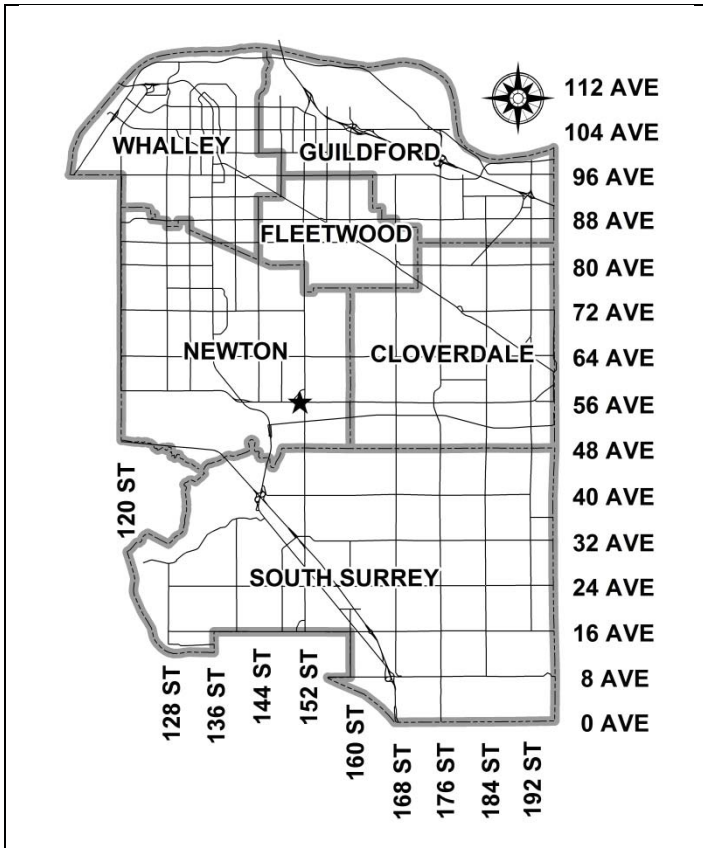


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0397-00

Planning Report Date: April 3, 2017



**PROPOSAL:**

- **Development Permit**

to allow façade changes to existing buildings on site.

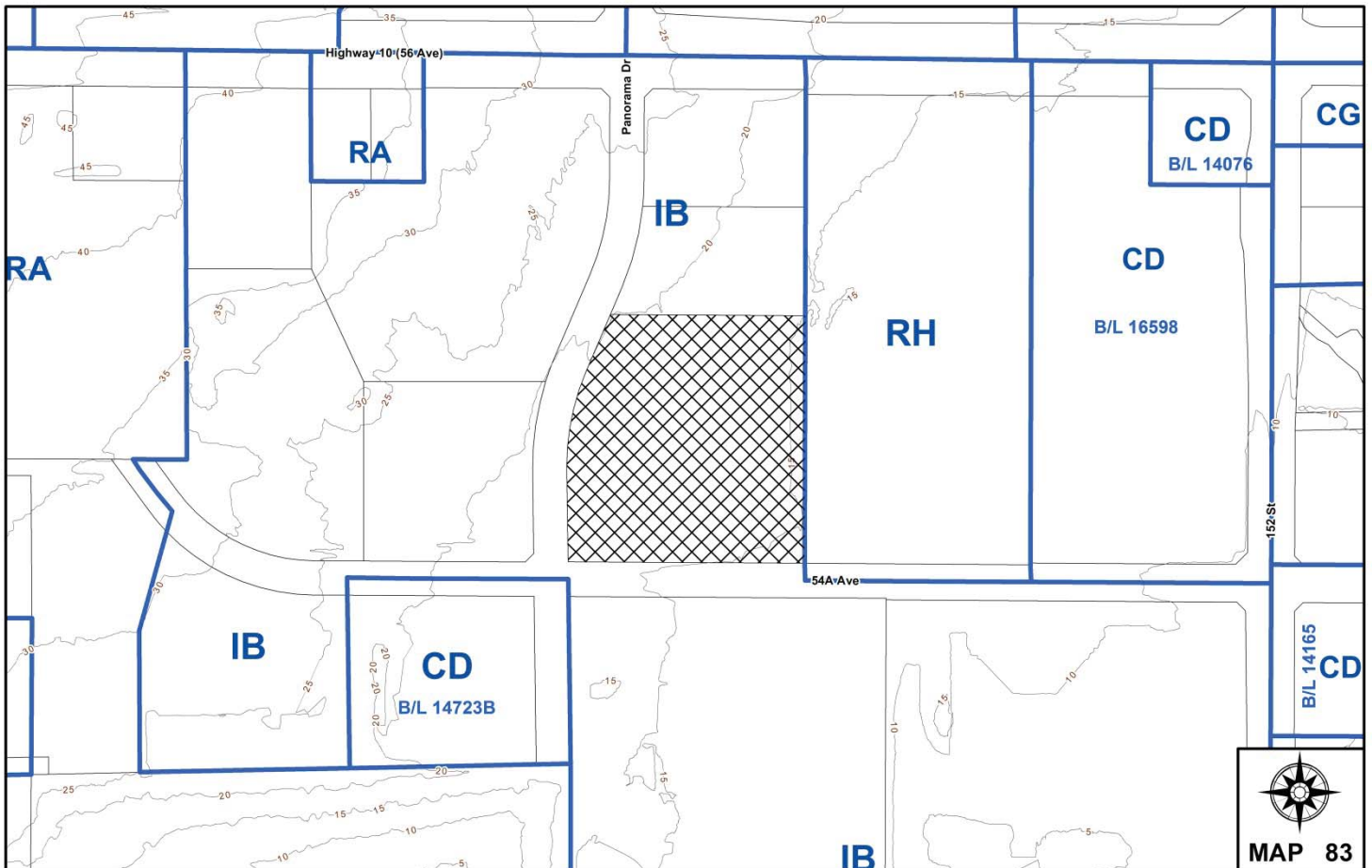
**LOCATION:** 15055 - 54A Avenue

**OWNER:** 54A Avenue Holdings Ltd.

**ZONING:** IB

**OCP DESIGNATION:** Mixed Employment

**NCP DESIGNATION:** Existing Business Park



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the "Mixed Employment" designation in the Official Community Plan (OCP) and the "Existing Business Park" designation in the East Panorama Ridge Neighbourhood Concept Plan (NCP).
- The proposed density and building form are appropriate for this part of East Panorama Ridge.

**RECOMMENDATION**

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7916-0397-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (b) registration of a restrictive covenant to prohibit increasing the floor area of the buildings beyond what is shown in Development Permit No. 7916-0397-00, including the addition of future mezzanine space, unless the required number of parking stalls are provided in accordance with Surrey Zoning Bylaw, 1993, No. 12000, as amended; and
  - (c) Approval from the Ministry of Transportation & Infrastructure.

