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TO: **City Clerk, Legislative Services Division**

FROM: **Director of Development Planning**

DATE: **September 23, 2024** FILE: **7922-0296-00**

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RE: **Agenda Item B.5, September 23, 2024 Regular Council – Land Use  
Development Application No. 7922-0296-00  
Replacement Pages for the Planning Report**

Development Application No. 7922-0296-00 is on the agenda for consideration by Council at the September 23, 2024 Regular Council – Land Use Meeting under Item B.5.

After finalizing the Planning Report for the September 23, 2024 Regular Council – Land Use Agenda, staff identified an error concerning notifying Metro Vancouver of a proposed change to the sites Regional Growth Strategy designation.

Pages 3, 5 and 15 of the Planning Report has been updated to reflect this change.

The replacement pages for the Planning Report detailing are attached to this memorandum.



Shawn Low  
Director of Development Planning  
Planning and Development

Attachment - 7922-0296-00- Page 3, 5 and 15 Replacement Page

c.c. City Manager  
Acting General Manager, Planning & Development Department

**RECOMMENDATION**

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Urban to Mixed Employment and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
- ~~3. Notify Metro Vancouver of a change under Section 6.2.7 (a) of the Regional Growth Strategy for an amendment to the regional land use designation within the Urban Containment Boundary for a site that is under 1 hectare in size to designate the site Employment under the RGS.~~
- ~~3.4~~ A By-law be introduced to rezone the subject site from "Urban Residential Zone (R3)" to "Light Impact Industrial Zone (IL)" and a date be set for Public Hearing.
- ~~4.5~~ Pass a resolution to authorize to draft Development Permit No. 7922-0296-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan and geotechnical report.
- ~~5.6~~ 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (g) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
  - (h) submission of a finalized Geotechnical Report to the satisfaction of City staff;
  - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The subject application includes the following components:
  - A Metro Vancouver Regional Growth Strategy (RGS) amendment from “General Urban” to “Mixed Employment”;
  - An Official Community Plan amendment from Urban to Mixed Employment;
  - A Rezoning from “Urban Residential Zone (R3)” to “Light Impact Industrial Zone (IL)”;
  - A Development Permit for Hazard Lands (Steep Slope), Sensitive Ecosystem and Form and Character for an industrial building; and
  - A subdivision to consolidate the two lots.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	8203 square metres
Road Dedication:	12 square metres
Undevelopable Area:	1404 square metres
Net Site Area:	6798 square metres
<b>Number of Lots:</b>	1
<b>Building Height:</b>	14 metres
<b>Floor Area Ratio (FAR):</b>	0.40 FAR
<b>Floor Area</b>	
Industrial:	2,237 square metres
Office:	644 square metres
Total:	2,881 square metres

### Referrals

**Engineering:** The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

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

Natural area parkland is located adjacent to the site. There is no active park within walking distance of the development.

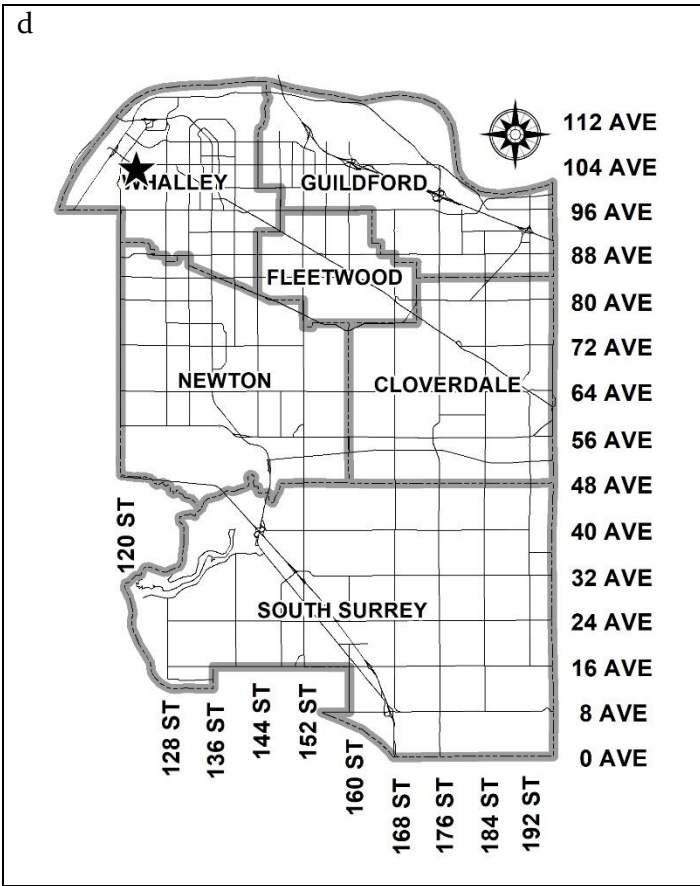
**Metro Vancouver:** **Notify Metro Vancouver of a change under Section 6.2.7 (a) of the Regional Growth Strategy for an amendment to the regional land use designation within the Urban Containment Boundary for a site that is under 1 hectare in size to designate the site Employment under the RGS.**

### Transportation Considerations

- The subject site is proposed to have a single access from 103A Avenue to the north.

~~(b) Notify Metro Vancouver in writing within 30 days after Final Adoption of the OCP amendment bylaw.~~

(b) (e) Introduce a By-law to rezone the site.



**PROPOSAL:**

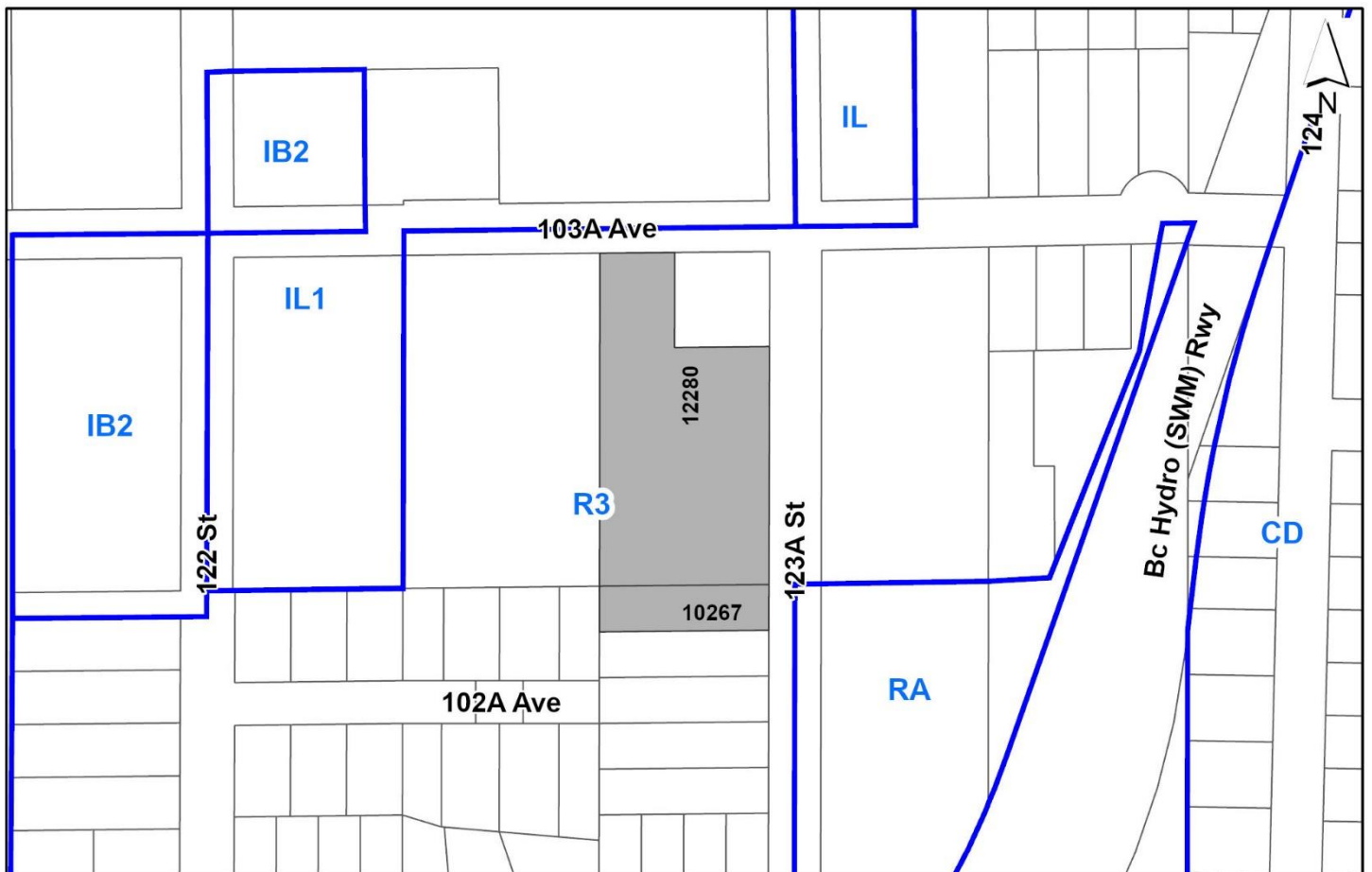
- **OCP Amendment** from Urban to Mixed Employment
- **Rezoning** from R3 to IL
- **Development Permit**

to permit the development of an industrial building.

**LOCATION:** 12280 - 103A Avenue  
 10267 - 123A Street

**ZONING:** R3

**OCP DESIGNATION:** Urban



## RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning.
- Notify Metro Vancouver of a change under Section 6.2.7 (a) of the Regional Growth Strategy for an amendment to the regional land use designation within the Urban Containment Boundary for a site that is under 1 hectare in size to designate the site Employment under the RGS.
- Approval to draft Development Permit for Form and Character, Hazard Lands and Sensitive Ecosystems.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Urban to Mixed Employment.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Development Permit requirements in the OCP for Form and Character, Sensitive Ecosystems Streamside Areas/Green Infrastructure Areas and for Hazard Lands/Steep Slopes.
- The proposed development is within 600 metre proximity of the Scott Road Frequent Transit Network which will encourage employees to take transit and walk to work.
- The proposal will increase the amount of industrial land in Surrey and will create jobs and may be a catalyst for other industrial developments in the area.
- The proposed building and site are designed to a high quality standard with an attractive design aesthetic and architectural character.
- The applicant has provided a 7.5 metre landscape buffer to screen the site from neighboring residential properties to the south.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Urban to Mixed Employment and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. Notify Metro Vancouver of a change under Section 6.2.7 (a) of the Regional Growth Strategy for an amendment to the regional land use designation within the Urban Containment Boundary for a site that is under 1 hectare in size to designate the site Employment under the RGS.
4. A By-law be introduced to rezone the subject site from "Urban Residential Zone (R3)" to "Light Impact Industrial Zone (IL)" and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7922-0296-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan and geotechnical report.
6. 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;
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  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (g) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
  - (h) submission of a finalized Geotechnical Report to the satisfaction of City staff;
  - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (j) 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;
- (k) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access; and
- (l) registration of a Section 219 Restrictive Covenant for geotechnical setback and slope stability and to ensure future construction is in accordance with the recommendations in the submitted Geotechnical Report.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single family dwelling.	OCP: Urban	R <sub>3</sub>
North (Across 103A Avenue):	Industrial buildings.	OCP: Mixed Employment NCP: Light Impact /Business Park	IL-1
Northeast	Single family dwelling.	OCP: Urban	R <sub>3</sub>
East (Across unopened 123A Street):	Ravine with Robson Creek and Parkland.	OCP: Urban	R <sub>3</sub> and RA
South:	Single family dwelling.	OCP: Urban	R <sub>3</sub>
West:	Vacant lot. Development Application No. 7922-0299-00 is proposing a multi-building industrial development.	Urban NCP: Business Park (portion)	R <sub>3</sub>

### Context & Background

- The subject site is comprised of two properties at 12280 - 103A Avenue and 10267 - 123A Street and is approximately 0.8 hectare in area. The subject property is designated "General Urban" in the Regional Growth Strategy, "Urban" in OCP and zoned "Urban Residential Zone R<sub>3</sub>".
- To the east of the subject site is Robson Creek which is located within a ravine.
- The property has a substantial slope across the site, with an approximate 15 metre (10% average slope) difference between the north sloping down to the south property line. The ravine to the east is approximately 10 metres deep and has banks at an approximate 25% slope.



## DEVELOPMENT PROPOSAL

### Planning Considerations

- The subject application includes the following components:
  - A Metro Vancouver Regional Growth Strategy (RGS) amendment from “General Urban” to “Mixed Employment”;
  - An Official Community Plan amendment from Urban to Mixed Employment;
  - A Rezoning from “Urban Residential Zone (R3)” to “Light Impact Industrial Zone (IL)”;
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	Proposed
<b>Lot Area</b>	
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<b>Floor Area Ratio (FAR):</b>	0.40 FAR
<b>Floor Area</b>	
Industrial:	2,237 square metres
Office:	644 square metres
Total:	2,881 square metres

### Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

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

Natural area parkland is located adjacent to the site. There is no active park within walking distance of the development.

### Transportation Considerations

- The subject site is proposed to have a single access from 103A Avenue to the north.
- The subject site does not have any existing transit service along 103A Avenue but is located approximately 600 metres east from the Scott Road Frequent Transit Network.
- The applicant has proposed two loading bays on the north side of the building and has supplied truck turning movements that will allow for mid-sized trucks to access the loading bays.

### **Natural Area Considerations**

- A Class A watercourse (Robson Creek) is located to the east of the subject property. The watercourse is considered a Large Ravine which requires a 15-metre setback from the top-of-bank.
- A peer reviewed geotechnical report also recommended a 15-metre setback from the top-of-bank.
- The applicant is proposing minimum safe-guarding to protect an approximately 1,405 square metre riparian protection area, which contains a Class A watercourse (Robson Creek) through registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant.
- See the Sensitive Ecosystems (Streamside Areas) and Hazard Lands Development Permit Requirements for more details.

### **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 subject site is designated General Urban in Metro Vancouver's Regional Growth Strategy (RGS).
- As part of the processing of the subject application, staff will notify Metro Vancouver of a change under Section 6.2.7 (a) of the Regional Growth Strategy for an amendment to the regional land use designation within the Urban Containment Boundary for a site that is under 1 hectare in size in order to designate the site Employment under the RGS.
- The regional land use designation change is required to allow the proposed use.
- The proposed regional land use designation will support efforts to add land to Surrey's employment land base, which can support efforts to provide additional employment opportunities in the City.
- Where appropriate, staff are supportive of land use designation changes which increase Surrey's industrial and employment land base. A similar industrial/warehouse application (Development Application No. 7922-0299-00) is proposed to the immediate west at 12258 - 103A Avenue.
- A ravine to the east of the site provides a substantial buffer from residential properties to the east and the applicant is proposing a 7.5 metre landscape buffer for residential properties to the south.

