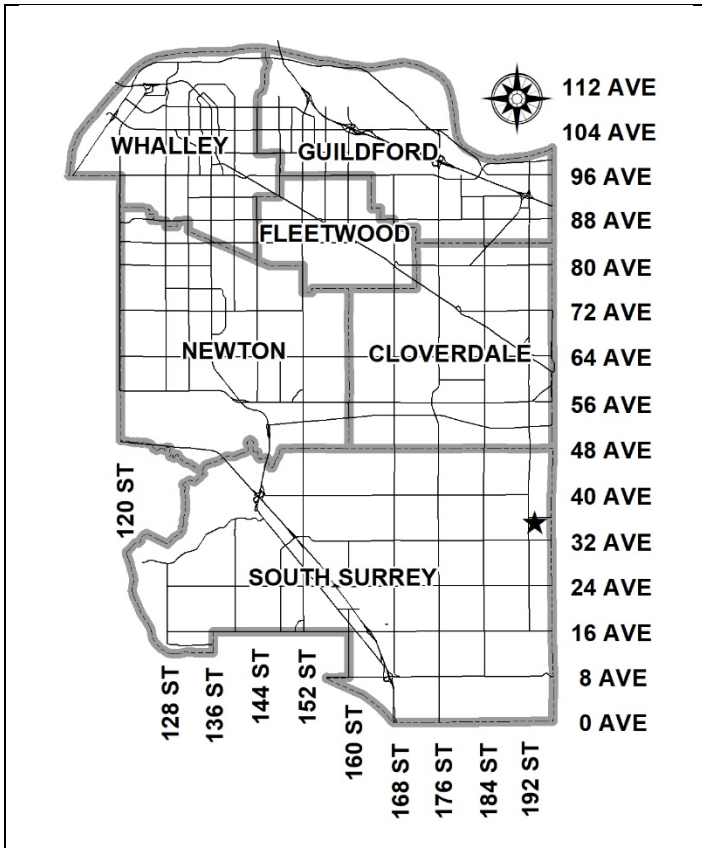


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0166-00

Planning Report Date: June 10, 2019



**PROPOSAL:**

• **Development Permit**

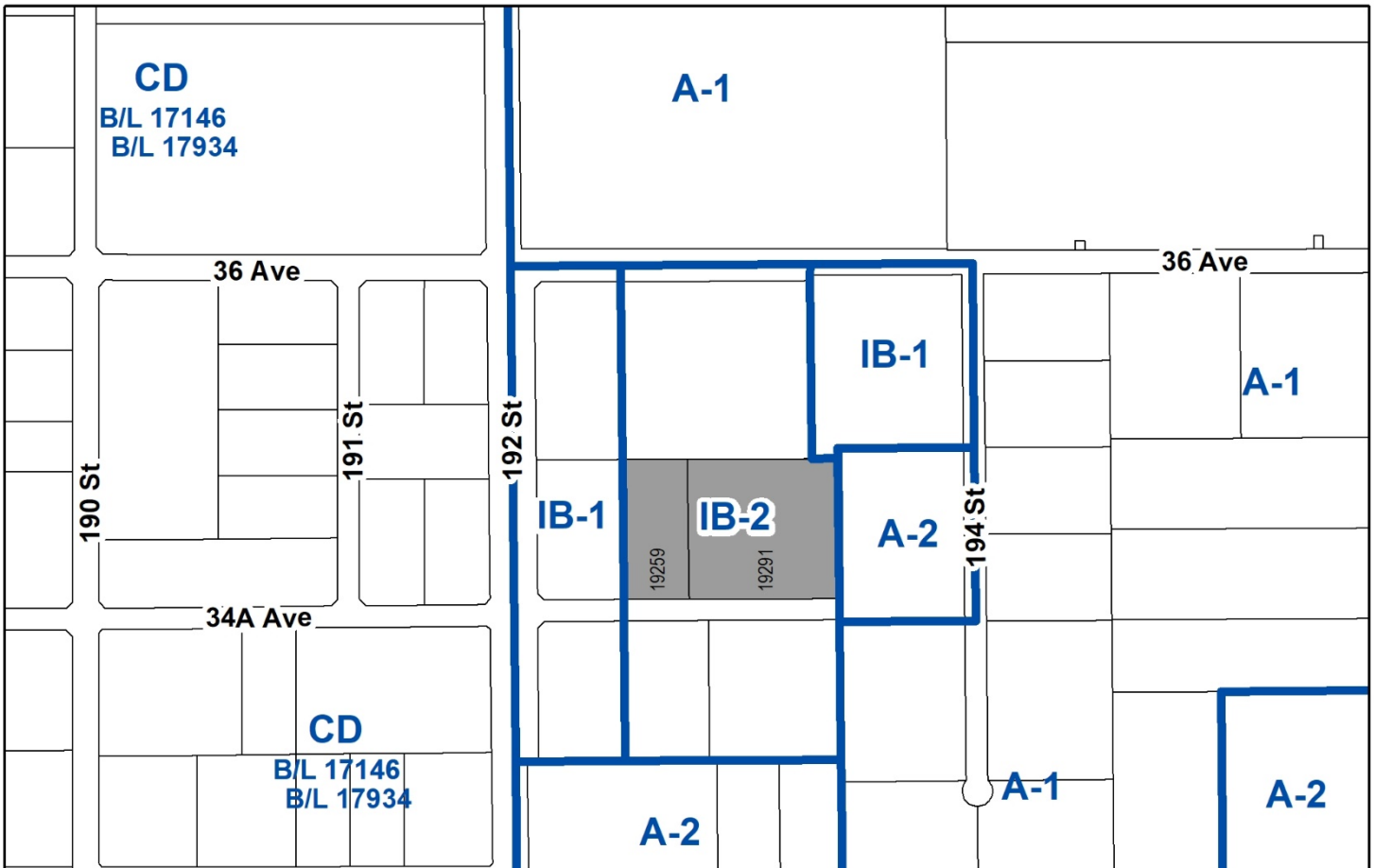
to permit the development of two multi-tenant industrial buildings.

**LOCATION:** 19291 - 34A Avenue  
 Portion of 19259 - 34A Avenue

**ZONING:** IB-2

**OCP DESIGNATION:** Mixed Employment

**NCP DESIGNATION:** Business Park



RECOMMENDATION SUMMARY

- 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).
- 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. Council authorize staff to draft Development Permit No. 7918-0166-00 generally in accordance with the attached drawings (Appendix I).
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;
  - (d) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space;
  - (e) registration of a Section 219 Restrictive Covenant to prohibit any uses that requires a Metro Vancouver air quality permit from locating on the site; and
  - (f) Registration of the subdivision associated with Development Application 7918-0139-00 to ensure that the development site (Lot D) is created.

## REFERRALS

- Engineering: The Engineering Department has no objection to the project as outlined in Appendix II.
- Surrey Fire Department: No concerns.

## SITE CHARACTERISTICS

- Existing Land Use: Vacant industrial land.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Vacant, under application 7918-0139-00 for two proposed industrial (logistic) buildings.	Business Park	IB-2
East:	Agricultural, residential properties	Business Park	A-2
West:	Vacant	Business Park and Business Park (Office)	IB-1
South (Across 34A Ave):	Vacant site, under application 7919-0082-00 for a proposed multi-tenant industrial building.	Business Park	IB-2

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located at 19291 and 19259 34A Avenue in Campbell Heights. The site is designated "Mixed Employment" in the Official Community Plan (OCP), "Business Park" in the Campbell Heights Local Area Plan and zoned "Business Park 2 Zone (IB-2)".
- The site was rezoned from "General Agriculture Zone (A-1)" to "Business Park 2 Zone (IB-2)" as part of Development Application No. 7907-0326-00, that also created design guidelines through a General Development Permit.
- The subject lands are associated with Development Application No. 7918-0139-00 which received Third Reading to rezoning By-law No. 19838 at the Regular Council – Public Hearing Meeting of May 27, 2019. As part of this proposal, a subdivision of the lands associated with that application is proposed (see Appendix I), which includes the subject site (i.e. Lot D).

