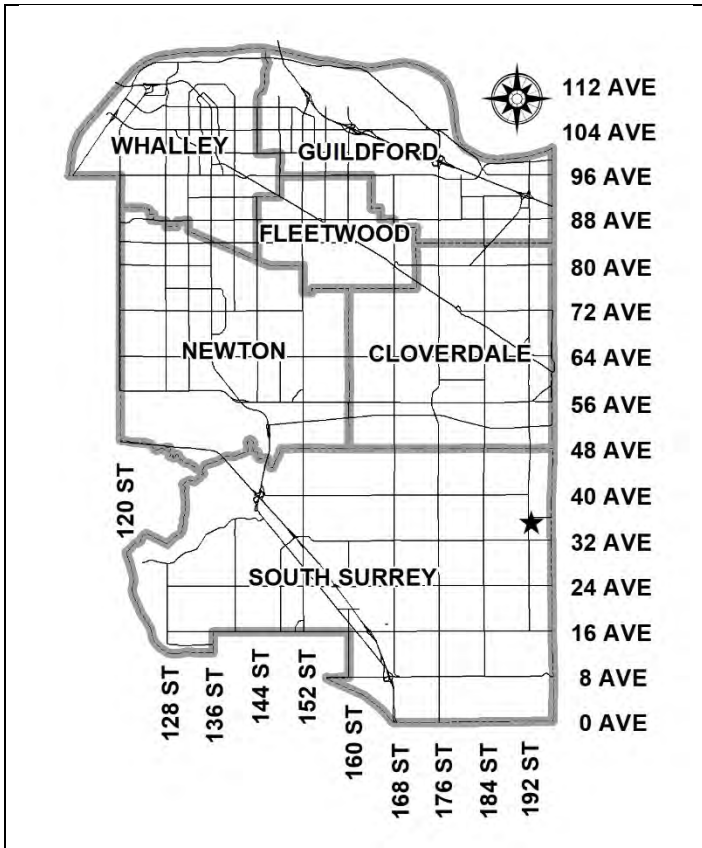


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0139-00

Planning Report Date: May 13, 2019



**PROPOSAL:**

- **Rezoning** from IB-2 to IB-1 for a portion of the site
- **Development Permit**

to permit the development of two (2) industrial buildings in Phase 1 of a comprehensive development.

**LOCATION:**

- 19238 - 36 Avenue
- 19290 - 36 Avenue
- 19235 - 34A Avenue
- 19259 - 34A Avenue
- 19291 - 34A Avenue

**ZONING:**

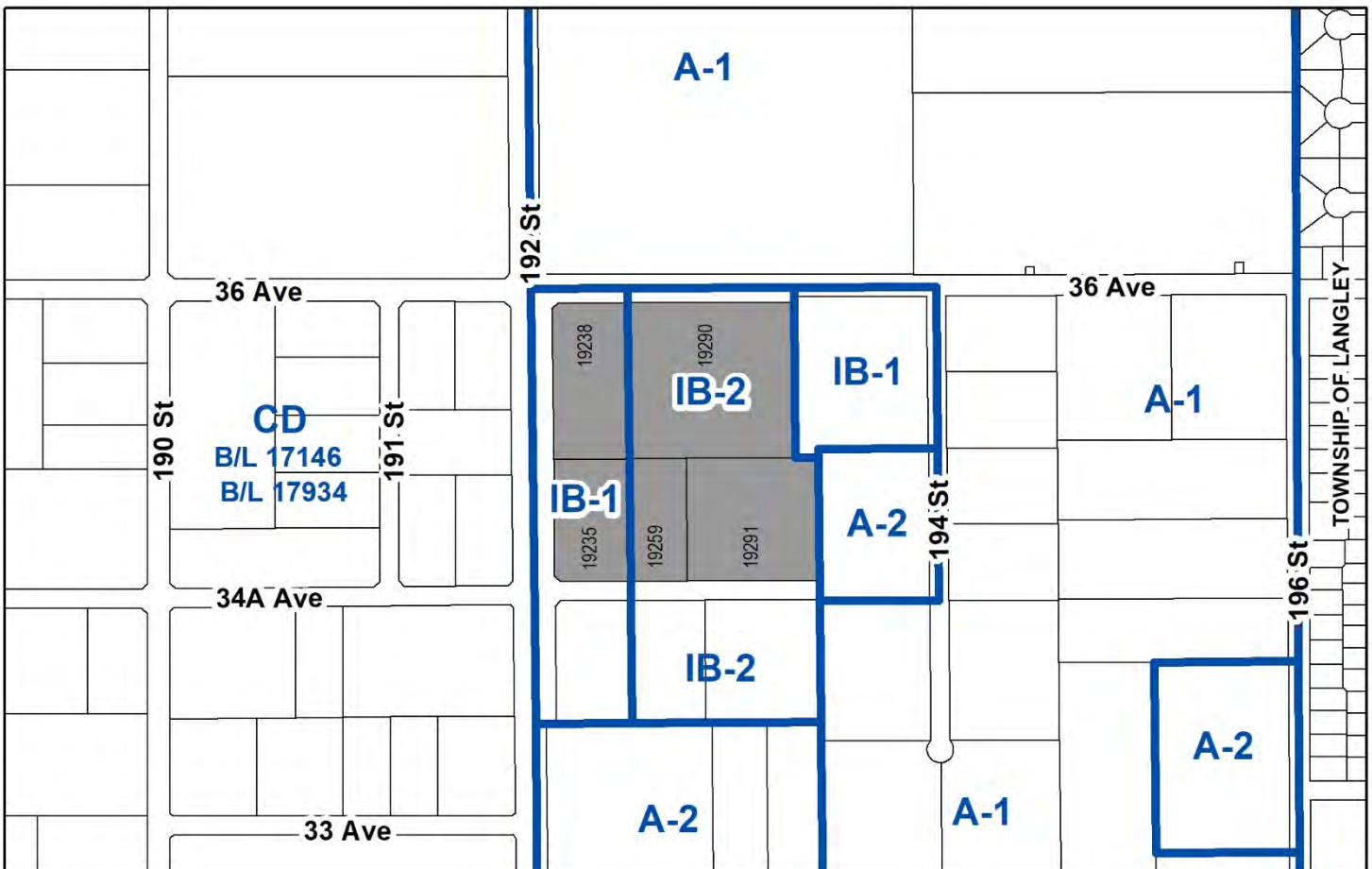
IB-1 and IB-2

**OCP DESIGNATION:**

Mixed Employment

**LAP DESIGNATION:**

Business Park, Business Park (Office), and Landscaping Strips



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed development complies with the "Mixed Employment" designation in the Official Community Plan (OCP) and the "Business Park" designation in the Campbell Heights Land Use Plan (LAP).
- A rezoning application is required to adjust the boundary of the "Business Park 1 Zone (IB-1)" eastward in conjunction with a proposed lot line realignment and consolidation subdivision. This adjustment will ensure that proposed Lots A and C do not become split zoned after the subdivision is approved. There are no additional uses beyond what would be presently permitted for proposed Lots A and C.
- As such, the rezoning application is intended as a housekeeping matter in order to provide transparency and consistency in the application of the Zoning Bylaw.
- The form and character of the proposed building are appropriate for this part of Campbell Heights and is consistent with the guidelines outlined in the General Development Permit that was previously registered on the property under Development Application No. 7907-0326-00.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone a portion of the subject site from "Business Park 2 Zone (IB-2)" to "Business Park 1 Zone (IB-1)" as shown as Block A on the attached Survey Plan (Appendix II) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0139-00 generally in accordance with the attached drawings (Appendix III).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (e) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space; and
  - (f) registration of a Section 219 Restrictive Covenant to prohibit any uses that requires a Metro Vancouver air quality permit from locating on the site.

## REFERRALS

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

Surrey Fire Department: No concerns.

## SITE CHARACTERISTICS

Existing Land Use: Vacant industrial land.

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
North (Across 36 Ave):	Agricultural.	Technology Park or Business Park and Landscaping Strips	A-1
East:	Vacant industrial land and agricultural.	Business Park	IB-1 and A-2
South (Across 34A Avenue):	Vacant industrial land under Development Application 7919-0082-00	Business Park and Business Park (Office)	IB-1 and IB-2
West (Across 192 Street):	Industrial building and vacant industrial lands.	Business Park	CD (Bylaw No. 17146 and 17934)

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is comprised of five (5) lots located at the southeast corner of 192 Street and 36 Avenue in Campbell Heights.
- The entire site is designated "Mixed Employment" in the Official Community Plan (OCP). The eastern portion of the site is designated "Business Park" under the Campbell Heights Local Area Plan and is zoned "Business Park 2 Zone (IB-2)". The western portion of the site is designated "Business Park (Office)" under the Campbell Heights Local Area Plan and is zoned "Business Park 1 Zone (IB-1)".
- The site is bound by mixed-employment and business park designated lands on all sides, with landscaping strips and a greenway (multi-use pathway) along both sides of 192 Street and 36 Avenue.
- The properties in this application were previously rezoned from "General Agriculture Zone (A-1)" to "Business Park 1 Zone (IB-1)" and "Business Park 2 Zone (IB-2)" under Development Application No. 7907-0326-00. Included in the previous application was Development Permit 7907-0326-00 which established the general design guidelines for these properties.

Proposal

- The property owner proposes to construct multiple industrial warehousing and office buildings on the site. The development and build-out of the overall site is to occur in four (4) phases. The subject application represents Phase 1 of this construction plan, with further development applications being made for subsequent phases.

- In order to initiate this development plan and to proceed with Phase 1 of construction, the applicant is proposing the following:
  - Subdivision in order to consolidate the existing five (5) lots into four (4);
  - Rezoning a portion of the site from IB-2 to IB-1; and
  - Form and Character Development Permit for the construction of two industrial warehousing and office buildings on proposed Lot B.
- The applicants are proposing to consolidate the five (5) properties within the subject site into four (4) lots with adjusted boundaries in order to provide for more efficient buildable areas (Appendix III).
- A rezoning application has been made in order to adjust the existing boundary of the IB-1 Zone eastward on the site. This adjustment is required so that proposed Lots A and C do not become split zoned after the subdivision plan is approved. There are no additional uses beyond what would presently be permitted for proposed Lots A and C through the rezoning process. As such, the rezoning application is intended as a housekeeping matter in order to provide transparency and consistency in the application of the Zoning Bylaw on these parcels going forward.
- The application requires a Development Permit in order to construct two warehouse and office buildings in the north-east section of the site (proposed Lot B) as part of the Phase 1 construction plan.
- Building 1 has a total proposed floor area of 8,713 square metres (93,784 sq. ft.); 6,872 square metres (73,974 sq. ft.) for industrial uses, 1,659 square metres (17,859 sq. ft.) for office and wholesale uses, and 181 square metres (1,950 sq. ft.) for a caretaker suite.
- Building 2 has a total proposed floor area of 5,770 square metres (62,105 sq. ft.); 4,708 square metres (50,680 sq. ft.) for industrial uses and 1,061 square metres (11,425 sq. ft.) for office and wholesale uses.
- The proposed buildings comply with the requirements of the IB-2 Zone, including floor area, lot coverage, building height, and setbacks.
- A total of 189 parking spaces are required based on the floor areas of both buildings in Phase 1; the applicant is proposing 199 spaces.
- Two (2) vehicular accesses are proposed from 36 Avenue to provide access for both trucks and passenger vehicular traffic and will be restricted to right-in-right-out only. Cross access easements have been proposed along the western and southern boundaries of Phase 1 to provide internal circulation and connection between Phase 1 and subsequent phases.

#### PRE-NOTIFICATION

- A development proposal sign was erected, and pre-notification letters were sent to properties within 100 metres (329 ft.) of the subject site. No comments or correspondence have been received to date.

## DESIGN PROPOSAL AND REVIEW

### Building and Site Design

- The proposed buildings are consistent with the guidelines outlined in the General Development Permit that was previously registered on the property under Development Application No. 7907-0326-00 and is reflective of the existing standards within the area. The development concept behind Campbell Heights is a high quality, sustainable industrial business park.
- Overall, the buildings are proposed to have a modern appearance. For Building 1, architectural emphasis is placed on the main entrance to the building's office component fronting 36 Avenue with extensive use of glazing and articulation to provide visual interest. In addition, the office space is proposed to extend beyond the industrial units of the new building to provide screening from the proposed loading bays associated with the new building.
- The proposed buildings construction is a combination of concrete tilt-up panels and tinted double glazing. The colours for the concrete panels are proposed in light gray (Misty Gray and Thundercloud Gray) dark gray (Trout Gray). The primary building façade for Building 1, which fronts 36 Avenue, and Building 2, which interfaces with the east-west cross access easement, are accented with metal siding painted in a cedar appearance. The buildings' side and rear elevations are accented with concrete panels painted red (Exotic Red).

### Landscaping

- The proposed landscaping includes a 6.0 metre (20 ft.) wide landscaping strip along 36 Avenue.
- Landscaping has been designed with high quality drought resistant planning. Planting includes the following trees: October Glory Maple, Red Sunset Maple, Red Rocket Maple, Worplesdon Sweet Gum, Pink Perfection Flowering Cherry, Douglas Fir, Red Oak, Western Red Cedar, and a variety of shrubs and plants.
- Benches are provided at the front of the building facing 36 Avenue and an amenity area with table seating is located near the northern property line. This amenity area is to be used mostly by staff.
- Bicycle racks are provided adjacent to the amenity area and elsewhere within the site.
- The portions of the proposed truck loading/unloading area will be screened by a 4.3 metre (14 ft.) green screen. The green screens are freestanding wire mesh panels that allows vines and other plantings to grow on. This feature provides additional landscaping on site and is visually softer than solid metal panels traditionally used to screen loading/unloading areas.

