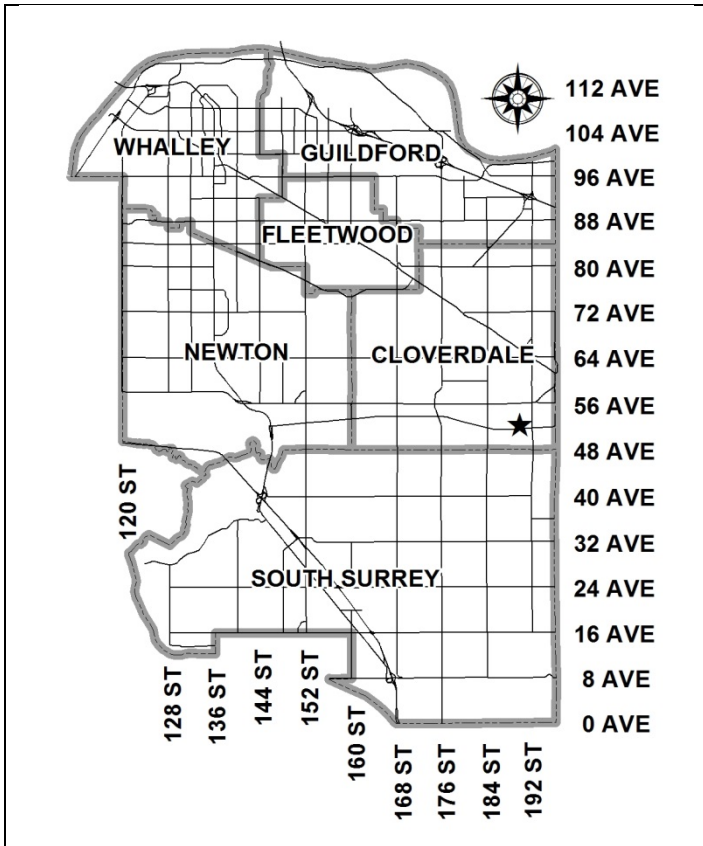


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0149-00

Planning Report Date: November 2, 2015



**PROPOSAL:**

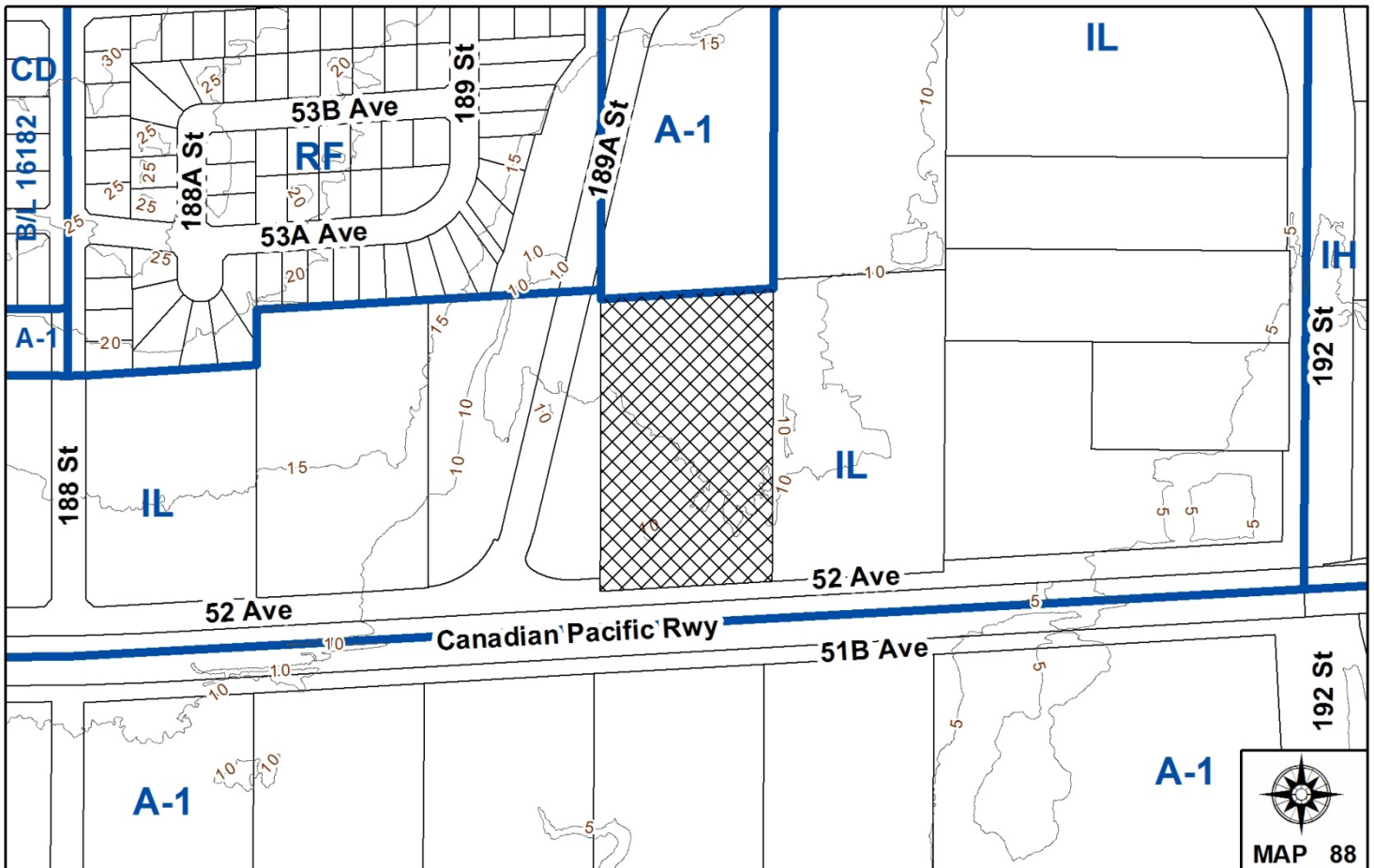
- **Development Permit**  
to permit the development of an industrial building.

**LOCATION:** 19005 - 52 Avenue

**OWNER:** BJT Holdings Ltd

**ZONING:** IL

**OCP DESIGNATION:** Industrial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Industrial designation in the OCP and with the regulations of the IL Zone.
- The proposal supports the City's Economic Development and Employment Lands Strategies.
- The proposed building form and land use are appropriate for this area.
- The building features durable materials with substantial glazing towards the street edges.

### RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7915-0149-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
  - (f) registration of a shared access easement with the neighbouring property to the west (18949 – 52 Avenue).

### REFERRALS

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

SITE CHARACTERISTICSExisting Land Use:Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North:	Outside storage of pre-cast concrete under Temporary Use Permit No. 7912-0272-00 (expires December 17, 2015). Application No. 7905-0014-00 received Third Reading on July 11, 2005 for OCP amendment to Industrial and rezoning to IL.	Suburban (Industrial at Third Reading)	A-1 (IL at Third Reading)
East:	Farm buildings with single family dwelling.	Industrial	IL
South (Across 52 Avenue and railway):	Single family dwelling on acreage within ALR.	Agricultural	A-1
West:	Vacant lot.	Industrial	IL

DEVELOPMENT CONSIDERATIONSBackground

- The subject lot is located at 19005 – 52 Avenue in southeast Cloverdale and encompasses an area of 1.9 hectares (4.75 acres). The subject site is designated Industrial under the Official Community Plan (OCP) and is zoned "Light Impact Industrial Zone (IL)".
- The applicant, Oasis Windows, is proposing a Development Permit to permit development of an industrial building that includes an onsite childcare for employee's children.
- Oasis Windows has approximately 200 employees and is relocating the plant from 13120 – 76 Avenue in Newton. The applicant is seeking to have the proposed building constructed and completed by the end of April, 2016.
- The triangular property to the west is City-owned. Due to its odd shape, the applicant has provided a concept as to how this lot could potentially develop in the future (see Appendix V).
- The proposed building will have a total floor area of 8,251 square metres (88,812 sq. ft.) which includes 6,552 square metres (70,528 sq. ft.) of industrial space, 1,463 square metres (15,753 sq. ft.) of two-storey ancillary office space and 235 square metres (2,531 sq. ft.) of childcare space, which represents a floor area ratio (FAR) of 0.44 and a lot coverage of 41.5%. The proposal complies with the maximum FAR of 1.0 and lot coverage of 60% permitted in the IL Zone.

- The site to the north (18998 – 54 Avenue) is designated Suburban in the OCP and is currently zoned "General Agricultural Zone (A-1)". An existing application (No. 7905-0014-00) is at Third Reading to amend the OCP designation to Industrial and to rezone the site to IL.
- With the recent introduction of the 189A Street connector between 52 Avenue and 54 Avenue, industrial access to 184 Street between 192 Street has been drastically improved.

### PRE-NOTIFICATION

- In accordance with Council policy, a Development Proposal Sign has been erected on the subject site on July 20, 2015. Staff have not received any comments from neighbours.

### DESIGN PROPOSAL AND REVIEW

#### Building

- The proposed building is prefabricated and is intended as a window manufacturer/warehouse facility, with a two-storey office component. The building also includes a childcare for employees' children.
- The proposed 8,251-square metre (88,812 sq.ft.) building is approximately 68.6 metres (225 ft.) wide by 119 metres (390 ft.) long and will be located on the southern portion of the lot.
- The proposed building is 10.7 metres (35 ft.) in height, which is within the 18 metres (60 ft.) permitted in the IL Zone.
- The primary colours of the building are blue and grey with two (2) canopies constructed of timber and glass along the south elevation to distinguish the childcare from the rest of the building and also to provide for weather protection.
- As the subject industrial building is a window manufacturer, the building has substantial windows along the south elevation and office component of the east and west elevations. To provide for natural lighting within the warehouse, a row of windows is proposed just below the roofline around the perimeter of the building.
- The main building entrance as well as a separate entrance for the childcare are located on the south elevation of the building.
- Three large loading doors are proposed along the north elevation, one loading door is proposed along the east elevation and three loading doors are proposed along the west elevation.
- A 184-square metre (1,985 sq. ft.) second-storey roof deck and staff outdoor amenity area is proposed along the south side of the building above the childcare.
- The rooftop mechanical units will be screened by a parapet.

### Childcare

- The applicant is proposing a 235-square metre (2,531 sq. ft.) childcare space, exclusively for employees' children, in the southeast portion of the ground floor of the building. The childcare will have a capacity of approximately 25 children and will require approximately four (4) staff. A childcare centre is a permitted accessory use under the IL Zone.
- The proposed childcare will have a separate access from the office/warehouse entrance and will have five accessible parking spaces with special curb treatment located in front to provide easier access for parents to drop off children.
- The childcare's outdoor play area is proposed to be located at the southeast corner of the building. The play area is approximately 79.2 square metres (853 sq. ft.) and a portion is covered by a canopy to provide weather protection.

### Signage

- The applicant proposes a double-sided, free-standing sign along 52 Avenue next to the western driveway. The proposed sign is 3.5 metres (11.5 ft.) tall by approximately 1.8 metres (6 ft.) wide for a total area of 6.3 square metres (68 sq. ft.) which complies with the Sign By-law. The proposed sign includes channel lettering mounted to inch thick frosted glass and a sign box with the Oasis logo mounted on a metal rib siding monument and concrete base.
- The Oasis name and logo are proposed on the upper west corner of the south building elevation. Proposed fascia signage will be comprised of individual channel lettering and has dimensions of approximately 1.2 metres (4 ft.) by 4.4 metres (14.5 ft.).
- Other signage includes a 0.5-metre (1.5 ft.) by 3 metres (10 ft.) childcare sign located above the childcare entrance and a 0.5-metre (1.5 ft.) by 2 metres (7 ft.) street address sign located over the main entrance.
- The number and size of the proposed signage comply with the Sign By-law.

### Site Access, Parking and Circulation

- With the introduction of 189A Street, industrial access to the site is improved with trucks having improved access to 192 Street and 184 Street via 52 Avenue and 54 Avenue.
- The layout proposes two driveways along the eastern and western side of the 52 Avenue frontage respectively. The eastern entrance will be primarily for trucks to enter the site and the western entrance will act as the primary access and egress to the site.
- The applicant is required to share the westerly access with the neighbouring property to the west (18949 – 52 Avenue) in order to avoid driveway access from 189A Street.
- Surrey Zoning By-law No. 12000 requires one (1) parking space for every 100 square metres (1,075 sq. ft.) of gross floor area for light impact industrial uses, including the ancillary office space and one (1) parking space for each childcare employee. As such, the proposal requires a total of 83 on-site parking spaces and the applicant is proposing 126 spaces.

