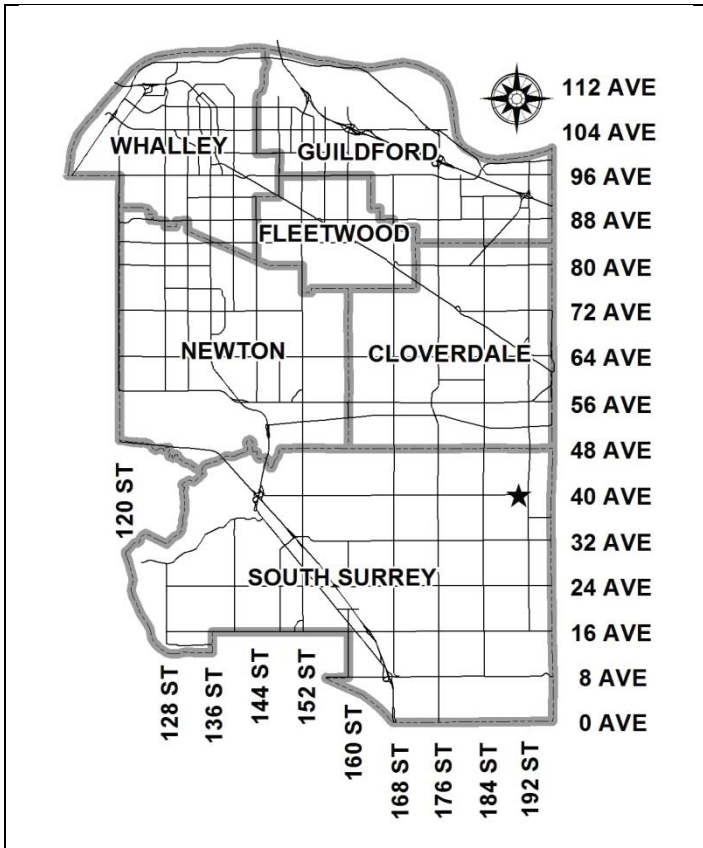


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0118-00

Planning Report Date: November 6, 2017



**PROPOSAL:**

- **Development Permit**

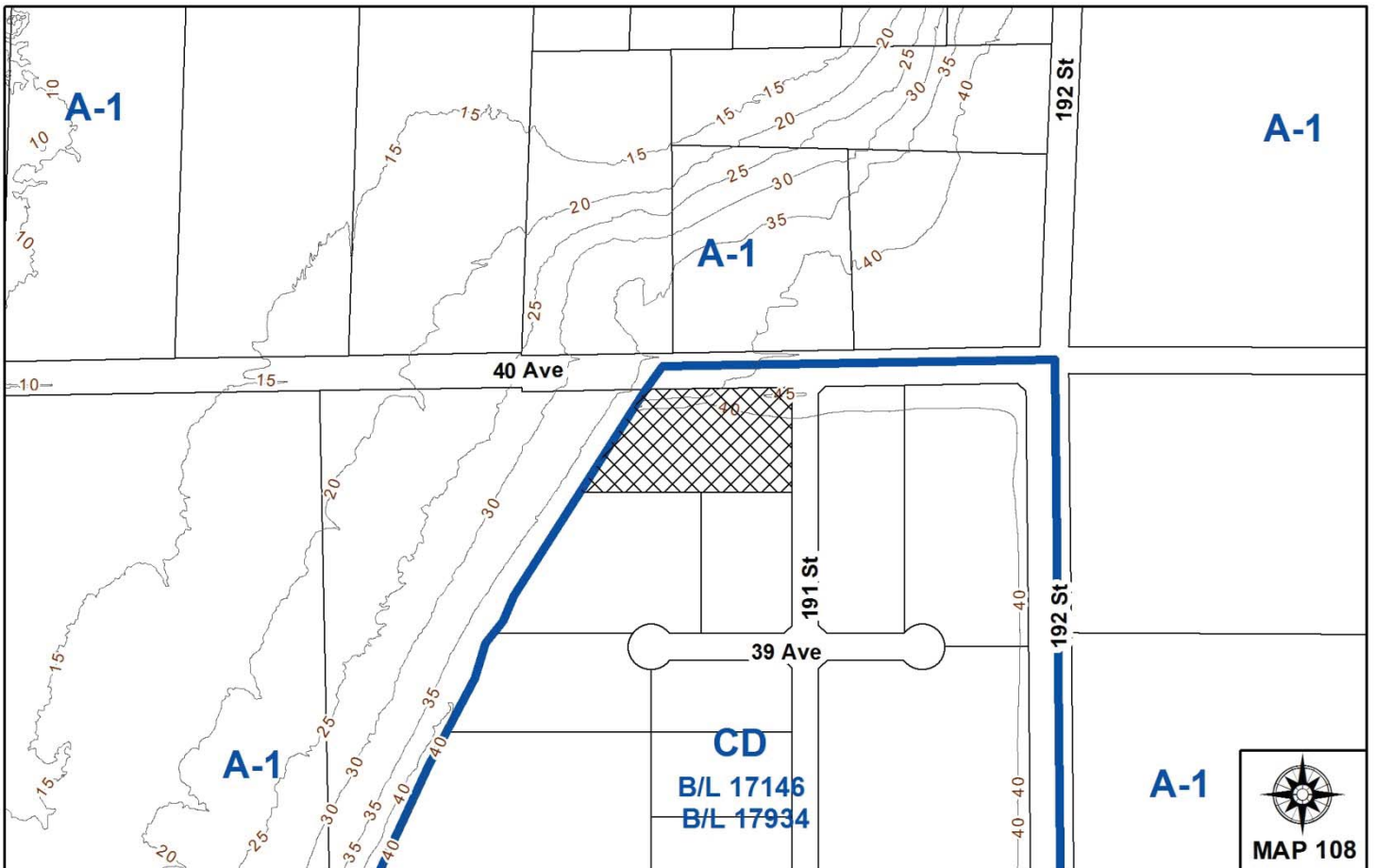
to permit the development of an industrial building.

**LOCATION:** 3989 - 191 Street

**ZONING:** CD (By-law No. 17146 as amended by By-law No. 17934)

**OCP DESIGNATION:** Mixed Employment

**LAP DESIGNATION:** Business Park and Landscaping Strips



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the site's "Mixed Employment" designation in the OCP.
- The proposal complies with the site's "Business Park" and "Landscaping Strips" designations in the Campbell Heights Business Park Local Area Plan (LAP).
- The proposed density and building form are appropriate for this part of Campbell Heights and are consistent with the design guidelines outlined in the general Development Permit and Design Guidelines for Campbell Heights North.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7917-0118-00 generally in accordance with the attached drawings (Appendix III).
2. 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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
  - (d) registration of a Section 219 Restrictive Covenant to prohibit any use that requires a Metro Vancouver air quality permit from locating on the site.

REFERRALS

Engineering: The Engineering Department has no objection to the proposal subject to the completion of Engineering servicing requirements under Development Application No. 7916-0289-00 (Appendix IV).

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Undeveloped industrial lands located in Campbell Heights North (Phase V).

