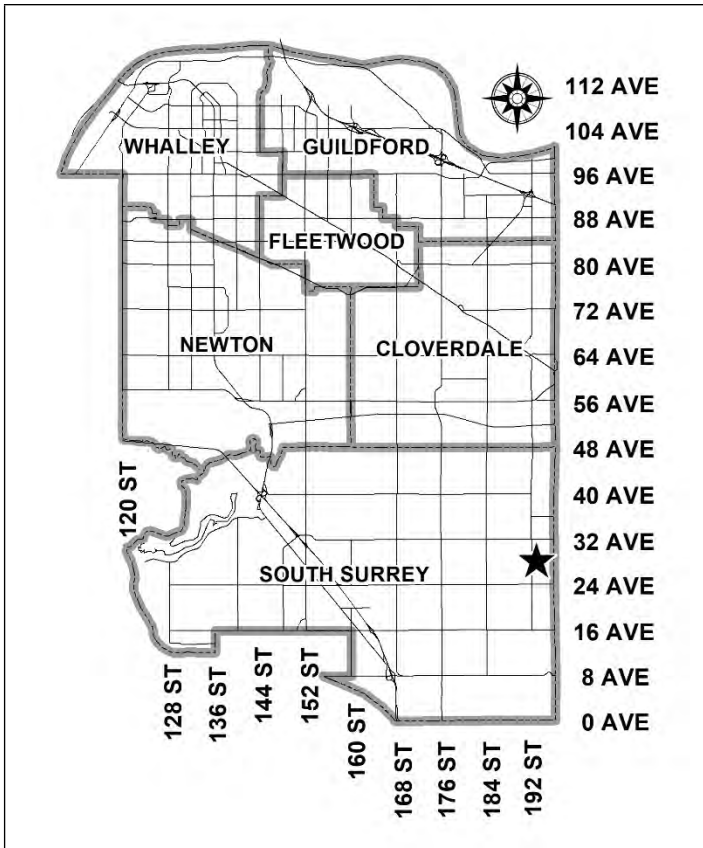


City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7917-0002-00
 7917-0002-01

Planning Report Date: December 12, 2022



PROPOSAL:

- Development Permit
- Development Variance Permit

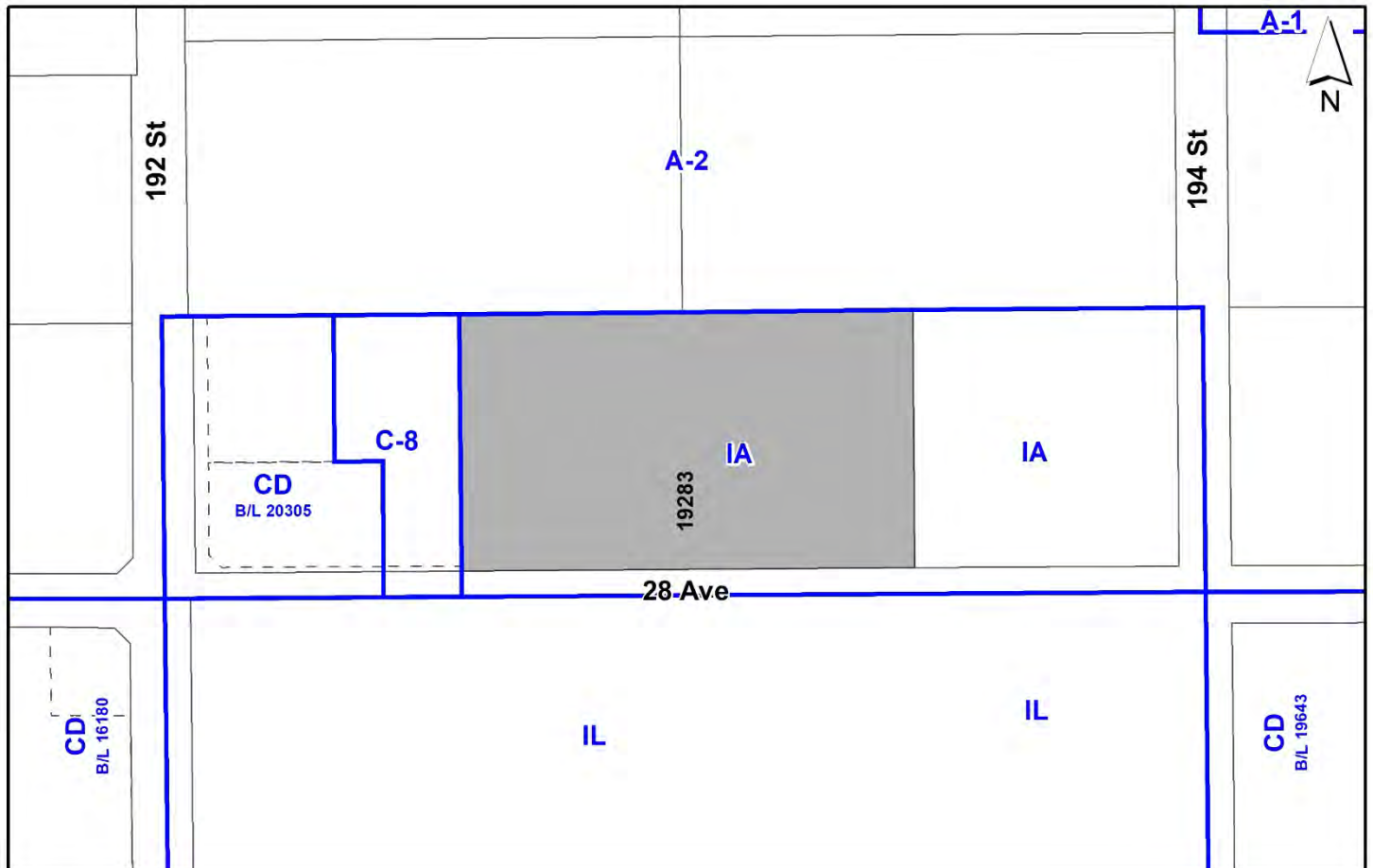
to permit the development of a 9,632 square metre multi-tenant light industrial business park building.

LOCATION: 19283 - 28 Avenue

ZONING: IA

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park and Landscaping Strips



RECOMMENDATION SUMMARY

- File Development Variance Permit No. 7917-0002-00.
- Approval to draft amended Development Permit No. 7917-0002-00 for Form and Character.
- Approval for Development Variance Permit No. 7917-0002-01 to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary Part 5 Off-Street Parking and Loading/Unloading of the Zoning By-law to permit parking spaces in front of overhead doors for units where there is more than one loading bay

RATIONALE OF RECOMMENDATION

- Development Application No. 7917-0002-00 received Third Reading at the April 15, 2019, Regular Council – Public Hearing Meeting for a multi-tenant light-industrial business park building. Since that time, the applicant has revised the building design to reflect the operational needs of potential future users. Therefore, Council consideration of the amended Development Permit and proposed new Development Variance Permit is required.
- The revised proposal complies with the Mixed Employment designation in the Official Community Plan (OCP).
- The revised proposal generally complies with the Business Park and Landscaping Strips designation in the Campbell Heights Local Area Plan (LAP)
- The proposed building achieves an attractive architectural built form, which utilizes high quality materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- The proposed variance to permit off-street passenger vehicle parking spaces in front of overhead loading doors is considered reasonable because each proposed light-industrial unit has several loading bays that can accommodate WB-20 trailers. Therefore, the proposed overhead doors are ancillary/excess loading spaces and the parking of passenger vehicles in front of the overhead doors is not anticipated to impact the operations on the site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file Development Variance Permit No. 7917-0002-00.
2. Council authorize staff to draft amended Development Permit No. 7917-0002-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7917-0002-01 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to vary Part 5 Off-Street Parking and Loading/Unloading, Section F. Off-Street Loading/Unloading, 1(a), by allowing passenger vehicle spaces to be located in front of overhead loading doors.
4. Council instruct staff to resolve the following issues prior to final adoption of the associated rezoning by-law:
 - (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 road dedication plan 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) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) 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; and
 - (i) registration of a Section 219 Restrictive Covenant to prohibit any use that require a Metro Vancouver air quality permit from locating on the site.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Unpermitted truck parking facility.	Business Park and Landscaping Strips	IA
North:	Unpermitted truck park and single family dwelling on an agricultural property designated for business park uses.	Business Park and Landscaping Strips	A-2
East:	Unpermitted storage facility.	Business Park and Landscaping Strips	IA
South (Across 28 Avenue):	Latimer Park	City Park	IL
West:	Vacant property with an approved development under Application No. 7917-0411-00 to develop a two storey commercial office park building	Commercial and Landscaping Strips	C8, CD (By-law No. 20305)

Context & Background

- The subject site is 1.7 hectares in area and is located at 19283 – 28 Avenue in Campbell Heights. The property is zoned “Agro-Industrial Zone (IA)” and designated “Mixed Employment” in the Official Community Plan (OCP) and “Business Park” and “Landscaping Strips” in the Campbell Heights Local Area Plan (LAP).
- In September 2017, Council issued a Temporary Use Permit (TUP) to permit truck parking and an industrial laydown facility on the property under Development Application No. 7916-0531-00, for a period not to exceed one year.
- In April of 2019, staff forwarded Planning Report No. 7917-0002-00 to Council for an extension of the TUP that was previously supported by Council under Development Application No. 7916-0531-00, to permit the continued operation of an industrial laydown facility for a period not to exceed six months, together with the Rezoning and Development Permit to permit a multi-tenant light-industrial building.
- At the April 1, 2019, Regular Council – Land Use Meeting, Council denied the TUP application for the industrial laydown facility but did support the Rezoning and Development Permit for the multi-tenant light-industrial building. Consequently, the operator of the industrial laydown facility and truck parking facility was no longer permitted to operate on the site.

- Since that time, the applicant has been working to complete the list of Council requirements identified in the Planning Report dated April 1, 2019. Subsequent to Council granting Third Reading to Rezoning By-law No. 19810, associated with the proposed development, the applicant revised the proposed site and building design to better suit future tenant operational needs.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to rezone the subject site from “Agro-Industrial Zone (IA)” to “Business Park 1 Zone (IB-1)”, a Development Permit for Form and Character, and a Development Variance Permit to permit parking spaces in front of overhead doors to develop a multi-tenant light-industrial business park building.
- In this regard, Rezoning By-law No. 19810 received Third Reading at the April 15, 2019, Regular Council – Public Hearing meeting.
- This proposal is to consider amended the Development Permit for a multi-tenant industrial building and a new Development Variance Permit.

	Proposed
Lot Area	
Gross Site Area:	17,321 square metres
Road Dedication:	346 square metres
Undevelopable Area:	n/a
Net Site Area:	16,975 square metres
Number of Lots:	1
Building Height:	13.4 metres
Unit Density:	n/a
Floor Area Ratio (FAR):	0.56
Floor Area	
Office:	1,639 square metres
Industrial:	7,993 square metres
Total:	9,632 square metres

Referrals

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in the Planning Report dated April 1, 2019 (Appendix IV)
- Surrey Fire Department: No concerns.
- Advisory Design Panel: The application was not subject to review by the ADP but was reviewed by staff and found satisfactory.

Parks, Recreation & Culture:

The closest active park is Latimer Park, which has a recreational trail network, and has natural areas. The park is 15 metres away from the development.

Transportation Considerations

- The subject site will be accessed via two driveways on 28 Avenue from the south. The applicant is proposing one-way truck access via the easterly drive-aisle and existing via the westerly drive-aisle.
- An accessible bus stop is located approximately 100 metres from the subject site along 192 Street to the west, which will be upgraded through the frontage works associated with Development Application No. 7917-0411-00/01. TransLink's Bus Route No. 531 serves the site, connecting to White Rock to the west and Willowbrook to the east.
- A multi-use pathway is to be constructed on the east side of 192 Street fronting the abutting development, providing cycling and walking connections further north and south.
- The applicant is proposing a Development Variance Permit (DVP) to allow passenger vehicle spaces to be located in front of secondary overhead loading doors. Further discussion regarding this aspect can be found in the Zoning By-law section.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- The applicant also proposes a high-albedo roof with a minimum Solar Reflectance Index of 75, in keeping with the Climate Adaptation Strategy.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The proposal complies with the "Mixed Employment" designation in the Official Community Plan.

Themes/Policies

- E1.20 – Encourage the continued expansion of high-tech, research and development and light manufacturing to locate within Mixed Employment areas that are accessible to major transportation corridors and/or frequent transit services.

(The proposed development is compatible with the Mixed Employment designation and adds a significant number of employment opportunities in Campbell Heights. The subject site is also located near major arterial transportation corridors of 192 Street and 32 Avenue, which provide important connections into and out of Campbell Heights.)

Secondary Plans

Land Use Designation

- The proposal complies with the "Business Park" and "Landscaping Strip" land use designations in the Campbell Heights Local Area Plan (LAP).

Themes/Objectives

- The proposed development is supported by the following guidelines in the Campbell Heights Local Area Plan:
- 6.5.1.4 – Design Guidelines – Business Park – The use of glass and high-quality materials and finishes is required of buildings facing the street. Blank walls should be avoided.

(The proposed development incorporates store-front glazing over two-storeys. Each unit is delineated with detailed storefront glazing and coloured, cantilevered concrete tilt-up panels along with variation in tilt-up panel height to differentiate the unit entrances from the remainder of the building.)

- 6.5.1.4 – Design Guidelines – Business Park – The exterior of buildings should be coordinated in the design on all elevations with regard to colour, materials, architectural form, and detailing to achieve design harmony and continuity.

(The proposed buildings are architecturally coordinated with a modern appearance that promotes harmony through the use of consistent cladding materials, glazing, and landscaping.)

Zoning By-law

- The applicant proposes to rezone the subject site from "Agro-Industrial Zone (IA)" to "Business Park 1 Zone (IB-1)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Business Park 1 Zone (IB-1)" and parking requirements.

IB-1 Zone (Part 47A)	Permitted and/or Required	Proposed
Unit Density:	n/a	n/a
Floor Area Ratio:	0.60	0.56
Lot Coverage:	60%	46%
Yards and Setbacks		
North (rear yard):	7.5 m	19.0 m
East (side yard):	7.5 m	7.5 m
South (front yard):	16.0 m	16.0 m
West (side yard):	7.5 m	7.8 m
Height of Buildings		
Principal buildings:	14 metres	13.4 metres
Parking (Part 5)	Required	Proposed
Number of Stalls		
Office:	41	
Industrial:	80	
Total:	121	124

Parking Location Variance

- The Zoning By-law requires all industrial buildings provide an off-street loading/unloading space adjacent to each overhead door, or where no loading door is provided, adjacent to a door, outside the building.
- The applicant is requesting the following variance:
 - to vary Part 5 Off-Street Parking and Loading/Unloading, Section F. Off-Street Loading/Unloading, 1(a), by allowing passenger vehicle spaces to be located in front of overhead loading doors.
- The passenger vehicle spaces in front of overhead loading doors are proposed only where there is another overhead loading door for the individual industrial unit for the exclusive use of loading; as such, those overhead loading doors with passenger vehicle spaces are considered ancillary and excess, and any parking of passenger vehicles is not anticipated to impact the operations on the site. Based on this, staff support the requested variance to proceed for consideration.
- Staff support the requested variance to proceed for consideration.

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 0.25% 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 for the proposed rezoning were originally sent on February 14, 2018, and the Development Proposal Sign was installed on November 16, 2018. No further comments were received since this application was considered by Council in April 2019.
- A list of comments and staff responses to comments can be found in the original Planning Report dated April 1, 2019 (Appendix IV).

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Campbell Heights Local Area Plan (LAP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Campbell Heights Local Area Plan (LAP).
- The revised proposal generally aligns to the previous design with passenger vehicle parking spaces fronting the building along 28 Avenue and a multi-tenant light-industrial business park building centered on the site with truck circulation areas on either side.
- The applicant has worked with staff to improve employee amenity areas by locating weather protected amenity area fronting each unit and an additional amenity area within the parking area fronting the building.
- Overall, the building is proposed to have a modern, linear appearance with architectural emphasis placed at the front entrance of each unit through the use of an angled, cantilevered floor area that creates a weather-protected front entrance and amenity area.
- The building is proposed to be comprised of a combination of tilt-up concrete walls in a collection of colours to provide visual interest at the front entrance of each unit, particularly for the cantilevered floor area including yellow, red, blue, and light grey, and curtain wall glazing along the 28 Avenue frontage.
- The loading court is proposed on the north side of the building and is screened from view along 28 Avenue by the entire building itself.
- The building includes ancillary mezzanine office space allocated to each light-industrial unit.

Landscaping

- The proposed landscaping consists of a 6-metre-wide landscape buffer on 28 Avenue fronting the development. The proposed landscaping consists of a variety of trees including Glory Maple, Sweet Gum, and Magnolia. Tree plantings are complemented by a variety of shrubs and groundcover.
- Worker amenity areas are proposed to be furnished with bench seating and picnic tables.

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	1	1	0
Cottonwood			
Deciduous Trees (excluding Alder and Cottonwood Trees)			
n/a	0	0	0
Coniferous Trees			
n/a	0	0	0
Total (including Alder and Cottonwood Trees)	1	1	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		16	
Total Retained and Replacement Trees		16	
Contribution to the Green City Program		\$0	

- The Arborist Assessment states that there is one mature tree on the site. It was determined the tree cannot be retained due to the truck circulation requirements for the light-industrial loading court. The removal of this tree will allow for on-site truck operations to be viable, as demonstrated by the truck turning diagram in Appendix I. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For the tree 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 one replacement tree on the site. The applicant is proposing sixteen replacement trees, exceeding City requirements.

- The new trees on the site will consist of a variety of trees including Glory Maple, Sweet Gum, and Magnolia.
- In summary, a total of seventeen trees are proposed to be retained or replaced on the site.

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. Summary of Tree Survey and Tree Preservation
- Appendix III. Development Variance Permit No. 7917-0002-01
- Appendix IV. Initial Planning Report No. 7917-0002-00 dated April 1, 2019

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

KS/ar

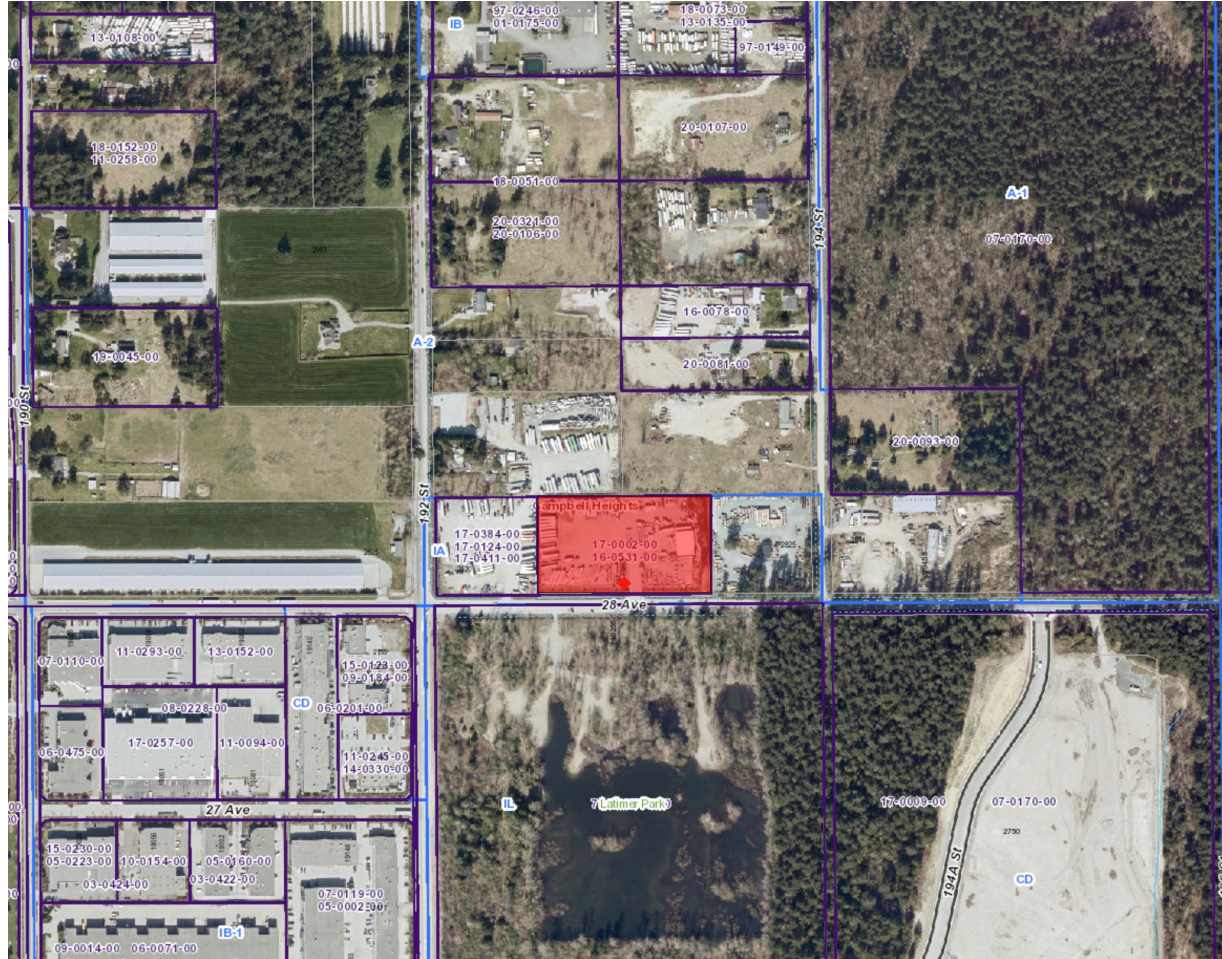


**New Development for Natt Enterprises
19283 28 Avenue Surrey BC**



KCC Architecture & Design Ltd. kccarchitecture.com
Unit 300 15300 Croydon Drive Surrey V3Z 0Z5 Tel 604 283 0912

CONTEXT PLAN



SITE DATA

CIVIC ADDRESS

19283 28th AVENUE
SURREY, BC.

LEGAL DESCRIPTION

LOT 2 SECTION 22 TOWNSHIP 7 PLAN NWP80921 NWD PART NW 1/4.

ZONING

IB 1 LIGHT INDUSTRIAL

SITE AREA

SITE AREA 17,321.32 SM (186,445.2 SF)

GROSS FLOOR AREA

PROPOSED BUILDING FOOTPRINT 7,992.90 SM (86,034.84 SF)
MEZZANINE LEVEL 2 1,639.31 SM (17,645.38 SF)

TOTAL 9,632.21 SM (103,680.22 SF)

DENSITY

PERMITTED 1.00
PROPOSED 0.56

SITE COVERAGE

PERMITTED 60%
PROPOSED 46%

BUILDING HEIGHT

ALLOWED 14.0 M (45'0")
PROPOSED 13.41 M (44'0")

SETBACKS

FRONT YARD (28th AVE)	16.0 M	PERMITTED
	16.0 M	PROVIDED
REAR YARD (NORTH)	7.5 M	PERMITTED
	7.5 M	PROVIDED
SIDE YARD (WEST)	3.6 M	PERMITTED
	3.6 M	PROVIDED
SIDE YARD (EAST)	7.5 M	PERMITTED
	7.5 M	PROVIDED

PARKING

REQUIRED Office 1,639.31 SM / 100 X 2.5 = 40.98
Warehouse 7,992.90 SM / 100 = 79.93

TOTAL REQUIRED 121 (120.91)

PROVIDED **TOTAL PROVIDED 124**

ACCESSIBLE PARKING

2 PROVIDED

LOADING

LOADING AT EACH DOOR

NOTES

- SURVEY INFORMATION AND ELEVATIONS GRADE ARE BASED ON THE SURVEY DRAWING FILE 9863-TOPO DATED 2021 02 24 PREPARED BY TARGET LAND SURVEYING.

- FOR SITE GRADING INFORMATION REFER TO DRAWING NO. 210063.1-C DATED 2021 03 30 PREPARED BY KM CIVIL CONSULTANTS LTD.

- FOR LANDSCAPE INFORMATION REFER TO LANDSCAPE DRAWING NO. 210174.1-L DATED 2021 04 01 PREPARED BY PMG LANDSCAPE ARCHITECTS.

CLIENT

NATT ENTERPRISES LTD.

PROJECT MANAGER

ANANT BHATIA B.Com(Hons) M.I.C.A.
NATT ENTERPRISES LTD.