- The rear yard (north) of the site acts primarily as a covered and uncovered outside storage area for materials. A row of approximately 34 parking spaces are proposed along the northern property line.
- Next to the west side of the building are four angled truck loading bays and along the southern portion of the building are approximately nine (9) employee parking spaces, including two (2) electrical vehicle charging stations.
- There are approximately 24 parking spaces located along 52 Avenue and 5 accessible spaces located in front of the childcare.
- The eastern portion of the site is primarily an entrance drive aisle providing access to approximately 54 spaces along the eastern property line.

TREES

- Bill Wilde, ISA Certified Arborist of Arbor Vitae Tree Consultants Assessment 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
<b>Alder and Cottonwood Trees</b>			
Alder	6	6	0
Cottonwood	32	32	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Willow	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	14	14	0
Western Red Cedar	4	4	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>19</b>	<b>19</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>77</b>	
<b>Total Retained and Replacement Trees</b>		<b>77</b>	
<b>Contribution to the Green City Fund</b>		<b>nil</b>	

- The Arborist Assessment states that there are a total of 19 mature trees on the site, excluding Alder and Cottonwood trees. Thirty-eight (38) existing trees, approximately 63% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no 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 the Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 76 replacement trees on the site. The applicant is proposing 77 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 52 Avenue. This will be determined at the servicing agreement stage by the Engineering Department.
- The new trees on the site will consist of a variety of trees including Beech, Maple, Ash, Pine and Spruce. All proposed trees are located on the boulevard or in the landscaped buffer.
- In summary, a total of 77 trees are proposed to be planted on the site.

### Landscaping

- The applicant is proposing landscape screening along the entire site perimeter to screen the loading and parking areas from the street and from neighbouring industrial properties.
- Along the south property line adjacent to 52 Avenue, the applicant proposes a 3-metre (10 ft.) wide landscape buffer with approximately 10 trees and shrubs proposed. The shrubs and a gravel bioswale are proposed to assist with storm water management. The pad mounted transformer is located along the eastern edge of the property and is screened by a hedge. A walkway is proposed connecting the street to the building.
- The west, north and east property lines of the site all border future industrial lots. The applicant proposes a 2-metre (7 ft.) wide buffer along each of these property lines along with landscape islands interspersed through the parking area. The buffer area includes a drainage swale along the west lot line and a total of approximately 62 trees along with shrubs.

### Site Slope and Retaining Walls

- The subject site has a minimal slope from 9.5 metres (31 ft.) geodetic along 52 Avenue to approximately 11 metres (38 ft.) geodetic along the north property line and a similar 2-metre (7 ft.) slope up from the west to east property lines.
- No retaining walls will be visible from 52 Avenue. The applicant proposes a 1.6-metre (5 ft.) high retaining wall along the northern property line and a 1.6-metre (5 ft.) high retaining wall along the northern portion of the eastern property line that is eliminated as the wall reaches the southern portion of the eastern property line.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 21, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.



Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	• N/A
2. Density & Diversity (B1-B7)	• Inclusion of childcare within the warehouse.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• On-site rainwater management</li> <li>• Approximately 1,538 square metres (16,554 sq. ft.) of landscaping added to site.</li> <li>• Recycling facilities are included within the site.</li> <li>• Pre-fabricated building which reduces construction waste.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• Contains electrical vehicle parking spaces.</li> <li>• Bike parking spaces.</li> </ul>
5. Accessibility & Safety (E1-E3)	• Includes baby stroller accessible parking spaces next to the childcare.
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• N/A

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Concept Plan Prepared for 18949 – 52 Avenue

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

JKS/dk

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KD 10/28/15 4:10 PM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                 Peter Lovick  
   PJ Lovick Architect  
   Address:                 3707 First Avenue  
   Burnaby, BC V5C 3V6  
  
   Tel:                        604-298-3700
  
2.                 Properties involved in the Application
  - (a)                 Civic Address:                 19005 - 52 Avenue
  
  - (b)                 Civic Address:                 19005 - 52 Avenue  
   Owner:                         BJT Holdings Ltd  
   PID:                             012-779-024  
   Lot 4 Except: Parcel "A" (Explanatory Plan 42962), Section 4 Township 8 New  
   Westminster District Plan 1461
  
3.                 Summary of Actions for City Clerk's Office

# DEVELOPMENT DATA SHEET

Existing Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA</b> (in square metres)		
Gross Total		19,226 sq.m.
Road Widening area		855 sq.m.
Undevelopable area		
Net Total		18,370 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	60%	41.5%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	19.0 m
Rear	7.5 m	34.4 m
Side #1 (East)	7.5 m	18.0 m
Side #2 (West)	7.5 m	19.6 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	18 m	10.75 m
Accessory	6 m	9.1 m
<b>NUMBER OF RESIDENTIAL UNITS</b>		N/A
Bachelor		N/A
One Bed		N/A
Two Bedroom		N/A
Three Bedroom +		N/A
Total		N/A
<b>FLOOR AREA: Residential</b>		N/A
<b>FLOOR AREA: Commercial</b>		
Childcare		235 sq.m.
Office		1,321 sq.m.
Total		1,556 sq.m.
<b>FLOOR AREA: Industrial</b>		6,552 sq.m.
<b>FLOOR AREA: Institutional</b>		N/A
<b>TOTAL BUILDING FLOOR AREA</b>	18,370 sq.m.	8,251 sq.m.

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)	1.0	0.44
FAR (net)		
<b>AMENITY SPACE (area in square metres)</b>		
Outdoor (Warehouse)		184 sq.m.
Outdoor (Childcare)		79 sq.m.
<b>PARKING (number of stalls)</b>		
Commercial	N/A	N/A
Industrial	66	70
Residential Bachelor + 1 Bedroom	N/A	N/A
2-Bed	N/A	N/A
3-Bed	N/A	N/A
Residential Visitors	N/A	N/A
Office	13	52
Daycare	4	4
<b>Total Number of Parking Spaces</b>	<b>83</b>	<b>126</b>
Number of disabled stalls	1	1
Number of small cars	25%	0%
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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19005 - 52 AVE, SURREY, B.C.DRAWING / CONSULTANT LIST:ARCHITECTURAL

PJ LOWICK ARCHITECT LTD.  
3707 1st AVENUE,  
BURNABY, B.C., V5C 3V6  
(tel) 604.298.3700  
(fax) 604.298.6051  
(e-mail) plowick@pjlwvick.com

A0 COVER SHEET  
CONTEXT PLAN  
CONTEXT PHOTOS  
AS1 SITE PLAN  
AS1.1 PARTIAL SITE PLAN  
AS1.2 VEHICLE TRUCK ACCESS PLAN  
AS2 BUILDING SIGNAGE DETAILS  
A1 GROUND FLOOR & ROOF PLAN  
A1.1 PARTIAL GF PLAN (OFFICES/ DAYCARE)  
A1.2 PARTIAL GF PLAN (OFFICES)  
A1.3 PARTIAL GF PLAN (WAREHOUSE)  
A2.0 PARTIAL ROOF PLAN  
(OFFICES/ DAYCARE)  
A2.1 PARTIAL ROOF PLAN (WAREHOUSE)  
AS.0 SOUTH ELEVATIONS  
EAST & WEST ELEVATION (PARTIAL)  
AS.1 ELEVATIONS (OVERALL)  
COLOUR ELEVATIONS

SURVEY

DHALIWAL & ASSOCIATES  
LAND SURVEYING INC.  
121-13140 60TH AVENUE,  
SURREY, B.C. V3W 8E2  
(tel) 604.501.8185  
(fax) 604.501.8188

SURVEY PLAN

LANDSCAPE ARCHITECT

PMG  
LANDSCAPE ARCHITECTS,  
C100 4185 STILL CREEK DRIVE,  
BURNABY, B.C. V5C 6G9  
(tel) 604.294.0011  
(fax) 604.294.0022  
email: www.pmglandscape.com

L1 LANDSCAPE PLAN  
L2 SHRUB PLAN - SOUTH  
L3 SHRUB PLAN - NORTH  
L4 LANDSCAPE DETAILS  
L5 TREE MANAGEMENT PLAN

TREE SURVEY / ARBORIST REPORT

BILL WILDE  
ARBOR VITAE TREE CONSULTANTS  
P.O. BOX 1185 FORT LANGLEY  
BC V1M2S5  
(tel) 778.551.0130  
email: aborvitaetree@gmail.com

REPORT INCLUDED

CIVIL

RAJEEV MANGLA  
MAINLAND ENGINEERING CORPORATION  
CIVIL & STRUCTURAL ENGINEERS  
#206, 6363 - 128 STREET,  
SURREY  
(tel) 604.543.8044  
email: civil@mainlandeng.com

C1555 DRG NO 1  
C1555 DRG NO 2

REISSUED FOR DP - 16 OCT 2015





1 - VIEW OF RESIDENTIAL AREA LOOKING SOUTHEAST ON 188TH STREET



2 - VIEW OF ADJACENT PROPERTY LOOKING SOUTH ON 54TH AVE.



3 - VIEW OF UPGRADED ROAD LOOKING SOUTH ON 192ND ST.



4 - VIEW OF EXISTING PROPERTY LOOKING WEST ON 192ND ST.



10 - VIEW OF EXISTING ADJACENT PROPERTY LOOKING NORTH ON 52ND AVENUE



5 - VIEW OF EXISTING TRAIN TRACK AND BRIDGE LOOKING SOUTH ON 192ND STREET



9 - VIEW OF CURRENT SITE LOOKING NORTH ON 52ND AVENUE



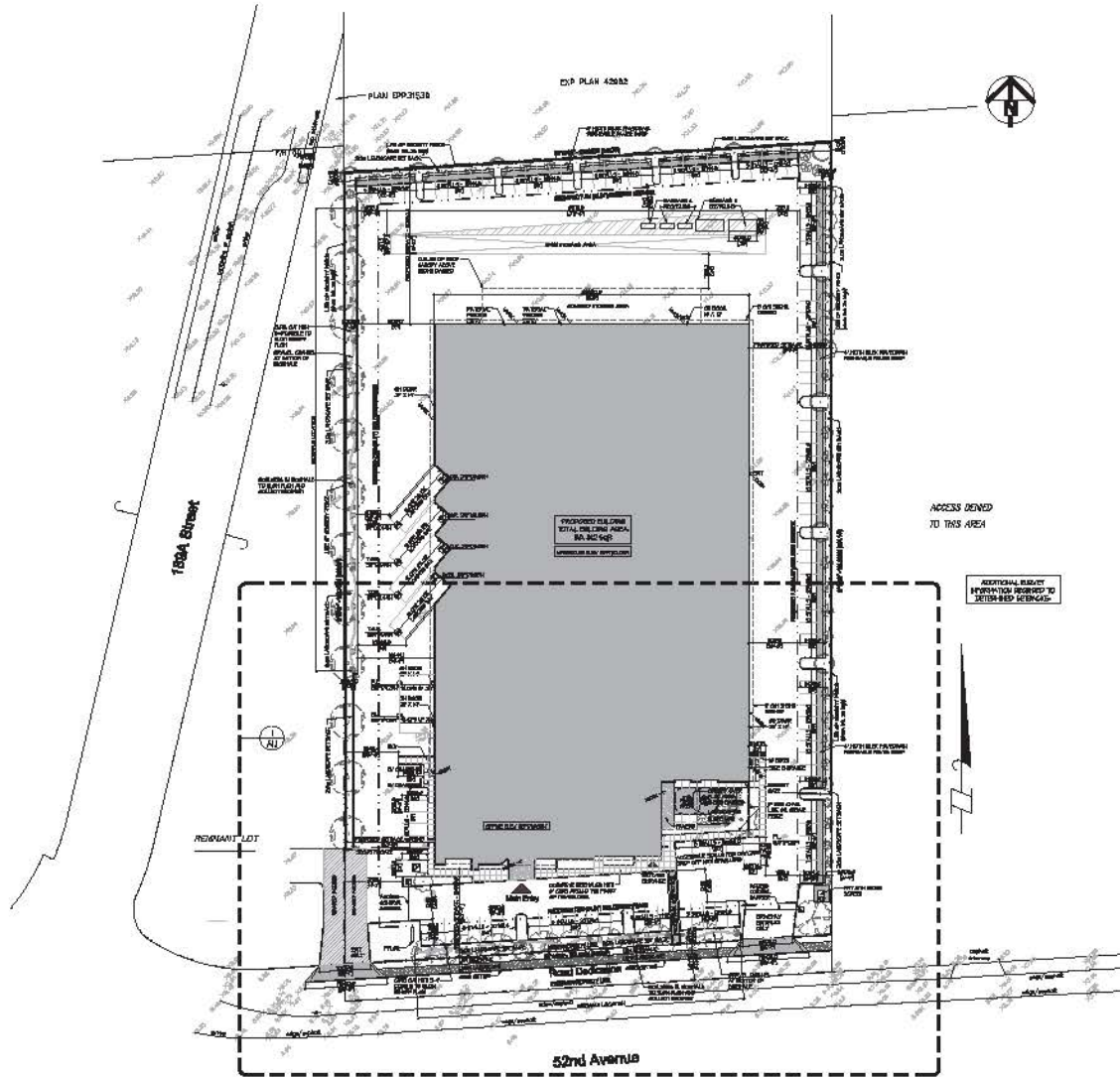
8 - VIEW OF EXISTING ADJACENT PROPERTY LOOKING NORTH ON 52ND AVENUE