Proposal

- The applicant proposes to construct multiple industrial warehousing and office buildings on the site created under Development Application No. 7907-0326-00. The development and build out of the overall site is to occur in four (4) phases. The subject application represents Phase 2 of this construction plan, with further developments applications expected for subsequent phases.
- The application requires a Development Permit in order to construct two warehouses (Building 3 and 4) as part of Phase 2 construction plan. Phase 1 was considered under Development Application No. 7918-0139-00 and approved to proceed by Council at the May 13 Regular Council – Land Use Meeting.

- Given that the lot where development is proposed is yet to be created, registration of the subdivision associated with Development Application No. 7918-0139-00 will be required prior to the approval of the current proposal, should this be supported by Council.
- Building 3 has a total proposed floor area of 5,172 square metres (55,673 sq. ft.); 3,851 square metres (41,444 sq. ft.) for industrial uses, and 1,322 square metres (14,225 sq. ft.) for office and wholesale uses.
- Building 4 has a total proposed floor area of 5,359 square metres (57,686 sq. ft.); 3,851 square metres (41,447 sq. ft.) for industrial uses and 1,322 square metres (14,225 sq. ft.) for office and wholesale uses and 187 square metres (2,013 sq. ft.) for a caretaker suite.
- The proposed buildings comply with the requirements of the IB-2 Zone, including floor area, lot coverage, building height, and setbacks.
- A total of 148 parking spaces are required based on the floor areas of both buildings in Phase 2; the applicant is proposing 173 spaces, which is 25 more spaces than required under the Zoning Bylaw.
- Two (2) vehicular accesses are proposed from 34A Avenue to provide access for both trucks and passenger vehicular traffic. Cross access easements have been proposed along the western and northern boundaries of Phase 1 to provide internal circulation and connection between Phase 1 & 2 and subsequent phases. These easements are being secured as part of the approval of Development Application No. 7918-0139-00.

### PRE-NOTIFICATION

- A development proposal sign was erected on the subject site and the project was referred to the Little Campbell Watershed Society (LCWS) for review and comment.

The LCWS enquired about stormwater runoff on the property.

*(Staff confirmed to the LCWS that the property will provide 100% on-site infiltration.)*

Two concerned residents raised concerns about the loss of tree canopy.

*(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. Ultimately, it was determined that trees could not be retained in Phase 2 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.)*

### DESIGN PROPOSAL AND REVIEW

- 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. 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 4, which fronts 34A Avenue, and Building 3, 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 1.5 metre (5 ft.) wide landscaping strip along 34A Avenue.
- Landscaping has been designed with high quality drought resistant planning. Planting includes the following trees: Red Sunset Maple, Red Rocket Maple, and a variety of shrubs and plants.
- Bicycle racks are provided adjacent to the amenity area and elsewhere within the site.

### Access and Parking

- Two (2) vehicular accesses are proposed from 34A Avenue to provide access for both trucks and passenger vehicular traffic. Cross access easements have been proposed along the western and northern boundaries of Phase 1 to provide internal circulation and connection between Phase 1 & 2 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 148 parking spaces are required to be provided. The applicant proposes a total of 173 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 24.5% mezzanine space for Buildings 3 and 4. 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 34A Avenue.

- 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 30 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. Any future signage proposed will 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	1	1	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Paper Birch	2	2	0
Maple (Bigleaf)	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	120	120	0
Western White Pine	3	3	0
Western Hemlock	1	1	0
Western Red Cedar	3	3	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>130</b>	<b>130</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>91</b>	
<b>Total Retained and Replacement Trees</b>		<b>91</b>	
<b>Contribution to the Green City Fund</b>		<b>\$68,000</b>	

- The Arborist Assessment states that there is a total of 130 protected trees on the site, excluding Alder trees. One (1) existing trees on the site is an Alder tree. 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. Ultimately, it was determined that trees could not be retained in Phase 2 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 the Alder tree, and a 2 to 1 replacement ratio for all other trees. This will require a total of 261 replacement trees on the site. Since only 91 replacement trees can be accommodated on the site, the deficit of 170 replacement trees will require a cash-in-lieu payment of \$68,000, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 91 trees are proposed to be replaced on the site with a contribution of \$68,000 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 of the OCP, and the General Development Permit No. 7907-0326-00.

#### 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 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. Proposed Subdivision Layout (Associated with Development Application No. 7918-0139-00), Site Plan, Building Elevations, Landscape Plans and Perspectives  
Appendix II. Engineering Comments  
Appendix III. Tree Preservation Summary

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

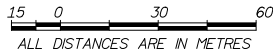
HS/cm

**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**

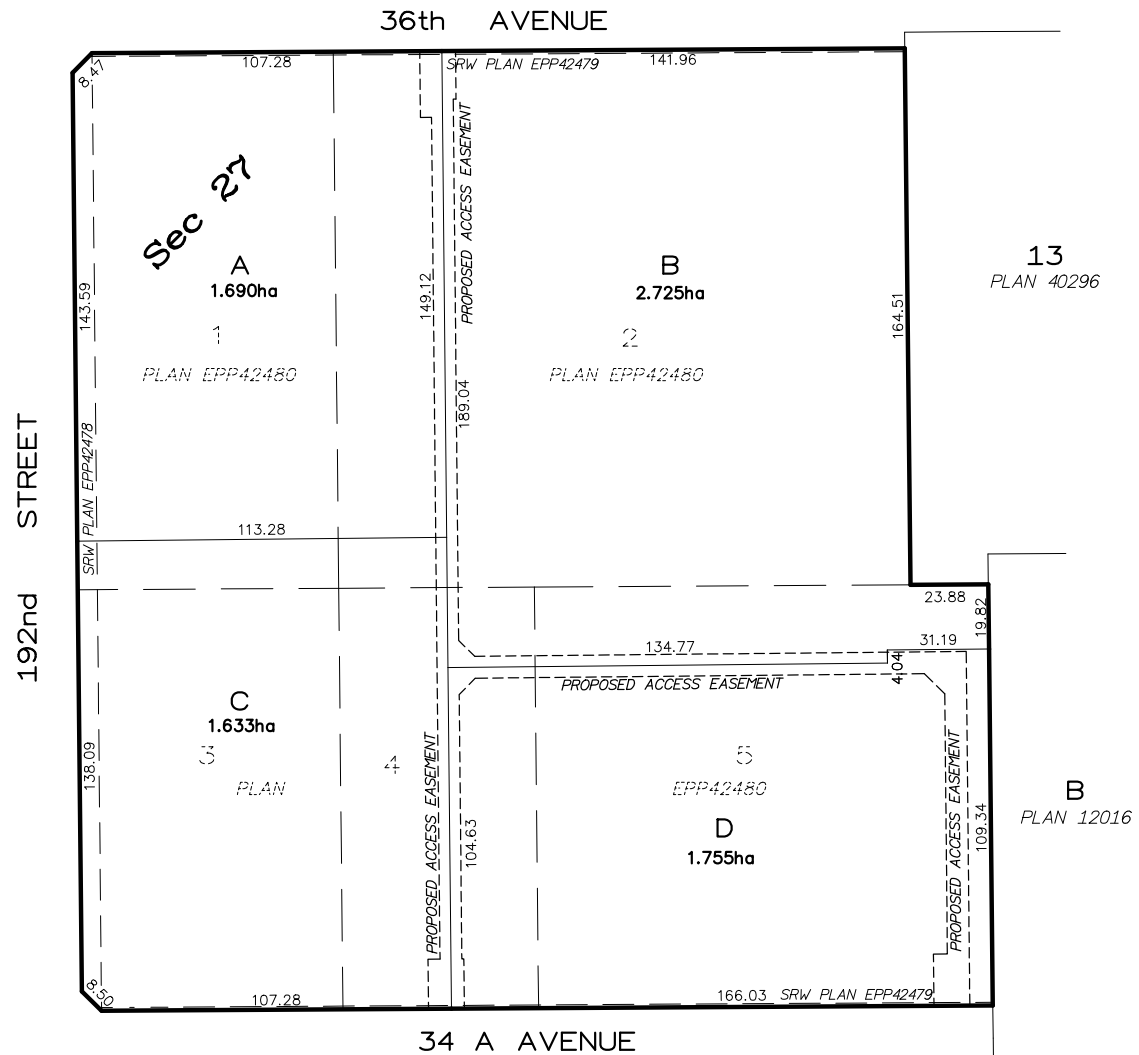


Perimeter dimensions are derived from PLAN EPP42480.