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CIVIL

STUART MCGREGOR P.ENG
KM CIVIL CONSULTANTS LTD

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LANDSCAPE

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SURVEYOR

ZHENG TONG
TARGET LAND SURVEYING

Office: 604 583 6161
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ENVIRONMENTAL

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KEYSTONE ENVIRONMENTAL

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Email: lmichalak@keystoneenvironmental.ca

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NO.	DATE	ISSUANCE
1	2021 03 16	ISSUED FOR REVIEW
2	2021 04 05	ISSUED FOR DP
3	2022 09 29	REISSUED FOR DP
4	2022 10 13	REISSUED FOR DP
5	2022 11 14	REISSUED FOR DP
6	2022 11 28	REISSUED FOR DP

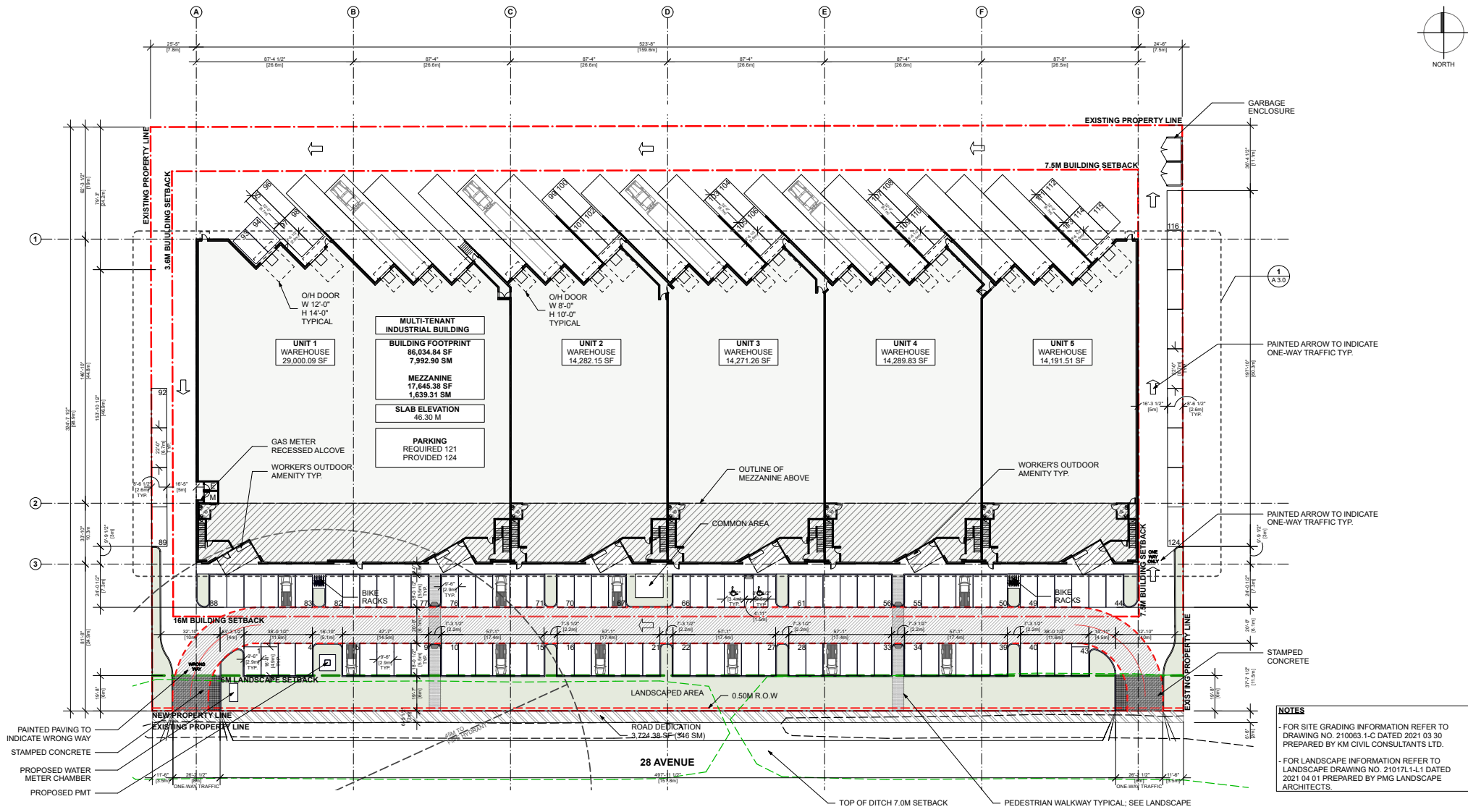


PROPOSED NEW DEVELOPMENT

19283 28th Ave
SURREY BC

PROJECT DATA A 1.0





NOTES

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NO.	DATE	ISSUANCE
1	2021 01 09	ISSUED FOR REVIEW
2	2021 02 09	ISSUED FOR REVIEW
3	2021 03 09	ISSUED FOR COORDINATION
4	2021 03 16	ISSUED FOR REVIEW
5	2021 03 28	ISSUED FOR COORDINATION
6	2021 04 05	ISSUED FOR DP
7	2021 06 21	ISSUED FOR REVIEW
8	2022 09 29	REISSUED FOR DP
9	2022 10 13	REISSUED FOR DP
10	2022 11 14	REISSUED FOR DP
11	2022 11 28	REISSUED FOR DP



PROPOSED NEW DEVELOPMENT
19283 28th Ave
SURREY BC

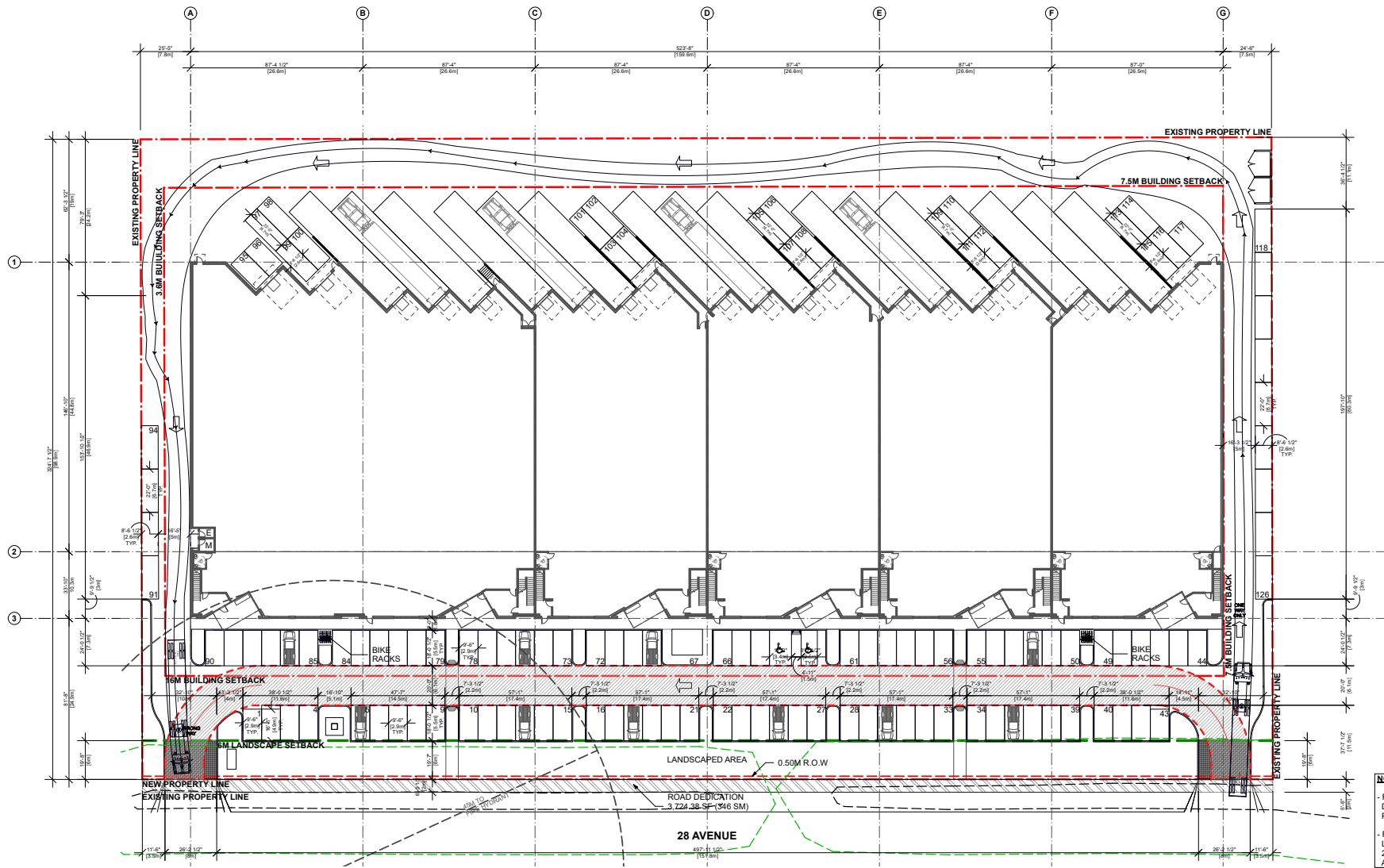
SITE PLAN

A 2.0



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CHECKED: KC
SCALE: 1"=50'
FILE: 2101

KCC Architecture & Design Ltd.
Unit 300 15300 Croydon Drive Surrey V3Z 0Z5
kccarchitecture.com
Tel 604 283 0912



NOTES

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NO.	DATE	ISSUANCE
1	2022 09 29	REISSUED FOR DP
2	2022 10 13	REISSUED FOR DP
3	2022 11 14	REISSUED FOR DP
4	2022 11 28	REISSUED FOR DP



PROPOSED NEW DEVELOPMENT
 19283 28th Ave
 SURREY BC

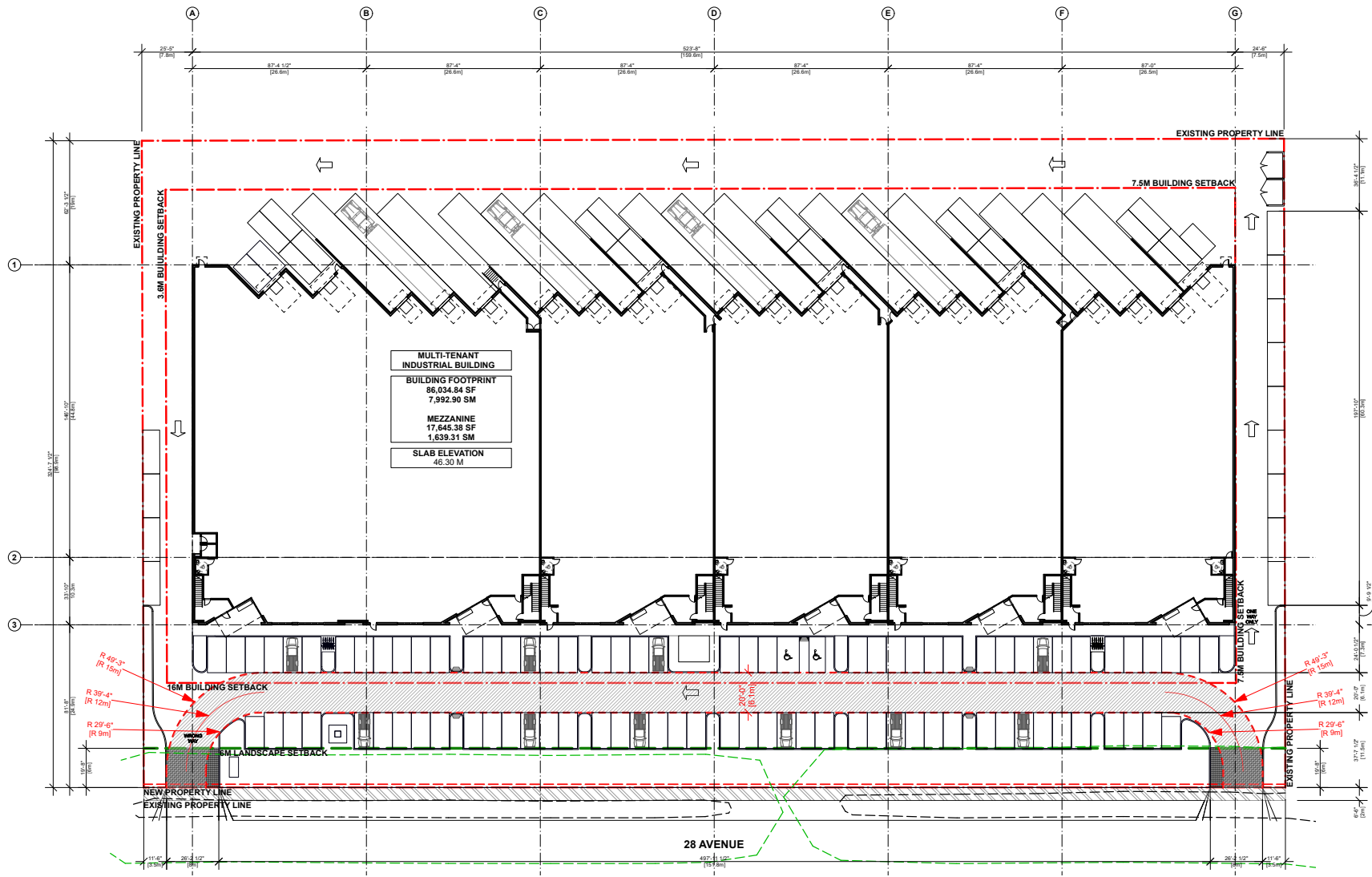
SITE PLAN
 TRUCK MANEUVERING

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 SCALE: 1"=50'
 FILE: 2101

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 Unit 300 15300 Croydon Drive Surrey V3Z 0Z5
 Tel 604 283 0912



MULTI-TENANT INDUSTRIAL BUILDING

BUILDING FOOTPRINT
86,034.84 SF
7,992.90 SM

MEZZANINE
17,845.38 SF
1,639.31 SM

SLAB ELEVATION
46.30 M

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NO.	DATE	ISSUANCE
1	2021 03 18	ISSUED FOR REVIEW
2	2021 04 05	ISSUED FOR DP
3	2022 09 29	REISSUED FOR DP
4	2022 10 13	REISSUED FOR DP
5	2022 11 14	REISSUED FOR DP
6	2022 11 28	REISSUED FOR DP

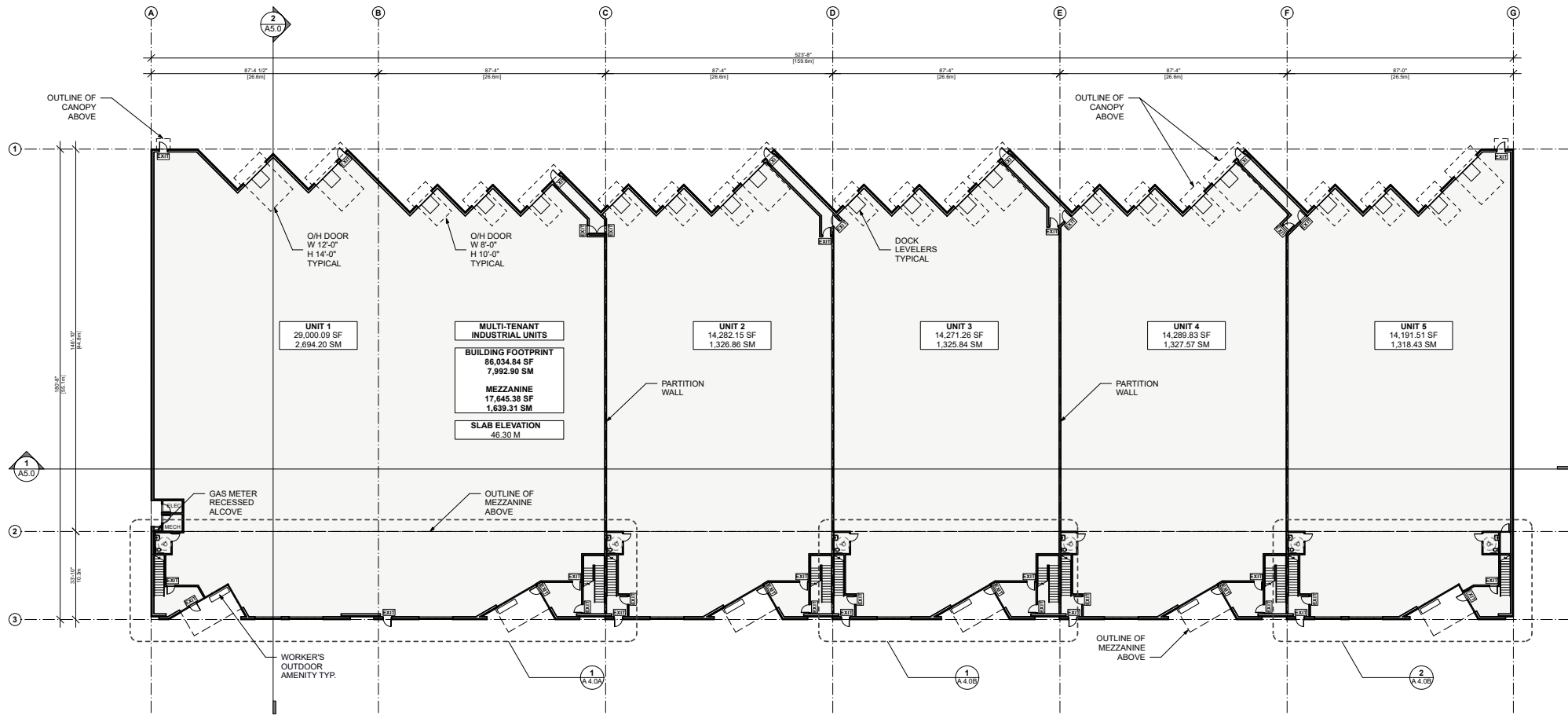


PROPOSED NEW DEVELOPMENT

19283 28th Ave
SURREY BC

FIRE TRUCK ACCESS A 2.1





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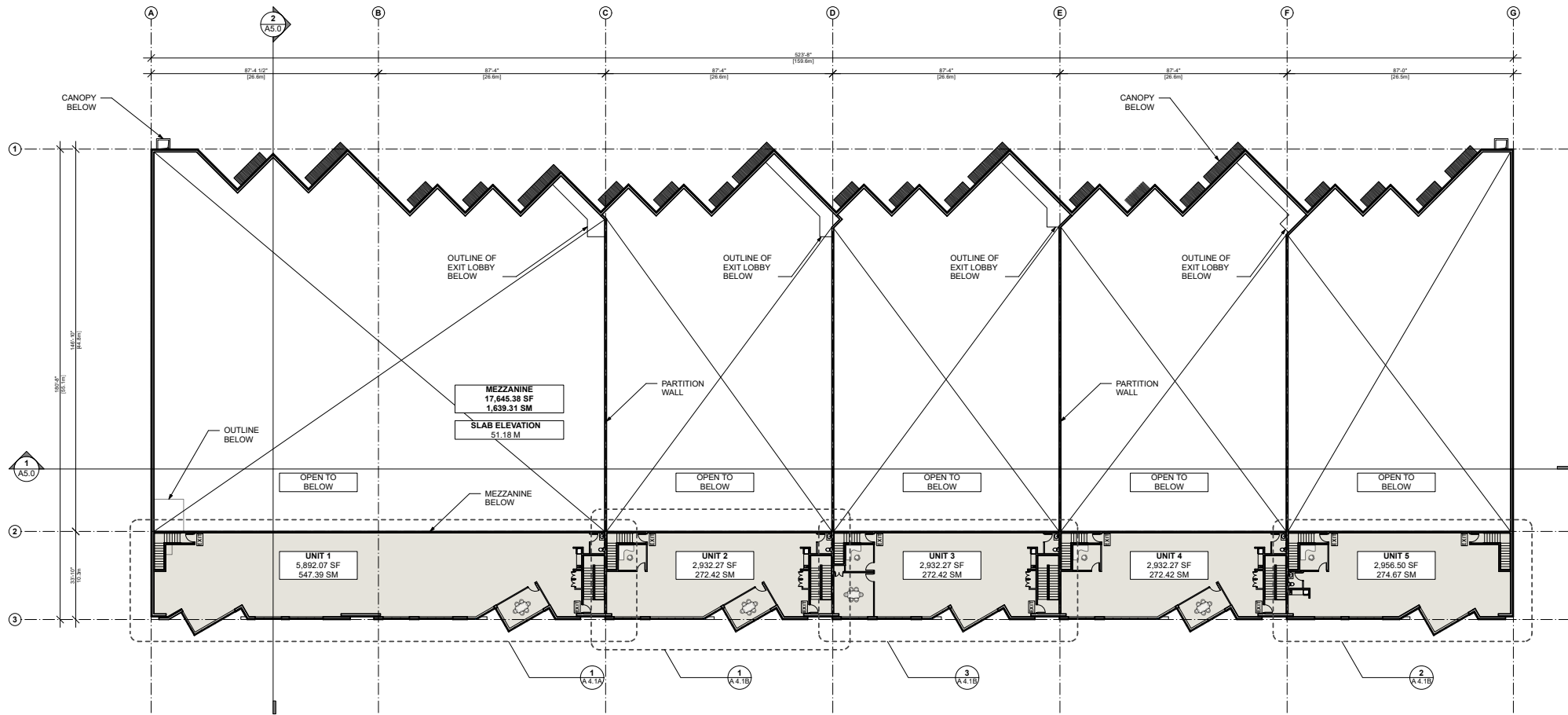
PROPOSED NEW DEVELOPMENT
19283 28th Ave
SURREY BC

LEVEL 1 FLOOR PLAN A 3.0



DRAWN: BR/SS
CHECKED: KC
SCALE: 1:450
FILE: 2101

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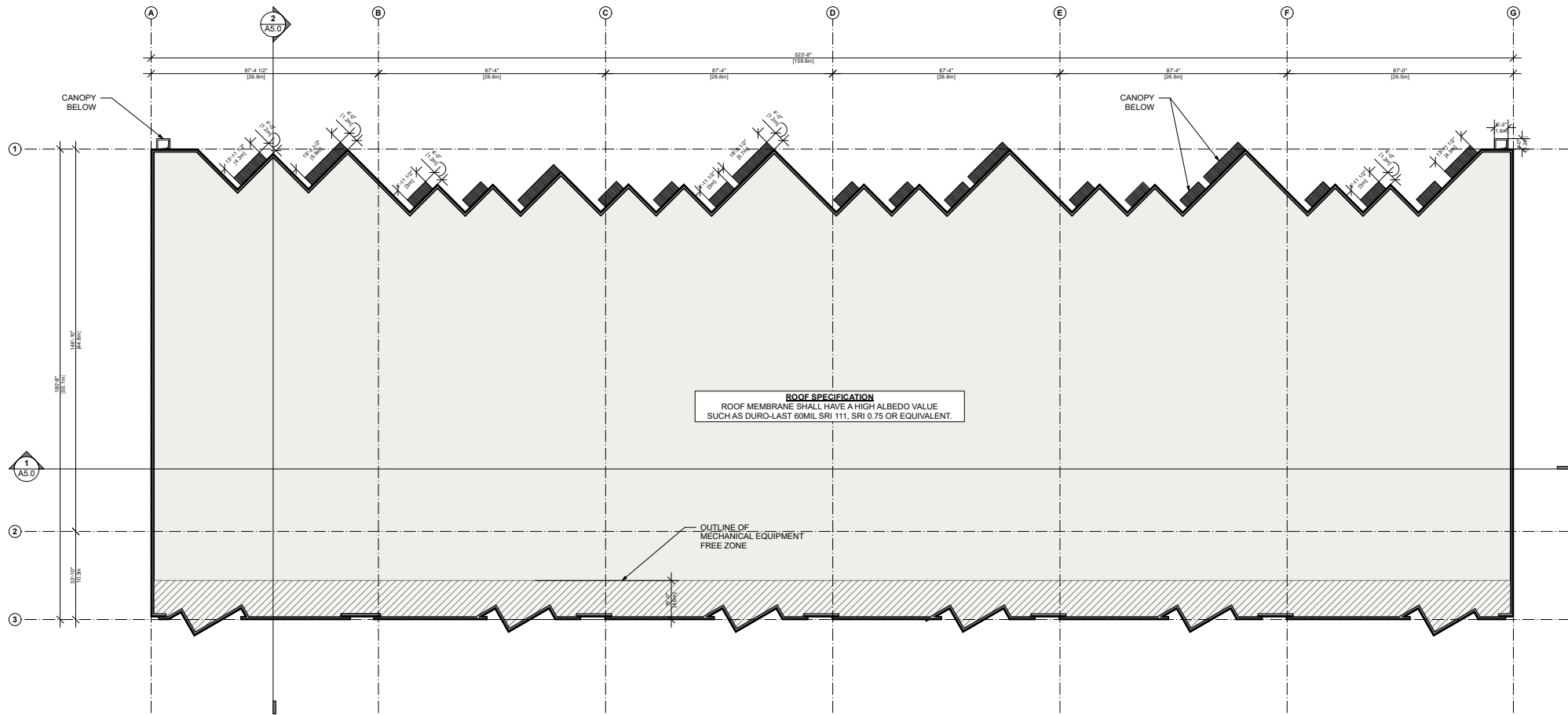
PROPOSED NEW DEVELOPMENT
19283 28th Ave
SURREY BC

LEVEL 2 FLOOR PLAN A 3.1



DRAWN: BR/SS
CHECKED: KC
SCALE: 1:450
FILE: 2101

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ROOF SPECIFICATION
 ROOF MEMBRANE SHALL HAVE A HIGH ALBEDO VALUE
 SUCH AS DURO-LAST 60MIL SRI 111, SRI 0.75 OR EQUIVALENT.

OUTLINE OF
 MECHANICAL EQUIPMENT
 FREE ZONE

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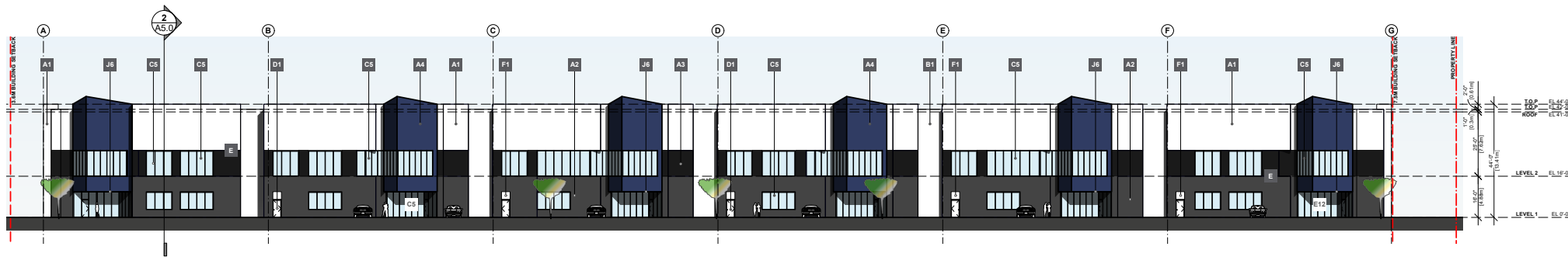


PROPOSED NEW DEVELOPMENT
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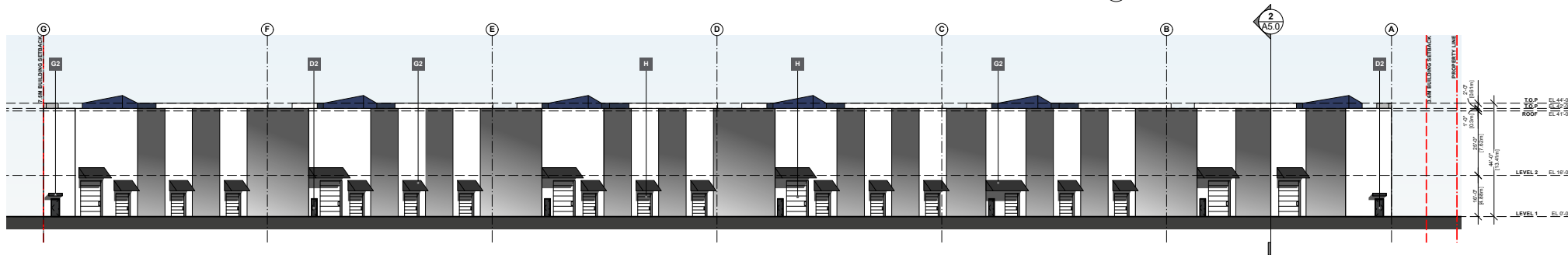
ROOF PLAN

A 3.2





1 SOUTH ELEVATION/28 AVENUE
1:450



2 NORTH ELEVATION
1:450

MATERIAL LEGEND

- A INSULATED TILT-UP CONCRETE PANEL PAINTED
- B TILT-UP SCREENING WALL
- C STOREFRONT WINDOW
- D METAL PANEL MAN DOOR
- E PANEL JOINT
- F PAINTED TRIM
- G CANOPY
- H OVERHEAD DOOR PAINTED
- J EXTERIOR SOFFIT

COLOUR LEGEND

- 1 BENJAMIN MOORE WHITE
- 2 BENJAMIN MOORE GREY
- 3 BENJAMIN MOORE DARK GREY
- 4 BENJAMIN MOORE ROYAL BLUE
- 5 BLACK ALUMINUM FRAME & TRANSPARENT DOUBLE GLASS UNIT
- 6 6" GROOVE WOOD FINISH

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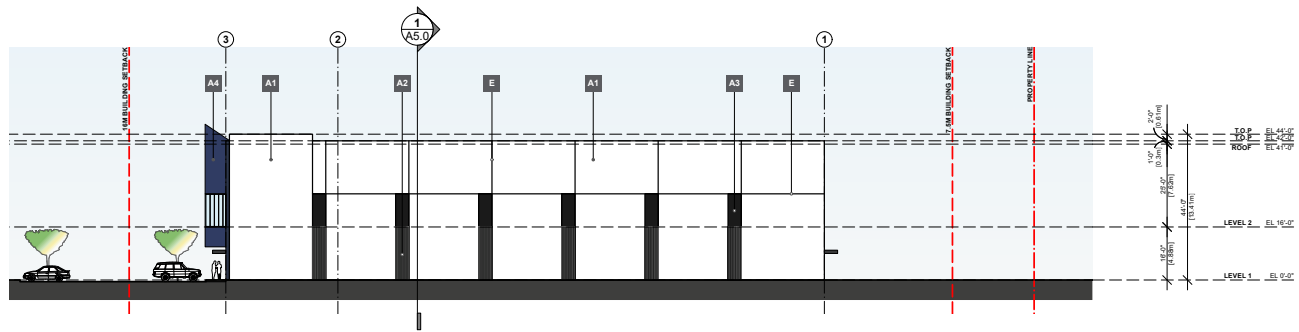
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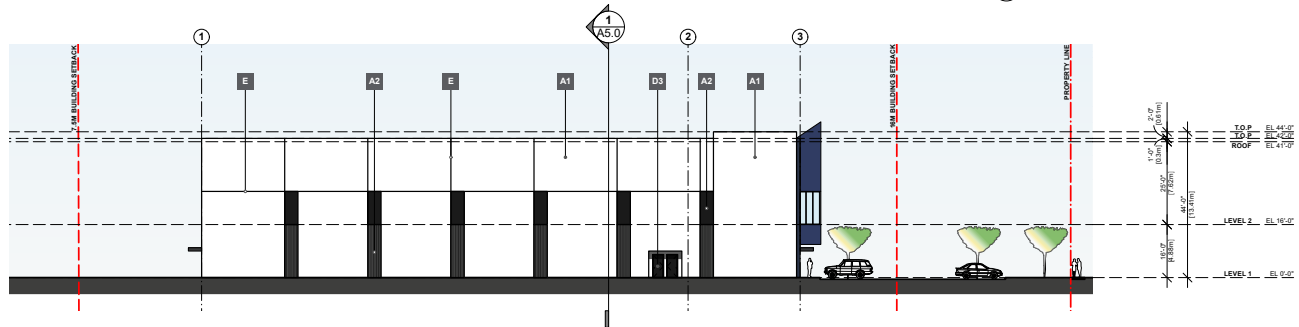
PROPOSED NEW DEVELOPMENT
19283 28th Ave
SURREY BC

BUILDING ELEVATIONS A 5.0





1 EAST ELEVATION
1:450



2 WEST ELEVATION
1:450

MATERIAL LEGEND

- A INSULATED TILT-UP CONCRETE PANEL
- B PAINTED
- C TILT-UP SCREENING WALL
- D STOREFRONT WINDOW
- E METAL PANEL MAN DOOR
- F PANEL JOINT

