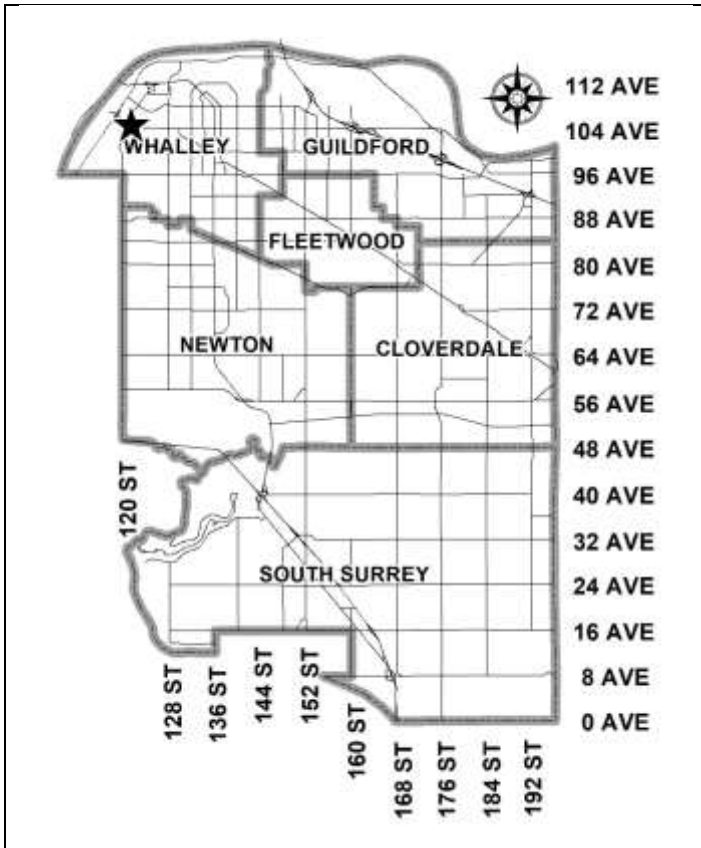


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0170-00

Planning Report Date: January 15, 2024



PROPOSAL:

- **NCP Amendment** from Parks and Open Spaces to Highway Commercial for a portion of the site
- **Development Permit**
- **Development Variance Permit**

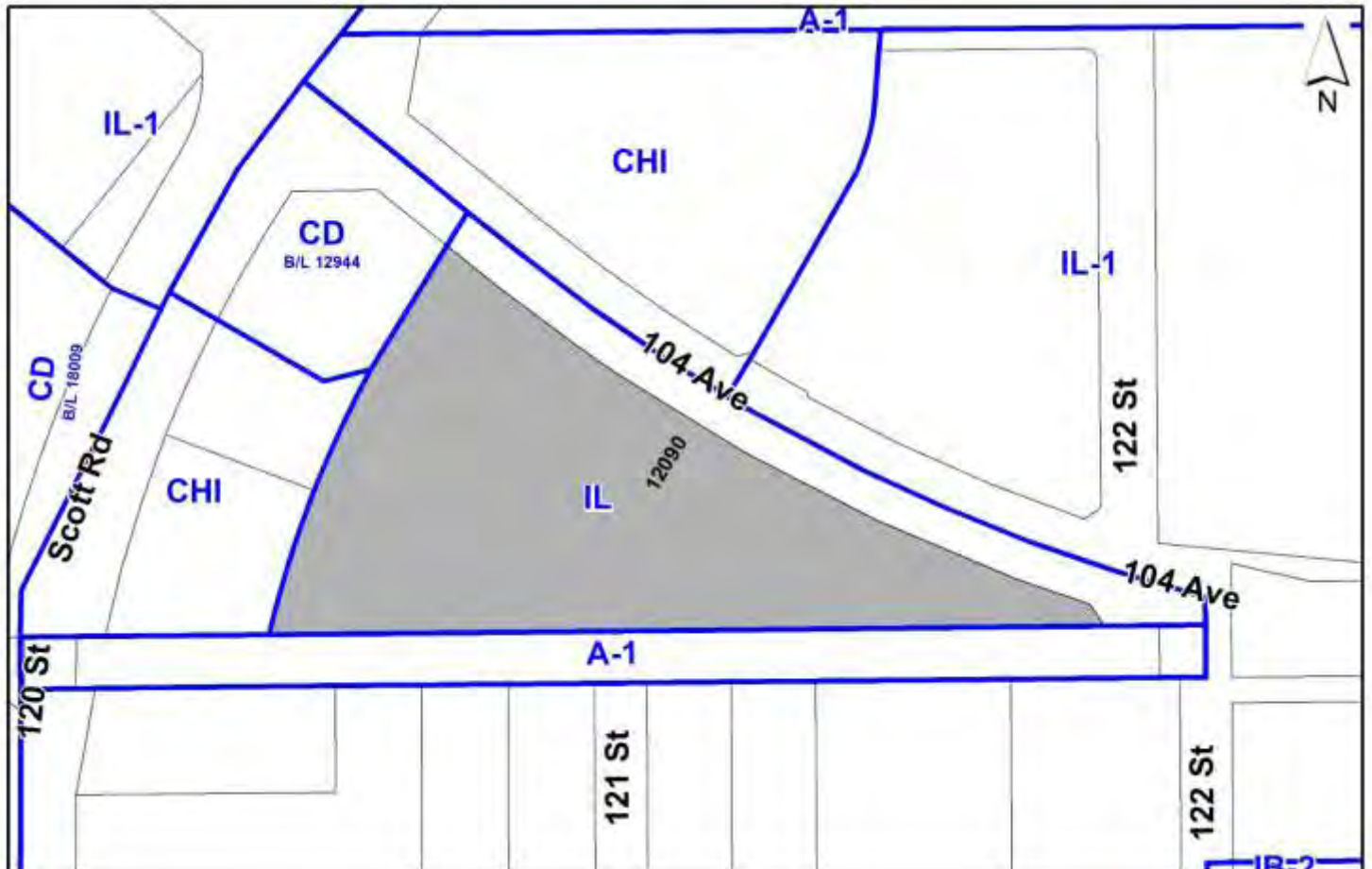
to permit the construction of a 7,390.24 square metre industrial building.

LOCATION: 12090 - 104 Avenue

ZONING: IL

OCP DESIGNATION: Mixed Employment

NCP DESIGNATION: Highway Commercial & Parks and Open Spaces



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character, Hazard Lands, and Sensitive Ecosystems.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing a partial amendment to the South Westminster Neighbourhood Concept Plan (NCP) from “Parks and Open Spaces” to “Highway Commercial”.
- The applicant is proposing to reduce the minimum streamside setback from a Class A (red-coded) watercourse from 25-metres to 15-metres, as measured from top-of-bank.

RATIONALE OF RECOMMENDATION

- The proposal complies with the ‘Mixed Employment’ designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the ‘Mixed Employment’ designation in the Official Community Plan (OCP).
- The proposal generally complies with the ‘Highway Commercial’ designation in the South Westminster Neighbourhood Concept Plan (NCP).
- The proposed density and building form are appropriate for this part of South Westminster.
- The proposed building achieves 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.
- There is already a restrictive covenant in favour of Fisheries and Oceans Canada (DFO) for the protection of Manson Canal registered on title and includes a 15-metre setback from top-of-bank. The applicant is not seeking rezoning, and the 15-metre setback is consistent with other approved development along the Manson Canal. On this basis, the existing 15-metre setback, which also complies with Provincial Riparian Areas Protection Regulation (RAPR) legislation, is considered supportable

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7922-0170-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan and Geotechnical Report.
2. Council approve Development Variance Permit No. 7922-0170-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum setback distance from top of bank of a Class A (red-coded) channelized stream from 25-metres to 15-metres, on the north side of the stream (Manson Canal).
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) input from the Ministry of Transportation & Infrastructure;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (h) the applicant satisfy the requirements for a P-15 agreement;
 - (i) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (j) demolition of existing buildings and structures, and removal of any unauthorized retaining walls remaining within City of Surrey's drainage statutory right-of-way (BB752745) to the satisfaction of the Planning and Development Department;
 - (k) the applicant to verify that the existing statutory right-of-way BB752745, registered on title in favour of the City of Surrey, meets current City standards including for drainage access; and

- (l) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space permitted on-site given the parking allocation.
4. Council pass a resolution to amend the South Westminster Neighbourhood Concept Plan (NCP) to partially redesignate the land from 'Parks and Open Spaces' to 'Highway Commercial' when the project is considered for final adoption (Appendix IV).

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Unauthorized truck parking.	<u>OCP</u> : Mixed Employment <u>NCP</u> : Parks and Open Space, and Highway Commercial	IL
North (across 104 Avenue):	Unauthorized truck parking, and commercial building.	<u>OCP</u> : Mixed Employment <u>NCP</u> : Highway Commercial, Business Park	CHI and IL-1
South (across Manson Canal):	Warehousing and truck parking facilities.	<u>OCP</u> : Mixed Employment <u>NCP</u> : Parks and Open Space, and Light Impact/Business Park	IL-1
West:	Three highway commercial storefronts, and a gas station.	<u>OCP</u> : Mixed Employment <u>NCP</u> : Parks and Open Space, and Highway Commercial	CHI and CD By-Law No. 12944

Context & Background

- The subject site is a 2.30 hectare (5.68 acre) industrial site located within the Scott Road Commercial area of South Westminster Neighbourhood Concept Plan (NCP).
- The site is shown in the NCP as being split designated 'Highway Commercial' and 'Parks and Open Space' (Appendix IV). This plan identifies a need for highway commercial uses to locate along the Scott Road corridor with business parks locating to towards the toe of the southeast slope of the residential hillside. The development of high-quality business parks adjacent to the residential single-

family homes on the hillside is intended to provide a suitable transition to the residential areas on the hillside and respect the views will minimizing the impacts of noise and lighting.

- Additionally, the NCP identifies a portion of the centre site as ‘Parks and Open Space’. The purpose of the split designation was to deliver a bicycle and pedestrian connection from north to south through the site, across the Manson Canal, and south connecting to 121 Street.
- Staff note the presence of title charges relevant to the assessment of this proposal related to the streamside protection area adjacent the Manson Canal, and the location of the site within a flood plain:
 - Covenant BB752753, in favour of the Federal Ministry of Fisheries and Oceans, which prohibits buildings, structures, fencing, landfill, land clearing, or other land disturbances within the 15-metre riparian area measured from the southern property line of the subject site. The proposal complies with this restriction.
 - Statutory Right of Way BB752745, in favour of the City of Surrey, which prohibits buildings, structures, fencing, landfill, land clearing, or other land disturbances within the 15-metre riparian area measured from the southern property line of the subject site. The proposal complies with this restriction.
 - Covenant BR319168, in favour of the Provincial Ministry of Environment and Climate Change, and City of Surrey, which restricts floor systems in buildings used for habitation to a minimum elevation of not less than 4.4-metres Geodetic Survey of Canada datum. The proposal complies with this restriction.
- The applicant constructed an unauthorized retaining wall within lands encumbered by Covenant BB752753 and SRW BB752745, along the south property line of the site (noted above). The applicant has subsequently removed portions for the retaining wall to the satisfaction of Engineering staff to facilitate City maintenance of Manson Canal. However, portions of this wall remain situated within the SRW. Staff have included a recommendation pursuant to Council endorsement of this report to ensure the applicant removes the remaining portions of the wall from the SRW prior to final approval of the project.

DEVELOPMENT PROPOSAL

Planning Considerations

- To permit the development of a six (6) unit, 7,390 square metre industrial building with 106 parking space in South Westminster, the applicant has requested the following:
 - **NCP Amendment** to partially redesignate the site from ‘Parks and Open Spaces’ to ‘Highway Commercial’;
 - **Development Permit** for Form and Character, Hazard Lands, and Sensitive Ecosystems; and
 - **Development Variance Permit** to vary the minimum setback distance from Manson Canal from 30-metres to 15-metres.

	Proposed
Lot Area	
Gross Site Area:	22,970.2 sq. m.
Road Dedication:	n/a

	Proposed
Undevelopable Area:	n/a
Net Site Area:	22,970.2 sq. m.
Number of Lots:	1
Building Height:	12.2 m.
Floor Area Ratio (FAR):	0.35
Floor Area	
Industrial:	7,390.25 sq. m.
Total:	7,390.25 sq. m.

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:	No concerns.
Ministry of Transportation & Infrastructure (MOTI):	No concerns.
Surrey Fire Department:	The Surrey Fire Department has no concerns with the proposed development. However, there are several items which will be required to be addressed through the subsequent Building Permit process.

Transportation Considerations

Access

- The Building Permit will trigger works and services on the site. The applicant is required to construct letdowns, access locations, and sidewalks.
- Two driveway accesses are proposed from the site's frontage – one shared passenger vehicle/truck entrance from 104 Avenue in the northwest corner of the site near the west property line. Another is a main passenger vehicle entrance from 104 Avenue is situated further east, centred in the frontage of the subject site. Both provide access to and egress from the subject site that is restricted to right-in/right-out only, secured through an existing Section 219 Restrictive Covenant registered on title.
- Staff note the presence of a third point of connection west to the private driveway protected via a previously registered easement on 10386 and 10388 Scott Road which provides access to Scott Road.

Traffic Impacts

- This proposal did not meet the Surrey Design Criteria Manual threshold of generating 100 trips during the peak hour for requiring a Traffic Impact Analysis (TIA).

Transit and Cycling

- The subject site is located in close proximity to existing transit service on Scott Road, as well as the planned R6 Scott Road RapidBus.
- The subject site is located in close proximity to Scott Greenway, an existing off-street multi-use pathway, which connects to the Scott Road SkyTrain Station to the north.

Natural Area Considerations

- A red-coded/Class A channelized watercourse (Manson Canal) is located to the south of the property and the applicant is requesting a variance to reduce the streamside setback area for a 'Channelized Class A (red-coded) Stream' to 15 metres, as measured from the top-of-bank under the Zoning By-law.
- Manson Canal which is also identified as a Green Infrastructure Network (GIN) corridor is currently protected by a 15-metre-wide restrictive covenant and drainage right-of-way along which provides partial compliance with the BCS target recommendations. In total a 15-metre-wide corridor is protected on the subject site.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

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

Themes/Policies

- The proposed development is consistent with the following OCP policy:
 - B6.4: Ensure new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites within neighbourhoods.

(The development is in-keeping with the general form and scale of industrial and commercial buildings in this part of South Westminster. The building provides for a two-storey expression. From the 104 Avenue public realm, each unit is expressed individually through small breaks in the façade and through the use of colour. Ample glazing is provided on upper floors and at public realm edges.

Overall, the development matches the buildings in the surrounding environment and is consistent with Policy B6.4).

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

(The proposed development adds to the available employment lands in South Westminster).

Secondary Plans

Land Use Designation

- The proposal complies with the 'Highway Commercial' designation in the South Westminster Neighbourhood Concept Plan (NCP).

Amendment Rationale

- The applicant is proposed to redesignate a portion of the site from 'Parks and Open Space' to 'Highway Commercial'. Noted earlier in the report, the intent of the 'Parks and Open Space' designation was to facilitate the delivery of a north-south pedestrian and bicycle connection through the subject site, across Manson Canal and eventually connecting to 121 Street.
- The subject site is located in close proximity to Scott Greenway on Scott Road, an existing off-street multi-use pathway, which connects to the Scott Road SkyTrain Station to the north.
- Parks, Recreation and Culture and Transportation staff have confirmed the designated pedestrian and bicycle connection is no longer required due to the established Scott Greenway to the west and support the proposed NCP Amendment.

Themes/Objectives

- The proposed development is consistent with the following NCP policy:
 - All Light Impact Industrial and Business Park development will be of a high quality.

(As discussed above, the proposed development achieves a high quality of design).

Zoning By-law

- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Light Impact Industrial Zone (IL)", streamside setbacks and parking requirements.

