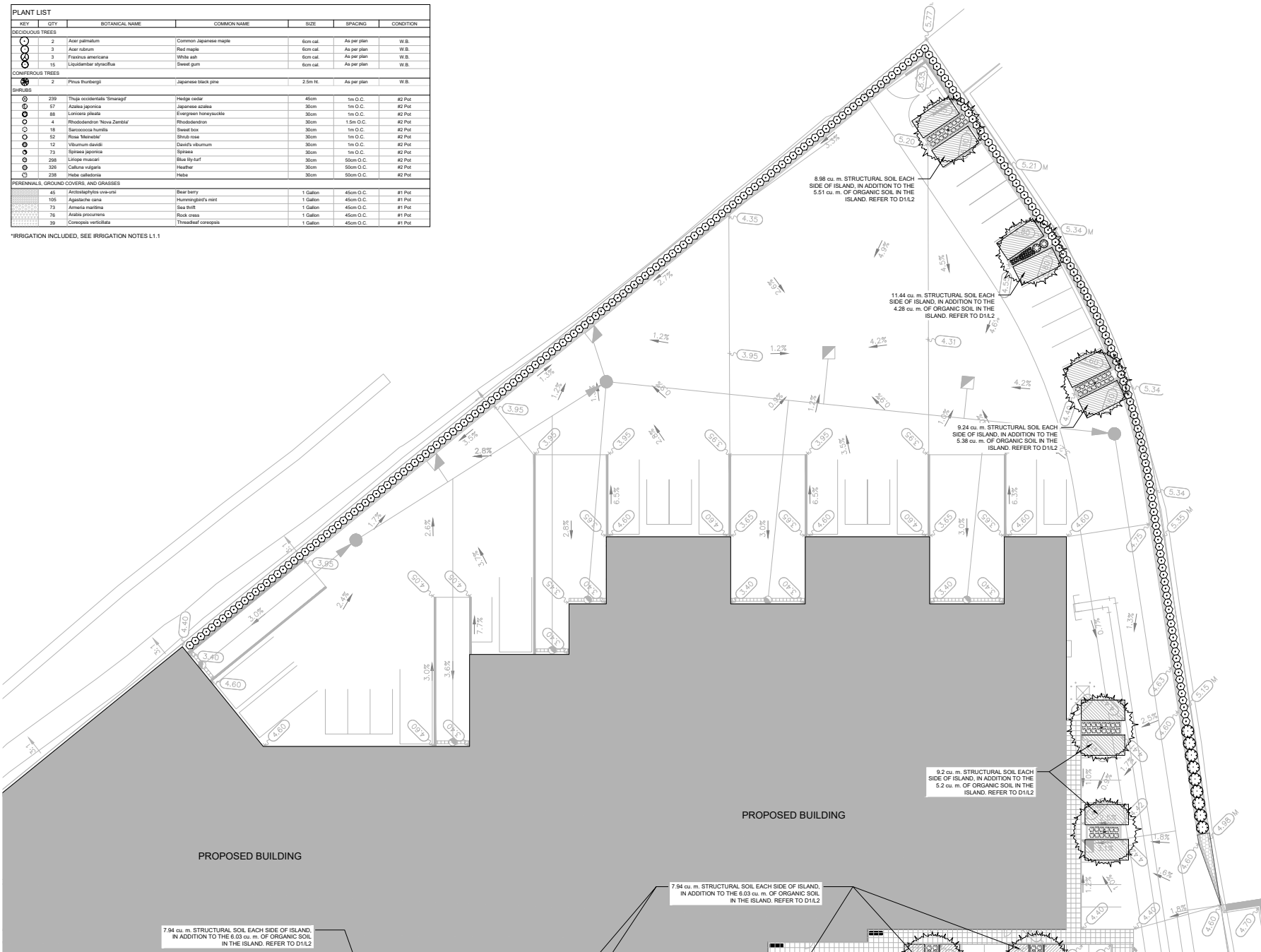
SCALE: 1:200
 DRAWN: RAK
 CHECKED: JT
 PROJECT NO: 210199

DRAWING NO.
L1.2

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KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
⊙	2	Acer palmatum	Common Japanese maple	60m cal.	As per plan	W.B.
⊙	3	Acer rubrum	Red maple	60m cal.	As per plan	W.B.
⊙	3	Fraxinus americana	White ash	60m cal.	As per plan	W.B.
⊙	15	Liquidambar styraciflua	Sweet gum	60m cal.	As per plan	W.B.
CONIFEROUS TREES						
⊙	2	Pinus thunbergii	Japanese black pine	2.5m ht.	As per plan	W.B.
SHRUBS						
⊙	239	Thuja occidentalis 'Smaragd'	Hedge cedar	45cm	1m O.C.	#2 Put
⊙	57	Aspid. japonica	Japanese azalea	30cm	1m O.C.	#2 Put
⊙	88	Lonicera plicata	Evergreen honeysuckle	30cm	1m O.C.	#2 Put
⊙	4	Rhododendron 'Nova Zembla'	Rhododendron	30cm	1.5m O.C.	#2 Put
⊙	18	Spiraea humilis	Sweet briar	30cm	1m O.C.	#2 Put
⊙	52	Rosa 'Meisels'	Shrub rose	30cm	1m O.C.	#2 Put
⊙	12	Viburnum davidii	David's viburnum	30cm	1m O.C.	#2 Put
⊙	73	Spiraea japonica	Spiraea	30cm	1m O.C.	#2 Put
⊙	298	Liriope muscari	Blue fly-turf	30cm	50cm O.C.	#2 Put
⊙	328	Calluna vulgaris	Heather	30cm	50cm O.C.	#2 Put
⊙	338	Hierac. vulgare	Heire	30cm	50cm O.C.	#2 Put
PERENNIALS, GROUND COVERS, AND GRASSES						
■	45	Arctostaphylos uva-ursi	Bear berry	1 Gallon	45cm O.C.	#1 Put
■	105	Agastache cana	Hummingbird's mint	1 Gallon	45cm O.C.	#1 Put
■	73	Asteria maritima	Sea thrift	1 Gallon	45cm O.C.	#1 Put
■	76	Arabis procurrens	Rock cress	1 Gallon	45cm O.C.	#1 Put
■	39	Carexpa verticillata	Threadleaf carex	1 Gallon	45cm O.C.	#1 Put