**REFERRALS**

Engineering: The Engineering Department has no objection to the project.

Ministry of Transportation & Infrastructure (MOTI): Preliminary Approval is granted for the Development Permit for one year pursuant to section 924(3) of the Local Government Act.

Surrey Fire Department: No concerns.

**SITE CHARACTERISTICS**

Existing Land Use: Warehouse buildings

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North:	Existing industrial development	Mixed Employment / Proposed Business Park	IB

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East:	Single family dwelling	Mixed Employment / Proposed Business Park	RH (Development Application No. 16-0006 proposes to rezone from RH to CD in order to create a mixed use development including commercial retail, office and light industrial uses.
South (Across 54A Avenue):	Existing industrial development	Mixed Employment / Existing Business Park	IB
West (Across Panorama Drive):	Vacant land	Mixed Employment / Proposed Business Park	IB

## DEVELOPMENT CONSIDERATIONS

### Background and Site Context

- The subject site is located at the north east corner of 54A Avenue and Panorama Drive, within the East Panorama Ridge Neighbourhood Concept Plan area. The property is designated Industrial in the Official Community Plan (OCP), Business Park in the East Panorama Ridge Neighbourhood Concept Plan, and zoned "Business Park Zone (IB)".
- To the east of the site is Development Application No. 7916-0006-00 on the property located at 15118 – Highway 10 (56 Avenue), which proposes to rezone the site from RH to CD in order to create a mixed use development including commercial retail, office and light industrial uses. The application is currently in the initial review stage. To the west of the site, across Panorama Drive, is vacant industrial land, and to the north of the site is a three-storey building containing a mix of warehouse and office uses.
- The subject site contains three existing tilt-up concrete buildings which were developed under Development Application No. 7903-0283-00 as purpose-built warehouse facilities for the then owner/occupant Steels Holdings (BTC) Ltd. Building 1 is a 4,008 sq. m. (43,145 sq. ft.) warehouse building, and Buildings 2 and 3 are approximately 1,900 sq. m. (21,000 sq. ft.) open storage sheds.
- The application proposes renovations to all three buildings including upgrades to the south façade of Building 1, enclosing Buildings 2 and 3 and converting these buildings into warehouse units, increasing the amount of office space in Building 1, and increasing the number of parking stalls on site.
- Minor changes to the existing landscaping are proposed to allow for a new main entrance on the south side of Building 1 and an outdoor amenity space at the south end of Building 3.
- The application proposes a floor area ratio (FAR) of 0.42, which is below the maximum FAR of 0.75 permitted by the Surrey Zoning By-law. The application does not propose any changes to the building siting.

- Overall, this proposal is consistent with the existing and proposed industrial business park development in the area, and the land use concept of the East Panorama Ridge Neighbourhood Concept Plan.

### PRE-NOTIFICATION

Development Proposal Sign was installed on the site on December 30, 2016. Staff have not received any comments on this proposal as a result of the Development Proposal Sign.

### DESIGN PROPOSAL AND REVIEW

#### Building Design and Landscaping

- The proposal will add a new main entrance on the south façade of Building 1 where the main office uses are to be located. The prominent south façade of Building 1 along 54A Avenue will be enhanced with curtain wall glazing and spandrel panels. The existing angular architectural features that are part of the tilt-up concrete panel walls will remain.
- The proposed design will increase the presence of Building 1 on 54A Avenue. Emphasis will be placed on the main entrance and the south façade will contain ample windows providing natural light and allowing natural surveillance of 54A Avenue in accordance with the CPTED principle of "eyes on the street".
- Buildings 2 and 3, which are currently open storage sheds, will be enclosed with channel wall paneling and converted to warehouse units. Buildings 2 and 3 will be enhanced with clerestory windows to provide additional natural light. Storefront doors and overhead shutters will be added for each unit to accommodate access and loading.
- The colour scheme will be off white, silver, grey, and wood finish surrounding the main entrance to Building 1.
- Landscaping is currently in place along the entire perimeter of the site, with substantial landscaping along Panorama Drive and 54A Avenue. The existing landscaping around the perimeter of the site is to remain unchanged. The application proposes some minor landscaping changes within the site to allow for the new entrance on the south side of Building 1 and for a proposed outdoor amenity space at the south end of Building 3. The outdoor amenity space is 181 square metres (1,950 sq. ft.) in area and consists of artificial turf for ground cover surrounded by landscaping (including peiris, Portuguese laurel and heath) with a guardrail.

#### Access and Parking

- Vehicular accesses to the site will remain as is, with access from both Panorama Drive and 54A Avenue.

- The applicant is proposing 152 parking stalls, consistent with the requirements of the Zoning By-law for the proposed office and warehouse uses. While the proposed number of parking stalls meets the requirements of the Zoning Bylaw for the proposed uses, the site does not appear to be able to accommodate additional parking in the event that the floor area was to increase, including adding mezzanine space, or if more parking-intensive uses were to be proposed. Therefore, the applicant has agreed to the registration of a restrictive covenant to prohibit increasing the floor area of the buildings beyond what is shown in Development Permit No. 7916-0397-00, including the addition of future mezzanine space, unless the required number of parking stalls are provided in accordance with Surrey Zoning Bylaw, 1993, No. 12000, as amended.

### TREES

- Aelicia Otto, ISA Certified Arborist of M2 Landscape Architecture 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>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Norway Maple	3	0	3
Japanese snowdrop	2	0	2
Sweetgum	3	2	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>8</b>	<b>2</b>	<b>6</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>3</b>	
<b>Total Retained and Replacement Trees</b>		<b>9</b>	
<b>Contribution to the Green City Fund</b>		<b>\$400</b>	

- The Arborist Assessment states that there are a total of 8 protected trees on the site. It was determined that 6 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 4 replacement trees on the site. Since only 3 replacement trees can be accommodated on the site, the deficit of 1 replacement tree will require a cash-in-lieu payment of \$400, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- The new trees on the site will be Sweetgum, which is the same species of tree being removed.