IL Zone (Part 48)	Permitted and/or Required	Proposed
Floor Area Ratio:	1.00	0.35
Lot Coverage:	60%	31%
Yards and Setbacks		
North (Front Yard):	7.5 m	7.5 m
South (Rear Yard):	7.5 m	30.0 m
East (Side Yard):	7.5 m	78.6 m
West (Side Yard):	7.5 m	7.5 m
Height of Buildings		
Principal buildings:	18 m	12.2 m
Streamside (Part 7A)	Required	Proposed
Streamside Setbacks		
Class A (red-coded) Stream:	25 m	15 m*
Parking (Part 5)	Required	Proposed
Number of Stalls		
Mezzanine (Office):	19	19
Industrial:	66	87
Total:	85	106
Small Car (35%):	30	27
Van Accessible	2	2
Accessible	2	2

*Variance requested.

Streamside Variance

- The applicant is requesting the following streamside variance:
 - to reduce the minimum setback distance from top of bank of a Class A (red-coded) channelized stream from 25-metres to 15-metres, on the north side of the stream (Manson Canal).
- There is already a restrictive covenant in favour of DFO for the protection of Manson Canal registered on title and includes a 15-metre setback from top-of-bank. The applicant is not seeking rezoning, and the 15-metre setback is consistent with other approved development along the Manson Canal. On this basis, the existing 15-metre setback, which also complies with Provincial RAPR legislation, is considered supportable.
- As previously noted, an existing 15-metre-wide statutory right-of-way and restrictive covenant protect the Manson Canal streamside area from future development. The proposed setbacks are consistent with this existing statutory right-of-way and restrictive covenant.
- The proposed setback to asphalt vehicle manoeuvring apron is 15-metres, consistent with the existing area protected through the statutory right-of-way and restrictive covenant.
- The proposed setback to buildings and structures is 30-metres. The proposal generally complies with other existing building setbacks along the Manson Canal corridor.
- Staff support the requested variances to proceed for consideration.

PUBLIC ENGAGEMENT

- Development Proposal Signs were installed on February 22, 2023. Staff received zero (0) responses from neighbours in the vicinity.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class A (red-coded) watercourse which flows east-west south of the subject site's south property line. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class A (red-coded) watercourse requires a minimum streamside setback of 25 metres, as measured from the top of bank. The proposed setbacks do not comply with the requirements outlined in the Zoning By-law, and a variance has been requested as noted above.
- The riparian area is already protected through a registered combined Restrictive Covenant/Right-of-Way against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity, in compliance with the OCP. Prior to final adoption, the applicant will be required to verify that the existing combined Restrictive Covenant/Right-of-Way meets current City standards, including for drainage access.
- An Ecosystem Development Plan, prepared by Remi Mason, *R.P. Bio.*, of Red Cedar Environmental Consulting and dated May 7, 2023, was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required.
- The applicant has indicated that the streamside protection area will be planted. The applicant continues to work with staff in Planning and Engineering to determine the extent and type of planting that is most appropriate while still providing adequate access to Manson Canal for drainage maintenance. This will be resolved prior to final approval.
- The finalized report and recommendations will be incorporated into the Development Permit.

Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor No. 107 located on the southern part of the subject site, following the alignment of the Manson Canal. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies Local BCS

Corridor within the subject site, in the Fraser River Industrial BCS management area, with a Medium ecological value.

- The BCS further identifies the GIN area of the subject site as having a Low and Moderately High habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 60-metres.
- The development proposal conserves 3,265 square metres of the subject site through an already registered Restrictive Covenant and Statutory Right of Way which is 14.2 % of the total gross area of subject site. This method of GIN retention will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- In order for the proposal to fully comply with the BCS target recommendations, an approximate 5.5-metres width, or ~1,614 square metres of the GIN area would be required on the subject site. This has not been provided by the proposal due to constraints with site layout resulting from the odd, triangular shape of the lot. The provision of a full 60-metre GIN corridor would result in significant challenges in providing an optimal manoeuvring apron for trucks and vehicles, while limiting parking located along the public realm frontage, and in the staff's view, would render all or portions of the site unfeasible to develop. The current 15-metre width balances development expectations with good environmental outcomes and is supported by staff.
- An Ecosystem Development Plan, prepared by Remi Mason, *R.P. Bio.*, of Red Cedar Environmental Consulting and dated May 7, 2023, was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required.
- The applicant has indicated that the GIN area will be planted. The applicant continues to work with staff in Planning and Engineering to determine the extent and type of planting that is most appropriate while still providing adequate access to Manson Canal for drainage maintenance. This will be resolved prior to final approval.
- The finalized report and recommendations will be incorporated into the Development Permit.

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 Fraser River. The Hazard Land (Flood Prone) Development Permit is required to protect developments from hazardous conditions.
- The site is bounded by 104 Avenue to the north, 122 Street to the east, a watercourse to the south, and commercial buildings to the west. The site is triangular and measures approximately 140-metres NS by 260-metres EW. The site topography is flat. An easement approximately 15-metres wide exists along the south property line. The site is level with the fronting 104 Avenue; however, the site grade is approximately 2-metres higher than the watercourse along the south edge, supported by a lock block retaining wall.
- A feasibility study, prepared by Tegbir S. Bajwa, *P. Eng.*, of Able Geotechnical Ltd. and dated January 25, 2022, and was peer reviewed by Qiyang (Rick) Jiang, *P. Eng.*, of Tetris Geotechnical Engineering Ltd. on October 5, 2023. The feasibility study was reviewed by staff and the peer reviewer and found

to be generally acceptable, with limited modifications to content of the report still required. The finalized study will be incorporated into the Development Permit.

- The study investigated issues related to flooding to determine the feasibility of development the site and proposing recommendations to mitigate potential hazards.
- A minimum flood plain elevation of approximately 4.5-metres geodetic is required. The applicant is proposing a main floor elevation of 4.6 to 4.7-metres geodetic elevation, which is approximately 0.1-0.2-metres above the minimum flood plain level.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site, including preloading the site, specific foundation and drainage system design, and a methane dissipation system.
- Registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion is required as a condition of final adoption.

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 of the principal building with the 104 Avenue frontages. Initially, the building presented very little glazing towards the public realm. The applicant improved the design by increasing the amount of glazing and including unit entrances along the northeast elevation of the buildings facing the road. This mirrors the general pattern of industrial building design in the area.
- The two principal buildings area proposed to have an overall contemporary appearance with a simple uniformly rectangular industrial volume. Six industrial units are proposed to be contained within these two principal buildings. The designer has articulated the building with the use of simple steps the 104 Avenue facing façade and through the use of colour.
- The exterior of the building is comprised of concrete tilt-up panels finished in light, medium, and dark beiges. This contemporary colour palette is broken using glazing and a dark metallic aluminium composite panel.
- Unit entrances for Units 1 and 6 face northwards towards 104 Avenue. The primary entrances for Units 2-5 face towards the internal parking courtyard. These entrances utilize storefront style glazing. The orientation of the building is intended to screen vehicle loading bays from the public realm.
- The proposal does not currently include signage. At this time, a comprehensive sign design package has not been submitted. The applicant will submit a separate Development Permit for signage in the future.

On-Site Parking

- The applicant proposes 106 parking spaces on-site, which complies with the Zoning By-Law. Noting the current lack of surplus parking on the site, should this proposal change in future, the applicant will be required to register a Section 219 Restrictive Covenant on title to restrict the amount of mezzanine space permitted on-site unless additional parking is provided, per the minimum parking requirements under the Zoning By-Law No. 12000.

Landscaping

- The applicant is proposing landscaping within the parking area, and along the 104 Avenue frontages.
- The proposed landscaping will consist of a variety of trees, including Scarlet Oak, Red Maple, White Spruce, and Bowhall Red Maple. The proposed trees will be complemented by a variety of shrubs and groundcover.
- Landscaping within the 15-metre-wide streamside and GIN corridor protection area will be finalized prior to final approval, in coordination with staff in Environmental Planning and Engineering, subject to requirements for drainage maintenance access.

Outstanding Items

- The applicant is required to resolve all outstanding urban design and landscaping issues, which includes ensuring that all plan sets are fully coordinated prior to final adoption.

TREES

- Remi Mason, ISA Certified Arborist of Redcedar Environmental Consulting Inc. prepared an Arborist Assessment for the subject property (Appendix III). The table below provides a summary of the proposed tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
On Site Trees	N/A	N/A	N/A
Total	0	0	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	0		
Total Retained and Replacement Trees Proposed	63		
Estimated Contribution to the Green City Program	No Contribution Required.		

- The Arborist Assessment states that there are no on-site trees.

- The applicant is proposing to plant 63 trees as part of the development, consisting of species such as Scarlet Oak, Red Maple, White Spruce, and Bowhall Red Maple, which exceeds City requirements.
- In summary, a total of 63 trees are proposed to be planted on the site with no required contribution to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix IV.	NCP Redesignation Map
Appendix V.	Development Variance Permit No. 7922-0170-00

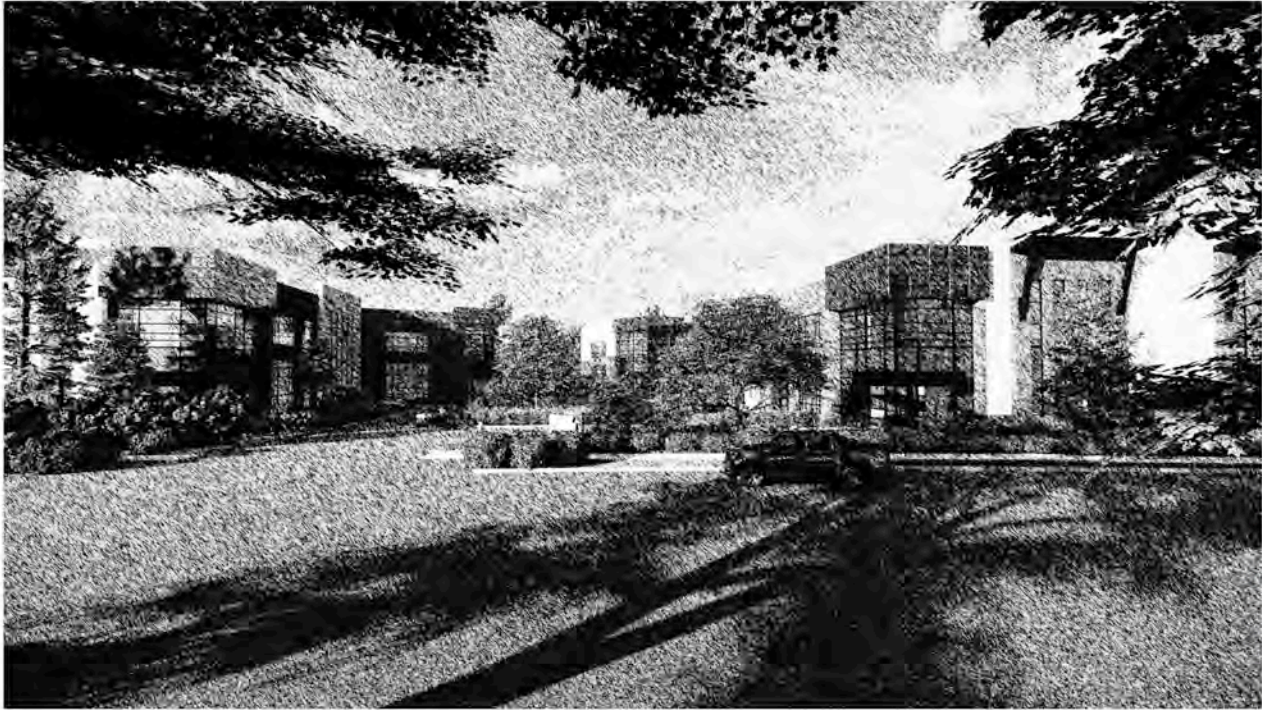
approved by Ron Gill

Don Luymes
General Manager
Planning and Development

RO/ar

PROPOSED WAREHOUSE DEVELOPMENT

12090 104 Ave, Surrey, BC



CONTACT LIST

ARCHITECT	Architecture Panel Inc.	Unit 206, 1493 Foster Street White Rock, BC V4B 0C4	Ruchir Dhall	(604) 385 3600
LANDSCAPE ARCHITECTURE	Architecture Panel Inc.	Unit 206, 1493 Foster Street White Rock, BC V4B 0C4	Ruchir Dhall	(604) 385 3600
DESIGN CONSULTANT	Gursimer Design & Mgmt.		Nirvaji Bagpi	(778) 895 6358
LAND SURVEYING	Elevate Land Surveying	18249 98 Avenue Surrey, BC V4N 5A9	Hinry Philip	(604) 385 5571
ENGINEER	1046089 B.C. LTD., INC.NO. BC1046089	8193 119 Street Surrey, BC V3S 8N3	Nirmal Bains	
RED CEDAR ENVIRONMENTAL CONSULTING INC.	Redcedar Environmental Consulting Inc.	32141 Sandpiper Place Mission, BC, V2V 2L5	Remi Masson	(604) 621 9811
RED CEDAR ENVIRONMENTAL CONSULTING INC.	Redcedar Environmental Consulting Inc.	32141 Sandpiper Place Mission, BC, V2V 2L5	Remi Masson	(604) 621 9811
MUNICIPALITY	CITY OF SURREY			

DRAWING INDEX - DOCUMENTATION

ARCHITECTURAL DRAWING INDEX

COVER SHEET	A0.01	COVER SHEET
PROJECT STATISTICS	A0.02	PROJECT STATISTICS
SURVEY	A1.01	SURVEY PLAN
CIVIL PLAN	A1.02	CIVIL PLAN
BASE PLAN	A1.03	BASE PLAN
SITE PLAN	A1.04	SITE PLAN
FIRE SITE PLAN	A1.05	FIRE SITE PLAN
GROUND FLOOR PLAN	A2.01	GROUND FLOOR PLAN
MEZZANINE PLAN	A2.02	MEZZANINE PLAN
ROOF PLAN	A2.03	ROOF PLAN
ELEVATIONS - BUILDING 1	A4.01	ELEVATIONS - BUILDING 1
ELEVATIONS - BUILDING 2	A4.02	ELEVATIONS - BUILDING 2
SECTIONS	A5.01	SECTIONS
RENDERS	A6.01	RENDERS

LANDSCAPE ARCHITECTURAL DRAWING INDEX

KEY PLAN	L1	KEY PLAN
CONCEPT PLAN	L2	CONCEPT PLAN
PLANTING PLAN	L3	PLANTING PLAN
HARDSCAPE PLAN	L4	HARDSCAPE PLAN
DETAILS	L5	DETAILS
SECTIONS	L6	SECTIONS
TREE MANAGEMENT PLAN	L7	TREE MANAGEMENT PLAN



ARCHITECTURE PANEL INC.
 ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
 Unit 206, 1493 Foster Street, White Rock, BC | 6047831450 | www.architecturepanel.com
 These Drawings and the design site 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
**12090 104 Ave, Surrey
 Warehouse Development**
 Owner
**1046089 B.C. LTD., INC.NO.
 BC1046089**
 Sheet Title
COVER SHEET

Sheet No. A0.01	Total Sheets 14	Contractors	Consultants
Drawn By SS	Checked By RD	Architect City of Surrey	Documents DP Application
Reviewed By RD	Stamps DP Application		

No	Date	Issue Notes
A	2021-10-13	Pre-Application
B	2021-12-13	Pre-Application
C	2022-05-19	DP Application
D	2022-12-07	DP Resubmission
E	2023-05-04	DP Resubmission
F	2023-11-02	DP Resubmission
G	2024-01-05	DP Resubmission





1 VIEW TO SITE FROM 104 AVE LOOKING NORTH
Scale: NTS

DESIGN RATIONALE

The proposed project is a Warehouse development that is located in the City of Surrey with main entrance and a truck entrance from 104th Avenue and a truck entrance via Easement from Scott Road. This project aims to add six units of warehouses to the ever growing demand for Industrial buildings for storage.