### Access and Parking

- Two (2) vehicular accesses are proposed from 36 Avenue to provide access for both trucks and passenger vehicular traffic and will be restricted to right-in-right-out only. Cross access easements have been proposed along the western and southern boundaries of Phase 1 to provide internal circulation and connection between Phase 1 and subsequent phases.
- Pedestrian linkages are proposed to connect the office component with 36 Avenue.
- Based on the proposed industrial and office floor area, a total of 189 parking spaces are required to be provided. The applicant proposes a total of 199 parking spaces, which exceeds the minimum parking spaces required under the Zoning By-law.

### Mezzanine Space

- The BC Building Code permits up to 40% of the ground floor area to be constructed as second-storey mezzanine space. The proposed development proposes 23.5% mezzanine space for Buildings 1 and 2. The applicant has agreed to register a Section 219 Restrictive Covenant restricting the maximum mezzanine space to be constructed to avoid a situation where there may be insufficient parking for the future development of the site.

### Signage

- The applicant has proposed a freestanding sign as an onsite directory to the tenant units within the site. The sign is located along the north-south drive aisle connected to the western-most site access from 36 Avenue.
- The freestanding sign is setback approximately 5 metres (16 ft.) from 36 Avenue and is oriented towards the drive aisle for vehicles and trucks already on the site.
- The sign is approximately 6 metres (20 ft.) long and 1.4 metres (5 ft.) high. Half of the sign area is dedicated to the directory spaces for 14 tenant names and unit numbers, and the other half includes copy for building identification and addressing. The tenant spaces are to be a uniform text style displaying the tenant name and unit and are not intended to accommodate the tenant's individual branded signage.
- The applicant has included fascia signage for building identification and addressing in their architectural drawings. This signage is acceptable to staff.
- Except for unit numbers above the units' main entries and loading bays, no fascia or canopy signage has been proposed for individual tenant units. The applicant has confirmed that no tenant signage is intended at this time. Staff advised the applicant that any future signage would be subject to a comprehensive sign design development permit.

TREES

- Max Rathburn, ISA Certified Arborist of Diamond Head Consulting Ltd., prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	3	3	0
Cottonwood	4	4	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Cherry	3	3	0
Paper Birch	2	2	0
<b>Coniferous Trees</b>			
Northern White Cedar	3	3	0
Western Red Cedar	155	155	0
Deodar Cedar	1	1	0
Douglas Fir	244	244	0
Western Hemlock	109	109	0
Contorta Pine	1	1	0
Western White Pine	5	5	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>523</b>	<b>523</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>186</b>	
<b>Total Retained and Replacement Trees</b>		<b>186</b>	
<b>Contribution to the Green City Fund</b>		<b>\$346,800</b>	

- The Arborist Assessment states that there is a total of 523 protected trees on the site, excluding Alder and Cottonwood trees. Seven (7) existing trees, approximately 0.01 % 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.
- The site is heavily treed with a variety of mature, protected trees. Tree retention has been a challenge on this site. Staff have worked extensively with the applicant and the project arborist to explore tree retention opportunities, specifically along 36 Avenue and in the southern portion of the site. Ultimately, it was determined that trees could not be retained in Phase 1 as viable retention would need to be completed in large clusters which adversely impact the developable area of the site. Tree retention will be sought along 192 Street in Phases 3 and 4 of the site development.



- 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 1,053 replacement trees on the site. Since only 186 replacement trees can be accommodated on the site, the deficit of 867 replacement trees will require a cash-in-lieu payment of \$346,800, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the proposed replacement trees, the applicants have proposed the following to mitigate the tree loss on this portion of the site:
  - A 7.5 metre (25 ft.) landscape buffer along 36 Avenue which is wider than the 6.0 metre (20 ft.) buffer required in the IB-2 Zone; and
  - A portion of the replacement trees to be upsized.
- In summary, a total of 186 trees are proposed to be replaced on the site with a contribution of \$346,800 to the Green City Fund.

#### ADVISORY DESIGN PANEL

- Industrial developments are not subject to review by the Advisory Design Panel (ADP), but the design was reviewed by City staff and found to be generally 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 April 23, 2018. 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 subject site is located within the Campbell Heights Local Area Plan (LAP)</li> <li>• The proposed development conforms to the land use designation of the Campbell Heights LAP and the Official Community Plan (OCP)</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed density is 0.58 FAR, which is below the maximum 1.0 FAR.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The proposed development will include natural landscaping.</li> </ul>

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>The proposed development includes bicycle parking.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>Exterior lighting at night will provide improved safety.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>None proposed.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>None proposed.</li> </ul>

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Project Data Sheets
- Appendix II. Survey Plan
- Appendix III. Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix IV. Tree Preservation Summary

#### INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Taylor Kurtz Architecture and Design Inc. and PMG Landscape Architects, respectively, dated February 27, 2019.

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

HS/cm

## DEVELOPMENT DATA SHEET

Existing Zoning: IB-1 and IB-2

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA*		
Gross Total		2.88 hectares
Road Widening area		
Undevelopable area		
Net Total		2.73 hectares
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	44%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres)		
Front	16 metres	28.5 metres
Rear	7.5 metres	11.4 metres
Side #1 (E)	7.5 metres	10.5 metres
Side #2 (N,S,E, or W)	0.0 metres	5.9 metres
BUILDING HEIGHT (in metres/storeys)		
Principal	14 metres	12.2 metres
FLOOR AREA: Industrial		11,581 square metres
Office/Wholesale		2,721 square metres
Caretaker		181 square metres
Total		14,483 square metres
DENSITY		
FAR	1.0	0.53
PARKING (number of stalls)		
Office/Wholesale	69	
Industrial	116	
Total Number of Parking Spaces	189	189
Number of accessible stalls		4
Number of small cars		20
Tandem Parking Spaces: Number / % of Total Number of Units		12% 24 spaces

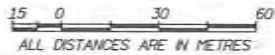
\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO: \_\_\_\_\_ OF PART OF LOTS 2 AND 4 ALL OF SEC 27 TP 7 NWD PLAN EPP42480**

FOR REZONING PURPOSES



SCALE 1 : 1500



Property line dimensions are derived from PLAN EPP42480.

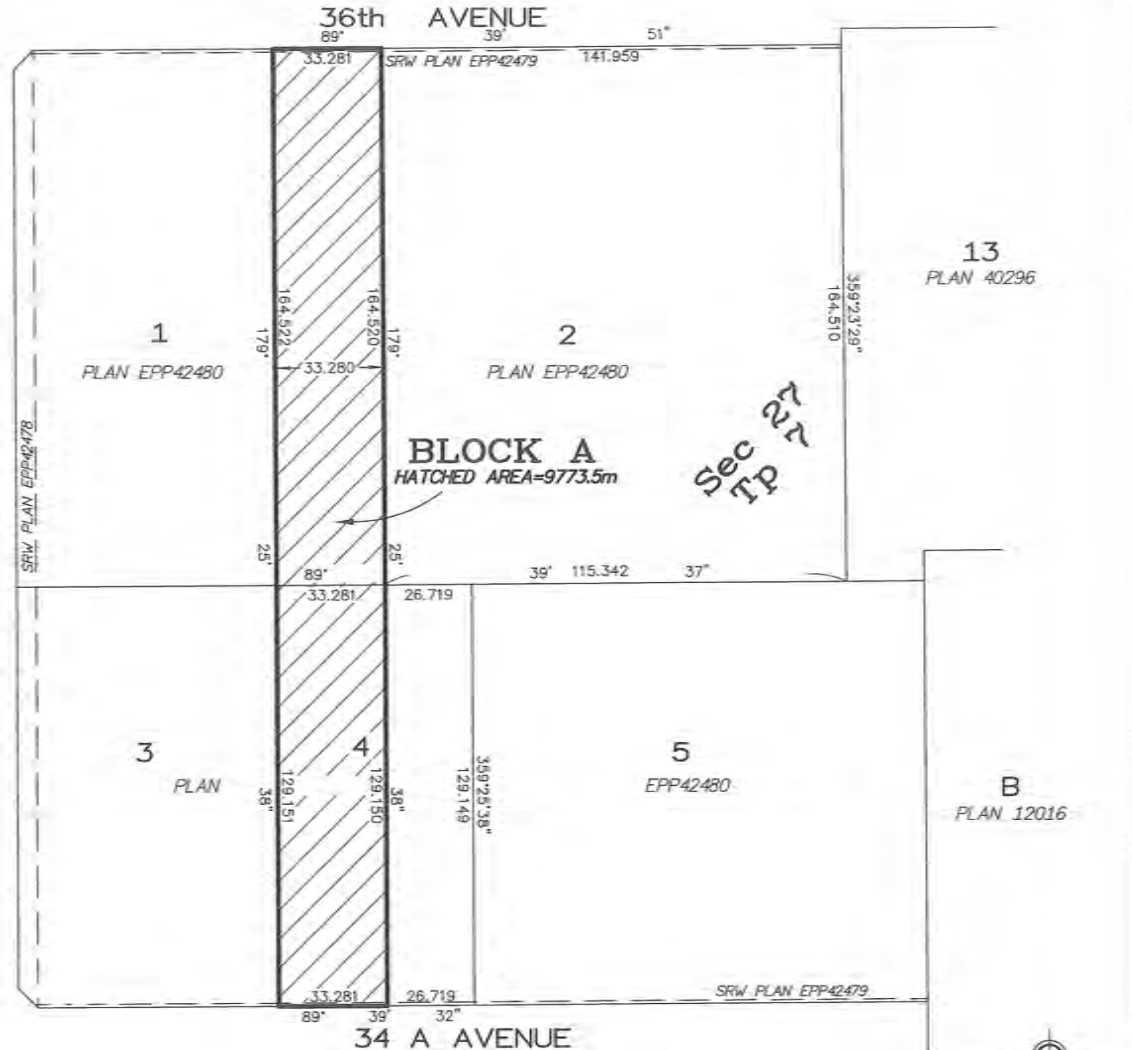
CERTIFIED CORRECT  
DATED THIS 8th DAY OF May, 2019

M. Adam Fulkerson

B.C.L.S. 906



192nd STREET



THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT



**PROPOSED SUBDIVISION PLAN OF  
LOTS 1 TO 5  
ALL OF SECTION 27 TOWNSHIP 7  
NWD PLAN EPP42480**

*DRAFT DATE: MARCH-22-2018*



**SCALE 1 : 1500**

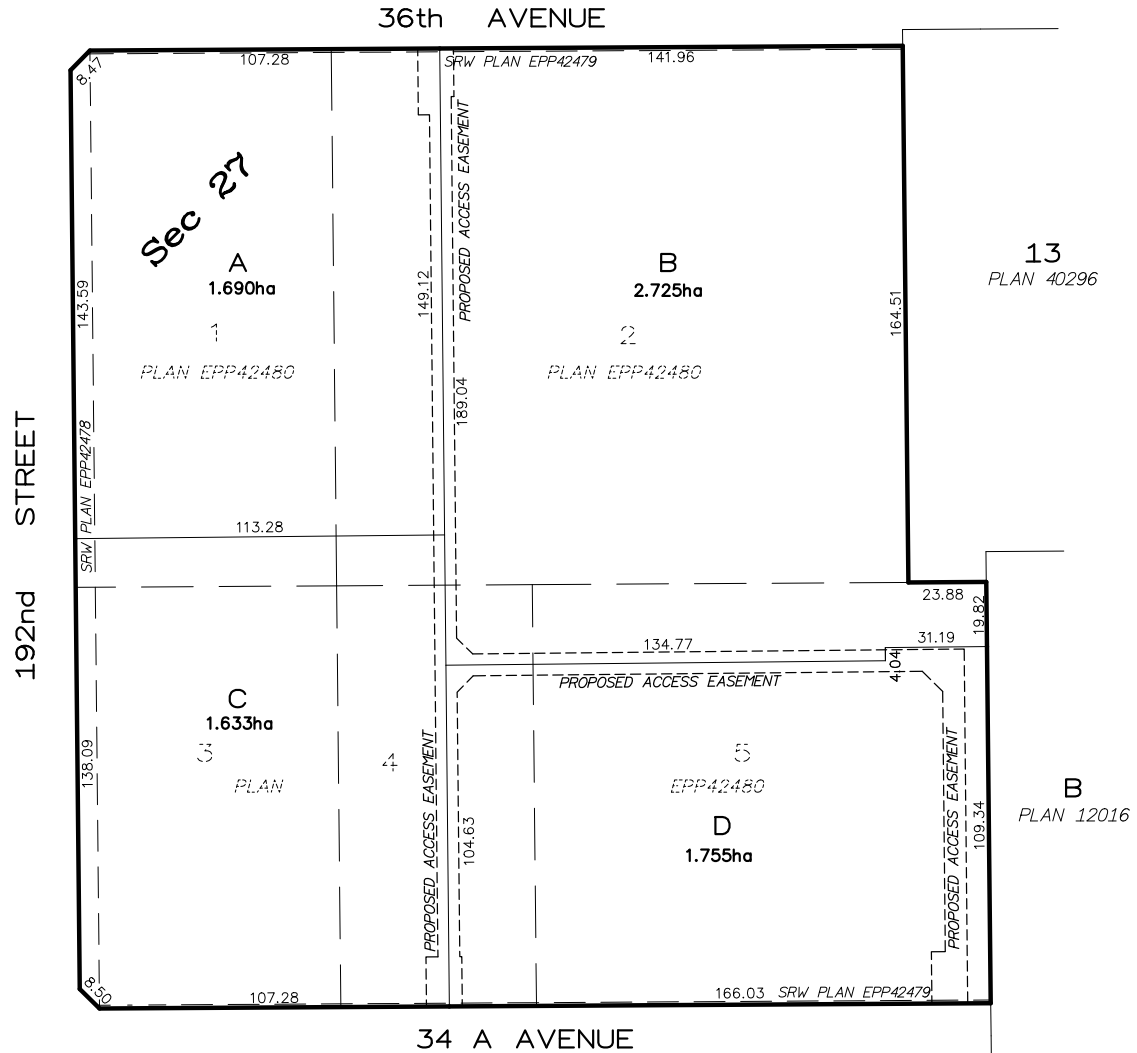


Perimeter dimensions are derived from PLAN EPP42480.

