

City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7922-0111-00

Planning Report Date: May 01, 2023

PROPOSAL:

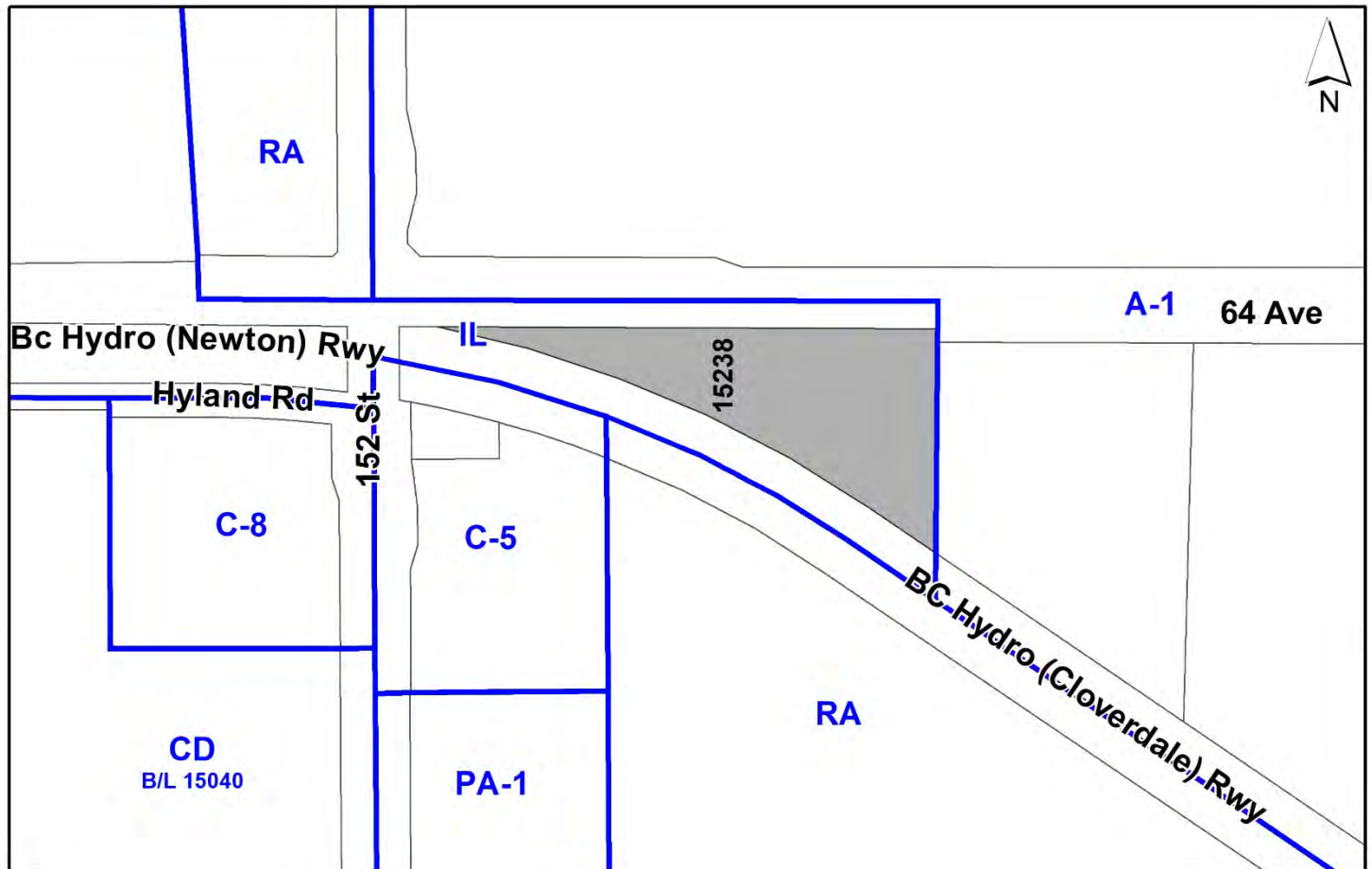
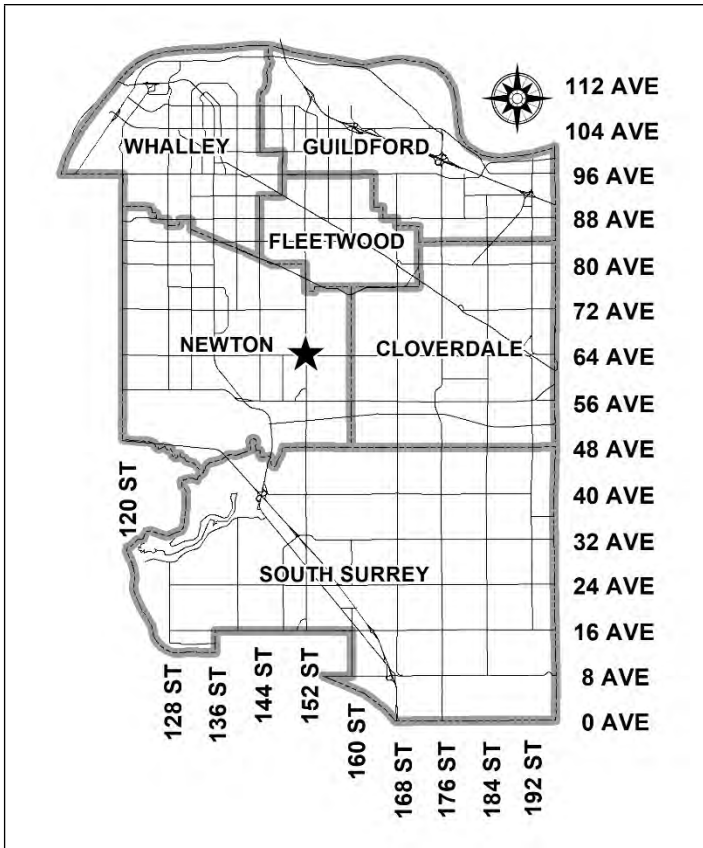
- **OCP Amendment** from Agricultural to Industrial
- **Discharge of LUC No. 584**
- **Rezoning** from IL to CD
- **Development Permit**
- **RGS amendment** from Agricultural to Industrial
- **ALR exclusion** under Section 29 of the *ALC Act*.

to permit the development of a multi-tenant industrial building, with a restaurant and a volleyball facility

LOCATION: 15238 - 64 Avenue

ZONING: LUC No 584 (Underlying IL)

OCP DESIGNATION: Agricultural



RECOMMENDATION SUMMARY

- Bring the following By-laws for consideration of 3rd Reading:
 - Discharge of Land Use Contract (LUC);
 - Official Community Plan (OCP) Amendment; and
 - Rezoning; and
- Approval to draft Development Permit for Form and Character, Hazard Lands, Sensitive Ecosystems, and Farm Protection.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Agricultural to Industrial.

RATIONALE OF RECOMMENDATION

- The proposal is for a multi-tenant industrial building, with a restaurant and a volleyball facility, with surface parking.
- The application was considered by Council at the Regular Council Meeting on January 30 2023, and subsequently a Public Hearing was held on March 06, 2023.
- Following the Public Hearing, Council referred the application back to staff to have the walkway connecting the two buildings removed thereby limiting the future potential uses of the building.
- The proposal has been revised, and the buildings are now proposed as separate buildings, with no enclosed 'bridge' connection on the upper floors.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council considers the following By-laws for Third Reading:
 - (a) By-law No. 20835 to amend the Official Community Plan (OCP) to redesignate the site.
 - (b) By-law No. 20836 to discharge Land Use Contract #584.
 - (c) By-law No. 20837 to rezone the site from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to refer the application to Metro Vancouver for consideration of the following upon the application receiving Third Reading: to amend the Metro Vancouver Regional Growth Strategy (RGS) designation of the site from Agricultural to Industrial, and to extend the Urban Containment Boundary to include the property.
3. Council authorize staff to draft Development Permit No. 7922-0111-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan and geotechnical report.
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 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (h) final approval of the Agricultural Land Reserve exclusion application from the Agricultural Land Commission;
 - (i) final approval from Metro Vancouver for amendments to the Regional Growth Strategy and the Urban Containment Boundary;

- (j) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (k) Registration of a Section 219 Restrictive Covenant to inform future owners of farm practices in the area that may produce noise, odour and dust; and
- (l) Registration of a Section 219 Restrictive Covenant to restrict the minimum building elevation (MBE)" area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion.
5. Council authorize staff to submit an exclusion application to the Agricultural Land Commission.

SITE CONTEXT & BACKGROUND

| Direction | Existing Use | OCP Designation | Existing Zone |
|---------------------------|--|-----------------|--|
| Subject Site | Truck parking | Agricultural | LUC No. 584 (underlying IL Zone) |
| North (Across 64 Avenue): | Vacant land & Hyland Creek. Development Application No. 7912-0304-00 for an industrial development | Agricultural | A-1 |
| East: | Agricultural and single-family dwelling | Agricultural | A-1 |
| South: | Sullivan Park and Sullivan Park Rail Car Barn; BC Hydro Railway. | Suburban | RA and C-5 |
| West (Across 152 Street): | Community Commercial development | Urban | C-8 |

Context & Background

- The subject site is 0.67 hectares (1.65 acres) and designated "Agricultural" in the Official Community Plan (OCP), and the Regional Growth Strategy (RGS), is located in the Agricultural Land Reserve (ALR) and is zoned Land Use Contract (LUC) No. 584, with a Light Impact Industrial (IL) underlying Zone.
- The property was originally used for a cement facility which was a very specific and restricted use that was regulated through a Land Use Contract. Some years ago, the operation stopped, and the property has since been used as an unauthorized truck parking facility.

- The site is bounded by the BC Hydro Cloverdale Railway to the south and west, and Sullivan Park further to the south across the railway. To the east, there is an agricultural property, a commercial development to the west across 152 Street, and a vacant site to the north, which was recently removed from the ALR and has an application on the site for an industrial development.
- The site is within the Development Permit areas for Farm Protection, Hazard Lands (flood prone), Sensitive Ecosystem (streamside protection) and Form and Character.
- The application was considered by Council at the Regular Council – Land Use Meeting on January 30 2023, and subsequently a Public Hearing was held on March 06, 2023.
- Following the Public Hearing, Council referred the application back to staff to have the walkway connecting the two buildings removed thereby limiting the future potential uses of the building (Resolution No. R23-432)

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing an amendment to the OCP and RGS from Agricultural to Industrial, a discharge of Land Use Contract No. 584 and rezoning from Light Impact Industrial (IL) Zone to Comprehensive Development (CD) Zone, based on Light Impact Industrial (IL) Zone.
- The proposal includes road dedication along 64 Avenue to the north, and the development of two industrial buildings with other accessory uses and surface parking.
- The application proposes 1,144 square metres of warehouse space, 220 square metres of office space, a 93 square metre restaurant, and a 980 square metre volleyball training facility, for a total 2,437 square metres of floor area. The proposal represents a net Floor Area Ratio (FAR) of 0.5.

| | Proposed |
|--------------------------------|---------------------|
| Lot Area | |
| Gross Site Area: | 6,695 square metres |
| Road Dedication: | 371 square metres |
| Undevelopable Area: | n/a |
| Net Site Area: | 6,324 square metres |
| Number of Lots: | 1 |
| Building Height: | 17.5 metres |
| Unit Density: | n/a |
| Floor Area Ratio (FAR): | 0.5 |
| Floor Area | |
| Industrial: | 2,124 square metres |
| Commercial: | 313 square metres |
| Total: | 2,437 square metres |

CD By-law

- No changes are proposed to the CD By-law No. 20835. The applicant will comply with all requirements set out previously.
- The proposed building floor area has been slightly reduced from the previous proposal, as well as the overall building height.

DEVELOPMENT PERMITS

- No changes are proposed to the Sensitive Ecosystems (Streamside Areas) Development Permit, Sensitive Ecosystems (Green Infrastructure Areas) Development Permit, Hazard Lands (Flood Prone) Development Permit or Farming Protection Development Permit

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.
- In accordance with the direction provided by Council at the Regular Council – Public Hearing meeting of March 06, 2023, staff has worked with the applicant to eliminate the enclosed connection that was previously proposed on the upper floors between the two buildings.
- With the physical separation of the buildings, they were each provided with a more individual character that better reflects the proposed use in each building.
- The eastern building, where the volleyball facility is located, is proposed with an arched roof, that is more conducive to sports facilities, as it allows for the elimination of interior columns. There is a separate entrance proposed for access to the volleyball facility, and there is no interconnectivity proposed between the small restaurant on the ground floor, and any of the other uses.
- The western building is proposed with offices on the upper stories, and therefore, has a more business park look with a flat roof.
- The glazing proposed for each building also better reflects the proposed uses on each.
- No significant changes to the landscaping were required, as the buildings were already separated on the ground floor.

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 confirmation of location for PMT and BC Hydro kiosk, design resolution for western building along 64 Avenue, and some minor adjustments. Applicant is encouraged to switch the dark roof colour with the lighter metal panel on the wall, as the dark roof will get hot and add to urban heat island effect.
- 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.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Initial Planning Report No. 7922-0111-00, dated January 30, 2023.

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

LM/ar

PROPOSED WAREHOUSES & VOLLEYBALL TRAINING CENTER DEVELOPMENT

15238 64 Ave, Surrey, BC



CONTACT LIST

| | | | | |
|----------------------------|---|--|----------------|----------------|
| ARCHITECT | Architecture Panel Inc. | Unit 103 15505 Marine Dr White Rock, BC, Canada | Ruchir Dhall | (604) 385 3600 |
| LANDSCAPE ARCHITECT | Architecture Panel Inc. | Unit 103 15505 Marine Dr White Rock, BC, Canada | Ruchir Dhall | (604) 385 3600 |
| ENGINE CONSULTANTS | Hub Engineering Inc. | Suite 212, 12992 76 Ave Surrey, BC, Canada | Mike Kompter | (604) 572 4328 |
| LAND SURVEYORS | Dhallwal & Associates Land Surveying Inc. | Unit 216, 12899 76 Ave Surrey, BC, Canada | Sukhvir Grewal | (604) 501 6188 |
| PROJECT OWNERS | Diyash Investments Inc. | 106-12885 76 AVE, Surrey, BC, Canada | | (604) 597 4084 |
| GEI | Red Cedar Environmental Consulting | 32141 Sandpiper Place, Mission, BC, Canada | Remi Masson | (604) 621 9811 |
| AGENCY | Francis Klimo | 112-4300 Fraser Way, Burnaby, BC, Canada | | (604) 358 5562 |
| SALE | CITY OF SURREY | | | |

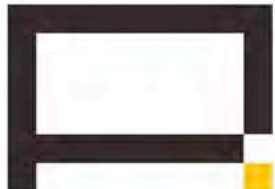
DRAWING INDEX - DOCUMENTATION

ARCHITECTURAL DRAWING INDEX

| | | |
|---------------------|-------|----------------------|
| COVER | A0.01 | COVER SHEET |
| | A0.02 | PROJECT STATISTICS |
| | A0.03 | CONTEXT PLAN |
| | A0.04 | DESIGN RATIONALE |
| SIT | A1.01 | SURVEY PLAN |
| | A1.02 | BASE PLAN |
| | A1.03 | CIVIL KEY PLAN |
| | A1.04 | CIVIL GRADING PLAN |
| | A1.05 | FIRE SITE PLAN |
| FLOOR | A2.01 | SITE PLAN |
| | A2.02 | MAIN FLOOR PLAN |
| | A2.03 | SECOND FLOOR PLAN |
| | A2.04 | THIRD FLOOR PLAN |
| | A2.05 | ROOF PLAN |
| ELEVATIONS | A3.01 | NORTH-EAST ELEVATION |
| | A3.02 | SOUTH-WEST ELEVATION |
| SECTIONS | A4.01 | SECTIONS |
| SUPPLEMENTAL | A5.01 | RENDERS |
| | A5.02 | RENDERS |

LANDSCAPE ARCHITECTURAL DRAWING INDEX

| | | |
|------------------|-----|----------------|
| LANDSCAPE | L01 | KEY PLAN |
| | L02 | CONCEPT PLAN |
| | L03 | PLANTING PLAN |
| | L04 | HARDSCAPE PLAN |
| | L05 | ROOF PLAN |
| | L06 | DETAILS |
| | L07 | DETAILS |



ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 15505 Marine Drive, White Rock, BC | 6047831450 | www.architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Architects / Landscapers Architects's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Architect / Landscape Architect. Any changes made without the Architects / Landscape Architects's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern. © Architecture Panel Inc. All rights reserved.

Project
Proposed Warehouse Buildings

Owner
Diyash Investments Inc.

Sheet Title
COVER SHEET

Sheet No.
A0.01

Drawn By
BF

Reviewed By
RD

Total Sheets
28

Checked By
RD

Status
DP Application

Contractors

AHJ
City of Surrey

Consultants

Architecture Panel Inc.

Documents
DP Application

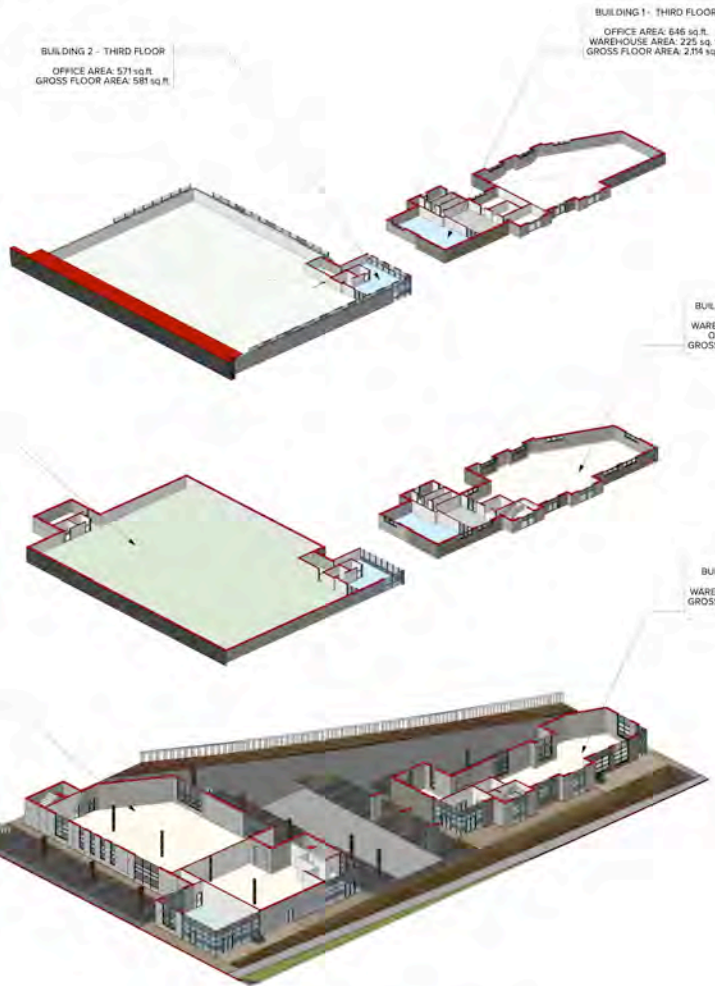
| No | Date | Issue Notes |
|----|------------|------------------|
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| F | 2022-03-29 | DP Application |
| G | 2022-06-22 | DP Application |
| H | 2022-08-22 | DP Re-Submission |
| I | 2022-10-20 | DP Re-Submission |
| J | 2023-04-06 | DP Re-Submission |

Scale

PROJECT STATISTICS

LEGEND

- Warehouse Units
- Restaurant
- Volleyball Courts
- Offices Unit



PROJECT DATA

CITY ADDRESS: 15238 64 AVE, SURREY, BC
PROPOSED USE: WAREHOUSES & VOLLEYBALL TRAINING CENTRE
DATE OF DESIGN: BCBC 2018

| AREA CALCULATION | REQUIRED | PROPOSED |
|------------------|-------------|--------------------|
| BUILDING HEIGHT | 18m (59 ft) | 17.5m (57 ft 9 in) |

| | |
|--|---------------------------|
| TOTAL PROPOSED WAREHOUSE AREA | 1,444 sq m (12,317 sq ft) |
| TOTAL PROPOSED OFFICE AREA | 220 sq m (2,368 sq ft) |
| TOTAL PROPOSED RESTAURANT AREA | 93 sq m (1,001 sq ft) |
| TOTAL PROPOSED VOLLEYBALL TRAINING CENTER AREA | 980 sq m (10,649 sq ft) |
| % INDUSTRIAL USE | 71.0% |

| | |
|-------------------------|----------------|
| SITE | 72066.38 sq ft |
| TOTAL BUILT UP AREA | 32167 sq ft |
| F.A.R (Gross site area) | 0.446 |
| NET F.A.R | 0.473 |

| | |
|-----------------|----------------|
| GROSS SITE AREA | 72066.38 sq ft |
| NET SITE AREA | 68075.53 sq ft |

| | |
|---------------|------|
| SITE COVERAGE | 17 % |
|---------------|------|

| SETBACKS | REQUIRED | PROPOSED |
|---|---------------|-----------------|
| MINIMUM SETBACK PROVIDED (PRE-DEDICATION) | | |
| NORTH | 24.6ft (7.5m) | 24.6ft (7.5m) |
| SOUTH | 19.69ft(6m) | 19.69ft(6m) |
| WEST | 24.6ft (7.5m) | 153.5ft(46.76m) |
| EAST | 49.21ft(15m) | 78.7ft(24m) |

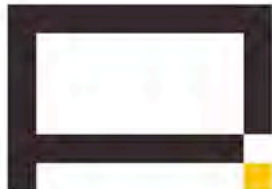
| PARKING | REQUIRED | PROPOSED |
|--|-----------------------|----------|
| NUMBER OF PARKING SPOTS - WAREHOUSES (144 SQ.M.) | (1 per 100 sqm) | 11 |
| NUMBER OF PARKING SPOTS - OFFICES (220 SQ.M.) | (2.5 per 100 sqm) | 6 |
| NUMBER OF PARKING SPOTS - RESTAURANT (93 SQ.M.) | (3 per 150 sqm) | 3 |
| NUMBER OF PARKING SPOTS - VOLLEYBALL TRAINING CENTER (980 SQ.M.) | (3.6/100 sqm) | 35 |
| TOTAL NUMBER OF PARKING SPOTS | 55 | 46 |
| % PARKING REDUCTION PROPOSED | | 10% |
| NUMBER OF SHARED PARKING SPOTS WITH VOLLEYBALL TRAINING CENTER (25% OF TOTAL) = 9 SHARED SPOTS | (55 (MAX) - 9 shared) | 46 |

PARKING REPORT

| | Num Spaces | Space Length | Space Width |
|-----------------|------------|--------------|--------------|
| REGULAR CAR - 1 | 29 | 5500 | 2600 |
| REGULAR CAR - 2 | 1 | 5500 | 2750 |
| SMALL CAR | 5 | 4900 | 2600 |
| SMALL CAR | 9 | 4900 | 2750 |
| SMALL CAR | 1 | 4900 | 2900 |
| ACCESSIBLE CAR | 1 | 5500 | 2500 (+1500) |
| % SMALL CARS | 34.80% | | |
| TOTAL | 46 | | |

GROSS AREA CALCULATION (EXCLUDING PARKING & INDOOR AMENITY)

| BUILDINGS | LEVEL | AREA |
|------------|--------------------|-------------|
| BUILDING 1 | MAIN FLOOR LEVEL | 3671 sq ft |
| | SECOND FLOOR LEVEL | 5070 sq ft |
| | THIRD FLOOR LEVEL | 2114 sq ft |
| BUILDING 2 | MAIN FLOOR LEVEL | 8611 sq ft |
| | SECOND FLOOR LEVEL | 12120 sq ft |
| | THIRD FLOOR LEVEL | 581 sq ft |
| GROSS AREA | GROSS AREA | 32167 sq ft |



ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 15505 Marine Drive, White Rock, BC | 6047831450 | www.architecturepanelinc.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Architects / Landscape Architects written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Architect / Landscape Architect. Any changes made without the Architects / Landscape Architects written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern. © Architecture Panel Inc. All rights reserved.

Project Proposed Warehouse Buildings

Owner
Diyash Investments Inc.

Sheet Title PROJECT STATISTICS

Sheet No.
A0.02

Total Sheets
28

Contractors

Consultants
Architecture Panel Inc.

Drawn By
BF

Checked By
RD

A/HJ
City of Surrey

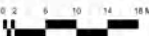
Documents
DP Application

Reviewed By
RD

Status
DP Application

| No | Date | Issue Notes |
|----|------------|------------------|
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| F | 2022-03-29 | DP Application |
| G | 2022-06-22 | DP Application |
| H | 2022-08-22 | DP Re-Submission |
| I | 2022-10-20 | DP Re-Submission |
| J | 2023-04-06 | DP Re-Submission |

Scale



CONTEXT PLAN



CONTEXT

As evident by the footprint configuration of the surrounding developments, this development is being proposed as a prominent urban element on a farm and industrial area of our fast growing city. The proposed development site currently falls in an IL zone, and proposed to be changed to CD. The developer is proposing an industrial and commercial development.

We seek to have a vehicular entrance at the East side, adjacent to ALR, and provided a farmland protection buffer for a smooth and undisturbed access to on grade parking and loading bays.

KEY

- Proposed Industrial/Commercial Building
- Proposed Farmland Protection Buffer
- Existing Buildings
- Adjacent ALR
- Road Dedication from Existing Property Line
- Existing Property Line
- Proposed Property Line
- Building Setback Line
- Landscape Buffer
- ROW

1 CONTEXT PLAN
Scale: 1:500

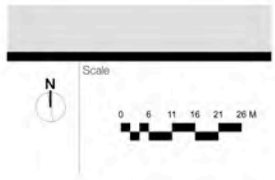


ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 103, 15505 Marine Drive, White Rock, BC | 6047831450 | www.architecturepanel.com
These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Architects / Landscape Architects written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Architect / Landscape Architect. Any changes made without the Architects / Landscape Architects written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern. © Architecture Panel Inc. All rights reserved.

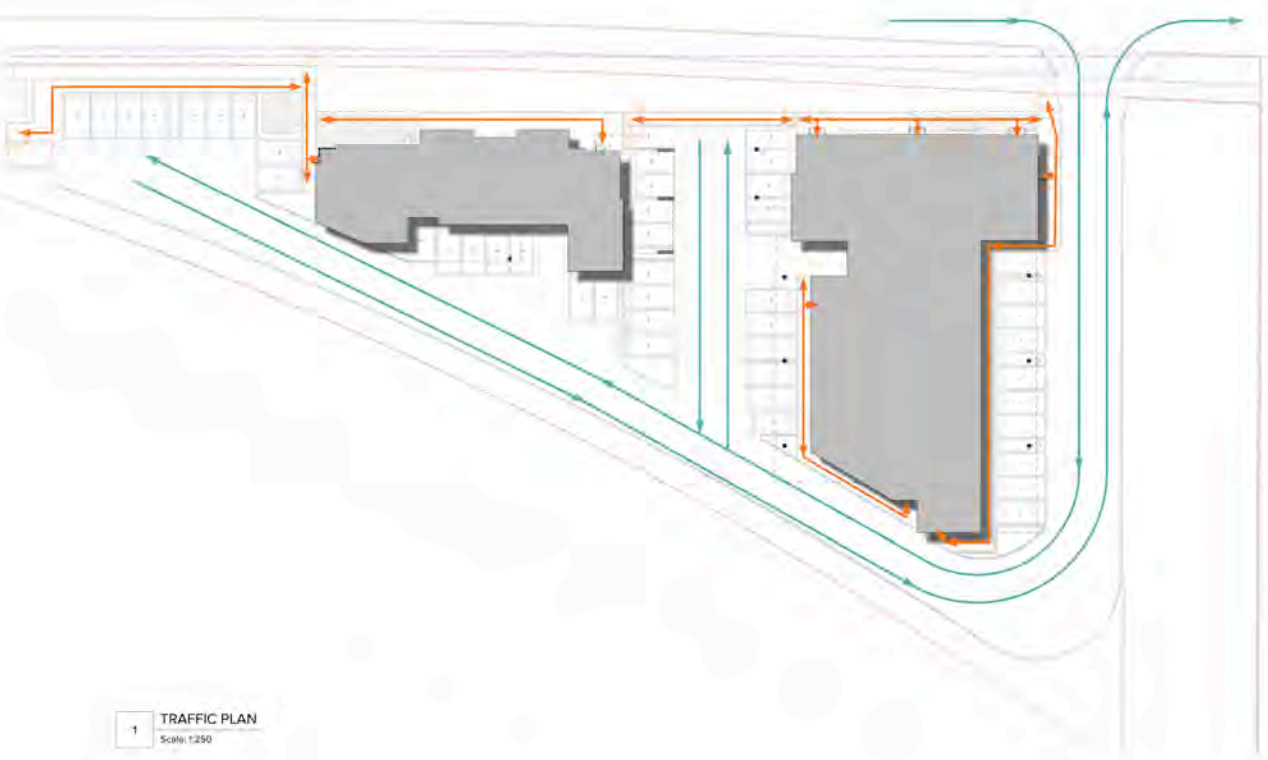
Project
Proposed Warehouse Buildings
Owner
Diyash Investments Inc.
Sheet Title
CONTEXT PLAN

| | | | |
|---------------------------|---------------------------------|------------------------------|---|
| Sheet No. A0.03 | Total Sheets 28 | Contractors | Consultants Architecture Panel Inc. |
| Drawn By BF | Checked By RD | AHJ City of Surrey | Documents DP Application |
| Reviewed By RD | Status DP Application | | |

| No | Date | Issue Notes |
|----|------------|------------------|
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| F | 2022-03-29 | DP Application |
| G | 2022-06-22 | DP Application |
| H | 2022-08-22 | DP Re-Submission |
| I | 2022-10-20 | DP Re-Submission |
| J | 2023-04-06 | DP Re-Submission |



DESIGN RATIONALE



1 TRAFFIC PLAN
Scale: 1:250

 VEHICULAR TRAFFIC
 PEDESTRIAN TRAFFIC

SITE PLANNING PRINCIPLES

The site has tight constraints with unique geometry. We have worked diligently to incorporate all of the functional requirements for the buildings and site including but not limited to the tight vehicular movements, ALR farmland protection buffer, railway line related setbacks, and other screening requirements as directed by the city.

The site design has evolved with continual guidance from the City staff over last few months. We have taken the principal points that the CoS considered vital in the evolution of this site design which include the following.

- Setbacks provided with landscape buffers to provide screening to parkings facing 64 Ave
- Provide pedestrian friendly walkways and Outdoor Amenity Spaces for workers.
- Allow for separate public pedestrian entrances leading to entrance lobbies of each building.
- Allow for Public Parking on grade with safety, and carefully considered driveways for safe truck maneuvers.
- Develop easily accessible entries to commercial and industrial units.
- Landscape buffer provided for farmland protection adjacent to neighboring ALR.
- Building expression and elevations designed to relate to the asymmetric site and building form.
- Landscape buffer on North side provides natural shading to the walkways and building face.

As guided by the CoS staff at the very beginning, we continued to work with the same principles, setbacks and the requirements and faithfully followed the CoS staff's directives in the site planning of this development.

The proposal includes an industrial and commercial development consisting of 2 Buildings. Building 1 is a 3-storey industrial building with warehouses on Main floor & 2nd floor, and minor Office space on 2nd & 3rd Floor. Building 2 is a 3-storey industrial building consisting of warehouses and a restaurant on Main floor, and a volleyball training centre, & offices above.

We have also introduced landscape features along the sidewalk and a pedestrian plaza to look more pleasing to the public. Colors of the building facade are also carefully chosen to be aesthetically pleasing. Outdoor Amenity areas are provided on site, and are safe and away from noise.

ENVIRONMENTAL / SUSTAINABILITY FEATURES

This project is designed in compliance with CoS, the Building Codes, and the Official Community Plan Development Permit Guidelines. We have taken careful consideration to design the site with landscaping, walkways and open spaces that add to the sustainability of the building and site. Some of the sustainable features include:

- Design Elements such as overhangs, and landscape elements allowing for natural shading and protection of the Building.
- Rich selection of plants, shrubs and trees on site to reduce any heat island effects.
- Bike and pedestrian paths with easy access to transit lines.
- Green roof design.
- Curtain glazings and large windows selection to reduce excess window junctions, and spandrel panels provided to block solar radiations.



ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 15505 Marine Drive, White Rock, BC | 6047831450 | www.architecturepanel.com
 These Drawings and the Design are and as all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Architects / Landscape Architects written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Architect / Landscape Architect. Any changes made without the Architects / Landscape Architects written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
 © Architecture Panel Inc. All Rights reserved.