## Official Community Plan

### Land Use Designation

- The subject site is designated Urban in the Official Community Plan (OCP). The applicant is seeking an OCP designation amendment from Urban to Mixed Employment.

### Amendment Rationale

- The proposed amendment will add land to Surrey's employment land base, which can support efforts to provide additional employment opportunities in the City.
- A similar OCP amendment from Urban to Mixed Employment is proposed for the property abutting to the west at 12258 - 103A Street (Development Application No. 7922-0299-00).
- The proposed subject building will be partially built into the slope of the land and includes a 7.5 metre landscape buffer which will screen the industrial warehouse building from residential properties to the south.
- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

### Themes/Policies

- E1.5 – Encourage the full utilization and efficient use of industrial and other employment lands in order to maximize jobs and economic activity per hectare;

*(The proposed development will increase the supply of industrial land.)*

### Zoning By-law

- The applicant proposes to rezone the subject site from "Urban Residential Zone (R3)" to "Light Impact Industrial Zone (IL)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Light Impact Industrial Zone (IL)", streamside setbacks and parking requirements.

IL Zone (Part 48)	Permitted and/or Required	Proposed
<b>Floor Area Ratio:</b>	1.0 FAR	.40 FAR
<b>Lot Coverage:</b>	60%	50%
<b>Yards and Setbacks</b>		
North:	7.5 metres	16.4 metres
East:	7.5 or 0 metres	15 metres (from top-of-bank)
South:	7.5 metres	7.5 metres
West:	7.5 metres	7.5 metres
<b>Height of Buildings</b>		

IL Zone (Part 48)	Permitted and/or Required	Proposed
Principal buildings:	18 metres	14 metres
<b>Streamside (Part 7A)</b>	<b>Required</b>	<b>Proposed</b>
<b>Streamside Setbacks</b>		
Class A (red-coded) Stream Large Ravine:	15 metres	15 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Office:	8	8
Industrial:	20	20
Total:	28	28

### 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 July 24, 2024, and the Development Proposal Signs were installed on July 23, 2024. Staff received no responses.

### DEVELOPMENT PERMITS

#### Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class A (red-coded) watercourse which flows within the ravine to the east of the property. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class A (red-coded) Large Ravine watercourse requires a minimum streamside setback of 15 metres, as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law.
- The riparian area will be protected through the registration of a combined Restrictive Covenant/Right-of-Way against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity, in compliance with the OCP.
- An Ecosystem Development Plan, prepared by Bo Huang, *R.P. Bio.*, of Ecora and dated January 8, 2024 was reviewed by staff and found to be generally acceptable, with some modifications

to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

### **Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement**

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor located to the east of the subject site. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Local BCS Corridor along the eastern property line of the subject site, in the Fraser River Industrial BCS management area, with a Medium ecological value.
- The BCS further identifies the GIN area of the subject site as having a Very High habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 60 meters.
- The development proposal conserves 1,405 square meters or 17% of the total gross area of subject site. This method of GIN retention/enhancement will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- An Ecosystem Development Plan, prepared by Bo Huang, *R.P. Bio.*, of Ecora and dated January 8, 2024 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

### **Hazard Lands (Steep Slope) Development Permit Requirement**

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the eastern portion of the site contains steep slopes in excess of 20% gradient and is within 30 metres from the top of a slope. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- To the east of the site is a ravine with Robson Creek. The site slopes approximately 25% to the bottom of the ravine.
- A geotechnical report, prepared by Matt Kokan, *P. Eng.*, of Geopacific Consultants and dated June 10, 2024, was peer reviewed by Gunther Yip and James Wetherill, *P. Eng.*, of Braun Geotechnical Ltd. and found to be generally acceptable by the peer reviewer. The report was peer reviewed to confirm that the proposal conforms to the OCP Development Permit guidelines for Hazard Lands, with some modifications to content of the report still required. The finalized geotechnical report will be incorporated into the Development Permit.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development the site and proposing recommendations to ensure the ongoing stability of the slope.

- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site, including a 15-metre geotechnical setback from the ravine to the east of the site.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final adoption.
- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

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

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.
- The applicant has worked with staff on grading issues and reduction of retaining walls.
- The subject site has significant grading issues for an industrial development. The majority of the industrial building is built into the slope with the southeast portion of the building inset into the slope approximately 10-metres.
- The proposed building is approximately 14 metres tall in the southern portion and 10 metres tall on the northern portion. The building will not be noticeable from residential properties to the south as the southern portion is inset into the slope with approximately 3 metres protruding from the slope and will be further screened by a 7.5 metre wide tree buffer.
- The proposed building has access from 103A Avenue and 2 loading bays along the north face of the building.
- Between the building and 103A Avenue are approximately 5 rows of parking. Due to the shape of the lot and grading issues, it was not possible to locate parking to the rear of the building.
- The proposed northern elevation of the building has 2 loading doors and substantial glazing along the façade. The main colours are tan, dark blue, grey, maple wood grain and white.
- The western elevation of the building is tan, dark blue, grey, maple wood grain and white. A row of windows runs along the top of the entire elevation. The majority of the elevation is for warehouse and is dark grey material.
- The southern elevation is grey and will be screened by two rows of trees. The majority of the elevation will be inset into the slope.
- The eastern elevation faces the ravine and is predominantly dark grey, white and brown. A row of windows runs along the length of the elevation.

- The applicant proposes two fascia signs along the north and west elevation. No free standing sign is proposed.

### Retaining Walls

- The applicant has incorporated several retaining walls throughout the site to assist with grading. Along the northeast corner of the property there are several retaining walls that are approximately 4 metres tall.
- The applicant has agreed to redesign these walls so they are offset from property lines and reduce the wall heights. This redesign will be a condition of final approval of the Development Permit should the proposal be supported by Council.
- Due to the grade of the site, the parking lot contains some shorter retaining walls (maximum 1.2 metre in height) in front of each row of parking. Landscaping/trees will screen each of the walls.

### Landscaping

- The applicant proposes to plant 81 trees within the site which includes a 2-tree wide buffer along the south and west property lines. A row of trees is also proposed along the east of the building between the ravine and the building.
- The applicant proposes 8 trees within 2 rows of trees along the northern two parking aisles of the parking lot.

### Outdoor Amenity

- A small employee sitting area is proposed along the west side of the building. The area includes 2 tables and seating areas.

### 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 reducing heights of retaining walls around the perimeter of the site.
- 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**

- Francis Klimo, ISA Certified Arborist of Klimo and Associates prepared an Arborist Assessment for the subject site. The table below provides a summary of the proposed tree retention and removal. A detailed list of the proposed tree retention and removal by tree species can be found in (Appendix III):

- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

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

	Existing	Remove	Retain
Alder/Cottonwood (outside riparian area)	10	10	0
Alder/Cottonwood (within riparian area)	0	0	0
Deciduous Trees	34	33	1
Coniferous Trees	21	21	0
<b>Onsite Tree Totals</b>	<b>65</b>	<b>64</b>	<b>1</b>
Additional Trees in proposed Open Space/Riparian	53	0	53
<b>Onsite Replacement Trees Proposed</b>	<b>81</b>		
<b>Total Onsite Retained and Replacement Trees</b>	<b>82</b>		

- The Arborist Assessment states that there are a total of 65 bylaw protected trees on the site outside the riparian area. Additionally, there are 53 bylaw protected on-site trees within riparian area. The applicant proposes to retain 1 onsite tree as part of this development proposal and retain 53 trees within the riparian area. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading. Additionally, 24 offsite trees are proposed for removal which are along the western property line (future industrial) at 12258 - 103A Avenue.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees. This will require a proposed total of 108 replacement trees on the site. Since the proposed 81 replacement trees can be accommodated on the site, the proposed deficit of 37 replacement trees will require an estimated cash-in-lieu payment of \$20,350, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In addition to the on-site replacement trees, boulevard street trees will be planted on 103A Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including maple, crab apple, spruce, pine and snowbell.
- In summary, a total of 82 trees are proposed to be retained or replaced on the site with an estimated contribution of \$20,350 to the Green City Program.



**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. Summary of Tree Survey, Tree Preservation and Tree Plans
- Appendix IV. OCP Redesignation Map

*approved by Shawn Low*

Ron Gill  
Acting General Manager  
Planning and Development

JKS/cm

# LIGHT INDUSTRIAL DEVELOPMENT

12280 103a Ave/10267 123a Street,Surrey,BC

**DEVELOPMENT DATA**

**CIVIC ADDRESS** 12280 103a Ave/10267 123a Street,Surrey,BC

**LEGAL DESCRIPTION** LOT 4 EXCEPT PARCEL "A" (EXP. PL 15743) BLK SECTION 30 BLK 5 NORTH RANGE 2 WEST PLAN 454 AND LOT 9 SECTION 30 BLK 5 NORTH RANGE 2 WEST PLAN 10502 ALL OF NEW WESTMINSTER DISTRICT

**ZONING** R3 (IL)

**USE** LIGHT IMPACT INDUSTRIAL ZONE

**FACING STREET** 1 STREET (103A AVENUE )

Measure: City of Surrey

	PERMITTED / REQUIRED		PROPOSED	
	SQ. FT	SQ.M	SQ. FT	SQ.M
<b>A.</b> (GROSS LOT AREA	89,298.40	8,203.19		
UNDEVELOP AREA	15,120.56	1,404.75		
ROAD DEDICATION(103A AVE)	138.80	12.89		
<b>TOTAL NET AREA</b>	<b>73,039.04</b>	<b>6,785.55</b>	<b>10.67Ha</b>	
	FT	M	FT	M
<b>B.</b> YARD & SETBACK(after road dedication)				
FRONT YARD ALONG 103A AVE(NORTH)	16.40	5.00	16.40	5.00
REAR YARD SETBACK (SOUTH)	24.60	7.50	24.60	7.50
SIDE YARD ALONG FUTURE 123A/EAST	49.20	15.00	49.20	15.00
SIDE YARD SETBACK (WEST)	24.60	7.50	24.60	7.50
<b>C.</b> ROAD DEDICATION				
FRONT YARD ALONG 103A AVE(NORTH)	1.45	0.44	1.45	0.44
	SQ. FT	SQ.M	SQ. FT	SQ.M
<b>D.</b> HEIGHT (not required)				
	SQ. FT	SQ.M	SQ. FT	SQ.M
<b>E</b> PART 48 D.1(a) F.A.R.	0.10		0.29	
L1			21,734.89	2019.24
MEZZANINE			3,549.29	329.74
<b>GROSS FLOOR AREA</b>			<b>25,284.18</b>	<b>2348.98</b>
<b>F</b> PART 48 E LOT COVERAGE (INCL. DRIVEWAY & PARKING & BLDG )	60% MAX		51%	
	STALLS	STALLS	STALLS	STALLS
<b>G</b> PART 5 PARKING	<b>28 43565708</b>		<b>28</b>	
1 SPACE/100S M. GFA/(WAREHOUSE)	20	20		
2.5 SPACE/100S M. GFA(OFFICE)	8.24	8		
BICYCLE STORAGE	N/A	N/A		



**DESIGN RATIONALE**

THE SITE IS SITUATED AT THE NORTH WEST OUTSIDE THE BOUNDARY OF SOUTH WESTMINSTER NCP ON INDUSTRIAL LANDS. WE ARE PROPOSING TO DEVELOP A WAREHOUSE/OFFICE BUILDING AS PER LIGHT IMPACT INDUSTRIAL ZONING BY LAW (IL ZONING), PROPOSING 0.29 FAR ON TOTAL NET AREA OF 0.67-HECTARE.

THE PROPOSAL INCLUDES WAREHOUSE ON GROUND LEVEL AND OFFICE SPACE ON MEZZANINE LEVEL. OVERALL WE ARE PROPOSING 25,284.18 S.F. OF WAREHOUSE AND OFFICE SPACE. AS PER PARKING REQUIREMENTS PER CITY BY LAWS, WE ARE PROPOSING A TOTAL OF 28 STALLS SURFACE PARKING.

**RATIONALE FOR OCP AMENDMENT**

AS THE LOWER MAINLAND AND FRASER VALLEY FACES CHALLENGES OF LIMITED LAND AVAILABILITY, INTENSIFYING LAND USE BECOMES ESSENTIAL TO ACCOMMODATE A GROWING ECONOMY AND POPULATION. THE SUBJECT LAND WITH STRATEGIC LOCATION AND PROXIMITY TO RESIDENTIAL AREAS ARE PRIMED FOR MORE INTENSIVE AND HIGHER EMPLOYMENT USES, ALIGNING WITH BROADER REGIONAL OBJECTIVES.

THE SUBJECT SITE HAS A VERY CHALLENGING TERRAIN AND DESIGNATED AS URBAN RESIDENTIAL ZONE AS PER OCP. WE ARE PROPOSING FOR OCP AMENDMENT TO LIGHT INDUSTRIAL ZONE (IL) IN ALIGN TO THE ADJACENT PROPERTIES TO THE WEST AND TO THE NORTH ACROSS 103A AVENUE.