7 - VIEW OF EXISTING PROPERTY LOOKING SOUTH ON 52ND AVENUE



6 - VIEW OF EXISTING PROPERTY LOOKING NORTH WEST ON 52ND AVENUE



**PROJECT STATISTICS**

**AUTHORITY: VARIOUS JURISDICTIONS**  
 CITY OF SURREY  
 CIVIC ADDRESS  
 1800 - 52ND AVENUE SURREY, BC  
**LEGAL DESCRIPTION**  
 LOT 4 EXCEPT PARCELS A (BY 2564) SECTION 4 TO 2641P &  
 NEW WEST WATER DISTRICT PLAN 1845  
**ZONING**  
 I - LIGHT IMPACT INDUSTRIAL  
**OCCUPANCY CLASSIFICATION**  
 PROPOSED USES: GROUP F2 - LIGHT IMPACT INDUSTRIAL  
 GROUP D - OFFICES

**BASIC AREA**  
 ACTUAL: 206,400 SQFT. (19,235.04 SQM)  
 ROAD DEDICATION: 4,200 SQFT. (387.4M SQM)  
**TOTAL NET AREA: 187,140 SQFT. (17,340.5 SQM)**  
**PROPOSED FLOOR AREA**  
 WAREHOUSES: 70,550 SQFT.  
 OFFICES: 14,264 SQFT.  
 RESIDENTIAL: 1,700 SQFT.  
 DRIVEWAYS: 2,786 SQFT.  
**TOTAL FLOOR AREA: 89,300 SQFT.**

**DENSITY**  
 MAXIMUM ALLOWABLE: 100% (173,405 SQFT. (16,105 SQM))  
 - FAR FLOOR AREA RATIO: (187,140 SQFT.) 0.44  
 - FAR FLOOR AREA RATIO: (89,300 SQFT.) 0.44

**LOT COVERAGE**  
 MAXIMUM ALLOWABLE: 60.8% (124,626 SQFT.)  
 - 60.8% (124,626 SQFT.) x 50% = 31,156,513 SQFT.

**PROPOSED:**  
 82,300 SQFT.  
 = 60.1% (124,626 SQFT.)  
 = 46% (100%)  
 = 46%

**SETBACKS**

ELEVATION SIDE	ALLOWED	PROPOSED
NORTH FRONT	7.5 m (24'6")	~8.20 m (27'0")
EAST FRONT	7.5 m (24'6")	~8.00 m (26'3")
SOUTH FRONT	7.5 m (24'6")	~8.46 m (27'8")
WEST REAR	7.5 m (24'6")	~8.50 m (27'9")

**HEIGHT OF BUILDING**  
 ALLOWABLE: PRINCIPAL BUILDING = 14.00 m (46'0")  
 ACCESSORY BUILDING = 7.50 m (24'6")  
 PROPOSED: PRINCIPAL BUILDING = 30 R. 10.8M

**REQUIRED SPACES**  
 LIGHT IMPACT INDUSTRIAL, ILL. 1800.06.01  
 0 SPACE PER 100 SQM (1075 SQFT)  
 = 0  
**RETAIL**  
 0 SPACE PER 100 SQM (1075 SQFT)  
 = 0  
 27 CHAIRS = 27  
 1 STALL  
 5 STALLS PER STAFF MEMBER  
 = 5  
**TOTAL REQUIRED SPACES: 648 SPACES**  
**PROVIDED SPACES:** 638 SPACES  
 REGULAR = 18 SPACES  
 STALL CARS = 0 SPACES (PART OF THE PROVIDED)  
 27 CHAIRS = 27 SPACES  
 WCAP ACCESSIBLE = 1 SPALL  
 STROLLER ACCESSIBLE = 5 SPALLS

REV	DATE	DESCRIPTION

3707 1st AVENUE  
 BURNABY, BRITISH COLUMBIA  
 V5C 5V6 B (EMAIL: p.lilovick@p.lilovick.com)  
 TEL: 604-298-3700 FAX: 604-298-6081  
 Member of the ABC Member of the SAC  
 Member of the RAC Member of the AIA  
 Chartered Professional Member of the RITA  
 Architectural Firm

**OASIS WINDOWS LTD**  
 8800 - 10 AVE. Surrey, B.C.  
 OFFICE

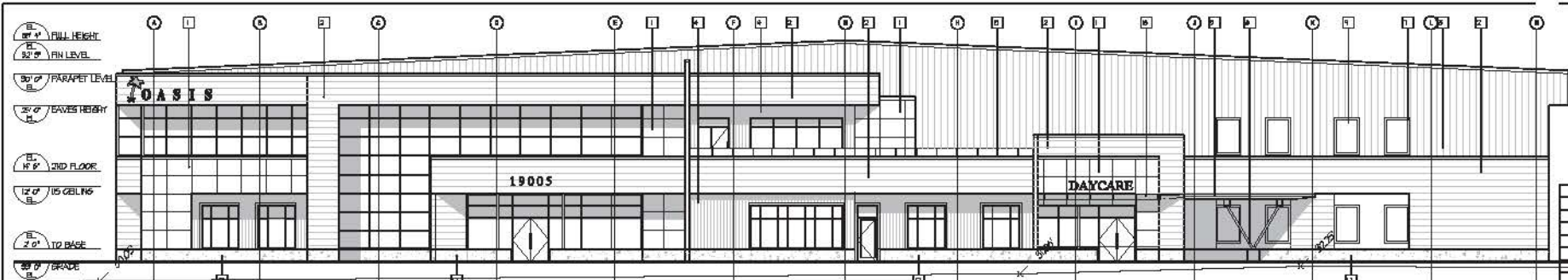
**SITE PLAN**  
 SCALE: 1:800

PROJECT NUMBER	PROJECT NAME
H-044	ASI
DATE: 11/02	
DRAWN: SEPT 2005	REVISION: OCT 27TH 2005

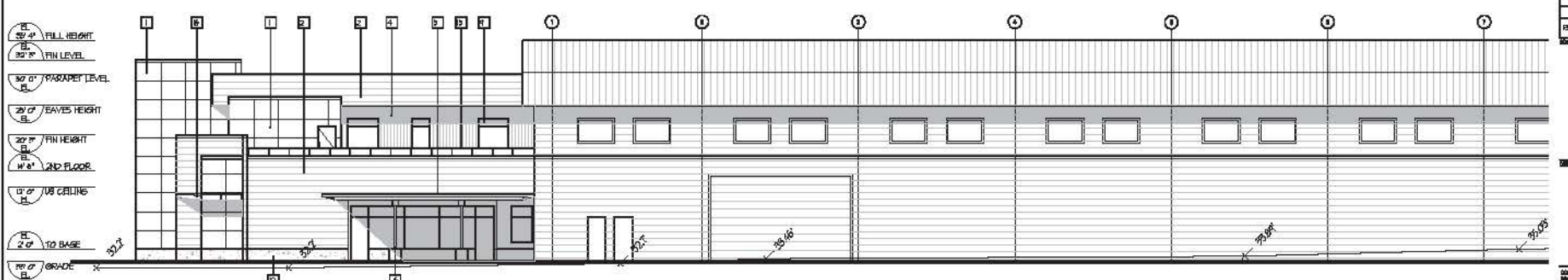




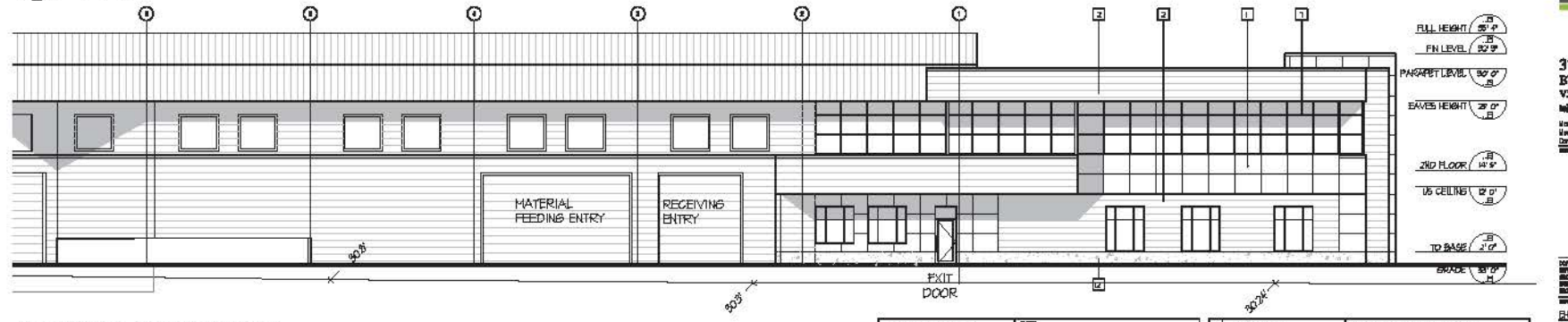




**1 SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



**2 PARTIAL EAST ELEVATION**  
SCALE: 1/8"=1'-0"



**3 PARTIAL WEST ELEVATION**  
SCALE: 1/8"=1'-0"

EXTERIOR FINISHES	
1	MATERIAL
1	METAL CONCRETE PANEL
2	METAL INSULATED CURTAIN WALL - HORIZONTAL
3	METAL INSULATED CURTAIN WALL - VERTICAL
4	VERTICAL CORRUGATED GALVALUME
5	INTERIOR CASSETT
6	METAL CASSETT FORMS
7	INTERIOR FINISHES
8	DOUBLE GLAZED WINDOW
9	DOUBLE GLAZED WINDOW
10	DOUBLE GLAZED WINDOW
11	METAL 4 ON COOR
12	CONCRETE BASE
13	INTERIOR LIGHTING
14	CAPILLARY
15	WATER RAIL 1 POST
16	THREE PND SLASH CHERRY

1	MATERIAL	CASCADIA METALS - CHARCOAL AC ARJA
2	CONCRETE BASE	STAINED TO MATCH FOR 80-50A VENEAL CHARCOAL
3	INTERIOR LIGHTING	TRIPLE TRACKED HEAD
4	CAPILLARY	TO MATCH ADJACENT COLOR
5	WATER RAIL 1 POST	BLACK
6	THREE PND SLASH CHERRY	TRIPLE TRACKED HEAD

NO.	DATE	DESCRIPTION

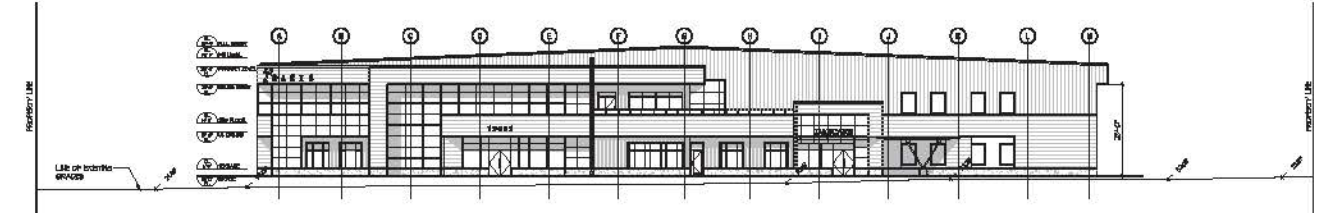
**P ILOVICK**  
ARCHITECT LTD

**3707 1st AVENUE**  
**BURNABY, BRITISH COLUMBIA**  
V3C 3V6 T1-MAIL: pilovick@pilotvick.com  
WE: 604-298-5700 FAX: 604-298-6881

