

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0371-00

Planning Report Date: December 3, 2018

PROPOSAL:

- **Development Permit**

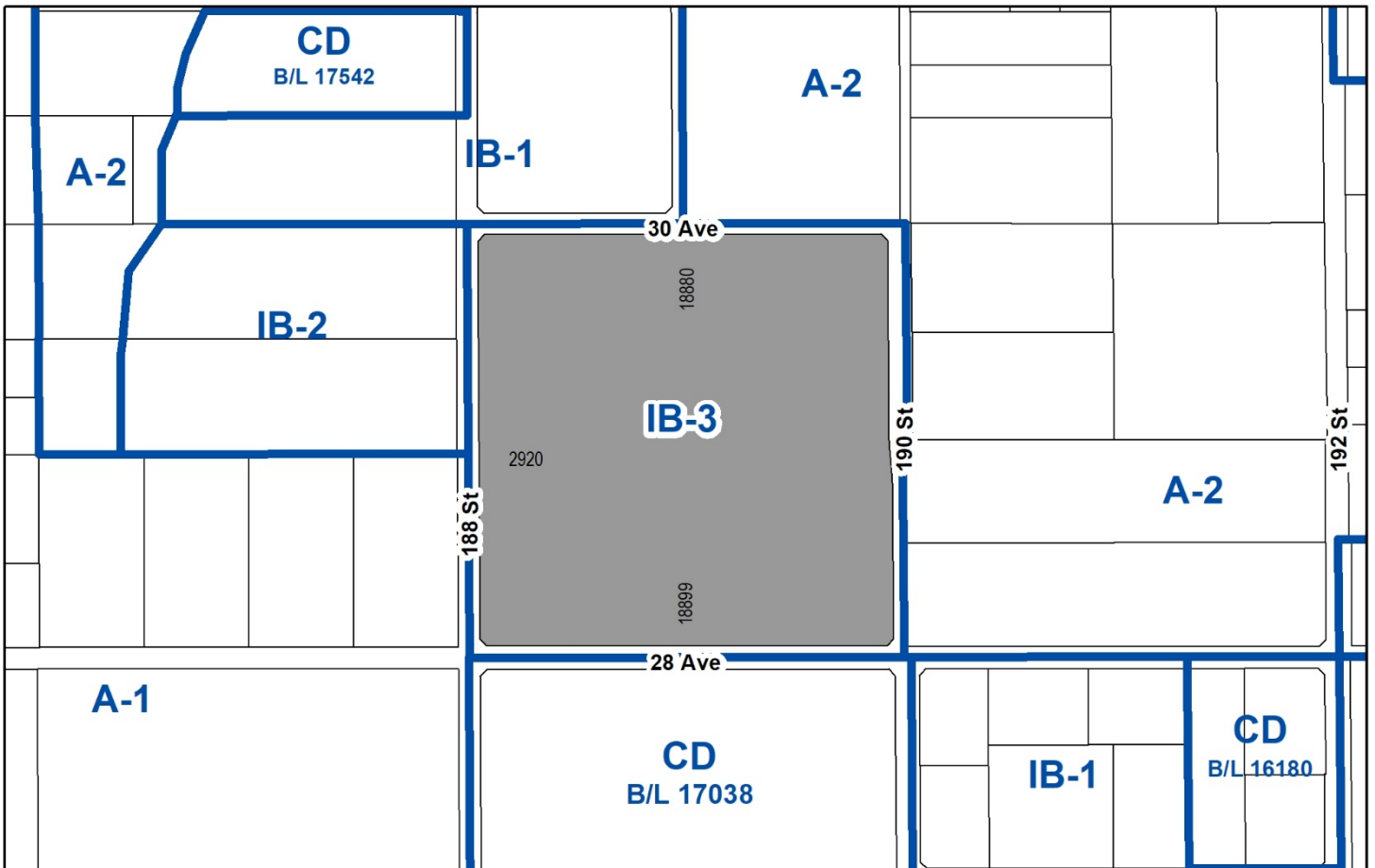
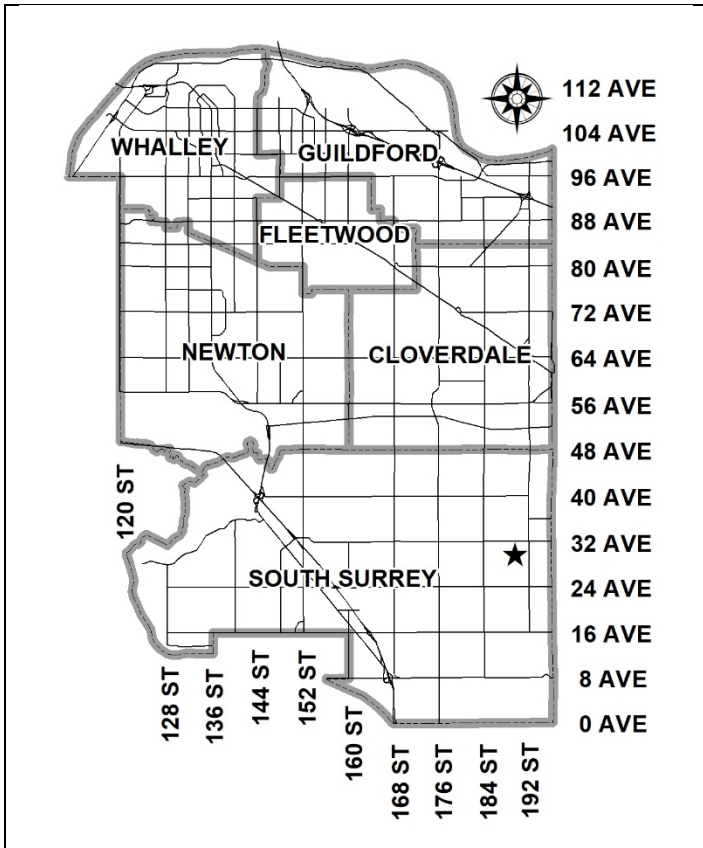
to permit the development of a 15,072 square metre (162,240 sq. ft.) industrial warehouse facility.

LOCATION: 18899 - 28 Avenue

ZONING: IB-3

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park/Business Park (Office)



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the site's "Mixed Employment" designation in the OCP.
- The proposal complies with the site's "Business Park" and "Business Park (Office)" designations in the Campbell Heights LAP.
- The proposed density and building form are appropriate for this part of Campbell Heights and are consistent with the Campbell Heights Design Guidelines.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7918-0371-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) Submission of a finalized landscape plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements under Development Application No. 7914-0337-00 prior to the issuance of a Building Permit.

Surrey Fire Department: The City of Surrey's By-law (No. 19108) for Public Safety Electronic Communication Amplification applies to buildings of this size.

SITE CHARACTERISTICS

Existing Land Use: Industrial warehouse (Building 1) approved under Development Application No. 7914-0337-00, constructed on the southern portion of the site. A second industrial warehouse (Building 2) approved under Development Application No. 7917-0157-00, currently under construction on the northwestern portion of the site. A third industrial warehouse (Building 3) approved under Development Application No. 7917-0292-00, to be constructed east of Building 2.

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
North (Across 30 Avenue):	Agricultural use and greenhouse operations (east). Cold Storage facility approved under Development Application No. 7914-0316-00 under construction (west).	Business Park	A-2 and IB-1

Direction	Existing Use	LAP Designation	Existing Zone
East (Across 190 Street):	Various agricultural uses and greenhouse operations.	Business Park, Business Park (Office)	A-2
South (Across 28 Avenue):	Cold storage facility.	Technology Park or Business Park	CD (By-law No. 17038)
West (Across 188 Street):	Keery Park and greenhouse operations.	Open Space Corridors, Buffers, Business Park	A-1 and IB-2

DEVELOPMENT CONSIDERATIONS

Context

- The subject property is a large 14.5 hectare (35.9 acres) site located in Campbell Heights, bound by 30 Avenue to the north and 28 Avenue to the south, and 188 Street to the west and 190 Street to the east.
- The site is designated "Mixed Employment" in the Official Community Plan (OCP) and "Business Park"/"Business Park (Office)" in the Campbell Heights Local Area Plan (LAP). The site is zoned "Business Park (3) Zone (IB-3)" which accommodates business park developments with no accessory retail sales on site.
- Under Development Application No. 7914-0337-00, the subject site was created by consolidating four parent properties and rezoning the lands from "General Agricultural Zone (A-1)" to IB-3. Under the same application, a Development Permit (DP) application was proposed to permit the development of a 19,895 square metre (214,155 sq. ft.) industrial warehouse facility (Building 1) along the southern edge of the site. The subdivision, rezoning, and DP applications were approved in April 2016. Building 1 has been completed.
- Development Permit Application No. 7917-0157-00 to permit the construction of the second industrial warehouse building located at the northwestern corner of the site was approved on July 24, 2017, and is currently under construction.
- Development Permit Application No. 7917-0292-00 to permit the construction of the third industrial warehouse building located in the centre of the site, immediately east of Building 2, was approved on June 25, 2018, and is currently under construction.
- The completion of Development Application No. 7914-0337-00 provided the necessary road dedication and works and services required to facilitate Building 1, 2 and 3, and the subject proposal (Building 4).

Proposal

- The applicant is proposing a Development Permit for Building 4 consisting of a 15,072 square metres (162,240 sq. ft.) industrial warehouse facility for a single or multiple tenants, located on the northeast portion of the site and parallel to approved Building 3 to the west.

- The site is being developed by Hopewell Development Corporation. Hopewell Development, a division of the Hopewell Group of Companies, is a privately held company based in Calgary, specializing in commercial real estate and industrial and retail development across Canada.
- Proposed Building 4 will face 30 Avenue to the north and 190 Street to the east, and encompass required areas needed for parking, loading, operations, and landscaping.
- The proposal for adding Building 4 on the site represents a total gross floor area ratio (FAR) of 0.47 and a lot coverage of 47%, which complies with the maximum 1.0 FAR and 60% lot coverage of the IB-3 Zone.
- The form, character and density of the proposed development complies with the Campbell Heights Local Area Plan (LAP) and the proposed development meets the requirements of the IB-3 Zone, including FAR, lot coverage, building heights, and building setbacks.