- In summary, a total of 9 trees are proposed to be retained or replaced on the site with a contribution of \$400 to the Green City Fund.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on August 16, 2016. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The site is located at the north east corner of Panorama Drive and 54A Avenue in the East Panorama Ridge Neighbourhood Concept Plan area.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The application proposes a gross density of 0.42 FAR. The maximum permitted gross density is 0.75 FAR.</li> <li>• The development includes a mix of warehouse and office uses.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Additional windows along the south façade of Building 1 facing 54A Avenue will allow for "eyes on the street".</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• A development proposal sign was installed on the subject site on December 30, 2016.</li> </ul>

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. Summary of Tree Survey and Tree Preservation

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

EM/da





## DEVELOPMENT DATA SHEET

Existing Zoning: IB

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		19,020 m <sup>2</sup> (existing)
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)	60%	41.5%
Buildings & Structures		7,896 m <sup>2</sup>
Paved & Hard Surfaced Areas		8,114.9 m <sup>2</sup>
Total Site Coverage		16,010.9 m <sup>2</sup>
SETBACKS ( in metres)		
Front	7.5 m	12.8 m (existing)
Rear	3.6 m	3.6 m (existing)
Side #1 (N,S,E, or W)	7.5 m	3 m (existing)
Side #2 (N,S,E, or W)	7.5 m	22.7 m (existing)
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	9.1 m (existing)
Accessory		
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial		
Retail		
Office		3,104 m <sup>2</sup>
Total		
FLOOR AREA: Industrial		6,344.39 m <sup>2</sup>
FLOOR AREA: Institutional	N/A	
TOTAL BUILDING FLOOR AREA		9,448.39 m <sup>2</sup>

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)	0.75	0.42
FAR (net)		
AMENITY SPACE (area in square metres)	N/A	
Indoor		
Outdoor		181 m <sup>2</sup>
PARKING (number of stalls)		
Commercial	74	76
Industrial	76	76
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	150	152
Number of accessible stalls	2	2
Number of small cars	54	54
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	NO
---------------	----	---------------------------------	----

## MULTIPLE BUILDINGS DATA SHEET

Existing Zoning: IB

Required Development Data	Building #1	Building #2	Building #3
SETBACK (in metres)			
Front	12.8 m	8.2 m	32.9 m
Rear	8.2 m	1.8 m	1.8 m
Side #1 (N,S,E, or W)	13 m	13 m	3 m
Side #2 (N,S,E, or W)	22.7 m	20.6 m	13 m
Side #3 (N,S,E, or W)			
BUILDING HEIGHT (in metres/storeys)	9.1 m	7.62 m	9.1 m
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE	N/A		
Bachelor			
One Bedroom			
Two Bedroom			
Three Bedroom +			
TOTAL FLOOR AREA			

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 15177A, B.C. 338 874  
 100-11-03-03-00-00-0-1

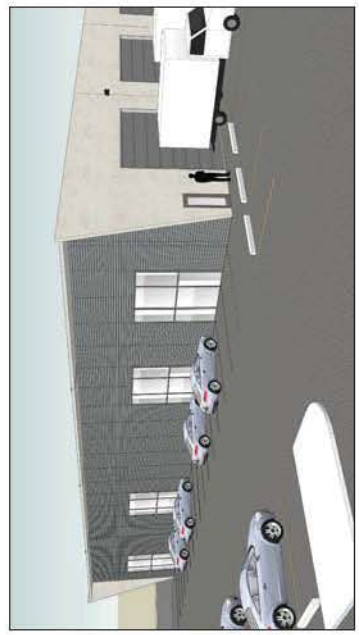
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**SOUTH EAST VIEW (ENTRANCE)**



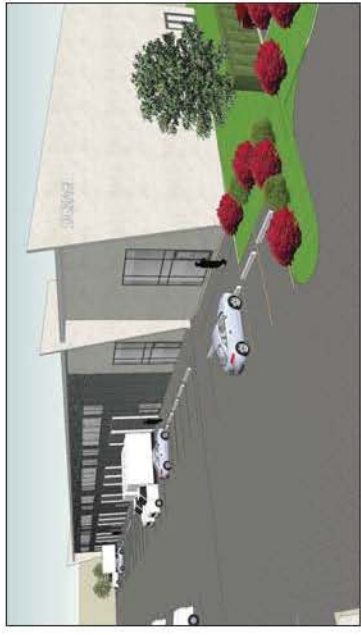
**SOUTH EAST VIEW (PROPOSED OFFICE BLOCK)**



**EAST VIEW (BUILDING-2)**



**SOUTH WEST VIEW (PROPOSED OFFICE BLOCK)**



**SOUTH VIEW (BUILDING-3)**



**NORTH VIEW (BUILDING-3)**

REV	DATE	DESCRIPTION	BY
1		ISSUED FOR PERMIT	JM
2		ISSUED FOR PERMIT	JM
3		ISSUED FOR PERMIT	JM

START DATE: ---  
 PROJECT NO: 2009-03  
 DRN: SM  
 GI: JAW  
 SCALE: AS SHOWN



Project Name: **10000 648 AVE.**  
 Suite 1000  
 Precision Capital Holdings Ltd.  
 Abbotsford, BC  
 Mr. Subit: Tel: 434-3500x43

**PERSPECTIVES**  
 Project No: 3  
 Date: 2016-03  
 Drawing No: A-100-0

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 Building 4, Main Floor  
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 Fort Collins, CO 80504  
 Phone: 970.221.1234

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Project Name: 18000 64th Ave. SURETY, INC.  
 Address: 18000 64th Ave. S, Suite 100, Golden, CO 80401  
 Phone: 303.440.1234

Project No: 2016-03  
 Date: 06/03/16

Scale: AS SHOWN

Author: AS SHOWN

Check: AS SHOWN

Rev: AS SHOWN

Rev: AS SHOWN

Rev: AS SHOWN

Rev: AS SHOWN

Rev: AS SHOWN

Rev: AS SHOWN

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Rev: AS SHOWN

**LEGEND**

- BUILDING FOOT FLOOR OUTLINE
- PROPERTY LINE
- SECOND FLOOR & OVERHUNG OUTLINE
- CONCRETE FOOTING
- LANDSCAPE

**EXISTING RECONCILIATION**

Item No.	Description	Proposed or Reconciled
1	Warehouse	Proposed
2	Office Building	Proposed
3	Garage	Proposed
4	Driveway	Proposed
5	Landscaping	Proposed
6	Concrete Footing	Proposed
7	Other	Proposed

**PROPOSED RECONCILIATION**

Item No.	Description	Proposed or Reconciled
1	Warehouse	Proposed
2	Office Building	Proposed
3	Garage	Proposed
4	Driveway	Proposed
5	Landscaping	Proposed
6	Concrete Footing	Proposed
7	Other	Proposed