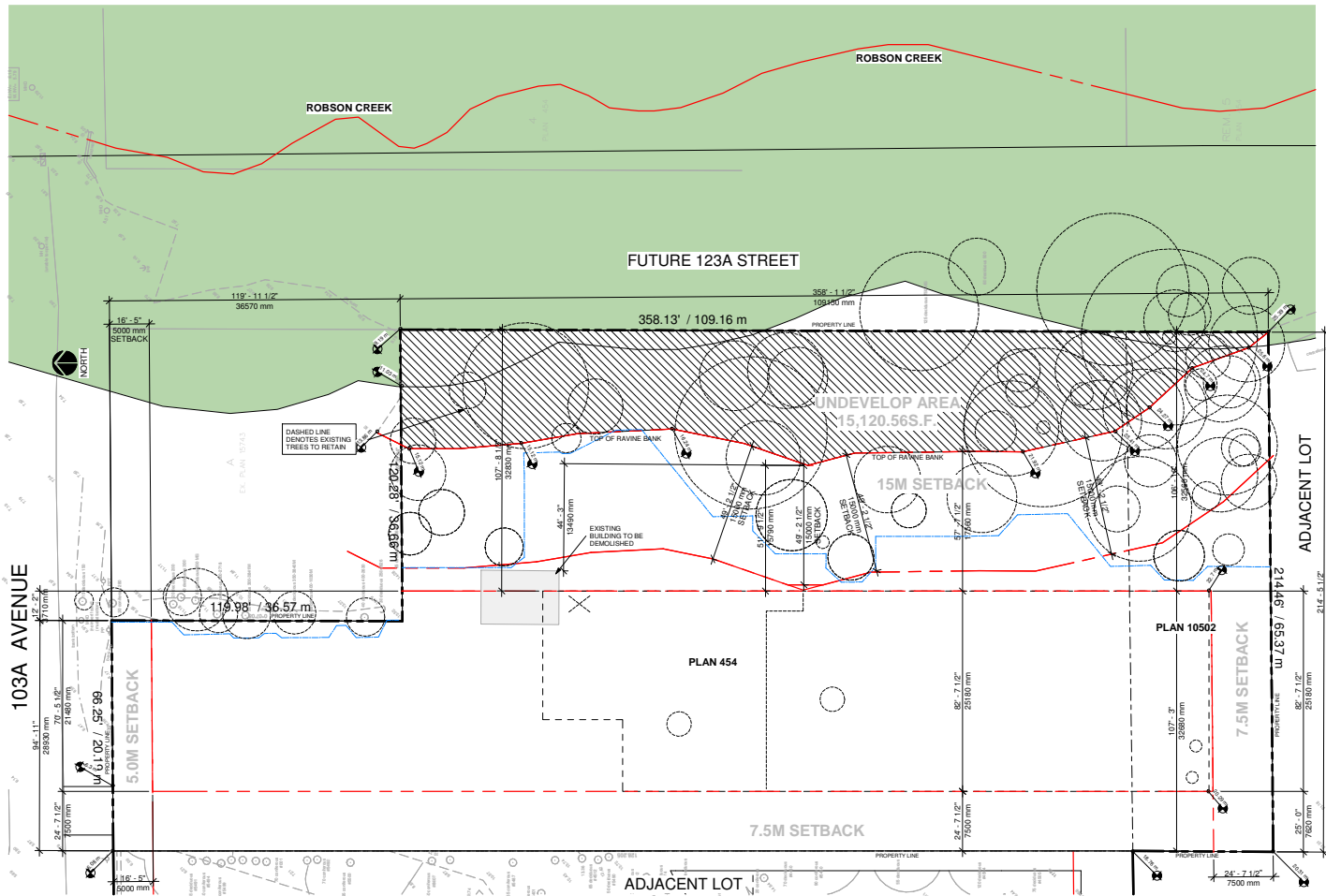
**MATTHEW CHENG ARCHITECT INC.**

100-300 1015 HAN AVENUE  
VANCOUVER, BC V6A 2N6  
Tel: (604) 731-0161 Fax: (604) 731-0168  
Cell: (604) 669-0989 Email: matthew@mcarch.ca

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RE	TY-NO-	ISSUE DESCRIPTION	DRAW	REVIEWED
0	09192023	FOR SPP2	RM	MC

Consultants	Project	Sheet	Draw	pw	Scale
	<b>LIGHT INDUSTRIAL</b> 12280 103a Ave/10267 123a Street,Surrey,BC	<b>COVER PAGE</b>	Checke d:	MC	Project 20/01/01  Revision Date: Prel 9/10/20  Dwg No.: <b>A000</b>



1 SITE BASE PLAN  
SCALE: 1" = 20'-0"

LEGAL ADDRESS: LOT 4 EXCEPT: PARCEL "A" (EXP. PL 15743) BLK SECTION 30 BLK 5 NORTH RANGE 2 WEST  
PLAN 454 AND LOT 9 SECTION 30 BLK 5 NORTH RANGE 2 WEST PLAN 10502 ALL OF NEW WESTMINSTER DISTRICT



**MATTHEW CHENG  
ARCHITECT INC.**

100-300 WESTERN AVENUE  
VANCOUVER, BC V6A 2N6  
TEL: (604) 733-9821 FAX: (604) 733-9068  
CELL: (604) 689-0589 Email: matthew@mcia.ca

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0	09192023	FOR DPR2	RM	MC

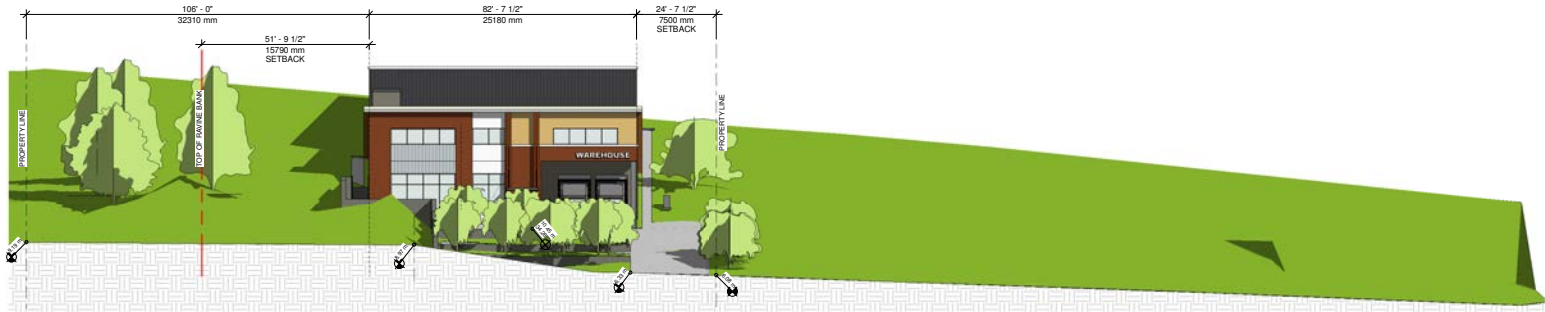
Consultants

Project  
**LIGHT INDUSTRIAL**  
12280 103a Ave/10267  
123a Street, Surrey, BC

Sheet  
**SITE BASE PLAN**

Draw Author  
Checke Checker

Scale 1" = 20'-0"  
Project 20/01/01  
Revision Date  
Print 07/08/24  
Dwg. No. **A001**



1 STREETScape ALONG 103a STREET  
SCALE: 1/16" = 1'-0"



2 STREETScape ALONG WEST ELEVATION  
SCALE: 1/16" = 1'-0"



**MATTHEW CHENG  
ARCHITECT INC.**

120-301 BURNHAM AVENUE  
VANCOUVER, BC V6A 2B6  
Tel: (604) 751-0821 Fax: (604) 751-3908  
Cell: (604) 649-0589 Email: matthew@mcia.ca

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0	09/19/2024	P/SB D/P/SZ	RN	ME

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Project  
**LIGHT  
INDUSTRIAL**  
12280 103a Ave/10267  
123a Street, Surrey, BC

Sheet  
**STREETScape**

Drawn	Author	Scale	1/16" = 1'-0"
Checked	Checker	Project	20/01/01
		Revision Date:	Drawn Date:
		Print	07/08/24

Sheet No.:  
**A002**



1 MARCH 21 9AM  
A003 SCALE: 12" = 1'-0"



4 JUNE 21 09AM  
A003 SCALE: 12" = 1'-0"



7 SEP 21 09AM  
A003 SCALE: 12" = 1'-0"



2 MARCH 21 12NN  
A003 SCALE: 12" = 1'-0"



5 JUNE 21 12NN  
A003 SCALE: 12" = 1'-0"



8 SEP 21 12NN  
A003 SCALE: 12" = 1'-0"



3 MARCH 21 02PM  
A003 SCALE: 12" = 1'-0"



6 JUNE 21 02PM  
A003 SCALE: 12" = 1'-0"



9 SEP 21 02PM  
A003 SCALE: 12" = 1'-0"



**MATTHEW CHENG ARCHITECT INC.**

120 302 4815 HANSON AVENUE  
VANCOUVER, BC V6A 2N9  
Tel: (604) 733-3362 Fax: (604) 733-3908  
Cell: (604) 689-0589 Email: matthew@mcua.ca

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REV	TY-NO-	ISSUE DESCRIPTION	DRAW	REVIEWED	Consultants	Project	Sheet	Draw	Author	Scale
						LIGHT INDUSTRIAL 12280 103a Ave/10267 123a Street, Surrey, BC	SHADOW ANALYSIS	Checke d:	Checker	12" = 1'-0"
										Project 20/01/01
										Revision Date: Print 07/08/24
										Dep. No.: <b>A003</b>



1 SITE CONTEXT  
SCALE: 1" = 125.0'

SITE PHOTOS



VIEW ALONG 103A AVE. CORNER 12280



VIEW ALONG 103A AVE. CORNER 12290



VIEW ALONG 103A AVE. FRONT LOT



2 AERIAL VIEW ALONG NORTH  
SCALE: 12" = 100'



3 AERIAL VIEW ALONG SOUTH  
SCALE: 12" = 100'



**MATTHEW CHENG ARCHITECT INC.**

100-300, 401 HURON AVENUE  
VANCOUVER, BC V6A 2N9  
Tel: (604) 751-0161 Fax: (604) 751-3908  
Cell: (604) 689-0900 Email: matthew@mcua.ca

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REV	BY-MM-	ISSUE DESCRIPTION	DRAW	REVIEWED

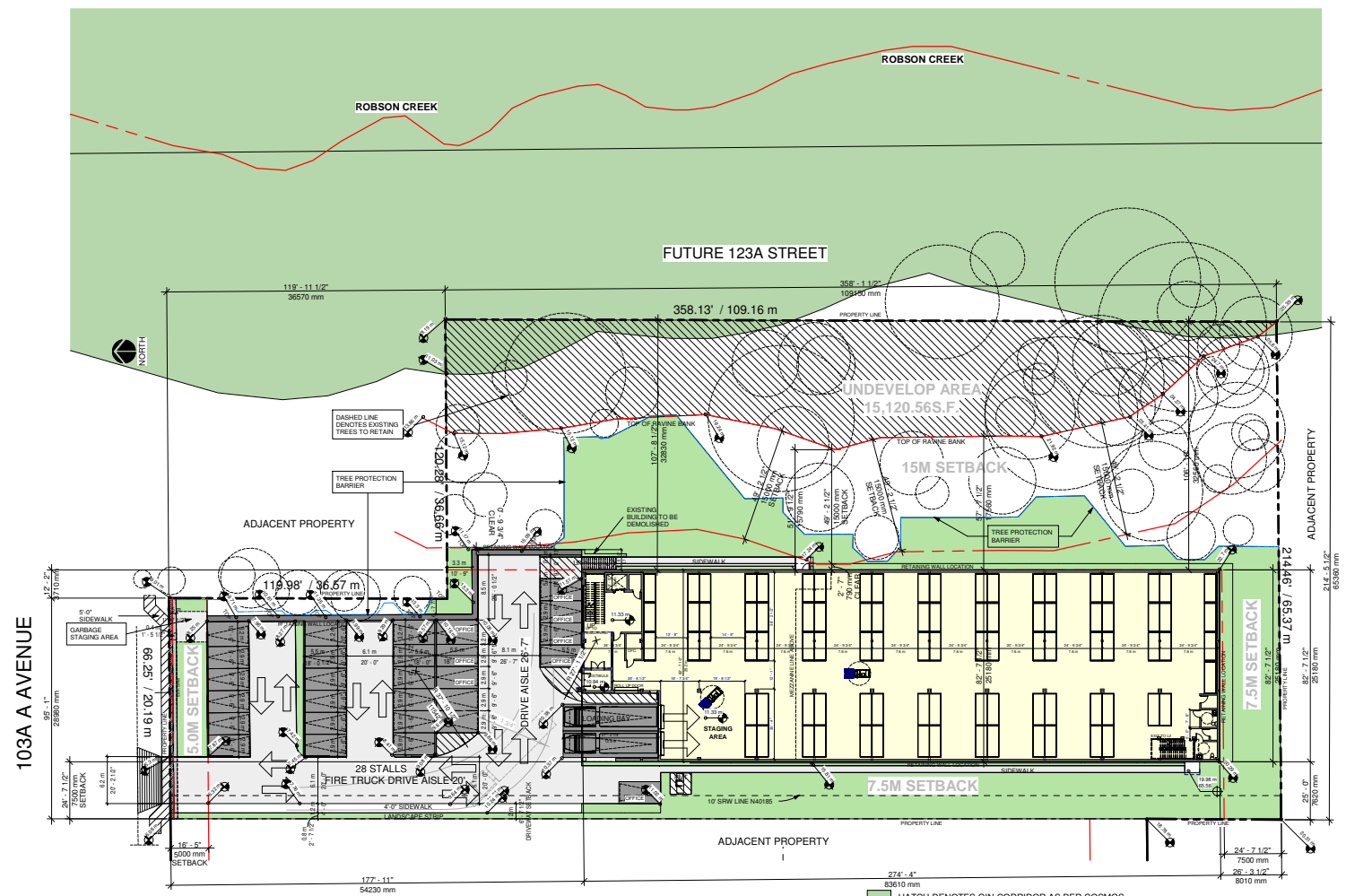
Consultants	Project
	LIGHT INDUSTRIAL 12280 103a Ave/10267 123a Street,Surrey,BC

Sheet
SITE CONTEXT/SITE PHOTOS

Draw	Author	Scale	As indicated

Checked by	Checker	Project	20/01/01

Revision Date	Draw No.
Print	
07/09/24	A004



103A AVENUE

1 SITE PLAN  
A100 SCALE: 1" = 20'-0"



**MATTHEW CHENG ARCHITECT INC.**

100-300 VICTORIA AVENUE  
VANCOUVER, BC V6A 2N6  
TEL: (604) 751-0881 FAX: (604) 751-3908  
CELL: (604) 649-0589 Email: matthew@mcarch.com

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0	09192024		FOR PER2	RM	MC

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Project
LIGHT INDUSTRIAL 12280 103a Ave/10267 123a Street, Surrey, BC