Access and Parking

- Building 4 will primarily be accessed by three (3) vehicular entrances. Employee and visitor parking lot and truck access will be provided via one access from 30 Avenue, and two from 190 Street.
- Under Development Application No. 7917-0157-00, a comprehensive parking calculation was completed for the entire site. In the site's ultimate build out, the applicant proposed parking based on warehouse use with a maximum of 10.5% mezzanine office use, resulting in a total of 855 parking spaces for the entire site.
- The BC Building Code permits up to 40% of the ground floor area to be constructed as second-storey mezzanine space. The applicant proposed a maximum of 10.5% office mezzanine floor space and has registered 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. The applicant has confirmed that their experience with similar industrial projects has shown that the restricted office component is sufficient to accommodate the uses that will be proposed.
- The proposal includes a total of 195 parking spaces for Building 4 located along the building's perimeter. In accordance with the parking requirements of the Zoning By-law and required parking for the potential 10.5% mezzanine space, Building 4 requires 189 parking spaces. Overall, the total parking spaces that will ultimately be provided for the entire site will meet the parking requirements required for the site.
- The proposal includes 30 loading bays which are located at the rear of the building (west). In accordance with the Zoning By-law, the rear loading area will be appropriately screened from public view with a 5.5 metre (18 ft.) high decorative concrete wall.

Air Emissions

- At the April 3, 2017 Regular Council –Land Use meeting, Council instructed staff to review the City's business park zones and subsequently provide a report regarding the Metro Vancouver air emissions permitting process.

- A restrictive covenant to prohibit any business requiring a Metro Vancouver Air Quality Permit from locating on the site was registered on title through the approval of Building 3 under Development Application No. 7917-0292-00.

PRE-NOTIFICATION

- Development proposal signs were installed on the site on November 6, 2018. To date, no correspondence from the Development Sign has been received by staff.

DESIGN PROPOSAL AND REVIEW

- The proposed building is generally consistent with the design guidelines outlined in the Campbell Heights Design Guidelines and the Official Community Plan (OCP), and is reflective of the standards within the area. The development concept behind Campbell Heights is a high quality, sustainable industrial business park.
- The proposed tilt-up concrete building will have its north building side facing 30 Avenue. Additional attention has been given to the north elevation with a series of clear storey windows, sun shades, coloured metal cladding, and painted concrete bands consistent with architectural elements on the main east elevation (facing 190 Street). The corner feature of the building (northeast corner) is finished with additional glazing that wraps the building façade.
- The front entrances of the proposed building (east) will be broken up with a series of defined, canopied entries consisting of vertically articulated stepped walls, treated with sun shades, glazing and coloured metal cladding. It will also be enhanced with shadow bars and concrete colour bands that add texture and provide visual continuity to the building.
- The exterior colours to be used on the building are based on Hopewell's own corporate colour scheme and will include a palette of light and dark greys (regent grey and charcoal), with accents of red (terracotta) and silver (anodized aluminum).
- Pedestrian paths from the public sidewalk to the building will be provided at key entrances of the building. A pedestrian plaza will be incorporated at the northeast corner of the site, at the intersection of 30 Avenue and 190 Street.
- Roof air handling equipment will be located to minimize visibility from the street and screened where necessary. Wall mounted lighting is proposed to provide light and augment the building's soffit-mounted lighting.

Landscaping

- Landscaping is proposed in accordance with the Zoning By-law requirements. A 3.0 metre (10 ft.) wide landscape strip along the 30 Avenue frontage, and a 6.0 metre (20 ft.) wide landscape strip along the 190 Street frontage, are proposed for Building 4 and incorporates the bioswales required in Campbell Heights to treat storm water runoff and allow for site bio-filtration. Some additional refinement is required for this and staff will work with the applicant to resolve this prior to Final Approval of the Development Permit.

- The proposed landscaping will consist of 81 new trees to be planted on-site, including a combination of Blue Spanish Fir, Morgan Red Maple, Red Rocket Maple, Incense Cedar, Worplesdon Sweet Gum, Sawtooth Oak, and Red Oak among others. A complementary variety of shrubs and groundcover will also be planted.
- The location of the waste enclosure will be situated at the rear (west) of the proposed building, in the centre to the truck loading area and away from public view. The proposed enclosures will consist of a concrete pad and steel gates.

Signage

- A free-standing sign is proposed to be located at the key entrance located on 190 Street. The applicant has advised that signage will be dealt with through a separate Development Permit application process.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on September 27, 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.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is located in the Campbell Heights LAP and the proposed development is reflective of the land use designation.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density and FAR is in keeping with the Zoning By-law.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposal will incorporate various rain water management solutions, including bioswales and sediment control devices. • The development will use low impact development standards.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Bicycle parking will be provided on site.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Crime Prevention through Environmental Design (CPTED) principles have been incorporated in the proposed landscaping, lighting, entrances/exits, and pedestrian pathways.
6. Green Certification (F1)	<ul style="list-style-type: none"> • None Proposed
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • None Proposed

ADVISORY DESIGN PANEL

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

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheets
- Appendix II. Site Plan, Building Elevations, Landscape Plans, and Perspective

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by CTA Design Group and Johnathan Losee Ltd., respectively, dated September 2018.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

DZ/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Existing Zoning: IB-3

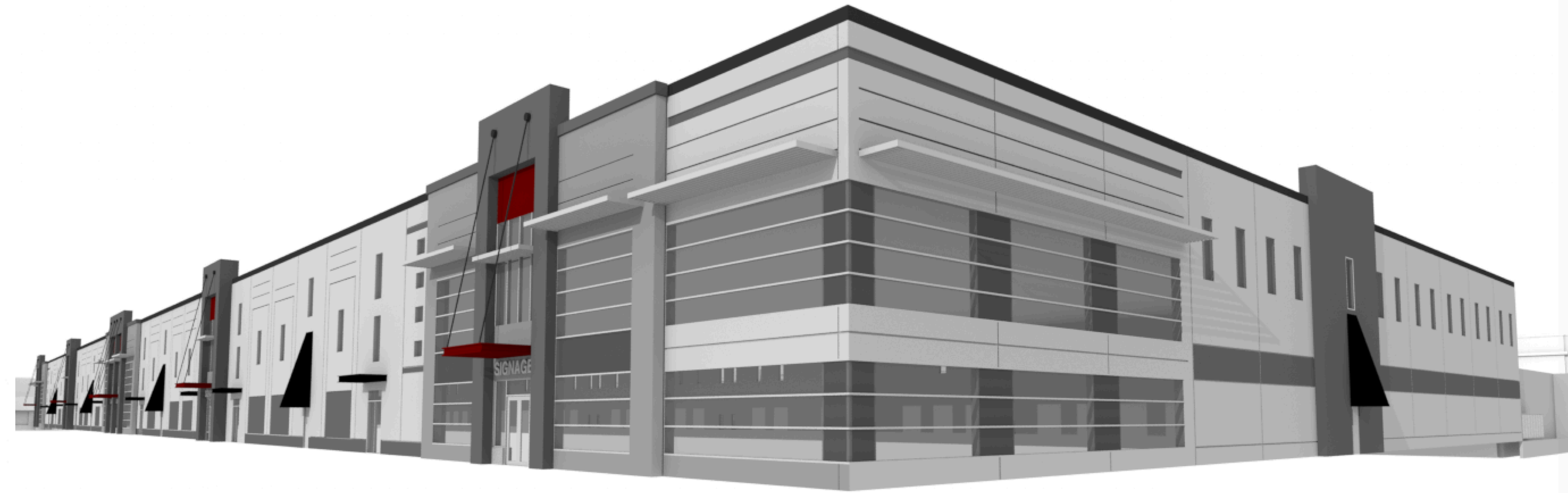
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		14.5 hectares (35.9 acres)
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		47%
Paved & Hard Surfaced Areas		33%
Total Site Coverage		80%
SETBACKS (in metres)		
Front (east - 190 Street)	16.0 metres	24.9 metres
Rear (west)	7.5 metres	--
Side #1 (north - 30 Avenue)	9.0 metres	25.3 metres
Side #2 (south)	9.0 metres	--
BUILDING HEIGHT (in metres/storeys)		
Principal	14.0 metres	12.9 metres
Accessory		
NUMBER OF RESIDENTIAL UNITS	N/A	
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	N/A	
FLOOR AREA: Commercial	N/A	
Retail		
Office		
Total		
FLOOR AREA: Industrial		15,072 square metres (Building 4)
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)	1.0	0.47
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		197 square metres
PARKING (number of stalls)		
Commercial		195 (Building 4)
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		195 (Building 4) 855 (Whole Site)
Number of accessible stalls		6 (Building 4) 36 (Whole Site)
Number of small cars		26 (Building 4)
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

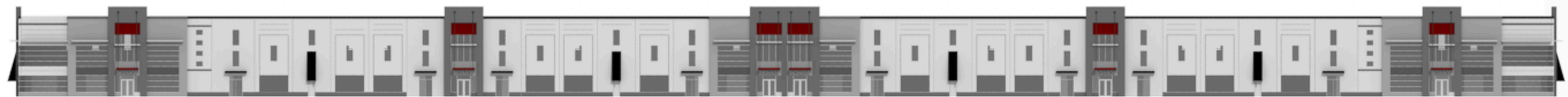
Heritage Site	NO	Tree Survey/Assessment Provided	NO
---------------	----	---------------------------------	----