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 40 Avenue):	Acreage residential	Agricultural	A-1

Direction	Existing Use	OCP/LAP Designation	Existing Zone
East (Across 191 Street):	Vacant industrial land. Development Application No. 7917-0135-00 proposes a Development Permit for a 4,542 sq. m. (48,890 sq. ft.) multi-tenant industrial building. This application was granted "Approval to Draft Development Permit" at the Regular Council – Land Use meeting of October 2, 2017.	Mixed Employment/ Business Park and Landscaping Strips	CD (By-law No. 17146 as amended by By-law No. 17934)
South:	Vacant industrial land. Development Application No. 7917-0267-00 proposes a Development Permit for a 4,803 sq. m. (51,699 sq. ft.) industrial building. Development Application No. 7917-0266-00 proposes a Development Permit for a 3,112 sq. m. (33,497 sq. ft.) industrial building. Both applications are in the initial review stage.	Mixed Employment/ Business Park	CD (By-law No. 17146 as amended by By-law No. 17934)
West:	Park (Greenbelt)	Conservation and Recreation/ Open Space Corridors/Buffers	A-1

## DEVELOPMENT CONSIDERATIONS

### Context:

- The 1.04 hectare (2.57 acre) subject site is located at the south-west corner of 40 Avenue and 191 Street in Campbell Heights North. The site is designated "Mixed Employment" in the Official Community Plan (OCP), and "Business Park" and "Landscaping Strips" in the Campbell Heights Local Area Plan (LAP).
- The subject site is located at the northern limit of the Campbell Heights Business Park bounded by 40 Avenue and interfaces with large acreage single family properties to the north.
- On June 7, 2010, the subject site was rezoned from "General Agricultural Zone (A-1)" to "Comprehensive Development Zone (CD)" (By-law No. 17146) under Development Application No. 7910-0032-00). CD By-law No. 17146 was subsequently amended by By-law No. 17934 on June 17, 2013 under Development Application No. 7912-0160-00, to adjust the outdoor storage area boundaries. The subject site was recently created as part of a subdivision under Development Application No. 7916-0289-00, which was approved on June 23, 2017.

- CD By-law No. 17146, as amended by By-law No. 17934, permits light impact industry, warehouse uses, distribution centres, transportation industry, office uses, and other accessory uses, forming part of a comprehensive design.
- The site has been cleared and will be serviced for development under Development Application No. 7916-0289-00.
- In response to concerns raised by area residents regarding the 40 Avenue interface under Development Application No. 7910-0032-00, provisions were incorporated into CD By-law No. 17146 for a minimum setback of 15 metres (50 ft.) from a lot line adjacent to 40 Avenue and installation of a continuous landscaping strip/buffer of not less than 15 metres (50 ft.). The provision of a 15 metre (50 ft.) wide landscaped berm along 40 Avenue is also included in the general Development Permit and Design Guidelines for Campbell Heights North.

#### Proposal:

- The applicant is proposing a Development Permit (DP) to allow a one-storey 2,934 square metre (31,583 sq.ft.) industrial warehouse building on the site (Appendix III). No mezzanine space is proposed as part of this proposal.
- The proposed building consists of a floor area ratio (FAR) of 0.28 and lot coverage of 28.48%, which complies with the maximum 1.0 FAR and 60% lot coverage respectively permitted under the CD Zone (By-law No. 17146 as amended by By-law No. 17934).
- The form, character and density of the proposed development complies with the Campbell Heights Local Area Plan (LAP) and the proposed development meets the requirements of the CD Zone (By-law No. 17146 as amended by By-law No. 17934), including floor area, lot coverage, building height and building setbacks.

#### Access and Parking:

- The proposed development will have one vehicular entrance from 191 Street.
- The proposal consists of 36 parking spaces for the industrial building, which exceeds the Zoning By-law requirement of 34 spaces for the proposed warehouse use with a rate of 1 space per 100 square metres and a rate of 2.5 spaces per 100 square metres for office.
- The BC Building Code permits up to 40% of the ground floor area to be constructed as second-storey mezzanine space, which would require 28 parking spaces based on an office use rate of 2.5 spaces per 100 square metres, for a total of 62 parking spaces if mezzanine space was to be added in the future. As no mezzanine space is proposed at this time, the applicant has shown an alternate parking plan on the site plan (Appendix III) which demonstrates that an additional 26 parking spaces can be accommodated on site (for a total of 62 parking spaces), if required in the future.
- The proposed truck bays are located at the rear of the building on the west side of the site, away from public view, screened by the proposed building and a bermed landscape buffer to be installed along 40 Avenue.

Air Emissions:

- At the April 3, 2017 Regular Council –Land Use meeting, Council instructed staff to review the City's business park zones and subsequently provide a report regarding the Metro Vancouver air emissions permitting process.
- Because the review of the business park zones has not been completed, staff are recommending that the applicant register a restrictive covenant to prohibit any business that requires a Metro Vancouver air quality permit from locating on the site. The applicant has agreed to register a restrictive covenant for this purpose.

PRE-NOTIFICATION

A development proposal sign was installed on the site on October 26, 2017 and the proposal was referred to the Little Campbell Watershed Society (LCWS) for review and comment. To date, staff have received no comments.

DESIGN PROPOSAL AND REVIEW

- The proposed tilt-up concrete building is consistent with the design guidelines outlined in the Campbell Heights North Design Guidelines and the Official Community Plan (OCP), and is reflective of the existing standards within the area. The development concept for Campbell Heights is a high quality, sustainable industrial business park.
- Overall, the building is proposed to have a modern linear appearance. Architectural emphasis is placed on the main façade facing 191 Street with the use of glazing and articulation to provide visual interest. The main entrances will provide "eyes on the street" in accordance with Crime Prevention Through Environmental Design (CPTED) principles on 191 Street.
- The proposed building construction is a combination of concrete tilt up and glazing as the main cladding materials with the painted concrete panels providing articulation. Glazing will consist of clear vision glass and dark grey spandrel glass. The colour scheme proposed is white, light grey and dark grey. Steel painted black and glass canopies will be installed over the entry doors on the main façade facing 191 Street to provide weather protection.
- The proposed stormwater management plan consisting of bioswales demonstrates the requirement in Campbell Heights North to accommodate on-site storm water in a sustainable manner and will need to meet the requirements of the Engineering Department. The bioswales are approximately 4 metres (13 ft.) wide with 0.3 metre (1 ft.) wide gravel channels with boulders, and will be located within the landscaping strips along 191 Street.
- Pedestrian linkages are proposed on 191 Street, connecting to a multi-use pathway along 40 Avenue. Bicycle racks will be provided at the south-east corner of the building, near the driveway entrance and main building entrances.
- The applicant has indicated that they are not proposing any signage at this time and will apply for a separate sign permit.

Landscaping:

- Substantial landscaping is proposed including a 15 metre (50 ft.) wide landscaped buffer along 40 Avenue, which is required under CD By-law No. 17146. The buffer will be bermed in accordance with the General Development Permit and Design Guidelines. The application also proposes a 3 metre (10 ft.) wide landscaped strip with a raingarden along 191 Street and a 5 metre (16 ft.) wide landscaped strip consisting of native plant species along the west property line adjacent to parkland.
- The proposed landscaping will consist of several native tree species including Red Maple, Dogwood, Douglas Fir, Western Red Cedar and Western Hemlock, which will be planted along the west property line (adjacent to parkland) and in the buffer along 40 Avenue. The trees will be complemented by a variety of shrubs, ground cover and grasses. The raingarden along 191 Street will consist of smaller tree species including vine maple, serviceberry and crab apple, as well as shrubs and ground cover, and includes a cobble bioswale.