*IRRIGATION INCLUDED, SEE IRRIGATION NOTES L1.1



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LEGEND

TURF GRASS

CONCRETE SIDEWALK PAVING

3		
2	23/09/21	RE-ISSUED FOR DP
1	15/07/21	ISSUED FOR DP
NO.	DATE (MM/YY)	DESCRIPTION
ISSUES & REVISIONS		

SCALE



PROJECT NAME
CLUTCH SCOTT ROAD

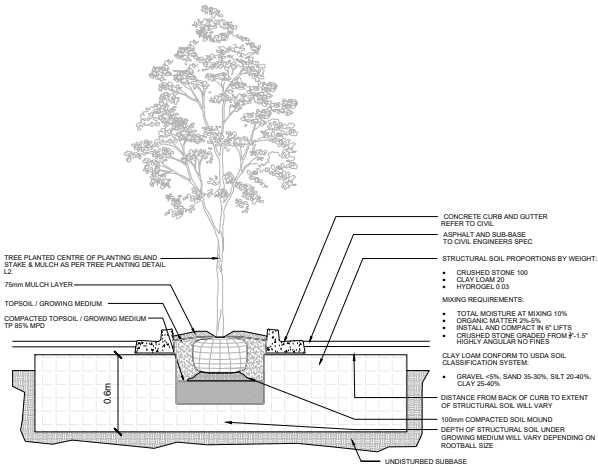
PROJECT ADDRESS
**10472 SCOTT ROAD
 SURREY, BC**

DRAWING TITLE
**LANDSCAPE PLAN
 ENLARGEMENT**

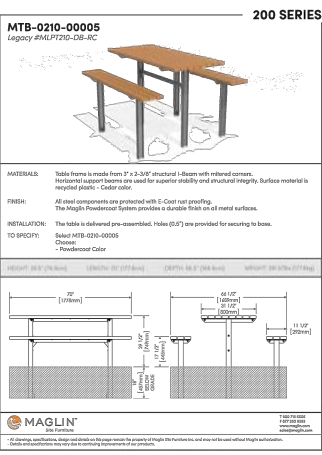
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 DRAWN: RAK
 CHECKED: JT
 PROJECT NO: 210199

DRAWING NO.
L1.3

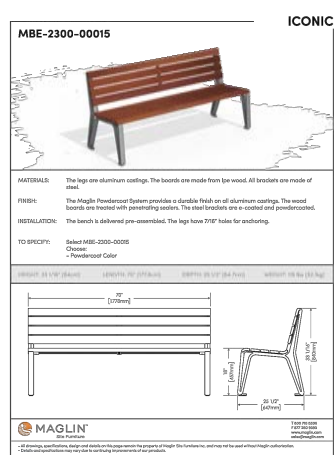
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D1 STRUCTURAL SOIL N.T.S.

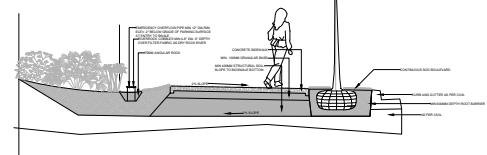


D2 PICNIC TABLE N.T.S.

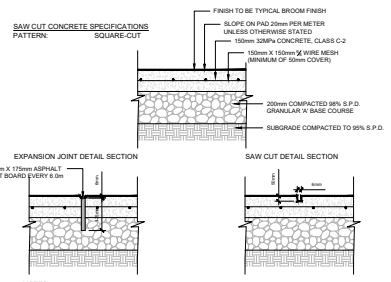


D3 BENCH N.T.S.

- NOTES:
- BIOSWALES ARE MINIMUM 4" WIDE AND VARY IN LENGTH DEPENDING ON LOCATION IN SITE.
 - THERE IS ONE 1/2" WIDE CURB CUT EVERY 50 FEET TO ALLOW RUNOFF TO ENTER THE BIOSWALS FROM THE ROAD SURFACE.
 - ROCK WEIRS ARE INSTALLED EVERY 50 FEET TO SLOW FLOW AND ENCOURAGE INFILTRATION.
 - REFER TO CIVIL DRAWINGS FOR SUBGRADE SPECIFICATIONS.
 - WATER THE NEWLY PLANTED TREE ONCE A WEEK SOAKING THE CULTIVATED AREA THOROUGHLY.

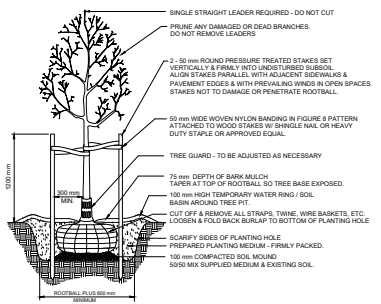


D4 BIOSWALE N.T.S.

