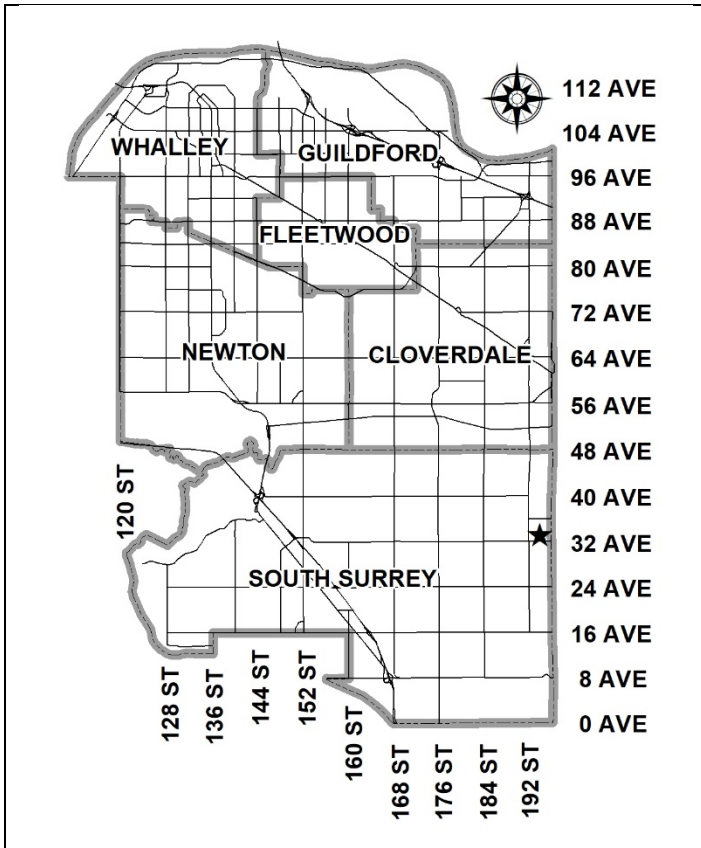


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7919-0128-00

Planning Report Date: November 4, 2019



PROPOSAL:

- **Rezoning** from A-1 to IB-1
- **Development Permit**
- **Development Variance Permit**

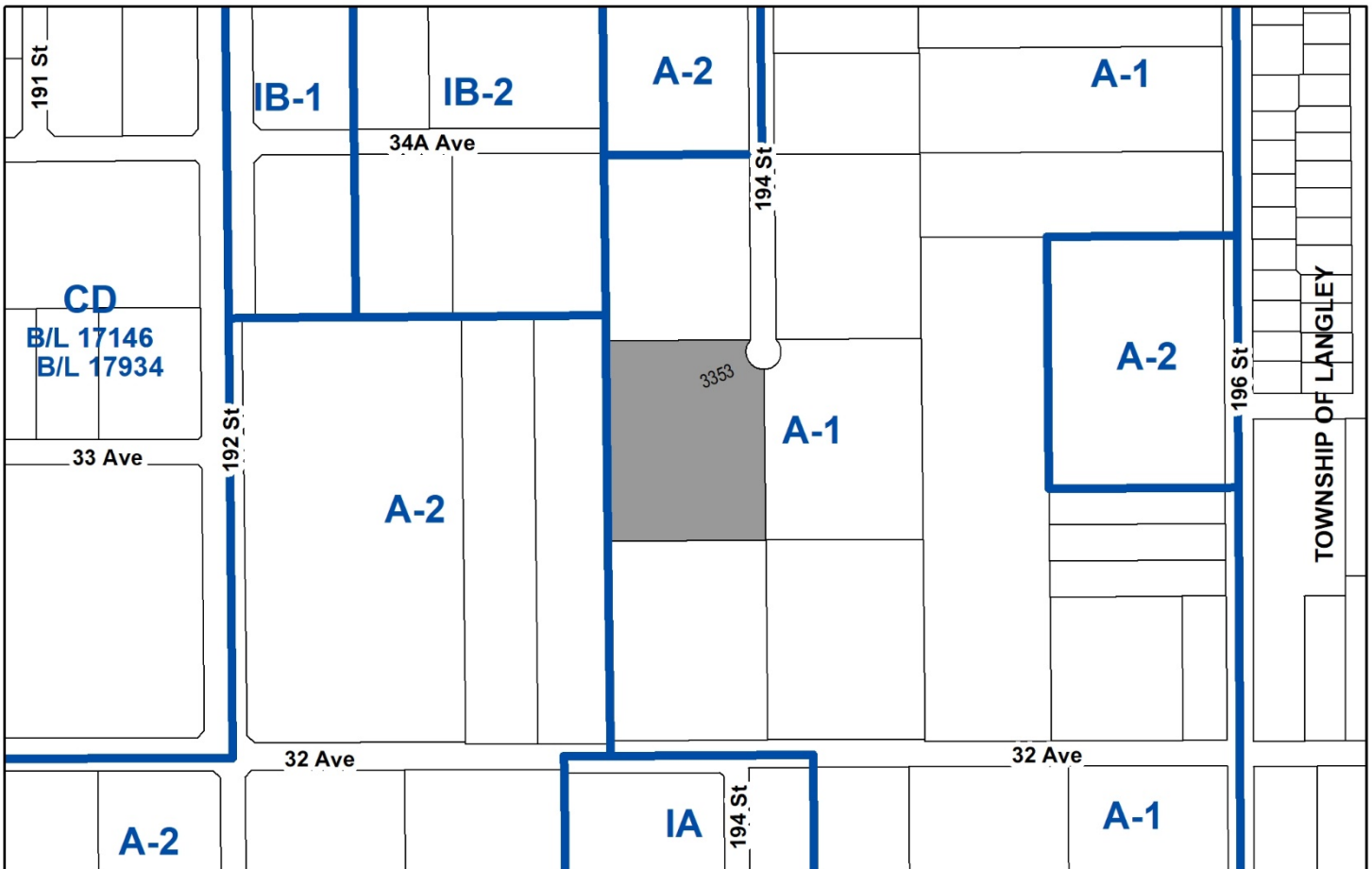
to permit the development of a 10,445 square metre (112,433 sq. ft.) multi-tenant industrial building.