ADVISORY DESIGN PANEL

- The application was not referred to the Advisory Design Panel (ADP), but was reviewed by City Staff and found to be satisfactory. The proposed development was evaluated based on compliance with the design guidelines for Campbell Heights North and the OCP.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 7, 2017. 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 in the Campbell Heights LAP and the proposed development is reflective of the land use designation.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed density and FAR is in keeping with the CD Bylaw</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Low impact development standards (LIDs) are incorporated in the design of the project including: <ul style="list-style-type: none"> <li>○ Roof downspout disconnection;</li> <li>○ Rain gardens/bio-swales; and</li> <li>○ Natural landscaping.</li> </ul> </li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• Bicycle parking will be provided on site.</li> <li>• Connected to off-site pedestrian and multiuse paths.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Crime Prevention Through Environmental Design (CPTED) principles have been incorporated in the following manner: <ul style="list-style-type: none"> <li>○ Natural access control by clearly defining entries to the building; and</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>○ Exterior lighting of the building providing visibility on the site.</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 site on October 26, 2017 and the proposal was referred to the Little Campbell Watershed Society (LCWS) for review and comment.</li> </ul>

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential)
Appendix II.	Development Data Sheet
Appendix III.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

EM/da



APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law Nos. 17146 &amp; 17934)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		10,400.42
Road Widening area		
Undevelopable area		1,701
Net Total		8,699.42
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60	29.7
Paved & Hard Surfaced Areas		54.7
Total Site Coverage		84.4
SETBACKS ( in metres)		
Front	16.0	16.0
Rear	7.5	7.5
Side #1 (N,S,E, or W)	7.5	7.5
Side #2 (N,S,E, or W)	9.0	15.0
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal	14.0	10.42
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total	n/a	n/a
FLOOR AREA: Residential	n/a	n/a
FLOOR AREA: Commercial	n/a	n/a
Retail		
Office		349.69
Total		
FLOOR AREA: Industrial		2,584.43
FLOOR AREA: Institutional	n/a	n/a
TOTAL BUILDING FLOOR AREA		2,934.12

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

**Development Data Sheet cont'd**

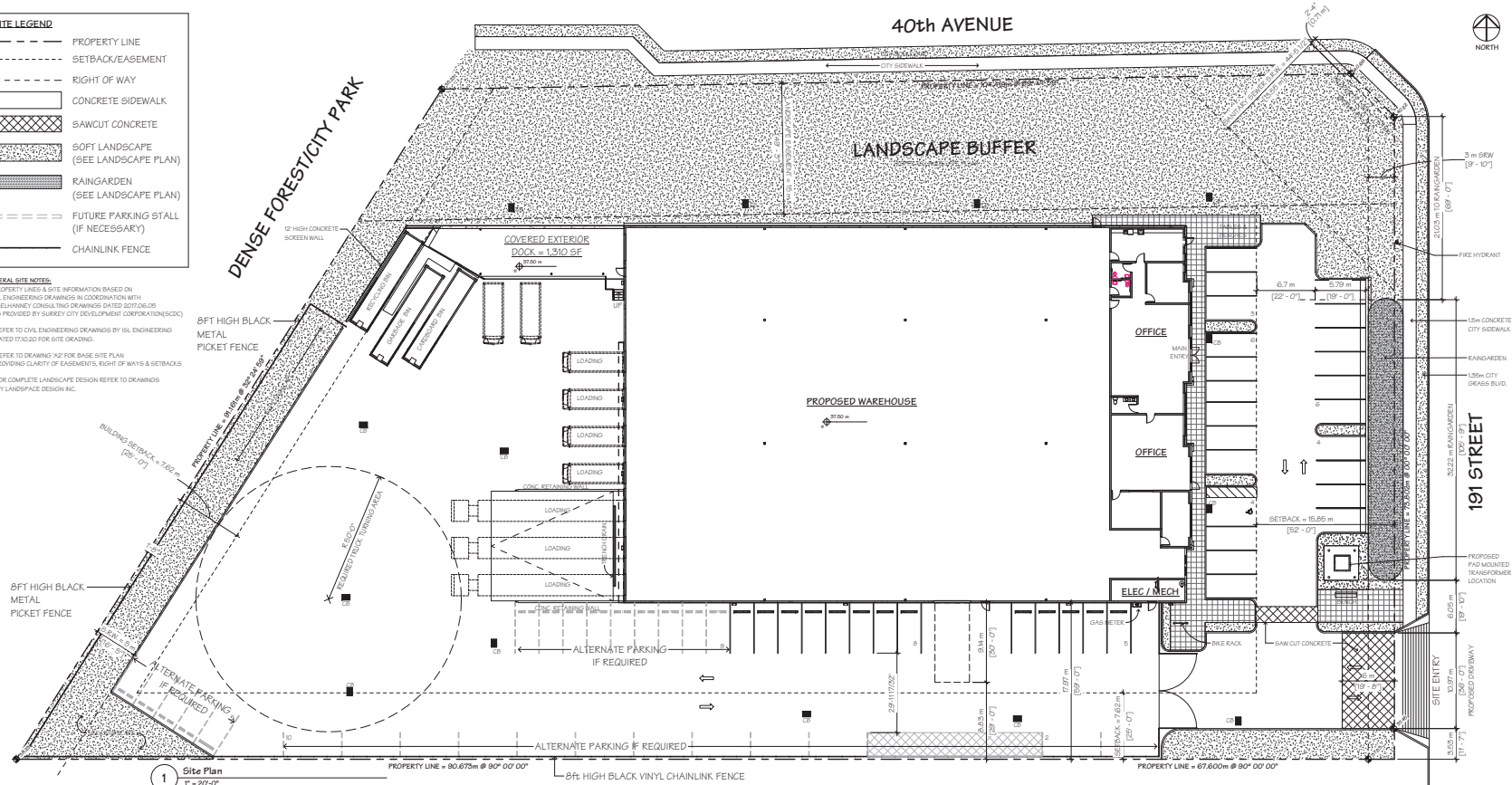
<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		0.28
FAR (net)	1.0	0.34
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	34	36
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	34	36
Number of accessible stalls	1	1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
---------------	----	---------------------------------	----

**SITE LEGEND**

- PROPERTY LINE
- SETBACK/EASEMENT
- RIGHT OF WAY
- CONCRETE SIDEWALK
- SAWCUT CONCRETE
- SOFT LANDSCAPE (SEE LANDSCAPE PLAN)
- RAINGARDEN (SEE LANDSCAPE PLAN)
- FUTURE PARKING STALL (IF NECESSARY)
- CHAINLINK FENCE

- GENERAL SITE NOTES:**
- PROPERTY LINES & SITE INFORMATION BASED ON ISL ENGINEERING DRAWINGS IN COORDINATION WITH MELHONEY CONSULTING DRAWINGS DATED 02/20/20 AS PROVIDED BY SURREY CITY DEVELOPMENT CORPORATION (SCDC)
  - REFER TO CIVIL ENGINEERING DRAWINGS BY ISL ENGINEERING DATED 10/20/20 FOR SITE DRAINAGE
  - REFER TO DRAWING 142 FOR BASE SITE PLAN PROVIDING CLARITY OF ELEMENTS, RIGHT OF WAYS & SETBACKS
  - FOR COMPLETE LANDSCAPE DESIGN REFER TO DRAWINGS BY LANDSCAPE DESIGN INC.