- 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.

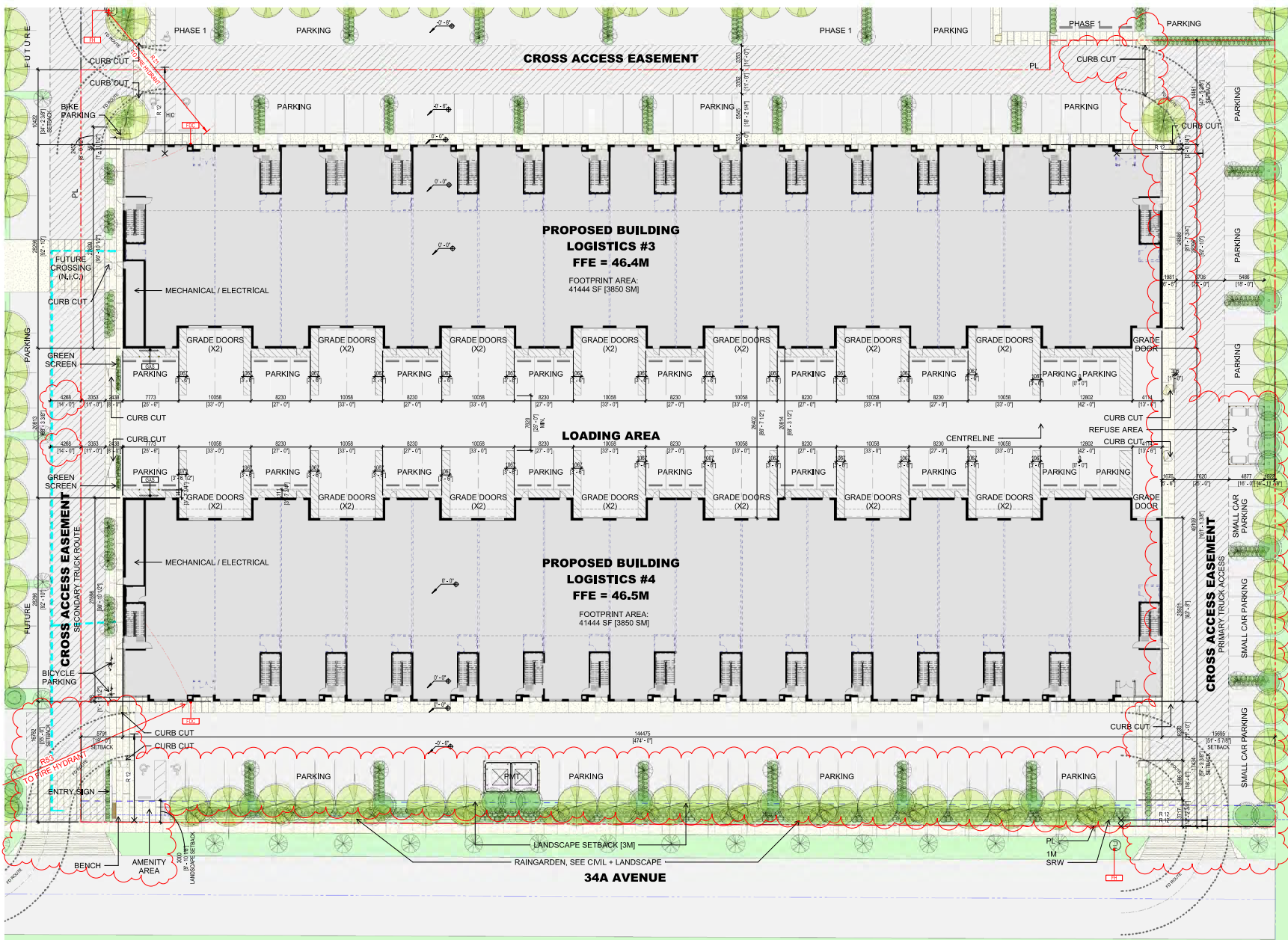
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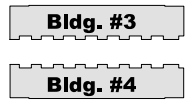
*THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT*



FILE: 6416-SUB-2



**KEYPLAN**



**LEGEND**



**KEYNOTES**

TAG	DESCRIPTION
FC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
GM	GAS METERS

2	19.02.27	DP SWD Response
1	18.04.24	Issued for Development Permit Application
REV	DATE	DESCRIPTION
SCALE:	As indicated	DATE: Issue Date
PROJECT NUMBER:		PROJECT NUMBER:

**TAYLOR KURTZ**  
ARCHITECTURE + DESIGN INC.  
VLC - Building 3+4  
192nd & 34a, Surrey BC

**Buildings 3+4 - Site Plan**

PLOT DATE: 2/27/2019 11:08:40 AM  
**A100**

**1 Site Plan Building 3+4**  
1" = 20'-0"

**ZONING SUMMARY:**



**PROJECT ADDRESS:**  
192th Street+ 34A Ave. Surrey BC

**LEGAL DESCRIPTION:** TBA

**Front Yard Setback:** Proposed: 55'-0" [16.8m]  
Required: 52'-0" [16m]

**Side Yard Setback:** Proposed: 19'-0" [5.8m]  
Required: 0'

**Flanking Street:** Proposed: N/A  
**Yard Setback:** Required: N/A

**Rear Yard Setback:** Proposed: 34'-2" [10.4m]  
Required: 25'-0" [7.5m]

**EASEMENTS:** TBA

**AUTHORITY:** City of Surrey

**ZONE:** Business Park (B-2)

**USES:** Industrial/Wholesale

**KEYPLAN**

**Bldg. #3**

**Bldg. #4**

**Site Areas:** 188,755 sf [17,536 sm]

**F.A.R.:** Proposed: 0.60  
Permitted: 1.0

**Lot Coverage:** Proposed: 90.012sf [8.362sm] (Incl. Outdoor Covered Areas)  
Permitted: 48%  
Covered Areas: 60%

**Height:** Proposed: 37'-0" [11.3m]  
Permitted: 45'-0" [14m]

**Parking Required Building 3:**  
Industrial: 41,448sf @ 1/1076sf 39  
Office/Wholesale: 14,225sf @ 2.5/1076sf 33  
Caretaker: (x2) per unit: 4  
**Total = 72 Stalls**

**Parking Required Building 4:**  
Industrial: 41,448sf @ 1/1076sf 39  
Office/Wholesale: 14,225sf @ 2.5/1076sf 33  
Caretaker: (x2) per unit: 4  
**Total = 76 Stalls**

