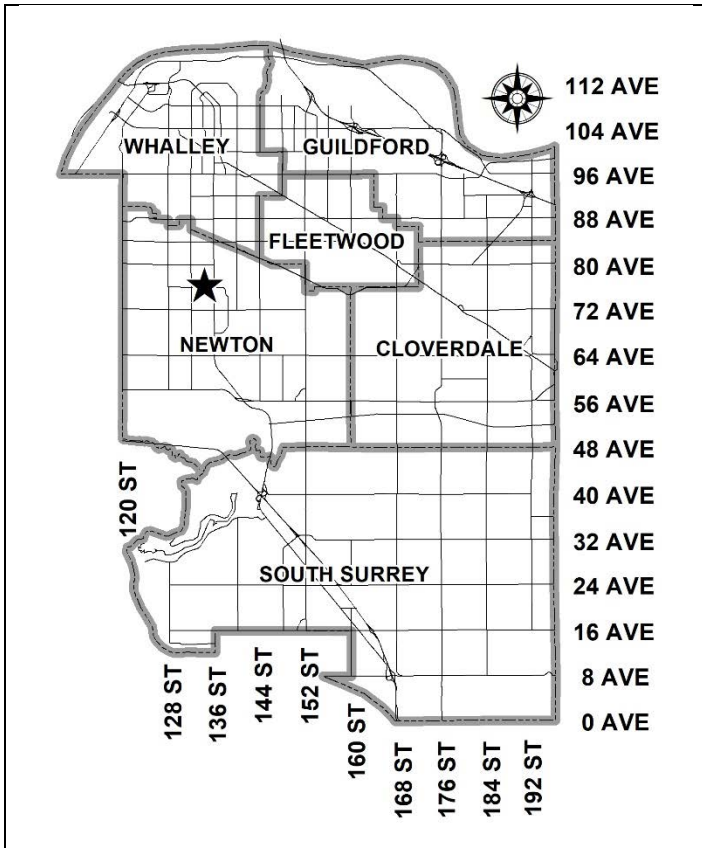


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7921-0296-00

Planning Report Date: July 22, 2024



**PROPOSAL:**

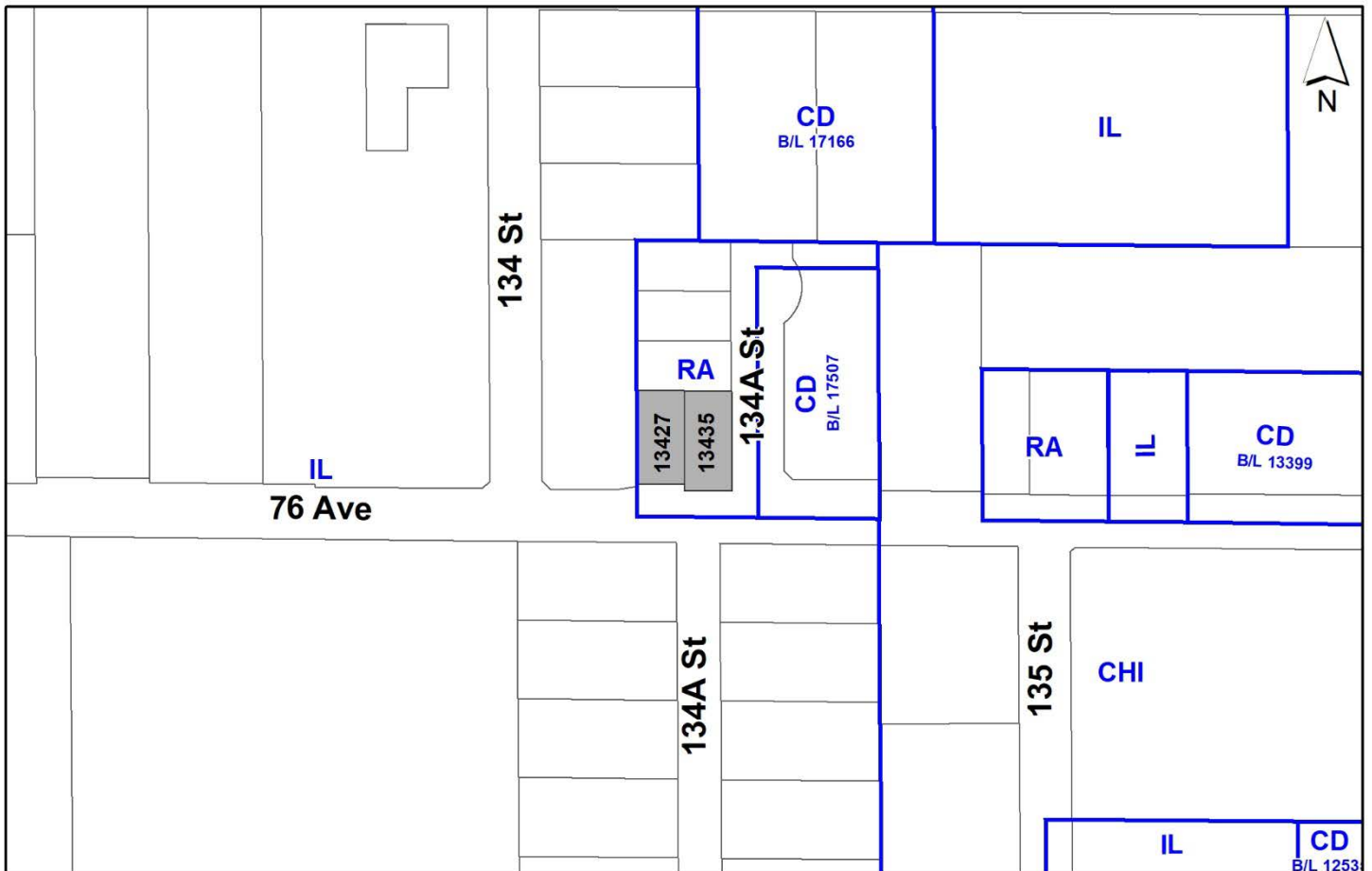
- **Rezoning** from RA to CD
- **Development Permit**

to permit the development of a 1,334 sq. m. light industrial office building.

**LOCATION:** 13427 - 76 Avenue  
 13435 - 76 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Industrial



**RECOMMENDATION SUMMARY**

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

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- None.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Industrial designation in the Official Community Plan (OCP).
- The proposal complies with the Industrial designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of the Newton industrial area.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Acreage Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7921-0296-00 generally in accordance with the attached drawings (Appendix I).
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) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (g) 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.

**SITE CONTEXT & BACKGROUND**

Direction	Existing Use	OCP	Existing Zone
Subject Site	Single Family	Industrial	RA
North:	Single Family	Industrial	RA
East (Across 134A Street):	Office building (DiverseCity Community Resources Society)	Industrial	CD (Bylaw No. 17507)
South (Across 76 Avenue):	Industrial	Industrial	IL
West:	Industrial	Industrial	IL

**Context & Background**

- The subject site is a 1,261 square metre site located on the north-west corner of the intersection of 76 Avenue and 134A Street. The property consists of two single family lots, currently zoned "Acreage Residential Zone (RA)" and designated Industrial in the Official Community Plan (OCP) and Regional Growth Strategy (RGS).

**DEVELOPMENT PROPOSAL****Planning Considerations**

- The applicant is proposing to rezone the site from "Acreage Residential Zone (RA)" to "Comprehensive Development Zone (CD)" based on "Light Impact Industrial Zone (IL)" and a Development Permit for Form & Character, to allow development of a 1,334 square metre, 3-storey building with industrial uses on the ground floor and offices and a child care centre on the upper floors.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	1,357 sq. m.
Road Dedication:	96 sq. m.
Net Site Area:	1,261 sq. m.
<b>Number of Lots:</b>	1 (consolidation)
<b>Building Height:</b>	13.8 m.
<b>Floor Area Ratio (FAR):</b>	1.00
<b>Floor Area</b>	
Industrial:	361 sq. m.
Office:	636.90 sq. m.
Child Care Centre:	336.10 sq. m.
Total:	1334 sq. m.

## Referrals

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
- Surrey Fire Department: No Concerns.
- Advisory Design Panel: The application was not subject to review by the ADP as review of this building type is not required by the ADP Terms of Reference, but was reviewed by staff and found satisfactory.

## Transportation Considerations

- Access to the site will be along the northern property line from a driveway on 134A Street. Driveways access is not permitted on 76 Avenue, as this is an arterial road.
- The site is along the 323 Newton Exchange/Surrey Central Station bus route, with the closest bus stop located in front of the subject site on 76 Avenue.
- Parking will be located in an underground parkade, as well as 4 surface parking stalls located at the rear of the building, and accessed from the drive aisle along the north property line.

## Sustainability Considerations

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

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The proposal complies with the Industrial designation in the Metro Vancouver Regional Growth Strategy (RGS).

### Official Community Plan

#### Land Use Designation

- The proposal complies with the Industrial designation in the Official Community Plan (OCP).

### CD By-law

- The applicant proposes to rezone the subject site from "Acreage Residential Zone (RA)" to "Comprehensive Development Zone (CD)".
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate additional office uses on the subject site. The proposed CD By-law for the proposed

development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Light Impact Industrial Zone (IL)".

- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the IL Zone and the proposed CD By-law is illustrated in the following table:

Zoning	IL Zone (Part 48)	Proposed CD Zone
<b>Floor Area Ratio:</b>	1.00	1.00
<b>Lot Coverage:</b>	60%	60%
<b>Yards and Setbacks</b>	7.5 m. One side yard setback shall be 7.5 m or 0.0 m if the said side yard abuts land which is designated Commercial, Mixed Employment or Industrial in the OCP.	North: 7.5 m South: 4.5 m East: 4.5 m West: 0.0 m
<b>Principal Building Height:</b>	18 m	18 m
<b>Permitted Uses:</b>	<p>Principal Uses:</p> <ol style="list-style-type: none"> <li>1. Light impact industry.</li> <li>2. Recycling depots, pursuant to Section J.5 of this Zone.</li> <li>3. Transportation industry.</li> <li>4. Automotive service uses.</li> <li>5. Automobile painting and body work.</li> <li>6. Vehicle storage, including recreational vehicle storage.</li> <li>7. Industrial equipment rentals.</li> <li>8. General service uses, limited to the following: (a) Driving schools; (b) Fleet dispatch offices; (c) Industrial first aid training; (d) and Trade schools.</li> <li>9. Warehouse uses.</li> <li>10. Distribution centres</li> <li>11. Office uses, limited to the following: (a) Architectural and landscape architectural offices; (b) (c) (d) (e) Engineering and surveying offices; General contractor offices; Government offices; and Utility company offices.</li> <li>12. Self-Storage Warehouse.</li> <li>13. Liquor manufacturing, provided that: (a) If there is a liquor tasting lounge it shall not exceed 40% of the gross floor area of the entire liquor manufacturing business or 150 sq. m., whichever is lesser; (b) If there is an on-site store endorsement it must be included in the calculation of the maximum area permitted for the liquor tasting lounge in Sub-section B.13(a); and (c) If there is an outdoor patio associated with the liquor tasting lounge it must not exceed the total area of the permitted liquor tasting lounge in Sub-section B.13(a), or 80 sq. m., whichever is lesser.</li> </ol> <p>Accessory Uses:</p> <ol style="list-style-type: none"> <li>14. Coffee shops, limited to a maximum of 35 seats, pursuant to Section J.6 of this Zone.</li> <li>15. Recreation facilities, excluding go-kart operations, drag racing and rifle ranges.</li> <li>16. Community services.</li> <li>17. Assembly halls, limited to places of worship, to a maximum of 300 seats, pursuant to Section D.2 below</li> <li>18. Child care centres, pursuant to Section J.7 of this Zone.</li> <li>19. Caretaker unit, pursuant to Section D.3 of this Zone.</li> <li>20. Sales of rebuilt vehicles &lt; 5,000 kg G.V.W. provided that:                     <ol style="list-style-type: none"> <li>(a) It is part of an automobile painting and body work business;</li> <li>(b) The number of rebuilt vehicles ready for sale shall not exceed 5 at any time;</li> <li>(c) The business operator holds a current and valid Motor Dealer's certificate; and</li> <li>(d) The business operator is an approved Insurance Corporation of British Columbia Salvage Buyer.</li> </ol> </li> </ol>	<ul style="list-style-type: none"> <li>• All uses permitted under the IL Zone except assembly hall.</li> <li>• Office use permitted above the ground floor.</li> </ul>
<b>Parking (Part 5)</b>		<b>Proposed</b>
Industrial:		13
Office:		16
Child Care Centre:		5
<b>Total:</b>		<b>34</b>

- The CD Bylaw differs from the IL Zone in that the assembly hall use has been eliminated given the higher parking demand that these uses typically have and office use will be permitted above the first floor. Additional office uses are supported given the local context and existing uses in this area. All other IL uses are permitted.
- Setbacks have been reduced from 7.5 metres to 4.5 metres along the east and south property lines to match the surrounding context and provide a more urban interface along 76 Avenue.
- There is a 0.0 metre setback proposed along the west property line, which is permitted under the IL Zone, as the lot is adjacent to land designated Industrial in the OCP.