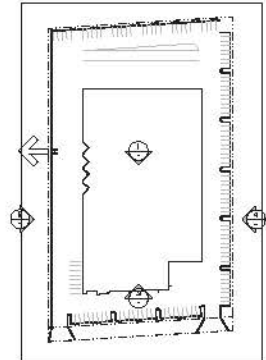
Member of the AIBC Member of the IBCA  
Member of the IBCA Member of the IBCA  
Member of the IBCA Member of the IBCA

**OASIS WINDOWS LTD**  
1900 - RE AVE, Burnaby, B.C.  
ELEVATIONS

PROJECT NUMBER: 14-94  
DRAWING NUMBER: A30  
SCALE: 1/8"=1'-0"  
DATE: April 30th, 2015

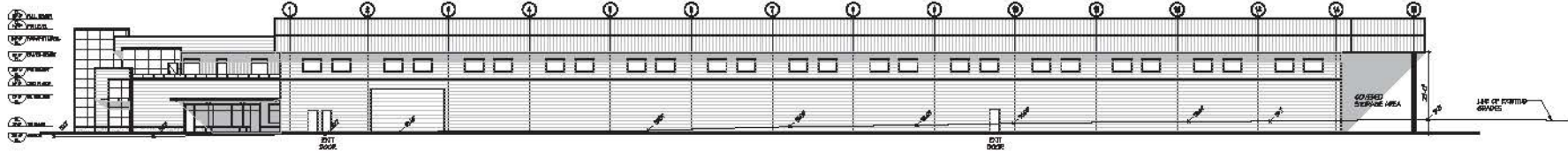


1 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"

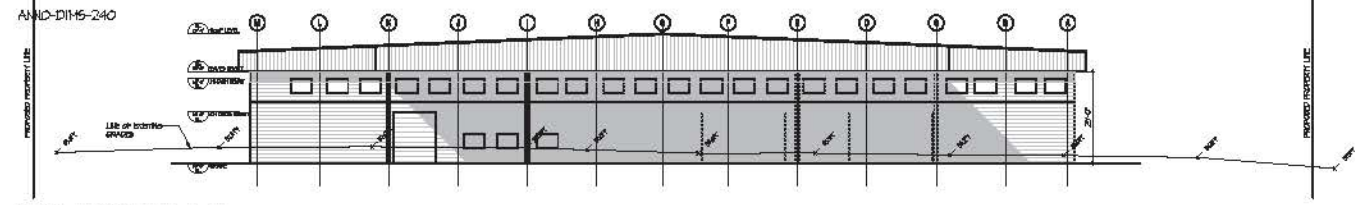


KEY PLAN

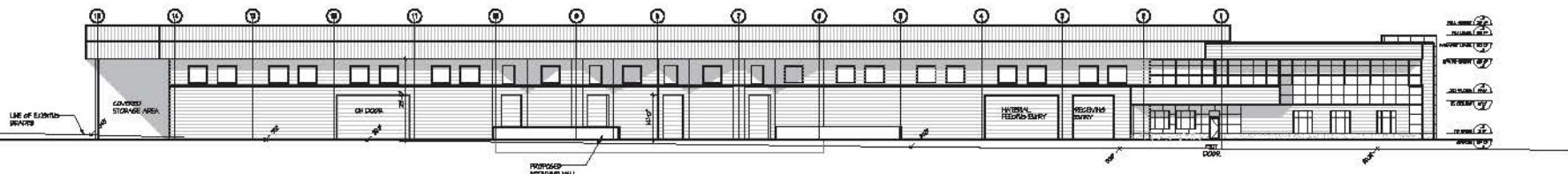
REV	DATE	ISSUED FOR	DESCRIPTION



2 EAST ELEVATION  
SCALE: 1/8"=1'-0"



3 NORTH ELEVATION  
SCALE: 1/8"=1'-0"



4 WEST ELEVATION  
SCALE: 1/8"=1'-0"

DATE: 10/14/2025

PROJECT: 3707 1st AVENUE BURNABY, BC



3707 1st AVENUE  
BURNABY, BRITISH COLUMBIA  
V5C 3V6 BC MAIL: pilovick@pilovick.com  
TEL: 604-298-5799 FAX: 604-298-6681

Member of the ABC Member of the BAA  
Member of the BCC Member of the AAC  
Certified Professional Number of the AMTA

CONFORMS TO THE NATIONAL BUILDING CODE OF CANADA AND THE BRITISH COLUMBIA BUILDING CODE. ALL WORK IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CLIENT ASSUMES ALL LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. NOT TO BE USED FOR ANY OTHER PROJECT.

PROJECT: 3707 1st AVENUE BURNABY, BC  
DATE: 10/14/2025  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
PROJECT: OASIS WINDOWS LTD  
1805 - 1st AVE, Burnaby, B.C.

ELEVATIONS

PROJECT NUMBER	DATE
14-94	A31
SCALE	1/8" = 1'-0"
DATE	April 17th 2025
DATE	OCT 16th 2025

Sheet 14-94



NORTH ELEVATION



**P J LOVICK**  
ARCHITECT LTD.

OASIS WINDOWS LTD. - SURREY, B.C.

RENDERINGS

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**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p. 604-294-0011 - f. 604-294-0022

SCALE:

NO. DATE REVISION DESCRIPTION DR.

1	15.AUG.13	NEW SITE PLAN	RCA
2	15.AUG.13	NEW SITE PLAN	RCA
3	15.OCT.13	DP SUBMISSION	RCA
4	15.OCT.13	DP SUBMISSION	RCA
5	15.OCT.13	REVISE NEW AND EXISTING LAND PLANS	RCA
6	15.AUG.13	NEW SITE PLAN	RCA
7	15.AUG.13	NEW SITE PLAN	RCA

CLIENT:

PROJECT:

**OASIS WINDOWS WAREHOUSE**

19005-52ND AVENUE  
SURREY, BC

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 15.FEB.10 DRAWING NUMBER:  
SCALE: 1"=30'-0"