- F PAINTED TRIM
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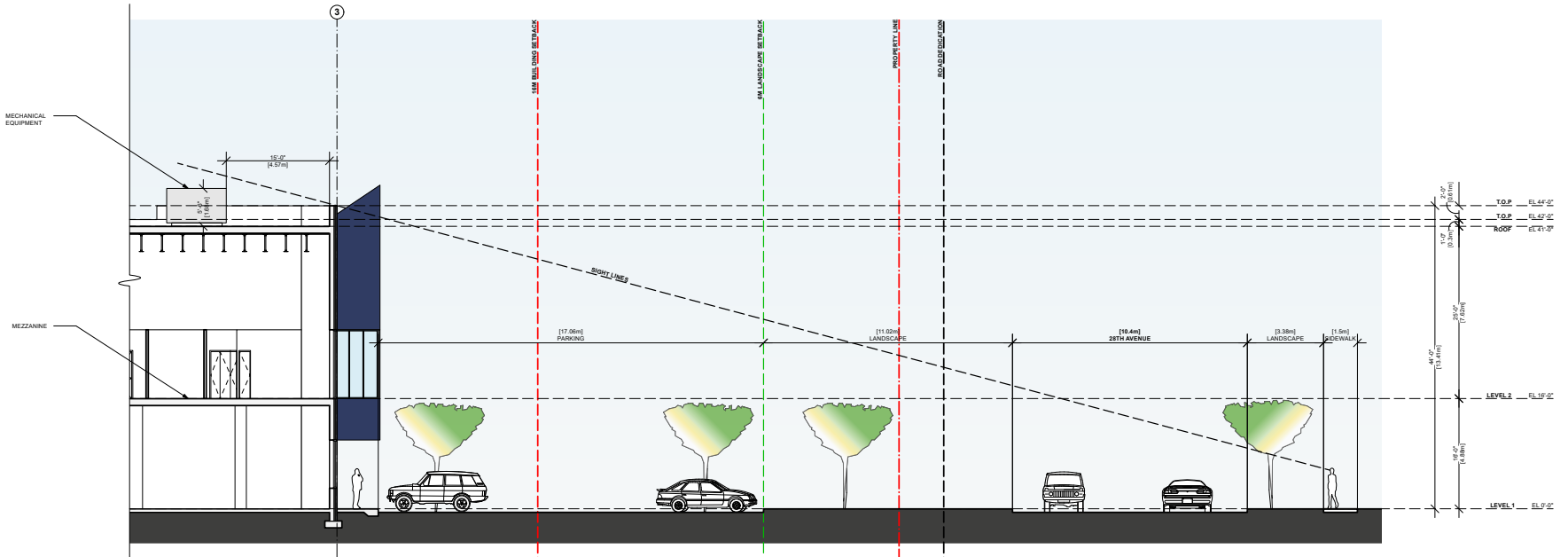


PROPOSED NEW DEVELOPMENT

19283 28th Ave
SURREY BC

BUILDING ELEVATIONS A 5.1





1 STREET SECTION / 28TH AVENUE
1/16"=1'-0"

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PROPOSED NEW DEVELOPMENT
19283 28th Ave
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STREET SECTION A 6.1





NORTH-EAST ISO VIEW

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PROPOSED NEW DEVELOPMENT

19283 28 AVENUE
SURREY BC

ISO VIEW

A 7.0



DRAWN: KC
CHECKED: KC

SCALE: NTS

FILE: 2101

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NORTH-WEST ISO VIEW

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PROPOSED NEW DEVELOPMENT

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ISO VIEW

A 7.1



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SCALE: NTS

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NORTH-EAST ISO VIEW



NORTH-WEST ISO VIEW

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PROPOSED NEW DEVELOPMENT

19283 28 AVENUE
SURREY BC

ISO VIEW

A 7.2

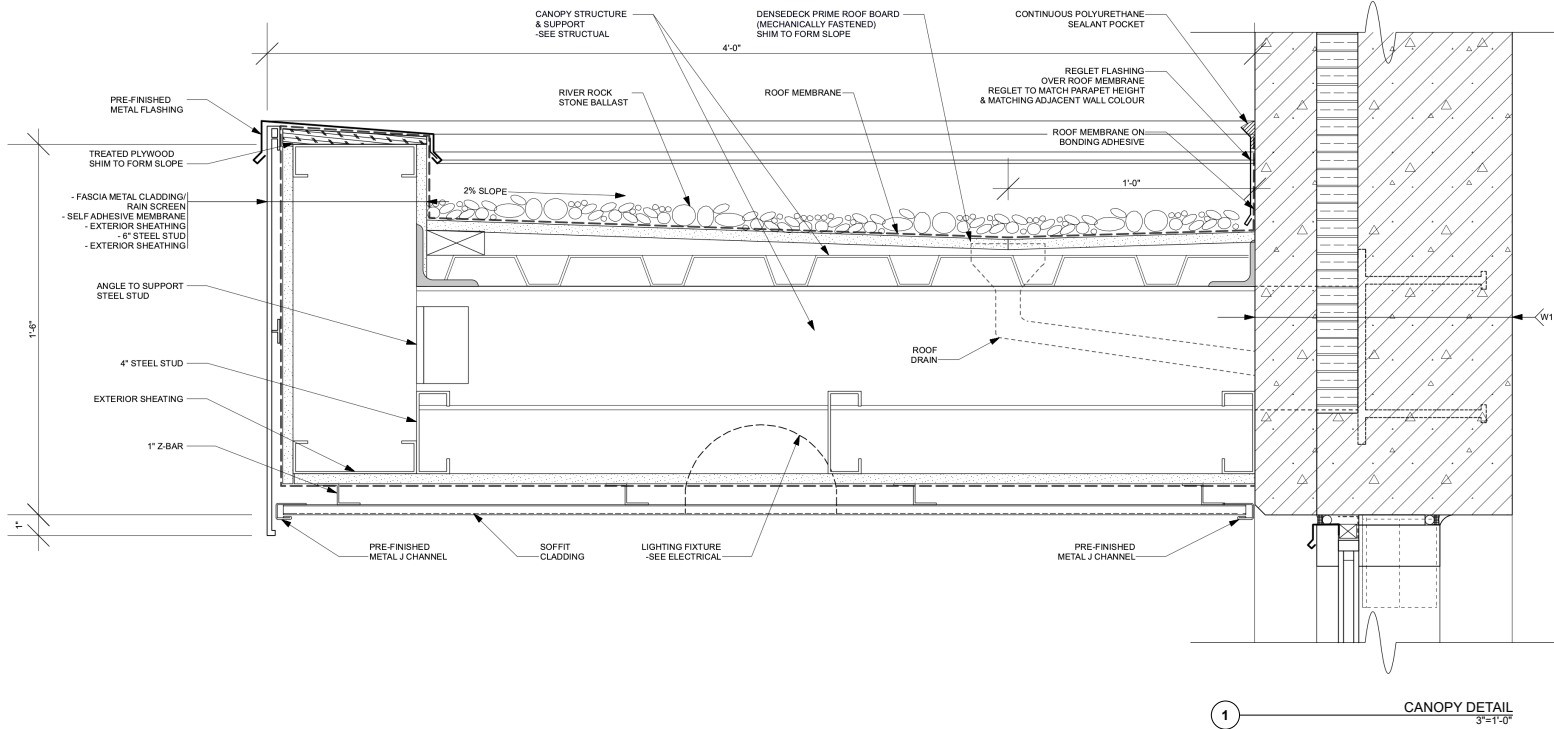


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CHECKED: KC

SCALE: NTS

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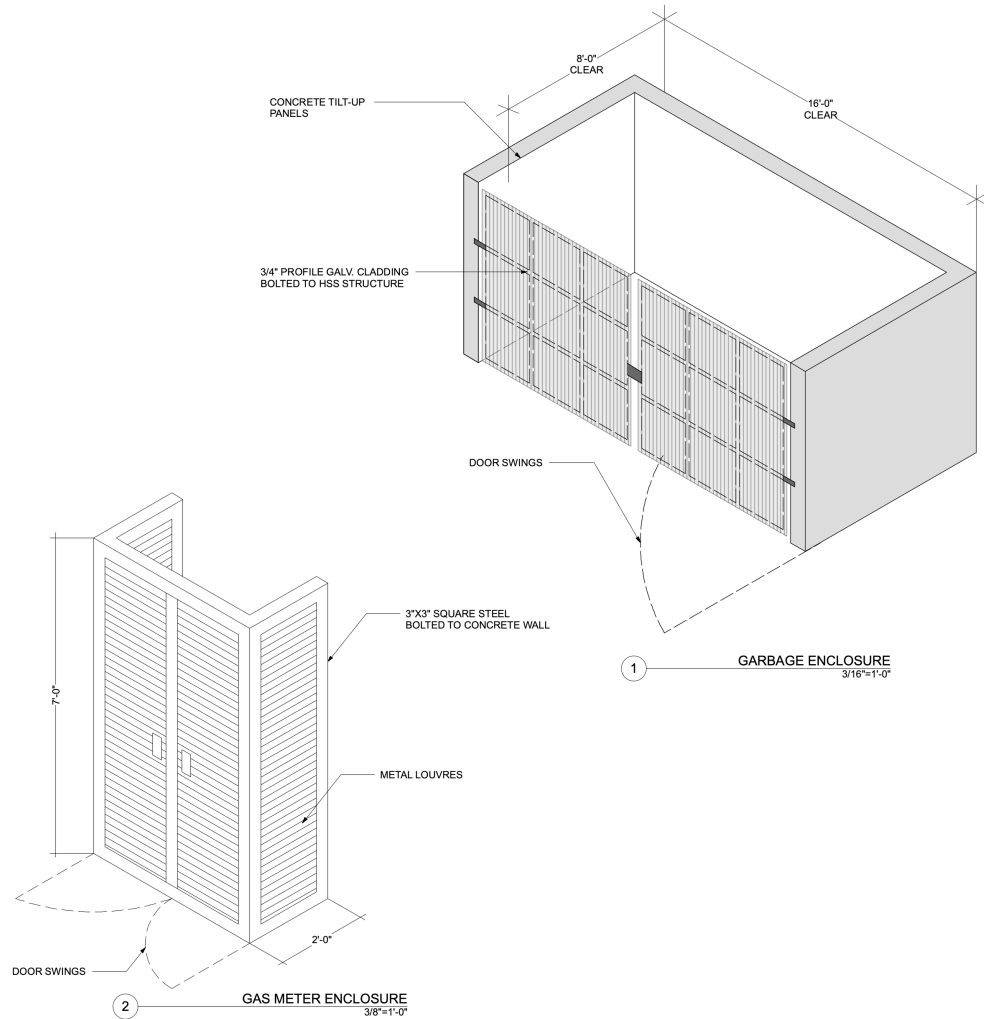


PROPOSED NEW DEVELOPMENT
19283 28 AVENUE
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DETAILS

A 8.0





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PROPOSED NEW DEVELOPMENT
19283 28 AVENUE
SURREY BC

DETAILS

A 8.1



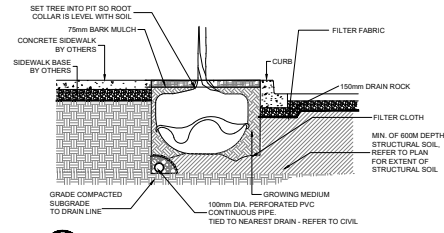
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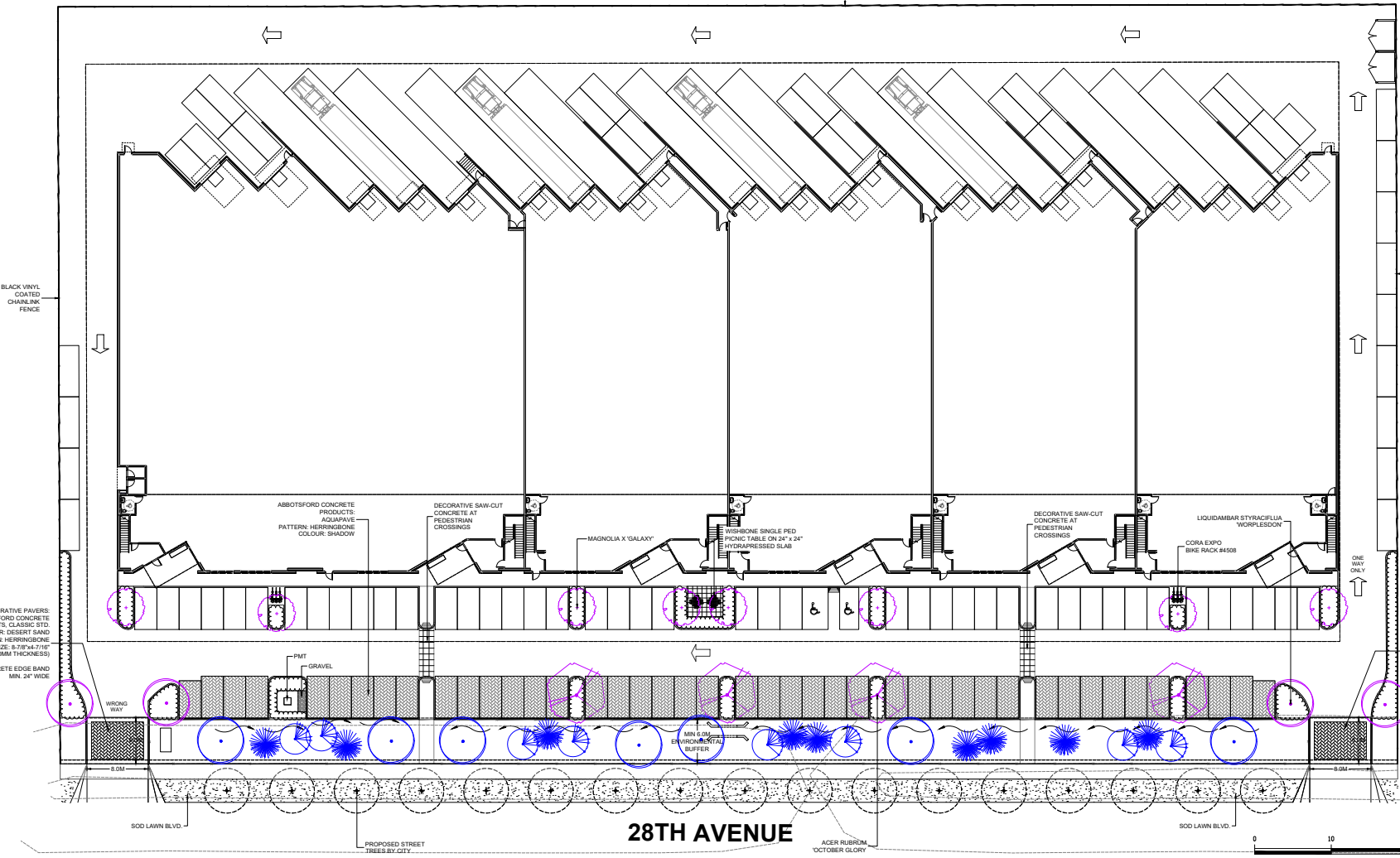
TREE SCHEDULE				ON SITE	PMG PROJECT NUMBER: 21-017
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
	4	ACER RUBRUM ARMSTRONG	COLUMNAR ARMSTRONG MAPLE	6CM CAL; 2M STD; B&B	
	4	LIQUIDAMBAR STYRACIFLUA WORPLESDON	WORPLESDON SWEET GUM	6CM CAL; 2M STD; B&B	
	8	MAGNOLIA X GALAXY	MAGNOLIA	5CM CAL.; 1.5M STD	
ENVIRONMENTAL AREA					
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
	7	CORNUS NUTTALLII	PACIFIC DOGWOOD	2M HT; B&B	
	7	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	2.5M HT; B&B	
	9	THUJA PLICATA	WESTERN RED CEDAR	2.5M HT; B&B	

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

NOTES: ANY EXISTING PLANTINGS THAT REQUIRE REPLACEMENT AFTER CONSTRUCTION WILL BE NATIVE SPECIES.



1 STRUCTURAL SOIL
1:25



pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604 294-0211 • f. 604 294-0022

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
17	22 NOV 22	NEW SITE PLAN	DR
18	22 OCT 26	ENVIRONMENTAL COORDINATION	DR
19	22 OCT 24	NEW SITE PLAN COMMENTS	DR
14	22 OCT 04	NEW SITE PLAN COMMENTS	DR
13	21 AUG 03	NEW SITE PLAN	DR
12	22 APR 03	NEW SITE PLAN	DR
11	21 MAR 16	NEW SITE PLAN	DR
10	19 FEB 25	ADD N TREE PLANT LIST	DR
9	18 JAN 25	ADD CIVIL WATER CHAMBER	DR
8	18 DEC 09	NEW SITE PLAN	NM
7	18 OCT 29	NEW SITE PLAN	DR
6	18 SEP 20	NEW SITE PLAN COMMENTS	DR
5	18 JUN 07	NEW SITE PLAN	ARC
4	17 MAY 29	NEW SITE PLAN	DR
3	17 MAY 05	NEW SITE / PROPOSED DROITE	DR
2	17 APR 04	NEW SITE PLAN / DRAG	DR
1	17 JAN 31	REVISE LANDSCAPE PER COMMENTS	DR

CLIENT:

PROJECT:
MULTI-TENANT WAREHOUSE DEV.
CAMPBELL HEIGHTS

19283 28TH AVENUE
SURREY

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 17 JAN 19 DRAWING NUMBER:
SCALE: 1:250
DRAWN: MC
DESIGN: DO
CHKD: MCV OF 4

L1

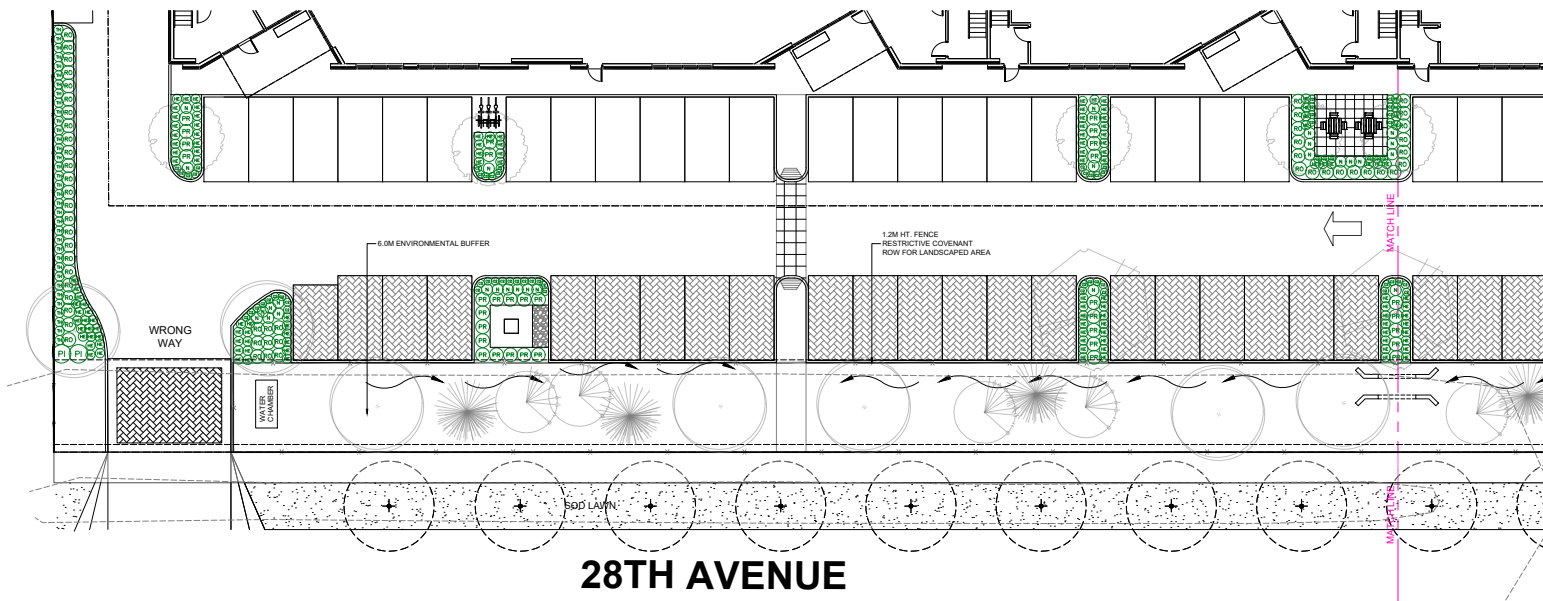


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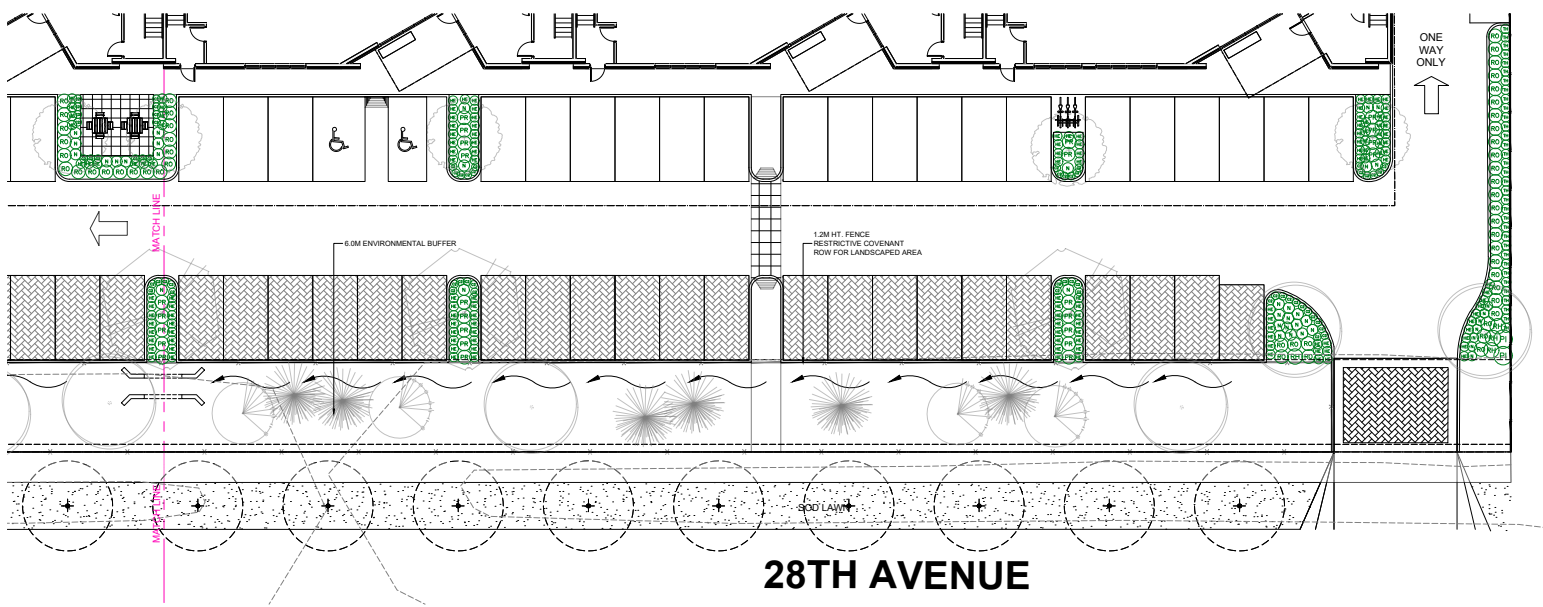
pmg
LANDSCAPE ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6S8
p. 604 294-0111 - f. 604 294-0222

SEAL:



28TH AVENUE



28TH AVENUE

SEE L4 FOR SHRUB SCHEDULE

17	22 NOV 22	NEW SITE PLAN	PL
16	22 OCT 21	ENVIRONMENTAL COORDINATION	PL
15	22 OCT 21	NEW SITE PLAN / COMMENTS	PL
14	22 OCT 04	NEW SITE PLAN / COMMENTS	PL
13	21 AUG 03	NEW SITE PLAN	PL
12	22 APR 03	NEW SITE PLAN	PL
11	21 MAR 16	NEW SITE PLAN	PL
10	19 FEB 25	ADD N TREE PLANT LIST	DO
9	18 JAN 25	ADD CIVIL WATER CHAMBER	DO
8	18 DEC 09	NEW SITE PLAN	NM
7	18 OCT 29	NEW SITE PLAN	DO
6	18 SEP 20	NEW SITE PLAN / COMMENTS	DO
5	18 JUNE 07	NEW SITE PLAN	ALC
4	17 MAY 29	NEW SITE PLAN	DO
3	17 MAY 05	NEW SITE / PROPOSED CHOICE	DO
2	17 APR 04	NEW SITE PLAN / TRNG	DO
1	17 JAN 31	REVISE LANDSCAPE PER COMMENTS	DO

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:
**MULTI-TENANT
WAREHOUSE DEV.
CAMPBELL HEIGHTS**

**19283 28TH AVENUE
SURREY**

DRAWING TITLE:

**SHRUB
PLAN**

DATE: 18.JUNE.27 DRAWING NUMBER:

SCALE: 1:150

DRAWN: MC

DESIGN: DO

CHKD: MCV

L2

OF 4



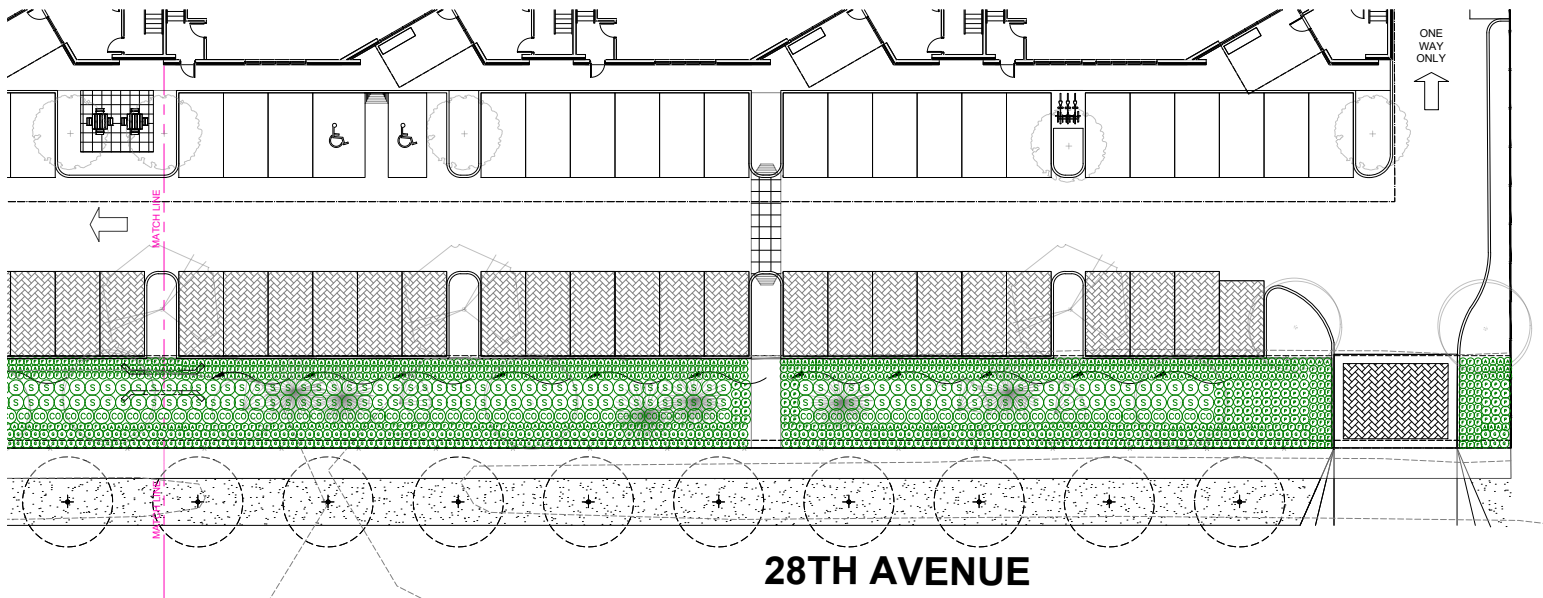
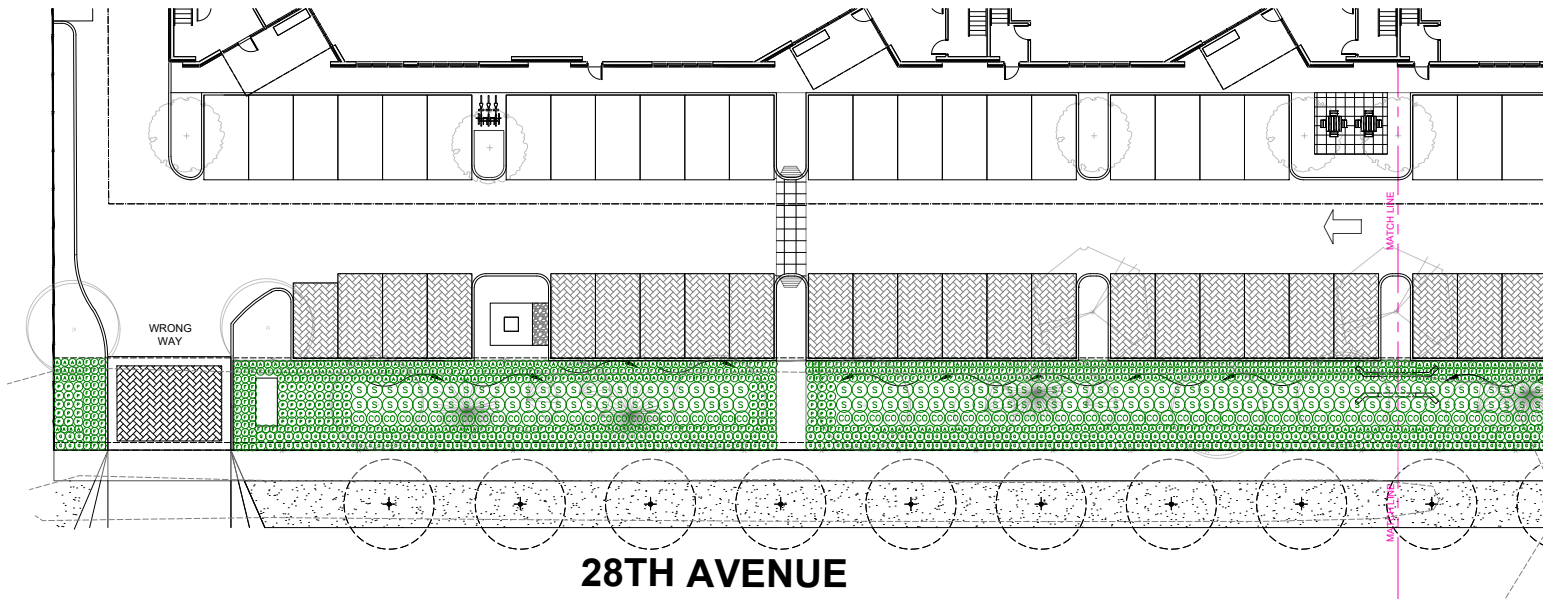
21017-6-2P