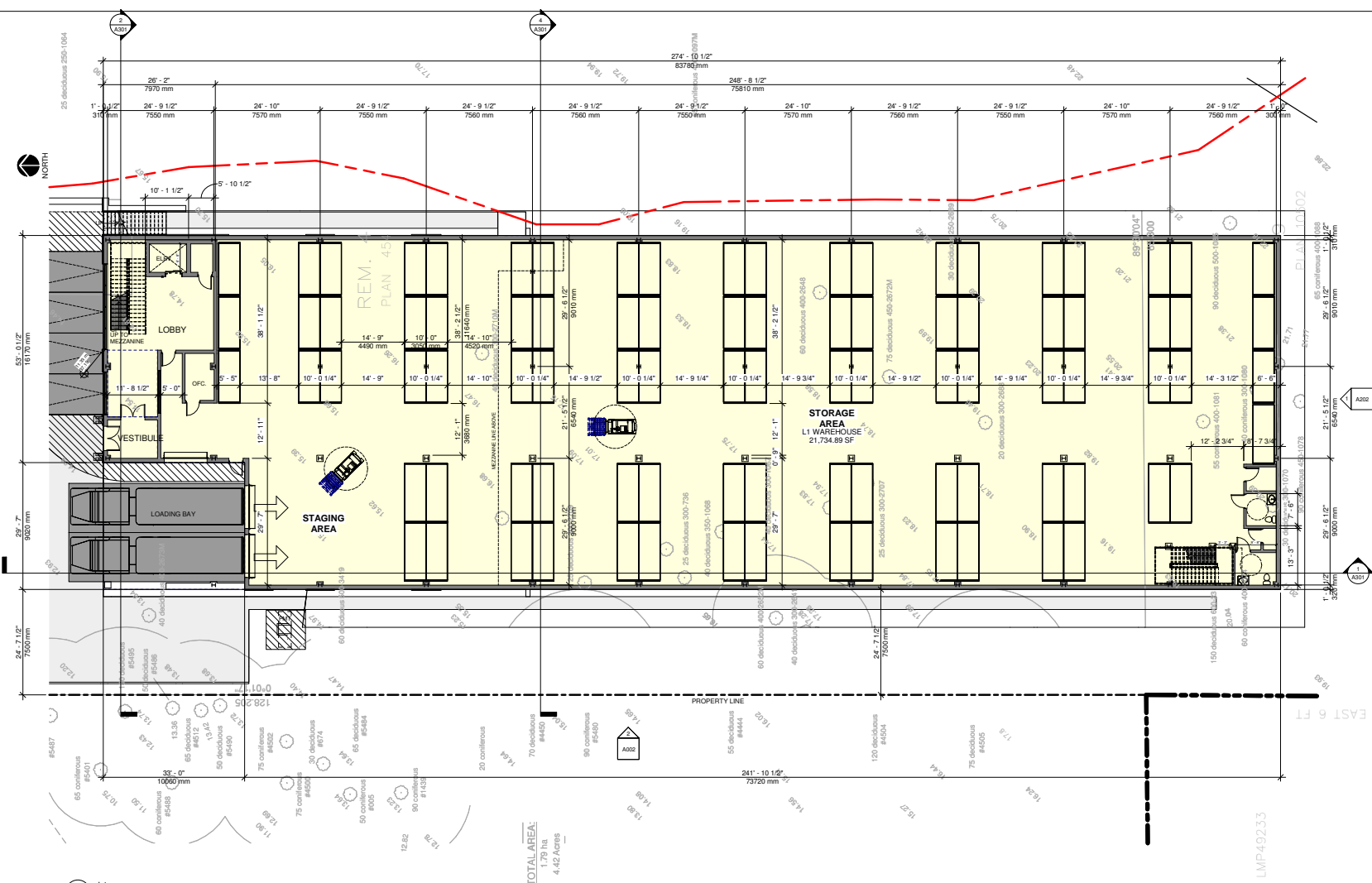
Sheet
SITE PLAN

Draw	pw	Check	mc

Scale	As indicated

Project	Date	Revision	Draw No.
20/01/01	04/15/20		A100

HATCH DENOTES GIN CORRIDOR AS PER COSMOS



TOTAL AREA:  
1.79 ha  
4.42 Acres

LMP492.3.3



**MATTHEW CHENG ARCHITECT INC.**

100-300 VICTORIA AVENUE  
VANCOUVER, BC V6A 2P6  
Tel: (604) 751-0511 Fax: (604) 751-2008  
Cdn. (604) 649-0500 Email: matthew@mcia.ca

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Consultants

Project
<b>LIGHT INDUSTRIAL</b> 12280 103a Ave/10267 123a Street, Surrey, BC

Sheet
<b>L1</b>

Draw	Author

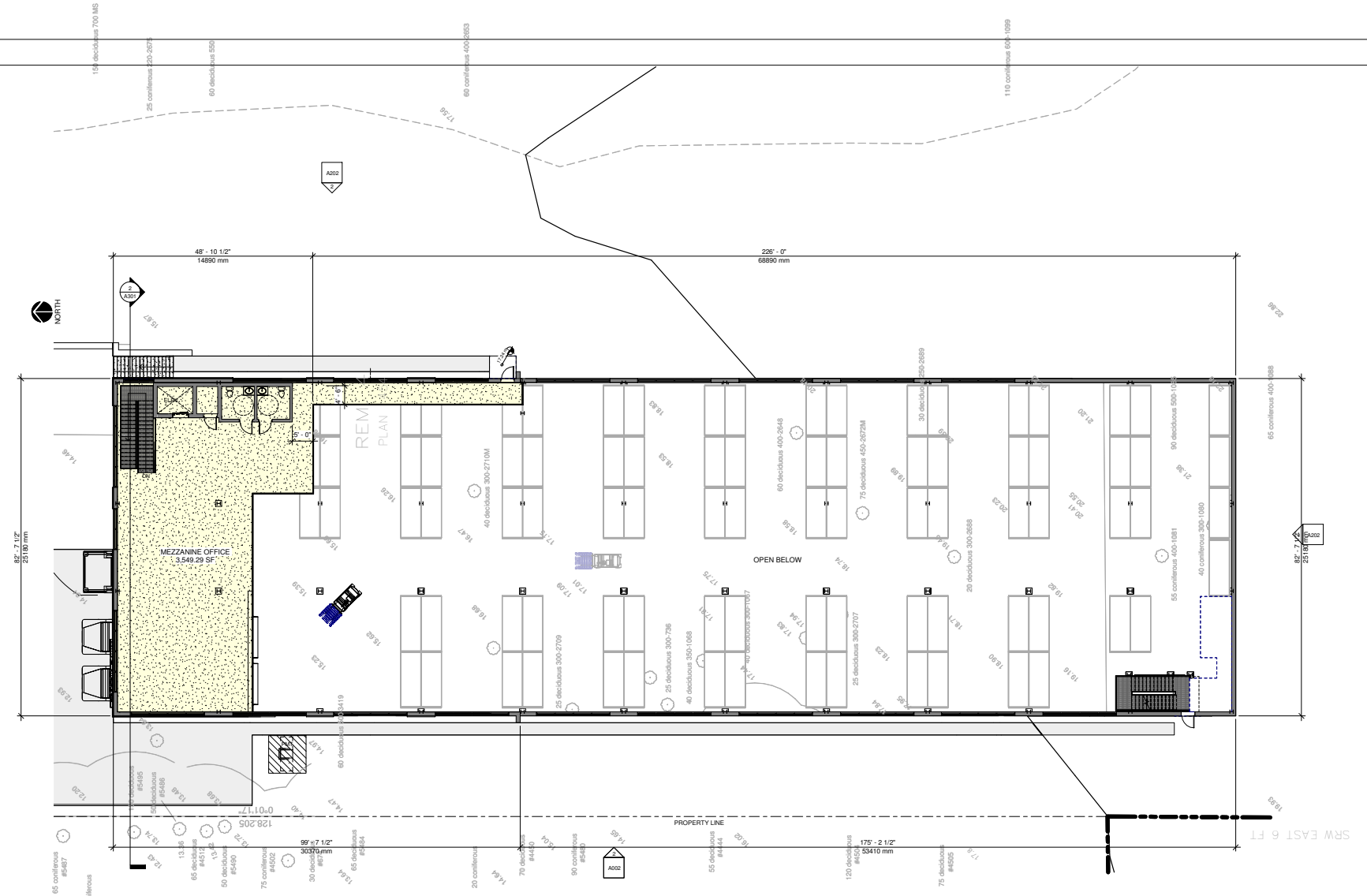
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Check	Checker	Project	Date
		20/01/01	

Revision	Date	Drawn	By

**A101**





**MATTHEW CHENG ARCHITECT INC.**

130-301 VICTORIA AVENUE  
VANCOUVER, BC V6A 2N6  
TEL: (604) 753-1821 Fax: (604) 753-3068  
Cell: (604) 699-0589 Email: matthew@mcaw.ca

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0		09/20/2024	POS: DP#2	RM	MC

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Project
<b>LIGHT INDUSTRIAL</b> 12280 103a Ave/10267 123a Street, Surrey, BC

Sheet
<b>MEZZANINE</b>

Draw	Author	Scale
		1" = 10'-0"

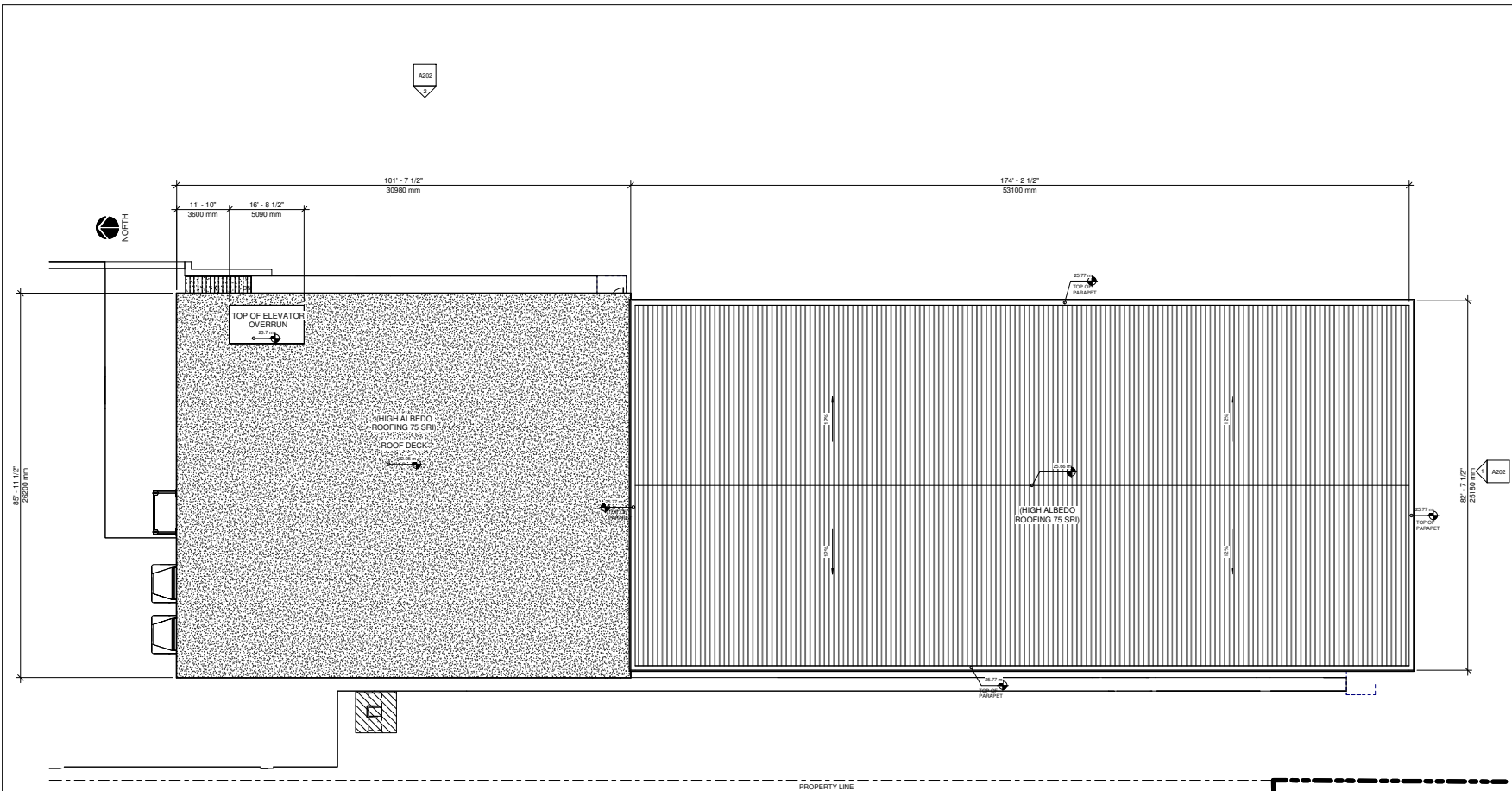
Check	Checker	Project	Date	Draw
		20/01/01		

MP40-333

Revision Date: 07/02/24

Draw No: A102

**A102**



1 ROOF 1  
 A101 SCALE: 1" = 10'-0"



**MATTHEW CHENG ARCHITECT INC.**

100-300 STEWART AVENUE  
 VANCOUVER, BC V6A 2N6  
 TEL: (604) 733-0821 FAX: (604) 733-0808  
 CE: (604) 689-0800 E-MAIL: matthew@mcac.bc.ca

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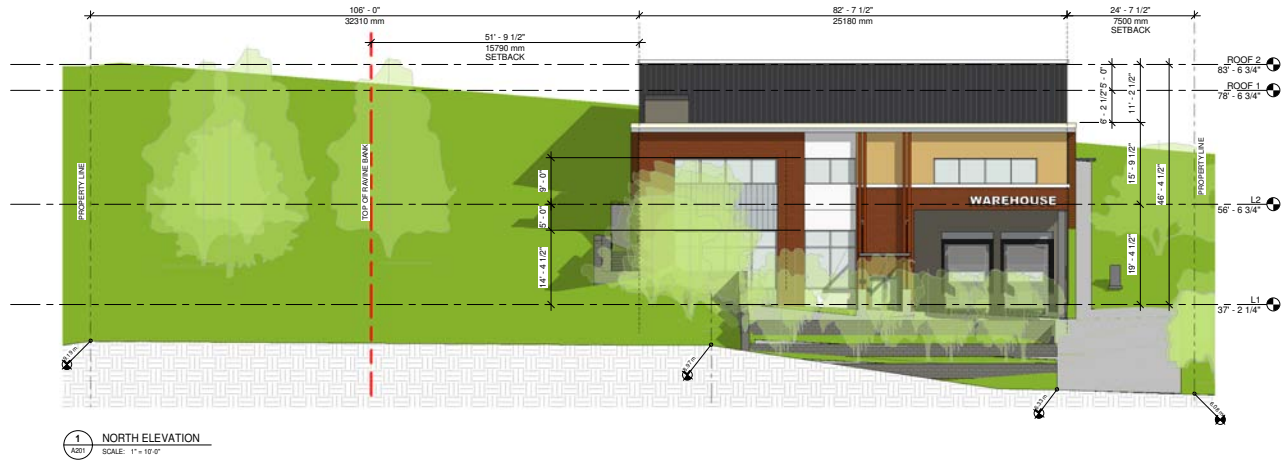
RE	YY-MM-	ISSUE DESCRIPTION	DRAW	REVIEWED
0	09192024	PDS DSR2	RN	ME