- Subject to review and approval by the City of Surrey
- Not to be used for legal transactions

If this plan is used in digital form, Target Land Surveying will only assume responsibility for information content shown on original unaltered drawing.

This Plan was prepared for discussion purposes, and is for the exclusive use of our client. Target Land Surveying (SURLANG) Ltd accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent.



*THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT*





**ZONING SUMMARY:**

**PROJECT ADDRESS:** 192nd Street + 36th Ave, Surrey BC  
**LEGAL DESCRIPTION:** TBA  
**Front Yard Setback-Proposed:** 93'-5" [28.5m]  
**Required:** 52' [16m]  
**Side Yard Setback-Proposed:** 34'-7" [10.5m]  
**Required:** 0' [0m]  
**Flanking Street Setback-Proposed:** 0'  
**Required:** N/A  
**Rear Yard Setback-Proposed:** 37'-6" [11.4m]  
**Required:** 25' [7.5m]  
**EASEMENTS:** TBA  
**AUTHORITY:** City of Surrey  
**ZONING:** Business Park (B-2)  
**USES:** Industrial, Wholesale

**KEYPLAN**

**BLDG #1**

**BLDG #2**

**Site Area:** 293,062 sq ft [27,228 sm]

**F.A.R.:** Proposed: 0.53  
 Permitted: 1.0

**Lot Coverage-Proposed:** 128,390 sq ft [Incl. Outdoor] [11,928 sm]  
 Covered Areas: 44%  
 Permitted: 60%

**Height:** Proposed: 40' [12.2m]  
 Permitted: 45' [14m]

**Parking Required Building 1:**  
 Industrial: 73,860sf @ 1/1076sf: 69  
 Office/Wholesale: 17,859sf @ 2.5/1076sf: 42  
 Caretaker: (x2) per unit: 4  
**Total = 115 Stalls**

**Parking Required Building 2:**  
 Industrial: 50,560sf @ 1/1076sf: 47  
 Office/Wholesale: 11,425sf @ 2.5/1076sf: 27  
**Total = 74 Stalls**

**Parking Required Building 1+2:** **183**

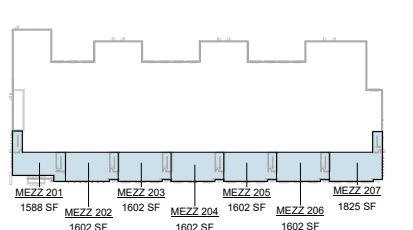
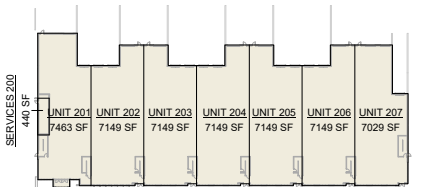
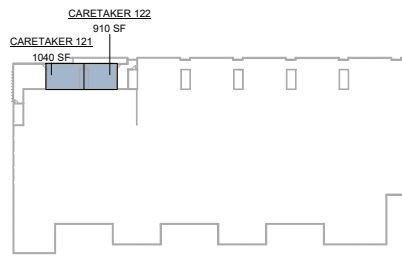
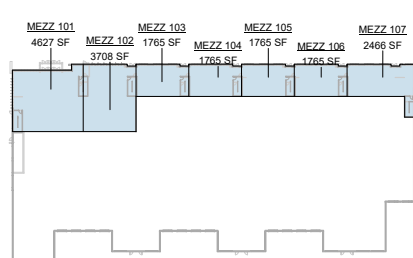
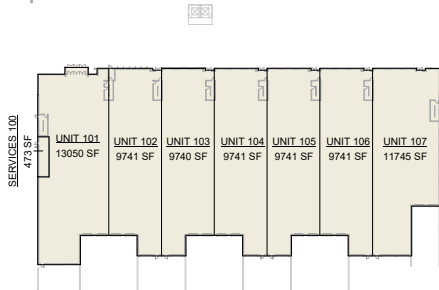
**Parking Provided Building 1+2**

Type	No.
Parking Space: 9x16	20
Parking Space: 9x18	167
Parking Space: 9x22	199

**Small Car %:** 10%

**Loading: Proposed:** 26 Dock Bays  
 16 Grade Bays

**Required:** 42



**LEVEL 2 AREA PLAN**

INDUSTRIAL/SERVICE  
 OFFICE/WHOLESALE  
 CARETAKER

**AREA SUMMARY:**

**Area Summary (Gross Building1)**

Building	Level	Description	Department	Area (SF)	Area (SM)
LEVEL 1	BUILDING1	LEVEL 1 SERVICES 100	INDUSTRIAL/SERVICE	470 SF	44 m <sup>2</sup>
BUILDING1	LEVEL 1	UNIT 101	INDUSTRIAL	13050 SF	1212 m <sup>2</sup>
BUILDING1	LEVEL 1	UNIT 102	INDUSTRIAL	9740 SF	905 m <sup>2</sup>
BUILDING1	LEVEL 1	UNIT 103	INDUSTRIAL	9740 SF	905 m <sup>2</sup>
BUILDING1	LEVEL 1	UNIT 104	INDUSTRIAL	9740 SF	905 m <sup>2</sup>
BUILDING1	LEVEL 1	UNIT 105	INDUSTRIAL	9740 SF	905 m <sup>2</sup>
BUILDING1	LEVEL 1	UNIT 106	INDUSTRIAL	9740 SF	905 m <sup>2</sup>
BUILDING1	LEVEL 1	UNIT 107	INDUSTRIAL	11750 SF	1091 m <sup>2</sup>
				7370 SF	682 m <sup>2</sup>
MEZZANIE	BUILDING1	MEZZANIE MEZZ 101	OFFICE/WHOLESALE	4630 SF	430 m <sup>2</sup>
BUILDING1	MEZZANIE MEZZ 102	OFFICE/WHOLESALE	3710 SF	345 m <sup>2</sup>	
BUILDING1	MEZZANIE MEZZ 103	OFFICE/WHOLESALE	1760 SF	164 m <sup>2</sup>	
BUILDING1	MEZZANIE MEZZ 104	OFFICE/WHOLESALE	1760 SF	164 m <sup>2</sup>	
BUILDING1	MEZZANIE MEZZ 105	OFFICE/WHOLESALE	1760 SF	164 m <sup>2</sup>	
BUILDING1	MEZZANIE MEZZ 106	OFFICE/WHOLESALE	1760 SF	164 m <sup>2</sup>	
BUILDING1	MEZZANIE MEZZ 107	OFFICE/WHOLESALE	2470 SF	229 m <sup>2</sup>	
				1780 SF	165 m <sup>2</sup>
LEVEL 2	BUILDING1	LEVEL 2 CARETAKER 121	CARETAKER	1040 SF	97 m <sup>2</sup>
BUILDING1	LEVEL 2	CARETAKER 122	CARETAKER	910 SF	85 m <sup>2</sup>
				1950 SF	181 m <sup>2</sup>
				93780 SF	8713 m <sup>2</sup>

**Area Summary (Gross Building2)**

Building	Level	Description	Department	Area (SF)	Area (SM)
LEVEL 1	BUILDING2	LEVEL 1 UNIT 201	INDUSTRIAL/SERVICE	440 SF	41 m <sup>2</sup>
BUILDING2	LEVEL 1	UNIT 201	INDUSTRIAL	7460 SF	693 m <sup>2</sup>
BUILDING2	LEVEL 1	UNIT 202	INDUSTRIAL	7150 SF	664 m <sup>2</sup>
BUILDING2	LEVEL 1	UNIT 203	INDUSTRIAL	7150 SF	664 m <sup>2</sup>
BUILDING2	LEVEL 1	UNIT 204	INDUSTRIAL	7150 SF	664 m <sup>2</sup>
BUILDING2	LEVEL 1	UNIT 205	INDUSTRIAL	7150 SF	664 m <sup>2</sup>
BUILDING2	LEVEL 1	UNIT 206	INDUSTRIAL	7150 SF	664 m <sup>2</sup>
BUILDING2	LEVEL 1	UNIT 207	INDUSTRIAL	7030 SF	653 m <sup>2</sup>
				50880 SF	4708 m <sup>2</sup>
MEZZANIE	BUILDING2	MEZZANIE MEZZ 201	OFFICE/WHOLESALE	1590 SF	148 m <sup>2</sup>
BUILDING2	MEZZANIE MEZZ 202	OFFICE/WHOLESALE	1600 SF	149 m <sup>2</sup>	
BUILDING2	MEZZANIE MEZZ 203	OFFICE/WHOLESALE	1600 SF	149 m <sup>2</sup>	
BUILDING2	MEZZANIE MEZZ 204	OFFICE/WHOLESALE	1600 SF	149 m <sup>2</sup>	
BUILDING2	MEZZANIE MEZZ 205	OFFICE/WHOLESALE	1600 SF	149 m <sup>2</sup>	
BUILDING2	MEZZANIE MEZZ 206	OFFICE/WHOLESALE	1600 SF	149 m <sup>2</sup>	
BUILDING2	MEZZANIE MEZZ 207	OFFICE/WHOLESALE	1930 SF	178 m <sup>2</sup>	
				11430 SF	1061 m <sup>2</sup>
				62110 SF	5770 m <sup>2</sup>

**Area Schedule - By Occupancy Building1**

Building	Occupancy	Area SF	Area SM
BUILDING1	Caretaker	1950 SF	181 m <sup>2</sup>
BUILDING1	Industrial	73780 SF	682 m <sup>2</sup>
BUILDING1	Office/Wholesale	17890 SF	1659 m <sup>2</sup>
		93784 SF	8713 m <sup>2</sup>

**MEZZANINE % of L1:** 24.1%

**Area Schedule - By Occupancy Building 2**

Building	Occupancy	Area SF	Area SM
BUILDING2	Industrial	50880 SF	4708 m <sup>2</sup>
BUILDING2	Office/Wholesale	11420 SF	1061 m <sup>2</sup>
		62100 SF	5770 m <sup>2</sup>

**MEZZANINE % of L1:** 22.5%

**Area Schedule-By Occupancy Building 1+2**

Occupancy	Area SF	Area SM
Caretaker	1950 SF	181 m <sup>2</sup>
Industrial	124540 SF	11581 m <sup>2</sup>
Office/Wholesale	29384 SF	2721 m <sup>2</sup>
	155089 SF	14483 m <sup>2</sup>

**MEZZANINE % of L1:** 23.5%

**GRAPHIC & SYMBOL LEGEND**

Existing construction; to be retained:

Existing construction; to be demolished:

New stud wall; construction as indicated:

New insulated stud wall; construction as indicated:

Room Tag:

Door / Window Tag:

Wall / Floor / Roof Type Tag:

Material / Finish Keynote Tag:

Millwork Tag:

Specialty Equipment Tag:

Centre Line:

Property Line:

Fire Hydrant:

Manhole Cover:

Catch Basin:

Wheel Stop:

Detail Reference:

Wall / Detail Section Reference:

Building Section Reference:

Interior Elevation Reference:

Matchline:

Reference:

Reference:

Reference:

Spot Elevation (Geodetic):

Spot Elevation (Relative to Project):

North Arrow:

Ceiling Type Tag:

**PROJECT TEAM:**

**OWNER:** Polycy Group of Companies  
 #120 - 20780 Willoughby Town Centre Drive, Langley  
 P. 604.882.0888  
 Connie Chow, President | Hugh W. Carter, BCcm

**ARCHITECTS:** Taylor Kurtz Architecture + Design Inc.  
 102-1183 Oxbow Drive, Vancouver, BC  
 P. 604.993.3499 F. 604.999.1934  
 Craig Taylor, Architect, ABC | Benjamin Beckwith, Interior Architect  
 ABC | LEED AP

**CIVIL ENGINEER:** Apin & Martin Consultants Ltd.  
 201 - 12448 - 83rd Avenue, Surrey, BC  
 P. 604.587.9038 F. -  
 Derek Hill, P.Eng. LEED AP | Don Veravaqua, P.Eng.

