

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0451-00

Planning Report Date: April 1, 2019

PROPOSAL:

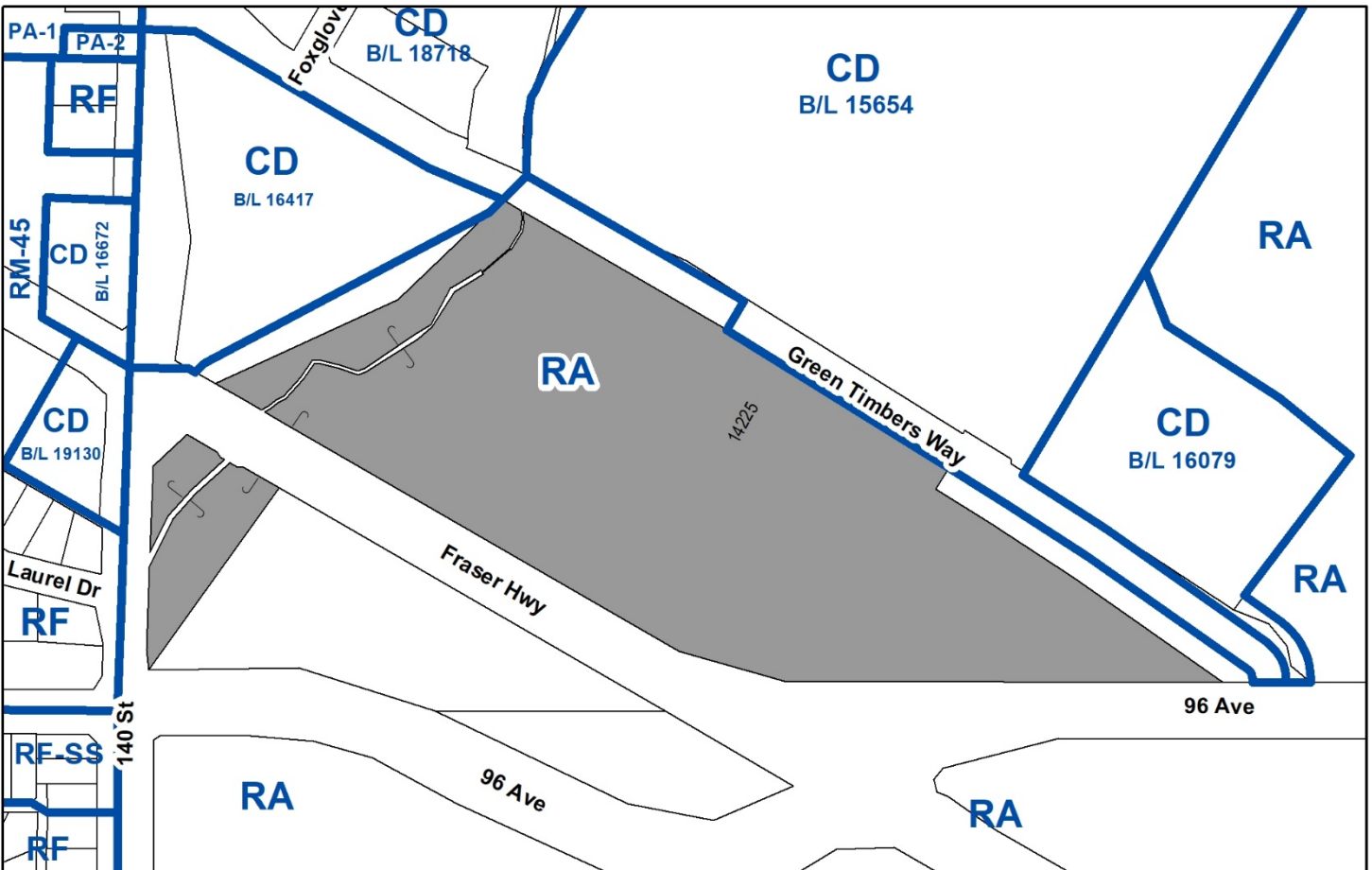
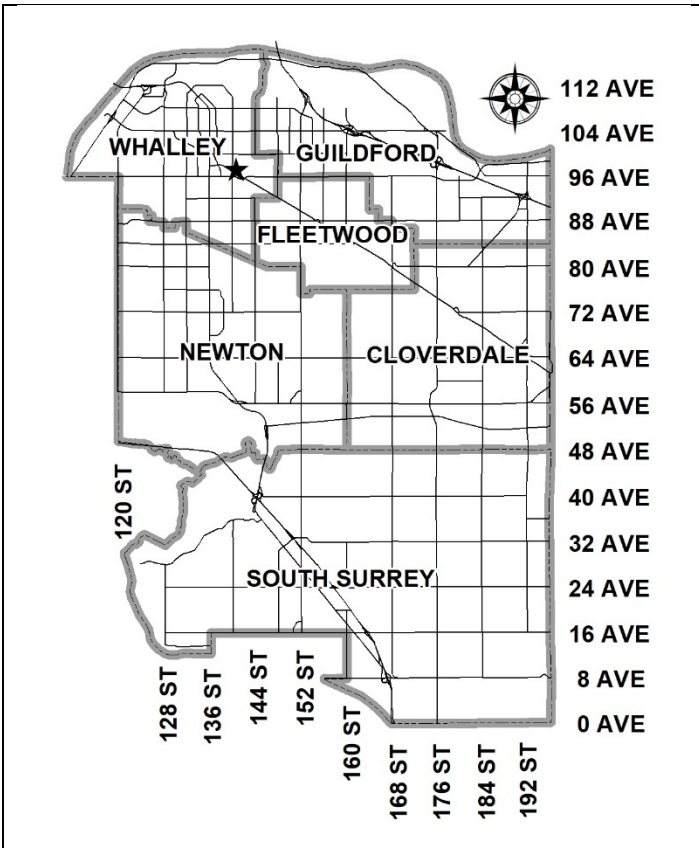
- **Development Permit**

to permit construction of an arrival plaza and surface parking lot, at the Surrey Nature Centre (in 2 construction phases).

LOCATION: 14225 - Green Timbers Way

ZONING: RA

OCPC DESIGNATION: Conservation and Recreation



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the "Conservation and Recreation" designation in the OCP.
- The proposed reconstruction of the plaza and expansion of the parking lot complies with the objectives of the Parks, Recreation and Culture Strategic Plan 2018-2027.
- The proposal is supported under the 2011 Master Plan for the Surrey Nature Centre.
- The proposal is financially supported under the 2018 Five-Year (2018-2022) Financial Plan – Capital Program as outlined in Corporate Report 2017-F002.
- The proposed design of the arrival plaza and parking lot provides a better sense of site entry, with minimal tree removal, better efficiency of parking and circulation of vehicles, unique site features such as wayfinding and garden spaces, and will include additional landscaping along Green Timbers Way and tree planting throughout the site.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Permit No. 7918-0451-00 and authorize the Mayor and Clerk to execute the Permit.

NOTE: If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping, Council may refer the Development Permit back to staff with direction regarding any of these matters.

REFERRALS

Engineering: The Engineering Department has no objection to the project. Engineering servicing requirements as outlined in Appendix VI will be addressed during the Building Permit review.

Parks, Recreation & Culture: Parks has no concerns with the proposed project.

SITE CHARACTERISTICS

Existing Land Use: Surrey Nature Centre & Green Timbers Urban Forest Park

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across Green Timbers Way):	RCMP 'E' Division Headquarters	Mixed Employment	CD (Bylaw No. 15654)
East:	Green Timbers Urban Forest Park	Conservation and Recreation	RA
South:	Green Timbers Urban Forest Park	Conservation and Recreation	RA
West:	Jim Pattison Outpatient Care & Surgery Centre	Mixed Employment	CD (Bylaw No. 16417) & RA

DEVELOPMENT CONSIDERATIONSBackground

- The 20.2-acre (81,899 square metre) subject site includes the Surrey Nature Centre and Green Timbers Urban Forest Park.
- The subject site is designated "Conservation and Recreation" in the Official Community Plan (OCP) and is zoned "One-Acre Residential (RA)".

- The Surrey Nature Centre is a City of Surrey amenity space that was developed in 2008 and hosts nature preschool, school programs, guided nature walks, park events and park space for the public. All educational programs and site maintenance is managed by the City of Surrey Parks, Recreation & Culture Department.
- The demand for programming at the Surrey Nature Centre has increased. School programs have increased 85% from 3680 in 2011 to 6838 in 2017. Day camp participation has increased 135% from 118 in 2013 to 278 in 2017. Additionally, over 30,000 Surrey students have attended a field trip at the Surrey Nature Centre.

Current Proposal

- The applicant is proposing a Development Permit to allow the reconstruction of the parking facilities and an arrival plaza at the Surrey Nature Centre (Appendix II).
- This development proposal is supported by the 2011 Surrey Nature Centre Master Plan, which supports the redesign and development of the arrival plaza and parking facilities.
- The Surrey Nature Centre currently has 83 parking stalls located in two (2) separate parking facilities. The main parking lot is paved and has 23 parking stalls, with access from Green Timbers Way. The gravel overflow parking lot has approximately 60 informal parking stalls with access from Green Timbers Way but is not directly connected to the Surrey Nature Centre (Appendix VII).
- To accommodate a more formal, welcoming entry to the Surrey Nature Centre, improved pick-up and drop-off facilities, and a more efficient, connected formalized parking and vehicular circulation arrangement, the City of Surrey Parks, Recreation & Culture Department is proposing upgrades to the on-site arrival plaza, and the construction of 75 parking stalls. There will be sixty-nine (69) regular parking stalls, four (4) accessible parking stalls and two (2) maintenance parking stalls.
- The existing vehicular access from Green Timbers Way into the arrival plaza and the western end of the parking lot will remain. A new access for the eastern end of the parking lot will be constructed, replacing the current access to the gravel overflow parking lot. Direct pedestrian access is proposed from Green Timbers Way, and throughout the parking lot area on gravel walking paths.
- The proposed development has been divided into two (2) phases of construction (Appendix II). Phase 1 is funded under the 2018 Five-Year (2018-2022) Financial Plan – Capital Program as outlined in Corporate Report 2017-F002. The design of Phase 2 has been included within this development permit proposal, with construction occurring when additional funding is secured.
- Phase 1 construction includes thirty-six (36) parking stalls in the central portion of the proposed ultimate parking lot and will feature an asphalt surface, with a gravel permeable surface for the parking stalls. There will also be stormwater catchment areas and rain gardens for drainage and wayfinding signage to direct visitors to the SNC facilities. Additional landscaping features can be seen in Appendix III.

