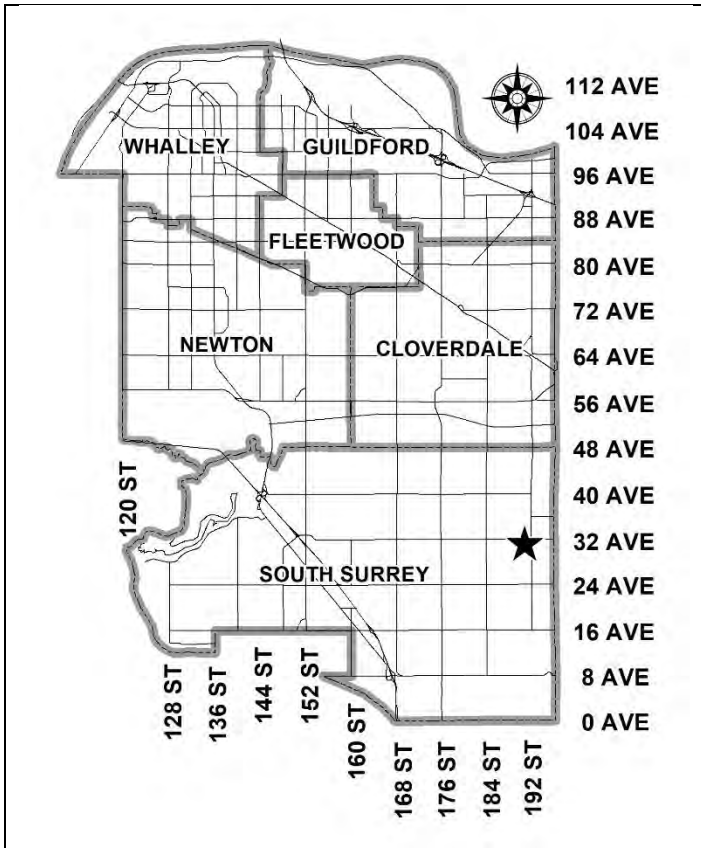


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0046-00

Planning Report Date: July 11, 2022



PROPOSAL:

- **Rezoning** from A-2 to IB-2
- **Development Permit**
- **Development Variance Permit**

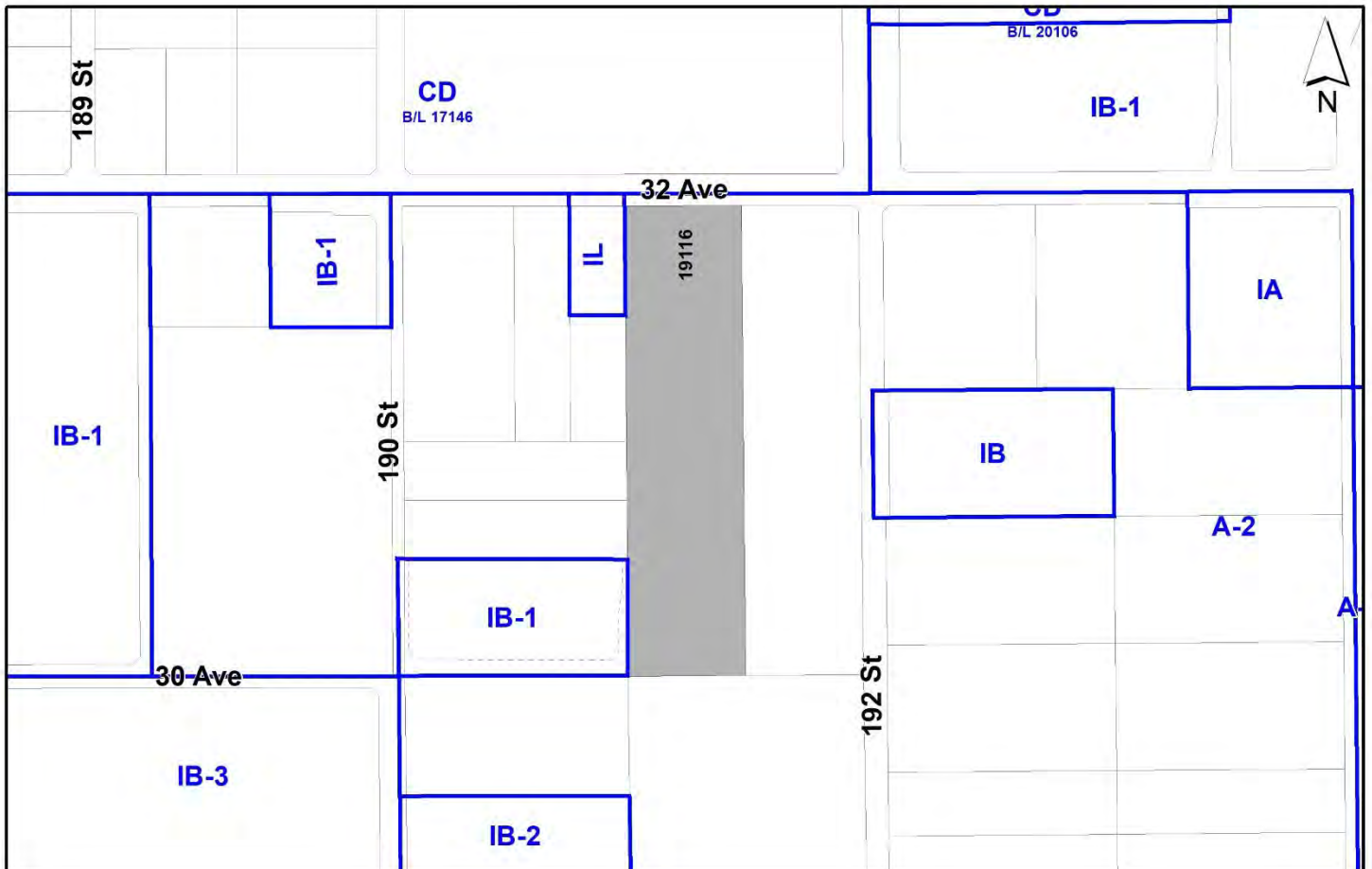
to permit the development of four multi-tenant industrial buildings, between 4,704 and 5,121 square metres in size.

LOCATION: 19116 - 32 Avenue

ZONING: A-2

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park, Business Park (Office), Landscaping Strips



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.
- Approval to draft Development Permit for Form and Character.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the side yard setback requirements of the IB-2 Zone.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Mixed Employment designation in the Official Community Plan (OCP).
- The proposal complies with the Business Park land use designation in the Campbell Heights Local Area Plan (LAP).
- The proposal complies with the Mixed Employment designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal generally complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed reduced west and east setbacks will not have a negative impact on the development potential of the adjacent properties when they eventually develop. The applicant is unable to achieve a 0.0 metre setback along the full extent of the east property line due to the efforts being made to retain dozens of off-site trees on the abutting parcel to the east.
- The proposed buildings achieve an attractive architectural built form, which utilizes high quality, natural materials, and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed buildings and the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Intensive Agriculture Zone (A-2)" to "Business Park 2 Zone (IB-2)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7922-0046-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7922-0046-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west yard (side) setback of the IB-2 Zone for Lots A and B from 7.5 metres to 4.5 metres to the principal building face;
 - (b) to reduce the minimum east yard (side) setback of the IB-2 Zone from 7.5 metres to 0.0 metres to the building face of Building A;
 - (c) to reduce the minimum east yard (side) setback of the IB-2 Zone from 7.5 metres to 5.5 metres and 0.0 metres to the building face of Building B;
 - (d) to reduce the minimum east yard (side) setback of the IB-2 Zone from 7.5 metres to 5.5 metres to the building face of Building C; and
 - (e) to reduce the minimum east yard (side) setback of the IB-2 Zone from 7.5 metres to 4.6 metres to the building face of Building D;
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (h) registration of access easement on Lot A to ensure future vehicular access to north-south lane for the neighbouring site to the east;
- (i) 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
- (j) registration of a Section 219 Restrictive Covenant to prohibit any uses 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	Single family dwelling on an agricultural property (outside ALR)	Business Park, Business Park (Office), Landscaping Strips	A-2
North (Across 32 Avenue):	Multi-tenant industrial buildings.	Business Park, Landscaping Strips	CD Bylaw nos. 17146/17934
East:	Single family dwellings and several farm use buildings on an agricultural property (outside ALR).	Business Park, Business Park (Office), Landscaping Strips	A-2
South:	Single family dwelling on an agricultural property (outside ALR), Development Application 7922-0191-00 is proposed and currently in the pre-Council review stage.	Business Park	A-2
West:	Automotive repair business, single family dwelling on an agricultural property (outside ALR), single tenant industrial building under construction approved under Development Application No. 7918-0152-00.	Business Park, Business Park (Office), Landscaping Strips	IL, A-2, IB-1

Context & Background

- The subject site is approximately 3.8 hectares in size and is located in the interior of Campbell Heights south of 32 Avenue. The site is designated "Mixed Employment" in the Official Community Plan (OCP) and "Business Park," "Business Park/Office," and "Landscaping Strips" in the Campbell Heights Local Area Plan (LAP). The property is zoned "Intensive Agriculture Zone (A-2)".

- Development Application No. 7918-152-00 at the southwest corner of the subject site, received final adoption on October 18, 2021, which secured continuation of 30 Avenue east of 190 Street for this block. The applicant for the subject application worked with City staff and the applicant for Development Application No. 7918-0152-00 to secure the necessary dedication for introduction of a north-south industrial lane extending north of 30 Avenue. The remaining extension of the lane along the western property was anticipated to be completed in the future when the subject site was proposed for redevelopment.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to rezone the site from "General Agriculture Zone (A-1)" to "Business Park 2 Zone (IB-2)", a Development Permit for Form and Character, and a Development Variance Permit to permit the development of four (4) multi-tenant industrial buildings. Lot A will contain Building A proposed at 4,704 square metres and Building B proposed at 5,076 square metres in size. Lot B will contain Building C proposed at 5,093 square metres and Building D proposed at 5,121 square metres in size.
- The northern lot is referred to in this report as "Lot A", while the southern lot is referred to as "Lot B".

	Proposed
Lot Area	
Gross Site Area:	Lot A/Lot B: 3.8 hectares
Road Dedication:	Lot A/Lot B: 0.42 hectares
Net Site Area:	Lot A: 1.68 hectares / Lot B: 1.75 hectares
Number of Lots:	2
Building Height:	11.9 metres
Floor Area Ratio (FAR):	Lot A: 0.58 FAR / Lot B: 0.58 FAR
Floor Area	
Industrial	Lot A: 8,009 square metres / Lot B: 8,453 square metres
Office:	Lot A: 1,613 square metres / Lot B: 1,640 square metres
Total:	Lot A: 9,780 square metres / Lot B: 10,214 square metres

Referrals

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

Parks, Recreation & Culture:

Parks does not support removal of city trees C₃₀ to C₃₈ and C₄₁ along 32 Avenue. Further review of tree retention opportunities along 32 Avenue is required in detailed design. Parks requests that the 32 Avenue sidewalk be constructed above grade, without the need for excavation, to accommodate retention of city trees along this frontage. Further coordination between the civil consultant and arborist will be required. Parks accepts removal of city trees C₂₈ and C₂₉ as recommended by the project arborist. No trees or vegetation are to be removed from the boulevard without pre-approval by Parks.

The closest park is Campbell Heights Biodiversity Preserve and is 630 metres away, the park includes natural areas and will have future trails for public access.

Surrey Fire Department: No Concerns

Advisory Design Panel: The application was not referred to the ADP but was reviewed by staff and found satisfactory.

Transportation Considerations

- The applicant is required to dedicate the following:
 - 32 Avenue: dedicate 4.9 metres for ultimate 31.2 metre road allowance. Applicant required to construct the south side of 32 Avenue with a 4 metre MUP;
 - 191 Street (lane): dedicate 8 metres for ultimate 12 metre road allowance; and
 - 30 Avenue: dedicate 10 metres for ultimate 20 metre road allowance.
- The proposed Lots A and B will each be accessed via two driveways off of the north-south industrial lane along the western property line. No access is permitted to 32 Avenue.
- The applicant is required to provide a 10 metre wide east-west easement on Lot A to enable 191 Street (lane) access for 19154 – 32 Avenue. The easement will reduce the amount of truck traffic turning into and out of the eastern neighbour when their site redevelops in the future.
- A portion of the lane has been provided by Development Application No. 7918-0152-00 which received final adoption on October 18, 2021. In order to achieve the required 8.0 metre pavement width for the lane, a portion of land from the lots to the west of the subject site will be required to be dedicated or secured through a Statutory Right of Way (SRW).
- The subject development is proposing to provide 62 parking stalls on Lot A and 63 parking stalls on Lot B, which complies with the minimum parking requirements in the Zoning By-law.
- There is no transit route in the immediate vicinity of the site, however, Translink Bus Route No. 531 runs along 32 Avenue and 192 Street, connecting to White Rock to the west and Willowbrook to the east.

Sustainability Considerations

- The applicant has met the majority of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist. However, the applicant does not propose to meet the Climate Adaption Strategy policy for a green roof or a high-albedo roof, which is typically considered to have a Solar Radiance Index (SRI) value of 0.75.
- The purpose of a high-albedo roof is to reduce the internal building temperatures by reflecting the sun and also to contribute to a lower overall heat island effect, which is an increase in the overall temperature of a developed area.
- Instead, the applicant proposes an EPDM roof system with stone ballast material, with a Solar Radiance Index value of 0.45.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The proposal complies with the "Mixed Employment" land use designation in the Official Community Plan (OCP).

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 along the 32 Avenue major arterial transportation corridor, which provides an important connection into and out of Campbell Heights.)

Secondary Plans

Land Use Designation

- The proposal complies with the "Business Park", "Business Park (Office)", and "Landscaping Strips" designations in the Campbell Heights Land Use Plan.

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 expansive two-level structural glazing along the 32 Avenue and 30 Avenue frontages. Each unit is delineated with detailed storefront glazing and coloured concrete tilt-up panel.)

- 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.)

- 6.5.1.5 – Design Guidelines – Business Park Office – Siting planning and building design should make for interested outdoor urban spaces.

(An amenity area with a widened pedestrian entrance is proposed for Building A off of 32 Avenue acting as a pedestrian gateway for Building A.)

Zoning By-law

- The applicant proposes to rezone the subject site from "Intensive Agriculture Zone (A-2)" to "Business Park 2 Zone (IB-2)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Business Park 2 Zone (IB-2)" and parking requirements.

IB-2 Zone (Part 47B)	Permitted and/or Required	Proposed
Floor Area Ratio (FAR):	1.00	Lot A: 0.58 Lot B: 0.58
Lot Coverage:	60%	Lot A: 46% Lot B: 42%
Yards and Setbacks		
Front:	16.0 metres	Lot A: 26.1 metres Lot B: 22.4 metres
Side (west):	7.5 metres	Lot A: 4.5 metres Lot B: 4.5 metres
Side (east):	7.5 metres	Lot A: 0.0-5.6 metres Lot B: 4.6-5.6 metres
Rear:	7.5 metres	Lot A: 20.2 metres Lot B: 20.2 metres
Height of Buildings		
Principal buildings:	14.0 metres	11.9 metres
Parking (Part 5)		
Required		
Proposed		
Number of Stalls		
Industrial	Lot A: 80 / Lot B: 84	Lot A: 80 / Lot B: 84
Office:	Lot A: 41 / Lot B: 41	Lot A: 41 / Lot B: 41
Total:	Lot A: 121 / Lot B: 125	Lot A: 121 / Lot B: 125
Accessible:	Lot A: 2 / Lot B: 3	Lot A: 2 / Lot B: 3

Setback Variances

- The applicant is requesting the following variances:
 - to reduce the minimum west yard (side) setback of the IB-2 Zone for Lots A and B from 7.5 metres to 4.5 metres to the principal building face;
 - to reduce the minimum east yard (side) setback of the IB-2 Zone from 7.5 metres to 0.0 metres to the building face of Building A;
 - to reduce the minimum east yard (side) setback of the IB-2 Zone from 7.5 metres to 5.5 metres and 0.0 metres to the building face of Building B;
 - to reduce the minimum east yard (side) setback of the IB-2 Zone from 7.5 metres to 5.5 metres to the building face of Building C; and
 - to reduce the minimum east yard (side) setback of the IB-2 Zone from 7.5 metres to 4.6 metres to the building face of Building D.
- There are several trees on the eastern property line of the subject site that staff worked with the applicant to facilitate retention. In order to accommodate the tree protection zones for both on-site and off-site trees, Buildings B, C and D were not able to be setback at a 0.0 metre side setback that is common for a mixed employment designated site.

- The proposed reduced side yard setback (west) to 4.5 metres is adjacent to a lane condition that will be utilized by four additional properties in this block and is expected primarily for truck traffic. Therefore, there will be minimal impact on adjacent properties and users.
- The reduced setbacks are not expected to impact future development potential for the neighbours' sites to the east and the west.
- Staff support the requested variances to proceed for consideration.

Sign By-law

- The applicant proposes individual unit tenant fascia signage in channel lettering for both Lot A and Lot B buildings, as well as two free-standing signs for each site. Lot A will have a free standing sign fronting 32 Avenue with the second free standing sign located 175 metres to the south fronting the north/south lane. Lot B will have a free standing sign fronting 30 Avenue with the second free standing sign located 185 metres to the north fronting the north/south lane.
- The tenant fascia signage and free-standing signs comply with the Sign by-law. All proposed signage will require a separate Sign Permit and to comply with the provisions of the Sign By-law.

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on June 23, 2022, and the Development Proposal Sign was installed on May 27, 2022. Staff did not receive any responses from the public on this application.
- The subject development application was also reviewed by the Little Campbell Watershed Society (LCWS). The LCWS has not provided comments by the time of writing this report.

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 applicant has worked with staff to improve tree retention along the east property line.
- Overall, the buildings are proposed to have a modern, linear appearance with architectural emphasis placed along the street facing facades through the use of storefront glazing, and concrete tilt-up panels in an accent colour, along with a mix of materials and complementary colours.
- Individual unit fascia signage in channel lettering is proposed for all four buildings, complying with the Sign By-law.
- Two free-standing signs are proposed for each Lot and will not exceed 4.0 metres in height.

Landscaping

- The proposed landscaping consists of a 6 metre wide landscape buffer on 32 Avenue fronting Building A, a 3 metre wide landscape buffer on 30 Avenue fronting Building D and rows of shrubs and trees on either side of the sidewalk along the north/south industrial lane extending along the entire length of the subject site.
- The proposed landscaping consists of a variety of trees including Skyline Honeylocust, European Hornbeam, Hackberry, October Glory Red Maple, and Pin Oak trees. The tree plantings are complimented by a variety of shrubs and groundcover.
- The landscape buffer along 32 Avenue will include a 0.6 metre high landscaped berm with 29 trees proposed to be planted for year round screening. A pedestrian walkway is proposed in the centre of the landscape buffer area in an effort to create a pedestrian gateway fronting Building A.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include minor drafting errors and refining the location of the free standing signs.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- Tim Vandenberg, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the 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/Cottonwood	20	20	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	2	2	0
Aspen, Trembling	2	2	0
Birch, Paperback	8	8	0
Cheery, Bitter	6	6	0
Elm, Brandon	2	0	2
Hornbeam, European	2	0	2
Laburnum	1	1	0
Maple, Bigleaf	6	6	0
Willow, Weeping	1	1	0
Coniferous Trees			
Cedar, Incense	3	0	3
Douglas Fir	282	275	7
Hemlock, Western	3	3	0
Pine, Shore	5	5	0
Pine, White	3	3	0
Redcedar, Western	30	29	1
Spruce, Sitka	20	20	0
Total (excluding Alder and Cottonwood Trees)	376	361	15
Dead Bylaw-sized Tree Total	13	13	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		103	
Total Retained and Replacement Trees		118	
Contribution to the Green City Program		\$351,450.00	

- The Arborist Assessment states that there are a total of 376 mature trees on the site, excluding Alder and Cottonwood trees. 20 existing trees, approximately 5% of the total trees on the site, are Alder and Cottonwood trees. There are 13 dead bylaw-sized trees on site. It was determined that 15 on-site and city boulevard trees can be retained as part of this development proposal plus an additional 32 off-site trees. The majority of the offsite trees proposed for retention fall along the eastern property line of the subject site. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 742 replacement trees on the site. Since only 103 replacement trees can be accommodated on the site, the deficit of 639 replacement trees will require a cash-in-lieu payment of \$351,450.00 to the Green City Program, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Skyline Honeylocust, European Hornbeam, Hackberry, October Glory Red Maple, and Pin Oak trees.
- In summary, a total of 118 trees are proposed to be retained or replaced on the site with a contribution of \$351,450.00 to the Green City Program.
- Additional tree retention opportunities will be explored by the applicant and City staff related to the request to retain several City trees currently proposed for removal along 32 Avenue.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV.	Development Variance Permit No. 7922-0046-00

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

WS/cm



32 Avenue Multi-Tenant Buildings

Beedie/

TKA+D ARCHITECTURE • DESIGN INC.
19116 32 AVENUE, SURREY BC V4A 4G8

**32 Avenue
Multi-Tenant Buildings**
19116 32 Avenue,
Surrey BC

Cover

A00



32 Avenue Multi-Tenant Buildings

Beedie Development Group

19116 32 Avenue,
Surrey BC

Re-Issued for Development Permit

June 17, 2022

PROJECT TEAM:

**DEVELOPMENT
MANAGER**

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Jeremy Berger

ARCHITECTS

TKA+D Architecture + Design Inc.

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P. 604.569.3459
Craig Taylor, Architect ABC | Patrick Murphy

**CIVIL
ENGINEER**

Aplin & Martin Consultants Ltd.

#201 - 12448 82 Avenue, Surrey, BC,
P. 604.597.9058 F. 604.597.5061
Don Bevaqua | Derek Hull

LANDSCAPE

KD Planning & Design Ltd.