Consultants

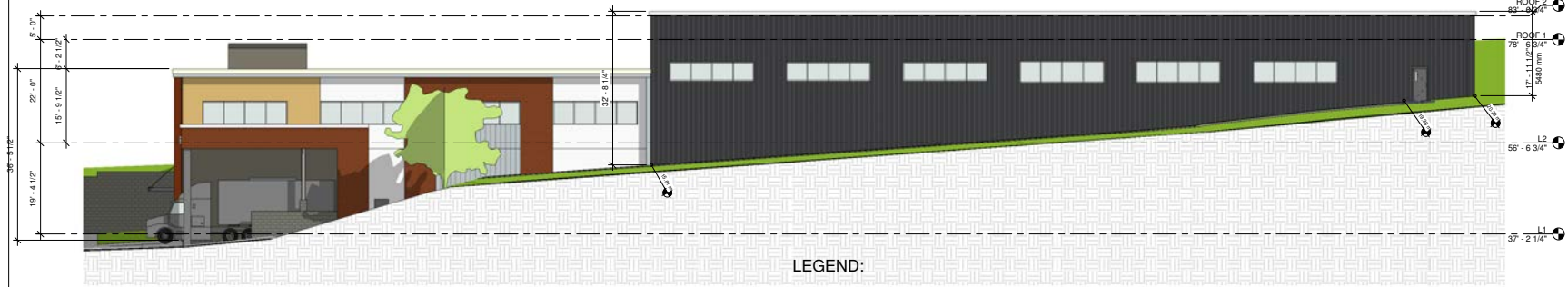
Project  
**LIGHT INDUSTRIAL**  
 12280 103a Ave/10267  
 123a Street, Surrey, BC

Sheet  
**ROOF PLAN**

Drawn	Author	Scale	1" = 10'-0"
Checked by:	Checker	Project	20/01/01
Revision	Date	Drawn	Drawn No.
1	07/22/19		A103



1 NORTH ELEVATION  
SCALE: 1" = 10'-0"



2 WEST ELEVATION  
SCALE: 1" = 10'-0"

LEGEND:

- A  HARDIE REVEAL PANEL ARCTIC WHITE
- B  HARDIE BOARD & BATTEN SIDINGS NIGHT GRAY
- D  HARDIE PANEL BENJAMIN MOORE-SEMOLINA-2155-40
- E  AL-13 PLANK ALUMINUM CLADDING WITH POWDER COATED WOOD GRAIN- MAPLE
- F  ALUMINUM CLADDING BOARD & BATTEN BENJAMIN MOORE ABYSS 2128-20
- G  HARDIE LAP SIDINGS DIOR GRAY BENJAMIN MOORE 2133-40



**MATTHEW CHENG ARCHITECT INC.**

100-300 WYMAN AVENUE  
VANCOUVER, BC V6A 2N9  
Tel: (604) 733-0362 Fax: (604) 733-3908  
Cell: (604) 689-0989 Email: matthew@mcia.ca

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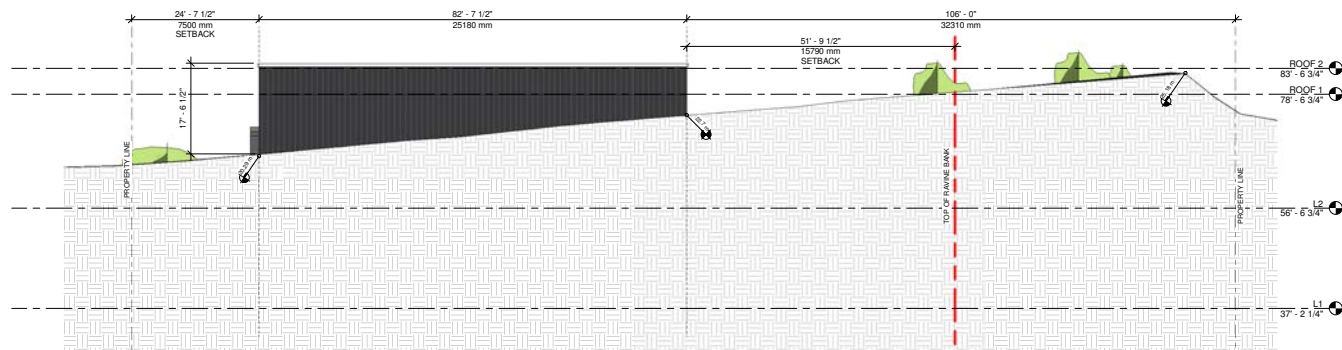
RE	YY-MM	ISSUE DESCRIPTION	DRAW	REVIEWED
0	09/20/23	FOR DPR2	RN	MC

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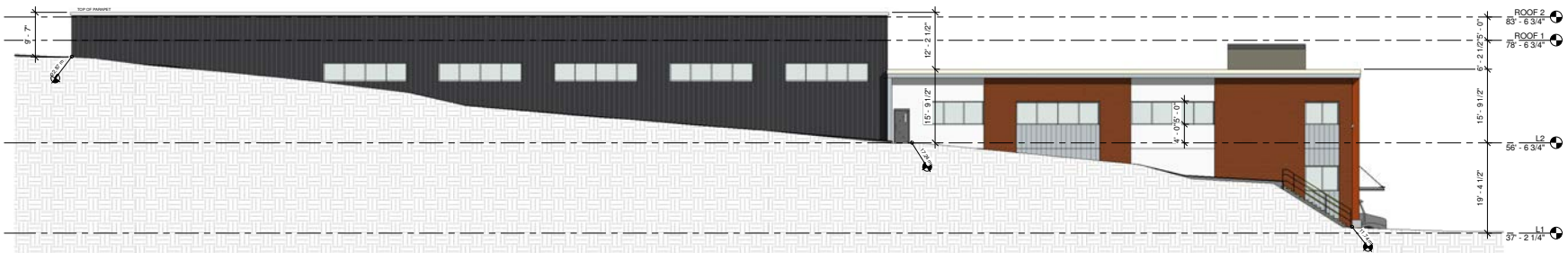
Project  
**LIGHT INDUSTRIAL**  
12280 103a Ave/10267  
123a Street, Surrey, BC

Sheet  
**ELEVATIONS**

Draw	Author	Scale	As indicated
Checke #:	Checker	Project	20/01/01
Revision Date:	Drawn Date:	Drawn Date:	Drawn Date:
Print 07/04/24			<b>A201</b>



1 SOUTH ELEVATION  
SCALE: 1" = 10'0"



2 EAST ELEVATION  
SCALE: 1" = 10'0"

LEGEND:

- A [White Box] HARDIE REVEAL PANEL ARCTIC WHITE
- B [Dark Gray Box] HARDIE BOARD & BATTEN SIDINGS NIGHT GRAY
- C [Light Gray Box] HARDIE LAP SIDINGS DIOR GRAY BENJAMIN MOORE 2133-40
- D [Tan Box] HARDIE PANEL BENJAMIN MOORE-SEMOLINA-2155-40
- E [Brown Box] AL-13 PLANK ALUMINUM CLADDING WITH POWDER COATED WOOD GRAIN- MAPLE
- F [Dark Gray Box] ALUMINUM CLADDING BOARD & BATTEN BENJAMIN MOORE ABYSS 2128-20
- G [Light Gray Box] HARDIE LAP SIDINGS DIOR GRAY BENJAMIN MOORE 2133-40



**MATTHEW CHENG ARCHITECT INC.**

100-301 STEVENSON AVENUE  
VANCOUVER, BC V6A 2N6  
Tel: (604) 751-0321 Fax: (604) 751-3908  
Cell: (604) 699-0989 Email: matthew@mcarch.ca

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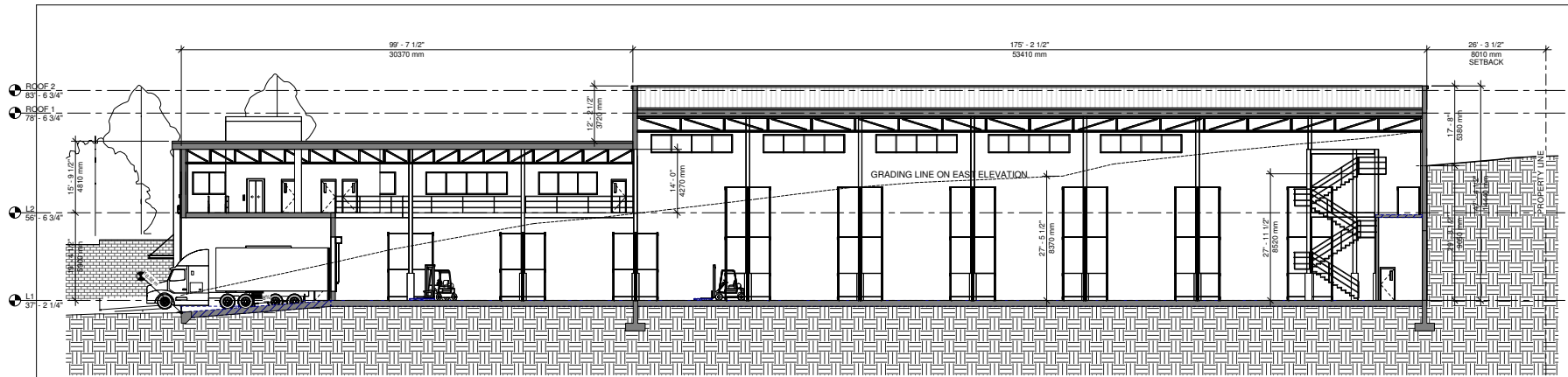
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Consultants

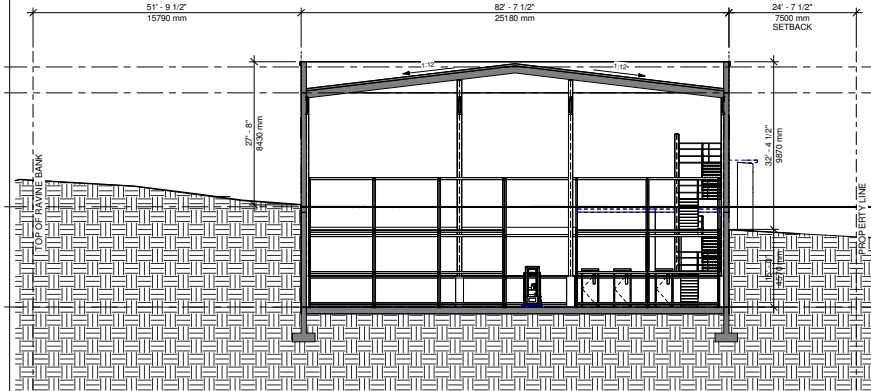
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<b>LIGHT INDUSTRIAL</b> 12280 103a Ave/10267 123a Street, Surrey, BC

Sheet
<b>ELEVATIONS</b>

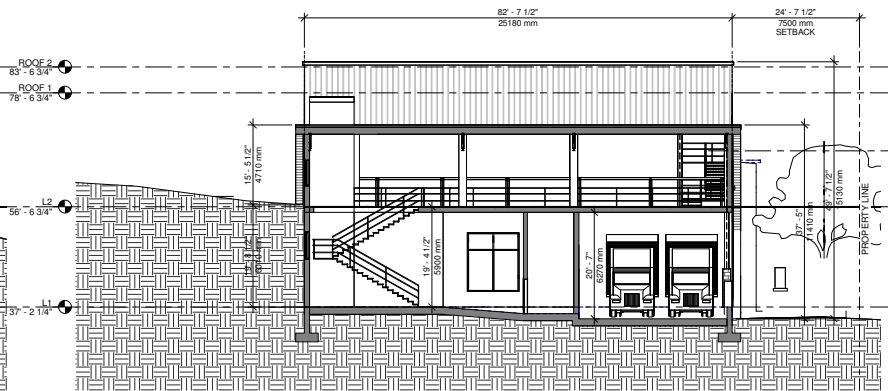
Draw	Author	Scale	As indicated
Checked by	Checker	Project	Date
		20/01/01	
Revision	Date	Drawn	No.
Print	Date		
	07/05/24	A202	



1 SECTION-1  
SCALE: 1" = 10'-0"



4 SECTION-2  
SCALE: 1" = 10'-0"



2 SECTION 2  
SCALE: 1" = 10'-0"



**MATTHEW CHENG  
ARCHITECT INC.**

100-300, 1015 HANSON AVENUE  
VANCOUVER, BC V6A 2N6  
Tel: (604) 775-1821 Fax: (604) 775-1808  
Cell: (604) 649-0589 Email: matthew@chca.ca

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0	09192023	FOR PER2	RM	MC

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Project
<b>LIGHT INDUSTRIAL</b> 12280 103a Ave/10267 123a Street, Surrey, BC

Sheet
<b>SECTIONS</b>

Draw	Author	Scale	1" = 10'-0"
Checke d:	Checker	Project	20/01/01
		Revision Date:	Dep. No.:
		Print	02/06/24
			<b>A301</b>



**MATTHEW CHENG ARCHITECT INC.**

106-301 STEVENSON AVENUE  
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Tel: (604) 731-0821 Fax: (604) 731-3908  
Cell: (604) 649-0900 Email: matthew@mcac.ca

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0	09192024	FOR DPR2	RN	MC

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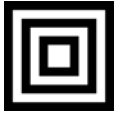
Project
LIGHT INDUSTRIAL 12280 103a Ave/10267 123a Street,Surrey,BC

Sheet
3D VIEW

Draw	Author	Check	Checker

Project	Date	Page
20/01/01		

Scale	Draw No.
	A401



# HOMING LANDSCAPE ARCHITECTURE

ADDRESS: 1423 W11TH AVENUE  
VANCOUVER, BC, CANADA V6H 1K9  
CELL: 778-223-2538  
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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### Revisions