- Phase 2 includes the construction of the new arrival plaza and the addition of 36 parking stalls in the eastern part of the subject site. The eastern parking facility will have vehicular access from Green Timbers Way, using a new entrance that will be constructed during development.
- The plaza development will include a drop-off zone for school buses, a gathering area for outdoor classes, a traditional medicinal garden with permeable surfaces throughout the area. Additionally, the reconstruction will feature unique landscaping features that will facilitate further public engagement to the surrounding park area (Appendix III).

Trees

- Trees at the Surrey Nature Centre are under close supervision by the Parks Urban Forestry Division. While tree preservation was the primary motivation during design, nine (9) mature trees were removed by staff to accommodate the proposed expansion and associated parking to the Surrey Nature Centre.
- These trees included five (5) Cottonwoods, two (2) Alders, and two (2) Western Red Cedars.
- Sixty-one (61) trees will be planted in the plaza and parking lot, with a focus on planting unique specimens to support tree-based education and programming opportunities at the Surrey Nature Centre.
- In summary, a total of nine (9) trees were removed, with sixty-one (61) replacement trees proposed on the site.

PRE-NOTIFICATION

- In accordance with Council policy, a Development Proposal Sign was installed on March 1, 2019. Staff have not received any comments or concerns regarding the proposal.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

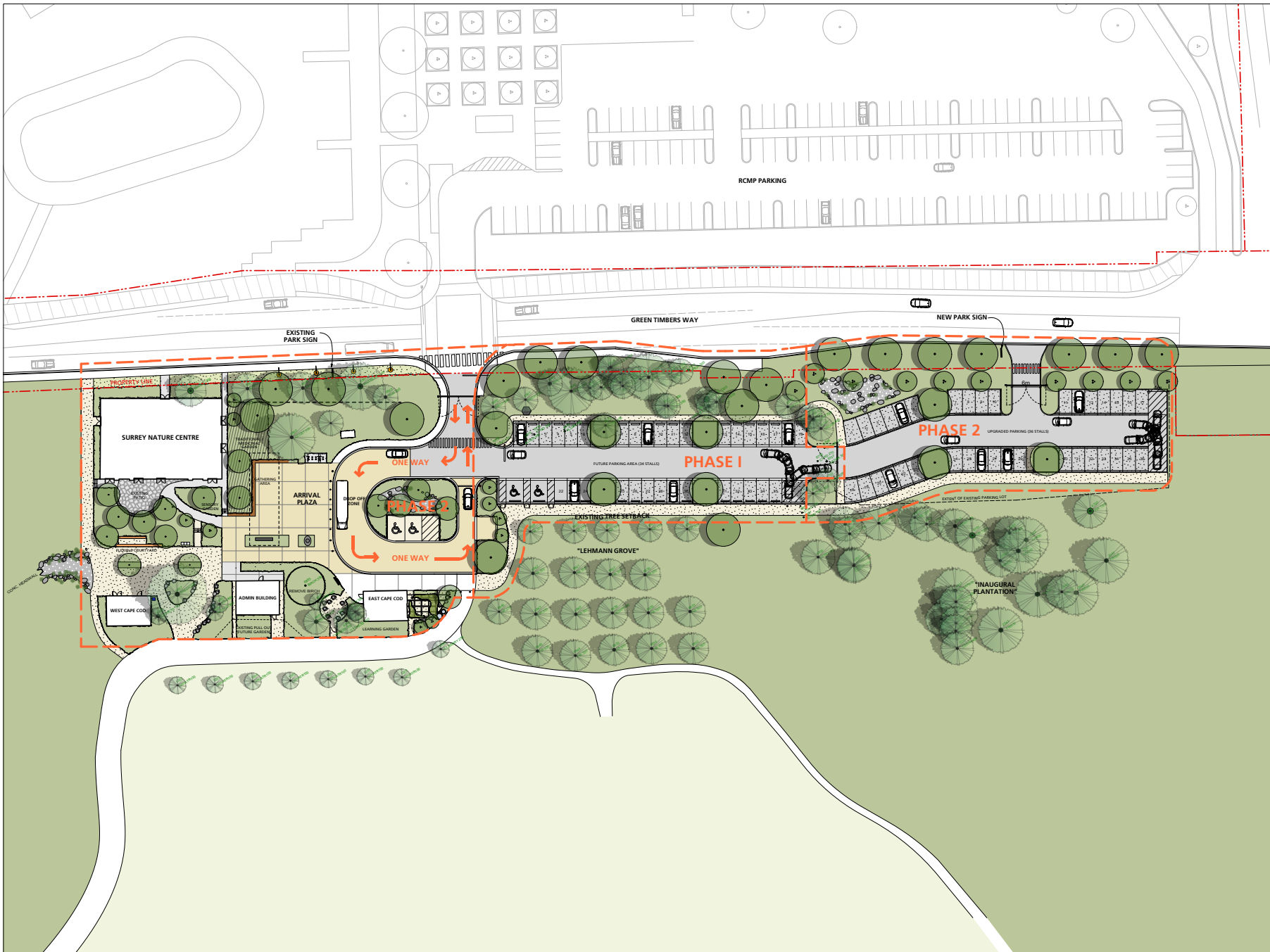
- Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheets
- Appendix II. Site Plan
- Appendix III. Landscape Plan
- Appendix IV. Site Circulation Plan
- Appendix V. Landscape Planting Plan, Landscape Details & Landscape Precedent Images
- Appendix VI. Engineering Summary
- Appendix VII. Aerial View
- Appendix VIII. Development Permit No. 7918-0451-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

SJ/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION



3	Issued for Review	2019/03/13
2	Issued for Review	2018/10/05
1	Issued for 50% Review	2018/09/20
	Revision No.	Date

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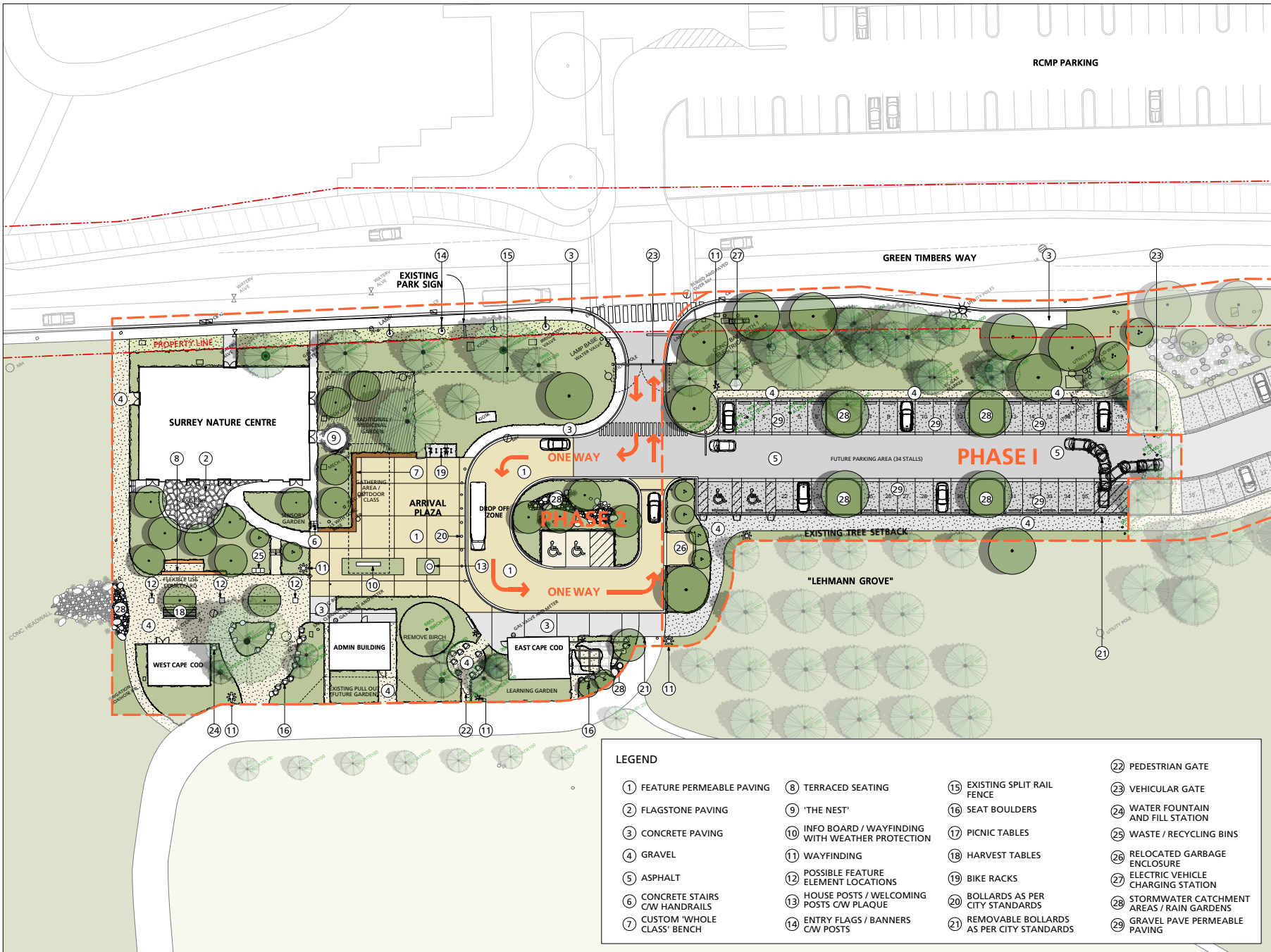
Client:



Project Title:
**Surrey Nature Centre
 on Green Timbers Way**

Drawing Title:
Site Plan

Project North:	Drawn By:	JS
	Checked By:	MP
Scale:	Job No.:	17-063
Sheet No.:		



3	Issued for Review	2019/03/13
2	Issued for Review	2018/10/05
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Revision No.		Date

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Project Title:
**Surrey Nature Centre
 on Green Timbers Way**

Drawing Title:
**Landscape Key Plan
 West**

Project North:	Drawn By:	JS
	Checked By:	MP
Scale:	Job No.:	17-063
Sheet No.:		

LEGEND

1 FEATURE PERMEABLE PAVING	8 TERRACED SEATING	15 EXISTING SPLIT RAIL FENCE	22 PEDESTRIAN GATE
2 FLAGSTONE PAVING	9 'THE NEST'	16 SEAT BOULDERS	23 VEHICULAR GATE
3 CONCRETE PAVING	10 INFO BOARD / WAYFINDING WITH WEATHER PROTECTION	17 PICNIC TABLES	24 WATER FOUNTAIN AND FILL STATION
4 GRAVEL	11 WAYFINDING	18 HARVEST TABLES	25 WASTE / RECYCLING BINS
5 ASPHALT	12 POSSIBLE FEATURE ELEMENT LOCATIONS	19 BIKE RACKS	26 RELOCATED GARBAGE ENCLOSURE
6 CONCRETE STAIRS C/W HANDRAILS	13 HOUSE POSTS / WELCOMING POSTS C/W PLAQUE	20 BOLLARDS AS PER CITY STANDARDS	27 ELECTRIC VEHICLE CHARGING STATION
7 CUSTOM 'WHOLE CLASS' BENCH	14 ENTRY FLAGS / BANNERS C/W POSTS	21 REMOVABLE BOLLARDS AS PER CITY STANDARDS	28 STORMWATER CATCHMENT AREAS / RAIN GARDENS
			29 GRAVEL PAVE PERMEABLE PAVING



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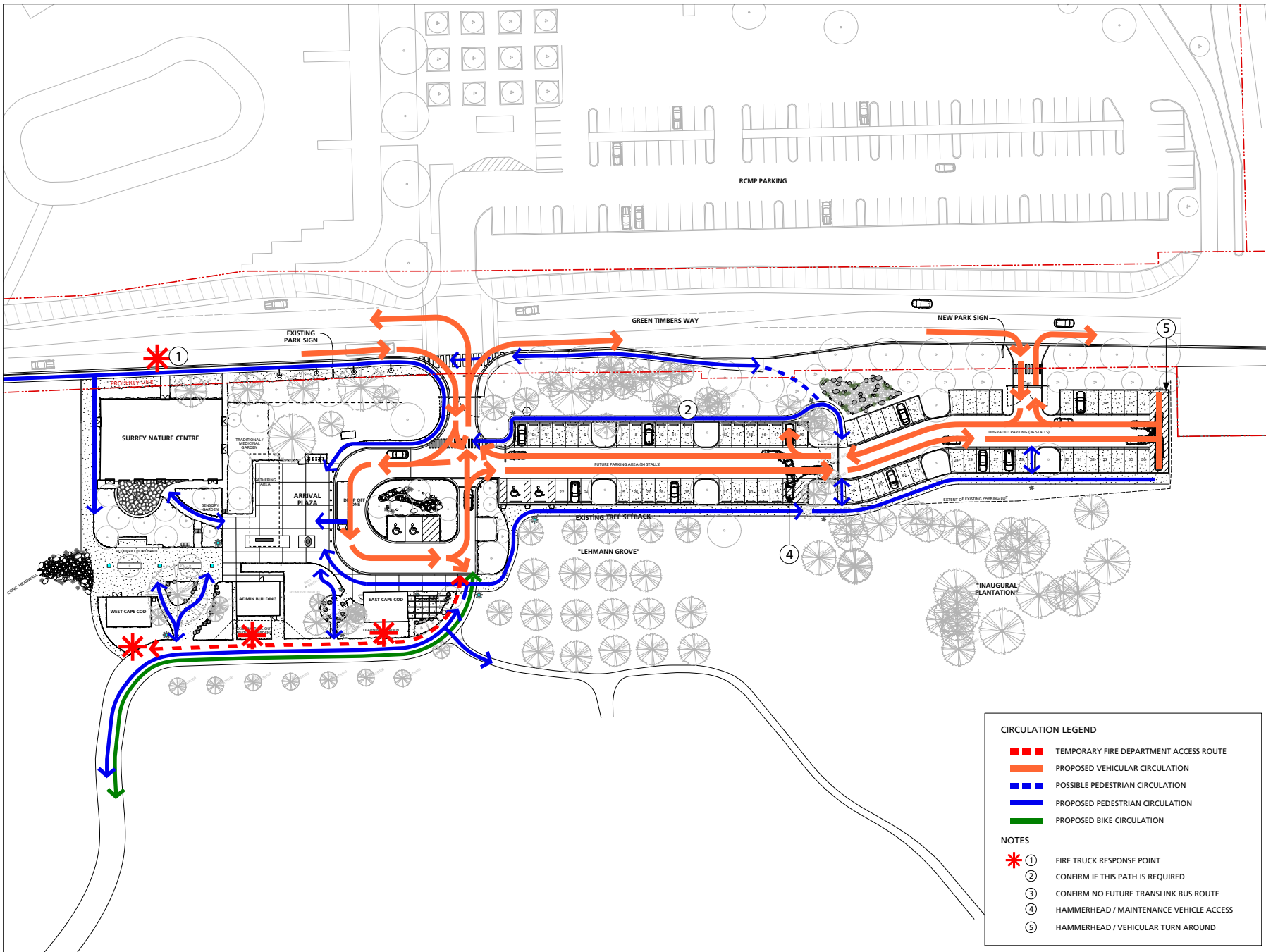


Project Title:
**Surrey Nature Centre
 on Green Timbers Way**

Drawing Title:
**Landscape Key Plan
 East**

Project North: Drawn By: JS
 Checked By: MP
 Scale: 1:250 Job No.: 17-063
 Sheet No.:

LEGEND		
1 FEATURE PERMEABLE PAVING	8 TERRACED SEATING	15 EXISTING SPLIT RAIL FENCE
2 FLAGSTONE PAVING	9 'THE NEST'	16 SEAT BOULDERS
3 CONCRETE PAVING	10 INFO BOARD / WAYFINDING WITH WEATHER PROTECTION	17 PICNIC TABLES
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		23 VEHICULAR GATE
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		25 WASTE / RECYCLING BINS
		26 RELOCATED GARBAGE ENCLOSURE
		27 ELECTRIC VEHICLE CHARGING STATION
		28 STORMWATER CATCHMENT AREAS / RAIN GARDENS
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Project Title:
Surrey Nature Centre on Green Timbers Way

Drawing Title:
Site Circulation Plan

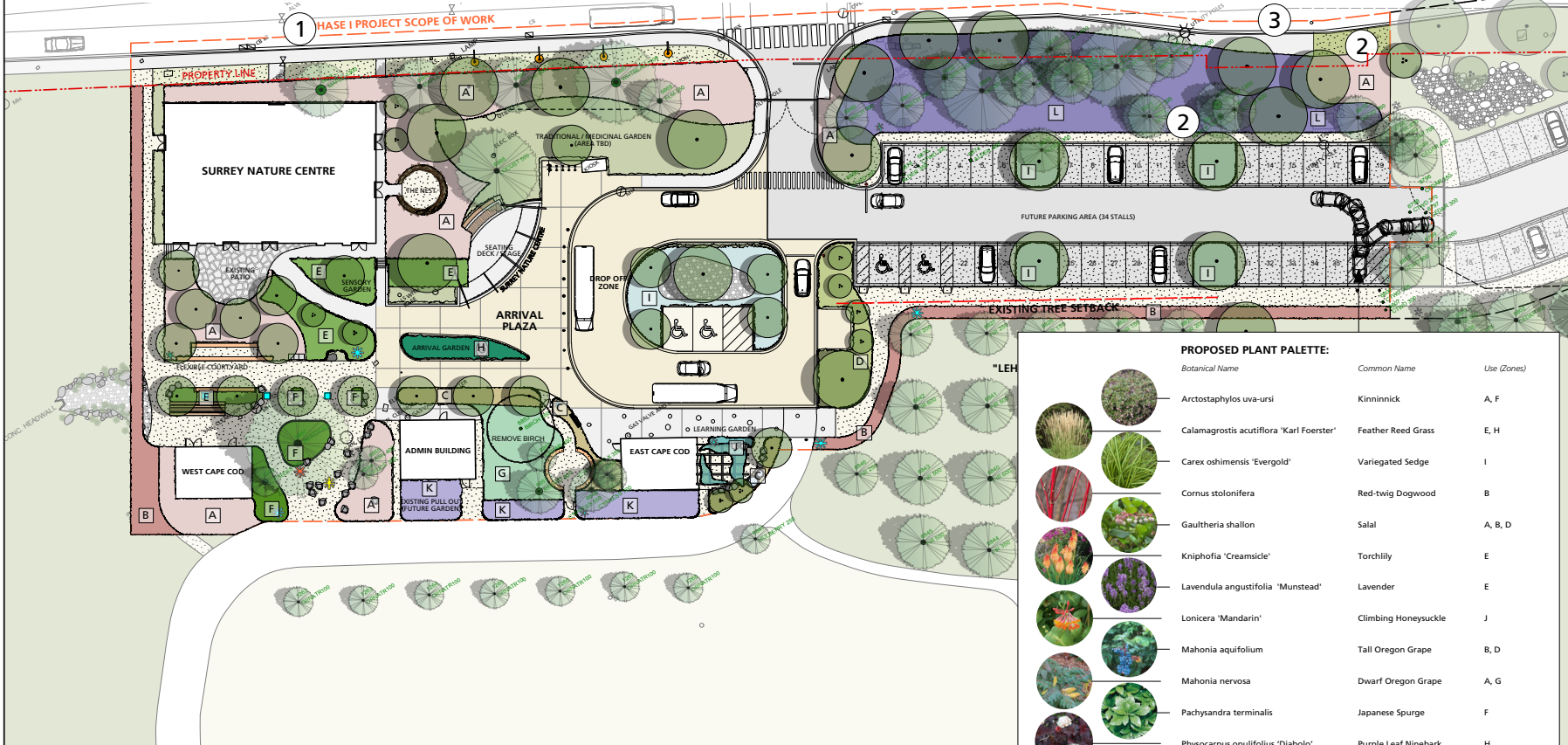
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 Checked By: MP
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 Sheet No.:

CIRCULATION LEGEND

- TEMPORARY FIRE DEPARTMENT ACCESS ROUTE
- PROPOSED VEHICULAR CIRCULATION
- POSSIBLE PEDESTRIAN CIRCULATION
- PROPOSED PEDESTRIAN CIRCULATION
- PROPOSED BIKE CIRCULATION

NOTES

- ① FIRE TRUCK RESPONSE POINT
- ② CONFIRM IF THIS PATH IS REQUIRED
- ③ CONFIRM NO FUTURE TRANSLINK BUS ROUTE
- ④ HAMMERHEAD / MAINTENANCE VEHICLE ACCESS
- ⑤ HAMMERHEAD / VEHICULAR TURN AROUND



PLANTING LEGEND:

A	NATIVE PLANTING - LOW-MED. HT.	G	INFILL PLANTING
B	NATIVE PLANTING - MED-TALL HT.	H	ARRIVAL GARDEN
C	BARRIER PLANTING - MED. HT.	I	RAIN GARDEN
D	EVERGREEN SCREENING- MED HT.	J	CLIMBING PLANTS
E	SENSORY PLANTING	K	URBAN AGRICULTURE - LEARNING GARDEN
F	GROUNDCOVER	L	WILDFLOWER AND GRASS MEADOW (HYDROSEEDED)

PROPOSED PLANT PALETTE:

Botanical Name	Common Name	Use (Zones)
Arctostaphylos uva-ursi	Kinninnick	A, F
Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	E, H
Carex oshimensis 'Evergold'	Variegated Sedge	I
Cornus stolonifera	Red-twig Dogwood	B
Gautheria shallon	Salal	A, B, D
Kniphofia 'Creamside'	Torchlily	E
Lavendula angustifolia 'Munstead'	Lavender	E
Lonicera 'Mandarin'	Climbing Honeysuckle	J
Mahonia aquifolium	Tall Oregon Grape	B, D
Mahonia nervosa	Dwarf Oregon Grape	A, G
Pachysandra terminalis	Japanese Spurge	F
Physocarpus opulifolius 'Diabolo'	Purple Leaf Ninebark	H
Pinus mugo	Mugo Pine	D
Polystichum munitum	Sword Fern	A, G, I
Prunus 'Otto Luyken'	Otto Luyken Laurel	C
Ribes sanguineum	Red-flowering Flower	B
Salix purpurea 'Nana'	Dwarf Arctic Willow	I
Sedum 'Autumn Joy'	Autumn Joy Stonecrop	E, H
Spiraea japonica 'Goldmound'	Goldmound Spirea	H, I
Stachys byzantina 'Big Ears'	Lamb's Ears	E

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











Project Title:
**Surrey Nature Centre
on Green Timbers Way**

Drawing Title:
**Landscape Planting Plan
(Phase I)**

Project No.: Drawn By: JS
Checked By: MP
Scale: 1:250 Job No.: 17-063
Sheet No.:



PLANTING LEGEND:

	NATIVE PLANTING - LOW-MED. HT.		INFILL PLANTING
	NATIVE PLANTING - MED-TALL HT.		ARRIVAL GARDEN
	BARRIER PLANTING - MED. HT.		RAIN GARDEN
	EVERGREEN SCREENING - MED HT.		CLIMBING PLANTS
	SENSORY PLANTING		URBAN AGRICULTURE - LEARNING GARDEN
	GROUNDCOVER		WILDFLOWER AND GRASS MEADOW (HYDROSEEDED)

PROPOSED PLANT PALETTE:

Botanical Name	Common Name	Use (Zones)
 Arctostaphylos uva-ursi	Kinninnick	A, F
 Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	E, H
 Carex oshimensis 'Evergold'	Variegated Sedge	I
 Cornus stolonifera	Red-twig Dogwood	B
 Gaultheria shallon	Salal	A, B, D
 Kniphofia 'Creamside'	Torchlily	E
 Lavendula angustifolia 'Munstead'	Lavender	E
 Lonicera 'Mandarin'	Climbing Honeysuckle	J
 Mahonia aquifolium	Tall Oregon Grape	B, D
 Mahonia nervosa	Dwarf Oregon Grape	A, G
 Pachysandra terminalis	Japanese Spurge	F
Physocarpus opulifolius 'Diabolo'	Purple Leaf Ninebark	H
Pinus mugo	Mugo Pine	D
Polystichum munitum	Sword Fern	A, G, I
Prunus 'Otto Luyken'	Otto Luyken Laurel	C
Ribes sanguineum	Red-flowering Flower	B
Salix purpurea 'Nana'	Dwarf Arctic Willow	I
Sedum 'Autumn Joy'	Autumn Joy Stonecrop	E, H
Spiraea japonica 'Goldmound'	Goldmound Spirea	H, I
Stachys byzantina 'Big Ears'	Lamb's Ears	E


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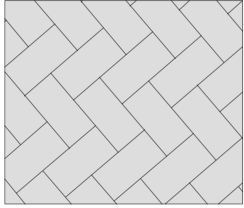
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 Client:



Project Title:
**Surrey Nature Centre
 on Green Timbers Way**

Drawing Title:
**Landscape Planting Plan
 (Phase II)**

Project North:  Drawn By: JS
 Checked By: MP
 Scale: 1:250 Job No.: 17-063
 Sheet No.:

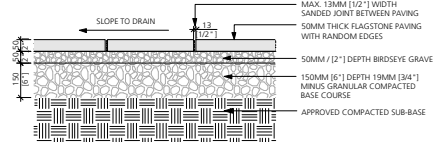
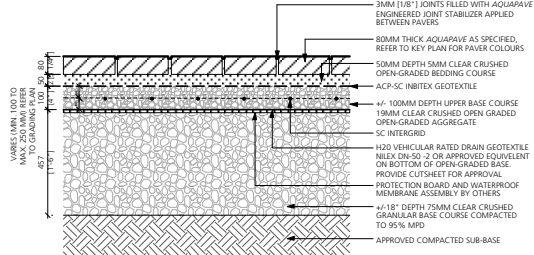


Product: Aquapave - Standard Series
Size: 221.5 x 110 x 80mm
Colour: Natural
Pattern: Herringbone

Available at Abbotsford Concrete Products
<http://www.abbotsfordconcrete.com/>
 1-800-663-4091

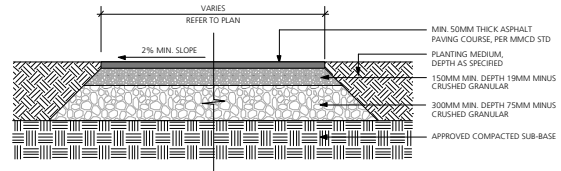
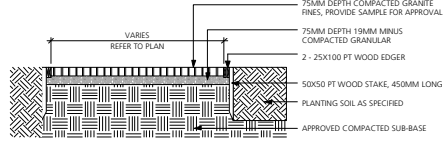
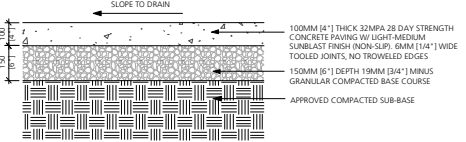
NOTE:

- CONTRACTOR TO REFER TO PRODUCT SPECIFICATIONS FOR CONSTRUCTION OF AQUAPAVE PERMEABLE SURFACE.
- ALL AQUAPAVE SURFACES SHALL BE COVERED AND PROTECTED FROM CONSTRUCTION ACTIVITY AND DEBRIS DURING STAGING THROUGH TO COMPLETION OF CONSTRUCTION.
- MINIMUM PAVEMENT CUT TO BE 1/2 OF THE SIZE OF PAVERS.
- REFER TO GRADING PLAN AND SECTIONS FOR THE AMOUNT OF BUILD-UP REQUIRED OVER SLAB TO FINAL GRADE.