The project consists of two buildings. Building 1 comprises of four warehouse units and Building 2 of two warehouse units, with office spaces provided at mezzanine level for each unit. The form and character of each building was developed to coordinate well with each other. The property faces the intersection at Scott Road and 104th Avenue. Therefore, efforts were made to add a stronger street presence along 104th Avenue by anchoring the buildings along 104th Avenue after providing the setbacks as required by the City. The elevation of the buildings are styled with canopies that add a pleasant effect to the buildings as well as shading to the windows. Building expression and elevations are designed to relate well to the asymmetric site and building form.

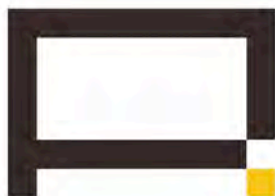
All units have entrances accessible from the core parking area as well as from the back of the units. Each unit is also designed to include two loading bays. The site features pedestrian friendly walkways and ample outdoor amenity spaces for the workers. The shared landscaped areas are located at the front of the property and can also be accessed by public. The proposed green areas consists of ample seating area and dining spaces. The buildings are situated at 30 meters from the south property line as directed by QEP. This accommodates a riparian assessment area of 30 meters that also includes a 15m setback from the south property line for streamside protection and enhancement. Full rehabilitation of the riparian setback is to be undertaken. For this cause, the drive aisle as well as car parking stalls are relocated to the rear of the buildings.

The project is developed taking into consideration the building envelope performance, mechanical efficiency and performance, efficient energy consumption as well as better indoor air quality. Passive heating and cooling have been incorporated into the building design where possible.

PROJECT DATA

CIVIC ADDRESS	12090 104 AVE, SURREY, BC
PROPOSED USE	WAREHOUSES & OFFICES
BASES OF DESIGN	BCBC 2018
PROPOSED OCCUPANCY	IL- LIGHT IMPACT INDUSTRIAL ZONE

AREA CALCULATION	REQUIRED	PROPOSED	IL ZONE COMPLIANCE	
BUILDING HEIGHT	18m (60ft)	12.193m (40ft)	Compliant	
TOTAL PROPOSED WAREHOUSE AREA		6,626.96 sq.m (71,331.98 sq.ft)		
TOTAL PROPOSED MEZZANINE AREA		763.29 sq.m (8,215.94 sq.ft)		
SITE		22,970.2 sq.m (247,248.94 sq.ft)		
5M DEDICATION FROM THE TOP OF BANK PER BYLAW		1,603.79 sq.m (17,241.52 sq.ft)		
NET SITE AREA		21,366.388 sq.m (230,007.41 sq.ft)		
NET LOT COVERAGE (WAREHOUSE AREA/NET SITE AREA)		31.01%		
TOTAL BUILT UP AREA		7,390.25 sq.m (79,548 sq.ft)		
FAR (BUILT UP AREA/NET SITE AREA)	1	0.35	Compliant	
SETBACKS	REQUIRED	PROPOSED		
NORTH	7.5m (24.61ft)	7.5m (24.61ft)	Compliant	
SOUTH	7.5m (24.61ft)	30.0m (98.43ft)		
WEST	7.5m (24.61ft)	7.5m (24.61ft)		
EAST	7.5m (24.61ft)	78.61m (257.91ft)		
PARKING	REQUIRED	PROPOSED		
NUMBER OF PARKING SPOTS - WAREHOUSES (1 per 100 sq.m)	66.27	81	Compliant	
NUMBER OF PARKING SPOTS - OFFICE (2.5 per 100 sq.m)	19.00	25		
TOTAL NUMBER OF PARKING SPOTS	67	106		
TOTAL NUMBER OF ACCESSIBLE PARKING SPOTS (2% of required parking spaces)	1.3	4		
PARKING REPORT				
ACCESSIBLE PARKING - CAR	Num Spaces	Space Length	Space Width	Compliant
ACCESSIBLE PARKING - VAN	2	5.50 m	2.50 m	
	2	5.50 m	3.40 m	
REGULAR CAR - 1	63	5.50 m	2.60 m	Compliant
REGULAR CAR - 2	12	5.50 m	2.90 m	
SMALL CAR (35% of total)	27	4.90 m	2.60 m	
TOTAL	106			
GROSS AREA CALCULATION				
BUILDINGS	UNIT NUMBER	MAIN FLOOR AREA (sq.m)	MEZZANINE AREA (sq.m)	
BUILDING 1	1	1,266.69	122.99	
	2	1,267.58	146.66	
	3	862.13	150.00	
	4	1,201.02	98.98	
TOTAL AREA - BUILDING 1		4,597.41 sq.m	518.63 sq.m	
BUILDING 2	5	934.76	135.94	
	6	1,094.80	108.72	
TOTAL AREA - BUILDING 2		2,029.55 sq.m	244.65 sq.m	
GROSS AREA		6,626.96 sq.m 71,331.98 sq.ft	763.29 sq.m 8,215.94 sq.ft	



ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 206, 1493 Foster Street, 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
12090 104 Ave, Surrey Warehouse Development
Owner
1046089 B.C. LTD., INC.NO. BC1046089
Sheet Title
PROJECT STATISTICS

Sheet No. **A0.02**
Total Sheets **14**
Contractors
Consultants

Drawn By **SS**
Checked By **RD**
Reviewed By **RD**

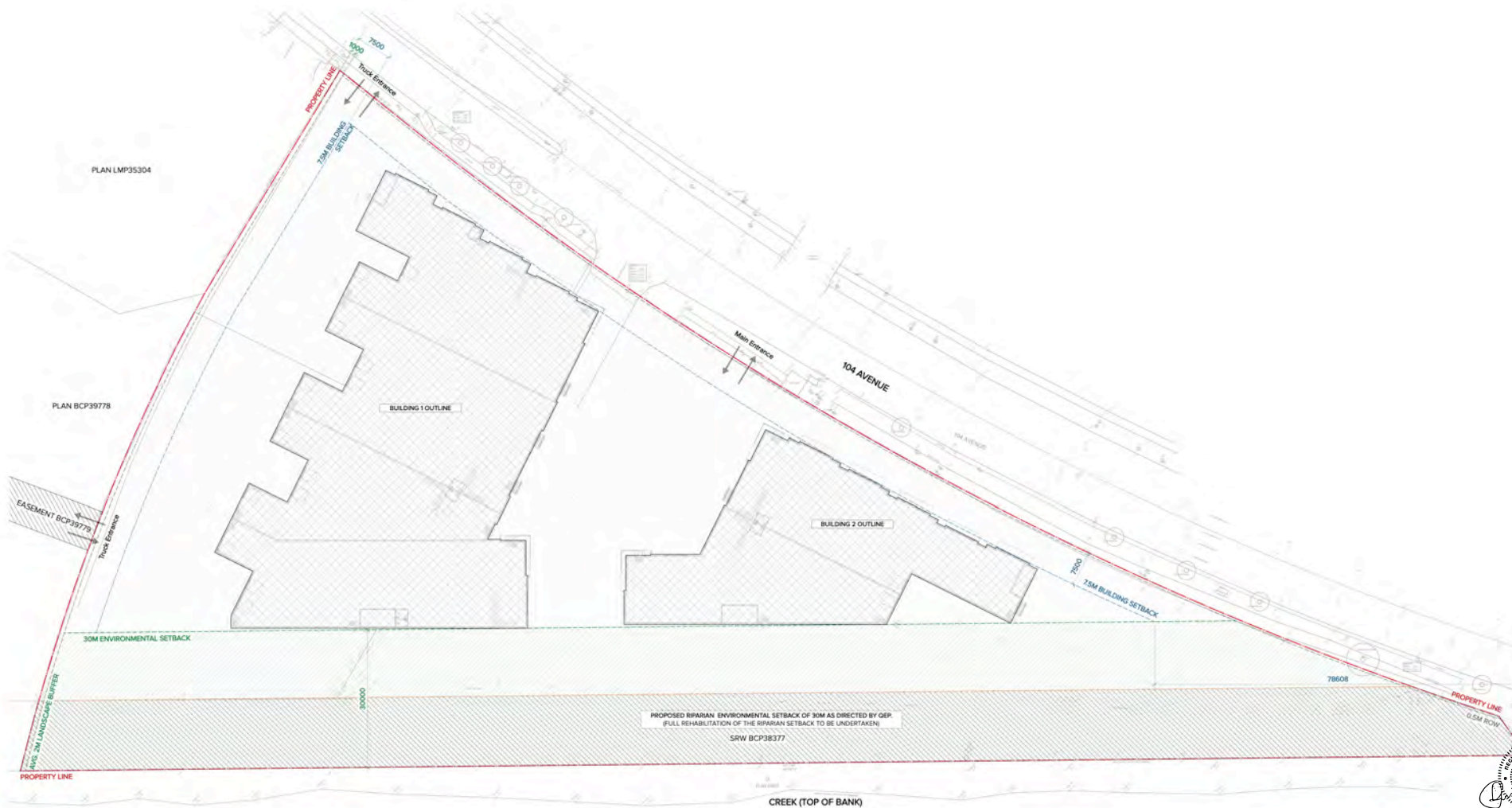
Status **DP Application**

AHLI
City of Surrey

Documents
DP Application

No	Date	Issue Notes
A	2021-10-13	Pre-Application
B	2021-12-13	Pre-Application
C	2022-05-19	DP Application
D	2022-12-07	DP Resubmission
E	2023-05-04	DP Resubmission
F	2023-11-02	DP Resubmission
G	2024-01-03	DP Resubmission

Scale



1 BASE PLAN
Scale: 1:400

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 206, 1493 Foster Street, 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
**12090 104 Ave, Surrey
Warehouse Development**

Owner
**1046089 B.C. LTD., INC.NO.
BC1046089**

Sheet Title
BASE PLAN

Sheet No.
A1.03

Total Sheets
14

Contractors

Consultants

Drawn By
SS

Checked By
RD

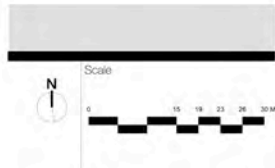
AHJ
City of Surrey

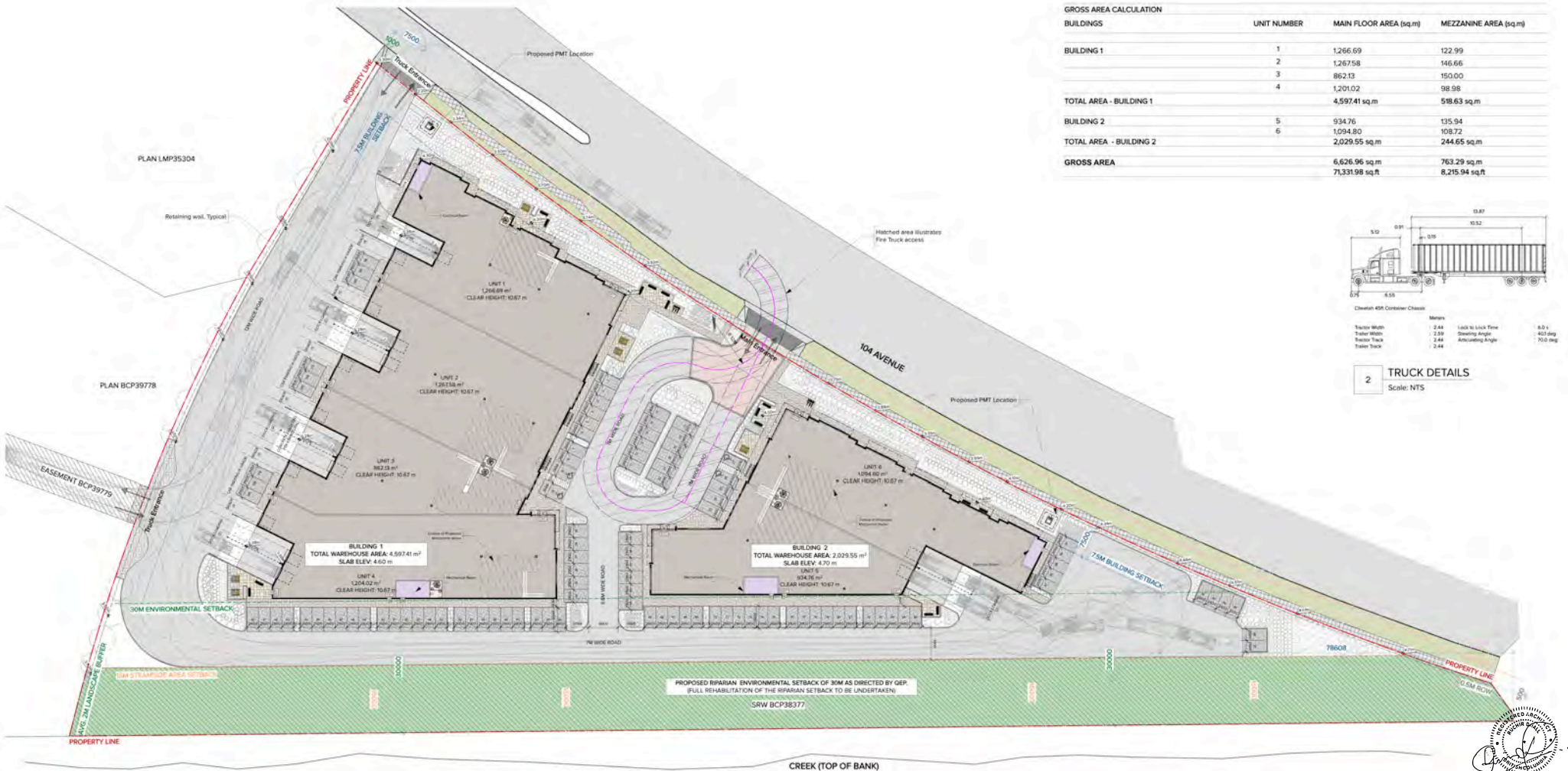
Documents
DP Application

Reviewed By
RD

Status
DP Application

No	Date	Issue Notes
A	2021-10-13	Pre-Application
B	2021-12-13	Pre-Application
C	2022-05-19	DP Application
D	2022-12-07	DP Resubmission
E	2023-05-04	DP Resubmission
F	2023-11-02	DP Resubmission
G	2024-01-03	DP Resubmission





GROSS AREA CALCULATION			
BUILDINGS	UNIT NUMBER	MAIN FLOOR AREA (sq.m)	MEZZANINE AREA (sq.m)
BUILDING 1	1	1,266.69	122.99
	2	1,267.58	146.66
	3	862.13	150.00
	4	1,201.02	98.98
TOTAL AREA - BUILDING 1		4,597.41 sq.m	518.63 sq.m
BUILDING 2	5	934.76	135.94
	6	1,094.80	108.72
TOTAL AREA - BUILDING 2		2,029.55 sq.m	244.65 sq.m
GROSS AREA		6,626.96 sq.m	763.29 sq.m
		71,331.98 sq.ft	8,215.94 sq.ft



Chassis 48ft Container Chassis			
Maneuver	Trailer Width	Trailer Track	Trailer Track
Lock to Lock Time	2.44	2.44	2.44
Steering Angle	2.44	2.44	2.44
Allocating Angle	2.44	2.44	2.44

2 TRUCK DETAILS
Scale: NTS

1 SITE PLAN
Scale: 1:400

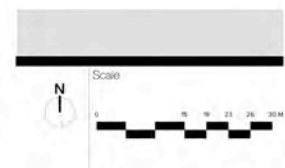


ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 206, 1493 Foster Street, White Rock, BC | 6047831450 | info@architecturepanel.com
These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the 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
1046089 104 Ave, Surrey Warehouse Development
Owner
1046089 B.C. LTD., INC.NO. BC1046089
Sheet Title
SITE PLAN

Sheet No. A1.04	Total Sheets 14	Contractors	Consultants
Drawn By SS	Checked By RD	AHLI City of Surrey	Documents DP Application
Reviewed By RD	Status DP Application		

No	Date	Issue Notes
A	2021-10-13	Pre-Application
B	2021-12-13	Pre-Application
C	2022-05-19	DP Application
D	2022-12-07	DP Resubmission
E	2023-05-04	DP Resubmission
F	2023-11-02	DP Resubmission
G	2024-01-03	DP Resubmission