**Parking Required Building 3+4:** **148**

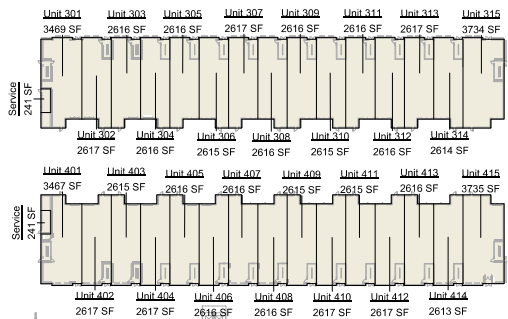
**Parking Provided Building 3+4**

Type	No.
Parking Space: 9x16	16
Parking Space: 9x18	157
	173

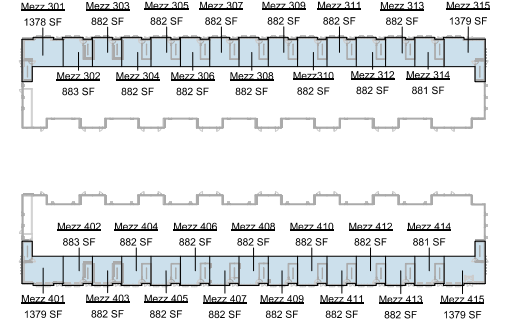
**Small car %:** 9%

**Loading: Proposed:** 30 Dock Bays

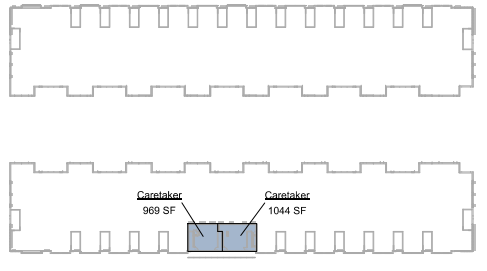
**Required:** 30



**LEVEL 1 AREA PLAN**

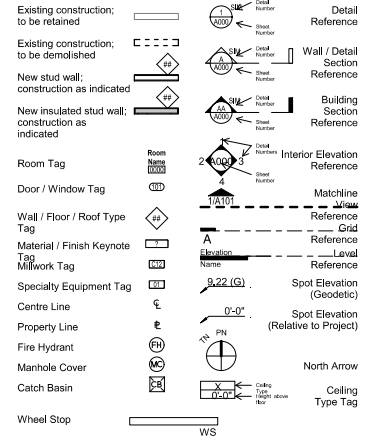


**MEZZANINE AREA PLAN**



**LEVEL 2 AREA PLAN**

**GRAPHIC & SYMBOL LEGEND**



**PROJECT TEAM:**

- OWNER**  
Polyco Group of Companies  
4320-20780 Wroughton Town Centre Drive, Langley  
F: 604.862.2888  
Corinne Chow, President | Hugh W. Carter, B.Com
- ARCHITECTS**  
Taylor Kurtz  
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Craig Taylor, Architect; ABC | Benjamin Goodwin, Intern Architect  
ABC | LEED AP
- CIVIL ENGINEER**  
Aplin & Martin Consultants  
Ltd.  
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Deak Hill, P.Eng. LEED AP | Don Rossiter, P.Eng.
- LANDSCAPE ARCHITECT**  
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Marlene Messer  
Associate BD, MLA, MBICSLA
- GENERAL CONTRACTOR**  
Integrated Construction Concepts  
310-12960 84th Avenue, Surrey, BC  
P: 604.599.0706 F: 604.599.0716  
Jonah Goffard, Director, Development | Brian Jozin, Manager, Pre-Construction

**AREA SUMMARY:**

**Area Summary (Gross Building 3)**

Building	Level	Description	Department	Area (SF)	Area (SM)
Building 3	LEVEL 1	Service	Service	240 SF	22 m²
		Unit 301	Industrial	3470 SF	322 m²
		Unit 302	Industrial	2620 SF	243 m²
		Unit 303	Industrial	2620 SF	243 m²
		Unit 304	Industrial	2620 SF	243 m²
		Unit 305	Industrial	2620 SF	243 m²
		Unit 306	Industrial	2620 SF	243 m²
		Unit 307	Industrial	2620 SF	243 m²
		Unit 308	Industrial	2620 SF	243 m²
		Unit 309	Industrial	2620 SF	243 m²
		Unit 310	Industrial	2620 SF	243 m²
		Unit 312	Industrial	2620 SF	243 m²
		Unit 313	Industrial	2620 SF	243 m²
		Unit 314	Industrial	2610 SF	243 m²
		Unit 315	Industrial	3730 SF	347 m²
				<b>(4140) SF</b>	<b>381 m²</b>
Building 3	MEZZANINE	Mezz310	Office/Wholesale	880 SF	82 m²
		Mezz 301	Office/Wholesale	1380 SF	128 m²
		Mezz 302	Office/Wholesale	880 SF	82 m²
		Mezz 303	Office/Wholesale	880 SF	82 m²
		Mezz 304	Office/Wholesale	880 SF	82 m²
		Mezz 305	Office/Wholesale	880 SF	82 m²
		Mezz 306	Office/Wholesale	880 SF	82 m²
		Mezz 307	Office/Wholesale	880 SF	82 m²
		Mezz 308	Office/Wholesale	880 SF	82 m²
		Mezz 309	Office/Wholesale	880 SF	82 m²
		Mezz 311	Office/Wholesale	880 SF	82 m²
		Mezz 312	Office/Wholesale	880 SF	82 m²
		Mezz 313	Office/Wholesale	880 SF	82 m²
		Mezz 314	Office/Wholesale	880 SF	82 m²
		Mezz 315	Office/Wholesale	1380 SF	128 m²
				<b>14200 SF</b>	<b>1322 m²</b>

**Area Summary (Gross Building 4)**

Building	Level	Description	Department	Area (SF)	Area (SM)
Building 4	LEVEL 1	Unit 401	Industrial	3470 SF	322 m²
		Unit 402	Industrial	2620 SF	243 m²
		Unit 403	Industrial	2620 SF	243 m²
		Unit 404	Industrial	2620 SF	243 m²
		Unit 405	Industrial	2620 SF	243 m²
		Unit 406	Industrial	2620 SF	243 m²
		Unit 407	Industrial	2620 SF	243 m²
		Unit 408	Industrial	2620 SF	243 m²
		Unit 409	Industrial	2620 SF	243 m²
		Unit 410	Industrial	2620 SF	243 m²
		Unit 411	Industrial	2610 SF	243 m²
		Unit 412	Industrial	2620 SF	243 m²
		Unit 413	Industrial	2620 SF	243 m²
		Unit 414	Industrial	2610 SF	243 m²
		Unit 415	Industrial	3730 SF	347 m²
Service	Service	240 SF	22 m²		
				<b>(4140) SF</b>	<b>381 m²</b>
Building 4	MEZZANINE	Mezz 401	Office/Wholesale	1380 SF	128 m²
		Mezz 402	Office/Wholesale	880 SF	82 m²
		Mezz 403	Office/Wholesale	880 SF	82 m²
		Mezz 404	Office/Wholesale	880 SF	82 m²
		Mezz 405	Office/Wholesale	880 SF	82 m²
		Mezz 406	Office/Wholesale	880 SF	82 m²
		Mezz 407	Office/Wholesale	880 SF	82 m²
		Mezz 408	Office/Wholesale	880 SF	82 m²
		Mezz 409	Office/Wholesale	880 SF	82 m²
		Mezz 410	Office/Wholesale	880 SF	82 m²
		Mezz 411	Office/Wholesale	880 SF	82 m²
		Mezz 412	Office/Wholesale	880 SF	82 m²
		Mezz 413	Office/Wholesale	880 SF	82 m²
		Mezz 414	Office/Wholesale	880 SF	82 m²
		Mezz 415	Office/Wholesale	1380 SF	128 m²
				<b>14200 SF</b>	<b>1322 m²</b>

**Area Schedule - By Occupancy Building 3**

Building	Occupancy	Area SF	Area SM
Building 3	Industrial	41448 SF	3811 m²
	Office/Wholesale	14225 SF	1322 m²
		<b>59673 SF</b>	<b>5172 m²</b>

**MEZZANINE % of LI: 34.3%**

**Area Schedule -By Occupancy Building 3+4**

Occupancy	Area SF	Area SM
Caretaker	2013 SF	187 m²
Industrial	82896 SF	7701 m²
Office/Wholesale	28460 SF	2643 m²
	<b>113369 SF</b>	<b>10511 m²</b>

**MEZZANINE % of LI: 34.3%**

**DRAWING INDEX:**

A0	Cover	A106	Building 4 - Floor Plan Mezz
A01	Project Data + FSR	A107	Building 4 - Floor Plan Level 2
A02	Survey	A108	Building 4 - Roof Plan
A03	Control Plan	A301	Building 3+4 - Elevations
A04	Building 3 + 4 - Project Limits	A302	Building 3 - Elevations
A05	Building 3+4 -3D VIEWS	A303	Building 4 - Elevations
A06	Building 3+4 -3D VIEWS	A400	Building 3+4 - Six Sections
A100	Building 3+4 - Site Plan	A401	Building 3+4 - Building Sections
A101	Building 3 - Floor Plan Level 1	A600	Building Signage
A102	Building 3 - Floor Plan Mezz	A601	Exterior Details
A103	Building 3 - Roof Plan	A602	Exterior Details
A105	Building 4 - Floor Plan Level 1	A603	Exterior Details

2 18.02.21 DP VNO Response  
1 18.04.21 Issues for Development Permit Application

REV	DATE	DESCRIPTION
SCALE:	As indicated	DATE: Issue Date DRAWN: Author
PROJECT NUMBER	Project Number	