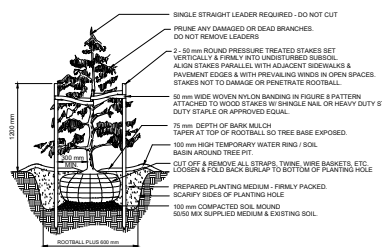


- NOTES:
- CONCRETE TO BE 32MPa CLASS C-2 AT 28 DAYS WITH 5-8% AIR ENTRAINMENT.
 - CONCRETE TO HAVE BROOM FINISH PERPENDICULAR TO THE LENGTH OF THE SIDEWALK.
 - EXPANSION JOINTS TO BE LOCATED AT EVERY 6.0m AND WHERE CONCRETE PAVING ABUTS OTHER STRUCTURES OR BUILDINGS.
 - SAW-CUT JOINTS TO BE LOCATED AT INTERVALS OF 6.0m.
 - CONCRETE TO BE SPRAYED WITH WHITE PIGMENT CURING COMPOUND.
 - ALL DIMENSIONS ARE IN MILLIMETRES.

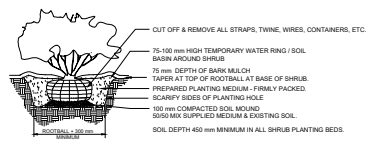
D5 SAW-CUT CONCRETE N.T.S.



DECIDUOUS TREE N.T.S.



CONIFEROUS TREE N.T.S.



SHRUB AND PERENNIAL PLANTING DETAIL N.T.S.

NO.	DATE	REVISION
1	2/20/21	RE-ISSUED FOR DP
2	1/26/21	ISSUED FOR DP

NO. DATE: (YYYY) (DESCRIPTION)

ISSUES & REVISIONS:

SCALE:

PROJECT NAME:
CLUTCH SCOTT ROAD

PROJECT ADDRESS:
**10472 SCOTT ROAD
SURREY, BC**

DRAWING TITLE:
DETAIL

SCALE: AS NOTED

DESIGN: RMK

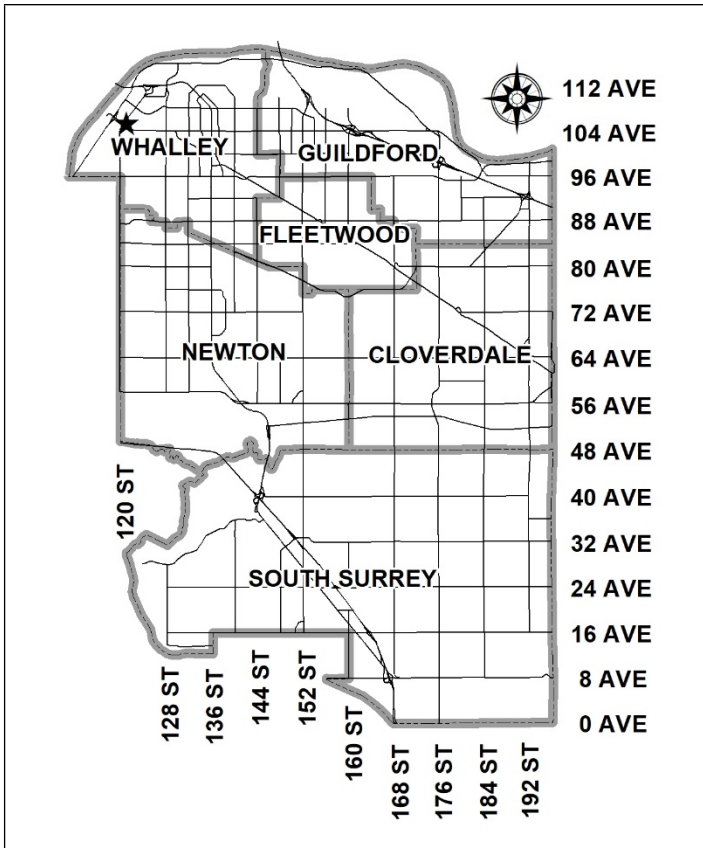
CHECKED: JT

PROJECT NO: 210199

DRAWING NO:

L2

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PROPOSAL:

- **Partial NCP Amendment** from Business Park to Highway Commercial
- **Rezoning** from IL-1 to CHI
- **General Development Permit**