1

SITE PLAN
Scale: 1:400



ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 206, 1493 Foster Street, 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
**10409 104 Ave, Surrey
Warehouse Development**

Owner
**1046089 B.C. LTD., INC.NO.
BC1046089**

Sheet Title
FIRE SITE PLAN

Sheet No.
A1.05

Drawn By
SS

Reviewed By
RD

Total Sheets
14

Checked By
RD

Status
DP Application

Contractors

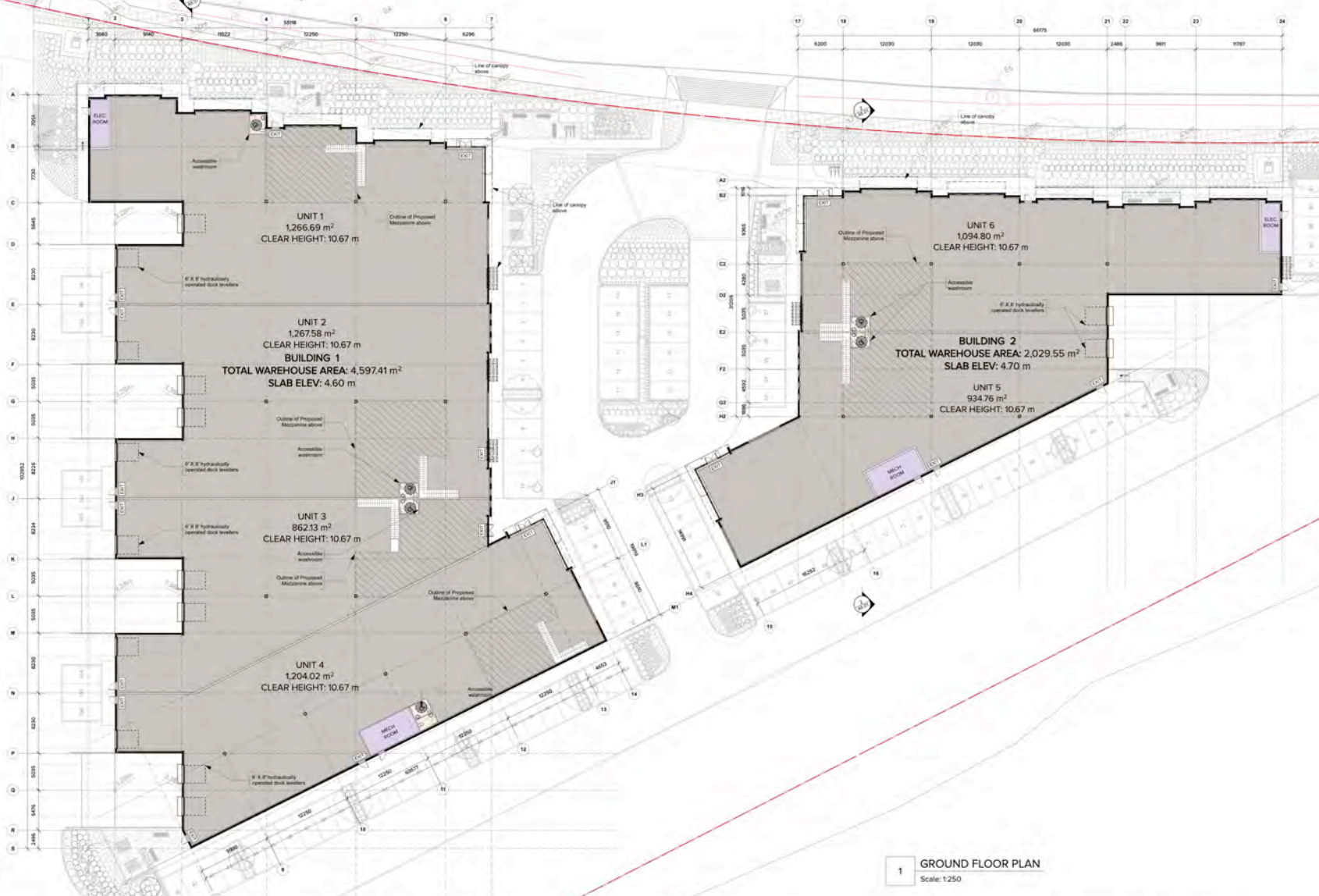
AHLI
City of Surrey

Consultants

Documents
DP Application

No	Date	Issue Notes
A	2021-10-13	Pre-Application
B	2021-12-13	Pre-Application
C	2022-05-19	DP Application
D	2022-12-07	DP Resubmission
E	2023-05-04	DP Resubmission
F	2023-11-02	DP Resubmission
G	2024-01-03	DP Resubmission





1 GROUND FLOOR PLAN
Scale: 1:250



ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 206, 1493 Foster Street, 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
**12090 104 Ave, Surrey
Warehouse Development**

Owner
**1046089 B.C. LTD., INC.NO.
BC1046089**

Sheet Title
GROUND FLOOR PLAN

Sheet No.
A2.01

Drawn By
SS

Reviewed By
RD

Total Sheets
14

Checked By
RD

Status
DP Application

Contractors

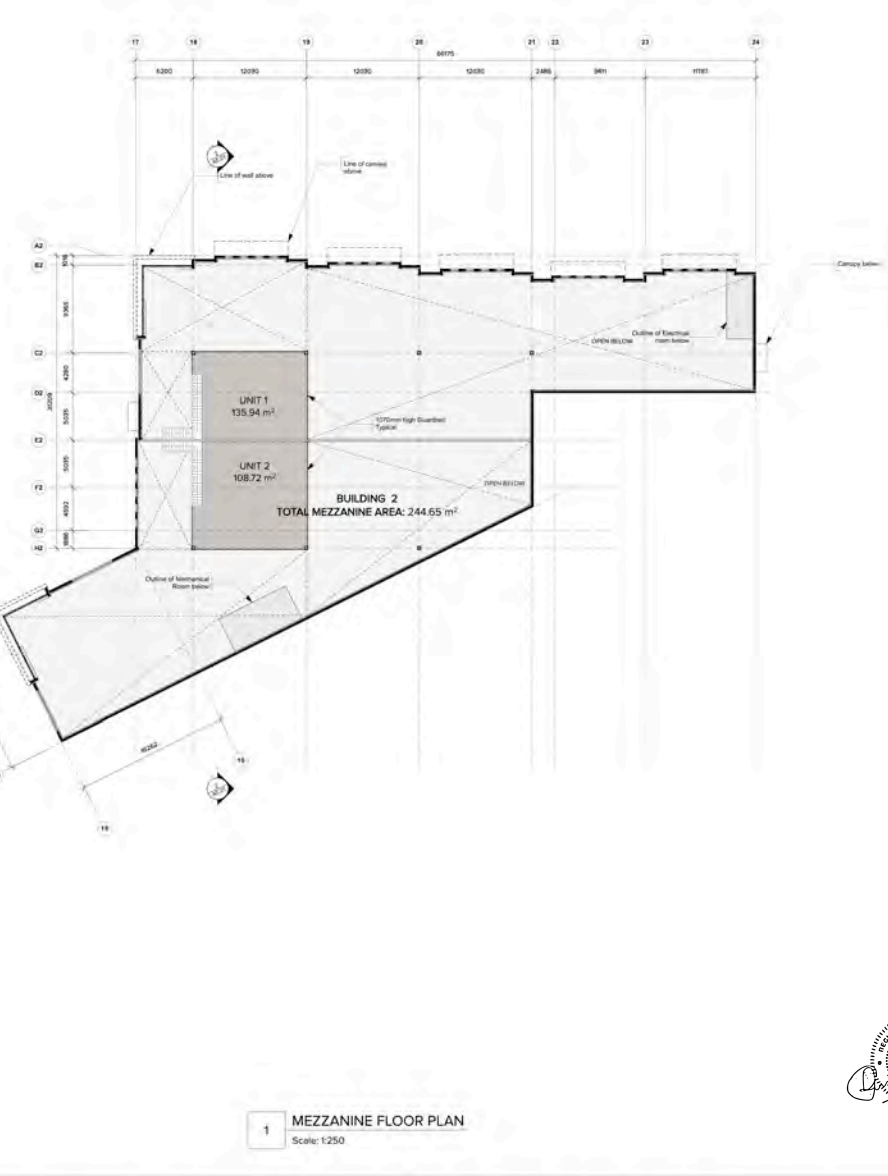
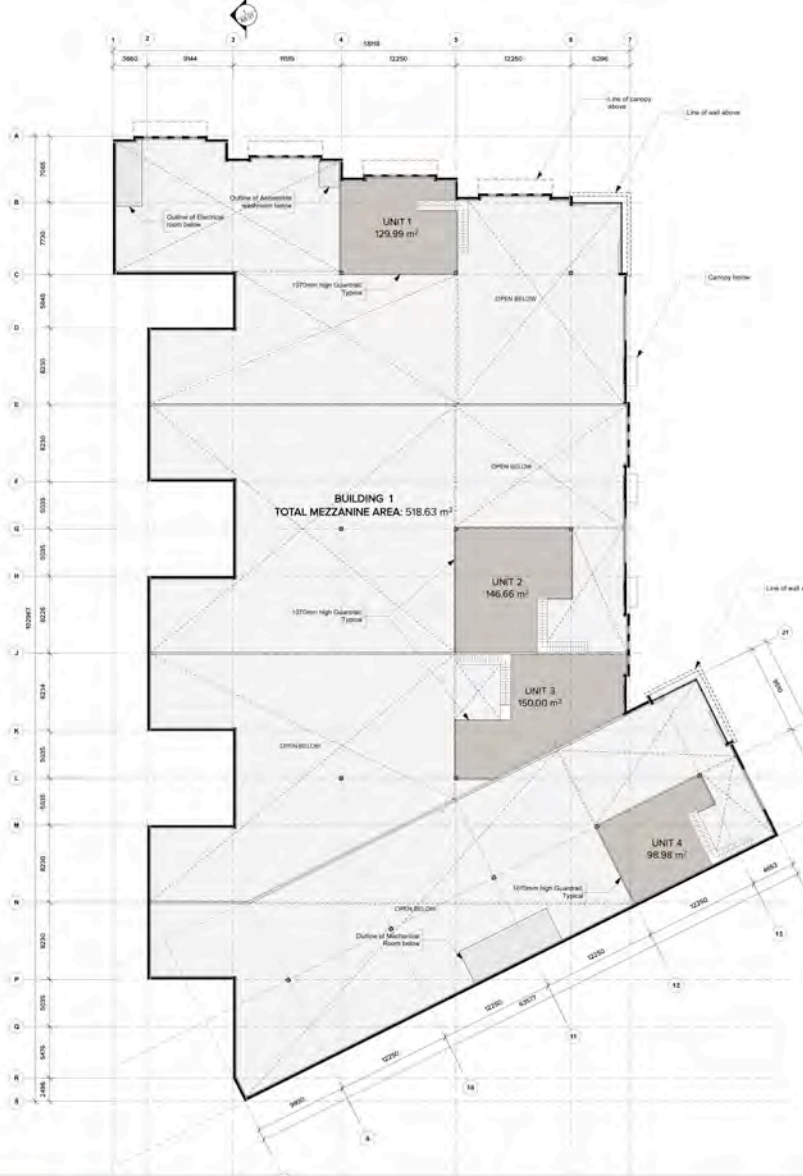
AHLI
City of Surrey

Consultants

Documents
DP Application

No	Date	Issue Notes
A	2021-10-13	Pre-Application
B	2021-12-13	Pre-Application
C	2022-05-19	DP Application
D	2022-12-07	DP Resubmission
E	2023-05-04	DP Resubmission
F	2023-11-02	DP Resubmission
G	2024-01-03	DP Resubmission





1 MEZZANINE FLOOR PLAN
Scale: 1:250



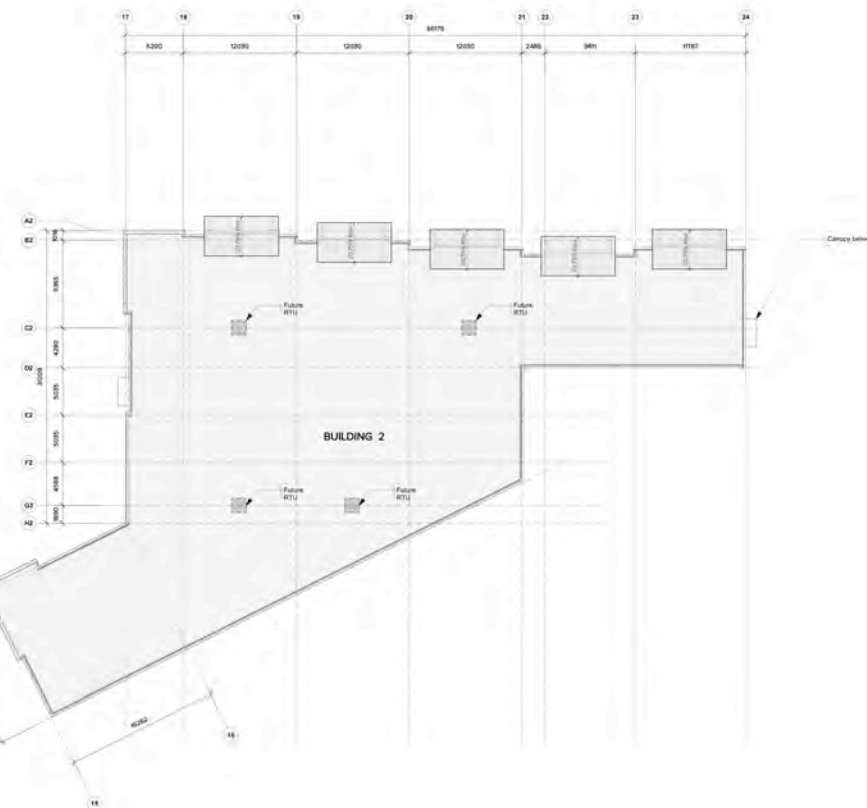
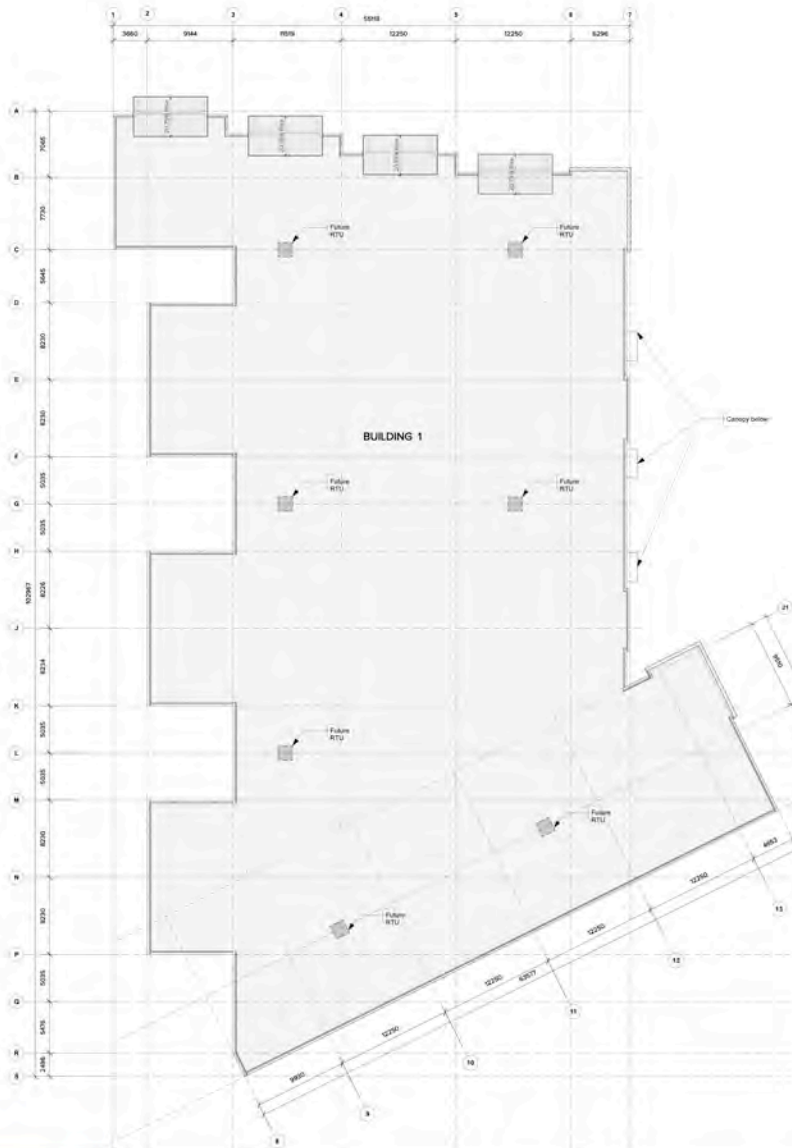
ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 206, 1493 Foster Street, White Rock, BC | 6047831450 | www.architecturepanel.com
These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the 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
12090 104 Ave, Surrey Warehouse Development
Owner
1046089 B.C. LTD., INC.NO. BC1046089
Sheet Title
MEZZANINE PLAN