### **Public Art Policy**

- The applicant will be required to provide public art, or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on February 26, 2024, and the Development Proposal Signs were installed on February 27, 2024. Staff received no responses.

### **DEVELOPMENT PERMITS**

#### **Form and Character Development Permit Requirement**

- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.
- The applicant is proposing to construct a 3-storey light industrial and office building. The design features substantial glazing on the south, east and north facades. The west façade has no windows due to the 0.0 metre building setback. The dominant exterior colour will be light grey with cedar finish fibre cement board siding and dark grey fibre cement board trim. Canopies over the clear glazing on the south and east elevations adds an element of interest and provide weather protection to the two street-facing elevations.

### Landscaping

- Landscaping will be planted along the south and east street-facing property lines, which includes planting 5 new trees and a variety of shrubs, grasses and perennials. Shrubs will also be planted along the north property line to provide some buffering between the new development and existing single family house to the north (which is designated Industrial in the OCP).
- Decorative paving will be installed at the main entrance to the building and at the driveway entrance.

### Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include wrapping the front expression around the west side of the building and screening the PMT.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

### **TREES**

- Tim Vandenberg, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

**Table 1: Summary of Proposed Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
N/A	0	0	0
<b>Coniferous Trees</b>			
Douglas Fir	1	1	0
Sitka Spruce	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>2</b>	<b>2</b>	<b>0</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)		<b>5</b>	
<b>Total Retained and Replacement Trees Proposed</b>		<b>5</b>	

- The Arborist Assessment states that there are a total of 2 mature trees on the site. There are no Alder and Cottonwood trees. The applicant proposes to not retain any trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.



- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a proposed total of 4 replacement trees on the site. The applicant is proposing 5 replacement trees, exceeding City requirements.
- The new trees on the site will consist of Lavalle Hawthorn, Chinese Tupelo, and Vanessa Persian Ironwood.
- In summary, a total of 5 trees are proposed to be retained or replaced on the site, exceeding City requirements.

### 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.	Engineering Summary
Appendix III.	Summary of Tree Survey, Tree Preservation and Tree Plans

*approved by Shawn Low*

Don Luymes  
General Manager  
Planning and Development

## 3 FLOOR MIX USE BUILDING

### DRAWING LIST

A - 0.0	COVER PAGE
A - 0.1	SITE STATISTICS
A - 0.2	CONTEXT PLAN
A - 0.3	BASE PLAN
A - 0.3	STREET SCAPE
A - 1.1	SITE PLAN
A - 1.2	FIRE PLAN
A - 1.3	CONCPTIONAL
A - P1	FLOOR PLANS - PARKING
A - 2.1	FLOOR PLANS - LEVEL 1
A - 2.2	FLOOR PLANS - LEVEL 2
A - 2.3	FLOOR PLANS - LEVEL 3
A - 2.4	ROOF PLANS - LEVEL 4
A - 3.1	ELEVATIONS - SOUTH
A - 3.2	ELEVATIONS - EAST
A - 3.3	ELEVATIONS - NORTH
A - 3.4	ELEVATIONS - WEST
A - 4.1	SECTIONS - A-A'

### PROJECT TEAM

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**SURVEYOR:**  
**GREWAL & ASSOCIATES**  
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**Design Corporation.**  
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 CIVIL@MAINLANDENG.COM

**LANDSCAPE ARCHITECT:**  
**PMG LANDSCAPE**  
**ARCHITECTS LTD.**  
 C100 - 4185 STILL CREEK DR,  
 BURNABY, B.C. V5C 6G9  
**CONTACT: CAELAN GRIFFITHS**  
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[caelan@pmglandscape.com](mailto:caelan@pmglandscape.com)



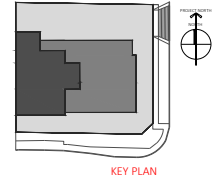
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 Surrey BC, V3X 1G1  
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[contact@flatarchitecture.ca](mailto:contact@flatarchitecture.ca)

Ph: 604-503-4484





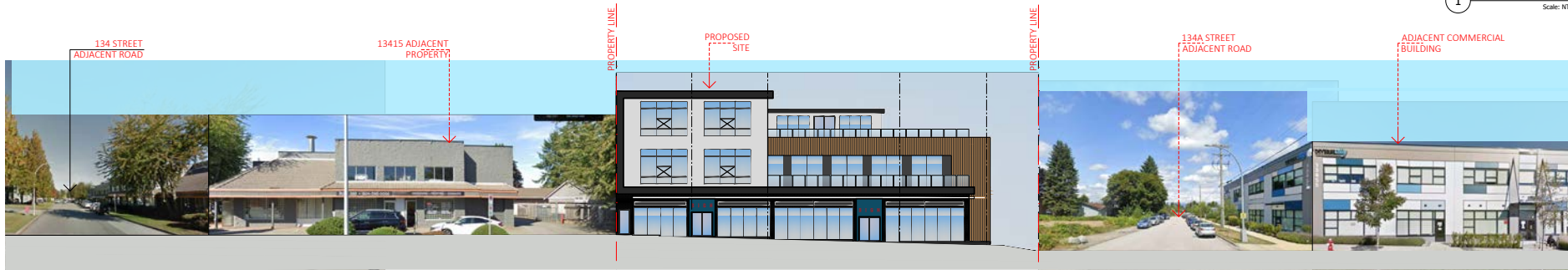




Unit 209- 6321 King George Blvd  
Surrey BC, V3X 1G1  
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contact@flatarchitecture.ca  
Ph: 604-503-4484



1 EXISTING STREET PLAN  
Scale: NTS



2 Streetscape section Y-Y (Along 76 Avenue)  
Scale: NTS

3 Streetscape section X-X (Along 134A Street)  
Scale: NTS

PROJECT INFO:  
13427, 13435 76 Ave  
Surrey BC  
CLIENT:

DATE: 27-Jan-23  
PROJECT NO:  
SCALE: As Noted  
DRAWN BY: BS

REV	DESCRIPTION	BY	DATE

STREETSCAPE

# MATERIAL BOARD

① Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)  
Color : Sidewalk Gray 2133-60 matt finish.

② Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)  
Color : Day's End (2133-30)

③ Brick Cladding (Mora Bricks)  
Color : Universal Black (2118-10) c/w DARK Gray Mortar

④ Vertical corrugated metal siding  
Color : Cedar finish  
Matt finish

⑤ Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)  
Color : Blueberry Gray 2063-30

⑥ Concrete finished



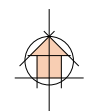
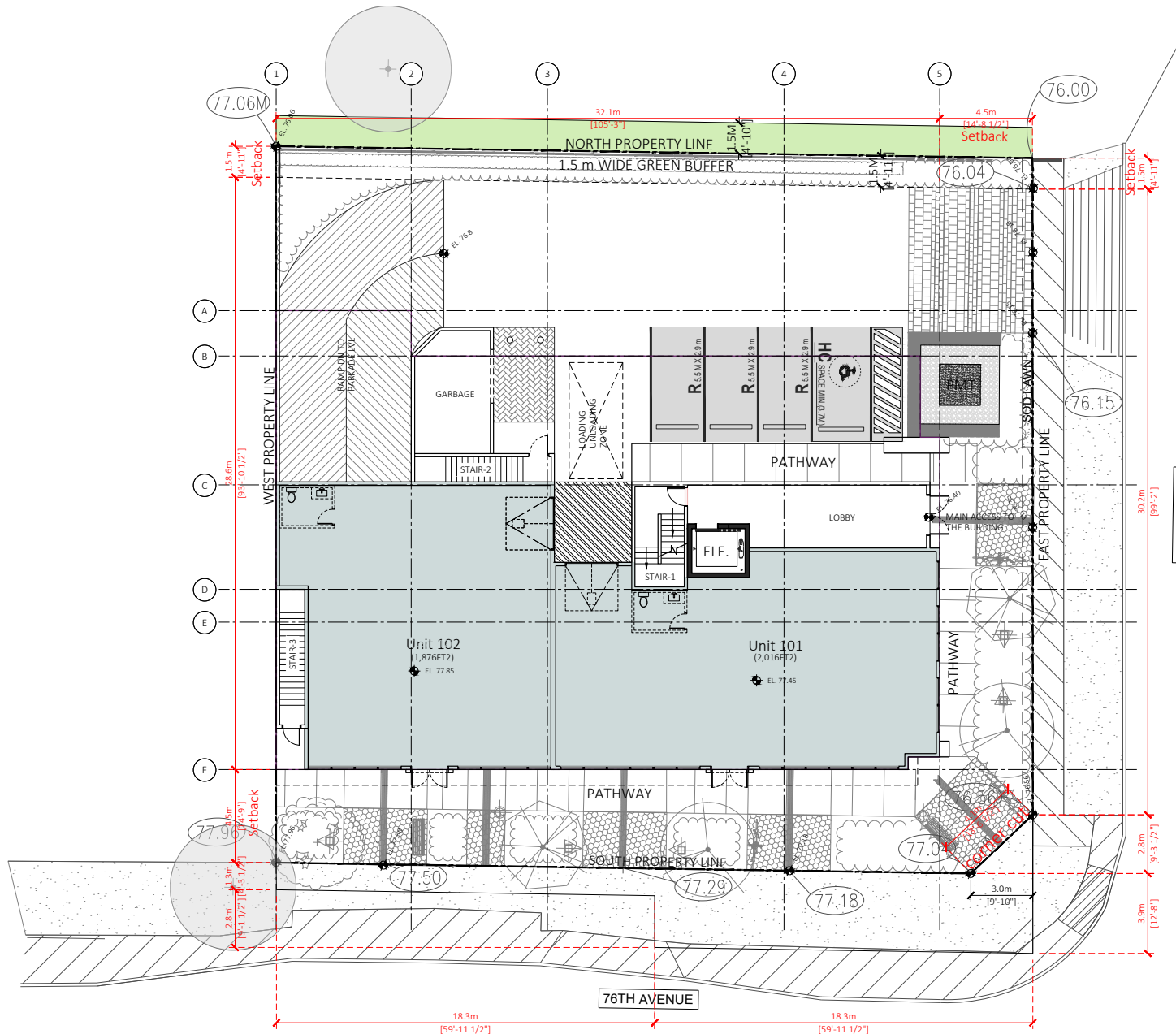
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13427, 13435 76 Ave  
Surrey BC  
CLIENT:

DATE:  
27-Jan-23  
PROJECT NO:

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As Noted RW

REV	DESCRIPTION	BY	DATE

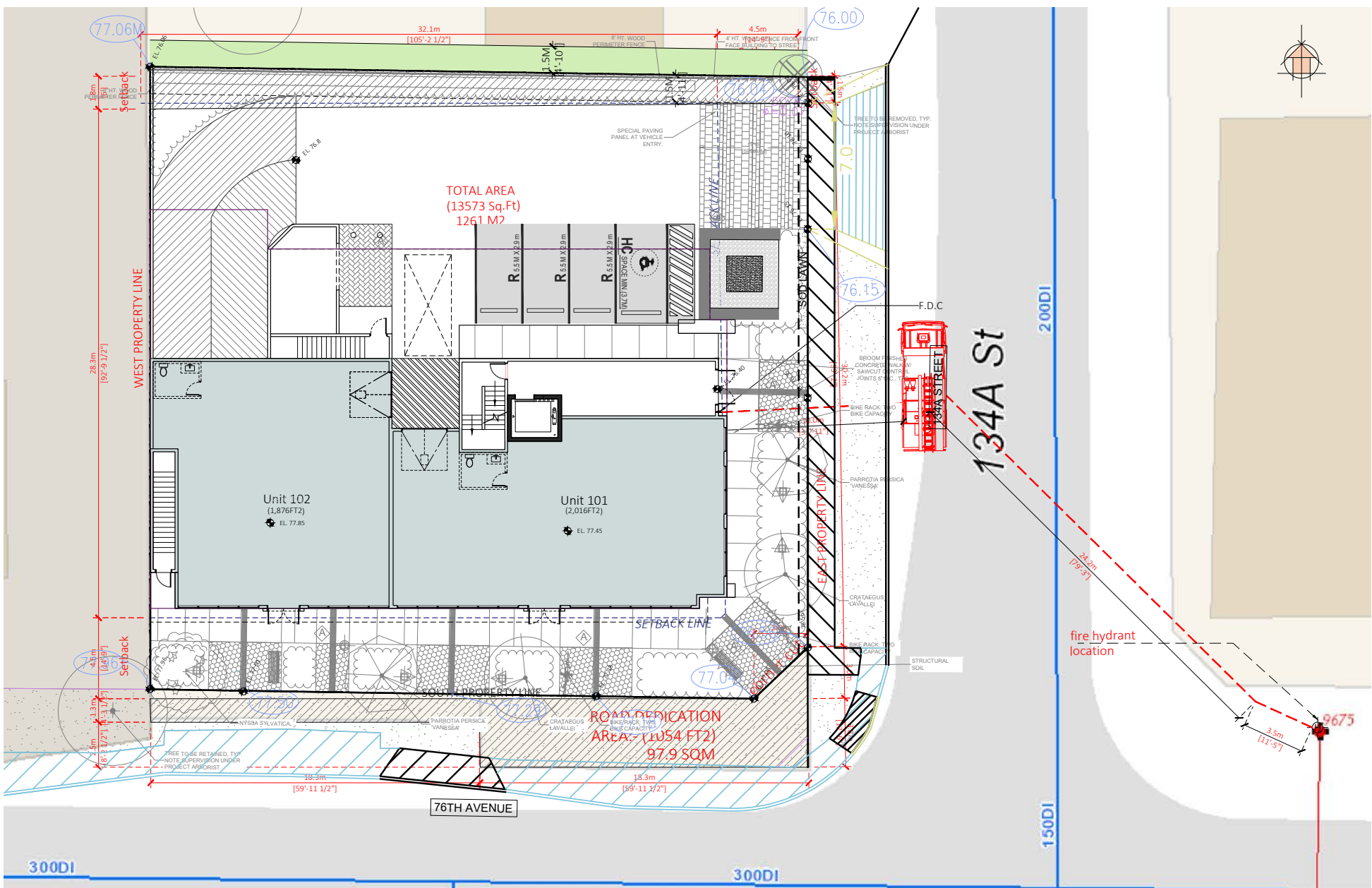
STREETSCAPE



REF	DESCRIPTION	BY	DATE

1 Level -1 Site plan  
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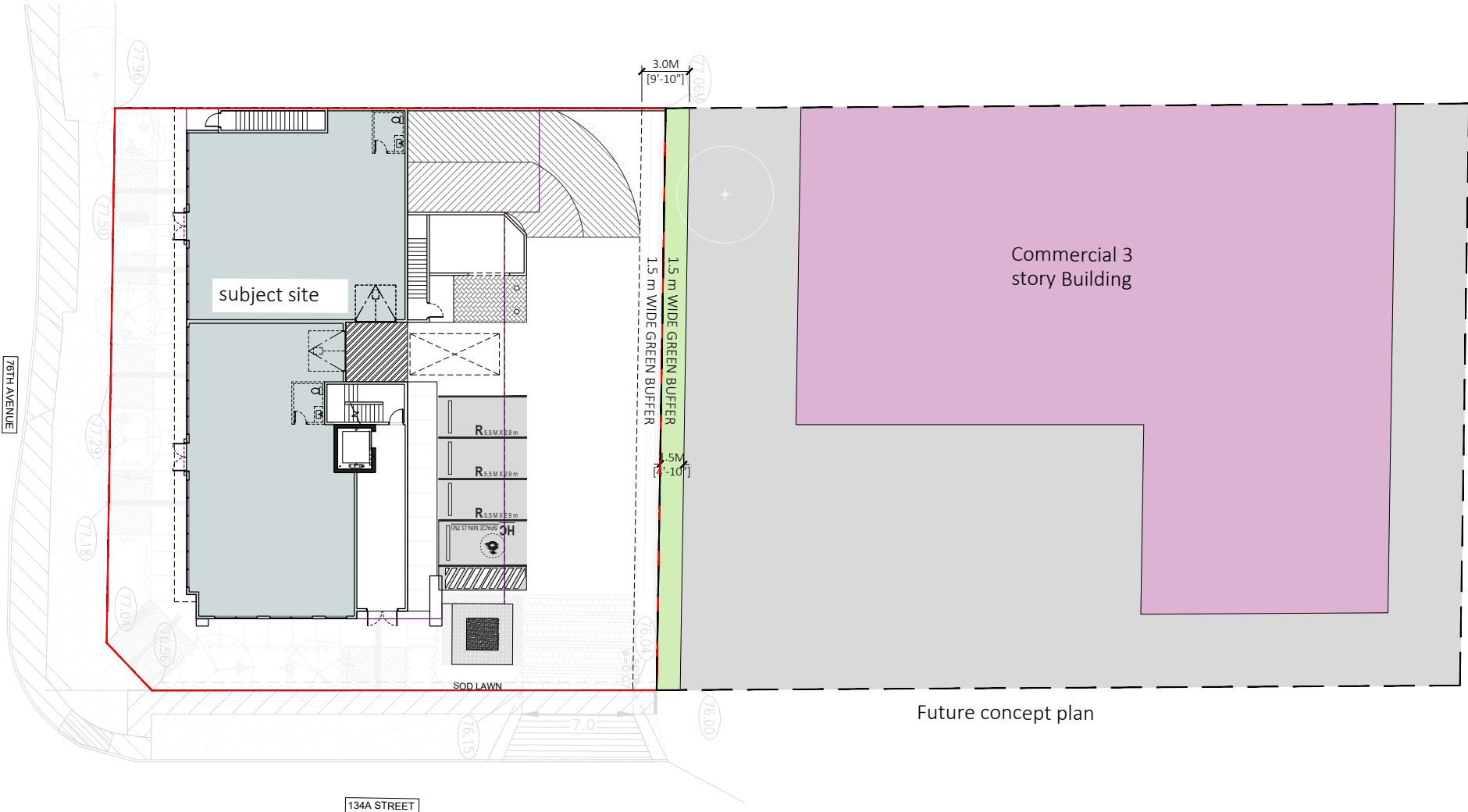


TOTAL AREA  
(13573 Sq.Ft)  
1261 M<sup>2</sup>

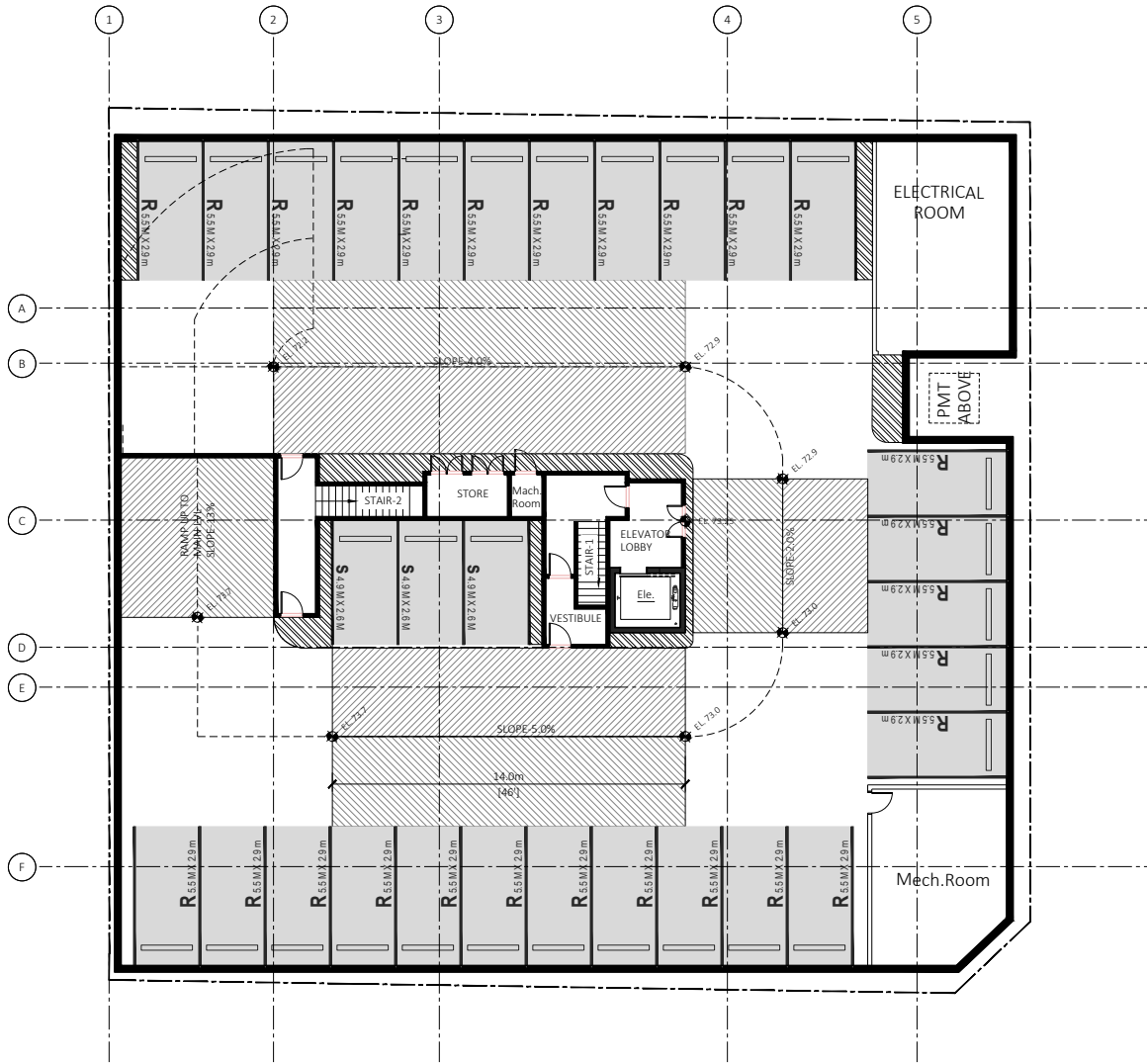
ROAD DEDICATION  
AREA: (1154 FT<sup>2</sup>)  
97.9 SQM