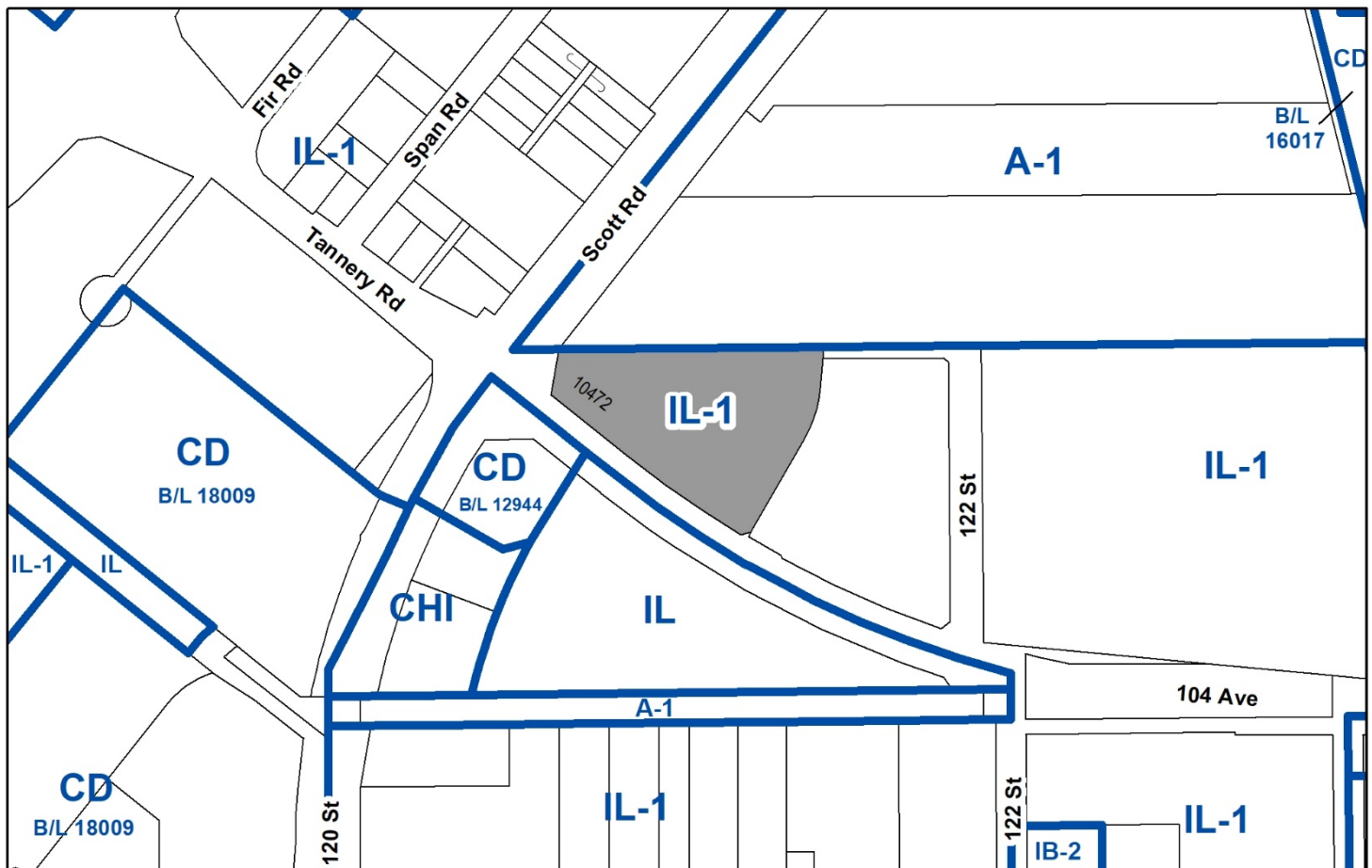
to permit the development of a future two-storey multi-tenant warehouse building.

LOCATION: 10472 - Scott Road

ZONING: IL-1

OCP DESIGNATION: Mixed Employment

NCP DESIGNATION: Business Park, Highway Commercial and Parks & Open Spaces



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.
- Approval to draft a General Development Permit for a future two-storey multi-tenant warehouse building on the subject site.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed amendment to the South Westminster Neighbourhood Concept Plan (NCP) from "Business Park" to "Highway Commercial" for a portion of the site (Appendix IV).

RATIONALE OF RECOMMENDATION

- The proposal complies with the "Mixed Employment" designation in the Official Community Plan (OCP).
- The proposal complies with the Metro Vancouver Regional Growth Strategy Designation.
- The proposal complies with the "Highway Commercial" designation, for the majority of the site, in the South Westminster Neighbourhood Concept Plan (NCP).
- The proposed amendment to the South Westminster NCP, for a portion of the site, from "Business Park" to "Highway Commercial" is required to rectify the split-designation of the property in the NCP and to achieve the proposed land-use and facilitate development of a future multi-tenant warehouse building on the subject site.
- A General Development Permit (DP) is required to facilitate the development of a future two-storey multi-tenant warehouse building on-site. The General DP sets out the general guidelines that will help to ensure a high-quality development is achieved on the site and, specifically, sets out proposed site access, parking requirements, density and building form. The applicant will be required to submit a separate detailed DP application for the proposed building, based on the General DP, when the applicant is ready to develop the property.
- The proposed density and building form are appropriate for this part of South Westminster.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Light Impact Industrial 1 Zone (IL-1)" to "Highway Commercial Industrial Zone (CHI)" and a date be set for Public Hearing.
2. Council authorize staff to draft General Development Permit No. 7918-0281-00 for Form and Character and Hazard Lands (Flood Prone Areas) generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (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) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (c) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.
4. Council pass a resolution to amend the South Westminster Neighbourhood Concept Plan (NCP) to re-designate a portion of the site from "Business Park" to "Highway Commercial" (Appendix IV).

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Ministry of Transportation & Infrastructure (MOTI):	No concerns.
Surrey Fire Department:	No concerns.

SITE CHARACTERISTICS

<u>Existing Land Use:</u>	Vacant parcel.
---------------------------	----------------

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Landscape supply yard	Mixed Employment/Highway Commercial and Parks & Open Spaces	A-1
East:	Truck parking facility	Mixed Employment/Business Park	IL-1
South (Across 104 Avenue):	Gas station and truck parking facility	Mixed Employment/Highway Commercial and Parks & Open Spaces	IL & CD (By-law No. 12944)
West (Across Scott Road):	Automobile wrecking, general contractor and outdoor storage	Mixed Employment/Light Impact/Business Park, Highway commercial and Parks & Open Spaces	IL-1

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is designated "Business Park", "Highway Commercial" as well as "Parks & Open Spaces" in the South Westminster Neighbourhood Concept Plan (NCP). The proposed rezoning from "Light Impact Industrial 1 Zone (IL-1)" to "Highway Commercial Industrial Zone (CHI)" and General Development Permit (DP) for a two-storey multi-tenant warehouse building on the subject site can be accommodated on the western portion of the site which is designated "Highway Commercial" in the South Westminster NCP.
- As the subject site is split designated, an NCP Amendment is required on the eastern portion to re-designate this portion of the property from "Business Park" to "Highway Commercial" (Appendix IV).
- The proposed NCP Amendment will rectify the split designation in the NCP and complies with the "Mixed Employment" designation in the Official Community Plan (OCP) and Metro Vancouver's Regional Growth Strategy.