1 Permeable Unit Paving
 L4.0 1:10

2 Flagstone Paving
 L4.0 1:10



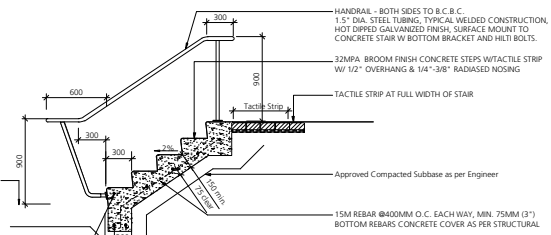
3 Concrete Paving
 L4.0 1:10

4 Gravel
 L4.0 1:20

5 Asphalt
 L4.0 1:20



CONCRETE STAIR C/W BROOM FINISH
 - TACTILE STRIP AT FULL WIDTH OF STAIR AS PER CODE
 300X151X60MM CONC. CALIFORNIA UNIT PAVERS, CHARCOAL COLOUR, STANDARD FINISH REFER TO PLANS FOR PATTERN
 TYPICAL TOOLED ANTI-SLIP STRIP AT LEADING EDGE OF ALL RISERS STARTING 1" FROM LEADING EDGE, MINIMUM OF 4 GROOVES

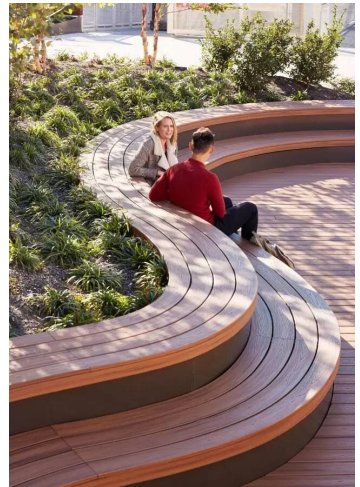


HANDRAIL NOTES:

- ALL 1.5" DIA. STEEL TUBING, TYPICAL WELDED CONSTRUCTION, HOT DIPPED GALVANIZED FINISH, ENSURE SMOOTH FINISH, FREE OF BLEMISHES
- ALL WELDS TO BE GROUND SMOOTH
- SHOP DRAWINGS REQUIRED FOR ALL FINISHES, CONNECTIONS AND HARDWARE, SUBMIT TO CONSULTANT FOR APPROVAL
- HAND RAILS REQUIRED BOTH SIDES OF ALL STAIRS

STRUCTURAL NOTE:

SOIL BEARING CAPACITY TO BE MIN. 1500PSF (72 KPA) TO BE CONFIRMED BY THE GEOTECHNICAL ENGINEER PRIOR TO CONCRETE IS POURED.



6 Concrete Stairs c/w Handrail
 L4.0 1:25

7 Custom 'Whole Class' Bench
 L4.0 NTS

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 Revision No: Date

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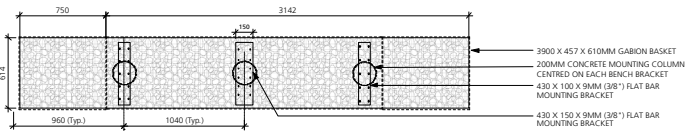
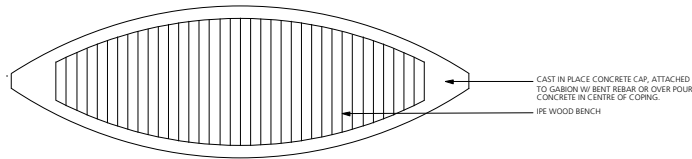
Project Title:
Surrey Nature Centre on Green Timbers Way

Drawing Title:
Landscape Details

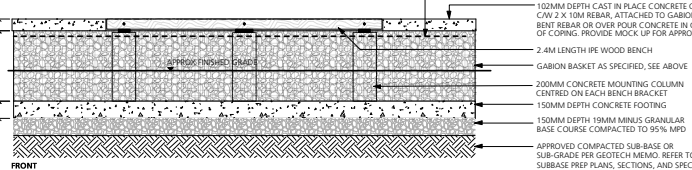
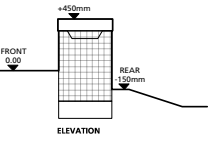
Project North: Drawn By: JS
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GABION BASKET NOTES

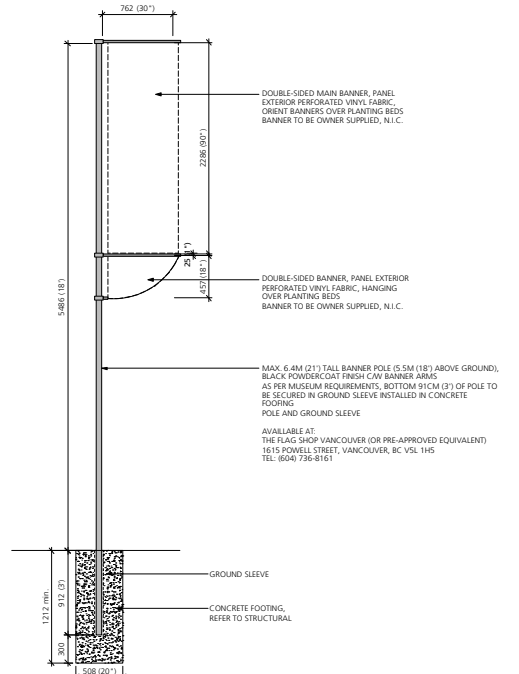
- All gabion baskets to be #9 gauge galvanized steel with 75mm (3") square openings.
- Gabions to be welded wire. No woven mesh systems to be accepted
- Individual gabion baskets to be secured to one another with tight helicals at all edges, as per manufacturer. No loose helics to be accepted.
- Gabions to be filled with 100-150mm dia. local, washed, rounded river rock.
- Gabions to be sourced from Gabion Supply (www.gabionsupply.com) or Gabion Baskets (www.gabionbaskets.net)
- Contractor to supply Landscape Architect with a sample of the gabion baskets prior to approval. Sample to include a corner, edge, and proposed helicals.
- Contractor to supply Landscape Architect with a sample of the river rock prior to approval.



TOP, GABION BASKETS

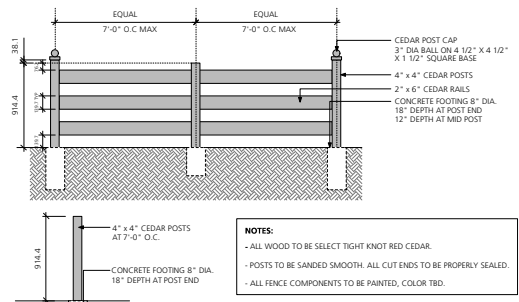


8 Terraced Seating
1:20

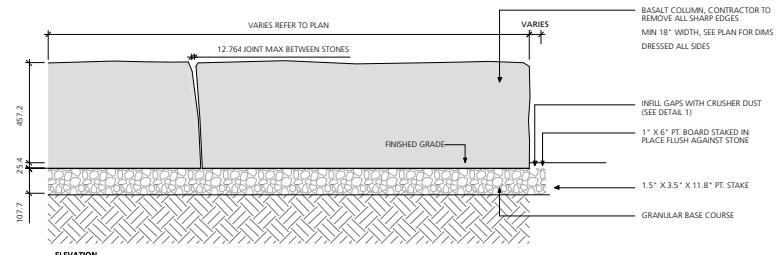


14 Entry Flags / Banners c/w Poats
1:25

9 The Nest
1:4.1

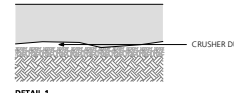


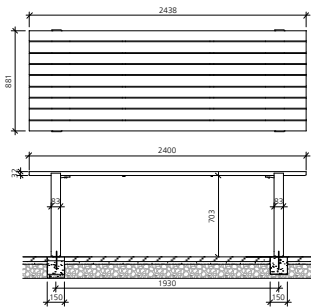
15 Standard Rail Fence
1:25



16 Seat Boulders
1:10

NOTE:
COLLUMNS TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO SHIPMENT TO SITE.
COLLUM TO HAVE FLAT TOP MAX VARIATION ALONG HORIZONTAL SURFACE AND BETWEEN STONES 2".

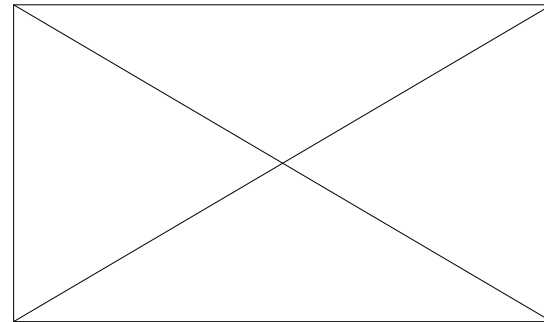
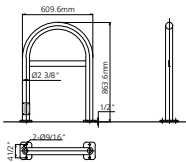




Model: MultiCITY Table
Manufacturer: Landscape Forms
Colour: PE Powdercoat Siler
Contact: www.landscapeforms.com
Quantity: 2
Note: X2 tables installed end to end.