**LANDSCAPE ARCHITECT:** PMG Landscape Architects Ltd.  
 1210 4185 5th Creek Dr., Burnaby, BC  
 P. 604.294.0011  
 Marlene Moscar  
 Associate BID, M.A. MBCSLA

**GENERAL CONTRACTOR:** Integrated Construction Concepts  
 310-12860 64th Avenue, Surrey, BC  
 P. 604.599.0700 F. 604.599.0716  
 Joshua Gargari, Director, Development | Braden Smith, Manager,  
 Pre-Construction

**DRAWING INDEX:**

A0	Cover	A104	Building 1 - Roof Plan	A201	Exterior Details
A01	Project Data + FSR	A105	Building 2 - Site Plan	A202	Exterior Details
A02	Survey	A106	Building 2 - Floor Plan Level 1	A203	Exterior Details
A03	Context Plan	A107	Building 2 - Floor Plan Mezz		
A04	Building 1+2 - Site + Project Limits	A108	Building 2 - Roof Plan		
A05	Building 1 - 3D VIEWS	A109	Building 2 - Elevations		
A06	Building 2 - 3D VIEWS	A110	Building 1+2 - Elevations		
A100	Building 1 - Site Plan	A111	Building 1 - Elevations		
A101	Building 1 - Floor Plan Level 1	A112	Building 2 - Elevations		
A102	Building 1 - Floor Plan Mezz	A113	Building 1 - Sections		
A103	Building 1 - Floor Plan Level 2	A114	Building 2 - Sections		
		A115	Building 2 - Sections		
		A116	Building 2 - Sections		
		A117	Building 2 - Sections		
		A118	Building 2 - Sections		
		A119	Building 2 - Sections		
		A120	Building 2 - Sections		
		A121	Building 2 - Sections		
		A122	Building 2 - Sections		
		A123	Building 2 - Sections		
		A124	Building 2 - Sections		
		A125	Building 2 - Sections		
		A126	Building 2 - Sections		
		A127	Building 2 - Sections		
		A128	Building 2 - Sections		
		A129	Building 2 - Sections		
		A130	Building 2 - Sections		
		A131	Building 2 - Sections		
		A132	Building 2 - Sections		
		A133	Building 2 - Sections		
		A134	Building 2 - Sections		
		A135	Building 2 - Sections		
		A136	Building 2 - Sections		
		A137	Building 2 - Sections		
		A138	Building 2 - Sections		
		A139	Building 2 - Sections		
		A140	Building 2 - Sections		
		A141	Building 2 - Sections		
		A142	Building 2 - Sections		
		A143	Building 2 - Sections		
		A144	Building 2 - Sections		
		A145	Building 2 - Sections		
		A146	Building 2 - Sections		
		A147	Building 2 - Sections		
		A148	Building 2 - Sections		
		A149	Building 2 - Sections		
		A150	Building 2 - Sections		
		A151	Building 2 - Sections		
		A152	Building 2 - Sections		
		A153	Building 2 - Sections		
		A154	Building 2 - Sections		
		A155	Building 2 - Sections		
		A156	Building 2 - Sections		
		A157	Building 2 - Sections		
		A158	Building 2 - Sections		
		A159	Building 2 - Sections		
		A160	Building 2 - Sections		
		A161	Building 2 - Sections		
		A162	Building 2 - Sections		
		A163	Building 2 - Sections		
		A164	Building 2 - Sections		
		A165	Building 2 - Sections		
		A166	Building 2 - Sections		
		A167	Building 2 - Sections		
		A168	Building 2 - Sections		
		A169	Building 2 - Sections		
		A170	Building 2 - Sections		
		A171	Building 2 - Sections		
		A172	Building 2 - Sections		
		A173	Building 2 - Sections		
		A174	Building 2 - Sections		
		A175	Building 2 - Sections		
		A176	Building 2 - Sections		
		A177	Building 2 - Sections		
		A178	Building 2 - Sections		
		A179	Building 2 - Sections		
		A180	Building 2 - Sections		
		A181	Building 2 - Sections		
		A182	Building 2 - Sections		
		A183	Building 2 - Sections		
		A184	Building 2 - Sections		
		A185	Building 2 - Sections		
		A186	Building 2 - Sections		
		A187	Building 2 - Sections		
		A188	Building 2 - Sections		
		A189	Building 2 - Sections		
		A190	Building 2 - Sections		
		A191	Building 2 - Sections		
		A192	Building 2 - Sections		
		A193	Building 2 - Sections		
		A194	Building 2 - Sections		
		A195	Building 2 - Sections		
		A196	Building 2 - Sections		
		A197	Building 2 - Sections		
		A198	Building 2 - Sections		
		A199	Building 2 - Sections		
		A200	Building 2 - Sections		

3	19.03.27	DP-ENG Response
2	18.04.24	DP-Revision
1	18.03.26	Issued for Development Permit Application

SCALE: As







**Building 1 View from North West**



**Building 1 View from North West - Close Up**



**Building 1 View from North East**



**Building 1 View from North East - Close Up**

1 - 18.03.20 - Issued for Development Permit Application			
REV	DATE	DESCRIPTION	
SCALE	DATE	Issue Date	DRAWN: Author
PROJECT NUMBER			Project Number
FILE	C:\Users\m\Documents\19210_36th Ave	PLOT DATE	18.03.2019
DATE	12.02.2019		

**TAYLOR KURTZ**  
ARCHITECTURE + DESIGN INC

**VLC - Building 1+2**  
192nd & 36Ave, Surrey BC

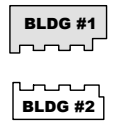
**Building 1 - 3D VIEWS**

PLOT DATE: 5/8/2019 2:10:54 PM

**A005**



**KEYPLAN**

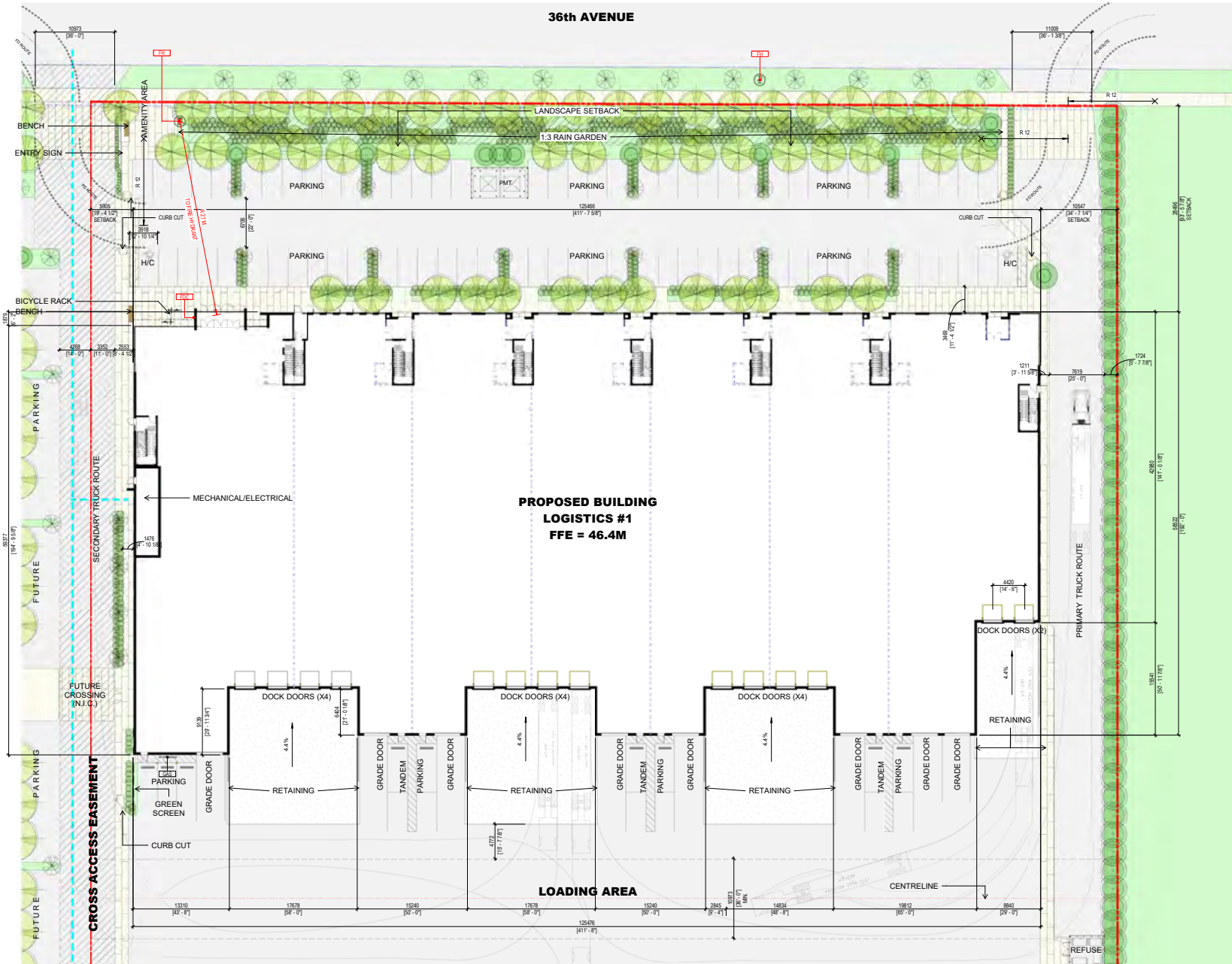


**LEGEND**

- EXISTING PROPERTY LINE
- - - PROPOSED PROPERTY LINE

**KEYNOTES**

TAG	DESCRIPTION
FDC	FIRE DEPARTMENT CONNECTION
PH	FIRE HYDRANT
GAS	GAS METERS



**PROPOSED BUILDING  
LOGISTICS #1  
FFE = 46.4M**

**LOADING AREA**

1 Site Plan Building 1  
1" = 20'-0"

2	18.02.21	DP DRG Response
1	18.03.26	Issued for Development Permit Application
REV	DATE	DESCRIPTION
SCALE: As indicated / Issue Date / DRAWN: Author		
PROJECT NUMBER		
FILE	C:\Users\jmc\Documents\Projects\1801\1801_01.dwg	PROJECT DATE: 18.03.21
DATE	18.03.21	DATE: 18.03.21

**TAYLOR KURTZ**  
ARCHITECTURE + DESIGN INC.

**VLC - Building 1+2**  
192nd & 36Ave, Surrey BC

Building 1 - Site Plan

PLOT DATE: 5/8/2019 2:16:54 PM  
**A100**

**KEYPLAN**

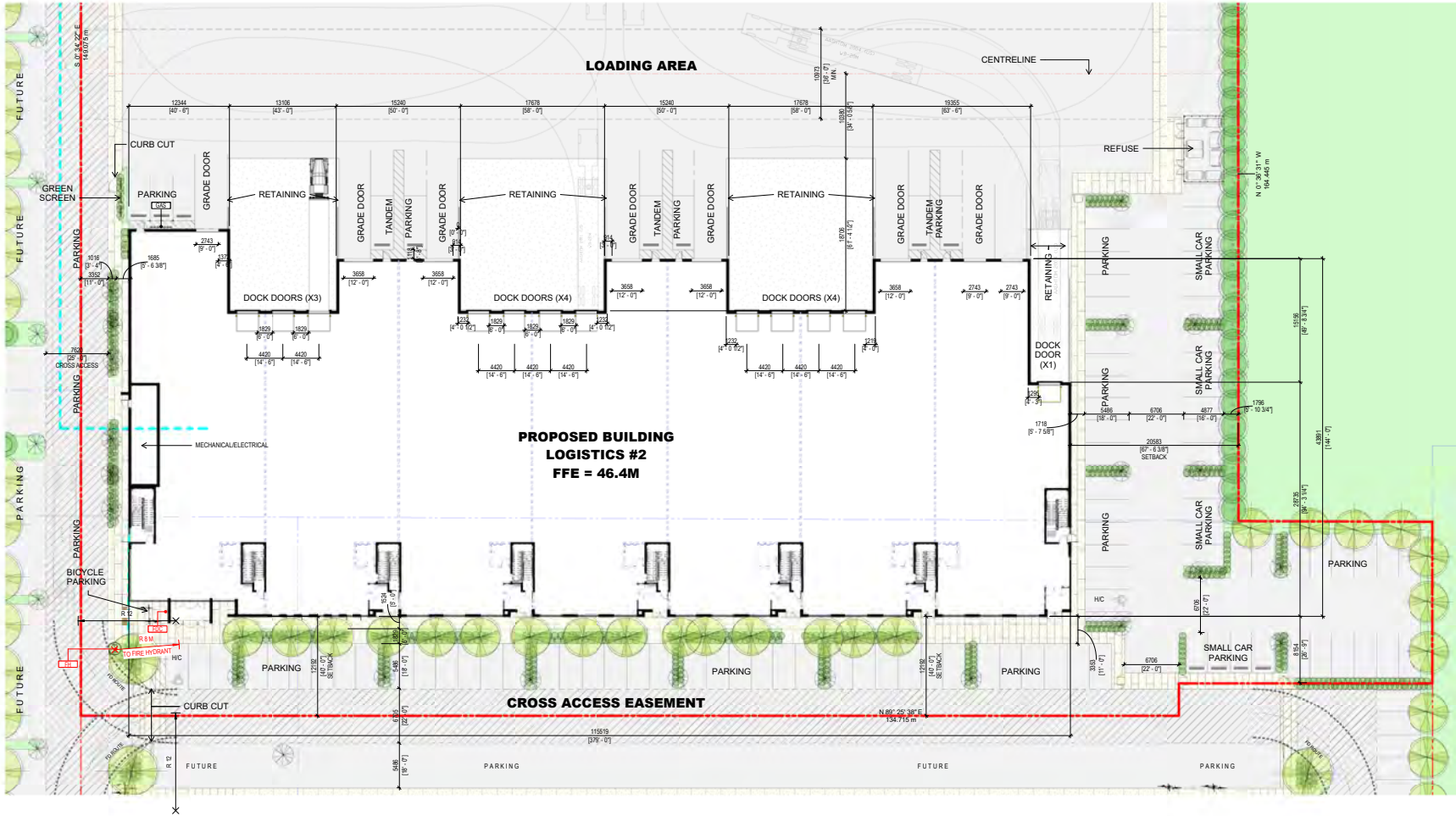


**LEGEND**

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE

**KEYNOTES**

TAG	DESCRIPTION
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
GAS	GAS METERS



2	18.02.27	DP DRG Response	DP DRG Response
1	18.03.26	Issued for Development Permit Application	Issued for Development Permit Application
REV	DATE	DESCRIPTION	DATE
SCALE	As indicated	DATE	DATE
PROJECT NUMBER	Issue Date	DRAWN: Author	Project Number
FILE	1:2 DP Response V2	UNLOCKED	18.03.26
DATE	18.03.26	DATE	18.03.26