Sheet No. A2.02	Total Sheets 14	Contractors	Consultants
Drawn By SS	Checked By RD	AH-LI City of Surrey	Documents DP Application
Reviewed By RD	Status DP Application		

No	Date	Issue Notes
A	2021-10-13	Pre-Application
B	2021-12-13	Pre-Application
C	2022-05-19	DP Application
D	2022-12-07	DP Resubmission
E	2023-05-04	DP Resubmission
F	2023-11-02	DP Resubmission
G	2024-01-03	DP Resubmission





1 ROOF PLAN
Scale: 1:250



ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 206, 1493 Foster Street, 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
**12090 104 Ave, Surrey
Warehouse Development**

Owner
**1046089 B.C. LTD., INC.NO.
BC1046089**

Sheet Title
ROOF PLAN

Sheet No.
A2.03

Drawn By
SS

Reviewed By
RD

Total Sheets
14

Checked By
RD

Status
DP Application

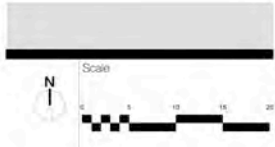
Contractors

AHLI
City of Surrey

Consultants

Documents
DP Application

No	Date	Issue Notes
A	2021-10-13	Pre-Application
B	2021-12-13	Pre-Application
C	2022-05-19	DP Application
D	2022-12-07	DP Resubmission
E	2023-05-04	DP Resubmission
F	2023-11-02	DP Resubmission
G	2024-01-03	DP Resubmission

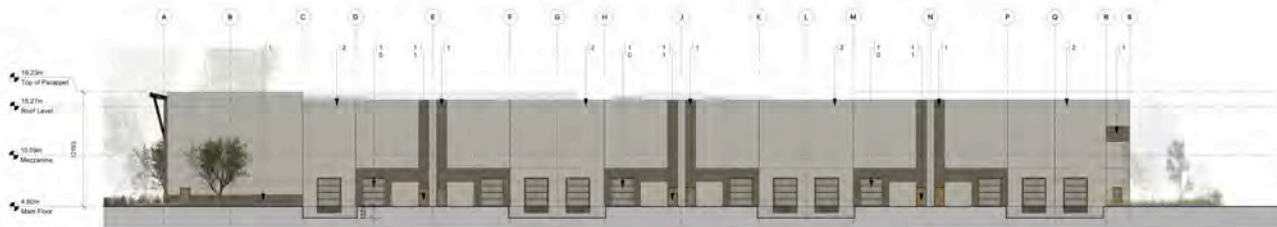




1 NORTH-EAST ELEVATION - BUILDING 1
Scale: 1:250



2 EAST ELEVATION
Scale: 1:250



3 NORTH-WEST ELEVATION
Scale: 1:250



1 Concrete Til-up painted
Color: Champion Cobalt 2061-20 Benjamin Moore



9 High-grade extruded Aluminium
Color: Light Cherry Longboard



2 Concrete Til-up painted
Color: Winter White OC 21 Benjamin Moore



10 Steel Overhead Doors painted
Color: River Gorge Gray 1537 Benjamin Moore



3 Concrete Til-up painted
Color: Green Grove 2138-20 Benjamin Moore



11 Steel Mandors painted
Color: Gettysburgh Gold 1064 Benjamin Moore



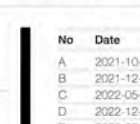
4 PVDF Aluminium Composite Panel (VANCO)
Color: DE-114 Dark Metallic



7 Painted roof projections
Color: Deep Taupe 2111-10 Benjamin Moore



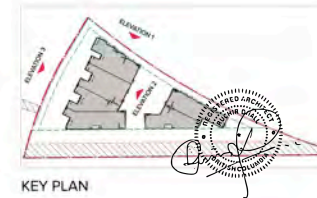
5 Aluminium frames



8 Hollow Structural Section
Color: Black Velvet Powder Coated Frame

Material Legend

- 1 Concrete Til-up panel wall painted Champion Cobalt 2061-20 (Benjamin Moore)
- 2 Concrete Til-up panel wall painted Winter White OC 21 (Benjamin Moore)
- 3 Concrete Til-up panel wall painted Green Grove 2138-20 (Benjamin Moore)
- 4 PVDF Aluminium Composite Panel (VANCO) DE-114 Dark Metallic
- 5 Storefront glazing with Black Velvet powder coat on Aluminium frames Grey
- 6 Spandrel Glazing Grey
- 7 Painted roof projections Deep Taupe 2111-10 (Benjamin Moore)
- 8 Hollow Structural Section Powder coat Black Velvet
- 9 High-grade extruded Aluminium planks for soffits Light Cherry (Longboard)
- 10 Steel sectional Overhead doors painted River Gorge Gray 1537 (Benjamin Moore)
- 11 Steel Mandors painted Gettysburgh Gold 1064 (Benjamin Moore)



KEY PLAN

ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 206, 1493 Foster Street, 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
**12090 104 Ave, Surrey
Warehouse Development**

Owner
**1046089 B.C. LTD., INC.NO.
BC1046089**

Sheet Title
ELEVATIONS - BUILDING 1

Sheet No.
A4.01

Total Sheets
14

Contractors

Consultants

Drawn By
SS

Checked By
RD

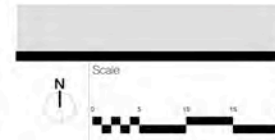
AHLI
City of Surrey

Documents
DP Application

Reviewed By
RD

Status
DP Application

No	Date	Issue Notes
A	2021-10-13	Pre-Application
B	2021-12-13	Pre-Application
C	2022-05-19	DP Application
D	2022-12-07	DP Resubmission
E	2023-05-04	DP Resubmission
F	2023-11-02	DP Resubmission
G	2024-01-03	DP Resubmission





1 NORTH-EAST ELEVATION - BUILDING 2
Scale: 1:250



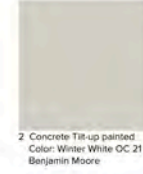
2 WEST ELEVATION - BUILDING 2
Scale: 1:250



1 Concrete Tilt-up painted
Color: Cabin Fever 1540
Benjamin Moore



9 High-grade extruded Aluminium
Color: Light Cherry
Longboard



2 Concrete Tilt-up painted
Color: Winter White OC 21
Benjamin Moore



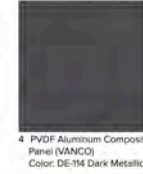
10 Steel Overhead Doors painted
Color: River Gorge Gray 1537
Benjamin Moore



3 Concrete Tilt-up painted
Color: Green Grove 2138-20
Benjamin Moore



11 Steel Mandors painted
Color: Gettysburgh Gold 1064
Benjamin Moore



4 PVDF Aluminium Composite
Panel (VANCO)
Color: DE-114 Dark Metallic



7 Painted roof projections
Color: Deep Taupe 2111-10
Benjamin Moore



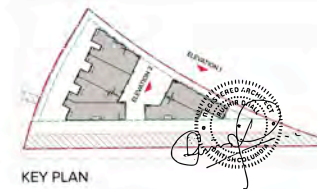
5 Aluminium Frames



8 Hollow Structural Section
Color: Black Velvet Powder
Coated Frame

Material Legend

- 1 Concrete Tilt-up panel wall painted Cabin Fever 1540 (Benjamin Moore)
- 2 Concrete Tilt-up panel wall painted Seattle Mist 1535 (Benjamin Moore)
- 3 Concrete Tilt-up panel wall painted Green Grove 2138-20 (Benjamin Moore)
- 4 PVDF Aluminium Composite Panel (VANCO) DE-114 Dark Metallic
- 5 Storefront glazing with Black Velvet powder coat on Aluminium frames
- 6 Spandrel Glazing Grey
- 7 Painted roof projections Deep Taupe 2111-10 (Benjamin Moore)
- 8 Hollow Structural Section Powder coat Black Velvet
- 9 High-grade extruded Aluminium planks for soffit Light Cherry (Longboard)
- 10 Steel sectional Overhead doors painted River Gorge Gray 1537 (Benjamin Moore)
- 11 Steel Mandors painted Gettysburgh Gold 1064 (Benjamin Moore)



KEY PLAN

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 206, 1493 Foster Street, 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
12090 104 Ave, Surrey
Warehouse Development

Owner
1046089 B.C. LTD., INC.NO.
BC1046089

Sheet Title
ELEVATIONS - BUILDING 2

Sheet No.
A4.02

Total Sheets
14

Contractors

Consultants

Drawn By
SS

Checked By
RD

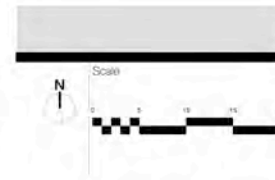
AHLI
City of Surrey

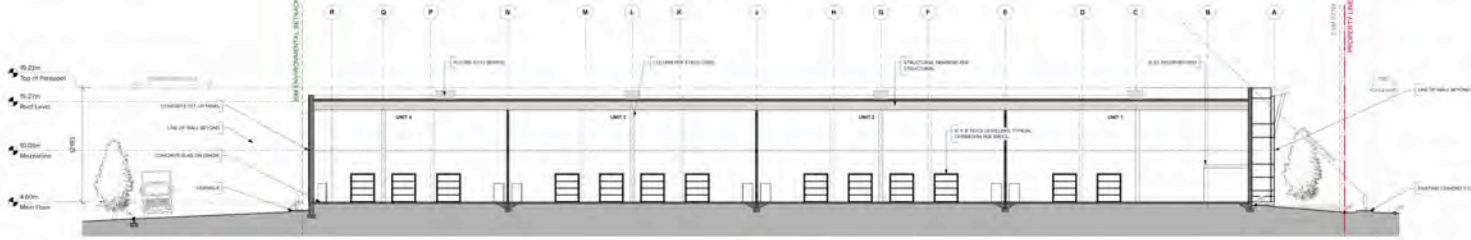
Documents
DP Application

Reviewed By
RD

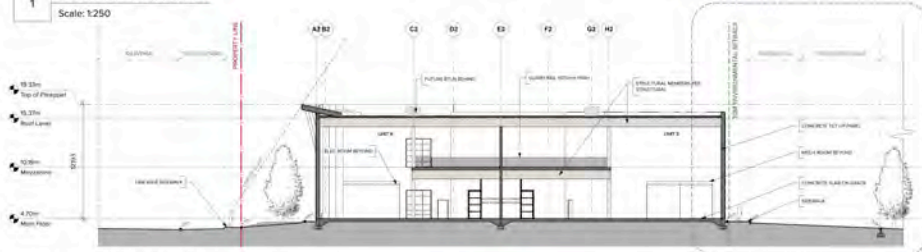
Status
DP Application

No	Date	Issue Notes
A	2021-10-13	Pre-Application
B	2021-12-13	Pre-Application
C	2022-05-19	DP Application
D	2022-12-07	DP Resubmission
E	2023-05-04	DP Resubmission
F	2023-11-02	DP Resubmission
G	2024-01-03	DP Resubmission

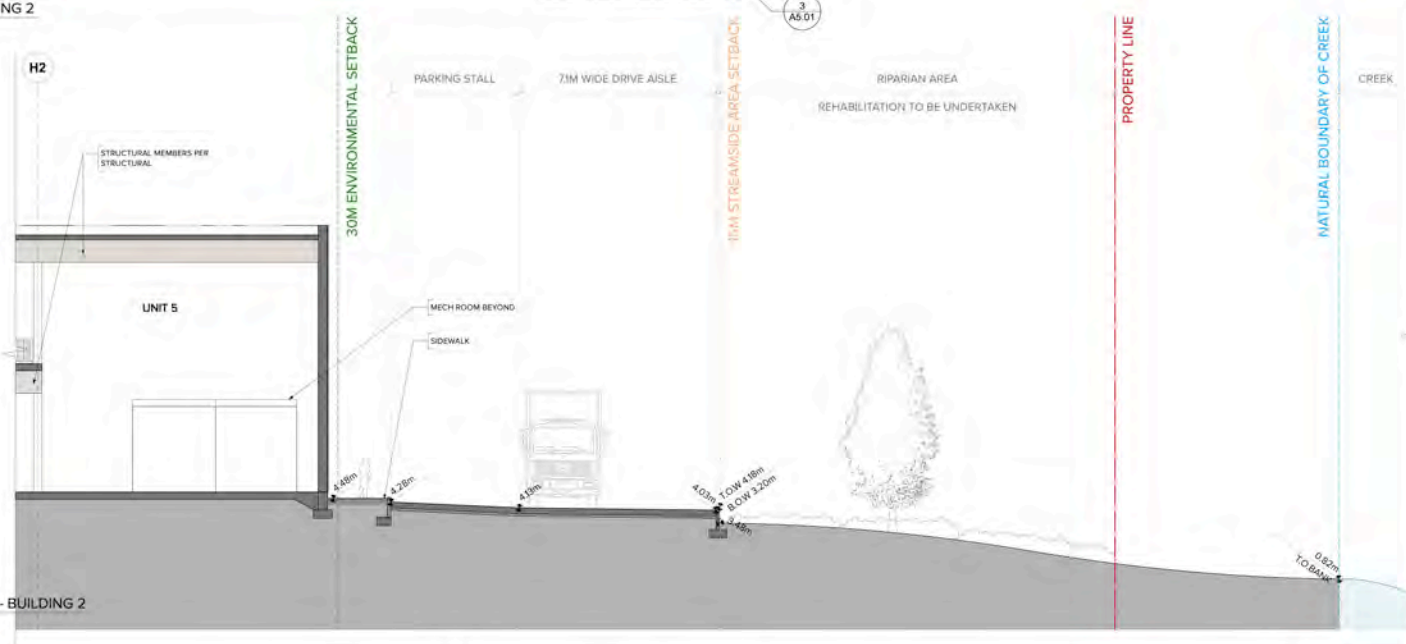




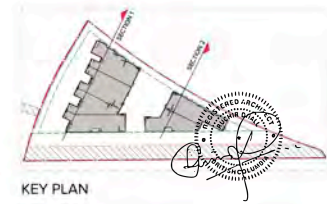
1 SECTION - BUILDING 1
Scale: 1:250



2 SECTION - BUILDING 2
Scale: 1:250



3 ENLARGED SECTION - BUILDING 2
Scale: 1:100



KEY PLAN

ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 206, 1493 Foster Street, 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 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 Architects' / 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
**1046089 104 Ave, Surrey
Warehouse Development**