**OFFICES**

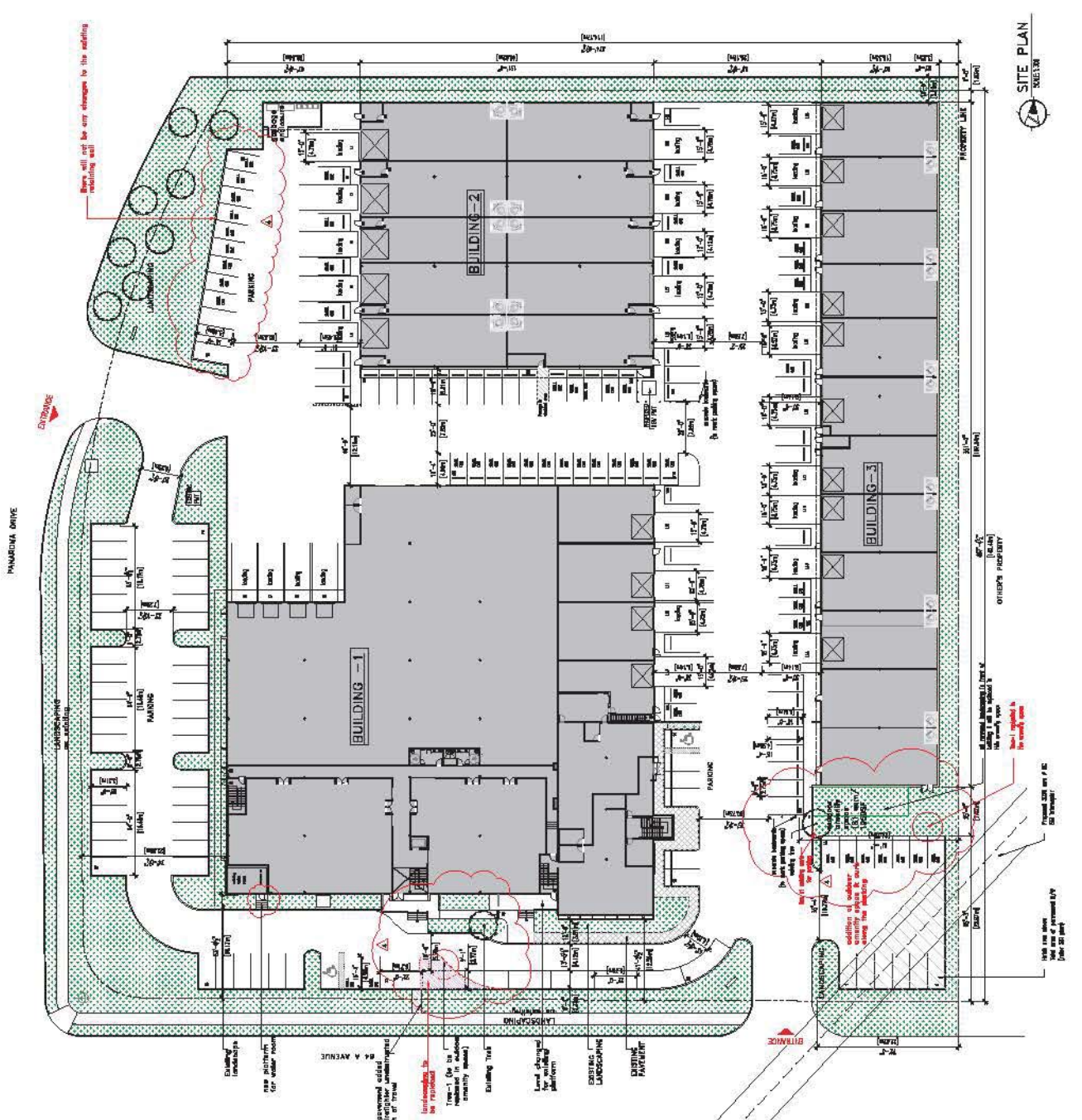
Room No.	Description	Area (sq ft)
101	Office	100
102	Office	100
103	Office	100
104	Office	100
105	Office	100
106	Office	100
107	Office	100
108	Office	100
109	Office	100
110	Office	100
111	Office	100
112	Office	100
113	Office	100
114	Office	100
115	Office	100
116	Office	100
117	Office	100
118	Office	100
119	Office	100
120	Office	100

**WAREHOUSE**

Room No.	Description	Area (sq ft)
201	Warehouse	200
202	Warehouse	200
203	Warehouse	200
204	Warehouse	200
205	Warehouse	200
206	Warehouse	200
207	Warehouse	200
208	Warehouse	200
209	Warehouse	200
210	Warehouse	200
211	Warehouse	200
212	Warehouse	200
213	Warehouse	200
214	Warehouse	200
215	Warehouse	200
216	Warehouse	200
217	Warehouse	200
218	Warehouse	200
219	Warehouse	200
220	Warehouse	200

**TOTAL**

Room No.	Description	Area (sq ft)
101-120	Offices	2000
201-220	Warehouse	4000
301-310	Garage	1000
401-410	Driveway	1000
501-510	Landscaping	1000
601-610	Concrete Footing	1000
701-710	Other	1000
<b>TOTAL</b>	<b>TOTAL</b>	<b>11000</b>



**SITE PLAN**

Scale: AS SHOWN

Author: AS SHOWN

Check: AS SHOWN

Rev: AS SHOWN

Rev: AS SHOWN

Rev: AS SHOWN



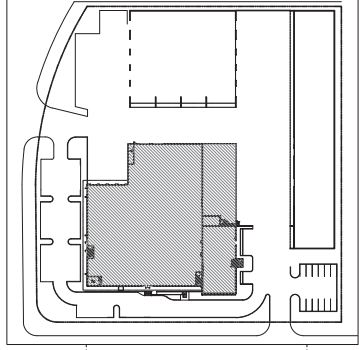
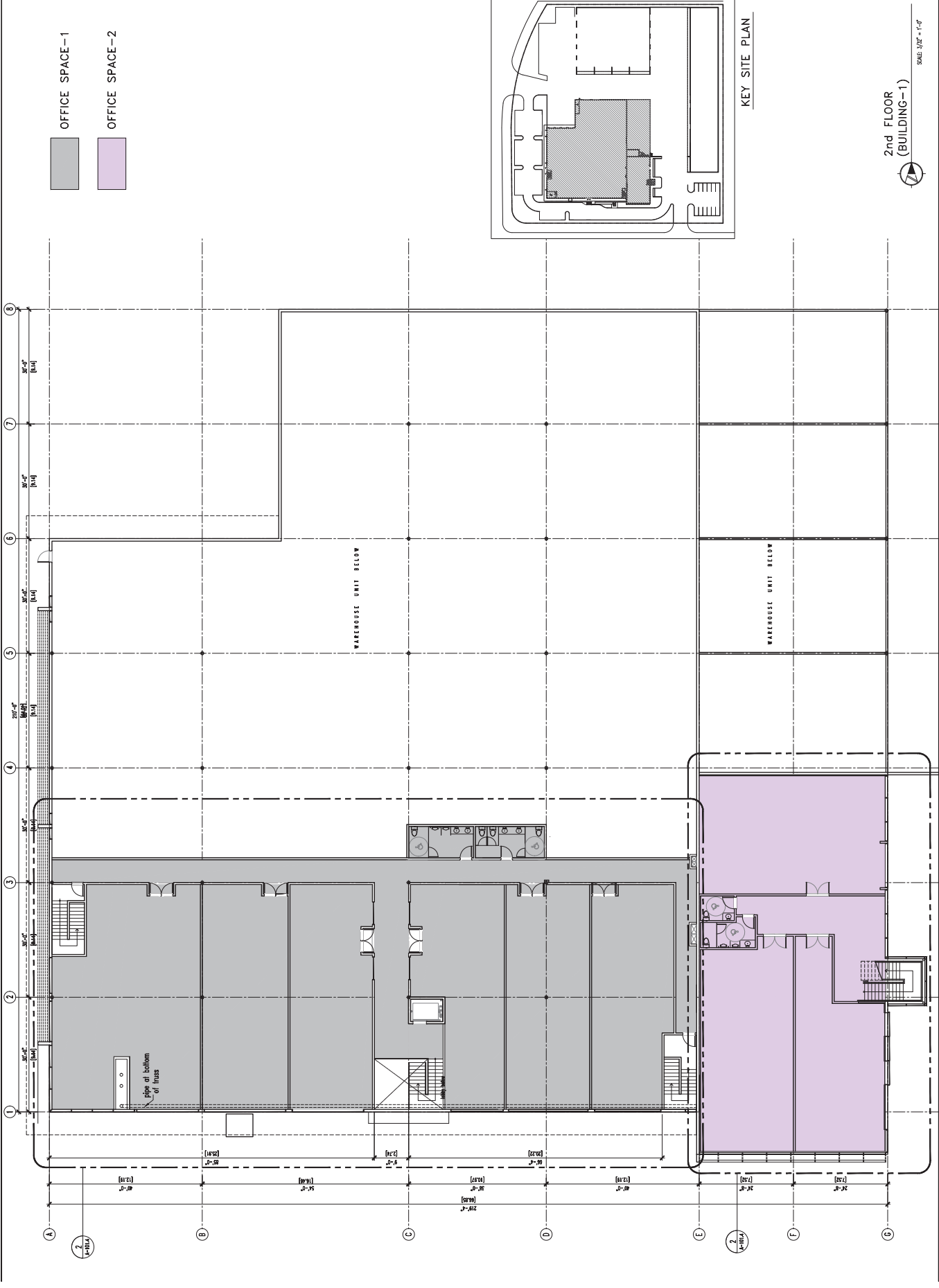
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OFFICE SPACE - 1  
 OFFICE SPACE - 2