1 Site Plan  
1" = 20'-0"



**LEGAL DESCRIPTION**  
LOT 1 (OF 5) SUBDIVISION PLAN OF LOT 5)  
SECTION 08  
TOWNSHIP 7  
NE1/4 WESTMASTER DISTRICT  
PLAN EPP72039  
PID: C00-079-959

**CIVIC ADDRESS**  
40th AVENUE - 18th STREET  
CAMPELL HILLS NORTH (PHS)  
SURREY, BC

**ZONING**  
C1 (LIGHT IMPACT INDUSTRIAL ZONE - I1)

**SITE AREA**  
2,577 ACRES (10,400,422 SQ FT) (11,949.2 SQ AC)

**BUILDING AREA**  
5,886,746 SF (2,662,373 SQ M)

**LOT COVERAGE**  
29.4% (801,144 SQ M) ALLOWABLE

**FLOOR AREAS**  
WAREHOUSE 26,499,405 SF (2,461,488 SQ M)  
MAIN FLOOR OFFICE 3,763,399 SF (349,689 SQ M)  
GARAGE/DOCK 1,726,942 SF (160,496 SQ M)  
TOTAL 32,089,746 SF (2,971,673 SQ M)

**DENSITY (FLOOR AREA RATIO)**  
2,584.12 SQ M / 10,400,422 SQ M = 0.252 - 1.0 MAX ALLOWABLE

**SETBACKS**

	ALLOWED	PROVIDED
FRONT	15.2m (50'-0")	15.2m (50'-0")
REAR	7.5m (25'-0")	7.5m (25'-0")
SIDE	7.5m (25'-0")	7.5m (25'-0")
SIDE (40' AVE)	9.0m (30'-0")	15.2m (49'-2.5")

**HEIGHT OF BUILDING**  
MAX HEIGHT ALLOWED = 14m (46'-0")  
MAX HEIGHT PROPOSED = 10.42m (34'-2")

**PARKING ANALYSIS**  
PER PARK 1 OFF-STREET PARKING

**WAREHOUSE**  
REQUIRED = 1 STALL / 100 SQ M  
248,548 SQ M / 1000 M<sup>2</sup> = 248 STALLS REQUIRED

**OFFICE**  
REQUIRED = 2.5 STALLS / 1000 M<sup>2</sup>  
MAIN FLOOR = 349,689 / 1000 M<sup>2</sup> = 349 STALLS

**TOTAL PARKING REQUIRED = 54 STALLS**  
**TOTAL PARKING PROVIDED = 54 STALLS (1 ACCESSIBLE)**

**ALLOCATED ALTERNATE PARKING**  
POTENTIAL MEZZANINE = 1,584,622 SQ M / 1000 M<sup>2</sup> = 25 STALLS (40% OF MAIN FLOOR OFFICE / WAREHOUSE)  
TOTAL POTENTIAL STALLS REQUIRED = 34 + 25 = **62 STALLS**  
TOTAL ALLOCATED ALTERNATE = 36  
TOTAL ALREADY PROVIDED = 54  
TOTAL POTENTIAL FUTURE STALLS = **62 STALLS**

**CODE ANALYSIS**  
PER PART 3 OF 2012 BRITISH COLUMBIA BUILDING CODE (BCBC)  
PER NATIONAL ENERGY CODE FOR BUILDINGS 2011 (NECB)

**OCCUPANCY CLASSIFICATION (PER 3.1.2.1)**  
MAJOR (2) MEDIAN HAZARD INDUSTRIAL (WAREHOUSE)  
MINOR (2) BUSINESS AND PERSONAL SERVICES (OFFICE)

**BUILDING SIZE & CONSTRUCTION (PER 3.2.2.75 - GROUP 1, DIVISION 2, UP TO 4 STOREYS, SPRINKLERED)**

BUILDING AREA = 2,962,373 SQ M (24,866,746 SF) < 4,000,000 ALLOWABLE  
BUILDING HEIGHT = 2 STOREYS  
SPRINKLERS = YES, THROUGHOUT  
CONSTRUCTION TYPE = COMPOSITE/STEEL-NON-COMBUSTIBLE W/ FIRE SEPARATION WITH 45min FIRE RESISTANCE RATING (FR)  
MEZZANINES = 45min FR F COMBUSTIBLE CONSTRUCTION  
LOADBEARINGS = 45min FR OR 90min FR NON-COMBUSTIBLE CONSTRUCTION  
ROOF = NO RATING REQUIRED  
FIREWALLS = NO REQUIRED

**MAJOR OCCUPANCY SEPARATION (PER TABLE 3.1.3.1)**  
GROUP 1 TO 10 USE = NO RATING REQUIRED

**OCCUPANT LOAD (PER TABLE 3.1.3.1.1)**  
OCCUPANCY BASED ON NUMBER OF STAFF. A PERMANENT SIGN WILL BE POSTED AT AN INCONSPICUOUS LOCATION (FRONT ENTRANCE)

WAREHOUSE/DOCK: 6 PEOPLE  
OFFICE: 6 PEOPLE  
TOTAL: 12 PEOPLE

**FIREFIGHTING REQUIREMENTS (PER 3.2.6.2)**  
ACCESS: ACCESS FOR FIRE DEPARTMENT VEHICLES PROVIDED WITHIN 15m OF MAIN ENTRANCE  
EXTINGUISHERS: 10 TO BE PROVIDED PER NFPA ID  
FIRE HYDRANT: SEE SITE PLAN  
STAIRWELL: NOT REQUIRED

**NUMBER OF EXITS (PER 3.4.2.1)**

OFFICE	REQUIRED	PROVIDED
WAREHOUSE: 2	2	2

**TRAVEL DISTANCES (PER 3.4.2.2)**  
SEE FLOOR PLAN  
WAREHOUSE = 45m MAX  
OFFICE = 40m MAX

**EXIT WIDTH (PER 3.4.2.3)**  
REQUIRED  
OFFICE = 10 PEOPLE @ 6.1mm/PERSON = 97.5mm  
WAREHOUSE = 6 PEOPLE @ 6.1mm/PERSON = 36.6mm

**PROVIDED**  
OFFICE = 2 DOORS @ 914.4mm/DOOR = 1828.8mm + REQUIRED  
WAREHOUSE = 3 DOORS @ 914.4mm/DOOR = 2743.2mm + REQUIRED