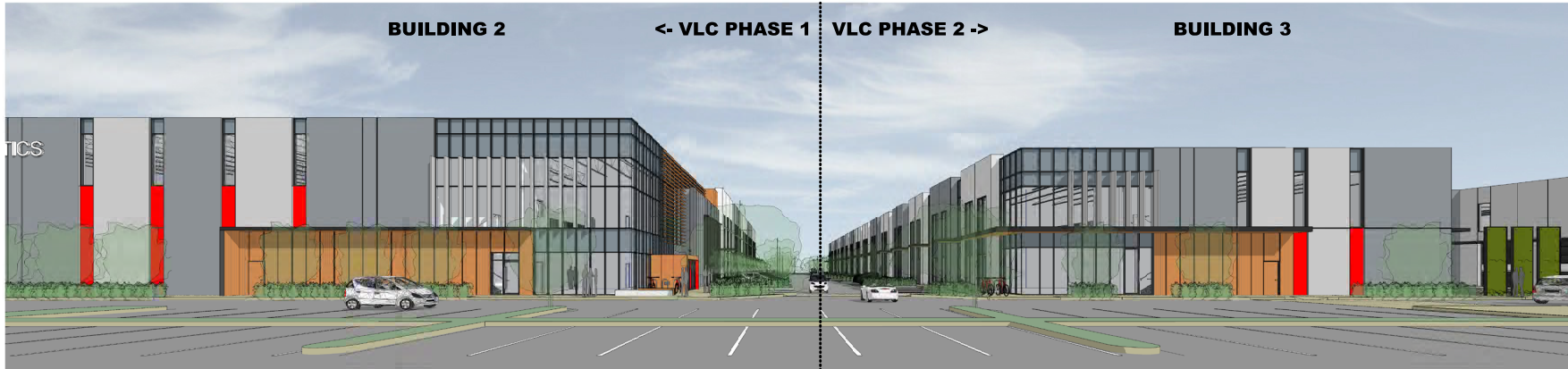
Taylor Kurtz Architecture + Design Inc.  
192nd + 34a, Surrey BC

**VLC - Building 3+4**  
192nd + 34a, Surrey BC

Project Data + FSR

PLOT DATE: 2/22/2021 11:03:15 AM

**A001**



**Buildings 2+3 View from West**



**Buildings 3+4 View from West**



**Buildings 3+4 View from East**

1 - 18.04.20 - Issued for Development Permit Application			
REV	DATE	DESCRIPTION	DRAWN: Author
SCALE	DATE	Issue Date	Project Number
PROJECT NUMBER	Project Number		
FILE	PROJECT NUMBER		

**TAYLOR KURTZ**  
ARCHITECTURE + DESIGN INC  
100 - 1110 - 100th Street - Vancouver BC V5L 0G6 - Phone 604-271-3400

**VLC - Building 3+4**  
192nd & 34a, Surrey BC

**Buildings 3+4- 3D VIEWS**

PLOT DATE: 2/27/2019 11:05:22 AM

**A005**



Building 3 View from North West



Building 4 View from South West



Building 4 View from South East



Building 3 View from North East



Building 4 View of Caretakers Units from South West

1	18.04.20	Issued for Development Permit Application
REV	DATE	DESCRIPTION
SCALE	DATE	Issue Date
PROJECT NUMBER	DATE	Project Number
FILE	DATE	Project Number

**TAYLOR KURTZ**  
ARCHITECTURE + DESIGN INC  
192nd & 34a, Surrey BC

**VLC - Building 3+4**  
192nd & 34a, Surrey BC

Buildings 3+4 - 3D VIEWS

PLOT DATE: 2/27/2019 11:08:14 AM

**A006**

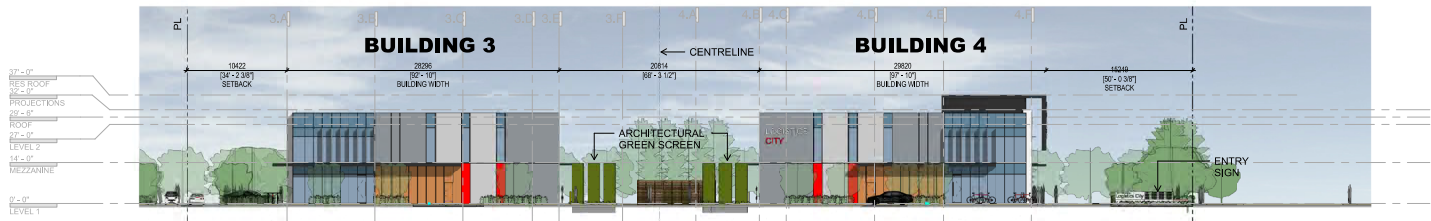
## KEYPLAN

**Bldg. #3**

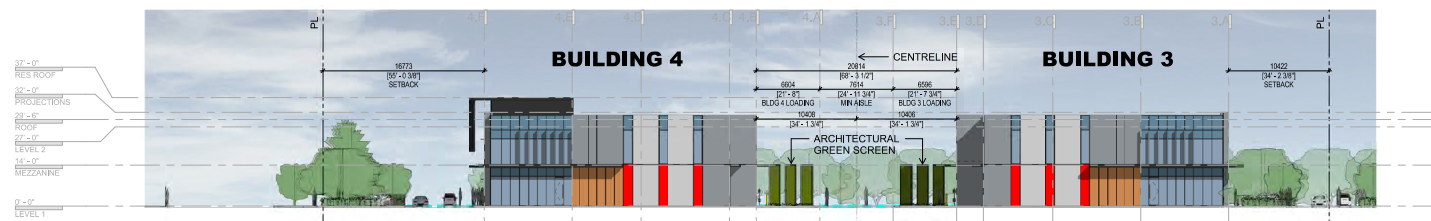
**Bldg. #4**

## KEYNOTES

TAG	DESCRIPTION
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① **Buildings 3+4 West (Cross Access Drive)**  
1" = 20'-0"



② **Buildings 3+4 East (Truck Route)**  
1" = 20'-0"



**Buildings 3+4**

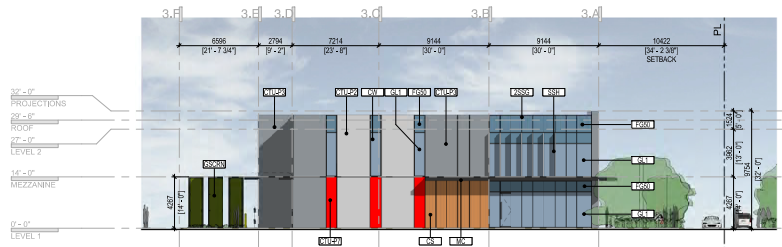
1	18.04.24	Issued for Development Permit Application
REV	DATE	DESCRIPTION
SCALE	As Indicated / Issue Date	
PROJECT NUMBER	Project Number	
<b>TAYLOR KURTZ</b> ARCHITECTURE + DESIGN INC. 192nd & 34a, Surrey BC		
<b>VLC - Building 3+4</b> 192nd & 34a, Surrey BC		
<b>Building 3+4 - Elevations</b>		
PLOT DATE: 2/27/2019 11:10:40 AM		
<h1>A301</h1>		

