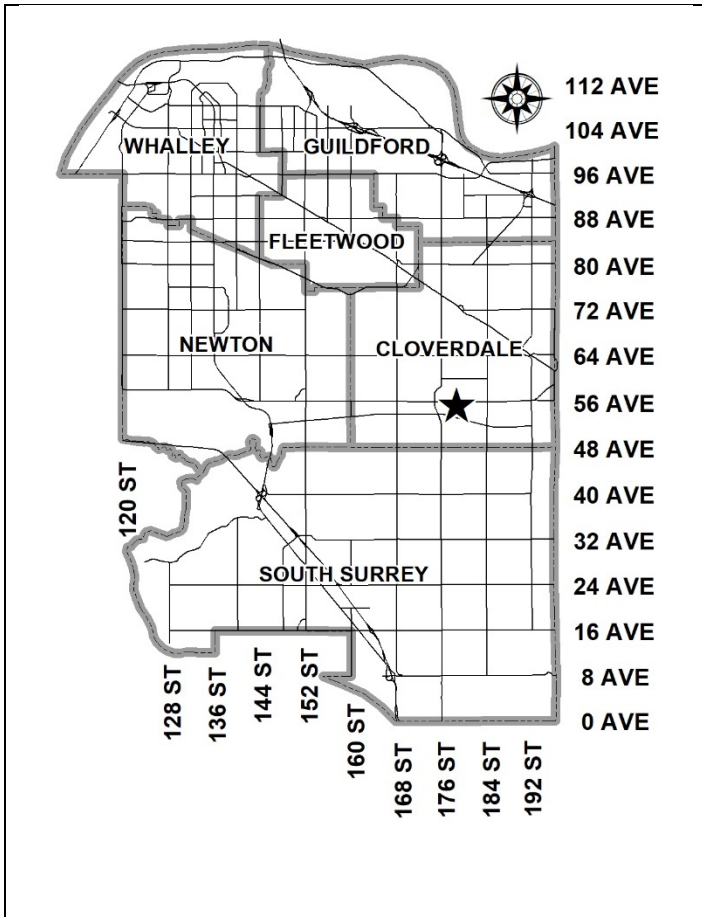


**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: 7924-0129-00

Planning Report Date: October 21, 2024



PROPOSAL:

- **Rezoning** a portion of the subject site (17850 - 56 Avenue) from C-8 to CD (based on IL)
- **Development Permit** for a portion of the subject site (17850 - 56 Avenue)
- **Major Development Permit Amendment** for a portion of the subject site (17899 - 55 Avenue).

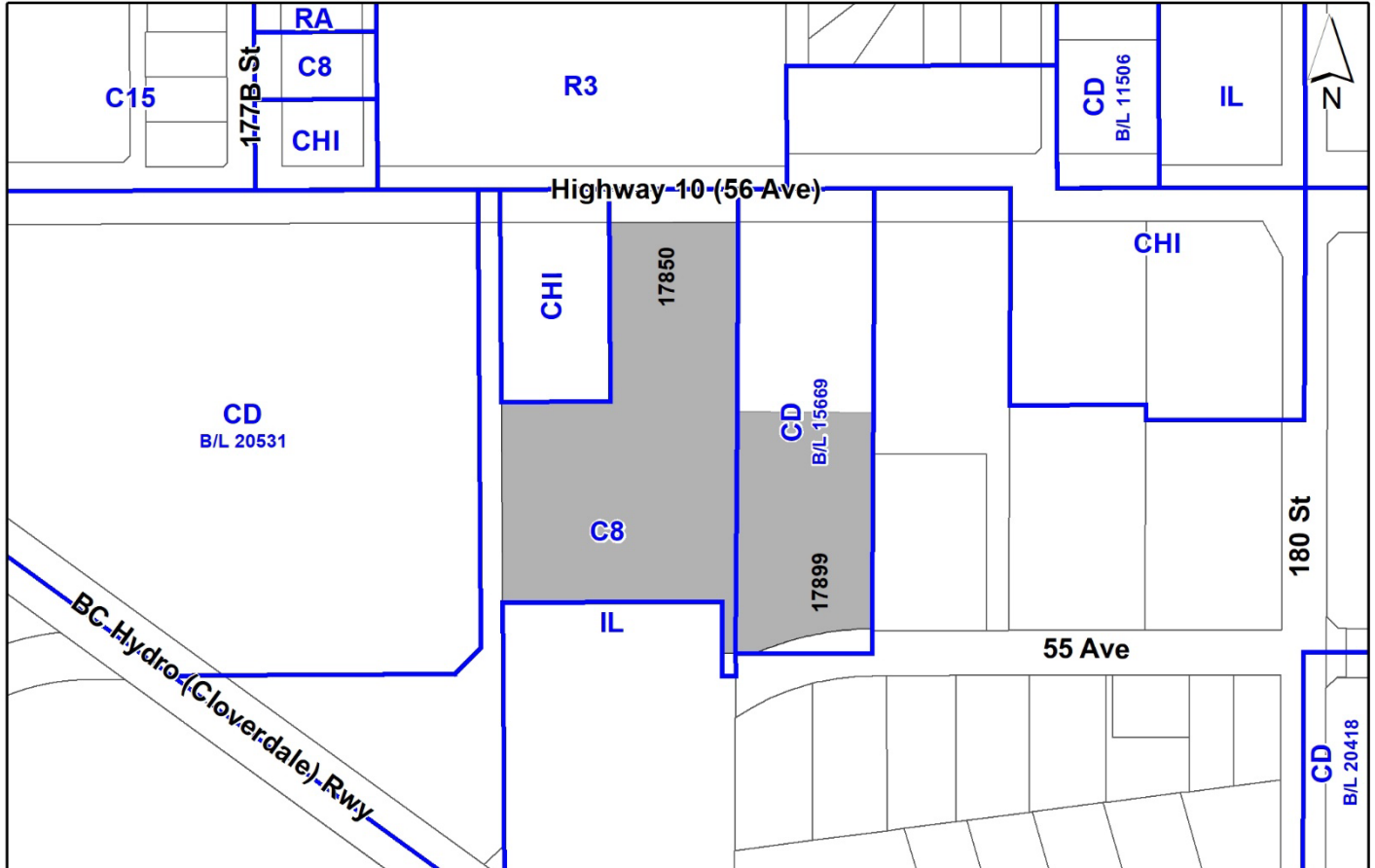
to permit the development of a three-storey light industrial building (17850 - 56 Avenue) as well as to permit an amendment to an approved Development Permit (17899 - 55 Avenue) to facilitate a shared access driveway.

LOCATION: 17899 - 55 Avenue
17850 - 56 Avenue

ZONING: C8 and CD (Bylaw No. 15669)

OCP DESIGNATION: Industrial and Commercial

TCP DESIGNATION: Industrial/Business Park and Commercial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning for the property at 17850 – 56 Avenue.
- Approval to draft Development Permit for both Form and Character as well as Hazard Lands (Flood Prone Area) for the property at 17850 – 56 Avenue.
- Approval to draft Development Permit Amendment for Development Permit No. 7904-0188-00 for the property at 17899 – 55 Avenue.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- The proposal complies with the Industrial designation in the Metro Vancouver Regional Growth Strategy (RGS) over the southern portion of 17850 – 56 Avenue.
- The proposal complies with the Industrial designation in the Official Community Plan (OCP) as well as over Industrial/Business Park designation in the Cloverdale Town Centre Plan (TCP) over the southern portion of 17850 – 56 Avenue .
- As the entirety of the proposed light industrial use on 17850 – 56 Avenue is contained within that portion of the lot that is currently designated as "Industrial" under the RGS and OCP as well as "Industrial/Business Park" under the Cloverdale TCP, no amendments are required as part of the subject development application. Staff have confirmed that, in order to eliminate the split-designation on 17850 – 56 Avenue, RGS, OCP, and TCP amendments will be considered by Council as part of the forthcoming Cloverdale Town Centre Plan update.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character as well as the design guidelines under the Cloverdale Town Centre Plan (TCP).
- The proposal complies with the Development Permit requirements in the OCP for Hazard Lands (Flood Prone Areas).
- The proposed three-storey industrial building on 17850 56 Avenue, which will replace the existing two-storey industrial building to be demolished, achieves an attractive architectural built form, which utilizes high quality materials and contemporary lines. The proposed building will include extensive glazing throughout, especially along the entirety of the third storey.

-
- The proposed redevelopment of 17850 – 56 Avenue will require changes to the at-grade parking associated with an existing 2-storey light industrial building at 17899 – 55 Avenue, approved under Development Permit No. 7904-0188-00, in order to support an enlargement of the existing shared driveway access connection from 55 Avenue to 17850 – 56 Avenue. The proposed changes are meant primarily to facilitate the turning movements of tractor-trailers accessing the proposed loading area at the south-east corner of the proposed 3-storey industrial building at 17850 – 56 Avenue.
 - Both properties are owned and operated by Delta Controls Inc. who have confirmed that the revised at-grade parking on 17899 – 55 Avenue will meet the off-street parking demands of the associated 2-storey industrial building. In addition, an amended reciprocal access easement will be registered over the two properties.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone a portion of the subject site at 17850 56 Avenue from "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7924-0129-00, including a comprehensive sign package, over 17850 – 56 Avenue generally in accordance with the attached drawings (Appendix I).
3. Council authorize staff to draft Development Permit No. 7904-0188-01 over 17899 – 55 Avenue generally in accordance with the attached drawings (Appendix I).
4. 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) approval from the Ministry of Transportation & Infrastructure;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) demolition of existing buildings and structures on a portion of the subject site (17850 – 56 Avenue) to the satisfaction of the Planning and Development Department;
 - (i) registration of a Section 219 Restrictive Covenant to prohibit habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion;
 - (j) registration of a Section 219 Restrictive Covenant to adequately satisfy the City's needs with respect to public art, to the satisfaction of the General Managers, Parks, Recreation and Culture; and

- (k) registration of an amended easement for reciprocal access between 17899 – 55 Avenue and 17850 – 56 Avenue.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	TCP Designation	Existing Zone
Subject Site	Two-storey light industrial and office building (17899 – 55 Avenue and one-storey light industrial and office building (17850 – 56 Avenue)	Commercial (North) and Industrial/Business Park (South)	C8 and CD (Bylaw No. 15669)
North (Across 56 Avenue):	Cloverdale Traditional Elementary School and one-storey eating establishment	Institutional and Commercial	R3 and CHI
East:	Two-storey, multi-tenant light industrial building.	Commercial (North) and Industrial/Business Park (South)	IL
South:	WesTower Telecommunications work yard.	Industrial/Business Park	IL
West:	Truck parking facility and Shopping Centre	Commercial	CD (Bylaw No. 20531) and CHI

Context & Background

- The subject site in Cloverdale Town Centre consists of two (2) developed properties. The western 1.4-hectare lot at 17850 – 56 Avenue contains a two-storey light industrial building and surface parking. The eastern lot at 17899 55 Avenue contains a portion of a commercial and industrial strata lot with a two-storey light industrial building with surface parking.
- As the subject site is located in the 200-year floodplain of both the Serpentine and Nicomekl Rivers a Hazard Lands (Flood Prone Areas) Development Permit is required (*see Development Permit section for details*).
- The north portion of 17850 – 56 Avenue is designated as "General Urban" under the Metro Vancouver *Metro 2050: Regional Growth Strategy* (RGS), "Commercial" under the Official Community Plan (OCP) and "Commercial" under the Cloverdale Town Centre Plan (TCP). The south portion of 17850 – 56 Avenue is designated "Industrial" under the RGS and OCP and "Industrial/Business Park" under the Cloverdale TCP. The entirety of 17850 – 56 Avenue is currently zoned "Community Commercial (C8) Zone".