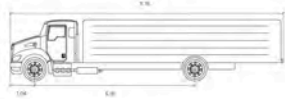
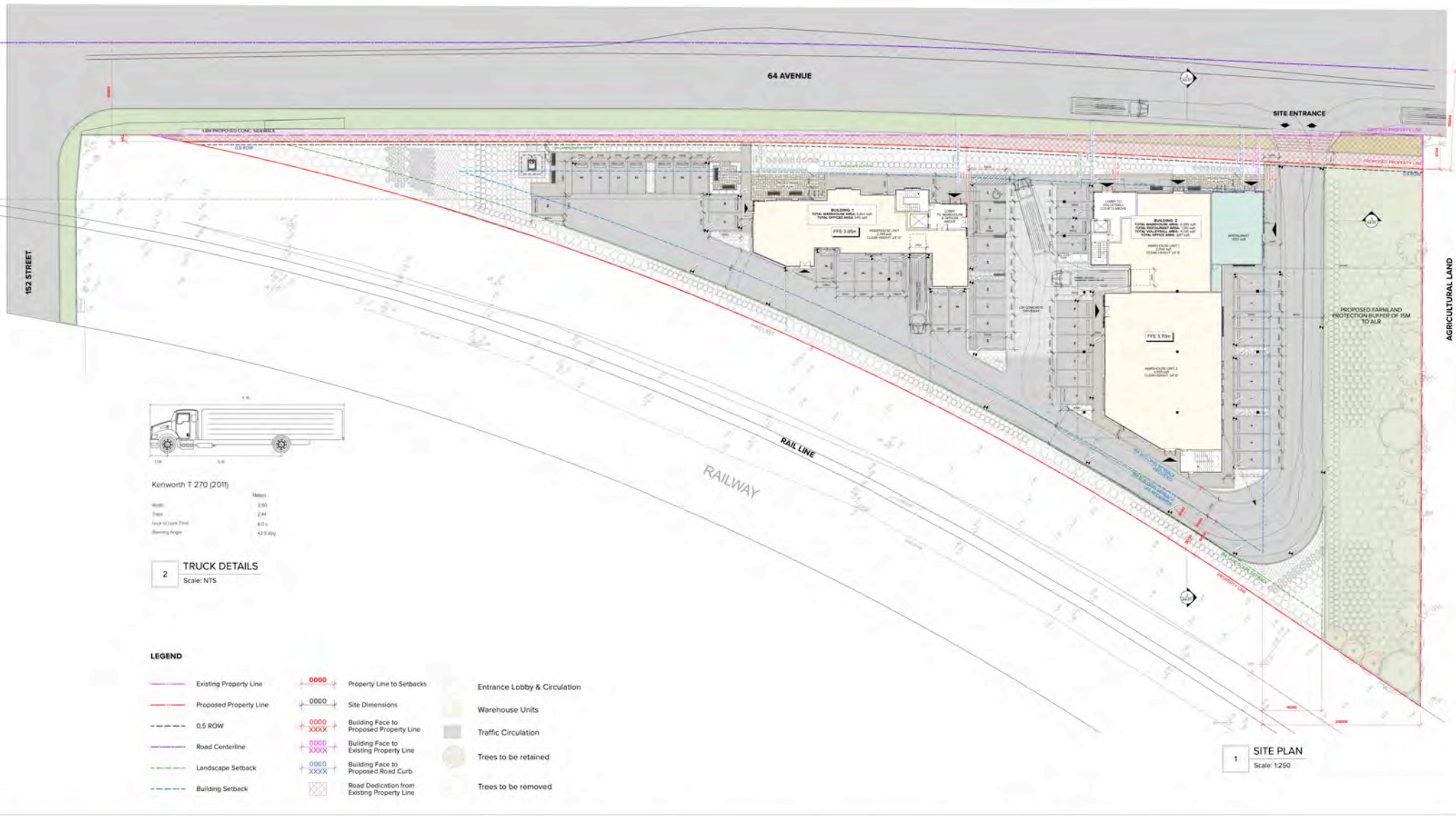
Project
Proposed Warehouse Buildings
 Owner
Diyash Investments Inc.
 Sheet Title
DESIGN RATIONALE

Sheet No.
A0.04
 Drawn By
BF
 Checked By
RD
 Reviewed By
RD
 Total Sheets
28
 Designer
A+U City of Surrey
 Status
DP Application

Consultants:
Architecture Panel Inc.
 Documents:
DP Application

| No | Date | Issue Notes |
|----|------------|------------------|
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| F | 2022-03-29 | DP Application |
| G | 2022-06-22 | DP Application |
| H | 2022-08-22 | DP Re-Submission |
| I | 2022-10-20 | DP Re-Submission |
| J | 2023-04-06 | DP Re-Submission |





Kenworth T 270 (2011)

| | |
|----------------|-------|
| Model | 270 |
| Year | 2011 |
| Load Capacity | 8000 |
| Turning Radius | 4.37m |

2 TRUCK DETAILS
Scale: NTS

LEGEND

- Existing Property Line
- Proposed Property Line
- 0.5 ROW
- Road Centerline
- Landscape Setback
- Building Setback
- Property Line to Setbacks
- Site Dimensions
- Building Face to Proposed Property Line
- Building Face to Existing Property Line
- Building Face to Proposed Road Curb
- Road Dedication from Existing Property Line
- Entrance Lobby & Circulation
- Warehouse Units
- Traffic Circulation
- Trees to be retained
- Trees to be removed

1 SITE PLAN
Scale: 1:250



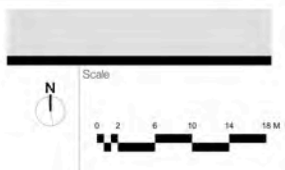
ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 103, 15505 Marine Drive, White Rock, BC | 6047831450 | www.architecturepanel.com

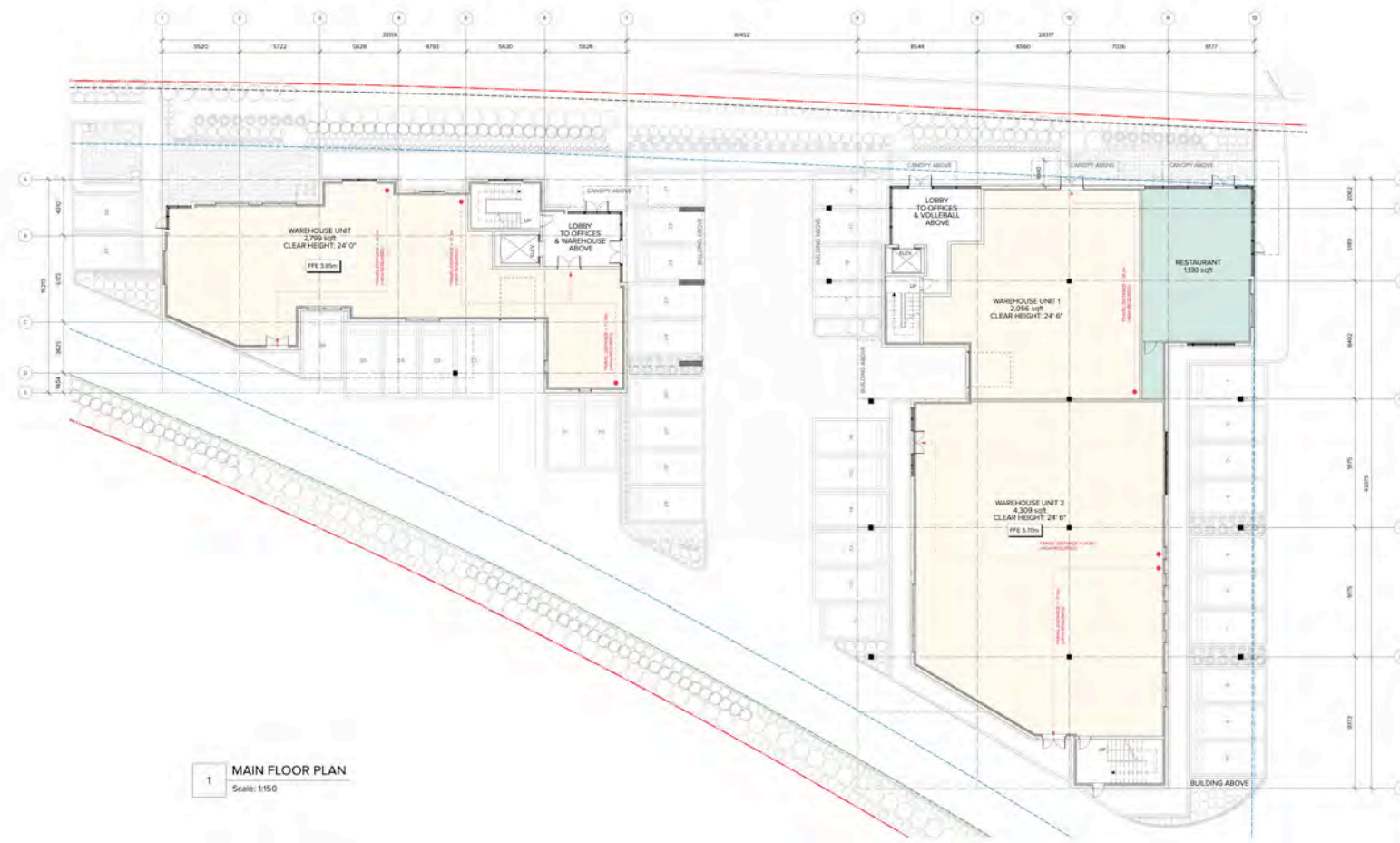
These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Architects / Landscape Architects's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Architect / Landscape Architect. Any changes made without the Architects / Landscape Architects's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
© Architecture Panel Inc. All rights reserved.

Project
Proposed Warehouse Buildings
Owner
Diyash Investments Inc.
Sheet Title
SITE PLAN

| | | | |
|---------------------------|---------------------------------|------------------------------|---|
| Sheet No. A2.01 | Total Sheets 28 | Contractors | Consultants Architecture Panel Inc. |
| Drawn By BF | Checked By RD | AHJ City of Surrey | Documents DP Application |
| Reviewed By RD | Status DP Application | | |

| No | Date | Issue Notes |
|----|------------|------------------|
| D | 2022-03-11 | Pre-Application |
| E | 2022-03-15 | Coordination |
| F | 2022-03-29 | DP Application |
| G | 2022-06-22 | DP Application |
| H | 2022-08-22 | DP Re-Submission |
| I | 2022-10-20 | DP Re-Submission |
| J | 2023-04-06 | DP Re-Submission |





1 MAIN FLOOR PLAN
Scale: 1:150

SPACE LEGEND

- Services & Stairs/Elevator
- Warehouse
- Restaurant



ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 15505 Marine Drive, White Rock, BC | 6047831450 | info@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Architects / Landscape Architects written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Architect / Landscape Architect. Any changes made without the Architects / Landscape Architects written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
© Architecture Panel Inc. All rights reserved.

Project
Proposed Warehouse Buildings

Owner
Diyash Investments Inc.

Sheet Title
MAIN FLOOR PLAN

| | | | |
|---------------------------|---------------------------------|------------------------------|---|
| Sheet No. A2.02 | Total Sheets 28 | Contractors | Consultants Architecture Panel Inc. |
| Drawn By BF | Checked By RD | AHJ City of Surrey | Documents DP Application |
| Reviewed By RD | Status DP Application | | |

| No | Date | Issue Notes |
|----|------------|------------------|
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| F | 2022-03-29 | DP Application |
| G | 2022-06-22 | DP Application |
| H | 2022-08-22 | DP Re-Submission |
| I | 2022-10-20 | DP Re-Submission |
| J | 2023-04-06 | DP Re-Submission |

Scale

0 3 5 7 9 M



- SPACE LEGEND**
- Services & Stairs/Elevator
 - Volleyball courts (Building 2)
 - Offices
 - Warehouse
 - Washrooms
 - Corridor



ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 15505 Marine Drive, White Rock, BC | 6047831450 | www.architecturepanelinc.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Architects' / Landscape Architects' written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Architect / Landscape Architect. Any changes made without the Architects' / Landscape Architects' written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern. © Architecture Panel Inc. All rights reserved.

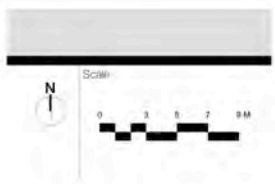
Project
Proposed Warehouse Buildings

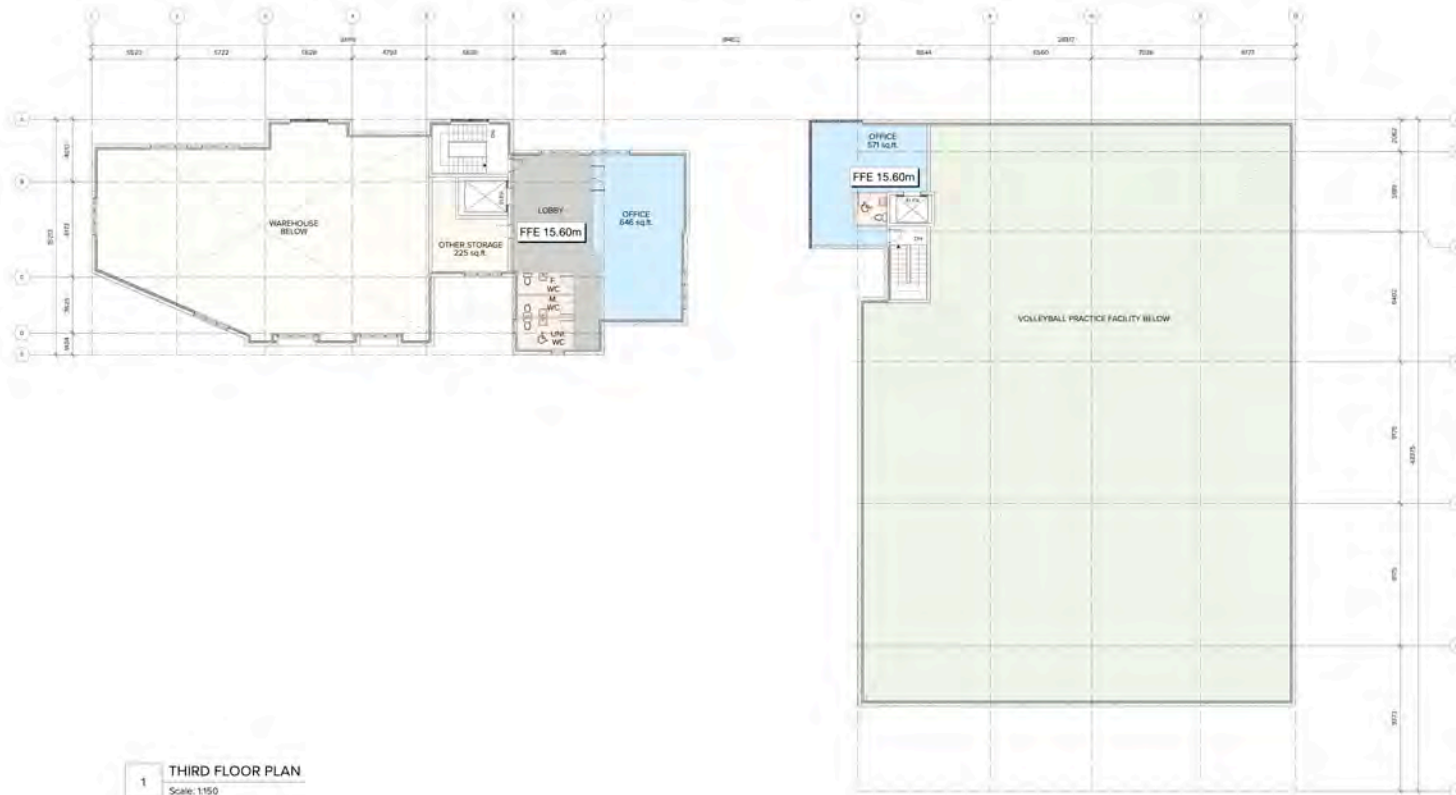
Owner
Diyash Investments Inc.

Sheet Title
SECOND FLOOR PLAN

| | | | |
|---------------------------|---------------------------------|------------------------------|---|
| Sheet No. A2.03 | Total Sheets 28 | Contractors | Consultants Architecture Panel Inc. |
| Drawn By BF | Checked By RD | A-U City of Surrey | Documents DP Application |
| Reviewed By RD | Status DP Application | | |

| No | Date | Issue Notes |
|----|------------|------------------|
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| F | 2022-03-29 | DP Application |
| G | 2022-06-22 | DP Application |
| H | 2022-08-22 | DP Re-Submission |
| I | 2022-10-20 | DP Re-Submission |
| J | 2023-04-06 | DP Re-Submission |





1 **THIRD FLOOR PLAN**
Scale: 1/150

SPACE LEGEND

| | |
|--|----------------------------|
| | Services & Stairs/Elevator |
| | Office Unit |
| | Warehouse |
| | Washrooms |
| | Corridor |

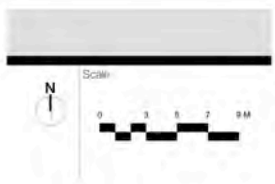


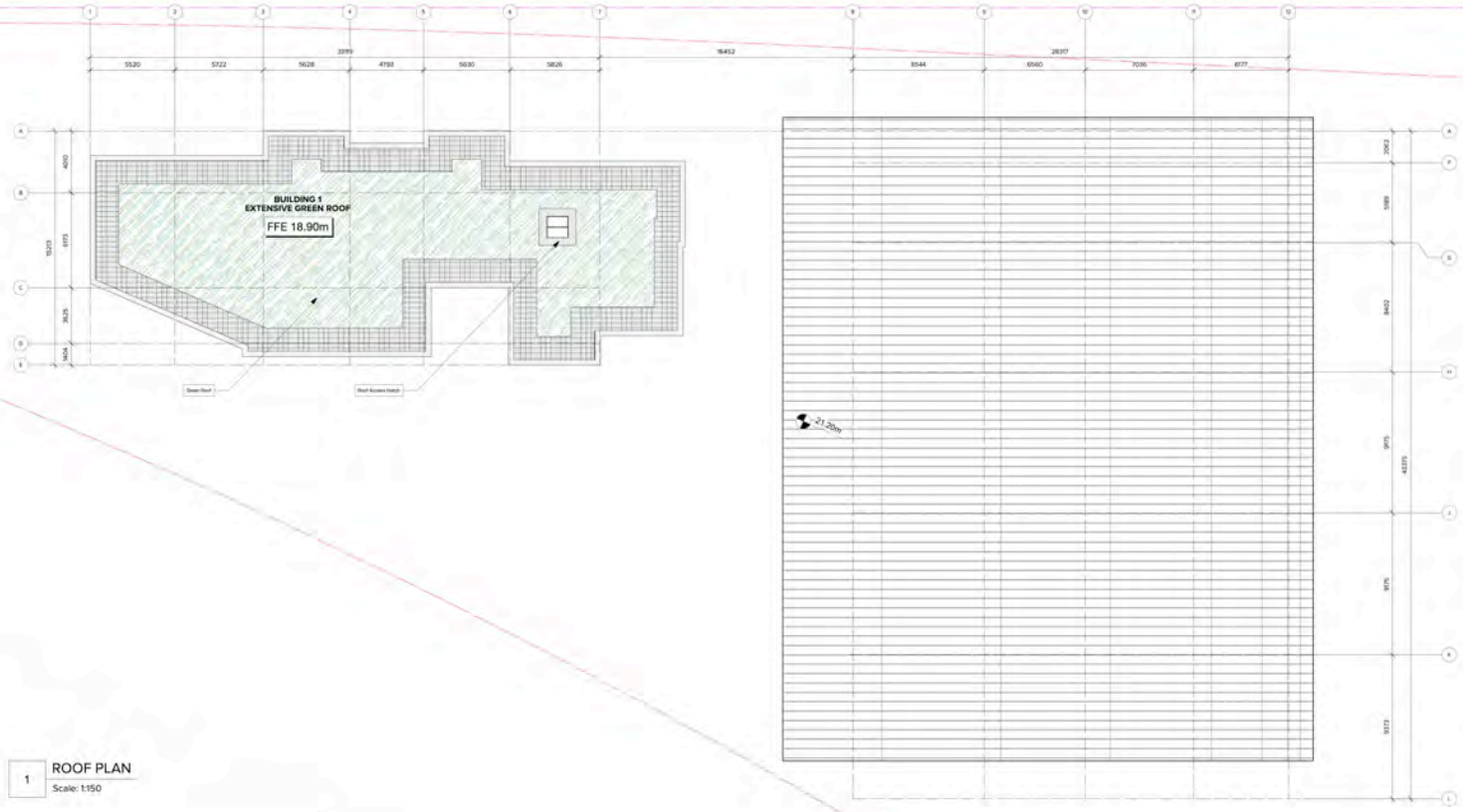
ARCHITECTURE PANEL INC.
 ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
 Unit 103, 15505 Marine Drive, White Rock, BC | 6047831450 | www.architecturepanelinc.com
 These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Architects / Landscape Architects written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Architect / Landscape Architect. Any changes made without the Architects / Landscape Architects written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
 © Architecture Panel Inc. All rights reserved.

Project
Proposed Warehouse Buildings
 Owner
Diyash Investments Inc.
 Sheet Title
THIRD FLOOR PLAN

| | | | |
|---------------------------|---------------------------------|------------------------------|---|
| Sheet No. A2.04 | Total Sheets 28 | Contractors | Consultants Architecture Panel Inc. |
| Drawn By BF | Checked By RD | AHJ City of Surrey | Documents DP Application |
| Reviewed By RD | Status DP Application | | |

| No | Date | Issue Notes |
|----|------------|------------------|
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| F | 2022-03-29 | DP Application |
| G | 2022-06-22 | DP Application |
| H | 2022-08-22 | DP Re-Submission |
| I | 2022-10-20 | DP Re-Submission |
| J | 2023-04-06 | DP Re-Submission |





1 ROOF PLAN
Scale: 1:150

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 103, 15505 Merrie Drive, WhiteRock, BC | 6047831450 |
ruch@architecturepanel.com

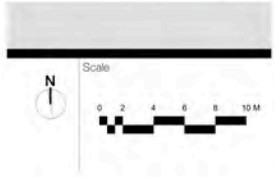
These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
© Architecture Panel Inc. All rights reserved.

Project
Proposed Warehouse Buildings
Owner
Diyash Investments Inc.
Sheet Title
ROOF PLAN

Total Sheets
28
Sheet No.
A2.05
Drawn By
BF
Checked By
RD
Reviewed By
RD
Contractors
AHJ
City of Surrey
Documents
DP Application
Status
DP Application

Consultants
Architecture Panel Inc.
Documents
DP Application

| No | Date | Issue Notes |
|----|------------|------------------|
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| F | 2022-03-29 | DP Application |
| G | 2022-06-22 | DP Application |
| H | 2022-08-22 | DP Re-Submission |
| I | 2022-10-20 | DP Re-Submission |
| J | 2023-04-06 | DP Re-Submission |





1 EAST ELEVATION
Scale: 1:150

Material Legend

- 1 Painted Tilt-up Panel
Color: Benjamin Moore Navajo White OC-95
- 2 Painted Tilt-up Panel
Color: Benjamin Moore Alexandra Beige HC-77
- 3 Corrugated Metal
Color: Gray
- 4 Hardie Panel
Color: Benjamin Moore Stormy Monday 212-50
- 5 Curtain glazing
- 6 Longboard Soffit
Color: Mahogany
- 7 Aluminum Composite Panel
Color: Dark Gray
- 8 Metal Column
Wooden Finish
- 9 Metal
Standing Seam
Color: Dark Gray
- 10 Longboard Wood Band

MATERIAL COLOR BOARD



2 NORTH ELEVATION (64 AVE)
Scale: 1:150



ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 15505 Marine Drive, White Rock, BC | 6047831450 | www.architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Architects / Landscape Architects's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Architect / Landscape Architect. Any changes made without the Architects / Landscape Architects's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern. © Architecture Panel Inc. All rights reserved.

Project
Proposed Warehouse Buildings

Owner
Diyash Investments Inc.

Sheet Title
NORTH/EAST ELEVATION

Sheet No.
A3.01

Drawn By
BF

Reviewed By
RD

Total Sheets
28

Checked By
RD

Status
DP Application

Contractors

AHJ
City of Surrey

Consultants

Architecture Panel Inc.

Documents
DP Application

| No | Date | Issue Notes |
|----|------------|------------------|
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| F | 2022-03-29 | DP Application |
| G | 2022-06-22 | DP Application |
| H | 2022-08-22 | DP Re-Submission |
| I | 2022-10-20 | DP Re-Submission |
| J | 2023-04-06 | DP Re-Submission |



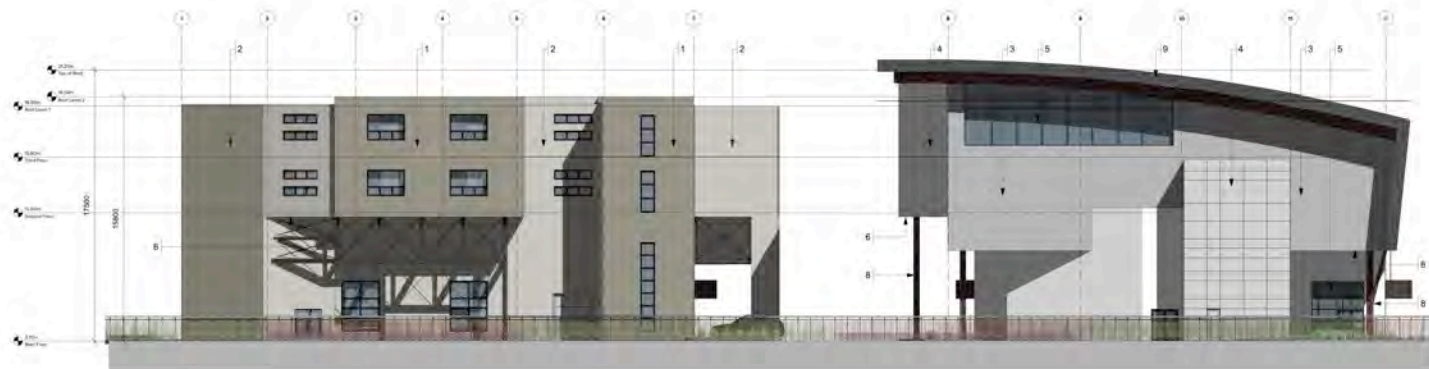


1 WEST ELEVATION (152 ST)
Scale: 1:150

Material Legend

- 1 Painted Tilt-up Panel
Color: Benjamin Moore Navajo White OC-95
- 2 Painted Tilt-up Panel
Color: Benjamin Moore Alexandra Beige HC-77
- 3 Corrugated Metal
Color: Gray
- 4 Hardie Panel
Color: Benjamin Moore Stormy Monday 212-50
- 5 Curtain glazing
- 6 Longboard Soffit
Color: Mahogany
- 7 Aluminum Composite Panel
Color: Dark Gray
- 8 Metal Column
Wooden Finish
- 9 Metal
Standing Seam
Color: Dark Gray
- 10 Longboard Wood Band

MATERIAL COLOR BOARD



2 SOUTH ELEVATION
Scale: 1:150



ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 15505 Marine Drive, White Rock, BC | 6047831450 | www.architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Architect's / Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Architect / Landscape Architect. Any changes made without the Architect's / Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern. © Architecture Panel Inc. All rights reserved.

Project
Proposed Warehouse Buildings

Owner
Diyash Investments Inc.

Sheet Title
SOUTH/WEST ELEVATION

Sheet No.
A3.02

Drawn By
BF

Reviewed By
RD

Total Sheets
28

Checked By
RD

Status
DP Application

Contractors

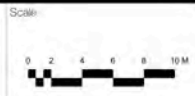
AHJ
City of Surrey

Consultants

Architecture Panel Inc.

Documents
DP Application

| No | Date | Issue Notes |
|----|------------|------------------|
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| F | 2022-03-29 | DP Application |
| G | 2022-06-22 | DP Application |
| H | 2022-08-22 | DP Re-Submission |
| I | 2022-10-20 | DP Re-Submission |
| J | 2023-04-06 | DP Re-Submission |

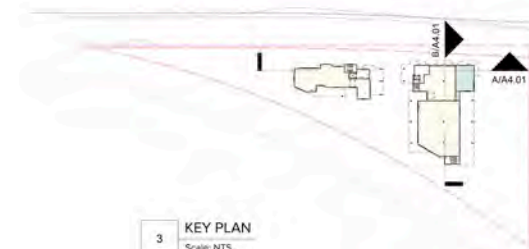




A SECTION A-A
Scale: 1:150



B SECTION B-B
Scale: 1:150



3 KEY PLAN
Scale: NTS



ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 15505 Marine Drive, White Rock, BC | 6047831450 | info@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Architects / Landscape Architects written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Architect / Landscape Architect. Any changes made without the Architects / Landscape Architects written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern. © Architecture Panel Inc. All rights reserved.

Project
Proposed Warehouse Buildings

Owner
Diyash Investments Inc.

Sheet Title
SECTIONS

Sheet No.
A4.01

Drawn By
BF

Reviewed By
RD

Total Sheets
28

Checked By
RD

Status
DP Application

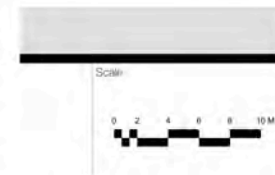
Contractors

AHJ
City of Surrey

Consultants
Architecture Panel Inc.

Documents
DP Application

| No | Date | Issue Notes |
|----|------------|------------------|
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| F | 2022-03-29 | DP Application |
| G | 2022-06-22 | DP Application |
| H | 2022-08-22 | DP Re-Submission |
| I | 2022-10-20 | DP Re-Submission |
| J | 2023-04-06 | DP Re-Submission |





3 VIEW TO SITE FROM 64 AVE LOOKING SOUTH WEST
Scale: NTS



2 VIEW TO SITE FROM 64 AVE LOOKING SOUTH EAST
Scale: NTS



ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 15505 Marine Drive, White Rock, BC | 6047831450 | www.architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Architect's / Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Architect / Landscape Architect. Any changes made without the Architect's / Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern. © Architecture Panel Inc. All rights reserved.

Project
Proposed Warehouse Buildings

Owner
Diyash Investments Inc.

Sheet Title
RENDERS

Sheet No.
A5.01

Drawn By
BF

Reviewed By
RD

Total Sheets
28

Checked By
RD

Status
DP Application

Contractors

AHJ
City of Surrey

Consultants
Architecture Panel Inc.

Documents
DP Application

| No | Date | Issue Notes |
|----|------------|------------------|
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| F | 2022-03-29 | DP Application |
| G | 2022-06-22 | DP Application |
| H | 2022-08-22 | DP Re-Submission |
| I | 2022-10-20 | DP Re-Submission |
| J | 2023-04-06 | DP Re-Submission |

Scale



1 VIEW TO SITE FROM 64 AVE LOOKING SOUTH
Scale: NTS



2 VIEW TO SITE FROM 64 AVE LOOKING SOUTH EAST
Scale: NTS



3 VIEW FROM SITE LOOKING NORTH WEST
Scale: NTS



ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

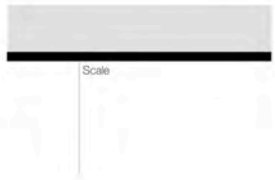
Unit 103, 15505 Marine Drive, White Rock, BC | 6047831450 | info@architecturepanel.com

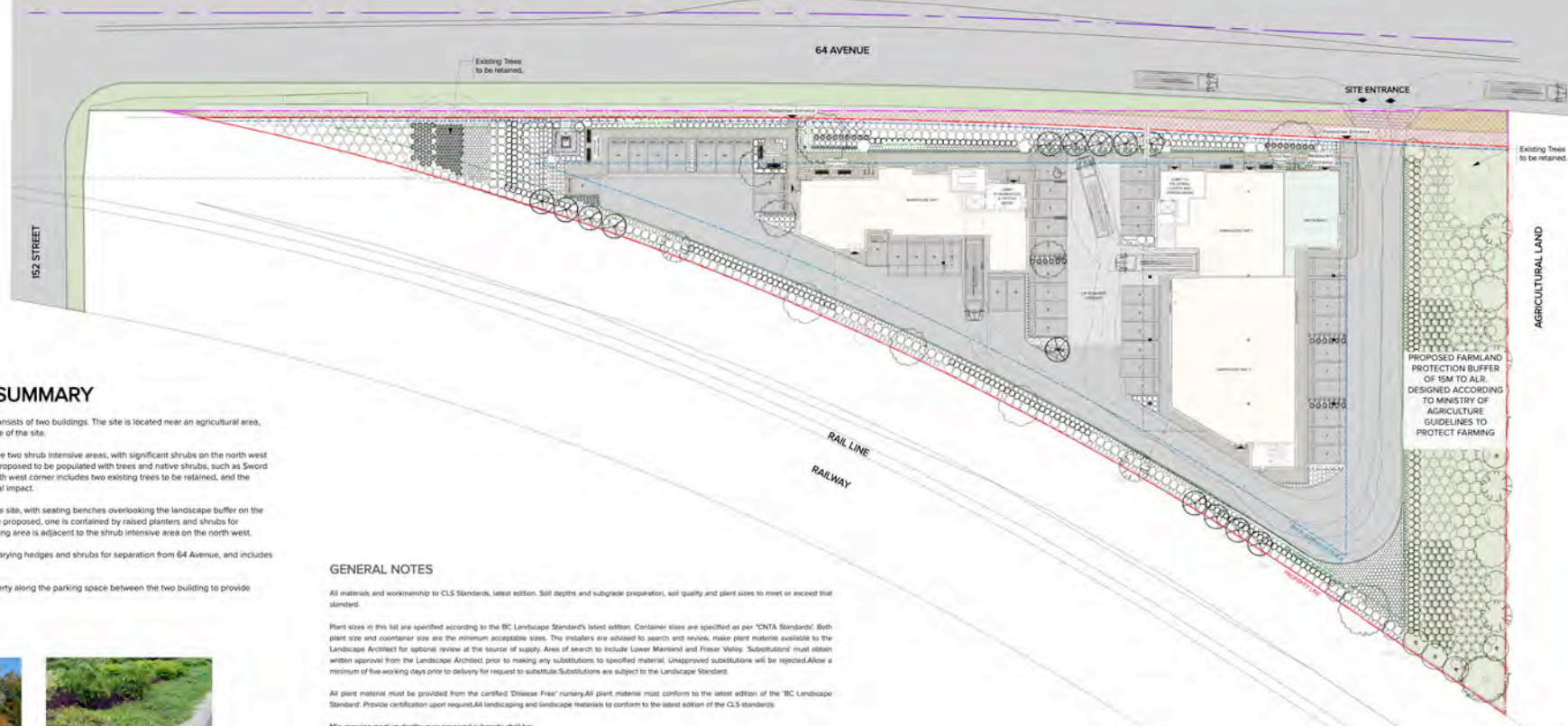
These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Architect's / Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Architect / Landscape Architect. Any changes made without the Architect's / Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern. © Architecture Panel Inc. All rights reserved.