#210 - 1311 Kodenway Street, Vancouver, BC,
P. 604.294.6662 F. 604.294.6665
Jessica Thiesen



LOCATION PLAN:



GRAPHIC & SYMBOL LEGEND

Existing construction; to be retained		Detail Reference	
Existing construction; to be demolished		Wall / Detail Section Reference	
New stud wall; construction as indicated		Building Section Reference	
New insulated stud wall; construction as indicated		Interior Elevation Reference	
Demolition Tag		Matchline Reference	
Room Tag		Grid Reference	
Door / Window Tag		Level Reference	
Wall / Floor / Roof Type Tag		Level Reference	
Material / Finish Keynote Tag		Spot Elevation (Relative to Topographical Survey)	
Millwork Tag		Spot Elevation (Relative to Project Base)	
Specialty Equipment Tag		North Arrow	
Centre Line		Ceiling Type Tag	
Property Line			
Fire Hydrant			
Manhole Cover			
Catch Basin			

DRAWING INDEX:

ARCHITECTURAL	
A00	Cover
A01	Location, Project Data
A02	Property, ROW & Setbacks
A04	FAR Layout L1 & L2
A06	Fire Department Site Plan
A07	Site Plan
A10	Floor Plan - Level 1 + 2 (Building A)
A11	Floor Plan - Level 1 + 2 (Building B)
A12	Floor Plan - Level 1 + 2 (Building C)
A13	Floor Plan - Level 1 + 2 (Building D)
A14	Roof Plan
A30	Office Elevations
A31	West Elevations - 191st
A32	Loading Court Elevations
A33	East Elevations
A40	Building Sections
A41	Building Sections
A50	3D Views
A70	Exterior Signage - Sign Plan & Details
A71	Exterior Signage - Sign Plan & Details

2	22.06.17	Re-issued for Development Permit
1	22.01.15	Issued for Development Permit
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PROJECT NUMBER	DATE	PROJECT NUMBER
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Beedie

TKA+D ARCHITECTURE + DESIGN INC.
32 Avenue
Multi-Tenant Buildings
19116 32 Avenue,
Surrey BC

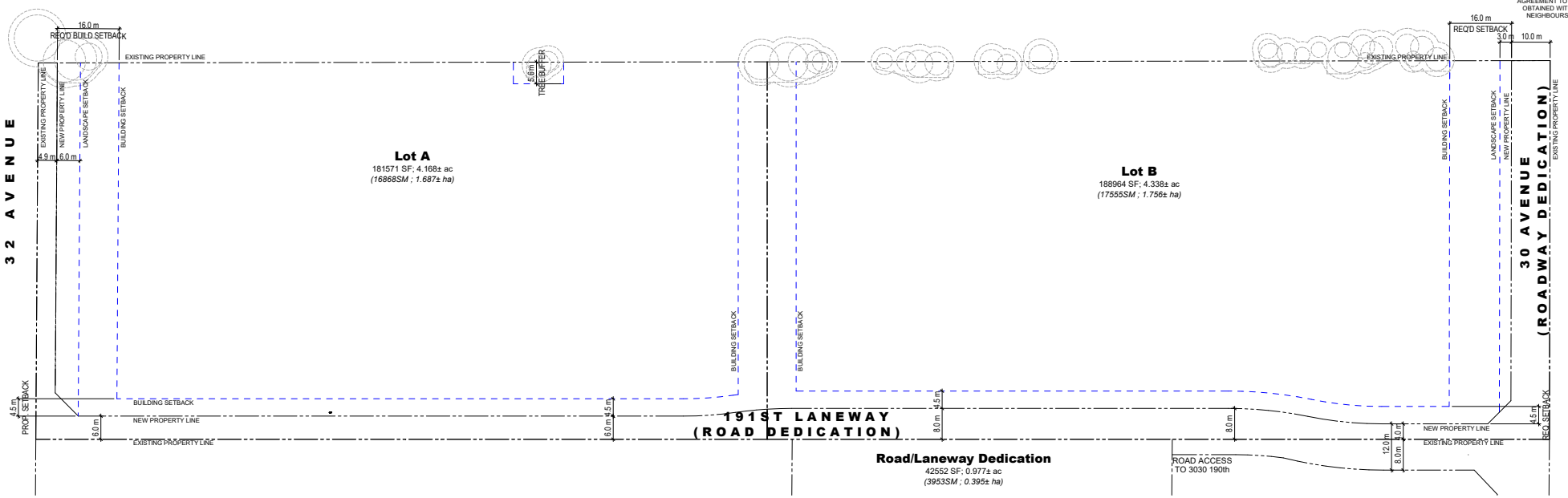
Location, Project Data

A01



2022.06.18 15:32:58-07'00"

OFFSITE UTILITY
SERVICE CORRIDOR
TO 1910 ST.
AGREEMENT TO BE
OBTAINED WITH
NEIGHBOURS



Lot A
181571 SF; 4.168± ac
(16866SM ; 1.687± ha)

Lot B
188964 SF; 4.338± ac
(17555SM ; 1.756± ha)

**191ST LANEWAY
(ROAD DEDICATION)**

Road/Laneway Dedication
42552 SF; 0.977± ac
(3953SM ; 0.395± ha)

ROAD ACCESS
TO 3030 190th

**30 AVENUE
(ROADWAY DEDICATION)**



2022.07.05 06:36:15-0700

- 3 22.07.04 Re-issued for Development Permit 2
- 2 22.08.17 Re-issued for Development Permit
- 1 22.01.15 Issued for Development Permit

REV	DATE	DESCRIPTION

SCALE: 1" = 40' 0" DATE: June 17, 2022 DRAWN: Author
 PROJECT NUMBER: Project Number
 FILE PATH: C:\Users\pawand\OneDrive\Documents\Projects\191st Laneway\191st Laneway.dwg PLOT DATE: 2022.07.05 06:36:15



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 19116 32 Avenue, Surrey BC

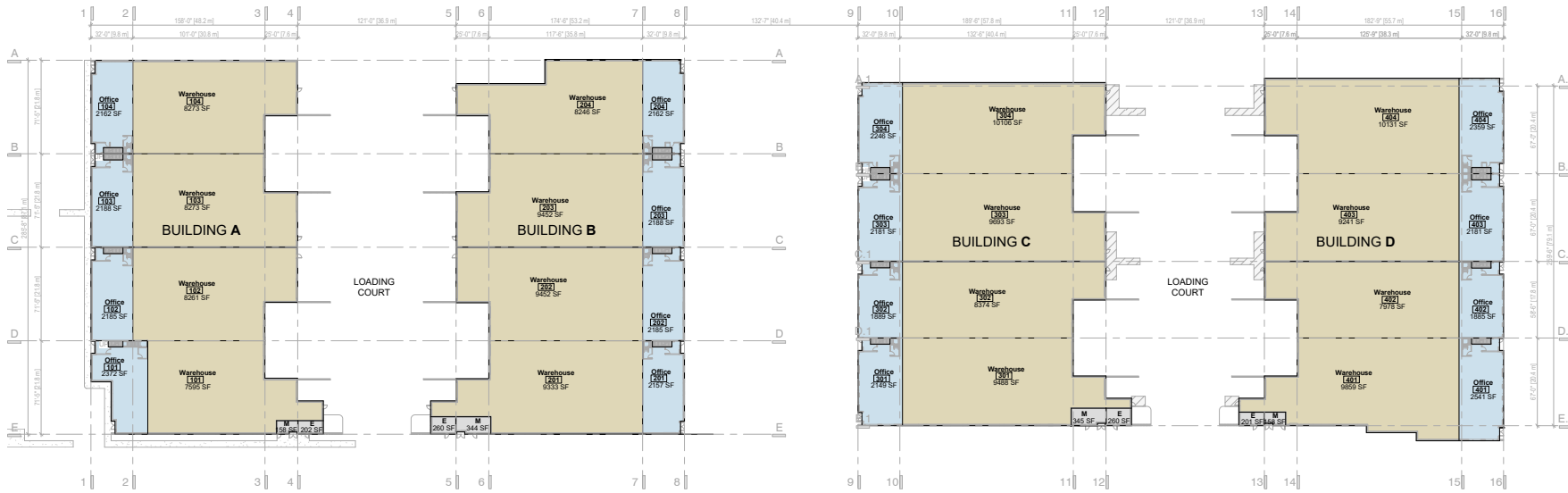
**32 Avenue
Multi-Tenant Buildings**
 19116 32 Avenue,
Surrey BC

Property, ROW &
Setbacks

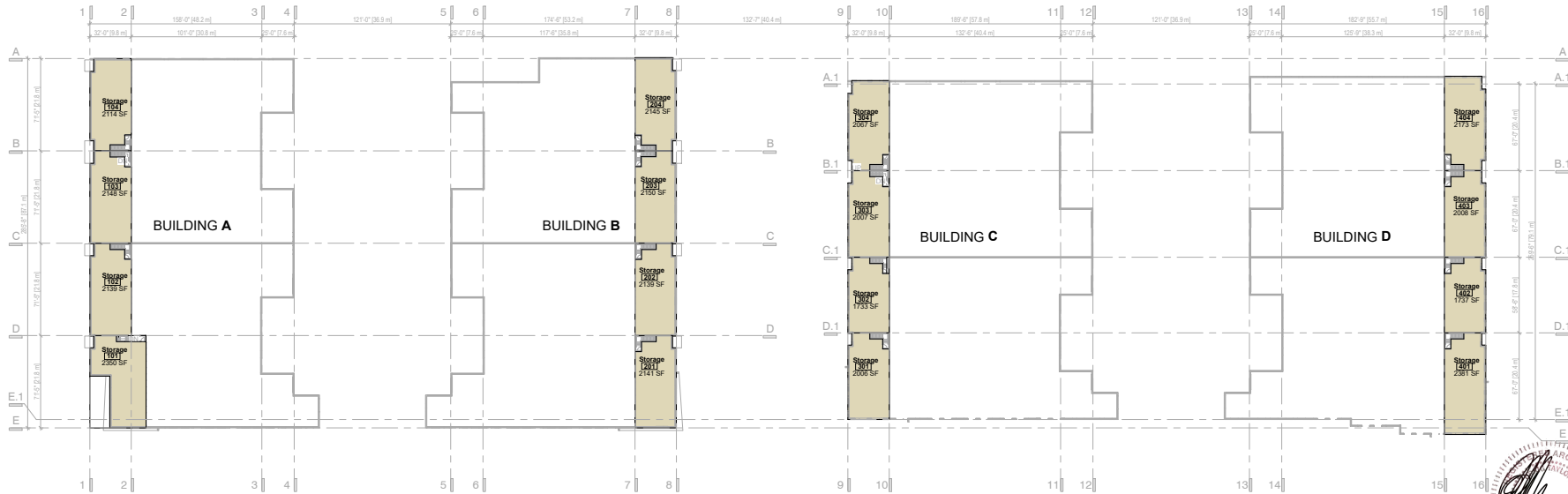
A02



KEYNOTE LEGEND
TAG DESCRIPTION



1 L1 FAR Layout
1" = 40'-0"



2 L2 FAR Layout
1" = 40'-0"

2	22.06.17	Re-issued for Development Permit
1	22.01.15	Issued for Development Permit
REV DATE DESCRIPTION		
SCALE:	1" = 40'-0"	DATE: June 17, 2022
PROJECT NUMBER:		Project Number:
FILE PATH:	C:\Users\kshah\Documents\32 Avenue Multi-Tenant Buildings - 22-01-15 - 22-06-17	PLANT DATE:

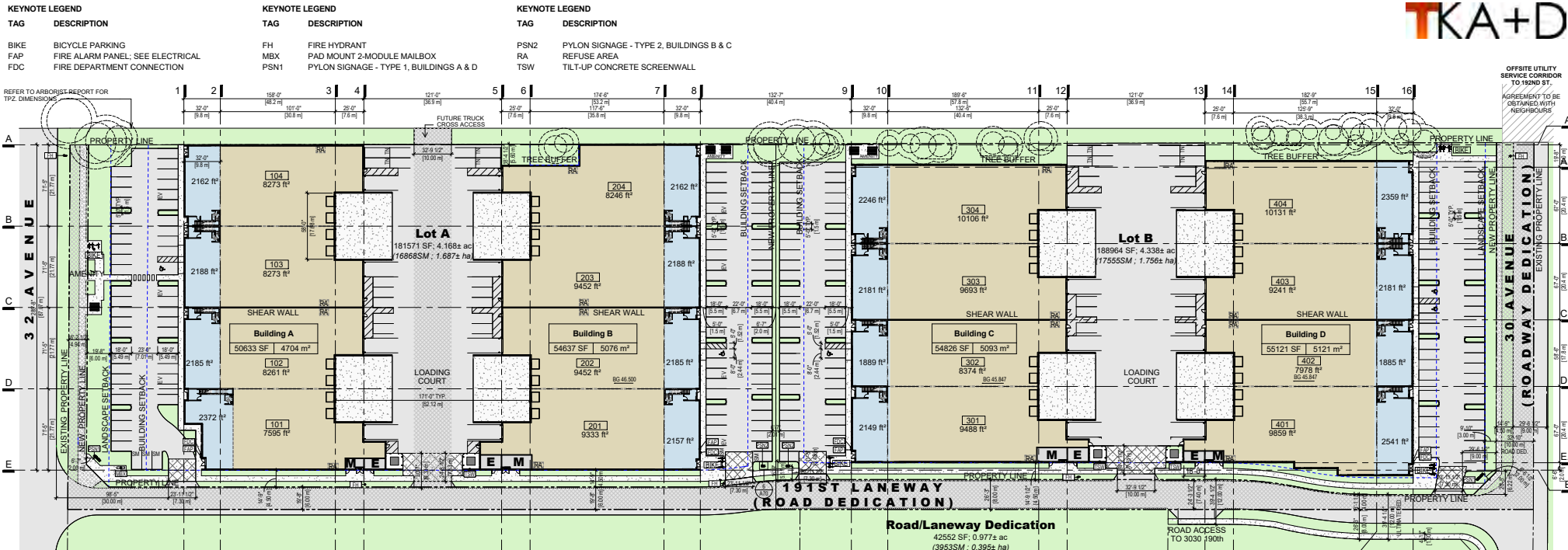
Beedie/

TKA+D ARCHITECTURE • DESIGNING
FOR THE FUTURE
19116 32 Avenue, Surrey BC

FAR Layout L1 & L2

A04





1 Site Plan
1" = 40'-0"

ZONING SUMMARY:

PROJECT ADDRESS:	19116 32 Avenue Surrey BC
LEGAL DESCRIPTION:	Lot 2, Section 21 Township 7 Plan NWP3579 NVD
AUTHORITY:	City of Surrey Zoning Bylaw #12000
ZONE:	IB-2 Business Park 2 Zone
USES:	Business Park 2 Zone

LOT A:

SETBACKS:	Required	Proposed
32 Avenue - Front Yard:	16.0m	26.2m
West Side Yard:	4.5m	4.5m
East Side Yard:	0m	15.5m
Rear Yard:	7.5m	20.2m
Lot Coverage:	Proposed: 46%	Permitted: 60%
PROPERTY AREA:		
Lot Area	181,571 sf	4.17 ac
Tree Buffer	789 sf	0.02 ac
Building Setback	30,683 sf	0.70 ac
Net Usable	150,099 sf	3.45 ac

Lot A - Area Summary - By Level		
Level	Area (SF)	Area (SM)
A/B L1	87943	8170
A/B L2	17326	1610
	105269	9780
Lot A - Area Summary - By Occupancy		
Occupancy	Area (SF)	Area (SM)
Building Services	965	90
Circulation	494	46
Office	17598	1635
Warehouse	86212	8009
Gross Floor Area	105269	9780

Lot A - Area Summary - By Unit		
Building Unit	Area (SF)	Area (SM)
101	12316	1144
102	12657	1176
103	12679	1178
104	12620	1172
Utility	360	33
	50633	4704
B	605	56
201	13700	1273
202	13848	1287
203	13859	1288
204	12624	1173
Utility	605	56
	54637	5076
Gross Floor Area	105269	9780

Lot A - Area Summary - By Building		
Occupancy	Area (SF)	Area (SM)
Building Services	360	33
Circulation	212	20
Office	8907	827
Warehouse	41154	3823
	50633	4704
B	605	56
Building Services	282	26
Office	8692	807
Warehouse	45058	4186
	54637	5076
Gross Floor Area	105269	9780

Lot A - PARKING REQUIRED			
Occupancy	Area (SF)	Parking Req'd Factor (1/Area)	Spaces
A			
Office	8,907	430	20.7
Warehouse	41,154	1,075	38.3
	50,060		59.0
B			
Office	8,692	430	20.2
Warehouse	45,508	1,075	41.9
	53,750		62.1
Total Area w/ Req'd Parking	103,810		121.1

Lot A - PARKING PROVIDED	
Type	Count
A	
COS EV (9x18x22Aisle)	4
COS Reg (9x18x22Aisle)	49
COS Sm (9x16x22Aisle)	3
COS Tandem (9x22x22Aisle)	2
COS Van Accessible (11x18)	1
	59
B	
COS Accessible (6x18)	1
COS EV (9x18x22Aisle)	4
COS Reg (9x18x22Aisle)	53
COS Sm (9x16x22Aisle)	2
COS Tandem (9x22x22Aisle)	1
	62
Grand total	121

LOT B:

SETBACKS:	Required	Proposed
30 Avenue - Front Yard:	16.0m	22.2m
West Side Yard:	4.5m	4.5m
East Side Yard:	0m	15.5m
Rear Yard:	7.5m	20.2m
Lot Coverage:	Proposed: 42%	Permitted: 60%
PROPERTY AREA:		
Lot Area	188,964 sf	4.34 ac
Tree Buffer	2,917 sf	0.07 ac
Building Setback	31,501 sf	0.72 ac
Net Usable	154,546 sf	3.55 ac

Lot B - Area Summary - By Level		
Level	Area (SF)	Area (SM)
A/B L1	93834	8718
A/B L2	16113	1497
	109947	10214
Lot B - Area Summary - By Occupancy		
Occupancy	Area (SF)	Area (SM)
Building Services	964	90
Circulation	567	53
Office	17432	1619
Warehouse	90984	8453
Gross Floor Area	109947	10214

Lot B - Area Summary - By Unit		
Building Unit	Area (SF)	Area (SM)
301	13713	1274
302	12068	1121
303	13952	1296
304	14488	1346
Utility	605	56
	54826	5093
D	401	14851
402	11677	1085
403	13500	1254
404	14733	1369
Utility	359	33
	55121	5121
Gross Floor Area	109947	10214

Lot B - Area Summary - By Building		
Occupancy	Area (SF)	Area (SM)
Building Services	605	56
Circulation	282	26
Office	8465	786
Warehouse	45474	4225
	54826	5093
D	359	33
Building Services	285	27
Circulation	285	27
Office	8967	833
Warehouse	45510	4228
	55121	5121
Gross Floor Area	109947	10214

Lot B - PARKING REQUIRED			
Occupancy	Area (SF)	Parking Req'd Factor (1/Area)	Spaces
C			
Office	8,460	430	19.7
Warehouse	45,470	1,075	42.3
	53,940		62.0
D			
Office	8,970	430	20.9
Warehouse	45,510	1,075	42.3
	54,480		63.2
Total Area w/ Req'd Parking	108,420		125.2

Lot B - PARKING PROVIDED	
Type	Count
C	
COS Accessible (6x18)	1
COS EV (9x18x22Aisle)	4
COS Reg (9x18x22Aisle)	53
COS Sm (9x16x22Aisle)	2
COS Tandem (9x22x22Aisle)	2
	62
D	
COS Accessible (6x18)	1
COS EV (9x18x22Aisle)	4
COS Reg (9x18x22Aisle)	54
COS Sm (9x16x22Aisle)	1
COS Tandem (9x22x22Aisle)	2
COS Van Accessible (11x18)	1
	63
Grand total	125

Amenity:	Proposed:	166SM
DENSITY: FSR	Proposed:	0.5
	Permitted:	1.0
Height:	Proposed:	11.9m
	Permitted:	14.0m
Road/Laneway Dedication:		42,552 sf 0.98 ac



2022.07.05 06:36:30 0700			
3	22.07.04	Re-issued for Development Permit 2	
2	22.06.17	Re-issued for Development Permit 1	
1	22.01.15	Issued for Development Permit	
REV	DATE	DESCRIPTION	
SCALE:	1" = 40'-0"	DATE:	June 17, 2022
PROJECT NUMBER:	22-0000000000000000	PROJECT NAME:	
P.L.:	101.16	DATE:	10/20/22 10:21 AM

Beedie/

TKA+D ARCHITECTURE + DESIGN INC.
19116 32 Avenue, Surrey BC

32 Avenue
Multi-Tenant Buildings
19116 32 Avenue, Surrey BC

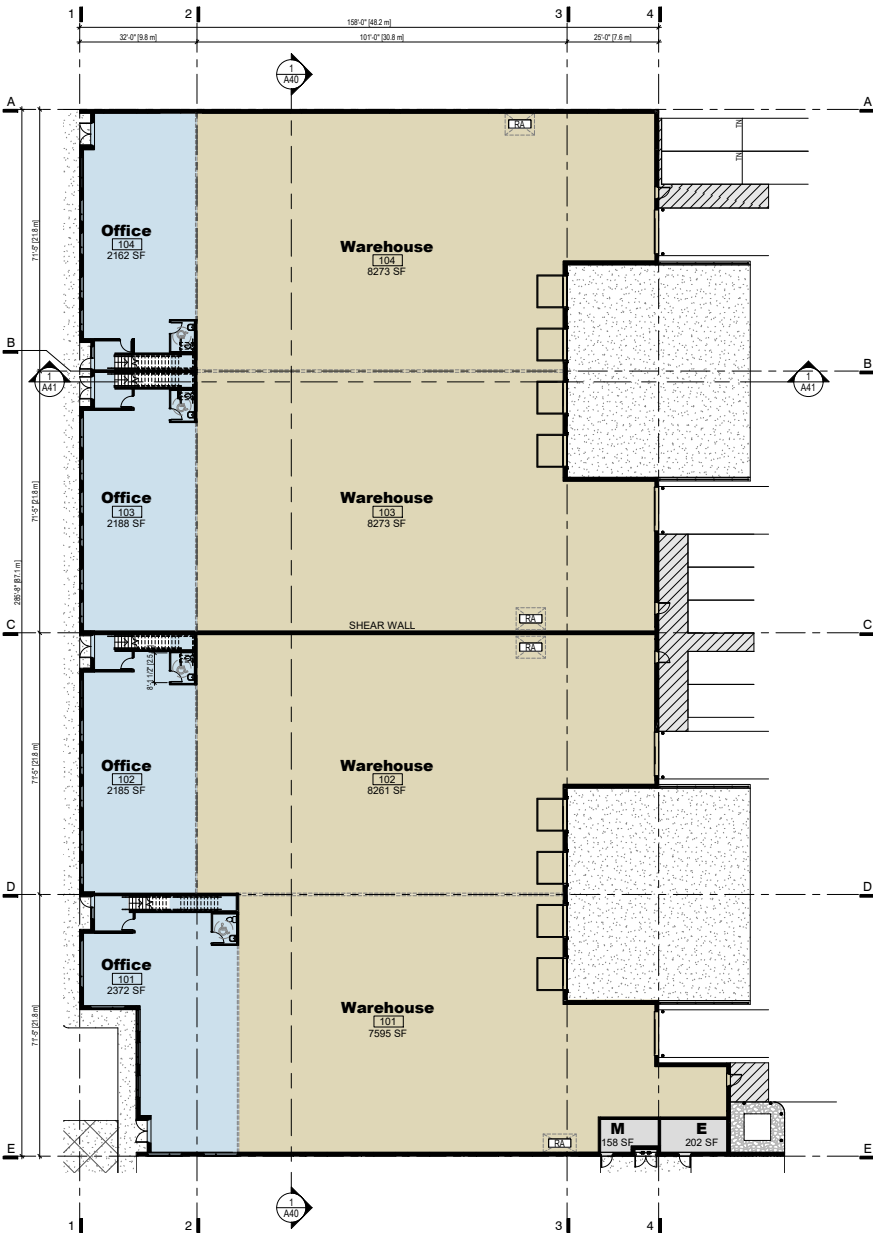
Site Plan

A07

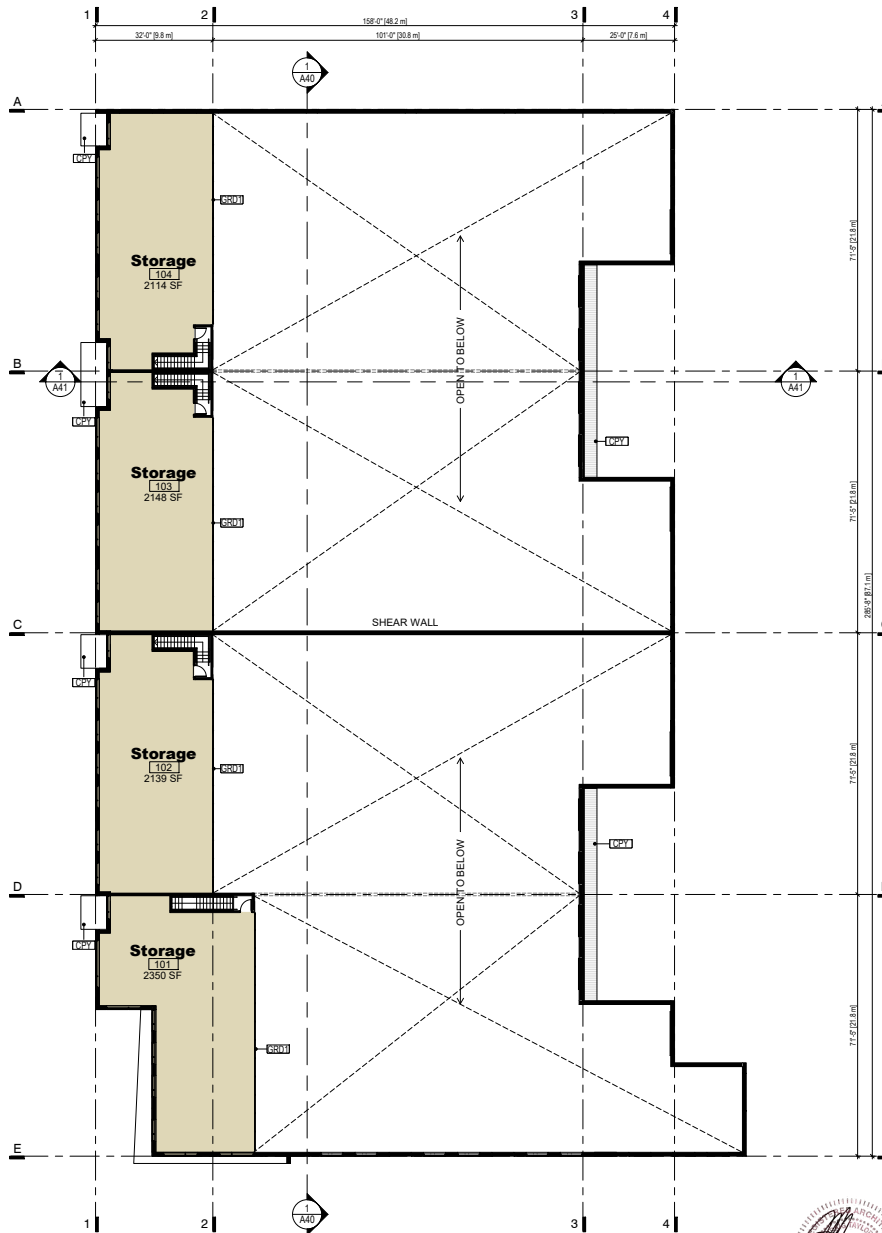
OFFSITE UTILITY SERVICE CORRIDOR TO 15ND ST. AGREEMENT TO BE OBTAINED WITH NEIGHBOURS

3.0 AVENUE (ROADWAY DEDICATION) EXISTING PROPERTY LINE

Road/Laneway Dedication
42552 SF, 0.977± ac
(39333.0, 0.395± ha)



① **Level 1 - Building A**
1/16" = 1'-0"



② **Level 2 - Building A**
1/16" = 1'-0"

KEYNOTE LEGEND

TAG	DESCRIPTION
CPY	CANOPY
GRD1	GUARD RAIL - TYPE 1
RA	REFUSE AREA

2	22.06.17	Re-issued for Development Permit
1	22.01.15	Issued for Development Permit
REV	DATE	DESCRIPTION
SCALE: 1/16" = 1'-0" DATE: June 17, 2022 DRAWN: Author		
PROJECT NUMBER	PROJECT NAME	PROJECT NUMBER
FILE PATH:	C:\Users\author\Documents\Projects\A10\A10 - 19116 32 Avenue\A10 - 19116 32 Avenue.dwg	DATE: 2022.06.16 15:34:02

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TKA+D ARCHITECTURE • DESIGNING
FOR THE PERSON, STREET, COMMUNITY, AND PLACE