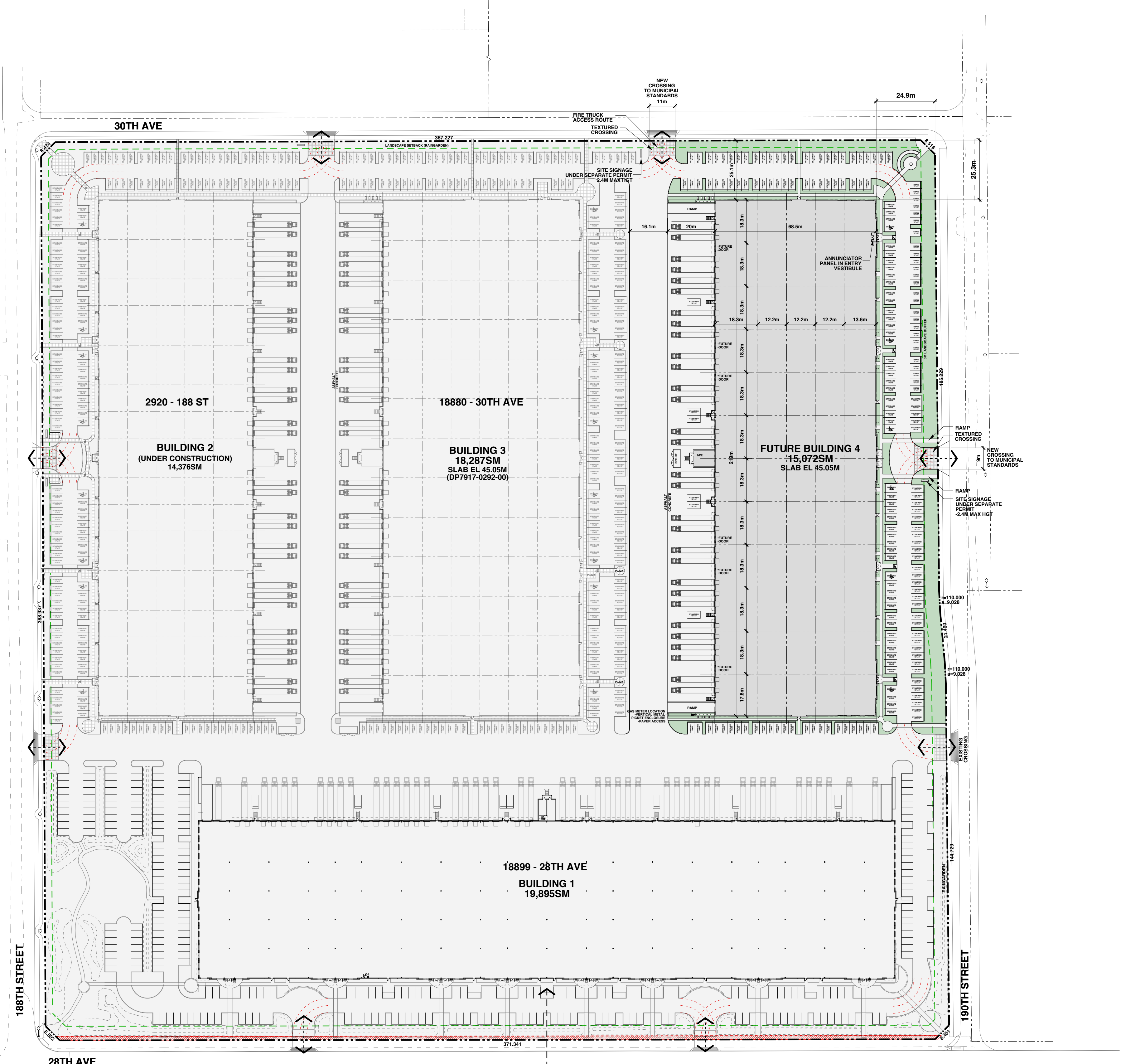
VIEW FROM NORTHWEST BUILDING CORNER



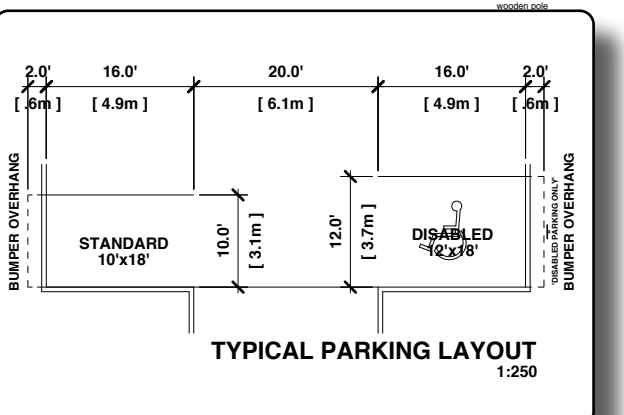
AERIAL VIEW FROM NORTHWEST



NORTH ELEVATION

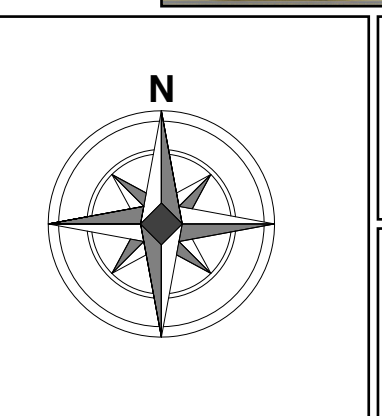


DEVELOPMENT DATA		Oct28 2018
Civic Address	18899 28 th Avenue Surrey BC	
Legal Description	Lot A Section 21 Township 7 NWD Plan EPP3772	
Existing Zoning	B3 (Business Park 3)	
Gross Lot Area	142,500sm	
Net Lot Area	142,500sm	
Existing Building 1 Footprint	19,895sm	
Existing Building 2 Footprint	14,376sm	
Existing (DP review) Building 3 Footprint	18,287sm	
Existing Site Coverage	37%	
Proposed Building 4 Footprint	15,072sm	
Proposed Total Site Coverage	47%	
Proposed Site Coverage Inclusive of Hard-surfaced Areas	80%	
Proposed Building Setbacks	Front Yard (East): 24.9m Rear Yard (West): not applicable Flanking Street (North): 25.3m	
Proposed Building Height	12.9m	
Parking	Existing Building 1 (19,895sm): 260 Cars Existing Building 2 (14,376sm): 186 Cars Existing Building 3 (DP) (18,287sm): 214 Cars Proposed Building 4 (15,072sm): 195 Cars (26 small)	
	Buildout Base Parking 67,630sm/100= 676 Cars Buildout Office Parking 7,101sm/100x2.5= 179 Cars* Total Buildout Parking 855 Cars *Allows for 10.5% 'Office' use"	
Loading	30 Dock Doors; 2 Grade Doors	
Bicycle Racks	4	



REV	DATE	REMARKS
A	SEP26.18	DP SUBMISSION
B	NOV28.18	DP RESUBMISSION

TOPOGRAPHIC SURVEY INFORMATION
COURTESY FRASER LAND SURVEYING



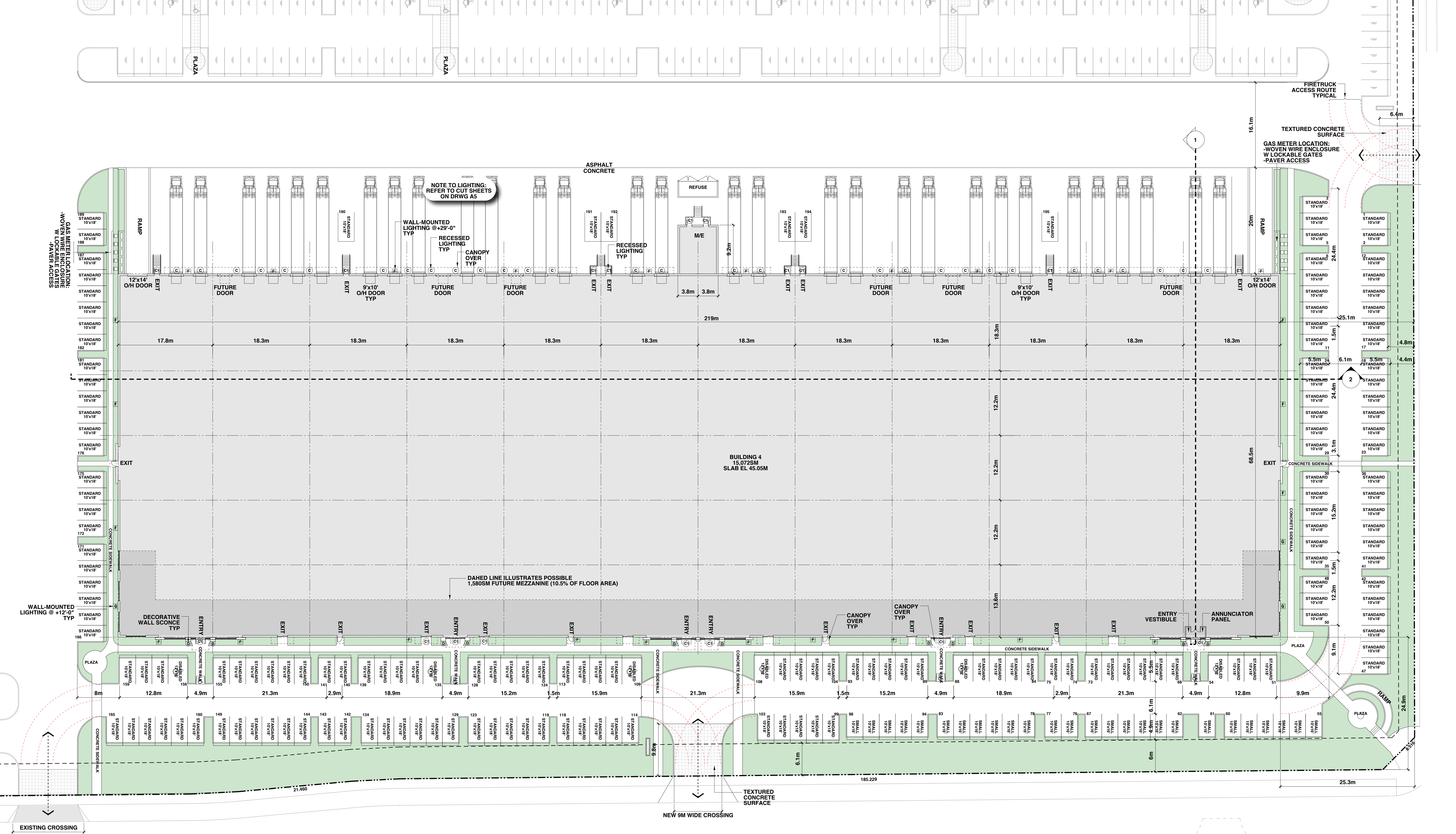
ARCHITECTURE & ENGINEERING
001 - 925 WEST EIGHTH AVENUE
VANCOUVER, BC V6Z 1Y5
TEL 604 736 2554
FAX 604 732 7613
cta
CTA DESIGN GROUP
CIARAN J. DEERY P. ENG., JOHN E. KRISTIANSON MAIBC
A PARTNERSHIP OF LIMITED COMPANIES



PROPOSED MULTI-TENANT INDUSTRIAL DEVELOPMENT

BUILDING 4
18899 - 28TH AVENUE
SOUTH SURREY BC

TITLE: -SITE & LOCATION PLANS -DEVELOPMENT DATA SHEET	
DRAWN: JK	CHECKED: JK
SCALE: 1:1000	FILE:
DRAWING NUMBER	VERSION
A1	B



REV #	DATE	REMARKS
A	SEP26.18	DP SUBMISSION
B	NOV28.18	DP RESUBMISSION

TOPOGRAPHIC SURVEY INFORMATION
COURTESY FRASER LAND SURVEYING

ARCHITECTURE & ENGINEERING
101 - 925 WEST EIGHTH AVENUE
VANCOUVER, BC V6C 1K1
cta
CHANAL DEEY & ENG. JOHN KRISTIANSON MARIC
A PARTNERSHIP OF LIMITED COMPANIES

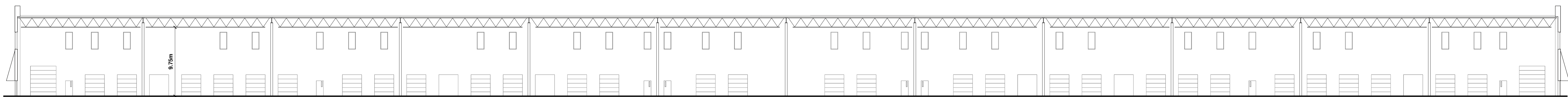
Written dimensions shall take precedence over scaled dimensions. The General Contractor shall verify all dimensions, datum and levels prior to commencement of work. All errors and omissions shall be reported immediately to CTA Design Group. Do not proceed with any work until in possession of FOUR CONSTRUCTION DRAWINGS.