Project
Proposed Warehouse Buildings
Owner
Diyash Investments Inc.
Sheet Title
RENDERS

Sheet No.
A5.02
Drawn By
BF
Reviewed By
RD
Total Sheets
28
Checked By
RD
Status
DP Application
Contractors
**AHJ
City of Surrey**
Consultants
Architecture Panel Inc.
Documents
DP Application

| No | Date | Issue Notes |
|----|------------|------------------|
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| F | 2022-03-29 | DP Application |
| G | 2022-06-22 | DP Application |
| H | 2022-08-22 | DP Re-Submission |
| I | 2022-10-20 | DP Re-Submission |
| J | 2023-04-06 | DP Re-Submission |





DESIGN RATIONALE AND SUMMARY

This warehouses, volleyball training centre and office project consists of two buildings. The site is located near an agricultural area, and it includes a 15m farmland protection buffer on the east side of the site.

The triangular shape of the site provided the opportunity to have two shrub intensive areas, with significant shrubs on the north west corner and the other on the south east corner. Both areas are proposed to be populated with trees and native shrubs, such as Sword fern, Holidiscus Discolor and Kinnikinnick. Additionally, the north west corner includes two existing trees to be retained, and the planting around them consists ferns and Kinnikinnick for minimal impact.

Two pedestrian plazas are proposed near the entry points of the site, with seating benches overlooking the landscape buffer on the north side. Two other outdoor, more secluded seating areas are proposed, one is contained by raised planters and shrubs for separation from the adjacent parking space, and the other seating area is adjacent to the shrub intensive area on the north west.

The planting buffer on the north side of the property includes varying hedges and shrubs for separation from 64 Avenue, and includes more vibrant flowering plants near pedestrian plazas.

Acer rubrum bowhall is proposed on the north side of the property along the parking space between the two building to provide screening for more privacy.



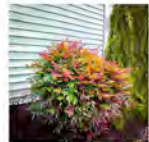
Hemerocallis 'Lemon Yellow'



Acer Rubrum bowhall



Kinnikinnick



Nandina Domestica



Vaccinium corymbosum



Liquidambar styraciflua

See Tree Schedules, Tables and Descriptions on L03

GENERAL NOTES

All materials and workmanship to CLS Standards, latest edition. Soil depths and subgrade preparation, soil quality and plant sizes to meet or exceed that standard.

Plant sizes in this list are specified according to the BC Landscape Standard's latest edition. Container sizes are specified as per 'CNTA Standards'. Both plant size and container size are the minimum acceptable sizes. The installers are advised to search and review, make plant material available to the Landscape Architect for optional review at the source of supply. Area of search to include Lower Mainland and Fraser Valley. Substitutions must obtain written approval from the Landscape Architect prior to making any substitutions to specified material. Unapproved substitutions will be rejected. Allow a minimum of five working days prior to delivery for request to substitute. Substitutions are subject to the Landscape Standard.

All plant material must be provided from the certified 'Disease Free' nursery. All plant material must conform to the latest edition of the 'BC Landscape Standard'. Provide certification upon request. All landscaping and landscape materials to conform to the latest edition of the CLS standards.

| Min. growing medium depths over prepared subgrade shall be: | |
|---|---------------------------|
| Lawn areas | 300mm |
| Ground Cover Areas | 450mm |
| Shrub Areas | 450mm |
| Tree Pits | 300mm (ground root balls) |

Growing medium shall have physical and chemical properties as described in the standards for 'Ground Areas', except for the areas over structures where the medium shall conform to the requirements for level 1 applications. Processing and mixing of the growing medium shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the site.

On-site or imported soils shall satisfy the requirements of the standards for growing medium. Soils shall be virtually free from subsoil, weed including woody plant parts, weed or reproductive parts of the weeds, plant pathogenic organisms, toxic material, stones over 30mm, and foreign objects.

All planting beds shall receive min. 50mm bark mulch. The contractor shall maintain clean working conditions, remove all refuse and debris and present the site in a safe and clean condition upon completion of all works.

Plant species and varieties may not be substituted without the approval of the Landscape architect. All wood fences to be cedar, with one coat of clear penetrating preservative.

All engineering drawings (Civil, Mechanical, Envelope and Electrical) to supersede the Landscape drawings where applicable. These Landscape drawings are to be considered overriding only in case of soft landscape (planting).

All soft landscape areas to be serviced by High Efficiency Irrigation System.

1 KEY PLAN
Scale: 1:300

ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 15505 Marine Drive, WhiteRock, BC | 6047831450 |
ruchi@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern. © Architecture Panel Inc. All rights reserved.

Project
Proposed Warehouses Buildings

Owner
Diyash Investments Inc.

Sheet Title
KEY PLAN

Total Sheets
7

Drawn By
BF/BB

Reviewed By
RD

Sheet No.
L01

Checked By
RD

Status
DP Application

Contractors

AHJ
City of Surrey

Consultants

Architecture Panel Inc.

Documents

DP Application

No Date Issue Notes

| | | |
|---|------------|------------------|
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| E | 2022-03-29 | DP Application |
| F | 2022-06-22 | DP Application |
| G | 2022-08-24 | DP Re-Submission |
| H | 2022-10-18 | DP Re-Submission |
| I | 2023-04-06 | DP Re-Submission |



Smaller plants proposed to be planted under retained trees after final grading is done with the supervision of an arborist.

PMT surrounded by shrubs and a tree is planted to the West to block its view from the street.

1.5m wide hedges and shrub buffer

Pedestrian plaza near site entrance overlooking a garden area.

Pathways providing connection to outdoor seating areas and parking lots.

Hedges and thick layered shrubs offer buffer from 64th Avenue

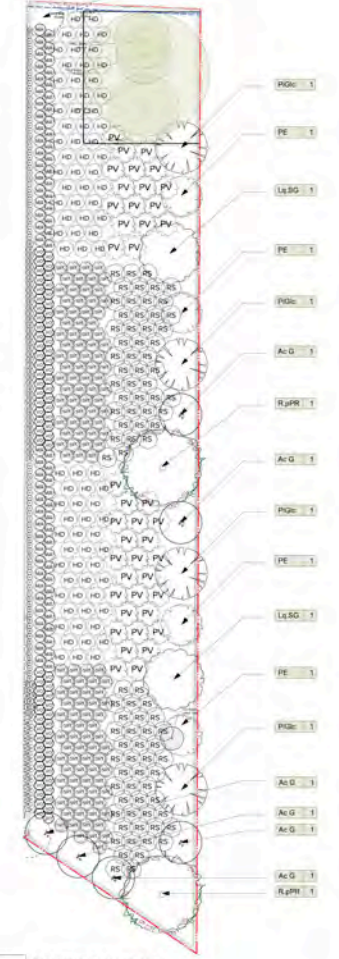
Proposed columnar trees near the main parking area

Pedestrian plaza with seating opportunity near site entrance.

Existing Trees to be retained



1 CONCEPT PLAN
Scale: 1:300



2 PLANTING PLAN OF ALR
Scale: 1:200

Refer to L03 for Planting Lists and Details.



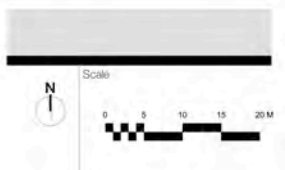
ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 103, 15505 Marine Drive, WhiteRock, BC | 6047831450 |
ruchi@architecturepanel.com

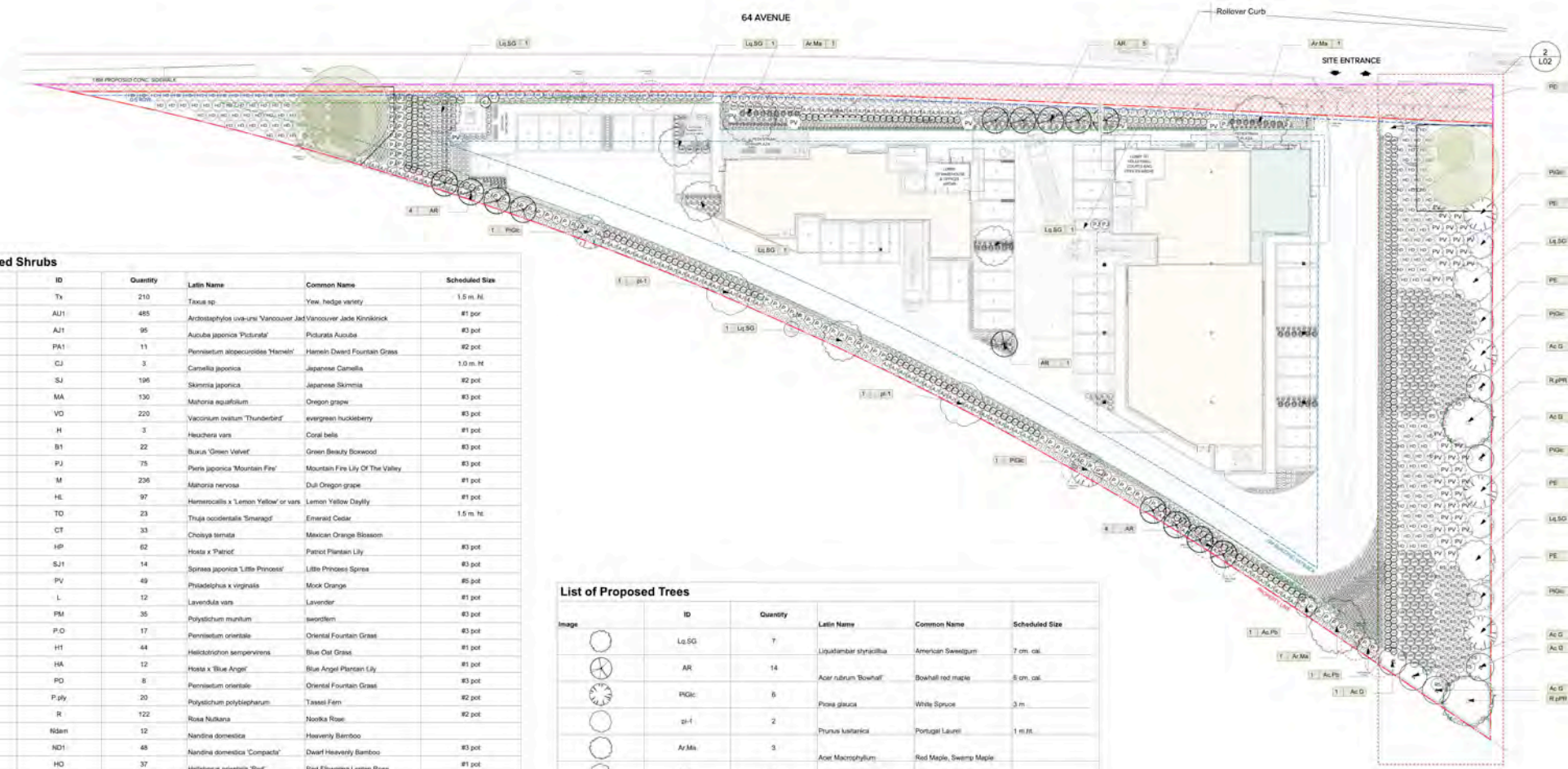
These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
© Architecture Panel Inc. All rights reserved.

Project
Proposed Warehouses Buildings
Owner
Diyash Investments Inc.
Sheet Title
CONCEPT PLAN

| | | | |
|-------------------|--------------------------|-----------------------|--|
| Total Sheets 7 | Sheet No. L02 | Contractors | Consultants Architecture Panel Inc. |
| Drawn By BF/BB | Checked By RD | AHJ City of Surrey | Documents DP Application |
| Reviewed By RD | Status DP Application | | |

| No | Date | Issue Notes |
|----|------------|------------------|
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| E | 2022-03-29 | DP Application |
| F | 2022-06-22 | DP Application |
| G | 2022-08-24 | DP Re-Submission |
| H | 2022-10-18 | DP Re-Submission |
| I | 2023-04-06 | DP Re-Submission |





List of Proposed Shrubs

| Image | ID | Quantity | Latin Name | Common Name | Scheduled Size |
|-------|----------|----------|--|-----------------------------------|----------------|
| | TX | 210 | Taxus sp. | Yew, hedge variety | 1.5 m. H. |
| | AU1 | 485 | Arctostaphylos uva-ursi 'Vancouver Jade' | Vancouver Jade Kinnikinnick | #1 por |
| | AJ1 | 95 | Aucuba japonica 'Picturata' | Picturata Aucuba | #3 pot |
| | PA1 | 11 | Pennisetum alopecuroides 'Hemelri' | Hemelri Dwarf Fountain Grass | #2 pot |
| | CJ | 3 | Camellia japonica | Japanese Camellia | 1.0 m. H. |
| | SJ | 196 | Skimmia japonica | Japanese Skimmia | #2 pot |
| | MA | 130 | Mahonia aquifolium | Oregon grape | #3 pot |
| | VO | 220 | Vaccinium ovatum 'Thunderbolt' | evergreen huckleberry | #3 pot |
| | H | 3 | Heuchera var. | Coral bells | #1 pot |
| | B1 | 22 | Buxus 'Green Velvet' | Green Beauty Boxwood | #3 pot |
| | PJ | 75 | Pieris japonica 'Mountain Fire' | Mountain Fire Lily Of The Valley | #3 pot |
| | M | 226 | Mahonia nervosa | Dull Oregon grape | #1 pot |
| | HE | 97 | Hemiscotilla x 'Lemon Yellow' or var. | Lemon Yellow Daylily | #1 pot |
| | TO | 23 | Thuja occidentalis 'Smaragd' | Emerald Cedar | 1.5 m. H. |
| | CT | 33 | Choisya trimata | Mexican Orange Blossom | #3 pot |
| | HP | 62 | Hosta x 'Patrol' | Patrol Plantain Lily | #3 pot |
| | SJ1 | 14 | Spiraea japonica 'Little Princess' | Little Princess Spirea | #3 pot |
| | PV | 49 | Philadelphus x virginata | Mock Orange | #5 pot |
| | L | 12 | Lavendula var. | Lavender | #1 pot |
| | PM | 35 | Polystichum munifolium | swortflam | #3 pot |
| | P.O | 17 | Pennisetum orientale | Oriental Fountain Grass | #3 pot |
| | H1 | 44 | Helictotrichon sempervirens | Blue Owl Grass | #1 pot |
| | HA | 12 | Hosta x 'Blue Angel' | Blue Angel Plantain Lily | #1 pot |
| | PO | 8 | Pennisetum orientale | Oriental Fountain Grass | #3 pot |
| | P.poly | 20 | Polystichum polyblepharum | Tassel Fern | #2 pot |
| | R | 122 | Rosa Nutkana | Nootka Rose | #2 pot |
| | Ndn | 12 | Nandina domestica | Heavenly Bamboo | #3 pot |
| | ND1 | 45 | Nandina domestica 'Compacta' | Dwarf Heavenly Bamboo | #3 pot |
| | HO | 37 | Helibouca orientalis 'Red' | Red Flowering Larkspur Rose | #1 pot |
| | LM | 17 | Liriope muscari | Big Blue Lily Turf | #1 pot |
| | H.D | 50 | Holodiscus discolor | oceanspray | #3 pot |
| | PM-1 | 27 | Polystichum munifolium | swortflam | #1 pot |
| | P.poly-1 | 121 | Polystichum polyblepharum | Tassel Fern | #1 pot |
| | HD | 86 | Holodiscus discolor | oceanspray | #3 pot |
| | BR1 | 133 | Sambucus racemosa 'SMNSRDA' USF | Lemony Lace™ Elderberry | #3 pot |
| | RS | 91 | Ribes sanguineum 'King Edward VII' | King Edward VII Flowering Currant | #3 pot |
| | RR | 81 | Rosa rugosa 'Champion' | Champion Hardy Shrub Rose | #2 por |

List of Proposed Trees

| Image | ID | Quantity | Latin Name | Common Name | Scheduled Size |
|-------|-------|----------|-----------------------------------|-------------------------------|----------------|
| | Lq SG | 7 | Liquidambar styraciflua | American Sweetgum | 7 cm. cal. |
| | AR | 14 | Acer rubrum 'Bowhall' | Bowhall red maple | 5 cm. cal. |
| | RIGL | 5 | Pinus glauca | White Spruce | 3 m. |
| | zi-1 | 2 | Prunus laetifolia | Portugal Laurel | 1 m.H. |
| | Ar Ma | 3 | Acer macrophyllum | Red Maple, Swamp Maple | |
| | Ac Ph | 2 | Acer palmatum 'Bloodgood' | Bloodgood Japanese Maple | 5 cm. Cal. |
| | PE | 5 | Prunus emarginata 'Bitter Cherry' | Bitter Cherry | 1 m. |
| | R.pR | 2 | Robinia pseudoacacia 'Purple R' | Purple Flowering Black Locust | 7 cm. cal. |
| | Ac G | 6 | Acer glabrum | Douglas maple | 2.0m H. |

1 PLANTING PLAN
Scale: 1:250

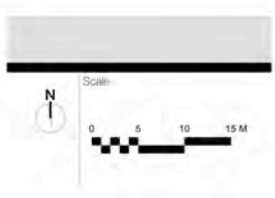


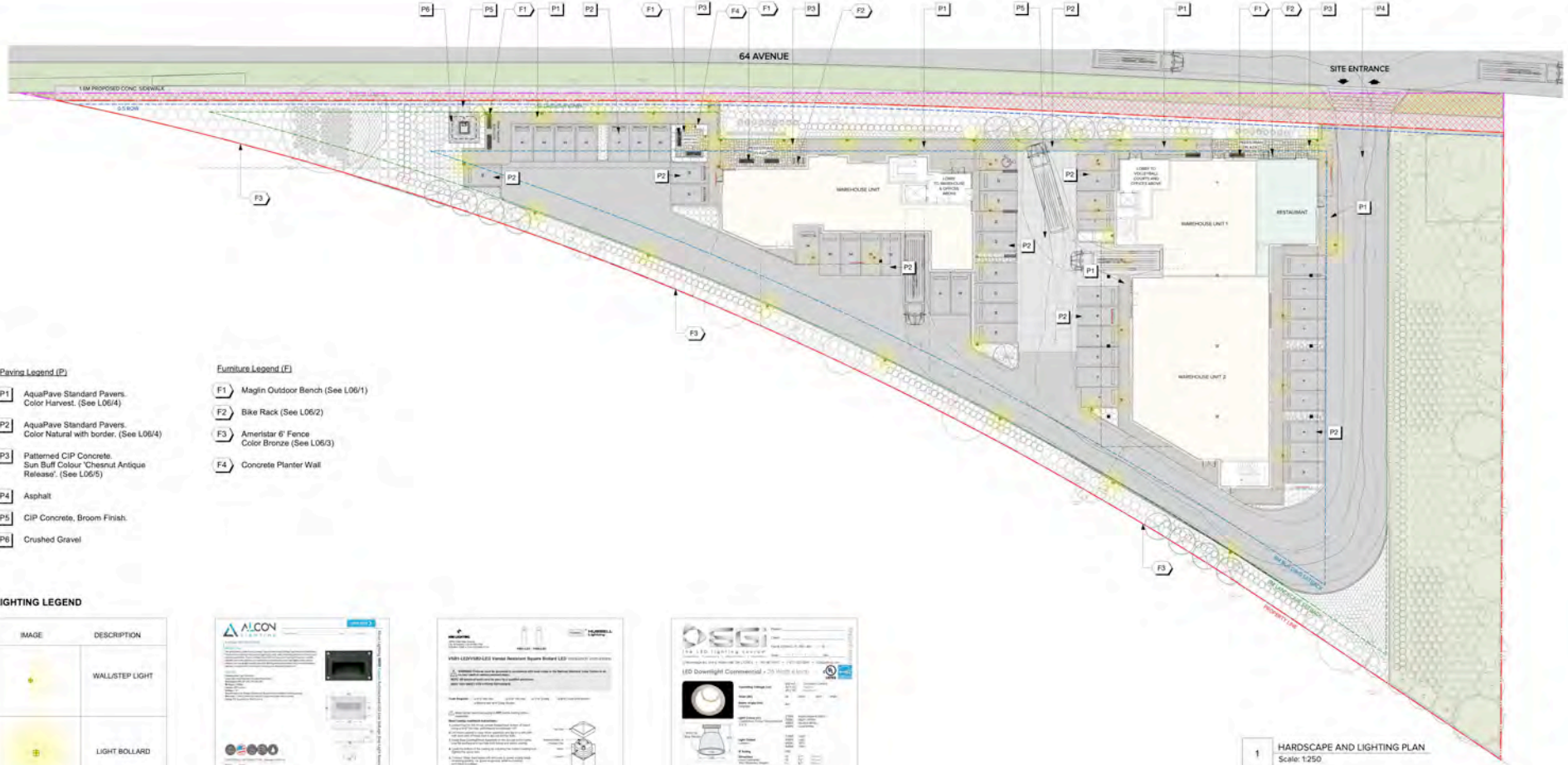
ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 103, 15505 Marine Drive, WhiteRock, BC | 6047831450 |
ruchi@architecturepanel.com
These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
© Architecture Panel Inc. All rights reserved.

Project
Proposed Warehouses Buildings
Owner
Diyash Investments Inc.
Sheet Title
PLANTING PLAN

Total Sheets: **7**
Sheet No.: **L03**
Contractors:
Consultants:
Architecture Panel Inc.
Drawn By: **BF/BB**
Checked By: **RD**
Reviewed By: **RD**
Status: **DP Application**
City of Surrey
Documents: **DP Application**

| No | Date | Issue Notes |
|----|------------|------------------|
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| E | 2022-03-29 | DP Application |
| F | 2022-06-22 | DP Application |
| G | 2022-08-24 | DP Re-Submission |
| H | 2022-10-18 | DP Re-Submission |
| I | 2023-04-06 | DP Re-Submission |





Paving Legend (P)

- P1** AquaPave Standard Pavers, Color Harvest. (See L06/4)
- P2** AquaPave Standard Pavers, Color Natural with border. (See L06/4)
- P3** Patterned CIP Concrete, Sun Buff Colour 'Chestnut Antique Release'. (See L06/5)
- P4** Asphalt
- P5** CIP Concrete, Broom Finish.
- P6** Crushed Gravel

Furniture Legend (F)

- F1** Maglin Outdoor Bench (See L06/1)
- F2** Bike Rack (See L06/2)
- F3** Ameristar 6' Fence, Color Bronze (See L06/3)
- F4** Concrete Planter Wall

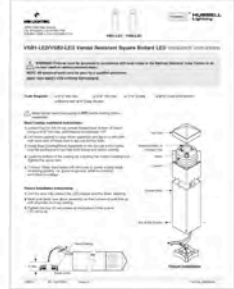
LIGHTING LEGEND

| IMAGE | DESCRIPTION |
|-------|-------------------|
| | WALL/STEP LIGHT |
| | LIGHT BOLLARD |
| | SOFFIT DOWNLIGHTS |

*NOTE: SOFFIT MOUNTED



2 WALL/STEP LIGHT
Scale: NTS



3 SQUARE BOLLARD LIGHT
Scale: NTS



4 SOFFIT DOWNLIGHTS
Scale: NTS

1 HARDSCAPE AND LIGHTING PLAN
Scale: 1:250



ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 103, 15505 Marine Drive, WhiteRock, BC | 6047831450 |
ruchi@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern. © Architecture Panel Inc. All rights reserved.

Project
Proposed Warehouses Buildings

Owner
Diyash Investments Inc.

Sheet Title
**HARDSCAPE PLAN/
LIGHTING PLAN**

Total Sheets
7

Sheet No.
L04

Contractors

Consultants
Architecture Panel Inc.

Drawn By
BF/BB

Checked By
RD

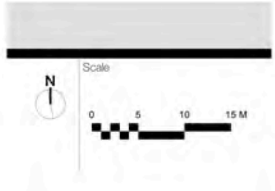
AHJ
City of Surrey

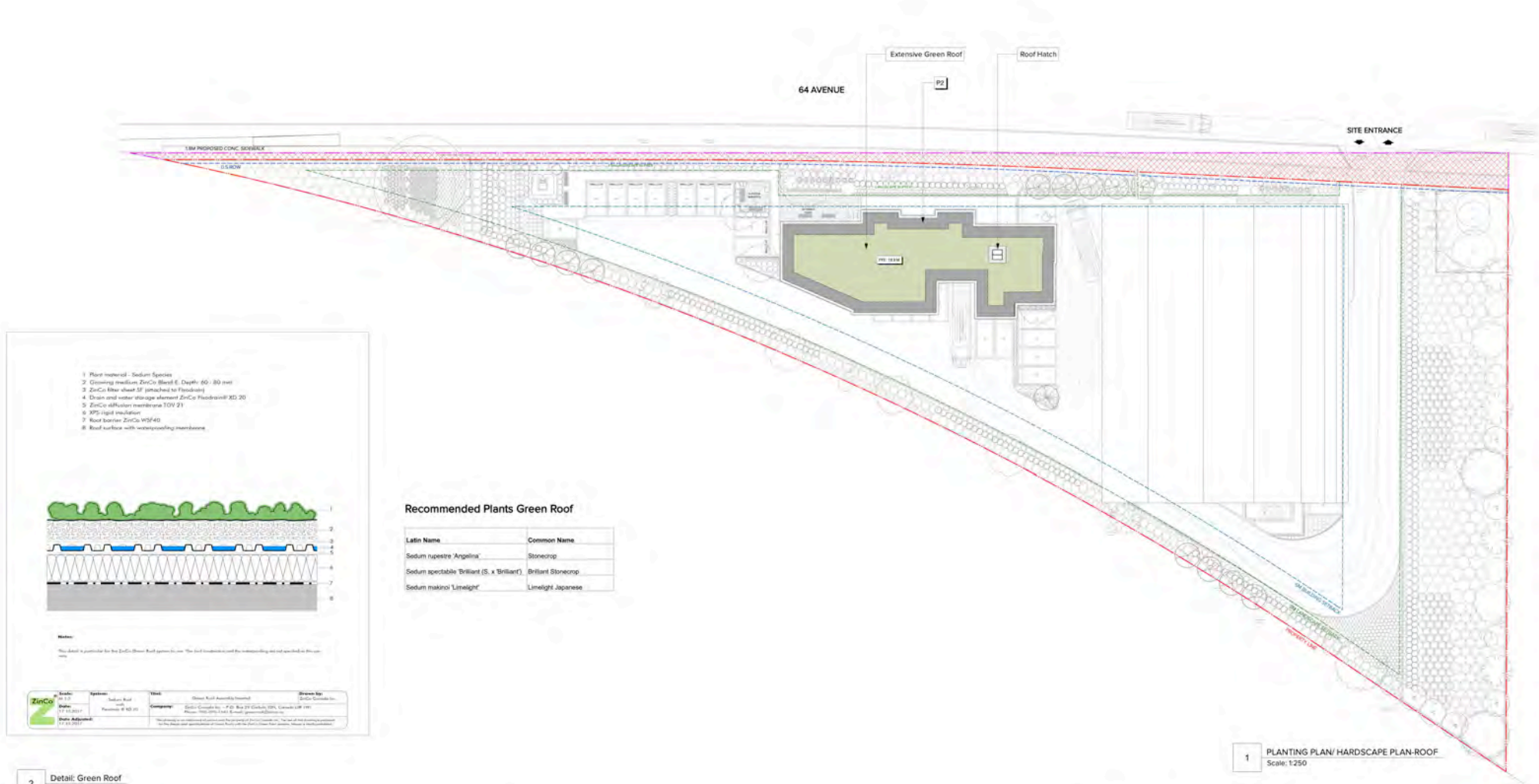
Documents
DP Application

Reviewed By
RD

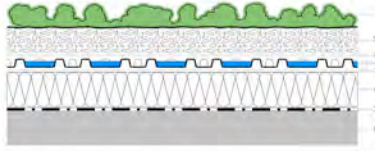
Status
DP Application

| No | Date | Issue Notes |
|----|------------|------------------|
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| E | 2022-03-29 | DP Application |
| F | 2022-06-22 | DP Application |
| G | 2022-08-24 | DP Re-Submission |
| H | 2022-10-18 | DP Re-Submission |
| I | 2023-04-06 | DP Re-Submission |





1. Plant material - Sedum Species
2. Growing medium ZinCo Blend E, Depth: 60 - 80 mm
3. ZinCo filter sheet SF (attached to Floodrain)
4. Drain and water storage element ZinCo Floodrain XD 20
5. ZinCo all-purposes membrane TOV 21
6. XPS rigid insulation
7. Root barrier ZinCo WSF40
8. Roof surface with waterproofing membrane



Note:
This detail is provided for the ZinCo Green Roof system only. The final installation and the waterproofing shall be checked in the drawings.

| Product | System | Model | Owner | Supplier |
|--|---|------------------------------|--|-------------------|
| ZinCo W 1.0 17.03.2017 17.03.2017 | Sedum Roof 1.0 Revision: 0 10.01.21 | Green Roof Assembly (detail) | Client: [Redacted], 100-1000, 1000, Canada L2R 100 | ZinCo Canada Inc. |

Recommended Plants Green Roof

| Latin Name | Common Name |
|---|---------------------|
| Sedum rupestre 'Angelina' | Stonecrop |
| Sedum spectabile 'Brilliant (S. x Brilliant)' | Brilliant Stonecrop |
| Sedum makinoi 'Limelight' | Limelight Japanese |

1 PLANTING PLAN/ HARDSCAPE PLAN-ROOF
Scale: 1:250

2 Detail: Green Roof
Scale: NTS

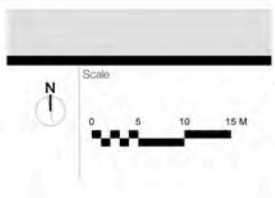


ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 103, 15505 Marine Drive, White Rock, BC | 6047831450 |
ruchi@architecturepanel.com
These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
© Architecture Panel Inc. All rights reserved.

Project
Proposed Warehouses Buildings
Owner
Diyash Investments Inc.
Sheet Title
PLANTING PLAN/ HARDSCAPE PLAN-ROOF

| | | | |
|-------------------|--------------------------|-----------------------|--|
| Total Sheets 7 | Sheet No. L05 | Contractors | Consultants Architecture Panel Inc. |
| Drawn By BF/BB | Checked By RD | AHJ City of Surrey | Documents DP Application |
| Reviewed By RD | Status DP Application | | |

| No | Date | Issue Notes |
|----|------------|------------------|
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| E | 2022-03-29 | DP Application |
| F | 2022-06-22 | DP Application |
| G | 2022-08-24 | DP Re-Submission |
| H | 2022-10-18 | DP Re-Submission |
| I | 2023-04-06 | DP Re-Submission |

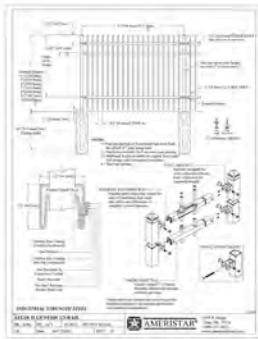




1 **MAGLIN OUTDOOR BENCH (F1)**
Scale: NTS



2 **BICYCLE RACK (F2)**
Scale: NTS



3 **AMERISTAR 6' FENCE, BRONZE (F3)**
Scale: NTS

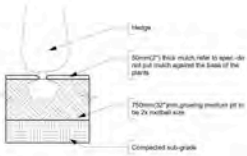


4 **AquaPave Standard (P1,P2)**
Scale: NTS

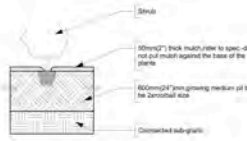
Colours for stamped Concrete



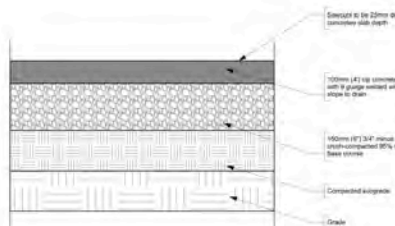
5 **Patterned CIP Concrete. (P3)**
Scale: NTS



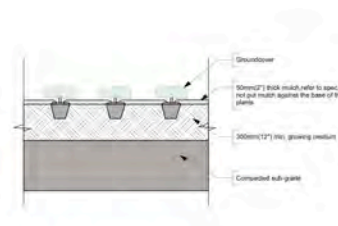
6 **DETAIL: HEDGE AT GRADE**
Scale: NTS



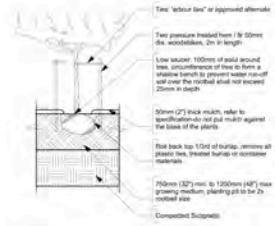
7 **DETAIL: SHRUB AT GRADE**
Scale: NTS



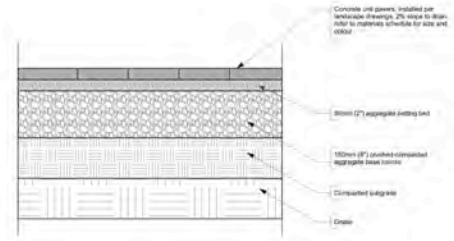
8 **DETAIL: CONCRETE ON GRADE**
Scale: NTS



9 **DETAIL: GROUNDCOVER AT GRADE**
Scale: NTS



10 **DETAIL: TREE AT GRADE**
Scale: NTS



11 **DETAIL: CONCRETE UNIT PAVERS ON GRADE**
Scale: NTS



ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 103, 15505 Marine Drive, WhiteRock, BC | 6047831450 |
ruchi@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
© Architecture Panel Inc. All rights reserved.