**TAYLOR KURTZ**  
ARCHITECTURE + DESIGN INC

**VLC - Building 1+2**  
192nd & 36Ave, Surrey BC

Building 2 - Site Plan

PLOT DATE: 5/8/2019 2:18:29 PM

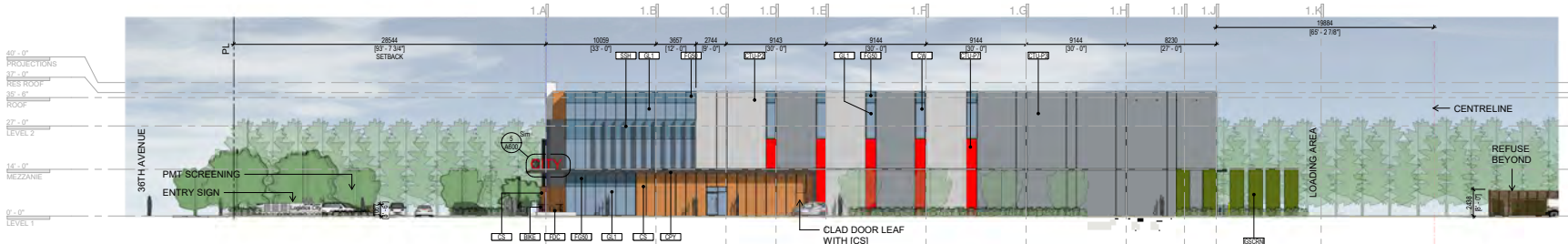
**A105**

1 Site Plan Building 2  
1" = 20'-0"

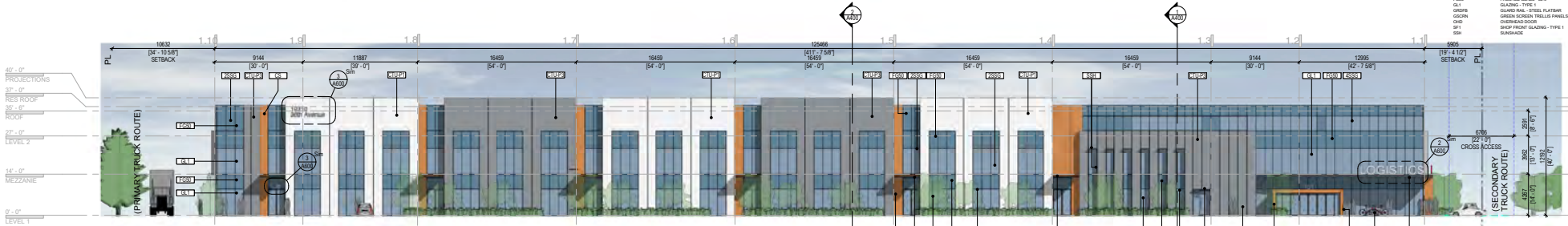
**BLDG #1**

**BLDG #2**  
**KEYNOTES**

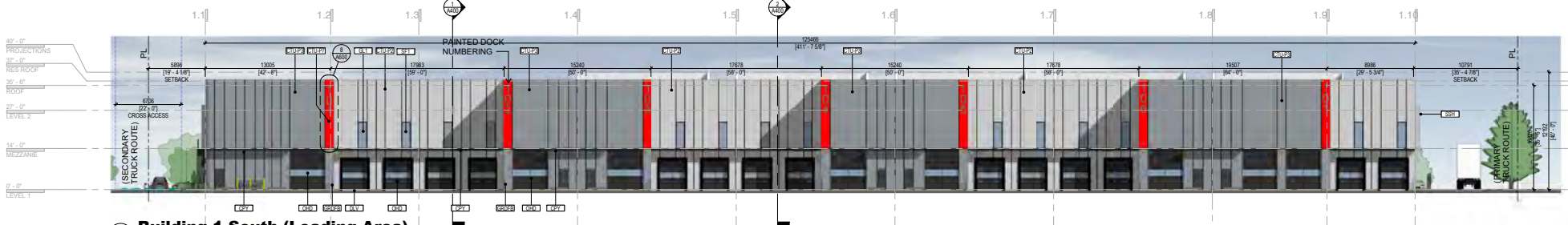
KEY	DESCRIPTION
4555	3.000 STRUCTURAL GLAZING
4556	4.000 STRUCTURAL GLAZING
4557	5.000 STRUCTURAL GLAZING
4558	6.000 STRUCTURAL GLAZING
4559	7.000 STRUCTURAL GLAZING
4560	8.000 STRUCTURAL GLAZING
4561	9.000 STRUCTURAL GLAZING
4562	10.000 STRUCTURAL GLAZING
4563	11.000 STRUCTURAL GLAZING
4564	12.000 STRUCTURAL GLAZING
4565	13.000 STRUCTURAL GLAZING
4566	14.000 STRUCTURAL GLAZING
4567	15.000 STRUCTURAL GLAZING
4568	16.000 STRUCTURAL GLAZING
4569	17.000 STRUCTURAL GLAZING
4570	18.000 STRUCTURAL GLAZING
4571	19.000 STRUCTURAL GLAZING
4572	20.000 STRUCTURAL GLAZING
4573	21.000 STRUCTURAL GLAZING
4574	22.000 STRUCTURAL GLAZING
4575	23.000 STRUCTURAL GLAZING
4576	24.000 STRUCTURAL GLAZING
4577	25.000 STRUCTURAL GLAZING
4578	26.000 STRUCTURAL GLAZING
4579	27.000 STRUCTURAL GLAZING
4580	28.000 STRUCTURAL GLAZING
4581	29.000 STRUCTURAL GLAZING
4582	30.000 STRUCTURAL GLAZING
4583	31.000 STRUCTURAL GLAZING
4584	32.000 STRUCTURAL GLAZING
4585	33.000 STRUCTURAL GLAZING
4586	34.000 STRUCTURAL GLAZING
4587	35.000 STRUCTURAL GLAZING
4588	36.000 STRUCTURAL GLAZING
4589	37.000 STRUCTURAL GLAZING
4590	38.000 STRUCTURAL GLAZING
4591	39.000 STRUCTURAL GLAZING
4592	40.000 STRUCTURAL GLAZING
4593	41.000 STRUCTURAL GLAZING
4594	42.000 STRUCTURAL GLAZING
4595	43.000 STRUCTURAL GLAZING
4596	44.000 STRUCTURAL GLAZING
4597	45.000 STRUCTURAL GLAZING
4598	46.000 STRUCTURAL GLAZING
4599	47.000 STRUCTURAL GLAZING
4600	48.000 STRUCTURAL GLAZING
4601	49.000 STRUCTURAL GLAZING
4602	50.000 STRUCTURAL GLAZING
4603	51.000 STRUCTURAL GLAZING
4604	52.000 STRUCTURAL GLAZING
4605	53.000 STRUCTURAL GLAZING
4606	54.000 STRUCTURAL GLAZING
4607	55.000 STRUCTURAL GLAZING
4608	56.000 STRUCTURAL GLAZING
4609	57.000 STRUCTURAL GLAZING
4610	58.000 STRUCTURAL GLAZING
4611	59.000 STRUCTURAL GLAZING
4612	60.000 STRUCTURAL GLAZING
4613	61.000 STRUCTURAL GLAZING
4614	62.000 STRUCTURAL GLAZING
4615	63.000 STRUCTURAL GLAZING
4616	64.000 STRUCTURAL GLAZING
4617	65.000 STRUCTURAL GLAZING
4618	66.000 STRUCTURAL GLAZING
4619	67.000 STRUCTURAL GLAZING
4620	68.000 STRUCTURAL GLAZING
4621	69.000 STRUCTURAL GLAZING
4622	70.000 STRUCTURAL GLAZING
4623	71.000 STRUCTURAL GLAZING
4624	72.000 STRUCTURAL GLAZING
4625	73.000 STRUCTURAL GLAZING
4626	74.000 STRUCTURAL GLAZING
4627	75.000 STRUCTURAL GLAZING
4628	76.000 STRUCTURAL GLAZING
4629	77.000 STRUCTURAL GLAZING
4630	78.000 STRUCTURAL GLAZING
4631	79.000 STRUCTURAL GLAZING
4632	80.000 STRUCTURAL GLAZING
4633	81.000 STRUCTURAL GLAZING
4634	82.000 STRUCTURAL GLAZING
4635	83.000 STRUCTURAL GLAZING
4636	84.000 STRUCTURAL GLAZING
4637	85.000 STRUCTURAL GLAZING
4638	86.000 STRUCTURAL GLAZING
4639	87.000 STRUCTURAL GLAZING
4640	88.000 STRUCTURAL GLAZING
4641	89.000 STRUCTURAL GLAZING
4642	90.000 STRUCTURAL GLAZING
4643	91.000 STRUCTURAL GLAZING
4644	92.000 STRUCTURAL GLAZING
4645	93.000 STRUCTURAL GLAZING
4646	94.000 STRUCTURAL GLAZING
4647	95.000 STRUCTURAL GLAZING
4648	96.000 STRUCTURAL GLAZING
4649	97.000 STRUCTURAL GLAZING
4650	98.000 STRUCTURAL GLAZING
4651	99.000 STRUCTURAL GLAZING
4652	100.000 STRUCTURAL GLAZING



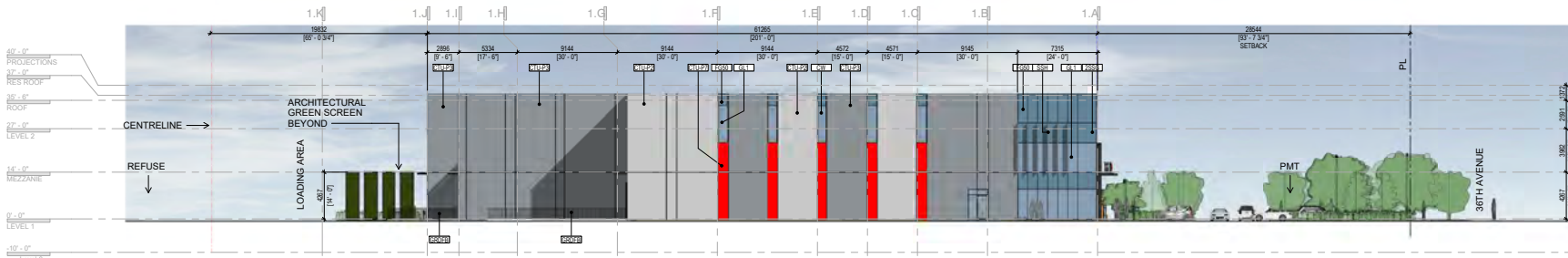
**2 Building 1 West (Cross Access Drive)**  
1/16" = 1'-0"



**3 Building 1 North (36th Ave)**  
1/16" = 1'-0"



**1 Building 1 South (Loading Area)**  
1/16" = 1'-0"



**4 Building 1 East (Truck Route)**  
1/16" = 1'-0"

2	18.02.27	DP DRG Response
1	18.03.26	Issued for Development Permit Application
REV	DATE	DESCRIPTION
SCALE	As indicated	Issue Date
DRAWN	Author	
PROJECT NUMBER		Project Number
FILE	C:\Users\jcurry\Documents\Projects\A302\A302.dwg	DATE
DATE	18.03.27	DATE

**TAYLOR KURTZ**  
ARCHITECTURE • DESIGN INC

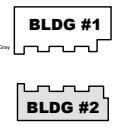
**VLC - Building 1+2**  
192nd & 36Ave, Surrey BC

Building 1 - Elevations

PLOT DATE: 5/8/2019 2:21:14 PM

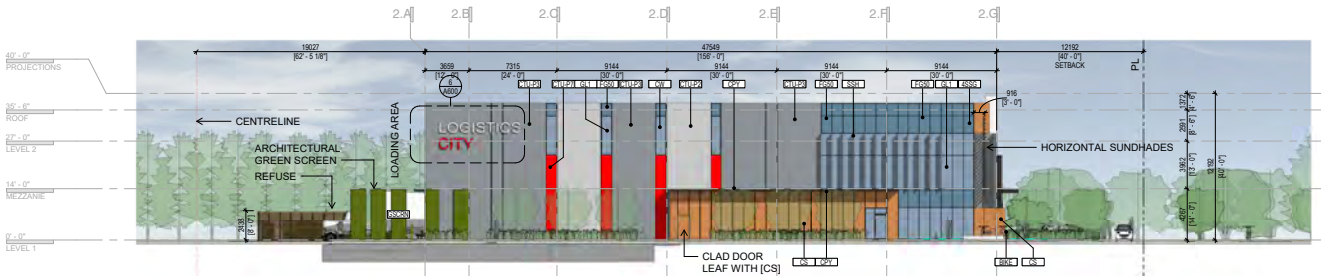
**A302**

KEYPLAN



KEYNOTES

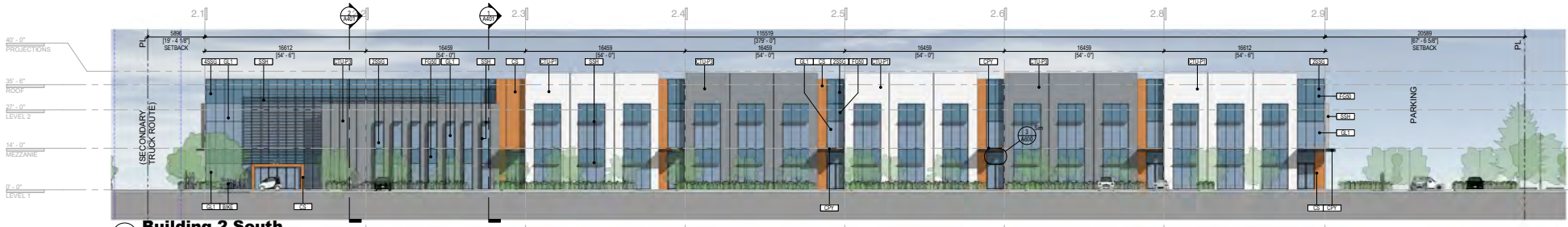
KEY	DESCRIPTION
SS55	5 SIDED STRUCTURAL GLAZING
SS52	4 SIDED STRUCTURAL GLAZING
SS53	3 SIDED STRUCTURAL GLAZING
SS54	2 SIDED STRUCTURAL GLAZING
SS56	CONCRETE
SS57	CONCRETE - TILT UP - PAINTED TO: BM Matte Gray
SS58	CONCRETE - TILT UP - PAINTED TO: BM Horizontal Matte Gray
SS59	CONCRETE - TILT UP - PAINTED TO: BM Frost Gray
SS60	CONCRETE - TILT UP - PAINTED TO: BM Flow Gray
SS61	CURTAIN WALL - FULLY CAPTURED
SS62	PROTECTED GLAZING - SPV
SS63	GAS METERS
SS64	GLAZING - TYPE 1
SS65	GUARD RAIL - STEEL FLATBAR
SS66	GREEN SUSTAINABLE PANELS
SS67	CLADDING - CLAD
SS68	SHOP FRONT GLAZING - TYPE 1
SS69	SUNSHADE