32 Avenue
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19116 32 Avenue,
Surrey BC

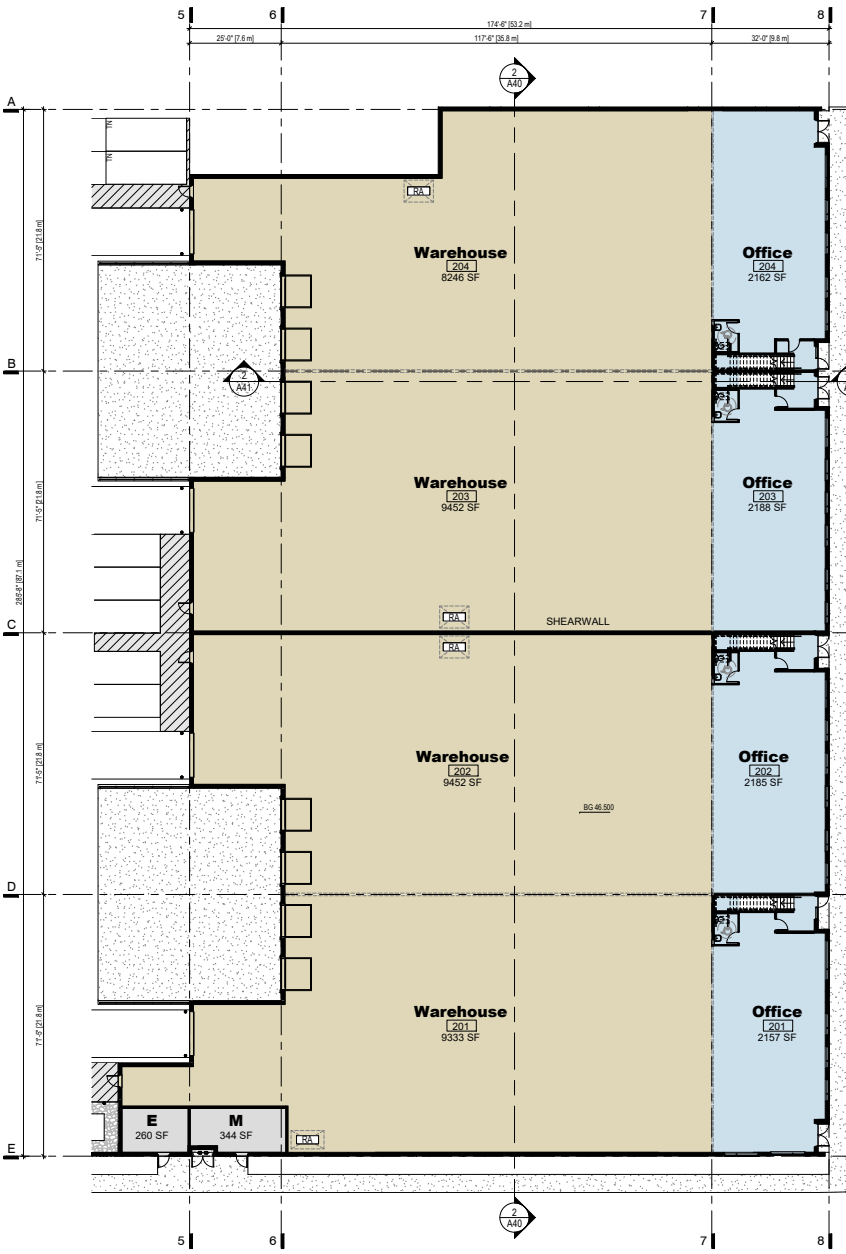
Floor Plan - Level 1 + 2
(Building A)

A10

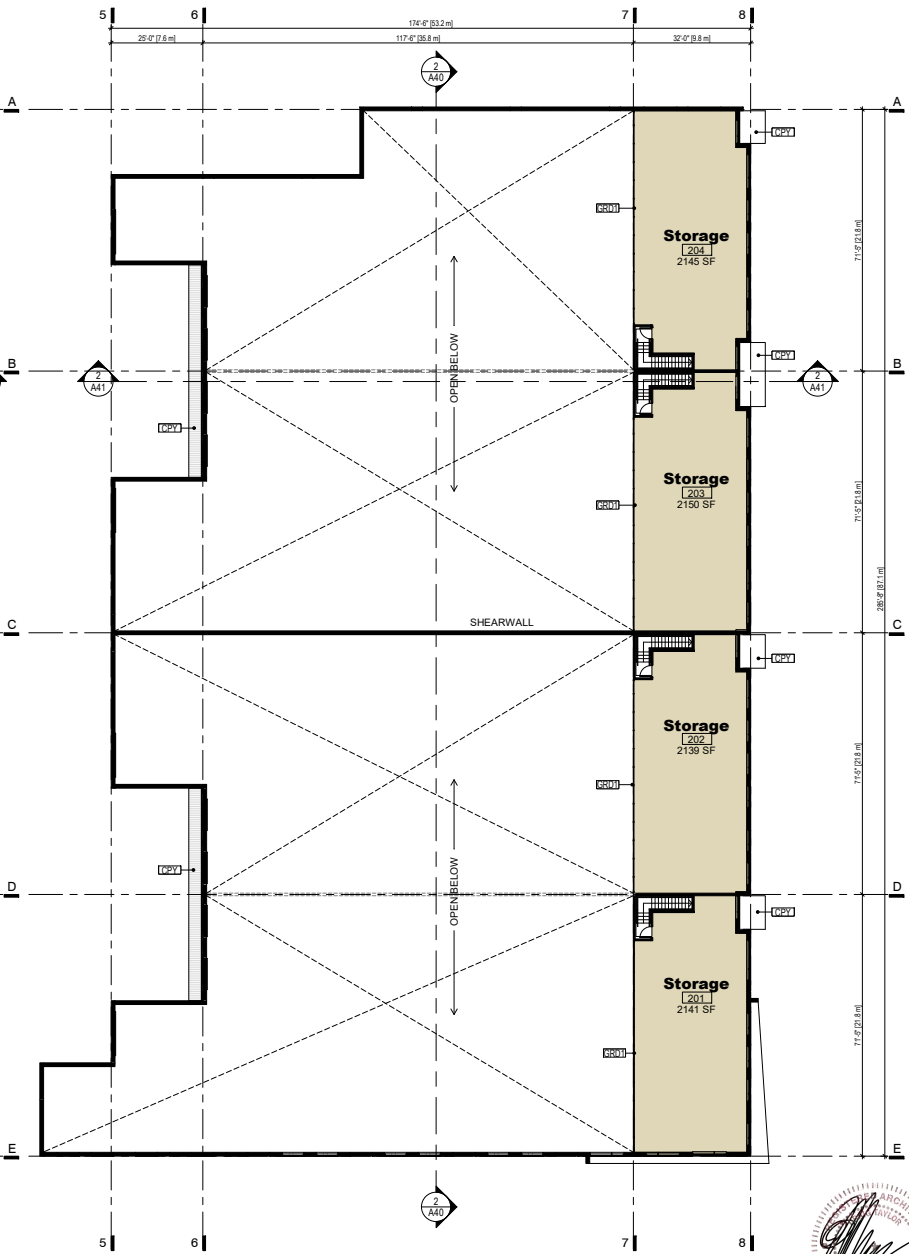


KEYNOTE LEGEND

TAG	DESCRIPTION
CPY	CANOPY
GRD1	GUARD RAIL - TYPE 1
RA	REFUSE AREA



① **Level 1 - Building B**
1/16" = 1'-0"



② **Level 2 - Building B**
1/16" = 1'-0"

2	22.06.17	Re-issued for Development Permit
1	22.01.15	Issued for Development Permit
REV	DATE	DESCRIPTION
SCALE	1/16" = 1'-0"	DATE: June 17, 2022
PROJECT NUMBER	19116	PROJECT NAME: 32 Avenue
FILE PATH:	C:\Users\kdev\Documents\Projects\19116\19116_01_11_2022.dwg	PROJECT NUMBER: 19116

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TKA+D ARCHITECTURE • DESIGNING
THE FUTURE OF COMMUNITY DEVELOPMENT

32 Avenue
Multi-Tenant Buildings
19116 32 Avenue,
Surrey BC

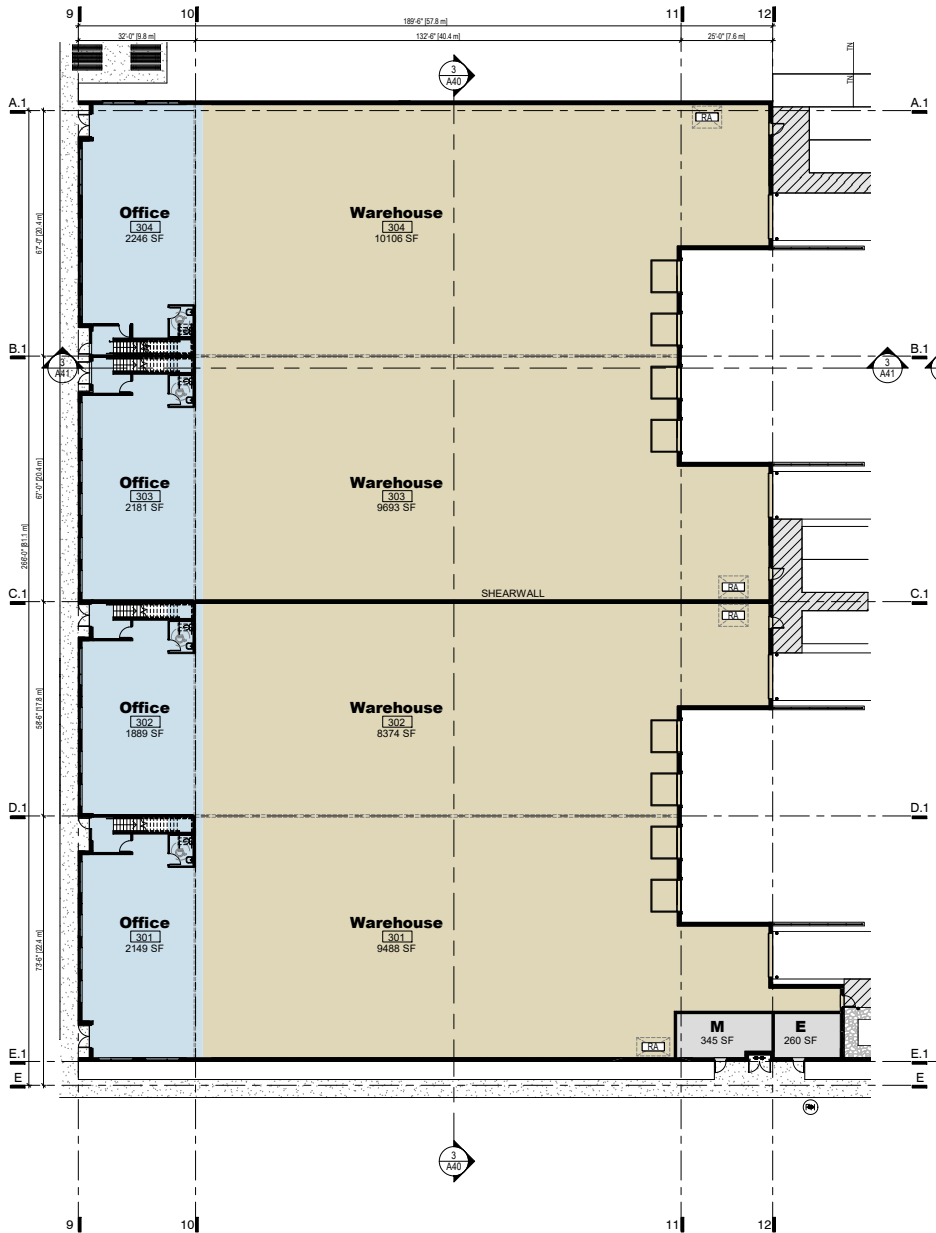
Floor Plan - Level 1 + 2
(Building B)

A11

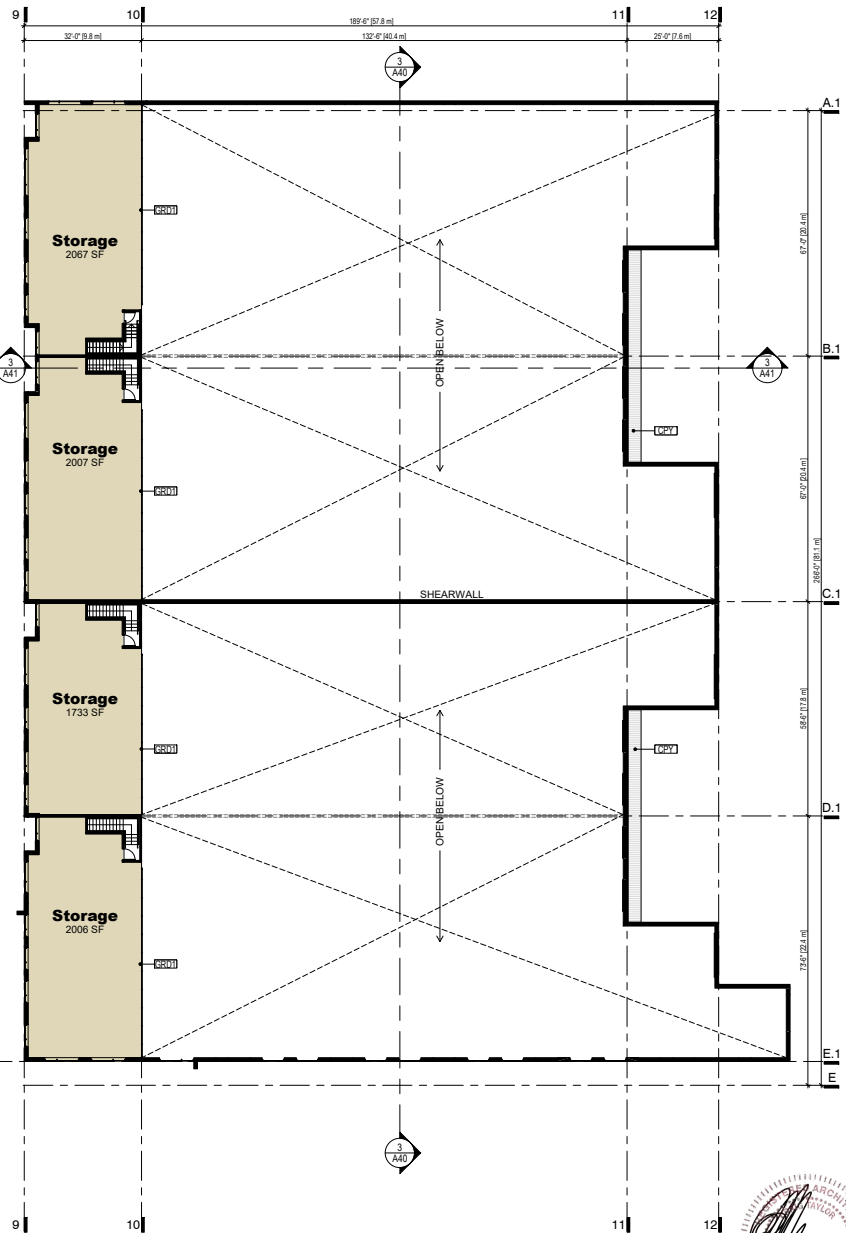


KEYNOTE LEGEND

TAG	DESCRIPTION
CPY	CANOPY
GRD1	GUARD RAIL - TYPE 1
RA	REFUSE AREA



① **Level 1 - Building C**
1/16" = 1'-0"



② **Level 2 - Building C**
1/16" = 1'-0"

2	22.06.17	Re-issued for Development Permit
1	22.01.15	Issued for Development Permit
REV	DATE	DESCRIPTION
SCALE: 1/16" = 1'-0" DATE: June 17, 2022 DRAWN: Author		
PROJECT NUMBER: [blank] Project Number: [blank]		
FILE PATH:	C:\Users\author\Documents\Projects\A12\A12.dwg	PLLOT DATE: 2022.06.16 15:34:26-0700

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32 Avenue
Multi-Tenant Buildings
19116 32 Avenue,
Surrey BC

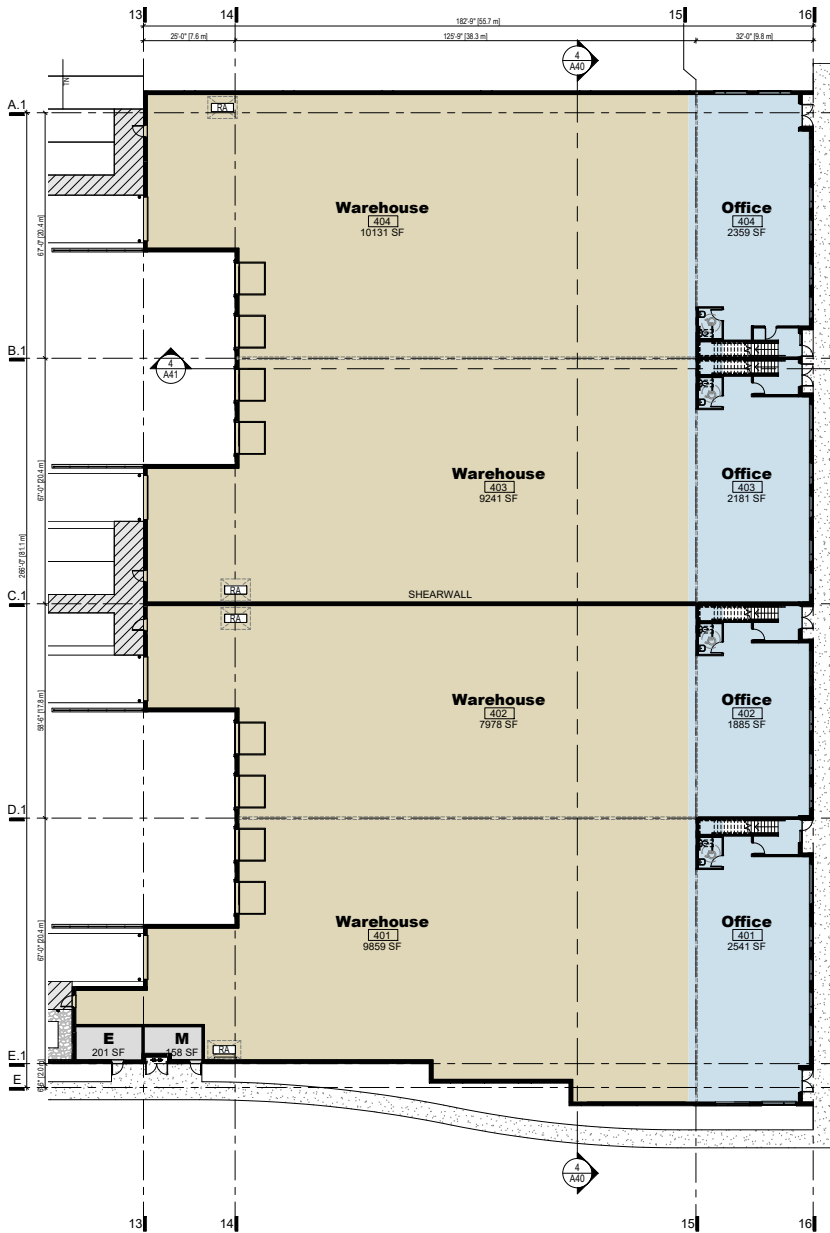


Floor Plan - Level 1 + 2
(Building C)

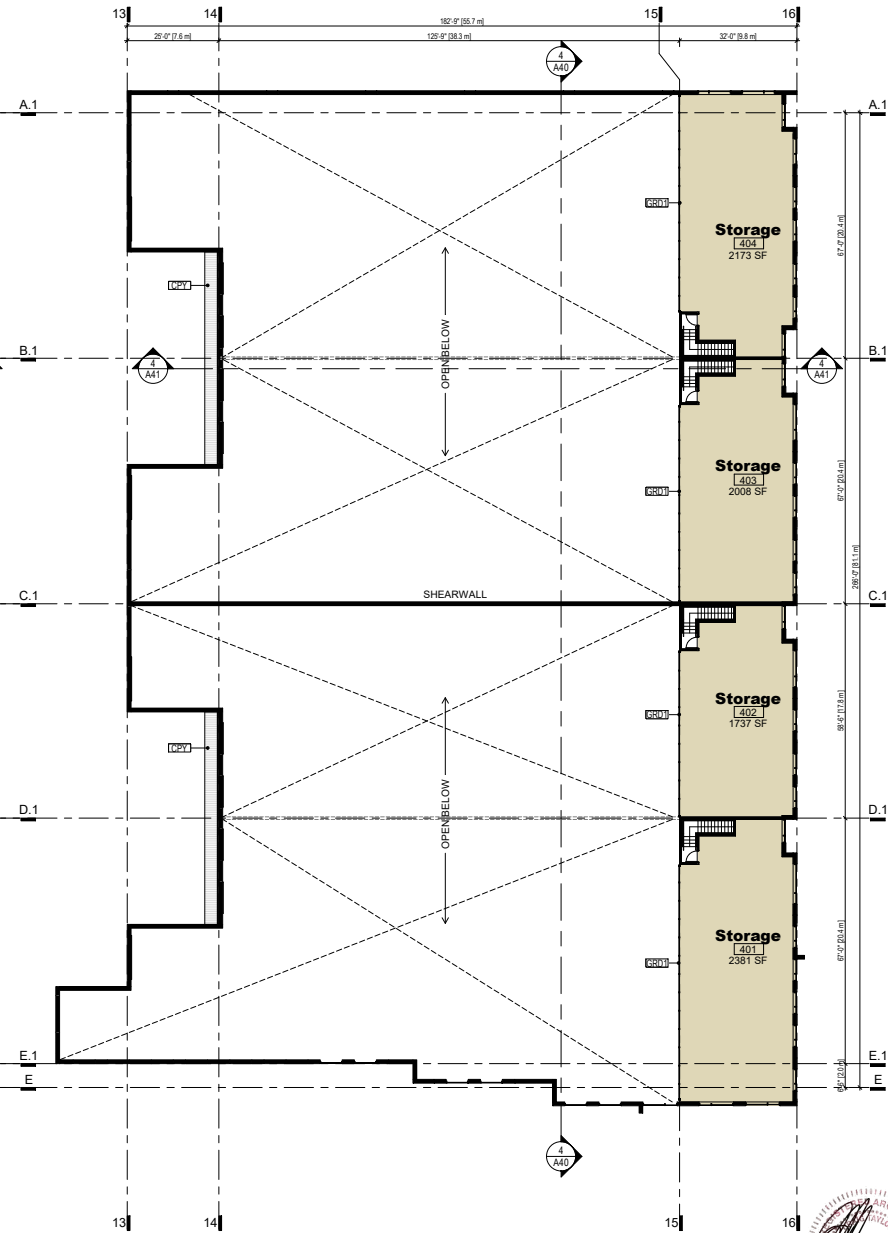
A12

KEYNOTE LEGEND

TAG	DESCRIPTION
CPY	CANOPY
GRD1	GUARD RAIL - TYPE 1
RA	REFUSE AREA



① **Level 1 - Building D**
1/16" = 1'-0"



② **Level 2 - Building D**
1/16" = 1'-0"

2	22.08.17	Re-issued for Development Permit
1	22.01.15	Issued for Development Permit
REV	DATE	DESCRIPTION
SCALE: 1/16" = 1'-0" DATE: June 17, 2022 DRAWN: Author		
PROJECT NUMBER: 19116-32-Avenue-2-Storey-Office-2022 Project Number:		
FILE PATH:	C:\Users\jordan@tkad.com\Documents\19116-32-Avenue-2-Storey-Office-2022\2022-06-16-15-10-34-41-07-00	PROJECT FILE NAME: 19116-32-Avenue-2-Storey-Office-2022



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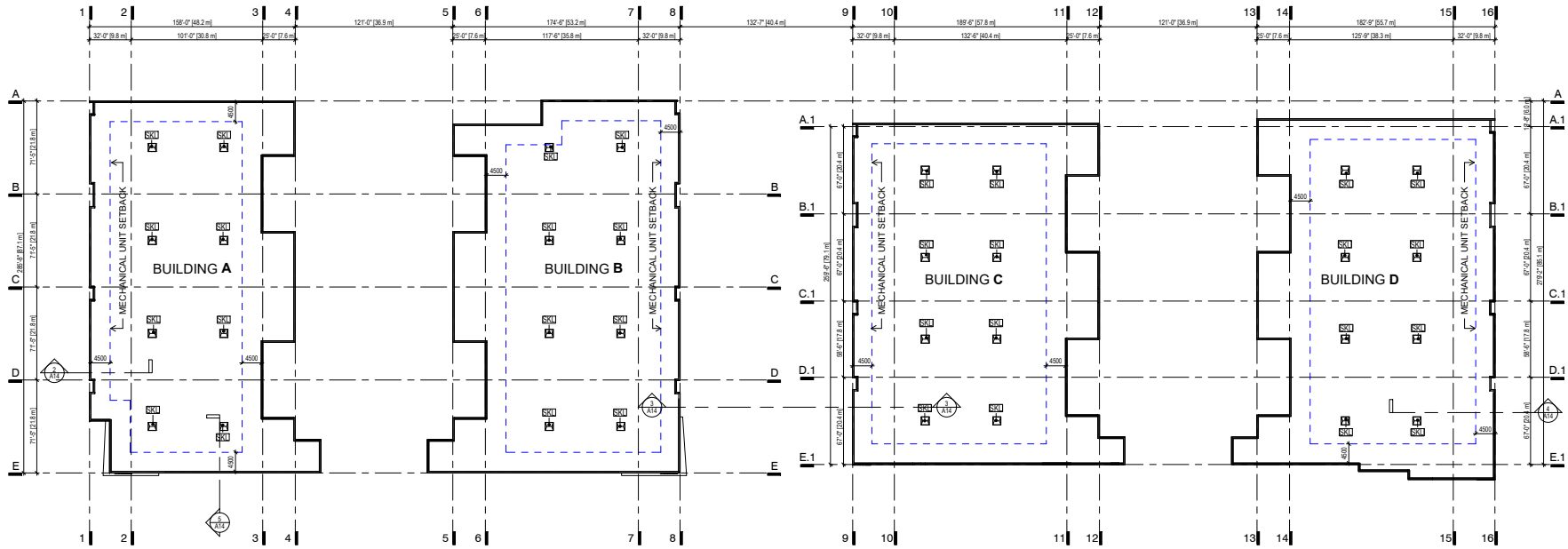
32 Avenue
Multi-Tenant Buildings
19116 32 Avenue,
Surrey BC