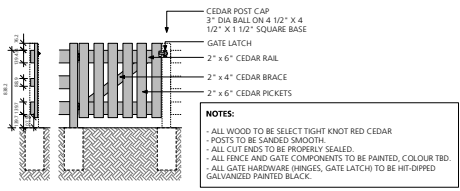
Product: Urban Staple
Colour: Galvanized Finish
 Available from Urban Racks
 www.urbanracks.com
 1 888 717 8881



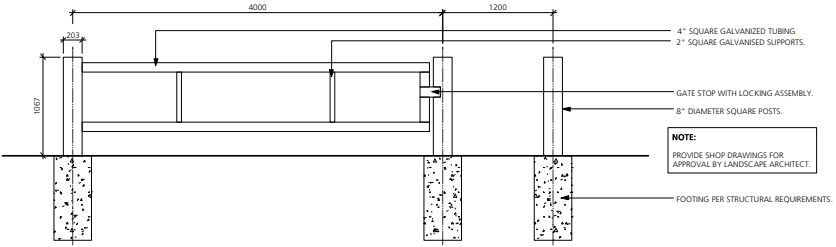
17-18 Picnic/Harvest Tables
 L4.2 1:20

19 Bike Rack
 L4.2 1:20

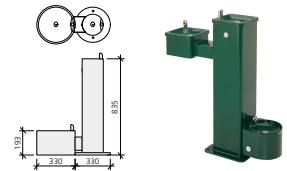
20-21 Bollards as per City Standards
 L4.2 TBD



NOTES:
 - ALL WOOD TO BE SELECT TIGHT KNOT RED CEDAR
 - POSTS TO BE SANDED SMOOTH
 - ALL CUT ENDS TO BE PROPERLY SEALED
 - ALL FENCE AND GATE COMPONENTS TO BE PAINTED, COLOUR TBD
 - ALL GATE HARDWARE (HINGES, GATE LATCH) TO BE HIT-DIPPED GALVANIZED PAINTED BLACK.



NOTE:
 PROVIDE SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT.

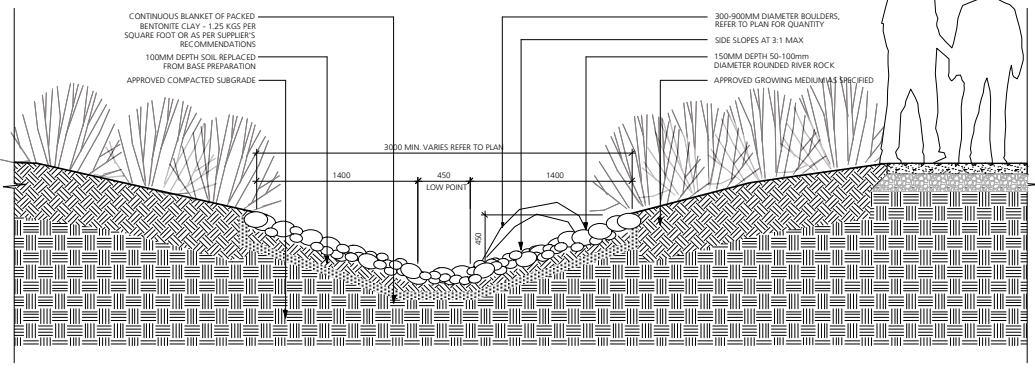
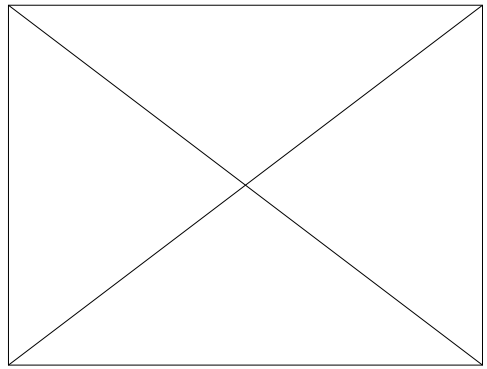


Model: P&R-494
Manufacturer: ParkPark
Colour: Silver (provide sample for approval)
Finish: Powder-coat
Contact: www.dogartproduct.com
Installation: Mount as per manufacturer's specifications
Quantity: 1

22 Pedestrian Gate
 L4.2 1:25

23 Vehicular Gate
 L4.2 1:25

24 Water Fountain and Fill Station
 L4.2 1:20



Details 25-27
 L4.2 TBD

28 Stormwater Catchment Areas / Rain Gardens
 L4.2 1:20

1 Issued for 50% Review 2018/09/20
 Revision No. Date

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 Client:



Project Title:
**Surrey Nature Centre
 on Green Timbers Way**

Drawing Title:
Landscape Details

Project North: Drawn By: JS
 Checked By: MP
 Scale: As Shown Job No.: 17-063
 Sheet No.:

ARRIVAL PLAZA



Information board / wayfinding with interpretive shelter



Interpretive shelter for wayfinding



Interpretive shelter



Wayfinding / learning element



Wayfinding



Mosaic glyphs on paving



Bollards with light



Decorative elements



Decorative Elements



Harvest Table

OUTDOOR CLASSROOM SPACES



Play area



Natural stones as classroom + seating



Natural stones as classroom + seating



Terraced stone benches



Custom curved bench



The Nest

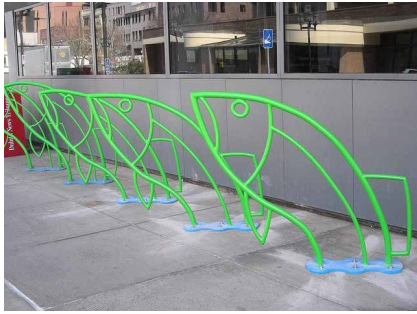


Terraced wood benches



The Nest

LANDSCAPE ELEMENTS



Playful bike racks



Fence



Gabion Wall



Garbage enclosure



Bike racks



Accessible and dog drinking fountain

PAVING MATERIALS



Permeable paving



Flagstone paving



Concrete paving



Asphalt and roll curb



Gravel path

DEMONSTRATION GARDEN



Garden plots and patterns



Garden plots



Learning features



Garden plots



Trellis near East Cape Cod bldg

STORMWATER MANAGEMENT



Permeable paving



Rain gardens



Rain barrels

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

FROM: Development Services Manager, Engineering Department

**DATE: Mar 26, 2019 PROJECT FILE: 7818-0451-00
Mar 28, 2019 (Revision 1)**

**RE: Engineering Requirements (Commercial)
Location: 14225 Green Timbers Way**

DEVELOPMENT PERMIT (FORM AND CHARACTER)

Works and Services

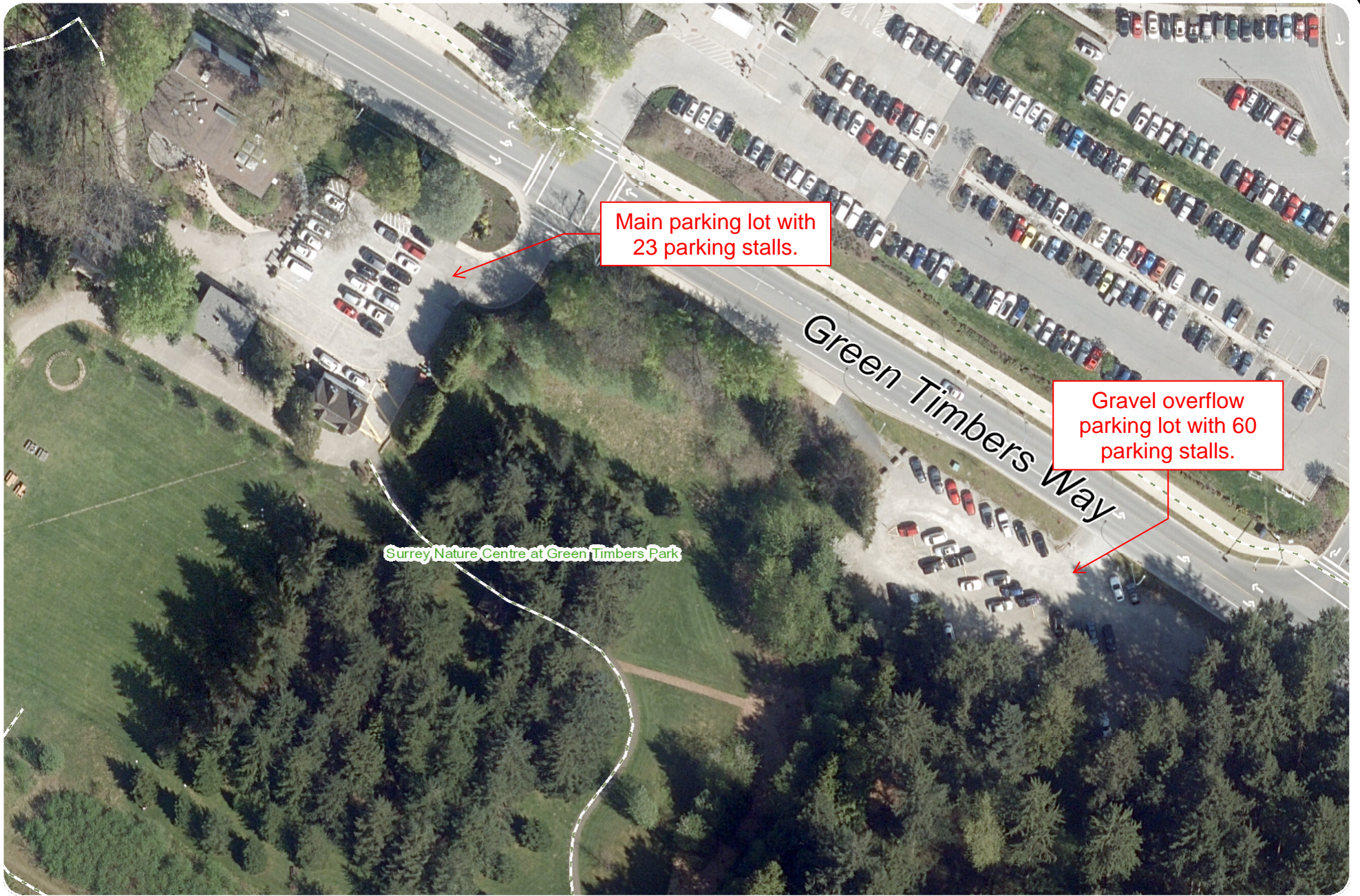
- Reconstruct existing asphalt access, located east of the site along Green Timbers way, with a 7.3 m wide concrete letdown;
- Ensure proposed gates along Green Timber Way are set back to 12.0 m from property line to meet the parking queuing storage;
- Construct an on-site walking path from the parking lot to connect with the bus stop pad located along Green Timbers Way;
- Provide on-site stormwater mitigation/detention features for any increase in flows due to the addition of new hardscape and/or buildings. Follow the requirements outlined under the Quibble Creek Integrated Stormwater Management Plan (ISMP). Register a restrictive covenants (RC) for on-site storm water mitigation features as determined through detailed design;
- Provide additional low-impact development features such as bioswales, infiltration galleries, enhanced topsoil to promote permeability; and
- Provide water quality/sediment control inlet chamber as part of the on-site drainage system prior the discharge at the inspection chamber. Register an RC for the installation and maintenance of the on-site water quality/sediment control inlet chamber.