Project
Proposed Warehouses Buildings

Owner
Diyash Investments Inc.

Sheet Title
DETAILS

Total Sheets
7

Drawn By
BF/BB

Reviewed By
RD

Sheet No.
L06

Checked By
RD

Status
DP Application

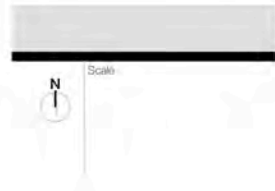
Contractors

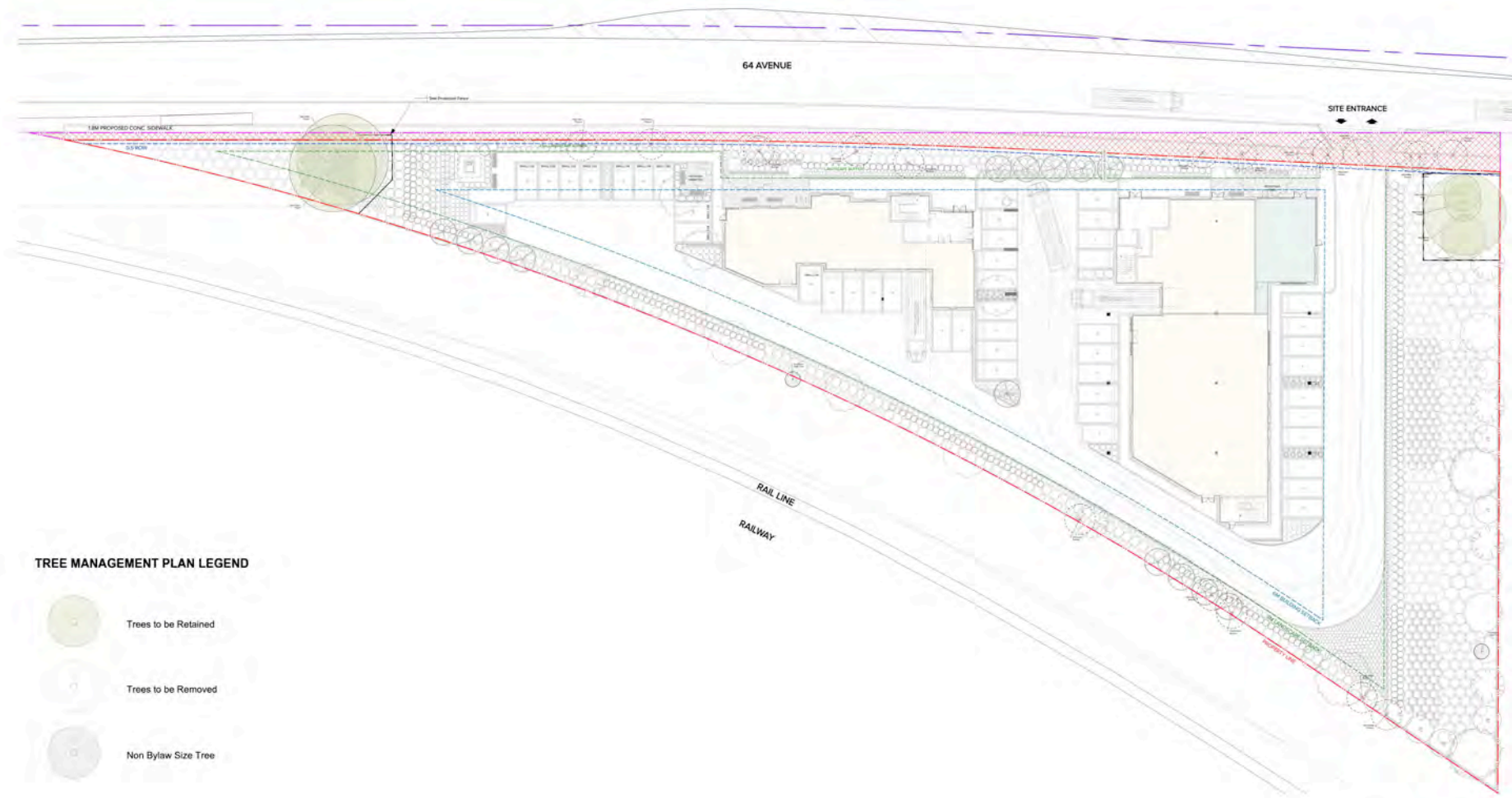
AH-U
City of Surrey

Consultants
Architecture Panel Inc.

Documents
DP Application

| No | Date | Issue Notes |
|----|------------|------------------|
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| E | 2022-03-29 | DP Application |
| F | 2022-06-22 | DP Application |
| G | 2022-08-24 | DP Re-Submission |
| H | 2022-10-18 | DP Re-Submission |
| I | 2023-04-06 | DP Re-Submission |





TREE MANAGEMENT PLAN LEGEND

-  Trees to be Retained
-  Trees to be Removed
-  Non Bylaw Size Tree

1 TREE MANAGEMENT PLAN
Scale: 1:250

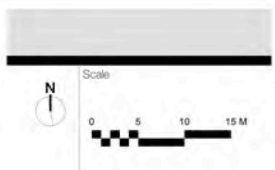


ARCHITECTURE PANEL INC.
 ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
 Unit 103, 15505 Marine Drive, WhiteRock, BC | 6047831450 |
 ruchi@architecturepanel.com
 These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
 © Architecture Panel Inc. All rights reserved.

Project
Proposed Warehouses Buildings
 Owner
Diyash Investments Inc.
 Sheet Title
TREE MANAGEMENT PLAN

| | | | |
|--------------------------|---------------------------------|------------------------------|---|
| Total Sheets 7 | Sheet No. L07 | Contractors | Consultants Architecture Panel Inc. |
| Drawn By BF/BB | Checked By RD | AHJ City of Surrey | Documents DP Application |
| Reviewed By RD | Status DP Application | | |

| No | Date | Issue Notes |
|----|------------|------------------|
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| E | 2022-03-29 | DP Application |
| F | 2022-06-22 | DP Application |
| G | 2022-08-24 | DP Re-Submission |
| H | 2022-10-18 | DP Re-Submission |
| I | 2023-04-06 | DP Re-Submission |





INTER-OFFICE MEMO

Regular Council - Land use

B.3 7922-0111-00

Monday January 30, 2023

Supplemental Information

TO: City Clerk, Legislative Services Division

FROM: Acting Manager, Area Planning & Development – South Division

DATE: January 30, 2023 **FILE:** 7922-0111-00

RE: Agenda Item B.3, January 30, 2023 Regular Council –Land Use
Development Application No. 7922-0111-00
Replacement Pages for the Planning Report

Development Application No. 7922-0111-00 is on the agenda for consideration by Council at the January 30, 2023 Regular Council – Land Use Meeting under Item B.3.

After finalizing the Planning Report, staff identified a number of errors in the Transportation Considerations section of the report.

Pages 8 and 9 of the Planning Report have been updated to reflect the changes.

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

A handwritten signature in black ink, appearing to read 'Shawn Low', written over a light blue horizontal line.

Shawn Low
Acting Manager, Area Planning & Development – South Division
Planning & Development Department

Attachment - 7922-0111-00- Pages 8 and 9 Replacement Pages

- City Manager
- General Manager, Planning & Development

Agriculture, Environment,
and Investment Advisory
Committee (AEIAC):

This proposal was considered by the AEIAC on September 07, 2022.

The OCP's Development Permit Guidelines for Farm protection DPs includes a recommendation for 15 metres planted landscape buffer and 30 metres building setback.

The applicant's request to reduce the building setback recommendation along the east property line from 30 metres to 23 metres was not supported by the AEIAC, and their recommendation was for an increased setback. The recommended 15 metre landscape buffer is being provided. The applicant has since increased the proposed building setback to 24 metres along the east side.

The AEIAC also recommended more uses that support agriculture and to prohibit assembly halls in the proposed CD Zone. These recommendations have been incorporated in the proposed CD Zone.

For consistency, an exclusion to the ALR has since been included in the application. Given that a new Agricultural Committee has not yet been formed, this application has not been referred back to the Committee for comments, but the design and intent of the proposal is still the same as previously reviewed. This exclusion would avoid creating a precedent for expansion of the Urban Containment Boundary into the ALR, and allowing Industrial development in the ALR. The property is exempt, but without the exclusion, it would still be formally part of the ALR.

Advisory Design Panel:

The application was not subject to review by the ADP but was reviewed by staff, including the City Architect, and found satisfactory.

Transportation Considerations

Road Network & Infrastructure:

- The applicant will be providing the following improvements:
 - Dedication of the south side of 64 Avenue along the site frontage **to the ultimate arterial width and sidewalk construction.**
 - **Construction of a multi-use path along the site frontage**
 - Pavement widening on 64 Avenue **to accommodate a westbound receiving lane for left-out truck movements from the site, as 64 Avenue is not a truck route east of 152 Street is required along the site's frontage to accommodate the following:**
 - ~~A westbound merge/receiving lane for left-out truck movements from the site, as 64 Avenue is not a truck route east of 152 Street; and~~
 - ~~A westbound left-turn bay into the site.~~

Traffic Impacts:

- The proposed development is anticipated to generate approximately 30 vehicle trips in the peak hour (approximately 1 vehicle every 2 minutes), according to industry standard rates.

A site-specific traffic impact assessment was not required as the proposal is below the City's threshold for triggering this requirement.

Access:

- Access to the subject site is proposed via 64 Avenue ~~to the north with no left-out movement.~~

Parking:

- The Zoning Bylaw requires a total of 55 stalls to be provided on-site. However, the applicant has demonstrated that the operating hours between the warehouse and volleyball centre will not overlap and is proposing to utilize the shared parking provisions that are permitted in the Zoning By-law to meet the parking requirements.
- Under the "Alternate Hours of Use" provision of the Zoning By-law, a maximum 25% of the parking can be shared for commercial, industrial or institutional uses that have different temporal distributions (alternate hours) of parking demand as demonstrated by having operating hours that do not significantly overlap.
- Due to the alternate hours, the applicant is proposing 46 spaces and 9 shared spaces (25%) in accordance with the provisions that are permitted in the Zoning By-law.
- The site is well served by nearby transit and bike lanes on 152 Street and 64 Avenue.

Natural Area Considerations

- The applicant submitted a watercourse classification confirming that the ditches located along the eastern property line and north property are not considered streams under the Water Sustainability Act. The classifications were accepted by staff.
- The northern ditch will be infilled for roadworks, and infilling this feature has been assessed by the QEP that it would not be considered a harmful alteration, disruption, or destruction (HADD) of fish habitat under the Fisheries Act.
- The eastern ditch will require a 7 metres setback in accordance with the requirements in the Zoning By-law. This will be incorporated into the 15 metre farmland protection setback. A QEP will need to sign off on the proposed planting for the first 7 metres of the buffer.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant is proposing green roofs on both Buildings 1 and 2. These consist of large planted areas on the roof top, which assist both with drainage, as well as lowering the heat island effect in urban areas.

Regular Council - Land Use
B.3 7922-0111-00
Monday January 30, 2023
Supplemental Information

TO: City Clerk, Legislative Services Division

FROM: Acting Manager, Area Planning & Development- South Division

DATE: January 30, 2023 **FILE: 7922-0111-00**

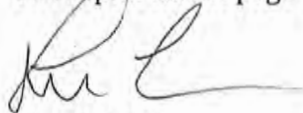
**RE: Agenda Item B.3, January 30, 2023 Regular Council -Land Use
Development Application No. 7922-0111-00
Replacement Pages for the Planning Report**

Development Application No. 7922-0111-00 is on the agenda for consideration by Council at the January 30, 2023 Regular Council - Land Use Meeting under Item B.3.

After finalizing the Planning Report, staff has identified that the proposed RGS amendment was missing from the cover page. This has now been added.

Page 1 of the Planning Report have been updated to reflect this change.

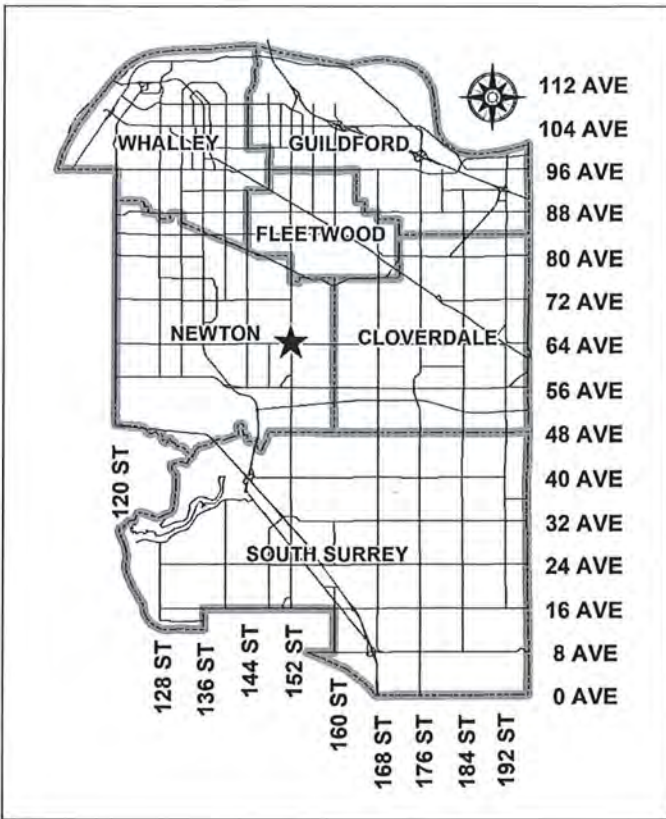
The replacement page for the Planning Report detailing this change is attached to this memorandum.



Shawn Low
Acting Manager, Area Planning & Development- South Division
Planning & Development Department

Attachment - 7922-0111-00- Page 1 Replacement Pages

- City Manager
- General Manager, Planning & Development



PROPOSAL:

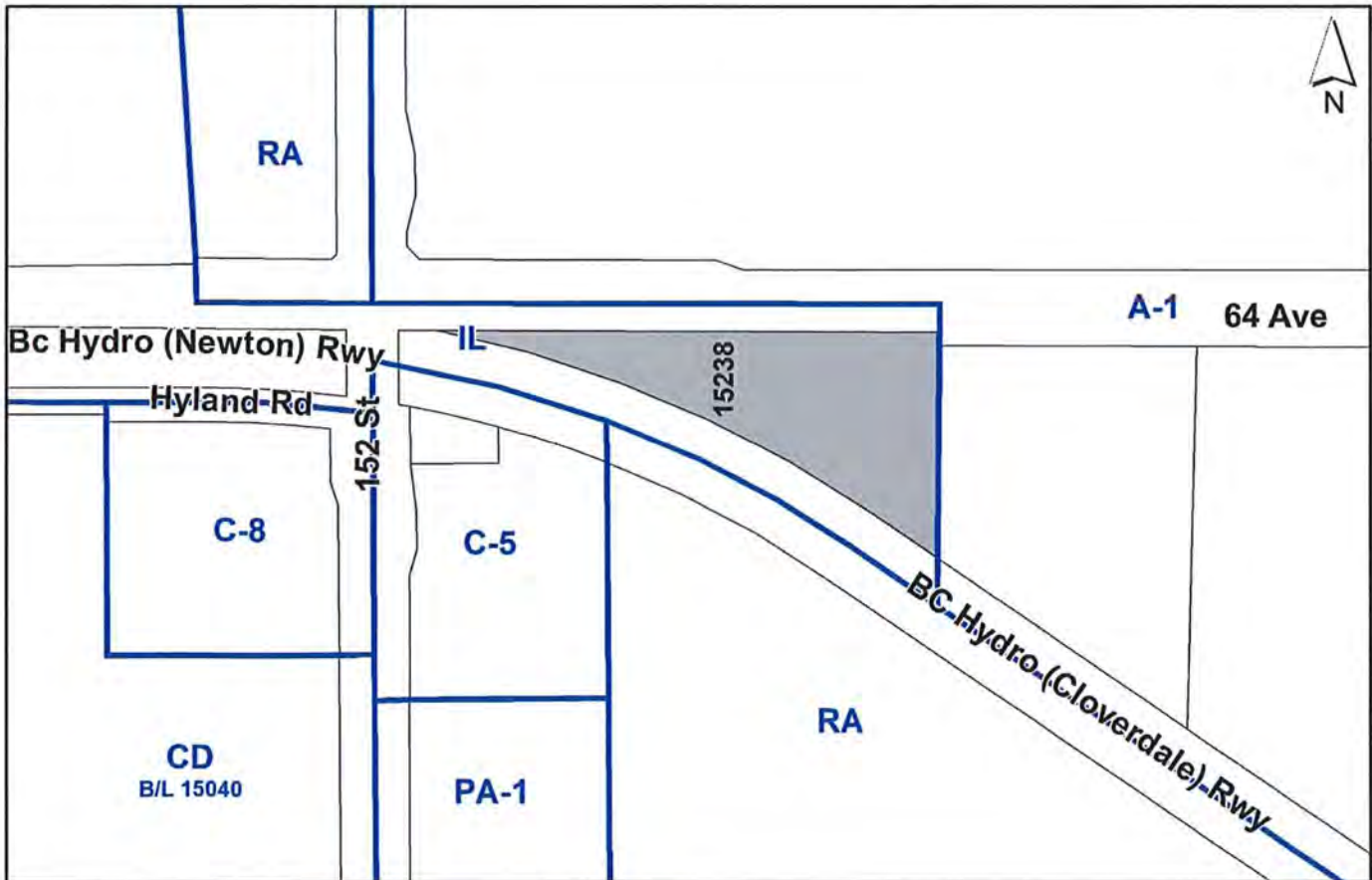
- OCP Amendment from Agricultural to Industrial
- Discharge of LUC No. 584
- Rezoning from IL to CD
- Development Permit
- **RGS amendment from Agricultural to Industrial**
- ALR exclusion under Section 29 of the *ALC Act*.

to permit the development of a multi-tenant industrial building, with a restaurant and a volleyball facility.

LOCATION: 15238 - 64 Avenue

ZONING: LUC No. 584 (Underlying IL)

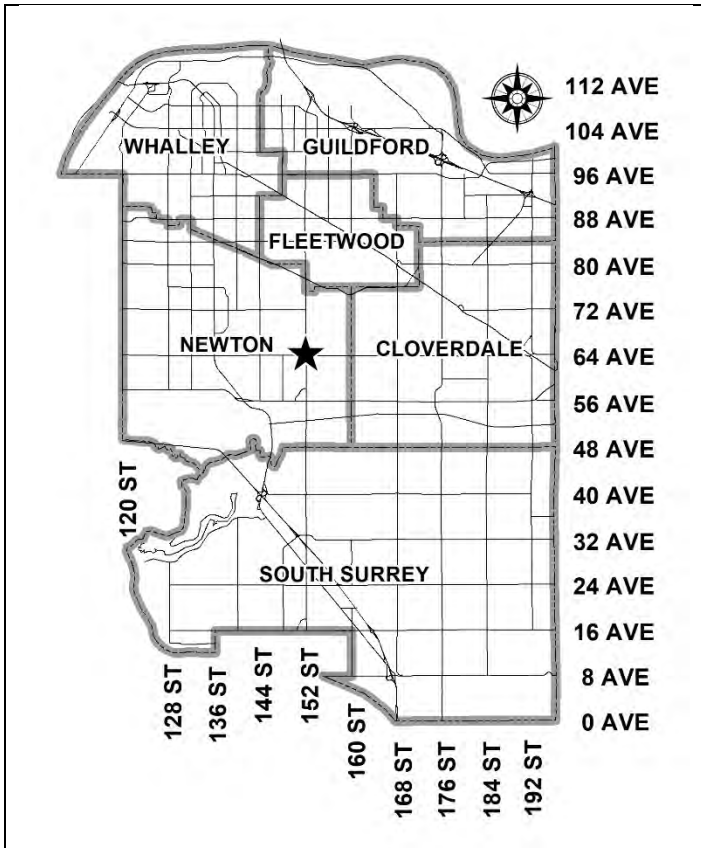
OCP DESIGNATION: Agricultural



City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0111-00

Planning Report Date: January 30, 2023



PROPOSAL:

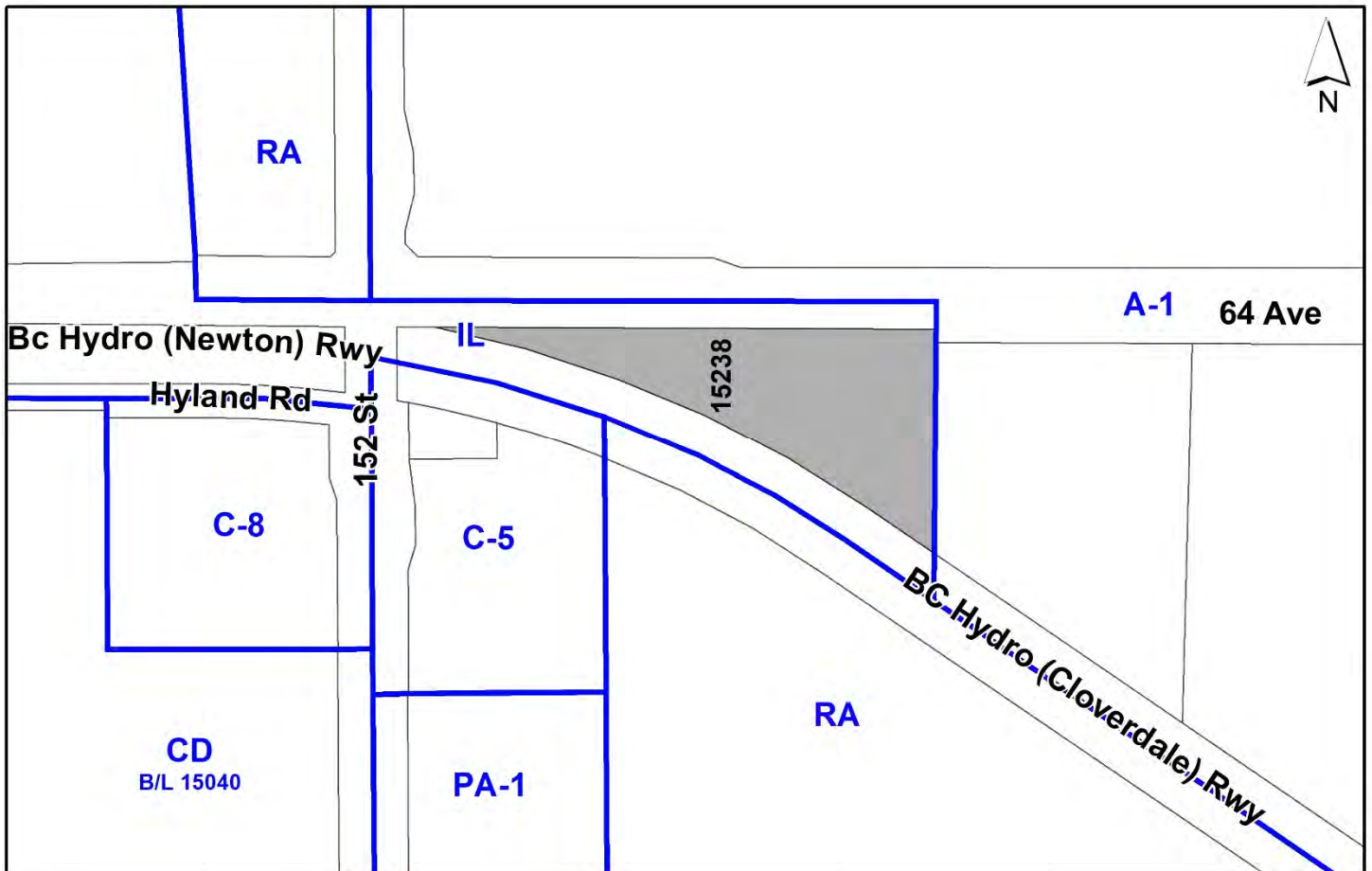
- **OCP Amendment** from Agricultural to Industrial
- **Discharge of LUC No. 584**
- **Rezoning** from IL to CD
- **Development Permit**
- **ALR exclusion** under Section 29 of the *ALC Act*.

to permit the development of a multi-tenant industrial building, with a restaurant and a volleyball facility.

LOCATION: 15238 - 64 Avenue

ZONING: LUC No. 584 (Underlying IL)

OCP DESIGNATION: Agricultural



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - Discharge Land Use Contract (LUC);
 - OCP Amendment; and
 - Rezoning.
- Approval to draft Development Permit for Form and Character, Hazard Lands, Sensitive Ecosystems, and Farm Protection.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Agricultural to Industrial.

RATIONALE OF RECOMMENDATION

- The proposal is for multi-tenant industrial building, with a restaurant and a volleyball facility, with surface parking.
- The proposal does not comply with the Agricultural designation in both the Official Community Plan (OCP) and in the Metro Vancouver Regional Growth Strategy (RGS). The current land designations reflect the property's status as part of the Agricultural Land Reserve (ALR). The property is exempt from the Agricultural Lands Act regulations and this application proposes to formally exclude the land from the ALR. Given the location of the site and historical uses, staff are in support of the proposed amendments.
- An RGS amendment is required from Agricultural to Industrial and to expand the Urban Containment Boundary to include the subject property, and to allow for utilities servicing. This proposal requires a "Type II Amendment" to the RGS. Type II amendments require a two-thirds weighted vote of Metro Vancouver's Board and also require a regional Public Hearing. This step would occur subsequent to Council holding a Public Hearing and granting Third Reading to the proposed development, should the proposal be supported by Council. .
- The site is designated Agricultural and is located within the Agricultural Land Reserve. The parcel is small and exempt from the Agricultural Land Commission Act (under 2 acres and with a separate title prior to 1972), but for consistency, and in support of the proposed amendment to the Urban Containment Boundary, an exclusion from the ALR is also proposed as part of this application.
- The property has been historically used for industrial uses. The LUC permits a cement facility, which was the use for many years, and for the past decade the property has been used for truck parking.
- The proposed density and building form are appropriate for this part of Newton.

-
- The proposal complies with the Development Permit (DP) requirements in the OCP for Sensitive Ecosystems (Streamside Areas), for Hazard Lands (Flood Prone), Form and Character, and partially complies with the requirements in the OCP for Farming Protection.
 - The proposed building setbacks achieve a more urban, pedestrian streetscape in compliance with the Development Permit (Form and Character) design guidelines in the OCP.
 - 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 building and the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP for the following figures:
 - (a) Figure 3: General Land Use Designations for the subject site from Agricultural to Industrial (Appendix V);
 - (b) Figure 42: Major Employment Areas for the subject site by adding the Industrial designation for the subject site (Appendix V);
 - (c) Figure 43: Agricultural Lands for the subject site by removing the Agricultural designation for the subject site (Appendix V);
 - (d) Figure 51: Regional Growth Strategy Land Use Designations for the subject site from Agricultural to Industrial (Appendix V);
 - (e) Figure 67: Green Infrastructure Development Permit Area, by moving the ALR boundary east of the subject site (Appendix V);
 - (f) Figure 69: Farming Protection Development Permit Area, by moving the ALR Boundary east of the subject site and moving the Farming Protection Area east. accordingly (Appendix VI); and

a date be set for the Public Hearing.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. Council authorize staff to refer the application to Metro Vancouver for consideration of the following upon the application receiving Third Reading: to amend the Metro Vancouver Regional Growth Strategy (RGS) designation of the site from Agricultural to Industrial, and to extend the Urban Containment Boundary.
4. A By-law be introduced to discharge Land Use Contract No. 584 from the subject site and a date be set for Public Hearing.
5. A By-law be introduced to rezone the subject site from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
6. Council authorize staff to draft Development Permit No. 7922-0111-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan and geotechnical report.
7. 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 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (h) final approval of the Agricultural Land Reserve exclusion application from the Agricultural Land Commission;
 - (i) final approval from Metro Vancouver for amendments to the Regional Growth Strategy and the Urban Containment Boundary;
 - (j) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (k) Registration of a Section 219 Restrictive Covenant to inform future owners of farm practices in the area that may produce noise, odour and dust; and
 - (l) Registration of a Section 219 Restrictive Covenant to restrict the minimum building elevation (MBE) area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion.
8. Council authorize staff to submit an exclusion application to the Agricultural Land Commission.

SITE CONTEXT & BACKGROUND

| Direction | Existing Use | OCP Designation | Existing Zone |
|---------------------------|---|-----------------|-------------------------------------|
| Subject Site | Truck parking | Agricultural | LUC No. 584 (underlying IL Zone) |
| North (Across 64 Avenue): | Vacant land. Development Application No. 7912-0304-00 for an industrial development | Agricultural | A-1 |

| Direction | Existing Use | OCP Designation | Existing Zone |
|---------------------------|---|-----------------|---------------|
| East: | Agricultural and single-family dwelling | Agricultural | A-1 |
| South: | Sullivan Park and Sullivan Park Rail Car Barn | Suburban | RA and C-5 |
| West (Across 152 Street): | Small commercial plaza | Urban | C-8 |

Context & Background

- The subject site is 0.67 hectares (1.65 acres) and designated “Agricultural” in the Official Community Plan (OCP), and the Regional Growth Strategy (RGS), is located in the Agricultural Land Reserve and is zoned Land Use Contract (LUC) No. 584, with a Light Impact Industrial (IL) underlying Zone.
- The property was originally used for a cement facility which was a very specific and restricted use in the Land Use Contract. Some years ago, operation stopped, and the property has since been used as an unauthorized truck parking facility.
- The site is bounded by the BC Hydro Cloverdale Railway to the south and west, and Sullivan Park further to the south across the railway. To the east, there is an agricultural property, a commercial plaza to the west across 152 Street, and a vacant site to the north, which was recently removed from the ALR and has an application on the site for an industrial development.
- The site is within the Development Permit areas for Farm Protection, Hazard Lands (flood prone), Sensitive Ecosystem (streamside protection) and Form and Character.

Land Use Contract

- In the early 1970’s, the Provincial Government adopted changes to the *Municipal Act* (now called the *Local Government Act*) that allowed local governments to enter into Land Use Contracts (LUCs) with land owners and/or developers that incorporated zoning, development control and servicing issues into one document.
- LUCs were adopted by By-law. The first LUC in Surrey was adopted by City Council by By-law on August 7, 1972. In the late 1970’s, the Provincial Government adopted changes to the *Municipal Act*, eliminating the ability of municipalities to enter into LUCs. Only 5 LUCs remain in the City today.
- When Zoning By-law, 1979, No. 5942 was adopted on April 21, 1980, zones were assigned to all properties in Surrey. Properties regulated by LUCs were also provided zones to align with the existing land uses in those areas. The zone assigned to a LUC lot is known as the “underlying zone” of that property. This means that the property is included in the Zoning By-law, but the regulations of the zone are not in effect while the LUC is on the property’s title.
- For the subject site, the LUC was very restrictive of a cement facility, but the underlying zone is “Light Impact Industrial Zone (IL)” which allows many additional uses.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing an amendment to the OCP and RGS from Agricultural to Industrial, a discharge of Land Use Contract No. 584 and rezoning from Light Impact Industrial (IL) Zone to Comprehensive Development (CD) Zone, based on Light Impact Industrial (IL) Zone.
- The proposal includes road dedication along 64 Avenue to the north, and the development of two industrial buildings with other accessory uses and surface parking.
- The application proposes 1,244 square metres of warehouse space, 179 square metres of office space, a 93 square metre restaurant, and a 991 square metre volleyball training facility, for a total 2,507 square metres of floor area. The proposal represents a net Floor Area Ratio (FAR) of 0.5.

| | Proposed |
|--------------------------------|---------------------|
| Lot Area | |
| Gross Site Area: | 6,695 square metres |
| Road Dedication: | 371 square metres |
| Undevelopable Area: | n/a |
| Net Site Area: | 6,324 square metres |
| Number of Lots: | 1 |
| Building Height: | 19.2 metres |
| Unit Density: | n/a |
| Floor Area Ratio (FAR): | 0.5 |
| Floor Area | |
| Industrial: | 2,235 square metres |
| Commercial: | 272 square metres |
| Total: | 2,507 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: | Sullivan Park is the closest active park with amenities that include, a playground, tennis courts, softball diamonds, trails, and open space, and natural areas. The park is 220 metres walking distance from the development. |
| Surrey Fire Department: | No concerns. |

Agriculture, Environment, and Investment Advisory Committee (AEIAC):

This proposal was considered by the AEIAC on September 07, 2022.

The OCP's Development Permit Guidelines for Farm protection DPs includes a recommendation for 15 metres planted landscape buffer and 30 metres building setback.

The applicant's request to reduce the building setback recommendation along the east property line from 30 metres to 23 metres was not supported by the AEIAC, and their recommendation was for an increased setback. The recommended 15 metre landscape buffer is being provided. The applicant has since increased the proposed building setback to 24 metres along the east side.

The AEIAC also recommended more uses that support agriculture and to prohibit assembly halls in the proposed CD Zone. These recommendations have been incorporated in the proposed CD Zone.