Copyright reserved. This drawing shall at all times remain the exclusive property of CTA Design Group and may not be reproduced or altered without written consent of CTA Design Group.

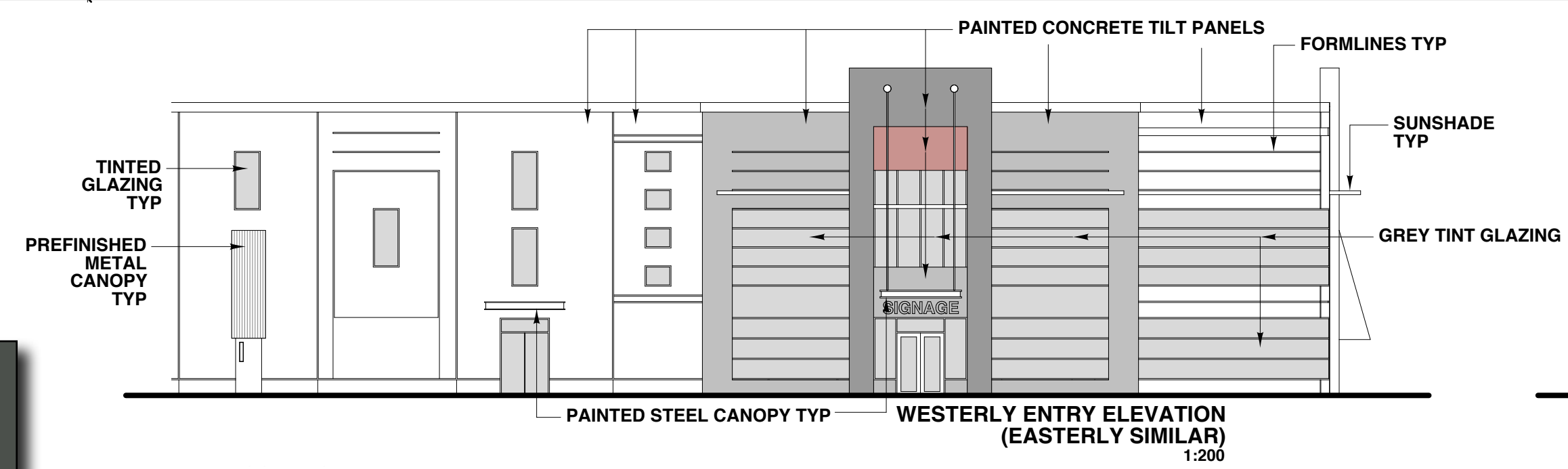
PROPOSED MULTI-TENANT INDUSTRIAL DEVELOPMENT

BUILDING 4
18899 - 28TH AVENUE
SOUTH SURREY BC

TITLE:		- FLOOR PLAN	VERSION	
- BUILDING LIGHTING PLAN				
DRAWN: JK	CHECKED: JK			
SCALE: 1:300	FILE:			
DRAWING NUMBER		A2		
		B		