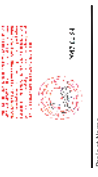
KEY SITE PLAN

2nd FLOOR  
 (BUILDING-1)

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

REV	DATE	DESCRIPTION	BY
1.	10/10/15	ISSUED TO CITY FOR IP	SM
2.	10/10/15	ISSUED TO CITY FOR IP	SM
3.	11/20/15	ISSUED TO CITY FOR IP	SM

START DATE: 10/10/15  
 PROJECT NO: 2016-03  
 DRN: SM  
 CIVL: JMWL  
 SCALE: AS SHOWN  
 ARCHITECTS SEAL: [Seal]



Project Name: 1005 Gola Ave. SURREY, B.C.

Architect: JM Architecture Inc.  
 Mr. Smith, Tel: 604.583.1833

PROPOSED 2nd FLOOR PLAN  
 Project No: 2016-03  
 A-101.2





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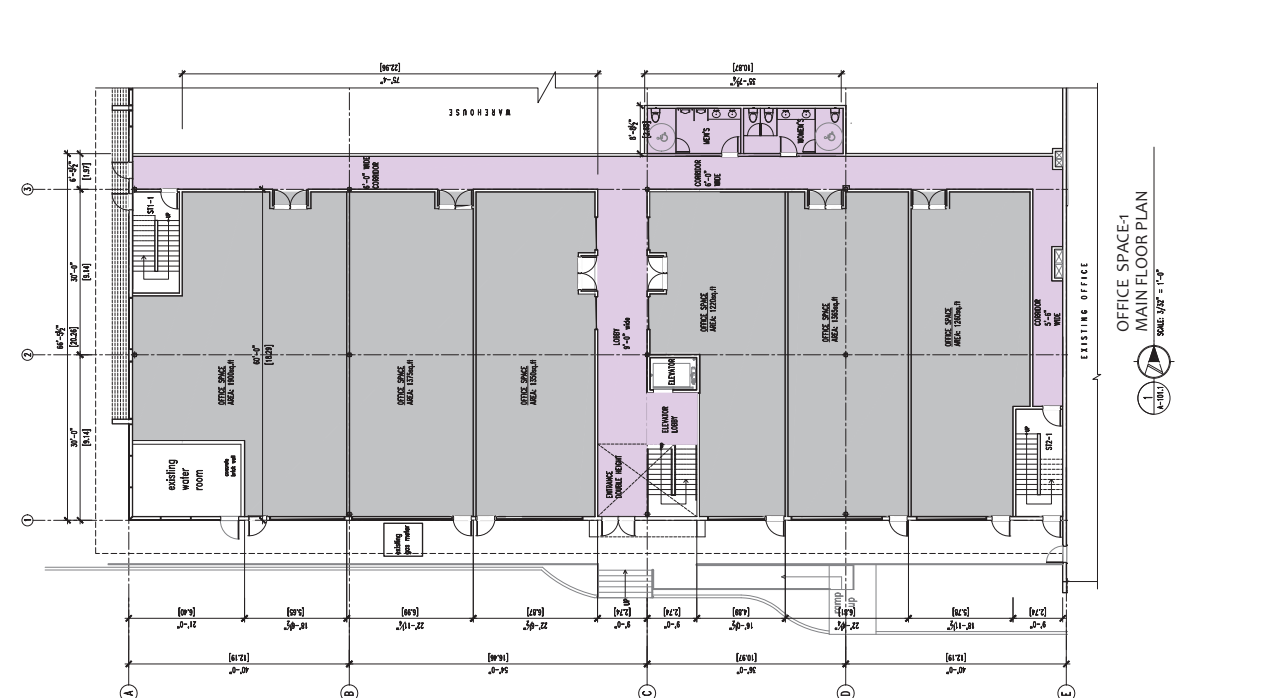
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REV	DATE	DESCRIPTION	BY
1.	10/1/16	ISSUED TO CITY FOR IP	JM
2.	10/1/16	ISSUED TO CITY FOR IP	JM
3.	10/1/16	ISSUED TO CITY FOR IP	JM

START DATE: 10/1/16  
 PROJECT NO: 2016-03  
 DRN: JM  
 CHL: JMWL  
 SCALE: AS SHOWN  
 ARCHITECTS SEAL: [Seal]

Project Name: **1005 6th Ave.**  
 SURETY, LLC  
 Architects: JM Architecture Inc.  
 5177 W. 2nd St. Suite 200  
 Raleigh, NC 27603  
 Tel: 919.875.4111