PMG PROJECT NUMBER:

21-017



SEAL:



SEE L4 FOR SHRUB SCHEDULE



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16	22 OCT 21	ENVIRONMENTAL COORDINATION	DR
15	22 OCT 21	NEW SITE PLAN / COMMENTS	DR
14	22 OCT 21	NEW SITE PLAN / COMMENTS	DR
13	21 AUG 21	NEW SITE PLAN	DR
12	22 APR 21	NEW SITE PLAN	DR
11	21 MAR 21	NEW SITE PLAN	DR
10	19 FEB 21	ADD N TREES, PLANT LIST	DR
9	18 JAN 21	ADD CIVIL WATER CHAMBER	DR
8	18 DEC 20	NEW SITE PLAN	NM
7	18 OCT 20	NEW SITE PLAN	DR
6	18 SEP 20	NEW SITE PLAN / COMMENTS	DR
5	18 JUNE 20	NEW SITE PLAN	ALC
4	17 MAY 20	NEW SITE PLAN	DR
3	17 MAY 20	NEW SITE / PROPOSED CHOSTE	DR
2	17 APR 20	NEW SITE PLAN / DRNG	DR
1	17 JAN 21	REVISE LANDSCAPE PER COMMENTS	DR

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:
MULTI-TENANT WAREHOUSE DEV.
CAMPBELL HEIGHTS

19283 28TH AVENUE
SURREY

DRAWING TITLE:
ENVIRONMENTAL AREA SHRUB PLAN

DATE: 18 JUNE 27 DRAWING NUMBER:
SCALE: 1:150
DRAWN: MC
DESIGN: DO
CHKD: MCV OF 4

L3



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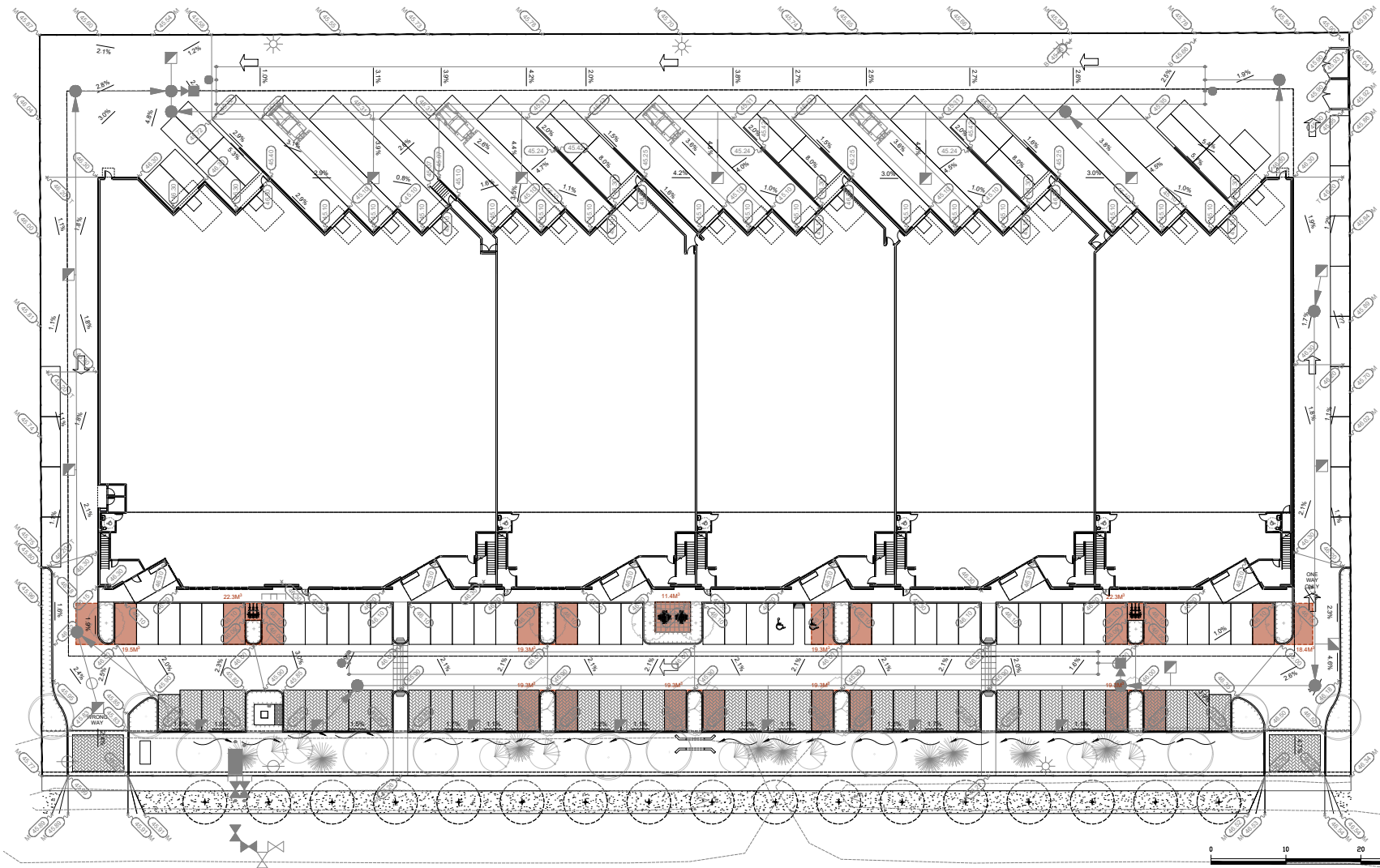
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604 294-0111, f. 604 294-0022

SCALE:

PLANT SCHEDULE					ENVIRONMENTAL AREA				
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB	4	PERIS TAMMANSIS 'SNOWDRIFT'	TAMMANS PERIS, WHITE BLOOMS	#3 POT, 50CM	127	CORNUS SERICEA 'KELSEY'	KELSEY DWARF DOGWOOD	#2 POT, 50CM	
	53	PRUNUS LAUROCERAS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#3 POT, 50CM	256	SYMPHORICARPOS MOLLIS	TRAILING SNOWBERRY	#2 POT, 30CM	
	4	RHOODODENDRON ALBIFLORUM	WHITE RHOODODENDRON	#2 POT, 20CM					
	82	ROSA MEDIANA 'PINK'	MEDIAN ROSE, PINK	#2 POT, 40CM	667	FESTUCA DAHDENSIS	IDAHO FESCUE	#1 POT	
	69	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.8M HT, 88B					
GRASS	106	CAREX OSHIMENSIS	SEDGE	#1 POT	691	ARCTOSTAPHYLOS UVA-URSIS	KINNICKINICK	#1 POT, 20CM	
	233	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT	516	GALTHERIA SHALLOON	SALAL	#1 POT, 30CM	
					170	POLYSTICHUM MUNIUM	WESTERN SWORD FERN	#1 POT, 25CM	
PERENNIAL									
	87	NEPETA x JR WALKER	DWARF CATMINT	15CM POT					

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

0.60M DEPTH STRUCTURAL SOIL TO PROVIDE ADEQUATE SOIL VOLUME FOR TREES.
0.45 M DEPTH IN ALL OTHER LANDSCAPE AREAS



NO.	DATE	REVISION DESCRIPTION	DR.
17	22 NOV 22	NEW SITE PLAN	PH
18	22 OCT 26	ENVIRONMENTAL COORDINATION	PH
19	22 OCT 24	NEW SITE PLAN / COMMENTS	PH
14	22 OCT 04	NEW SITE PLAN / COMMENTS	PH
13	21 AUG 03	NEW SITE PLAN	PH
12	22 APR 03	NEW SITE PLAN	PH
11	21 MAR 16	NEW SITE PLAN	PH
10	19 FEB 25	ADD N TREE PLANT LIST	PH
9	18 JAN 25	ADD CIVIL WATER CHAMBER	DO
8	18 DEC 09	NEW SITE PLAN	NLM
7	18 OCT 29	NEW SITE PLAN	DO
6	18 SEP 20	NEW SITE PLAN / COMMENTS	DO
5	18 JUN 07	NEW SITE PLAN	ALC
4	17 MAY 29	NEW SITE PLAN	DO
3	17 MAY 05	NEW SITE / PROPOSED CHOSTE	DO
2	17 APR 04	NEW SITE PLAN / CHANGE	DO
1	17 JAN 31	REVISE LANDSCAPE PER COMMENTS	DO

CLIENT:

PROJECT:
**MULTI-TENANT
WAREHOUSE DEV.**
CAMPBELL HEIGHTS

19283 28TH AVENUE
SURREY

DRAWING TITLE:
**GRADING
PLAN**

DATE: 17 JAN 19 DRAWING NUMBER:
SCALE: 1:250
DRAWN: MC
DESIGN: DO
CHKD: MCO OF 4

L4

PMG PROJECT NUMBER: 21-017

Tree Preservation Summary

Surrey Project No: 17-0002-00


Address: 19283 – 28 Avenue

Registered Arborist: Tim Vandenberg

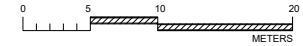
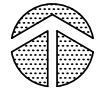
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	1
Protected Trees to be Removed	1
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = <u>1</u> - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = <u>0</u>	1
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

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

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

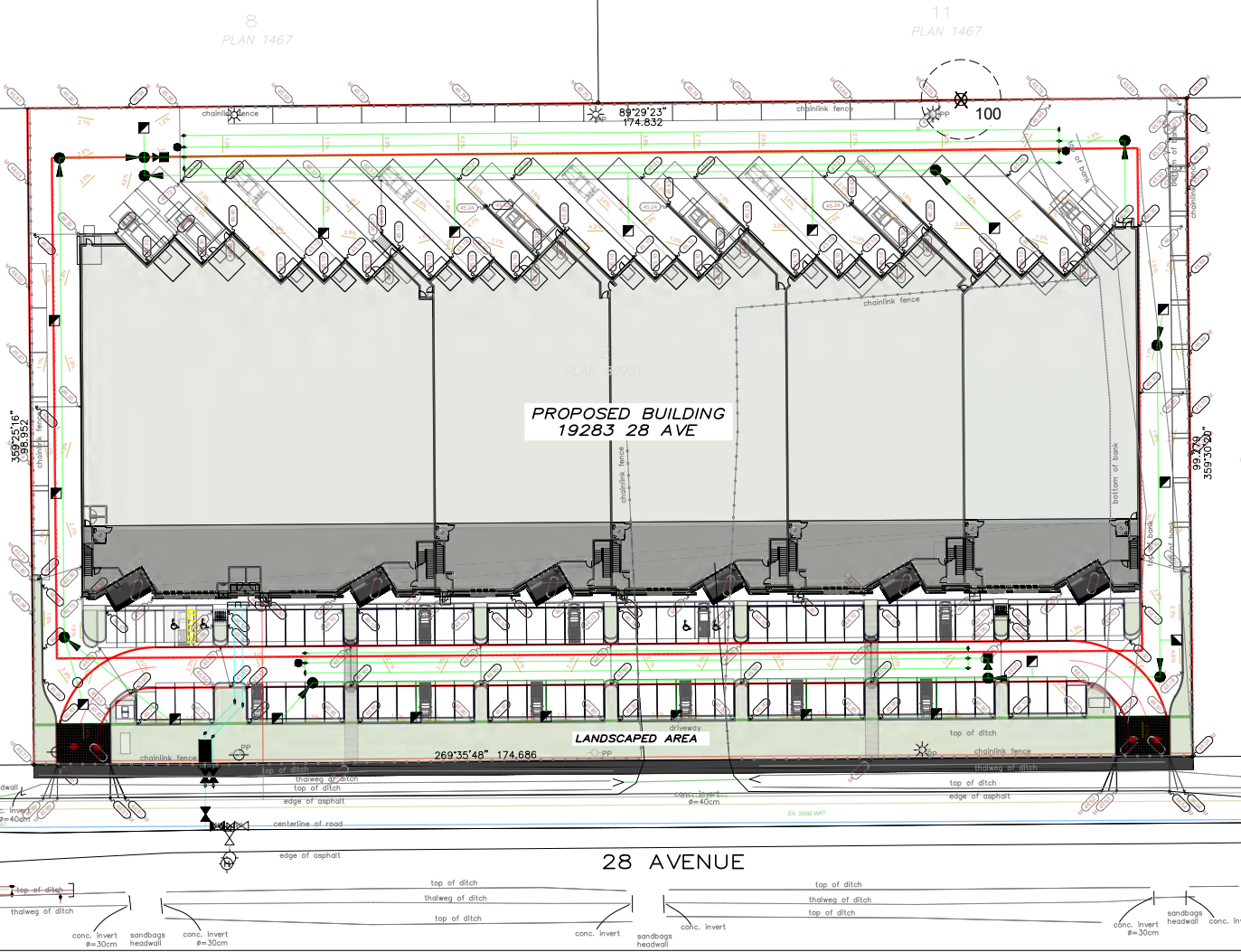
Signature of Arborist: 	Date: October 12, 2022
--	------------------------





LEGEND

- TREE TO BE REMOVED
- MINIMUM NO DISTURBANCE ZONE



STAMP	NO.	DATE	BY	REVISION

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Email: mfadum@fadum.ca

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PROJECT TITLE
19238 28 AVENUE
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

DRAWN
MK

SCALE
AS SHOWN

DATE
NOVEMBER 12, 2021

T-1
SHEET 1 OF 1

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0002-01

Issued To:

(the "Owner")

Address of Owner:

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

Parcel Identifier: 013-942-832
Lot 2 Section 22 Township 7 New Westminster District Plan 80921
19283 - 28 Avenue

(the "Land")

3. (a) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

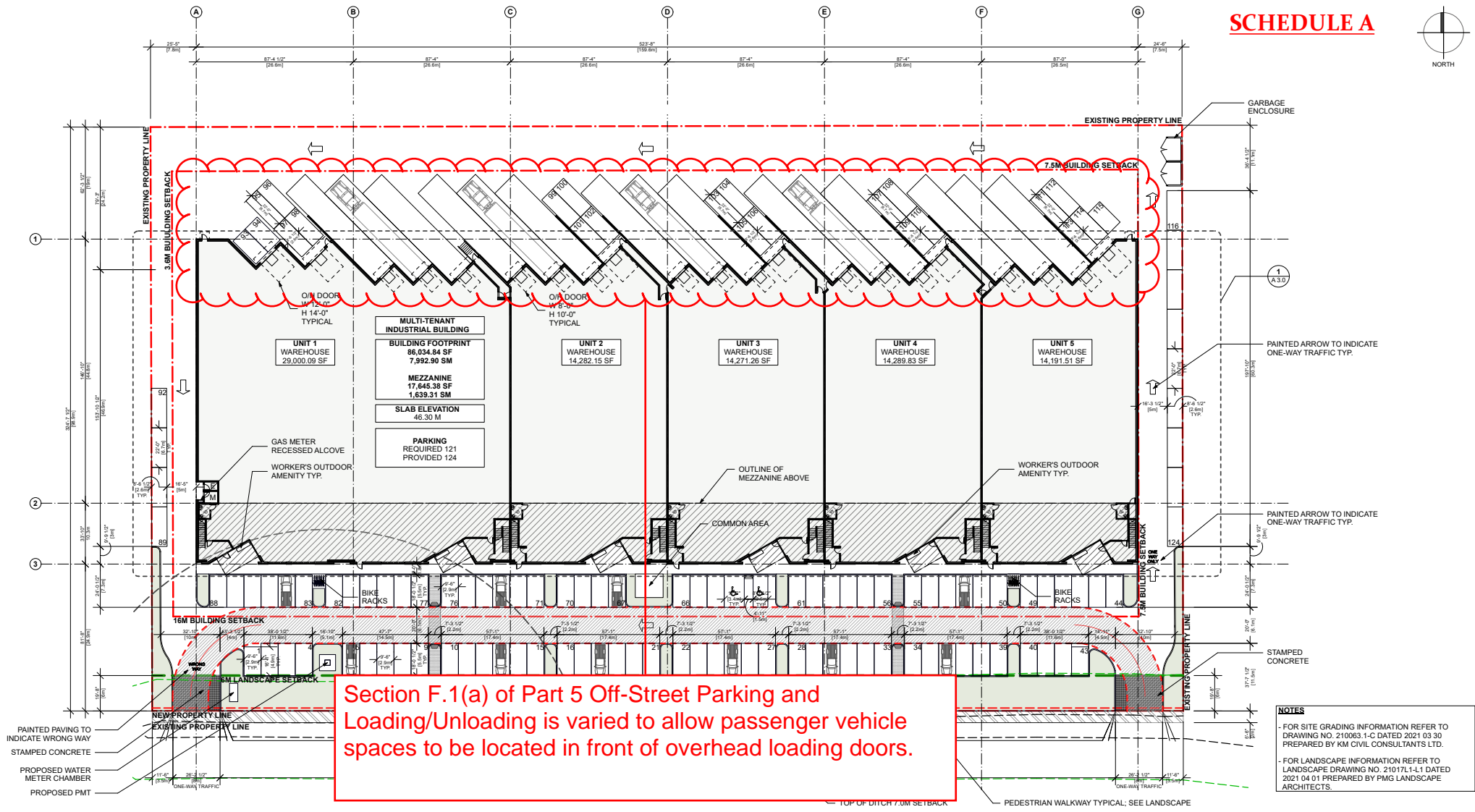
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Section F.1(a) of Part 5 Off-Street Parking and Loading/Unloading is varied to allow passenger vehicle spaces to be located in front of overhead loading doors.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli



NO.	DATE	ISSUANCE
1	2021 01 09	ISSUED FOR REVIEW
2	2021 02 09	ISSUED FOR REVIEW
3	2021 03 09	ISSUED FOR COORDINATION
4	2021 03 16	ISSUED FOR REVIEW
5	2021 03 26	ISSUED FOR COORDINATION
6	2021 04 05	ISSUED FOR DP
7	2021 06 21	ISSUED FOR REVIEW
8	2022 09 29	REISSUED FOR DP
9	2022 10 13	REISSUED FOR DP
10	2022 11 14	REISSUED FOR DP
11	2022 11 28	REISSUED FOR DP

NO.	DATE	ISSUANCE
1	2021 01 09	ISSUED FOR REVIEW
2	2021 02 09	ISSUED FOR REVIEW
3	2021 03 09	ISSUED FOR COORDINATION
4	2021 03 16	ISSUED FOR REVIEW
5	2021 03 26	ISSUED FOR COORDINATION
6	2021 04 05	ISSUED FOR DP
7	2021 06 21	ISSUED FOR REVIEW
8	2022 09 29	REISSUED FOR DP
9	2022 10 13	REISSUED FOR DP
10	2022 11 14	REISSUED FOR DP
11	2022 11 28	REISSUED FOR DP



PROPOSED NEW DEVELOPMENT
19283 28th Ave
SURREY BC

SITE PLAN

A 2.0



DRAWN: BR/SS
CHECKED: KC
SCALE: 1"=50'
FILE: 2101

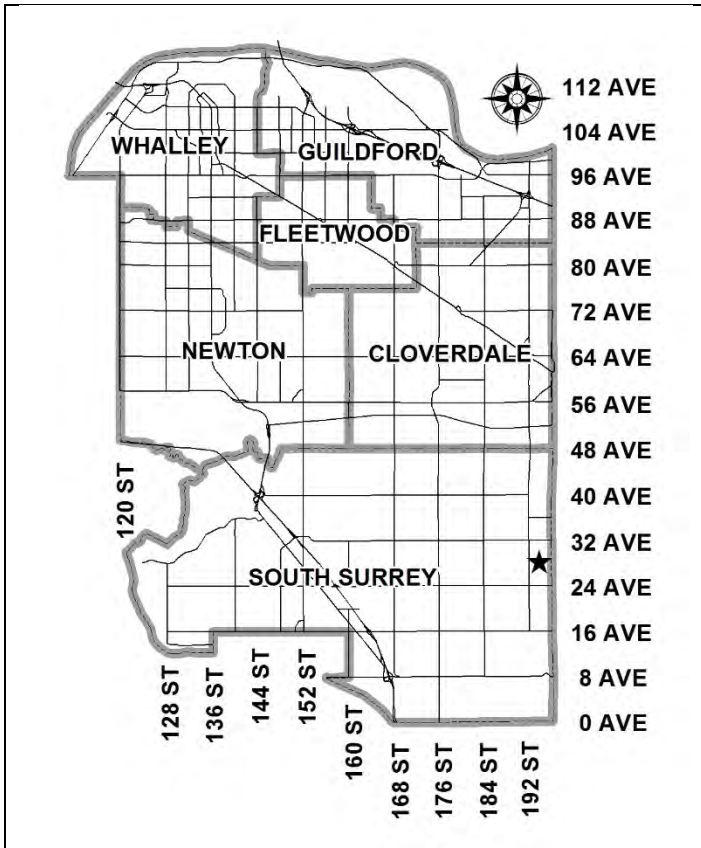
KCC Architecture & Design Ltd.
Unit 300 15300 Croydon Drive Surrey V3Z 0Z5
kccarchitecture.com
Tel 604 283 0912

APPENDIX IV

**City of Surrey
PLANNING & DEVELOPMENT REPORT**

File: 7917-0002-00

Planning Report Date: April 1, 2019



PROPOSAL:

- **Temporary Use Permit**
- **Rezoning** from IA to IB-1
- **Development Permit**
- **Development Variance Permit**

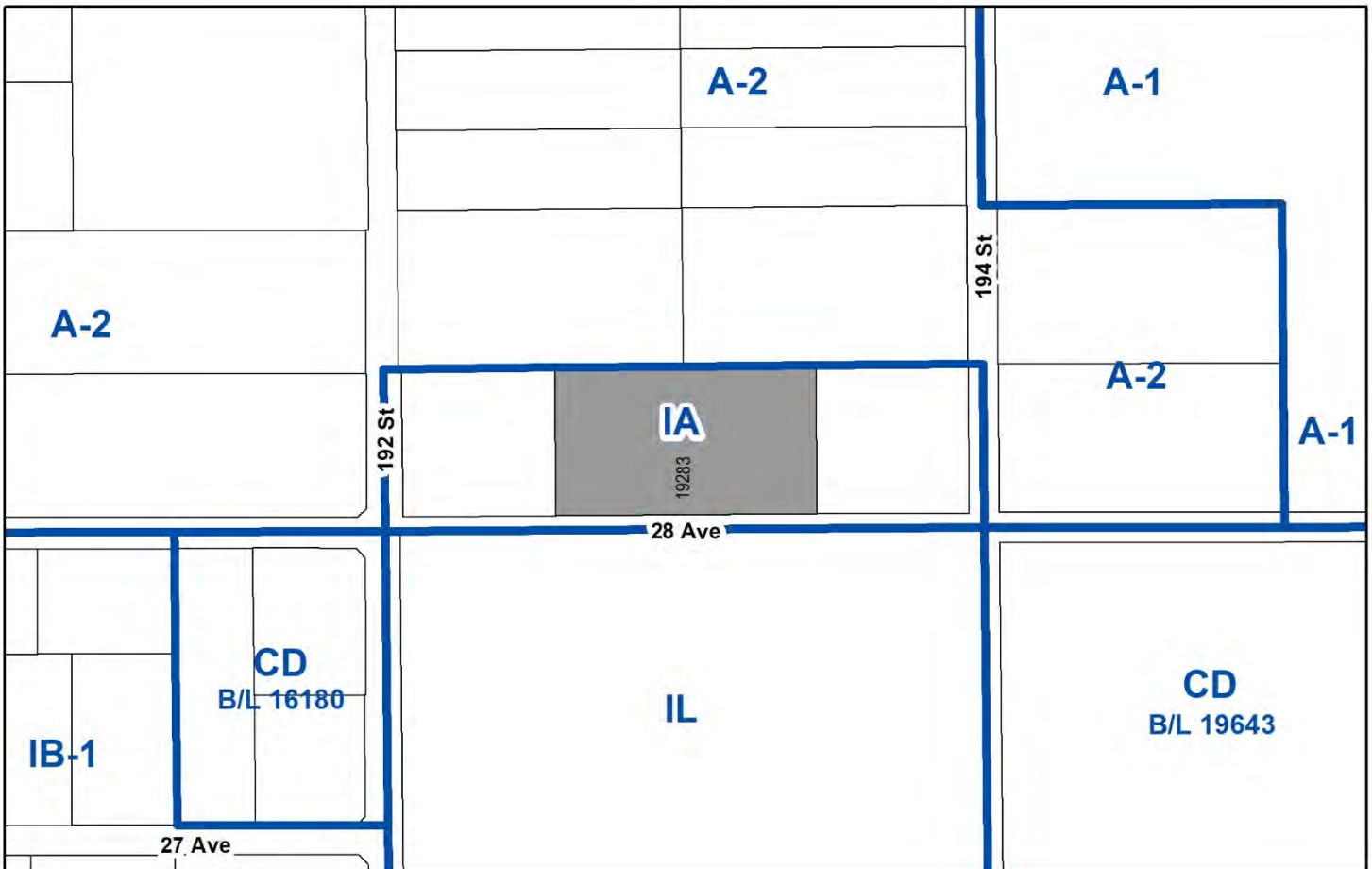
to permit an industrial laydown facility for a transportation company for a period not to exceed 6 months and to permit the development of a 6,964 square metre (74,960 sq. ft.) multi-tenant industrial building.

LOCATION: 19283 - 28 Avenue

ZONING: IA

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park and Landscape Strips



RECOMMENDATION SUMMARY

- Approval of Temporary Use Permit for a period not to exceed 6 months to proceed to Public Notification.
- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed industrial laydown facility use does not comply with the current ("Agro-Industrial Zone (IA)") or proposed ("Business Park 1 Zone (IB-1)") zoning on the site, nor the site's "Business Park" designation in the Campbell Heights Local Area Plan (LAP).
- The applicant is proposing a Development Variance Permit to reduce the required width of a maneuvering aisle for the multi-tenant warehouse building.