A Servicing Agreement for this application is not required; however, a processing fee of \$1,627.50 (GST included) is required to administer the storm water review, water flow analysis and/or legal document requirements. The driveway crossing, sanitary and storm connections can be constructed subject to issuance of a City Road and Right-of-Way Permit obtainable as part of the Building Permit review and processing by Engineering which includes payment of securities and permit fees.



Tommy Buchmann, P.Eng.
Acting Development Services Manager
SC

NOTE: Detailed Land Development Engineering Review available on file



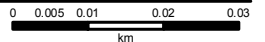
Surrey Nature Centre at Green Timbers Park

Main parking lot with 23 parking stalls.

Gravel overflow parking lot with 60 parking stalls.

Green Timbers Way

Scale: 1:1,000



CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7918-0451-00

Issued To: CITY OF SURREY

(the "Owner")

Address of Owner: 13450 - 104 Avenue
Surrey, BC V3T 1V8

A. General Provisions

1. This development permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development permit.
2. This development permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 026-577-569

Block C Section 36 Block 5 North Range 2 West New Westminster District Except Plan BCP51680

14225 - Green Timbers Way

(the "Land")

3. This development permit applies to only to the parking lot and plaza area shown on DP #7918-041-00 (A) which is attached to and forms part of this development permit.
4. The Land has been designated as a development permit area in Surrey Official Community Plan, 2013, No. 18020, as amended.

B. Form and Character

1. The character of the development including landscaping on the Land shall be in accordance with the drawings referenced DP #7918-0451-00 (A) through to and including DP #7918-0451-00 (C) (the "Drawings").
2. Minor changes to the Drawings that do not affect the general form and character of the landscaping on the Land, may be permitted subject to the approval of the City.

C. Landscaping Installation and Maintenance

1. The landscaping shall be constructed, planted, installed and maintained in good order in accordance with the landscaping plans prepared by Perry & Associates and referenced attached as DP #7918-0451-00 (B) through to DP #7918-0451-00 (C) (the "Landscaping").
2. For Form and Character development permits, the Landscaping shall be installed and completed within six (6) months after the date of the final inspection of the buildings and structures.
3. For Form and Character development permits, Landscaping shall be maintained for a minimum of twelve (12) months after the date of substantial completion.

D. Administration

1. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
2. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued within two (2) years after the date this development permit is issued. The terms and conditions of this development permit, and any amendment to it, are binding on any and all persons who acquire an interest in the Land.
3. This development permit is only valid for the development that is described in this development permit. If a change to development is considered, a new development permit or an amendment to this permit is required before any work is started.
4. All reports, documents and drawings referenced in this development permit shall be attached to and form part of this development permit.

5. This development permit is issued subject to compliance by the Owner and the Owner's employees, contractors and agents with all applicable City bylaws, including the Tree Protection Bylaw, Erosion and Sediment Control Bylaw and the Soil Removal and Deposition Bylaw, all as may be amended or replaced from time to time.

6. This development permit is NOT A BUILDING PERMIT.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE DAY OF _____, 20__ .

ISSUED THIS _____ DAY OF _____, 20__ .

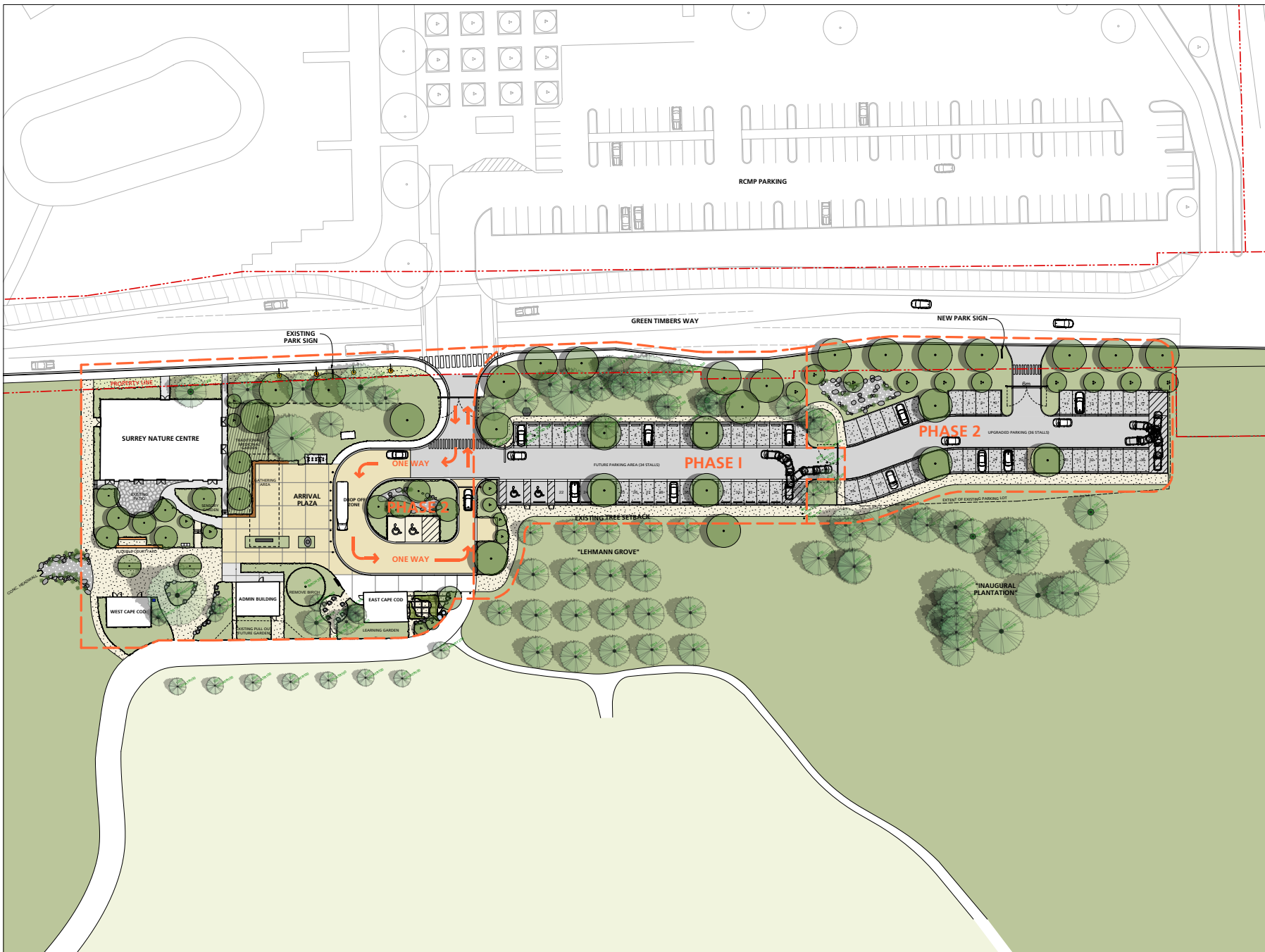
Mayor

City Clerk

IN CONSIDERATION OF COUNCIL APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREE TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

Owner: (Signature)

Name: (Please Print)