Bldg. #3

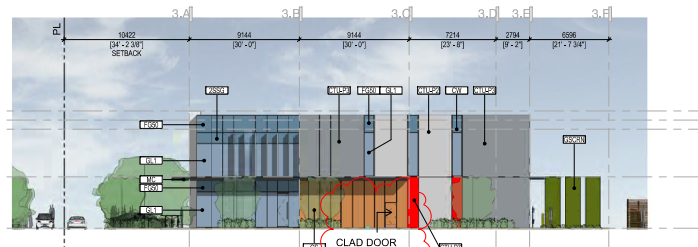
Bldg. #4

**KEYNOTES**

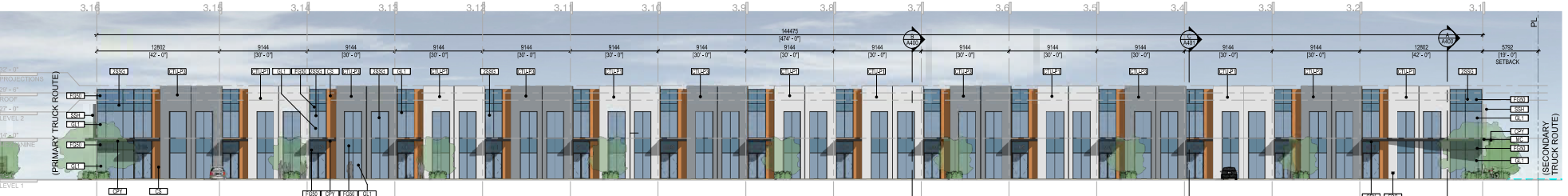
TAG	DESCRIPTION
SS56	5-1/2" STRUCTURAL GLAZING
CP1	CONCRETE
CS	METAL SEWER-CLEAR AWAYANCE
CL	CONCRETE - 18" UPC - FINISHED FFL - SEE NOTES ONLY
CL2	CONCRETE - 18" UPC - FINISHED FFL - SEE THE OTHER SIDE
CL3	CONCRETE - 18" UPC - FINISHED FFL - SEE TRAILING
CL4	CONCRETE - 18" UPC - FINISHED FFL - SEE TRAILING
CL5	CONCRETE - 18" UPC - FINISHED FFL - SEE TRAILING
CL6	CONCRETE - 18" UPC - FINISHED FFL - SEE TRAILING
CL7	CONCRETE - 18" UPC - FINISHED FFL - SEE TRAILING
CL8	CONCRETE - 18" UPC - FINISHED FFL - SEE TRAILING
CL9	CONCRETE - 18" UPC - FINISHED FFL - SEE TRAILING
CL10	CONCRETE - 18" UPC - FINISHED FFL - SEE TRAILING
CL11	CONCRETE - 18" UPC - FINISHED FFL - SEE TRAILING
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CL100	CONCRETE - 18" UPC - FINISHED FFL - SEE TRAILING



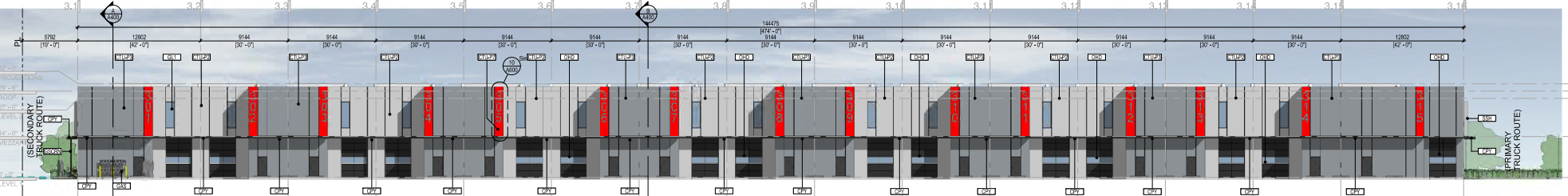
4 Building 3 East (Truck Route)  
1/16" = 1'-0"



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



2 Building 3 North  
1/16" = 1'-0"



1 Building 3 South (Loading Area)  
1/16" = 1'-0"

REV	DATE	DESCRIPTION
2	18.02.21	DP DRG Response
1	18.04.24	Issued for Development Permit Application

SCALE: As Indicated DATE: Issue Date DRAWN: Author  
PROJECT NUMBER: Project Number

**TAYLOR KURTZ**  
ARCHITECTURE + DESIGN INC  
100 - 1110 COLLIER DRIVE - VANCOUVER, BC, CANADA

**VLC - Building 3+4**  
192nd & 34a, Surrey BC

Building 3 - Elevations

PLOT DATE: 2/27/2019 11:11:58 AM

**A302**



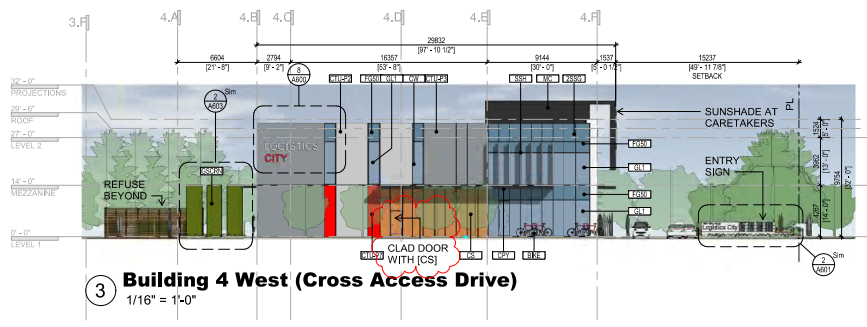
**KEYPLAN**

**Bldg. #3**

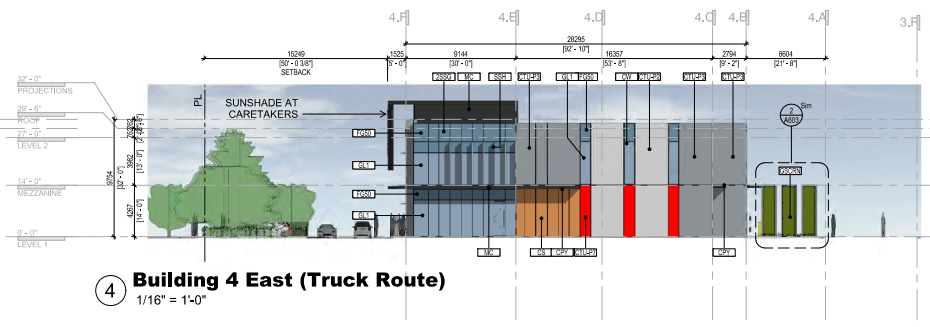
**Bldg. #4**

**KEYNOTES**

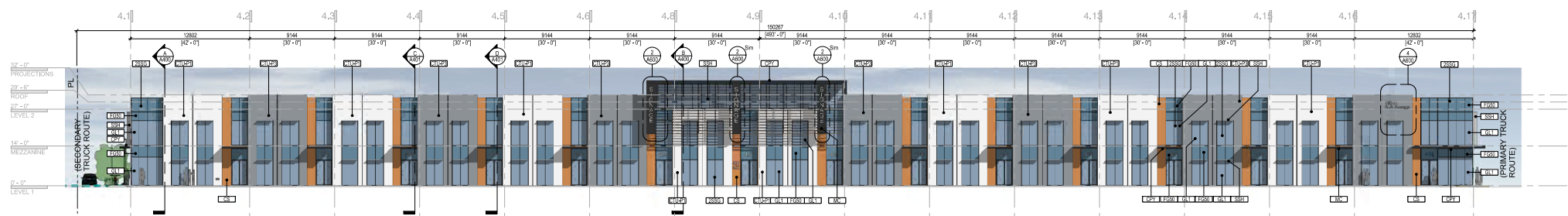
TAG	DESCRIPTION
SS00	2 BLDG STRUCTURAL GLAZING
SS01	INS WALL
SS02	CONCRETE
SS03	METAL DEBRIS-CORRO APPEARANCE
SS04	CONCRETE - 10% UP-PRINTED FPA-500 THICKNESS (SEE
SS05	CONCRETE - 10% UP-PRINTED FPA-500 THICKNESS (SEE
SS06	CONCRETE - 10% UP-PRINTED FPA-500 THICKNESS (SEE
SS07	CONCRETE - 10% UP-PRINTED FPA-500 THICKNESS (SEE
SS08	CONCRETE - 10% UP-PRINTED FPA-500 THICKNESS (SEE
SS09	CONCRETE - 10% UP-PRINTED FPA-500 THICKNESS (SEE
SS10	CONCRETE - 10% UP-PRINTED FPA-500 THICKNESS (SEE
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SS100	CONCRETE - 10% UP-PRINTED FPA-500 THICKNESS (SEE