Floor Plan - Level 1 + 2
(Building D)

A13



2022.06.16 15:10:34-41-07-00

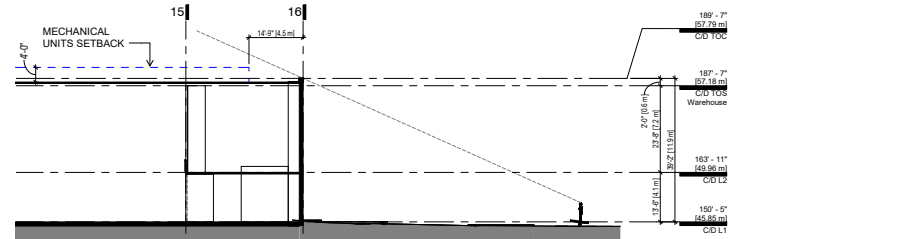
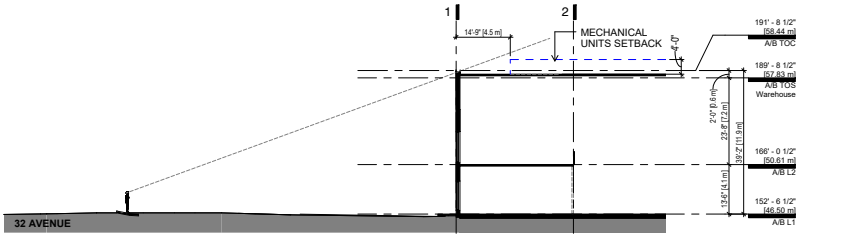


GENERAL NOTES:
 PROPOSED ROOFING SYSTEM:
 EPDM ROOFING WITH 17LBS/PSF
 STONE BALLAST MATERIAL
 PROVIDING A SRI = 0.45

KEYNOTE LEGEND

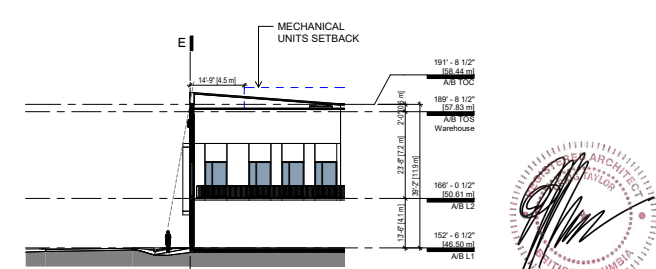
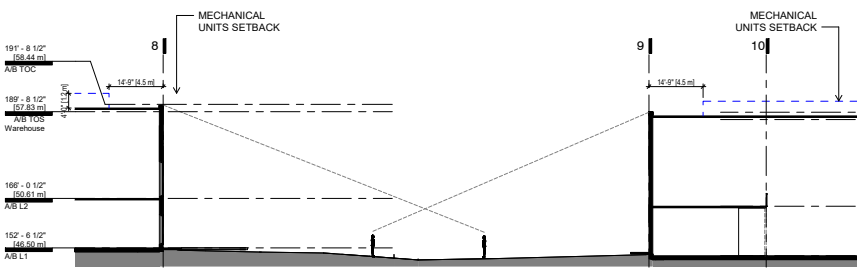
TAG	DESCRIPTION
SKL	SKYLIGHT

① **Roof Plan**
 1" = 40'-0"



② **Site Section - 32 Avenue**
 1/16" = 1'-0"

④ **Site Section - 30 Avenue**
 1/16" = 1'-0"



③ **Site Section - Parking**
 1/16" = 1'-0"

⑤ **Site Section - 190 Street**
 1/16" = 1'-0"

2	22.06.17	Re-issued for Development Permit
1	22.01.15	Issued for Development Permit
REV	DATE	DESCRIPTION
SCALE:	As indicated	DATE: June 17, 2022
PROJECT NUMBER:	19116-32-Avenue	Project Number:
DATE:	22.06.18	DATE:

Beedie/

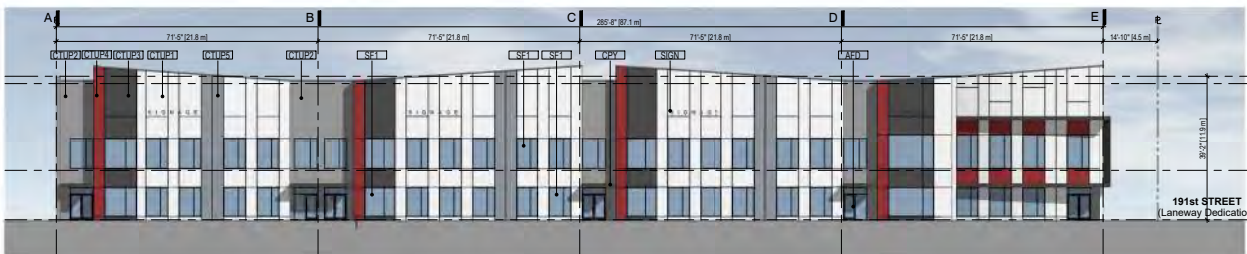
TKA+D ARCHITECTURE • DESIGNING
 THE FUTURE OF COMMUNITY DEVELOPMENT

32 Avenue
Multi-Tenant Buildings
 19116 32 Avenue,
 Surrey BC

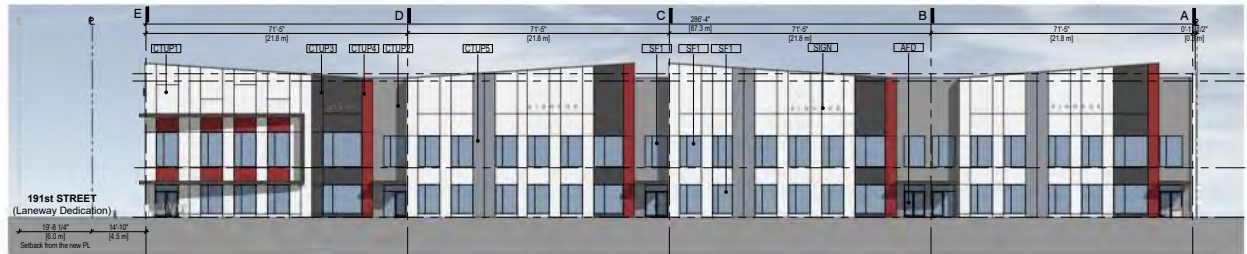
Roof Plan

A14

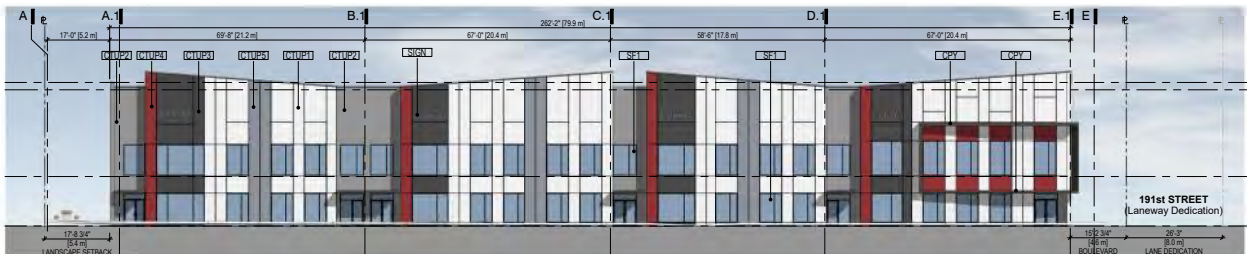
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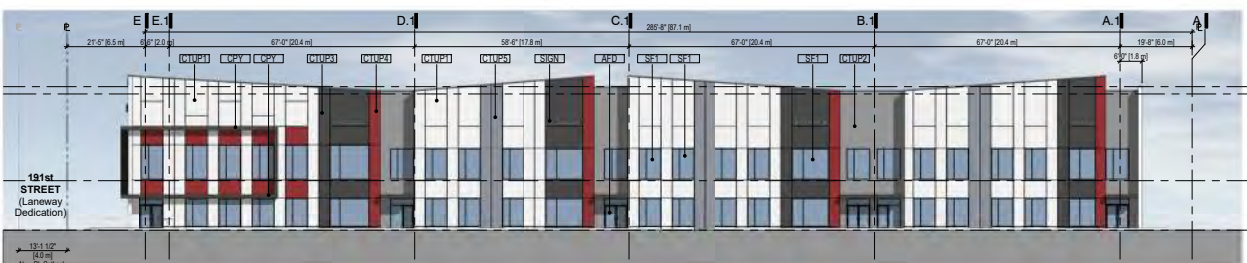
① Office Elevation - Building A - 32 Ave
1/16" = 1'-0"



② Office Elevation - Building B
1/16" = 1'-0"



③ Office Elevation - Building C
1/16" = 1'-0"



④ Office Elevation - Building D
1/16" = 1'-0"

KEYNOTE LEGEND

TAG	DESCRIPTION
AFD	ALUM FRAMED DOOR
CPY	CANOPY
CTUP1	CONCRETE - TILT UP - PAINTED LIGHT GREY
CTUP2	CONCRETE - TILT UP - PAINTED MID GREY
CTUP3	CONCRETE - TILT UP - PAINTED DARK GREY
CTUP4	CONCRETE - TILT UP - PAINTED RASPBERRY TRUFFLE
CTUP5	CONCRETE - TILT UP - STRIATED FORMLINER - PAINTED MID GREY
SF1	SHOP FRONT GLAZING - TYPE 1
SIGN	SIGNAGE: BY OWNER

2	22.06.17	Re-issued for Development Permit
1	22.01.15	Issued for Development Permit
REV	DATE	DESCRIPTION
SCALE:	1/16" = 1'-0"	DATE: June 17, 2022
PROJECT NUMBER:		Project Number:
FILE PATH:	C:\Users\tdewinter\OneDrive\Documents\TKA+D\Projects\19116\19116_32_Avenue\19116_32_Avenue_20220617.dwg	PLT FILE: 19116_32_Avenue_20220617.plt

Beedie/

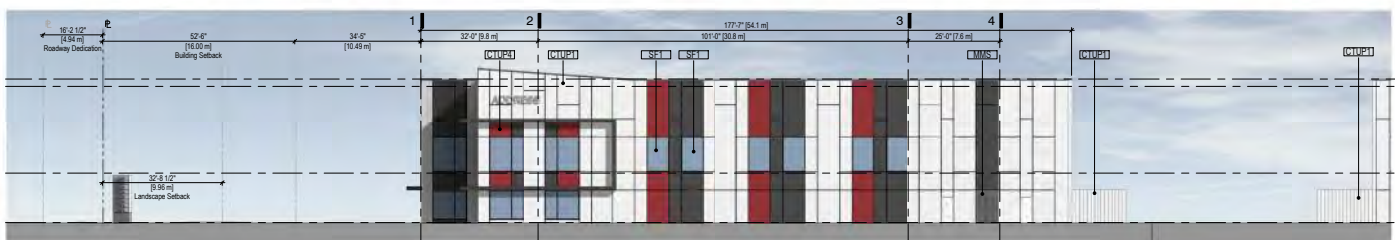
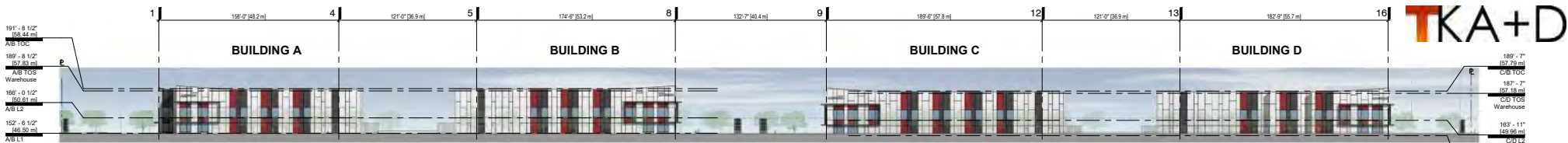
TKA+D ARCHITECTURE • DESIGNING
FOR THE PEOPLE WHO LIVE, WORK AND PLAY

32 Avenue
Multi-Tenant Buildings
19116 32 Avenue,
Surrey BC

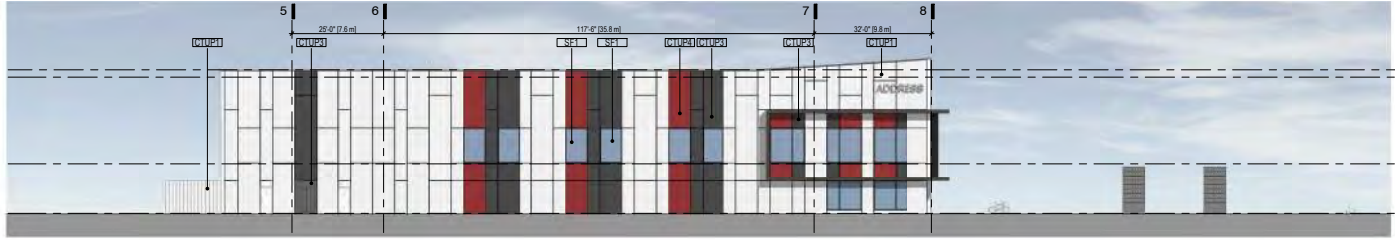
Office Elevations

A30

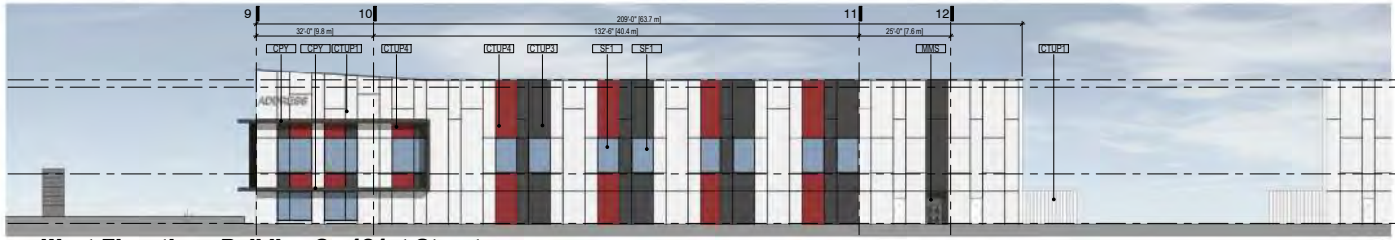




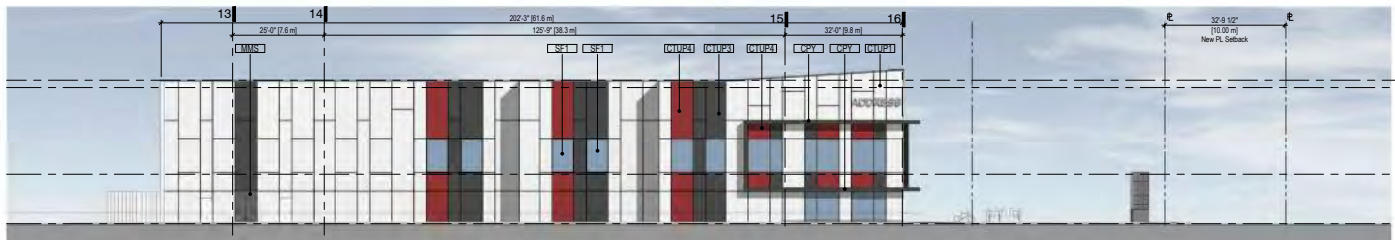
1 West Elevation - Building A - 191st Street
1/16" = 1'-0"



2 West Elevation - Building B - 191st Street
1/16" = 1'-0"



3 West Elevation - Building C - 191st Street
1/16" = 1'-0"



4 West Elevation - Building D - 191st Street
1/16" = 1'-0"

KEYNOTE LEGEND

TAG	DESCRIPTION
CPY	CANOPY
CTUP1	CONCRETE - TILT UP - PAINTED LIGHT GREY
CTUP3	CONCRETE - TILT UP - PAINTED DARK GREY
CTUP4	CONCRETE - TILT UP - PAINTED RASPBERRY TRUFFLE
MMS	METAL MESH SCREEN
SF1	SHOP FRONT GLAZING - TYPE 1

2	22.06.17	Re-issued for Development Permit
1	22.01.15	Issued for Development Permit
REV	DATE	DESCRIPTION
SCALE: As indicated		DATE: June 17, 2022
PROJECT NUMBER		Project Number
FILE PATH:	C:\Users\delv\Documents\22022\New Warehouse\A31\CD\Drawings	FILE NAME: A31-01-01-01

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32 Avenue
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19116 32 Avenue,
Surrey BC

West Elevations - 191st

A31

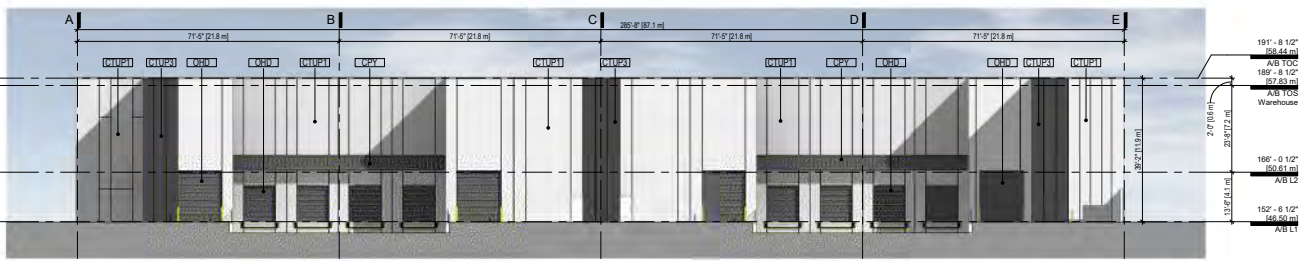
2022.06.16 16:35:23-0700

KEYNOTE LEGEND

TAG	DESCRIPTION
-GRY...	CANOPY
CTUP1	CONCRETE - TILT UP - PAINTED LIGHT GREY
CTUP3	CONCRETE - TILT UP - PAINTED DARK GREY
OHD	OVERHEAD DOOR



① Loading Elevation - Building A
1/16" = 1'-0"



② Loading Elevation - Building B
1/16" = 1'-0"



③ Loading Elevation - Building C
1/16" = 1'-0"



④ Loading Elevation - Building D
1/16" = 1'-0"

2	22.06.17	Re-issued for Development Permit
1	22.01.15	Issued for Development Permit
REV	DATE	DESCRIPTION
PROJECT NUMBER	11187-11-01	DATE: June 17, 2022
FILE PATH	C:\Users\p\Documents\Projects\A32\11187-11-01\11187-11-01.dwg	Project Number: 11187-11-01

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32 Avenue
Multi-Tenant Buildings
19116 32 Avenue,
Surrey BC

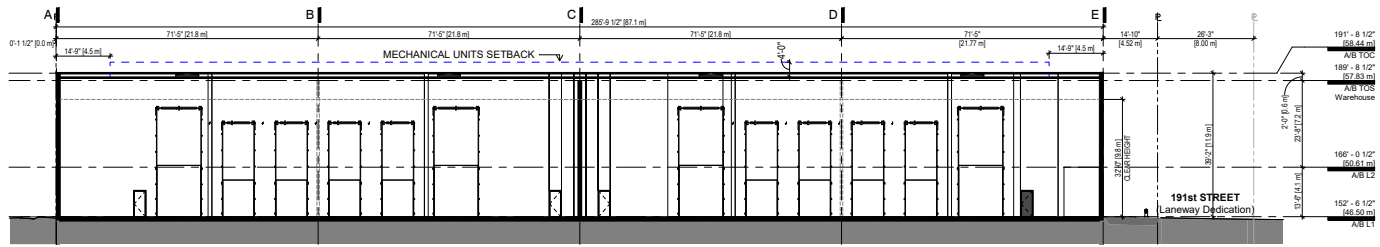
Loading Court Elevations

A32

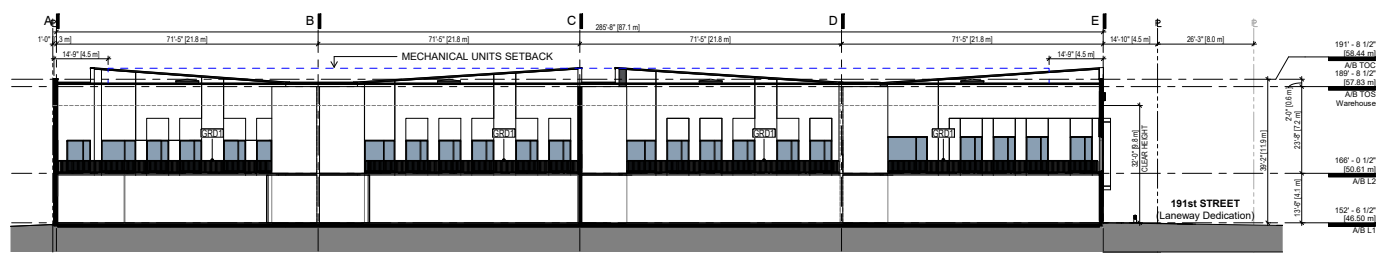


KEYNOTE LEGEND

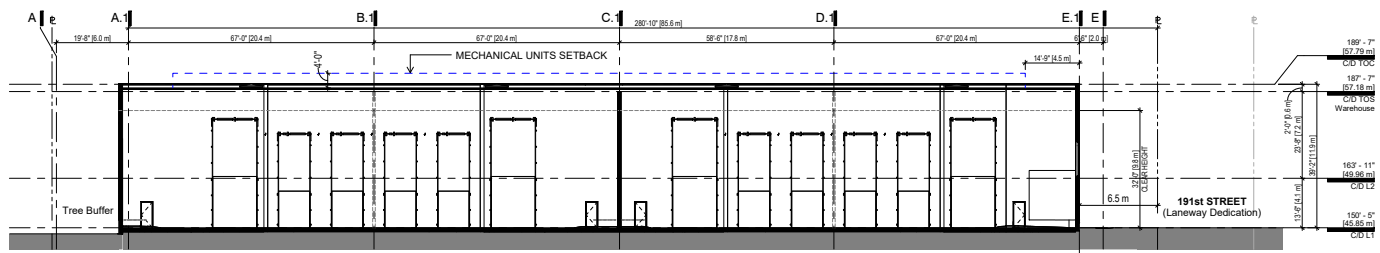
TAG	DESCRIPTION
GRD1	GUARD RAIL - TYPE 1



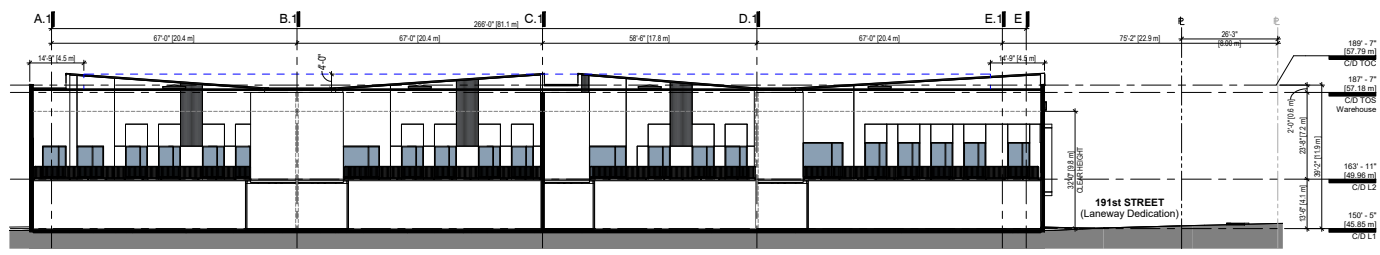
1 CROSS SECTION - BUILDING A
1/16" = 1'-0"



2 CROSS SECTION - BUILDING B
1/16" = 1'-0"



3 CROSS SECTION - BUILDING C
1/16" = 1'-0"



4 CROSS SECTION - BUILDING D
1/16" = 1'-0"

2	22.06.17	Re-issued for Development Permit
1	22.01.15	Issued for Development Permit
REV	DATE	DESCRIPTION
PROJECT NUMBER: 19116-01-0001 DATE: June 17, 2022 DRAWN: Author		
FILE PATH: C:\Users\beedie\Documents\Projects\19116-01-0001\19116-01-0001-01-0001.dwg PROJECT DATE: 01/10/22 12:42 PM		

Beedie/

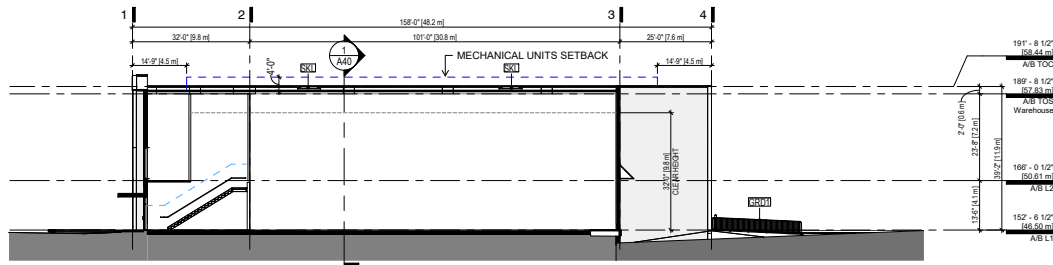
TKA+D ARCHITECTURE + DESIGN INC.
32 AVENUE, SURREY, BC V4N 1A1