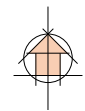
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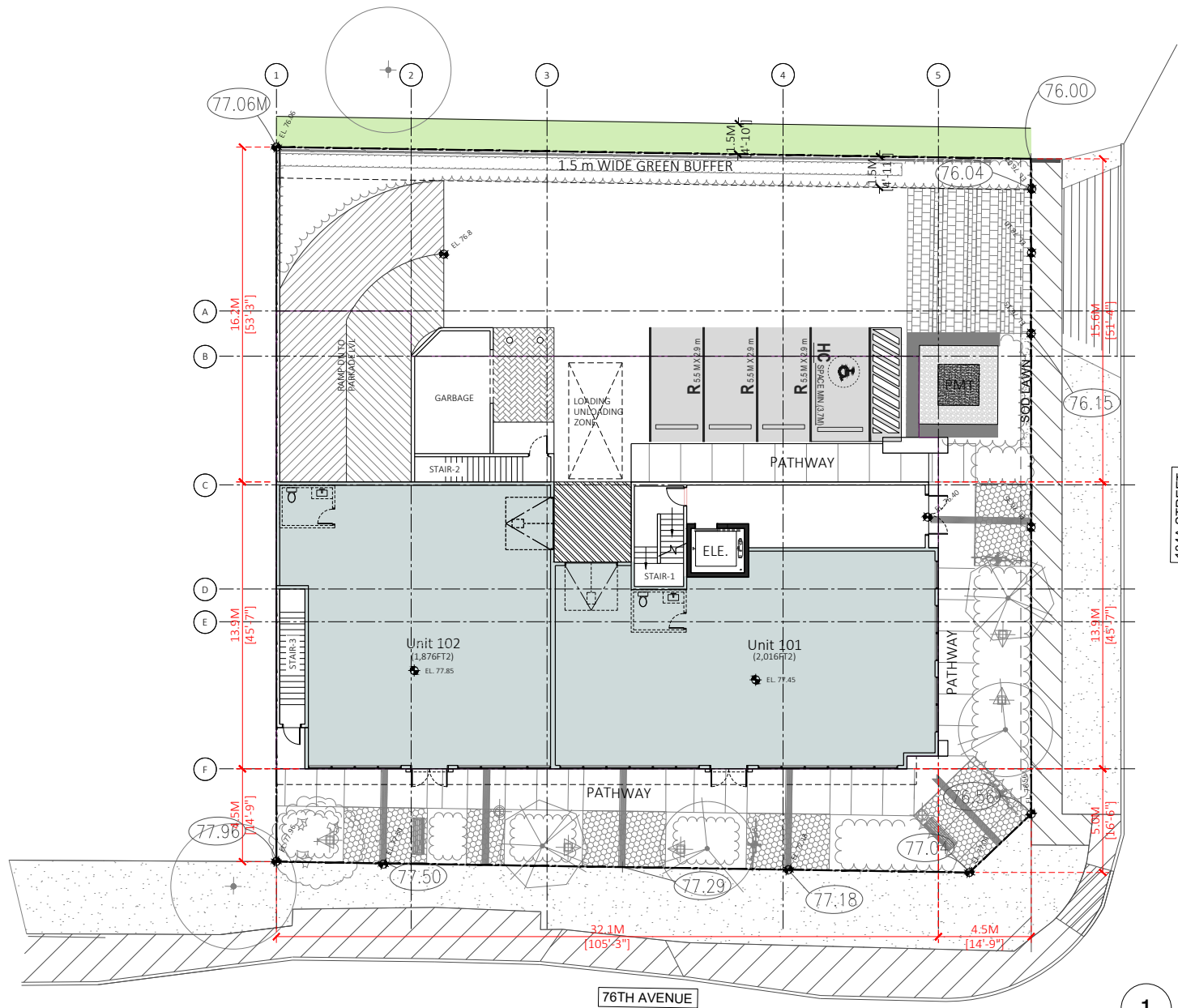
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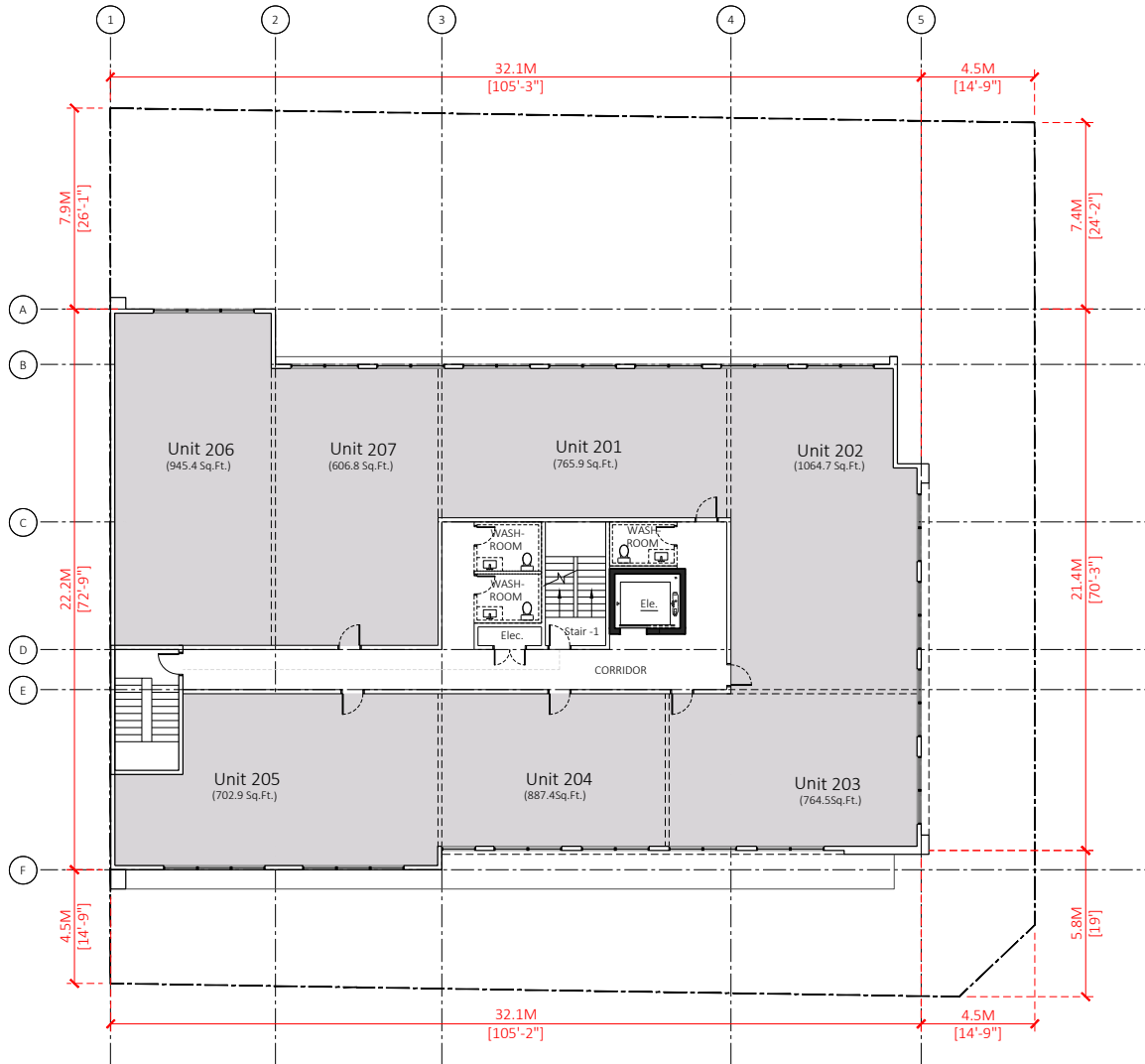


REV	DESCRIPTION	BY	DATE



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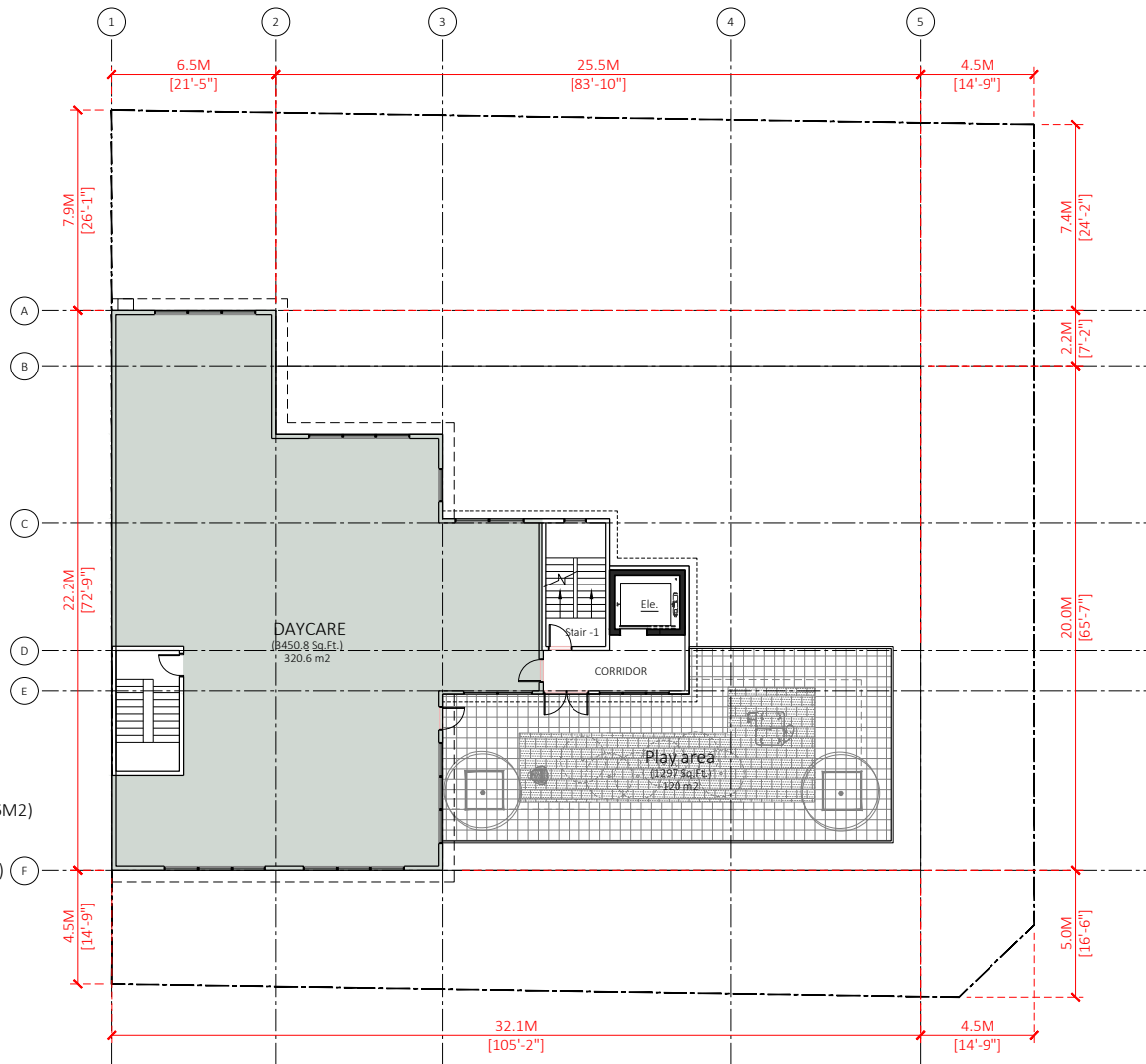
REV.	DESCRIPTION	DATE