**HEALTH REQUIREMENTS (PER 3.7)**  
OCCUPANTS = 20PTS = 10PTS (PER 3.7.2.2(2)) + 10 PEOPLE

**WATER CLOSET (PER TABLE 3.7.2.2 - INDUSTRIAL)**

	REQUIRED	PROVIDED
MALE	1	1
FEMALE	1	1
UNIVERSAL	1	1
TOTAL	3	3

**DRAWING LIST**

NO.	TITLE SHEET & SITE PLAN	17.10.23	02 REVISION 5
A1	TITLE SHEET & SITE PLAN	17.10.23	02 REVISION 5
A2	SITE BASE PLAN	17.07.24	02 REVISION 2
A3	MAIN FLOOR PLAN	17.10.23	02 REVISION 5
A4	ROOF PLAN	17.10.23	02 REVISION 5
AB	BUILDING ELEVATIONS	17.10.23	02 REVISION 5
AB	BUILDING ELEVATIONS	17.10.23	02 REVISION 5
AP	BUILDING SECTIONS	17.10.23	02 REVISION 5
AP	BUILDING SECTIONS	17.07.24	02 REVISION 2

**SPATIAL SEPARATION (PER TABLE 3.2.3.1E)**  
SEE SITE PLAN FOR LIMITING DISTANCE (LD)

ELEVATION	LIMITING DISTANCE (LD)	WALL AREA	OPENING AREA PERMITTED	OPENING AREA PROPOSED	CLASSING
NORTH	15.7m	791.25 SQ M (8,516.72 SF)	100%	171.96 M <sup>2</sup> (1,836.70 SF) = 2.05%	NON-COMBUSTIBLE
SOUTH	17.97m	609.79 SQ M (6,582.75 SF)	100%	447.45 M <sup>2</sup> (4,802.75 SF) = 6.90%	NON-COMBUSTIBLE
EAST	20.00m	430.36 SQ M (4,614.91 SF)	100%	1,000.80 M <sup>2</sup> (10,764.91 SF) = 24.9%	NON-COMBUSTIBLE
WEST	30.00m	445.75 SQ M (4,798.51 SF)	100%	801.04 M <sup>2</sup> (8,598.51 SF) = 18.7%	NON-COMBUSTIBLE

**REVISION**

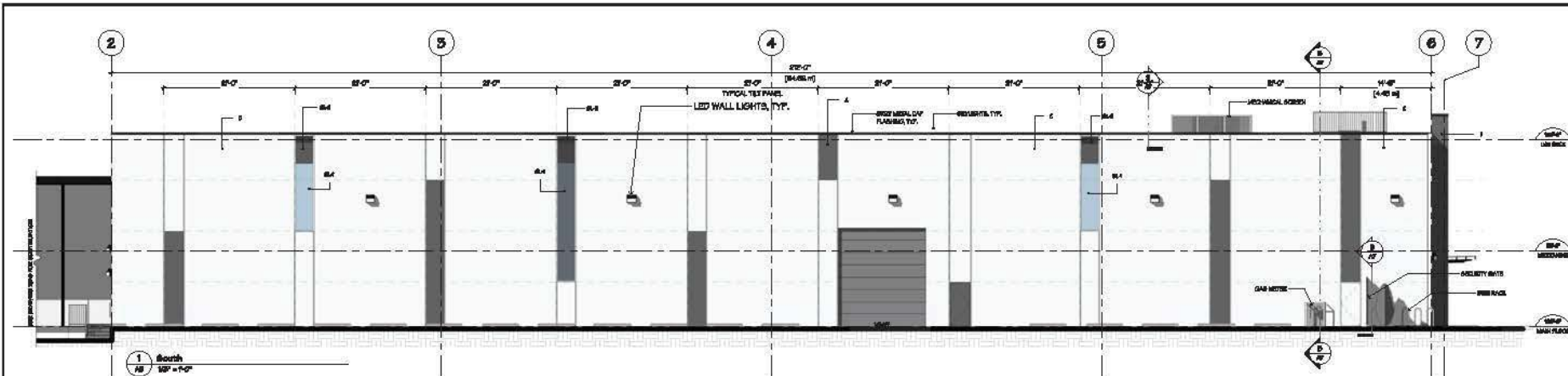
REV DATE	DESCRIPTION
17.02.17	OWNER REVIEW
17.03.14	LOCAL GOVERNMENT
17.03.17	Melbourne Consulting
17.03.18	SLP REV - Fire Alarm, Pressure Control
17.07.14	02 REVISION
17.09.08	02 REVISION 5
17.10.23	02 REVISION 5

**ATA**  
ATA ARCHITECTURAL LTD  
200-1687 West Broadway  
Vancouver, B.C. V6J 1X2  
TEL: (604) 736-3730 FAX: (604) 736-3771

**PROJECT**  
**CASCADIA DISTRIBUTION**  
19118 - 40TH AVENUE

**TECK CONSTRUCTION LLP**  
5197 - 216th STREET LANGLEY B.C.

**SHEET TITLE** TITLE SHEET & SITE PLAN  
**SCALE** As indicated  
**DATE** 17.02.14  
**CHKD** TH/AT  
**DRN** RMY  
**SHEET** A1 OF 6

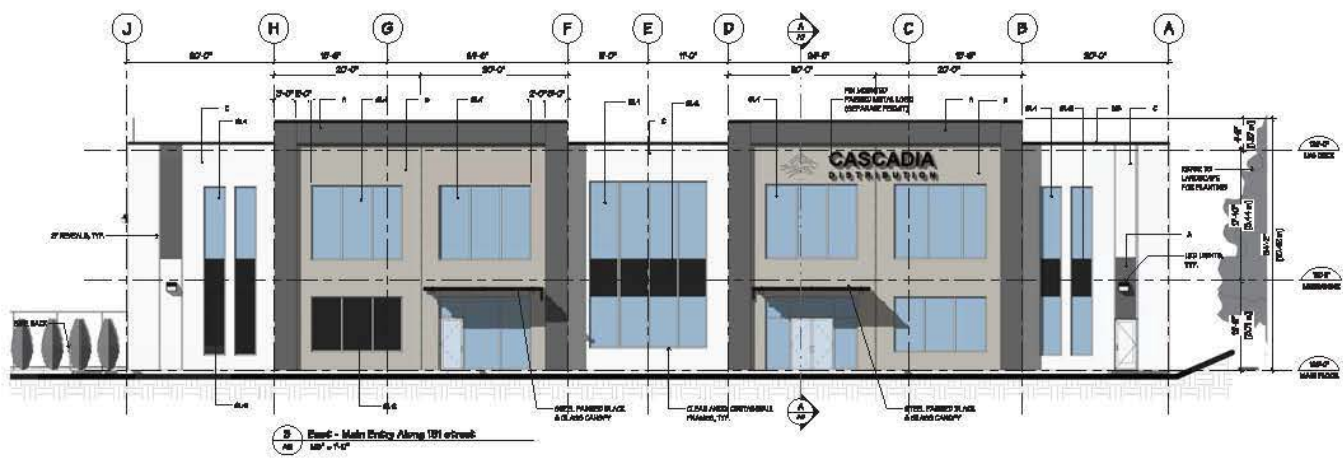
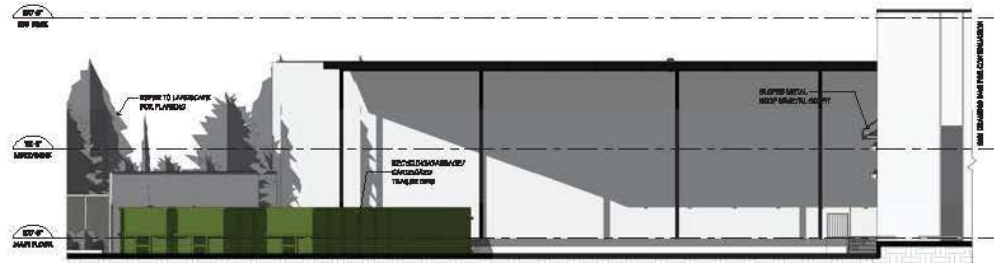