32 Avenue
Multi-Tenant Buildings
19116 32 Avenue,
Surrey BC

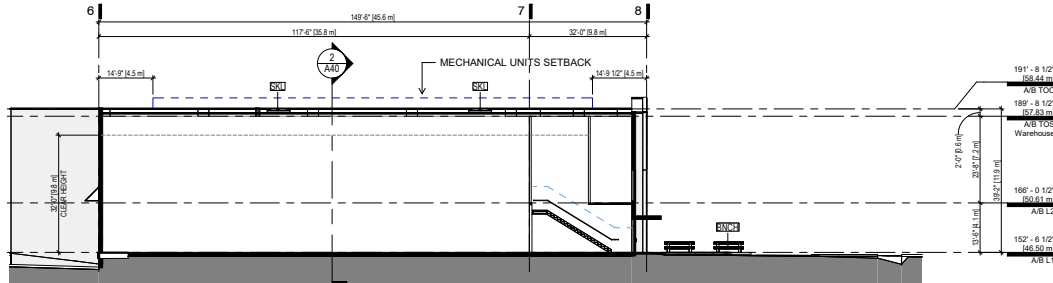
Building Sections

A40

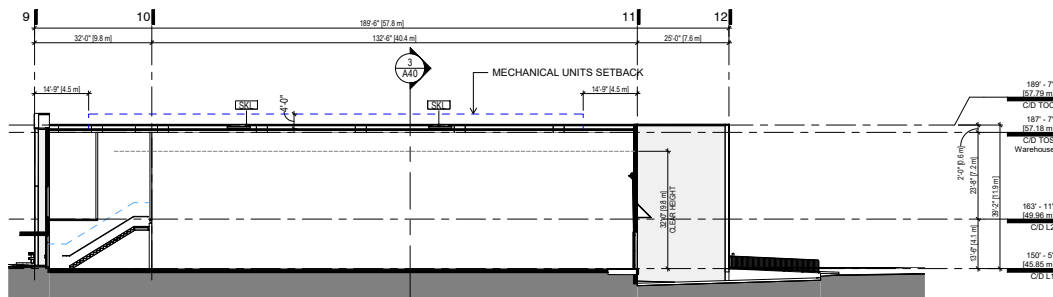




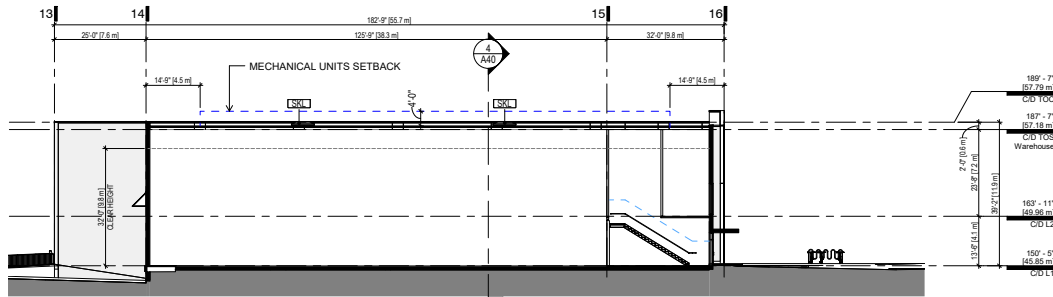
1 Building A Section
1/16" = 1'-0"



2 Building B Section
1/16" = 1'-0"



3 Building C Section
1/16" = 1'-0"



4 Building D Section
1/16" = 1'-0"

KEYNOTE LEGEND

TAG	DESCRIPTION
BNCH	
GRD1	GUARD RAIL - TYPE 1
SKL	SKYLIGHT

2	22.06.17	Re-issued for Development Permit
1	22.01.15	Issued for Development Permit
REV	DATE	DESCRIPTION
SCALE: 1/16" = 1'-0" DATE: June 17, 2022 DRAWN: Author		
PROJECT NUMBER: C:\Users\andrew\Documents\A41\A41.dwg Project Number: 22-0115		
FILE PATH: C:\Users\andrew\Documents\A41\A41.dwg PLOT: 22-0115.dwg PLOT DATE: 2022.06.16 15:36:27-07:00		

Beedie/

TKA+D ARCHITECTURE • DESIGNING
32 Avenue
Multi-Tenant Buildings
19116 32 Avenue,
Surrey BC

Building Sections

A41





Building A from North West



Building B & C from North West



Building A from 32 Avenue



Building D from South West

2	22.06.17	Re-issued for Development Permit
1	22.01.15	Issued for Development Permit
REV	DATE	DESCRIPTION
SCALE		DATE: June 17, 2022
PROJECT NUMBER	DATE	Project Number
FILE PATH:	C:\Users\tdelgado\Documents\TKA+D\19116 32 Avenue\19116 32 Avenue.dwg	DATE: 2022.06.18

Beedie/

TKA+D ARCHITECTURE • DESIGNING
FOR THE PERSON, STREET, COMMUNITY, ENVIRONMENT, AND THE PLANET

32 Avenue
Multi-Tenant Buildings
19116 32 Avenue,
Surrey BC

3D Views

A50



KEYNOTE LEGEND

TAG	DESCRIPTION
MBX	PAD MOUNT 2-MODULE MAILBOX
PSN1	PYLON SIGNAGE - TYPE 1, BUILDINGS A & D
PSN2	PYLON SIGNAGE - TYPE 2, BUILDINGS B & C
SIGN	SIGNAGE; BY OWNER

TOTAL AREA SIGN PERMITTED ON 32nd STREET FRONTAGE

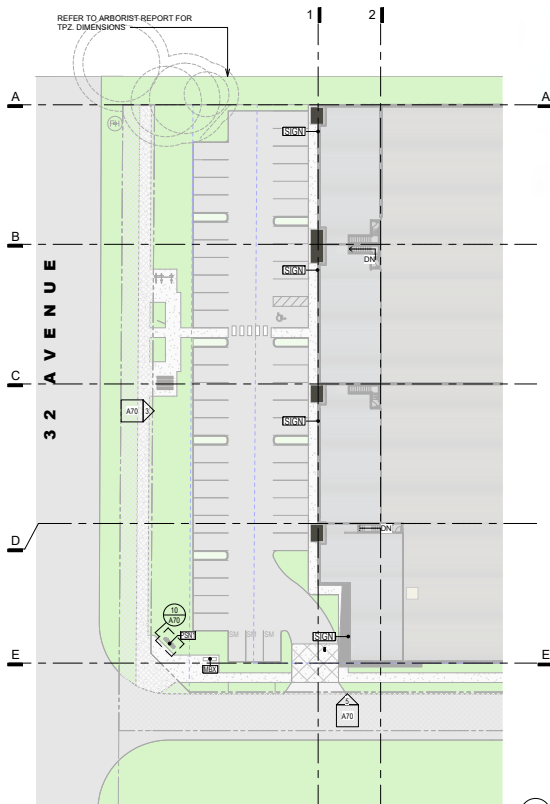
825 FT (251.4m) FRONTAGE

SIGNAGE BYLAW PART 5 PERMITS 3 SF PER LINEAR FOOT (1 sm PER LINEAR METER).

ALLOWABLE SIGNAGE AREA 2,475 SF (251 sm)

TOTAL SIGN AREA PROVIDED 1,031 SF (96 sm)²

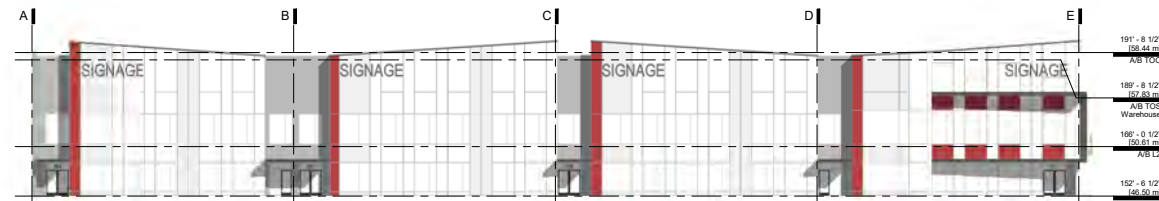
²13 x 4.9m² UNIT FASCIA SIGNS BELOW LEVEL 2



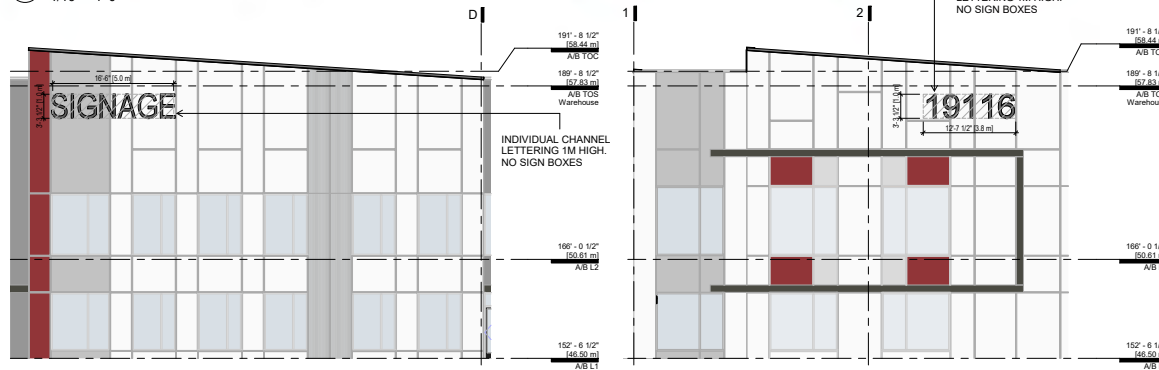
1 Building A Signage Plan 32 Avenue
1" = 30'-0"



2 Building A Signage @ corner 32nd Ave



3 Building A Units Fascia Signage
1/16" = 1'-0"

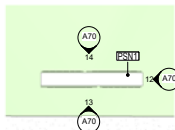


4 Typ. Unit Fascia Sign
1/8" = 1'-0"

5 Typ. Building Fascia Sign
1/8" = 1'-0"



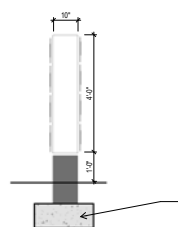
6 Sign Pylon Bldg.C&B-Plan
1/4" = 1'-0"



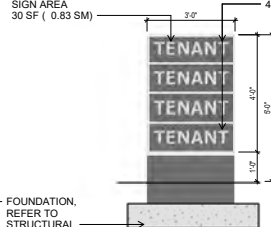
10 Sign Pylon Bldg.A&D-Plan
1/4" = 1'-0"



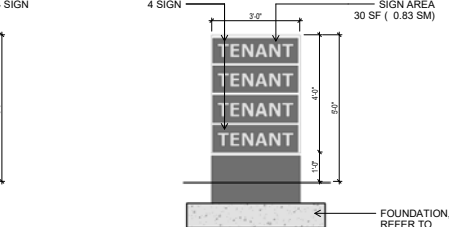
11 Sign Pylon Bldg A&D



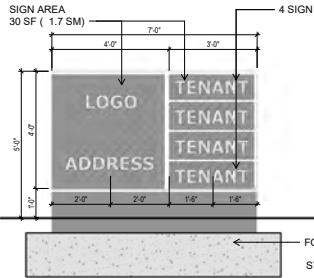
7 Sign Elev.Bldg B&C-Side
1/2" = 1'-0"



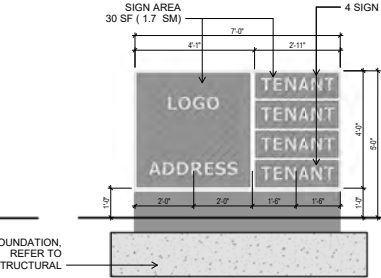
8 Sign Elevation Bldg.B&C-Front
1/2" = 1'-0"



9 Sign Elevation Bldg.B&C-Back
1/2" = 1'-0"



13 Sign Elevation Bldg.A&D-Front
1/2" = 1'-0"



14 Sign Elevation Bldg.A&D-Back
1/2" = 1'-0"

12 Sign Elev.Bldg A&D-Side
1/2" = 1'-0"



2022.07.05 06:37:02-07:00

2	22.07.04	Re-issued for Development Permit 2
1	22.06.17	Re-issued for Development Permit
REV	DATE	DESCRIPTION
SCALE:	As indicated	DATE: June 17, 2022
PROJECT NUMBER:	19116-32nd	PROJECT DATE: 19116-32nd
FILE PATH:	C:\Users\pawel@tkad.com\Desktop\19116-32nd	PROJECT NUMBER: 19116-32nd



TKA+D ARCHITECTURE + DESIGN INC.

32 Avenue
Multi-Tenant Buildings
19116 32 Avenue,
Surrey BC

Exterior Signage - Sign Plan & Details

A70

KEYNOTE LEGEND

TAG	DESCRIPTION
PSN1	PYLON SIGNAGE - TYPE 1, BUILDINGS A & D
SIGN	SIGNAGE, BY OWNER

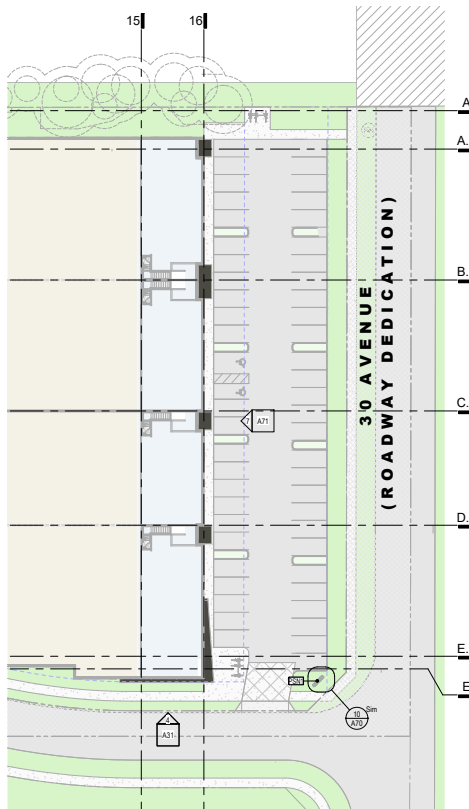
TOTAL AREA SIGN PERMITTED ON 32nd STREET FRONTAGE

825 FT (251.4m) FRONTAGE
SIGNAGE BYLAW PART 5 PERMITS 3 SF PER LINEAR FOOT (1 sm PER LINEAR METER).

ALLOWABLE SIGNAGE AREA 2,475 SF (251 sm)

TOTAL SIGN AREA PROVIDED 1,031 SF (96 sm²)

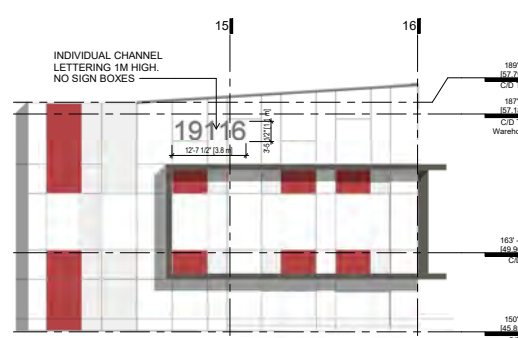
***13 x 4.9m² UNIT FASCIA SIGNS BELOW LEVEL 2**



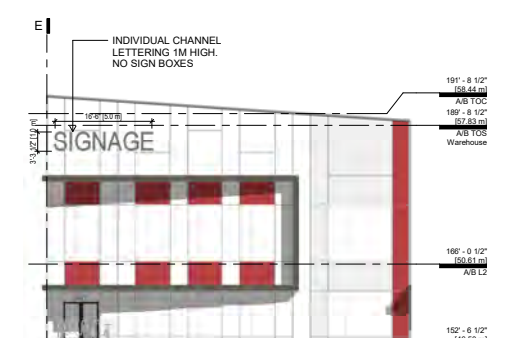
1 Building D Signage Plan 30 Avenue
1" = 30'-0"



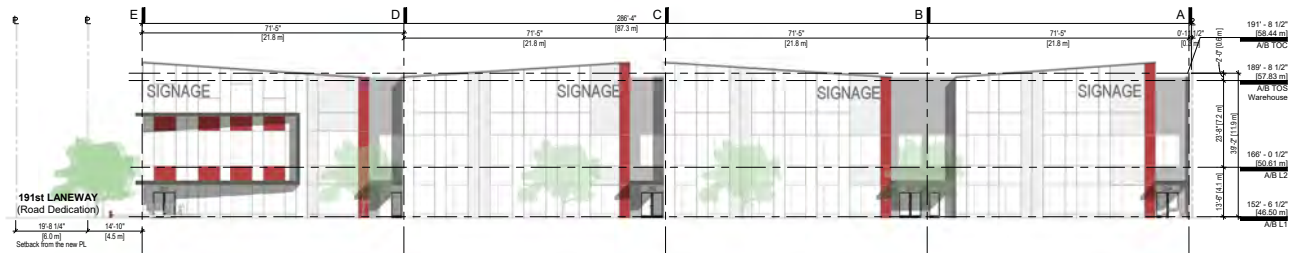
2 Building D Signage from South West



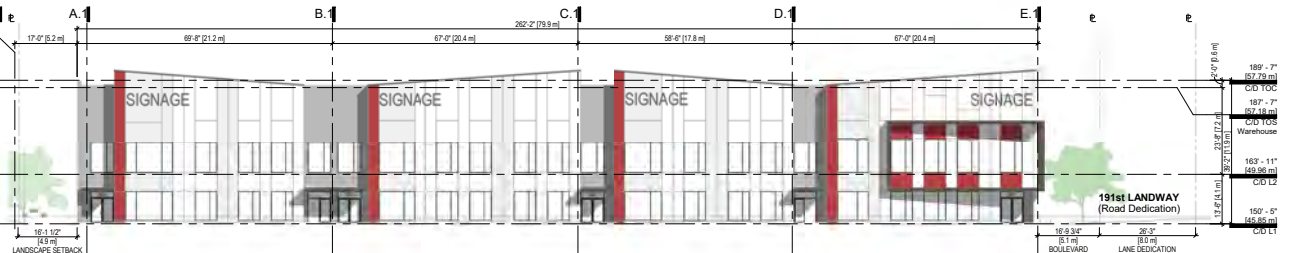
3 Building D Fascia Sign @ Corner 30 Avenue
1" = 10'-0"



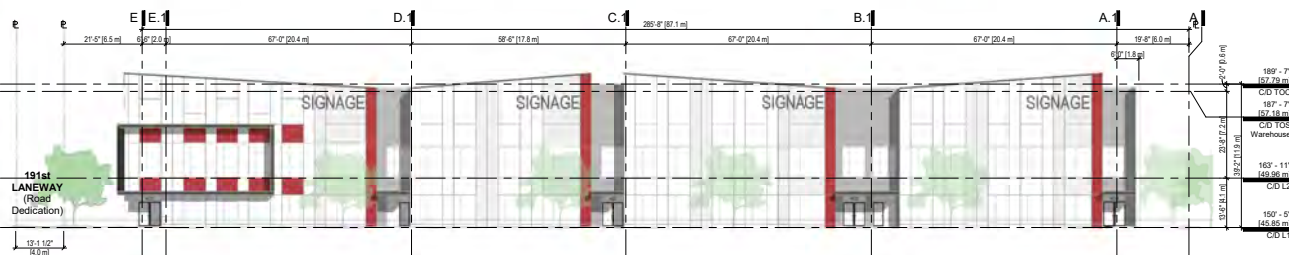
4 Building B Units Fascia Signage
1" = 10'-0"



5 Building B Units Fascia Signage
1/16" = 1'-0"



6 Building C Units Fascia Signage
1/16" = 1'-0"



7 Building D Units Fascia Signage
1/16" = 1'-0"



2022.07.05 06:37:21-07:00
3 22.07.04 Re-issued for Development Permit 2
2 22.08.17 Re-issued for Development Permit 1
1 22.01.15 Issued for Development Permit

REV	DATE	DESCRIPTION
3	22.07.04	Re-issued for Development Permit 2
2	22.08.17	Re-issued for Development Permit 1
1	22.01.15	Issued for Development Permit

SCALE: As indicated | DATE: June 17, 2022 | DRAWN: Author
PROJECT NUMBER: C:\clients\development\32 Avenue | PLOT: Project Number
FILE PATH: 19116_32 Avenue | DATE: 18/02/2022 10:51 AM

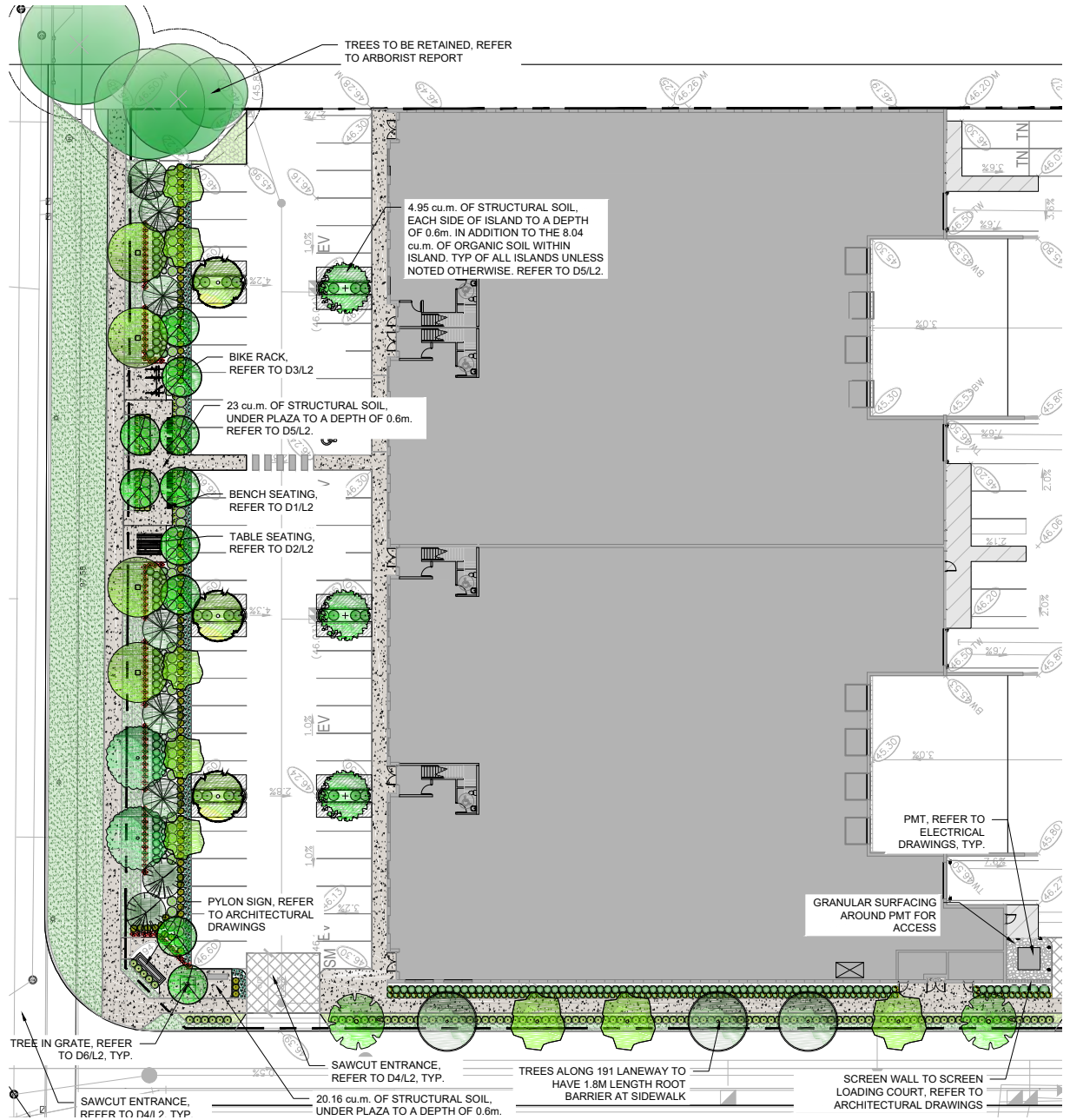


TKA+D ARCHITECTURE + DESIGN INC.
32 Avenue
Multi-Tenant Buildings
19116 32 Avenue,
Surrey BC