RATIONALE OF RECOMMENDATION

Temporary Use Permit

- In September 2017, Council issued Temporary Use Permit (TUP) No. 7916-0531-00 for the subject property for a period not to exceed one year as an interim measure to allow Seven Horses Transport Ltd. (Seven Horses) to operate their transportation business from the site while undertaking development of an industrial warehouse facility at 3338 – 194 Street and 19363/19347 – 32 Avenue to accommodate their current and future operations.
- Development of Seven Horse's new site, under development application (No. 7917-0529-00), was anticipated to take approximately one year. This development application received conditional approval from Council on June 11, 2018, and Seven Horses is actively working on resolving the servicing issues associated with the application, including completion of a Storm Water Management Plan and modifications to the Latimer Lake Storm Water Detention facility.
- Seven Horses no longer owns the subject site and are leasing it back from the current owner, PHF Ventures.
- In August 2018, PHF Ventures met with staff to discuss the possibility of a TUP extension to allow Seven Horses to remain on the subject site, while continuing to work on completing their development application for their new site at 194 Street and 32 Avenue. At the time, staff saw merit in an extension of up to one year based on the understanding that PHF Ventures would proceed with the rezoning and Development Permit application for the subject site as quickly as possible. PHF Ventures extended their lease with Seven Horses for a year, ending in September 2019, based on these conversations with staff.

- Unlike other TUP applications that have not been supported in Campbell Heights, the applicant is moving forward to develop the subject site, as evidenced by the proposed rezoning and Development Permit application discussed in this report. Given that the applicant is intent on proceeding, staff recommend that the Temporary Use Permit application be approved for a period of 6 months to give Seven Horses time to relocate their operations by the end of their lease with PHF Ventures in September 2019.

Rezoning, Development Permit, and Development Variance Permit

- The proposal for the multi-tenant warehouse building complies with the "Mixed Employment" designation in the Official Community Plan (OCP) and the "Business Park" and "Landscaping Strips" designation in the Campbell Heights Land Use Plan (LAP).
- The proposed density and building form are appropriate for this part of Campbell Heights.
- The proposed reduction in the maneuvering aisle width is acceptable as vehicle movement will only be one-way with no access to parking spaces or loading facilities off the maneuvering aisle.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7917-0002-00 (Appendix V) for a period not to exceed 6 months to proceed to Public Notification.
2. A By-law be introduced to rezone the subject site from "Agro-Industrial Zone (IA)" to "Business Park 1 Zone (IB-1)" and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7917-0002-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7917-0002-00 (Appendix V), to reduce the minimum required width of a maneuvering aisle abutting a wall from 8.25 metres (27 ft.) to 7.0 metres (23 ft.) on the east side of the building and to 6.7 metres (22 ft.) on the west side of the building, to proceed to Public Notification.
5. Council instruct staff to resolve the following issues prior to final approval:
 - (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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) registration of a Section 219 Restrictive Covenant to prohibit any use that requires a Metro Vancouver air quality permit from locating on the site; and
 - (f) 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.

REFERRALS

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

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Industrial laydown facility (TUP No. 7916-0531-00 expired September 30, 2018).

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
North:	Single family dwellings	Business Park & Landscaping Strips	A-2
East:	Single family dwelling	Business Park & Landscaping Strips	IA
South (Across 28 Avenue):	Latimer Park	City Park & Stormwater Management Facilities	IL
West:	Truck parking (Current Development Application No. 7917-0411-00 for 3 commercial buildings and a gas station has Conditional Approval)	Commercial & Landscaping Strips	IA

DEVELOPMENT CONSIDERATIONS

Context and Background

- The subject site is 1.7 hectares (4.3 acres) in area and is located at 19283 – 28 Avenue in Campbell Heights. The property is zoned "Agro-Industrial Zone (AI)" and designated "Mixed Employment" in the Official Community Plan (OCP) and "Business Park" and "Landscaping Strips" in the Campbell Heights Local Area Plan (LAP).
- The subject property was previously owned by Seven Horses Transport Ltd. (Seven Horses). Seven Horses is a trucking firm that specializes in hauling oversize freight. Seven Horses previously operated out of Langley prior to moving to Campbell Heights.
- When Seven Horses purchased the site in October 2016, their intention was to rezone the site to permit the development of an industrial warehouse facility to accommodate the operations of their business. To this end, they applied for a Temporary Use Permit to permit a truck parking and industrial laydown facility for a period not to exceed one year (Development Application No. 7916-0531-00). Subsequent to that, they also applied to rezone the site and for a Development Permit to allow construction of a permanent facility to house their business operations, including storage of oversized freight and transportation equipment (subject application No. 7917-0002-00).

- In July of 2017, Seven Horses secured a contract in Alberta's oil and gas sector, which required an expansion of their trucking fleet and operations. As a result, the subject site was no longer deemed of sufficient size to meet the demands of their operations. Seven Horse decided to sell the subject site and find another location for their planned warehouse building.
- PHF Ventures 28th Avenue Inc. (PHF Ventures) purchased the subject site and agreed to take over the subject rezoning and Development Permit application (No. 7917-0002-00) and to lease the site back to Seven Horses for their temporary industrial laydown facility for the remaining duration of the development application process, which was anticipated to be approximately one year.
- In September 2017, Council issued Temporary Use Permit (TUP) No. 7916-0531-00 for the subject property for a period not to exceed one year. The TUP was to be an interim measure to allow Seven Horses Transport Ltd. (Seven Horses) to operate their transportation business from the site while undertaking development of a new industrial warehouse facility to accommodate their operations, on a site that they purchased in Campbell Heights at 3338 - 194 Street and 19363/19347 - 32 Avenue.
- At the time of the original application, the TUP was to occupy only half the site in order to facilitate the continued operations of the temporary industrial laydown facility while allowing for phased construction of the proposed industrial warehouse building. The industrial laydown facility was to be relocated into the partially constructed building, freeing up the TUP site for the construction of the remaining half of the building.
- When the demands of Seven Horses' business changed after securing the contract in Alberta's oil and gas sector, the need arose to utilize the entire site for the temporary industrial laydown facility. Seven Horses began utilizing the entire site to suit their new needs but did not seek an amendment to the approved TUP.
- The Development Application (No. 7917-0529-00) for Seven Horses' new site at 194 Street and 32 Avenue received Conditional Approval on June 11, 2018. Seven Horses is actively working on resolving the servicing issues associated with the application, including completion of a Storm Water Management Plan and modifications to the Latimer Lake Storm Water Detention facility.

Current Proposal – Temporary Use Permit

- The applicant is requesting a Temporary Use Permit (TUP) to allow the continued operation of Seven Horses' industrial laydown facility for a period of 6 months to coincide with the expiry of the current lease that Seven Horses has with PHF Ventures. While it is unlikely that Seven Horses' new facility will be ready by September 2019, PHF Ventures has assured staff that the lease with Seven Horses will not be extended beyond September 2019. Approval of the TUP renewal for 6 months will provide Seven Horses sufficient time to find a new location for their operation until their new site at 194 Street and 32 Avenue is ready for occupancy.
- Materials to be stored on site are to include:
 - Motorized equipment, such as, forklift, bobcat, heavy duty machinery storage for Komastu, Volvo, and Caterpillar; and
 - Non-motorized materials, such as, H-Beams, rebar, steel, materials coils, lumber, plywood, shingles, and galvanized pipe.

- Seven Horses has confirmed that no permanent truck parking would occur on site, however, approximately 40 trucks daily access the site to load and unload materials. For approximately 10 – 15% of trips, trucks may be required to stay overnight. In addition, approximately 20 staff vehicles are parked on site during the day and overnight.
- Prior to issuance of TUP No. 7916-0531-00, both Seven Horses and PHF Ventures acknowledged that any request for a TUP extension beyond September 30, 2018 may not be supported, given that TUPs are typically not supported in Campbell Heights.
- Although Seven Horses' development application (No. 7917-0529-00) at 194 Street and 32 Avenue received conditional approval on June 11, 2018, the property falls within the catchment area identified to be serviced by the Latimer Lake Storm Water Detention Facility. Completion of a Storm Water Management Plan and modifications to the Latimer Lake facility are required before any development within this catchment can proceed. It is estimated that this could take another one to two years to complete.
- Until this servicing issue can be resolved, Seven Horses is unable to complete their new industrial warehouse facility and move their operations to their new site. Seven Horses has made repeated attempts to find an alternative location for their temporary lay-down facility, but to date has been unsuccessful.
- In August 2018, PHF Ventures met with staff to discuss the possibility of a TUP extension. At the time, staff saw merit in an extension of up to one year based on the understanding that PHF Ventures would proceed with the rezoning and Development Permit application for the subject site as quickly as possible. PHF Ventures extended their lease with Seven Horses for a year, ending in September 2019, based on these conversations with staff.

TUP Discussion and Recommendation

- Typically, TUPs are not supported in Campbell Heights for the following reasons:
 - TUPs can result in delaying applications for permanent developments within a given area;
 - Campbell Heights is not intended to be an area where truck parking facilities would be located. Support for the proposed TUP could set a precedent, whereby other property owners that have been denied TUPs or currently have illegal truck parking facilities would expect to receive support for their proposals as well; and
 - The subject property is located within an area of Campbell Heights that is known to have vulnerable aquifers resulting from unconsolidated material, as per the "Vulnerable Aquifers Map (Schedule I)" in Zoning By-law No. 12000, which is one of the primary reasons that Temporary Use Permits generally are not supported in Campbell Heights.
- Despite the concerns noted above, staff recommend Council approve the Temporary Use Permit for a period not to exceed six (6) months, which coincides with the end of September expiration date of Seven Horse's lease with PHF Ventures, in order to give Seven Horses time to relocate their operations by the end of their lease with PHF Ventures.

- The general concerns regarding issuing TUPs in Campbell Heights are mitigated on the subject site by the following:
 - Through the subject application, the property owner of the subject lot is proposing a rezoning and development permit for a permeant multi-tenant industrial building. As such, a TUP for 6 months will not interfere with the progress of those proposed development applications;
 - Seven Horses has an open Development Application (No. 7917-0529-00), which has Council's conditional approval, on a property elsewhere in Campbell Heights to permanently locate their operations in the future. However, completion of this application has been delayed due to servicing requirements in the Latimer Lake drainage catchment area;
 - Seven Horses had previously been granted a TUP (7916-0531-00) for the equipment and truck parking uses and has installed the required servicing and landscaping stipulated in the original permit. The 6-month TUP extension will not set a new precedent for future TUPs in Campbell Heights.

Current Proposal – Rezoning and Development Permit

- PHF Ventures, as the owner of the subject lands, is proposing to rezone the subject site from "Agro-Industrial Zone (AI)" to "Business Park 1 Zone (IB-1)" and a Development Permit, to allow the development of a 6,964 square metre (74, 960 sq. ft.) permeant multi-tenant industrial building.
- The development proposes a floor area ratio (FAR) of 0.4 and a lot coverage of 33.5%, which complies with the maximum FAR and lot coverage permitted under the IB-1 Zone.
- The form, character, and density of the proposed development comply with the design guidelines outlined in the Campbell Heights Local Area Plan and the OCP. The proposed development meets the requirements of the IB-1 Zone, including for building height and building setbacks.
- The applicant is proposing a Development Variance Permit to reduce the required width of a maneuvering aisle for the proposal. This proposed variance is discussed later in the report.

Sensitive Ecosystems – Green Infrastructure Network Interface

- The subject site is located north, across 28 Avenue from Latimer Lake Park, which is a Green Infrastructure Network Hub with high ecological value. The southern portion of the subject site falls within the 50 metre buffer area of the Latimer Lake Park Hub.
- In support of their development application, the applicant submitted a Watercourse and Green Infrastructure Network Assessment and a Construction Environmental Management Plan, both prepared by Keystone Environmental Ltd.
- The Watercourse and Green Infrastructure Network Assessment confirmed the following:
 - The watercourse located along the southern boundary of the site along 28 Avenue is a Class C watercourse;

- As a Class C watercourse, there are no minimum setbacks required and the ditch can be infilled without compensation as part of the proposed development following Best Management Practices; and
- The proposed development is not expected to affect the Latimer Lake Park GIN Hub, since it is located across 28 Avenue and is not included in the proposed development.
- The Watercourse and Green Infrastructure Network Assessment recommended that an Environmental Management Plan be completed to address the construction of the proposed warehouse and should describe how the Latimer Lake Park GIN Hub will not be affected during construction.
- The objective of the Construction Environmental Management Plan (CEMP) is to protect and enhance the integrity of terrestrial and aquatic habitat within the site and Latimer Lake Park. The CEMP recommends a number of environmental protection measures to be implemented to avoid or reduce the potential for adverse effects to any environmentally sensitive species or their habitats.
- The Watercourse and Green Infrastructure Network Assessment and Construction Environmental Management Plan were reviewed by the City's Environmental Planner and deemed to be acceptable. A Development Permit for Sensitive Ecosystems is not required for the proposed development.

PRE-NOTIFICATION

- Pre-notification letters were sent on February 14, 2018 to properties within 100 metres (328 ft.) of the subject site. On November 16, 2018, revised pre-notification letters were sent out to include the proposed Temporary Use Permit (TUP).
- A Development Proposal sign was installed on site on November 16, 2018.
- The City received a letter from the Little Campbell Watershed Society (LCWS) stating they have no concerns with the TUP and requesting further information about the rezoning proposal. They did not anticipate any issues given the distance from watercourses and current stormwater plans in place in the area.

(In follow up, staff provided the LCWS with the proposed site plan for their review and further comment.)

- The City received a second letter from the LCWS with comments related to stormwater management. The LCWS believes the property would be connected to stormwater conveyance going directly to Semiahmoo Bay, however, if it is going to the Little Campbell River, then the design should include 100% stormwater infiltration on site due to the Little Campbell being fully peak flow loaded downstream.

(This site, and others in the Latimer Pond catchment, will be required to drain to the future Latimer Detention pond south of 28 Avenue in which development will be required to provide adequate stormwater management, infiltration, detention, etc. due to any increased flows and provide robust water quality treatment through source controls and redundant water quality treatment mechanisms.)

DESIGN PROPOSAL AND REVIEW

Building and Site Design

- The proposed building is consistent with the design guidelines outlined in the Campbell Heights Local Area Plan and the OCP. The development concept for Campbell Heights is a high quality, sustainable, industrial business park.
- The building is proposed as a concrete tilt-up with ample amounts of vision glazing and spandrel glazing. It will have a modern linear appearance with concrete panels in light grey and dark grey.
- Variation in the roof parapets and recessed panels provide subtle, but important relief to the large scale of the building.
- Exterior solar shading devices are a key architectural façade feature on the south elevation that provide functionality and aesthetic contribution.

Landscaping

- Under the original Temporary Use Permit application (No. 7916-0531-00), the applicant was required to provide a 6.0 metre (20 ft.) wide landscape buffer to help screen the proposed industrial laydown facility from 28 Avenue. This landscape buffer was designed to reflect the ultimate landscaping that would be required for the rezoning and Development Permit application.
- In addition to the 6.0 metre (20 ft.) wide landscape buffer along the frontage of the site, the proposed landscaping also includes a 1.5 metre (5 ft.) landscape strip along the north, west, and east property lines.
- The proposed landscaping will consist of a variety of trees, including: Columnar Armstrong Maple, Worplesdon Sweet Gum, and Japanese Zelkova. This will be complemented by a variety of shrubs and grasses.

Parking, Access, and Circulation

- Two vehicular accesses to the site are proposed along 28 Avenue at the west and east ends of the frontage, which will provide access to the employee and visitor parking area at the front of the site.
- The primary truck entrance will be via the eastern access, with a one-way drive aisle along the eastern edge of the building providing access to the loading and unloading area at the rear of the building. Truck egress will be via a one-way drive aisle along the western edge of the building to the western access point.
- Three pedestrian entrances to the site will be provided, with one adjacent to each of the vehicular access points and a third in the centre of the site.

- The proposal includes a total of 114 parking spaces, which exceeds the minimum number of parking spaces required under the Zoning By-law for the industrial and office space uses proposed. This includes two (2) accessible parking spaces for persons with disabilities as per the requirements of the Zoning By-law.

Signage

- One free standing sign is proposed for the site. The sign is proposed to be a 1.0 metre (3 ft.) high concrete wall sign with cast metal lettering with the address of the subject site. The rear elevation of the sign would incorporate a bench comprised of treated wood as part of the site furnishings within a small plaza area.
- Fascia signs are also proposed for the individual warehouse units, to be provided by future tenants, comprised of individual channel lettering.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 5, 2019. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is located in the Campbell Heights LAP. The proposed development is reflective of the land use designation.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density and FAR are in keeping with the requirements identified in the Zoning By-law.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Low impact development standards (LIDS) are incorporated into the design of the project including: <ul style="list-style-type: none"> ○ Absorbent Soils (minimum 300 mm in depth); ○ Vegetated Swales/Rain Gardens/Bio-swales; ○ Xeriscaping; ○ Sediment Control Devices; ○ Perforated Pipe Systems; ○ Permeable Pavement/Surfaces; and ○ Rain Water Wetlands/Detention Areas. • Eighteen (18) trees are proposed to be planted on site as part of the development. • An enclosure for recycling and composting bins will be provided.

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Sustainable transportation options will be accommodated through provision of bike racks, connections to off-site pedestrian and multi-use paths, pedestrian linkages to transit stops, and preferential carpool parking.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Crime Prevention Through Environmental Design (CPTED) principles have been incorporated into the site design, such as natural surveillance, natural territorial enforcement, and natural access control. • All warehouse units and office space will be adaptable and accessible.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • N/A

ADVISORY DESIGN PANEL

- The application was not referred to the Advisory Design Panel (ADP), but was reviewed by City staff and found to be acceptable. The proposed development was evaluated based on compliance with the design guidelines in the OCP and the Campbell Heights Local Area Plan.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum required width of a maneuvering aisle abutting a wall from 8.25 metres (27 ft.) to 7.0 metres (23 ft.) on the east side of the building and to 6.7 metres (22 ft.) on the west side of the building.

Applicant's Reasons:

- The maneuvering aisles located along the east and west sides of the building will be restricted to one-way traffic.
- The reduction in the width of the maneuvering aisles allows the applicant to maximize the building area.
- The proposed multi-tenant warehouse facility will have only 12 units with rear loading bays, which does not necessitate two-way maneuvering aisles.

Staff Comments:

- The 8.25 metre (27 ft.) maneuvering aisle width requirement, where a maneuvering aisle abuts a wall, that is identified in the Zoning By-law is intended to accommodate two-way traffic movement.
- The proposed maneuvering aisle width is deemed sufficient, as it will only serve vehicles entering and exiting the site, with no parking spaces or loading facilities accessed directly from them.

CONCLUSION*Temporary Use Permit Recommendation*

- Given the servicing implications for development in the Latimer Lake drainage catchment area and the logistics of moving the existing operation to another site, staff recommend that the Temporary Use Permit application be approved for a period of 6 months to give Seven Horses time to relocate their operations by the end of their lease with PHF Ventures which ends in September 2019.

Rezoning, Development Permit, Development Variance Permit Recommendations

- Staff note that, while the Temporary Use Permit is being presented to Council alongside applications required to develop the subject site for a permanent industrial facility, the ultimate decision made by Council for the Temporary Use Permit can stand alone from the decisions made on the rezoning, development permit, and development variance permit for the proposed permanent multi-tenant industrial building.
- Therefore, regardless of Council's decision regarding the Temporary Use Permit, staff recommend that:
 - A By-law be introduced to rezone the subject site from "Agro-Industrial Zone (IA)" to "Business Park 1 Zone (IB-1)" and a date be set for Public Hearing;
 - Council authorize staff to draft Development Permit No. 7917-0002-00 generally in accordance with the attached drawings (Appendix II).
 - Council approve Development Variance Permit No. 7917-0002-00 (Appendix V) to proceed to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7917-0002-00
Appendix V.	Temporary Use Permit No. 7917-0002-00

INFORMATION AVAILABLE ON FILE

- Watercourse and Green Infrastructure Network Assessment prepared by Keystone Environmental, dated February 25, 2019
- Construction Environmental Management Plan prepared by Keystone Environmental, dated November 28, 2018
- Complete Set of Architectural and Landscape Plans prepared by Aplin & Martin Consultants Ltd. and PMG Landscape Architects, respectively, dated March 15, 2019 and February 26, 2019.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

CB/cm

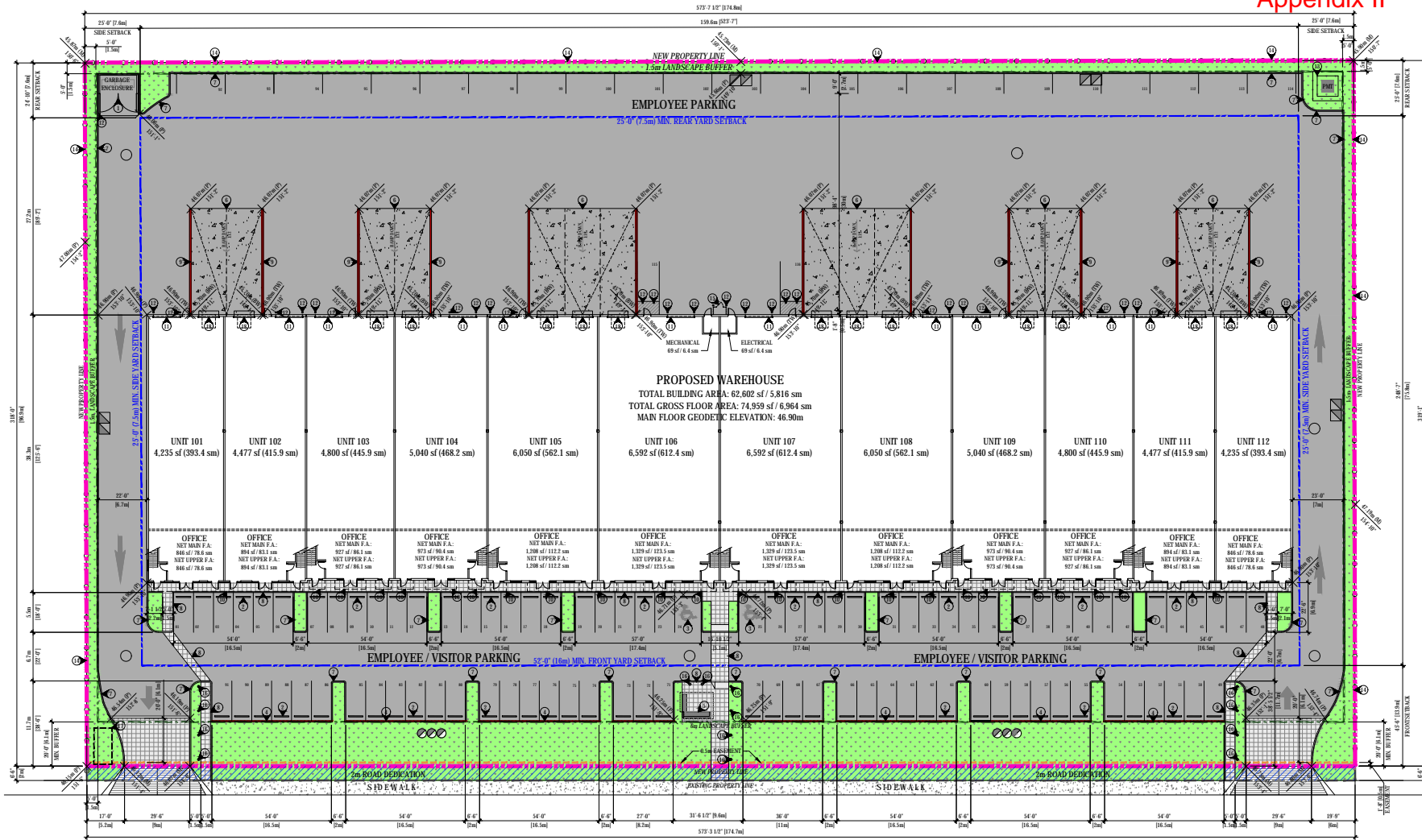
APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Proposed Zoning: IB-1

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		17,325 sq. m.
Road Widening area		351 sq. m.
Undevelopable area		
Net Total		16,974 sq. m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	33.5%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	16.0 m	27.3 m
Rear	7.5 m	37.5 m
Side #1 (W)	7.5 m	8.2 m
Side #2 (E)	7.5 m	8.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14.0 m	9.7 m
Accessory	6.0 m	1.8 m
FLOOR AREA: Industrial	16,974 sq. m.	6,964 sq. m.
TOTAL BUILDING FLOOR AREA	16,974 sq. m.	6,964 sq. m.
PARKING (number of stalls)		
Commercial (Office)	57	57
Industrial	47	57
Total Number of Parking Spaces	104	114
Number of accessible stalls	2	2

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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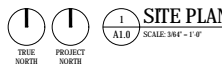


28 AVENUE

SURREY FILE: 17-0002-00

REV	DATE	DESCRIPTION	DR	RV
6	MAR 21 19	REFER TO BE SUBMITTED FOR DEVELOPMENT PERMIT	AC	AI
5	MAR 21 19	REFER TO BE SUBMITTED FOR DEVELOPMENT PERMIT	BS	AI
4	JAN 31 19	REFER TO BE SUBMITTED FOR DEVELOPMENT PERMIT	BS	AI
3	DEC 07 18	REFER TO BE SUBMITTED FOR DEVELOPMENT PERMIT	BS	AI
2	OCT 06 18	REFER TO BE SUBMITTED FOR DEVELOPMENT PERMIT	BS	AI
1	JUN 14 17	ISSUED FOR DEVELOPMENT PERMIT	AC	AI

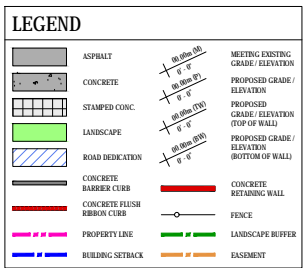
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ZONING ANALYSIS		
	EXISTING	PROPOSED
ZONING	IA - AGRO INDUSTRIAL	IB-1 - BUSINESS PARK 1
NCP	CAMPBELL HEIGHTS - BUSINESS PARK	LANDSCAPING STRIPS
OCP	MIXED EMPLOYMENT	MIXED EMPLOYMENT
G. BLDG AREA	62,602 sq.sft. / 5,816 sq.m	
G. FLR AREA	74,959 sq.sft. / 6,964 sq.m	
FLOOR AREA RATIO [P.A.R.]	1.0	0.4
LOT COVERAGE	60%	33.5%

	ALLOWABLE	PROPOSED
YARDS & SETBACKS		
PRINCIPAL & ACCESSORY BUILDINGS & STRUCTURES:		
FRONT YARD	16 m [52']	27.3 m [89'-6"]
REAR YARD	7.5 m [25']	37.5 m [123'-0"]
SIDE YARD	7.5 m [25']	8.5 m [27'-8"]
SIDE ON FLANKING STREET	9.5 m [30']	N/A
BUILDING HEIGHT		
PRINCIPAL BUILDING:	14 m [45']	9.7 m [32'-0"]
ACCESSORY BUILDINGS & STRUCTURES:	6 m [20']	1.8 m [6'-0"]
PARKING		
WAREHOUSE SPACE = 1 STALL / 100 sq.m.:	4,647.1 sq.m. = 46.5 SPACES	
OFFICE SPACE = 2.5 STALLS / 100 sq.m.:	2,295.8 sq.m. = 57.4 SPACES	
TOTAL REQUIRED =	103.9 SPACES	

- ### CONSTRUCTION NOTES
- GARBAGE ENCLOSURE. REFER TO DETAILS.
 - WHEEL STOP ANCHORED TO ASPHALT.
 - PARTIALLY DESIGNATED ACCESSIBLE PARKING SYMBOL. TRAFFIC WHITE PAINT.
 - CONCRETE FLUSH RIBBON CURB. SLOPING TOWARDS THE SHALE. REFER TO CIVIL.
 - CONCRETE SITE SIGNAGE CURB BENCH.
 - LOADING RAMP
 - RAISED BARBER CURB. REFER TO CIVIL.
 - CONCRETE SUBWALK. REFER TO CONCRETE AND LANDSCAPE.
 - CONCRETE RETAINING WALL
 - OUTLINE OF CANOPY ABOVE. REFER TO DWG. A4.2.
 - DRIVE IN OVERHEAD DOOR. REFER TO DWG. A4.2.
 - CONCRETE FILLED PAINTED STEEL PIPE BOLLARD. SAFETY YELLOW PAINT.
 - ELECTRICAL TRANSFORMER C/W CONCRETE PAD AND PIPE BOLLARDS AS PER BE HYDRO REQUIREMENTS. REFER TO ELECTRICAL.
 - 4' (1.2m) HIGH CHAINING FENCE. REFER TO LANDSCAPE.
 - GAS METER ENCLOSURE C/W GATE AND BOLLARDS.
 - EXTERIOR LIGHT BOLLARDS.
 - WATER ENTRY CHAMBER. REFER TO CIVIL.
 - LOADING OVERHEAD DOOR. REFER TO DWG. A4.2.