Owner
**1046089 B.C. LTD., INC.NO.
BC1046089**

Sheet Title
SECTIONS

Sheet No.
A5.01

Total Sheets
14

Contractors

Consultants

Drawn By
SS

Checked By
RD

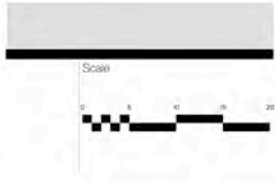
AHL
City of Surrey

Documents
DP Application

Reviewed By
RD

Status
DP Application

No	Date	Issue Notes
A	2021-10-13	Pre-Application
B	2021-12-13	Pre-Application
C	2022-05-19	DP Application
D	2022-12-07	DP Resubmission
E	2023-05-04	DP Resubmission
F	2023-11-02	DP Resubmission
G	2024-01-03	DP Resubmission





1 VIEW TO SITE FROM 104 AVE LOOKING NORTH
Scale: NTS



4 VIEW FROM PARKING TO BUILDING 2/UNIT 6 ENTRANCE
Scale: NTS



5 VIEW FROM PLAZA TO BUILDING 1/UNIT 1 ENTRANCE
Scale: NTS



2 VIEW FROM 104 AVE. LOOKING TOWARDS BUILDING 1 ENTRANCE
Scale: NTS



3 VIEW FROM 104 AVE. TO MAIN ENTRANCE
Scale: NTS



6 VIEW FROM PARKING TO BUILDING 2/UNIT 5 ENTRANCE
Scale: NTS

ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 206, 1493 Foster Street, White Rock, BC | 6047833450 | info@architecturpanel.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
**12090 104 Ave, Surrey
Warehouse Development**

Owner
**1046089 B.C. LTD., INC.NO.
BC1046089**

Sheet Title
RENDERS

Sheet No.
A6.01

Drawn By
SS

Reviewed By
RD

Total Sheets
14

Checked By
RD

Status
DP Application

Contractors

AHJ
City of Surrey

Consultants

Documents
DP Application

No	Date	Issue Notes
A	2021-10-13	Pre-Application
B	2021-12-13	Pre-Application
C	2022-05-19	DP Application
D	2022-12-07	DP Resubmission
E	2023-05-04	DP Resubmission
F	2023-11-02	DP Resubmission
G	2024-01-03	DP Resubmission

Scale

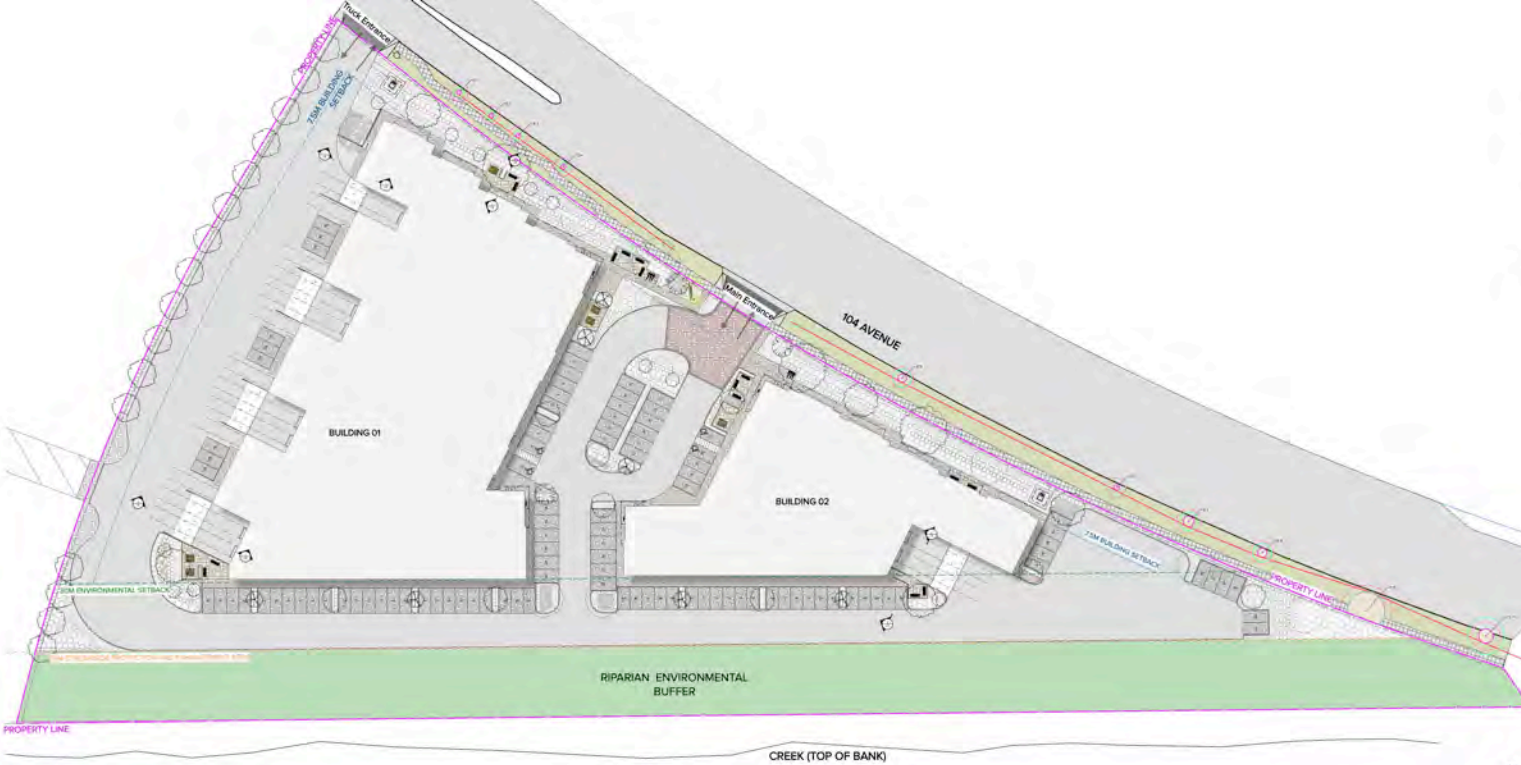
DESIGN RATIONALE AND SUMMARY

This warehouse project consists of two buildings. The site includes a Riparian Environmental Buffers on the south side of the site as it is located near a creek.

To accommodate the large project, there are a number of plazas throughout the site containing both seating benches and outdoor dining tables. Two plazas are proposed in a close proximity to the entry point of the site, while the other four are placed further through the site. All the plazas are proposed to be surrounded by planting that provides separation from street and parking spaces as well as aesthetically pleasing characteristics.

Different paving is used throughout the project depending on the function of each space.

A high planting buffer is proposed on the east side of the property to provide better screening. While on the north side of the property includes varying hedges and shrubs along 104th Avenue, which can be enjoyed by pedestrians and includes more vibrant flowering plants near pedestrian plazas.



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. Areas 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 (around 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.

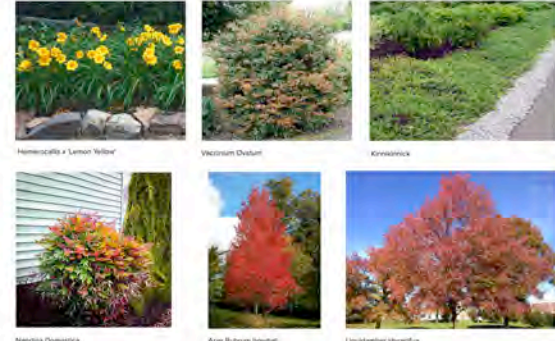
On-Site or imported soils shall satisfy the requirements of the standards for growing medium. Soils shall be virtually free from subsoil, wood including woody plant parts, weed or reproductive parts of the weeds, plant pathogenic organisms, toxic material, stones over 30mm, and foreign objects.

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: 1500



See Tree Schedules, Tables and Descriptions on L3

ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 206, 1493 Foster Street, 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
**10409 104 Ave, Surrey
Warehouse Development**

Owner
**1046089 B.C. LTD., INC.NO.
BC1046089**

Sheet Title
KEY PLAN

Sheet No.
L1

Total Sheets
7

Contractors

Consultants

Drawn By
SS

Checked By
RD

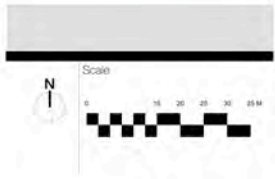
AHLI
City of Surrey

Documents
DP Application

Reviewed By
RD

Status
DP Application

No	Date	Issue Notes
A	2021-10-13	Pre-Application
B	2021-12-13	Pre-Application
C	2022-05-19	DP Application
D	2022-12-07	DP Resubmission
E	2023-05-04	DP Resubmission
F	2023-11-02	DP Resubmission
G	2024-01-03	DP Resubmission





2 Details: Signage (F4)
Scale: NTS



1 CONCEPT PLAN
Scale: 1:400

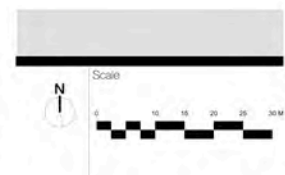


ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 206, 1493 Foster Street, White Rock, BC | 6047831450 | info@architecturepanel.com
These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the 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
**12090 104 Ave, Surrey
Warehouse Development**
Owner
**1046089 B.C. LTD., INC.NO.
BC1046089**
Sheet Title
CONCEPT PLAN

Sheet No. L2	Total Sheets 7	Contractors	Consultants
Drawn By SS	Checked By RD	AHLI City of Surrey	Documents DP Application
Reviewed By RD	Status DP Application		

No	Date	Issue Notes
A	2021-10-13	Pre-Application
B	2021-12-13	Pre-Application
C	2022-05-19	DP Application
D	2022-12-07	DP Resubmission
E	2023-05-04	DP Resubmission
F	2023-11-02	DP Resubmission
G	2024-01-03	DP Resubmission



List of Proposed Trees

Image	ID	Quantity	Latin Name	Common Name	Scheduled Size
	Q.C	7	Quercus coccoloba	Scarlet Oak	8 cm cal
	A.Ma	5	Acer Macrophyllum	Red Maple, Swamp Maple	8m ht
	Lq.SG	9	Liquidambar styraciflua	American Sweetgum	7 cm. cal
	TP	16	Thuja x plicata 'Green Giant'	Green Giant Arborvitae	10m ht.
	APB	10	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	8 cm. Cal.
	Am.N	1	Amelanchier laevis	Allegheny Serviceberry	3m ht.
	PI.Gc	3	Picea glauca	White Spruce	3 m
	St.pa	3	Stewartia pseudocamellia	Japanese Stewartia	8 cm. cal
	AR	7	Acer rubrum 'Bowhall'	Bowhall red maple	8 cm. cal.
	Ma.Gr	1	Magnolia grandiflora	Southern Magnolia	7 cm cal.
	A.OE	1	Acer palmatum 'Oscho-Beni'	Oscho-Beni Japanese Maple	3m ht. 5 cm cal. multi step

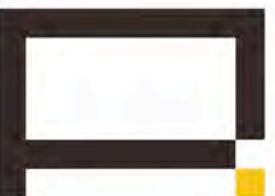
List of Proposed Shrubs

Image	ID	Quantity	Latin Name	Common Name	Scheduled Size
		0			
	HD	27	Holodiscus discolor	oceanspray	83 pot
	M	565	Mahonia nervosa	Dull Oregon grape	81 pot.
	AU1	694	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kinnikinnick	81 pot.
	SR	111	Sarcococca nuscifolia	Fragrant Sarcococca	83 pot.
	SJ1	191	Spiraea japonica 'Little Princess'	Little Princess Spiraea	83 pot.
	T	342	Taxus sp.	Yew, hedge variety	1.5 m. ht.
	CT	191	Choisya ternata	Mexican Orange Blossom	83 pot.
	SJ	163	Skimmia japonica	Japanese Skimmia	82 pot.
	MA	65	Mahonia aquifolium	Oregon grape	83 pot.
	HP	34	Hosta x 'Patrol'	Patrol Plantain Lily	83 pot.
	PM	90	Polystichum muratum	isortfern	83 pot.
	H1	69	Helleborichon scempervivens	Blue Out Grass	81 pot.
	AJ1	10	Aucuba japonica 'Picturata'	Picturata Aucuba	83 pot.
	PA1	109	Pennisetum alopecuroides 'Hammer'	Hammer Dwarf Fountain Grass	82 pot.
	HQ	21	Hydrangea quercifolia	Oakleaf Hydrangea	83 pot.
	ND	278	Nandina domestica	Heavenly Bamboo	83 pot.
	P.ly	38	Polystichum polylephanthum	Tassel Fern	82 pot.
	HL	347	Hemerocallis x 'Lemon Yellow' or vars	Lemon Yellow Daylily	81 pot.
	L	181	Lavandula vars	Lavender	81 pot.
	LM	331	Liriope muscari	Big Blue Lily Turf	81 pot.
	RV	7	Rhododendron Vulcan	Red Rhododendron	87 pot.
	RS1	45	Rubus spp.	Flowering Raspberry	82 pot.
	B1	302	Buxus 'Green Velvet'	Green Beauty Boxwood	83 pot.
	Rh.Go	20	Rhododendron 'Gumpo Pink'	Pink Gumpo Azalea	87 pot.
	PJ	106	Pieris japonica 'Mountain Fire'	Mountain Fire Lily Of The Valley	83 pot.
	VO	204	Vaccinium ovatum 'Thunderbird'	evergreen huckleberry	83 pot.
	F	304	Polystichum polylephanthum	Tassel Fern	82 pot.
	H	26	Heuchera vars	Coral bells	81 pot.
	PO	8	Pennisetum orientale	Oriental Fountain Grass	
	R	58	Rosa Nubata	Nootka Rose	
	RS	25	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	
	LD	11	Ligularia dentata 'Bill Marie Crawford'	Bill Marie Crawford Ligularia	
	CJ	7	Camellia japonica	Japanese Camellia	
	RR	64	Rosa rugosa 'Champion'	Cheriplan Hardy Shrub Rose	82 pot.



CREEK (TOP OF BANK)

1 PLANTING PLAN
Scale: 1:400

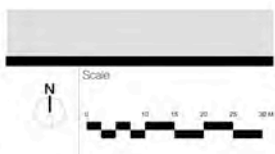


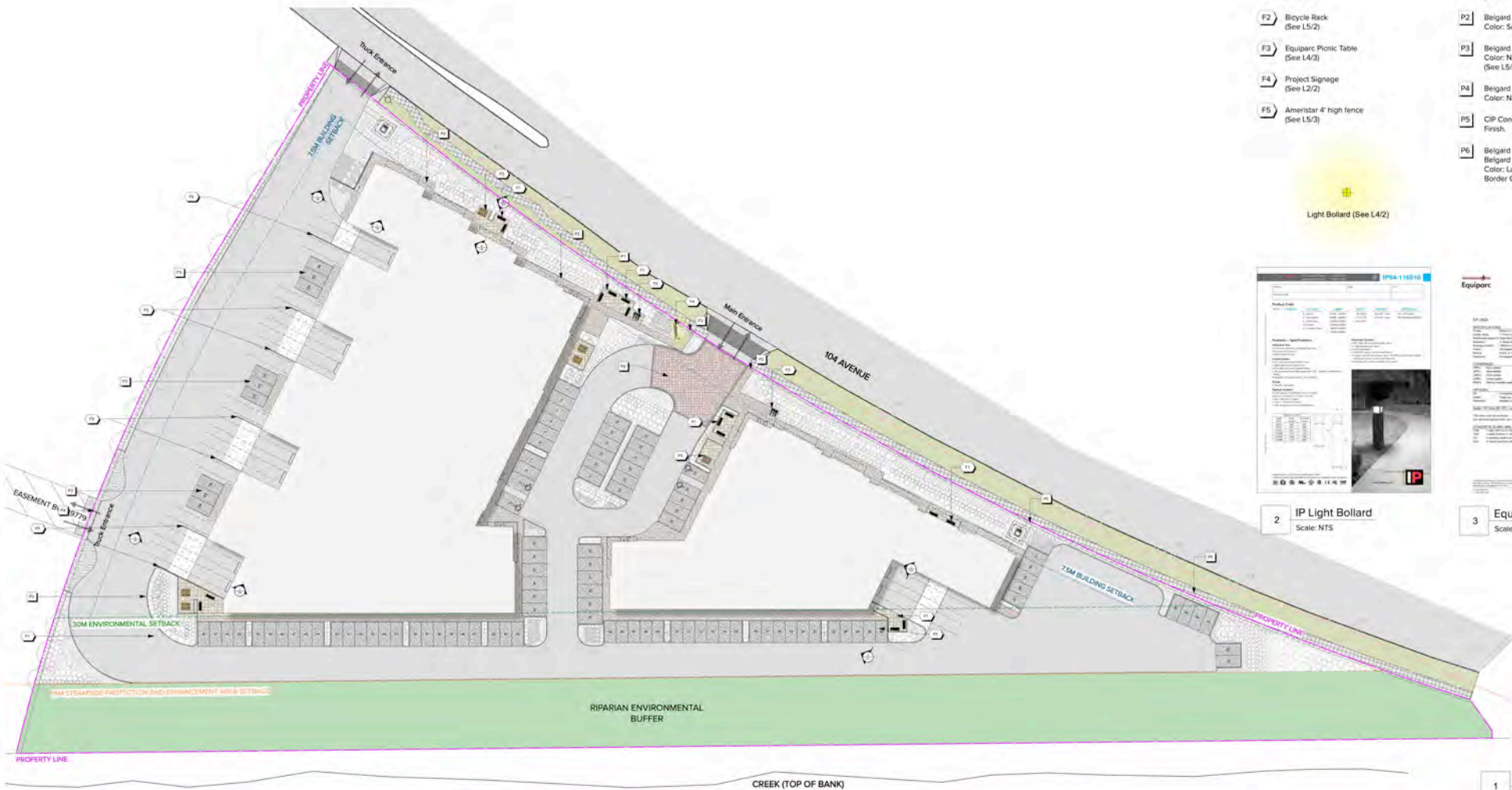
ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 206, 1493 Foster Street, White Rock, BC | 6047831450 | www.architecturepanelinc.com
These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the 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
1046089 104 Ave, Surrey Warehouse Development
Owner
1046089 B.C. LTD., INC.NO. BC1046089
Sheet Title
PLANTING PLAN