Exterior Signage - Sign Plan & Details

A71

PLANT LIST - ENTIRE SITE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	5	Ginkgo biloba 'Autumn Gold'	Autumn Ginkgo	50m Cal.	As Shown	W.B.
	7	Quercus palustris	Pin Oak	50m Cal.	As Shown	W.B.
	15	Oleolaia tomentosa 'Skyway'	Skyline Honeylocust	50m Cal.	As Shown	W.B.
	12	Tilia cordata	Littleaf Linden	50m Cal.	As Shown	W.B.
	10	Prunus x yedoensis 'Akaboni'	Akabono Yoshino Cherry	50m Cal.	As Shown	W.B.
	7	Parrotia persica	Persian parrotia	50m Cal.	As Shown	W.B.
	8	Liquidambar styraciflua	Sweetgum	50m Cal.	As Shown	W.B.
	12	Celtis occidentalis	Hackberry	50m Cal.	As Shown	W.B.
	9	Acer rubrum 'October Glory'	October Glory Red Maple	50m Cal.	As Shown	W.B.
	8	Carpinus betulus	European Hornbeam	50m Cal.	As Shown	W.B.
CONIFEROUS TREES						
	6	Sequoiadendron giganteum	Giant Sequoia	3.5m Ht.	As Shown	W.B.
	4	Metasequoia glyptostroboides	Dawn Redwood	3.5m Ht.	As Shown	W.B.
SHRUBS						
	326	Eucymia japonica 'Lanewood'	Paloma Blanca Eucymia	#2 Pot	0.75m O.C.	
	94	Rosa x 'Rusaz2'	Knock Out Shrub Rose	#2 Pot	1m O.C.	
	7	Lonicera x 'Yellow Starburst'	Golden Honeylocust	#2 Pot	0.8m O.C.	
	10	Rhododendron 'Indica Montz'	Indian Hawthorn	#2 Pot	1m O.C.	
	89	Rhododendron 'discolor'	Ironwood	#3 Pot	1.2m O.C.	
	75	Rhododendron x 'Santon Double Star'	Double Star Salmon Rhododendron	#3 Pot	1m O.C.	
	128	Viburnum divaricatum	David's Viburnum	#2 Pot	1m O.C.	
	388	Juniperus communis 'Mondap'	Alpine Carpet Juniper	#2 Pot	0.75m O.C.	
	338	Yucca glauca	Yucca Starry	#2 Pot	0.75m O.C.	
	16	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	1.2m Ht.	1m O.C.	
PERENNIALS, GROUND COVERS, AND GRASSES						
	82	Echinacea purpurea	Purple Coneflower	1 Gal		Planted
	85	Neovilla tenuifolia	Mexican Feather Grass	1 Gal		Planted
	545	Festuca glauca 'Elijah Blue'	Blue Fescue	1 Gal		Planted
	425	Eriogonum fasciculatum 'Springwood Pink'	Winter Heath	1 Gal		Planted
	365	Perovskia atriplicifolia	Queer Russian Sage	1 Gal		Planted
	720	Polystichum munthum	Sword Fern	1 Gal		Planted
	165	Calamagrostis x 'autiflora 'Karl Foerster'	Feather Reed Grass	1 Gal		Planted



LEGEND

- BODDED LAWN
- CONCRETE SIDEWALK PAVING
- SAWCUT CONCRETE
- GRANULAR SURFACING
- EXISTING TREE TO BE RETAINED AND PROTECTED

4	
3	08/20/22 ISSUED FOR REVIEW
2	17/10/201 ISSUED FOR REVIEW
1	DATE: REVISED DESCRIPTION
	ISSUES & REVISIONS:
	REV:



PROJECT NAME:
19116 32 AVENUE

PROJECT ADDRESS:
**19116 32 AVENUE,
SURREY, BC**

DRAWING TITLE:
**LANDSCAPE PLAN
ENLARGEMENT 1**

SCALE:
1:200

DRAWN:
RM

CHECKED:
JT

PROJECT NO:
210874

DRAWING NO:
L1.1

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LEGEND

- SODDED LAWN
- CONCRETE SIDEWALK PAVING
- SAWCUT CONCRETE
- GRANULAR SURFACING
- EXISTING TREE TO BE RETAINED AND PROTECTED

4

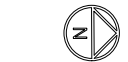
3: 08/22/2022 ISSUED FOR REVIEW

1: 17/10/2021 ISSUED FOR REVIEW

NO. DATE REVISION DESCRIPTION

ISSUES & REVISIONS:

REV:



PROJECT NAME:
19116 32 AVENUE

PROJECT ADDRESS:
**19116 32 AVENUE,
SURREY, BC**

DRAWING TITLE:
**LANDSCAPE PLAN
ENLARGEMENT 2**

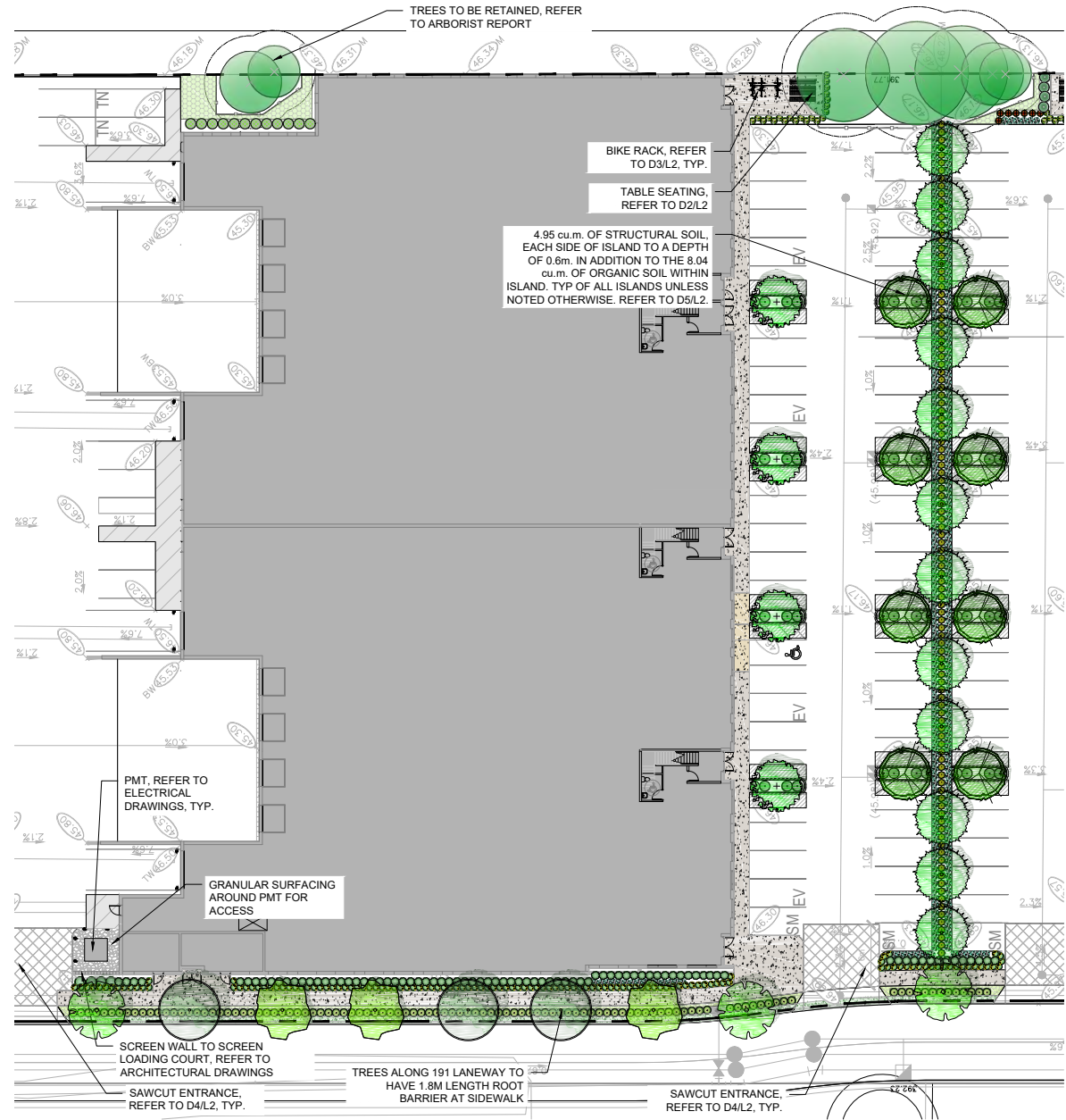
SCALE: 1:200
DRAWN: RM
CHECKED: JT
PROJECT NO: 2108874

DRAWING NO:
L1.2

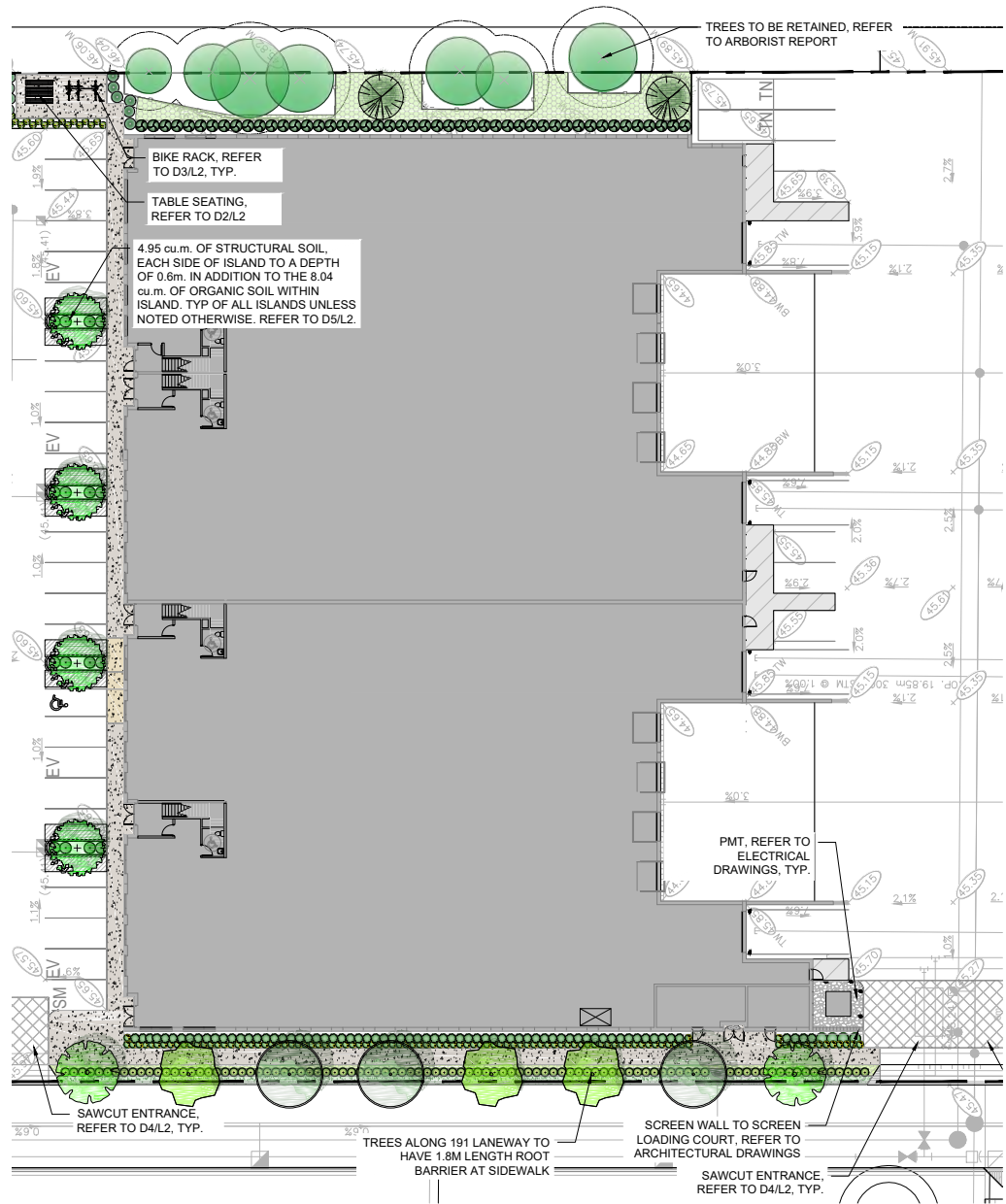
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PLANT LIST - ENTIRE SITE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	5	Ginkgo biloba 'Autumn Gold'	Autumn Ginkgo	8cm Cal.	As Shown	W.B.
	7	Quercus palustris	Ply Oak	8cm Cal.	As Shown	W.B.
	15	Decidua inaequalis 'Skyline'	Skyline Honeylocust	8cm Cal.	As Shown	W.B.
	12	Tilia cordata	Littleleaf Linden	8cm Cal.	As Shown	W.B.
	10	Prunus x yedoensis 'Akabono'	Akabono Yoshino Cherry	8cm Cal.	As Shown	W.B.
	7	Persea parvifolia	Persea parvifolia	8cm Cal.	As Shown	W.B.
	8	Liquidambar styraciflua	Sweetgum	8cm Cal.	As Shown	W.B.
	12	Celtis occidentalis	Hickberry	8cm Cal.	As Shown	W.B.
	9	Acer rubrum 'October Glory'	October Glory Red Maple	8cm Cal.	As Shown	W.B.
	8	Carpinus betula	European Hornbeam	8cm Cal.	As Shown	W.B.
CONIFEROUS TREES						
	4	Sequoiadendron giganteum	Giant Sequoia	3.5m Ht.	As Shown	W.B.
	6	Metasequoia glyptostroboides	Dawn Redwood	3.5m Ht.	As Shown	W.B.
SHRUBS						
	333	Eunymia japonicus 'Lankwath03'	Paloma Blauze Eunymia	#2 Pot	0.75m O.C.	
	94	Rosa 'x Radrazz'	Knock Out Shrub Rose	#2 Pot	1m O.C.	
	7	Lonicera nitida 'Britanna'	Ophelia Honeyuckle	#2 Pot	0.6m O.C.	
	10	Rhododendron nitida 'Mara'	Indian Hawthorn	#2 Pot	1m O.C.	
	85	Holodiscus discolor	Ironwood	#3 Pot	1.2m O.C.	
	75	Rhododendron x 'Salmon Double Shuf'	Double Shuf Salmon Rhododendron	#3 Pot	1m O.C.	
	128	Viburnum davidii	David's Viburnum	#2 Pot	1m O.C.	
	388	Juniperus communis 'Monsieur'	Alpine Carpet Juniper	#2 Pot	0.75m O.C.	
	336	Ilex glabra	ink Berry	#2 Pot	0.75m O.C.	
	18	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	1.2m Ht.	1m O.C.	
PERENNIALS, GROUND COVERS, AND GRASSES						
	82	Echinacea purpurea	Purple Coneflower	1 Gal.		Planted
	85	Nassella tenuissima	Mexican Feather Grass	1 Gal.		Planted
	545	Festuca glauca 'Spike Blue'	Blue Fescue	1 Gal.		Planted
	425	Erica carnea 'Springwood Pink'	Winter Heath	1 Gal.		Planted
	396	Perovskia atriplicifolia	Dwarf Russian Sage	1 Gal.		Planted
	729	Polypodium medium	David Fern	1 Gal.		Planted
	165	Calamagrostis x acutiflora 'Yari Foerster'	Feather Reed Grass	1 Gal.		Planted



KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
5	5	Ginkgo biloba 'Autumn Gold'	Autumn Ginkgo	8cm Cal.	As Shown	W.B.
7	7	Quercus palustris	Pin Oak	8cm Cal.	As Shown	W.B.
15	15	Oleandra hircanica 'Skyote'	Skylark Honeylocust	8cm Cal.	As Shown	W.B.
12	12	Tilia cordata	Littleaf Linden	8cm Cal.	As Shown	W.B.
10	10	Prunus x yedoensis 'Akebono'	Akebono Yoshino Cherry	8cm Cal.	As Shown	W.B.
7	7	Parrotia persica	Persian parrotia	8cm Cal.	As Shown	W.B.
8	8	Liquidambar styraciflua	Sweetgum	8cm Cal.	As Shown	W.B.
12	12	Celtis occidentalis	Hackberry	8cm Cal.	As Shown	W.B.
9	9	Acer rubrum 'October Glory'	October Glory Red Maple	8cm Cal.	As Shown	W.B.
8	8	Carpinus betulus	European Hornbeam	8cm Cal.	As Shown	W.B.
CONIFEROUS TREES						
6	6	Sequoiadendron giganteum	Giant Sequoia	3.5m Ht.	As Shown	W.B.
4	4	Metasequoia glyptostroboides	Dawn Redwood	3.5m Ht.	As Shown	W.B.
SHRUBS						
508	508	Eurothymus japonicus Lantivel03	Palmetto Blended Eurothymus	#2 Pot	0.75m O.C.	
94	94	Rose x 'Razazz'	Knock Out Shrub Rose	#2 Pot	1m O.C.	
7	7	Lonicera nitida 'Billiana'	Ophelia Honeysuckle	#2 Pot	0.5m O.C.	
10	10	Rhapidolepia indica 'Monte'	Indian Hawthorn	#2 Pot	1m O.C.	
89	89	Holodiscus discolor	Ironwood	#3 Pot	1.2m O.C.	
75	75	Rhododendron x 'Salmon Double Shot'	Double Shot Salmon Rhododendron	#3 Pot	1m O.C.	
128	128	Viburnum davidii	David's Viburnum	#2 Pot	1m O.C.	
388	388	Jasminum communis 'Monday'	Alpha Carpet Juniper	#2 Pot	0.75m O.C.	
338	338	Ilex glabra	Ilex Berry	#2 Pot	0.75m O.C.	
16	16	Juniperus squarrosa 'Strydomer'	Strydomer Juniper	1.2m Ht	1m O.C.	
PERENNIALS, GROUND COVERS, AND GRASSES						
82	82	Echinacea purpurea	Purple Coneflower	1 Gal.		Planted
85	85	Nassella tenuissima	Mexican Feather Grass	1 Gal.		Planted
545	545	Festuca glauca 'Elijah Blue'	Blue Fescue	1 Gal.		Planted
425	425	Erica carnea 'Springwood Pink'	Winter Heath	1 Gal.		Planted
366	366	Perovskia atriplicifolia	Dwarf Russian Sage	1 Gal.		Planted
729	729	Polypodium muratum	Dwarf Fern	1 Gal.		Planted
165	165	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal.		Planted



- LEGEND**
- SODDED LAWN
 - CONCRETE SIDEWALK PAVING
 - SAWCUT CONCRETE
 - GRANULAR SURFACING
 - EXISTING TREE TO BE RETAINED AND PROTECTED

4		
3		
2	0802002 ISSUED FOR REVIEW	
1	1710201 ISSUED FOR REVIEW	
NO.	DATE (MM/DD)	DESCRIPTION
ISSUES & REVISIONS:		
SCALE:		



PROJECT NAME:
19116 32 AVENUE

PROJECT ADDRESS:
**19116 32 AVENUE,
SURREY, BC**

DRAWING TITLE:
**LANDSCAPE PLAN
ENLARGEMENT 3**

SCALE:
1:200

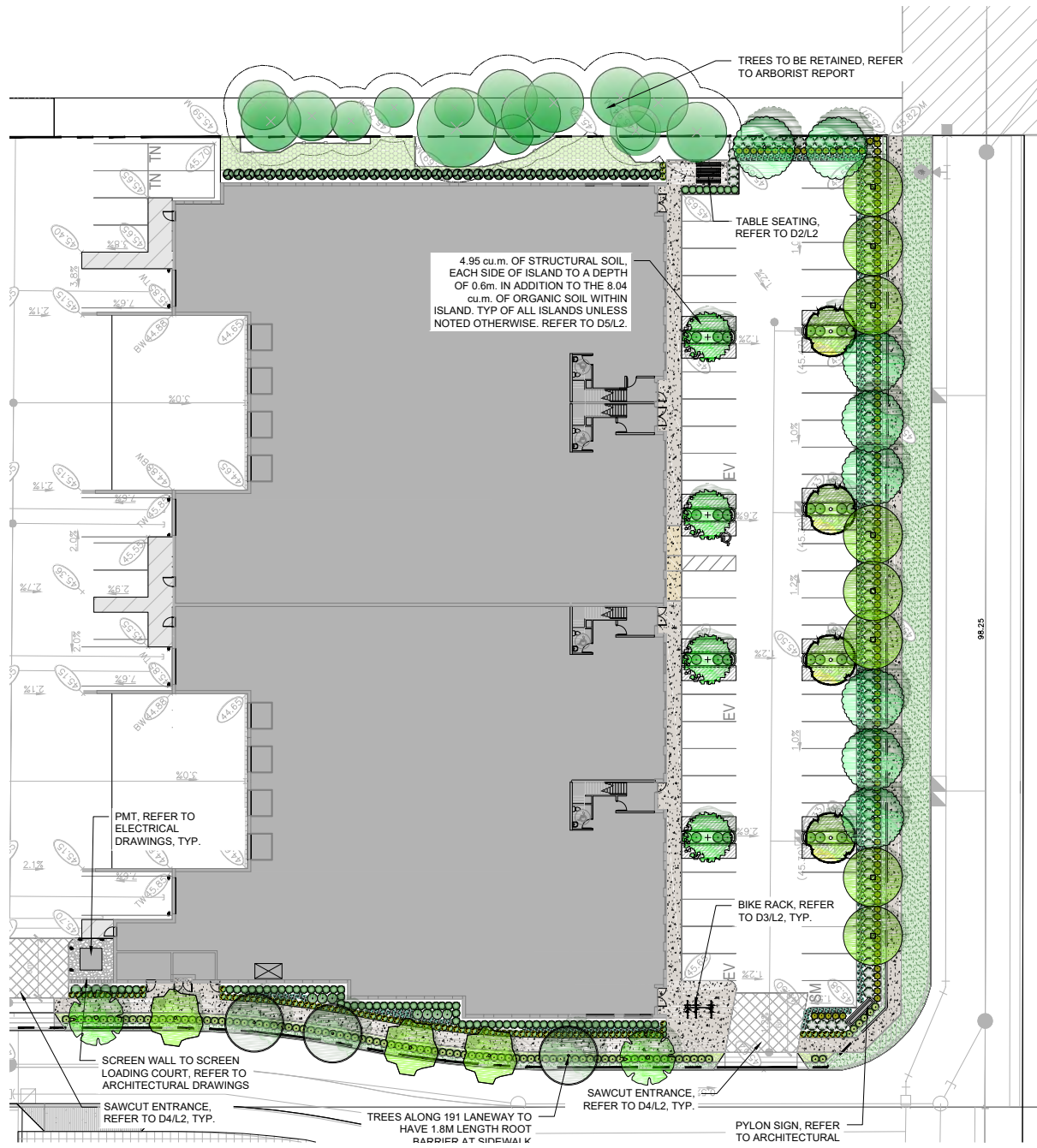
DRAWN:
RM

CHECKED:
JT

PROJECT NO.:
210874

DRAWING NO.:
L1.3

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	5	<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Ginkgo	8cm Cal.	As Shown	W.B.
	7	<i>Quercus petraea</i>	Pin Oak	8cm Cal.	As Shown	W.B.
	15	<i>Gleditsia triacanthos</i> 'Skyline'	Skyline Honeylocust	8cm Cal.	As Shown	W.B.
	12	<i>Tilia cordata</i>	Littleaf Linden	8cm Cal.	As Shown	W.B.
	10	<i>Prunus x yedoensis</i> 'Akebono'	Akikono Yoshino Cherry	8cm Cal.	As Shown	W.B.
	7	<i>Parrotia persica</i>	Persian parrotia	8cm Cal.	As Shown	W.B.
	8	<i>Liquidambar styraciflua</i>	Sweetgum	8cm Cal.	As Shown	W.B.
	12	<i>Celtis occidentalis</i>	Hackberry	8cm Cal.	As Shown	W.B.
	9	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	8cm Cal.	As Shown	W.B.
	8	<i>Carpinus betulus</i>	European Hornbeam	8cm Cal.	As Shown	W.B.
CONIFEROUS TREES						
	6	<i>Sequoiadendron giganteum</i>	Giant Sequoia	3.5m Ht.	As Shown	W.B.
	4	<i>Metasequoia glyptostroboides</i>	Dawn Redwood	3.5m Ht.	As Shown	W.B.
SHRUBS						
	325	<i>Euonymus japonicus</i> 'Luteo-Variegatus'	Parrotia Bianca Euonymus	#2 Pot	0.75m O.C.	
	34	<i>Rosa x 'Radar'</i>	Knock Out Shrub Rose	#2 Pot	1m O.C.	
	7	<i>Lonicera nitida</i> 'Britannia'	Ophelia Honeysuckle	#2 Pot	0.6m O.C.	
	103	<i>Rhododaphne indica</i> 'Munster'	Indian Hawthorn	#2 Pot	1m O.C.	
	89	<i>Hedera helix</i> 'discolor'	Ironwood	#3 Pot	1.2m O.C.	
	75	<i>Rhododendron x Salmon Double Shrub</i>	Double Shrub Salmon Rhododendron	#3 Pot	1m O.C.	
	128	<i>Viburnum dentat</i>	Dawson Viburnum	#2 Pot	1m O.C.	
	388	<i>Jasione communis</i> 'Mandag'	Alpine Catch Jumper	#2 Pot	0.75m O.C.	
	338	<i>Ilex glabra</i>	Ilex Berry	#2 Pot	0.75m O.C.	
	181	<i>Jasione occidentalis</i> 'Slyrock'	Slyrock Jumper	1.2m Ht.	1m O.C.	
PERENNIALS, GROUND COVERS, AND GRASSES						
	82	<i>Echinacea purpurea</i>	Purple Coneflower	1 Gal.		Planted
	85	<i>Nassella tenuissima</i>	Mexican Feather Grass	1 Gal.		Planted
	545	<i>Festuca glauca</i> 'Tiger Blue'	Blue Fescue	1 Gal.		Planted
	425	<i>Erica carnea</i> 'Springwood Pink'	Winter Heath	1 Gal.		Planted
	368	<i>Panicum atropurpureum</i>	Dwarf Russian Sage	1 Gal.		Planted
	729	<i>Polystichum montanum</i>	Sweet Fern	1 Gal.		Planted
	165	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass	1 Gal.		Planted



- LEGEND**
- SODDED LAWN
 - CONCRETE SIDEWALK PAVING
 - SAWCUT CONCRETE
 - GRANULAR SURFACING
 - EXISTING TREE TO BE RETAINED AND PROTECTED

4			
3	08/20/22 ISSUED FOR REVIEW		
1	17/10/201 ISSUED FOR REVIEW		
NO.	DATE	BY	DESCRIPTION
ISSUES & REVISIONS:			
REEL:			



PROJECT NAME:
19116 32 AVENUE

PROJECT ADDRESS:
**19116 32 AVENUE,
SURREY, BC**

DRAWING TITLE:
**LANDSCAPE PLAN
ENLARGEMENT 4**

SCALE:
1:200

DRAWN:
RM

CHECKED:
JT

PROJECT NO.:
2108874

DRAWING NO.:
L1.4

MANUFACTURER: WISHBONE SITE FURNISHINGS
MODEL NUMBER: ANA-6

COLOUR: BLACK POWDER COAT AND WALNUT
OR APPROVED EQUAL



ANA-6

D1 BENCH

N.T.S.