SECTION 2
1:250



VW 56082 REGENT GREY

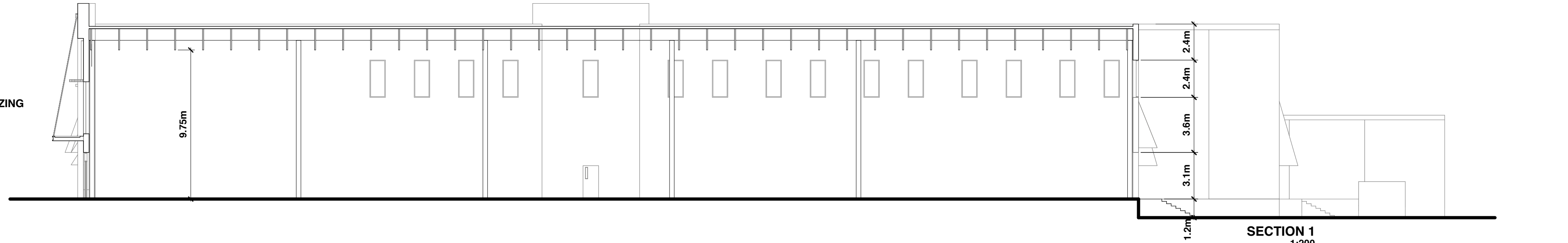
VW 56072 CHARCOAL

GRAY-TINT GLAZING

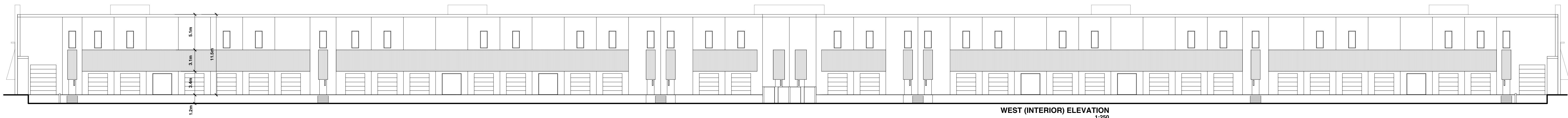
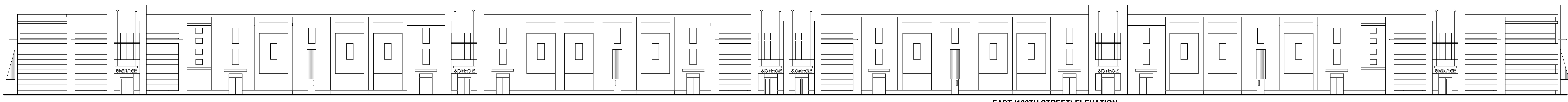
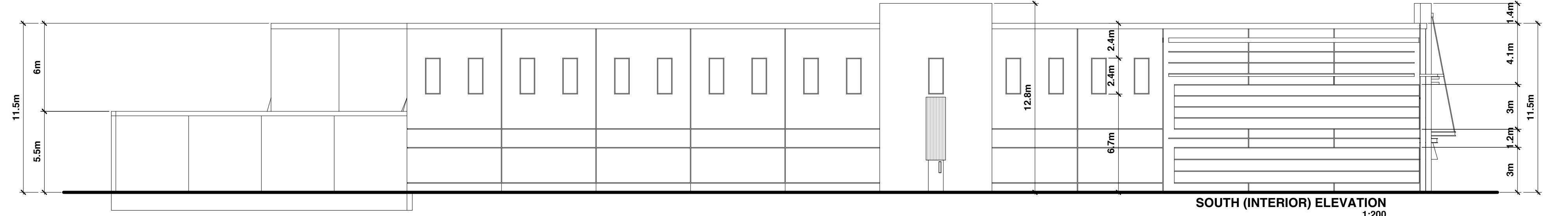
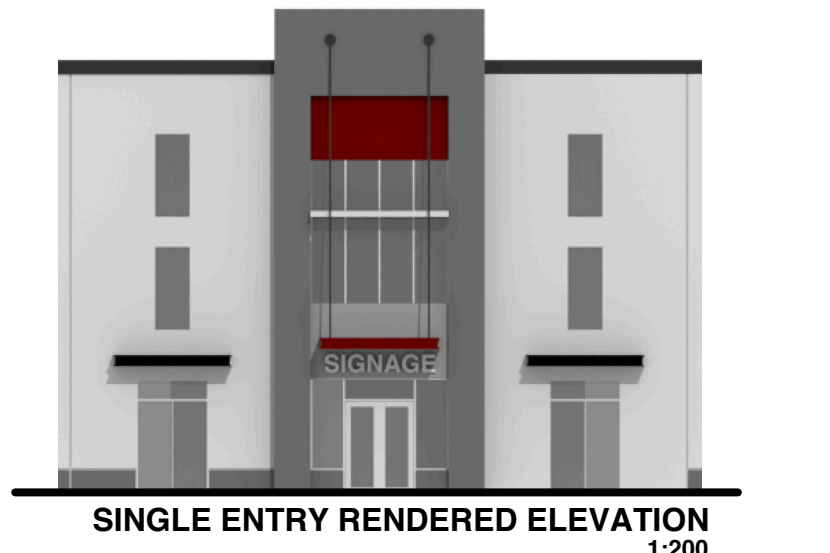
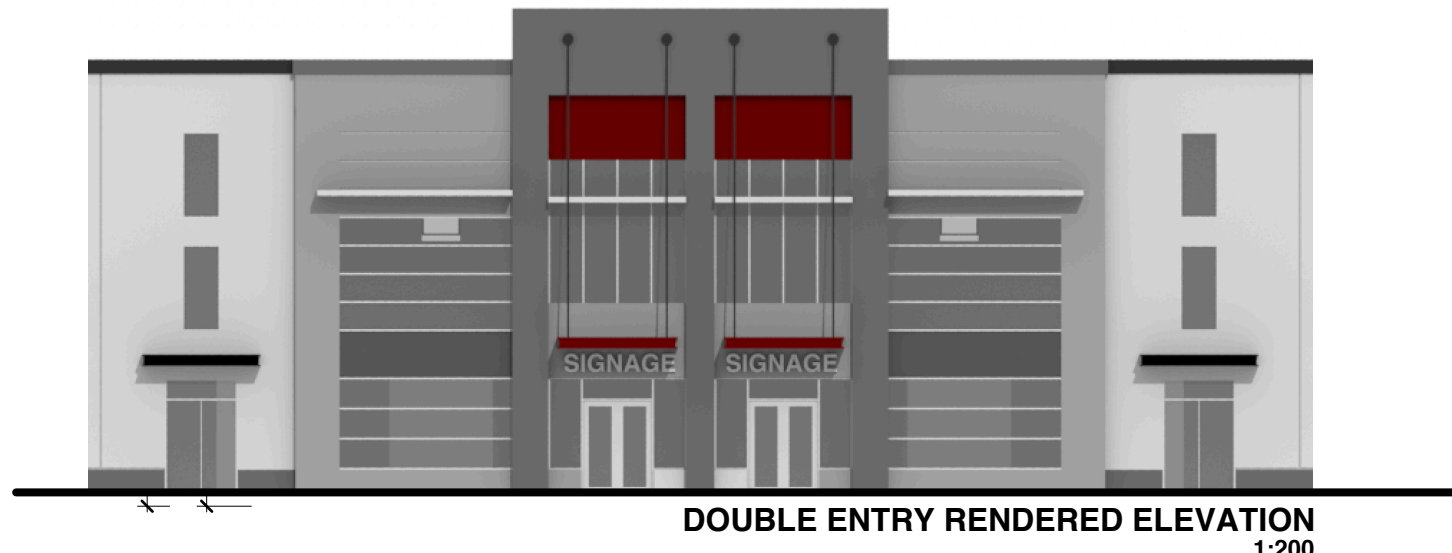
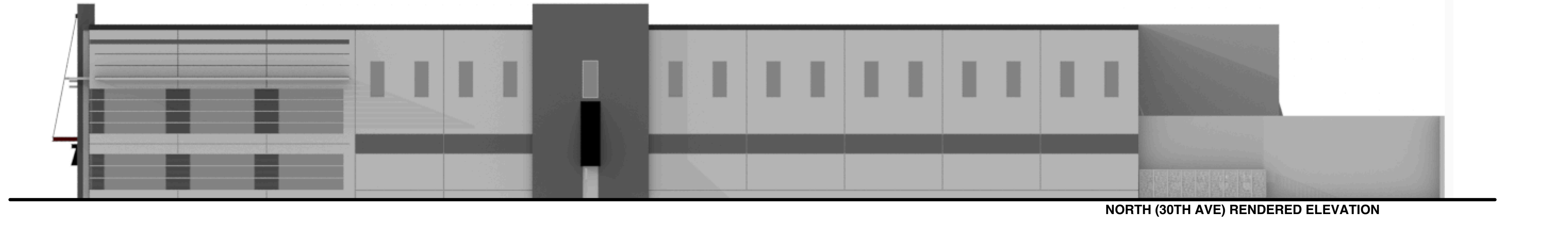
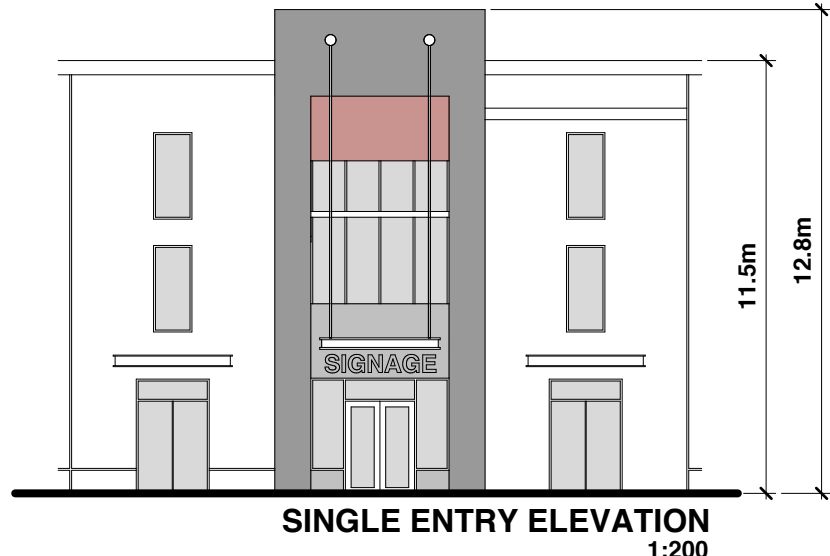
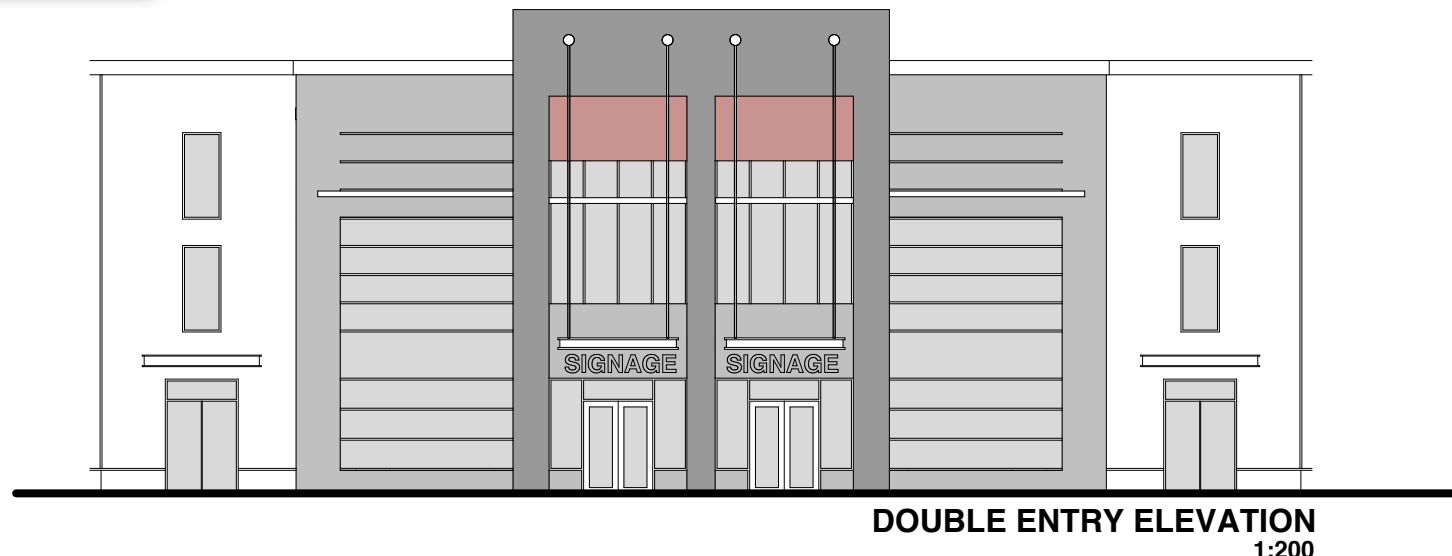
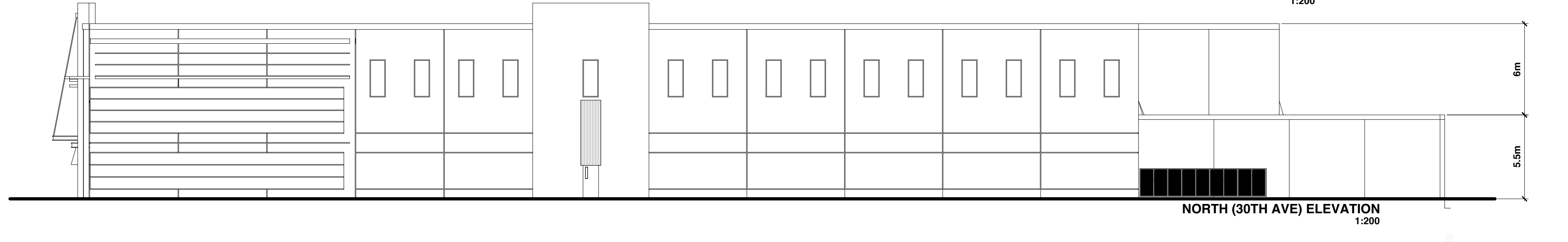
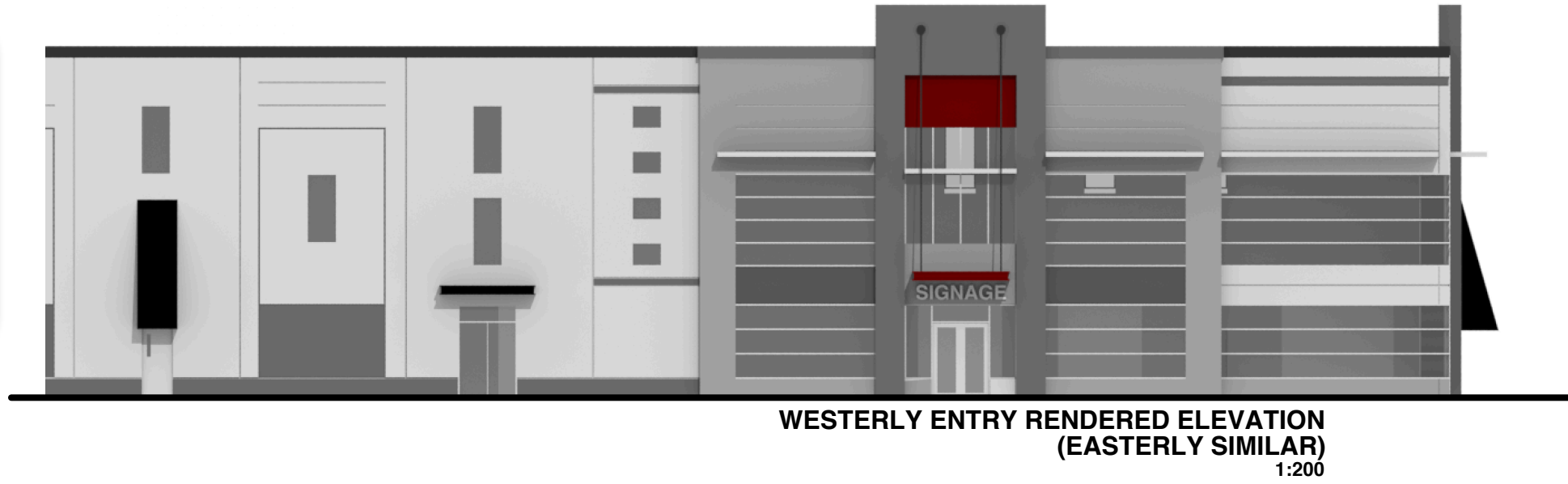
CLEAR ANODIZED ALUM