**1** Level -2 OFFICE  
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REV	DESCRIPTION	BY	DATE

REV	DESCRIPTION	DATE	BY



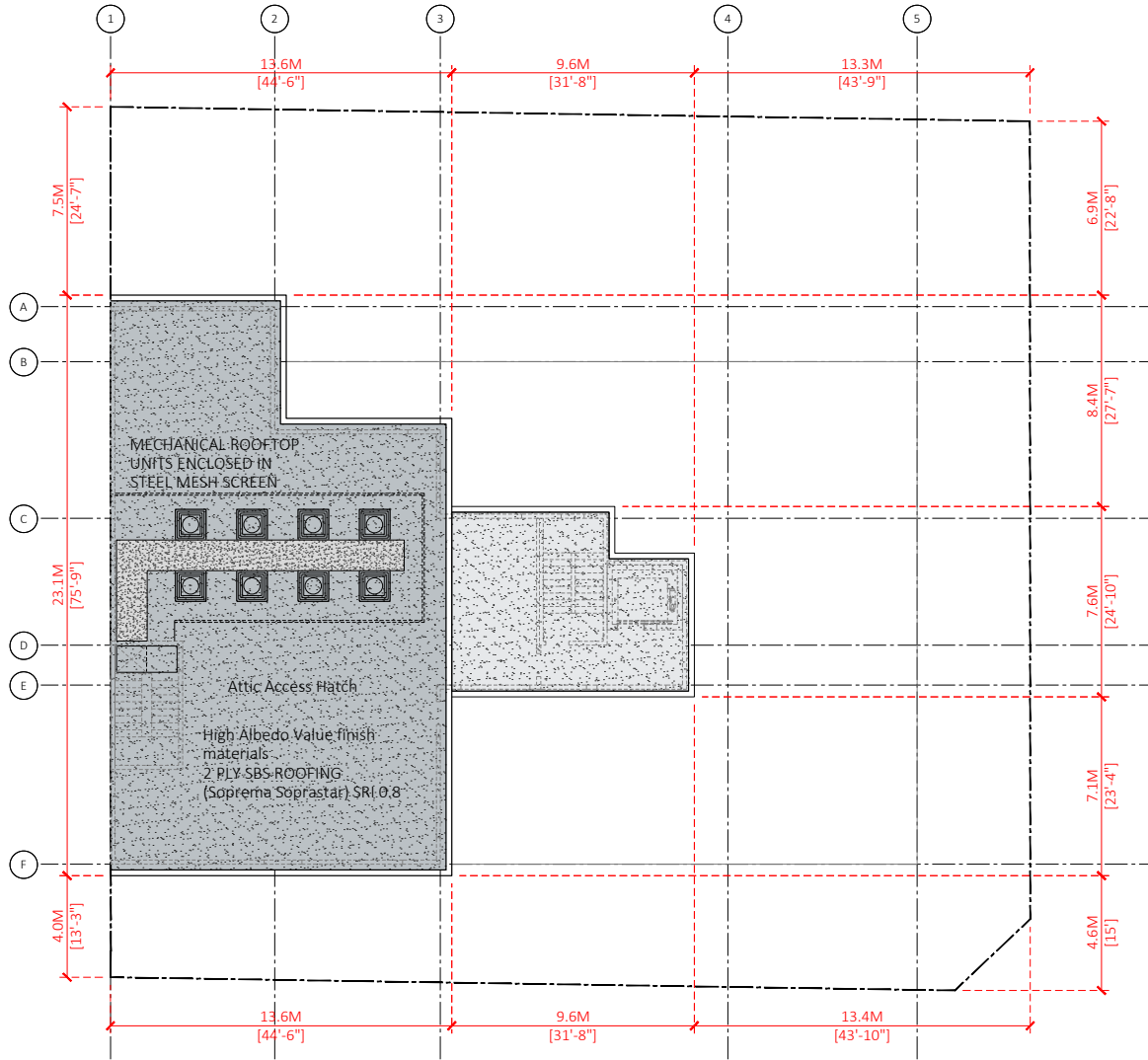
Info: Daycare Area  
3450.8 Sq.Ft (320.6M2)

Info: Outdoor play Area  
1297 Sq.Ft (120M2)

info:- No. of children-20  
No. of teachers -2  
require parking.

20 x .15 + .7 x 2 = 4.4 parking  
provided 5 parking spaces

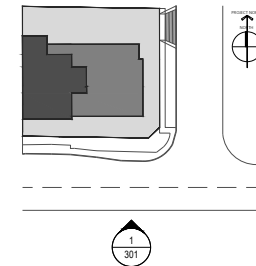
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**1** ROOF PLAN  
Scale: 1/16"=1'-0"

REV	DESCRIPTION	BY	DATE

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2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : DAY'S END (2133-30)
3	BRICK CLADDING (MORA BRICKS) COLOR : UNIVERSAL BLACK (2118-10) C/W DARK GRAY MORTAR
4	VERTICAL FIBRE CEMENT BOARD SIDING COLOR : CEDAR FINISH
5	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : BLUEBERRY GRAY 2063-30
6	ARCHITECTURAL FINISH CONCRETE
7	BLADE SIGN (SIMILAR STYLE)



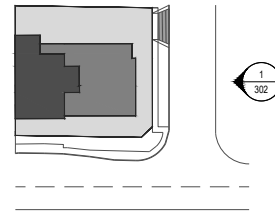
REV	DESCRIPTION	BY	DATE



1 SOUTH ELEVATION (ALONG 76 AVE)  
Scale: 3/32"=1'-0"



1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : SIDEWALK GRAY 2123-60
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : DAY'S END (2133-30)
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6	ARCHITECTURAL FINISH CONCRETE
7	BLADE SIGN (SIMILAR STYLE)



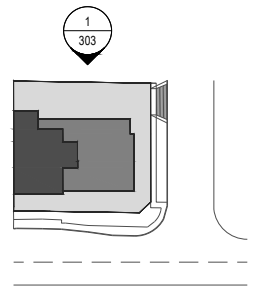
**PROJECT INFO:**  
13427, 13435 76 Ave  
Surrey BC  
**CLIENT:**  
Tammerinder sandhu

**DATE**  
2-Aug-23  
**PROJECT NO.:**  
21-222  
**SCALE:** As Noted  
**DRAWN BY:** BS

REV	DESCRIPTION	BY	DATE

**ELEVATIONS**

1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : SIDEWALK GRAY 2123-60
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : DAY'S END (2133-30)
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6	ARCHITECTURAL FINISH CONCRETE
7	BLADE SIGN (SIMILAR STYLE)



PROJECT INFO:  
13427, 13485 76 Ave  
Surrey BC

CLIENT:  
Tarrinder sandhu

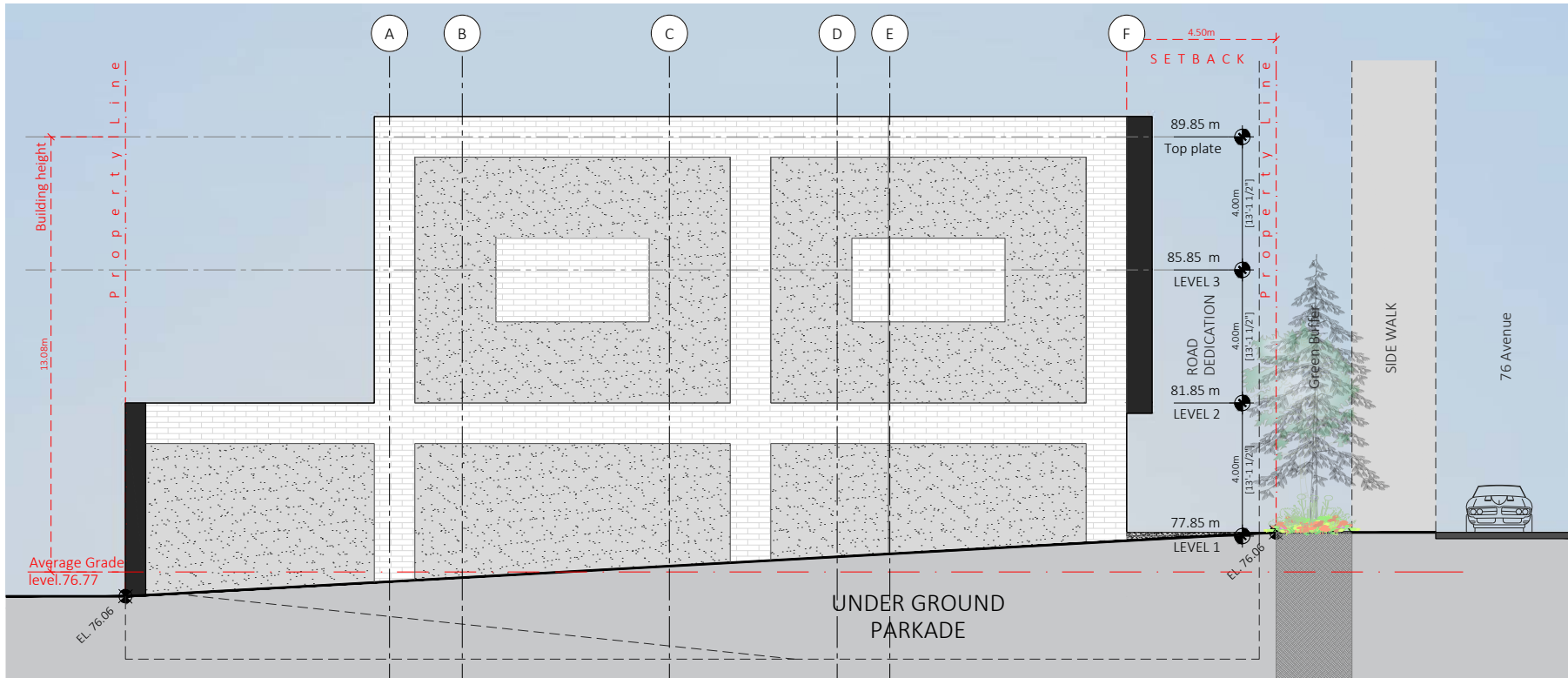
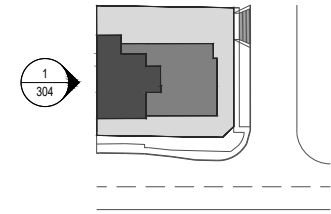
DATE  
2-Aug-23  
PROJECT NO:  
21-222  
SCALE: DRAWN BY:  
As Noted BS

REF	DESCRIPTION	BY	DATE

ELEVATIONS

1 NORTH ELEVATION  
Scale: 3/32" = 1'-0"

1	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : SIDEWALK GRAY 2123-60
2	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : DAY'S END (2133-30)
3	BRICK CLADDING (MORA BRICKS) COLOR : UNIVERSAL BLACK (2118-10) C/W DARK GRAY MORTAR
4	VERTICAL FIBRE CEMENT BOARD SIDING COLOR : CEDAR FINISH
5	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH (HARDIE OR SIMILAR) COLOR : BLUEBERRY GRAY 2063-30
6	ARCHITECTURAL FINISH CONCRETE
7	BLADE SIGN (SIMILAR STYLE)