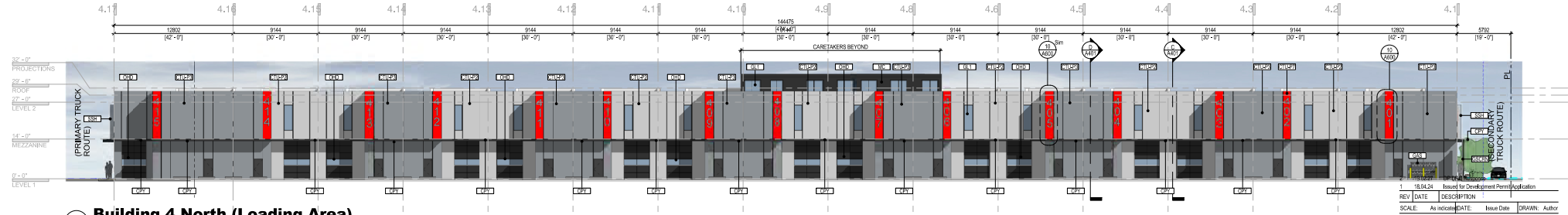
**3 Building 4 West (Cross Access Drive)**  
1/16" = 1'-0"



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



**2 Building 4 South (34th Avenue)**  
1/16" = 1'-0"



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

1 - 18.04.24 Issued for Development Permit Application

REV	DATE	DESCRIPTION	ISSUE DATE	ISSUE DATE	ISSUE DATE

SCALE: As indicated / DATE: Issue Date / DRAWN: Author

PROJECT NUMBER: 22722919 / PROJECT NUMBER: 22722919

**TAYLOR KURTZ**  
ARCHITECTURE + DESIGN INC.  
100 - 1110 COLUMBIA STREET - VANCOUVER BC, V6E 0A5

**VLC - Building 3+4**  
192nd & 34a, Surrey BC

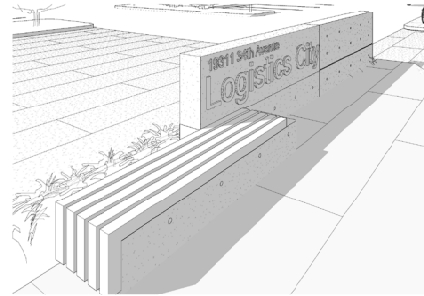
Building 4 - Elevations

PLOT DATE: 22722919 11:13:01 AM

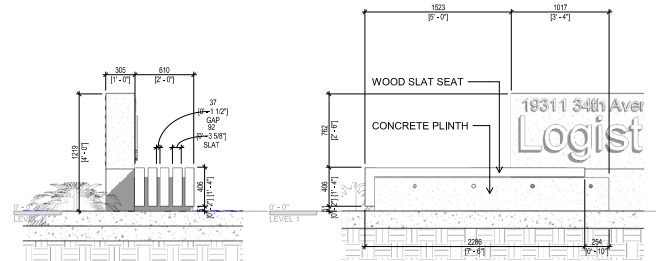
**A303**



Entry Sign

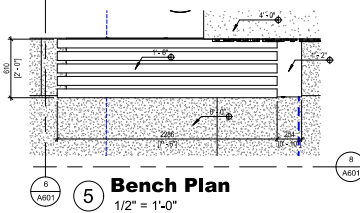


Bench

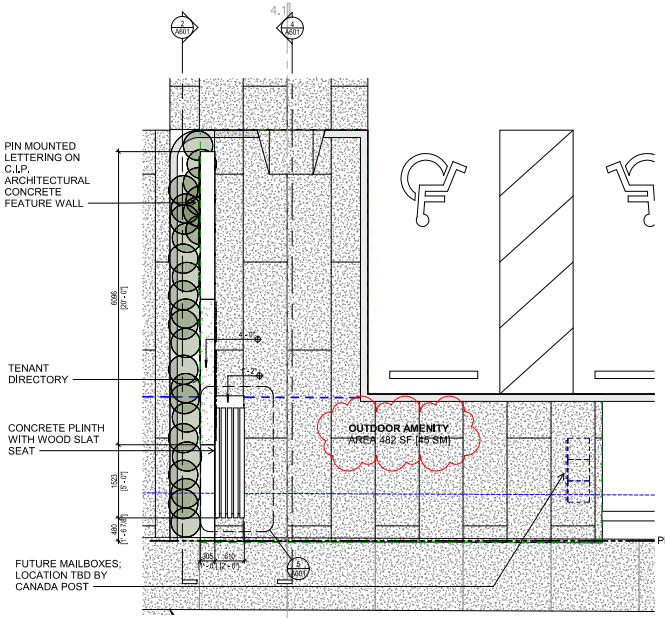


6 Bench Side Elevation  
1/2" = 1'-0"

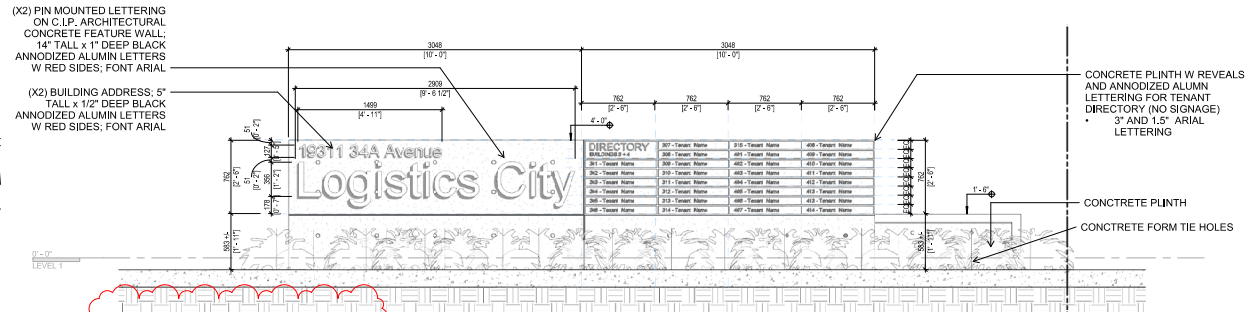
8 Bench Elevation  
1/2" = 1'-0"



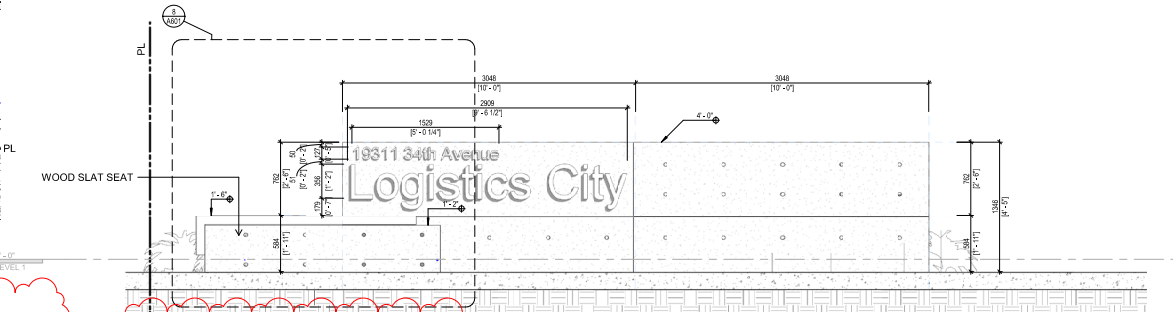
5 Bench Plan  
1/2" = 1'-0"



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



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



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

(X2) PIN MOUNTED LETTERING ON C.I.P. ARCHITECTURAL CONCRETE FEATURE WALL: 14" TALL x 1" DEEP BLACK ANNODIZED ALUMIN LETTERS W RED SIDES; FONT ARIAL

(X2) BUILDING ADDRESS: 5" TALL x 1/2" DEEP BLACK ANNODIZED ALUMIN LETTERS W RED SIDES; FONT ARIAL

CONCRETE PLINTH W REVEALS AND ANNODIZED ALUMIN LETTERING FOR TENANT DIRECTORY (NO SIGNAGE) 3" AND 1.5" ARIAL LETTERING

CONCRETE PLINTH  
CONCRETE FORM TIE HOLES

REV	DATE	DESCRIPTION	ISSUE DATE	ISSUE DATE	ISSUE DATE	ISSUE DATE	ISSUE DATE	ISSUE DATE	ISSUE DATE
1	18.04.24	Issued for Development Permit Application							

**TAYLOR KURTZ**  
ARCHITECTURE + DESIGN INC.  
VLC - Building 3+4  
192nd & 34a, Surrey BC

Exterior Details

PLOT DATE: 2/27/2019 11:17:57 AM

**A601**

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	18/08/23	BP DMS RESPONSE	MWJ
2	18/08/23	PH 1 10562 FOR OP	MWJ
3	18/08/23	NEW SITE PLAN	MWJ