**REVISION**

REVISION	DATE	DESCRIPTION
1	12/22/17	ISSUED FOR PERMITS
2	12/28/17	ISSUED FOR PERMITS
3	12/28/17	ISSUED FOR PERMITS
4	12/28/17	ISSUED FOR PERMITS
5	12/28/17	ISSUED FOR PERMITS
6	12/28/17	ISSUED FOR PERMITS
7	12/28/17	ISSUED FOR PERMITS

**FINISH SCHEDULE**

SYMBOL	DESCRIPTION
A	CONCRETE TILT-UP PANELS PAINTED "DARK GREY"
B	CONCRETE TILT-UP PANELS PAINTED "LIGHT GREY"
C	CONCRETE TILT-UP PANELS PAINTED "BRITE"
GL-1	GLASS WINDOW GLAZING
GL-2	SPANNING GLASS "DARK GREY"
MB	METAL PAINTED SLUR



**ATA**  
ATA ARCHITECTURAL ASSOCIATES LTD.  
200-1887 West Broadway  
Vancouver, B.C. V6J 1X2  
TEL: 604-726-2728 FAX: 604-726-2771

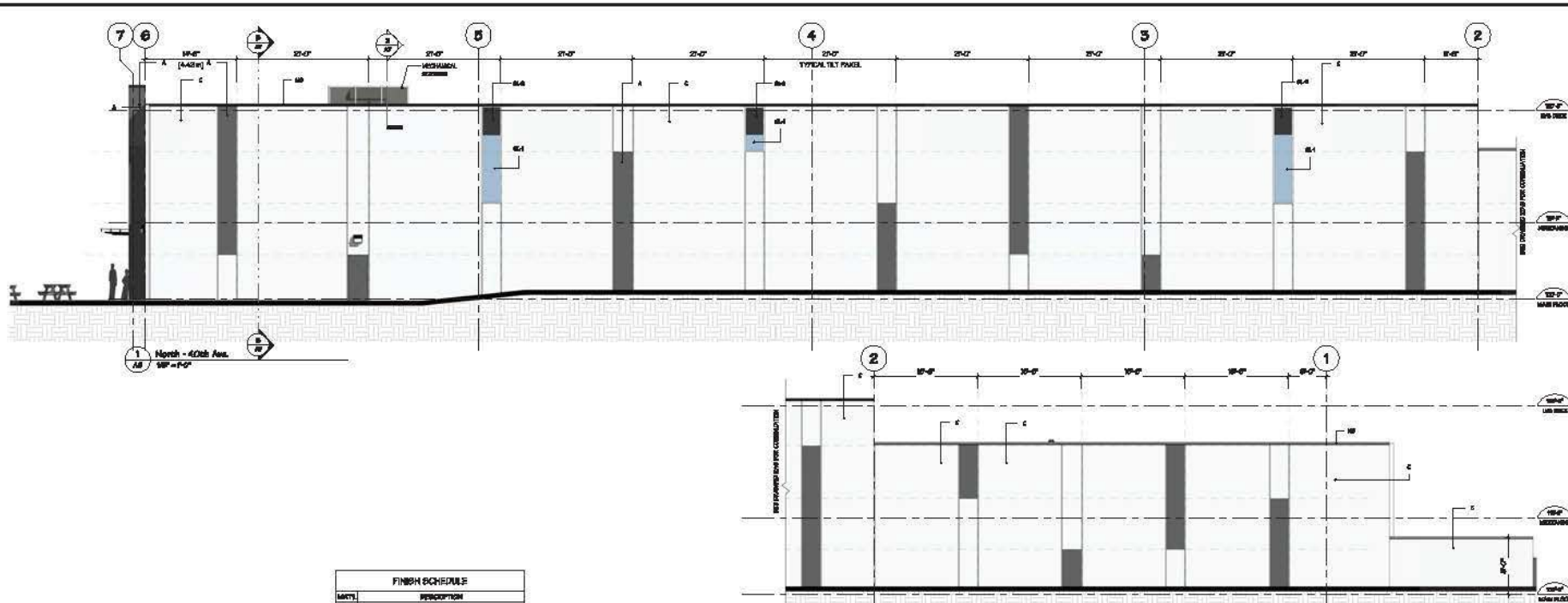
**PROJECT**  
**CASCADIA DISTRIBUTION**

**18115 - 40TH AVENUE**

**TECK CONSTRUCTION LLP**  
6187 - 2100 STREET  
LANGLEY B.C.

**SHEET TITLE**  
**BUILDING ELEVATIONS**

**SCALE** 1/8" = 1'-0" 1/4" = 1'-0"  
**DATE** 12/28/17  
**CH-CD** MTH  
**CHN** MTH  
**A5** OF 8



FINISH SCHEDULE	
MAT'L	DESCRIPTION
A	CONCRETE TIE-UP PANELS PAINTED 'CHARLIE GREY'
D	CONCRETE TIE-UP PANELS PAINTED 'LIGHT GREY'
C	CONCRETE TIE-UP PANELS PAINTED 'WHITE'
GB#	GLASS WINDOW GLASS
GL#C	SPANNING GLASS 'CHARLIE GREY'
MB	METAL PAINTED BLACK

REVISIONS

REVISION	DESCRIPTION	
1	1/2/2024	ISSUE FOR PERMIT
2	1/2/2024	1. FLOOR PLAN 2. FLOOR PLAN 3. FLOOR PLAN 4. FLOOR PLAN
3	1/2/2024	1. FLOOR PLAN 2. FLOOR PLAN 3. FLOOR PLAN 4. FLOOR PLAN
4	1/2/2024	1. FLOOR PLAN 2. FLOOR PLAN 3. FLOOR PLAN 4. FLOOR PLAN

**ATA**  
ATA ARCHITECTURAL PARTNERS LLP  
300-1687 West Broadway  
Vancouver, B.C. V6J 1G2  
TEL: 604 726-2728 FAX: 604 726-2721