Sheet No. L3	Total Sheets 7	Contractors	Consultants
Drawn By SS	Checked By RD	AHLI City of Surrey	Documents DP Application
Reviewed By RD	Status DP Application		

No	Date	Issue Notes
A	2021-10-13	Pre-Application
B	2021-12-13	Pre-Application
C	2022-05-19	DP Application
D	2022-12-07	DP Resubmission
E	2023-05-04	DP Resubmission
F	2023-11-02	DP Resubmission
G	2024-01-03	DP Resubmission





Furniture Legend (F)

- F1 Maglin Outdoor Bench (See L5/1)
- F2 Bicycle Rack (See L5/2)
- F3 Equiparc Picnic Table (See L4/3)
- F4 Project Signage (See L2/2)
- F5 Ameristar 4' high fence (See L5/3)

Paving Legend (P)

- P1 Patterned CIP Concrete (See L5/4)
- P2 Belgard Venetian Cobble Series, Color: Sandalwood Blend (See L5/5)
- P3 Belgard Standard Series, Color: Natural with Charcoal Borders (See L5/3)
- P4 Belgard Standard Series, Color: Natural (See L5/3)
- P5 CIP Concrete with Saw Cut Joints, Broom Finish.
- P6 Belgard Venetian Cobble Series with 8" Belgard Classic Standard Series border, Color: La Jolla (See L5/5) Border Color: Charcoal (See L5/3)

Light Bollard (See L4/2)



2 IP Light Bollard
Scale: NTS

Equiparc



Product Code: ...
 Description: ...
 Material: ...
 Dimensions: ...
 Weight: ...
 Lead Time: ...
 Notes: ...

3 Equiparc Picnic Table (F3)
Scale: NTS

1 HARDSCAPE PLAN
Scale: 1:400



ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
 Unit 206, 1493 Foster Street, 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 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.

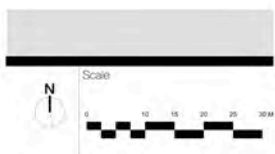
Project
1046089 104 Ave, Surrey Warehouse Development

Owner
1046089 B.C. LTD., INC.NO. BC1046089

Sheet Title
HARDSCAPE PLAN

Sheet No. L4	Total Sheets 7	Contractors	Consultants
Drawn By SS	Checked By RD	AHLI City of Surrey	Documents DP Application
Reviewed By RD	Status DP Application		

No	Date	Issue Notes
A	2021-10-13	Pre-Application
B	2021-12-13	Pre-Application
C	2022-05-19	DP Application
D	2022-12-07	DP Resubmission
E	2023-05-04	DP Resubmission
F	2023-11-02	DP Resubmission
G	2024-01-03	DP Resubmission

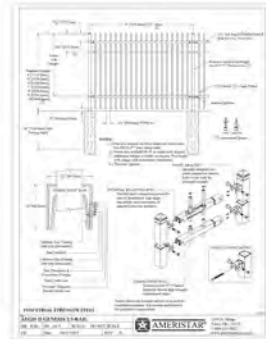




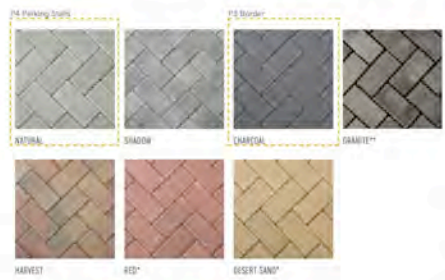
1 Maglin Outdoor Bench (F1)
Scale: NTS



2 Bicycle Rack (F2)
Scale: NTS



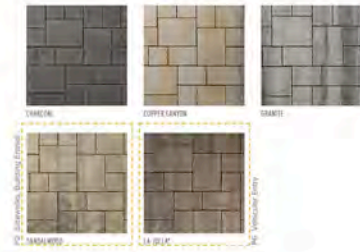
3 Ameristar 4' Fence, Bronze (F5)
Scale: NTS



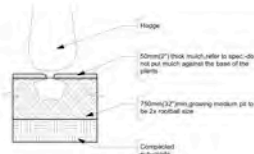
4 Belgard Classic Standard Series (P3,P4)
Scale: NTS



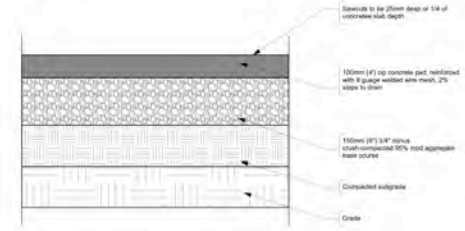
5 Patterned CIP Concrete. (P1)
Scale: NTS



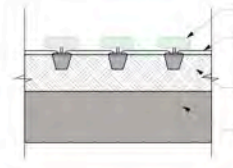
6 Belgard Venetian Cobble pavers (P2 & P6)
Scale: NTS



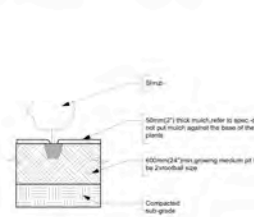
7 Detail: Hedge At Grade
Scale: NTS



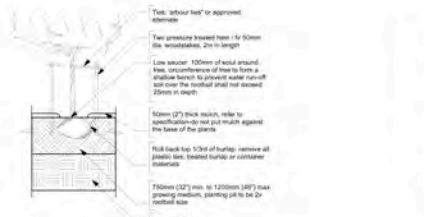
9 Detail: Concrete On Grade
Scale: NTS



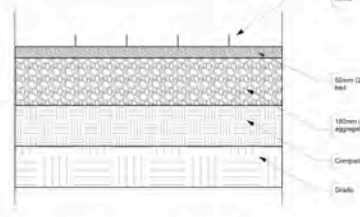
10 Detail: Groundcover At Grade
Scale: NTS



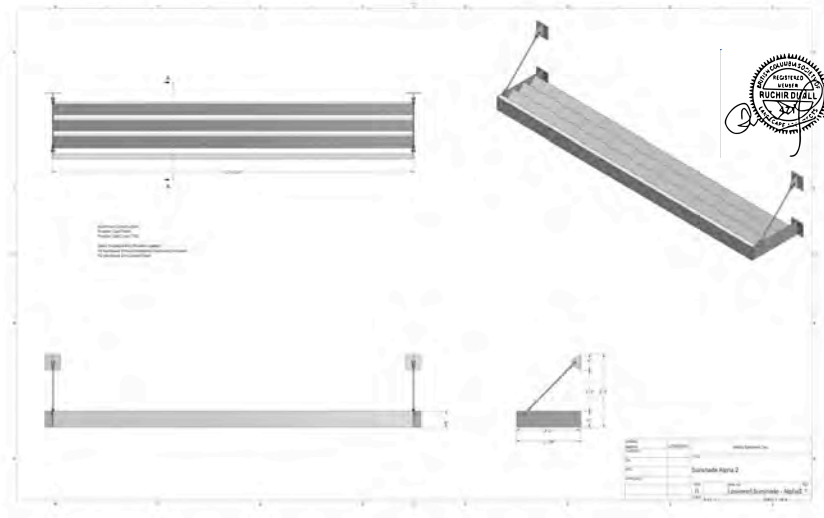
8 Detail: Shrub At Grade
Scale: NTS



11 Detail: Tree At Grade
Scale: NTS



12 Detail: Concrete Unit Pavers On Grade
Scale: NTS



13 Detail: Canopy
Scale: NTS



ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 206, 1493 Foster Street, White Rock, BC | 6047833450 | 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
**12090 104 Ave, Surrey
Warehouse Development**

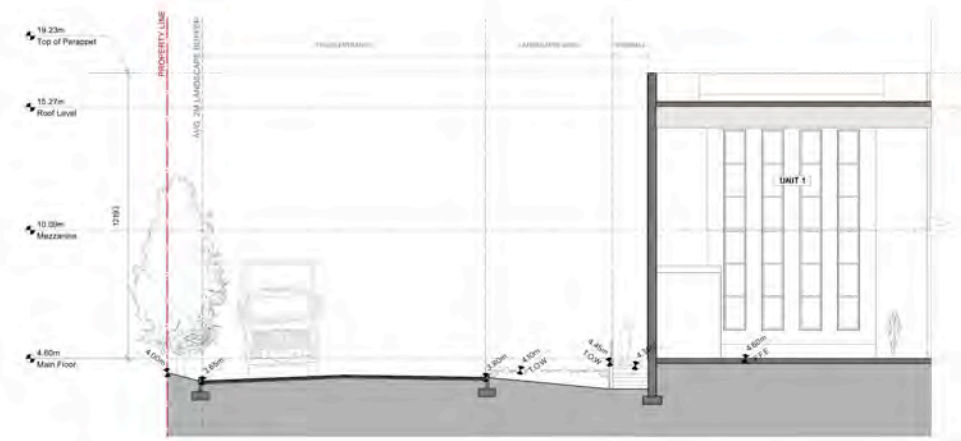
Owner
**1046089 B.C. LTD., INC.NO.
BC1046089**

Sheet Title
DETAILS

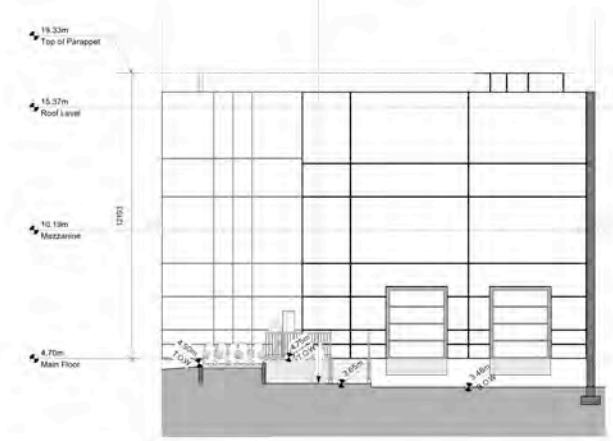
Sheet No. L5	Total Sheets 7	Contractors	Consultants
Drawn By SS	Checked By RD	AHLI City of Surrey	Documents DP Application
Reviewed By RD	Status DP Application		

No	Date	Issue Notes
A	2021-10-13	Pre-Application
B	2021-12-13	Pre-Application
C	2022-05-19	DP Application
D	2022-12-07	DP Resubmission
E	2023-05-04	DP Resubmission
F	2023-11-02	DP Resubmission
G	2024-01-03	DP Resubmission

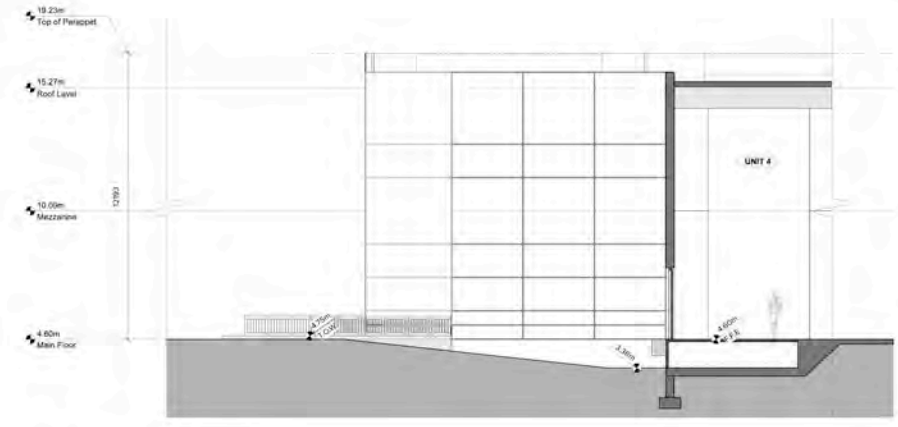




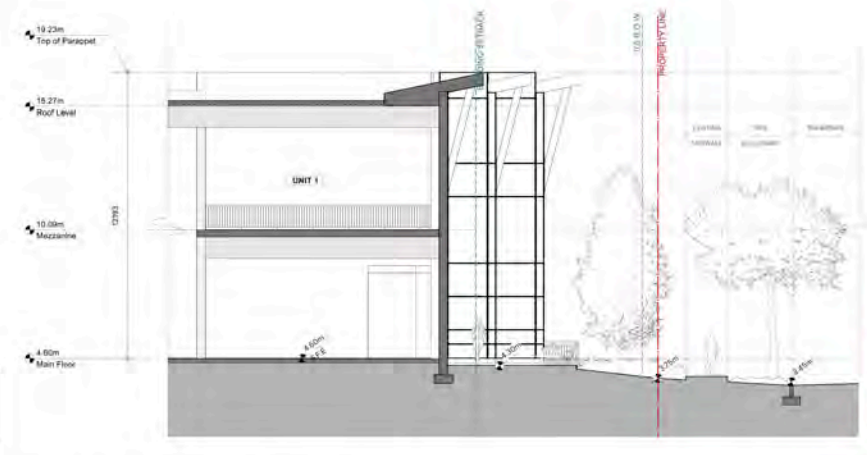
1 Section through Truck Drive Aisle
Scale: 1:100



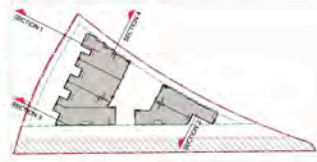
2 Section through Mini Plaza - S East of Building 2
Scale: 1:100



3 Section through Dock Loading
Scale: 1:100



4 Section through Plaza - North of Building 1
Scale: 1:100



KEY PLAN



ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 206, 1493 Foster Street, 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
**1046089 104 Ave, Surrey
Warehouse Development**

Owner
**1046089 B.C. LTD., INC.NO.
BC1046089**

Sheet Title
SECTIONS

Sheet No.
L6

Drawn By
SS

Reviewed By
RD

Total Sheets
7

Checked By
RD

Status
DP Application

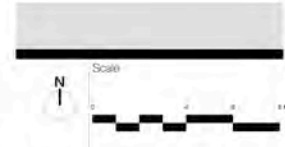
Contractors

City of Surrey

Consultants





Documents
DP Application

No	Date	Issue Notes
A	2021-10-13	Pre-Application
B	2021-12-13	Pre-Application
C	2022-05-19	DP Application
D	2022-12-07	DP Resubmission
E	2023-05-04	DP Resubmission
F	2023-11-02	DP Resubmission
G	2024-01-03	DP Resubmission





TREE MANAGEMENT LEGEND

-  E1 TREE PROTECTION ZONE
-  TREE PROTECTION FENCING
-  TREE CROWN
-  1.5M ADDITIONAL SETBACK TO TREE PROTECTION ZONE



1 TREE MANAGEMENT PLAN
Scale: 1:400

ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 206, 1493 Foster Street, 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
**12090 104 Ave, Surrey
Warehouse Development**

Owner
**1046089 B.C. LTD., INC.NO.
BC1046089**

Sheet Title
TREE MANAGEMENT PLAN

Sheet No.
L7

Total Sheets
7

Contractors

Consultants

Drawn By
SS

Checked By
RD

AHLI
City of Surrey

Documents
DP Application

Reviewed By
RD

Status
DP Application

No	Date	Issue Notes
A	2021-10-13	Pre-Application
B	2021-12-13	Pre-Application
C	2022-05-19	DP Application
D	2022-12-07	DP Resubmission
E	2023-05-04	DP Resubmission
F	2023-11-02	DP Resubmission
G	2024-01-03	DP Resubmission



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

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

DATE: **June 12, 2023** PROJECT FILE: **7822-0170-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 12090 104 Ave**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

DEVELOPMENT VARIANCE PERMIT

Development Variance Permit to reduce the streamside setback from 25.0 metres to 15.0 metres.