PROPERTY INFORMATION

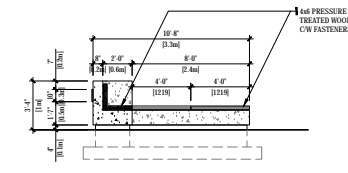
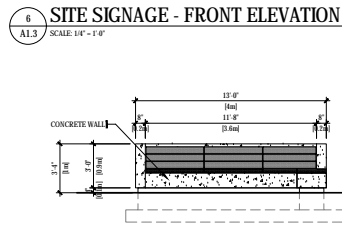
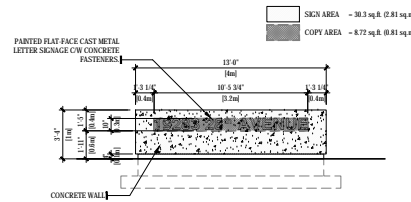
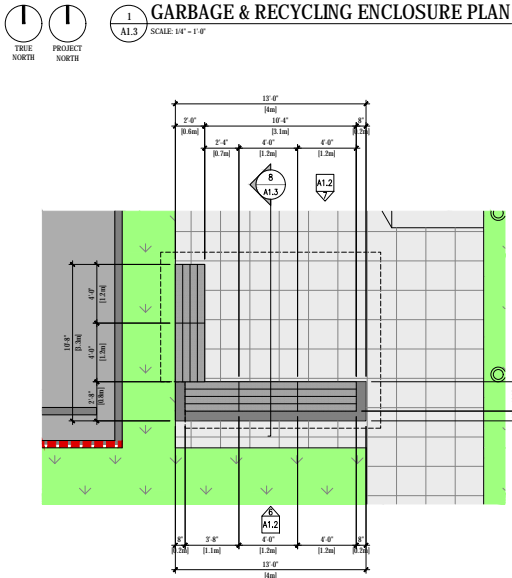
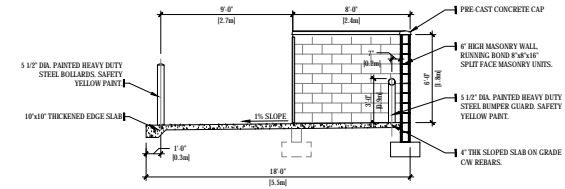
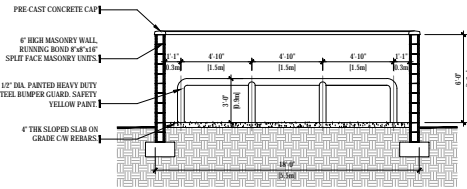
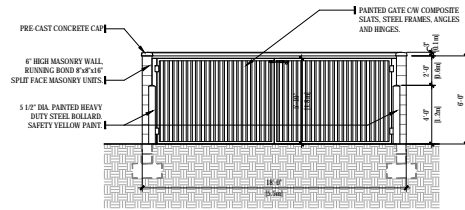
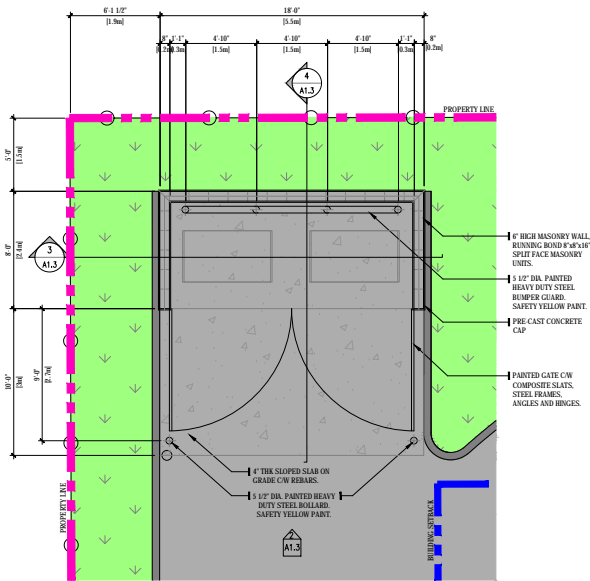
CIVIC ADDRESS	19283 28 AVENUE, SURREY, BC
LEGAL DESCRIPTION	LOT 2, SECTION 22, TOWNSHIP 7, PLAN 80921 1WD PART NW1/4
PID	013-942-832
PROPOSED SITE AREA:	182,717 sq.ft. / 16,974 sq.m.

PROJECT: MULTI-TENANT WAREHOUSE CAMPBELL HEIGHTS

19283 28 AVENUE SURREY, BC

SHEET TITLE: SITE PLAN

SCALE	REVISION
3/4" = 1'-0"	
A1.1	17-483



SURREY FILE: 17-0002-00

REV	DATE	DESCRIPTION	DR	RV
4	JAN 21 19	ISSUED FOR DEVELOPMENT PERMITS	RS	AI
3	MAY 07 18	ISSUED FOR DEVELOPMENT PERMITS	RS	AI
2	OCT 05 18	ISSUED FOR DEVELOPMENT PERMITS	RS	AI
1	JUN 14 17	ISSUED FOR DEVELOPMENT PERMITS	AG	AI

PROJECT:
**MULTI-TENANT WAREHOUSE
CAMPBELL HEIGHTS**

1928 28 AVENUE
SURREY, BC

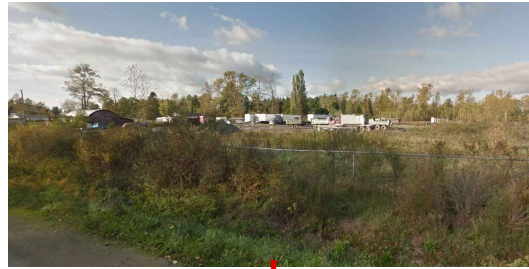
SHEET TITLE:

SITE DETAILS

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A1.3	17-483



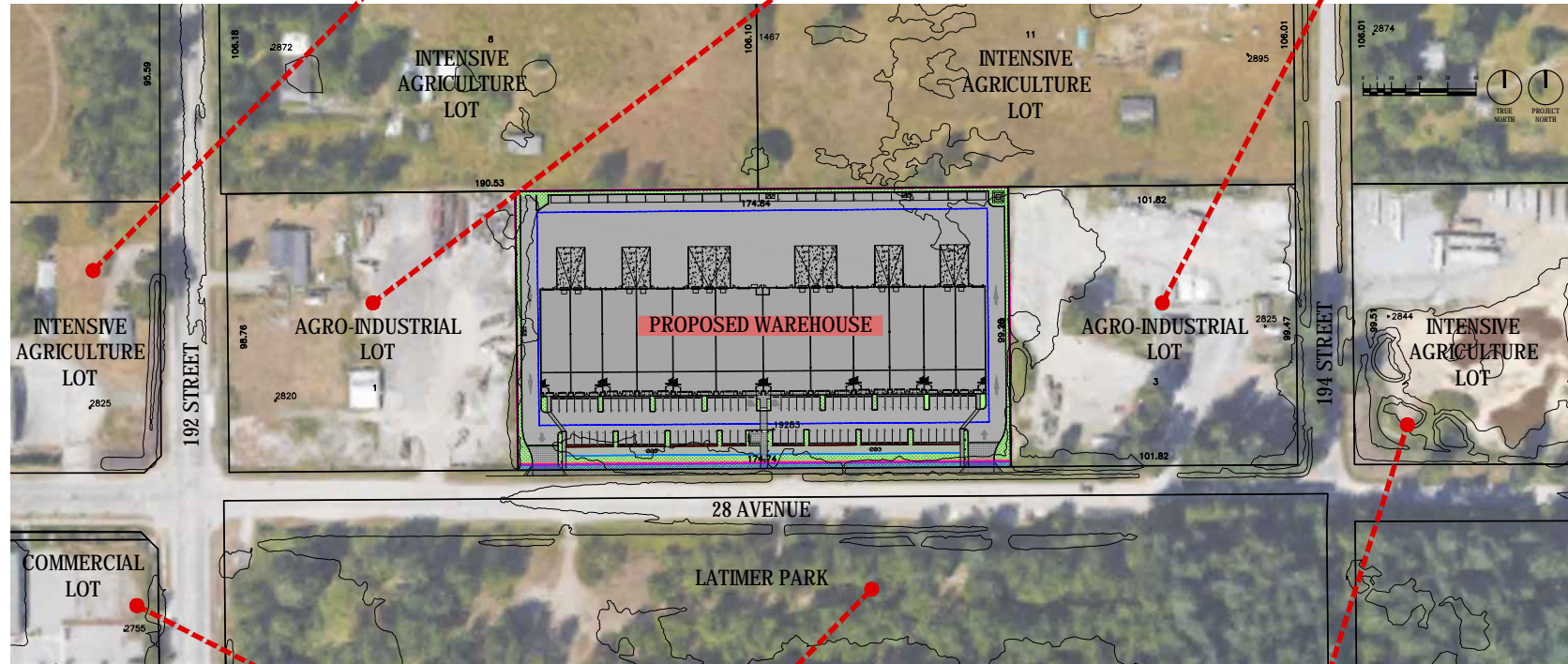
192 STREET CORNER 28 AVENUE PRIVATE PROPERTY



2820 192 STREET



2825 194 STREET



SURREY FILE: 17-0002-00

4	JAN 31 19	REVISED AS BEING FOR DEVELOPMENT PERMITS	RS	AL
3	DEC 04 18	REVISED AS BEING FOR DEVELOPMENT PERMITS	RS	AL
2	OCT 08 18	REVISED AS BEING FOR DEVELOPMENT PERMITS	RS	AL
1	JUN 14 17	REVISED FOR DEVELOPMENT PERMITS	RS	AL

REV	DATE	DESCRIPTION	DR	RV

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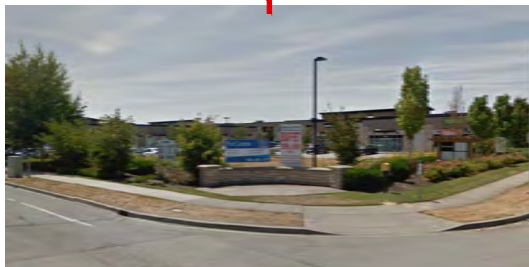
PROJECT:
**MULTI-TENANT WAREHOUSE
CAMPBELL HEIGHTS**

1928 28 AVENUE
SURREY, BC

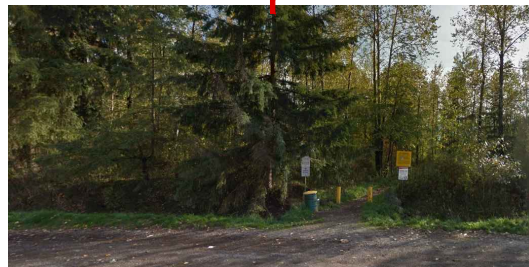
SHEET TITLE:

**SITE CONTEXT,
SITE PHOTOS &
LAND USE**

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DRAWING NO: A1.4	PROJECT NO: 17-483



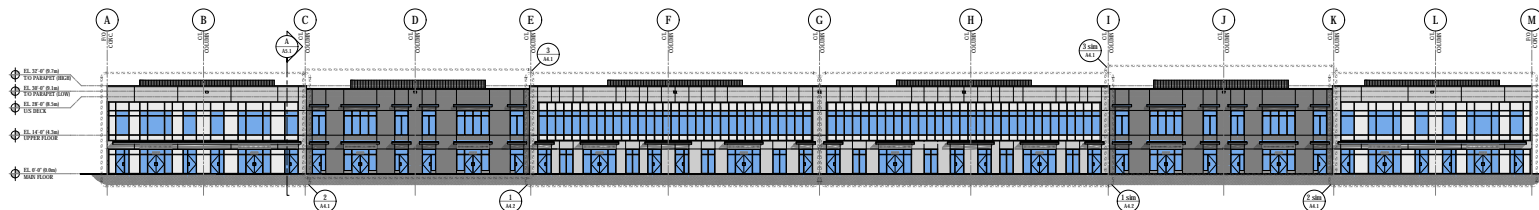
192 STREET CORNER 28 AVENUE COMMERCIAL COMPLEX



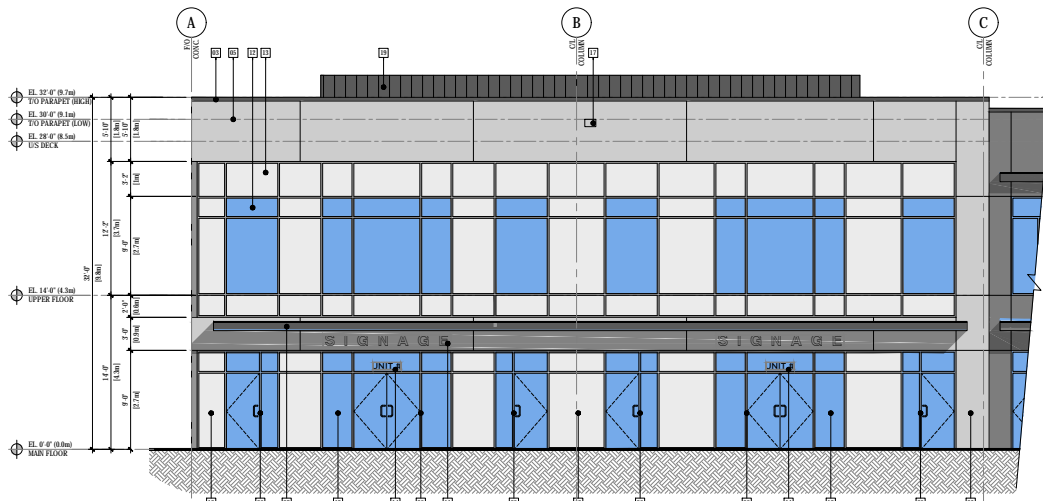
LATIMER PARK



194 STREET CORNER 28 AVENUE



1 SOUTH ELEVATION (ALONG 28 AVE)
SCALE: 3/8" = 1'-0"



2 PART SOUTH ELEVATION - ENLARGED
SCALE: 3/16" = 1'-0"



3 PART SOUTH ELEVATION - ENLARGED
SCALE: 3/16" = 1'-0"

MATERIALS LEGEND

- | | | | |
|----|--|----|---|
| 01 | PRE-FINISHED HOLLOW METAL INSULATED DOORS CW PRESSED STEEL FRAMES
COLOUR: BM 1482 - SILVER DOLLAR | 11 | FUTURE SIGNAGE BY TENANT. REFER TO DETAILS. CONTRACTOR TO PROVIDE ELECTRICAL ROUGH-IN. REFER TO ELECTRICAL. |
| 02 | PRE-FINISHED INSULATED OVERHEAD METAL DOOR
COLOUR: BM 1482 - SILVER DOLLAR (TBC BY OWNER) | 12 | VISION GLASS |
| 03 | PRE-FINISHED METAL CAP FLASHING
COLOUR: BM 1482 - SILVER DOLLAR | 13 | SPANDREL GLASS |
| 04 | CONCRETE PANEL (DARK)
COLOUR: BM 1488 - WILLOW CREEK | 14 | UNIT NUMBER SIGN VINYL DECAL ON VISION GLASS. |
| 05 | CONCRETE PANEL (LIGHT)
COLOUR: BM 1488 - SILVER BELLS | 15 | PRE-FINISHED METAL SCUPPER 6" WIDE x 4" HIGH
COLOUR TO MATCH ADJACENT WALL FINISH |
| 06 | STOREFRONT TRIMMING AND DOORS
CLEAR ANODIZED ALUMINUM | 16 | CONCRETE WALL |
| 07 | ALUMINUM CURTAIN WALL
CLEAR ANODIZED ALUMINUM | 17 | SURFACE MOUNTED SITE LIGHTING |
| 08 | PRE-FINISHED METAL AWNING CW POLYCARBONATE PANEL
COLOUR: BM 1482 - SILVER DOLLAR | 18 | GAS METER ENCLOSURE
ALUMINUM WOVEN WIRE MESH |
| 09 | PRE-FINISHED METAL BRISE-SOLEL / SUNSHADE
COLOUR: BM 1482 - SILVER DOLLAR | 19 | MECHANICAL ROOFTOP UNIT SCREENING
CORRUGATED GALVANIZED ALUMINUM CLADDING
VICREST CALXALUME CORRUGATED SIDING
GALVALUME A3-150 |
| 10 | 8" DIA. x 8' HIGH CONCRETE-FILLED PRE-FINISHED STEEL BOLLARD
COLOUR: SAFETY YELLOW | | |

SURREY FILE: 17-0002-00

4	JAN 31 19' REVISION 4 BLESSED FOR DEVELOPMENT PERMIT	RS	AI	
3	MAY 01 18' REVISION 4 BLESSED FOR DEVELOPMENT PERMIT	RS	AI	
2	OCT 06 18' REVISION 4 BLESSED FOR DEVELOPMENT PERMIT	RS	AI	
1	JUL 14 17' BIDD FOR DEVELOPMENT PERMIT	AG	AI	
REV	DATE	DESCRIPTION	DR	RV

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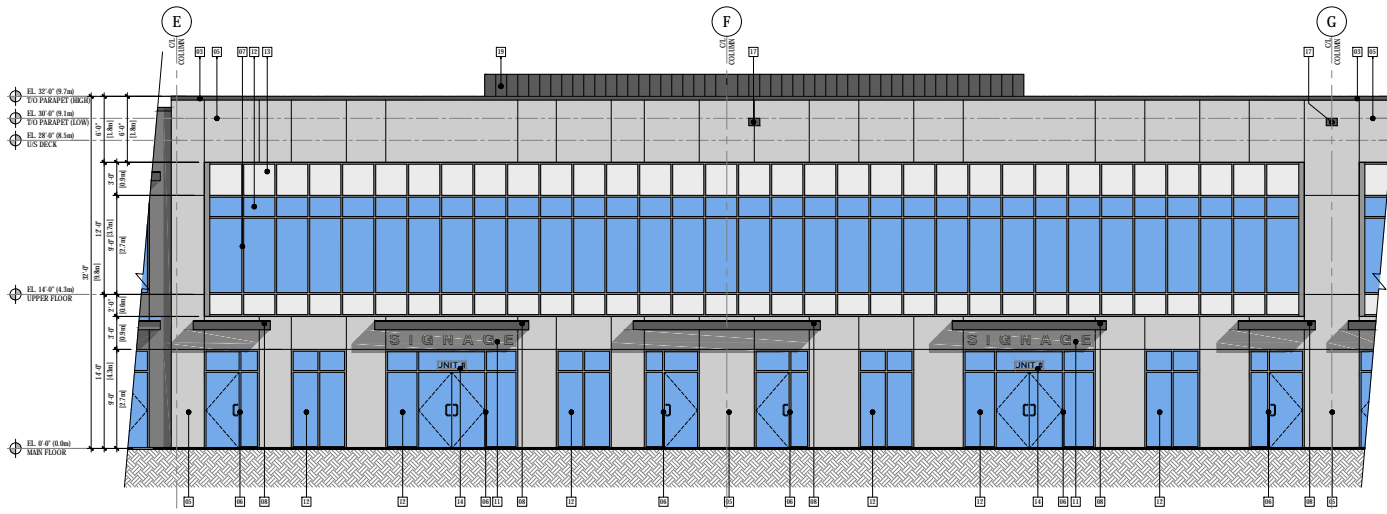
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PROJECT:
**MULTI-TENANT WAREHOUSE
CAMPBELL HEIGHTS**

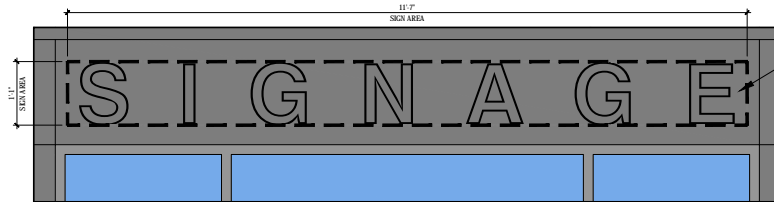
1928 28 AVENUE
SURREY, BC

SHEET TITLE:
EXTERIOR ELEVATIONS

SCALE:	AS NOTED	REVISED:	1
DRAWING NO.:	A4.1	PROJECT NO.:	17-483



1 PART SOUTH ELEVATION - ENLARGED
SCALE: 3/16" = 1'-0"



2 TYPICAL SIGNAGE DETAIL
SCALE: 1" = 1'-0"

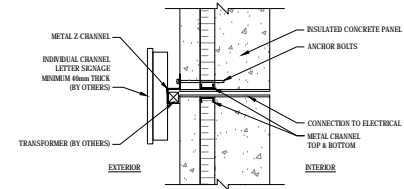
FUTURE SIGNAGE BY TENANT:

INDIVIDUAL CHANNEL LETTER SIGNAGE (BY OTHERS)
ELECTRICAL ROUGH-IN (BY CONTRACTOR)

SIGN AREA:

PERMITTED: 3 sq. ft. per linear foot (1 sq. ft. per linear meter) of perimeter footage
498-47-73 - 1989 sq. ft. total (131.8 sq. m / 1 - 151.8 sq. m.)

PROPOSED: 12.55 sq. ft. (1.16 sq. m.) per sign
12.55 sq. ft. x 12 signs = 150.6 sq. ft. (14.0 sq. m.)



3 SIGNAGE SECTION DETAIL
SCALE: 1/16" = 1'-0"

MATERIALS LEGEND

01	PRE-FINISHED HOLLOW METAL INSULATED DOORS CW PRESSED STEEL FRAMES COLOUR: BM 1480 - SILVER DOLLAR	11	FUTURE SIGNAGE BY TENANT. REFER TO DETAILS. CONTRACTOR TO PROVIDE ELECTRICAL ROUGH-IN. REFER TO ELECTRICAL.
02	PRE-FINISHED INSULATED OVERHEAD METAL DOOR COLOUR: BM 1480 - SILVER DOLLAR (TBC BY OWNER)	12	VISION GLASS
03	PRE-FINISHED METAL CAP FLASHING COLOUR: BM 1480 - SILVER DOLLAR	13	SPANDREL GLASS
04	CONCRETE PANEL (DARK) COLOUR: BM 1488 - WILLOW CREEK	14	UNIT NUMBER SIGN VINYL DECAL ON VISION GLASS.
05	CONCRETE PANEL (LIGHT) COLOUR: BM 1488 - SILVER BELLS	15	PRE-FINISHED METAL SCUPPER 6" WIDE x 4" HIGH COLOUR TO MATCH ADJACENT WALL FINISH
06	STOREFRONT FRAMING AND DOORS CLEAR ANODIZED ALUMINUM	16	CONCRETE WALL
07	ALUMINUM CURTAIN WALL CLEAR ANODIZED ALUMINUM	17	SURFACE MOUNTED SITE LIGHTING
08	PRE-FINISHED METAL AWNING CW POLYCARBONATE PANEL COLOUR: BM 1480 - SILVER DOLLAR	18	GAS METER ENCLOSURE ALUMINUM WOVEN WIRE MESH
09	PRE-FINISHED METAL BRISE-SOLEL / SUNSHADE COLOUR: BM 1480 - SILVER DOLLAR	19	MECHANICAL ROOFTOP UNIT SCREENING CORRUGATED GALVANIZED ALUMINUM CLADDING VICREST GALVALUME CORRUGATED SIDING GALVALUME A3-150
10	8" DIA. x 8'FT HIGH CONCRETE-FILLED PRE-FINISHED STEEL BOLLARD COLOUR: SAFETY YELLOW		

SURREY FILE: 17-0002-00

4	JAN 31 19	REVISED & BLENDED FOR DEVELOPMENT PERMIT	RS	AI
3	MAY 01 18	REVISED & BLENDED FOR DEVELOPMENT PERMIT	RS	AI
2	OCT 06 18	REVISED & BLENDED FOR DEVELOPMENT PERMIT	RS	AI
1	JUL 14 17	ISSUED FOR DEVELOPMENT PERMIT	AG	AI
REV	DATE	DESCRIPTION	DR	RV

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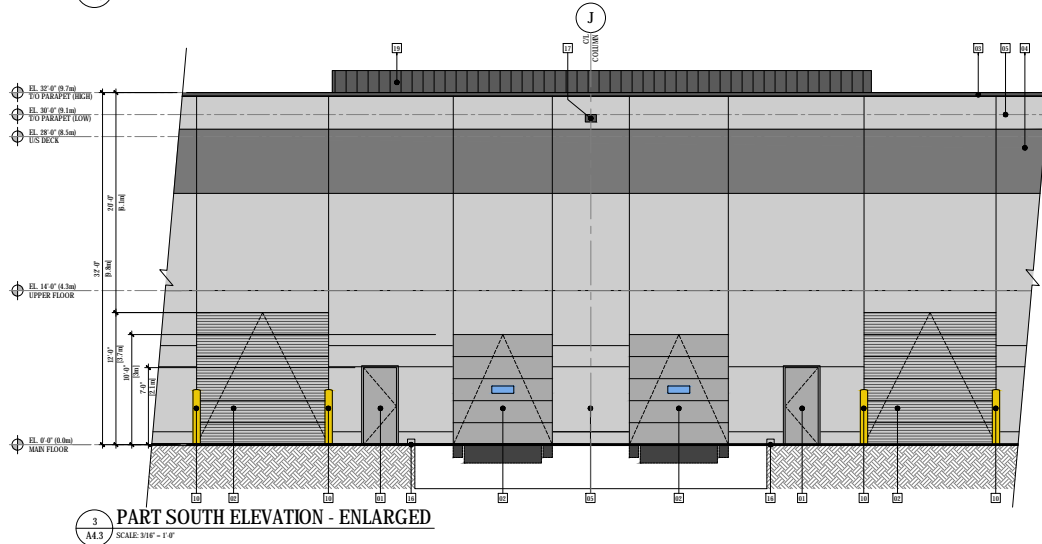
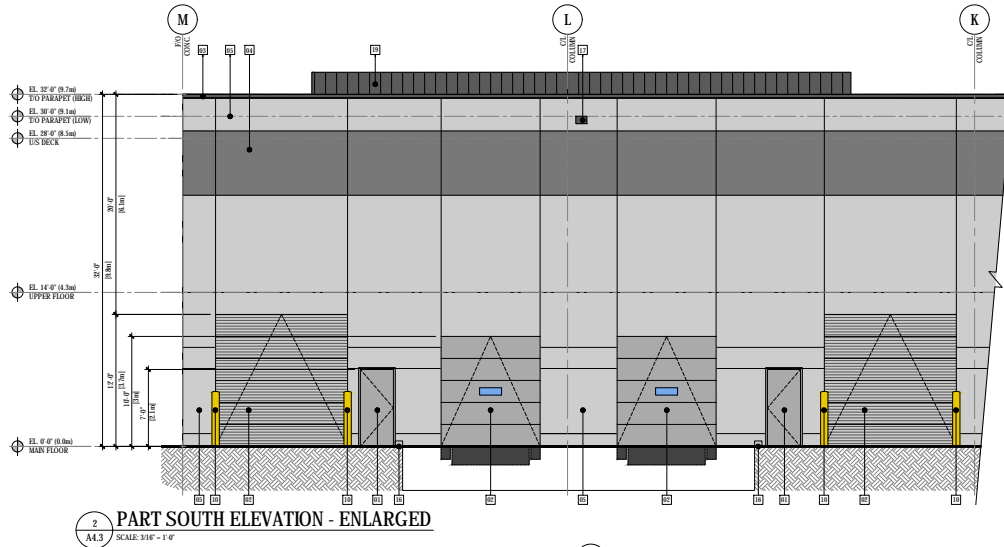
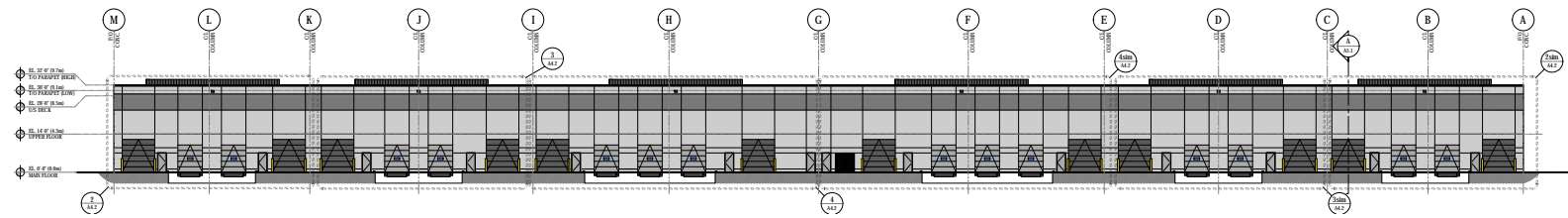
PROJECT:
MULTI-TENANT WAREHOUSE
CAMPBELL HEIGHTS

1928 28 AVENUE
SURREY, BC

SHEET TITLE:

**EXTERIOR
ELEVATIONS**

SCALE:	AS NOTED	REVISED:	
DRAWING NO.:	A4.2	PROJECT NO.:	17-483



SURREY FILE: 17-0002-00

REV	DATE	DESCRIPTION	DR	RV
4	JAN 31 19	REVISED AS SHOWN FOR DEVELOPMENT PERMIT	BS	AI
3	MAY 01 18	REVISED AS SHOWN FOR DEVELOPMENT PERMIT	BS	AI
2	OCT 04 18	REVISED AS SHOWN FOR DEVELOPMENT PERMIT	BS	AI
1	JUL 14 17	REVISED FOR DEVELOPMENT PERMIT	AG	AI

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PROJECT:
**MULTI-TENANT WAREHOUSE
CAMPBELL HEIGHTS**

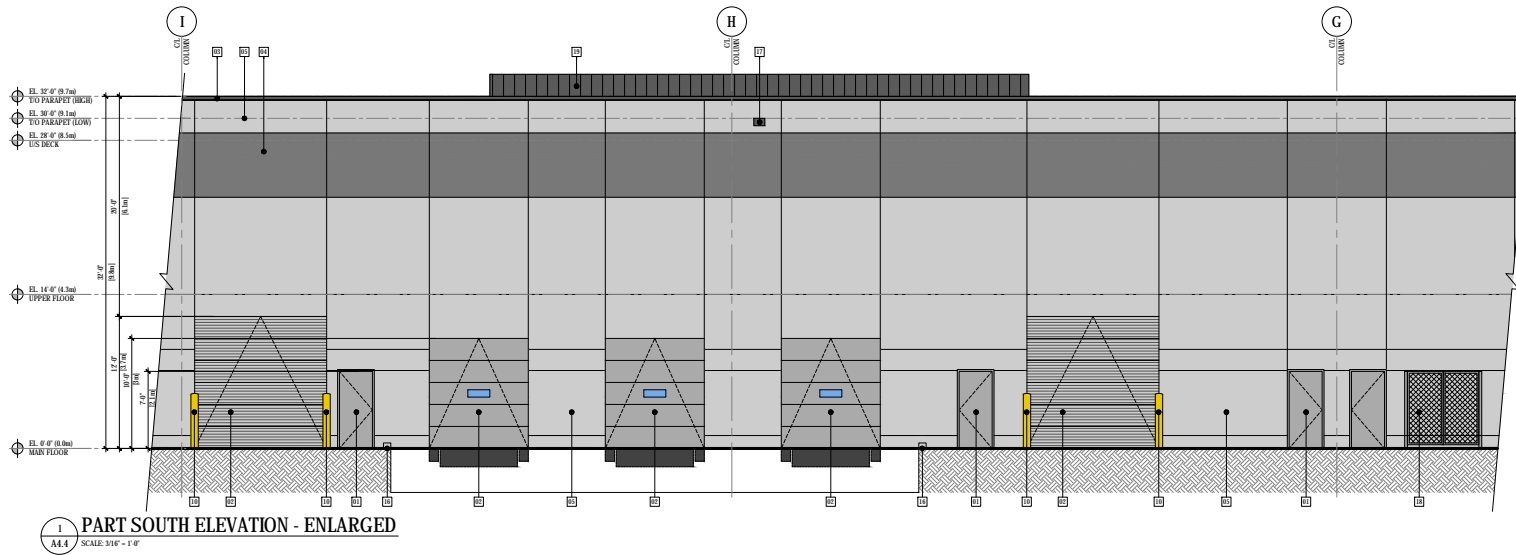
12028 28 AVENUE
SURREY, BC

SHEET TITLE:
EXTERIOR ELEVATIONS

SCALE	REV
AS NOTED	1
DRAWING NO.	PROJECT NO.
A4.3	17-483

MATERIALS LEGEND

01	PREFINISHED HOLLOW METAL INSULATED DOORS CW PRESSED STEEL FRAMES COLOUR: BM 1482 - SILVER DOLLAR	11	FUTURE SIGNAGE BY TENANT. REFER TO DETAILS. CONTRACTOR TO PROVIDE ELECTRICAL ROUGH-IN. REFER TO ELECTRICAL.
02	PREFINISHED INSULATED OVERHEAD METAL DOOR COLOUR: BM 1482 - SILVER DOLLAR (TBC BY OWNER)	12	VISION GLASS
03	PREFINISHED METAL CAP FLASHING COLOUR: BM 1482 - SILVER DOLLAR	13	SPANDREL GLASS
04	CONCRETE PANEL (DARK) COLOUR: BM 1488 - WILLOW CREEK	14	UNIT NUMBER SIGN VINYL DECAL ON VISION GLASS.
05	CONCRETE PANEL (LIGHT) COLOUR: BM 1489 - SILVER BELLS	15	PREFINISHED METAL SILLUPPER 6" WIDE x 4" HIGH COLOUR TO MATCH ADJACENT WALL FINISH
06	STOREFRONT FRAMING AND DOORS CLEAR ANODIZED ALUMINUM	16	CONCRETE WALL
07	ALUMINUM CURTAIN WALL CLEAR ANODIZED ALUMINUM	17	SURFACE MOUNTED SITE LIGHTING
08	PREFINISHED METAL AWNING CW POLYCARBONATE PANEL COLOUR: BM 1482 - SILVER DOLLAR	18	GAS METER ENCLOSURE ALUMINUM WOVEN WIRE MESH
09	PREFINISHED METAL BRISE-SOLEL / SUNSHADE COLOUR: BM 1482 - SILVER DOLLAR	19	MECHANICAL ROOFTOP UNIT SCREENING CORRUGATED GALVANIZED ALUMINUM CLADDING HIGHEST CALCULATED CORRUGATED SIDING GALVALUME A3-150
10	6" DIA. x 8" HIGH CONCRETE-FILLED PREFINISHED STEEL BOLLARD COLOUR: SAFETY YELLOW		



1 PART SOUTH ELEVATION - ENLARGED
SCALE 3/8" = 1'-0"

SURREY FILE: 17-0002-00

REV	DATE	DESCRIPTION	DR	RV
4	JAN 31 19	ISSUED & BLESSED FOR DEVELOPMENT PERMIT	BS	AI
3	MAY 07 18	ISSUED & BLESSED FOR DEVELOPMENT PERMIT	BS	AI
2	OCT 02 18	ISSUED & BLESSED FOR DEVELOPMENT PERMIT	BS	AI
1	JUL 14 17	ISSUED FOR DEVELOPMENT PERMIT	AG	AI

REV	DATE	DESCRIPTION	DR	RV
1	JAN 31 19	ISSUED & BLESSED FOR DEVELOPMENT PERMIT	BS	AI

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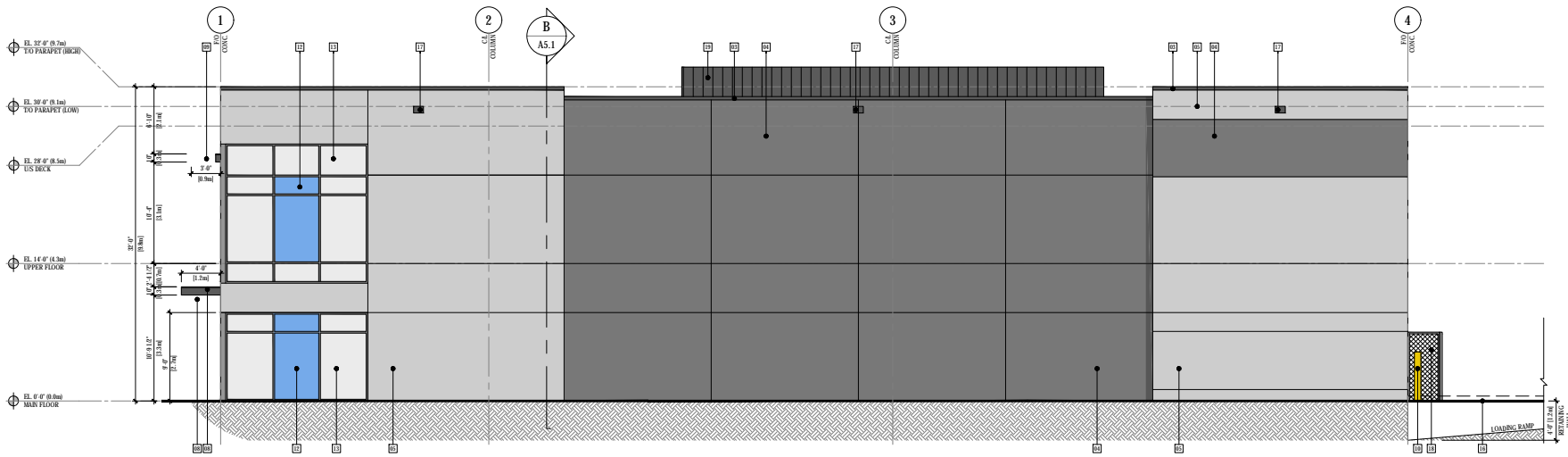
PROJECT:
**MULTI-TENANT WAREHOUSE
CAMPBELL HEIGHTS**

15028 28 AVENUE
SURREY, BC

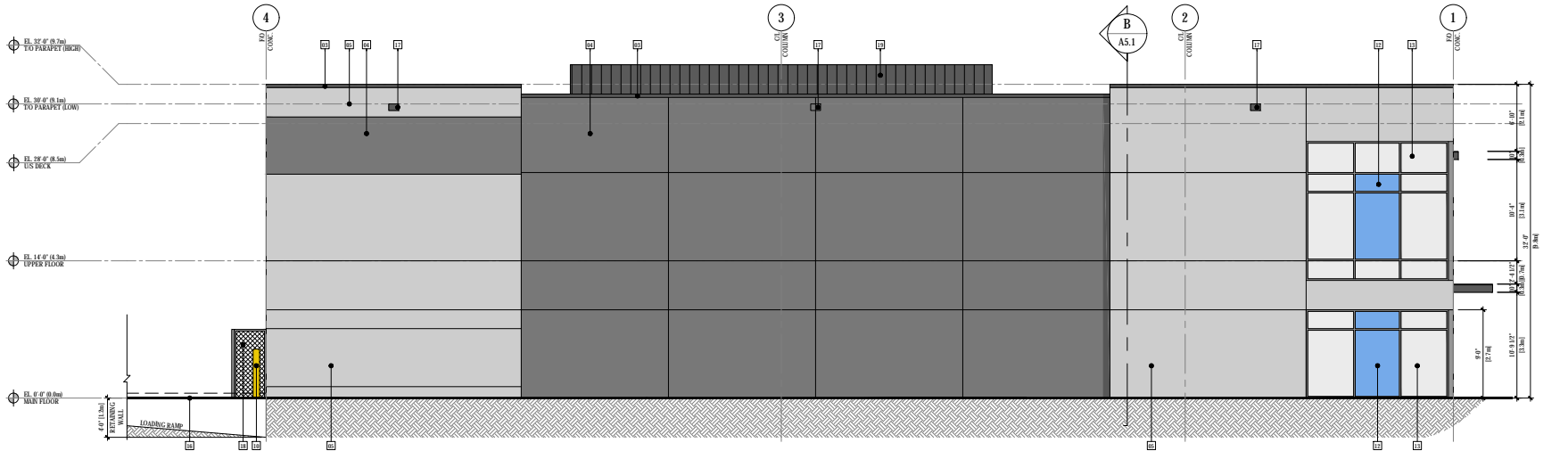
SHEET TITLE:
**EXTERIOR
ELEVATIONS**

MATERIALS LEGEND	
01	PRE-FINISHED HOLLOW METAL INSULATED DOORS CW PRESSED STEEL FRAMES COLOUR: BM 1460 - SILVER DOLLAR
02	PRE-FINISHED INSULATED OVERHEAD METAL DOOR COLOUR: BM 1460 - SILVER DOLLAR (BY OWNER)
03	PRE-FINISHED METAL CAP FLASHING COLOUR: BM 1460 - SILVER DOLLAR
04	CONCRETE PANEL (DARK) COLOUR: BM 1468 - WILLOW CREEK
05	CONCRETE PANEL (LIGHT) COLOUR: BM 1460 - SILVER BELLS
06	STOREFRONT FRAMING AND DOORS CLEAR ANODIZED ALUMINUM
07	ALUMINUM CURTAIN WALL CLEAR ANODIZED ALUMINUM
08	PRE-FINISHED METAL AWNING CW POLYCARBONATE PANEL COLOUR: BM 1460 - SILVER DOLLAR
09	PRE-FINISHED METAL BRISE-SOLEL / SUNSHADE COLOUR: BM 1460 - SILVER DOLLAR
10	8" DIA. x 37" HIGH CONCRETE-FILLED PRE-FINISHED STEEL BOLLARD COLOUR: SAFETY YELLOW
11	FUTURE SIGNAGE BY TENANT. REFER TO DETAILS. CONTRACTOR TO PROVIDE ELECTRICAL ROUGH-IN. REFER TO ELECTRICAL.
12	VISION GLASS
13	SPANDREL GLASS
14	UNIT NUMBER SIGN VINYL DECAL ON VISION GLASS.
15	PRE-FINISHED METAL SCUPPER 6" WIDE x 4" HIGH COLOUR TO MATCH ADJACENT WALL FINISH
16	CONCRETE WALL
17	SURFACE MOUNTED SITE LIGHTING
18	GAS METER ENCLOSURE ALUMINUM WOVEN WIRE MESH
19	MECHANICAL ROOFTOP UNIT SCREENING CORRUGATED GALVANIZED ALUMINUM CLADDING HIGHEST GALVALUME CORRUGATED SIDING GALVALUME A3-150

SCALE:	AS NOTED	REVISION
DRAWING NO.:	A4.4	PROJECT NO.:
		17-483



1 EAST ELEVATION
SCALE 3/16" = 1'-0"



2 WEST ELEVATION
SCALE 3/16" = 1'-0"

MATERIALS LEGEND

- | | | | |
|--|--|---|---|
| <p>01 PRE-FINISHED HOLLOW METAL INSULATED DOORS C/W PRESSED STEEL FRAMES
COLOUR: BM 1480 - SILVER DOLLAR</p> <p>02 PRE-FINISHED INSULATED OVERHEAD METAL DOOR
COLOUR: BM 1480 - SILVER DOLLAR (TBC BY OWNER)</p> <p>03 PRE-FINISHED METAL CAP FLASHING
COLOUR: BM 1480 - SILVER DOLLAR</p> <p>04 CONCRETE PANEL (DARK)
COLOUR: BM 1488 - SILVER BELLS</p> <p>05 CONCRETE PANEL (LIGHT)
COLOUR: BM 1488 - SILVER BELLS</p> | <p>06 STOREFRONT FRAMING AND DOORS
CLEAR ANODIZED ALUMINUM</p> <p>07 ALUMINUM CURTAIN WALL
CLEAR ANODIZED ALUMINUM</p> <p>08 PRE-FINISHED METAL MINING C/W POLYCARBONATE PANEL
COLOUR: BM 1480 - SILVER DOLLAR</p> <p>09 PRE-FINISHED METAL BRISE-SOLEL / SUNSHADE
COLOUR: BM 1480 - SILVER DOLLAR</p> <p>10 8" DIA. x 9' HIGH CONCRETE-FILLED PRE-FINISHED STEEL BOLLARD
COLOUR: SAFETY YELLOW</p> | <p>11 FUTURE SIGNAGE BY TENANT. REFER TO DETAILS. CONTRACTOR TO PROVIDE ELECTRICAL ROUGH-IN. REFER TO ELECTRICAL.</p> <p>12 VISION GLASS</p> <p>13 SPANDREL GLASS</p> <p>14 UNIT NUMBER SIGN VINYL DECAL ON VISION GLASS</p> <p>15 PRE-FINISHED METAL SCUPPER 6" WIDE x 4" HIGH
COLOUR TO MATCH ADJACENT WALL FINISH</p> <p>16 CONCRETE WALL</p> <p>17 SURFACE MOUNTED SITE LIGHTING</p> | <p>18 GAS METER ENCLOSURE
ALUMINUM WOVEN WIRE MESH</p> <p>19 MECHANICAL ROOFTOP UNIT SCREENING
CORRUGATED GALVANIZED ALUMINUM CLADDING
VIEWEST GALVALUME CORRUGATED SIDING
GALVALUME A2-150</p> |
|--|--|---|---|

SURREY FILE: 17-0002-00

REV	DATE	DESCRIPTION	DR	RV
4	JAN 31 19	ISSUED AS BLENDED FOR DEVELOPMENT PERMIT	BS	AI
3	MAY 01 18	ISSUED AS BLENDED FOR DEVELOPMENT PERMIT	BS	AI
2	OCT 06 18	ISSUED AS BLENDED FOR DEVELOPMENT PERMIT	BS	AI
1	JUL 14 17	ISSUED FOR DEVELOPMENT PERMIT	AG	AI

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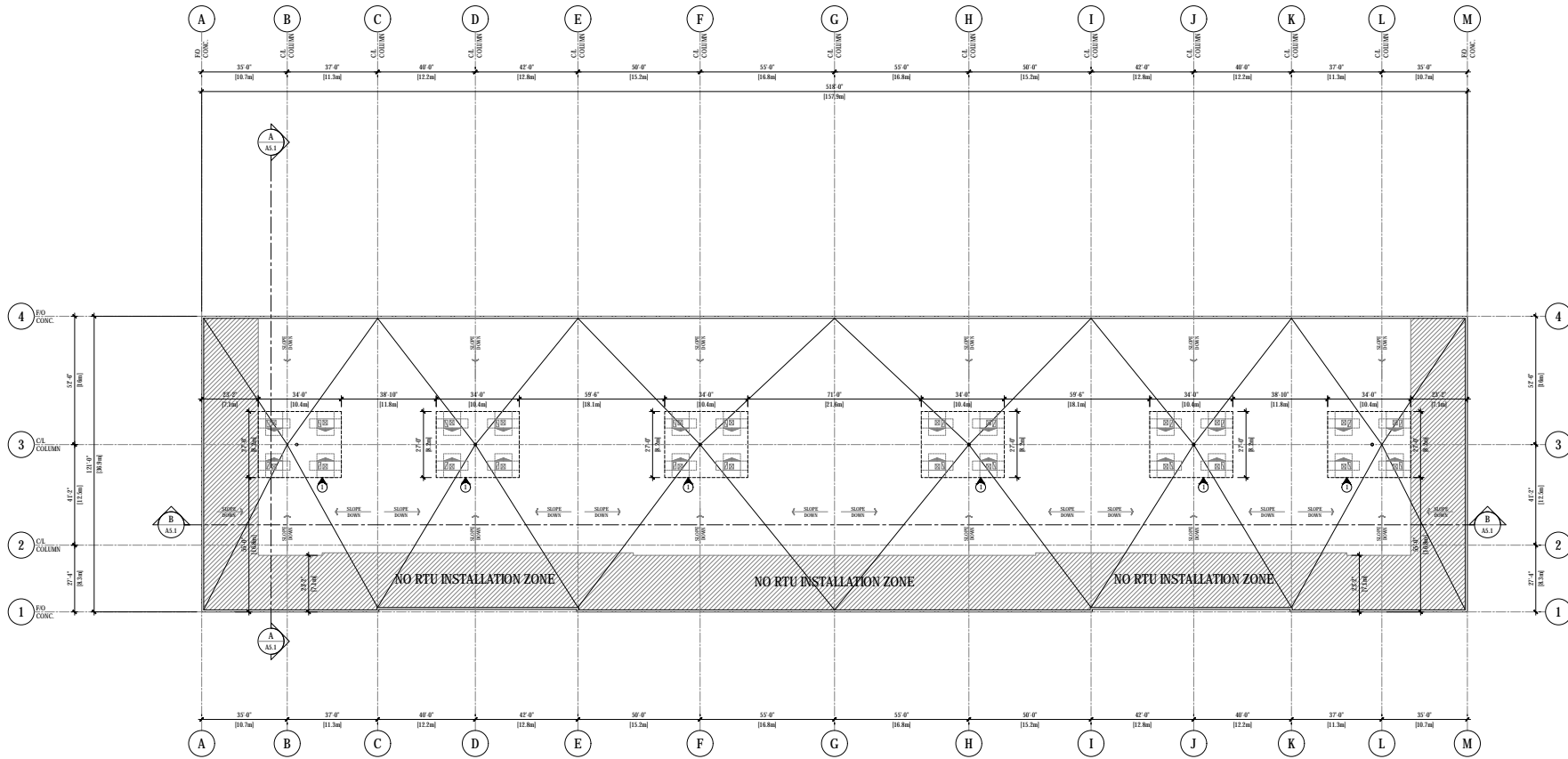
PROJECT:
**MULTI-TENANT WAREHOUSE
CAMPBELL HEIGHTS**

15028 28 AVENUE
SURREY, BC

SHEET TITLE:

**EXTERIOR
ELEVATIONS**

SCALE	AS NOTED	REVISION
	1	
WORKING NO.	A4.5	PROJECT NO.
		17-483



1 ROOF PLAN
SCALE 3/4" = 1'-0"
A2.9

CONSTRUCTION NOTES:

- PROPOSED TENTATIVE LOCATION OF ROOFTOP UNITS TO BE CONFIRMED BY MECHANICAL.

GENERAL NOTES:

- ARCHITECTURAL DRAWINGS SHALL NOT BE SCALED.
- THE CONTRACTOR SHALL VERIFY / CONFIRM ALL DIMENSIONS, DATUMS, LEVELS AND REQUIRED CLEARANCES. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
- VARIATIONS AND / OR MODIFICATIONS OF INFORMATION INDICATED ON THESE DRAWINGS SHALL NOT PROCEED WITHOUT WRITTEN PERMISSION / AUTHORIZATION BY THE ARCHITECT.
- EXISTING CONDITIONS SHOWN ARE BASED ON RECORD DRAWINGS AND / OR ORIGINAL CONSTRUCTION DRAWINGS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
- ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE CODES AS ADOPTED AND AMENDED BY THE AUTHORITY HAVING JURISDICTION.
- ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD AT NEW CONSTRUCTION AND FACE OF EXISTING FINISH AT EXISTING CONSTRUCTION, UNLESS NOTED OTHERWISE.
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING / FACE OF CONCRETE / MASONRY OR GRID LINE AT NEW CONSTRUCTION AND FACE OF EXISTING FINISH AT EXISTING CONSTRUCTION, UNLESS NOTED OTHERWISE.
- ALL DOORS AND WINDOWS IN WOOD STUD WALL SHALL BE DIMENSIONED TO CENTRE OF ROUGH OPENING. ALL WINDOWS IN CONCRETE / MASONRY WALL SHALL BE DIMENSIONED TO EDGE OF ROUGH OPENING.

SURREY FILE: 17-0002-00

5	MAR 24 19 09	ISSUED AS BIDDING FOR DEVELOPMENT PERMIT	RS	AI
4	JAN 13 19 09	ISSUED AS BIDDING FOR DEVELOPMENT PERMIT	RS	AI
3	MAY 07 18 09	ISSUED AS BIDDING FOR DEVELOPMENT PERMIT	RS	AI
2	OCT 26 18 09	ISSUED AS BIDDING FOR DEVELOPMENT PERMIT	RS	AI
1	JUN 14 17 09	ISSUED FOR DEVELOPMENT PERMIT	AG	AI
REV	DATE	DESCRIPTION	DR	RV

PROJECT:
**MULTI-TENANT WAREHOUSE
CAMPBELL HEIGHTS**

1928 28 AVENUE
SURREY, BC

SHEET TITLE:

ROOF PLAN

SCALE	3/4" = 1'-0"	REVISION	1
DRAWING NO.	A2.9	PROJECT NO.	17-483



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LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
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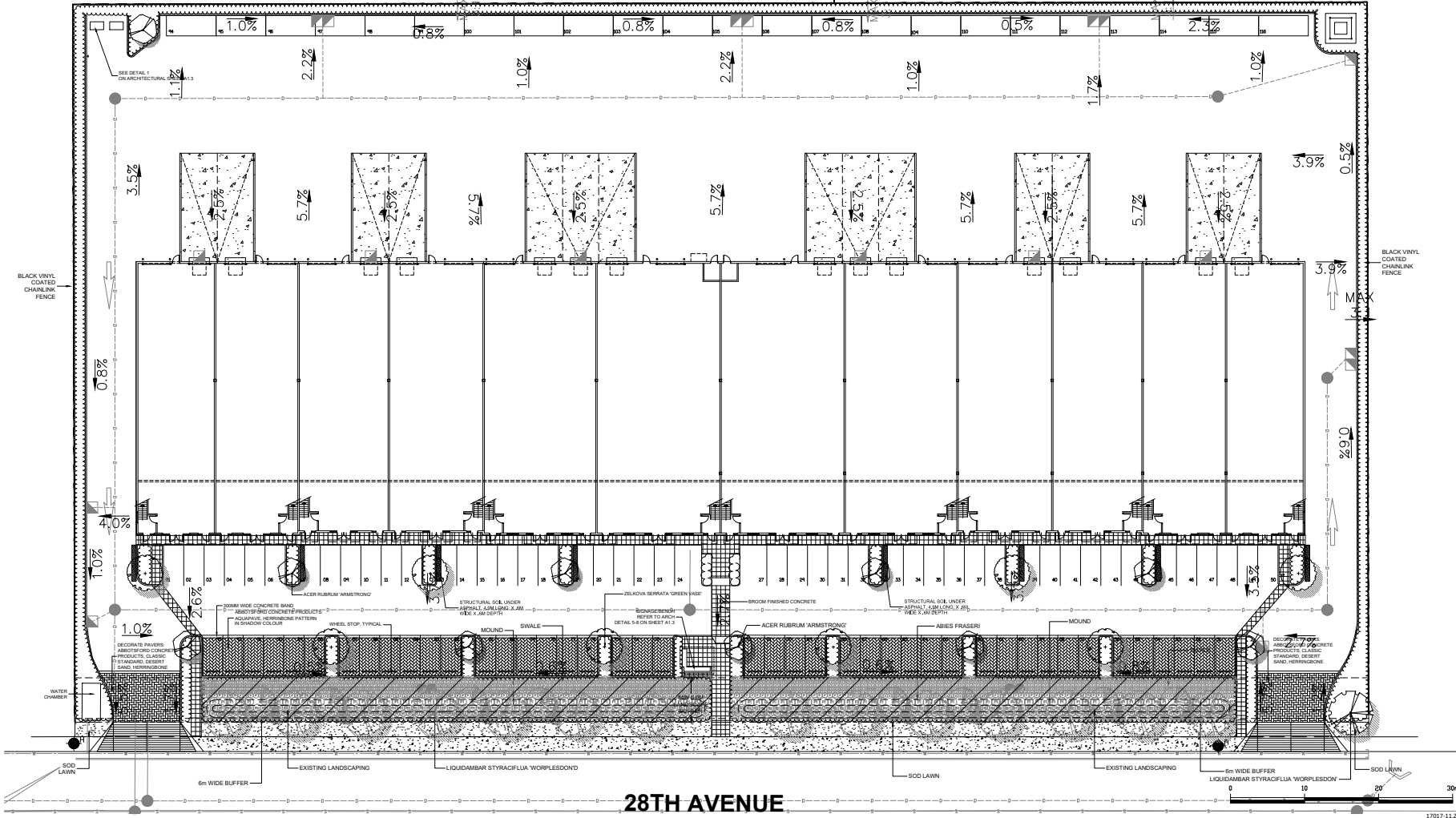
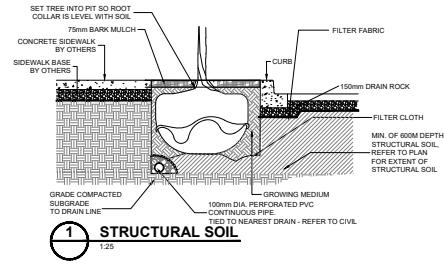
SCALE:

PLANT SCHEDULE			PMG PROJECT NUMBER: 17-017	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	3	ACER RUBRUM ARMSTRONG	COLUMNAR ARMSTRONG MAPLE	6CM CAL; 2M STD; B&B
1	8	LIQUIDAMBAR STYRACIFLUA WORPLESDON	WORPLESDON SWEET GUM	6CM CAL; 2M STD; B&B
8		ZELKOVA SERRATA GREEN VASE	JAPANESE ZELKOVA	6CM CAL., 1.8M STD

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

NOTES: * ANY EXISTING PLANTINGS THAT REQUIRE REPLACEMENT AFTER CONSTRUCTION WILL BE NATIVE SPECIES.