- As the entirety of the proposed light industrial use on 17850 – 56 Avenue is contained within that portion of the lot that is currently designated as "Industrial" under the RGS and OCP as well as "Industrial/Business Park" under the Cloverdale TCP, no amendments are required as part of the subject development application. Staff have confirmed that, in order to eliminate the split-designation on 17850 – 56 Avenue, RGS, OCP, and TCP amendments will be considered by Council as part of the forthcoming Cloverdale Town Centre Plan update.
- That portion of the adjacent commercial and industrial strata lot (17899 – 56 Avenue) associated with the subject development application is designated as "Industrial" in the RGS and OCP as well as "Industrial/Business Park" in the Cloverdale TCP and is currently zoned "Comprehensive Development (CD) Zone (Bylaw No. 15669)".
- The applicant, Delta Controls Inc., a building automation systems manufacturer in the commercial, healthcare, hospitality, education and leisure markets, have been operating a light industrial and office building on 17850 – 56 Avenue since 1994 as well as an additional light industrial manufacturing facility at 17899 – 55 Avenue since 2008. The intent of the subject application is to: (1) retain the existing facilities at 17899 – 55 Avenue; (2) demolish the existing two-storey industrial building at 17850 – 56 Avenue; and (3) construct a new three-storey industrial building at 17850 – 56 Avenue with expanded warehouse, light industrial (research and development) and office facilities in order to create a campus-like layout.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to permit the development of a 3- storey light industrial and office building, containing approximately 13,165 square metres of floor area with both at-grade and underground parking facilities, on the western portion of the subject site (17850 – 56 Avenue) in Cloverdale Town Centre the following is required:
 - **Rezoning** from C-8 to CD (based on IL); and
 - **Development Permit** for Form and Character.

	Proposed (17850 – 56 Avenue Only)
Lot Area	
Gross Site Area:	14,203.5 sq.m.
Road Dedication:	72.6 sq.m.
Net Site Area:	14,130.9 sq.m.
Building Height:	21.2 metres
Floor Area Ratio (FAR):	0.93 (Net)
Floor Area	
Industrial:	6,175 sq.m.
Office:	4,372 sq.m.
Total:	10,547 sq.m.

- In order to allow changes to the configuration of existing, abutting at-grade parking facilities on a portion of the subject site (17899 – 55 Avenue) to permit an expanded shared access condition between the two above-noted properties the following is required:

- **Development Permit Amendment** to Development Permit No. 7904-0188-00.

Referrals

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
- Ministry of Transportation & Infrastructure (MOTI): Preliminary approval of the subject Rezoning Bylaw has been granted for a period of one (1) year.
- Completion and acceptance of a site-specific Transportation Impact Analysis (TIA) as well as additional revisions to the proposed 56 Avenue (Highway 10) access to be a condition of Final Adoption of the Rezoning Bylaw and MOTI execution of the Plan of Subdivision.
- 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.
- Ministry of Environment: No concerns.

Transportation Considerations

Road Network and Infrastructure:

- As part of the subject development application, the applicant will be required to provide the following road dedication and construction requirements:
 - Dedicate 12.0 metres in width for the south-most extent of 17850 – 56 Avenue and construct the north side of 55 Avenue. In addition, remove the existing driveway access and letdown from 55 Avenue for 17850 – 56 Avenue.
 - Register a 0.5-metre wide Statutory Right-of-Way (SRW) along all development frontages for sidewalk maintenance.
 - Registration of a Section 219 Restrictive Covenant on 17850 – 56 Avenue for Right-In/Right-Out access only from 56 Avenue (Highway 10).
 - Registration of an amended Reciprocal Access Easement between 17899 – 55 Avenue and 17850 – 56 Avenue.

Transportation Impact Analysis:

- The applicant is required to provide a site-specific Transportation Impact Analysis (TIA) report to both the City of Surrey and the Ministry of Transportation & Infrastructure as per Section 505 of the Local Government Act. Submission and acceptance of the TIA will be a

condition of Final Adoption of the subject Rezoning By-law as well as issuance and execution of the subject Development Permit.

Access and Parking:

- The applicant is proposing approximately 266 parking spaces on 17850 – 56 Avenue, 161 within an at-grading parking lot and 105 within an underground parkade, which exceeds the requirements of the Zoning Bylaw for the proposed industrial and office uses.
- The subject site will be accessed via two driveways, one from 55 Avenue and one from 56 Avenue (Highway 10) with cross access between 17899 – 55 Avenue and 17850 – 56 Avenue addressed through the registration of an amended reciprocal access easement.

Transit and/or Active Transportation Routes:

- The subject site is located approximately 600 metres from bus stops served by TransLink Route No. 342 (Langley Centre / Newton Exchange) and No. 370 (Cloverdale/Willowbrook).

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 current "Industrial" designation over the southern portion of 17850 – 56 Avenue under the Metro Vancouver 2050 *Regional Growth Strategy*.

Official Community Plan

Land Use Designation

- The proposal complies with the current "Industrial" designation over the southern portion of 17850 – 56 Avenue under the Official Community Plan (OCP).

Secondary Plans

Land Use Designation

- The proposal complies with the current "Industrial/Business Park" designation over the southern portion of 17850 – 56 Avenue under the Cloverdale Town Centre Plan (TCP).

CD By-law

- 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
Floor Area Ratio (FAR):	1.0 FAR (Net)	1.0 FAR (Net)
Lot Coverage:	60%	60%
Yards and Setbacks	7.5 metres from all lot lines	7.5 metres from all lot lines.
Principal Building Height:	18.0 metres	21.5 metres
Permitted Uses:	<p><u>Principal Uses:</u></p> <ul style="list-style-type: none"> • Light Impact Industrial • Recycling Depots • Transportation Industry • Automotive Service Uses • Vehicle Storage, including Recreational Vehicle storage • Industrial Equipment Rentals • General Service Uses, limited to: <ul style="list-style-type: none"> ○ Driving Schools ○ Fleet Dispatch Office ○ Industrial First Aid Training ○ Trade Schools • Warehouse Uses • Distribution Uses • Office Uses, limited to: <ul style="list-style-type: none"> ○ Architectural Firms ○ Landscape Architectural Firms ○ Engineering and Surveying ○ General Contractor ○ General Government ○ Utility Company. • Self-Storage Warehouse • Liquor Manufacturing <p><u>Accessory Uses:</u></p> <ul style="list-style-type: none"> • Coffee Shops. • Recreation Facilities. • Community Services. • Assembly Halls • Child Care Centres • Caretaker Unit • Sales of rebuilt vehicles under < 5,000 kg G.V.W. 	<p><u>Principal Uses:</u></p> <ul style="list-style-type: none"> • Light Impact Industrial • Warehouse Uses • Distribution Uses • Transportation Industry except Truck Parking Facilities <p><u>Accessory Uses:</u></p> <ul style="list-style-type: none"> • Office Uses
Parking (Part 5)	Required	Proposed
Number of Stalls		
Industrial:	62 parking spaces	133 parking spaces
Office:	109 parking spaces	133 parking spaces
Total:	<u>171 parking spaces</u>	<u>266 parking spaces</u>
Small Car (Max. %):	60 parking spaces (35%)	13 parking spaces (4.8%)
Accessible (Min. %):	8 parking spaces (5%)	8 parking spaces (5%)

- Based on the visibility of the subject site from Highway 10 as well as its proximity to existing and future commercial/retail uses within Cloverdale Town Centre, the number of permitted uses under the proposed CD By-law has been reduced from those permitted under the IL zone to those considered most compatible with the existing and future urban interface.
- The maximum building height permitted has been increased from 18.0 metres under the IL Zone to 21.5 metres under the proposed CD By-law in order to permit the proposed development.

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. As a condition of Final Adoption of the subject Rezoning By-law the applicant will be required to register a Section 219 Restrictive Covenant to satisfy the needs of the General Manager, Parks, Recreation and Culture, with respect to the City's Public Art Policy.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on August 15, 2024, and the Development Proposal Signs were installed on August 16, 2024. To date, staff have received no responses from neighbouring residents or businesses.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement (17850 – 56 Avenue)

- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Cloverdale Town Centre Plan (TCP).

Proposed Building

- The proposed building has a modern, linear appearance achieved through the use of extensive vertical and horizontal glazing in both dark and light gray throughout, especially along the entirety of the upper building storey (office use).
- In addition to the proposed glazing, the remainder of the building will be clad with insulated metal panels in a combination of dark grey and wood-line tones. The one-storey entrance lobby, facing 56 Avenue, has been further delineated by the use of a rectangular extrusion clad in white coloured metal panel or white exterior-grade porcelain tile.
- Rooftop mechanical units will be screened with perforated metal screening in dark grey.
- There are six (6) loading bays at the south-east corner of the proposed building that are to be accessed by WB-20 tractor-trailer combinations entering 17850 – 56 Avenue from 55 Avenue via the shared access easement with 17899 – 55 Avenue.

Landscaping

- The landscape plans include a variety of deciduous and coniferous trees in addition to a number of low-lying shrubs, grasses and other groundcover planted throughout.
- Landscaped tree islands, containing either a deciduous or coniferous tree as well as low-lying shrubs and ground cover, are proposed throughout the surface parking areas on 17850 – 56 Avenue spaced approximately every six (6) parking spaces as per OCP DP1.1 guidelines.
- A shared outdoor amenity space for employees of both 17850 – 56 Avenue and 17899 – 55 Avenue is proposed along the east side of the proposed building, within both existing lots. The proposed amenity space contains picnic tables and other informal seating areas and is extensively planted with trees, low-lying shrubs, grasses and groundcover.
- A 1.8-metre high black-clad metal security fence is proposed along the north, west and south lot lines and along a that portion of the east lot line which is not shared with 17899 – 55 Avenue.

Signage

- One (1) free-standing identification sign is proposed along the 56 Avenue (Highway 10) frontage, which will be incorporated into the proposed 1.8-metre high black-clad security fencing and 2.1-metre high black-clad rolling security gate. The proposed sign will consist of individual illuminated metal channel letters as well as the Delta Controls Inc. logo in light blue affixed to a 2.2-metre high concrete wall that is incorporated into the 56 Avenue landscape buffer.
- An upper storey fascia sign is proposed along the 56 Avenue (Highway 10) building frontage and will consist of individual illuminated metal channel letters as well as the Delta Controls Inc. logo in light blue with a maximum height of 1.2 metres.
- Final signage details will be addressed through a future Sign Permit in association with the future Building Permit application.

Development Permit (Major) Amendment (17899 – 55 Avenue)

- As part of the subject land development application, the applicant is seeking a major amendment to Development Permit No. 7904-0188-00 in order to reconfigure the existing at-grade parking lot on 17899 – 55 Avenue, associated with an existing two-storey light industrial building, as well as the shared access conditions between 17899 – 55 Avenue and 17850 – 56 Avenue.
- The proposed changes include:
 - Removal of the southern-most parking island, containing approximately eight (8) parking spaces to accommodate a widened shared two-way internal driveway for truck-trailer access to 17850 – 56 Avenue from 55 Avenue via 17899 – 55 Avenue.