For consistency, an exclusion to the ALR has since been included in the application. Given that a new Agricultural Committee has not yet been formed, this application has not been referred back to the Committee for comments, but the design and intent of the proposal is still the same as previously reviewed. This exclusion would avoid creating a precedent for expansion of the Urban Containment Boundary into the ALR, and allowing Industrial development in the ALR. The property is exempt, but without the exclusion, it would still be formally part of the ALR.

Advisory Design Panel:

The application was not subject to review by the ADP but was reviewed by staff, including the City Architect, and found satisfactory.

Transportation Considerations

Road Network & Infrastructure:

- The applicant will be providing the following improvements:
 - Dedication of the south side of 64 Avenue along the site frontage and sidewalk construction.
 - Pavement widening on 64 Avenue is required along the site's frontage to accommodate the following:
 - A westbound merge/receiving lane for left-out truck movements from the site, as 64 Avenue is not a truck route east of 152 Street; and
 - A westbound left-turn bay into the site.

Traffic Impacts:

- The proposed development is anticipated to generate approximately 30 vehicle trips in the peak hour (approximately 1 vehicle every 2 minutes), according to industry standard rates.

A site-specific traffic impact assessment was not required as the proposal is below the City's threshold for triggering this requirement.

Access:

- Access to the subject site is proposed via 64 Avenue to the north with no left-out movement.

Parking:

- The Zoning Bylaw requires a total of 55 stalls to be provided on-site. However, the applicant has demonstrated that the operating hours between the warehouse and volleyball centre will not overlap and is proposing to utilize the shared parking provisions that are permitted in the Zoning By-law to meet the parking requirements.
- Under the "Alternate Hours of Use" provision of the Zoning By-law, a maximum 25% of the parking can be shared for commercial, industrial or institutional uses that have different temporal distributions (alternate hours) of parking demand as demonstrated by having operating hours that do not significantly overlap.
- Due to the alternate hours, the applicant is proposing 46 spaces and 9 shared spaces (25%) in accordance with the provisions that are permitted in the Zoning By-law.
- The site is well served by nearby transit and bike lanes on 152 Street and 64 Avenue.

Natural Area Considerations

- The applicant submitted a watercourse classification confirming that the ditches located along the eastern property line and north property are not considered streams under the Water Sustainability Act. The classifications were accepted by staff.
- The northern ditch will be infilled for roadworks, and infilling this feature has been assessed by the QEP that it would not be considered a harmful alteration, disruption, or destruction (HADD) of fish habitat under the Fisheries Act.
- The eastern ditch will require a 7 metres setback in accordance with the requirements in the Zoning By-law. This will be incorporated into the 15 metre farmland protection setback. A QEP will need to sign off on the proposed planting for the first 7 metres of the buffer.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant is proposing green roofs on both Buildings 1 and 2. These consist of large planted areas on the roof top, which assist both with drainage, as well as lowering the heat island effect in urban areas.

- The proposed green roof meets the Climate Adaptation 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.

POLICY & BY-LAW CONSIDERATIONS

Agricultural Land Commission

- The property is currently in the Agricultural Land Reserve (ALR). Given the small size of this parcel, an application to the Agricultural Land Commission (ALC) for exclusion from the ALR would not be required for the proposed use. However, as the application proposes expansion of the Urban Containment Boundary, an ALR exclusion is proposed for consistency with both Metro Vancouver's Regional Growth Strategy and the City's Official Community Plan.
- The property is exempt from the ALC Act, in terms of land use, given the small parcel size (2 AC) which is not efficient for agricultural use. This means that an application for non-farm use would not be required for the proposed industrial use on the site. However, since an application to Metro Vancouver is proposed to include the property in the Urban Containment Boundary to allow for utilities servicing, staff is recommending exclusion from the ALR, as to not set a precedent of having ALR land within the Urban Containment Boundary.
- The ALC has provided confirmation that the property falls under the following exception:
 - *23(1) Restrictions on the use of agricultural land do not apply to land that, on December 21, 1972, was, by separate certificate of title issued under the Land Registry Act, R.S.B.C. 1960, c. 208, less than 2 acres in area.*
- The applicant has posted a sign with the ALR exclusion application on the site, as required by the ALC.
- This ALR exclusion is not required for the proposed industrial use but is recommended for consistency.

Regional Growth Strategy

- The proposal does not comply with the Agricultural designation in the Metro Vancouver Regional Growth Strategy (RGS).
- All properties that are within the Agricultural Land Reserve (ALR) are designated Agricultural in the Regional Growth Strategy.
- The subject site is small and thus exempt from the ALC Act regarding land use, but an application to the Agricultural Land Commission (ALC) for exclusion from the ALR is being made in support of the proposed expansion of the Urban Containment Boundary, and to allow for consistency between all maps for ALC, Metro Vancouver and the Official Community Plan.
- An application is required to Metro Vancouver to redesignate the site from Agricultural to Industrial, and to expand the Urban Containment Boundary to service the site.

- This is considered an RGS "Type II Amendment". These amendments require a two-thirds weighted vote by Metro Vancouver's Board and also require a regional Public Hearing.
- Should Council grant this proposal Third Reading, a referral will be sent to Metro Vancouver for the proposed amendments.

Official Community Plan

Land Use Designation

- The proposal does not comply with the Agricultural designation in the Official Community Plan (OCP).
- The proposal includes an OCP amendment to redesignate the site from Agricultural to Industrial.

Amendment Rationale

- The property has historically been used as a concrete manufacturing facility, in accordance with the provisions of Land Use Contract No. 584. This was the only use permitted in the LUC, and it also had the restriction that the operation had to be run by members of the immediate family of the Developer as a home occupation.
- Once the LUC expires in July 2024, or if terminated sooner by the applicant, then the underlying zone would come into effect. The underlying zone is for Light Impact Industrial (IL) Zone. This application proposes industrial and accessory uses, but also recognizes the proximity to agricultural lands.

Themes/Policies

- B4.14 Ensure neighbourhoods are well served by civic and community facilities such as indoor and outdoor recreation centres, childcare centres, neighbourhood parks, and amenities specifically geared to youth.

The proposal includes an indoor recreation facility, in the form of volleyball courts.

- D1.4 Preserve riparian areas and watercourses in their natural state and link them with upland natural areas to develop a connected network of natural areas throughout Surrey.

The proposal includes retention and protection of two adjacent Class C ditches.

- D2.9 Permit development in areas subject to flood hazards only when it is demonstrated by a Qualified Professional that the proposal meets current flood protection requirements, at the time of development, with respect to proposed uses, building materials and required building elevations.

The applicant has demonstrated compliance with all requirements of the Flood Prone areas.

- E1.3 Identify lands that may be suitable for future employment uses and that are located in areas that provide suitable access to major transportation corridors.

The site has historically been used for industrial purposes, and has direct access to 64 Avenue, which is a major arterial road, with bus and bicycle infrastructure.

- E1.9 Consider the importance of agricultural land and environmentally significant features adjacent to industrial areas, in the planning of employment areas to ensure an appropriate interface, sufficient environmental protection and suitable tree protection.

The site provides the recommended planted buffer adjacent to agricultural lands to the east, and sufficient buffer to the park to the south.

- E.1.10 Ensure sufficient, convenient and appropriate access to employment lands including supply and goods movement routes and access to employment opportunities for Surrey's workforce.

The site is located southeast of the intersection of 64 Avenue and 152 Street, both of which are arterial roads and truck routes west of the site. This provides excellent access to major transportation routes. The site is also well served by bus and bicycle routes.

CD By-law

- The applicant proposes to terminate Land Use Contract No. 584, and to rezone the subject site from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)".
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed a multi-tenant industrial site, with a restaurant and a volleyball facility on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Light Impact Industrial Zone (IL)".

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

| Zoning | IL Zone (Part 48) | Proposed CD Zone |
|-----------------------------------|-------------------|--|
| Unit Density: | n/a | n/a |
| Floor Area Ratio: | 1.00 | 1.00 |
| Lot Coverage: | 60% | 60% |
| Yards and Setbacks | 7.5 metres | Front Yard: 4.6 m Rear Yard: 7.5 m Side Yard: 24 m Side Yard Flanking Street: 7.5 m |
| Principal Building Height: | 18 metres | 20 metres |

| | | |
|-------------------------------|--|---|
| <p>Permitted Uses:</p> | <p><u>Principal Uses:</u></p> <ol style="list-style-type: none"> 1. Light impact industry. 2. Recycling depots. 3. Transportation industry. 4. Automotive service uses. 5. Automobile painting and body work. 6. Vehicle storage, including recreational vehicle storage. 7. Industrial equipment rentals. 8. General service uses, limited to the following: <ol style="list-style-type: none"> (a) Driving schools; (b) Fleet dispatch offices; (c) Industrial first aid training; and (d) Trade schools. 9. Warehouse uses. 10. Distribution centres. 11. Office uses, limited to the following: <ol style="list-style-type: none"> (a) Architectural and landscape architectural offices; (b) Engineering and surveying offices; (c) General contractor offices; (d) Government offices; and (e) Utility company offices. 12. Self-Storage Warehouse. 13. Liquor manufacturing, provided that: <ol style="list-style-type: none"> (a) If there is a liquor tasting lounge it shall not exceed 40% of the gross floor area of the entire liquor manufacturing business or 150 sq. m., whichever is lesser; (b) If there is an on-site store endorsement it must be included in the calculation of the maximum area permitted for the liquor tasting lounge in Sub-section B.13(a); and | <p><u>Principal Uses:</u></p> <ol style="list-style-type: none"> 1. Light impact industry. 2. Recycling depots 3. Industrial equipment rentals. 4. General service uses, limited to the following: <ol style="list-style-type: none"> (a) Driving schools; (b) Fleet dispatch offices; (c) Industrial first aid training; and (d) Trade schools 5. Warehouse uses 6. Distribution centres 7. Office uses, limited to the following: <ol style="list-style-type: none"> (a) Architectural and landscape architectural offices; (b) Engineering and surveying offices; (c) General contractor offices; (d) Government offices; and (e) Utility company offices. 8. Self-Storage Warehouse. 9. Agriculture, horticulture and associated uses, excluding any use involving the keeping or raising of animals and birds <p><u>Accessory Uses:</u></p> <ol style="list-style-type: none"> 10. Coffee shops, restricted to 150 sq. m. 11. Eating establishments excluding drive-through restaurants, restricted to 150 sq. m. 12. Recreation facilities, excluding go-kart operations, drag racing and rifle ranges. 13. Community services. 14. Child care centres. 15. Caretaker unit. |
|-------------------------------|--|---|

| | | |
|-------------------------|--|-----------------|
| | <p>(c) If there is an outdoor patio associated with the liquor tasting lounge it must not exceed the total area of the permitted liquor tasting lounge in Sub-section B.13(a), or 80 sq. m., whichever is lesser.</p> <p><u>Accessory Uses:</u></p> <p>14. Coffee shops, limited to a maximum of 35 seats, pursuant to Section J.6 of this Zone.</p> <p>15. Recreation facilities, excluding go-kart operations, drag racing and rifle ranges.</p> <p>16. Community services.</p> <p>17. Assembly halls, limited to places of worship, to a maximum of 300 seats, pursuant to Section D.2 below.</p> <p>18. Child care centres, pursuant to Section J.7 of this Zone.</p> <p>19. Caretaker unit, pursuant to Section D.3 of this Zone.</p> <p>20. Sales of rebuilt vehicles < 5,000 kg G.V.W. provided that:</p> <p>(a) It is part of an automobile painting and body work business;</p> <p>(b) The number of rebuilt vehicles ready for sale shall not exceed 5 at any time;</p> <p>(c) The business operator holds a current and valid Motor Dealer's certificate; and</p> <p>(d) The business operator is an approved Insurance Corporation of British Columbia Salvage Buyer.</p> | |
| Parking (Part 5) | | Proposed |
| Commercial: | 43 | 34 |
| Industrial: | 12 | 12 |

| | | |
|--------|----|--|
| Total: | 55 | 46 (includes 9 shared spaces as permitted in the Zoning By-law) |
|--------|----|--|

- The main differences between the IL Zone and the proposed CD Zone are the proposed uses, building setbacks, and building height.
- Several uses have been removed from the IL relative to the proposed CD Zone, which are uses that would generate parking and/or access concerns, and that are not considered appropriate adjacent agricultural uses.
- The maximum size of a coffee shop or restaurant has also been reduced, and the option to proceed with agriculture, horticulture and associated uses, has been added, recognizing there might still be potential for limited agricultural uses on the site. Below is a list of all the uses permitted in the IL Zone which have been removed for the proposed CD Zone:
 - Principal Uses:
 - Transportation industry.
 - Automotive service uses.
 - Automobile painting and body work.
 - Vehicle storage, including recreational vehicle storage.
 - Industrial equipment rentals.
 - Liquor manufacturing, provided that:
 - Accessory use:
 - Assembly halls
 - Sales of rebuilt vehicles < 5,000 kg G.V.W
- Regarding the building setbacks, the front yard setbacks is reduced from 7.5 metres to 4.6 metres to create a more urban interface on 64 Avenue, and to help accommodate the building, given the odd shape of the site. The setback to the east is increased from 7.5 metres to 24 metres, to ensure a large building setback is provided adjacent to agricultural uses.
- The maximum building height is proposed to be increased from 18 to 20 metres. This is required to accommodate the proposed volleyball facility on the second storey of one of the buildings.
- The proposed parking meets Part 5 of the Zoning By-law through the shared parking provision, and some of the uses do not have peak occupancy at the same time. No variance is required for the amount of shared parking proposed, as discussed in detail in the Transportation Considerations section of this report.

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 September 21, 2022, and the Development Proposal Signs were installed on September 21, 2022. Staff received 6 responses from neighbouring owners. Comments are provided below:
 - Three adjacent residents were pleased to see development happening at this site, particularly with a building and not the existing truck parking facility.
 - One resident was concerned regarding the property not being used for agricultural uses.

The property is already exempt from the ALC Act, given its small size.
 - One resident was concerned traffic in the area is over congested, and additional development may increase demand on the intersection to the west at 64 Avenue and 152 Street.

The traffic generated by this proposal did not meet the threshold for a traffic study, but the applicant is being required to make improvement to 64 Avenue to facilitate access to the site without compromising 64 Avenue and its turning lanes.
 - One resident was concerned about this development happening in proximity to agricultural land and hazard land area (flood prone).

The application is subject to Development Permits for Hazard Lands, Sensitive Ecosystem and Farmland Protection, to address these issues and those are further discussed later in this report.
- The subject development application was reviewed by the Panorama Neighbourhood Association and Sullivan Amateur Athletic and Community Association, and no comments were received.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of two existing ditches: one that flows north, just east of the east property line, and a roadside ditch on the south side of 64 Avenue, just north of the subject site.
- Watercourse assessments, prepared by Remi Masson, R.P. Bio., of Redcedar Environmental Consulting Inc. and dated October 27, 2022, June 27, 2022 and a Sensitive Ecosystem Development Permit Report dated Aug 26, 2022 and updated October 10, 22 was reviewed by staff and found to be generally acceptable.
- As the agricultural buffer required under the Farmland Protection Development Protection Permit (15 metres) encompasses the 7 metre Part 7A Streamside setback area a complete Sensitive Ecosystems Development Permit was deemed to not be required. A QEP will need to sign off on the proposed planting for the first 7 metres of the buffer.

Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems DPA buffer for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor located on the property to the north (across 64 Ave). The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The GIN is located across the street on the north side of 64 Avenue, and the proposed building setback and landscape proposed are considered sufficient protection.
- Given the location of the GIN corridor, the proposal is exempt from a Sensitive Ecosystem DPA for Green Infrastructure Area.

Hazard Lands (Flood Prone) Development Permit Requirement

- The subject property falls within the Hazard Lands (Flood Prone) Development Permit Area (DPA) in the OCP, given that the site is within the 200-year floodplain of the Serpentine River. The Hazard Land (Flood Prone) Development Permit is required to protect developments from hazardous conditions.
- The site slopes down from the west to the east, with the flood prone area located on the east portion of the site.
- A minimum flood plain elevation of approximately 2.6 metres geodetic is required. The applicant is proposing no building or structures within the flood plain area. The floodplain area needs to be landscaped and provide flood storage.
- The applicant has demonstrated the feasibility of the development through the servicing plan, and has further demonstrated that the 200-year floodplain of the Serpentine River will not be negatively impacted by the development. The main recommendation is not to build or raise grades within the flood protection area or any area at or below 2.6 metres. This area is proposed to be landscaped through the farmland protection buffer. No further improvements are required.
- Registration of a Section 219 Restrictive Covenant to restrict minimum building elevation (MBE) area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion is required as a condition of final adoption.

Farming Protection Development Permit Requirement

- The subject property falls within the Farming Protection Development Permit Area (DPA) in the OCP, given that it is located within 50 metres of the Agricultural Land Reserve (ALR) boundary. The Farm Protection Development Permit is required to reduce agricultural-urban conflicts through increased setbacks and vegetated buffering.

- The Farming Protection Development Permit guidelines for non-residential uses are outlined below:

- The minimum building setback for the ALR boundary is 30 metres.

The applicant is proposing to reduce the building setback to 24 metres, given the triangular shape of the site. Their previous proposal was for 23 metres, and it was increased to 24 metres after comments from the AEIAC. The committee's recommendation was to increase from 23 metres to try to achieve the full 30 metres.

- The minimum vegetated buffer width is 15 metres.

The proposal provides the recommended 15 metres planted buffer along the east property line.

- Any proposed vegetated buffer should include a mix of appropriate deciduous and coniferous trees, spaced a minimum of 2 metres to 4 metres apart. Existing mature trees and riparian areas within the proposed buffer area should be preserved and infill planting considered in order to provide a fuller vegetated buffer.

The new trees on the site will consist of a variety of trees including American Sweetgum, Bowhall Red Maple, White Spruce, Portugal Laurel, Red Maple, Bloodgood Japanese Maple, Purple Flowering Black Locust and Douglas Maple, as well as a variety of shrubs

- For any property within 50 metres of the ALR boundary, a Section 219 Restrictive Covenant is required to inform future owners of farm practices in the area that may produce noise, odour and dust.

The recommended Restrictive Covenant will be a requirement should the proposal be supported by Council.

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.
- The applicant has worked with staff to improve the interface along 64 Avenue, provide adequate building articulation, and increase glazing. Most staff comments have been addressed.
- The site plan consists of two buildings on the ground floor, separated by parking, and partially connected on the upper floors. The west building has a warehouse unit on the ground floor, and offices on the upper floors, and the east building has warehouse units and a small restaurant on the ground floor, with a volleyball practice facility on the upper floor. The 'bridge' connecting the two buildings at the north end consists of additional storage space and supporting offices.

- The buildings are proposed with a modern look and linear expression. Materials consisting of stucco, longboard, and aluminum panel. The colours palette consists of white, beige, grey, and brown (mahogany and maple chestnut).
- The proposal is of appropriate design, quality and scale for this location and meets the OCP DP requirements.
- Details of signage have not been proposed at this time.

Landscaping

- The landscaping consists of planted buffers along all property lines.
- The main buffer is a 15-metre buffer along the east property line. This buffer will serve as riparian protection, flood storage, and farmland protection.
- Along the south property line, a 3-metres planted buffer is proposed, along the railway and adjacent park.
- Along the west, there is a planted triangle on the northwest portion of the site, approximately 46 metres in length.
- Both buildings are proposed with extensive green roofs, occupying the entire extent of both main buildings.
- The new trees on the site will consist of a variety of trees including American Sweetgum, Bowhall Red Maple, White Spruce, Portugal Laurel, Red Maple, Bloodgood Japanese Maple, Purple Flowering Black Locust and Douglas Maple, as well as a variety of shrubs

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 confirmation of location for PMT and BC Hydro kiosk and some minor adjustments.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- Francis Kilmo, ISA Certified Arborist of Kilmo and Associated 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 | 10 | 10 | 0 |
| Deciduous Trees (excluding Alder and Cottonwood Trees) | | | |
| Weeping Willow | 2 | 0 | 2 |
| Coniferous Trees | | | |
| Western Red Cedar | 13 | 9 | 4 |
| Total (excluding Alder and Cottonwood Trees) | 15 | 9 | 6 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) | | 47 | |
| Total Retained and Replacement Trees | | 53 | |
| Contribution to the Green City Program | | n/a | |

- The Arborist Assessment states that there are a total of 15 mature trees on the site, excluding Alder and Cottonwood trees. 10 existing trees, approximately 40 % of the total trees on the site, are Alder trees. It was determined that 6 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 28 replacement trees on the site. The applicant is proposing 47 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including American Sweetgum, Bowhall Red Maple, White Spruce, Portugal Laurel, Red Maple, Bloodgood Japanese Maple, Purple Flowering Black Locust and Douglas Maple, as well as a variety of shrubs
- In summary, a total of 53 trees are proposed to be retained or replaced on the site with no contribution required to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

| | |
|---------------|--|
| Appendix I. | Survey Plan, Site Plan, Building Elevations, Landscape Plans and Perspective |
| Appendix II. | Engineering Summary |
| Appendix III. | Summary of Tree Survey and Tree Preservation |
| Appendix IV. | Agriculture, Environment and Investment Advisory Committee Minutes (draft) |
| Appendix V. | OCP Redesignation Map for Figures 3, 42, 43, 51 and 67 |
| Appendix VI. | OCP Redesignation Map: OCP Figure 69: Farming Protection Development Permit Area |

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

LFM/ar

PROPOSED WAREHOUSES & VOLLEYBALL TRAINING CENTER DEVELOPMENT

15238 64 Ave, Surrey, BC



CONTACT LIST

| | | | | |
|----------------------------|---|---|----------------|----------------|
| ARCHITECT | Architecture Panel Inc. | Unit 103 15505 Marine Dr White Rock, BC, Canada | Ruchir Dhali | (604) 385 3600 |
| LANDSCAPE ARCHITECT | Architecture Panel Inc. | Unit 103 15505 Marine Dr White Rock, BC, Canada | Ruchir Dhali | (604) 385 3600 |
| CIVIL CONSULTANTS | Hub Engineering Inc. | Suite 212, 12992 76 Ave Surrey, BC, Canada | Mike Kompter | (604) 572 4328 |
| LAND SURVEYOR | Dhaliwal & Associates Land Surveying Inc. | Unit 216, 12899 76 Ave Surrey, BC, Canada | Sukhvir Grewal | (604) 501 6188 |
| PROJECT OWNERS | Diyash Investments Inc. | 106-12885 76 AVE, Surrey, BC, Canada | | (604) 597 4084 |
| GEOP | Red Cedar Environmental Consulting | 32141 Sandpiper Place, Mission, BC Canada | Remi Masson | (604) 621 9811 |
| ARNDORIST | Francis Klimo | 112-4300 Fraser Way, Burnaby, BC, Canada | | (604) 358 5562 |
| MU | CITY OF SURREY | | | |

DRAWING INDEX - DOCUMENTATION

ARCHITECTURAL DRAWING INDEX

| | | |
|---------------------|-------|----------------------|
| COVER | A0.01 | COVER SHEET |
| | A0.02 | PROJECT STATISTICS |
| | A0.03 | CONTEXT PLAN |
| | A0.04 | DESIGN RATIONALE |
| SITE | A1.01 | SURVEY PLAN |
| | A1.02 | BASE PLAN |
| | A1.03 | CIVIL KEY PLAN |
| | A1.04 | CIVIL GRADING PLAN |
| | A1.05 | FIRE SITE PLAN |
| FLANS | A2.01 | SITE PLAN |
| | A2.02 | MAIN FLOOR PLAN |
| | A2.03 | SECOND FLOOR PLAN |
| | A2.04 | THIRD FLOOR PLAN |
| | A2.05 | ROOF PLAN |
| ELEVATIONS | A3.01 | NORTH/EAST ELEVATION |
| | A3.02 | SOUTH/WEST ELEVATION |
| SECTIONS | A4.01 | SECTIONS |
| SUPPLEMENTAL | A5.01 | RENDERS |
| | A5.02 | RENDERS |

LANDSCAPE ARCHITECTURAL DRAWING INDEX

| | | |
|------------------|-----|----------------|
| LANDSCAPE | L01 | KEY PLAN |
| | L02 | CONCEPT PLAN |
| | L03 | PLANTING PLAN |
| | L04 | HARDSCAPE PLAN |
| | L05 | ROOF PLAN |
| | L06 | DETAILS |
| | L07 | DETAILS |



ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 15505 Marine Drive, White Rock, BC | 6047831450 | www.architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Architect's / Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Architect / Landscape Architect. Any changes made without the Architect's / Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern. © Architecture Panel Inc. All rights reserved.

Project Proposed Warehouse Buildings

Owner
Diyash Investments Inc.

Sheet Title
COVER SHEET

Sheet No.
A0.01

Total Sheets
26

Contractors

Consultants
Architecture Panel Inc.

Drawn By
BF

Checked By
RD

AH/J
City of Surrey

Documents
DP Application

Reviewed By
RD

Status
DP Application

| No | Date | Issue Notes |
|----|------------|------------------|
| B | 2021-11-12 | Pre-Application |
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| F | 2022-03-29 | DP Application |
| G | 2022-06-22 | DP Application |
| H | 2022-08-22 | DP Re-Submission |
| I | 2022-10-20 | DP Re-Submission |

Scale

PROJECT STATISTICS

LEGEND

- Warehouse Units
- Restaurant
- Volleyball Courts
- Offices Unit

BUILDING 2 - SECOND FLOOR
VOLLEYBALL COURTS AREA: 10,667 sq ft
GROSS FLOOR AREA: 12,023 sq ft

BUILDING 1 - THIRD FLOOR
OFFICES AREA: 1,900 sq ft
WAREHOUSE AREA: 301 sq ft
GROSS FLOOR AREA: 3,633 sq ft

BUILDING 1 - SECOND FLOOR
WAREHOUSE AREA: 3,645 sq ft
GROSS FLOOR AREA: 6,239 sq ft

BUILDING 1 - MAIN FLOOR
WAREHOUSE AREA: 2,527 sq ft
GROSS FLOOR AREA: 3,804 sq ft

BUILDING 2 - MAIN FLOOR
WAREHOUSE AREA: 6,939 sq ft
RESTAURANT AREA: 1,001 sq ft
GROSS FLOOR AREA: 8,794 sq ft



PROJECT DATA

Address: 15238 64 AVE, SURREY, BC
Project Name: WAREHOUSES & VOLLEYBALL TRAINING CENTRE
Year: BCBC 2018

| AREA CALCULATION | REQUIRED | PROPOSED |
|--|-------------|---------------------------|
| BUILDING HEIGHT | 18m (60 ft) | 16.2m (53ft 2in) |
| TOTAL PROPOSED WAREHOUSE AREA | | 1,244 sq m (13,290 sq ft) |
| TOTAL PROPOSED OFFICE AREA | | 179 sq m (1,927 sq ft) |
| TOTAL PROPOSED RESTAURANT AREA | | 93 sq m (1,001 sq ft) |
| TOTAL PROPOSED VOLLEYBALL TRAINING CENTER AREA | | 991 sq m (10,667 sq ft) |
| % INDUSTRIAL USE | | 69.7% |
| SITE | | 72066.38 sq ft |
| TOTAL BUILT UP AREA | | 34493 sq ft |
| F.A.R (Gross site area) | | 0.47% |
| NET F.A.R | | 0.507 |
| GROSS SITE AREA | | 72066.38 sq ft |
| NET SITE AREA | | 68075.53 sq ft |
| SITE COVERAGE | | 18 % |

| SETBACKS | REQUIRED | PROPOSED |
|---|---------------|-----------------|
| MINIMUM SETBACK PROVIDED (PRE-DEDICATION) | | |
| NORTH | 24.6ft (7.5m) | 24.6ft (7.5m) |
| SOUTH | 19.69ft(6m) | 19.69ft(6m) |
| WEST | 24.6ft (7.5m) | 153.5ft(46.78m) |
| EAST | 49.21ft(15m) | 78.7ft(24m) |

| PARKING | REQUIRED | PROPOSED |
|--|-----------------------|----------|
| NUMBER OF PARKING SPOTS - WAREHOUSES (1244 SQ.M.) | (1 per 100 sqm) | 12 |
| NUMBER OF PARKING SPOTS - OFFICES (179 SQ.M.) | (2.5 per 100 sqm) | 4 |
| NUMBER OF PARKING SPOTS - RESTAURANT (93 SQ.M.) | (3 per 150 sqm) | 3 |
| NUMBER OF PARKING SPOTS - VOLLEYBALL TRAINING CENTER (991 SQ.M.) | (3,6/100 sqm) | 36 |
| TOTAL NUMBER OF PARKING SPOTS | | 55 |
| % PARKING REDUCTION PROPOSED | | 16% |
| NUMBER OF SHARED PARKING SPOTS WITH VOLLEYBALL TRAINING CENTER (25% OF TOTAL) = 9 SHARED SPOTS | (55 total - 9 shared) | 46 |

| PARKING REPORT | Num Spaces | Space Length | Space Width |
|-----------------|------------|--------------|--------------|
| REGULAR CAR - 1 | 30 | 5500 | 2600 |
| REGULAR CAR - 2 | 1 | 5500 | 2750 |
| SMALL CAR | 4 | 4900 | 2600 |
| SMALL CAR | 9 | 4900 | 2750 |
| SMALL CAR | 1 | 4900 | 2900 |
| ACCESSIBLE CAR | 1 | 5500 | 2500 (+1500) |
| % SMALL CARS | 30.43% | | |
| TOTAL | 46 | | |

| GROSS AREA CALCULATION (EXCLUDING PARKING & INDOOR AMENITY) | | |
|---|--------------------|-------------|
| BUILDINGS | LEVEL | AREA |
| BUILDING 1 | MAIN FLOOR LEVEL | 3804 sq ft |
| | SECOND FLOOR LEVEL | 6239 sq ft |
| | THIRD FLOOR LEVEL | 3633 sq ft |
| BUILDING 2 | MAIN FLOOR LEVEL | 8794 sq ft |
| | SECOND FLOOR LEVEL | 12023 sq ft |
| GROSS AREA | GROSS AREA | 34493 sq ft |



ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 15505 Marine Drive, White Rock, BC | 8047831450 | info@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Architect's / Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Architect / Landscape Architect. Any changes made without the Architect's / Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern. © Architecture Panel Inc. All rights reserved.

Project Proposed Warehouse Buildings

Owner
Diyash Investments Inc.

Sheet Title
PROJECT STATISTICS

Sheet No.
A0.02

Drawn By
BF

Reviewed By
RD

Total Sheets
26

Checked By
RD

Status
DP Application

Contractors

A+J
City of Surrey

Consultants

Architecture Panel Inc.

Documents
DP Application

No Date Issue Notes

| | | |
|---|------------|------------------|
| B | 2021-11-12 | Pre-Application |
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| F | 2022-03-29 | DP Application |
| G | 2022-06-22 | DP Application |
| H | 2022-08-22 | DP Re-Submission |
| I | 2022-10-20 | DP Re-Submission |



CONTEXT PLAN



CONTEXT

As evident by the footprint configuration of the surrounding developments, this development is being proposed as a prominent urban element on a farm and industrial area of our fast growing city. The proposed development site currently falls in an IL zone, and proposed to be changed to CD. The developer is proposing an industrial and commercial development.

We seek to have a vehicular entrance at the East side, adjacent to ALR, and provided a farmland protection buffer for a smooth and undisturbed access to on grade parking and loading bays.

KEY

- Proposed Industrial/Commercial Building
- Proposed Farmland Protection Buffer
- Existing Buildings
- Adjacent ALR
- Road Dedication from Existing Property Line
- Existing Property Line
- Proposed Property Line
- Building Setback Line
- Landscape Buffer
- ROW

1 CONTEXT PLAN
Scale: 1:500



ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 15505 Marine Drive, White Rock, BC | 6047831450 | www.architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Architect's / Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Architect / Landscape Architect. Any changes made without the Architect's / Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern. © Architecture Panel Inc. All rights reserved.

Project Proposed Warehouse Buildings

Owner
Diyash Investments Inc.

Sheet Title
CONTEXT PLAN

Sheet No.
A0.03

Total Sheets
26

Contractors

Consultants
Architecture Panel Inc.