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is designated "Mixed Employment" in the OCP as well as "Business Park", "Highway Commercial" and "Parks & Open Spaces" in the South Westminster NCP. The subject site is zoned "Light Impact Industrial 1 Zone (IL-1)" and currently vacant.

Current Proposal

- The applicant is proposing to amend the NCP from "Business Park" to "Highway Commercial" for a portion of the site (Appendix IV), rezone from "Light Impact Industrial 1 Zone (IL-1)" to "Highway Commercial Industrial Zone (CHI)" and a General Development Permit (DP) for a two-storey multi-tenant warehouse building and for Hazard Lands (Flood Prone Areas).
- The easterly portion of the subject site is designated "Business Park" in the South Westminster NCP. As such, an NCP Amendment is required, for a portion of the site, to re-designate from "Business Park" to "Highway Commercial". This NCP re-designation is needed to rectify the split designation, achieve the proposed land-use and facilitate the development of a future multi-tenant warehouse building.
- The proposed CHI Zoning for the site is consistent with the "Highway Commercial" designation of the majority of the site in the South Westminster NCP.
- A General DP is proposed for a future two-storey multi-tenant warehouse building to set out the general guidelines that will help to ensure a high-quality development is achieved including site access, parking requirements, building form and floor area. A separate detailed DP application is required for the proposed building, based upon the General DP, when the applicant is ready to develop the property.

DESIGN PROPOSAL AND REVIEW

- The proposed General Development Permit (DP) was drafted based on the Official Community Plan (OCP) Guidelines and the design guidelines in the South Westminster NCP. The General DP will be used to guide future development on the subject property. A separate detailed DP application is required when the applicant re-develops the subject site.
- The General DP will provide direction and establish guidelines for evaluating any detailed DP application submitted as part of future development on the site. The General DP includes the following information:
 - Overall site design (e.g. layout, access and circulation);
 - Building information (e.g. floor plans, total floor area, building height, setbacks); and
 - Preliminary parking calculations.
- The applicant has indicated that the proposed multi-tenant warehouse building and site plan will include the following:
 - A total building floor area of 6,445 square metres (69,373 sq. ft.);
 - The ground-floor is estimated to be 5,171 square metres (55,660 sq. ft.) in area;
 - The estimated floor area ratio (FAR) is 0.44;
 - The estimated lot coverage is 35%;

- The proposed building is two-stories with a total height of 9 metres (30 ft.);
 - The applicant anticipates that display and warehouse uses will occupy the ground-floor with office-uses on the second-floor of the proposed building;
 - The proposed building will be constructed of tilt-up concrete panels with composite panel accent elements. The front entries to individual units and southwest corner of the proposed building includes significant glazing, especially along 104 Avenue, with frosted glass to provide visual interest and additional privacy. The northern building façade includes metal cladding accent materials as well as at-grade loading bays with metal overhead doors;
 - The proposed landscaping includes an on-site pedestrian connection that extends from the intersection of Scott Road and 104 Avenue to the southwest corner of the proposed building. The pedestrian sidewalk is integrated into tiered landscaping in order to address grade changes on-site with a mixture of low-level plants and shrubs;
 - The proposed building will require a minimum of 99 parking spaces. A total of 112 parking spaces are proposed;
 - The applicant is proposing two driveway access points along 104 Avenue from the south. The eastern driveway access will require a reciprocal access easement between the subject site and adjacent property located at 12175 – 104 Avenue. The eastern driveway will be restricted to right-in/right-out/left-in access to 104 Avenue. The westerly driveway will be median restricted and, therefore, limited to right-in/right-out vehicular access; and
 - In the future, the primary full movement access point to/from the subject site will be from 122 Street and 104 Avenue which is intended to be signalized. As such, the site plan includes a notation, at the northern boundary of the subject site, that shows the location of a potential future access point to/from 122 Street through the unopened dedicated lane along the northern boundary of 12175 – 104 Avenue.
- Overall, the proposed multi-tenant warehouse building is consistent with development in the South Westminster NCP area and maintains a high-standard in terms of the form, design and character of future commercial buildings within the surrounding area.
 - The proposal complies fully with the proposed CHI Zoning for the site.

PRE-NOTIFICATION

- The development proposal sign was installed on-site and pre-notification letters were mailed out on November 28, 2018. To date, staff have not received any responses from area residents.

TREES

- The applicant has submitted a letter from Glen Murray, ISA Certified Arborist of Froggers Creek Tree Consultants Ltd. which confirms there are no by-law sized trees on the subject site.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 31, 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 subject property is located within the South Westminster NCP. • The proposed rezoning to "Highway Commercial Industrial Zone (CHI)" is consistent with the "Highway Commercial" designation in the South Westminster NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • None proposed.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • None proposed.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The proposed development will have access to public sidewalks along Scott Road and 104 Avenue. • Scott Road is a transit route and the bus stop is located approximately 41 metres (135 ft.) from the subject site.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • None proposed.
6. Green Certification (F1)	<ul style="list-style-type: none"> • None proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Information regarding the proposed development is provided to adjacent property owners through the standard pre-notification process.

ADVISORY DESIGN PANEL

The proposed development has been reviewed internally by City staff and deemed to be generally acceptable in terms of form, design and character. No referral to the Advisory Design Panel (ADP) is required.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Project Data Sheets
Appendix II.	Site Plan and Building Elevation Drawings
Appendix III.	Engineering Summary
Appendix IV.	NCP Re-designation Map

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural drawings prepared by Taylor Kurtz Architecture & Design Inc. dated March 14, 2019 and May 22, 2019.