NO.	Date	Note
1	2024-07-22	ISSUED FOR REZONING & DP
2	2024-08-30	ISSUED FOR REZONING & DP

## LIGHT INDUSTRIAL

PROJECT ADDRESS:  
12280 103a Ave/10267 123a Street,  
Surrey, BC, CANADA

PROJECT NUMBER: 24-28

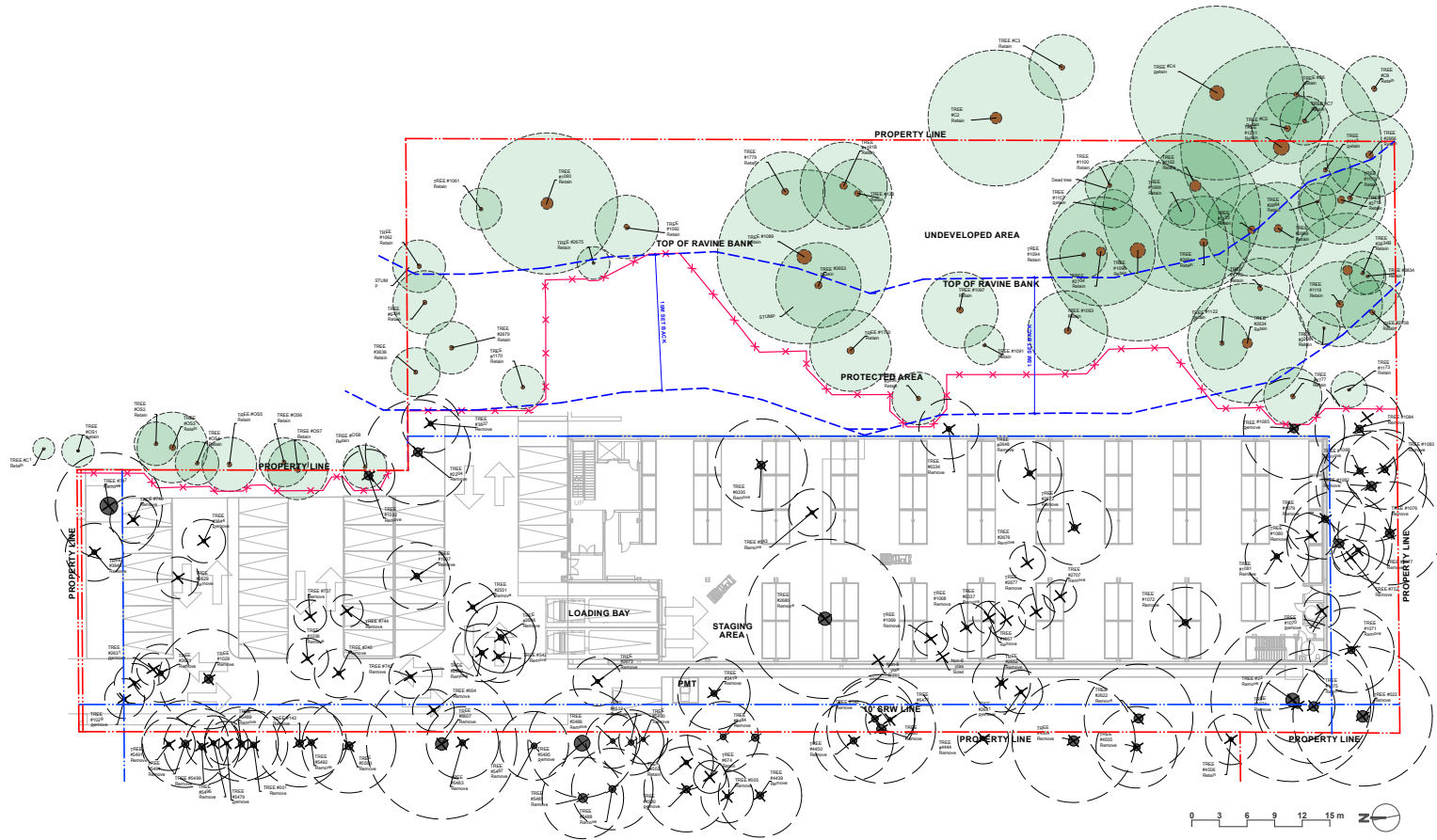
SCALE: 1"=20'0"

DRAWN BY: EL

REVIEWED BY: EL

## Landscape Tree Management Plan

L0.1



### TREE MANAGEMENT LEGEND



EXISTING TREE TO BE RETAINED, REFER TO ARBORIST REPORT AND TREE MANAGEMENT PLAN PREPARED BY ARBORIST



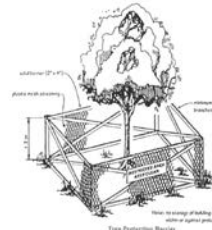
EXISTING TREE AND TREE STUMP TO BE REMOVED, REFER TO ARBORIST REPORT AND TREE MANAGEMENT PLAN PREPARED BY ARBORIST, TO BE CONFIRMED PER ARBORIST ON-SITE WITH CITY OF SURREY ARBORIST PRIOR TO REMOVAL



TREE PROTECTION BARRIER

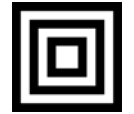
### TREE MANAGEMENT NOTES

- DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.
- DO NOT ALTER EXISTING GRADE OR STORE MATERIALS UNDER THE DRIP LINE OR WITHIN TREE PROTECTION ZONE. EXCAVATION WITHIN DRIP LINES OF TREES ONLY WHERE INDICATED ON PLANS.
- INFORM ARBORIST WHEN ALL TREE BARRIERS HAVE BEEN INSTALLED. ARBORIST TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS AND SUBMIT INSPECTION REPORT TO CITY OF SURREY STAFF FOR REVIEW AND APPROVAL PRIOR TO DEMOLITION / MOBILIZATION CONSTRUCTION ACTIVITY.
- CONTRACTOR TO CONTACT CITY ARBORIST, PROJECT ARBORIST AND LANDSCAPE ARCHITECT 48 HOURS PRIOR TO ANY CONSTRUCTION WORK AFFECTING THE DRIP LINE OF TREES.
- CONSTRUCTION WORK WITHIN THE DRIP LINES OF TREES SHALL MINIMIZE DISTURBANCE TO TREES AND ROOTS.
- ALL ROOTS GREATER THAN 2cm IN DIAMETER SHOULD BE HAND PRUNED.
- ADEQUATELY CARE FOR TREES THROUGHOUT CONSTRUCTION, WATER THE RETAINED TREES REGULARLY.
- STUMPS TO BE CUT FLUSH TO GRADE AND DUG OUT IF NOTED TO BE REMOVED FROM SITE.



Tree Protection Distance Table

Tree Diameter (cm)	Minimum Protection (m) / Around Tree (minimum tree trunk in meters)
25	1.2
25	1.5
30	1.8
30	2.1
40	2.4
40	2.7
50	3.0
50	3.3
60	3.6
75	4.5
90	5.4
100	6.0



# HOMING LANDSCAPE ARCHITECTURE

ADDRESS: 1423 W11TH AVENUE  
VANCOUVER, BC, CANADA V6H 1K9  
CELL: 778-223-2538  
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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### Revisions

NO.	Date	Note
1	2024-07-22	ISSUED FOR REZONING & DP
2	2024-08-30	ISSUED FOR REZONING & DP

## LIGHT INDUSTRIAL

PROJECT ADDRESS:  
12280 103a Ave/10267 123a Street,  
Surrey, BC, CANADA

PROJECT NUMBER: 24-28

SCALE: 1"=20'0"

DRAWN BY: EL

REVIEWED BY: EL

## Landscape Replacement Tree Plan

L0.2



### REPLACEMENT TREES LEGEND

	LATIN NAME	COMMON NAME	QUALITY	SIZE
	<i>Acer griseum</i>	Paperbark Maple	9	3cm CAL.
	<i>Styrax japonicus</i>	Japanese Snowball Tree	11	3cm CAL.
	<i>Acer circinatum</i>	Vine Maple	25	3cm CAL.
	<i>Malus fusca</i>	Pacific Crabapple	11	3cm CAL.

### REPLACEMENT TREES LEGEND

	LATIN NAME	COMMON NAME	QUALITY	SIZE
	<i>Picea omorika</i>	Serbian Spruce	10	1.75 meters High
	<i>Pinus densiflora</i>	Japanese red pine	6	1.75 meters High
	<i>Pinus contorta</i>	Shore Pine	9	1.75 meters High

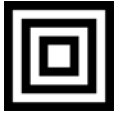
### REPLACEMENT TREES SUMMARY

TOTAL 118 REPLACEMENT TREES ARE REQUIRED.

TOTAL 81 REPLACEMENT TREES ARE PROPOSED.







# HOMING LANDSCAPE ARCHITECTURE

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VANCOUVER, BC, CANADA V6H 1K9  
CELL: 778-223-2536  
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### Revisions

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2	2024-08-30	ISSUED FOR REZONING & DP

## LIGHT INDUSTRIAL

PROJECT ADDRESS:  
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PROJECT NUMBER: 24-28

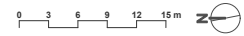
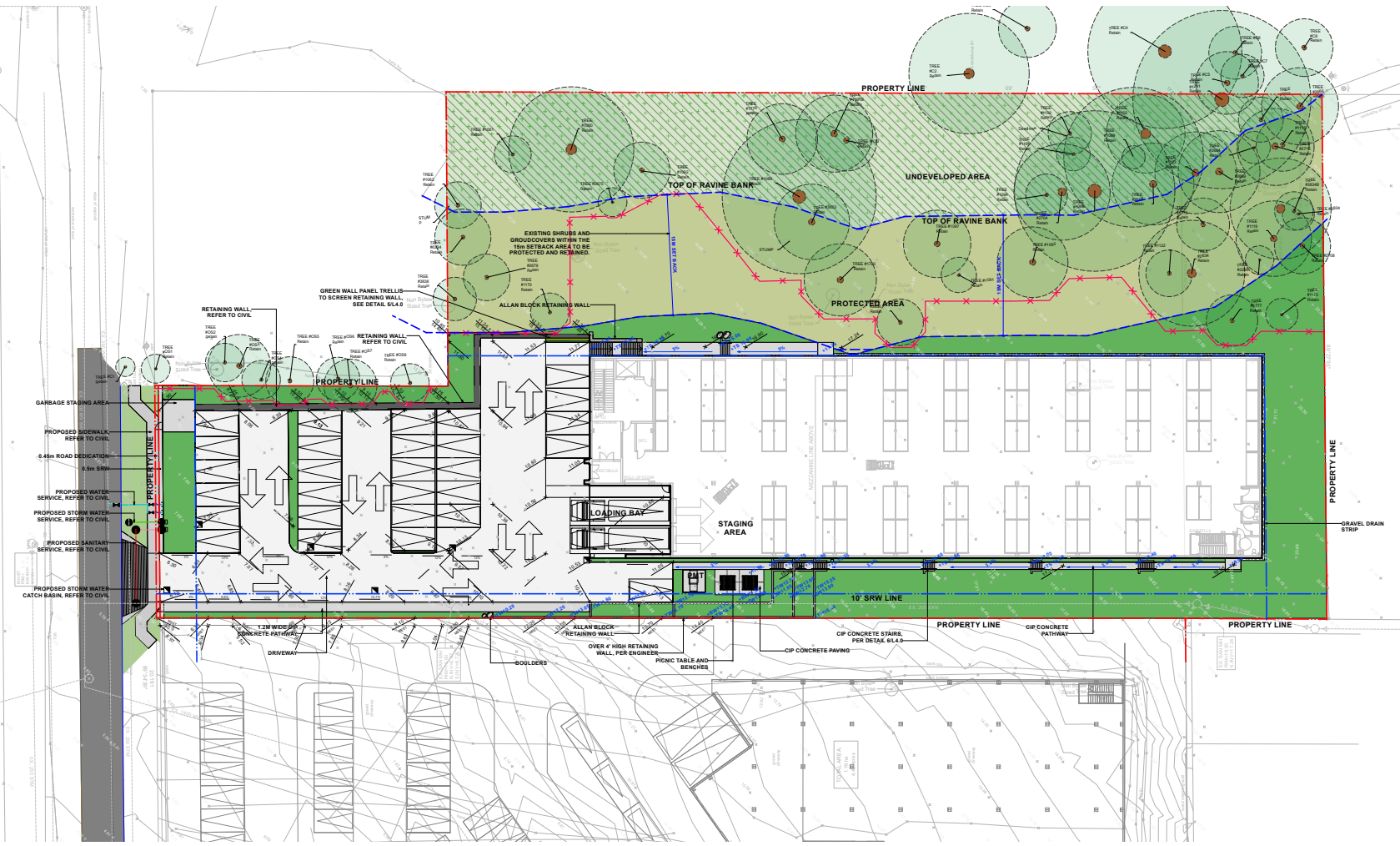
SCALE: 1"=20'0"

DRAWN BY: EL

REVIEWED BY: EL

# Landscape Site Plan

## L1.0



### LANDSCAPE LEGENDS

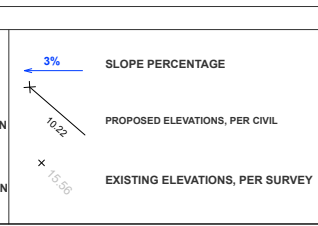
SYMBOL	MATERIALS	DETAILS		
	CIP CONCRETE PAVING	1/L4.0		LAWN 5/L4.1
	GRAVEL	2/L4.0		PLANTING BED 1-6/L4.1
	BOULDER 18" HEIGHT	3/L4.0		PROTECTED AREA
	PICNIC TABLE AND BENCHES	4/L4.0		UNDEVELOPED AREA
	SOIL FOR REPLACEMENT TREE			EXISTING TREE TO BE RETAINED
	STRUCTURAL SOIL FOR REPLACEMENT TREE			

### LANDSCAPE NOTES

- DO NOT SCALE DRAWINGS.
- LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTING DRAWINGS.
- ALL EXISTING INFORMATION APPROXIMATE ONLY. VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
- THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
- THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED OUT ON-SITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL OFF-SITE WORKS TO CONFORM TO CITY OF SURREY STANDARDS.
- LAYOUT OF ALL OFF-SITE WORKS TO BE CONFIRMED WITH CITY OF SURREY PRIOR TO INSTALLATION.

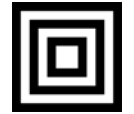
### GRADING LEGENDS

KEY	DESCRIPTION
+18.92	PROPOSED SPOT ELEVATIONS
+TW 18.92	PROPOSED TOP OF WALL ELEVATION
+BW 18.77	PROPOSED BOTTOM OF WALL ELEVATION
+TS 18.92	PROPOSED TOP OF STAIR ELEVATION
+BS 18.49	PROPOSED BOTTOM OF STAIR ELEVATION



### GRADING NOTES

- ALL GRADING INFORMATION IS PRELIMINARY ONLY.
- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING ELEVATIONS.
- ALL EXISTING SURVEY INFORMATION APPROXIMATE. VERIFY ALL EXISTING GRADES WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
- THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS FOUND WITH UTILITIES SHALL BE CLARIFIED WITH THE CONSULTANT TEAM PRIOR TO PROCEEDING.
- UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES. SOFT LANDSCAPE AREAS TO BE A MAXIMUM 3:1 SLOPE.