Drawn By
BF

Checked By
RD

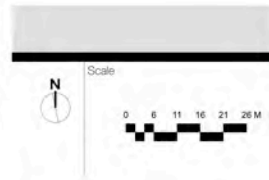
AHJ
City of Surrey

Documents
DP Application

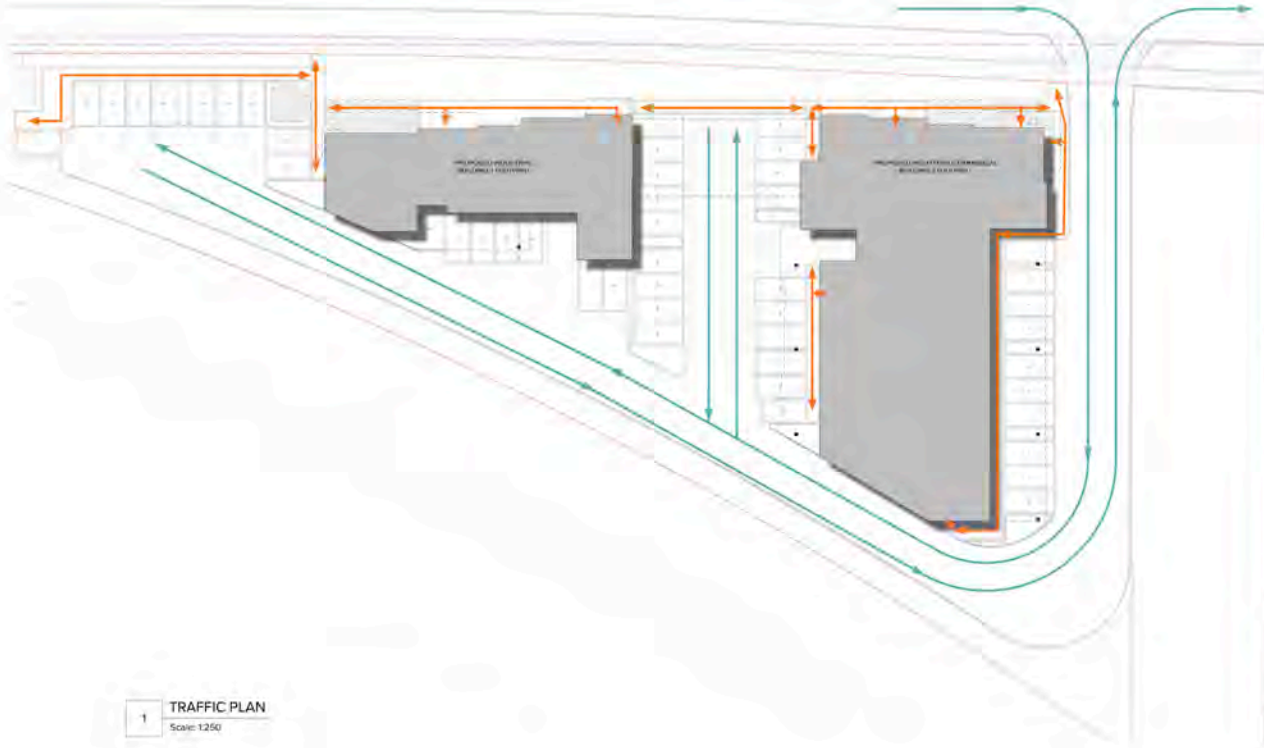
Reviewed By
RD

Status
DP Application

| No | Date | Issue Notes |
|----|------------|------------------|
| B | 2021-11-12 | Pre-Application |
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| F | 2022-03-29 | DP Application |
| G | 2022-06-22 | DP Application |
| H | 2022-08-22 | DP Re-Submission |
| I | 2022-10-20 | DP Re-Submission |



DESIGN RATIONALE



1 TRAFFIC PLAN
Scale: 1:250



SITE PLANNING PRINCIPLES

The site has tight constraints with unique geometry. We have worked diligently to incorporate all of the functional requirements for the buildings and site including but not limited to the tight vehicular movements, ALR farmland protection buffer, railway line related setbacks, and other screening requirements as directed by the city.

The site design has evolved with continual guidance from the City staff over last few months. We have taken the principal points that the CoS considered vital in the evolution of this site design which include the following.

- Setbacks provided with landscape buffers to provide screening to parkings facing 64 Ave
- Provide pedestrian friendly walkways and Outdoor Amenity Spaces for workers.
- Allow for separate public pedestrian entrances leading to entrance lobbies of each building.
- Allow for Public Parking on grade with safety, and carefully considered driveways for safe truck maneuvers.
- Develop easily accessible entries to commercial and industrial units.
- Landscape buffer provided for farmland protection adjacent to neighboring ALR.
- Building expression and elevations designed to relate to the asymmetric site and building form.
- Landscape buffer on North side provides natural shading to the walkways and building face.

As guided by the CoS staff at the very beginning, we continued to work with the same principles, setbacks and the requirements and faithfully followed the CoS staff's directives in the site planning of this development.

The proposal includes an industrial and commercial development consisting of 2 Buildings. Building 1 is a 3-storey industrial & commercial building with warehouses on main floor (24' clearance) & 2nd floor, and Offices space on 3rd Floor. Building 2 is a 2-storey industrial building consisting of warehouses and a restaurant in Ground floor, and a volleyball training centre on 2nd floor.

We have also introduced landscape features along the sidewalk and a pedestrian plaza to look more pleasing to the public. Colors of the building facade are also carefully chosen to be aesthetically pleasing. Outdoor Amenity areas are provided on site, and are safe and away from noise.

ENVIRONMENTAL / SUSTAINABILITY FEATURES

This project is designed in compliance with CoS, the Building Codes, and the Official Community Plan Development Permit Guidelines. We have taken careful consideration to design the site with landscaping, walkways and open spaces that add to the sustainability of the building and site. Some of the sustainable features include:

- Design Elements such as overhangs, and landscape elements allowing for natural shading and protection of the Building.
- Rich selection of plants, shrubs and trees on site to reduce any heat island effects.
- Bike and pedestrian paths with easy access to transit lines.
- Green roof design.
- Curtain glazings and large windows selection to reduce excess window junctions, and spandrel panels provided to block solar radiations.



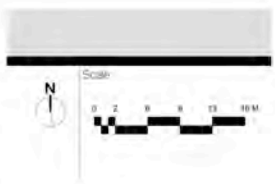
ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 103, 15505 Mainline Drive, White Rock, BC | 6047831450 |
These Drawings and the Design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Architect's / Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Architect / Landscape Architect. Any changes made without the Architect's / Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
© Architecture Panel Inc. All rights reserved.

Project
Proposed Warehouse Buildings
Owner
Diyash Investments Inc.
Sheet Title
DESIGN RATIONALE

Sheet No.
A0.04
Drawn By
BF
Reviewed By
RD
Total Sheets
26
Checked By
RD
Status
DP Application
Contractors
**AHJ
City of Surrey**
Documents
DP Application

Consultants
Architecture Panel Inc.

| No | Date | Issue Notes |
|----|------------|------------------|
| B | 2021-11-12 | Pre-Application |
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| F | 2022-03-29 | DP Application |
| G | 2022-06-22 | DP Application |
| H | 2022-08-22 | DP Re-Submission |
| I | 2022-10-20 | DP Re-Submission |





1 BASE PLAN
Scale: 1:250

- Road Dedication from Existing Property Line
- Existing Property Line
- Proposed Property Line
- Building Setback Line
- Farmland Protection Buffer
- ROW



ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 15505 Marine Drive, White Rock, BC | 6047831450 | www.architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Architect's / Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Architect / Landscape Architect. Any changes made without the Architect's / Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
© Architecture Panel Inc. All rights reserved.

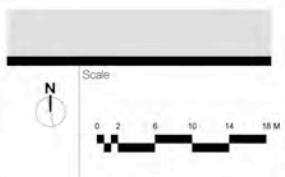
Project
Proposed Warehouse Buildings

Owner
Diyash Investments Inc.

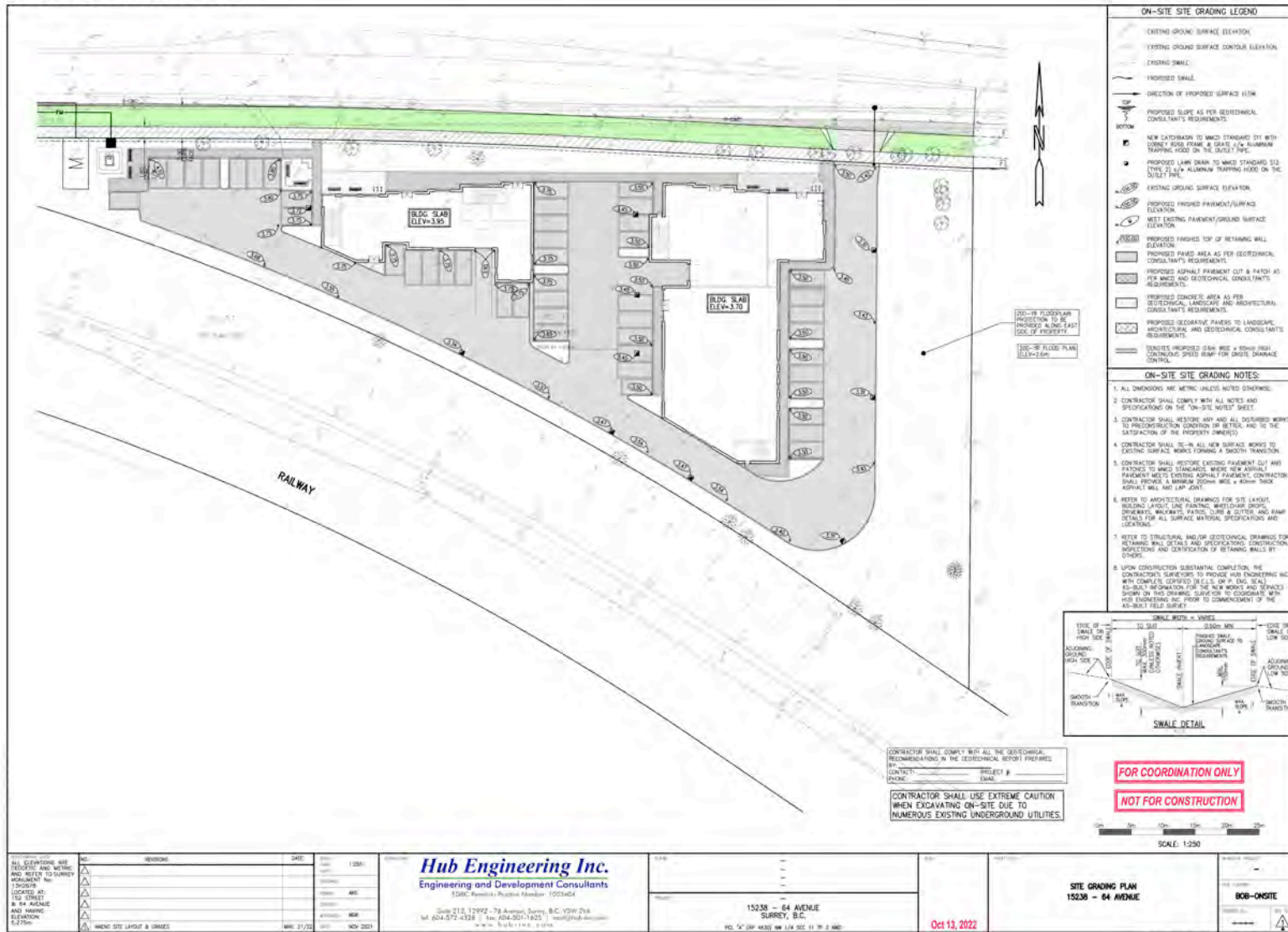
Sheet Title
BASE PLAN

| | | | |
|---------------------------|---------------------------------|-------------------------------|---|
| Sheet No. A1.02 | Total Sheets 26 | Contractors | Consultants Architecture Panel Inc. |
| Drawn By BF | Checked By RD | AH-J City of Surrey | Documents DP Application |
| Reviewed By RD | Status DP Application | | |

| No | Date | Issue Notes |
|----|------------|------------------|
| B | 2021-11-12 | Pre-Application |
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| F | 2022-03-29 | DP Application |
| G | 2022-06-22 | DP Application |
| H | 2022-08-22 | DP Re-Submission |
| I | 2022-10-20 | DP Re-Submission |



CIVIL GRADING PLAN



| NO. | REVISIONS | DATE |
|-----|--------------------|----------|
| 1 | ISSUE FOR PERMIT | NOV 2021 |
| 2 | REVISED FOR PERMIT | NOV 2021 |
| 3 | REVISED FOR PERMIT | NOV 2021 |
| 4 | REVISED FOR PERMIT | NOV 2021 |
| 5 | REVISED FOR PERMIT | NOV 2021 |
| 6 | REVISED FOR PERMIT | NOV 2021 |
| 7 | REVISED FOR PERMIT | NOV 2021 |
| 8 | REVISED FOR PERMIT | NOV 2021 |
| 9 | REVISED FOR PERMIT | NOV 2021 |
| 10 | REVISED FOR PERMIT | NOV 2021 |
| 11 | REVISED FOR PERMIT | NOV 2021 |
| 12 | REVISED FOR PERMIT | NOV 2021 |
| 13 | REVISED FOR PERMIT | NOV 2021 |
| 14 | REVISED FOR PERMIT | NOV 2021 |
| 15 | REVISED FOR PERMIT | NOV 2021 |
| 16 | REVISED FOR PERMIT | NOV 2021 |
| 17 | REVISED FOR PERMIT | NOV 2021 |
| 18 | REVISED FOR PERMIT | NOV 2021 |
| 19 | REVISED FOR PERMIT | NOV 2021 |
| 20 | REVISED FOR PERMIT | NOV 2021 |
| 21 | REVISED FOR PERMIT | NOV 2021 |
| 22 | REVISED FOR PERMIT | NOV 2021 |
| 23 | REVISED FOR PERMIT | NOV 2021 |
| 24 | REVISED FOR PERMIT | NOV 2021 |
| 25 | REVISED FOR PERMIT | NOV 2021 |
| 26 | REVISED FOR PERMIT | NOV 2021 |
| 27 | REVISED FOR PERMIT | NOV 2021 |
| 28 | REVISED FOR PERMIT | NOV 2021 |
| 29 | REVISED FOR PERMIT | NOV 2021 |
| 30 | REVISED FOR PERMIT | NOV 2021 |
| 31 | REVISED FOR PERMIT | NOV 2021 |
| 32 | REVISED FOR PERMIT | NOV 2021 |
| 33 | REVISED FOR PERMIT | NOV 2021 |
| 34 | REVISED FOR PERMIT | NOV 2021 |
| 35 | REVISED FOR PERMIT | NOV 2021 |
| 36 | REVISED FOR PERMIT | NOV 2021 |
| 37 | REVISED FOR PERMIT | NOV 2021 |
| 38 | REVISED FOR PERMIT | NOV 2021 |
| 39 | REVISED FOR PERMIT | NOV 2021 |
| 40 | REVISED FOR PERMIT | NOV 2021 |
| 41 | REVISED FOR PERMIT | NOV 2021 |
| 42 | REVISED FOR PERMIT | NOV 2021 |
| 43 | REVISED FOR PERMIT | NOV 2021 |
| 44 | REVISED FOR PERMIT | NOV 2021 |
| 45 | REVISED FOR PERMIT | NOV 2021 |
| 46 | REVISED FOR PERMIT | NOV 2021 |
| 47 | REVISED FOR PERMIT | NOV 2021 |
| 48 | REVISED FOR PERMIT | NOV 2021 |
| 49 | REVISED FOR PERMIT | NOV 2021 |
| 50 | REVISED FOR PERMIT | NOV 2021 |

Hub Engineering Inc.
Engineering and Development Consultants
1538 - 64 AVENUE SURREY, B.C.

Scale 213, 129922 - 78 Avenue, Surrey, B.C. V0W 2V6
Tel: 604-572-4328 Fax: 604-501-1821
www.hub-engineering.com

| | |
|------------------|-------------------------------|
| PROJECT NO. | 1538 - 64 AVENUE |
| DATE | OCT 13, 2022 |
| SCALE | 1:250 |
| PROJECT LOCATION | 1538 - 64 AVENUE SURREY, B.C. |

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 15505 Marine Drive, White Rock, BC | 6047831450

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Architect's / Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Architect / Landscape Architect. Any changes made without the Architect's / Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
© Architecture Panel Inc. All rights reserved.

Project: **Proposed Warehouse Buildings**

Owner: **Diyash Investments Inc.**

Sheet Title: **CIVIL GRADING PLAN**

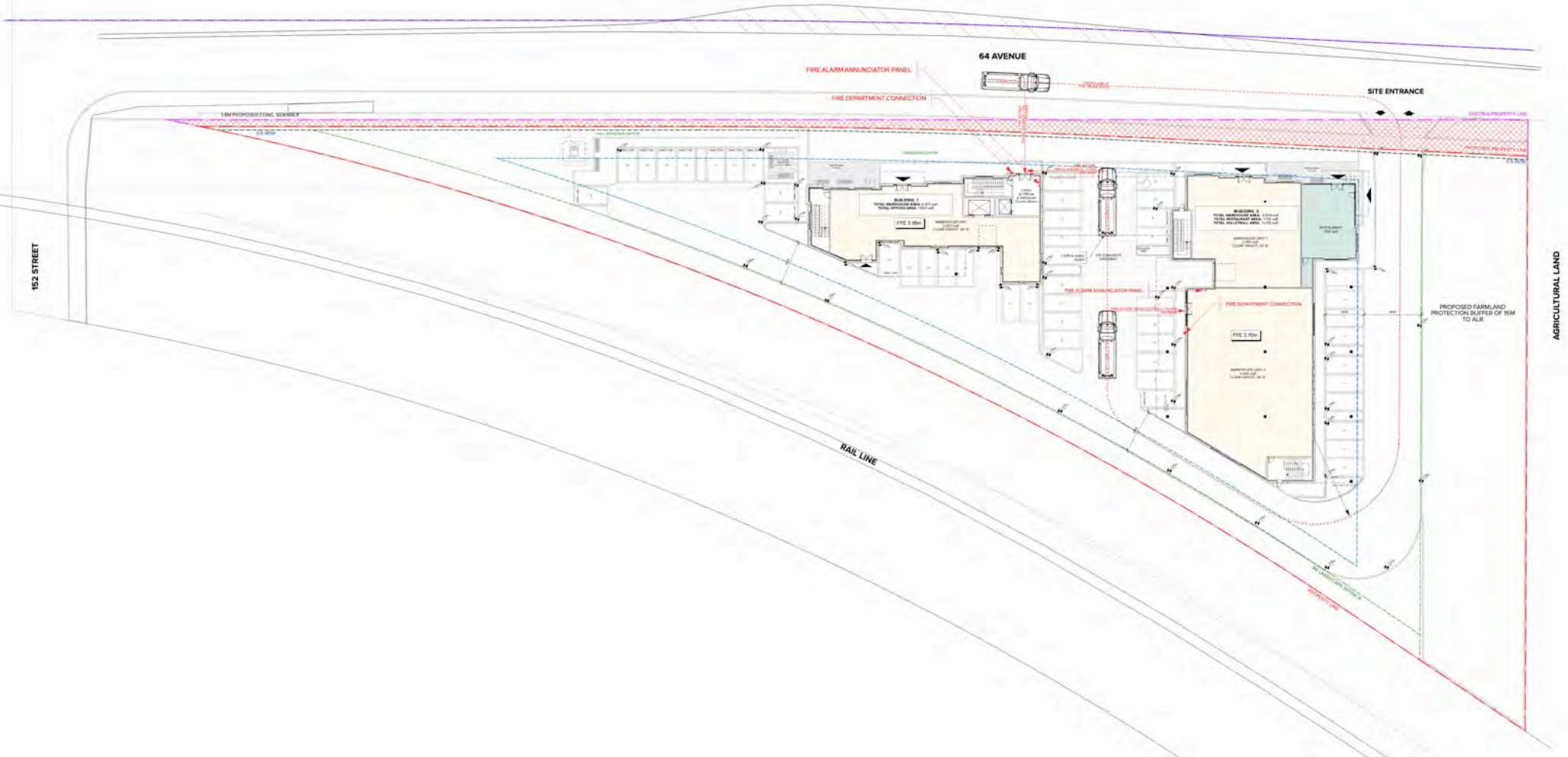
| | | | | | | | |
|-------------|--------------|--------------|-----------------------|-------------|-----------------------|-------------|--------------------------------|
| Sheet No. | A1.04 | Total Sheets | 26 | Contractors | | Consultants | Architecture Panel Inc. |
| Drawn By | BF | Checked By | RD | AH-U | City of Surrey | Documents | DP Application |
| Reviewed By | RD | Status | DP Application | | | | |

| No | Date | Issue Notes |
|----|------------|------------------|
| B | 2021-11-12 | Pre-Application |
| C | 2022-01-16 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| F | 2022-03-29 | DP Application |
| G | 2022-06-22 | DP Application |
| H | 2022-08-22 | DP Re-Submission |
| I | 2022-10-20 | DP Re-Submission |

Scale: 1:250

North Arrow





1 FIRE SITE PLAN
Scale: 1:250



ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 15505 Marine Drive, White Rock, BC | 6047831450 | www.architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Architect's / Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Architect / Landscape Architect. Any changes made without the Architect's / Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern. © Architecture Panel Inc. All rights reserved.

Project
Proposed Warehouse Buildings

Owner
Diyash Investments Inc.

Sheet Title
FIRE SITE PLAN

Sheet No.
A1.05

Total Sheets
26

Contractors

Consultants
Architecture Panel Inc.

Drawn By
BF

Checked By
RD

AH-U
City of Surrey

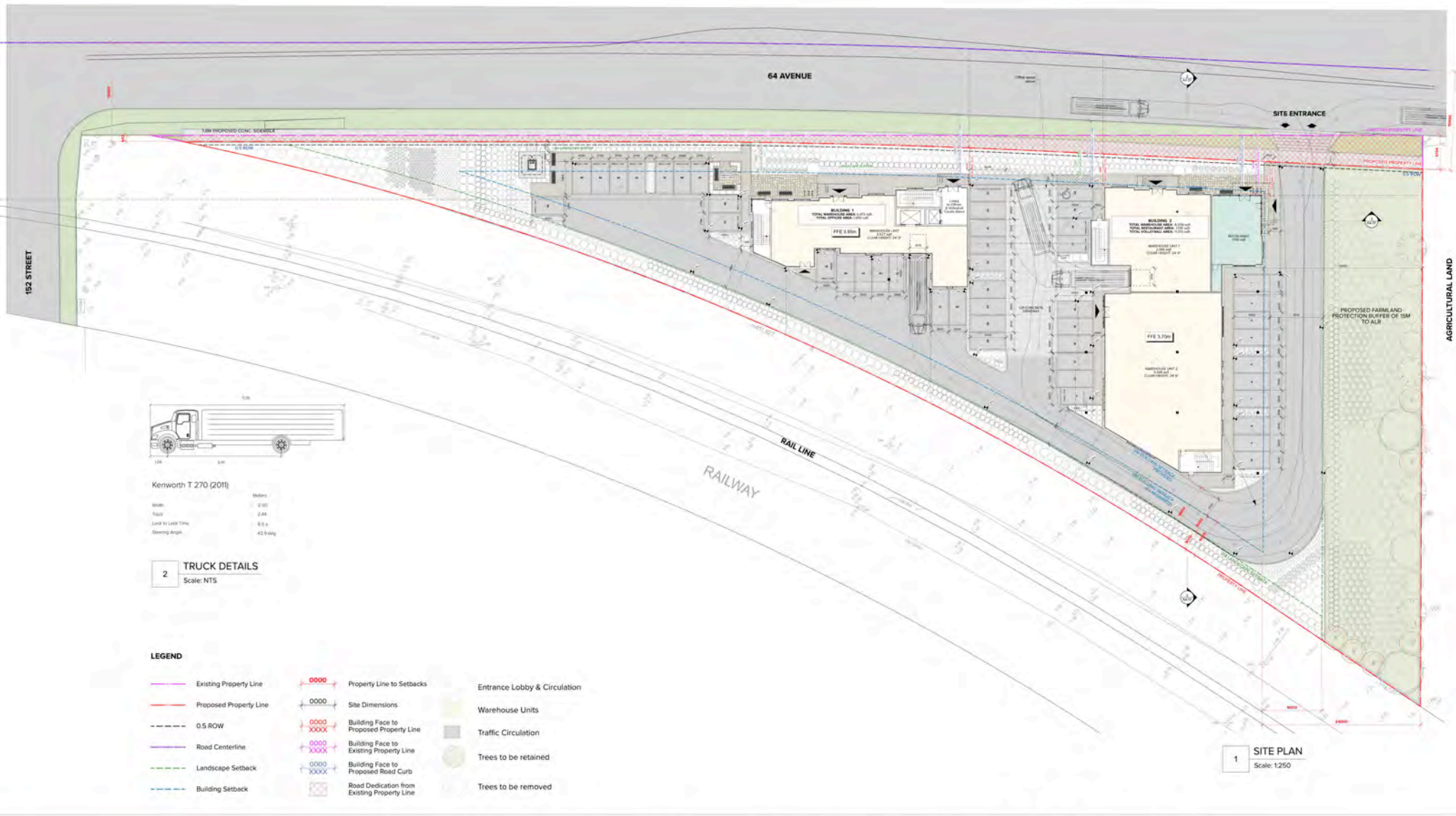
Documents
DP Application

Reviewed By
RD

Status
DP Application

| No | Date | Issue Notes |
|----|------------|------------------|
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| E | 2022-03-15 | Coordination |
| F | 2022-03-29 | DP Application |
| G | 2022-06-22 | DP Application |
| H | 2022-08-22 | DP Re-Submission |
| I | 2022-10-20 | DP Re-Submission |





1 SITE PLAN
Scale: 1:250

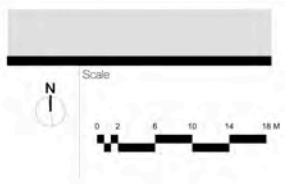


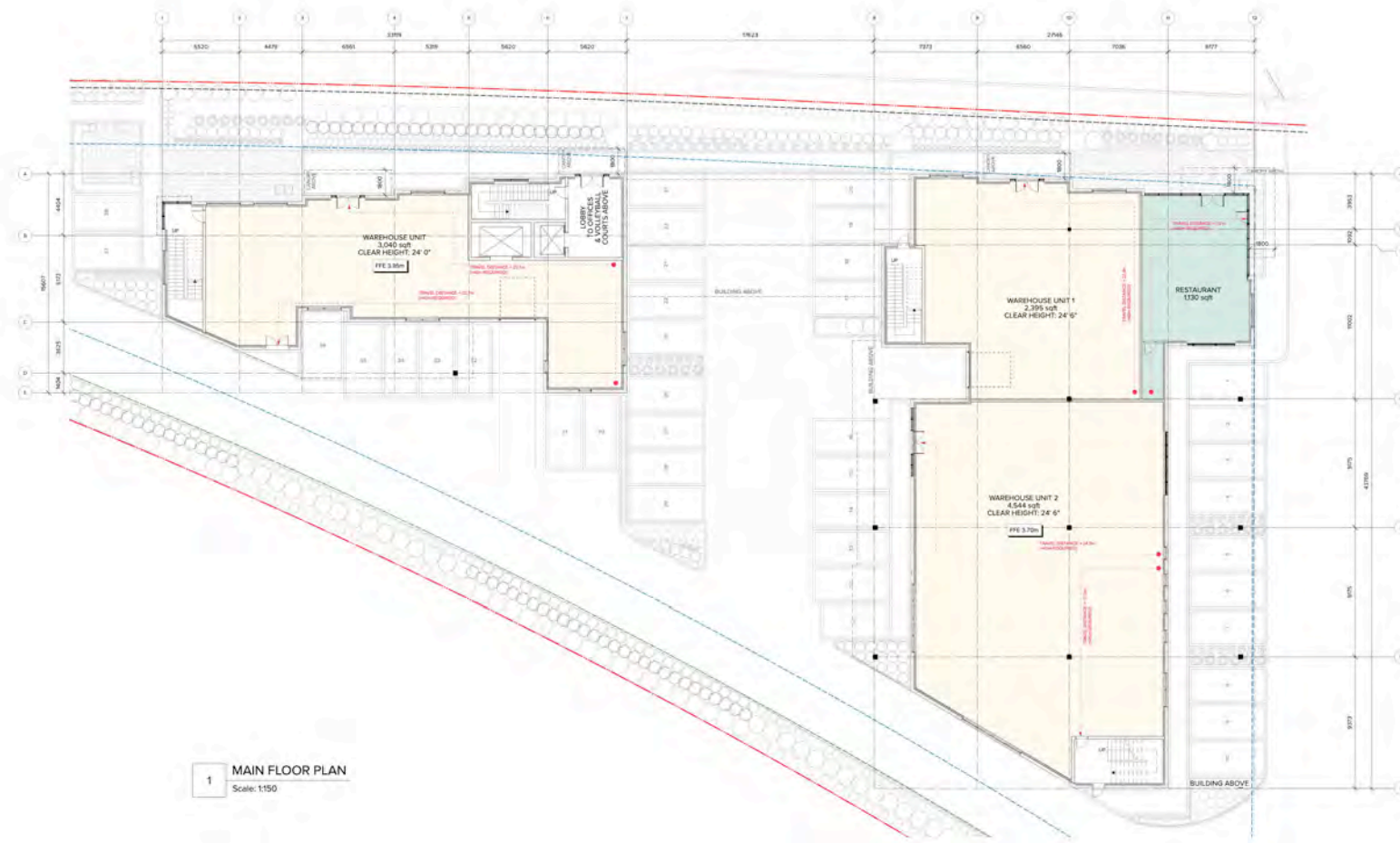
ARCHITECTURE PANEL INC.
 ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
 Unit 103, 15505 Marine Drive, White Rock, BC | 6047831450 | info@architecturepanel.com
 These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Architect's / Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Architect / Landscape Architect. Any changes made without the Architect's / Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
 © Architecture Panel Inc. All rights reserved.

Project
Proposed Warehouse Buildings
 Owner
Diyash Investments Inc.
 Sheet Title
SITE PLAN

| | | | |
|---------------------------|---------------------------------|------------------------------|---|
| Sheet No. A2.01 | Total Sheets 26 | Contractors | Consultants Architecture Panel Inc. |
| Drawn By BF | Checked By RD | AHJ City of Surrey | Documents DP Application |
| Reviewed By RD | Status DP Application | | |

| No | Date | Issue Notes |
|----|------------|------------------|
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| E | 2022-03-15 | Coordination |
| F | 2022-03-29 | DP Application |
| G | 2022-06-22 | DP Application |
| H | 2022-08-22 | DP Re-Submission |
| I | 2022-10-20 | DP Re-Submission |





1 MAIN FLOOR PLAN
Scale: 1:150

SPACE LEGEND

- Services & Stairs/Elevator
- Warehouse
- Restaurant



ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 15505 Mainne Drive, White Rock, BC | 6047831450 | info@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Architects / Landscape Architects written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Architect / Landscape Architect. Any changes made without the Architects / Landscape Architects written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern. © Architecture Panel Inc. All rights reserved.

Project
Proposed Warehouse Buildings

Owner
Diyash Investments Inc.

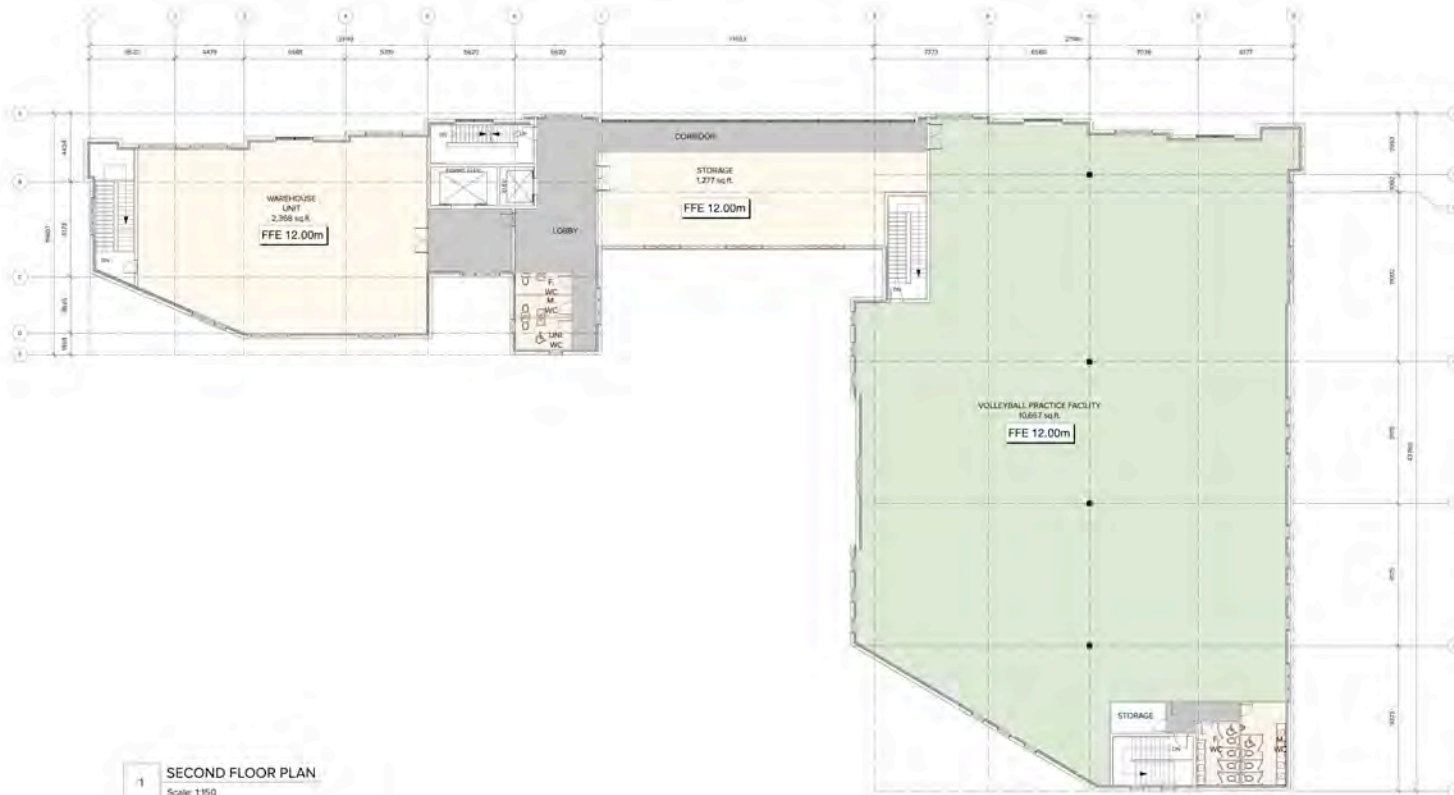
Sheet Title
MAIN FLOOR PLAN

| | | | |
|---------------------------|---------------------------------|---|---|
| Sheet No. A2.02 | Total Sheets 26 | Contractors AH-U City of Surrey | Consultants Architecture Panel Inc. |
| Drawn By BF | Checked By RD | Documents DP Application | |
| Reviewed By RD | Status DP Application | | |

| No | Date | Issue Notes |
|----|------------|------------------|
| B | 2021-11-12 | Pre-Application |
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| F | 2022-03-29 | DP Application |
| G | 2022-06-22 | DP Application |
| H | 2022-08-22 | DP Re-Submission |
| I | 2022-10-20 | DP Re-Submission |

Scale

N



SPACE LEGEND

| | |
|--|--------------------------------|
| | Services & Stairs/Elevator |
| | Volleyball courts (Building 2) |
| | Warehouse |
| | Washrooms |
| | Corridor |



ARCHITECTURE PANEL INC.
 ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
 Unit 103, 15505 Marine Drive, White Rock, BC | 8047831450 | info@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Architect's / Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Architect / Landscape Architect. Any changes made without the Architect's / Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern. © Architecture Panel Inc. All rights reserved.