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

MRJ/cm

DEVELOPMENT DATA SHEET

Proposed Zoning: CHI

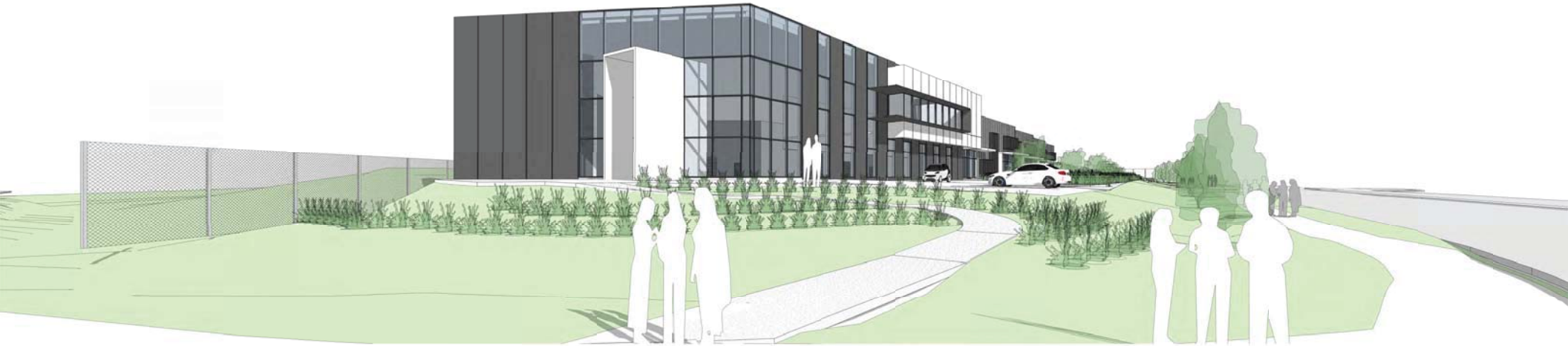
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	N/A	14,754 sq. m.
Road Widening area	N/A	N/A
Undevelopable area	N/A	N/A
Net Total	N/A	14,754 sq. m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	N/A	N/A
Paved & Hard Surfaced Areas	N/A	N/A
Total Site Coverage	50%	35%
SETBACKS (in metres)		
Front (West)	7.5 m.	10.16 m.
Rear (East)	7.5 m.	14.18 m.
Side #1 (North)	7.5 m./o m.	0.3 m.
Side #2 (South)	7.5 m.	18.8 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m.	9.0 m.
Accessory	9 m.	N/A
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial		
Retail	N/A	761 sq. m.
Office	N/A	1,274 sq. m.
Warehouse	N/A	4,410 sq. m.
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	N/A	6,445 sq. m.

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY	N/A	N/A
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	99 spaces	112 spaces
Industrial	N/A	N/A
Residential	N/A	N/A
Institutional	N/A	N/A
Total Number of Parking Spaces	98 spaces	112 spaces
Number of accessible stalls	2 spaces	2 spaces
Number of small cars	39 spaces	8 spaces
Tandem Parking Spaces	N/A	12 spaces
Size of Tandem Parking Spaces	2.6 m. X 6.7 m.	2.6 m. X 6.7 m.

Heritage Site	NO	Tree Survey/Assessment Provided	N/A
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ZONING SUMMARY:

PROJECT ADDRESS:
10472 Scott Road, Surrey BC

LEGAL DESCRIPTION:
LOT 1 SECTION 19 BLOCK 5 NORTH
RANGE 2 WEST NWD PLAN BCP17695

Front Yard Setback: Proposed: 10.16m
(West) Required: 7.5m

Side Yard Setback: Proposed: .3m
Required: 7.5m

Side Yard Setback: Proposed: 18.8m
Required: 7.5m

Rear Yard Setback: Proposed: 14.18m
(East) Required: 7.5m

EASEMENTS: PLAN BCP35594
AUTHORITY: City of Surrey

ZONE: CHI - Highway Commercial Industrial
USES: Office / Warehouse

TOTAL SITE AREA: 158,808 SF (3.64 Ac)
Density (FSR): Proposed: 0.44
Allowed: 1.00

Lot Coverage: Proposed: 35%
Allowed: 50%

Height: Proposed: +/- 30'
Allowed: 30'

Area Summary - By Occupancy

Occupancy	Area (SF)	Area (SM)
Office	13709 SF	1274 m ²
Retail	8194 SF	761 m ²
Warehouse	47471 SF	4410 m ²
	69374 SF	6445 m ²

Area Summary - By Level

Level	Area (SF)	Area (SM)
Level 1	55665 SF	5171 m ²
Level 2	13709 SF	1274 m ²
	69374 SF	6445 m ²

Parking Required

Occupancy	Area (m ²)	Parking Req'd Per 100m ² Spaces
Office	1,274	2.5
Retail	761	3
Warehouse	4,410	1
	6,445	99

Parking Provided

Description	Count
Parking Space: 9' x 18' - 90 deg	101
Parking Space: 9x16	9
Parking Symbol - ADA: Parking	2
Symbol - ADA	112