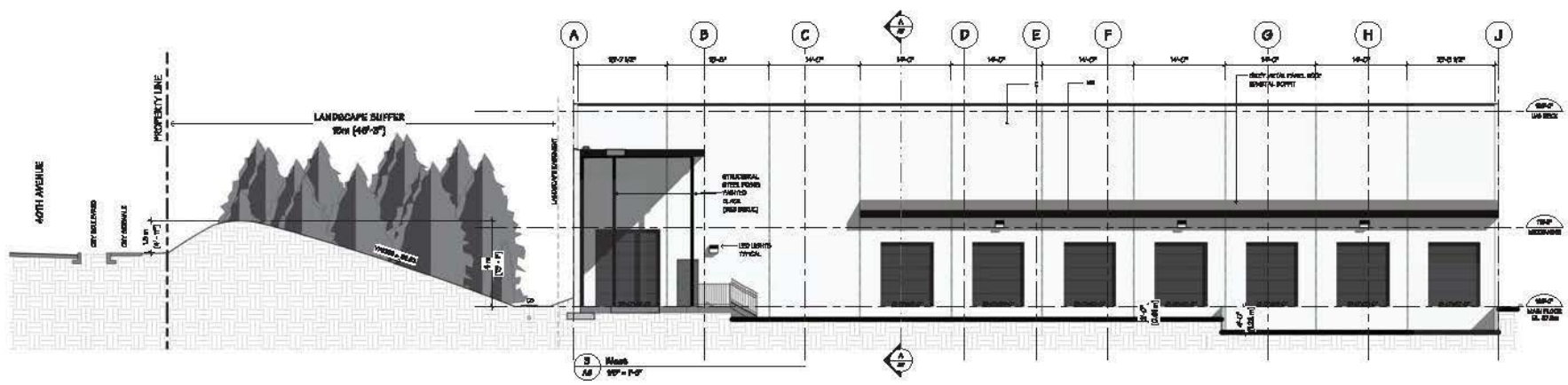
PROJECT  
**CASCADIA DISTRIBUTION**

15115 - 40TH AVENUE

TECK CONSTRUCTION LLP  
5187 - 2100 STREET  
LANGLEY B.C.

PROJECT PLANNER  
PROJECT TITLE  
**BUILDING ELEVATIONS**

SCALE 1/8" = 1'-0" 1/4" = 1'-0"  
DATE 01/20/24  
DRAWN BY  
SHEET NO. **A6** OF 0





**GENERAL NOTES:**  
 1). ARTIST CONCEPTUAL PERSPECTIVES ONLY TO ILLUSTRATE PROPOSED DESIGN  
 2). LANDSCAPING NOT ACCURATELY REPRESENTED. (REFER TO LANDSCAPE DRAWINGS FOR ACTUAL PROPOSED PLANTS)



2 SE CORNER RENDER  
 1" = 1'-0"



3 SW CORNER RENDER  
 1" = 1'-0"

**COPYRIGHT RESERVED**  
 EXISTING AND NEW HEREON IS FOR USE ON THIS PROJECT ONLY AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION. WITHIN PERMISSION SHALL HAVE PRECEDENCE OVER RECALY DRAWINGS.

REVISION	
REV/DATE	DESCRIPTION
1	11/28/14

**ATA**  
 ATA ARCHITECTURAL SERVICES LTD  
 200-1687 West Broadway  
 Vancouver, B.C. V6J 1S2  
 TEL: (604) 736-2752 FAX: (604) 736-2771