DRAWN: RCA  
DESIGN: RCA  
CHKD: MCV

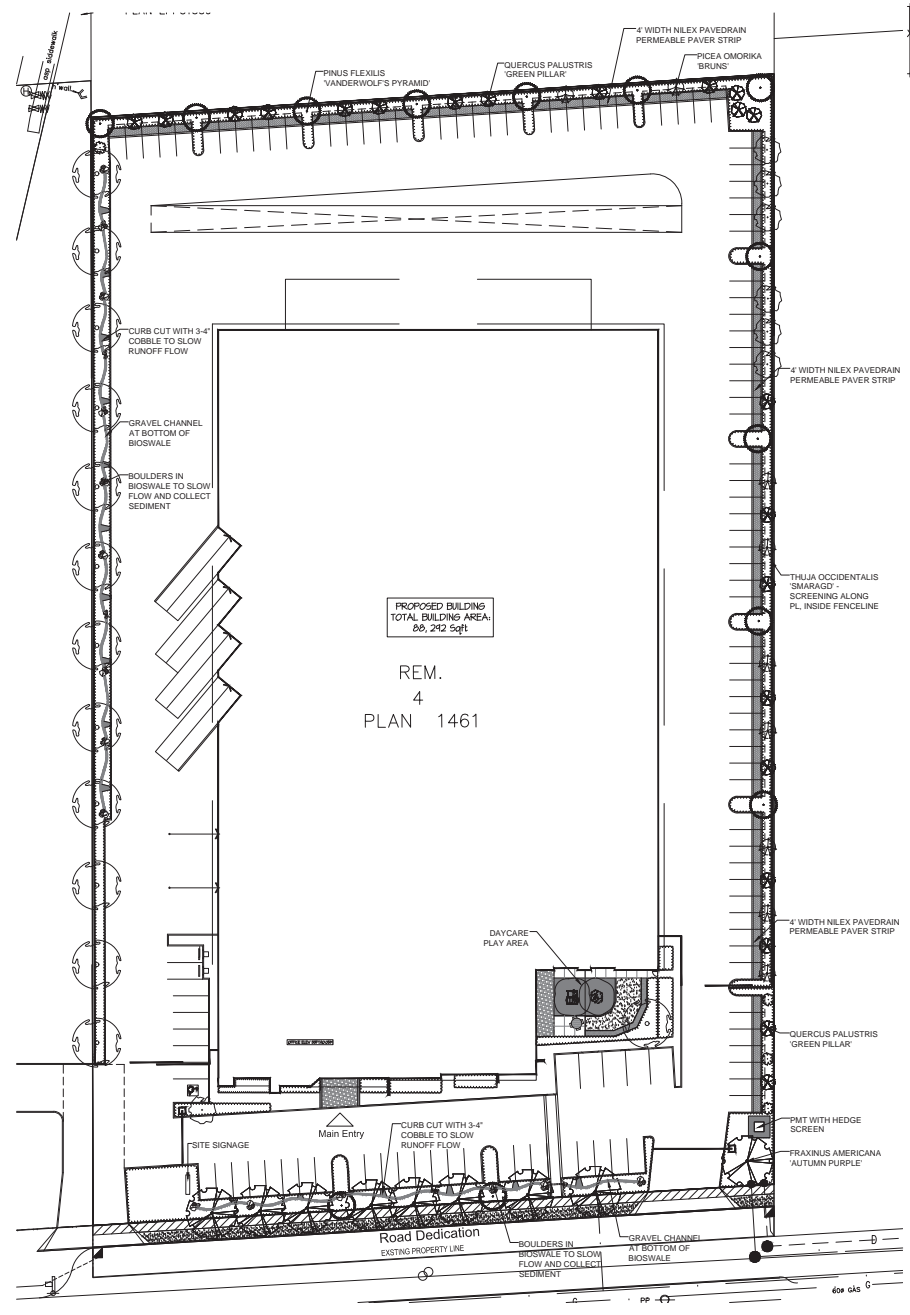
**L1**

OF 5

PMG PROJECT NUMBER: 15133

PLANT SCHEDULE				
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	13	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	6CM CAL; 2M STD; 8&B
TREE	7	FAGUS SYLVATICA 'DAWYCK'	FASTIGIATE OR DAWYCK BEECH	6CM CAL; 8&B
TREE	9	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH	6CM CAL; 1.8M STD; 8&B
TREE	4	PICEA GLAUCA 'PENDULA'	WEeping WHITE SPRUCE	3.0M HT; 8&B
TREE	9	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	3.0M HT; 8&B
TREE	13	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LIMBER PINE	2.8M HT; 8&B
TREE	22	QUERCUS PALUSTRIS 'GREEN PILLAR'	QUERCUS PIN OAK	6CM CAL
SHRUB	68	AZALEA JAPONICA 'PURPLE SPLENDOR'	AZALEA, RED-VIOLET	#3 POT; 40CM
SHRUB	91	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOX	#2 POT; 25CM
SHRUB	16	CORNUS SERICEA 'KELSEY'	DWARF KELSEY DOGWOOD	#3 POT; 80CM
SHRUB	62	CORNUS STOLONIFERA 'ARCTIC FIRE'	RED OSIER DOGWOOD	#3 POT; 80CM
SHRUB	45	ESCALONIA RUBRA 'NEWPORT DWARF'	DWARF ESCALONIA	#2 POT; 30CM
SHRUB	4	FARGASIA NITIDA	FOUNTAIN BAMBOO	#3 POT; 50CM
SHRUB	12	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	#3 POT; 50CM
SHRUB	22	HYDRANGEA SERRATA 'BLUEBIRD'	MOUNTAIN HYDRANGEA, LACECAP BLUE	#3 POT; 40CM
SHRUB	58	LONICERA PLEATA	BOX-LEAF HONEYSUCKLE	#3 POT; 50CM
SHRUB	136	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#3 POT; 50CM
SHRUB	28	ROSA MEDIANA 'RED'	MEDIAN ROSE, RED; 0.9M MATURE HT	#3 POT; 60CM
SHRUB	120	SPIRAEA JAPONICA 'GOLDMOUND'	DWARF GOLDMOUND SPIREA	#3 POT; 40CM
SHRUB	319	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	2M HT; 8&B
SHRUB	4	TSUSA CANADENSIS 'GRACEUS'	DWARF CANADIAN HEMLOCK	#2 POT
SHRUB	102	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#2 POT; 50CM
SHRUB	110	VIBURNUM TINUS 'SPRING BOUQUET'	DWARF VIBURNUM	#3 POT; 50CM
GRASS	182	ACORUS GRAMINEUS 'OGON'	GOLDEN SWEET FLAG	#1 POT
GRASS	51	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER REED GRASS	#1 POT
GRASS	167	CAREX TESTACEA	NEW ZEALAND SEDGE	#1 POT
GRASS	171	DESCHAMPSIA CASPITOSA	TUFTED HAIR GRASS	#1 POT
GRASS	1000	FESTUCA CINEREA 'ELLIJAH BLUE'	ELLIJAH BLUE GRASS	#1 POT
GRASS	282	HELICTOTRICHON EMERYI 'PIRENS'	BLUE OAT GRASS	#1 POT
GRASS	224	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
GRASS	202	JUNCUS EFFUSUS	COMMON RUSH	#1 POT
GRASS	108	MISANTHUS SINENSIS 'ADAGIO'	MAIDEN GRASS	#1 POT
GRASS	24	MISANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA GRASS	#2 POT
GRASS	165	PENNISETUM ALDRICHI 'KRODES' 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
GRASS	93	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
PERENNIAL	265	BERGEMIA GRANDIFOLIA	HEART-LEAF BERGEMIA	#1 POT
PERENNIAL	10	CROCOSMIA 'SEVERN SUNRISE'	ORANGE PINK CROCOSMIA	#2 POT
PERENNIAL	43	ECHINACEA PURPUREA	PURPLE CONEFLOWER	#1 POT
PERENNIAL	26	ECHINACEA PURPUREA 'TWO TORCH'	CONEFLOWER, PUMPKIN ORANGE	15CM POT
PERENNIAL	74	HESPERANTHA OCCIDENAE 'MAJOR'	CRIMSON FLAG LILY	#1 POT; 1-2 FAN
PERENNIAL	39	LAVENDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	ENGLISH LAVENDER, COMPACT; DEEP PURPLE	#1 POT
PERENNIAL	208	LIRIOPE MUSCARY	BLUE LILY-TURT	15CM POT
PERENNIAL	51	RUBISCOPIA FIL. VAR. S. 'GOLDSTURM'	RUBISCOPIA, YELLOW	#1 POT
PERENNIAL	116	GENISTA PLOSA 'VANCOUVER GOLD'	VANCOUVER GOLD BROOM	#1 POT; 15CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIMAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.





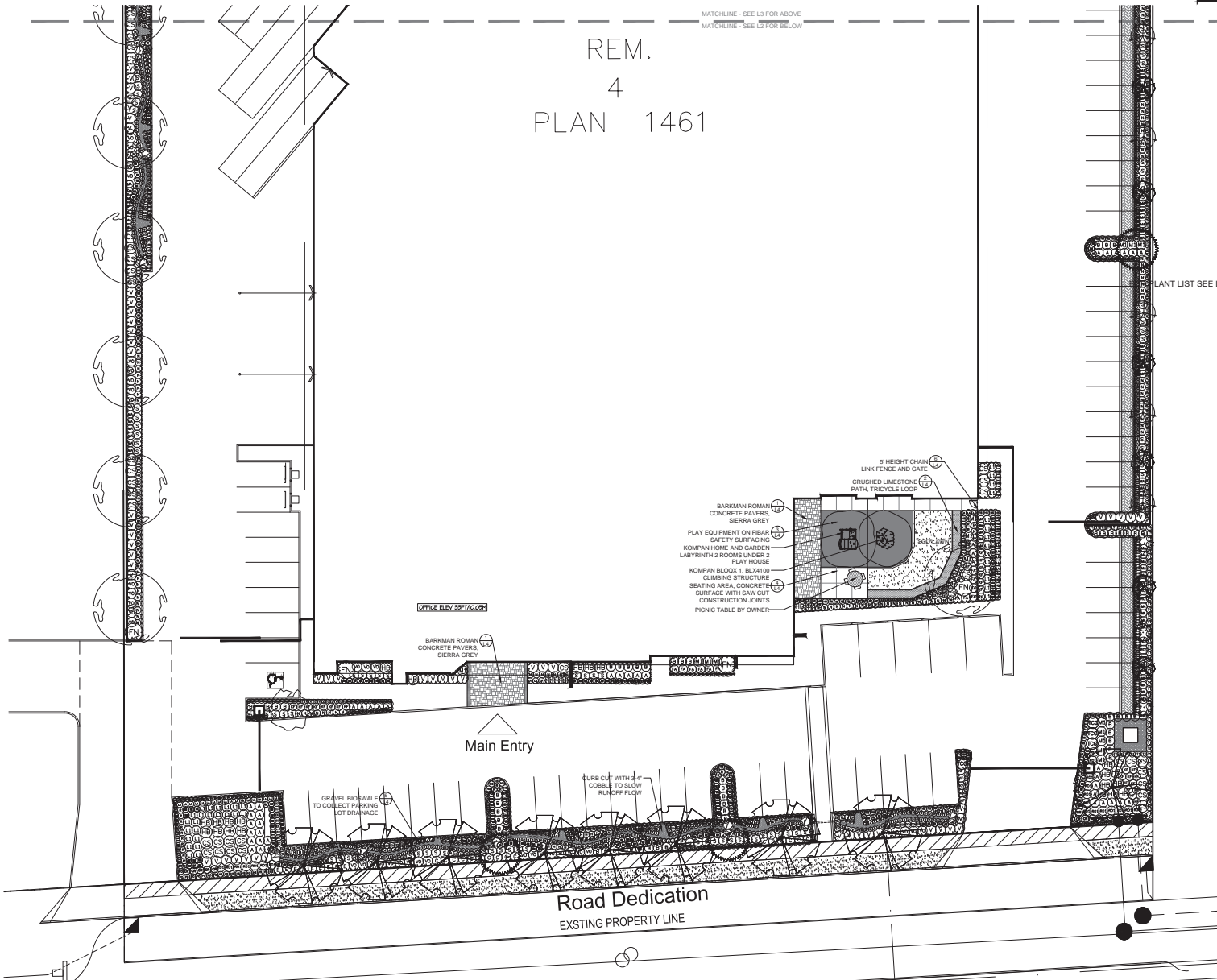
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Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p. 604-294-0011 · f. 604-294-0022

SEAL:

LANT LIST SEE L4




#	DATE	DESCRIPTION	DR.
1	15.OCT.10	DP SUBMISSION	RCA
2	15.OCT.10	REVISE NEW AND EXISTING UTIL PLANS	RCA
3	15.AUG.11	NEW SHRUB PLAN	CLD
4	15.AUG.11	NEW SITE PLAN	RCA
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

OASIS WINDOWS  
WAREHOUSE  
19005-52ND AVENUE  
SURREY, BC

DRAWING TITLE:  
SHRUB  
PLAN - SOUTH

DATE: 15.FEB.10 DRAWING NUMBER:  
SCALE: 1/16"=1'-0"  
DRAWN: RK  
DESIGN: RK  
CHKD: MCY

L2  
OF 5



SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	15.OCT.15	DP SUBMISSION	RCL
2	15.OCT.15	REVISE NEW AND EXISTING LEVEL PLANS	RCL
3	15.AUG.15	NEW SITE PLAN	CLS
4	15.AUG.15	NEW SITE PLAN	RCL

CLIENT:

PROJECT:

**OASIS WINDOWS WAREHOUSE**

19005-52ND AVENUE  
SURREY, BC

DRAWING TITLE:

**SHRUB PLAN - NORTH**

DATE: 15.FEB.10 DRAWING NUMBER:

SCALE: 1/16"=1'-0"