Loading: Proposed: 10 Dock Bays
5 Grade Bays

10,472 Scott Road

Site Plan
PLOT DATE: 5/22/2019 5:49:13 PM



1 Site Plan
1" = 30'-0"



View from South West



View from South



View from South East



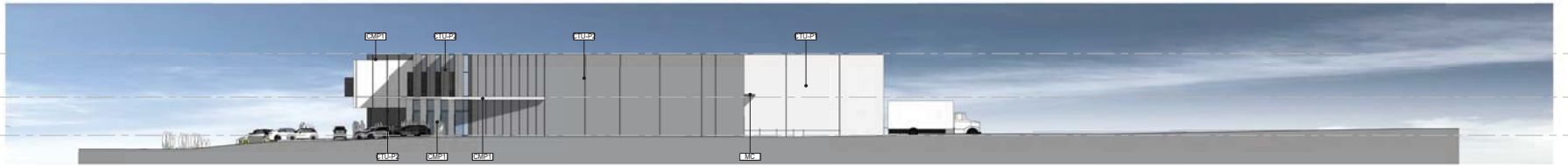
View of Entries



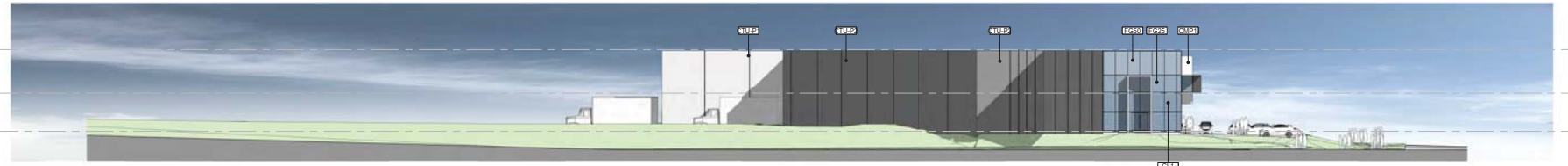
① North
1" = 20'-0"



② South
1" = 20'-0"



③ East
1" = 20'-0"



④ West
1" = 20'-0"

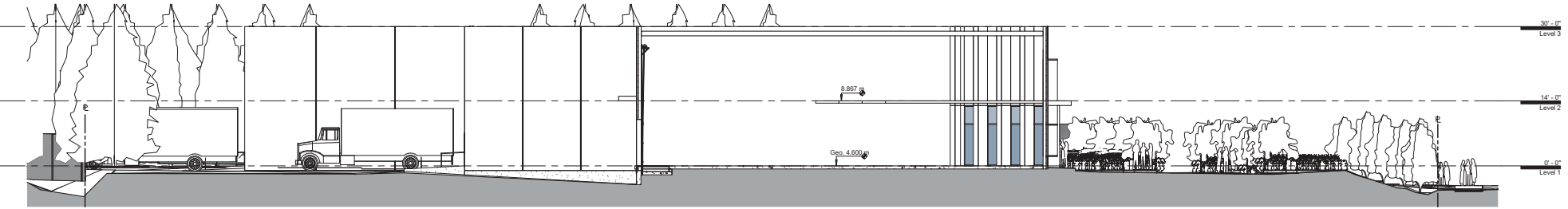
KEY

CMP1	COMPOSITE METAL PANEL - TYPE 1
CTU-P1	CONCRETE - TILT UP - PAINTED P1
CTU-P2	CONCRETE - TILT UP - PAINTED P2
DLV	DOCK LEVELLER
FG25	FROSTED GLASS - 25%
FG50	FROSTED GLASS - 50%
GL1	GLAZING - TYPE 1
MC	METAL CLADDING
OHD	OVERHEAD DOOR

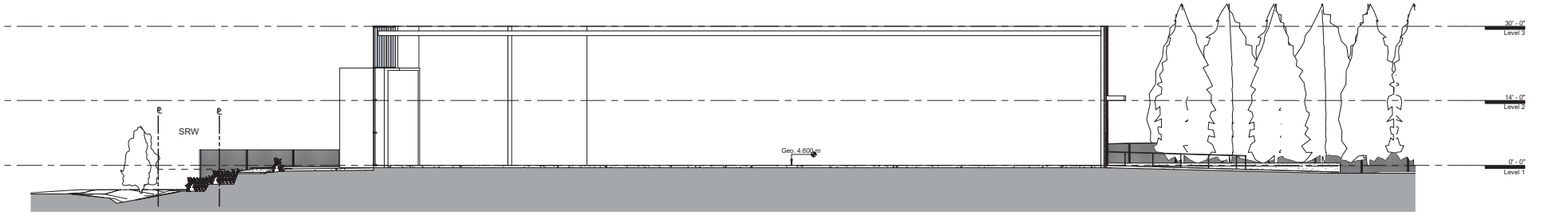
TAYLOR KURTZ
ARCHITECTURE + DESIGN INC.
10,472 Scott Road

Elevations
PLOT DATE: 3/15/2019 1:50:08 PM

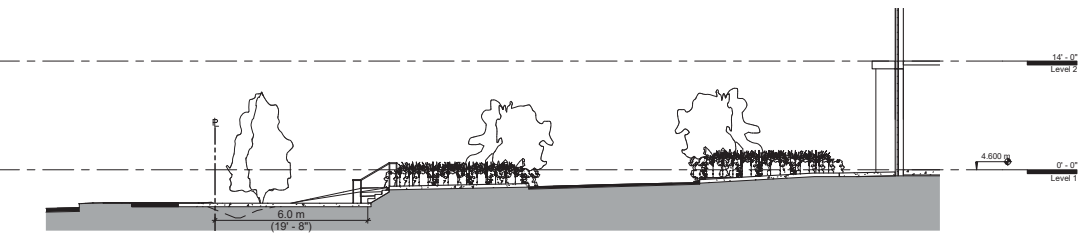
A 00



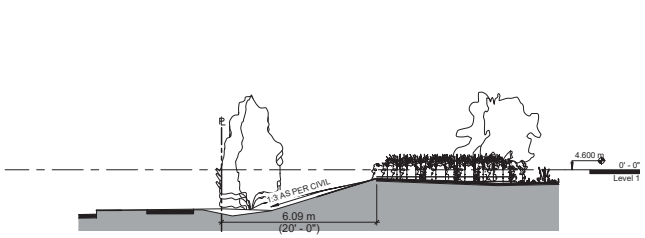
① Section A
3/32" = 1'-0"



② Section
3/32" = 1'-0"



③ Section 14
1/8" = 1'-0"



④ Section 1
1/8" = 1'-0"

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

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

DATE: **May 22, 2019** PROJECT FILE: **7818-0281-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 10472 Scott Rd**

REZONE

Property and Right-of-Way Requirements

- Provide 2.0-metre statutory right-of-way along existing sanitary sewer alignment.