MANUFACTURER: WISHBONE SITE FURNISHINGS
MODEL NUMBER: BVPT-6

COLOUR: BLACK POWDER COAT AND WALNUT
OR APPROVED EQUAL

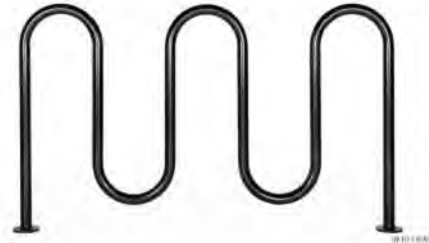


D2 TABLE SEATING

N.T.S.

MANUFACTURER: WISHBONE SITE FURNISHINGS
MODEL NUMBER: SFBRP-7

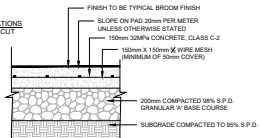
COLOUR: BLACK POWDER COAT
OR APPROVED EQUAL



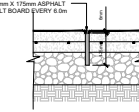
D3 BIKE RACK

N.T.S.

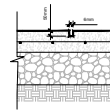
SAW-CUT CONCRETE SPECIFICATIONS
PATTERNS



EXPANSION JOINT DETAIL SECTION



SAW CUT DETAIL SECTION



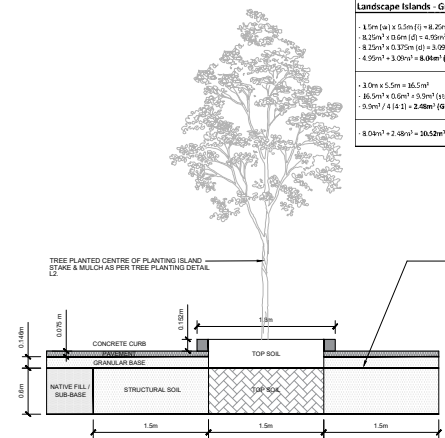
NOTES:

1. CONCRETE TO BE 32MPa, CLASS C-2 AT 28 DAYS WITH 5-8% AIR ENTRAINMENT.
2. CONCRETE TO HAVE BROOM FINISH PERPENDICULAR TO THE LENGTH OF THE SIDEWALK.
3. EXPANSION JOINTS TO BE LOCATED AT EVERY 6.0m AND WHERE CONCRETE PAVING ABUTS OTHER STRUCTURES OR BUILDINGS.
4. SAW-CUT JOINTS TO BE LOCATED AT INTERVALS OF 6.0m.
5. CONCRETE TO BE SPRAYED WITH WHITE PIGMENT CURING COMPOUND.
6. ALL DIMENSIONS ARE IN MILLIMETRES.

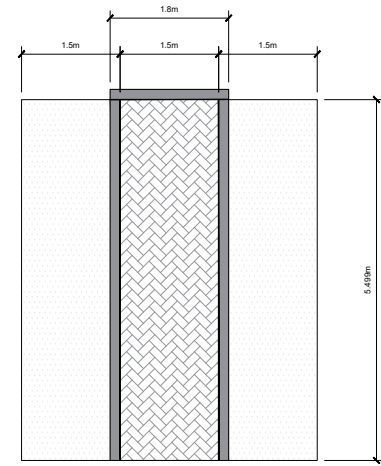
Landscape Islands - Growing Medium Calculations:

- 4.5m (a) x 5.5m (l) = 24.75m²
- 8.25m² x 0.6m (d) = 4.95m³
- 8.25m² x 0.30m (d) = 2.48m³
- 4.95m³ + 2.48m³ = 7.43m³ (Total Top Soil)

- 3.0m x 5.5m = 16.5m²
- 30.0m² x 0.6m = 18.0m³ (structural soil)
- 5.5m² x 1.5 (d) = 8.25m³ (growing medium within structural soil)
- 8.0m² x 2.48m³ = 19.84m³ (Total growing medium incl. structural + top)



- STRUCTURAL SOIL PROPORTIONS BY WEIGHT:
- CRUSHED STONE 100
 - CLAY LOAM 20
 - HYDROGEL 0.03
- MIXING REQUIREMENTS:
- TOTAL MOISTURE AT MIXING 10%
 - ORGANIC MATTER 2% MIN.
 - INSTALL AND COMPACT IN 4" LIFTS
 - CRUSHED STONE GRADED FROM #1.5" HIGHER ANGULAR NO FINES
- CLAY LOAM CONFORM TO USDA SOIL CLASSIFICATION SYSTEM
- GRAVEL <5% SAND 35-30% SILT 20-40% CLAY 25-40%



D4 SAW-CUT CONCRETE

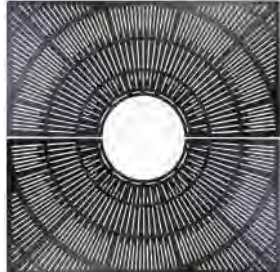
N.T.S.

D5 STRUCTURAL SOIL

N.T.S.

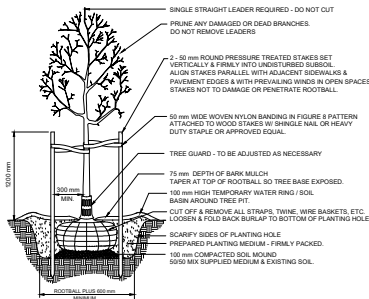
MANUFACTURER: RELIANCE FOUNDRY
MODEL NUMBER: R-8707 METROPOLITAN TREE GRATE

COLOUR: BLACK POWDER COAT
OR APPROVED EQUAL



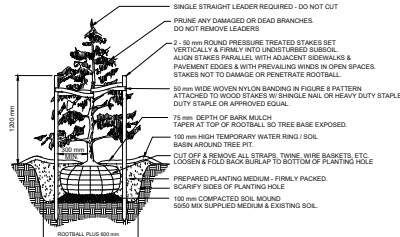
D7 TREE GRATE

N.T.S.



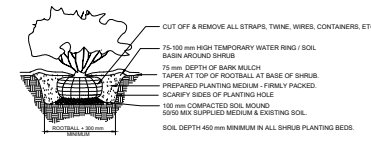
DECIDUOUS TREE

N.T.S.



CONIFEROUS TREE

N.T.S.



SHRUB AND PERENNIAL PLANTING DETAIL

N.T.S.

4	
3	0802002 ISSUED FOR REVIEW
2	1710201 ISSUED FOR REVIEW
1	
NO.	DATE: (month) DESCRIPTION
ISSUES & REVISIONS:	
SEAL:	

PROJECT NAME:

19116 32 AVENUE

PROJECT ADDRESS:

19116 32 AVENUE,
SURREY, BC

DRAWING TITLE:

DETAILS

SCALE:	AS NOTED
DRAWN:	RM
CHECKED:	JT
PROJECT NO.:	210874
DRAWING NO.:	

L2

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

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

DATE: **July 05, 2022** PROJECT FILE: **7822-0046-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 19116 32 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate approximately 4.942 m towards 32 Avenue.
- Dedicate 6.0 m to 8.0 m towards 191 Street.
- Dedicate 13.5 m towards 30 Avenue.
- Dedicate required corner cuts.
- Secure off-site road dedications or statutory rights-of-way (SRW) for 191 Street and downstream storm mains.
- Register 0.5 m SRW along all road frontages.

Works and Services

- Construct multi-use pathway on 32 Avenue.
- Construct the east side of 191 Street.
- Construct the north side of 30 Avenue.
- Construct water mains along 191 Street and 30 Avenue.
- Construct sanitary main along 191 Street.
- Provide 50% cash-in-lieu for the sanitary main on 30 Avenue.
- Construct storm mains and source controls along 30 Avenue and 191 Street.
- Construct downstream storm mains along 28 Avenue, 192 Street, and future 30 Avenue.
- Complete sanitary and storm catchment analysis to determine existing capacities. Resolve downstream constraints, as identified.
- Provide on-site stormwater mitigation, biofiltration, and water quality features.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Jeff Pang, P.Eng.
Development Services Manager
DJS

NOTE: Detailed Land Development Engineering Review available on file

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 20-0046-00

Address: 19116 – 32 Avenue

Registered Arborist: Tim Vandenberg PN-8565A

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)	396
Protected Trees to be Removed	381
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	15
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 20 X one (1) = <u>20</u> - All other Trees Requiring 2 to 1 Replacement Ratio 361 X two (2) = <u>722</u> 	742
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	6
Protected Off-Site Trees to be Retained	32
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 6 X two (2) = 12 	12
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD

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

Signature of Arborist:

Date: June 14, 2022



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



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

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION
AND PROTECTION PLAN

19116 - 32 AVENUE
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	SEPT20/21	MK	SITE PLAN
2	OCT04/21	MK	SITE PLAN
3	OCT22/21	MK	SITE PLAN
4	DEC17/21	MK	SITE PLAN
5	DEC17/21	MK	UPDATED SURVEY
6	JAN28/22	MK	SITE PLAN
7	FEB02/22	MK	SITE PLAN
8	MAY10/22	MK	CIVIL PLAN
9	JUN09/22	MK	SITE PLAN

GENERAL NOTES:

- AN EDGE TREE ASSESSMENT TO BE CONDUCTED PRIOR TO LAND CLEARING.
- REASSESS RETAINED TREES WITH FINAL GRADING AND SERVICING PLANS.

SHEET TITLE

KEY - TREE REMOVAL AND PRESERVATION PLAN

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DRAWN

MK

SCALE

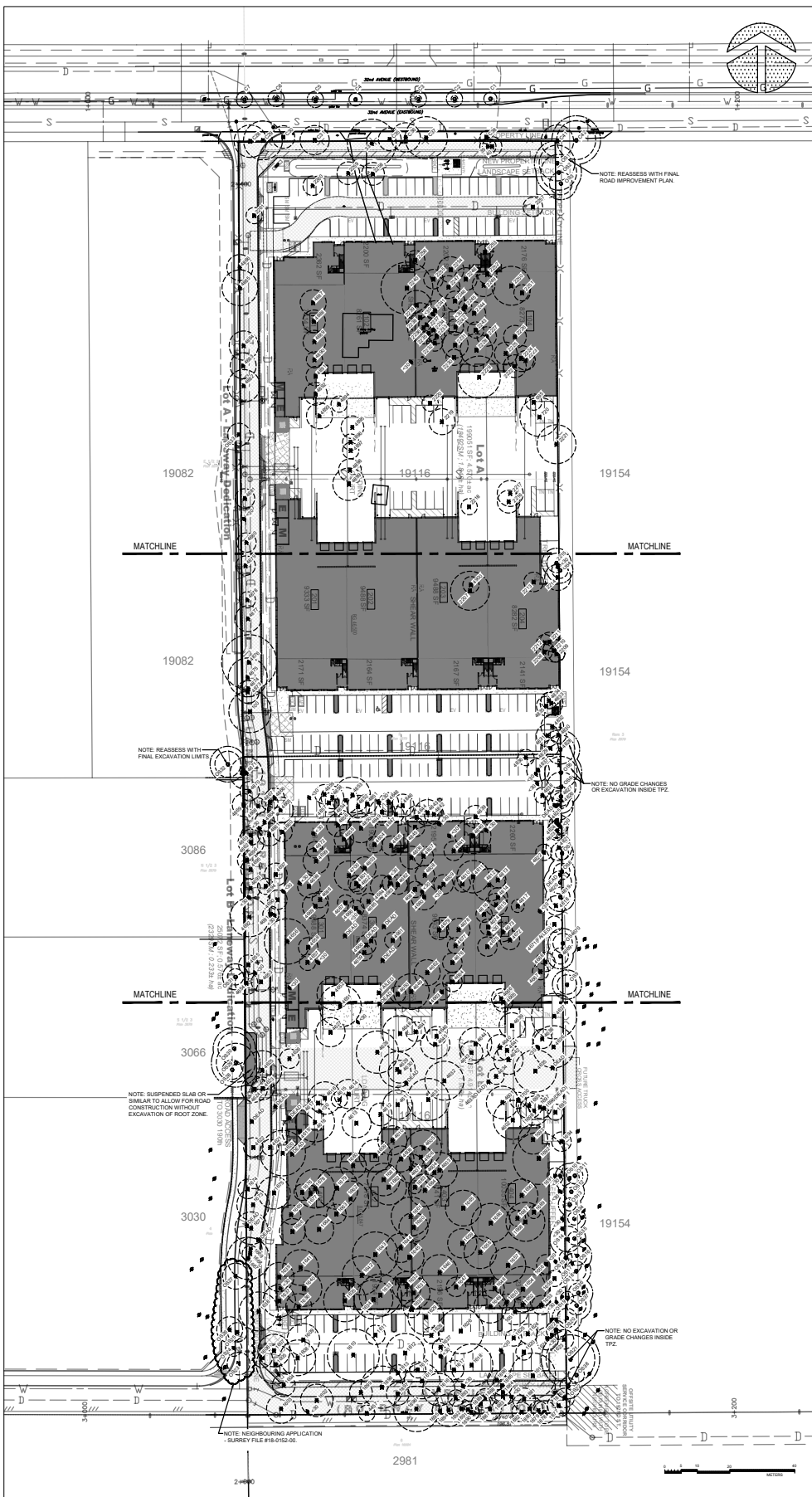
AS SHOWN

DATE

DECEMBER 14, 2020

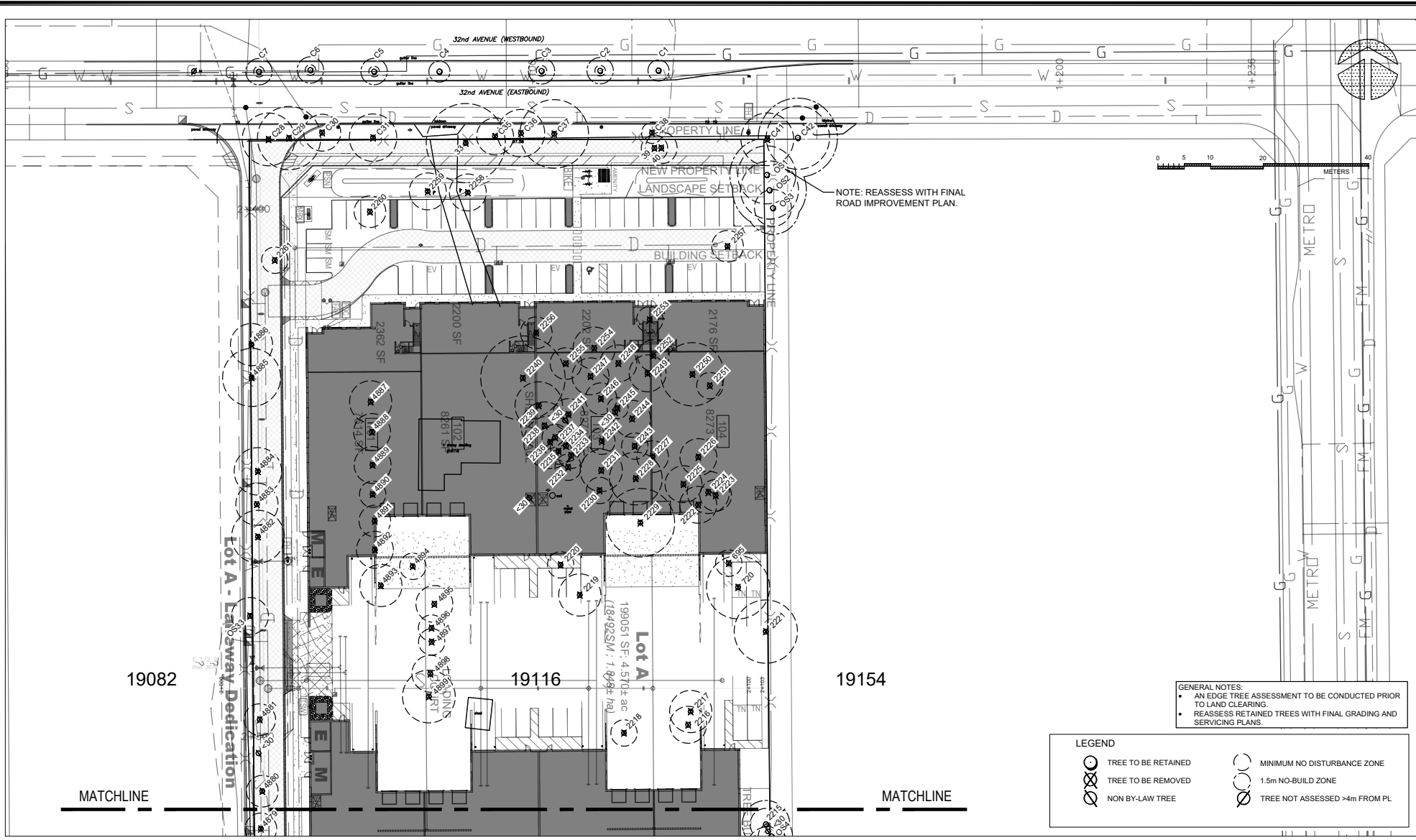
KEY

SHEET 1 OF 7



LEGEND

- | | | | |
|--|---------------------|--|-------------------------------|
| | TREE TO BE REMOVED | | MINIMUM NO DISTURBANCE ZONE |
| | TREE TO BE RETAINED | | 1.5m NO-BUILD ZONE |
| | NON BY-LAW TREE | | TREE NOT ASSESSED >4m FROM PL |



NOTE: REASSESS WITH FINAL ROAD IMPROVEMENT PLAN.

GENERAL NOTES:
 • AN EDGE TREE ASSESSMENT TO BE CONDUCTED PRIOR TO LAND CLEARING.
 • REASSESS RETAINED TREES WITH FINAL GRADING AND SERVICING PLANS.

LEGEND	
	TREE TO BE RETAINED
	TREE TO BE REMOVED
	NON-BY-LAW TREE
	MINIMUM NO-DISTURBANCE ZONE
	1.5m NO-BUILD ZONE
	TREE NOT ASSESSED >4m FROM PL

NO.	DATE	BY	REVISION
1	SEPT2021	MK	SITE PLAN
2	OCT0421	MK	SITE PLAN
3	OCT2221	MK	SITE PLAN
4	DEC1721	MK	SITE PLAN
5	DEC1721	MK	UPDATED SURVEY

NO.	DATE	BY	REVISION
6	JAN2022	MK	SITE PLAN
7	FEB0222	MK	SITE PLAN
8	MAY1022	MK	CIVIL PLAN
9	JUN0922	MK	SITE PLAN

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

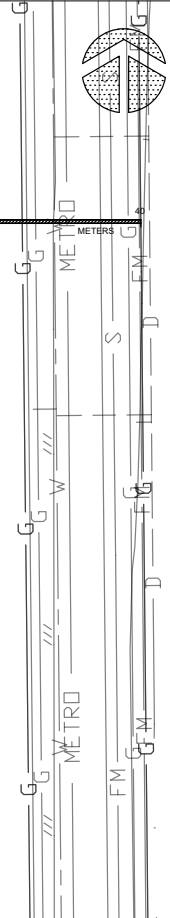
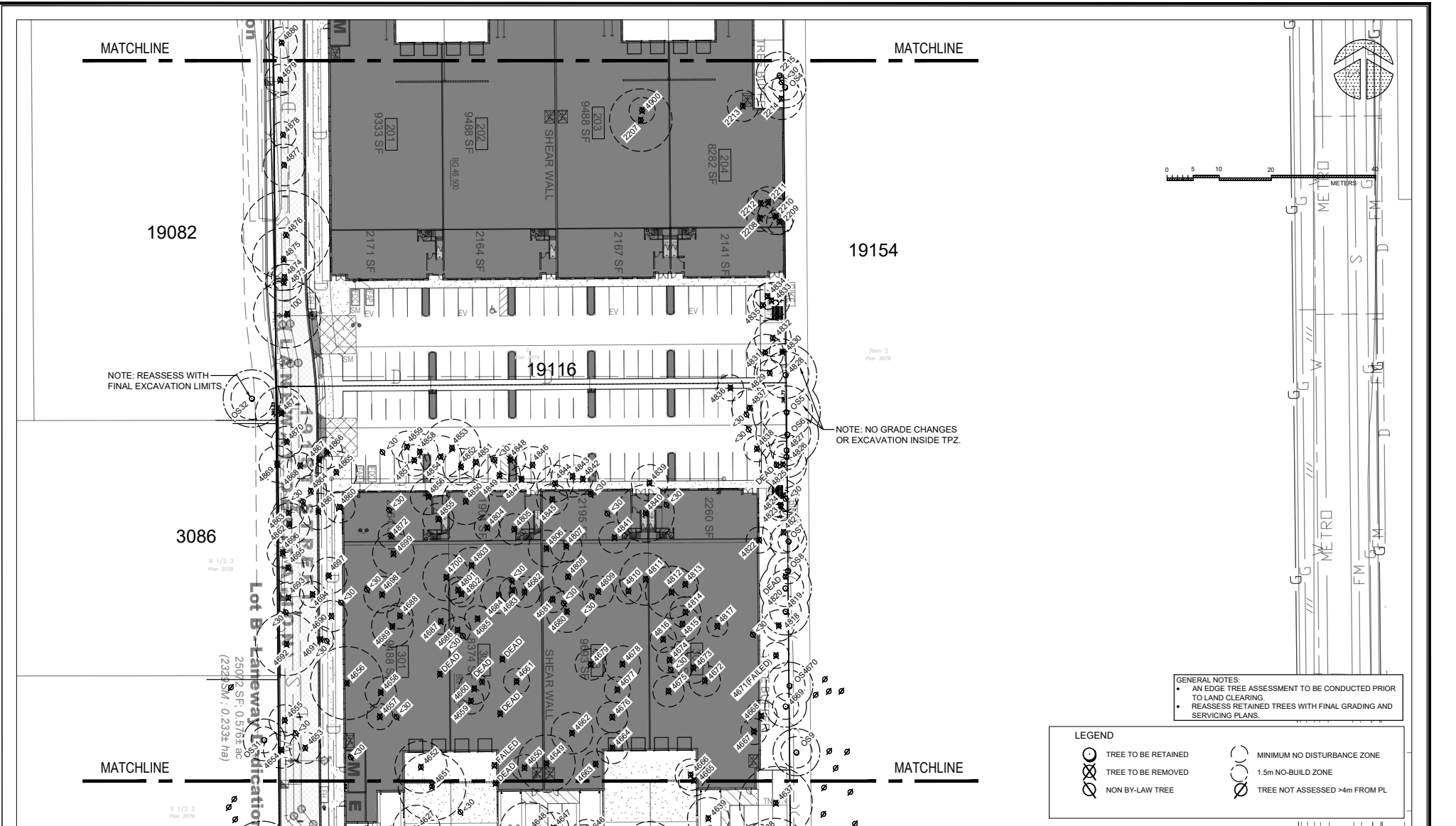
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PROJECT TITLE
19116 - 32 AVENUE
SURREY, B.C.

SHEET TITLE
T1A - TREE REMOVAL AND PRESERVATION PLAN
 CLIENT _____

DRAWN MK
 SCALE AS SHOWN
 DATE DECEMBER 14, 2020

T-1A
 SHEET 2 OF 7



MATCHLINE

MATCHLINE

19082

19154

19116

3086

NOTE: REASSESS WITH FINAL EXCAVATION LIMITS.

NOTE: NO GRADE CHANGES OR EXCAVATION INSIDE TPZ.

N 1/2 3
Plan 3579

Lot B - Laneway
25072 S.F. (0.576 ha)
(2323 SM, 0.2334 ha)

S 1/2 3
Plan 3579

MATCHLINE

MATCHLINE

- GENERAL NOTES:
- AN EDGE TREE ASSESSMENT TO BE CONDUCTED PRIOR TO LAND CLEARING.
 - REASSESS RETAINED TREES WITH FINAL GRADING AND SERVICING PLANS.