DEVELOPMENT PERMIT

The following conditions are associated with the Development Permit but can be addressed through Building Permit Process prior to issuance of the Building Permit.

Property and Right-of-Way Requirements

- Register 0.5 m wide SRW along 104 Ave.

Works and Services

- Construct 1.8 m sidewalk along south side of 104 Ave frontage.
- Construct/Extend a 300mm water main along 104 Ave frontage.
- Provide storm, sanitary, and metered water service connection to the lot.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required.



Jeff Pang, P.Eng.
Development Services Manager

BD

November 6, 2023

Table 1. Summary of the tree inventory, including tree replacement requirements.

Tree Preservation Summary	
Surrey Project #	7922-0170-00
Address	12090 104 Avenue
Registered Arborist	Rémi Masson
On-site Trees	Number of trees
Protected trees identified	0
Protected trees to be removed	0
Protected trees to be retained	0
Total replacement trees required	0
Alder and cottonwood	0
All other trees	0
Off-site Trees	Number of trees
Protected off-site trees to be retained	5
Total replacement trees required	12
Alder and cottonwood	2
All other trees	10
Replacement trees proposed	12
Replacement trees in deficit	0

Summary, report, and plan prepared and submitted by:



Rémi Masson, Certified Arborist®

November 6, 2023

Date

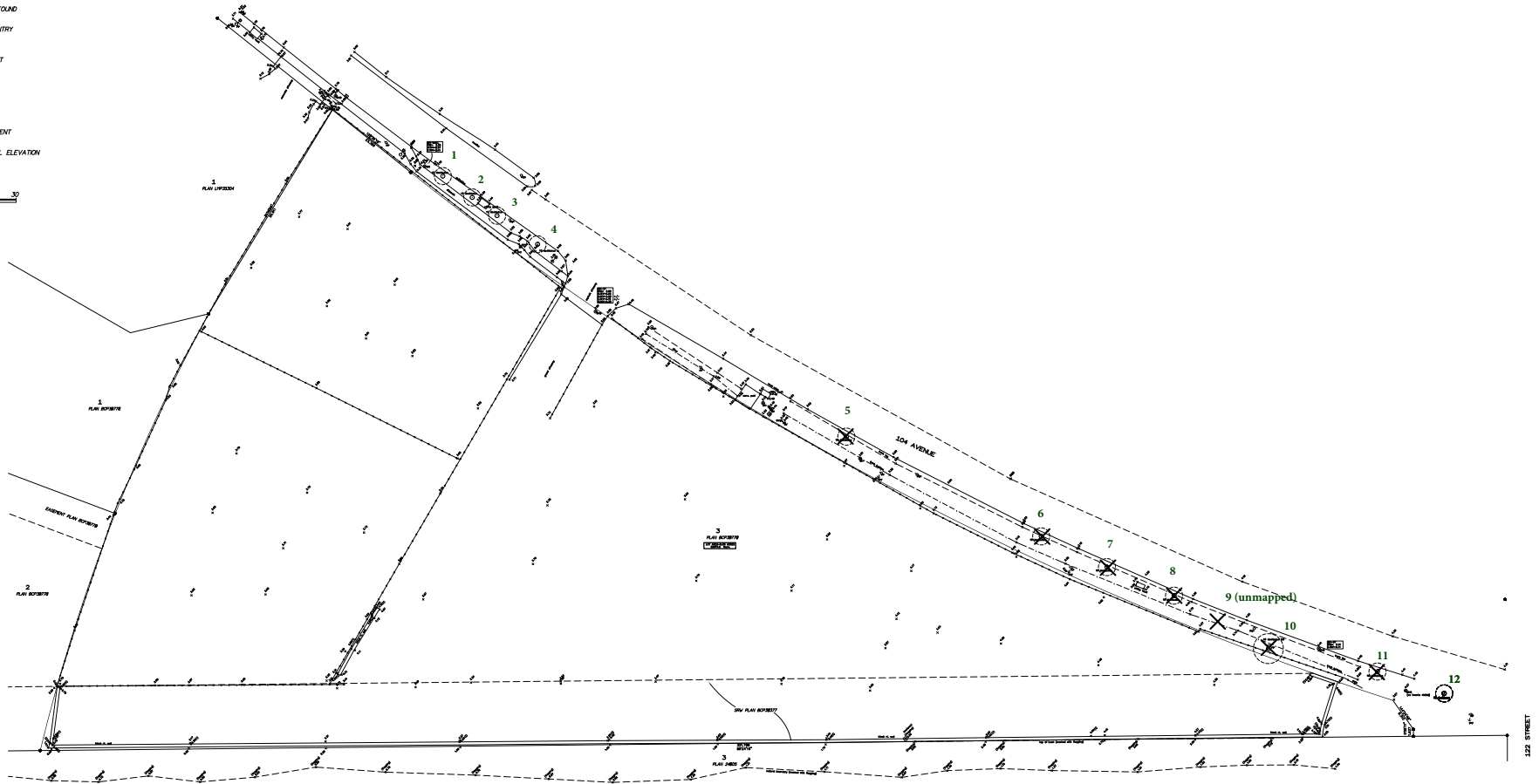
ID#	Surveyed Y/N	Location: On, Off, Shared, City	Common Name	Botanical Name	DBH (cm)	LCR	Crown diameter	TPZ (m)	Condition and Comments	Retention Suitability	Action	Replacement Trees Required (Y/N)	# Required
1	Y	City	Black locust	<i>Pseudoacacia robinia</i>	6	~50%	~2m	0.48	Street tree, damage to bark	Poor	Retain and monitor	N	0
2	Y	City	Black locust	<i>Pseudoacacia robinia</i>	6	~50%	~2m	0.48	Street tree, damage to bark	Poor	Retain and monitor	N	0
3	Y	City	Black locust	<i>Pseudoacacia robinia</i>	6	~50%	~2m	0.48	Street tree, damage to bark	Poor	Retain and monitor	N	0
4	Y	City	Black locust	<i>Pseudoacacia robinia</i>	6	~50%	~2m	0.48	Street tree, damage to bark	Poor	Retain and monitor	N	0
5	Y	City	Red maple	<i>Acer rubrum</i>	11	~50%	~4m	0.88	Street tree, bark peeling, premature colour change, fungus near base	Poor	Remove	N	1
6	Y	City	Red maple	<i>Acer rubrum</i>	7	~50%	~4m	0.56	Street tree. Insect damage, >50% of cambium damage, weak crown	Poor	Remove	N	1
7	Y	City	Red maple	<i>Acer rubrum</i>	14	~50%	~4m	1.12	Street tree. Bark and insect damage, weak crown, small conks on dead top	Poor	Remove	N	1
8	Y	City	Red maple	<i>Acer rubrum</i>	12	~50%	~4m	0.96	Street tree. Bark and insect damage, weak crown, small conks on dead top	Poor	Remove	N	1
9	Y	City	Red maple	<i>Acer rubrum</i>	14	~50%	~4m	1.12	Street tree. Bark and insect damage, weak crown, small conks on dead top	Poor	Remove	N	1
10	Y	City	Black cottonwood	<i>Populus trichocarpa</i>	51	~50%	~8m	4.08	Two stem, growing near power pole with lots of epicormic growth	Poor	Remove	N	2
11	Y	City	Black cottonwood	<i>Populus trichocarpa</i>	19	~80%	~8m	1.52	Growing near power pole with lots of epicormic growth	Poor	Remove	N	2
12	Y	City	Red maple	<i>Acer rubrum</i>	36	~50%	5m	2.88	Street tree. Bark damage.	Good	Retain and monitor	N	0

**TOPOGRAPHIC SITE PLAN OF LOT 3 SECTION
19 BLOCK 5 NORTH RANGE 2 WEST
NEW WESTMINSTER DISTRICT PLAN BCP39778**

CIVIL ADDRESS
13086 104 Ave. Survey
P.U.D. 007-812-311

- LEGEND
- ⊙ DENOTES STANDARD IRON POST FOUND
 - ⊕ DENOTES FIRE HYDRANT
 - ⊠ DENOTES CATCH BASIN - TOP ENTRY
 - ⊡ DENOTES CATCH BASIN - ROUND
 - ⊕ DENOTES UTILITY POLE
 - ⊕ DENOTES UTILITY POLE WITH LIGHT
 - ⊕ DENOTES STREET LIGHT - DAWT
 - ⊕ DENOTES WATER VALVE
 - ⊕ DENOTES WATER METER
 - ⊕ DENOTES GUY WIRE
 - ⊕ DENOTES SANITARY MANHOLE
 - ⊕ DENOTES STORM MANHOLE
 - ⊕ DENOTES TREE AND CANOPY EXTENT
 - ⊕ DENOTES GROUND ELEVATION
 - ⊕ DENOTES TOP OF RETAINING WALL ELEVATION

SCALE 1 : 500
0 10 20 30
ALL DISTANCES ARE IN METRES



Lot dimensions are derived from Plan BCP39778
Invert elevations and offsets of services from property lines are derived from municipal records and field survey.
Contractor to verify all service locations and inverts prior to construction.

Elevations are Geodetic (CIV208 04RD-2018 - IN METERS)
Derived from Control Monument 10G5883 located at the SW corner
Elevation = 2.431m

Spot elevations along curb are taken in gutter

Tree diameters are taken at 1.4m above grade and are shown in cm.

This plan was prepared for architectural design and permit purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to the document without consent of the signatory.

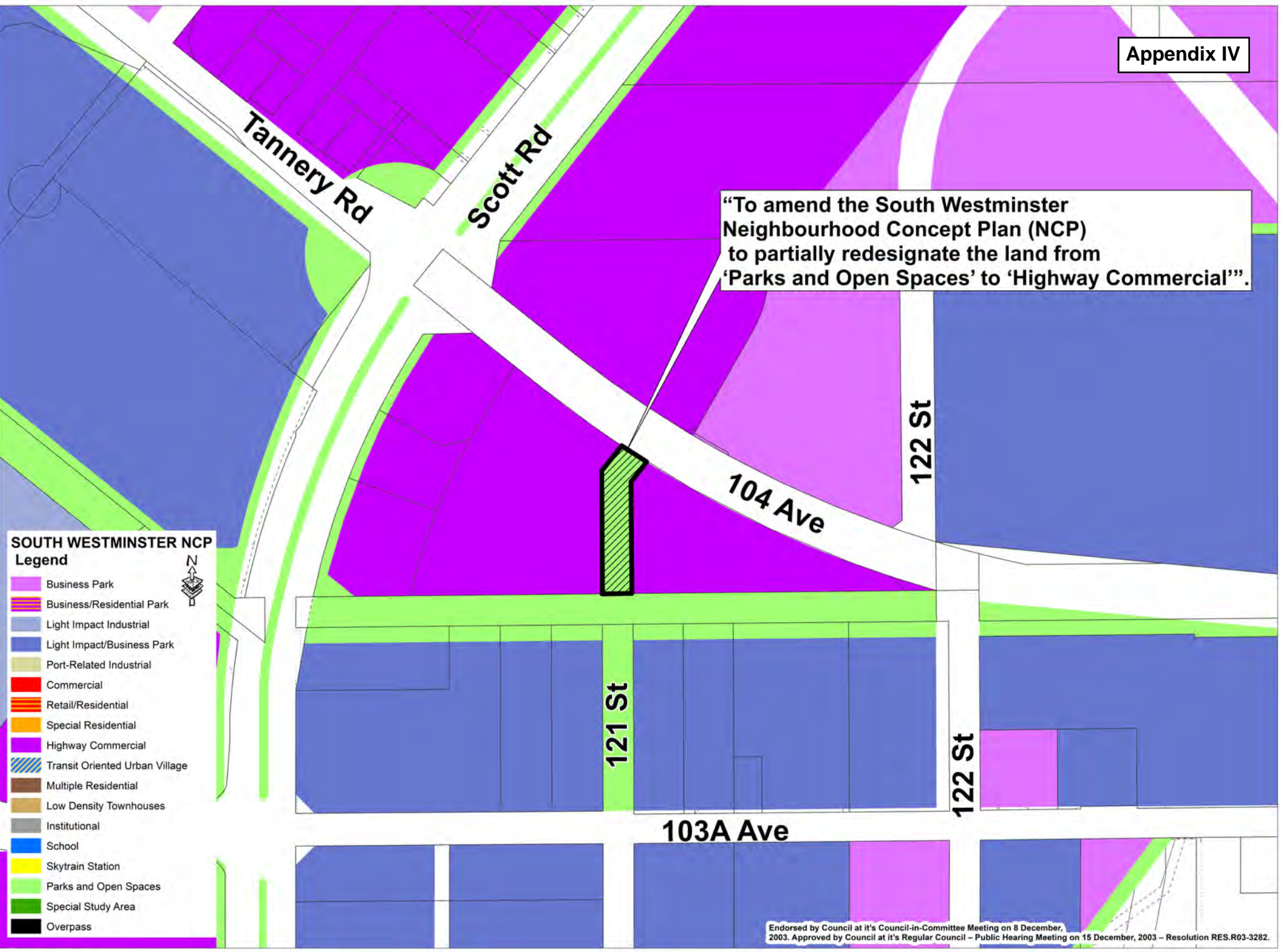
CERTIFIED CORRECT
DATED THIS 24TH DAY OF SEPTEMBER, 2021

..... BOLS
Frey Philp

“To amend the South Westminster Neighbourhood Concept Plan (NCP) to partially redesignate the land from ‘Parks and Open Spaces’ to ‘Highway Commercial’”.

SOUTH WESTMINSTER NCP Legend

-  Business Park
-  Business/Residential Park
-  Light Impact Industrial
-  Light Impact/Business Park
-  Port-Related Industrial
-  Commercial
-  Retail/Residential
-  Special Residential
-  Highway Commercial
-  Transit Oriented Urban Village
-  Multiple Residential
-  Low Density Townhouses
-  Institutional
-  School
-  Skytrain Station
-  Parks and Open Spaces
-  Special Study Area
-  Overpass



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0170-00

Issued To:

("the Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 027-812-511
Lot 3 Section 19 Block 5 North Range 2 West New Westminster District Plan BCP39778
12090 - 104 Avenue

(the "Land")

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

Parcel Identifier:

-
- (b) If the civic addresses change, the City Clerk is directed to insert the new civic addresses for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section B.1. of Part 7A "Streamside Protection", the minimum distance (streamside setback area) from top of bank of a Class A channelized stream is reduced from 25.0 metres to 15.0 metres, on the north side of the stream (Manson Canal).

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