VW 56071 STONE GREY

VW 56068 TILE RED



SECTION 1
1:200



REV	DATE	REMARKS
A	SEP26.18	DP SUBMISSION
B	NOV28.18	DP RESUBMISSION

REV	DATE	REMARKS
A	SEP26.18	DP SUBMISSION
B	NOV28.18	DP RESUBMISSION

ARCHITECTURE & ENGINEERING
001 - 925 WEST EIGHTH AVENUE
VANCOUVER, BC V6C 2E5
TEL 604 736 2554
FAX 604 732 7653

cta
CITRUS DESIGN GROUP
CIARAN J. DEERY P. ENG., JOHN R. KRISTIANSON MAIBC
A PARTNERSHIP OF LIMITED COMPANIES

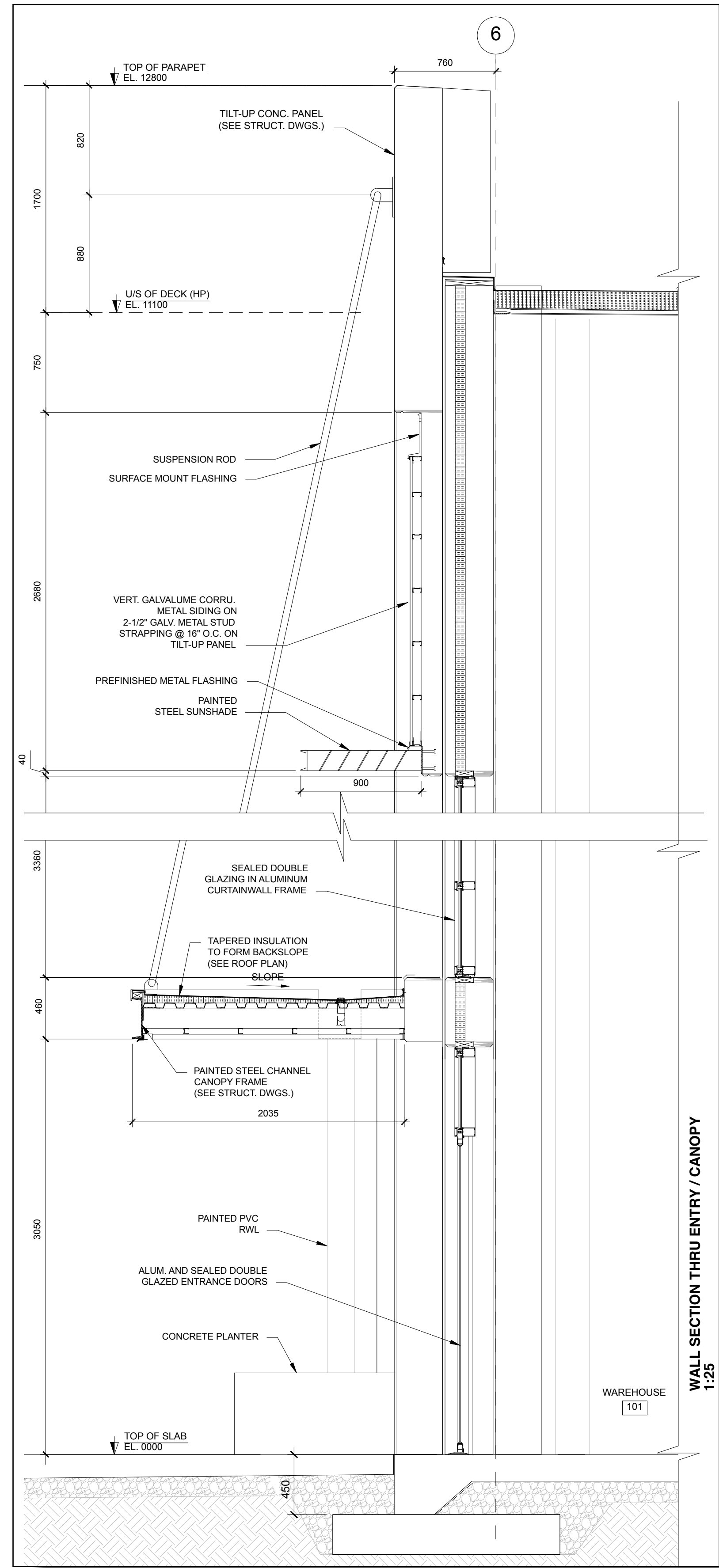
Written dimensions shall take precedence over scaled dimensions. The General Contractor shall verify all dimensions, datum and levels prior to commencement of work. All errors and omissions shall be reported immediately to CTA Design Group. Do not proceed with any work until in possession of "FOR CONSTRUCTION" drawings.
Copyright reserved. This drawing shall at all times remain the exclusive property of CTA Design Group and may not be reproduced or altered without written consent of CTA Design Group.

Hopewell

PROPOSED MULTI-TENANT INDUSTRIAL DEVELOPMENT

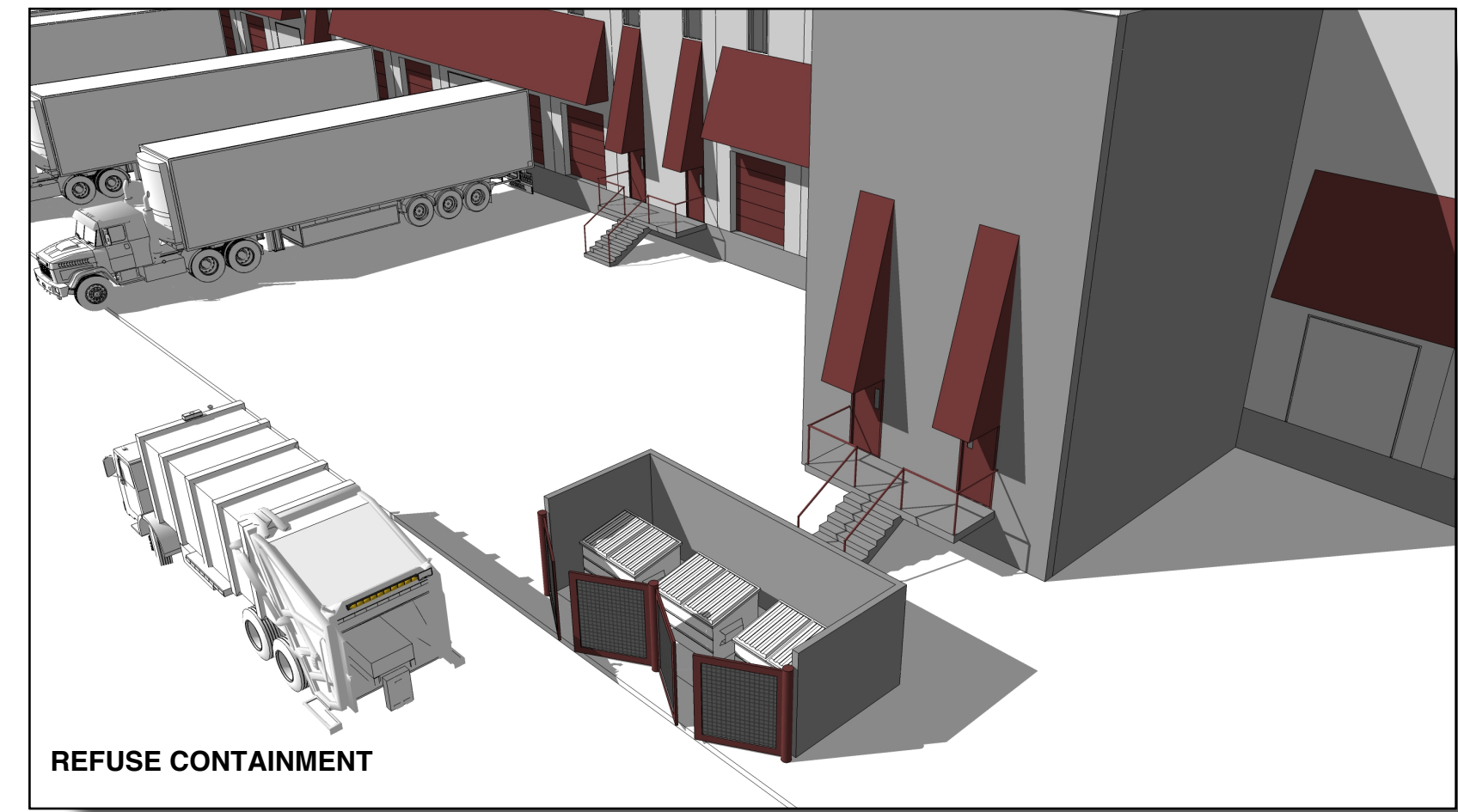
BUILDING 4
18899 - 28TH AVENUE
SOUTH SURREY BC

TITLE:	
-ELEVATIONS -BLDG SECTIONS -EXTERIOR FINISHES	
DRAWN: JK	CHECKED: JK
SCALE: AS NOTED	FILE:
DRAWING NUMBER	VERSION
----	A4
	B