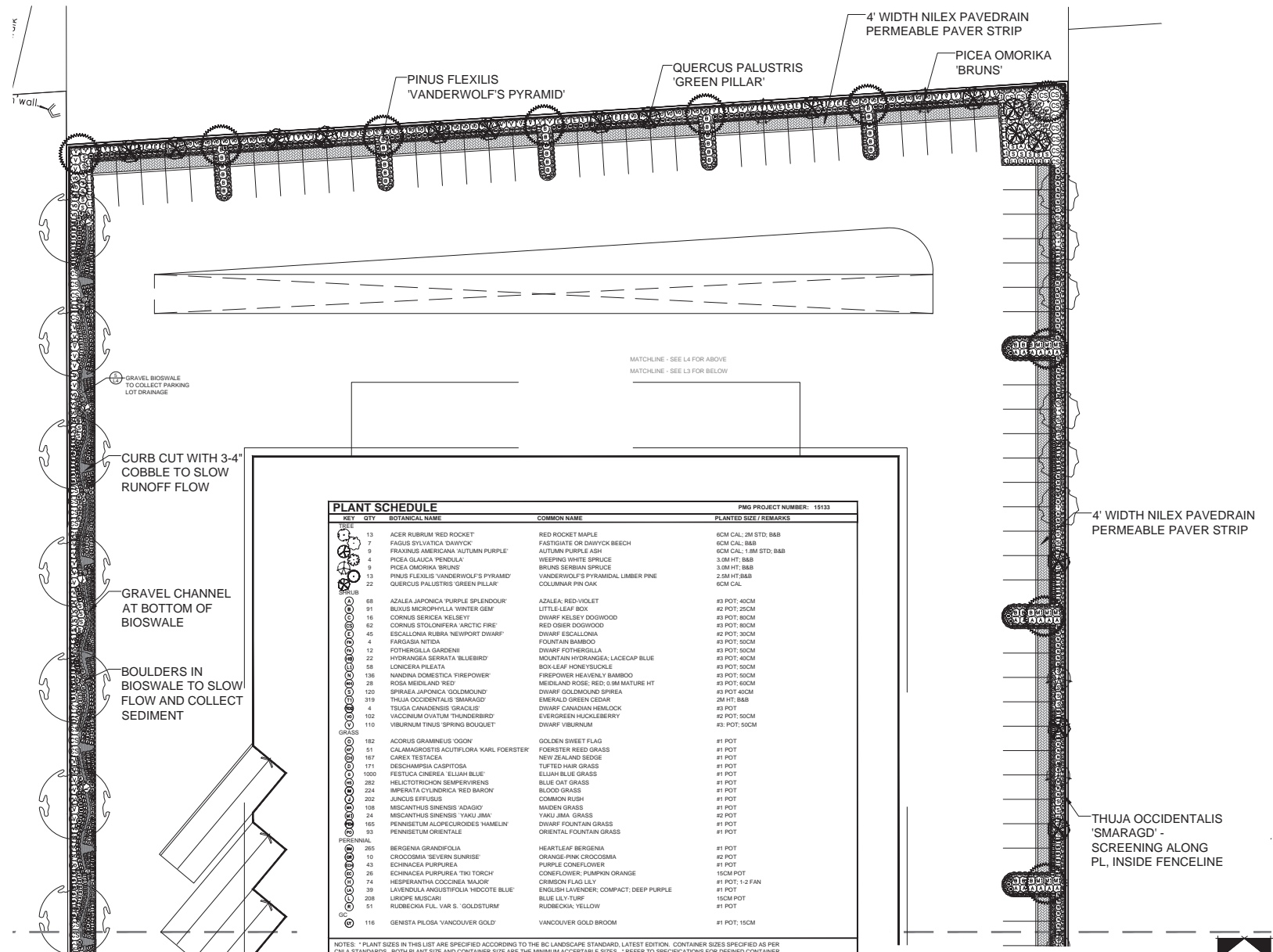
DRAWN: RK

DESIGN: RK

CHKD: MCY

**L3**

OF 5

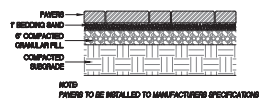


KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
13		ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	6CM CAL; 2M STD; BAB
7		FAGUS SYLVATICA 'DANFORK'	FASTIGIATE OR DANFORK BEECH	6CM CAL; BAB
9		FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH	6CM CAL; 1.8M STD; BAB
4		PICEA GLAUCA 'PENDULA'	WEeping WHITE SPRUCE	3.0M HT; BAB
9		PICEA OMORIKA 'BRUNS'	BRUNS'S NORWAY SPRUCE	3.0M HT; BAB
13		PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID LUMBER PINE	2.5M HT; BAB
22		QUERCUS PALUSTRIS 'GREEN PILLAR'	COLUMNAR PIN OAK	6CM CAL
68		AZALEA JAPONICA PURPLE SPLENDOUR	AZALEA - RED-VIOLET	#3 POT; 40CM
91		BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM
16		CORNUS SERICEA 'KELSEY'	DWARF 'KELSEY' DOGWOOD	#3 POT; 80CM
62		CORNUS STOLONIFERA 'ARCTIC FIRE'	RED OSIER DOGWOOD	#3 POT; 80CM
45		ESCALLONIA RUBRA 'NEWPORT DWARF'	DWARF ESCALLONIA	#2 POT; 30CM
4		FARGESIA NITIDA	FOUNTAIN BAMBOO	#3 POT; 50CM
12		FOTHERGILLA GARDENII	DWARF FOTHERGILLA	#3 POT; 50CM
22		HYDRANGEA SERRATA 'BLUEBIRD'	MOUNTAIN HYDRANGEA; LACECAP BLUE	#3 POT; 40CM
58		LONICERA PILEATA	BOXLEAF HONEYBUCKLE	#3 POT; 50CM
136		NANNINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#3 POT; 50CM
28		ROSA MEIDLAND 'RED'	MEIDLAND ROSE; RED; 0.9M MATURE HT	#3 POT; 60CM
120		SPIRAEA JAPONICA 'SOLDMOUND'	DWARF GOLDMOUND SPIREA	#3 POT; 60CM
319		THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	2M HT; BAB
4		TSUGA CANADENSIS 'GRACILIS'	DWARF CANADIAN HEMLOCK	#3 POT
102		VACCINIUM OVATUM 'TRINDBERGD'	EVERGREEN HUCKLEBERRY	#3 POT; 50CM
110		VIBURNUM TINUS 'SPRING BOUQUET'	DWARF VIBURNUM	#3 POT; 50CM
182		ACORUS GRAMINEUS 'OGON'	GOLDEN SWEET FLAG	#1 POT
51		CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER REED GRASS	#1 POT
167		CAREX TESTACEA	NEW ZEALAND SEDGE	#1 POT
171		DESCHAMPSIA CASCITOSA	TUFFET HAIR GRASS	#1 POT
1000		FESTUCA CINEREA 'ELIJAH BLUE'	ELIJAH BLUE GRASS	#1 POT
282		HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
224		IMPERATA CYLINDRICA 'RED BAMBON'	BLOOD GRASS	#1 POT
202		JUNCUS EFFUSUS	COMMON RUSH	#1 POT
108		MISCANTHUS SINENSIS 'ADAGIO'	MAIDEN GRASS	#1 POT
24		MISCANTHUS SINENSIS 'YAMU JIMA'	YAMU JIMA GRASS	#2 POT
165		PENNISETUM ALOPECUROIDES 'HAEMELI'	DWARF FOUNTAIN GRASS	#1 POT
83		PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
265		BERGENIA GRANDIFOLIA	HEARTLEAF BERGENIA	#1 POT
10		CROCODIA 'SEVERN SUNRISE'	ORANGE-PINK CROCODIA	#2 POT
43		ECHINACEA PURPUREA	PURPLE CONEFLOWER	#1 POT
26		ECHINACEA PURPUREA 'TRI TORCH'	CONEFLOWER; PUMPKIN ORANGE	15CM POT
74		HESPERANTHA OCCOENEA 'MAJOR'	CRIMSON FLAG LELY	#1 POT; 1-2 FAN
39		LAVENDULA ANGSTIFOLIA 'HIDCOTE BLUE'	ENGLISH LAVENDER; COMPACT; DEEP PURPLE	#1 POT
208		LIRIOPE MUSCARI	BLUE LILY-TURF	15CM POT
51		RUDBECKIA FUL. 'VAR. S. 'GOLDSTURM'	RUDBECKIA 'YELLOW'	#1 POT
116		GENISTA PILOSA 'VANCOUVER GOLD'	VANCOUVER GOLD BROOM	#1 POT; 15CM

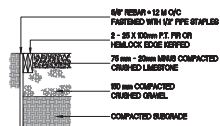
NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



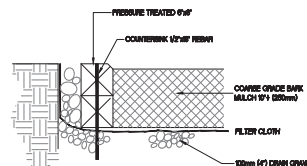
SEAL:



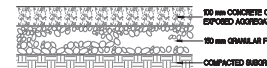
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1/4" = 1'-0"



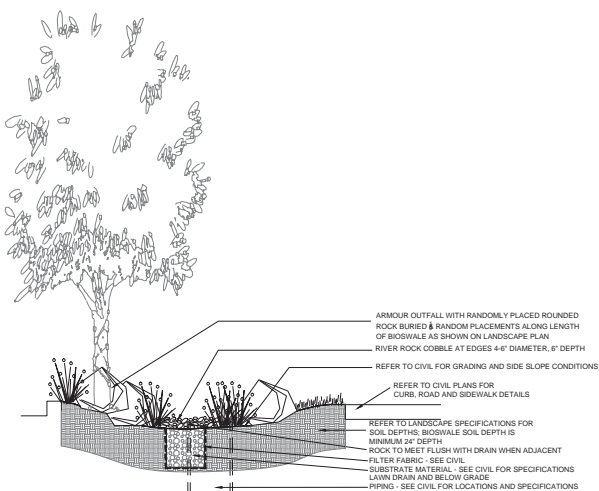
2 LIMESTONE PATH  
1/4" = 1'-0"



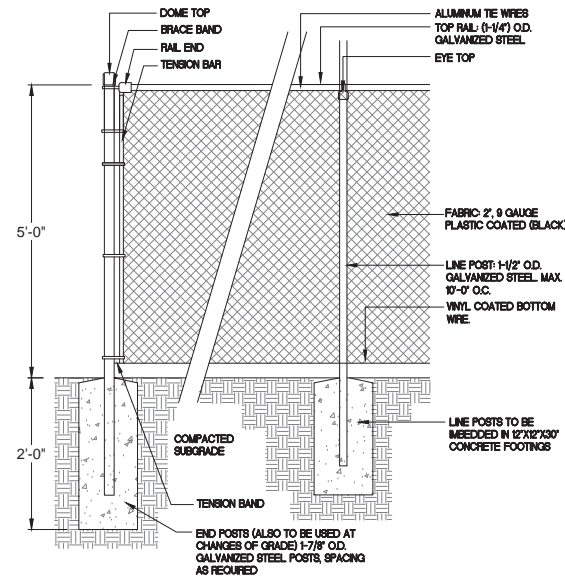
3 PLAY EDGE  
1/4" = 1'-0"



4 CONCRETE / EXPOSED AGGREGATE  
1/4" = 1'-0"



5 TYPICAL BIOSWALE SECTION - READ IN CONJUNCTION WITH CIVIL PLANS  
1/2" = 1'-0"



6 5' HEIGHT CHAINLINK FENCE  
1" = 1'-0"


NO.	DATE	REVISION DESCRIPTION	DR.
4	15.OCT.15	DP SUBMISSION	RCA
3	15.OCT.15	REVISE NEW AND EXISTING UTIL PLANS	RCA
2	15.AUG.15	NEW SERVICE PLAN	CLG
1	15.AUG.15	NEW SITE PLAN	RCA

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

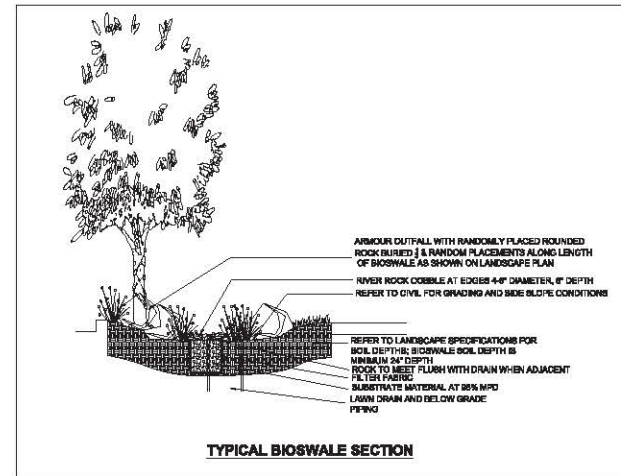
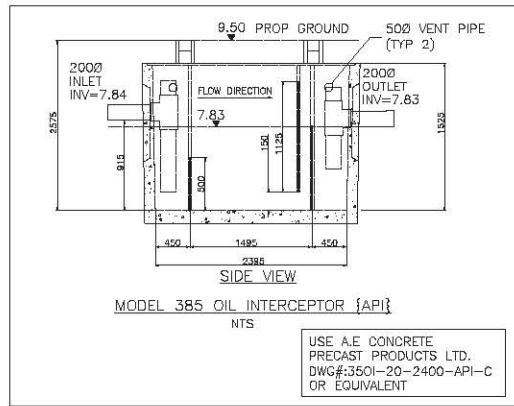
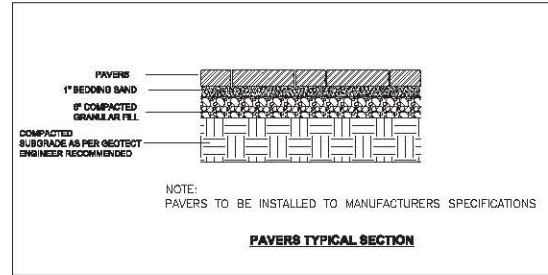
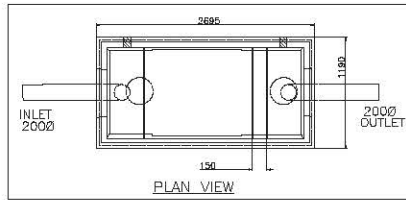
**OASIS WINDOWS WAREHOUSE**

19005-52ND AVENUE  
SURREY, BC

DRAWING TITLE:  
**LANDSCAPE DETAILS**

DATE: 15.FEB.10 DRAWING NUMBER:  
SCALE: AS NOTED  
DRAWN: RK  
DESIGN: RK  
CHKD: MCY

**L4**  
OF 5



REFER TO LANDSCAPE PLAN BY: PMG LANDSCAPE ARCHITECTS FOR DETAILS OF BIOSWALE

**BENCHMARK:**  
ELEVATIONS ARE BASED ON CITY OF SURREY GEODETIC DATUM, MONUMENT NO. 5189, LOCATED AT INTERSECTION OF 192 ST & 54 AVE ELEVATION = 8.2520M  
SURVEY BY:  
DHALWAL & ASSOCIATES  
LAND SURVEYING INC.  
121 - 13140 80 AVE SURREY, B.C. V3W 3B2  
TEL: 604-501-8186, FAX: 604-501-8189