3 Building 2 West (Cross Access Drive)  
1/16" = 1'-0"



4 Building 2 North (Loading Area)  
1/16" = 1'-0"



2 Building 2 South  
1/16" = 1'-0"



1 Building 2 East (Truck Route)  
1/16" = 1'-0"

2	18.02.23	DP DRG Response
1	18.03.28	Issued for Development Permit Application
REV	DATE	DESCRIPTION
SCALE: As indicated / Issue Date / DRAWN: Author		
PROJECT NUMBER		Project Number
FILE	C:\Users\m\Documents\180318_113_Rev	FILE DATE
PLT	C:\Users\m\Documents\180318_113_Rev	PLT DATE

**TAYLOR KURTZ**  
ARCHITECTURE + DESIGN INC.  
VLC - Building 1+2  
192nd & 36Ave, Surrey BC

Building 2 - Elevations

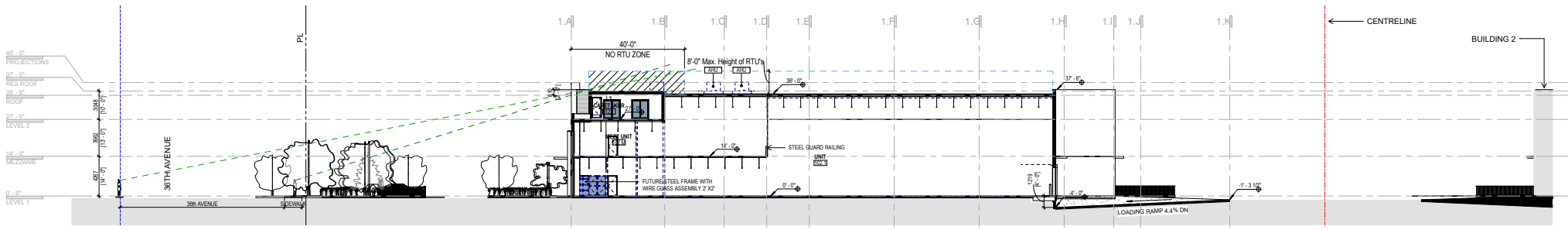
PLOT DATE: 5/8/2019 2:22:10 PM

**A303**

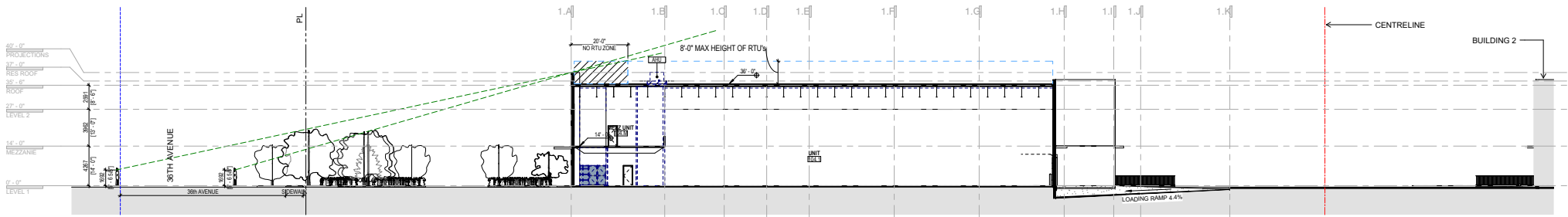
**KEYNOTES**

TAG	DESCRIPTION
AHU	FUTURE AIR HANDLING UNIT BY TENANT

**KEYPLAN**



① **Building 1 - Section A**  
1/16" = 1'-0"



② **Building 1 - Section B**  
1/16" = 1'-0"

2	18.02.27	DP DRG Response
1	18.03.28	Issued for Development Permit Application
REV	DATE	DESCRIPTION
SCALE:	As indicated	DATE: Issue Date
PROJECT NUMBER:		Project Number
FILE:	C:\Users\mrc\Documents\180328_VLC_A400	DATE: 18.03.28.15.00
DATE:	1.2.2019	DATE: 18.03.28.15.00

**TAYLOR KURTZ**  
ARCHITECTURE + DESIGN INC.

**VLC - Building 1+2**  
192nd & 36Ave, Surrey BC

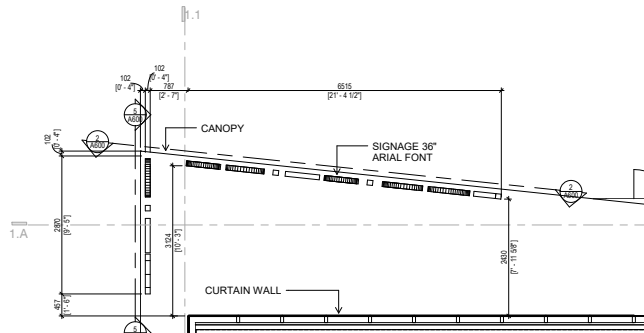
**Building 1 - Sections**

PLOT DATE: 5/8/2019 2:22:16 PM

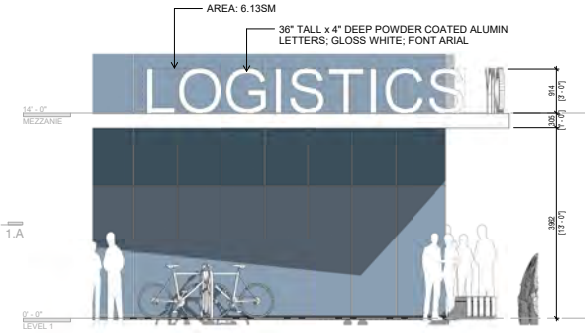
**A400**



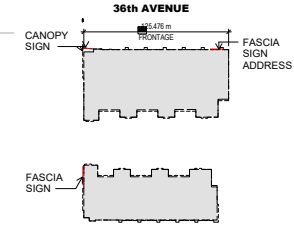
**Building 1 Canopy Sign**



**1 Building 1 Canopy Sign Plan**  
1/4" = 1'-0"



**2 Building 1 Canopy Sign**  
1/4" = 1'-0"

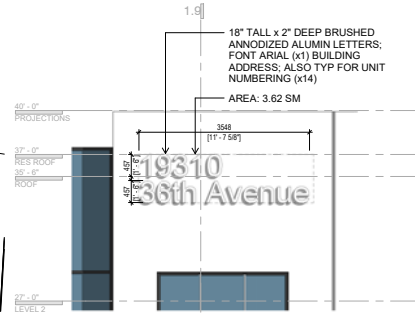


**SIGNAGE SUMMARY:**

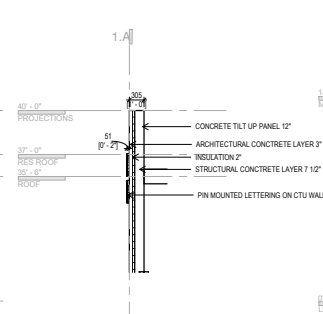
- PERMITTED:  
 • 6 FASCIA SIGNS (2 / 3,000 SM + 1 / EACH 1,000 SM FLOOR AREA, UP TO MAX 6 SIGNS)  
 • 1 CANOPY SIGN (MAX 50% OF THE CANOPY)  
 • 125.4 SM TOTAL (1 SM / EACH LINEAR M OF BUILDING FRONTAGE)
- PROPOSED:  
 • 2 FASCIA SIGNS 19.97 SM (3,623 SM + 16.35 SM)  
 • 1 CANOPY SIGN 8.91 SM (38% OF CANOPY)  
 • TOTAL PROPOSED SIGNAGE 28.88 SM



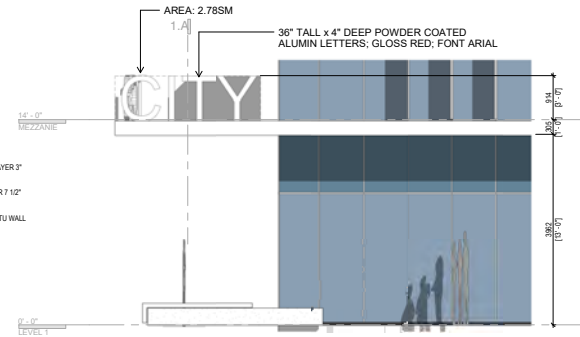
**Building 1 Fascia Sign 1**



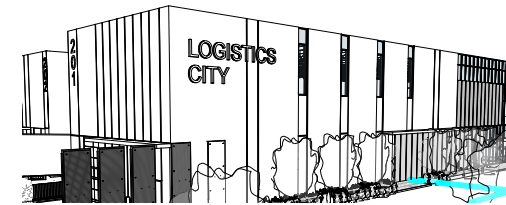
**3 Building 1 Fascia Sign 1**  
1/4" = 1'-0"



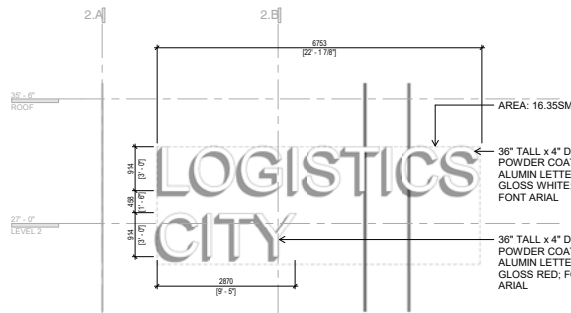
**4 Building 1 Fascia Sign 1 Section**  
1/4" = 1'-0"



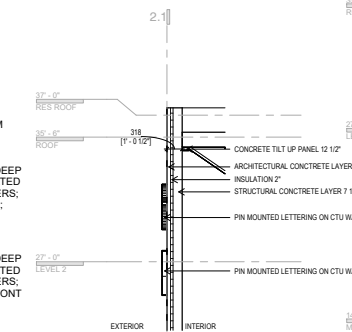
**5 Building 1 Canopy Sign from West**  
1/4" = 1'-0"



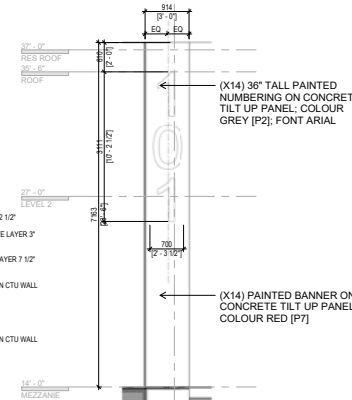
**Building 2 Fascia Sign 2**



**6 Building 2 Fascia Sign 2**  
1/4" = 1'-0"



**7 Building 2 Fascia Sign 2 Section**  
1/4" = 1'-0"



**8 Wayfinding Dock Bays**  
1/4" = 1'-0"

2 19.02.27 DP DRG Response  
 1 19.03.26 Issued for Development Permit Application

REV	DATE	DESCRIPTION	ISSUE DATE	DRAWN	AUTHOR
SCALE	As indicated	DATE	Issue Date	DRAWN	Author

PROJECT NUMBER: 1922-01-0001  
 PROJECT DATE: 08/2019

**TAYLOR KURTZ**  
 ARCHITECTURE + DESIGN INC.

**VLC - Building 1+2**  
 192nd & 36Ave, Surrey BC

Building Signage

PLOT DATE: 08/2019 2:22:41 PM  
**A600**

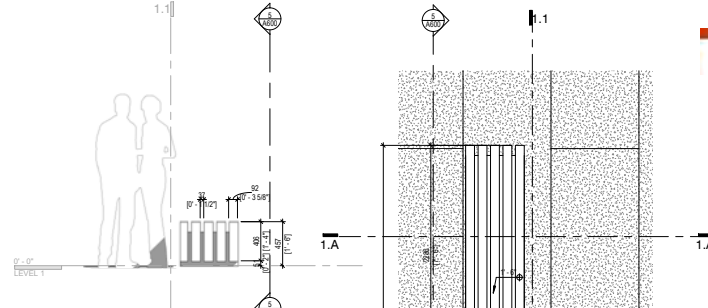




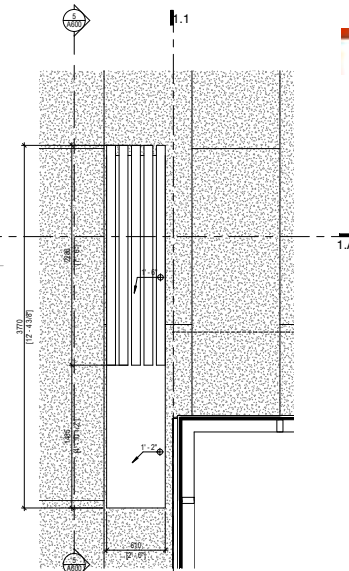
**Entry Sign**



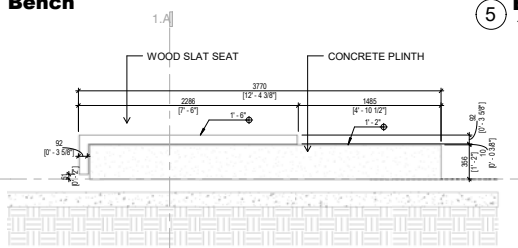
**Bench**



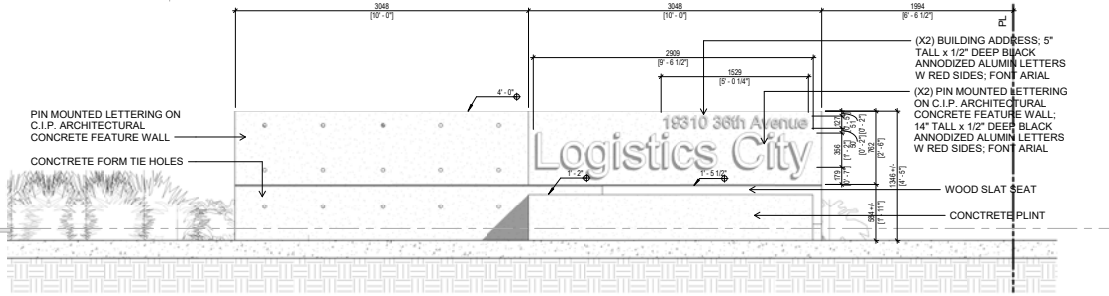
**5 Bench Side Elevation**  
1/2" = 1'-0"