3	Issued for Review	2019/03/13
2	Issued for Review	2018/10/05
1	Issued for 50% Review	2018/09/20
	Revision No.	Date

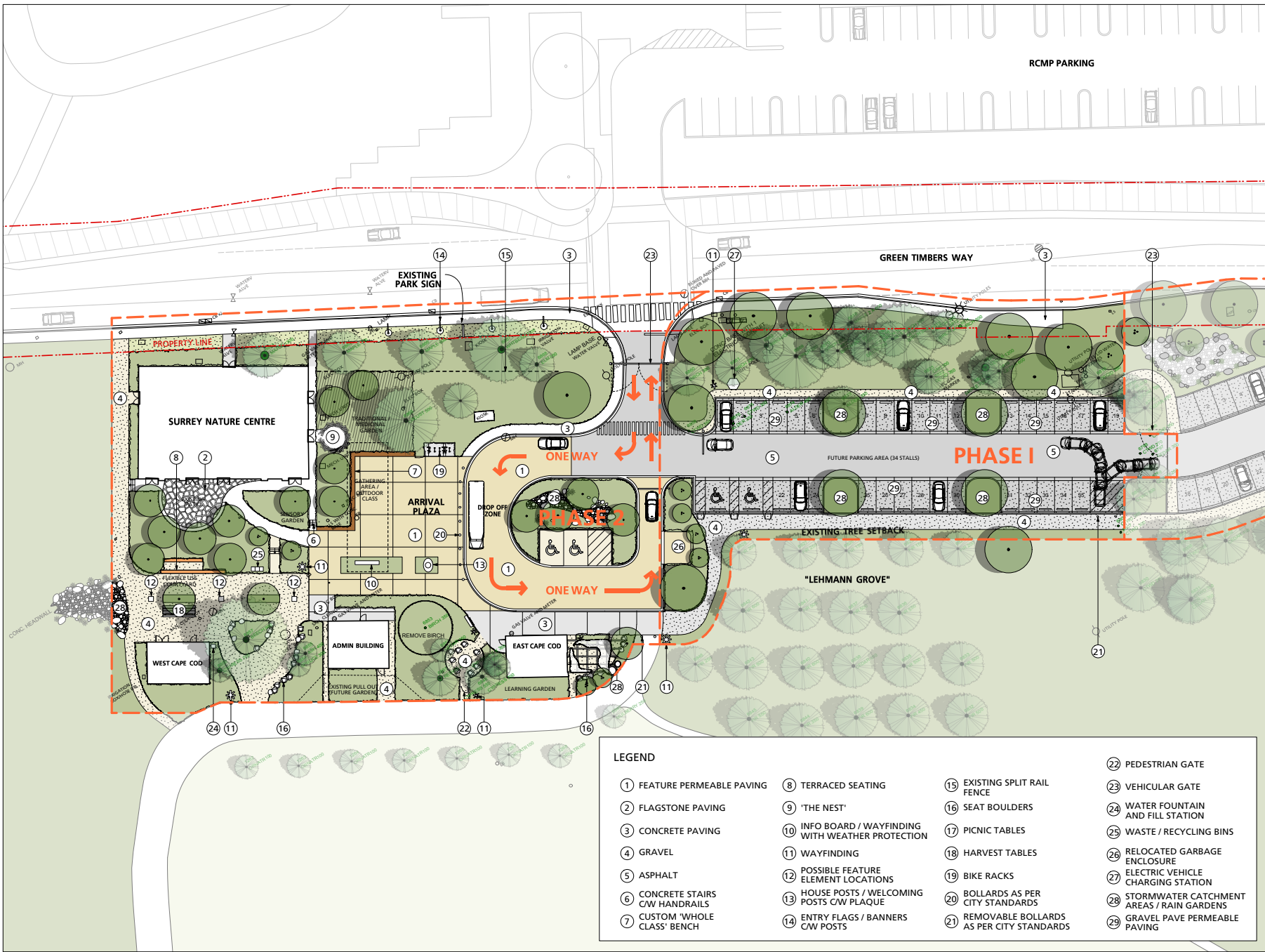
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Project Title:
**Surrey Nature Centre
 on Green Timbers Way**

Drawing Title:
Site Plan

Project North:	Drawn By:	JS
	Checked By:	MP
Scale:	Job No.:	17-063
Sheet No.:		



LEGEND

- | | | | |
|---------------------------------|--|---|--|
| 1 FEATURE PERMEABLE PAVING | 8 TERRACED SEATING | 15 EXISTING SPLIT RAIL FENCE | 22 PEDESTRIAN GATE |
| 2 FLAGSTONE PAVING | 9 'THE NEST' | 16 SEAT BOULDERS | 23 VEHICULAR GATE |
| 3 CONCRETE PAVING | 10 INFO BOARD / WAYFINDING WITH WEATHER PROTECTION | 17 PICNIC TABLES | 24 WATER FOUNTAIN AND FILL STATION |
| 4 GRAVEL | 11 WAYFINDING | 18 HARVEST TABLES | 25 WASTE / RECYCLING BINS |
| 5 ASPHALT | 12 POSSIBLE FEATURE ELEMENT LOCATIONS | 19 BIKE RACKS | 26 RELOCATED GARBAGE ENCLOSURE |
| 6 CONCRETE STAIRS C/W HANDRAILS | 13 HOUSE POSTS / WELCOMING POSTS C/W PLAQUE | 20 BOLLARDS AS PER CITY STANDARDS | 27 ELECTRIC VEHICLE CHARGING STATION |
| 7 CUSTOM 'WHOLE CLASS' BENCH | 14 ENTRY FLAGS / BANNERS C/W POSTS | 21 REMOVABLE BOLLARDS AS PER CITY STANDARDS | 28 STORMWATER CATCHMENT AREAS / RAIN GARDENS |

3 Issued for Review 2019/03/13
 2 Issued for Review 2018/10/05
 1 Issued for 50% Review 2018/09/20
 Revision No. Date

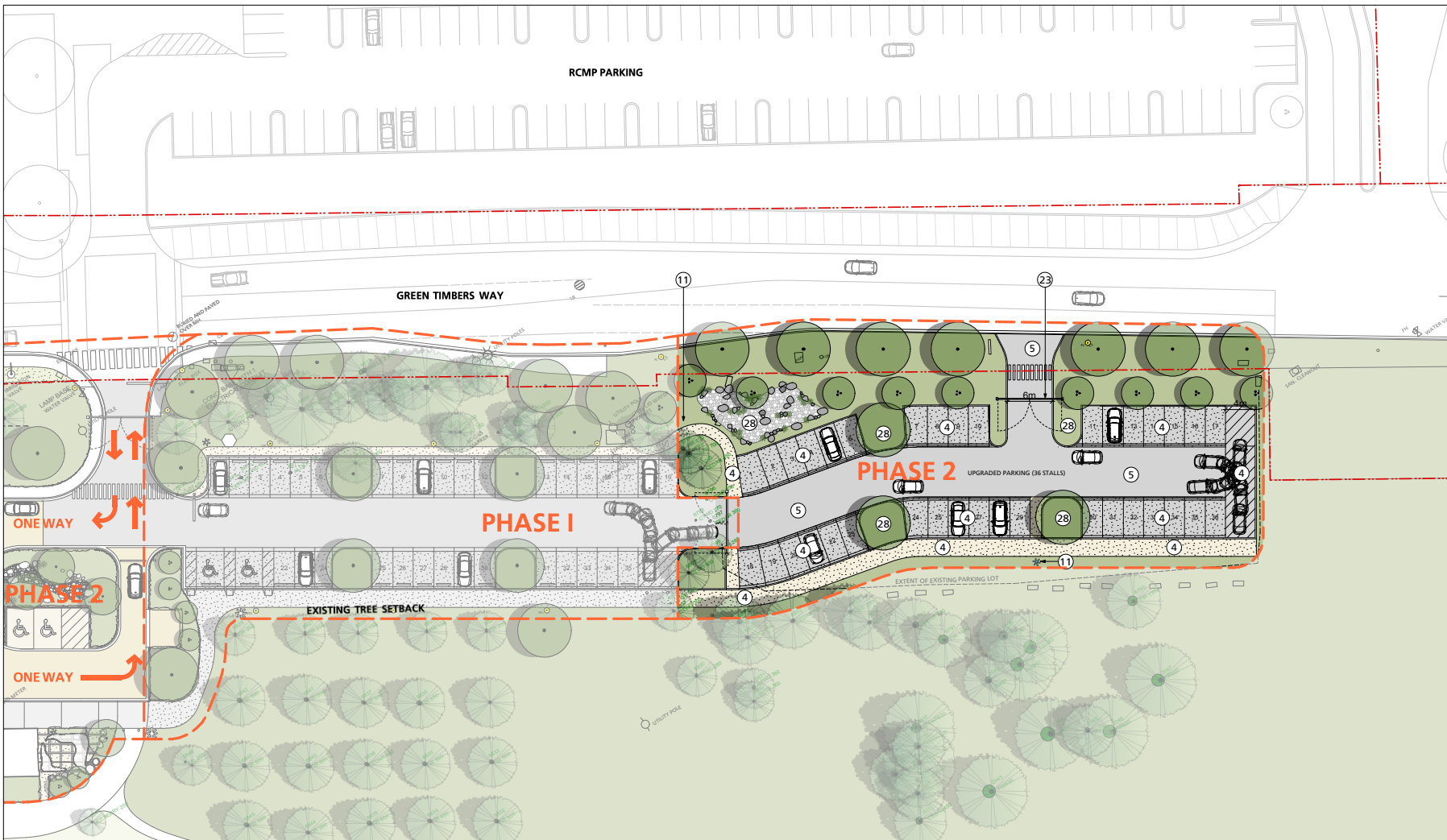
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Project Title:
Surrey Nature Centre on Green Timbers Way

Drawing Title:
Landscape Key Plan West

Project North: Drawn By: JS
 Checked By: MP
 Scale: 1:250 Job No.: 17-063
 Sheet No.:



3	Issued for Review	2019/03/13
2	Issued for Review	2018/10/05
1	Issued for 50% Review	2018/09/20
	Revision No.	Date

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Project Title:
**Surrey Nature Centre
 on Green Timbers Way**

Drawing Title:
**Landscape Key Plan
 East**

Project North:	Drawn By:	JS
	Checked By:	MP
Scale:	Job No.:	17-063
Sheet No.:		

LEGEND

- | | | | |
|---------------------------------|--|---|--|
| 1 FEATURE PERMEABLE PAVING | 8 TERRACED SEATING | 15 EXISTING SPLIT RAIL FENCE | 22 PEDESTRIAN GATE |
| 2 FLAGSTONE PAVING | 9 'THE NEST' | 16 SEAT BOULDERS | 23 VEHICULAR GATE |
| 3 CONCRETE PAVING | 10 INFO BOARD / WAYFINDING WITH WEATHER PROTECTION | 17 PICNIC TABLES | 24 WATER FOUNTAIN AND FILL STATION |
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| | | | 29 GRAVEL PAVE PERMEABLE PAVING |