CLIENT:

PROJECT:

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

DRAWING TITLE:  
**PHASES 1 & 2 LANDSCAPE TREE PLAN**

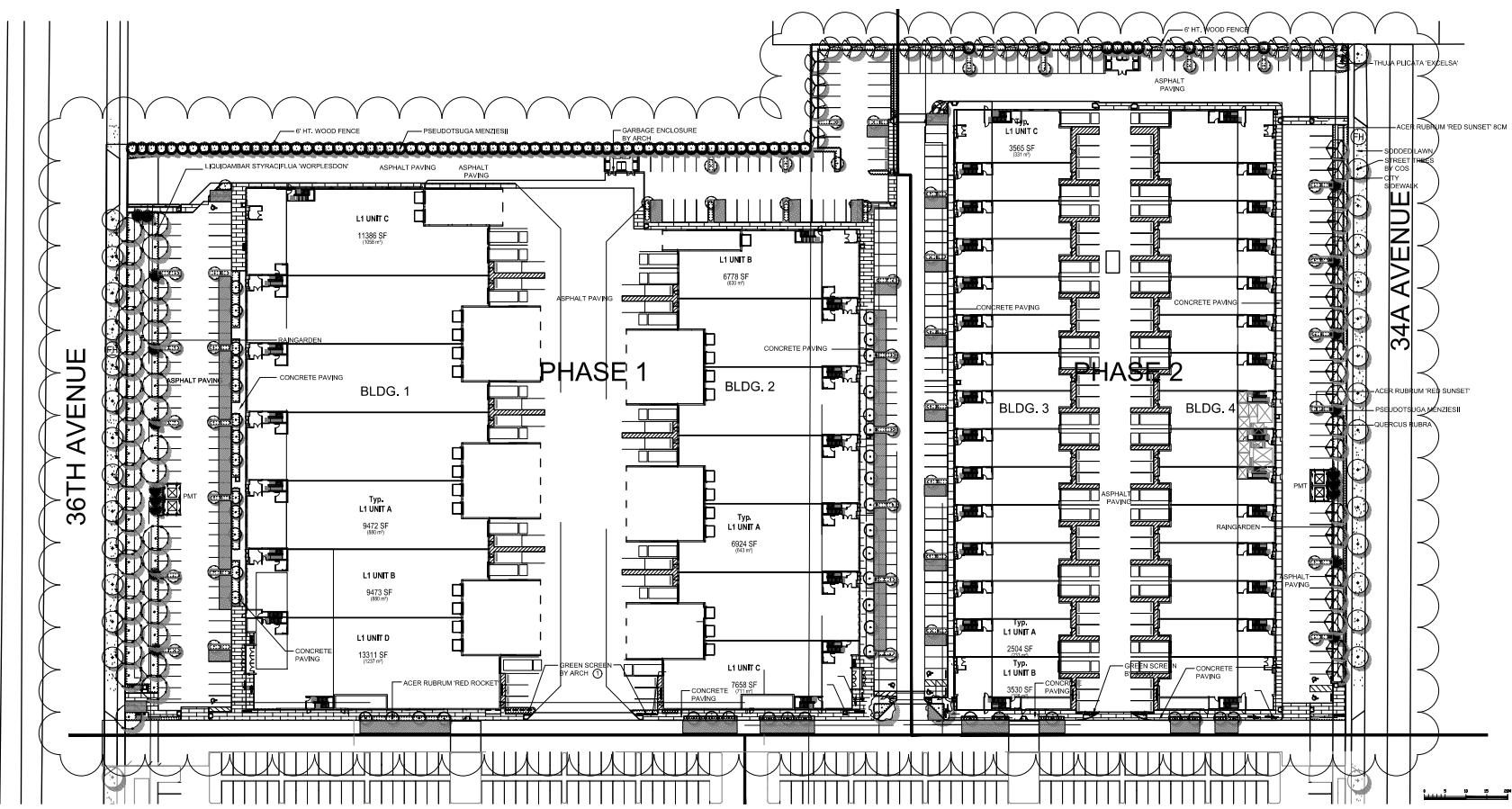
DATE: 18/FEB/28 DRAWING NUMBER:  
SCALE: 1:500  
DRAWN: MM  
DESIGN: MM  
CHKD: MM OF 10

PLANT SCHEDULE				PHASE 1 - BUILDINGS 1 & 2		PMG PROJECT NUMBER: 17-095
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS		
1	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	8CM CAL. 2M STD. BAB			
38	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	8CM CAL. 2M STD. BAB			
25	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	8CM CAL. 2M STD. BAB			
7	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEET GUM	8CM CAL. 2M STD. BAB			
39	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON' 7CM	WORPLESDON SWEET GUM	7CM CAL. 2M STD. BAB			
66	PSEUDOTSUGA MENZIESII (2.5m)	DOUGLAS FIR	2.5M 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 CMAA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \*\* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION 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

PLANT SCHEDULE				PHASE 2 - BUILDINGS 3 & 4		PMG PROJECT NUMBER: 17-095
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS		
1	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	8CM CAL. 2M STD. BAB			
7	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	8CM CAL. 2M STD. BAB			
17	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	8CM CAL. 2M STD. BAB			
16	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEET GUM	8CM CAL. 2M STD. BAB			
1	PRUNUS SERRULATA 'PINK PERFECTION'	PINK PERFECTION FLOWERING CHERRY	8CM CAL. 1.2M STD. BAB			
8	PSEUDOTSUGA MENZIESII (2.5m)	DOUGLAS FIR	2.5M HT. BAB			
9	PSEUDOTSUGA MENZIESII (3.5m)	DOUGLAS FIR	3.5M HT. BAB			
20	QUERCUS RUBRA	RED OAK	7CM CAL. 1.2M STD. BAB			
2	TILIA PLICATA 'EXCELSA'	WESTERN RED CEDAR	2.5M 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 CMAA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \*\* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION 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



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

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

DATE: **May 22, 2019** PROJECT FILE: **7818-0166-00**

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RE: **Engineering Requirements (Commercial/Industrial)  
Location: 19259 34A Ave**

#### DEVELOPMENT PERMIT

There are no engineering requirements relative to the development permit and the lot line adjustment.

#### BUILDING PERMIT

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

- Review and evaluate all ROWs and Easements on the Lands. Modify as required;
- Construct 11.0 m wide driveway accesses onto 34A Ave in accordance with the proposed Development Permit;
- Provide water and sanitary service connections to support the proposed Development Permit;
- Remove and cap all redundant service connections;
- Construct water quality/sediment control inlet chamber as a component of the on-site drainage system before discharge at the inspection chamber;
- Design and construct offsite/onsite infiltration and water treatment features as per Campbell Heights Land Use Plan requirements and as described in the Restrictive Covenants on title. ***The onsite infiltration must be designed to achieve no runoff from the site up to the 100 Year return period event;*** and
- The applicant is advised to review the registered sustainable drainage and water quality control restrictive covenants prior to submitting the building permit application.



Tommy Buchmann, P.Eng.  
Development Services Manager

## Arborist Report – Phase 2 Pollyco, 19242 and 19310 36th Ave Surrey

Table 3. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	Unknown
Address:	3450 and 3490 192 <sup>nd</sup> Street, Surrey
Registered Arborist:	Max Rathburn ISA Certified Arborist (PN0599A) ISA Certified Tree Risk Assessor (159)
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>131</b>
<b>Protected Trees to be Removed</b>	<b>131</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 $\frac{1}{1} \times \text{one (1)} = 1$	<b>261</b>
- All other Trees Requiring 2 to 1 Replacement Ratio $130 \times \text{two (2)} = 260$	
<b>Replacement Trees Proposed</b>	<b>91</b>
<b>Replacement Trees in Deficit</b>	<b>170</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>NA</b>
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>0</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\frac{0}{1} \times \text{one (1)} = 0$	<b>0</b>
- All other Trees Requiring 2 to 1 Replacement Ratio $0 \times \text{two (2)} = 0$	
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary prepared and  
submitted by: Max Rathburn



March 25, 2019

Arborist

Date