- Removal of the northern most parking island, containing approximately eight (8) parking spaces to accommodate: a shared outdoor amenity island for Delta Controls Inc. employees, a shared two-way drive aisle between 17899 – 55 Avenue and 17850 – 56 Avenue as well as eight (8) new parking spaces.
- No changes are proposed to the existing two-storey light industrial building or the eastern portion of the parking lot containing 23 parking spaces, 1.5-metre wide on-site sidewalk and 5.0-metre wide landscape buffering containing trees, low-lying shrubs and groundcover.
- The applicant has confirmed that the 48 proposed parking spaces on 17899 – 55 Avenue complies with the minimum off-street parking rate for light industrial uses under Part 5 of the Zoning Bylaw.

Hazard Lands (Flood Prone) Development Permit Requirement

- The subject property falls within the Hazard Lands (Flood Prone) Development Permit Area (DPA) in the OCP, given that the site is within the 200-year floodplain of both the Nicomekl River and Serpentine River. The Hazard Land (Flood Prone) Development Permit is required to protect developments from hazardous conditions.
- A minimum flood plain elevation of approximately 2.4 metres geodetic is required. The applicant is proposing a main floor elevation of 4.5 metres geodetic elevation, which is approximately 2.1 metres above the minimum flood plain level.
- Registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion is required as a condition of final adoption.

TREES

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants Ltd., 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)	3	3	0
Deciduous Trees	64	39	25
Coniferous Trees	35	24	11
Onsite Tree Totals	102	66	36
Onsite Replacement Trees Proposed	78		
Total Onsite Retained and Replacement Trees	114		

- The Arborist Assessment states that there are a total of 102 bylaw protected trees on the site. Additionally, there are three (3) bylaw protected offsite trees and six (6) bylaw protected City trees within proximity of the proposed development. The applicant proposes to retain 36 onsite 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. All of the identified offsite trees and City trees in proximity to the subject site are proposed to be retained.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of 129 replacement trees on the site. As the subject site can only accommodate 78 replacement trees the proposed deficit of 51 replacement trees will require an estimated cash-in-lieu payment of \$28,050, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Pink Lobner Magnolia, Sourwood, Sugar Maple, Japanese Zelkova and Serbian Spruce.
- In summary, a total of 114 trees are proposed to be retained or replaced on the site with an estimated contribution of \$28,050 to the Green City Program.

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
Appendix IV.	Cloverdale Town Centre Plan Land Use Map

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

CRL/cb



VICINITY PLAN, NTS



CONTEXT MAP, NTS



DELTA ELECTRONICS HEADQUARTERS

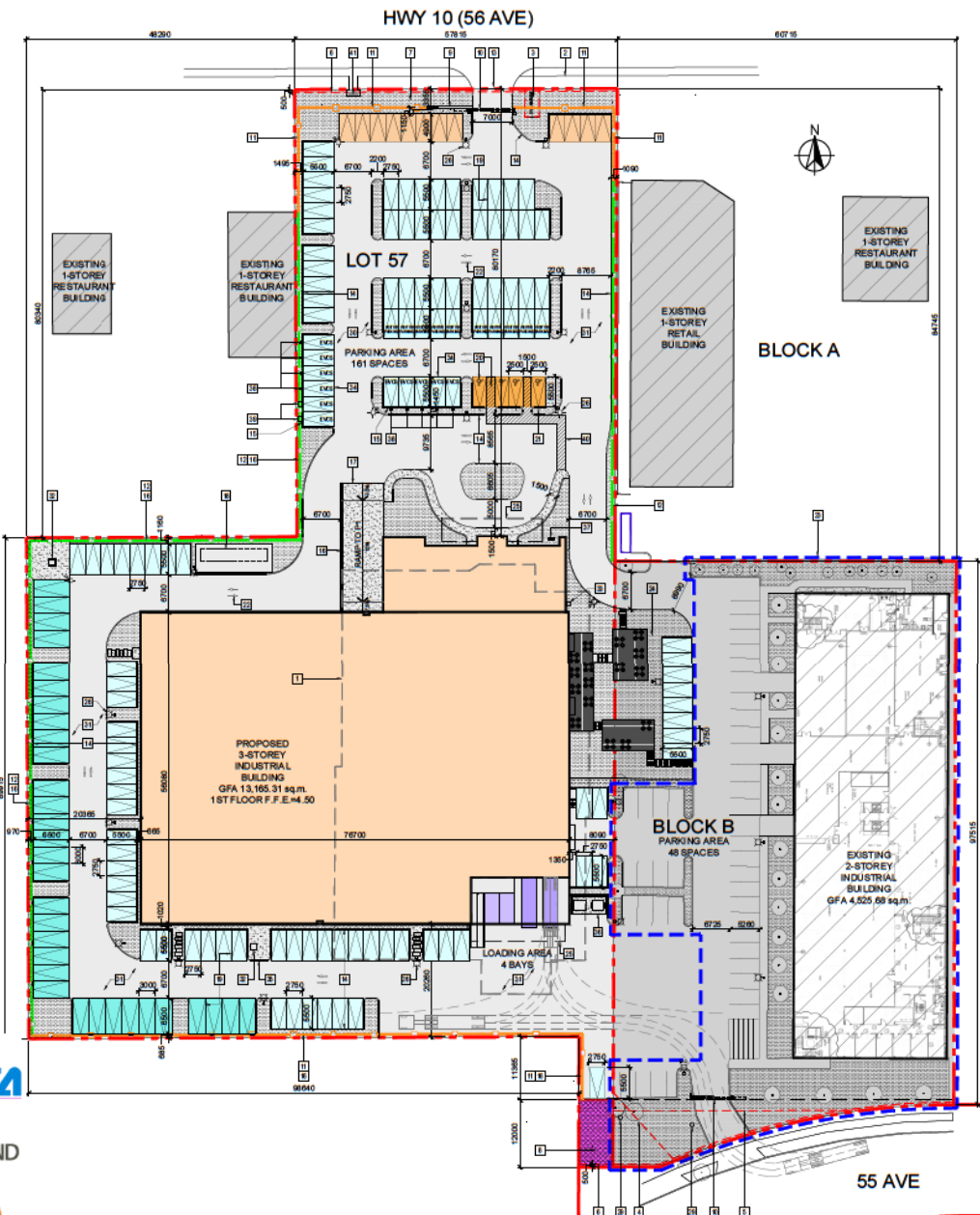
17850 - 56 AVENUE, SURREY, BC



SITE CONTEXT

26 JUN 2024

A0.1



LEGEND

- PROPERTY LINE
- EXTENT OF EXISTING LANDSCAPE AND PARKING TO REMAIN
- PROPOSED METAL SECURITY FENCE
- PROPOSED CHAINLINK FENCE
- STATUTORY RIGHT-OF-WAY
- FUTURE ROAD DECK/BOX
- CONCRETE PAVING
- MEDIUM DUTY ASPHALT
- EXISTING PAVING TO REMAIN
- LANDSCAPE AREA
- EXISTING TREE TO REMAIN
- PAVING LIGHT STANDARD

- KEY NOTES**
- 1 OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED
 - 2 EXISTING CITY CONCRETE SIDEWALK
 - 3 SRW PLAN A81651
 - 4 SRW PLAN BCP1983
 - 5 SRW PLAN 84282
 - 6 0.5m SRW ALONG STREET
 - 7 MIN. 3m WIDE LANDSCAPED STRIP WITHIN FRONT LOT LINE
 - 8 FUTURE ROAD DEDICATION
 - 9 LOGO WALL, REFER TO DETAIL
 - 10 BUILDING SECURITY GATE, BLACK, REMOVE OPERATOR, REFER TO DWG.
 - 11 1830mm (8') HIGH METAL SECURITY FENCE, BLACK, REFER TO DETAIL
 - 12 1830mm (8') HIGH CHAINLINK FENCE, BLACK, REFER TO DETAIL
 - 13 PROPOSED BI-DIRECTIONAL ACCESS / EXIT TO SITE, REFER TO CIVIL
 - 14 CONCRETE CURB - REFER TO DETAIL
 - 15 CONCRETE BOLLARD, GALVANIZED STEEL, PAINTED YELLOW, REFER TO DWG.
 - 16 CONCRETE RETAINING WALL, REFER TO CIVIL & STRUCTURAL
 - 17 CONCRETE RAMP TO PARKADE, REFER TO CIVIL & STRUCTURAL
 - 18 CONTAINER-BASED LFP BATTERY DOCK ON CONCRETE PAD, SUPPLIED BY DE
 - 19 PAINTED PARKING LINE 100mm WIDE, PAINTED WHITE AS PER MPI STANDARD EXT 2.1A
 - 20 HANDICAP PARKING STALL, c/w 45° WALKWAY STRIPE & HVC LOGO PAINTED WHITE, REFER TO DWG.
 - 21 HVC PARKING SIGN, SIGN TO BE CENTERED ON STALL, TYPICAL
 - 22 DIRECTIONAL ARROW, REFER TO DWG.
 - 23 BLUE DASHED LINES DENOTE EXISTING LANDSCAPE AND PARKING TO REMAIN
 - 24 LANDSCAPE OUTDOOR AREA, REFER TO LANDSCAPE
 - 25 FACE OF CANDY ABOVE
 - 26 PROPOSED POLE MOUNTED LIGHT STANDARD, REFER TO ELECTRICAL
 - 27 CONCRETE PAVER
 - 28 PROPOSED CATCH BASIN, REFER TO CIVIL
 - 29 EXISTING FIRE HYDRANT TO REMAIN
 - 30 MEDIUM DUTY ASPHALT, MIN. 75mm, REFER TO CIVIL & GEOTECHNICAL
 - 31 HEAVY DUTY ASPHALT, MIN. 100mm, REFER TO CIVIL & GEOTECHNICAL
 - 32 PROPOSED BC HYDRO PULL BOX, REFER TO ELECTRICAL
 - 33 GAS METER LOCATION, REFER TO MECHANICAL
 - 34 ELECTRICAL VEHICLE CHARGING STATION (EVCS), REFER TO ELECTRICAL
 - 35 LET DOWN AT CURB
 - 36 GARBAGE AND RECYCLING ENCLOSURE, STEEL POSTS AND GATE FRAMES TO BE HD GALVANIZED, REFER TO DRAWING
 - 37 SHORT-TERM BICYCLE STORAGE - OUTDOOR BICYCLE RACK, POWDER COATED, 8 SPACES PROVIDED
 - 38 LEVEL 2 EV CHARGER C/W STAND, REFER TO ELECTRICAL
 - 39 LEVEL 3 EV CHARGER - REFER TO ELECTRICAL
 - 40 1500mm PAINTED ACCESSIBLE PATHWAY
 - 41 NEW BENCH ON CONCRETE PAD - ACCESSIBLE AMENITY AREA, REFER TO LANDSCAPE

PROJECT STATISTICS

SITE ADDRESS: 17850-56 AVENUE, SURREY, BC, V5S 1C7
 LEGAL DESCRIPTION: LOT 57, NW SEC 5, T18, NEW WESTMINSTER DISTRICT PLAN 91700
 EXISTING ZONING: C4 - COMMUNITY COMMERCIAL ZONE
 PROPOSED ZONING: CD - COMPREHENSIVE DEVELOPMENT ZONE (BASED ON IBI-1 - BUSINESS PARK 1 ZONE)
 EXISTING USE: OFFICE
 PROPOSED USE:
 - LIGHT MANUFACTURING 1,646 sq.m.
 - WAREHOUSE 1,678 sq.m.
 SUB-TOTAL AREA: 5,324 sq.m. 6.9%
 - OFFICE 3,042 sq.m. 3.9%
 TOTAL AREA: 8,366 sq.m. 10.8%

EXISTING SITE AREA: 14,203.5 sq.m. (152,283 sq. ft.)
 GROUND FLOOR: 4,561.22 sq.m. (49,087 sq. ft.)
 SECOND FLOOR: 4,202.27 sq.m. (45,309 sq. ft.)
 THIRD FLOOR: 4,202.27 sq.m. (45,309 sq. ft.)
 TOTAL AREA: 13,065.76 sq.m. (141,700 sq. ft.)