LEGEND	
	TREE TO BE RETAINED
	TREE TO BE REMOVED
	NON-BY-LAW TREE
	MINIMUM NO DISTURBANCE ZONE
	1.5m NO-BUILD ZONE
	TREE NOT ASSESSED >4m FROM PL

NO.	DATE	BY	REVISION
1	SEPT2021	MK	SITE PLAN
2	OCT0421	MK	SITE PLAN
3	OCT2221	MK	SITE PLAN
4	DEC1721	MK	SITE PLAN
5	DEC1721	MK	UPDATED SURVEY

NO.	DATE	BY	REVISION
6	JAN2022	MK	SITE PLAN
7	FEB0922	MK	SITE PLAN
8	MAY1022	MK	CIVIL PLAN
9	JUN0922	MK	SITE PLAN

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 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

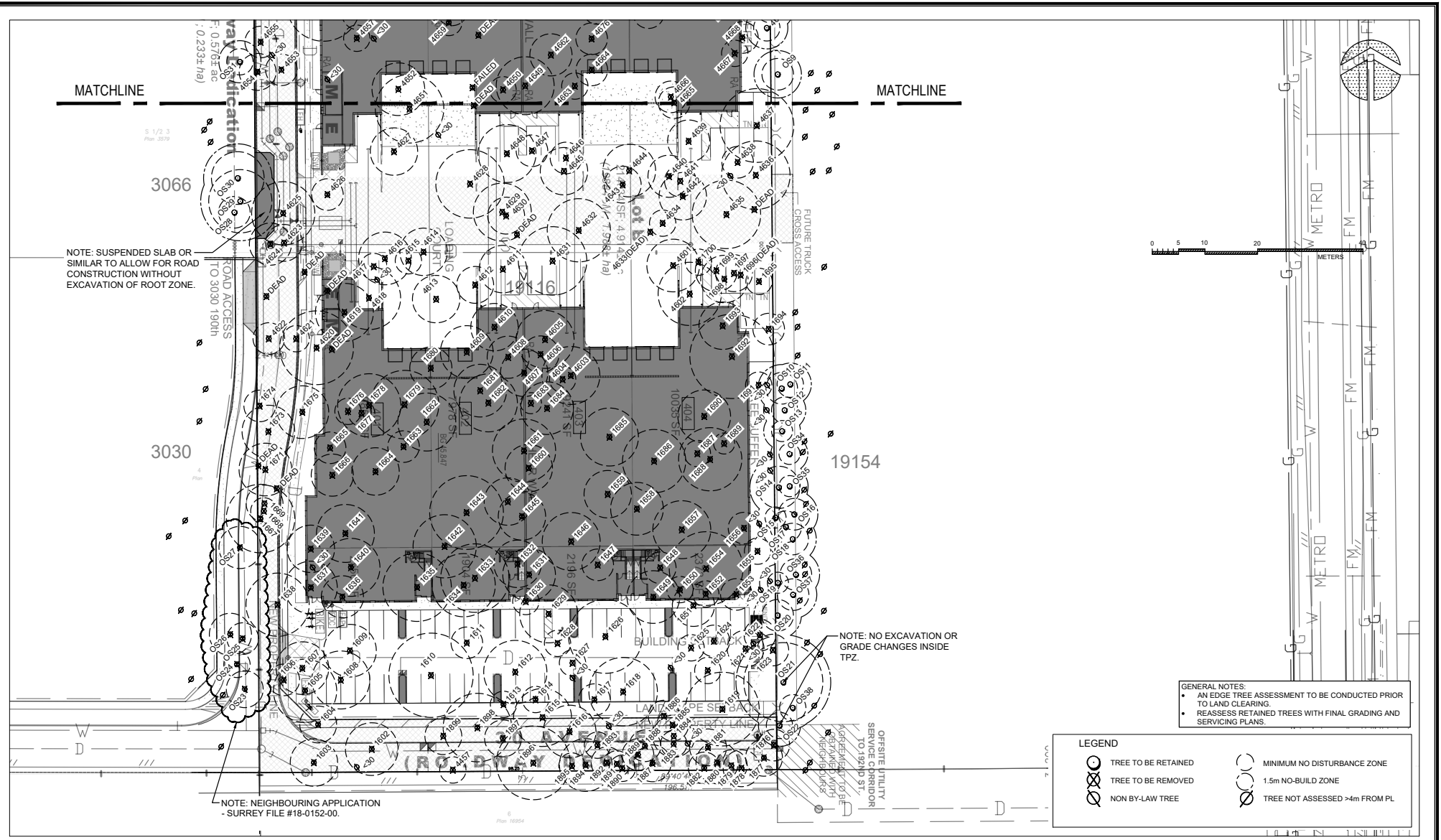
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PROJECT TITLE
19116 - 32 AVENUE
SURREY, B.C.

SHEET TITLE
T1B - TREE REMOVAL AND PRESERVATION PLAN
 CLIENT _____

DRAWN MK
 SCALE AS SHOWN
 DATE DECEMBER 14, 2020

T-1B
 SHEET 3 OF 7



GENERAL NOTES:
 • AN EDGE TREE ASSESSMENT TO BE CONDUCTED PRIOR TO LAND CLEARING.
 • REASSESS RETAINED TREES WITH FINAL GRADING AND SERVICING PLANS.

LEGEND	
	TREE TO BE REMOVED
	TREE TO BE RETAINED
	NON-BY-LAW TREE
	MINIMUM NO DISTURBANCE ZONE
	1.5m NO-BUILD ZONE
	TREE NOT ASSESSED >4m FROM PL

NO.	DATE	BY	REVISION
1	SEPT2021	MK	SITE PLAN
2	OCT0421	MK	SITE PLAN
3	OCT2221	MK	SITE PLAN
4	DEC1721	MK	SITE PLAN
5	DEC1721	MK	UPDATED SURVEY

NO.	DATE	BY	REVISION
6	JAN2022	MK	SITE PLAN
7	FEB0222	MK	SITE PLAN
8	MAY1022	MK	CIVIL PLAN
9	JUN0922	MK	SITE PLAN

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VEGETATION CONSULTANTS

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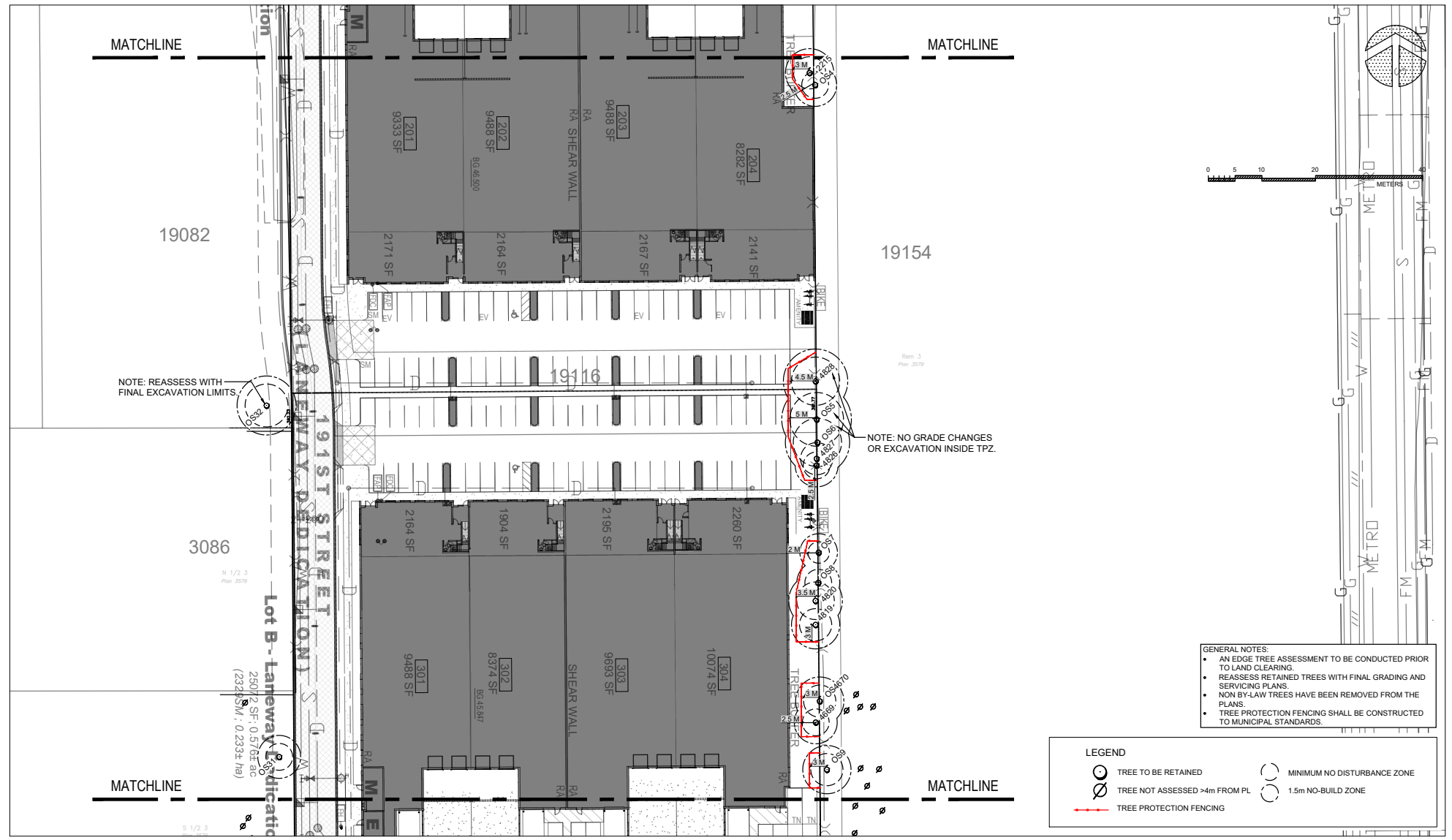
PROJECT TITLE
1916 - 32 AVENUE
SURREY, B.C.

SHEET TITLE
T1C - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

DRAWN MK
 SCALE AS SHOWN
 DATE DECEMBER 14, 2020

T-1C
 SHEET 4 OF 7



NO.	DATE	BY	REVISION
1	SEPT2021	MK	SITE PLAN
2	OCT0421	MK	SITE PLAN
3	OCT2221	MK	SITE PLAN
4	DEC1721	MK	SITE PLAN
5	DEC1721	MK	UPDATED SURVEY

NO.	DATE	BY	REVISION
6	JAN2022	MK	SITE PLAN
7	FEB0922	MK	SITE PLAN
8	MAY1022	MK	CIVIL PLAN
9	JUN0922	MK	SITE PLAN

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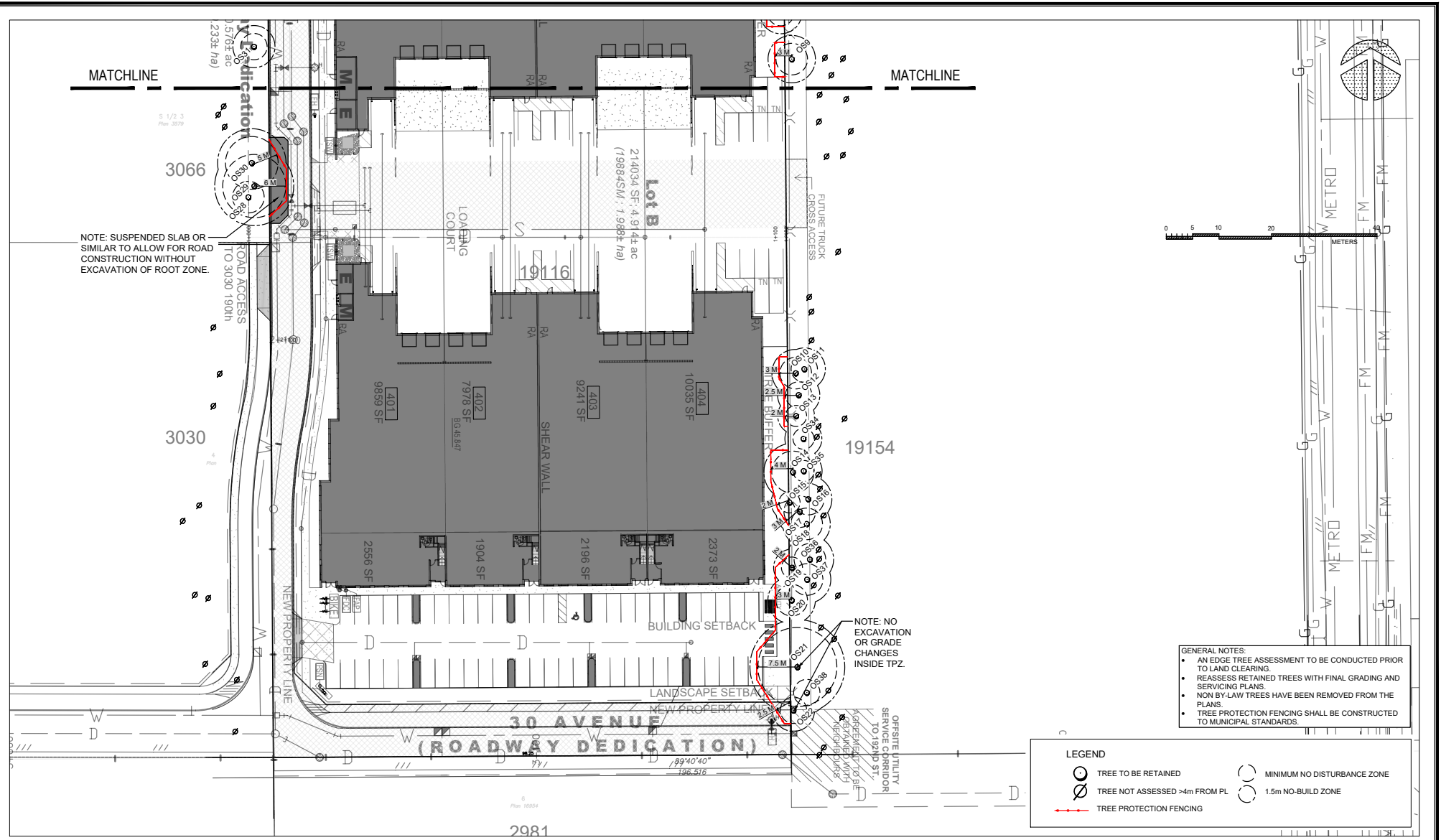
PROJECT TITLE
19116 - 32 AVENUE
SURREY, B.C.

SHEET TITLE
T2B - TREE PROTECTION AND PRESERVATION PLAN

CLIENT

DRAWN MK
 SCALE AS SHOWN
 DATE DECEMBER 14, 2020

T-2B
 SHEET 6 OF 7



MATCHLINE

MATCHLINE

S 1/2 3
Plan 3079

3066

NOTE: SUSPENDED SLAB OR SIMILAR TO ALLOW FOR ROAD CONSTRUCTION WITHOUT EXCAVATION OF ROOT ZONE.

3030

19154

30 AVENUE
(ROADWAY DEDICATION)

2981

GENERAL NOTES:

- AN EDGE TREE ASSESSMENT TO BE CONDUCTED PRIOR TO LAND CLEARING.
- REASSESS RETAINED TREES WITH FINAL GRADING AND SERVICING PLANS.
- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
- TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.

LEGEND

- TREE TO BE RETAINED
- TREE NOT ASSESSED >4m FROM PL
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- TREE PROTECTION FENCING

NO.	DATE	BY	REVISION
1	SEPT2021	MK	SITE PLAN
2	OCT0421	MK	SITE PLAN
3	OCT2221	MK	SITE PLAN
4	DEC1721	MK	SITE PLAN
5	DEC1721	MK	UPDATED SURVEY

NO.	DATE	BY	REVISION
6	JAN2922	MK	SITE PLAN
7	FEB0222	MK	SITE PLAN
8	MAY1922	MK	CIVIL PLAN
9	JUN0922	MK	SITE PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

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Email: mfadum@fadum.ca

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PROJECT TITLE
19116 - 32 AVENUE
SURREY, B.C.

SHEET TITLE
T2C - TREE PROTECTION AND PRESERVATION PLAN

CLIENT _____

DRAWN **MK**

SCALE **AS SHOWN**

DATE **DECEMBER 14, 2020**

T-2C
SHEET 7 OF 7

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0046-00

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: 010-982-540

Lot 2 Section 21 Township 7 New Westminster District Plan 3579 Except Plan EPP115462

19116 - 32 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) 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) In Part 47B Section F. Yards and Setbacks of the “Business Park 2 Zone (IB-2)” the minimum side yard setback (west) is reduced from 7.5 metres to 4.5 metres to the principal building face for Lots A and B;
 - (b) In Part 47B Section F. Yards and Setbacks of the “Business Park 2 Zone (IB-2)” the minimum side yard setback (east) is reduced from 7.5 metres to 0.0 metres to the building face of Building A;
 - (c) In Part 47B Section F. Yards and Setbacks of the “Business Park 2 Zone (IB-2)” the minimum side yard setback (east) is reduced from 7.5 metres to 5.5 metres and 0.0 metres to the building face of Building B;
 - (d) In Part 47B Section F. Yards and Setbacks of the “Business Park 2 Zone (IB-2)” the minimum side yard setback (east) is reduced from 7.5 metres to 5.5 metres to the building face of Building C;
 - (e) In Part 47B Section F. Yards and Setbacks of the “Business Park 2 Zone (IB-2)” the minimum side yard setback (east) is reduced from 7.5 metres to 4.6 metres to the building face of Building D;
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.
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 – Doug McCallum

City Clerk – Jennifer Ficocelli

KEYNOTE LEGEND

TAG	DESCRIPTION
BIKE	BICYCLE PARKING
FAP	FIRE ALARM PANEL: SEE ELECTRICAL
FDC	FIRE DEPARTMENT CONNECTION

KEYNOTE L

TAG	DESCRIPTION
FH	FH
MBX	MBX
PSN	PSN

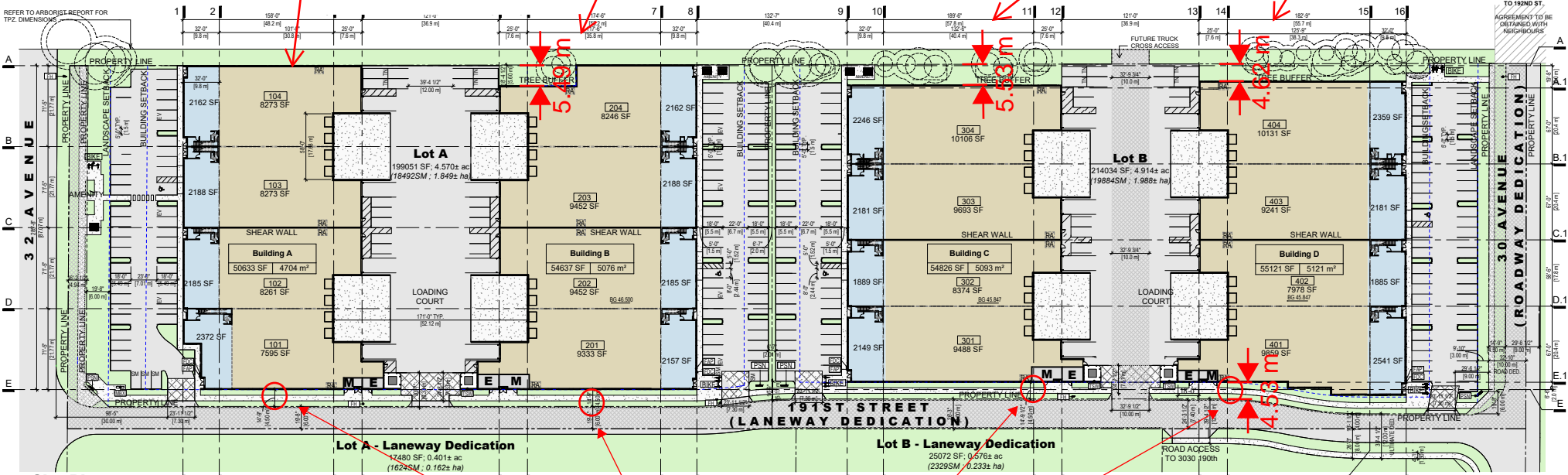
GEN D

DESCRIPTION
EFUSE AREA
ILT-UP CONCRETE

Side yard (east) setback reduced from 7.5m to 5.5m and 0.0m for Building B.

Side yard (east) setback reduced from 7.5m to 5.5m for Building C.

Side yard (east) setback reduced from 7.5m to 4.6m for Building D.



Site Plan

1" = 40'-0"

ZONING SUMMARY:

PROJECT ADDRESS: 19116 32 Avenue, Surrey BC

LEGAL DESCRIPTION: Lot 2, Section 21 Township 7 Plan NWP3579 NWD

AUTHORITY: City of Surrey Zoning Bylaw #12000

ZONE: IB-2 Business Park 2 Zone

USES: Business Park 2 Zone

LOT A:

SETBACKS:

Required	Proposed
32 Avenue - Front Yard: 16.0m	26.2m
West Side Yard: 4.5m	4.5m
East Side Yard: 0m	15.6m
Rear Yard: 7.5m	20.2m

Lot Coverage: Proposed: 46%, Permitted: 60%

PROPERTY AREA:

Gross Lot Area	207,521 sf	4.76 ac
Tree Buffer	1,146 sf	0.03 ac
SRW Road Dedication	5,203 sf	0.12 ac
Lane Dedication	16,582 sf	0.38 ac
Net Usable	184,590 sf	4.24 ac

Lot A - Area Summary - By Level

Level	Area (SF)	Area (SM)
A/B L1	87943	8794
A/B L2	17326	1610
	105269	9780

Lot A - Area Summary - By Occupancy

Occupancy	Area (SF)	Area (SM)
Building Services	965	90
Circulation	494	46
Office	17598	1635
Warehouse	86212	8009
Gross Floor Area	105269	9780

Lot A - Area Summary - By Unit

Building Unit	Area (SF)	Area (SM)
A	43316	4144
	59037	5676
Gross Floor Area	105269	9780

Lot A - Area Summary - By Building

Occupancy	Area (SF)	Area (SM)
A	266	33
20	827	786
3823	41,154	38,3
4704	50,060	46,9
56	8,692	8,0
207	45,058	41,9
307	53,750	50,2
4196	Total Area	103,810
5076	w/ Req'd Parking	121.1
9780		

Lot A - PARKING REQUIRED

Occupancy	Area (SF)	Parking Req'd Factor (1/Area)	Spaces
Office	8,907	430	20.7
Warehouse	41,154	1,075	38.3
	50,060		59.0
Office	8,692	430	20.2
Warehouse	45,058	1,075	41.9
	53,750		62.1
Total Area w/ Req'd Parking	103,810		121.1

Lot A - PARKING PROVIDED

Type	Count
A	
COS EV (9x18x22Aisle)	4
COS Reg (9x18x22Aisle)	49
COS Sm (9x16x22Aisle)	3
COS Tandem (9x22x22Aisle)	2
COS Van Accessible (11x18)	1
	59
B	
COS Accessible (6x18)	1
COS EV (9x18x22Aisle)	4
COS Reg (9x18x22Aisle)	53
COS Sm (9x16x22Aisle)	2
COS Tandem (9x22x22Aisle)	2
	62
Grand total	121

Lot B - PARKING PROVIDED

Type	Count
C	
COS Accessible (6x18)	1
COS EV (9x18x22Aisle)	4
COS Reg (9x18x22Aisle)	53
COS Sm (9x16x22Aisle)	2
COS Tandem (9x22x22Aisle)	2
	62
D	
COS EV (9x18x22Aisle)	4
COS Reg (9x18x22Aisle)	55
COS Sm (9x16x22Aisle)	1
COS Tandem (9x22x22Aisle)	1
COS Van Accessible (11x18)	1
	63
Grand total	125

LOT B:

SETBACKS:

Required	Proposed
30 Avenue - Front Yard: 16.0m	22.2m
West Side Yard: 4.5m	4.5m
East Side Yard: 0m	15.6m
Rear Yard: 7.5m	20.2m

Lot Coverage: Proposed: 42%, Permitted: 60%

PROPERTY AREA:

Gross Lot Area	205,597 sf	4.72 ac
Tree Buffer	6,737 sf	0.15 ac
SRW Road Dedication	10,574 sf	0.24 ac
Lane Dedication	13,620 sf	0.31 ac
Net Usable	174,666 sf	4.00 ac

Lot B - Area Summary - By Level

Level	Area (SF)	Area (SM)
A/B L1	93934	8718
A/B L2	16113	1497
	109947	10214

Lot B - Area Summary - By Occupancy

Occupancy	Area (SF)	Area (SM)
Building Services	964	90
Circulation	567	53
Office	17432	1619
Warehouse	90984	8453
Gross Floor Area	109947	10214

Lot B - Area Summary - By Unit

Building Unit	Area (SF)	Area (SM)
C	301	13713
302	12068	1121
303	13952	1296
304	14488	1346
Utility	605	56
	54826	5093
D	401	14851
402	11677	1085
403	13500	1254
404	14733	1369
Utility	359	33
Gross Floor Area	55121	5121
	109947	10214

Lot B - Area Summary - By Building

Occupancy	Area (SF)	Area (SM)
C	605	56
282	282	26
8465	786	736
45474	4225	3943
54826	5093	4714
D	359	33
285	27	25
8967	833	776
45510	4228	3943
5121	5121	4781
Gross Floor Area	109947	10214

Lot B - PARKING REQUIRED

Occupancy	Area (SF)	Parking Req'd Factor (1/Area)	Spaces
Office	8,460	430	19.7
Warehouse	45,470	1,075	42.3
	53,940		62.0
Office	8,970	430	20.9
Warehouse	45,510	1,075	42.3
	54,480		63.2
Total Area w/ Req'd Parking	108,420		125.2

Lot B - PARKING PROVIDED

Type	Count
C	
COS Accessible (6x18)	1
COS EV (9x18x22Aisle)	4
COS Reg (9x18x22Aisle)	53
COS Sm (9x16x22Aisle)	2
COS Tandem (9x22x22Aisle)	2
	62
D	
COS EV (9x18x22Aisle)	4
COS Reg (9x18x22Aisle)	55
COS Sm (9x16x22Aisle)	1
COS Tandem (9x22x22Aisle)	1
COS Van Accessible (11x18)	1
	63
Grand total	125

Lotting: Proposed: 16 Dock Bays, 8 Grade Bays

Side yard (west) setback reduced from 7.5m to 4.5m for Lot A and Lot B

Professional Engineer
2022.06.18 15:30:50 0700

2 22.08.17 Re-issued for Development Permit
1 22.01.15 Issued for Development Permit

REV DATE DESCRIPTION
SCALE: 1" = 40'-0" DATE: June 17, 2022 DRAWN: Author
PROJECT NUMBER: 19116 32 Avenue PL07 DATE: 01/10/22
FILE PATH: C:\Users\paul@tkad.com\Documents\19116 32 Avenue\19116 32 Avenue.dwg

Beedie/

TKA+D ARCHITECTURE • DESIGN INC.

32 Avenue Multi-Tenant Buildings
19116 32 Avenue, Surrey BC

Site Plan

A07