1 WEST ELEVATION  
Scale: 3/32"=1'-0"

PROJECT INFO:  
13427, 13435 76 Ave  
Surrey BC

CLIENT:  
Tarminder sandhu

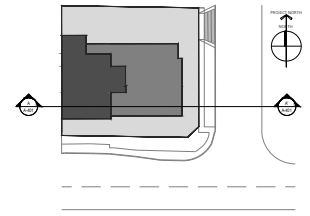
DATE:  
2-Aug-23

PROJECT NO:  
21-222

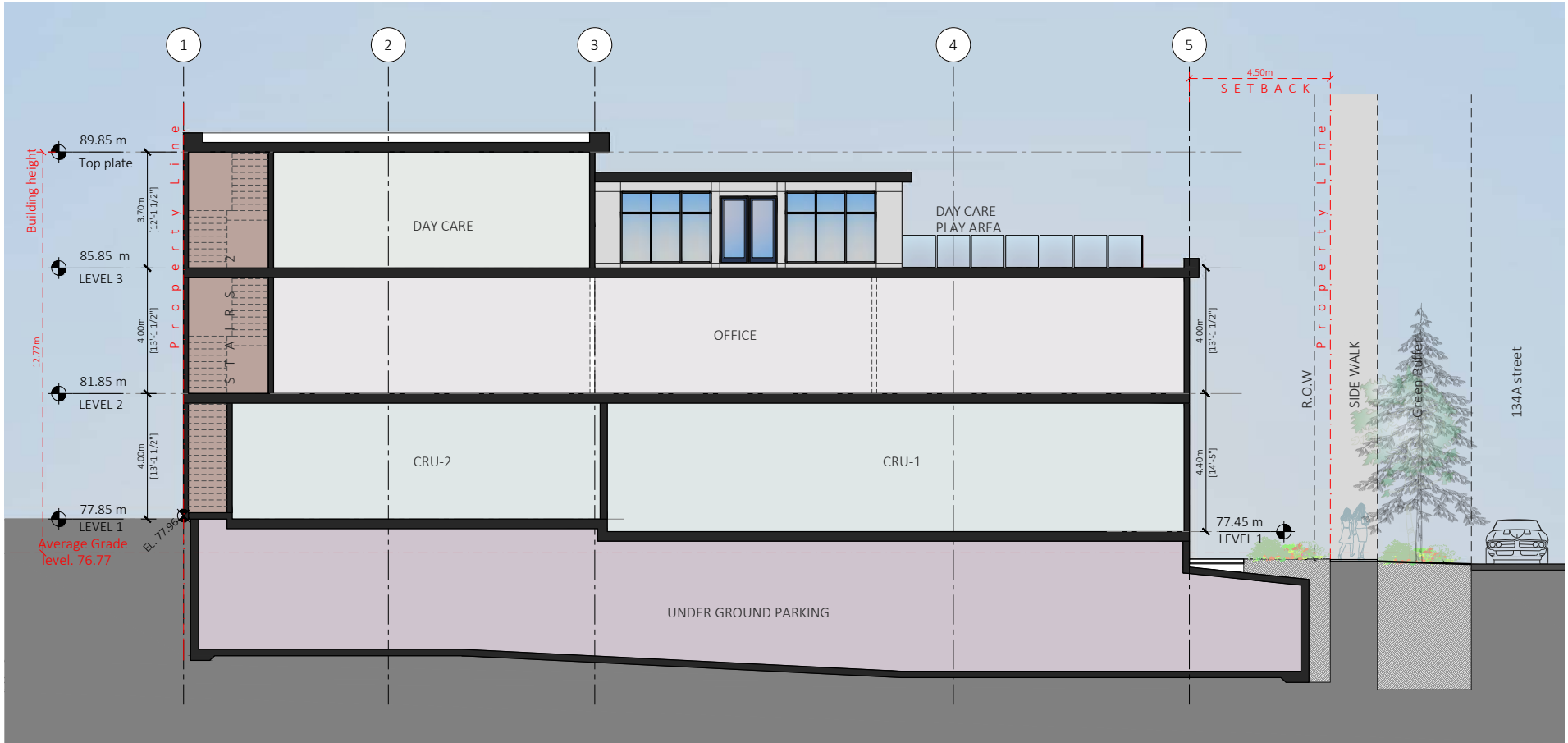
SCALE: DRAWN BY:  
As Noted BS

REV	DESCRIPTION	BY	DATE

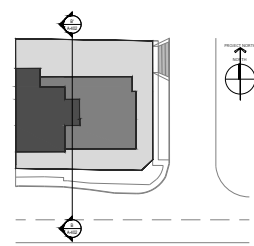
ELEVATIONS



REV	DESCRIPTION	BY	DATE



1 SECTION-A-A'  
 Scale: 3/32"=1'-0"



1 SECTION-A-A'  
Scale: 3/32"=1'-0"

PROJECT INFO:  
13427, 13435 76 Ave  
Surrey BC  
CLIENT:

DATE:  
27-SEP-2021  
PROJECT NO.:

SCALE: DRAWN BY:  
As Noted BS

REV	DESCRIPTION	BY	DATE

BUILDING SECTIONS

TREE SCHEDULE			
KEY	QTY	BOTANICAL NAME	COMMON NAME
1	2	CRATAEGUS LAVALLEI	LAVALLE HAWTHORN
2	1	NYSSA SYLVATICA	CHINESE TUPLO
3	2	PARROTIA PERISICA VANESSA	VANESSA PERSIAN IRONWOOD

PMO PROJECT NUMBER: 21-169  
PLANTED SIZE / REMARKS  
SCM CAL. 1.8M STD. B&B. CLIMATE RESILIENT  
5.0CM CAL. 1.8M STD. B&B. CLIMATE RESILIENT  
5.0CM CAL. 1.8M STD. B&B. CLIMATE RESILIENT

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. \* ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. \* SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. \* DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

REQUIRED BYLAW REPLACEMENT TREES: 4 (REFER TO ARBORIST REPORT)  
PROPOSED BYLAW-SIZED REPLACEMENT TREES: 5



WAC LIGHTING ACCENT LIGHT: BLACK POWDERCOAT ON ALUMINUM, 12V, LIGHTING TEMPERATURE 3000K



KUZZO LIGHTING SONOMA BOLLARD, 36" HT., BLACK POWDERCOAT, LIGHTING TEMPERATURE 3000K



WEBBONE INDUSTRIES MODENA BIKE RACK, WALNUT COLOURED SLATS, NORDIC LICHEN POWDERCOAT. INSTALL USING TAMPER RESISTANT HARDWARE.



CRATAEGUS LAVALLEI



WEBBONE INDUSTRIES MODENA BENCH, WALNUT COLOURED SLATS, NORDIC LICHEN POWDERCOAT. INSTALL USING TAMPER RESISTANT HARDWARE.



NYSSA SYLVATICA



PARROTIA PERISICA VANESSA

Lighting Legend

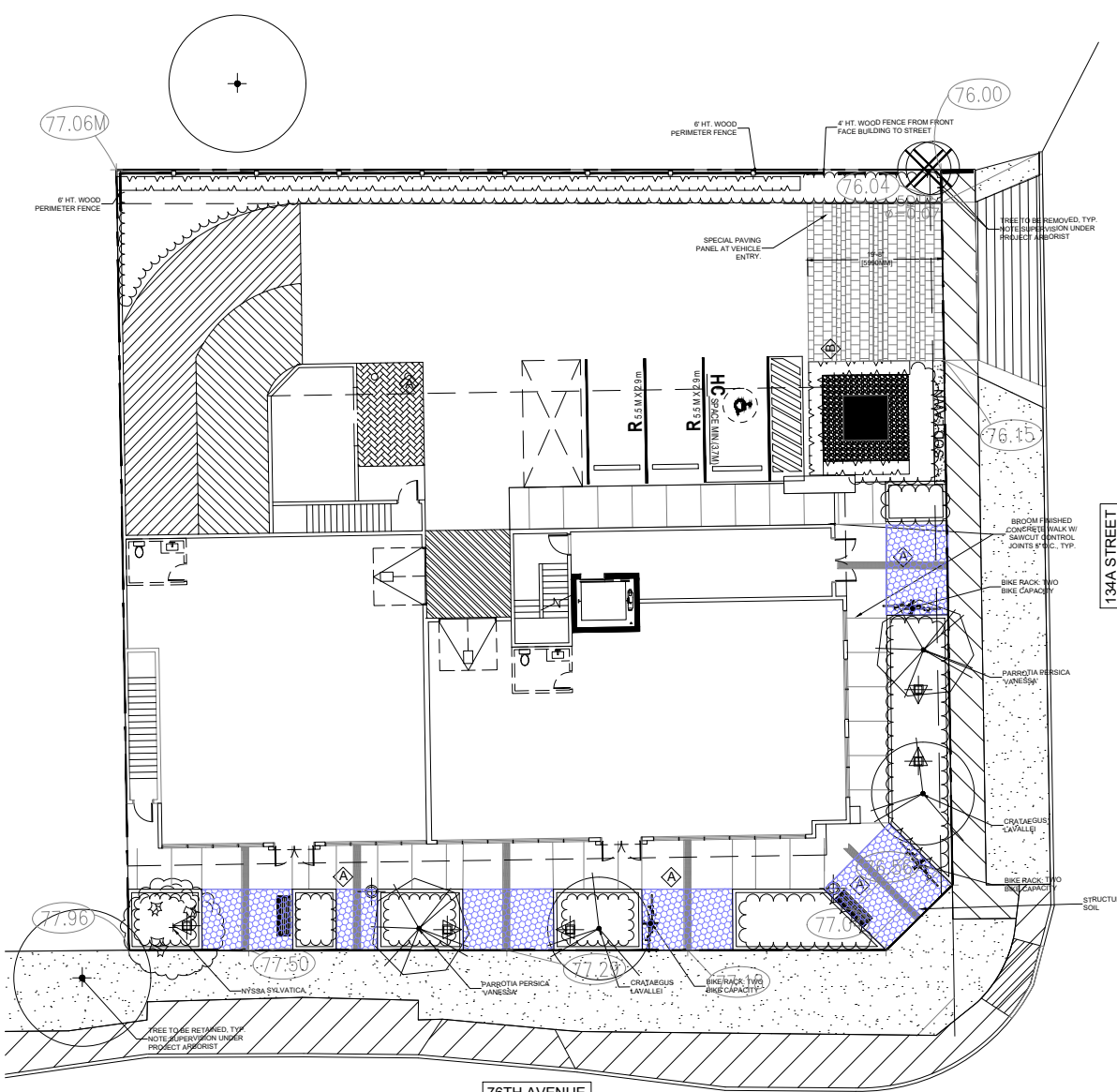
Symbol	Model
	KUZZO LIGHTING SONOMA BOLLARD IN BLACK POWDERCOAT, 36300K-3000K
	TREE UPLIGHTING, WAC LIGHTING ACCENT 12V BLACK POWDERCOAT, 12V, 3000K

Site Furnishing Legend

Symbol	Model
	WEBBONE INDUSTRIES MODENA BIKE RACK, WALNUT COLOURED SLATS, NORDIC LICHEN POWDERCOAT
	WEBBONE INDUSTRIES MODENA BENCH, WALNUT COLOURED SLATS, NORDIC LICHEN POWDERCOAT, SIX BICYCLE CAPACITY SITE-WIDE

Hardscape Legend

Symbol	Model
	BROOM FINISHED CONCRETE SIDEWALK WITH SAWCUT CONTROL JOINTS 5' @ 0.5' C. VALETOWN FLAMED BASALT PAVEMENT WITH SAWCUT CONTROL JOINTS 1' WIDE X 1' LONG X 1' 6" DEEP CONTACT NORTHWEST LANDSCAPE SUPPLY FOR STONE BPF30304YB)
	EPOXYCONCRETE (65% FILLERS) (10A73) USE PATTERN 825, COLOUR: RANDOM MIX GREY, DARK GREY & CHARCOAL



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**pmg**  
LANDSCAPE ARCHITECTS

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p. 604 294-0011 • f. 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	23.AUG.18	UPDATE TO NEW SITE PLAN	CLG
2	23.JAN.20	NEW SITE PLAN	CLG
3	23.JAN.19	UPDATE PER NEW SITE PLAN	CLG

CLIENT:

PROJECT:

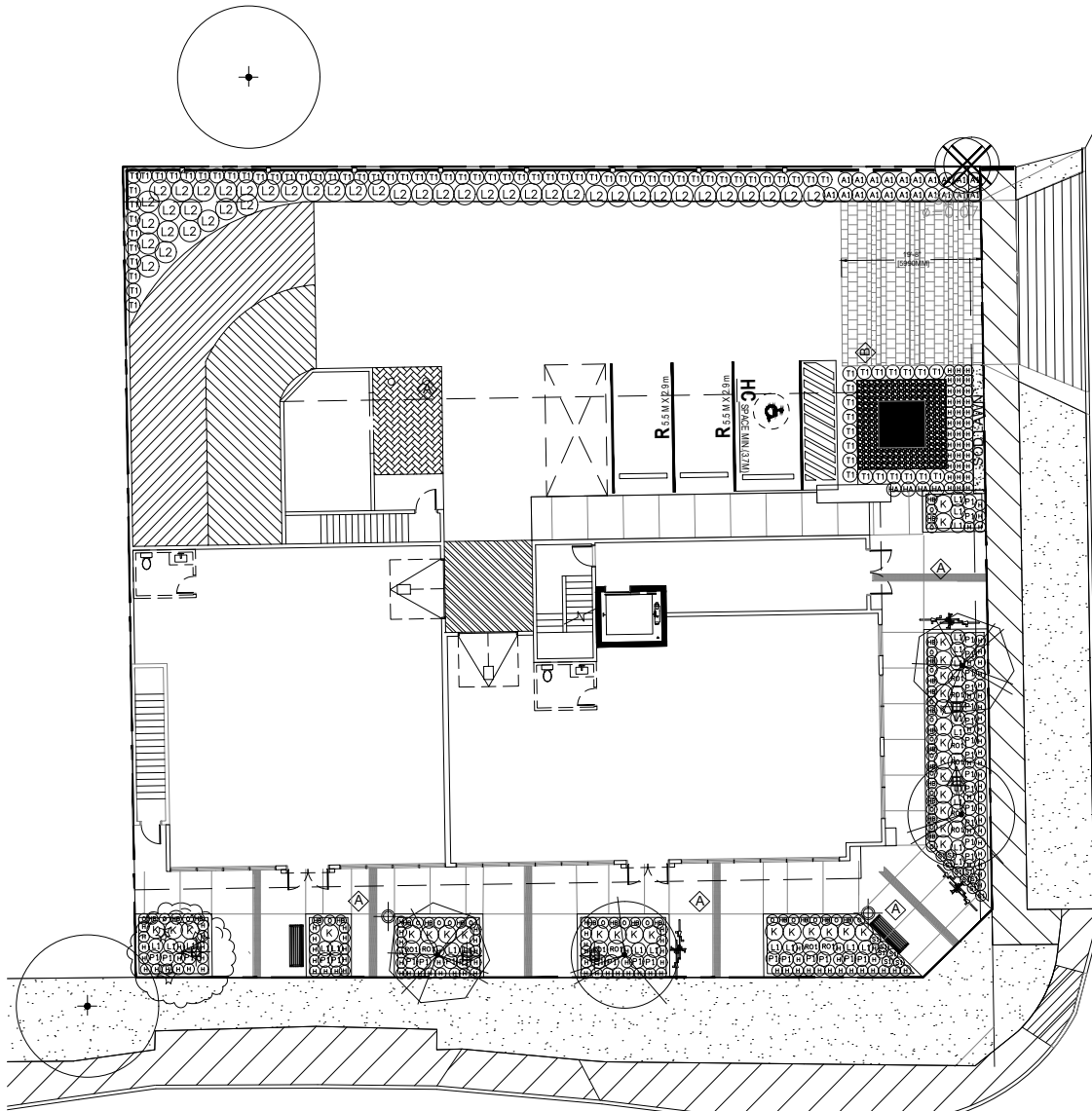
**INDUSTRIAL**  
13427, 13435-76 AVE  
SURREY

DRAWING TITLE:  
**LANDSCAPE PLAN**

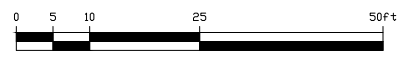
DATE: 21.SEP.08 DRAWING NUMBER:  
SCALE: 1/8" = 1'-0"  
DRAWN: CLG  
DESIGN: CLG  
CHKD: PC OF 4

PLANT SCHEDULE			PMG PROJECT NUMBER: 21-169
KEY	SCIENTIFIC NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	1 CRATAEGUS LAVALLEI	LAVALLE HAWTHORN	5CM CAL, 1.8M STD. BAB, CLIMATE RESILIENT
1	NYSSA SINENSIS	CHINESE TUPELO	5.0CM CAL, 1.8M STD. BAB, CLIMATE RESILIENT
2	PARROTIA PERCICA 'VANESSA'	VANESSA PARSON IRONWOOD	5.0CM CAL, 1.8M STD. BAB, CLIMATE RESILIENT
SHRUB	21 BERBERIS BUXTIFOLIA 'NANA'	DWARF MACDELLAN BARBERRY	#2 POT, 25CM
32	CONICHA PILEATA	SCOLEX® HONEYBUCKLE, GOLD	#2 POT, 30CM
12	ROSA MEDLAND 'RED'	MEDLAND ROSE, RED, 0.9M MATURE HT	#2 POT, 40CM
7b	TAXUS X MEDIA 'HICKSI'	HICKS' YEW	1.5M BAB
GRASS	33 CALAMAGRODUS ACUTIFLORA 'KAHL FOERSTER'	FEATHER REED GRASS	#1 POT
4	HAKONEGLIZA MACRA 'ALL GOLD'	GOLDEN JAPANESE FOREST GRASS	#1 POT
105	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
29	OPHIOPOGON FLANSCARPUS 'INDRESCENS'	BLACK MONDO GRASS	#1 POT
35	PENNISETUM ALPEOUCROIDES 'HAEMELIN'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL	30 HELLEBORUS X HYBRIDUS	LENTEN ROSE	15CM POT
35	LAVENDULA ANGSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER, COMPACT, VIOLET-BLUE	#1 POT
15	SISYRINCHIA CAUTICOSA 'BETSIAM ANDERSON'	BETSIAM ANDERSON STONINGOP	5CM POT

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* RESEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



76TH AVENUE



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SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	23.AUG.18	UPDATE TO NEW SITE PLAN	CLG
2	23.JAN.20	NEW SITE PLAN	CLG
3	23.JAN.19	UPDATE PER NEW SITE PLAN	CLG

CLIENT:

PROJECT:

**INDUSTRIAL**  
13427, 13435-76 AVE  
SURREY

DRAWING TITLE:  
**PLANTING PLAN**

DATE: 21.SEP.08 DRAWING NUMBER:  
SCALE: 1/8" = 1'-0"  
DRAWN: CLG  
DESIGN: CLG  
CHKD: PC OF 4

**L2**

SEAL:



KOMPAN VILLA PLAYHOUSE SURFACE MOUNTED - COLOUR BLUE



WISHBONE INDUSTRIES BEAVER TAIL SEAT, SURFACE MOUNTED



POLE MAZE: SURFACE MOUNT



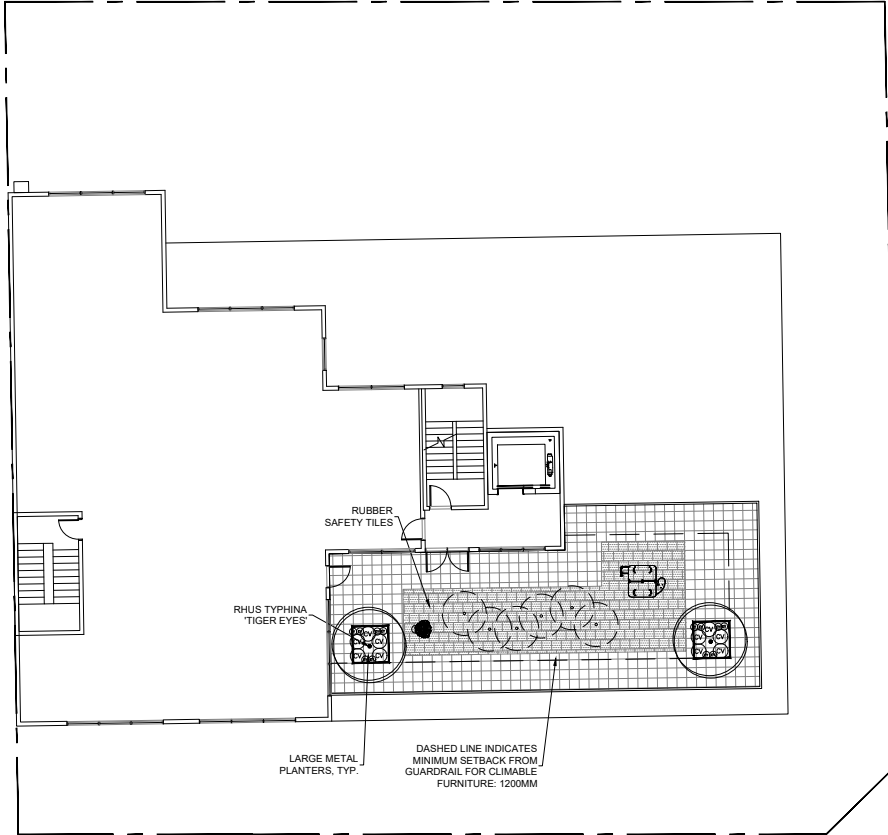
GREEN THEORY PLANTER STOCK CUBE 6' X 6', PEWTER COLOUR

**PLANT SCHEDULE - UPPER LEVEL**

PMG PROJECT NUMBER: 21-169

TYPE	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
PO	2	RHUS TYPHINA 'TIGER EYES'	CUTLEAF STAGHORN SUMAC	2M HT; BAB; 3 STEM; CLIMATE RESILIENT
GC	12	ERYNGIUM PLANUM 'BLUE HOBBIT'	SEA HOLLY	#1 POT;
GC	10	CALLUNA VILGARIS 'FIREFLY'	SCOTS HEATHER; PINK FLOWER GOLD FOLIAGE	#1 POT;

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.




NO.	DATE	REVISION DESCRIPTION	DR.
3	23.AUG.18	UPDATE TO NEW SITE PLAN	CLG
2	23.JAN.19	NEW SITE PLAN	WCL
1	23.JAN.19	UPDATE PER NEW SITE PLAN	CLG

CLIENT:

PROJECT:

**INDUSTRIAL**  
13427, 13435-76 AVE  
SURREY

DRAWING TITLE:  
**ROOF PLAN**

DATE: 21.SEP.08 DRAWING NUMBER:  
SCALE: 1/8" = 1'-0"  
DRAWN: CLG  
DESIGN: CLG  
CHKD: PC

**L3**

**OF 4**





# INTER-OFFICE MEMO

---

TO: **Director, Development Planning, Planning and Development Department**

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

DATE: **July 10, 2024**

PROJECT FILE: **7821-0296-00**

---

RE: **Engineering Requirements (Industrial)**  
**Location: 13427/13435 76 Avenue**

## REZONE/SUBDIVISION

### *Property and Right-of-Way (SRW) Requirements*

- Dedicate 0.942 – 3.442 metre along 76 Avenue.
- Dedicate 3.0 by 3.0 metre corner cut at 76 Avenue and 134A Street.
- Register a 0.5 metre SRW along both property lines.

### *Works and Services*

- Construct sidewalk on 76 Avenue.
- Construct west half of 134A Street.
- Upgrade water main and sanitary sewer on 134A Street, if required.
- Implement onsite low impact development stormwater management features.
- Provide water, sanitary, and drainage service connections to the site.
- Pay Latecomer Fees.
- Register applicable Restrictive Covenants as required.

A Servicing Agreement is required prior to Rezone/Subdivision.

## DEVELOPMENT PERMIT

There are no additional engineering requirements associated with Development Permit.