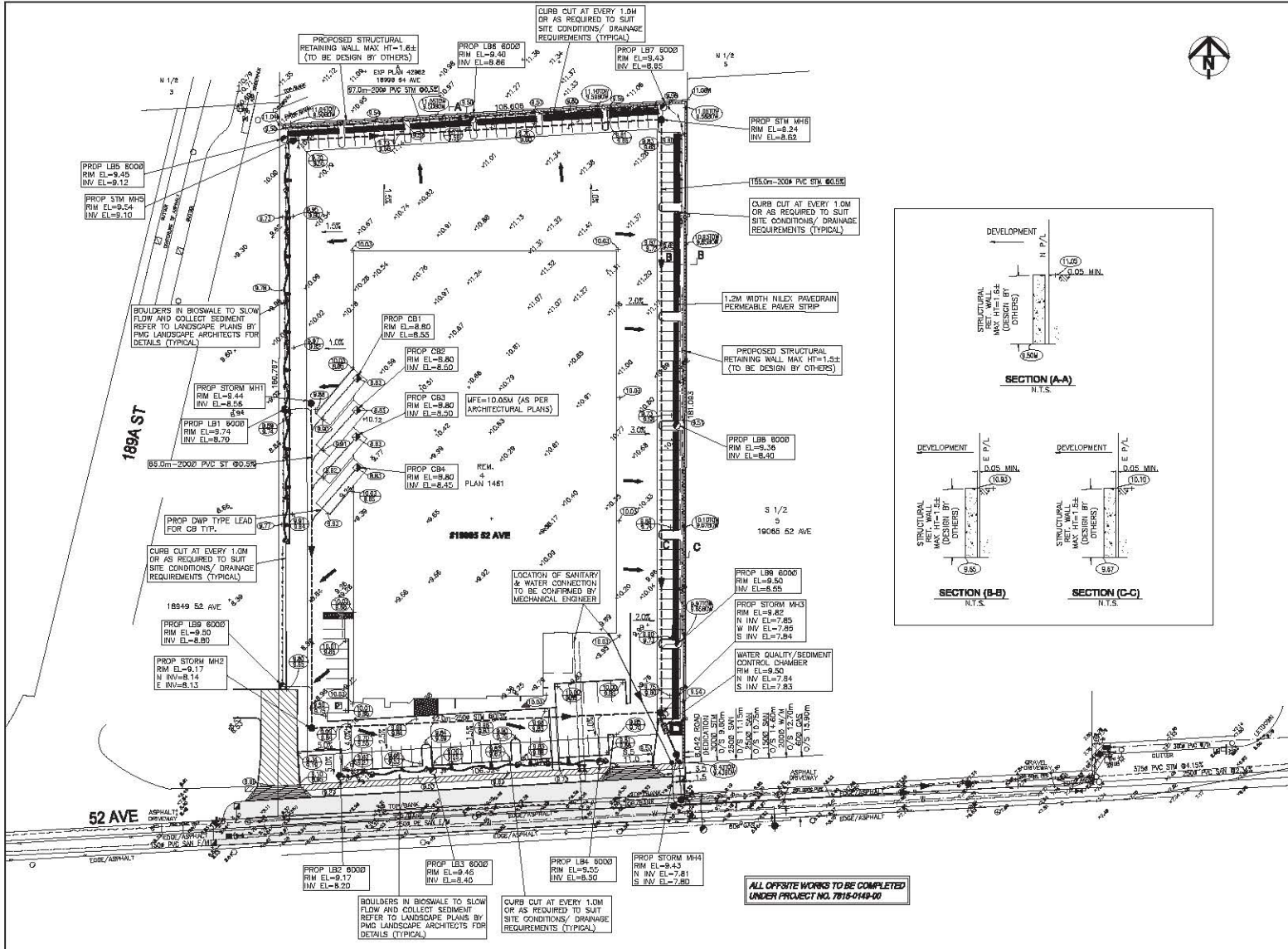
NO.	DATE	BY	CHK	REVISION
0	15/10/21	VP	RM	ISSUED FOR COORDINATION
NO.	YY/MM/DD	DRN	CH.	REVISION

**MAINLAND ENGINEERING DESIGN CORPORATION**

SUITE 208 8363 129TH STREET  
SURREY, B.C. V1W 4J1  
TEL: (604) 543 8044 FAX: (604) 543 8104  
EMAIL: CIVIL@MAINLANDENG.COM

DEVELOPMENT/SITE LOCATION	#19005 52 AVE, SURREY, BC
DWG. NAME	<b>ONSITE DETAILS</b>

SEAL	SCALE 1:500	SURREY PROJECT NO.	DRAWING NO.
	DESIGNED VP	SURREY DRAWING NO.	2
	DRAWN VP	MAINLAND PROJECT NO.	OF 2
	CHECKED RM	0-1555	0
	APPROVED AB	DATE 15/10/21	REV.



- SANITARY SEWER NOTES**
- 1) SANITARY SEWER PIPE TO CONFORM WITH SPECIFICATIONS DETAILED UNDER THE CITY OF SURREY'S CONTRACT DOCUMENTS APPLICABLE AT THE TIME OF CONSTRUCTION.
  - 2) TIE-INS AND CONNECTIONS TO EXISTING SANITARY SEWERS TO BE PERFORMED BY THE CONTRACTOR WITH THE APPROVAL OF CITY OF SURREY.
  - 3) ALL SERVICE CONNECTIONS SHALL BE MADE TO THE MAIN WHEREVER POSSIBLE. SHOULD A CONNECTION HAVE TO BE MADE TO A MANHOLE, IT SHALL BE A HIGHER ELEVATION THAN THE CROWN OF THE HIGHEST SEWER MAIN.
  - 4) ALL SANITARY SEWER SERVICE CONNECTIONS TO BE 150mm DIAMETER @ MIN. 2% UNLESS OTHERWISE SHOWN.
  - 5) ALL MANHOLES TO BE 1050mm DIAMETER UNLESS OTHERWISE SHOWN.

- STORM SEWER NOTES**
- 1) SEE GENERAL NOTES FOR MATERIALS, CONSTRUCTION, INSPECTION AND VERIFICATION OF PROPOSED SERVICES.
  - 2) CATCH BASINS TO BE 600mmØ C/W DOBNEY B23 FRAME AND GRATING AS PER WHCO DWG. SSD-0.26 LEADS DIAMETER AS STATED IN SURREY SPECIFICATION.
  - 3) PIPE BEDDING SHALL BE 10mm MINUS CRUSHED GRAVEL AS PER CITY OF SURREY SPECIFICATIONS.
  - 4) ALL MANHOLES TO BE 1050mmØ AND FLOW CONTROL. MANHOLE SHALL BE 1200mmØ UNLESS OTHERWISE NOTED.
  - 5) STORM MATERIALS SHALL BE AS FOLLOWS:  
 MANHOLES: PVC SDR 35 WHERE SPECIFIED, MIN 150mmØ 2% PVC SDR35, UNLESS OTHERWISE NOTED.  
 CATCH/LAWN BASIN LEAD: MIN 150mmØ 2% PVC SDR35, UNLESS OTHERWISE NOTED.

- 6) CONNECT CATCH BASIN LEADS TO STORM WITH WYE BRANCH IN DIRECTION OF FLOW.
- 7) A GEOTECHNICAL ENGINEER APPROVED BY DEVELOPER SHALL BE RETAINED BY THE CONTRACTOR FOR ALL PLACING OF BEDDING AND TRENCH BACK FILL OF UNDERGROUND.
- 8) SEE MECHANICAL DRAWINGS FOR LOCATION AND SIZE OF BUILDING STORM CONNECTION.
- 9) STORM SEWER PIPE TO CONFORM WITH SPECIFICATIONS DETAILED UNDER THE CITY OF SURREY'S CONTRACT DOCUMENTS APPLICABLE AT THE TIME OF CONSTRUCTION.

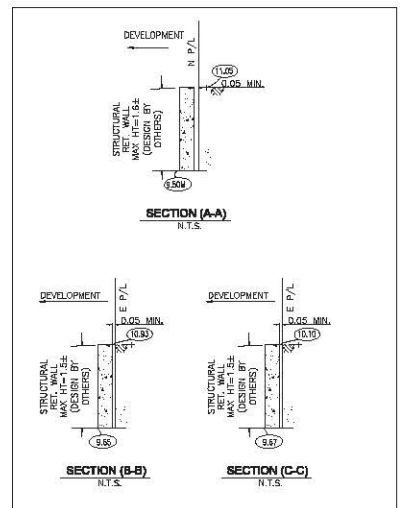
- WATER WORKS NOTES**
- 1) THE DEVELOPER SHALL SUPPLY ALL MATERIAL AND FITTINGS REQUIRED FOR THE TIE-IN OF WATER MAINS BY SURREY. ALL WATER MAINS AT TIE-IN POINTS TO BE GAPPED 1.5m FROM EXISTING WATER MAINS UNLESS OTHERWISE NOTED. TIE-INS TO EXISTING WATER MAINS TO BE PERFORMED BY THE CITY OF SURREY AT THE DEVELOPER'S COST. EXISTING WATER MAINS AT TIE-IN POINTS TO BE EXPOSED BY CONTRACTOR PRIOR TO ANY CONSTRUCTION AND DEVELOPER TO CONFIRM ELEVATIONS. ANY CHANGES REQUIRED MUST BE APPROVED BY THE CITY.
  - 2) MINIMUM COVER ON WATER MAIN TO BE 1.00M.
  - 3) TESTING AND CHLORINATING OF WATER MAINS TO BE DONE BY SURREY AT DEVELOPER'S COST.
  - 4) ALL FITTINGS SHALL BE CAST IRON TYTON JOINT WITH CLOSED LUGS UNLESS OTHERWISE SHOWN.
  - 5) CURB STOPS TO BE FITTED WITH MUELLER TELESCOPING SERVICE BOXES OR APPROVED EQUIVALENT.

- NOTES:**
- 1) FOR DETAILS OF PAVEMENT AREA DIMENSIONS & LOCATIONS OF LANDSCAPE ISLANDS AND OTHER DETAILS REFER TO ARCHITECTURAL & LANDSCAPE DRAWINGS.
  - 2) THE DRAWINGS SHALL ALWAYS BE READ IN CONJUNCTION WITH ARCHITECTURAL, LANDSCAPE, MECHANICAL, ELECTRICAL AND STRUCTURAL DRAWINGS. THOUGH EFFORT IS MADE TO COORDINATE THESE DRAWINGS, BUT BEFORE START OF CONSTRUCTION DEVELOPER/BUILDER TO GET ASSURANCE FROM ARCHITECT TO ENSURE THAT THE DRAWINGS HAVE BEEN COORDINATED BY HIM/HER.
  - 3) LOSS OF ALL MANHOLES, CATCH BASINS AND OTHER STRUCTURES SHALL BE ADJUSTED TO SUIT FINAL GRADES PRIOR TO PAVING.
  - 4) CONTRACTOR TO ENSURE THAT CIVIL, MECHANICAL & ARCHITECTURE DWGS ARE COORDINATING WITH EACH OTHER BEFORE THE START OF CONSTRUCTION AND IF ANY DISCREPANCY OR CONFLICT FOUND SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.
  - 5) CONTRACTOR TO SEND WEEKLY PROGRESS REPORT TO THE ENGINEER ABOUT ALL THE ONGOING WORKS UNTIL CONSTRUCTION WORK IS FULLY COMPLETED.

**NOTES-**  
 1) EX TREES TO REMAIN OR REMOVED AS PER APPROVED ARBORIST REPORT

ESC PERMIT DRAWING WILL BE PROVIDED AT BUILDING PERMIT STAGE

FOR ONSITE DETAILS OF BIOSWALE, OIL INTERCEPTOR REFER TO ONSITE DRAWINGS 2 OF 2.



ALL OFFSITE WORKS TO BE COMPLETED UNDER PROJECT NO. 7815-0449-00

IC TABLE				
ADDRESS	STA. I.C. INV. EL./DEPTH	OFFSET	SANITARY I.O. (INVERT/DEPTH)	OFFSET
#19005 52 AVE	7.78 / 1.64	1.5m FROM EAST P/L	7.66 / 1.57	3.5m FROM EAST P/L

INFORMATION SHOWN ON THIS DRAWING REGARDING EXISTING UTILITIES IS COMPILED FROM DIVERSE SOURCES, AND MAY NOT BE COMPLETE OR ACCURATE. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXPOSE AND CORNER THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES, AND ADVISE THE ENGINEER OF ANY POTENTIAL CONFLICTS.