PROPOSED OFFICE FLOOR PLAN  
 Project No: 2016-03  
 Rev: 3-0

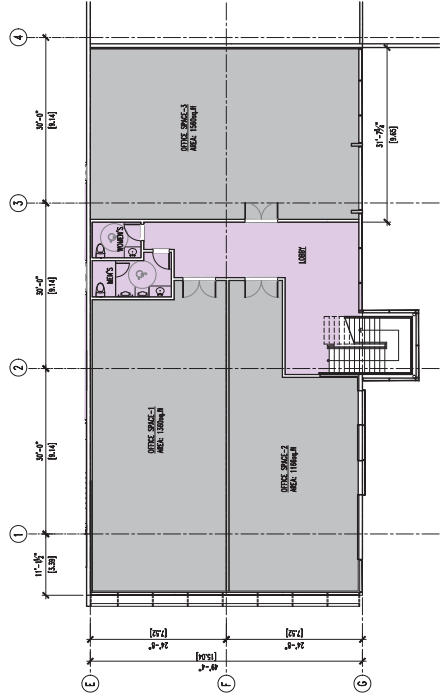
Project No: A-101.4

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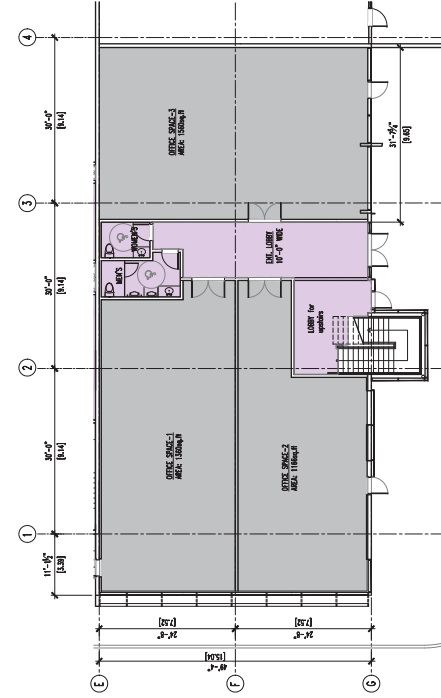


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 Cary, N.C. 27513-2828  
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 Fax: 919.487.1111

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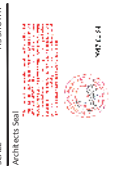
**OFFICE SPACE-2 (2nd FLOOR PLAN)**  
 SCALE: 1/8" = 1'-0"



**OFFICE SPACE-2 (MAIN FLOOR PLAN)**  
 SCALE: 1/8" = 1'-0"

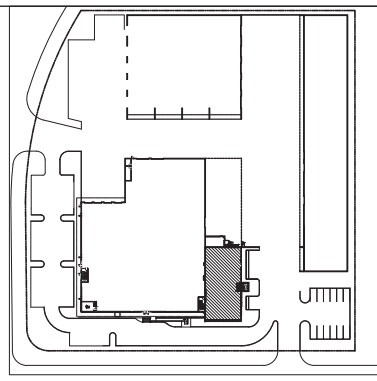
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2.	10/11/15	ISSUED TO CITY FOR IP	JM
3.	11/20/15	ISSUED TO CITY FOR IP	JM

START DATE: 2016-03  
 PROJECT NO: 2016-03  
 DRG. NO.: JM  
 CHG. NO.: JM  
 SCALE: AS SHOWN  
 ARCHITECTS SEAL: [Seal]



Project Name: **10056 6th Ave.**  
 SURETY, N.C.  
 Architect: J.W.M. Mirren  
 Mr. Surety No. 10056-2828

**OFFICE FLOOR PLAN**  
 Project No. 2016-03  
 Rev. 3-0  
 A-101-5



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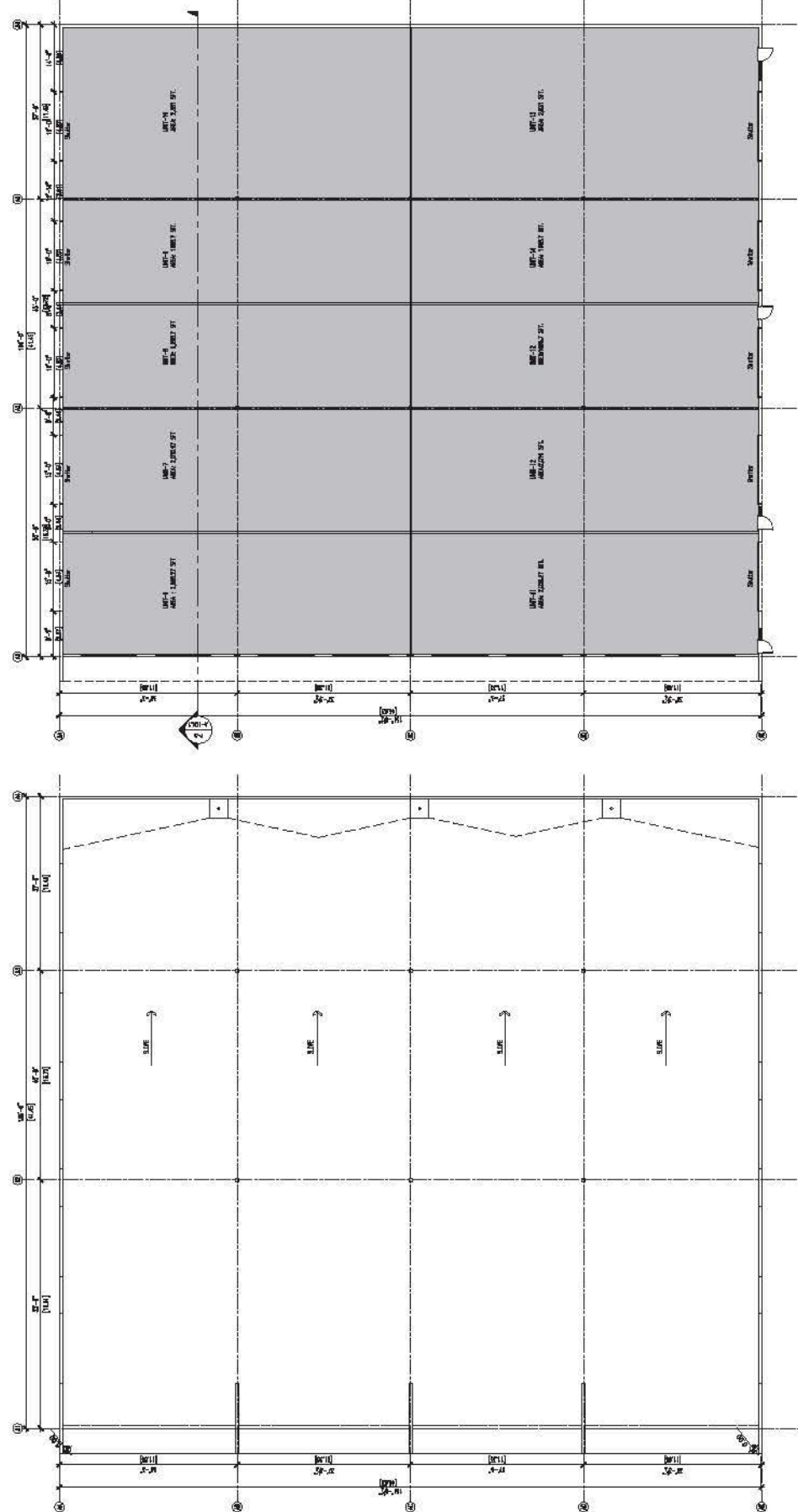
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Principal: J.W.M. Wilson  
 Building 4, Main Floor  
 10005 Old Ave. Suite 200  
 Surrey, B.C. V3R 3P5  
 Tel: 604.585.1000  
 Fax: 604.585.1001