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LANDSCAPE ARCHITECT TO OBTAIN  
CLARIFICATION AND APPROVAL BEFORE  
PROCEEDING WITH WORKS.

### Revisions

NO.	Date	Note
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2	2024-08-30	ISSUED FOR REZONING & DP

## LIGHT INDUSTRIAL

PROJECT ADDRESS:  
12280 103a Ave/10267 123a Street,  
Surrey, BC, CANADA

PROJECT NUMBER: 24-28

SCALE: 1"=20'0"

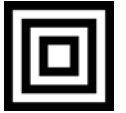
DRAWN BY: EL

REVIEWED BY: EL

## Planting Plan

L2.0





**HOMING  
LANDSCAPE  
ARCHITECTURE**

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VANCOUVER, BC, CANADA V6H 1K9  
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**Revisions**

NO.	Date	Note
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**LIGHT INDUSTRIAL**

PROJECT ADDRESS:  
12280 103a Ave/10267 123a Street,  
Surrey, BC, CANADA

PROJECT NUMBER: 24-28

SCALE: N/A

DRAWN BY: EL

REVIEWED BY: EL

**Plant List**

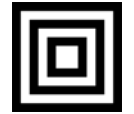
**L2.1**

ONSITE PLANT LIST					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
<b>TREES (DECIDUOUS &amp; CONIFEROUS)</b>					
AC	Acer circinatum	Vine Maple	25	3cm cal.	Replacement Trees
AG	Acer griseum	Paperbark Maple	9	3cm cal.	Replacement Trees
MAL3	Malus fusca	Pacific Crabapple	11	3cm cal.	Replacement Trees
POM	Picea omarika	Serbian Spruce	10	1.75m tall.	Replacement Trees
PIO	Pinus contorta var. contorta	Shore Pine	9	1.75m tall.	Replacement Trees
PIV	Pinus densiflora	Japanese Red Pine	6	1.75m tall.	Replacement Trees
SJ	Styrax japonicus	Japanese Snowbell Tree	11	3cm cal.	Replacement Trees
<b>SHRUBS</b>					
Arb	Arbutus unedo 'Compacta'	Compact Strawberry Bush	43	#3 pot	
Az3	Azalea 'Gumpo Pink' Dwarf	Gumpo Pink Azalea	56	#2 pot	
cla	Clematis armandii	Evergreen Clematis	6	#2 pot	
Cos	Cornus alba 'Sibirica'	Red Twiq Dogwood	22	#5 pot	
ec1	Erica carnea	Spring Heath	40	#1 pot	
Gs	Gaultheria shallon	Salal	273	#2 pot	
Lpa	Lonicera pileata	Privet honeysuckle	73	#2 pot	
Ma	Mahonia aquifolium	Oregon Grape Holly	206	#2 pot	
Rh4	Rhododendron 'PJM'	PJM Rhododendron	115	#3 pot	
Ro5	Rosa x 'Scarlet Meidiland'	Scarlet Meidiland Rose	41	#2 pot	
Shh	Sarcococca hookeriana var. humilis	Sweet Box	34	#2 pot	
sbT	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	49	#2 pot	
Sym	Symphoricarpos alba	Snowberry	102	#2 pot	
Vot	Vaccinium ovatum 'Thunderbird'	Thunderbird Evergreen Huckleberry	182	#3 pot	
Vac	Vaccinium parvifolium	Red Huckleberry	23	#3 pot	
<b>PERENNIALS &amp; GROUNDCOVERS</b>					
ar	Arctostaphylos uva-ursi 'Vancouver Jade'	Bearberry, Kinnikinnik	203	#1 pot	
lsa	Lavandula angustifolia	English Spike Lavender	157	#1 pot	
lim	Liriope muscari	Big Blue Lily Turf	112	#1 pot	
pol	Polystichum munitum	Western sword fern	440	#1 pot	
<b>ORNAMENTAL GRASSES &amp; BAMBOOS</b>					
cmi	Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	12	#1 pot	
ha	Hakonechloa macra 'Aureola'	Golden Japanese Forest Grass	57	#1 pot	
cla	Clematis viticella	Purple Clematis	12	#1 pot	

OFFSITE PLANT LIST					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
<b>TREES (DECIDUOUS &amp; CONIFEROUS)</b>					
LIQ	Liquidambar styraciflua	American Sweetgum	3	6cm cal.	

**PLANTING NOTES:**

- 1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
- 2) All planting shall be in accordance with CLA Landscape Standard, latest edition.
- 3) The Landscape Contractor shall ensure that the on-site planting medium/soil meets the specification & recommendations of the soil analysis taken at the time of Substantial Completion. All recommendations of the soil analysis shall be executed prior to Final Acceptance of the landscape works by the Consultant and the municipal authorities.
- 4) Minimum planting medium depths:  
lawn - 67/150mm  
groundcover - 127/300 mm  
shrubs - 18"/450 mm  
trees - 24"/600 mm (around & beneath rootball)
- 5) All plant material to be supplied on the job site must be obtained from a nursery participating in the BCLNA Phytophthora ramorum Certification Program.



**HOMING  
LANDSCAPE  
ARCHITECTURE**

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**Revisions**

NO.	Date	Note
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**LIGHT INDUSTRIAL**

PROJECT ADDRESS:  
12280 103a Ave/10267 123a Street,  
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PROJECT NUMBER: 24-28

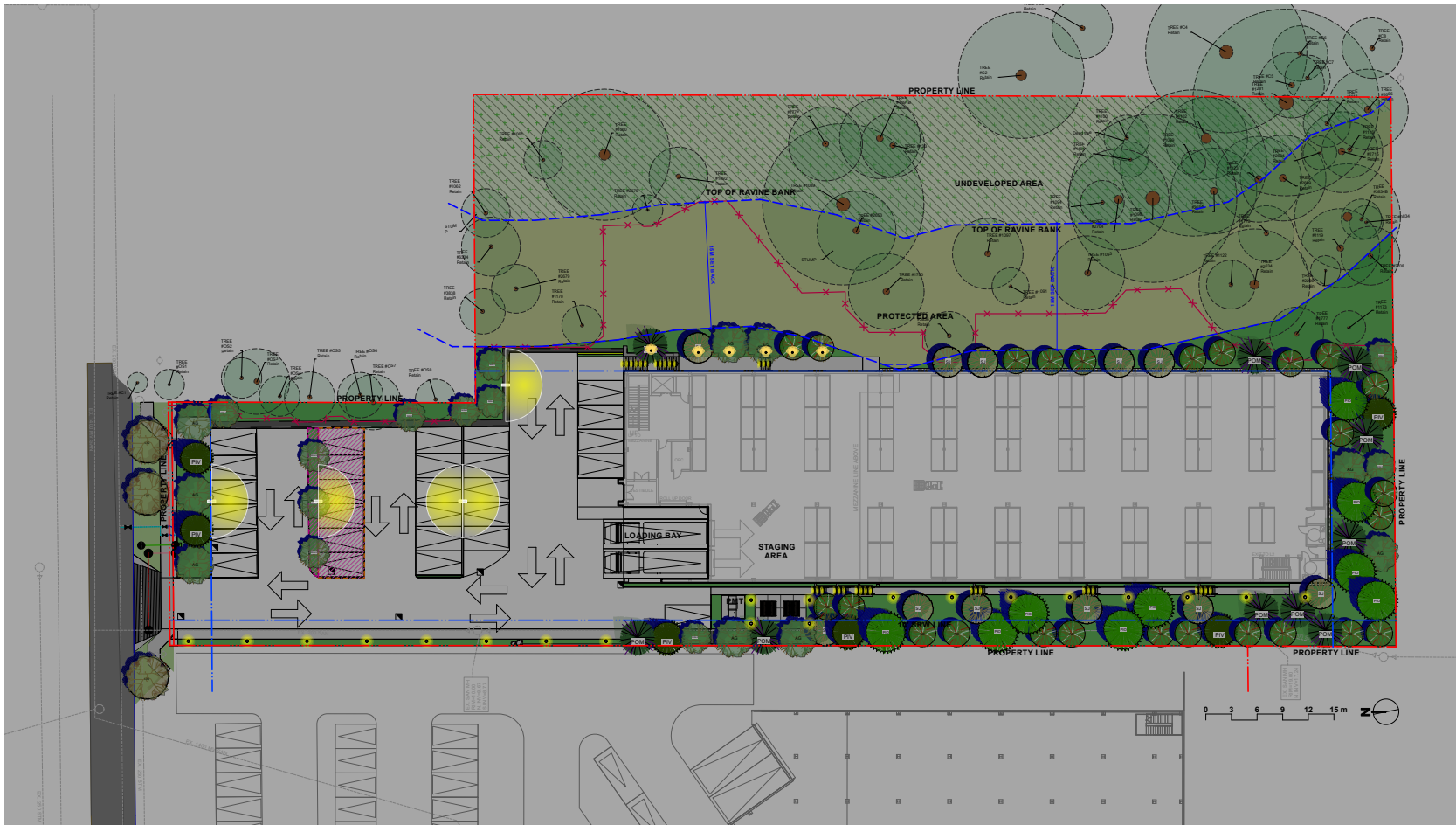
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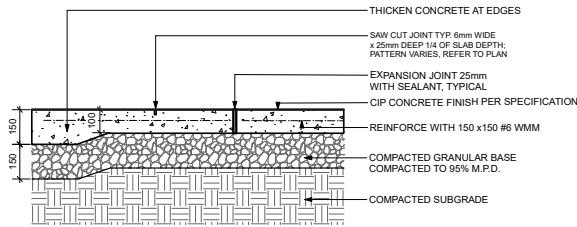
**Conceptual  
Landscape  
Lighting Plan**

L3.0



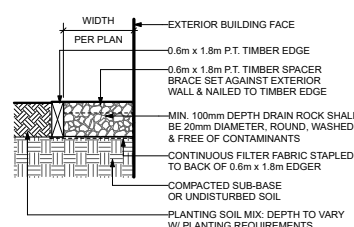
**LANDSCAPE LIGHTING LEGENDS**

SYMBOL	MATERIALS	SYMBOL	MATERIALS	SYMBOL	MATERIALS	SYMBOL	MATERIALS
	TREE UPLIGHT 		STEP/WALL LIGHT 		BOLLARD LIGHT 		PARKING LOT POLE DOWNLIGHT WITH SHIELD 
<p><b>LIGHTING NOTES</b></p> <p>1. LIGHTING PLANS PROVIDED FOR INFORMATION ONLY. ALL EXTERIOR LIGHT FIXTURES, QUANTITIES, AND LOCATIONS TO BE APPROVED BY THE CLIENTS PRIOR TO ORDERING AND INSTALLATION.</p> <p>2. CONTRACTOR TO COORDINATE RECESSED FORMING, ELECTRICAL CONDUIT, AND LOCATION LOGISTICS WITH OTHER TRADES AS REQUIRED.</p> <p>3. SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY THE CLIENTS PRIOR TO ORDERING AND INSTALLATION.</p> <p>4. CONTRACTOR TO ENSURE ALL LIGHTING WIRE AND FIXTURES MUST BE INSTALLED TO MEET THE LOCAL ELECTRICAL REGULATIONS AND SAFETY REQUIREMENTS.</p>							



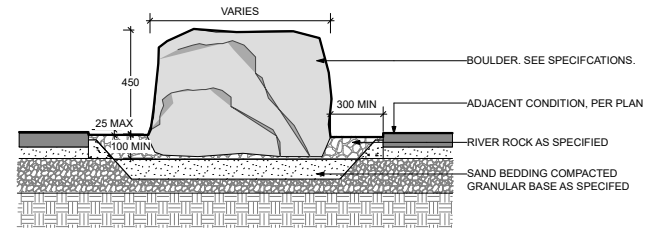
NOTES:  
 1. EXPANSION JOINTS 6m O.C. MAX. CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.  
 2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

**1 CIP CONCRETE ON GRADE (TYPICAL)**  
 Scale: 1:10



NOTE: ALL LUMBER SIZES ARE SHOWN AS NOMINAL

**2 GRAVEL DRAIN STRIP - ON GRADE**  
 Scale: 1:10

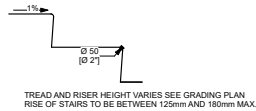


**3 BOULDER PLACEMENT**  
 Scale: 1:10

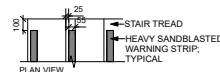


NOTES:  
 Type: 6' Rectangle Metal Picnic Table by Uline (800-295-5510) or approved alternative.  
 Model: H-100/2BL  
 Size: 72x61x31"  
 Color: Black  
 Note: Provide shop drawings for approval prior to order and installation.

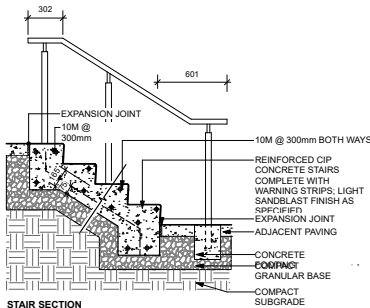
**4 PICNIC TABLE AND BENCHES**



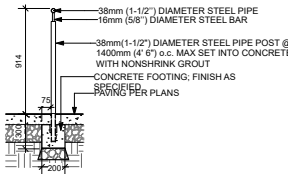
**TREAD/RISER ENLARGEMENT**  
 Scale: 1:20



**TOOLED WARNING STRIP ENLARGEMENT**  
 Scale: 1:20



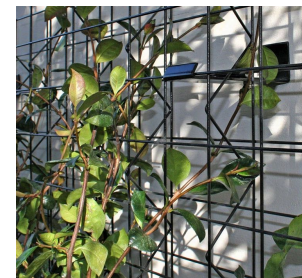
**STAIR SECTION**  
 Scale: 1:20



**HANDRAIL ENLARGEMENT**  
 Scale: 1:20

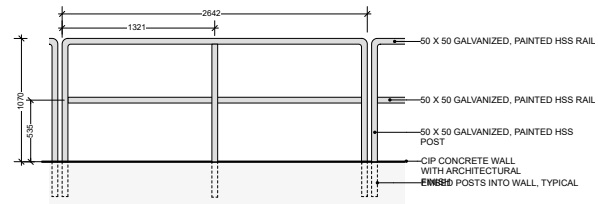
NOTES:  
 1. FOR NUMBER OF RISERS SEE LAYOUT DRAWINGS / SECTIONS  
 2. GRIND ALL WELDS SMOOTH  
 3. ALL HARDWARE TO BE NO. 28 MATTE FINISH STAINLESS STEEL UNLESS OTHERWISE SPECIFIED  
 4. RISE OF STAIRS TO BE BETWEEN 125mm AND 180mm MAX. RISE AND RUN SHALL NOT ALTER IN ONE STAIR FLIGHT.  
 5. HANDRAIL SHOP DRAWINGS TO BE PROVIDED BY CONTRACTOR  
 6. POST TO BE EMBEDDED IN CONCRETE FOOTING MIN 150mm; OR EMBEDDED INTO CONCRETE STAIRS.