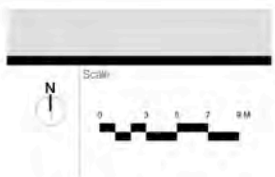
Project
Proposed Warehouse Buildings

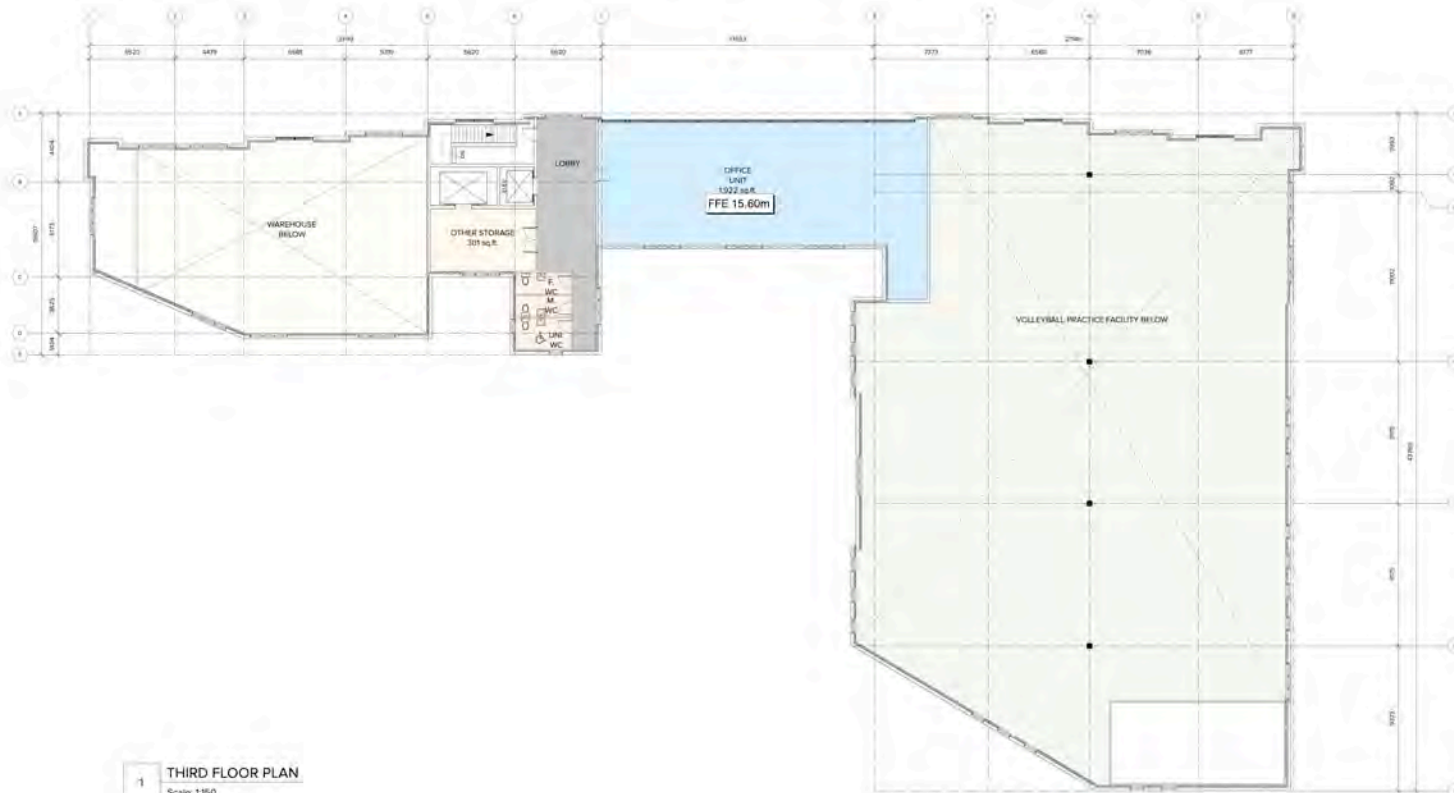
Owner
Diyash Investments Inc.

Sheet Title
SECOND FLOOR PLAN

| | | | |
|----------------------------------|---------------------------------|------------------------------|---|
| Sheet No. A2.03 | Total Sheets 26 | Contractors | Consultants Architecture Panel Inc. |
| Drawn By BF | Checked By RD | A-U City of Surrey | Documents DP Application |
| Revised By RD | Status DP Application | | |

| No | Date | Issue Notes |
|----|------------|------------------|
| B | 2021-11-12 | Pre-Application |
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| F | 2022-03-29 | DP Application |
| G | 2022-06-22 | DP Application |
| H | 2022-08-22 | DP Re-Submission |
| I | 2022-10-20 | DP Re-Submission |





1 **THIRD FLOOR PLAN**
Scale: 1:150

SPACE LEGEND

- Services & Stairs/Elevator
- Office Unit
- Warehouse
- Washrooms
- Corridor



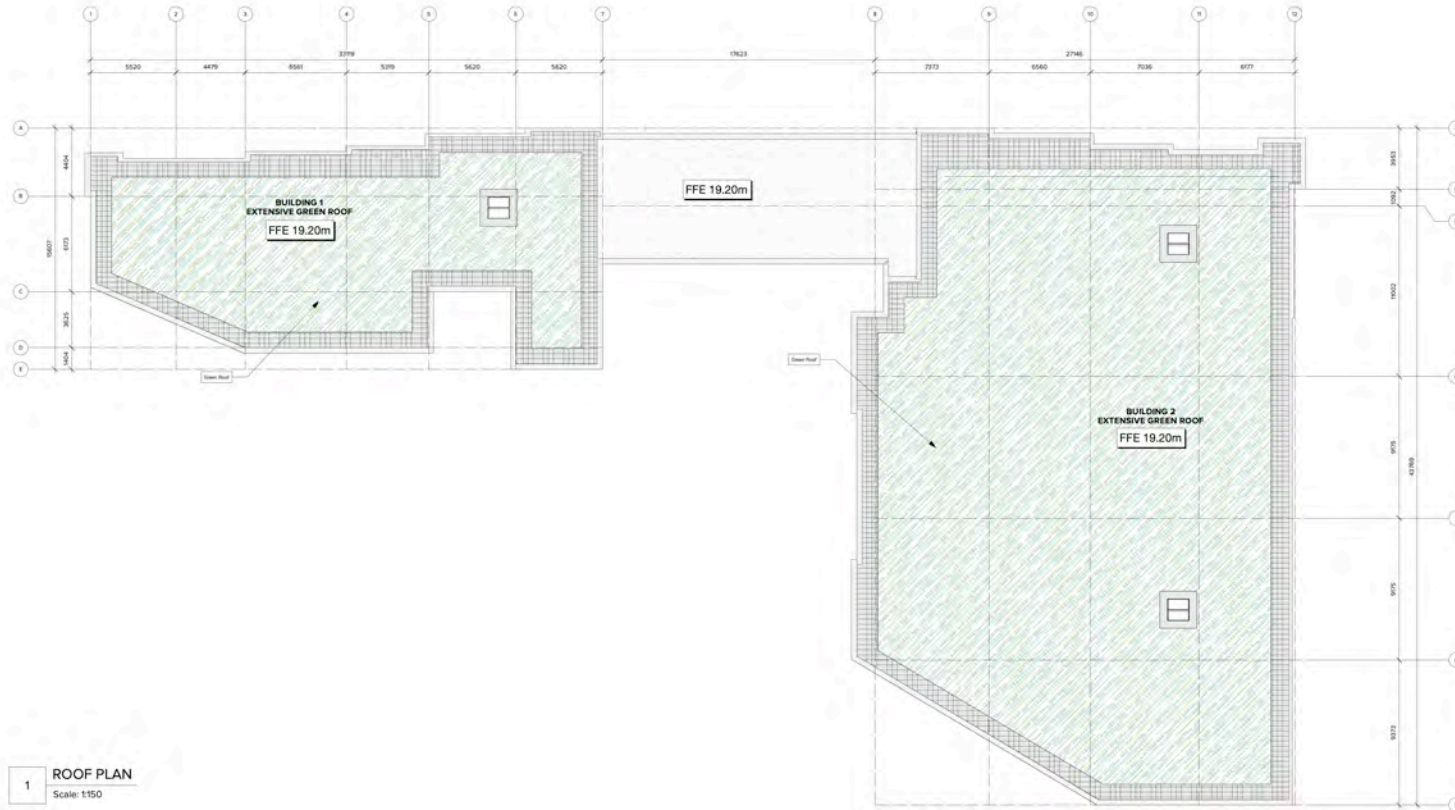
ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 103, 15505 Marine Drive, White Rock, BC | 8047831450 | info@architecturepanel.com
These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Architect's / Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Architect / Landscape Architect. Any changes made without the Architect's / Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
© Architecture Panel Inc. All rights reserved.

Project
Proposed Warehouse Buildings
Owner
Diyash Investments Inc.
Sheet Title
THIRD FLOOR PLAN

| | | | |
|---------------------------|--------------------------|--------------------------------------|--|
| Sheet No. A2.04 | Total Sheets 26 | Contractors AHJ City of Surrey | Consultants Architecture Panel Inc. |
| Drawn By BF | Checked By RD | Documents DP Application | |
| Reviewed By RD | Status DP Application | | |

| No | Date | Issue Notes |
|----|------------|------------------|
| B | 2021-11-12 | Pre-Application |
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| F | 2022-03-29 | DP Application |
| G | 2022-06-22 | DP Application |
| H | 2022-08-22 | DP Re-Submission |
| I | 2022-10-20 | DP Re-Submission |

Scale



1 ROOF PLAN
Scale: 1:150

ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 15505 Marine Drive, White Rock, BC | 6047831450 |
ruch@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
© Architecture Panel Inc. All rights reserved.

Project
Proposed Warehouse Buildings

Owner
Diyash Investments Inc.

Sheet Title
ROOF PLAN

Total Sheets
26

Sheet No.
A2.05

Contractors

Consultants
Architecture Panel Inc.

Drawn By
BF

Checked By
RD

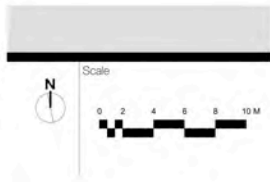
AH-U
City of Surrey

Documents
DP Application

Reviewed By
RD

Status
DP Application

| No | Date | Issue Notes |
|----|------------|------------------|
| B | 2021-11-12 | Pre-Application |
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| F | 2022-03-29 | DP Application |
| G | 2022-06-22 | DP Application |
| H | 2022-08-22 | DP Re-Submission |
| I | 2022-10-20 | DP Re-Submission |





1 EAST ELEVATION
Scale: 1:150



2 NORTH ELEVATION (64 AVE)
Scale: 1:150

Material Legend

- 1 Painted Tilt-up Panel
- Color: White
- 2 Painted Tilt-up Panel
- Color: Beige
- 3 Painted Tilt-up Panel
- Color: Maple Chestnut
- 4 Aluminum Composite Panel
Color: Gray
- 5 Curtain glazing
- 6 Longboard Soffit
- Mahogany
- 7 Aluminum Composite Panel
Color: Dark Gray
- 8 Metal Column
- Dark Gray

MATERIAL COLOR BOARD



ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 15505 Marine Drive, White Rock, BC | 6047831450 | www.architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Architect's / Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Architect / Landscape Architect. Any changes made without the Architect's / Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern. © Architecture Panel Inc. All rights reserved.

Project
Proposed Warehouse Buildings

Owner
Diyash Investments Inc.

Sheet Title
NORTH/EAST ELEVATION

Sheet No.
A3.01

Total Sheets
26

Contractors

Consultants
Architecture Panel Inc.

Drawn By
BF

Checked By
RD

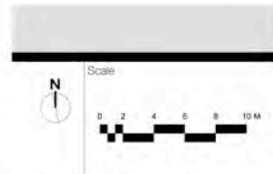
AHJ
City of Surrey

Documents
DP Application

Reviewed By
RD

Status
DP Application

| No | Date | Issue Notes |
|----|------------|------------------|
| B | 2021-11-12 | Pre-Application |
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| F | 2022-03-29 | DP Application |
| G | 2022-06-22 | DP Application |
| H | 2022-08-22 | DP Re-Submission |
| I | 2022-10-20 | DP Re-Submission |





1 WEST ELEVATION (152 ST)
Scale: 1:150

Material Legend

- 1 Painted Tilt-up Panel
Color: White
- 2 Painted Tilt-up Panel
Color: Gray
- 3 Painted Tilt-up Panel
Color: Maple Chestnut
- 4 Aluminum Composite Panel
Color: Dark Gray
- 5 Curtain glazing
- 6 Longboard Soffit
Mahogany
- 7 Metal Column
Dark Gray

MATERIAL COLOR BOARD



2 SOUTH ELEVATION
Scale: 1:150



ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 15505 Marine Drive, White Rock, BC | 6047831450 | www.architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Architect's / Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Architect / Landscape Architect. Any changes made without the Architect's / Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern. © Architecture Panel Inc. All rights reserved.

Project
Proposed Warehouse Buildings

Owner
Diyash Investments Inc.

Sheet Title
SOUTH/WEST ELEVATION

Sheet No.
A3.02

Total Sheets
26

Contractors

Consultants
Architecture Panel Inc.

Drawn By
BF

Checked By
RD

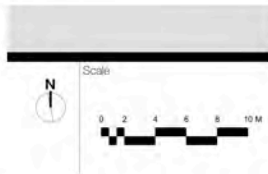
AHJ
City of Surrey

Documents
DP Application

Reviewed By
RD

Status
DP Application

| No | Date | Issue Notes |
|----|------------|------------------|
| B | 2021-11-12 | Pre-Application |
| C | 2022-01-16 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| F | 2022-03-29 | DP Application |
| G | 2022-06-22 | DP Application |
| H | 2022-08-22 | DP Re-Submission |
| I | 2022-10-20 | DP Re-Submission |

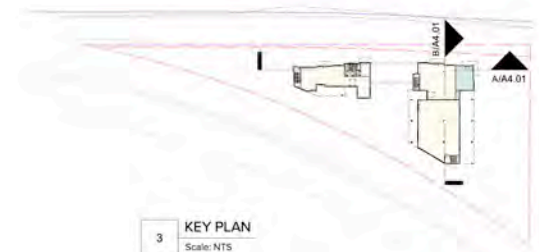




A SECTION A-A
Scale: 1/50



B SECTION B-B
Scale: 1/50



3 KEY PLAN
Scale: NTS



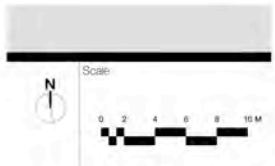
ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 15505 Marine Drive, White Rock, BC | 6047831450 | www.architecturepanel.com
These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Architect's / Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Architect / Landscape Architect. Any changes made without the Architect's / Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
© Architecture Panel Inc. All rights reserved.

Project
Proposed Warehouse Buildings
Owner
Diyash Investments Inc.
Sheet Title
SECTIONS

| | | | |
|---------------------------|---------------------------------|------------------------------|---|
| Sheet No. A4.01 | Total Sheets 26 | Contractors | Consultants Architecture Panel Inc. |
| Drawn By BF | Checked By RD | AHJ City of Surrey | Documents DP Application |
| Reviewed By RD | Status DP Application | | |

| No | Date | Issue Notes |
|----|------------|------------------|
| B | 2021-11-12 | Pre-Application |
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| F | 2022-03-29 | DP Application |
| G | 2022-06-22 | DP Application |
| H | 2022-08-22 | DP Re-Submission |
| I | 2022-10-20 | DP Re-Submission |





1 VIEW TO SITE FROM 64 AVE LOOKING SOUTH
Scale: NTS



2 VIEW TO SITE FROM 64 AVE LOOKING SOUTH EAST
Scale: NTS



3 VIEW TO SITE FROM 64 AVE LOOKING SOUTH WEST
Scale: NTS



ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 15505 Marine Drive, White Rock, BC | 6047831450 | info@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Architect's / Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Architect / Landscape Architect. Any changes made without the Architect's / Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern. © Architecture Panel Inc. All rights reserved.

Project
Proposed Warehouse Buildings

Owner
Diyash Investments Inc.

Sheet Title
RENDERS

Sheet No.
A5.01

Total Sheets
26

Contractors

Consultants
Architecture Panel Inc.

Drawn By
BF

Checked By
RD

AHJ
City of Surrey

Documents
DP Application

Reviewed By
RD

Status
DP Application

| No | Date | Issue Notes |
|----|------------|------------------|
| B | 2021-11-12 | Pre-Application |
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| F | 2022-03-29 | DP Application |
| G | 2022-06-22 | DP Application |
| H | 2022-08-22 | DP Re-Submission |
| I | 2022-10-20 | DP Re-Submission |

Scale



1 VIEW TO SITE FROM 64 AVE LOOKING SOUTH EAST
Scale: NTS



2 VIEW FROM SITE LOOKING NORTH WEST
Scale: NTS



3 VIEW FROM BACK LANE
Scale: NTS



4 VIEW OF OUTDOOR AMENITY LOOKING SOUTH EAST
Scale: NTS



ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 15505 Marine Drive, White Rock, BC | 6047831450 | info@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Architect's / Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Architect / Landscape Architect. Any changes made without the Architect's / Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern. © Architecture Panel Inc. All rights reserved.

Project
Proposed Warehouse Buildings

Owner
Diyash Investments Inc.

Sheet Title
RENDERS

Sheet No.
A5.02

Total Sheets
26

Contractors

Consultants
Architecture Panel Inc.

Drawn By
BF

Checked By
RD

AHJ
City of Surrey

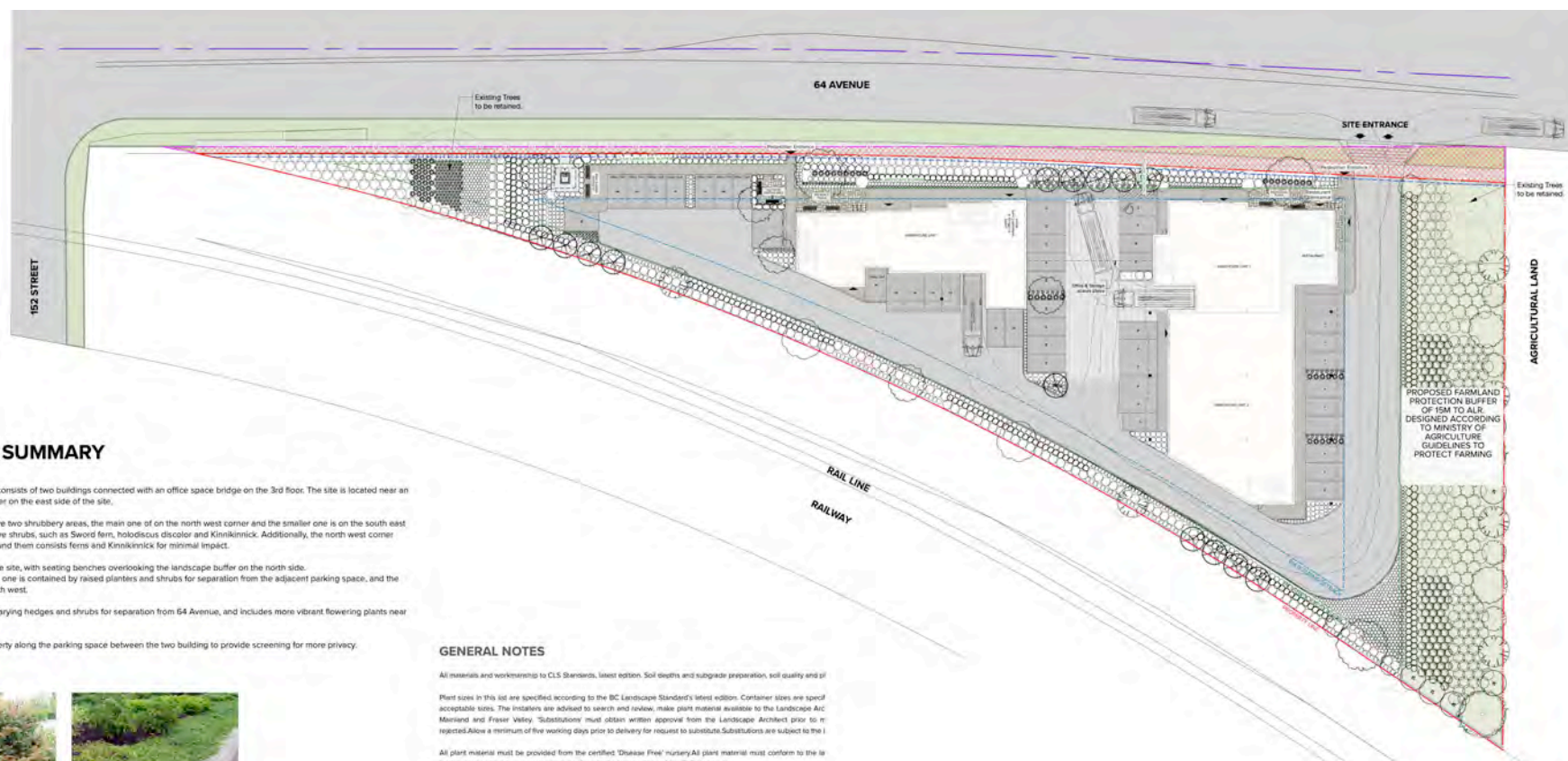
Documents
DP Application

Reviewed By
RD

Status
DP Application

| No | Date | Issue Notes |
|----|------------|------------------|
| B | 2021-11-12 | Pre-Application |
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| F | 2022-03-29 | DP Application |
| G | 2022-06-22 | DP Application |
| H | 2022-08-22 | DP Re-Submission |
| I | 2022-10-20 | DP Re-Submission |

Scale



DESIGN RATIONALE AND SUMMARY

This warehouse, volleyball training centre and offices project consists of two buildings connected with an office space bridge on the 3rd floor. The site is located near an agricultural area, and it includes a 15m farmland protection buffer on the east side of the site.

The triangular shape of the site provided the opportunity to have two shrubby areas, the main one of on the north west corner and the smaller one is on the south east corner. Both areas are proposed to be filled with trees and native shrubs, such as Sword fern, holodocus discolor and Kinkiknick. Additionally, the north west corner includes two existing trees to be retained, and the planting around them consists ferns and Kinkiknick for minimal impact.

Two pedestrian plazas are proposed near the entry points of the site, with seating benches overlooking the landscape buffer on the north side.

Two other outdoor, more secluded seating areas are proposed, one is contained by raised planters and shrubs for separation from the adjacent parking space, and the other seating area is adjacent to the shrubby area on the north west.

The planting buffer on the north side of the property includes varying hedges and shrubs for separation from 64 Avenue, and includes more vibrant flowering plants near pedestrian plazas.

Azer rubrum bowhall is proposed on the north side of the property along the parking space between the two building to provide screening for more privacy.



Hemerocallis 'Lemon Yellow' Vaccinium Oshum Kinkidwick



Nandina Domestica Azer Rubrum bowhall Liquidambar styraciflua

See Tree Schedules, Tables and Descriptions on L03

GENERAL NOTES

All materials and workmanship to CLS Standards, latest edition. Soil depths and subgrade preparation, soil quality and all

Plant sizes in this list are specified according to the BC Landscape Standard's latest edition. Container sizes are specific acceptable sizes. The installers are advised to search and review, make plant material available to the Landscape Architect (Landscape Architect and Fraser Valley "Substitutions" must obtain written approval from the Landscape Architect prior to rejection. Allow a minimum of five working days prior to delivery for request to substitute. Substitutions are subject to the

All plant material must be provided from the certified "Disease Free" nursery. All plant material must conform to the landscape and landscape materials to conform to the latest edition of the CLS standards.

Min. growing medium depths over prepared subgrade shall be:

| | |
|--------------------|--------------------------|
| Lean areas | 300mm |
| Ground Cover Areas | 450mm |
| Shrub Areas | 450mm |
| Tree Pits | 300mm (ground root ball) |

Growing medium shall have physical and chemical properties as described in the standards for "Growing Areas, except to level" applications. Processing and mixing of the growing medium shall be done off-site using a mechanized screening; contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the site.

On-Site or imported soils shall satisfy the requirements of the standards for growing medium. Soils shall be virtually free of weeds, plant pathogenic organisms, toxic material, stones over 30mm, and foreign objects.

All planting beds shall receive min. 50mm bark mulch.

The contractor shall maintain clean working conditions, remove all refuse and debris and prevent the site in a safe and clean condition. Plant species and varieties may not be substituted without the approval of the Landscape Architect.

All wood fences to be cedar, with one coat of clear penetrating preservative.

All engineering (Structural, Mechanical, Envelope and Electrical) to supersede the Landscape drawings where applicable and soft landscaping.

All soft landscape areas to be serviced by High Efficiency Irrigation System.

1 KEY PLAN
Scale: 1:300

ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 15505 Marine Drive, WhiteRock, BC | 6047821450 |
ruchn@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
© Architecture Panel Inc. All rights reserved.

Project Proposed Warehouses Buildings

Owner
Diyash Investments Inc.

Sheet Title
KEY PLAN

Total Sheets
7

Sheet No.
L01

Contractors

Consultants
Architecture Panel Inc.

Drawn By
BF/LT

Checked By
RD

AH-J
City of Surrey

Documents
DP Application

Reviewed By
RD

Status
DP Application

| No | Date | Issue Notes |
|----|------------|------------------|
| B | 2021-11-12 | Pre-Application |
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| E | 2022-03-29 | DP Application |
| F | 2022-06-22 | DP Application |
| G | 2022-08-24 | DP Re-Submission |
| H | 2022-10-18 | DP Re-Submission |



Smaller planting under retained trees to be planted after final grading is done with the supervision of an arborist.

PMT location with shrubbery and a tree to shield it from street view.

1.5m wide hedges and shrubbery buffer

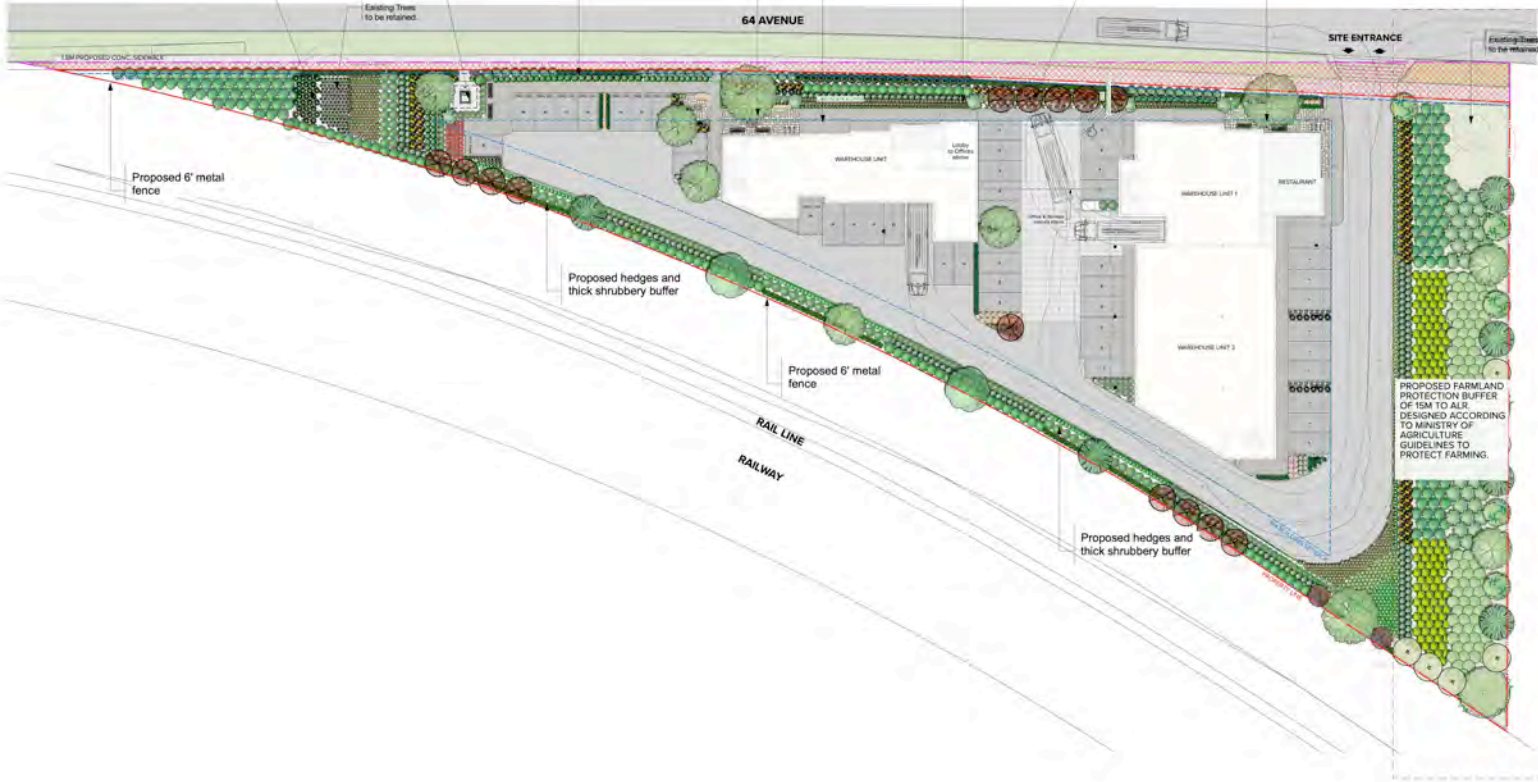
Pedestrian plaza near site entrance overlooking a garden area.

Pathways providing connection to outdoor seating areas and parking lots.

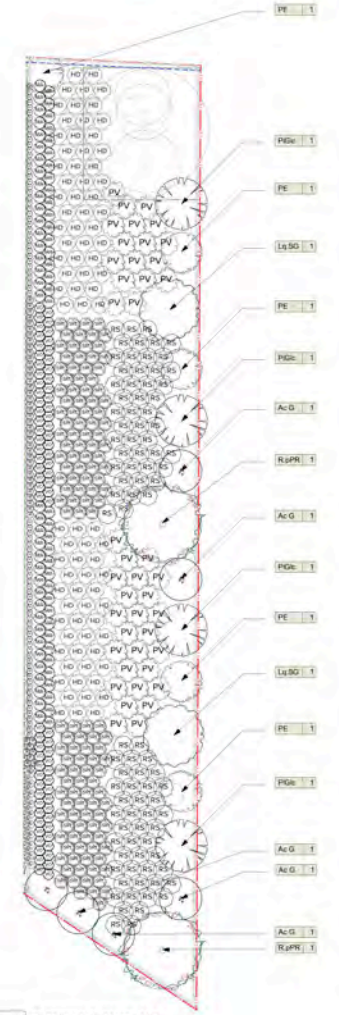
Proposed hedges and thick shrubbery buffer

Proposed columnar trees near the main parking area

Pedestrian plaza with seating opportunity near site entrance.



1 CONCEPT PLAN
Scale: 1:300



2 PLANTING PLAN OF ALR
Scale: 1:200

Refer to L03 for Planting Lists and Details.



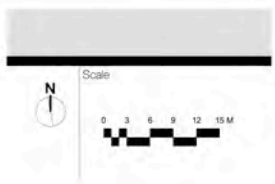
ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 103, 15505 Marine Drive, Whitebrook, BC | 6047823450 |
ruchn@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
© Architecture Panel Inc. All rights reserved.