ALLOWABLE FOR (C-4)
 PROPOSED FLOOR (C-4): 13,165.31 / 14,203.5 = 93.4%
 ALLOWABLE SITE COVERAGE (C-4) 50%
 PROPOSED BUILDING COVERAGE: 4,844.1 / 14,203.5 = 34.2%

ALLOWABLE HEIGHT (C-4): 13 m
 PROPOSED HEIGHT (C-4): 21.2 m

FRONT YARD SETBACK (8 BAYS): ALLOWED (C-4): 7.50 m, PROPOSED (C-4): 8.017 m
 REAR YARD SETBACK: ALLOWED (C-4): 7.50 m, PROPOSED (C-4): 3.026 m
 SIDE YARD SETBACK (EAST / WEST): ALLOWED (C-4): 7.50 m, PROPOSED (C-4): 8.09 m @ EAST, 2.63 m @ WEST

PARKING SPACE REQUIREMENTS (C-4)

INDUSTRIAL/TRANSPORTATION PARKING REQUIREMENTS	REQUIRED	PROVIDED
WAREHOUSE - 1:646 sq.m. - MIN. 1 SPACE PER 100 sq.m. - 1,646 sq.m. / 100 sq.m.	16	19
OFFICE (INDU/FACTORY) - 3,678 sq.m. - MIN. 2.5 SPACES PER 100 sq.m. - 9,195 sq.m. x 2.5	92	105
OFFICE - 3,042 sq.m. - MIN. 2.5 SPACES PER 100 sq.m. - 7,605 sq.m. / 100 sq.m. x 2.5	77	88
TOTAL PARKING SPACES REQUIRED	185	

PICK-UP TRUCK: - 32
SMALLS: - 1
SMALL CAR - 2% (MAX. 30%): - 19
ACCESSIBLE - 2% OF REQUIRED PARKING SPACES - 2% x 185 SPACES: 4 6
VAN ACCESSIBLE - 2% OF REQUIRED PARKING SPACES - 2% x 185 SPACES: 2 2
TOTAL PARKING SPACES PROVIDED: 266

PARKING SPACE DIMENSIONS (C-4)

TYPE	WIDTH	LENGTH	DRIVE AISLE WIDTH	SHOULDER AISLE WIDTH
90 DEGREE	2.9m	5.9m	6.1m	-
90 DEGREE	2.7m	5.9m	6.7m	-
PICK-UP TRUCK	3.0m	6.5m	6.7m	-
PARALLEL	2.9m	6.7m	6.0m	-
SMALL CAR	2.7m/2.9m	4.2m	6.7m/6.1m	-
ACCESSIBLE	2.5m	5.9m	6.1m	1.5m
VAN ACCESSIBLE	3.4m	5.9m	6.1m	1.5m

BICYCLE SPACE REQUIREMENTS (C-4)

INDUSTRIAL & OFFICE BICYCLE REQUIREMENTS	REQUIRED	PROVIDED
- NOT APPLICABLE & NOT REQUIRED	0	32
TOTAL CLASS B BICYCLE SPACE PROVIDED		32

LOADING SPACE REQUIREMENTS (C-4)

INDUSTRIAL & OFFICE BICYCLE REQUIREMENTS	REQUIRED	PROVIDED
- ALL INDUSTRIAL BUILDINGS TO PROVIDE AN ON-STREET LOADING UNLOADING SPACE ADJACENT TO EACH OPENED LOADING DOOR OF THE BUILDING	4	4
TOTAL LOADING SPACE PROVIDED		4

LOADING SPACE DIMENSIONS (C-4)

TYPE	WIDTH	LENGTH	MANEUVERING AISLE WIDTH
90 DEGREE	4.0m	9.2m	7.5m

TOTAL PARKING PROVIDED AT LOT 57: 266 SPACES
 TOTAL PARKING PROVIDED AT BLOCK B: 48 SPACES

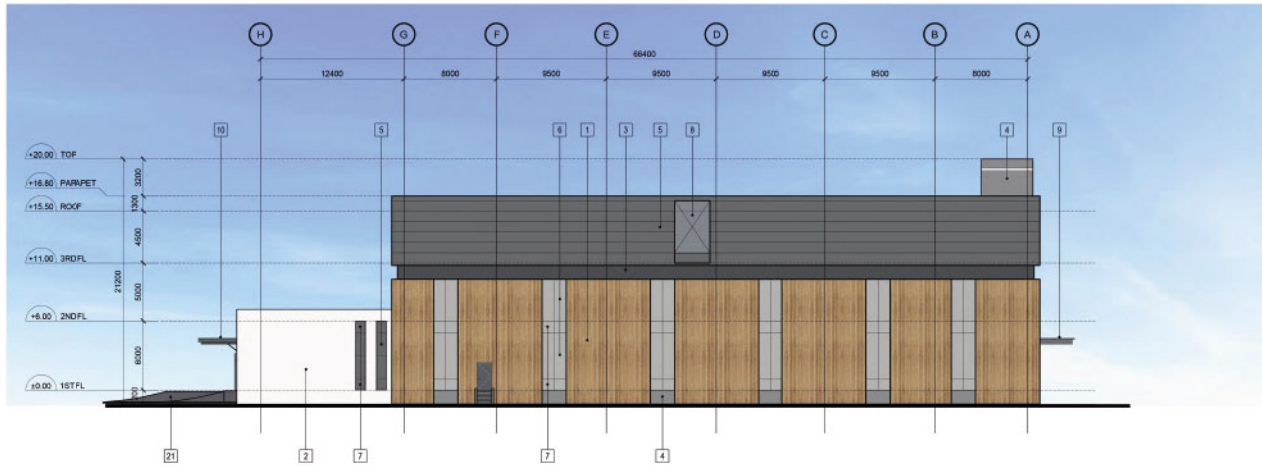


DELTA ELECTRONICS HEADQUARTERS
 17850 - 56 AVENUE, SURREY, BC



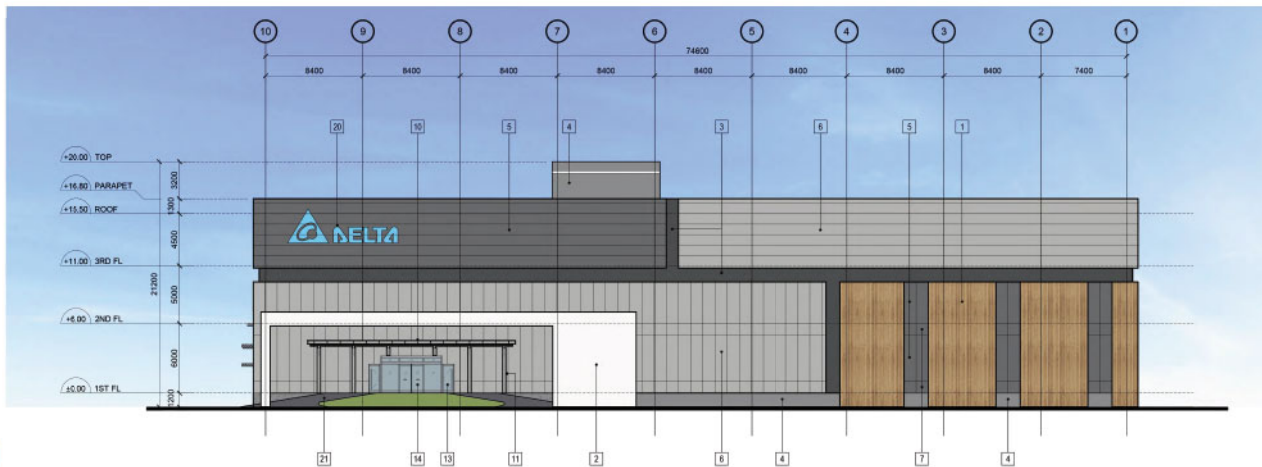
SCALE 1:400 19 SEP 2024

SITE PLAN A1.1



WEST ELEVATION

MATERIAL LEGEND	
1	INSULATED METAL PANEL (WOOD-LOOK FINISH)
2	INSULATED METAL PANEL (WHITE) OR PORCELAIN TILE (WHITE)
3	METAL PANEL (DARK GREY)
4	PRE-FINISHED CEMENT BOARD (MEDIUM GREY)
5	DOUBLE LOW-E GLASS (DARK GREY)
6	DOUBLE LOW-E GLASS (SILVER)
7	SPANDREL GLASS (DARK GREY)
8	CURTAIN WALL OPENING
9	METAL CANDOPY (DARK GREY)
10	GLASS CANDOPY C/W METAL SUPPORTS (DARK GREY)
11	METAL COLUMN C/W PRE-FINISHED COLUMN COVER (SILVER)
12	METAL COLUMN C/W PRE-FINISHED COLUMN COVER (DARK GREY)
13	ALUMINUM DOOR (CLEAR ANODIZED)
14	ALUMINUM SLIDING DOOR (CLEAR ANODIZED)
15	PAINTED HOLLOW METAL INSULATED DOOR (CHARCOAL)
16	SECTIONAL OVERHEAD DOOR (MEDIUM GREY)
17	SECTIONAL FROSTED-GLASS OVERHEAD DOOR
18	CONCRETE LOADING LP
19	CONCRETE LOADING PLATFORM
20	ILLUMINATED DELTA SIGNAGE
21	ASPHALT DRIVEWAY
22	CONCRETE DOCK RAMP



NORTH ELEVATION (56 AVENUE)



DELTA ELECTRONICS HEADQUARTERS

17850 - 56 AVENUE, SURREY, BC



BUILDING ELEVATIONS

SCALE 1:200

26 JUN 2024

A3.0



56 AVENUE LOOKING AT SOUTH



56 AVENUE LOOKING AT NORTH



55 AVENUE LOOKING AT NORTH



DELTA ELECTRONICS HEADQUARTERS

17850 - 56 AVENUE, SURREY, BC



STREET VIEWS

A3.2

26 JUN 2024



NORTH-WEST PERSPECTIVE LOOKING FRONT



SOUTH-EAST PERSPECTIVE LOOKING REAR



DELTA ELECTRONICS HEADQUARTERS

17850 - 56 AVENUE, SURREY, BC



RENDERINGS

A5.0

26 JUN 2024

LEGEND

- PROPERTY LINE
- BOD
- PEWER ROCK
- PLANTING MEDIUM
- EXISTING TREES TO REMAIN
- PATIO PAVING
- RETAINING WALL REDFILL
- CONCRETE SIDEWALK
- BOLLARD
- PROPOSED CEDAR FENCE
- CHAIN LINK FENCE
- METAL FENCE

3	2024/01/18	ISSUED FOR DP
2	2024/09/28	ISSUED FOR DP
1	2024/09/25	ISSUED FOR REVIEW

NO. DATE (YYYY) DESCRIPTION
 DRAWN & APPROVED



PROJECT NAME:
 DELTA CONTROLS

PROJECT ADDRESS:
 17850 56 AVENUE
 SURREY, BC

DRAWING TITLE:
 OVERALL
 LANDSCAPE PLAN

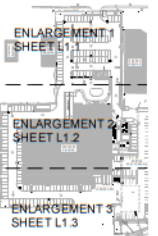
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DRAWN:
 AT