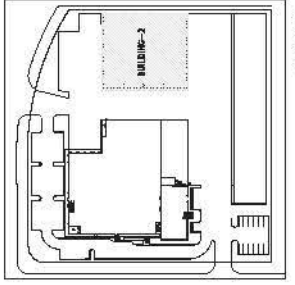
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**MAIN FLOOR PLAN  
(BUILDING-2)**  
SCALE: 3/8" = 1'-0"

**ROOF PLAN  
(BUILDING-2)**  
SCALE: 3/8" = 1'-0"



**SEE SITE PLAN**

REV.	DATE	DESCRIPTION	BY
1.		ISSUED TO CLIENT FOR PERMIT	JM
2.		ISSUED TO CLIENT FOR PERMIT	JM
3.		ISSUED TO CLIENT FOR PERMIT	JM

START DATE: 2016-03  
 PROJECT NO: 2016-03  
 DR: JM  
 CH: JMW  
 SCALE: AS SHOWN  
 ARCHITECTS SEAL: [Seal]

Project Name: **10005 Old Ave.**  
 SURREY, B.C.  
 Architect: J.W.M. Wilson  
 Mr. Wilson Tel: 604.585.1000

FLOOR PLANS  
 BUILDING - 2

Project No: 2016-03  
 Date: 2016-03  
 A-101.6

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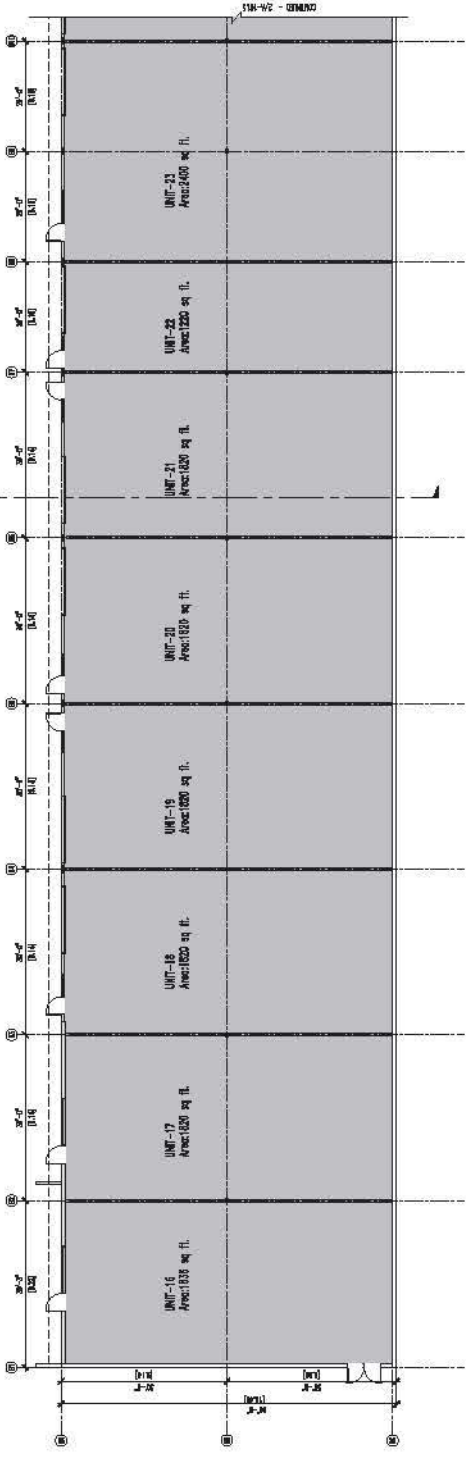


Proposed by: J.M. Altrona  
 Building 4 - Main Floor  
 10005 B-4a Ave.  
 Surrey, B.C. V1R 3P5  
 10005 B-4a Ave. - 1

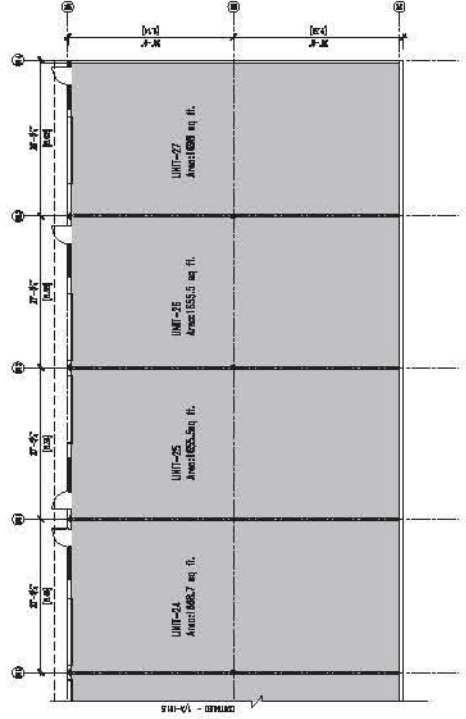
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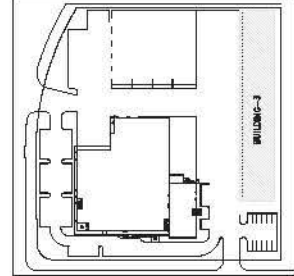
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**MAIN FLOOR PLAN (BUILDING-3)**  
 Scale: 3/8" = 1'-0"



**MAIN FLOOR PLAN (BUILDING-3)**  
 Scale: 3/8" = 1'-0"



SEE SITE PLAN

REV	DATE	DESCRIPTION	BY
1.		ISSUED TO CITY FOR PERMITS	JM
2.		ISSUED TO CITY FOR PERMITS	JM
3.		ISSUED TO CITY FOR PERMITS	JM

START DATE: 2016-03  
 PROJECT NO: 2016-03  
 DR: JM  
 CH: JM  
 SCALE: AS SHOWN  
 ARCHITECTS SEAL: [Seal]

Project Name: **10005 B-4a Ave.**  
 SURREY, BC  
 Architect: J.M. Altrona  
 Mr. Sultan Ali - 604-583-1823  
 10005 B-4a Ave. - 1