PLANT SCHEDULE			PMG PROJECT NUMBER: 17-017	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB	6	PIERIS TAMMANSISIS 'SNOWFIRT'	TANWAN PIERIS, WHITE BLOOMS	#3 POT; 50CM
16		RHOODODENDRON 'BOW BELLS'	RHOODODENDRON, PINK	#3 POT; 30CM
235		ROSA MEDLAND 'BONICA'	MEDLAND ROSE, PINK	#2 POT; 40CM
232		SPIRAEA JAPONICA 'SOLUMOLUND'	DWARF GOLDMOUND SPIREA	#2 POT; 30CM
603		THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.8M HT; B&B
52		VIBURNUM DAVIDI	DAVID'S VIBURNUM	#2 POT; 30CM
455		CAREX GRAYI	MORNING STAR SEDGE	#1 POT
348		HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT



NO.	DATE	REVISION DESCRIPTION	DR.
10	19 FEB 25	ADDN TREE PLANT LIST	
9	18 JAN 25	ADD CIVIL WATER CHAMBER	CO
8	18 DEC 24	NEW SITE PLAN	NM
7	18 OCT 24	NEW SITE PLAN	DO
6	18 SEP 24	NEW SITE PLAN COMMENTS	CO
5	18 JUN 24	NEW SITE PLAN	AC
4	17 MAY 24	NEW SITE PLAN	DO
3	17 MAY 24	NEW SITE / PROPOSED DRIVE	DET
2	17 APR 24	NEW SITE PLAN - SWALE	DO
1	17 JAN 24	REVISE LANDSCAPE PER COMMENTS	DO

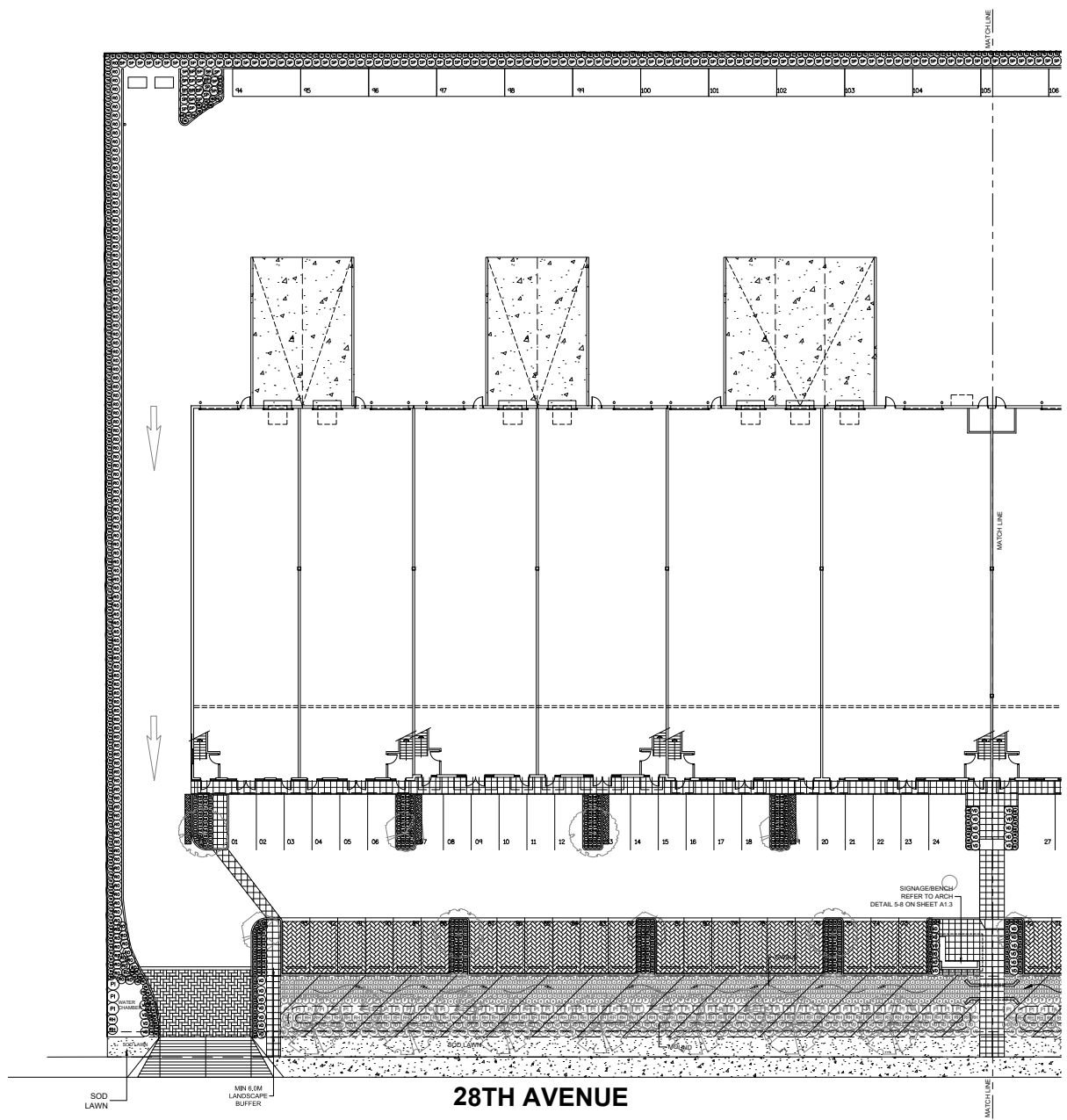
CLIENT:

PROJECT:
MULTI-TENANT WAREHOUSE DEV. CAMPBELL HEIGHTS
19283 28TH AVENUE SURREY
DRAWING TITLE:
LANDSCAPE TREE PLAN
DATE: 17 JAN 19 DRAWING NUMBER:
SCALE: 1:250
DRAWN: MC
DESIGN: DO
CHKD: MCV
PROJECT NUMBER: 17-017

L1
OF 3

28TH AVENUE

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
10	19 FEB 25	ADD N TREE PLANT LIST	
9	18 JAN 25	ADD CIVIL WATER CHANGES	DO
8	18 DEC 24	NEW SITE PLAN	NM
7	18 OCT 24	NEW SITE PLAN	DO
6	18 SEP 24	NEW SITE PLAN COMMENTS	DO
5	18 JUNE 24	NEW SITE PLAN	MC
4	17 MAY 24	NEW SITE PLAN	DO
3	17 MAY 24	NEW SITE / PROPOSED DROITS	DO
2	17 APR 24	NEW SITE PLAN - SIGNAL	DO
1	17 JAN 24	REVISE LANDSCAPE PER COMMENTS	DO

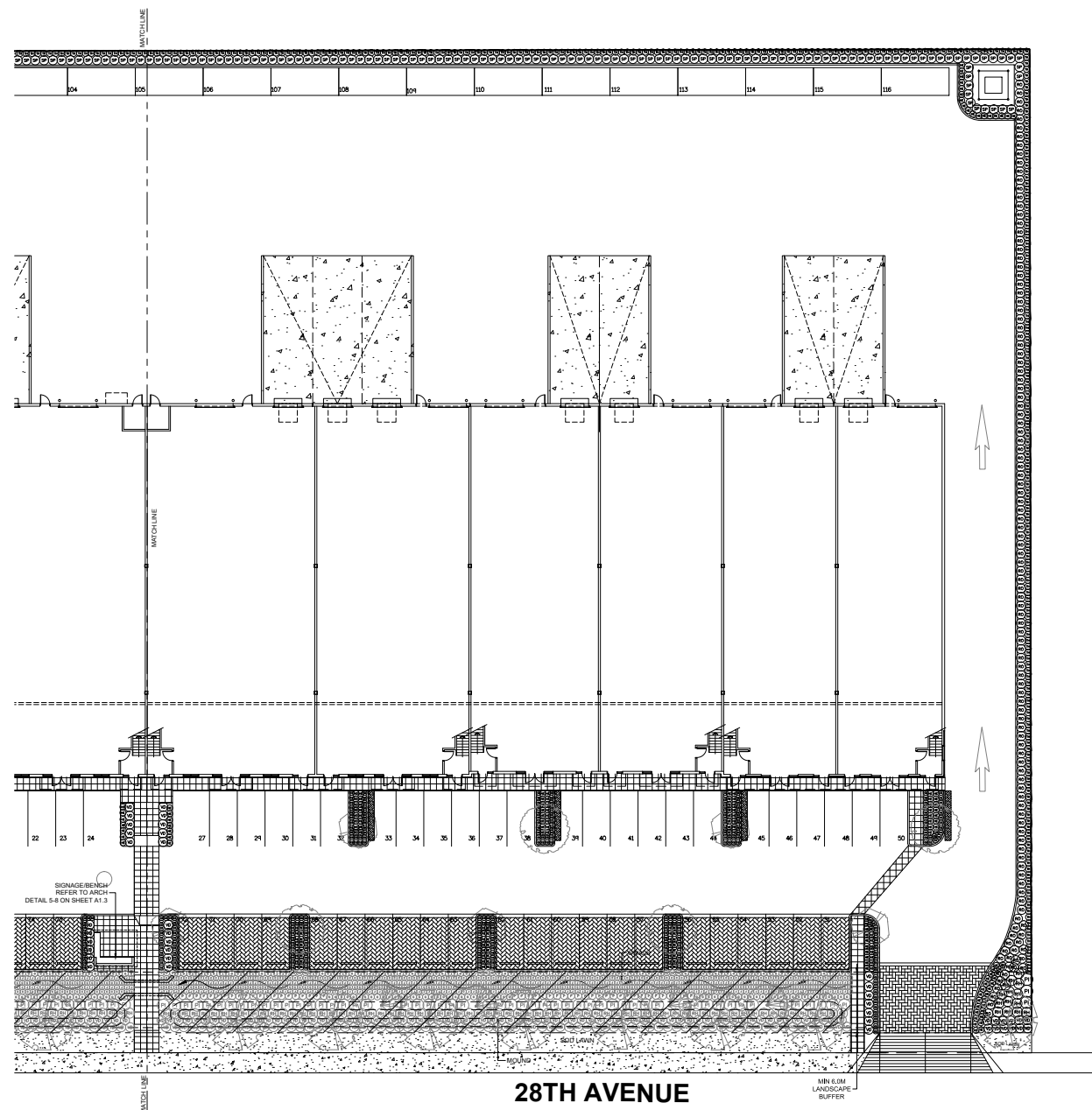
CLIENT:

PROJECT:
MULTI-TENANT WAREHOUSE DEV. CAMPBELL HEIGHTS
 19283 28TH AVENUE SURREY
 DRAWING TITLE:
LANDSCAPE SHRUB PLAN

DATE: 18.JUNE.24 DRAWING NUMBER:
 SCALE: 1:200
 DRAWN: MC
 DESIGN: DO
 CHKD: MCY **L2**
OF 3



SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
10	19 FEB 25	ADD N TREES PLANT LIST	
9	18 JAN 25	ADD CIVIL WATER CHAMBER	DO
8	18 DEC 25	NEW SITE PLAN	MM
7	18 OCT 25	NEW SITE PLAN	DO
6	18 SEP 25	NEW SITE PLAN COMMENTS	DO
5	18 JUNE 27	NEW SITE PLAN	MC
4	17 MAY 25	NEW SITE PLAN	DO
3	17 MAY 25	NEW SITE / PROPOSED DRIVE	DO
2	17 APR 24	NEW SITE PLAN - SIGNAL	DO
1	17 JAN 21	REVISE LANDSCAPE PER COMMENTS	DO

CLIENT:

PROJECT:
MULTI-TENANT WAREHOUSE DEV. CAMPBELL HEIGHTS

19283 28TH AVENUE SURREY

DRAWING TITLE:
LANDSCAPE SHRUB PLAN

DATE: 18 JUNE 27 DRAWING NUMBER:
 SCALE: 1:200
 DRAWN: MC
 DESIGN: DO
 CHKD: MCY **L3** OF 3



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

FROM: Development Services Manager, Engineering Department

DATE: September 24, 2018 **PROJECT FILE:** 7817-0002-00

RE: Engineering Requirements (Industrial)
Location: 19283 28 Avenue

REZONE

Property and Statutory Right-of-Way (SRW) Requirements

- dedicate 1.942 metres along 28 Avenue toward a 24 metre collector road
- register 0.5 metre SRW along the 28 Avenue frontage for service connections and construction and maintenance of municipal infrastructure

Works and Services

- construct north half 28 Avenue to collector road standard
- complete a Storm Water Management Plan for the area which includes the Latimer Lake catchment area
- construct the storm drainage system in conformance with recommendations from the Storm Water Management Plan. Preliminary studies indicate this will include low impact development features, a storm sewer system and modifications to the Latimer Lake facility to provide detention
- implement onsite low impact development sustainable drainage features
- extend water main and sanitary sewer on 28 Avenue
- install adequately sized water, storm and sanitary sewer service connections

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

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



Tommy Buchmann, P.Eng.
Acting Development Services Manager

KMH

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0002-00

Issued To:

("the Owner")

Address of Owner:

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

Parcel Identifier: 013-942-832
Lot 2 Section 22 Township 7 New Westminster District Plan 80921
19283 - 28 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section E.2 (b) and (d) of Part 5 Off-Street Parking and Loading/Unloading, the required width of a maneuvering aisle is reduced from 7.5 metres (25 ft.) plus 0.75 metres (2 ft.) when the maneuvering aisle abuts a wall to 7.0 metres (23 ft.) on the east side of the building and to 6.7 metres (22 ft.) on the west side of the building.
4. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

8. This development variance permit is not a building permit.

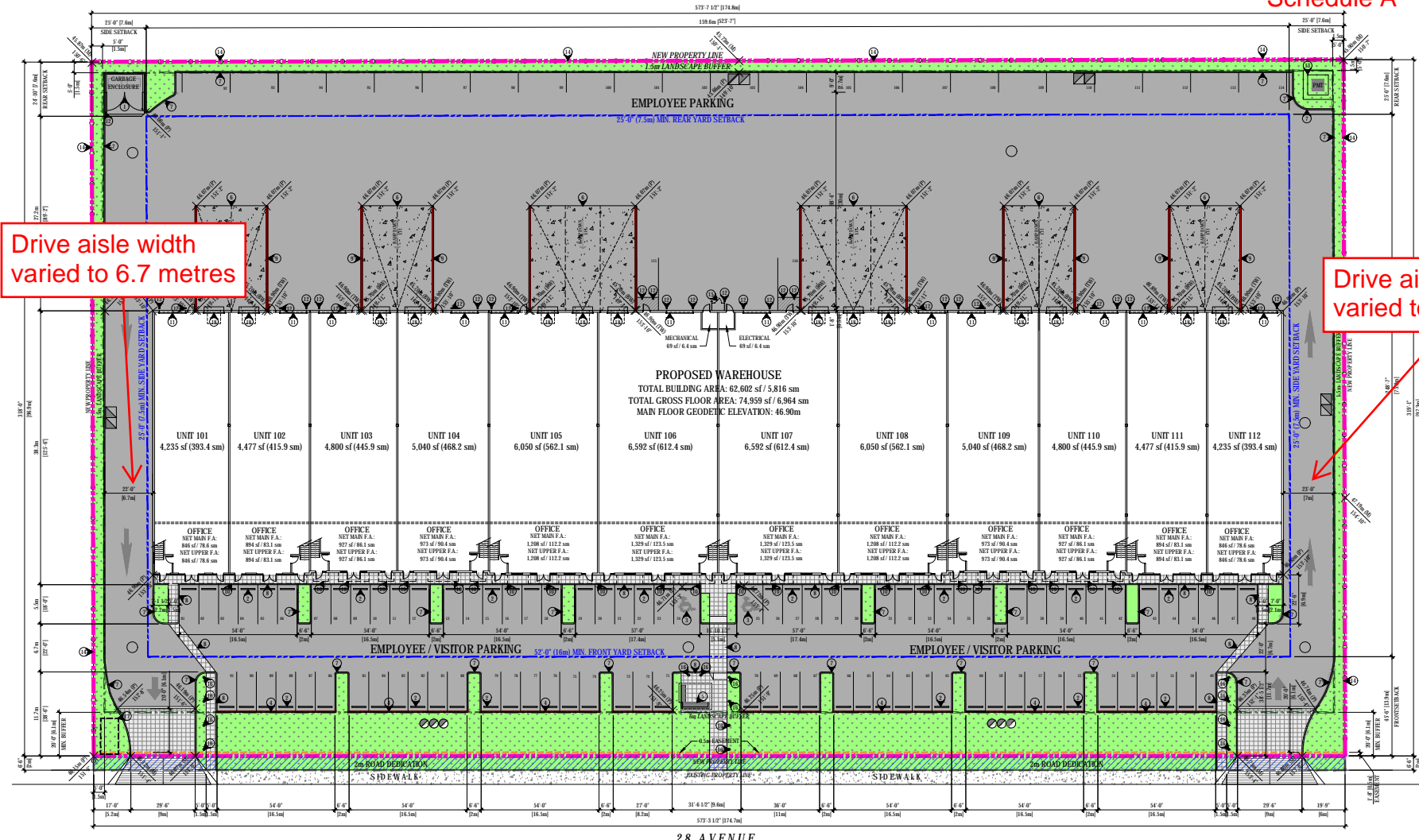
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

Drive aisle width varied to 6.7 metres

Drive aisle width varied to 7 metres



28 AVENUE

SURREY FILE: 17-0002-00

NO.	DATE	DESCRIPTION	DR	RV
6	MAR 21 19	REVISED FOR DEVELOPMENT PERMIT	AC	AI
5	MAR 21 19	REVISED FOR DEVELOPMENT PERMIT	BS	AI
4	JAN 31 19	REVISED FOR DEVELOPMENT PERMIT	BS	AI
3	DEC 07 18	REVISED FOR DEVELOPMENT PERMIT	BS	AI
2	OCT 06 18	REVISED FOR DEVELOPMENT PERMIT	BS	AI
1	JUN 14 17	REVISED FOR DEVELOPMENT PERMIT	AC	AI

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF APLIN & MARTIN CONSULTANTS LTD. AND WILL BE PROVIDED TO YOU FOR THE PROJECT ONLY. YOU AGREE TO HOLD THEM IN CONFIDENCE AND TO NOT REPRODUCE, COPY, OR DISSEMINATE THEM IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF APLIN & MARTIN CONSULTANTS LTD. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF APLIN & MARTIN CONSULTANTS LTD. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF APLIN & MARTIN CONSULTANTS LTD.



ZONING ANALYSIS	
ZONING	IA - AGRO INDUSTRIAL / IB-1 - BUSINESS PARK 1
NCP	CAMPBELL HEIGHTS - BUSINESS PARK / LANDSCAPING STRIPS
OCP	MIXED EMPLOYMENT / MIXED EMPLOYMENT
G. BLDG AREA	62,602 sq. ft. / 5,816 sq. m
G. FLR AREA	74,959 sq. ft. / 6,964 sq. m
FLOOR AREA RATIO [P.A.R.]	1.0 / 0.4
LOT COVERAGE	60% / 33.5%

	ALLOWABLE		PROPOSED	
	YARDS & SETBACKS	FRONT YARD: 16 m [52']	REAR YARD: 7.5 m [25']	FRONT YARD: 27.3 m [89'-6"]
BUILDING HEIGHT	PRINCIPAL BUILDING: 14 m [45']	ACCESSORY BUILDINGS & STRUCTURES: 6 m [20']	PRINCIPAL BUILDING: 9.7 m [32'-0"]	ACCESSORY BUILDINGS & STRUCTURES: 1.8 m [6'-0"]
	PARKING	WAREHOUSE SPACE = 1 STALL / 100 sq. m; 4,647.1 sq. m = 46.5 SPACES	OFFICE SPACE = 2.5 STALLS / 100 sq. m; 2,295.8 sq. m = 57.4 SPACES	TOTAL REQUIRED = 103.9 SPACES

- ### CONSTRUCTION NOTES
- GARBAGE ENCLOSURE. REFER TO DETAILS.
 - WHEEL STOP ANCHORED TO ASPHALT.
 - PARTIALLY DESIGNATED ACCESSIBLE PARKING SYMBOL. TRAFFIC WHITE PAINT.
 - CONCRETE FLUSH RIBBON CURB. SLOPING TOWARDS THE SHALE. REFER TO CIVIL.
 - CONCRETE SITE SIGNAGE CURB BENCH.
 - LOADING RAMP.
 - RASSED BARBER CURB. REFER TO CIVIL.
 - CONCRETE SIDEWALK. REFER TO CIVIL AND LANDSCAPE.
 - CONCRETE RETAINING WALL.
 - OUTLINE OF CANOPY ABOVE. REFER TO DWG. A4.2.
 - DRIVE-IN OVERHEAD DOOR. REFER TO DWG. A4.2.
 - CONCRETE FILLED PAINTED STEEL PIPE BOLLARD. SAFETY YELLOW PAINT.
 - ELECTRICAL TRANSFORMER C/W CONCRETE PAD AND PIPE BOLLARDS AS PER BE HYDRO REQUIREMENTS. REFER TO ELECTRICAL.
 - 4' (1.2m) HIGH CHAINLINK FENCE. REFER TO LANDSCAPE.
 - GAS METER ENCLOSURE C/W GATE AND BOLLARDS.
 - EXTERIOR LIGHT BOLLARDS.
 - WATER ENTRY CHAMBER. REFER TO CIVIL.
 - LOADING OVERHEAD DOOR. REFER TO DWG. A4.2.

LEGEND

ASPHALT	MEETING EXISTING GRADE / ELEVATION
CONCRETE	PROPOSED GRADE / ELEVATION
STAMPED CONC.	PROPOSED GRADE / ELEVATION
LANDSCAPE	PROPOSED GRADE / ELEVATION
ROAD DEDICATION	PROPOSED GRADE / ELEVATION
CONCRETE BARBER CURB	CONCRETE RETAINING WALL
CONCRETE FLUSH RIBBON CURB	FENCE
PROPERTY LINE	LANDSCAPE BUFFER
BUILDING SETBACK	EASEMENT

PROPERTY INFORMATION

CIVIC ADDRESS	19283 28 AVENUE, SURREY, BC
LEGAL DESCRIPTION	LOT 2, SECTION 22, TOWNSHIP 7, PLAN 80921 1WD PART NW1/4
PID	013-942-832
PROPOSED SITE AREA:	182,717 sq. ft. / 16,974 sq. m.

SITE PLAN

PROJECT: MULTI-TENANT WAREHOUSE CAMPBELL HEIGHTS

19283 28 AVENUE SURREY, BC

SCALE: 3/4" = 1'-0"

DATE: 3/6/24

PROJECT NO: 17-483

CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7917-0002-00

Issued To:

(the "Owner")

Address of Owner:

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

Parcel Identifier: 013-942-832
Lot 2 Section 22 Township 7 New Westminster District Plan 80921

19283 – 28 Avenue

(the "Land")

3. The authority to issue Temporary Use Permits is granted to municipalities under Sections 492 and 493 of the *Local Government Act* R.S.B.C. 2015, c.1. Pursuant to Implementation, II(c) Implementation Instruments, Temporary Use Permits of Surrey Official Community Plan, 2013, No. 18020, as amended, the entire City of Surrey is designated a Temporary Use Permit area.
4. The temporary use permitted on the Land shall be for the storage of equipment and a truck parking facility for vehicles exceeding 5,000 kilograms G.V.W.
5. The temporary use permitted on the Land shall be in accordance with:
 - (a) The appearance and location of the structures and parking as shown on Schedule A (the "Drawing") which is attached hereto and forms part of this permit; and
 - (b) The landscaping shall conform to drawings shown on Schedule A.

6. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Section A.4 of Part 5 Off-Street Parking and Loading/Unloading, the requirement to pave the parking area with asphalt, concrete or other similar pavement, is modified to allow the use of other surfacing materials suitable for truck traffic as approved by the General Manager, Engineering.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this temporary use permit. This temporary use permit is not a building permit.
8. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
9. This temporary use permit is not transferable.
10. This temporary use permit shall lapse six (6) months from date of issuance.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS TEMPORARY USE PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS TEMPORARY USE PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

Authorized Agent: Signature

Name (Please Print)

OR

Owner: Signature

Name: (Please Print)

TO THE CITY OF SURREY:

I, _____ (Name of Owner)

being the owner of _____
(Legal Description)

known as _____
(Civic Address)

hereby undertake as a condition of issuance of my temporary use permit to:

- (a) demolish or remove all buildings and/or structures that are permitted to be constructed pursuant to the temporary use permit issued to me; and
- (b) restore the land described on the temporary use permit to a condition specified in that permit;

all of which shall be done not later than the termination date set out on the temporary use permit.

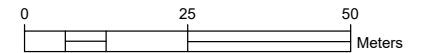
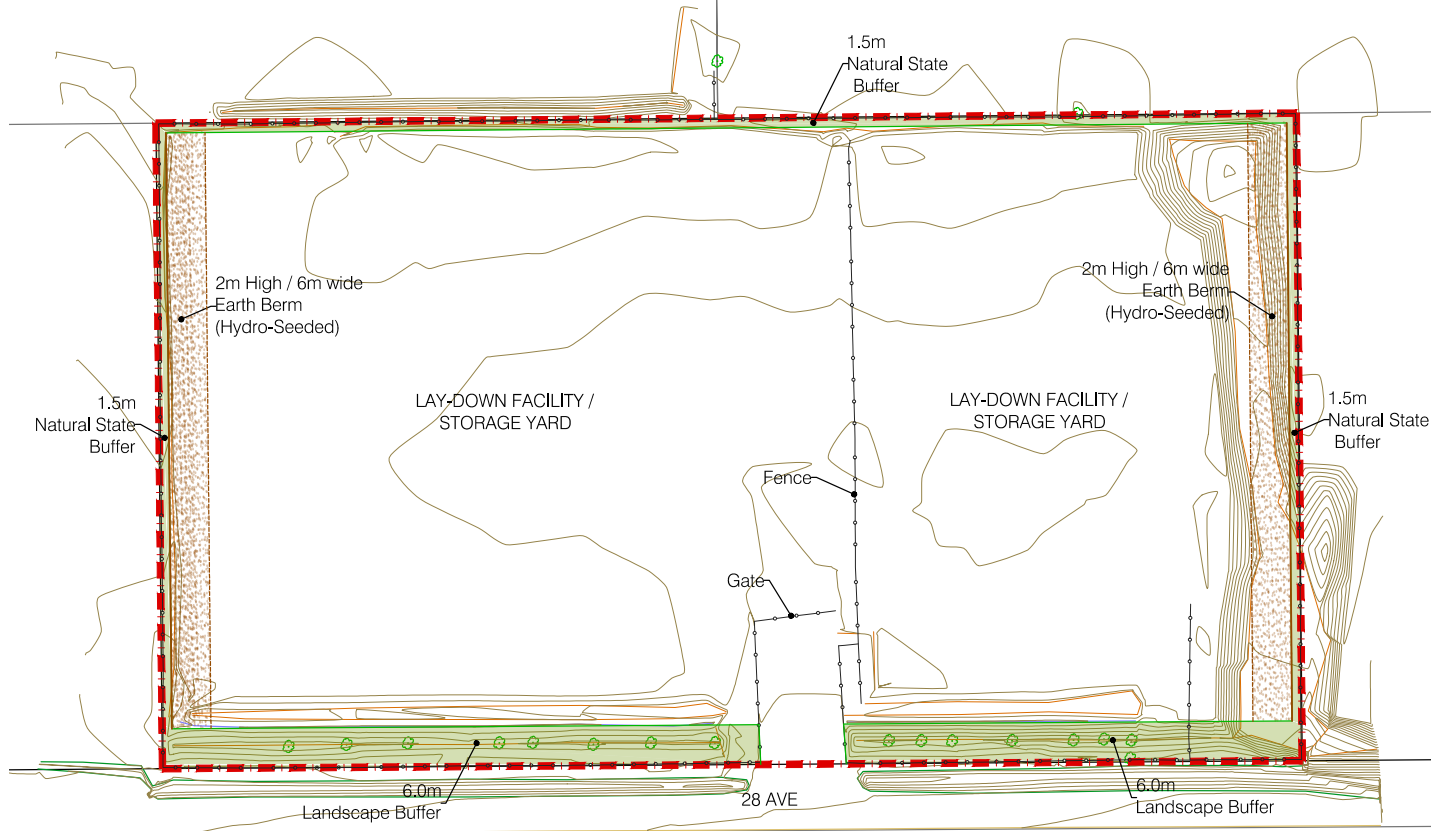
I further understand that should I not fulfill the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey Zoning By-law, 1993, No. 12000, as amended, and that any securities submitted by me to the City pursuant to the temporary use permit shall be forfeited and applied to the cost of restoration of my land as herein set out.

This undertaking is attached hereto and forms part of the temporary use permit.

(Owner)

(Witness)

TUP SITE PLAN



LEGAL DESCRIPTION
 PID 013-942-832

GROSS SITE AREA
 1.7 hectares / 4.3 acres



**APLIN
 MARTIN**
 Project 17-483
 01 / 03 / 2019

Drawing
1