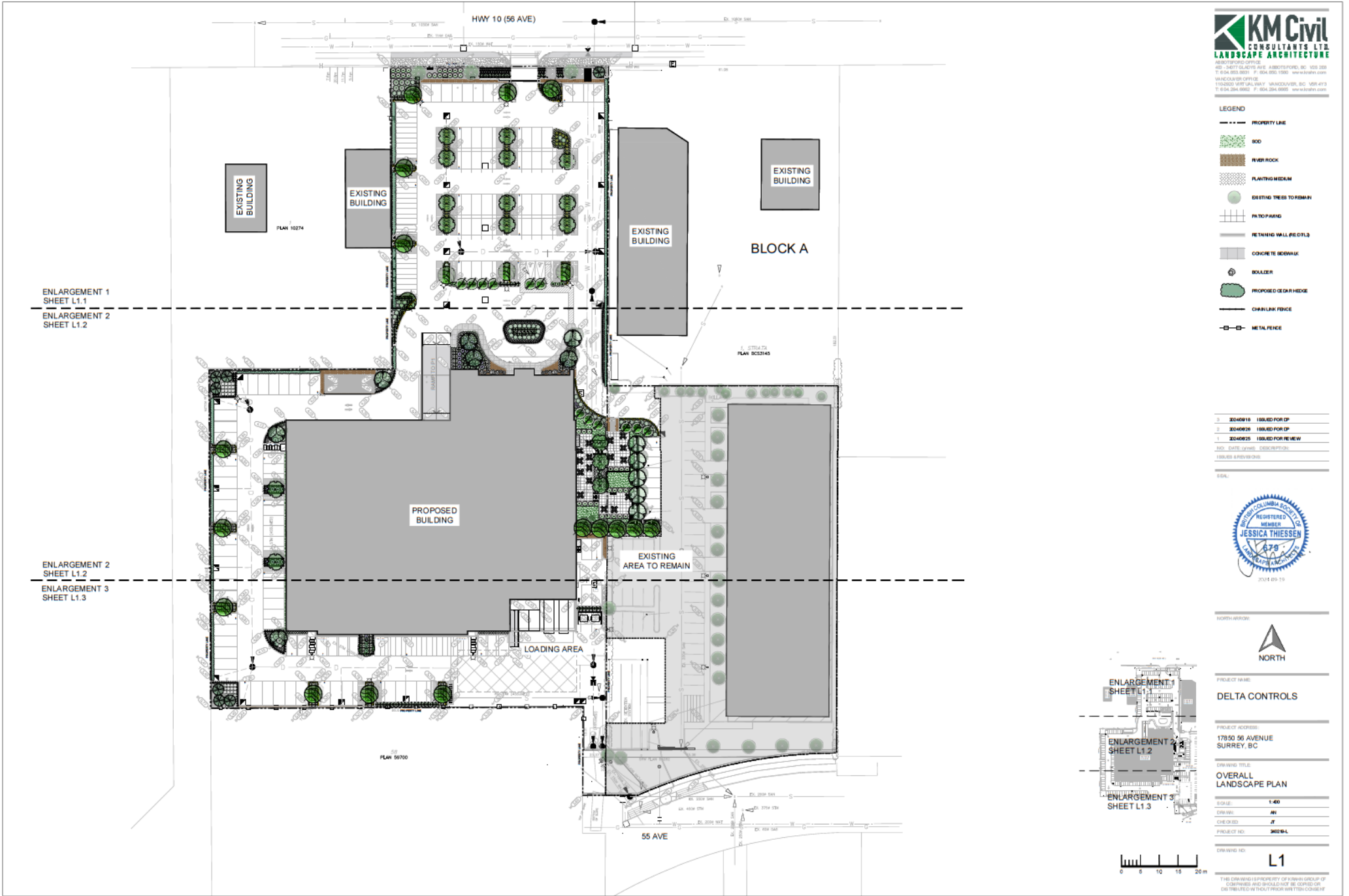
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PROJECT NO.:
 2024-L

DRAWING NO.:
 L1

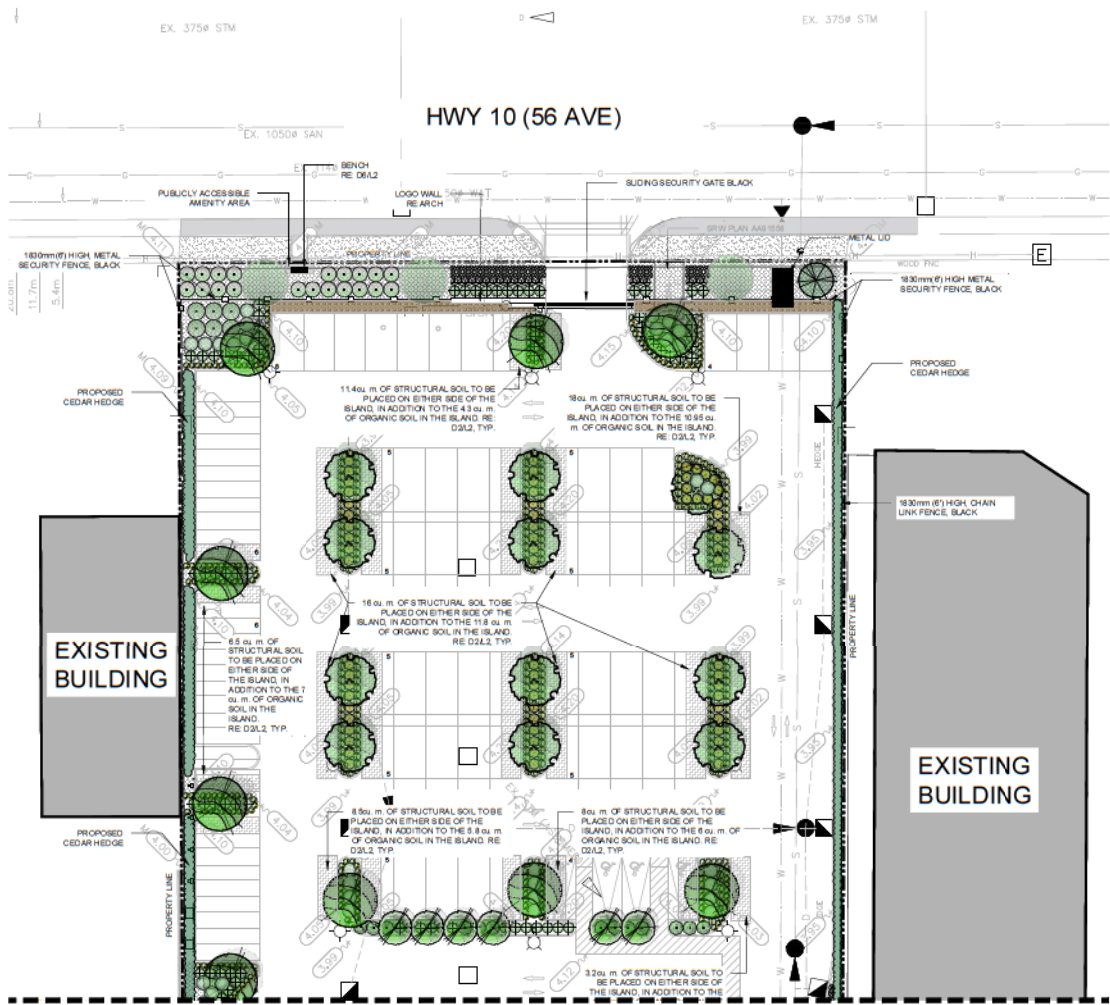


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ENLARGEMENT 1
 SHEET L1.1
 ENLARGEMENT 2
 SHEET L1.2

ENLARGEMENT 2
 SHEET L1.2
 ENLARGEMENT 3
 SHEET L1.3



ENLARGEMENT 2
SHEET L1.2

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
12		Magnolia 'Imperial Lacerat Mixed'	Pink Flower Magnolia	6cm Cal.	As/Shan	W.B.
18		Ostrya/Eurycorymbosum	Burrowed	6cm Cal.	As/Shan	W.B.
12		Acer saccharum 'Barrett Oak' APOLLO	Sugar Maple	6cm Cal.	As/Shan	W.B.
20		Zelkova serrata	Japanese Zelkova	6cm Cal.	As/Shan	W.B.
CONIFEROUS TREES						
7		Pinus contorta	Balton Spruce	3m H	As/Shan	W.B.
SHRUBS						
67		Spiraea japonica 'Vibroena' PERMAGIC CARET	Magi Carpet Japanese Spirea	400mm HL	As/Shan	#5 Pot
41		Camellia 'Vivibar'	Callerya Lilac	400mm HL	As/Shan	#5 Pot
15		Hydrangea 'Paeonia'	Magical Hydrangea	400mm HL	As/Shan	#5 Pot
68		Berberis thunbergii f. atropurpurea 'Concord'	Dwarf Pufferball Japanese Barberry	400mm HL	As/Shan	#5 Pot
118		Physocarpus opulifolius 'Diana May' LITTLE GEM	Little Gem Diabol	400mm HL	As/Shan	#5 Pot
54		Caryophyllus hirsutus 'Auror' SUPERHE BLUE	Golden Broomrape	400mm HL	As/Shan	#5 Pot
177		Sieracoccus hookeriana var. humilis	Dwarf Sweet Birch	400mm Spread	As/Shan	#5 Pot
35		Thuja occidentalis 'Smeargel'	EMERALD GREEN CEDAR	1.5m H	O.C. 600mm	#5 Pot
124		Yucca schottlandii 'T2'	Dwarf Mexican Laurel	400mm Spread	As/Shan	#5 Pot
73		Sedum japonica 'Hana'	Dwarf Purple Cedar	400mm HL	As/Shan	#5 Pot
10		Cakile sibirica 'Spring Trail'	Heather	400mm HL	As/Shan	#5 Pot
16		Spiraea helensis 'T2'	Barkleaf Spirea	400mm HL	As/Shan	#5 Pot
25		Spiraea japonica 'Smokeyleaf'	Smokeyleaf Spirea	400mm HL	As/Shan	#5 Pot
PERENNIALS, GROUND COVERS, AND GRASSES						
44		Aster 'Herald Mosaic'	Fiber's Aster	1 Galton	As/Shan	Potted
28		Rudbeckia hirta var. subsericea 'Goldstruck'	Black-eyed Susan	1 Galton	As/Shan	Potted
192		Lonicera caerulea 'Superior Beauty'	Shrub Candy	1 Galton	As/Shan	Potted
163		Bergenia cordifolia 'Vierzehn'	Winter Glow Bergenia	1 Galton	As/Shan	Potted
45		Hosta 'Lemon Lime'	Dwarf Hosta	1 Galton	As/Shan	Potted
40		Heuchera 'Violet'	Coral Bell	1 Galton	As/Shan	Potted

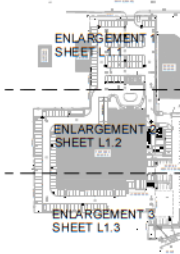


- LEGEND**
- PROPERTY LINE
 - BOD
 - RIVER ROCK
 - PLANTING MEDIUM
 - EXISTING TREES TO REMAIN
 - PATIO PAVING
 - RETAINING WALL BE. CIVLS
 - CONCRETE BOWWALK
 - BOULDER
 - PROPOSED CEDAR HEDGE
 - CHAIN LINK FENCE
 - METAL FENCE

- 3 20240918 ISSUED FOR DP
 - 1 20240918 ISSUED FOR DP
 - 1 20240925 ISSUED FOR REVIEW
- NO. DATE (REVISED) DESCRIPTION
ISSUED BY PREVIOUS