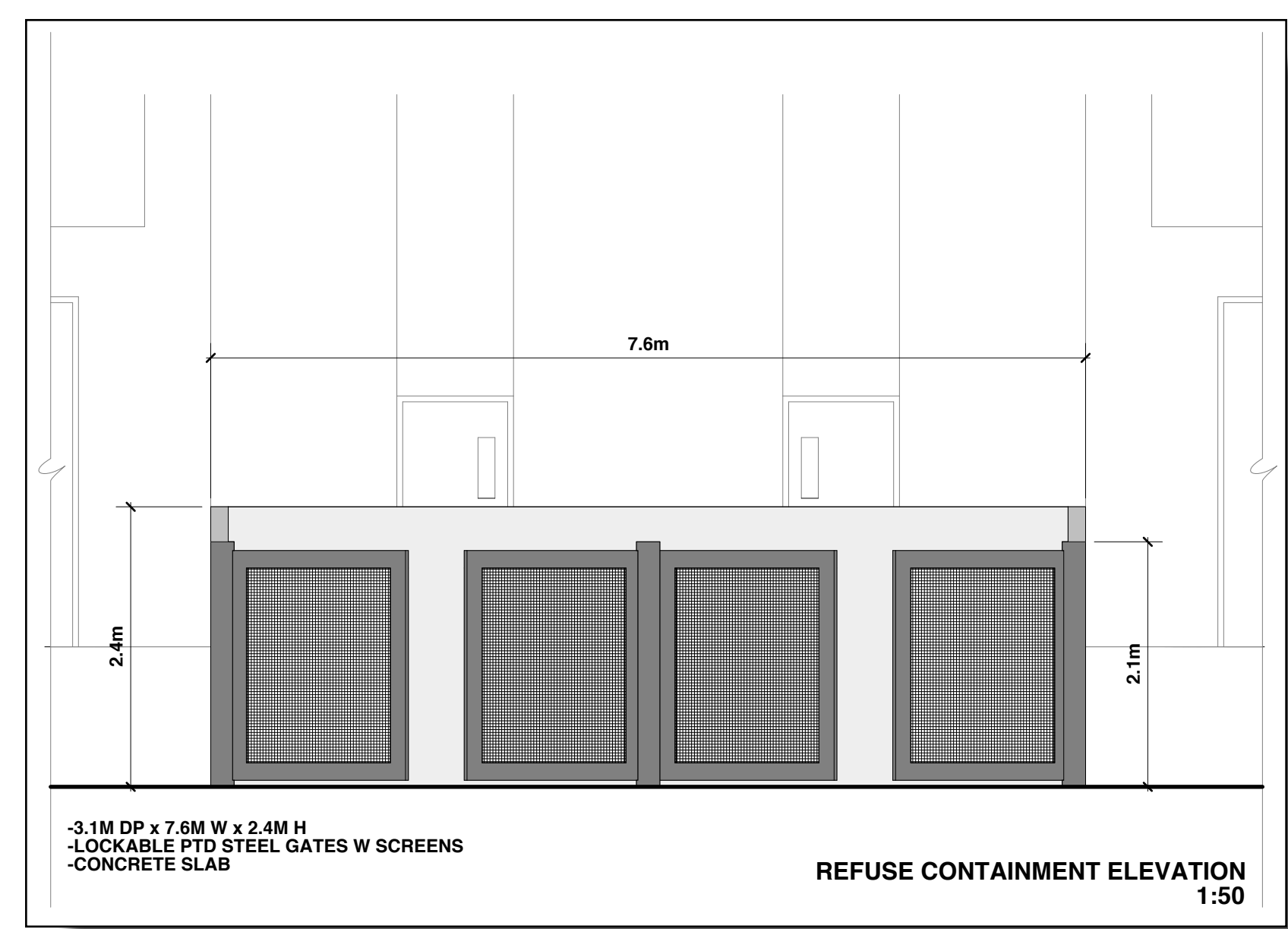


WALL SECTION THRU ENTRY / CANOPY
1:25

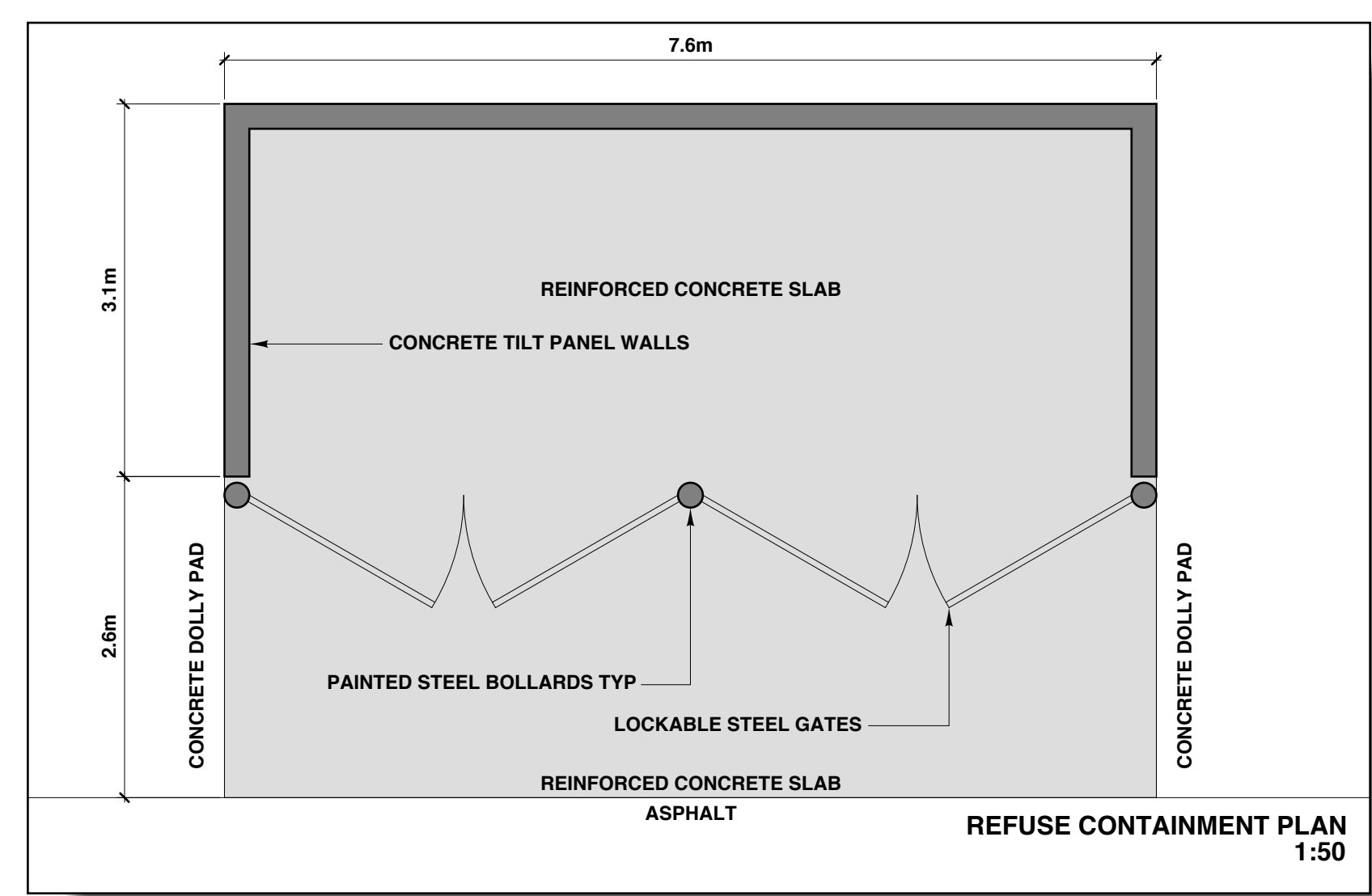
WAREHOUSE
101



REFUSE CONTAINMENT



REFUSE CONTAINMENT ELEVATION
1:50



REFUSE CONTAINMENT PLAN
1:50

FIXTURE TYPE 'G' Lumark

DESCRIPTION
The new Lumark CrossTour™ LED wall wash series of fixtures is designed to provide uniform, high-quality wall washing for a wide range of applications. The fixtures are available in two sizes: 150mm and 200mm. They are designed to be mounted on a wall and provide a wide, uniform wash of light. The fixtures are available in two finishes: white and black. The fixtures are designed to be used in a variety of applications, including wall washing, accent lighting, and general lighting.

MECHANICAL
• 150mm and 200mm sizes
• 150mm and 200mm sizes
• 150mm and 200mm sizes

Electrical
• 150mm and 200mm sizes
• 150mm and 200mm sizes
• 150mm and 200mm sizes

Warranty
• 150mm and 200mm sizes
• 150mm and 200mm sizes
• 150mm and 200mm sizes

XTOR CROSSTOUR LED

MECHANICAL DATA
• 150mm and 200mm sizes
• 150mm and 200mm sizes
• 150mm and 200mm sizes

TECHNICAL DATA
• 150mm and 200mm sizes
• 150mm and 200mm sizes
• 150mm and 200mm sizes

FIXTURE TYPE 'F' Lumark

DESCRIPTION
The new Lumark CrossTour™ LED wall wash series of fixtures is designed to provide uniform, high-quality wall washing for a wide range of applications. The fixtures are available in two sizes: 150mm and 200mm. They are designed to be mounted on a wall and provide a wide, uniform wash of light. The fixtures are available in two finishes: white and black. The fixtures are designed to be used in a variety of applications, including wall washing, accent lighting, and general lighting.

MECHANICAL
• 150mm and 200mm sizes
• 150mm and 200mm sizes
• 150mm and 200mm sizes

Electrical
• 150mm and 200mm sizes
• 150mm and 200mm sizes
• 150mm and 200mm sizes

Warranty
• 150mm and 200mm sizes
• 150mm and 200mm sizes
• 150mm and 200mm sizes

XTOR CROSSTOUR LED

MECHANICAL DATA
• 150mm and 200mm sizes
• 150mm and 200mm sizes
• 150mm and 200mm sizes

TECHNICAL DATA
• 150mm and 200mm sizes
• 150mm and 200mm sizes
• 150mm and 200mm sizes

FIXTURE TYPE 'C' HALO

DESCRIPTION
The new Halo ML56 LED System is a high-quality, high-performance lighting fixture designed for a wide range of applications. The fixture is available in two sizes: 150mm and 200mm. They are designed to be mounted on a wall and provide a wide, uniform wash of light. The fixture is available in two finishes: white and black. The fixture is designed to be used in a variety of applications, including wall washing, accent lighting, and general lighting.

MECHANICAL
• 150mm and 200mm sizes
• 150mm and 200mm sizes
• 150mm and 200mm sizes

Electrical
• 150mm and 200mm sizes
• 150mm and 200mm sizes
• 150mm and 200mm sizes

Warranty
• 150mm and 200mm sizes
• 150mm and 200mm sizes
• 150mm and 200mm sizes

ML56 LED System

MECHANICAL DATA
• 150mm and 200mm sizes
• 150mm and 200mm sizes
• 150mm and 200mm sizes

TECHNICAL DATA
• 150mm and 200mm sizes
• 150mm and 200mm sizes
• 150mm and 200mm sizes

FIXTURE TYPE 'C1' HALO

DESCRIPTION
The new Halo ML56 LED System is a high-quality, high-performance lighting fixture designed for a wide range of applications. The fixture is available in two sizes: 150mm and 200mm. They are designed to be mounted on a wall and provide a wide, uniform wash of light. The fixture is available in two finishes: white and black. The fixture is designed to be used in a variety of applications, including wall washing, accent lighting, and general lighting.

MECHANICAL
• 150mm and 200mm sizes
• 150mm and 200mm sizes
• 150mm and 200mm sizes

Electrical
• 150mm and 200mm sizes
• 150mm and 200mm sizes
• 150mm and 200mm sizes

Warranty
• 150mm and 200mm sizes
• 150mm and 200mm sizes
• 150mm and 200mm sizes

ML56 LED System

MECHANICAL DATA
• 150mm and 200mm sizes
• 150mm and 200mm sizes
• 150mm and 200mm sizes

TECHNICAL DATA
• 150mm and 200mm sizes
• 150mm and 200mm sizes
• 150mm and 200mm sizes

SONAR 4 FIXTURE TYPE 'D'

DESCRIPTION
The Sonar 4 series features nearly unlimited architectural flexibility while maintaining maximum visual resistance. A wide variety of configurations, colors and lengths are available. The fixtures are designed to be mounted on a wall and provide a wide, uniform wash of light. The fixtures are available in two finishes: white and black. The fixtures are designed to be used in a variety of applications, including wall washing, accent lighting, and general lighting.