Jeff Pang, P.Eng.  
Manager, Development Services

KMH

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

---

## Tree Preservation Summary

Surrey Project No: 21-0296-00

Address: 13427 / 13435 -76 Avenue

Registered Arborist: Tim Vandenberg

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)	2
<b>Protected Trees to be Removed</b>	2
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4</li> </ul>	4
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	2
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4</li> </ul>	4
<b>Replacement Trees Proposed</b>	NA
<b>Replacement Trees in Deficit</b>	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

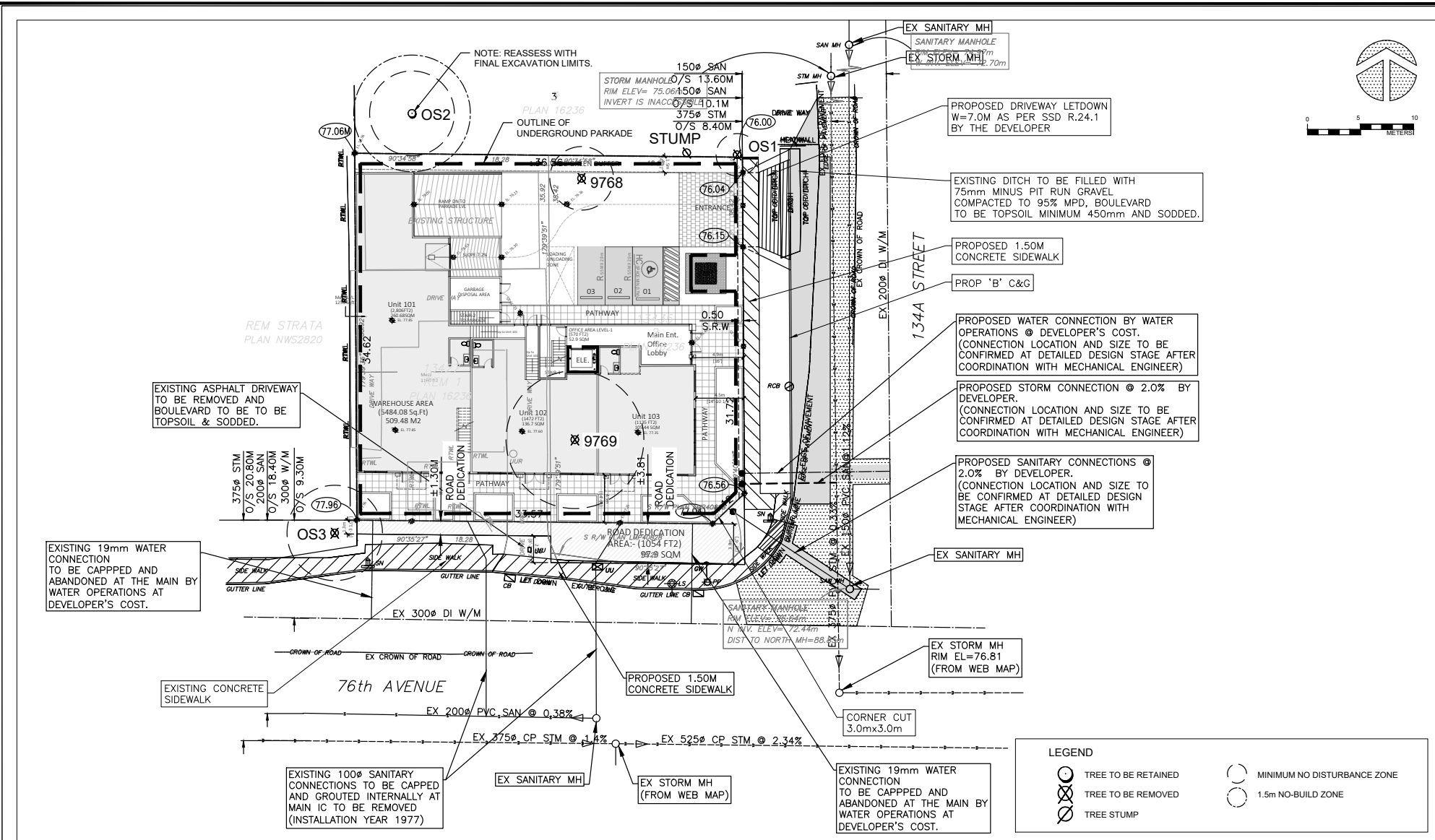
Signature of Arborist:

Date: February 17, 2023



Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302





EXISTING ASPHALT DRIVEWAY TO BE REMOVED AND BOULEVARD TO BE TO BE TOPSOIL & SODDED.

EXISTING 19mm WATER CONNECTION TO BE CAPPPED AND ABANDONED AT THE MAIN BY WATER OPERATIONS AT DEVELOPER'S COST.

EXISTING 100# SANITARY CONNECTIONS TO BE CAPPPED AND GROUTED INTERNALLY AT MAIN IC TO BE REMOVED (INSTALLATION YEAR 1977)

PROPOSED DRIVEWAY LETDOWN W=7.0M AS PER SSD R.24.1 BY THE DEVELOPER

EXISTING DITCH TO BE FILLED WITH 75mm MINUS PIT RUN GRAVEL COMPACTED TO 95% MPD, BOULEVARD TO BE TOPSOIL MINIMUM 450mm AND SODDED.

PROPOSED 1.50M CONCRETE SIDEWALK

PROP 'B' C&G

PROPOSED WATER CONNECTION BY WATER OPERATIONS @ DEVELOPER'S COST. (CONNECTION LOCATION AND SIZE TO BE CONFIRMED AT DETAILED DESIGN STAGE AFTER COORDINATION WITH MECHANICAL ENGINEER)

PROPOSED STORM CONNECTION @ 2.0% BY DEVELOPER. (CONNECTION LOCATION AND SIZE TO BE CONFIRMED AT DETAILED DESIGN STAGE AFTER COORDINATION WITH MECHANICAL ENGINEER)

PROPOSED SANITARY CONNECTIONS @ 2.0% BY DEVELOPER. (CONNECTION LOCATION AND SIZE TO BE CONFIRMED AT DETAILED DESIGN STAGE AFTER COORDINATION WITH MECHANICAL ENGINEER)

**LEGEND**

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- TREE STUMP
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE

STAMP	NO.	DATE	BY	REVISION
	1	SEPT23/21	MK	SITE AND CIVIL PLAN
	2	JAN20/23	MK	SITE PLAN

**MIKE FADUM AND ASSOCIATES LTD.**  
VEGETATION CONSULTANTS

#105, 8277 129 St  
Surrey, British Columbia  
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Ph: (778) 593-0300  
Fax: (778) 593-0302  
Email: [mfadum@fadum.ca](mailto:mfadum@fadum.ca)

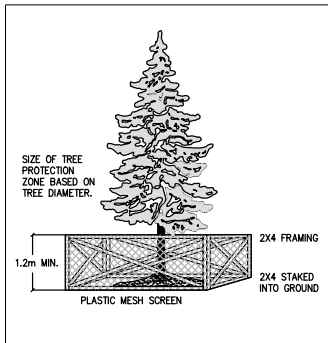
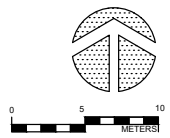
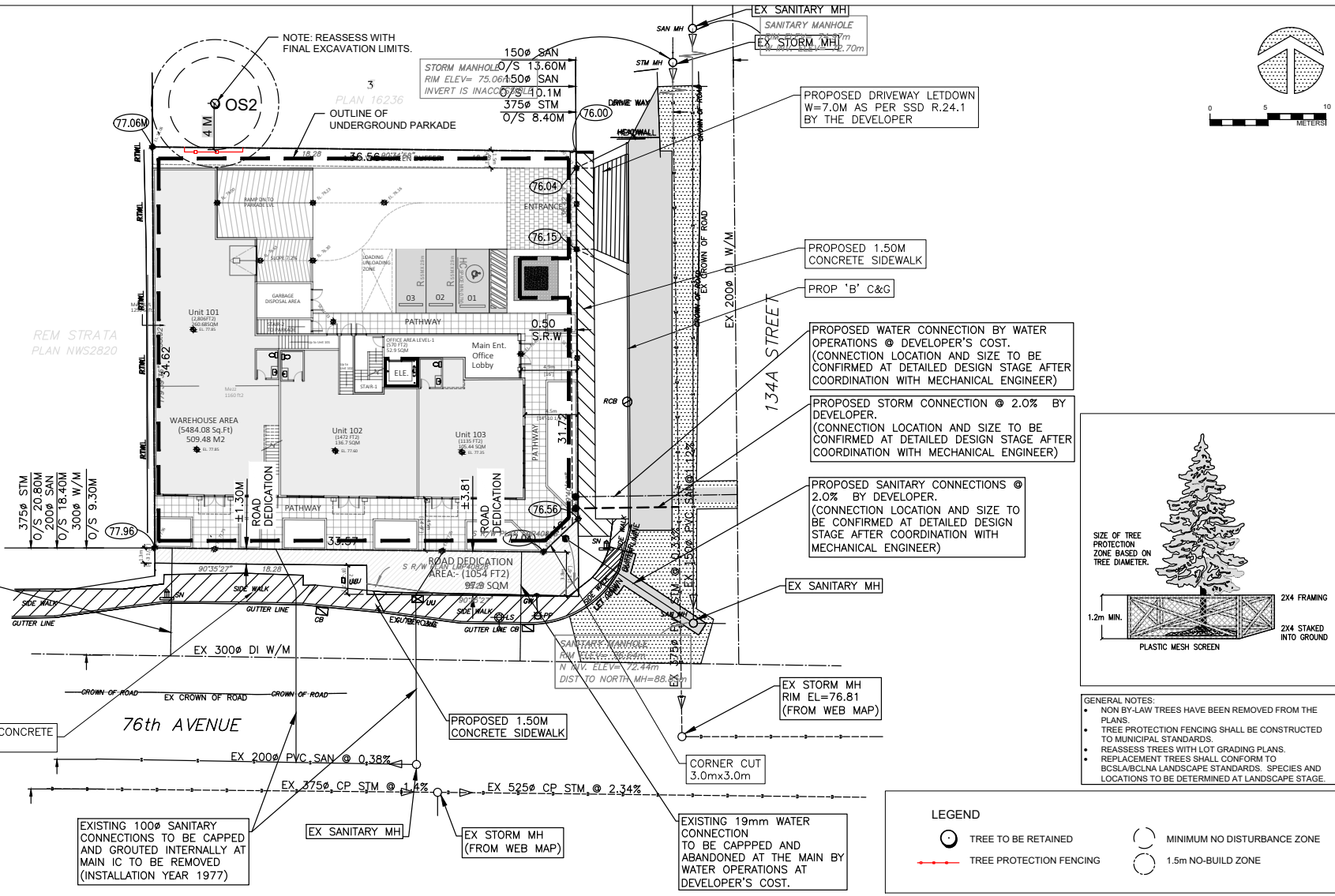
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PROJECT TITLE  
**13427 & 13435**  
**76th AVENUE**  
SURREY, B.C.

SHEET TITLE  
**T1 - TREE REMOVAL AND PRESERVATION PLAN**  
CLIENT \_\_\_\_\_

DRAWN MK  
SCALE AS SHOWN  
DATE FEBRUARY 19, 2021

**T-1**  
SHEET 1 OF 2



**GENERAL NOTES:**

- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
- TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
- REASSESS TREES WITH LOT GRADING PLANS.
- REPLACEMENT TREES SHALL CONFORM TO BC/S/LA/BC/LNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

**LEGEND**

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING
- 1.5m NO-BUILD ZONE

NO.	DATE	BY	REVISION
1	SEPT23/21	MK	SITE AND CIVIL PLAN
2	JAN20/23	MK	SITE PLAN

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

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**PROJECT TITLE**  
 13427 & 13435  
 76th AVENUE  
 SURREY, B.C.

**SHEET TITLE**  
 T2 - TREE PROTECTION PLAN

**CLIENT**

**DRAWN** MK  
**SCALE** AS SHOWN  
**DATE** FEBRUARY 19, 2021

**T-2**  
 SHEET 2 OF 2