**BENCHMARK:**  
 ELEVATIONS ARE BASED ON CITY OF SURREY GEODETIC DATUM, MONUMENT NO. 5189, LOCATED AT INTERSECTION OF 192 ST & 54 AVE ELEVATION = 8.220m  
 SURVEY BY:  
 CIVIL & ASSOCIATES  
 LAND SURVEYING INC.  
 121 - 13140 80 AVE SURREY, B.C. V3W 3R2  
 TEL: 604.501-8186, FAX: 604.501-8189

LEGAL DESCRIPTION:	
LOT 4 EXCEPT; PCL #1 (EP 42982) SECTION 4 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 9813.	
DATE: 15/10/21	VP RM ISSUED FOR COORDINATION
NO. 17/11/2021	CH. REVISION

**MAINLAND ENGINEERING DESIGN CORPORATION**  
 SUITE 208 8363 129TH STREET SURREY, B.C. V4W 4P1  
 TEL: (604) 543 8044 FAX: (604) 543 8104  
 EMAIL: CIVIL@MAINLANDENG.COM

DEVELOPMENT/SITE LOCATION: #19005 52 AVE, SURREY, BC  
 DWS NAME:  
**SITE DRAINAGE & SERVICING PLAN**

SCALE:	SHEET:	SURREY PROJECT NO.:	DRAWING NO.:
1:500	1-500		1
DESIGNED: VP	VP	SURREY DRAWING NO.:	OF 2
DRAWN: VP	VP	MAINLAND PROJECT NO.:	REV. 0
CHECKED: RM	RM	C-15555	
APPROVED: AB	AB	DATE 15/10/21	

---

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

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

**DATE: August 20, 2015**                      **PROJECT FILE: 7815-0149-00**

---

**RE: Engineering Requirements (Commercial/Industrial)  
Location: 19005 - 52 Avenue**

**DEVELOPMENT PERMIT**

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

***Property and Right-of-Way Requirements***

- Dedicate 8.042m on 52 Avenue.
- Provide 0.5m wide statutory rights-of-way along 52 Avenue.

***Works and Services***

- Construct 52 Avenue to Through Local standard.
- Construct sanitary main, storm main and water main along 52 Avenue to service the site.
- Register reciprocal access easement.
- Register restrictive covenant for water quality and for on-site detention (if applicable).

A Servicing Agreement is required prior to the issuance of Development Permit.



Rémi Dubé, P.Eng.  
Development Services Manager

HB

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	6	6	0
Cottonwood	32	32	0
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Apple			
Mountain Ash			
Trembling Aspen			
Paper Birch			
Cherry			
Crabapple			
Katsura			
Maidenhair Tree			
Red Maple			
<b>Willow</b>	1	1	0
<b>Coniferous Trees</b>			
Atlas Cedar			
Deodar Cedar			
Western Red Cedar	4	4	0
Douglas Fir	14	14	0
Falsecypress			
Scots Pine			
Spruce			
Norway Spruce			
<b>Total</b> (excluding Alder and Cottonwood Trees)	19	19	0
<b>Additional Trees in the proposed Open Space / Riparian Area</b>			
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)			
<b>Total Retained and Replacement Trees</b>		0	

# Tree Preservation Summary

**Surrey Project No:**

**Address:** 19005 52nd Ave.

**Registered Arborist:** Bill Wilde Arbor Vitae Tree  
Consultants (778-551-0130)

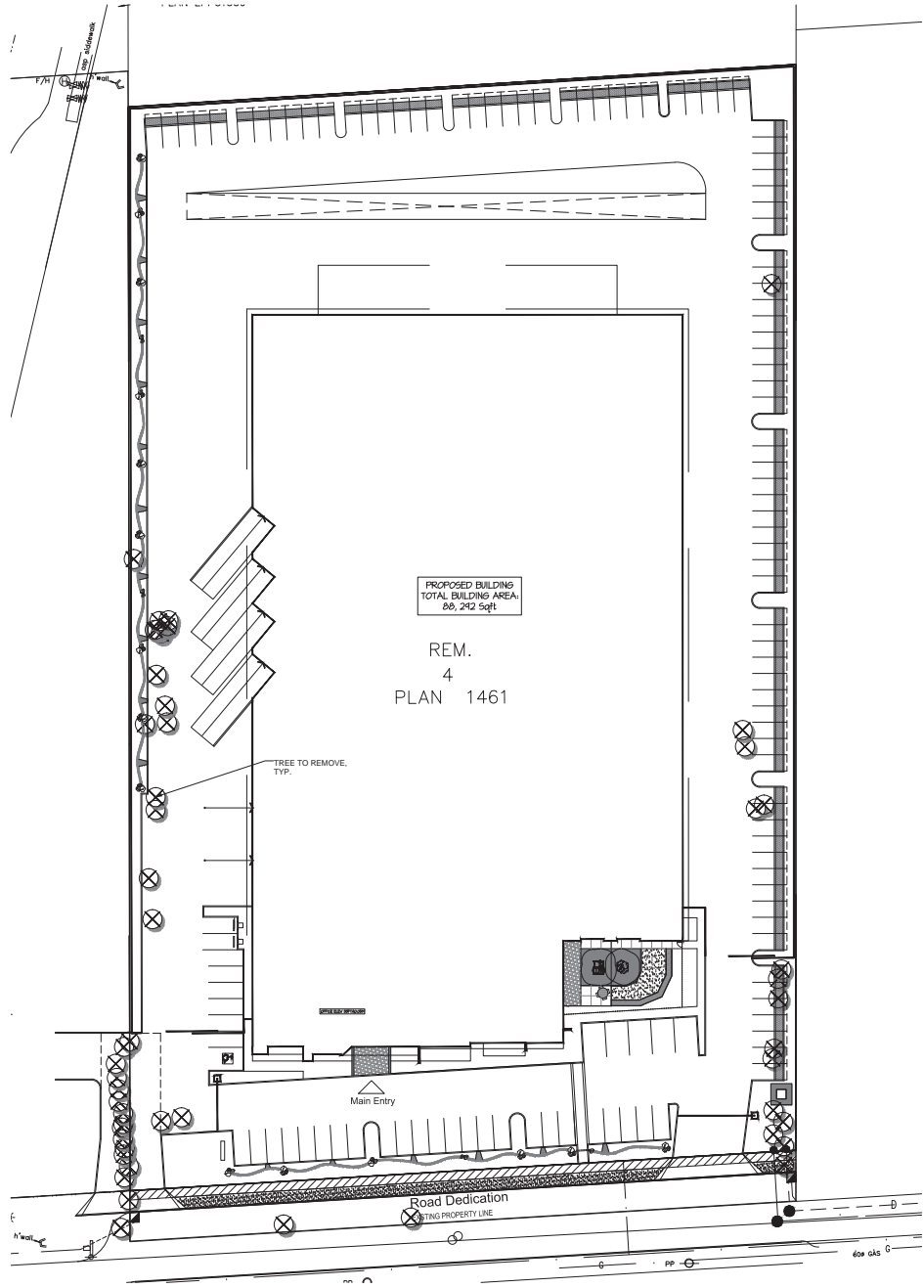
On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	37
<b>Protected Trees to be Removed</b>	37
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{32} \times \text{one (1)} = \blacksquare 32$  - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{5} \times \text{two (2)} = \blacksquare 10$	42
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{6} \times \text{one (1)} = \blacksquare 6$  - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{14} \times \text{two (2)} = \blacksquare 28$	34
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	

Summary, report and plan prepared and submitted by:

  
 \_\_\_\_\_  
 (Signature of Arborist)

\_\_\_\_\_  
 26-March-2015  
 Date



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**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia V5C 6S9  
p. 604-294-0011 • f. 604-294-0022

SEAL:

4	15.OCT.15	DP SUBMISSION	RCL
3	25.OCT.15	REVISE NEW ARCHITECTURAL PLANS	RCL
2	15.AUG.15	NEW SITE PLAN	CLS
1	15.AUG.15	NEW SITE PLAN	RCL

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**OASIS WINDOWS  
WAREHOUSE**

19005-52ND AVENUE  
SURREY, BC

DRAWING TITLE:

**TREE MANAGEMENT  
PLAN**

DATE: 15.FEB.10 DRAWING NUMBER:

SCALE: 1"=30'-0"

DRAWN: RCL

DESIGN: RCL

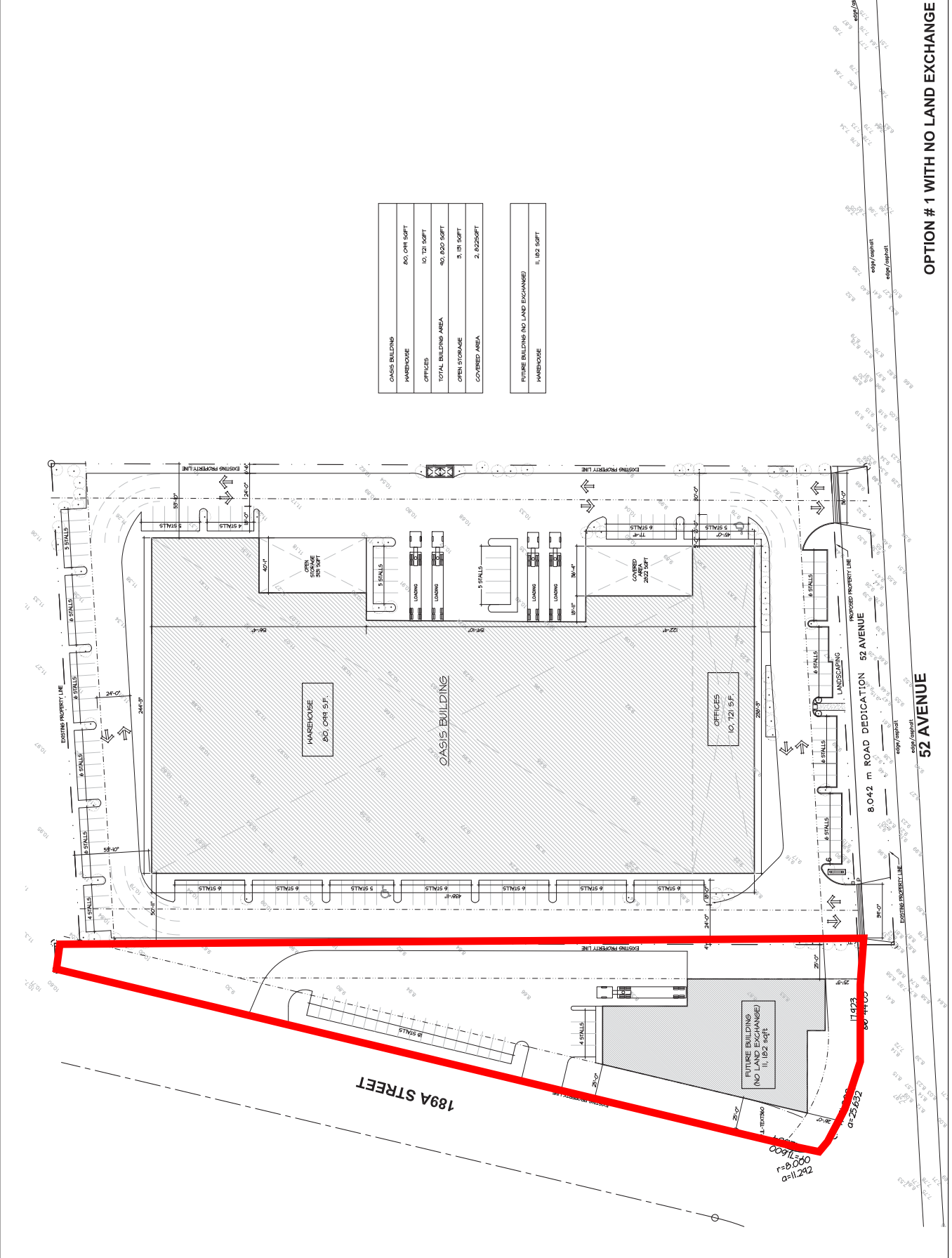
CHKD: MLY

**L5**

OF 5



# Concept Plan for 18949-52 Avenue



OASIS BUILDING	80,091 SQFT
WAREHOUSE	10,121 SQFT
OFFICES	40,230 SQFT
TOTAL BUILDING AREA	130,442 SQFT
OPEN STORAGE	3,181 SQFT
COVERED AREA	2,852 SQFT

FUTURE BUILDING (NO LAND EXCHANGE)	11,182 SQFT
WAREHOUSE	11,182 SQFT

**OPTION # 1 WITH NO LAND EXCHANGE**

**OPTION # 1 WITH LAND EXCHANGE**

REV	DATE

CONSULTANT

CONSULTANT SEAL



**3707 1st BURNABY, BRIT V5C 3V6** E-MAIL: PJ@PILLOYARCHITECT.COM  
 TEL: 604-298-3700  
**Member of the ABC**  
 Architectural  
 Certified Professionals  
 BC REGISTERED ARCHITECTS

PROJECT: OASIS WINDOW  
 18005-52 AVE, Surrey, B.C.  
 DATE: 14-44

SITE SCHEMATIC  
 PROJECT NUMBER: 14-44  
 SCALE: 1" = 30'-0"  
 DATE: DEC 2014

DEC 16TH 14