MECHANICAL
• 150mm and 200mm sizes
• 150mm and 200mm sizes
• 150mm and 200mm sizes

Electrical
• 150mm and 200mm sizes
• 150mm and 200mm sizes
• 150mm and 200mm sizes

Warranty
• 150mm and 200mm sizes
• 150mm and 200mm sizes
• 150mm and 200mm sizes

SONAR 4

MECHANICAL DATA
• 150mm and 200mm sizes
• 150mm and 200mm sizes
• 150mm and 200mm sizes

TECHNICAL DATA
• 150mm and 200mm sizes
• 150mm and 200mm sizes
• 150mm and 200mm sizes

REV	DATE	REMARKS
A	SEP26.18	DP SUBMISSION
B	NOV28.18	DP RESUBMISSION

REV	DATE	REMARKS

ARCHITECTURE & ENGINEERING
101 - 925 WEST EIGHTH AVENUE
VANCOUVER, BC, V6C 2E5
TEL 604 736 2954
FAX 604 733 7651

cta
Ciaran J. Deery
CIARAN J. DEERY ENG. JOHN R. CHRISTIANSON MARIC
A PARTNERSHIP OF LIMITED COMPANIES

Written dimensions shall take precedence over scaled dimensions. The General Contractor shall verify all dimensions, datum and levels prior to commencement of work. All errors and omissions shall be reported immediately to CTA Design Group. Do not proceed with any work until in possession of 'FOR CONSTRUCTION' permit.

Copyright reserved. This drawing shall at all times remain the exclusive property of CTA Design Group and may not be reproduced or altered without written consent of CTA Design Group.

Hopewell

PROPOSED MULTI-TENANT INDUSTRIAL DEVELOPMENT

BUILDING 4
18899 - 28TH AVENUE
SOUTH SURREY BC

TITLE:
-ENTRY CANOPY SECTION
-REFUSE CONTAINMENT
-LIGHTING CUT SHEETS

DRAWN: JK **CHECKED:** JK

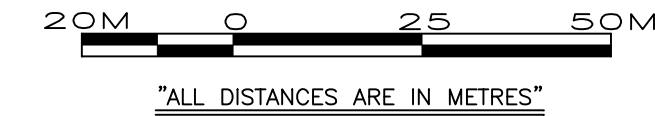
SCALE: AS NOTED **FILE:**

DRAWING NUMBER: ----- **VERSION:**

A5 **B**

AND EAST HALF LEGAL SUBDIVISION 10, EXCEPT PART DEDICATED ROAD ON PLAN BCP41076, ALL IN SECTION 21 TOWNSHIP 7 NEW WESTMINSTER DISTRICT

PURSUANT TO SECTION 67 LAND TITLE ACT
BCGS MAP SHEET 92G.007



The intended plot size of this plan is 560mm in height by 864mm in width (D size) when plotted at a scale of 1:1000

NOTE:

This plan shows one or more witness posts which are not set on the true corner(s).

Witness exaggerated for clarity.

LEGEND

- standard iron post found
- standard iron post placed
- lead plug found
- lead plug placed
- Old Pattern Dominion Iron Post
- ▲ Control Monument found
- Wt Denotes Witness
- (C) Denotes Calculated

UTM ZONE 10 NORTH COORDINATES
DATUM: NAD83(CRS) 4.0.0.BC.I.G.V.R.D.
NORTHING: 5433379.141
EASTING: 520937.266
ESTIMATED HORIZONTAL POSITIONAL ACCURACY: ± 0.01
COMBINED FACTOR: 0.9996054

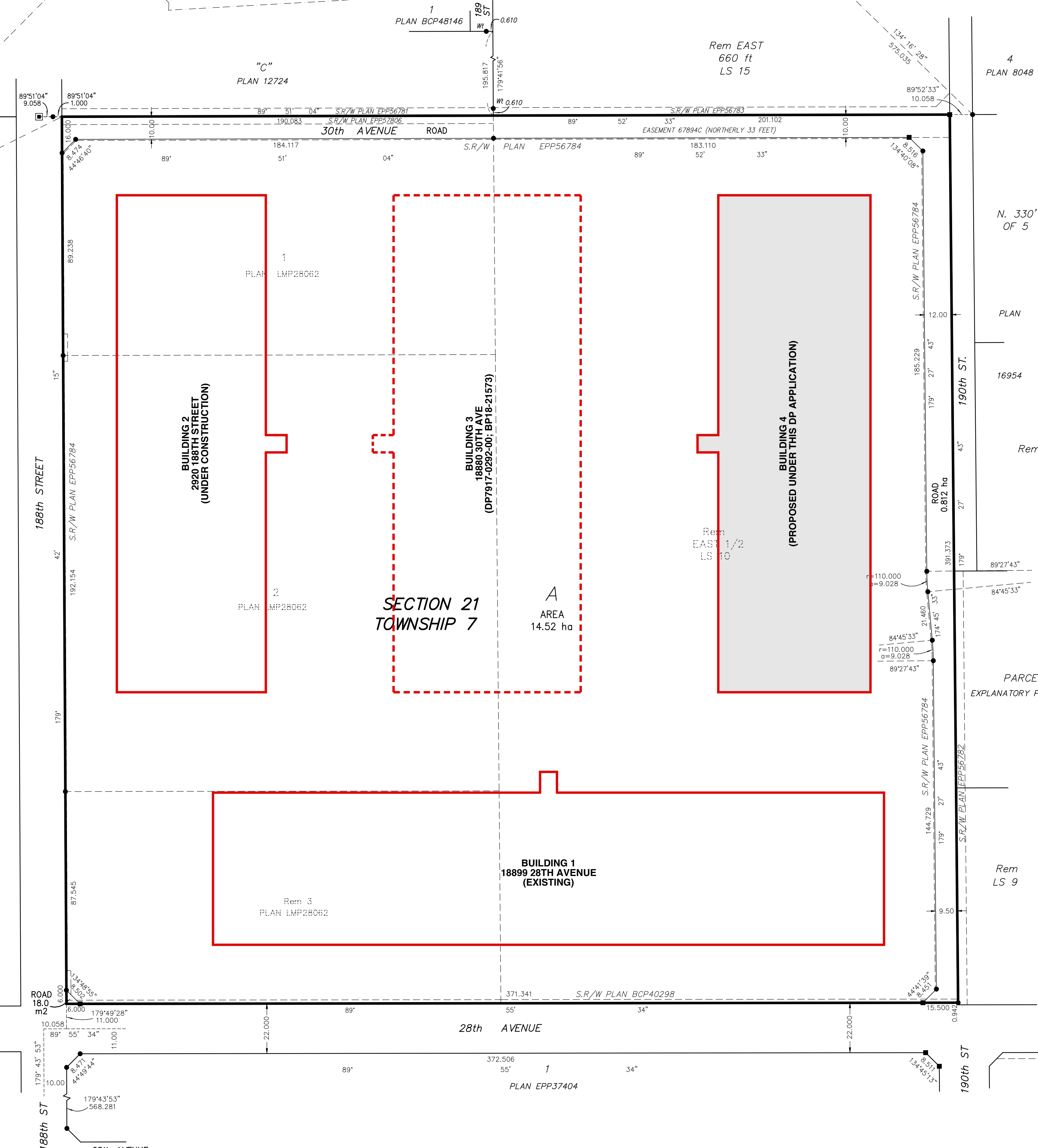


INTEGRATED SURVEY AREA NO.1, SURREY NAD83(CRS) 4.0.0.BC.I.G.V.R.D.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 5170 AND 5876
THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ACHIEVED HAVE BEEN DERIVED FROM THE MASCOOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 5170 AND 5876

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.99960355 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 5170 AND 5876

SOUTH FRASER LAND SURVEYING LTD.
B.C. LAND SURVEYORS
SUITE 212 - 12922 76th AVENUE
SURREY, B.C. V3W 2V6
TELEPHONE: 604 599-1886
FILE: 14941SD

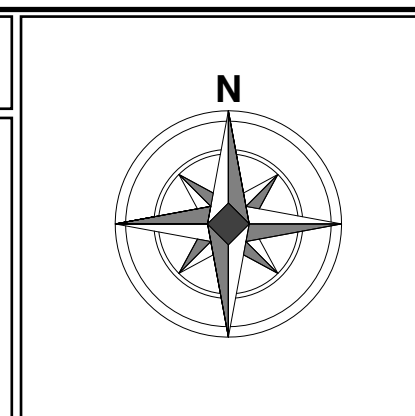


THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF SURREY
THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

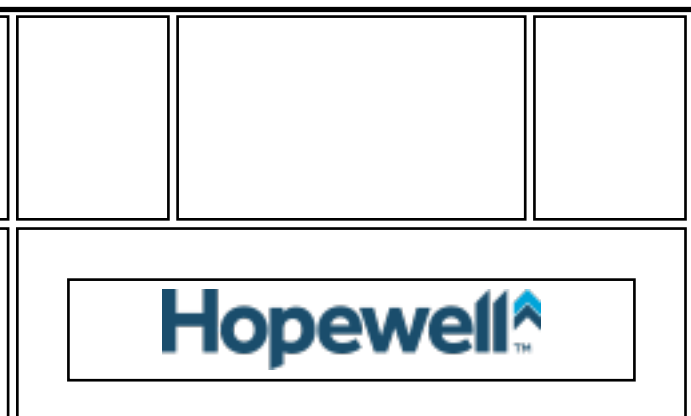
INSPECTED UNDER THE LAND TITLE ACT ON THE 18th DAY OF JANUARY, 2016
PLAN WAS COMPLETED ON THE 29th DAY OF OCTOBER, 2015
DAVID J. DYCK B.C.L.S. (543)

REV	DATE	REMARKS
A	SEP26.18	DP SUBMISSION
B	NOV28.18	DP RESUBMISSION

DATE	REMARKS



ARCHITECTURE & ENGINEERING
101 - 925 WEST EIGHTH AVENUE
VANCOUVER, BC V6C 2E5
TEL 604 726 2554
FAX 604 723 7651
cta
CITRANAL DEEBY ENGINEERING
A PARTNERSHIP OF LIMITED COMPANIES



PROPOSED MULTI-TENANT INDUSTRIAL DEVELOPMENT
BUILDING 4
18899 - 28TH AVENUE
SOUTH SURREY BC

TITLE: -SURVEY PLAN	
DRAWN: JK	CHECKED: JK
SCALE: 1:1000	FILE:
DRAWING NUMBER	VERSION
----	A6
	B