Project
Proposed Warehouses Buildings
Owner
Diyash Investments Inc.
Sheet Title
CONCEPT PLAN

| | | | |
|--------------------------|---------------------------------|------------------------------|---|
| Total Sheets 7 | Sheet No. L02 | Contractors | Consultants Architecture Panel Inc. |
| Drawn By BF/LT | Checked By RD | AHJ City of Surrey | Documents DP Application |
| Reviewed By RD | Status DP Application | | |

| No | Date | Issue Notes |
|----|------------|------------------|
| B | 2021-11-12 | Pre-Application |
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| E | 2022-03-29 | DP Application |
| F | 2022-06-22 | DP Application |
| G | 2022-08-24 | DP Re-Submission |
| H | 2022-10-18 | DP Re-Submission |



List of Proposed Shrubs

| Image | ID | Quantity | Latin Name | Common Name | Scheduled Size |
|-------|--------|----------|--|--|----------------|
| | TX | 215 | Taxus sp. | Yew, hedge variety | 1.5 m. ht. |
| | AU1 | 491 | Arctostaphylos uva-ursi | Yuccover and Yuccover Jade Kinnickinnick | #1 pot |
| | AU1 | 85 | Aucuba japonica 'Picturata' | Picturata Aucuba | #2 pot |
| | PA1 | 11 | Pennisetum alopecuroides 'Nanette' | Nanette Dwarf Fountain Grass | #2 pot |
| | SJ | 198 | Skimmia japonica | Japanese Skimmia | #2 pot |
| | CJ | 2 | Camellia japonica | Japanese Camellia | 1.0 m. ht. |
| | MA | 132 | Mahonia aquifolium | Oregon grape | #3 pot |
| | VO | 220 | Vaccinium ovatum 'Thunderbird' | evergreen huckleberry | #3 pot |
| | H | 3 | Heuchera vars. | Coral bells | #1 pot |
| | BT | 22 | Buxus 'Green Velvet' | Green Beauty Boxwood | #3 pot |
| | PJ | 75 | Persea japonica 'Mountain Fir' | Mountain Fire Lily Of The Valley | #3 pot |
| | M | 230 | Mahonia nervosa | Dull Oregon grape | #1 pot |
| | HE | 97 | Hemerocallis x 'Lemon Yellow' or vars. | Lemon Yellow Daylily | #1 pot |
| | TO | 23 | Thuja occidentalis 'Smaragd' | Emerald Cedar | 1.5 m. ht. |
| | CT | 33 | Choisya ternata | Mexican Orange Blossom | #3 pot |
| | HP | 62 | Hosta x 'Patrol' | Patrol Plantain Lily | #3 pot |
| | SP1 | 14 | Spiraea japonica 'Little Princess' | Little Princess Spiraea | #3 pot |
| | PV | 48 | Philadelphus x virginica | Mock Orange | #5 pot |
| | L | 12 | Lavendula vars. | Lavender | #1 pot |
| | PM | 29 | Polystichum muticum | swortfern | #3 pot |
| | PG | 8 | Pennisetum orientale | Oriental Fountain Grass | #3 pot |
| | H1 | 44 | Helictichon sempervirens | Blue Oak Grass | #1 pot |
| | HA | 12 | Hosta x 'Blue Angel' | Blue Angel Plantain Lily | #1 pot |
| | PO | 8 | Pennisetum orientale | Oriental Fountain Grass | #3 pot |
| | Paly | 20 | Polystichum polyblepharum | Tassel Fern | #2 pot |
| | R | 122 | Rosa Nutkana | Noodka Rose | #2 pot |
| | Ndam | 12 | Nandina domestica | Heavenly Bamboo | #3 pot |
| | ND1 | 48 | Nandina domestica 'Compacta' | Dwarf Heavenly Bamboo | #3 pot |
| | HO | 37 | Helleborus orientalis 'Red' | Red Flowering Lenten Rose | #1 pot |
| | LM | 17 | Liriope muscari | Big Blue Lily Turf | #1 pot |
| | HD | 50 | Holdibicus discolor | scapaney | #3 pot |
| | PM-1 | 27 | Polystichum muticum | swortfern | #1 pot |
| | Paly-1 | 121 | Polystichum polyblepharum | Tassel Fern | #1 pot |
| | HD | 86 | Holdibicus discolor | scapaney | #3 pot |
| | SR1 | 133 | Sambucus racemosa 'SMNERD4' USP | Lemony Lace™ Elderberry | #3 pot |
| | RS | 91 | Ribes sanguineum 'King Edward VII' | King Edward VII Flowering Currant | #3 pot |
| | RR | 81 | Rosa rugosa 'Champion' | Champion Hardy Shrub Rose | #2 pot |

List of Proposed Trees

| Image | ID | Quantity | Latin Name | Common Name | Scheduled Size |
|-------|-------|----------|-----------------------------------|-------------------------------|----------------|
| | Lq.SG | 7 | Liquidambar styraciflua | American Sweetgum | 7 cm. cal. |
| | AR | 14 | Acer rubrum 'Bowhall' | Bowhall red maple | 6 cm. cal. |
| | PGC | 6 | Picea glauca | White Spruce | 3 m. |
| | P-1 | 2 | Prunus lusitana | Portugal Laurel | 1 m. ht. |
| | Ar.Ma | 3 | Acer macrophyllum | Red Maple, Swamp Maple | |
| | Ac.Pb | 2 | Acer palmatum 'Bloodgood' | Bloodgood Japanese Maple | 6 cm. Cal. |
| | PE | 5 | Prunus emarginata 'Bitter Cherry' | Bitter Cherry | 1 m. |
| | RupR | 2 | Robinia pseudoacacia 'Purple R' | Purple Flowering Black Locust | 7 cm. cal. |
| | Ac.G | 6 | Acer glabrum | Douglas maple | 2.0m ht. |

1 PLANTING PLAN
Scale: 1:250



ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 103, 15005 Marine Drive, WhiteRock, BC | 604.7831450
ruch@architecturepanel.com

These Drawings, and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architects' written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
© Architecture Panel Inc. All rights reserved.

Project
Proposed Warehouses Buildings

Owner
Diyash Investments Inc.

Sheet Title
PLANTING PLAN

Total Sheets
7

Drawn By
BF/LT

Reviewed By
RD

Sheet No.
L03

Checked By
RD

Status
DP Application

Contractors

A-HJ
City of Surrey

Consultants

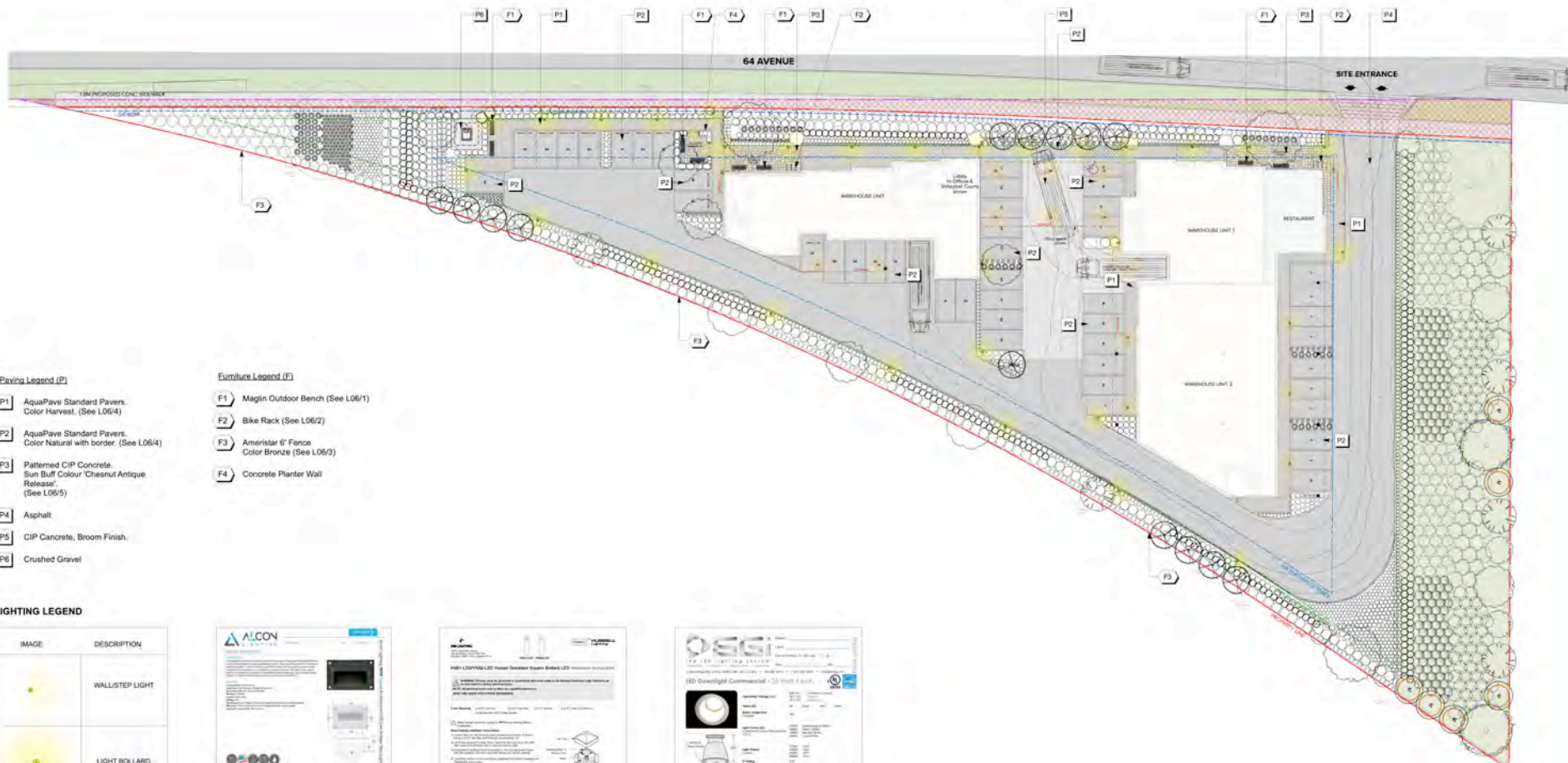
Architecture Panel Inc.

Documents
DP Application

| No | Date | Issue Notes |
|----|------------|------------------|
| B | 2021-11-12 | Pre-Application |
| C | 2022-01-16 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| E | 2022-03-29 | DP Application |
| F | 2022-06-22 | DP Application |
| G | 2022-08-24 | DP Re-Submission |
| H | 2022-10-18 | DP Re-Submission |

Scale

N



Paving Legend (P)

- P1** AquaPave Standard Pavers, Color Harvest. (See L06/4)
- P2** AquaPave Standard Pavers, Color Natural with border. (See L06/4)
- P3** Patterned C/P Concrete, Sun Buff Colour 'Chesnut Antique Release'. (See L06/5)
- P4** Asphalt
- P5** C/P Concrete, Broom Finish.
- P6** Crushed Gravel

Furniture Legend (F)

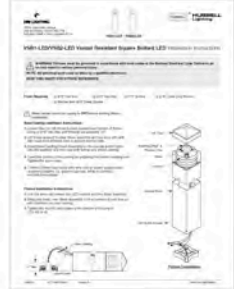
- F1** Maglin Outdoor Bench (See L06/1)
- F2** Bike Rack (See L06/2)
- F3** Amstar 6" Fence, Color Bronze (See L06/3)
- F4** Concrete Planter Wall

LIGHTING LEGEND

| IMAGE | DESCRIPTION |
|-----------------------|-------------------|
| | WALL/STEP LIGHT |
| | LIGHT BOLLARD |
| | SOFFIT DOWNLIGHTS |
| *NOTE: SOFFIT MOUNTED | |



2 WALL/STEP LIGHT
Scale: NTS



3 SQUARE BOLLARD LIGHT
Scale: NTS



4 SOFFIT DOWNLIGHTS
Scale: NTS

1 HARDSCAPE PLAN
Scale: 1:250



ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
 Unit 103, 15505 Marine Drive, WhiteRock, BC | 6047931450 |
 ruzhn@architecturepanel.com

These Drawings and the designs are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architects' written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architects' written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
 © Architecture Panel Inc. All rights reserved.

Project
Proposed Warehouses Buildings
 Owner
Diyash Investments Inc.
 Sheet Title
**HARDSCAPE PLAN/
 LIGHTING PLAN**

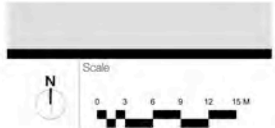
Total Sheets
7
 Drawn By
BF/LT
 Reviewed By
RD

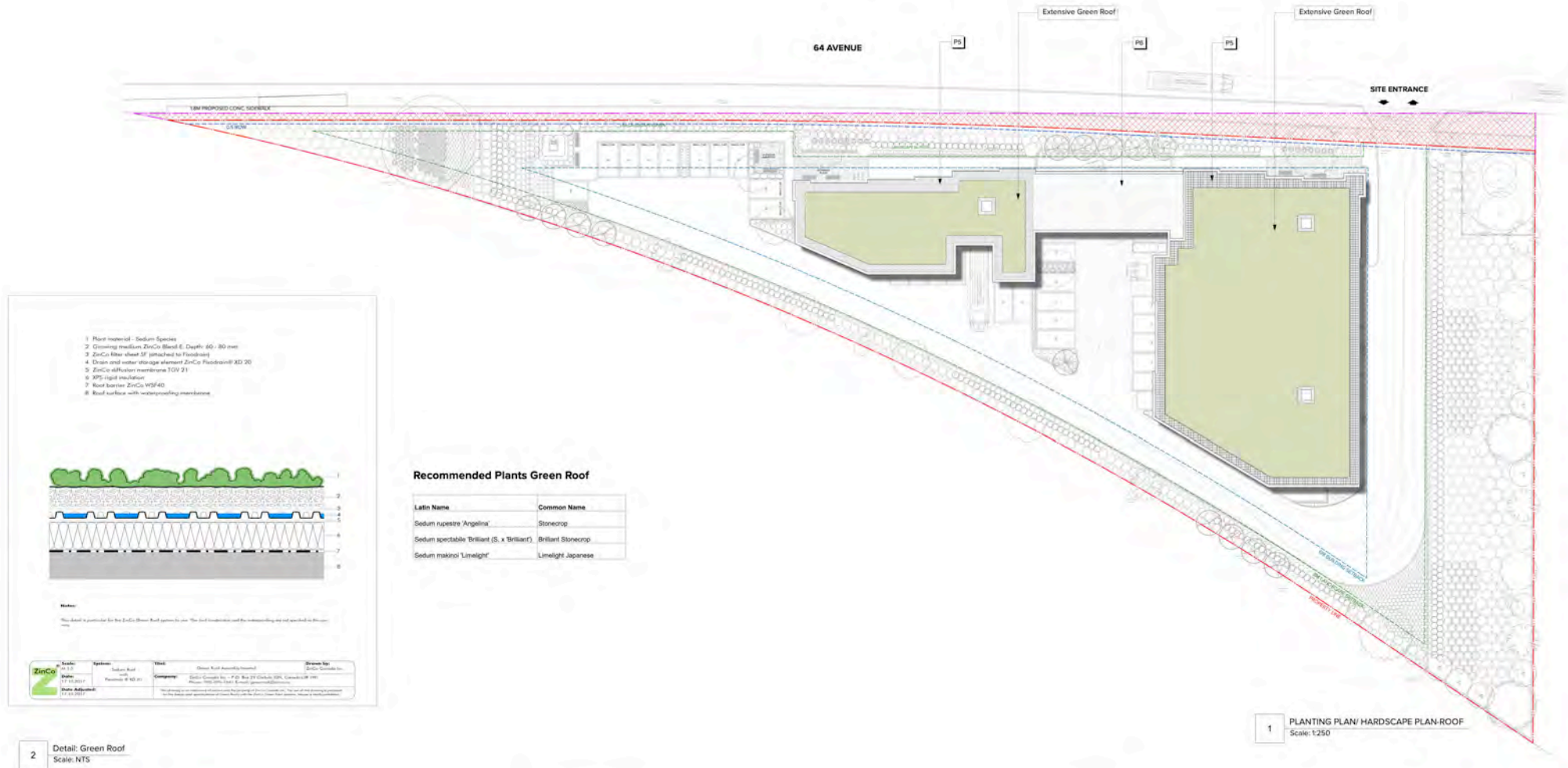
Sheet No.
L04
 Checked By
RD
 Status
DP Application

Contractors
**AHJ
 City of Surrey**

Consultants
Architecture Panel Inc.
 Documents
DP Application

| No | Date | Issue Notes |
|----|------------|------------------|
| B | 2021-11-12 | Pre-Application |
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| E | 2022-03-29 | DP Application |
| F | 2022-06-22 | DP Application |
| G | 2022-08-24 | DP Re-Submission |
| H | 2022-10-18 | DP Re-Submission |





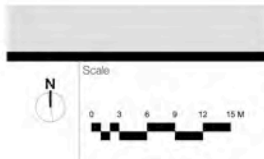
ARCHITECTURE PANEL INC.
 ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
 Unit 103, 15505 Marine Drive, WhiteRock, BC | 6047831450 |
 ruth@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
 © Architecture Panel Inc. All rights reserved.

Project
Proposed Warehouses Buildings
 Owner
Diyash Investments Inc.
 Sheet Title
**PLANTING PLAN/
 HARDSCAPE PLAN-ROOF**

| | | | |
|--------------------------|---------------------------------|------------------------------|---|
| Total Sheets 7 | Sheet No. L05 | Contractors | Consultants Architecture Panel Inc. |
| Drawn By BF/LT | Checked By RD | AHJ City of Surrey | Documents DP Application |
| Reviewed By RD | Status DP Application | | |

| No | Date | Issue Notes |
|----|------------|------------------|
| B | 2021-11-12 | Pre-Application |
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| E | 2022-03-29 | DP Application |
| F | 2022-06-22 | DP Application |
| G | 2022-08-24 | DP Re-Submission |
| H | 2022-10-18 | DP Re-Submission |

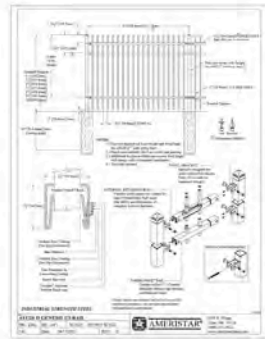




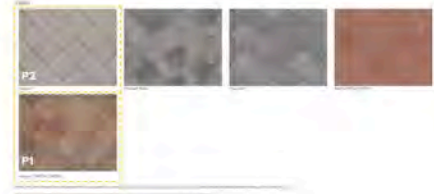
1 **MAGLIN OUTDOOR BENCH (F1)**
Scale: NTS



2 **BICYCLE RACK (F2)**
Scale: NTS



3 **AMERISTAR 6' FENCE, BRONZE (F3)**
Scale: NTS

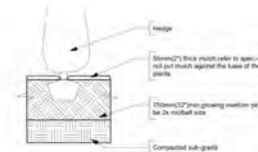


4 **AquaReve Standard (P1,P2)**
Scale: NTS

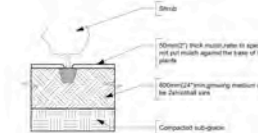
Colours for stamped Concrete



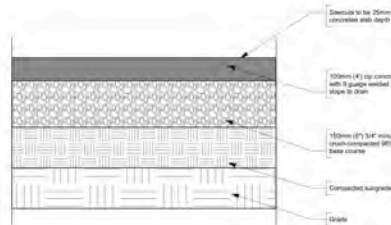
5 **Patterned CIP Concrete (P3)**
Scale: NTS



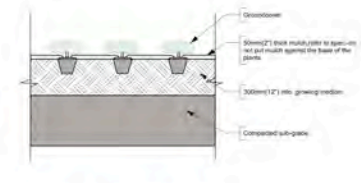
6 **DETAIL: HEDGE AT GRADE**
Scale: NTS



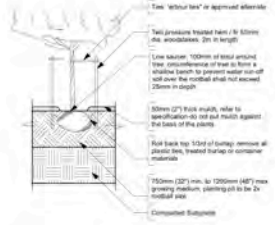
7 **DETAIL: SHRUB AT GRADE**
Scale: NTS



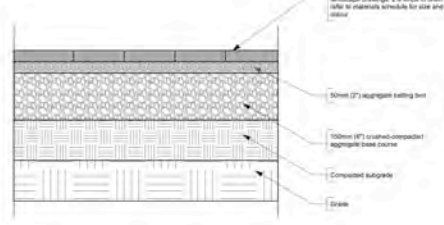
8 **DETAIL: CONCRETE ON GRADE**
Scale: NTS



9 **DETAIL: GROUNDCOVER AT GRADE**
Scale: NTS



10 **DETAIL: TREE AT GRADE**
Scale: NTS



11 **DETAIL: CONCRETE UNIT PAVERS ON GRADE**
Scale: NTS



ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 103, 15505 Marine Drive, Whitecourt, BC | 6047823450 |
rich@architecturepanel.com

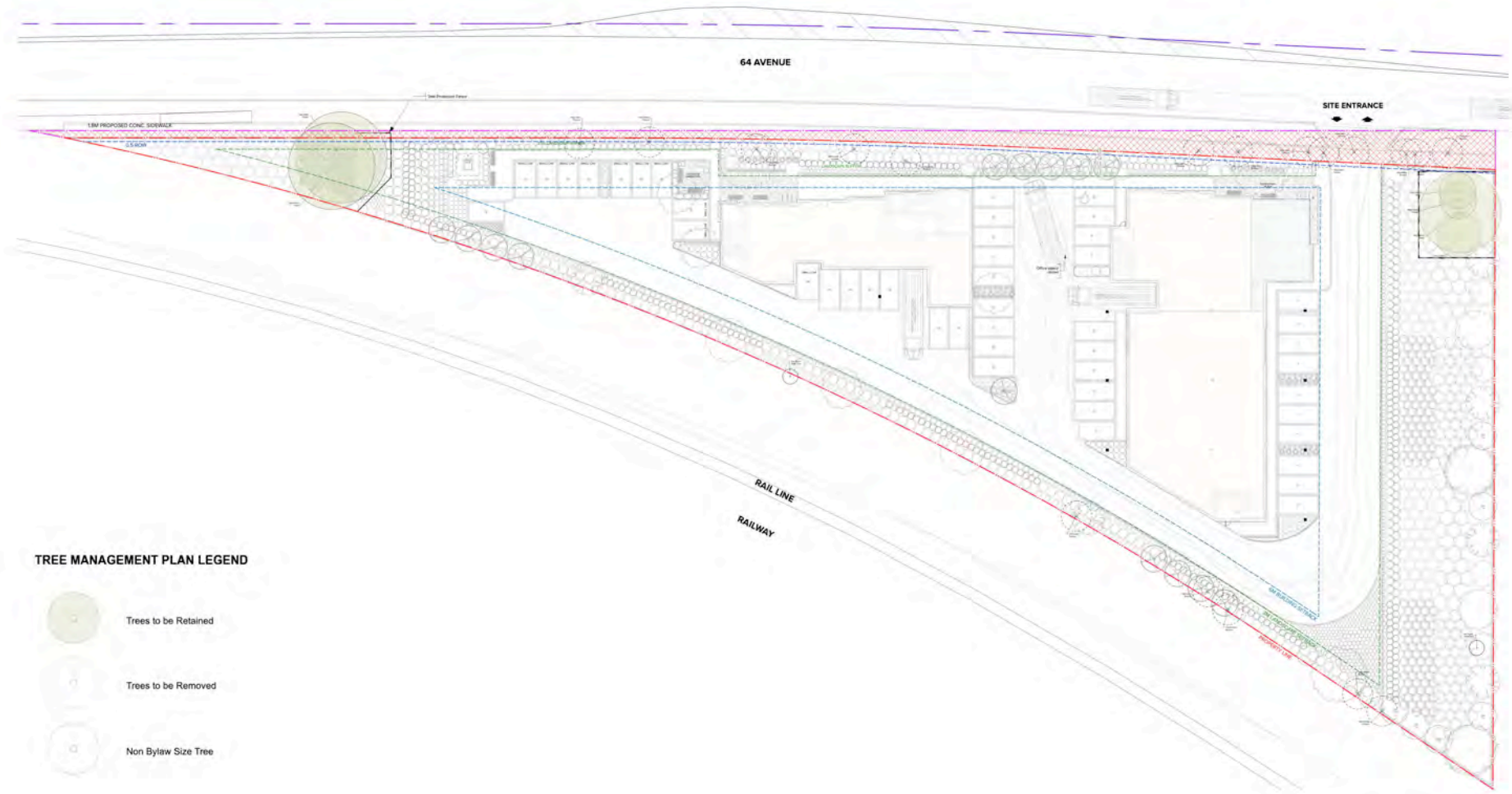
These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architects' written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architects' written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
© Architecture Panel Inc. All rights reserved.

Project
Proposed Warehouses Buildings
Owner
Diyash Investments Inc.
Sheet Title
DETAILS

Total Sheets
7
Sheet No.
L06
Contractors
City of Surrey
Consultants
Architecture Panel Inc.
Documents
DP Application
Drawn By
BF/LT
Checked By
RD
Reviewed By
RD
Status
DP Application

| No | Date | Issue Notes |
|----|------------|-------------------|
| B | 2021-11-12 | Pre-Application |
| C | 2022-01-16 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| E | 2022-03-29 | DP Application |
| F | 2022-06-22 | DP Application |
| G | 2022-08-24 | DP Pre-Submission |
| H | 2022-10-18 | DP Re-Submission |





TREE MANAGEMENT PLAN LEGEND

-  Trees to be Retained
-  Trees to be Removed
-  Non Bylaw Size Tree

1 TREE MANAGEMENT PLAN
Scale: 1:250



ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 103, 15505 Marine Drive, White Rock, BC | 6047831450 |
ruchn@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other datum on drawings. Any discrepancies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.
© Architecture Panel Inc. All rights reserved.

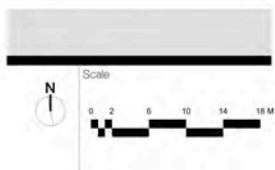
Project
Proposed Warehouses Buildings

Owner
Diyash Investments Inc.

Sheet Title
TREE MANAGEMENT PLAN

| | | | |
|--------------------------|---------------------------------|------------------------------|---|
| Total Sheets 7 | Sheet No. L07 | Contractors | Consultants Architecture Panel Inc. |
| Drawn By BF/LT | Checked By RD | AHJ City of Surrey | Documents DP Application |
| Reviewed By RD | Status DP Application | | |

| No | Date | Issue Notes |
|----|------------|------------------|
| B | 2021-11-12 | Pre-Application |
| C | 2022-01-18 | Pre-Application |
| D | 2022-03-11 | Pre-Application |
| E | 2022-03-29 | DP Application |
| F | 2022-06-22 | DP Application |
| G | 2022-08-24 | DP Re-Submission |
| H | 2022-10-18 | DP Re-Submission |



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

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

DATE: **November 22, 2022** PROJECT FILE: **7822-0111-00**

RE: **Engineering Requirements (Industrial)
Location: 15238 64 Avenue**

REZONE

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

- Dedication varies for 64 Avenue to accommodate existing conditions
- Register 0.5 metre SRW along 64 Avenue

Works and Services

- Construct 64 Avenue
- Build water main fronting the site
- Provide sewage disposal system to service the lands
- Implement onsite water quality and sediment control features
- Install water, sanitary and storm sewer service connections

A Servicing Agreement is required prior to Rezone.

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment beyond those listed above.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit beyond those listed above.



Jeff Pang, P.Eng.
Development Services Manager

KMH

7.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: 15238 64 Ave, Surrey, B.C., V3S 1Y1

Registered Arborist: Francis Klimo

| On-Site Trees | Number of Trees |
|---|-----------------|
| Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i> | 25 |
| Protected Trees to be Removed | 19 |
| Protected Trees to be Retained <i>(excluding trees within proposed open space or riparian areas)</i> | 6 |
| Total Replacement Trees Required: | |
| Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 10 X one (1) = 10 | 10 |
| All other Trees Requiring 2 to 1 Replacement Ratio 9 X two (2) = 18 | 18 |
| Replacement Trees Proposed | 47 |
| Replacement Trees in Deficit | 0 |
| Protected Trees to be Retained in Proposed [Open Space / Riparian Areas] | N/A |

| 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 | 0 |
| All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 | 0 |
| Replacement Trees Proposed | 0 |
| Replacement Trees in Deficit | 0 |

Summary, report and plan prepared and submitted by:

Francis Klimo

January 10, 2023

(Signature of Arborist)

Date



***DRAFT Agriculture,
Environment, and
Investment Committee
Minutes***

Location: Virtual
WEDNESDAY, SEPTEMBER 7, 2022
Time: 6:00 p.m.

Present:

Councillor Patton, Chair
Councillor Elford
M. Lamont
S. Rai
S. Van Keulen

Regrets:

Councillor Nagra
Drew Bondar, Ministry of Agriculture

Staff Present:

Y. Yohannes, Manager, Utilities
L. Moraes, Planner
S. Johal, Planner
S. Lee, Administrative Assistant
S. Nichols, Deputy City Clerk

C. NEW BUSINESS

1. Development Application 7922-0111-00

Luciana Moraes, Planner
Address: 15238 - 64 Avenue

Luciana Moraes, Planner, summarized the report dated August 25, 2022 regarding Development Application 7922-0111-00. The application proposes to discharge Land Use Contract (LUC) No. 584 and rezone the site located at 15238 - 64 Avenue, from Light Industrial Zone (IL) to Comprehensive Development Zone (CD) (based on IL) in order to develop a multi-tenant industrial site. The following information was highlighted:

- Located on the southeast corner of 152 Street and 64 Avenue, the site is triangular and slopes downward from west to east. Though the property is officially in the Agricultural Land Reserve (ALR), it is exempt from the Agricultural Act given its small size and the applicant does not require an exclusion request.
- The current LUC only allows for a cement plant. When the LUC expires in June 2024, the underlying IL will come into effect. Staff is working with the applicant to rezone the site to CD because the IL is broader and allows for uses that the City would not recommend given the site proximity to the two roads nearby and the ALR.
- The site has never been used for agriculture. The applicant is proposing to develop a multi-tenant industrial site, with a restaurant at the northeast corner, and an indoor volleyball facility and offices on the second floor. The applicant has been working with staff and Metro Vancouver to service the site and include an Official Community Plan (OCP) amendment from Agricultural to Industrial to reflect the current zone, the proposed uses, and the new zoning.

- The applicant is also proposing a 15-metre landscape buffer, as required in the OCP. Since Transportation requested the site access to be far from the intersection, the site access and vehicular circulation has been placed adjacent to the buffer, to further move the proposed buildings as far west as possible.
- Given the site's irregular shape and small size, the applicants are requesting support from the AEIAC committee to reduce the building setback from 30 metres (recommended in the OCP) to 23 metres.

M. Lamont and S. Rai joined the meeting at 6:07PM.

In response to questions from the Committee, Ms. Moraes provided the following information:

- The total required number of surface parking stalls is 52 stalls. The volleyball facility will mainly use the parking lot in the evening (or after school hours), and they will be sharing six parking stalls with the industrial site that are mainly used during the day. Since these stalls will be shared during different times, the applicants are proposing 46 stalls instead of 52 stalls that are required.
- The applicant is not asking to relax the required 15-metre landscape buffer. They are only asking for a 23-metre building setback to the ALR on the east because the subject site has a triangular shape and the building narrows down on the west. The extra seven metres will significantly improve their proposal by expanding the size of the usable building space on the eastern side of the subject site.
- The applicant is proposing a volleyball facility because the owners are already involved with a volleyball group that is now renting a facility elsewhere. Since the group is having difficulty finding a facility elsewhere due to the height requirement in the gymnasium for this sport, the owners' goal for building the new facility on this site was to provide a permanent place for this group. In addition, this indoor recreational facility use is also considered compatible with the IL zone.
- The subject site is currently used for truck parking. The current site access is near the northwest side of the site on 64 Avenue. One of the goals of proposing the CD Bylaw (instead of leaving as IL) is to make restrictions on the amount of floor area that could be used for offices, restaurant, industrial site, and volleyball facility. If the Land Use Contract is allowed to expire, the IL zone will come into effect, and they can continue using the site legally for truck parking. To avoid this continuation, Staff is working with the applicant to clean up the site, do proper landscape buffers and servicing connections to the site, and restrict the uses to what is manageable there.

- The applicant is not proposing any agricultural use on the site since they are exempt from the Agricultural Act given their small size. Staff did discuss agricultural use with the applicant, but it is hard to enforce due to the underlying IL. As a result, the staff worked with the applicant to find a more agricultural friendly option by proposing the 15-metre landscape buffer to the ALR, better site access and vehicular circulation placed adjacent to the buffer, and a restrictive covenant advising any future owners that they are adjacent to agricultural uses.

The Committee noted the following comments:

- The committee does not recommend the continuation of existing truck parking on the site.
- The committee is concerned that the number of parking stalls will not be sufficient and recommend that staff considers environmentally friendly gravel parking stalls in the 15-metre landscape buffer area. Another alternative recommended is to replace the restaurant with more parking stalls.
- Since the site access and vehicular circulation has been placed adjacent to the buffer, the committee recommended a stronger rationale for the 23-metre building setback such as additional parking stalls. Otherwise, it will become a precedent for future projects to ask for reduced setbacks without strong justifications.
- Staff to encourage the applicant with an agricultural pathway as the site could help with the capacity issues that the local agricultural businesses are currently facing. For example, making it more obvious that agricultural uses are welcome on the site by adding in the CD Bylaw that 'warehouses for agricultural purpose' as one of the permitted use.
- The committee agreed there is a need of more indoor recreational facilities in the City but are concerned that the volleyball facility may later convert to other uses, such as a banquet hall or offices. They recommended restricting the land uses in the CD Bylaw by adding the maximum floor area for each type of use.

It was

Moved by S. Van Keulen

Seconded by Councillor Elford

That the Agriculture, Environment, and Investment Advisory Committee recommend that the General Manager of Planning and Development forward Development Application 7922-0111-00, as presented in the staff report dated August 25, 2022 with the Committee's comments, to Council.

Carried



**From "Agricultural" to "Industrial".
Add Industrial designation.
Remove Agricultural designation.
Move ALR boundary east of subject site.**

64 Ave

152 St

BC Hydro (Cloverdale) Rwy





Move ALR Boundary east of the subject site.
Move Farming Protection Area east.

64 Ave

152 St

BC Hydro (Cloverdale) Rwy