FLOOR PLANS  
 BUILDING-3

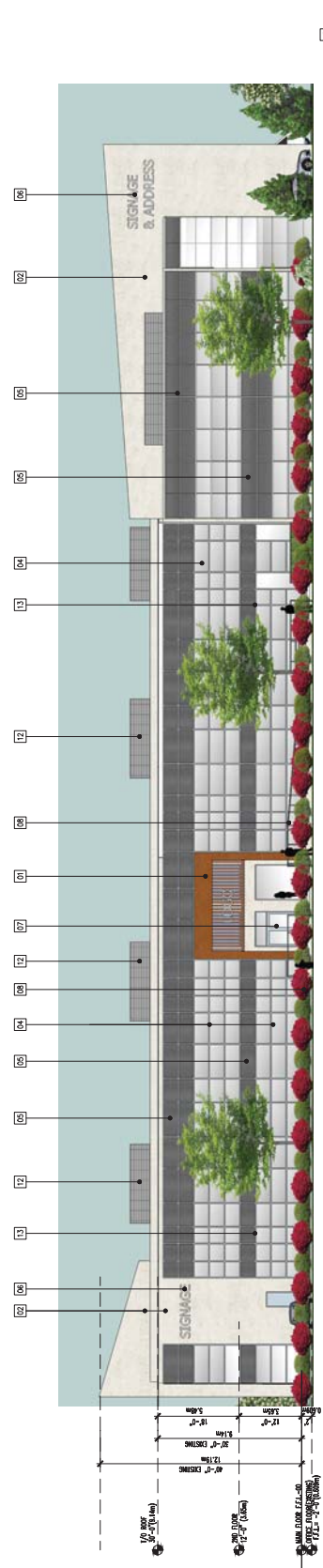
Project No: 2016-03  
 Date: 2016-03  
 Drawing No: A-101.7

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 5175 St. J. St. N. #100  
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 Fax: (709) 463-3334

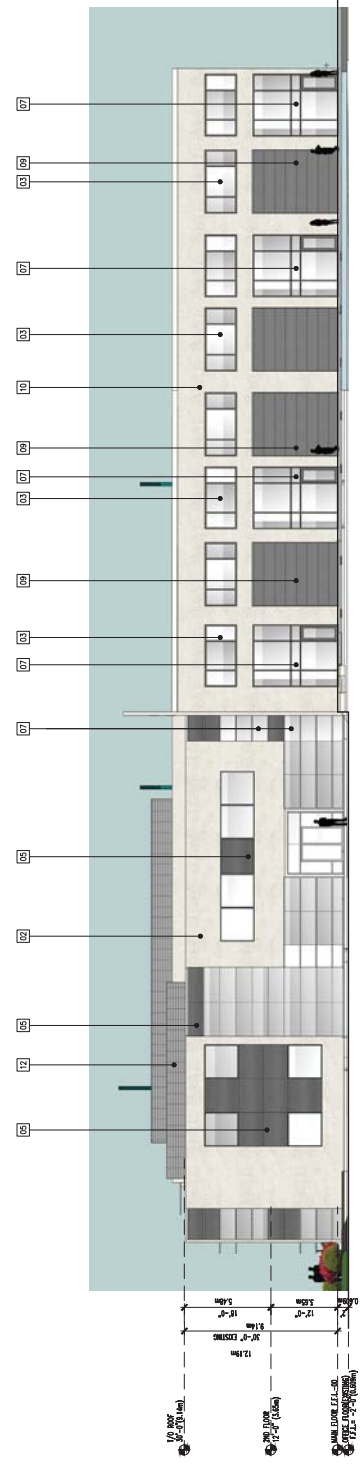
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FRONT ELEVATION (BUILDING-1)  
 SCALE: 3/4"=1'-0"



addition of brise soleil over first storey glazing



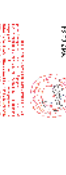
EAST ELEVATION (BUILDING-1)  
 SCALE: 3/4"=1'-0"

#	BUILDING MATERIALS	FINISH	COLOR	SUPPLIERS
01	METAL PANEL	WOOD	HERITAGE	-
02	PANT ON TILT UP PANELS	OFF WHITE	OFF WHITE	-
03	VINYL WINDOWS	CLEAR	WHITE	-
04	CURTAIN WALL GLAZING	CLEAR	CLEAR	-
05	SPANDREL PANELS	-	TINE COLOR	-
06	INDIVIDUAL CHANNEL LETTERS	INTEGRAL	WHITE	-
07	STOREFRONT DOOR/WINDOWS	INTEGRAL	SILVER	-
08	METAL RAILING	INTEGRAL	BLACK	-
09	OVERHEAD SHUTTERS	INTEGRAL	SILVER	AMS
10	PANT	OFF WHITE	OFF WHITE	-
11	CHANNEL WALL	INTEGRAL	SILVER	-
12	SCREENS FOR ROOF EQUIPMENTS	-	-	-
13	BRISE SOLEIL	-	-	-

REV	DATE	DESCRIPTION	BY
1.	16/09/25	ISSUED TO CITY FOR BP	JM
2.	16/09/25	ISSUED TO CITY FOR BP	JM
3.	17/09/25	RE-ISSUED TO CITY FOR BP	JM
4.	17/09/25	RE-ISSUED TO CITY FOR BP	JM
5.	17/09/25	ISSUED TO CITY FOR BP	JM

START DATE: 2016-03  
 PROJECT NO: 2016-03  
 DRG. NO.: JM01  
 CIVIL: JM01

SCALE: AS SHOWN  
 ARCHITECTS SEAL: [Seal]



Project Name: 100 5th Ave. SURVEY, R.C.

Architect: JM Architecture Inc.  
 Mr. Justin Lee, P. Eng. 14514-1-1

ELEVATIONS  
 MAIN BUILDING  
 Project No: 2016-03  
 Rev: 5.0  
 Date: 2016-03  
 Drawing No: A-103.1



## Tree Preservation Summary

**Surrey Project No:**

**Address:** 15055 54A Ave

**Registered Arborist:** Aelicia Otto, PN2019A

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)	<b>8</b>
<b>Protected Trees to be Removed</b>	<b>2</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>6</b>
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio  <math>\underline{\hspace{1cm}} \times \text{one (1)} = 0</math></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio  <math>\underline{\hspace{1cm} 2 \hspace{1cm}} \times \text{two (2)} = 4</math></li> </ul>	<b>4</b>
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	<b>4</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>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio  <math>\underline{\hspace{1cm}} \times \text{one (1)} = 0</math></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio  <math>\underline{\hspace{1cm}} \times \text{two (2)} = 0</math></li> </ul>	<b>0</b>
<b>Replacement Trees Proposed</b>	<b>3</b>
<b>Replacement Trees in Deficit</b>	<b>-3</b>

Summary, report and plan prepared and submitted by:

 \_\_\_\_\_

2017 03 01 \_\_\_\_\_

Date