NORTH ARROW



PROJECT NAME
DELTA CONTROLS

PROJECT ADDRESS
17850 56 AVENUE
SURREY, BC

DRAWING TITLE
ENLARGEMENT 1

SCALE
1:200

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PROJECT NO.
2024-L

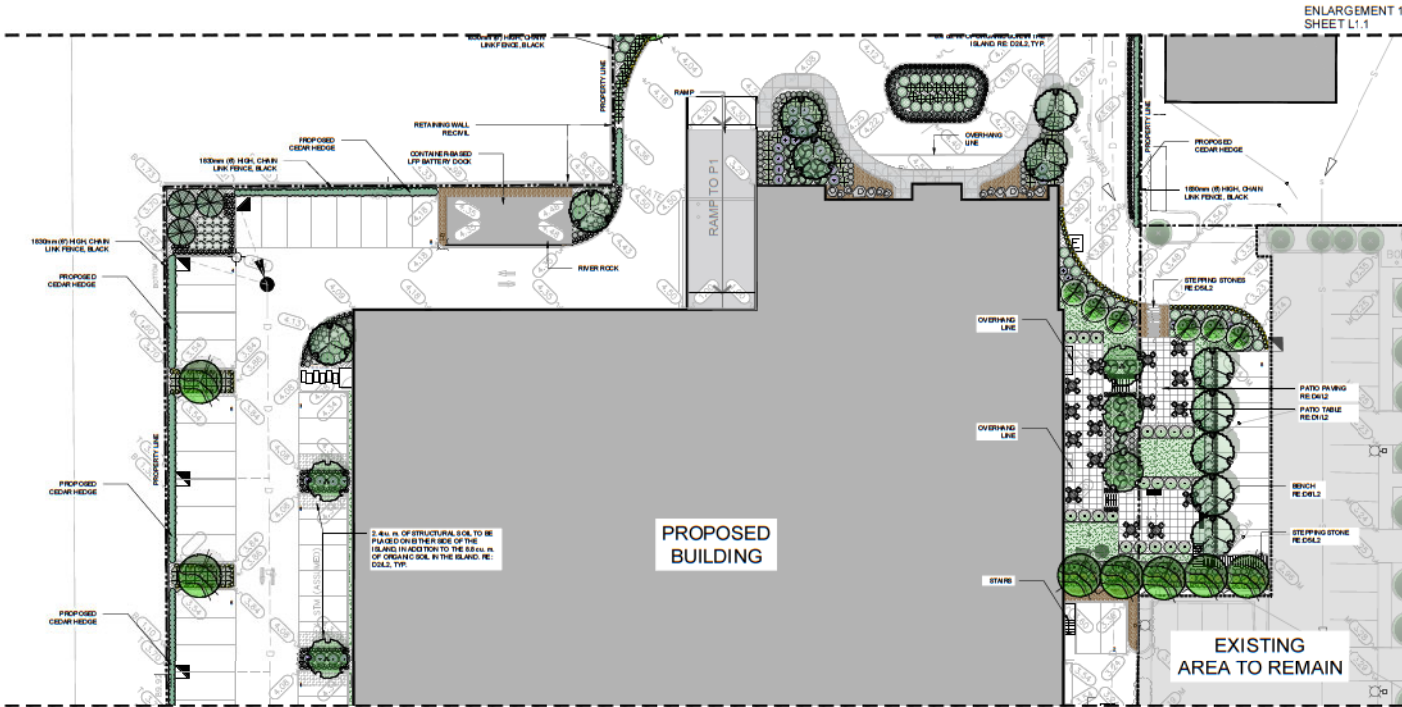
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L1.1



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- LEGEND**
- PROPERTY LINE
 - BOD
 - RIVER ROCK
 - PLANTING MEDIUM
 - EXISTING TREES TO REMAIN
 - PATIO PAVING
 - RETAINING WALL RE. CDLS
 - CONCRETE SIDEWALK
 - ROLLER
 - PROPOSED CEDAR HEDGE
 - CHAIN LINK FENCE
 - METAL FENCE

- 1. 2024/01/15 ISSUED FOR O.P.
 - 2. 2024/03/28 ISSUED FOR O.P.
 - 3. 2024/05/28 ISSUED FOR REVIEW
- NO. DATE (YYYY) DESCRIPTION
DRAWN & APPROVED BY



ENLARGEMENT 3
SHEET L1.3

PLANT LIST						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
12	12	Magnolia x bobbin Leonard/Meanst	Pink Lemon Magnolia	6m Cal.	As Shown	WB.
18	18	Corydonum arboreum	Sourwood	6m Cal.	As Shown	WB.
19	19	Acer saccharum 'Varriet Oak'/APOLLO	Sugar Maple	6m Cal.	As Shown	WB.
20	20	Zakura serrata	Japanese Zakura	6m Cal.	As Shown	WB.
CONIFEROUS TREES						
7	7	Picea canadica	Scrub Spruce	3m H.	As Shown	WB.
SHRUBS						
67	67	Spiraea japonica 'Waldner' /PERMAGIC CARPET	Magi Carpet Japanese Spirea	400mm H.	As Shown	85 Pkt
41	41	Camellia 'Victoria'	Callifolia Lily	400mm H.	As Shown	85 Pkt
15	15	Hydrangea 'Preziosa'	Hyphoid Hydrangea	400mm H.	As Shown	85 Pkt
89	89	Berberis 'Barbagel' /'Impatiens' 'Concord'	Decor/Purple/Impatiens Berberry	400mm H.	As Shown	85 Pkt
118	118	Physocarpus opulifolius 'Diana May' /LITTLE GOLD	Lily-of-the-valley	400mm H.	As Shown	85 Pkt
54	54	Caryophyllus 'Jesse' /SUNSHINE BLUE	Golden Blackbird	400mm H.	As Shown	85 Pkt
177	177	Sarcococca 'Leckwiese' var. 'humb'	Decor/weet box	400mm Spread	As Shown	85 Pkt
376	376	Thuja occidentalis 'Smaragd'	EMERALD GREEN CEDAR	1.5m H. O.C 400mm	As Shown	85 Pkt
124	124	Kalmia latifolia 'SP'	Decor/Carolina Laurel	400mm Spread	As Shown	85 Pkt
73	73	Salep purpurea 'Yona'	Decor/Purple Cider	400mm H.	As Shown	85 Pkt
9	9	Calluna vulgaris 'Spring Tonic'	Heather	400mm H.	As Shown	85 Pkt
6	6	Spiraea 'Spiraea' 'T' or	Bicoloral Spirea	400mm H.	As Shown	85 Pkt
28	28	Spiraea japonica 'Smaragd'	Decor/weet box	400mm H.	As Shown	85 Pkt
PERENNIALS, GROUND COVERS, AND GRASSES						
64	64	Aster 'Haze' 'Haze'	Fiber's Aster	1 Gal. in.	As Shown	Planted
289	289	Rudbeckia hirta var. culta 'Goldstrum'	Black-eyed Susan	1 Gal. in.	As Shown	Planted
190	190	Laciniatum - suspirans 'Sally'	Shasta Daisy	1 Gal. in.	As Shown	Planted
183	183	Bergenia cordifolia 'Venezia'	Winter Glow Bergenia	1 Gal. in.	As Shown	Planted
45	45	Hebe 'Lemon Lime'	Decor/Fuchsia	1 Gal. in.	As Shown	Planted
40	40	Heuchera 'Sassy'	Coral Bells	1 Gal. in.	As Shown	Planted