**6 CIP CONCRETE STAIRS & HANDRAIL**  
 Scale: 1:20



NOTES:  
 1. MANUFACTURER TO PROVIDE SHOP DRAWING.  
 2. CONCRETE FOOTINGS TO BE ENGINEERED.

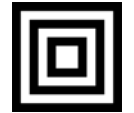
**5 GREEN WALL PANEL TRELLIS SYSTEM**  
 Scale: 1:25



ELEVATION  
 NOTE:  
 GUARDRAIL REQUIRED WHERE WALLS ABOVE 610mm

PROVIDE ENGINEERED SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE CONSULTANT PRIOR TO FABRICATION AND INSTALLATION OF GUARDRAILS.

**7 GUARDRAIL ON TOP OF RETAINING WALL**  
 SCALE: 1:20



**HOMING LANDSCAPE ARCHITECTURE**

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**LIGHT INDUSTRIAL**

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PROJECT NUMBER: 24-28

SCALE: AS SHOWN

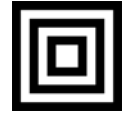
DRAWN BY: EL

REVIEWED BY: EL

**HARDSCAPE & FURNISHING DETAILS**

L4.0

**NOTES:**  
 ALL SOFTSCAPE DETAILS TO COMPLY WITH  
 THE LATEST VERSION OF CANADIAN  
 LANDSCAPE STANDARD.



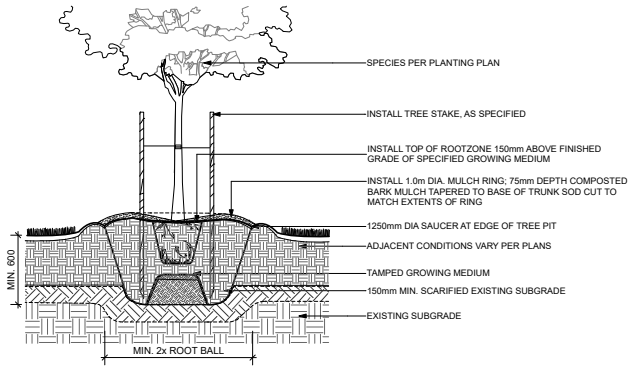
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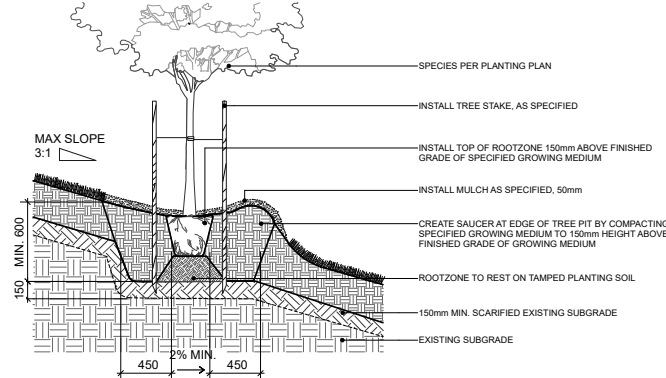
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**Revisions**

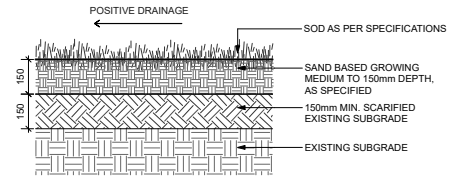
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2	2024-08-30	ISSUED FOR REZONING & DP



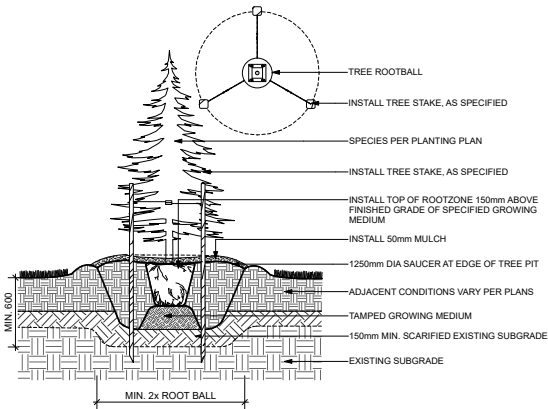
**1 DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)**  
 Scale: 1:20



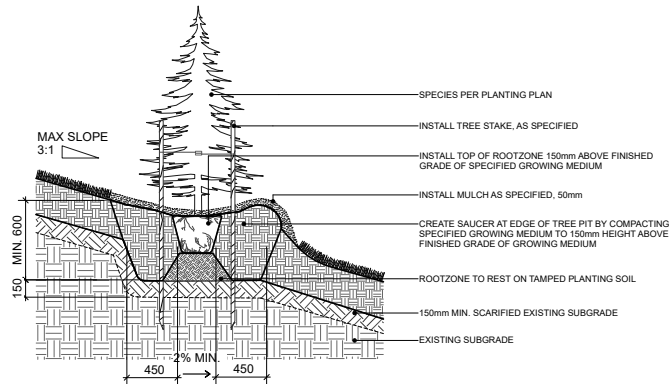
**3 DECIDUOUS TREE PLANTING ON SLOPE (TYPICAL)**  
 Scale: 1:20



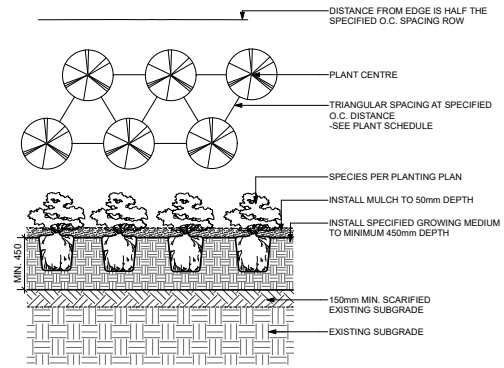
**5 SOD LAWN (TYPICAL)**  
 Scale: 1:10



**2 CONIFEROUS TREE PLANTING ON GRADE (TYPICAL)**  
 Scale: 1:20



**4 CONIFEROUS TREE PLANTING ON SLOPE (TYPICAL)**  
 Scale: 1:20



**6 PLANTING ON GRADE (TYPICAL)**  
 Scale: 1:20

**LIGHT INDUSTRIAL**

PROJECT ADDRESS:  
 12280 103a Ave/10267 123a Street,  
 Surrey, BC, CANADA

PROJECT NUMBER: 24-28

SCALE: AS SHOWN

DRAWN BY: EL

REVIEWED BY: EL

**SOFTSCAPE  
 DETAILS**

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

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

DATE: **August 02, 2024** PROJECT FILE: **7822-0296-00**

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RE: **Engineering Requirements (Commercial/Industrial)**  
**Location: 12280 103A Ave**

#### **OCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment.

#### **REZONE/SUBDIVISION**

##### ***Property and Right-of-Way Requirements***

- Dedicate 0.445 m along south side of 103A Avenue.
- Register 0.5 m SRW along south side of 103A Avenue.

##### ***Works and Services***

- Construct south side of 103A Avenue.
- Construct 300mm water main along 103A Avenue.
- Construct 250mm sanitary sewer along 103A Avenue.
- Construct adequately-sized storm, water, and sanitary service connections.
- Register applicable legal documents as determined through detail design stage.

A Servicing Agreement is required prior to Rezone/Subdivision.

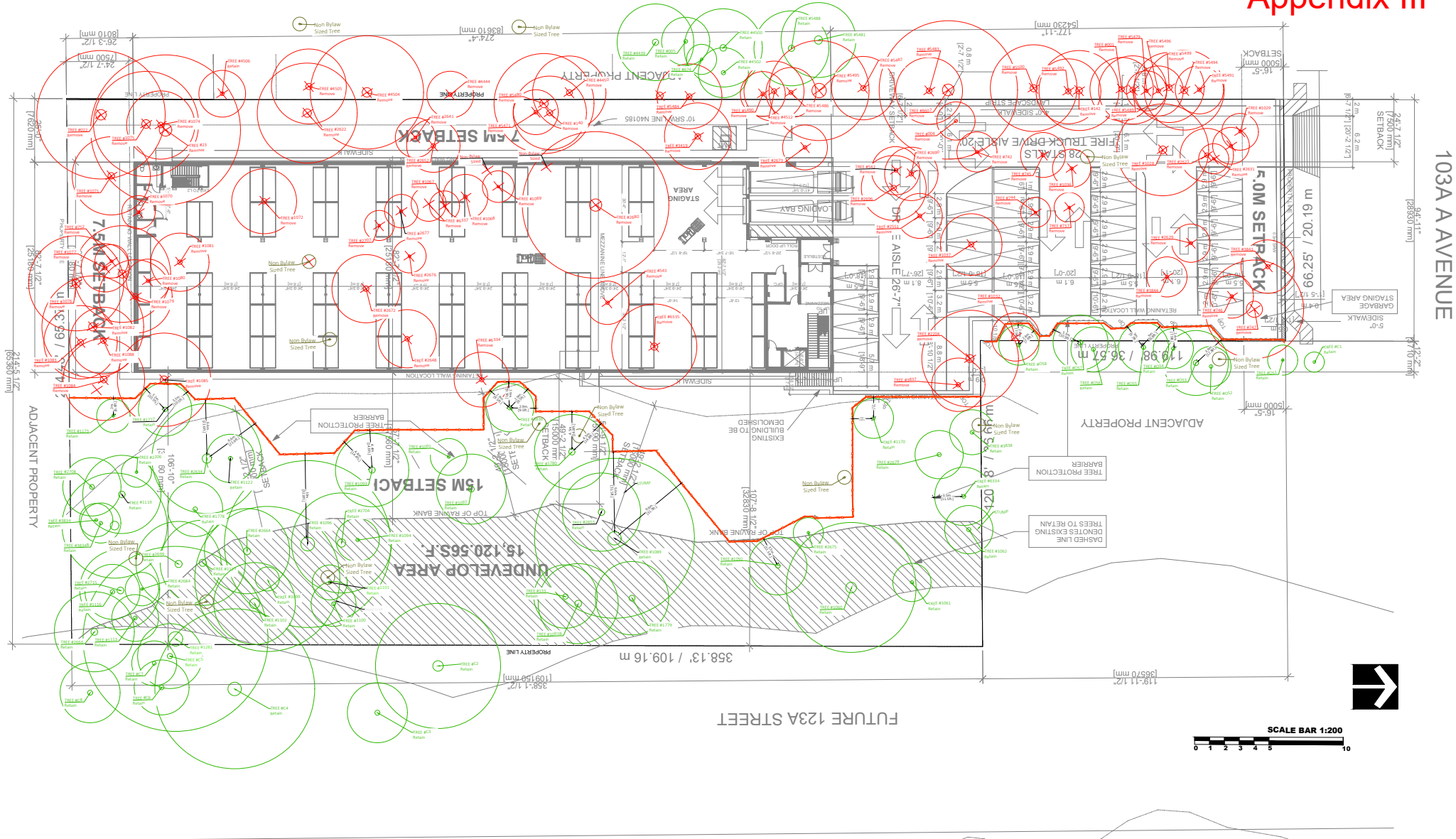
#### **DEVELOPMENT PERMIT**

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

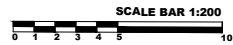


Jeff Pang, P.Eng.  
Manager, Development Services

BD



103A AVENUE



**TREE MANAGEMENT PLAN**

Project Number: \_\_\_\_\_

Date: **October 23, 2023**

Scale: **1:200**

Drawn: \_\_\_\_\_

Checked: \_\_\_\_\_

**Revisions**

No.	Date	Description
1	August 28, 2024	

**Consultants**

\_\_\_\_\_

**12280 103A & 10267 123A St Ave, Surrey**

**Klimo & Associates**

Francis R. Klimo  
 ISA Certified Arborist #PN-8149A  
 ISA Certified Tree Risk Assessor (TRAQ)  
 BC Wildlife Danger Tree Assessor #7193



**8.0 SUMMARY OF TREE PRESERVATION BY TREE SPECIES:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Tree(s)</b>			
Alder	6	6	0
Cottonwood	4	4	0
<b>Deciduous Trees (Excluding Alder and Cottonwood Tree(s))</b>			
Bigleaf maple	24	23	1
Common cherry	8	8	0
Butternut	2	2	0
<b>Coniferous Tree(s)</b>			
Western redcedar	21	21	0
<b>Total</b> <i>(Excluding Alder and Cottonwood Tree(s))</i>	<b>55</b>	<b>54</b>	<b>1</b>
Additional Trees in the proposed Open Space / Riparian Area	<b>53</b>	<b>0</b>	<b>53</b>
<b>Total Replacement Trees Proposed</b> <i>(Excluding Boulevard Street Tree(s))</i>		<b>81</b>	
<b>Total Retained and Replacement Tree(s)</b> <i>(Total + Total replacement tree(s) proposed)</i>		<b>82</b>	

*\*Please note: The trees identified in the table consists of only on-site, shared trees that are bylaw sized and includes trees within boulevards, proposed streets, and lanes*

**9.0 TREE PRESERVATION SUMMARY**

Surrey Project No: N/A

Address: 12280 103A Ave & 10267 123A St

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	65
Protected Trees to be Removed	64
Protected Trees to be Retained <i>(Excluding trees within proposed open space or riparian areas)</i>	1
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio	
10 X one (1) = 10	10
All other Trees Requiring 2 to 1 Replacement Ratio	
54 X two (2) = 108	108
<b>Replacement Trees Proposed</b>	<b>81</b>
<b>Replacement Trees in Deficit</b>	<b>37</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>53</b>

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	23
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio	
0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio	
23 X two (2) = 46	46
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>46</b>

Summary, report and plan prepared and submitted by:

*Francis Klimo*

September 4, 2024

(Signature of Arborist)

Date