Works and Services

- Extend raised median and construct left turn bay along 104 Avenue to allow temporary left turn access to the easterly shared driveway.
- Construct driveway accesses to the site on 104 Avenue, including shared access with east neighbour.
- Construct additional access for 12090 104 Avenue due to movement restriction from the proposed median.
- Provide stormwater mitigation and water quality measures as per the South Westminster Integrated Stormwater Management Plan and Neighbourhood Concept Plan.
- Construct 300mm water main along 104 Avenue, abandon existing 200mm water main.
- Register all legal documents as required through detail design stage.

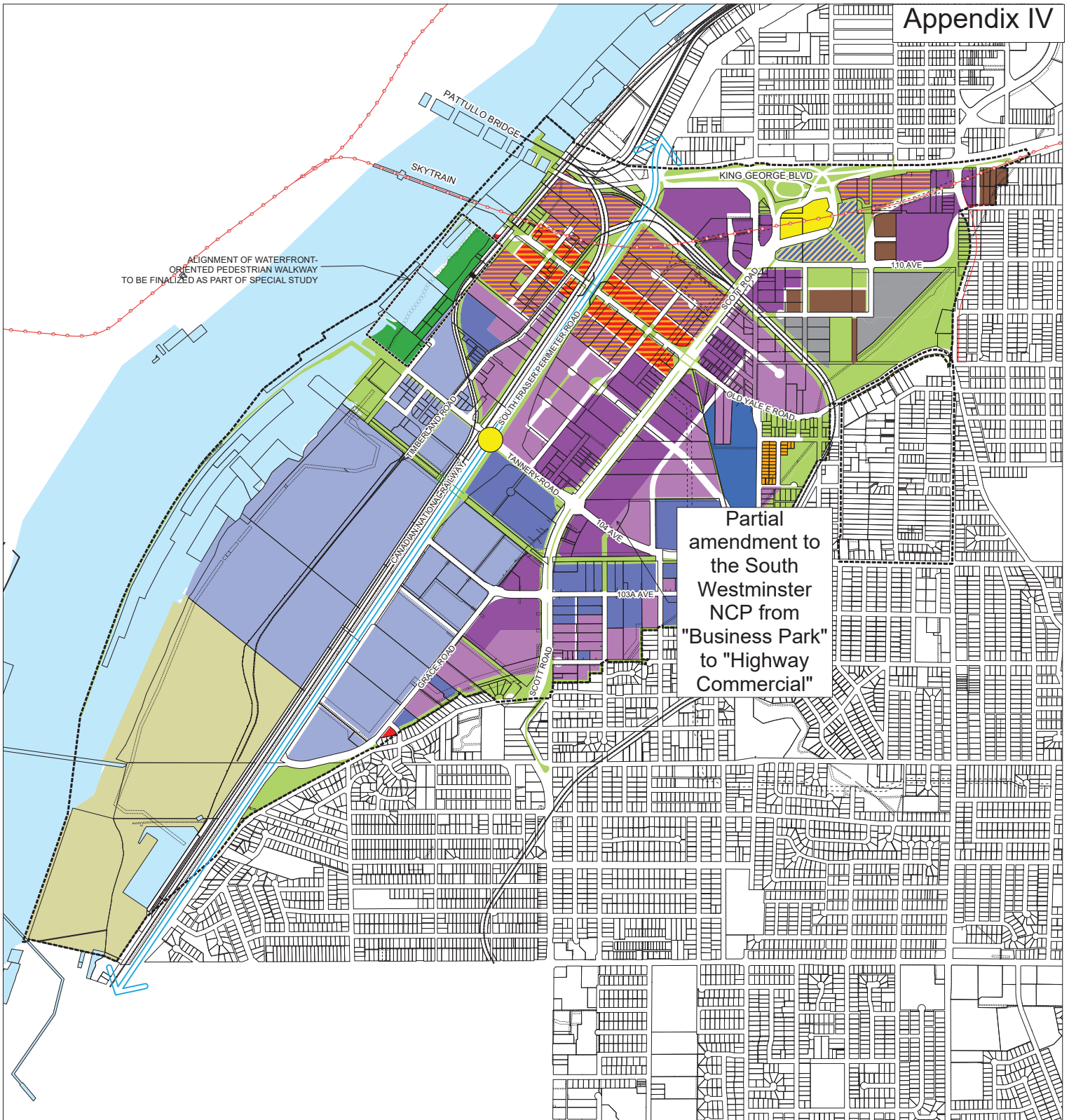
A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

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



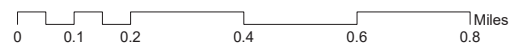
Tommy Buchmann, P.Eng.
Development Services Manager
SK2



SOUTH WESTMINSTER PLAN

CITY OF SURREY
PLANNING AND DEVELOPMENT DEPARTMENT

APPROVED BY COUNCIL RESOLUTION R03 - 3189, 15 Jan 2019



Legend

- SkyTrain
- Overpass
- Waterfront Oriented Pedestrian Walkway
- Special Study Area
- Interchange
- South Fraser Perimeter Road
- Business Park

- Business Residential Park
- Commercial
- Highway Commercial
- Light Impact Industrial
- Light Industrial Business Park
- Low Density Townhouses
- Multiple Residential
- Port Related Industrial
- Retail Residential
- Special Residential
- Schools
- Institutional
- Skytrain
- Transit Oriented Urban Village
- Public Open Space and Park
- Waterfront Strip
- Overpass