NORTH ARROW

PROJECT NAME:
DELTA CONTROLS

PROJECT ADDRESS:
17850 56 AVENUE
SURREY, BC

DRAWING TITLE:
ENLARGEMENT 2

SCALE:
1:20

DRAWN BY:
AT

CHECKED BY:
JT

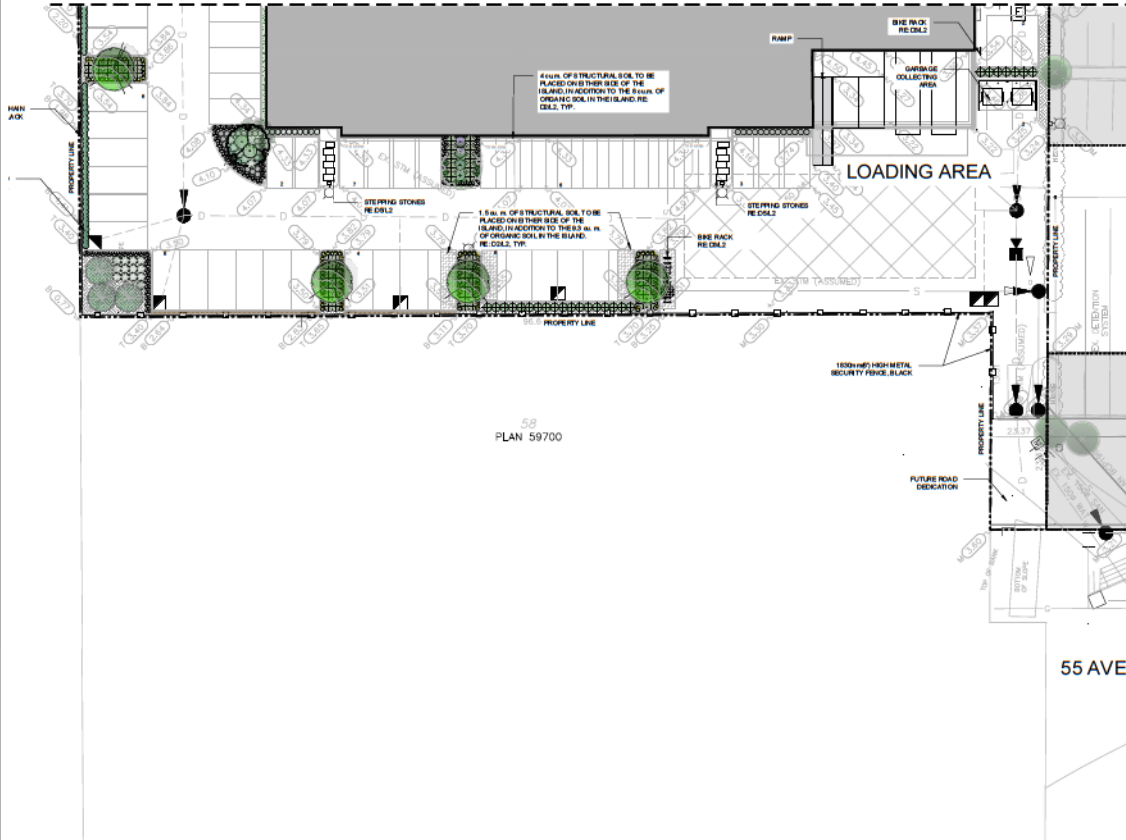
PROJECT NO.:
2024-L

DRAWING NO.:
L1.2

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ENLARGEMENT 2
SHEET L1.2



KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
12		Magnolia - hybrid Leonard Messel	Pink Lemon Magnolia	6m Cal.	As Shown	WB
16		Ostrya virginiana	Southern	6m Cal.	As Shown	WB
13		Araucarioxylum thomsonii	Sage Maple	6m Cal.	As Shown	WB
20		Zelkova serrata	Japanese Zelkova	6m Cal.	As Shown	WB
CONIFEROUS TREES						
7		Pinus strobus	Scotch Pine	2m H.	As Shown	WB
SHRUBS						
87		Spiraea japonica 'Yellow'	Japanese Spirea	400mm H.	As Shown	85 Pct
41		Geonoma 'Vittoria'	California Lily	400mm H.	As Shown	85 Pct
15		Hydrangea 'Petalase'	Hydrangea	400mm H.	As Shown	85 Pct
80		Staphylea trifoliata 'Aurea'	Deer Field	400mm H.	As Shown	85 Pct
19		Phoradendron flavescens 'Dorothy'	Little Christmas Tree	400mm H.	As Shown	85 Pct
54		Ornithoglossum 'Vivace'	Golden Star	400mm H.	As Shown	85 Pct
17		Saxifraga hypnoides 'var. Juniper'	Deer's Foot	400mm H.	As Shown	85 Pct
370		Thuja occidentalis 'Emerald'	EMERALD GREEN CEDAR	1.5m H.	C/D 800mm	85 Pct
124		Kalmia latifolia 'EF'	Deer's Foot	400mm H.	As Shown	85 Pct
73		Saxifraga hypnoides 'var. Juniper'	Deer's Foot	400mm H.	As Shown	85 Pct
10		Cakile edentata 'Spring Snow'	Sea Purslane	400mm H.	As Shown	85 Pct
16		Spiraea japonica 'Vivace'	Japanese Spirea	400mm H.	As Shown	85 Pct
25		Spiraea japonica 'Vivace'	Japanese Spirea	400mm H.	As Shown	85 Pct
PERENNIALS, GROUND COVERS, AND GRASSES						
404		Aster - French Bells	French Bells	1 Galton	As Shown	Pctal
269		Rudbeckia hirta 'var. subvar. Goldstruck'	Black-eyed Susan	1 Galton	As Shown	Pctal
180		Luzula confinis 'var. spectabilis'	Shrub Iris	1 Galton	As Shown	Pctal
180		Stipa capensis 'var. elegant'	Witch Grass	1 Galton	As Shown	Pctal
40		Hosta Lenaxa	Deer's Foot	1 Galton	As Shown	Pctal
40		Hosta Lenaxa	Deer's Foot	1 Galton	As Shown	Pctal



LEGEND

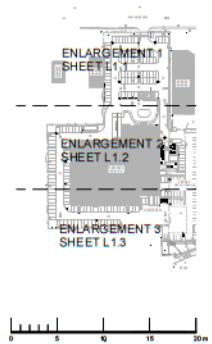
- PROPERTY LINE
- ROCK
- RIVER ROCK
- PLANTING MEDIUM
- EXISTING TREES TO REMAIN
- PATIO/PAVING
- RETAINING WALL BEDS
- CONCRETE SIDEWALK
- ROLLER
- PROPOSED CEDAR HEDGE
- CHAIN LINK FENCE
- METAL FENCE

3	2024/01/15	ISSUED FOR DP
2	2024/01/15	ISSUED FOR DP
1	2024/01/15	ISSUED FOR REVIEW

NO. DATE (Y/M/D) DESCRIPTION
ISSUED BY PREVIOUS



NORTH ARROW



PROJECT NAME: DELTA CONTROLS

PROJECT ADDRESS: 17850 56 AVENUE SURREY, BC

DRAWING TITLE: ENLARGEMENT 3

SCALE: 1:20

DRAWN: AN

CHECKED: JT

PROJECT NO: 2024-L

DRAWING NO: L1.3



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INTER-OFFICE MEMO

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

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

DATE: **September 26, 2024**

PROJECT FILE: **7824-0129-00**

RE: **Engineering Requirements (Commercial/Industrial)**
Location: 17850 No 10 (56 Ave) Hwy

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 12.0m from the south-most extent of 17850 56 Avenue for future east-west alignment of 55 Avenue.
- Register 0.5m SRW along development frontages.

Works and Services

- Construct the north half of 55 Avenue.
- Register receptacle access easement with 17899 55 Avenue.
- Remove existing driveway at 17850 56 Avenue.
- Extend 250mm watermain along 56 Avenue or extend 300mm watermain along 55 Avenue.
- Extend 250mm sanitary main along 56 Ave.
- Extend 250mm sanitary main along 55 Ave.
- Provide on-lot sustainable drainage features as per Cloverdale McLellan ISMP.
- Applicant to register restrictive covenant for on-site storm water detention and mitigation features, and
- Provide adequate sized storm, sanitary and water services connection to each lot.

DEVELOPMENT PERMIT

The following issues are to be addressed as a condition of issuance of the Development Permit:

- Provide a survey of existing lot grades. Ensure that development does not reduce floodplain storage, and that all construction occurs outside the floodplain, in compliance with Corporate Policy O-55.



Jeff Pang, P.Eng.
Manager, Development Services

RH

TREE PRESERVATION BY LOCATION

Surrey File Number:

24-0129

Address:

17580 56th Avenue

Arborist:

Glenn Murray

Date of Report/Revision:

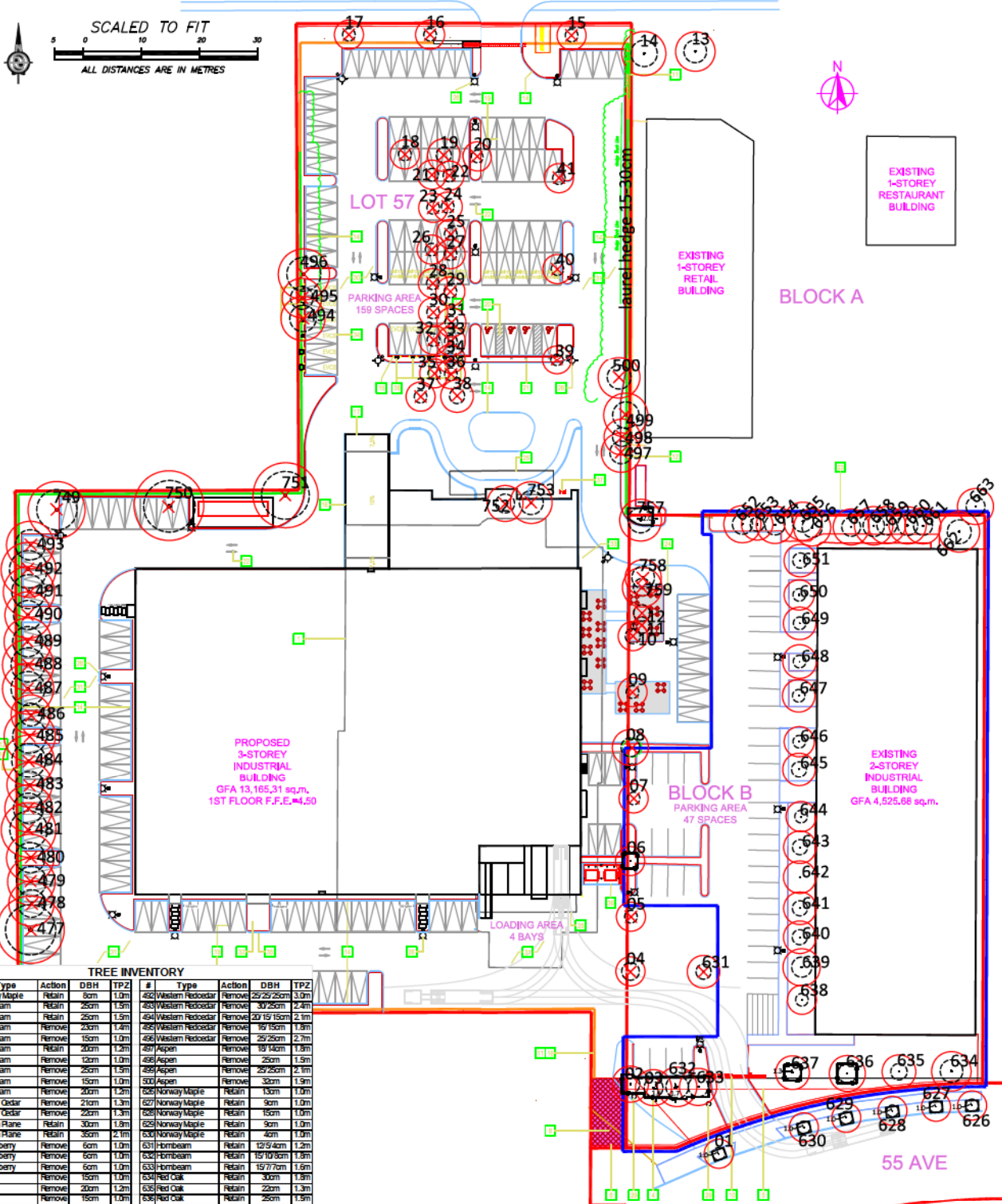
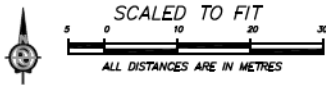
September 12, 2024

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

<u>Alder & Cottonwood Trees</u>			
	Existing	Remove	Retain
Alder/Cottonwood (outside riparian area)	3	3	
Alder/Cottonwood (within riparian area)			
Total	3	3	0
<u>Deciduous Trees</u>			
(excluding Alder & Cottonwood Trees)			
Tree Species	Existing	Remove	Retain
<i>Aspen</i>	10	10	
<i>Cherry</i>	15		15
<i>Dogwood</i>	2	2	
<i>Hornbeam</i>	12	6	6
<i>Norway Maple</i>	2	2	
<i>Red Oak</i>	4		4
<i>Serviceberry</i>	19	19	
Deciduous Subtotal	64	39	25
<u>Coniferous Trees</u>			
Tree Species	Existing	Remove	Retain
<i>Black Pine</i>	4		4
<i>Deodar Cedar</i>	11	4	7
<i>Lawson Cypress</i>	1	1	
<i>Western Red Cedar</i>	19	19	
Coniferous Subtotal	35	24	11
Deciduous & Coniferous Total	99	63	36
Onsite Tree Totals	<u>102</u>	<u>66</u>	<u>36</u>
Onsite Replacement Trees Proposed		0	
*insert "0" if TBD or unknown			
Total Onsite Retained and Replacement Trees		36	

ONSITE

		Alder & Cottonwood Trees		
		Existing	Remove	Retain
OFFSITE	Alder/Cottonwood (outside riparian area)	0		
	Alder/Cottonwood (within riparian area)	0		
	Total	0	0	0
	Deciduous & Coniferous (excluding Alder & Cottonwood Trees)			
	Tree Species	Existing	Remove	Retain
	<i>London Plane</i>	2	0	2
	<i>Black Pine</i>	1	0	1
	Deciduous & Coniferous Total	3	0	3
	Offsite Tree Totals	<u>3</u>	<u>0</u>	<u>3</u>
Total Offsite Retained Trees		3		
		Existing	Remove	Retain
CITY	Park/City Lot Trees			
	Boulevard Trees	6	0	6
	Total	6	0	6