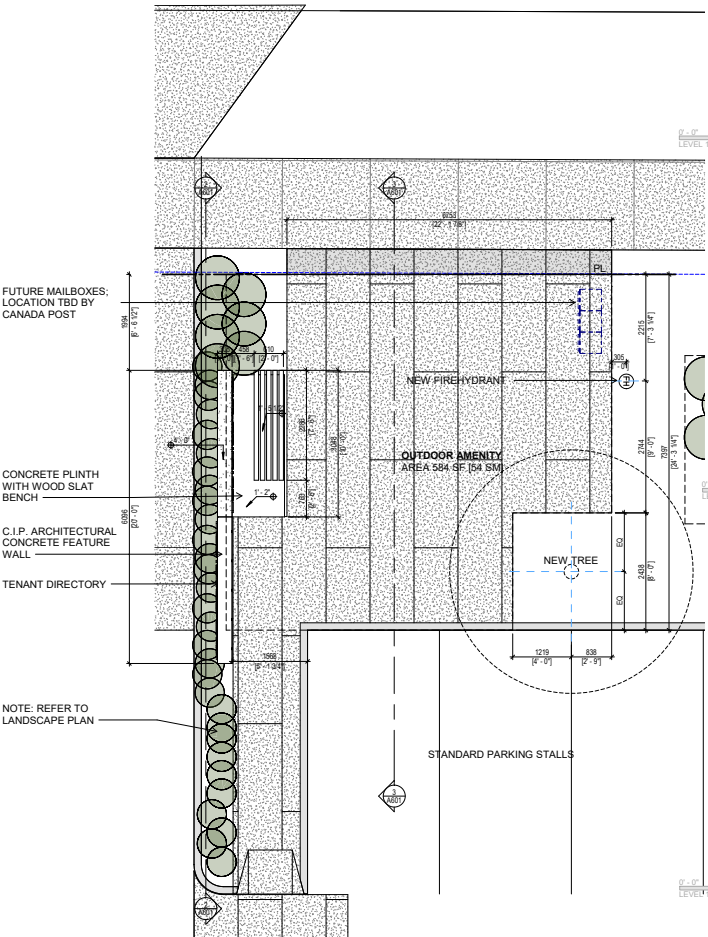
**4 Bench Plan**  
1/2" = 1'-0"



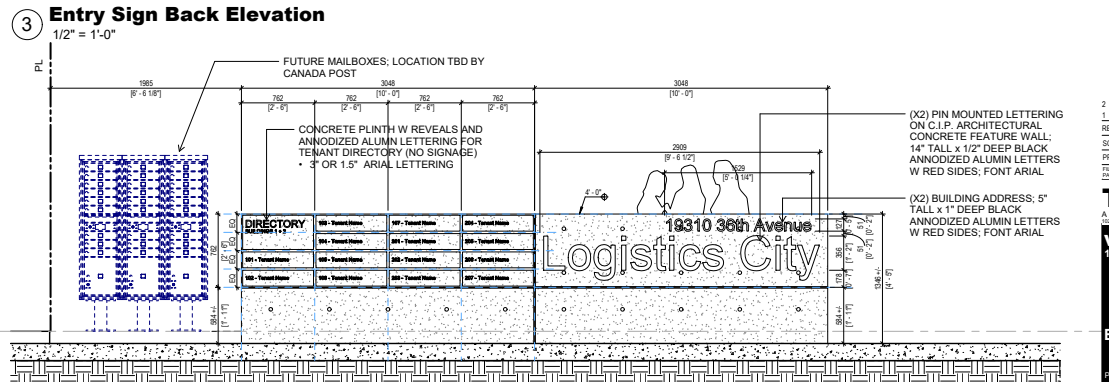
**6 Bench Elevation**  
1/2" = 1'-0"



**3 Entry Sign Back Elevation**  
1/2" = 1'-0"



**1 Free Standing Entry Sign and Amenity Plan**  
1/4" = 1'-0"



**2 Entry Sign Elevation**  
1/2" = 1'-0"

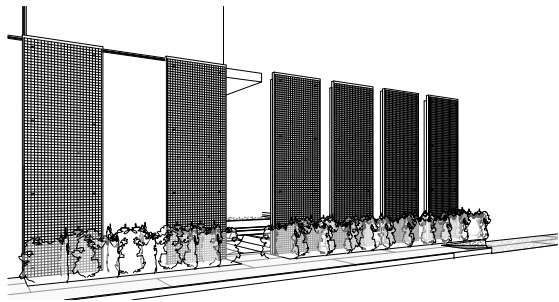
2	18.02.27	DP DRG Response
1	18.03.26	Issued for Development Permit Application
REV	DATE	DESCRIPTION
SCALE: As indicated; Issue Date: [ ] DRAWN: Author		
PROJECT NUMBER: [ ] Project Number: [ ]		
TITLE	Client: [ ] Designer: [ ] Rev: [ ]	DATE: [ ]
DATE	1-2-2019	18.03.26.12.00

**TAYLOR KURTZ**  
ARCHITECTURE + DESIGN INC.  
VLC - Building 1+2  
192nd & 36Ave, Surrey BC

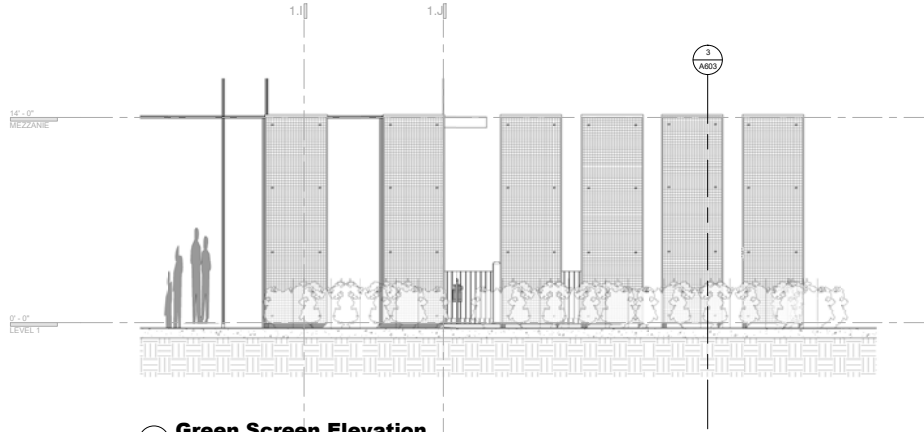
Exterior Details

PLOT DATE: 5/8/2019 2:23:12 PM

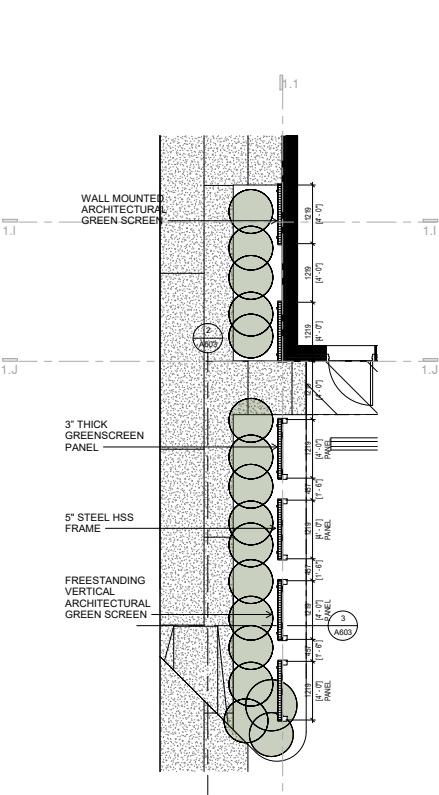
**A601**



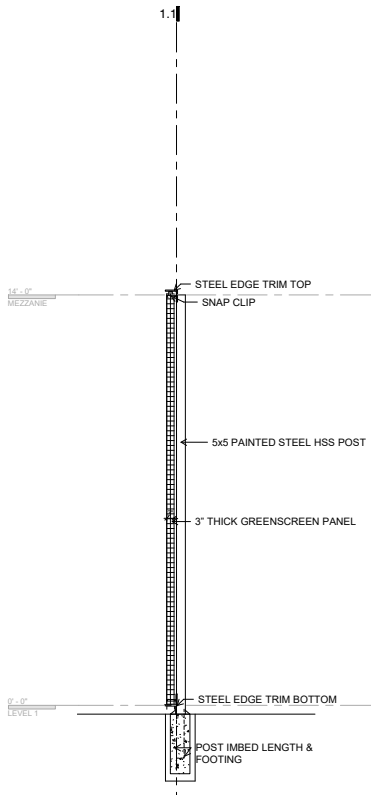
**Green Screen**



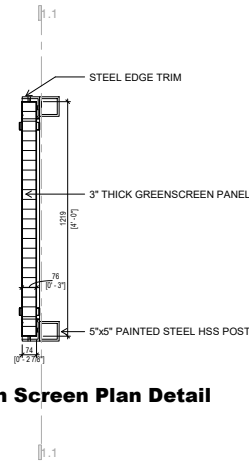
**② Green Screen Elevation**  
1/4" = 1'-0"



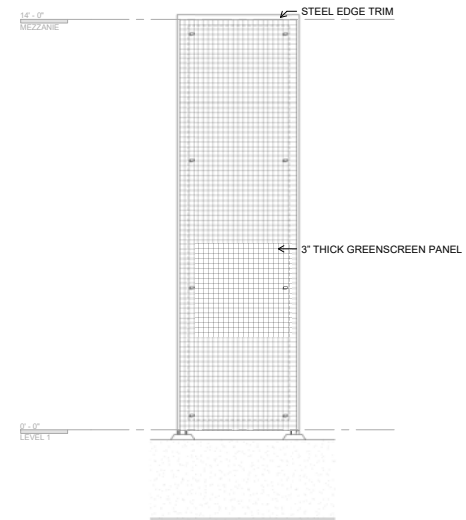
**① Green Screen Layout Plan**  
1/4" = 1'-0"



**③ Green Screen Section**  
1/2" = 1'-0"



**④ Green Screen Plan Detail**  
1" = 1'-0"



**⑤ Green Screen Elevation Panel Detail**  
1/2" = 1'-0"

1	18.03.26	Issued for Development Permit Application
REV	DATE	DESCRIPTION
SCALE	As indicated	Issue Date
PROJECT NUMBER		Project Number
FILE	C:\Users\mccormack\OneDrive\Documents\TKA+D\Revit	PLT DATE
DATE	1-2-2019	DATE

**TAYLOR KURTZ**  
ARCHITECTURE + DESIGN INC.  
192nd & 36Ave, Surrey BC

**VLC - Building 1+2**  
192nd & 36Ave, Surrey BC

Exterior Details

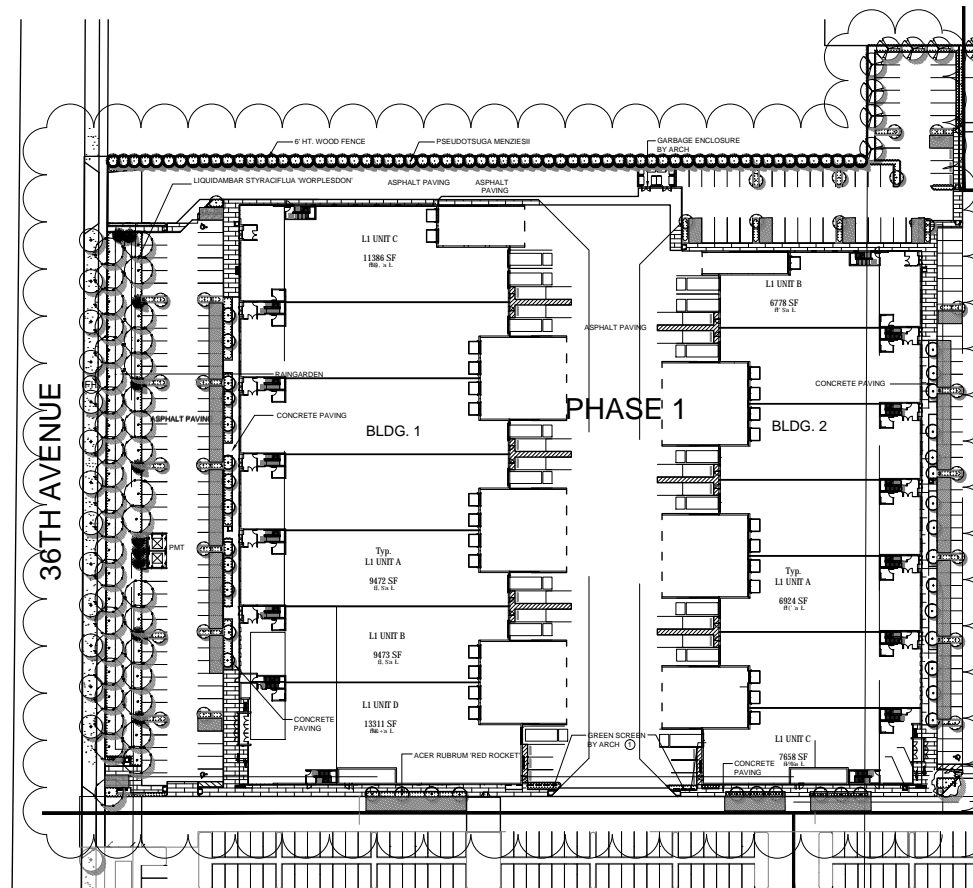
PLT DATE: 5/8/2019 2:23:44 PM

**A603**

SEAL:

PLANT SCHEDULE		PHASE 1 - BUILDINGS 1 & 2		PMG PROJECT NUMBER: 17-095
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	1	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	6CM CAL: 2M STD: BAB
	38	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	6CM CAL: 2M STD: BAB
	25	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	6CM CAL: 2M STD: BAB
	7	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEET GUM	6CM CAL: 2M STD: BAB
	39	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON' 7CM	WORPLESDON SWEET GUM	7CM CAL: 2M STD: BAB
	66	PSEUDOTSUGA MENZIESII (3.5m)	DOUGLAS FIR	2.28M HT: BAB
	10	PSEUDOTSUGA MENZIESII (3.5m)	DOUGLAS FIR	3.5M HT: BAB

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARD. 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 MARLAND 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 OF SUBSTITUTION. \* SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. \* VERIFICATION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



NO.	DATE	REVISION DESCRIPTION	DR.
1	18.FEB.27	SP. DRWG RESPONSE	MM
2	18.MAR.26	PH 1 ROLLED FOR OP	MM
3	18.MAR.22	NEW SITE PLAN	MM

CLIENT:

PROJECT:

**LOGISTICS CITY**  
36TH AVE. & 192 STREET  
SURREY, B.C.

DRAWING TITLE:  
**PHASES 1 LANDSCAPE TREE PLAN**

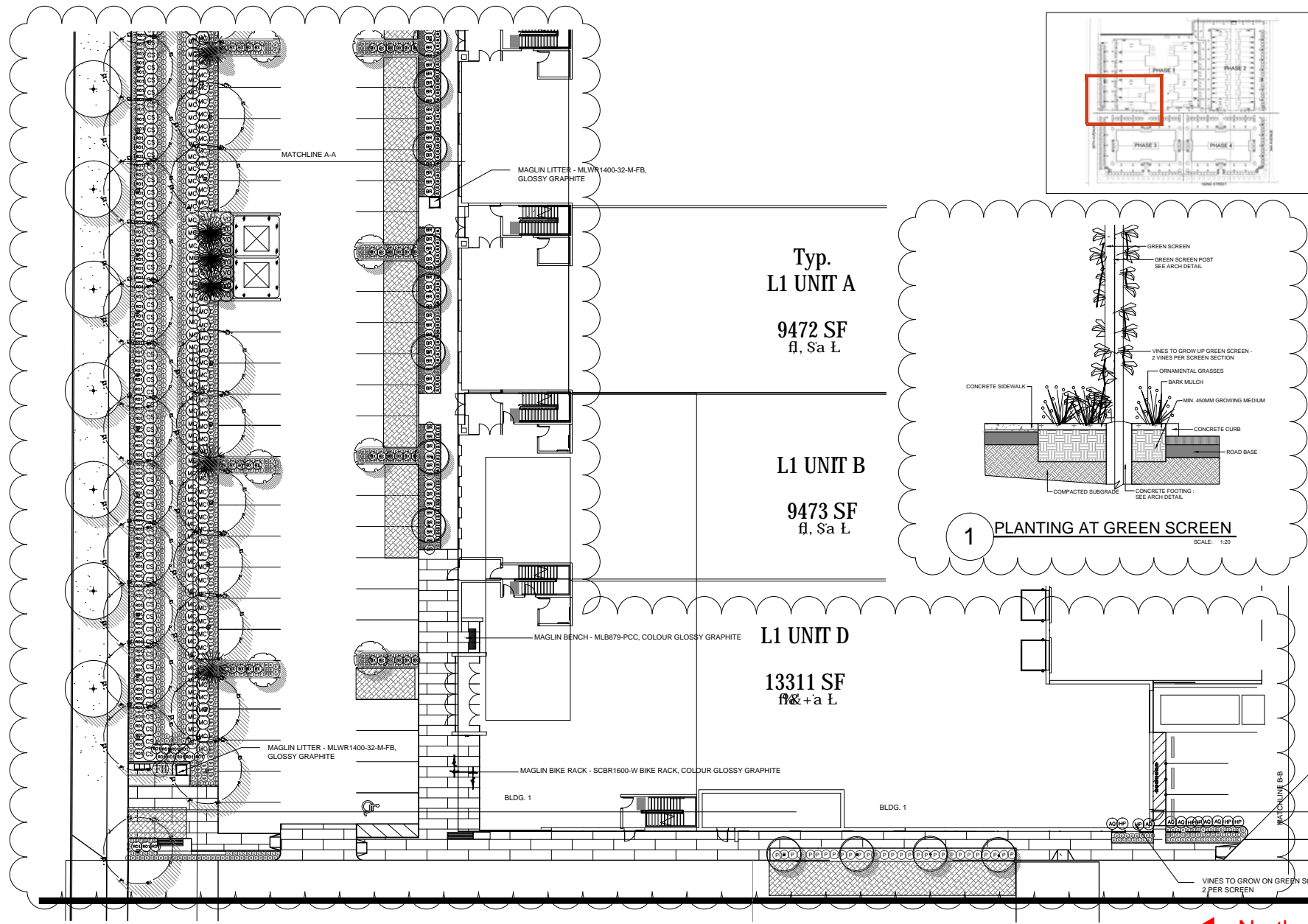
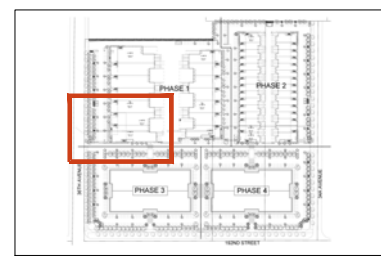
DATE: 18.FEB.28 DRAWING NUMBER:  
SCALE: 1:500  
DRAWN: MM  
DESIGN: MM  
CHKD: MM

**L2**

OF 6



SEAL:



Typ.  
L1 UNIT A

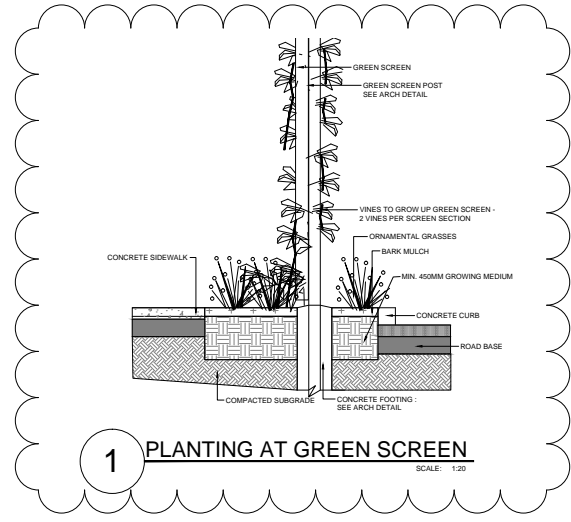
9472 SF  
fl, Sa L

L1 UNIT B

9473 SF  
fl, Sa L

L1 UNIT D

13311 SF  
fl&+a L



NO.	DATE	REVISION DESCRIPTION	DR.
1	18.FEB.27	SP.005 RESPONSE	MM
2	18.MAR.26	PH 1 ROAD FOR OP	MM
3	18.MAR.22	NEW SITE PLAN	MM

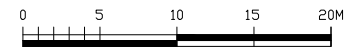
CLIENT:

PROJECT:

**LOGISTICS CITY**  
36TH AVE. & 192 STREET  
SURREY, B.C.

DRAWING TITLE:  
**LANDSCAPE SHRUB  
PLAN - PH. 1 BLDG.1& 2**

DATE: 18.FEB.28 DRAWING NUMBER:  
SCALE: 1:150  
DRAWN: MM  
DESIGN: MM  
CHKD:  
OF 6



SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	18.FEB.27	SP. DRG. RESPONSE	MM
2	18.MAR.26	PH 1 ROAD FOR OP.	MM
3	18.MAR.22	NEW SITE PLAN	MM

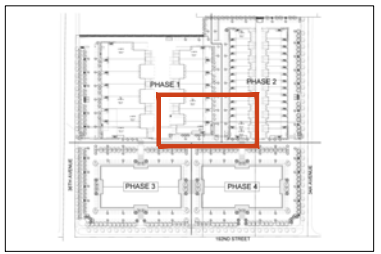
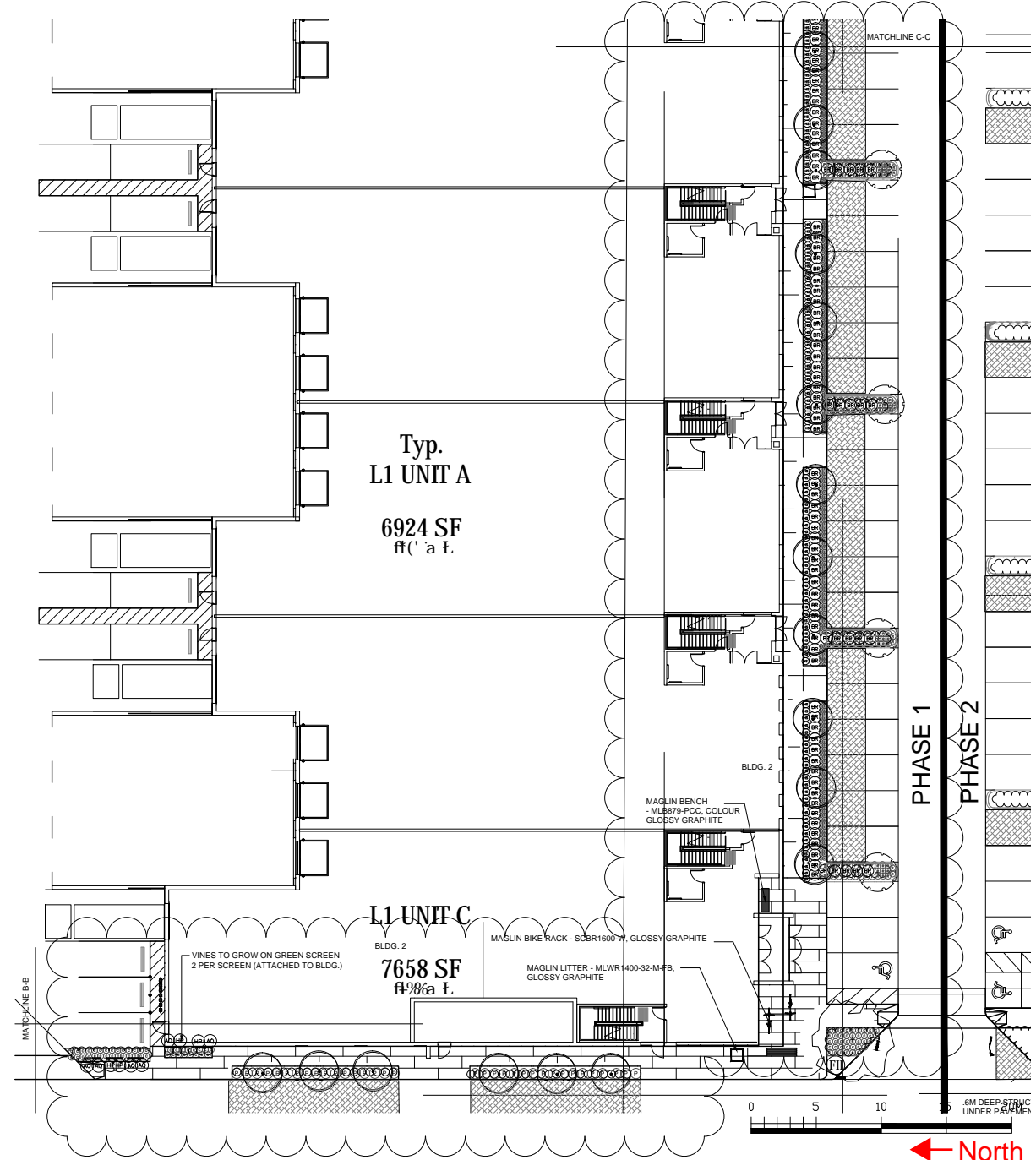
CLIENT:

PROJECT:

**LOGISTICS CITY**  
 36TH AVE. & 192 STREET  
 SURREY, B.C.

DRAWING TITLE:  
**LANDSCAPE SHRUB PLAN - PH. 1 BLDG.1& 2**

DATE: 18.FEB.28 DRAWING NUMBER:  
 SCALE: 1:150  
 DRAWN: MM  
 DESIGN: MM  
 CHKD:  
**L5**  
 OF 6





## Arborist Report – Phase 1 Pollyco ,19242 and 19310 36th Ave

Table 3. Tree Preservation Summary.

TREE PRESERVATION SUMMARY	
Surrey Project No:	Unknown
Address:	19242 and 19310 36th Ave Surrey, BC
Registered Arborist:	Max Rathburn ISA Certified Arborist (PN-0599A) ISA Qualified Tree Risk Assessor (TRAQ) BC Parks Wildlife and Danger Tree Assessor
On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site Phase 1 and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>530</b>
<b>Protected Trees to be Removed</b>	<b>530</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>0</b>
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\frac{7}{1} \times \text{one (1)} = 7$ - All other Trees Requiring 2 to 1 Replacement Ratio $523 \times \text{two (2)} = 1046$	<b>1053</b>
<b>Replacement Trees Proposed</b>	<b>186</b>
<b>Replacement Trees in Deficit</b>	<b>867</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>-</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 $\frac{\quad}{1} \times \text{one (1)} =$ - All other Trees Requiring 2 to 1 Replacement Ratio $\quad \times \text{two (2)} =$	
<b>Replacement Trees Proposed</b>	<b>-</b>
<b>Replacement Trees in Deficit</b>	<b>-</b>

Summary prepared and submitted by:



March 25, 2019

Arborist

Date