**PROJECT**  
**CASCADIA DISTRIBUTION**

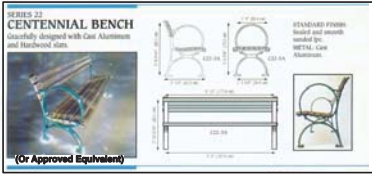
**18118 - 40TH AVENUE**

**TECK CONSTRUCTION LLP**  
 8187 - 218th STREET  
 LANGLEY B.C.

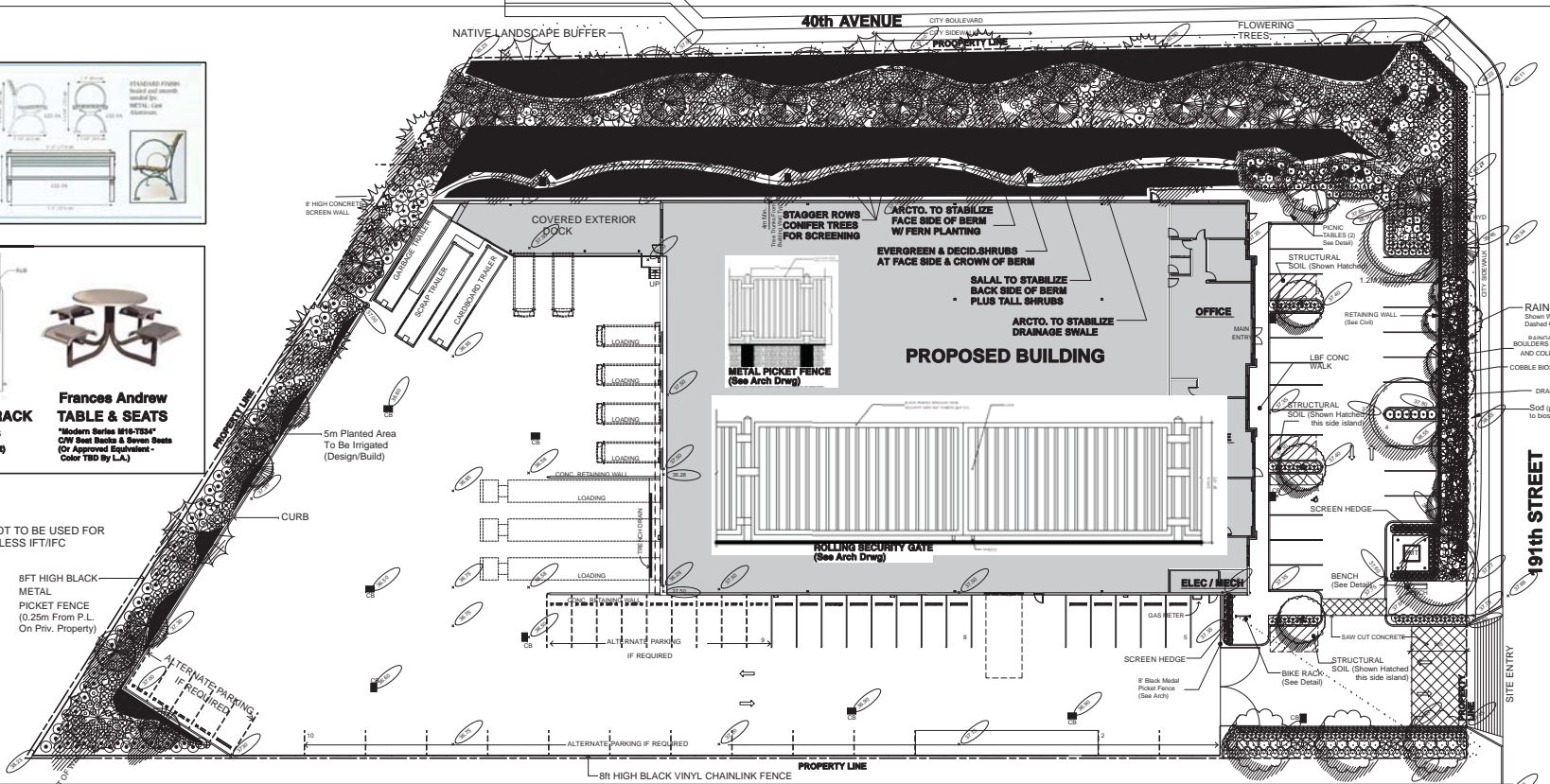
**PROJECT NUMBER**

**SHEET TITLE**  
**BUILDING PERSPECTIVES**

**SCALE** 1/2" = 1'-0" **SHEET**  
**DATE** 08/26/17  
**DESIGNER** ATAT/TH **A8** OF 8  
**DRN** TMT



NOTE: THIS DRAWING IS NOT TO BE USED FOR CONTRACTOR PRICING UNLESS IFT/IFC



**PLANT LIST**

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
<b>Trees</b>				
⊙	3	Acer rubrum 'Red Sunset'	Red Maple Var.	6cm cal. / 2m std
⊙	3	Cornus x nuttallii 'Starlight'	Dogwood Var.	5cm cal. / 2m std
⊙	3	Fraxinus americana 'Autumn Purple'	Ash	6cm cal. / 2m std
⊙	3	Prunus yedoensis 'Akabono'	Daybreak Flowering Cherry	5cm cal. / 2m std
⊙	3	Quercus palustris	Pin Oak	6cm cal. / 2m std
⊙	7	Chamaecyparis nootatanensis	Nootka Cypress	3.0m ht. / natural form
⊙	9	Pseudotsuga menziesii	Douglas Fir	3.5m ht. : NATIVE
⊙	17	Thuja plicata	Western Red Cedar	2.5m ht. : NATIVE
⊙	25	Tsuga heterophylla	Western Hemlock	2.5m ht. : NATIVE
<b>Shrubs</b>				
⊙	7	Azalea japonica 'Coral Bell'	Japanese Azalea	#2 pot
⊙	137	Sarcococca hookeriana humilis	Sweet Box	#2 pot
⊙	400	Mahonia nervosa	Narrowleaf Oregon Grape	#1 pot : NATIVE
⊙	70	Lonicera pileata (low)	Evergreen Honeysuckle	#2 pot
⊙	185	Vaccinium ovatum	Evergreen Huckleberry	#2 pot : NATIVE
⊙	141	Cornus serica	Dogwood Shrub	#2 pot : NATIVE
⊙	203	Symphoricarpos albus	Snowberry	#2 pot : NATIVE
⊙	112	Physocarpus capitatus	Ninebark	#2 pot : NATIVE

**PLANT LIST - RAINGARDEN**

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
<b>Shrubs Continued ...</b>				
⊙	53	Prunus l. 'Otto Luyken'	Otto Luyken Laurel	#2 pot
⊙	40	Rhododendron 'Christmas Cheer'	Rhododendron (medium var.)	#3 pot
⊙	18	Rosa meidlandi 'Carefree Delight'	Hardy French Rose var.	#3 pot
⊙	17	Spirea x bumalda 'Anthony Waterer'	Spirea Var.	#3 pot
⊙	43	Thuja occidentalis 'samaragd'	Emerald Cedar	1.2m ht.
⊙	101	Mahonia aquifolium	Oregon Grape	#2 pot : NATIVE
⊙	57	Viburnum davidii	David's Viburnum	#2 pot
⊙	23	Weigelia 'Bristol Ruby'	Weigelia	#3 pot
<b>Ground Covers/Parentals</b>				
⊙	3663	Arctostaphylos uva-ursi	Vancouver Jade	10cm pot : NATIVE
⊙	1529	Gaultheria shallon	Salal	#1 pot : NATIVE
⊙	145	Carex monrovi 'Aurea Variegata'	Sedge Grass Var.	#1 pot
⊙	98	Polystichum munium	Western Sword Fern	#1 pot : NATIVE
<b>Notes:</b>				
1. Specification as per most recent Canada (BC) 'Landscape Standards' and LandSpace Design Inc. 'Spec Notes'				
2. Contractor to provide 5cm Bark Mulch depth in all planting beds.				

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
<b>Trees</b>				
⊙	3	Acer circinnatum	Vine Maple	1.5m ht. B&B; 3 stem clump
⊙	3	Amelanchier x Grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5m ht. B&B
⊙	3	Malus 'Red Jewel'	Crab Apple Var.	1.5m ht. B&B
<b>Shrubs</b>				
⊙	10	Cornus Sericea 'Kelsey'	Kelsey Dogwood	#3 pot
⊙	5	Philadelphus x Virginalis 'Dwarf Mock Org.'	Dwarf Snowflake Mock Orange	#3 pot
⊙		Grass		
⊙	28	Carex 'Ice Dance'	Silver Variegated Sedge	#1 pot
⊙	25	Juncus effusus	Common Rush	#1 pot
⊙	15	Koeleria cristata	June Grass	#1 pot
<b>G.C.</b>				
⊙	11	Blechnum spicatum	Deerfern	#1 pot / 20cm
⊙	164	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot / 20cm
⊙	15	Cornus canadensis	Bunchberry	#1 pot / 20cm
⊙	11	Gaultheria shallon	Salal	#1 pot / 20cm
⊙	25	Lonicera pileata	Privet Honeysuckle	#1 pot / 25cm
⊙	15	Polystichum munium	Western Sword Fern	#1 pot / 20cm
⊙	15	Galium Odoratam	Sweet Woodruff	#1 pot / 20cm

**COPYRIGHT RESERVED**  
EVERYTHING SHOWN HEREON IS FOR USE ON THIS PROJECT ONLY AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM LANDSPACE DESIGN INC. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

NO.	DATE	DESCRIPTION
1	Feb 27/17	Issued for Development Plans Review
2	Feb 28/17	Revised for RSP
3	Jun 14/17	CP Revision for 1st issue submission
4	Sep 20/17	Revised for Development Plans Review
5	Oct 11/17	Issued for Building Permit application

CITY FILE #7916-0289-00



PROJECT  
**CASCADIA DISTRIBUTION**  
3989 - 191st STREET  
Surrey, B.C.

TECK CONSTRUCTION LLP

5197 - 216th STREET  
LANGLEY, B.C.

PROJECT NUMBER  
SHEET TITLE  
**LANDSCAPE PLAN**

SCALE  
PLOT  
CHKD BY  
DRN BY

1"=30'-0"  
Feb 21/17  
ACT

SHEET NO.  
L1  
OF 1



---

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

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

DATE: **November 1, 2017** PROJECT FILE: **7817-0118-00**

---

RE: **Engineering Requirements  
Location: 3989 191 Street**

### DEVELOPMENT PERMIT

There are no engineering requirements relative to the Development Permit.

### BUILDING PERMIT

The following are to be addressed prior to issuance of the Building Permit:

- Completion and acceptance of Surrey Project 7816-0289-00;
- Evaluate services (e.g. driveway letdowns, water connections, sanitary sewer connections, storm water drainage) provided to the site by 7816-0289-00 and relocate/modify through the BP process. This will also include abandonment of redundant service connections as required; and
- Design/Construction of onsite infiltration and water treatment features as per Campbell Heights Land Use Plan requirements and as described in servicing plans under City project 7816-0289-00 and Restrictive Covenants on title.

The applicant is advised to review the registered sustainable drainage and water quality control restrictive covenants prior to submitting the building permit application to ensure designs meet the prescribed targets.



Rémi Dubé, P.Eng.  
Development Services Manager

LR1