TREE INVENTORY

#	Type	Action	DBH	TPZ	#	Type	Action	DBH	TPZ
1	Norway Maple	Retain	8cm	1.0m	482	Western Redcedar	Remove	25/25/25cm	3.0m
2	Hornbeam	Retain	25cm	1.5m	483	Western Redcedar	Remove	30/25cm	2.4m
3	Hornbeam	Retain	25cm	1.5m	484	Western Redcedar	Remove	20/15/15cm	2.1m
4	Hornbeam	Remove	25cm	1.4m	485	Western Redcedar	Remove	16/15cm	1.9m
5	Hornbeam	Remove	15cm	1.0m	486	Western Redcedar	Remove	25/25cm	2.1m
6	Hornbeam	Retain	20cm	1.5m	487	Aspen	Remove	19/14cm	1.8m
7	Hornbeam	Remove	12cm	1.0m	488	Aspen	Remove	25cm	1.5m
8	Hornbeam	Remove	25cm	1.5m	489	Aspen	Remove	25/25cm	2.1m
9	Hornbeam	Remove	15cm	1.0m	490	Aspen	Remove	30cm	1.9m
10	Hornbeam	Remove	20cm	1.2m	491	Norway Maple	Retain	10cm	1.0m
11	Dodder Cedar	Remove	21cm	1.3m	492	Norway Maple	Retain	15cm	1.0m
12	Dodder Cedar	Remove	22cm	1.3m	493	Norway Maple	Retain	15cm	1.0m
13	London Plane	Retain	30cm	1.9m	494	Norway Maple	Retain	9cm	1.0m
14	London Plane	Retain	35cm	2.1m	495	Norway Maple	Retain	4cm	1.0m
15	Serviceberry	Remove	6cm	1.0m	496	Hornbeam	Retain	12/9/4cm	1.2m
16	Serviceberry	Remove	6cm	1.0m	497	Hornbeam	Retain	15/10/8cm	1.8m
17	Serviceberry	Remove	6cm	1.0m	498	Hornbeam	Retain	15/7/7cm	1.8m
18	Aspen	Remove	5cm	1.0m	499	Red Oak	Retain	4cm	1.8m
19	Aspen	Remove	20cm	1.2m	500	Red Oak	Retain	22cm	1.3m
20	Aspen	Remove	15cm	1.0m	501	Red Oak	Retain	25cm	1.5m
21	Serviceberry	Remove	5cm	1.0m	502	Red Oak	Retain	21cm	1.3m
22	Serviceberry	Remove	5cm	1.0m	503	Cherry	Retain	9/6cm	1.0m
23	Serviceberry	Remove	5cm	1.0m	504	Cherry	Retain	14/14cm	1.2m
24	Serviceberry	Remove	5cm	1.0m	505	Cherry	Retain	14/13/13cm	1.8m
25	Serviceberry	Remove	5cm	1.0m	506	Cherry	Retain	13/10cm	1.5m
26	Serviceberry	Remove	5cm	1.0m	507	Cherry	Retain	10/10/10cm	1.0m
27	Serviceberry	Remove	5cm	1.0m	508	Cherry	Retain	10/9/5cm	1.0m
28	Serviceberry	Remove	5cm	1.0m	509	Cherry	Retain	19cm	1.1m
29	Serviceberry	Remove	5cm	1.0m	510	Cherry	Retain	16/14cm	1.2m
30	Serviceberry	Remove	5cm	1.0m	511	Cherry	Retain	8/9/7cm	1.0m
31	Serviceberry	Remove	5cm	1.0m	512	Cherry	Retain	14/14cm	1.2m
32	Serviceberry	Remove	5cm	1.0m	513	Cherry	Retain	14/13/13cm	1.8m
33	Serviceberry	Remove	5cm	1.0m	514	Cherry	Retain	13/10cm	1.5m
34	Serviceberry	Remove	5cm	1.0m	515	Cherry	Retain	10/10/10cm	1.0m
35	Serviceberry	Remove	5cm	1.0m	516	Cherry	Retain	10/9/5cm	1.0m
36	Serviceberry	Remove	5cm	1.0m	517	Cherry	Retain	19cm	1.1m
37	Aspen	Remove	15cm	1.0m	518	Dodder Cedar	Retain	27cm	1.8m
38	Aspen	Remove	20cm	1.2m	519	Dodder Cedar	Retain	28cm	1.7m
39	Aspen	Remove	9/8cm	1.0m	520	Dodder Cedar	Retain	27cm	1.6m
40	Dogwood	Remove	6cm	1.0m	521	Black Pine	Retain	25cm	1.9m
41	Dogwood	Remove	6cm	1.0m	522	Black Pine	Retain	25cm	1.9m
42	Western Redcedar	Remove	30/15cm	2.2m	523	Black Pine	Retain	25cm	1.9m
43	Western Redcedar	Remove	30/15cm	2.2m	524	Black Pine	Retain	25cm	1.9m
44	Western Redcedar	Remove	27/27cm	2.4m	525	Black Pine	Retain	25cm	1.9m
45	Western Redcedar	Remove	27/27cm	2.4m	526	Black Pine	Retain	25cm	1.9m
46	Western Redcedar	Remove	25/25/25cm	3.0m	527	Black Pine	Retain	25cm	1.9m
47	Western Redcedar	Remove	27/22cm	2.4m	528	Black Pine	Retain	25cm	1.9m
48	Western Redcedar	Remove	25/25cm	2.2m	529	Black Pine	Retain	25cm	1.9m
49	Western Redcedar	Remove	25/25/25cm	2.7m	530	Black Pine	Retain	25cm	1.9m
50	Western Redcedar	Remove	25/25/25cm	2.7m	531	Black Pine	Retain	25cm	1.9m
51	Western Redcedar	Remove	25/25/25cm	2.7m	532	Black Pine	Retain	25cm	1.9m
52	Western Redcedar	Remove	25/25/25cm	2.7m	533	Black Pine	Retain	25cm	1.9m
53	Western Redcedar	Remove	25/25/25cm	2.7m	534	Black Pine	Retain	25cm	1.9m
54	Western Redcedar	Remove	25/25/25cm	2.7m	535	Black Pine	Retain	25cm	1.9m
55	Western Redcedar	Remove	25/25/25cm	2.7m	536	Black Pine	Retain	25cm	1.9m
56	Western Redcedar	Remove	25/25/25cm	2.7m	537	Black Pine	Retain	25cm	1.9m
57	Western Redcedar	Remove	25/25/25cm	2.7m	538	Black Pine	Retain	25cm	1.9m
58	Western Redcedar	Remove	25/25/25cm	2.7m	539	Black Pine	Retain	25cm	1.9m
59	Western Redcedar	Remove	25/25/25cm	2.7m	540	Black Pine	Retain	25cm	1.9m
60	Western Redcedar	Remove	25/25/25cm	2.7m	541	Black Pine	Retain	25cm	1.9m
61	Western Redcedar	Remove	25/25/25cm	2.7m	542	Black Pine	Retain	25cm	1.9m
62	Western Redcedar	Remove	25/25/25cm	2.7m	543	Black Pine	Retain	25cm	1.9m
63	Western Redcedar	Remove	25/25/25cm	2.7m	544	Black Pine	Retain	25cm	1.9m
64	Western Redcedar	Remove	25/25/25cm	2.7m	545	Black Pine	Retain	25cm	1.9m
65	Western Redcedar	Remove	25/25/25cm	2.7m	546	Black Pine	Retain	25cm	1.9m
66	Western Redcedar	Remove	25/25/25cm	2.7m	547	Black Pine	Retain	25cm	1.9m
67	Western Redcedar	Remove	25/25/25cm	2.7m	548	Black Pine	Retain	25cm	1.9m
68	Western Redcedar	Remove	25/25/25cm	2.7m	549	Black Pine	Retain	25cm	1.9m
69	Western Redcedar	Remove	25/25/25cm	2.7m	550	Black Pine	Retain	25cm	1.9m
70	Western Redcedar	Remove	25/25/25cm	2.7m	551	Black Pine	Retain	25cm	1.9m
71	Western Redcedar	Remove	25/25/25cm	2.7m	552	Black Pine	Retain	25cm	1.9m
72	Western Redcedar	Remove	25/25/25cm	2.7m	553	Black Pine	Retain	25cm	1.9m
73	Western Redcedar	Remove	25/25/25cm	2.7m	554	Black Pine	Retain	25cm	1.9m
74	Western Redcedar	Remove	25/25/25cm	2.7m	555	Black Pine	Retain	25cm	1.9m
75	Western Redcedar	Remove	25/25/25cm	2.7m	556	Black Pine	Retain	25cm	1.9m
76	Western Redcedar	Remove	25/25/25cm	2.7m	557	Black Pine	Retain	25cm	1.9m
77	Western Redcedar	Remove	25/25/25cm	2.7m	558	Black Pine	Retain	25cm	1.9m
78	Western Redcedar	Remove	25/25/25cm	2.7m	559	Black Pine	Retain	25cm	1.9m
79	Western Redcedar	Remove	25/25/25cm	2.7m	560	Black Pine	Retain	25cm	1.9m
80	Western Redcedar	Remove	25/25/25cm	2.7m	561	Black Pine	Retain	25cm	1.9m
81	Western Redcedar	Remove	25/25/25cm	2.7m	562	Black Pine	Retain	25cm	1.9m
82	Western Redcedar	Remove	25/25/25cm	2.7m	563	Black Pine	Retain	25cm	1.9m
83	Western Redcedar	Remove	25/25/25cm	2.7m	564	Black Pine	Retain	25cm	1.9m
84	Western Redcedar	Remove	25/25/25cm	2.7m	565	Black Pine	Retain	25cm	1.9m
85	Western Redcedar	Remove	25/25/25cm	2.7m	566	Black Pine	Retain	25cm	1.9m
86	Western Redcedar	Remove	25/25/25cm	2.7m	567	Black Pine	Retain	25cm	1.9m
87	Western Redcedar	Remove	25/25/25cm	2.7m	568	Black Pine	Retain	25cm	1.9m
88	Western Redcedar	Remove	25/25/25cm	2.7m	569	Black Pine	Retain	25cm	1.9m
89	Western Redcedar	Remove	25/25/25cm	2.7m	570	Black Pine	Retain	25cm	1.9m
90	Western Redcedar	Remove	25/25/25cm	2.7m	571	Black Pine	Retain	25cm	1.9m
91	Western Redcedar	Remove	25/25/25cm	2.7m	572	Black Pine	Retain	25cm	1.9m
92	Western Redcedar	Remove	25/25/25cm	2.7m	573	Black Pine	Retain	25cm	1.9m
93	Western Redcedar	Remove	25/25/25cm	2.7m	574	Black Pine	Retain	25cm	1.9m
94	Western Redcedar	Remove	25/25/25cm	2.7m	575	Black Pine	Retain	25cm	1.9m
95	Western Redcedar	Remove	25/25/25cm	2.7m	576	Black Pine	Retain	25cm	1.9m
96	Western Redcedar	Remove	25/25/25cm	2.7m	577	Black Pine	Retain	25cm	1.9m
97	Western Redcedar	Remove	25/25/25cm	2.7m	578	Black Pine	Retain	25cm	1.9m
98	Western Redcedar	Remove	25/25/25cm	2.7m	579	Black Pine	Retain	25cm	1.9m
99	Western Redcedar	Remove	25/25/25cm	2.7m	580	Black Pine	Retain	25cm	1.9m
100	Western Redcedar	Remove	25/25/25cm	2.7m	581	Black Pine	Retain	25cm	1.9m
101	Western Redcedar	Remove	25/25/25cm	2.7m	582	Black Pine	Retain	25cm	1.9m
102	Western Redcedar	Remove	25/25/25cm	2.7m	583	Black Pine	Retain	25cm	1.9m
103	Western Redcedar	Remove	25/25/25cm	2.7m	584	Black Pine	Retain	25cm	1.9m
104	Western Redcedar	Remove	25/25/25cm	2.7m	585	Black Pine	Retain	25cm	1.9m
105	Western Redcedar	Remove	25/25/25cm	2.7m	586	Black Pine	Retain	25cm	1.9m
106	Western Redcedar	Remove	25/25/25cm	2.7m	587	Black Pine	Retain	25cm	1.9m
107	Western Redcedar	Remove	25/25/						

Figure 3.1: Land Use Map