LOCATION: 3353 - 194 Street

ZONING: A-1

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A Development Variance Permit is required to vary Section 5 Parking and Loading/Unloading of the Zoning By-law to allow 6 metre (20 ft.) wide drive-aisles.

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 Local Area Plan (LAP).
- The proposed density and building form are appropriate for this part of Campbell Heights and are consistent with the design guidelines for Campbell Heights.
- The proposed aisle width is supported because the site layout is designed to function as a one-way loop around the building providing adequate vehicle circulation. The Fire Department has reviewed and has no concerns with the proposed development.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "General Agriculture Zone (A-1)" to "Business Park 1 Zone (IB-1)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7919-0128-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7919-0128-00 (Appendix V) varying the following to proceed to Public Notification:
 - (a) to reduce the minimum width of a vehicle maneuvering aisle from 7.5 metres (25 ft.) to 6 metres (20 ft.).
4. 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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
 - (i) registration of a Section 219 Restrictive Covenant to prohibit any use that requires a Metro Vancouver Air Quality Permit from locating on the site.

REFERRALS

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
- Surrey Fire Department: The Fire Department has no concerns with the proposed development.

SITE CHARACTERISTICS

Existing Land Use: Vacant property.

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
North:	Agricultural.	Business Park	A-1
East:	Vacant property under Development Application No. 7917-0529-00 that proposes a multi-tenant industrial building. The application received Third Reading on June 11, 2018.	Business Park	A-1
South:	Vacant property under Development Application No. 7918-0364-00 that proposes a multi-tenant industrial building. The application is in the initial review stage.	Business Park and Landscaping Strips	A-1
West:	Vacant agricultural property.	Business Park and Landscaping Strips	A-2

DEVELOPMENT CONSIDERATIONS

- The subject 1.8 hectare (4.5 acres) site is located on a cul-de-sac on 194 Street, south of 36 Avenue. The property is designated "Mixed Employment" in the Official Community Plan (OCP), "Business Park" in the Campbell Heights Local Area Plan (LAP) and zoned "General Agriculture Zone (A-1)".

Proposal

- The applicant is proposing to rezone the site from "General Agriculture Zone (A-1)" to "Business Park 1 Zone (IB-1)" and a Development Permit to permit the construction of a multi-tenant industrial building.

- The application requires the dedication and extension of 194 Street along the east boundary of the site and dedication for a new east – west lane along the south boundary of the site, resulting in a net site area of 1.8 hectares (4.5 acres).
- The development proposes a gross floor area of a 10,445 square metres (112,433 sq. ft.), representing a net floor area ratio (FAR) of 0.58, which is less than the 1.0 FAR permitted under the IB-1 Zone.
- The development is comprised of a multi-tenant building consisting of three units, with TAG Hardware occupying the largest unit. This unit contains 5,767 square metres (62,079 sq. ft.) of warehouse and office space for TAG Hardware while the two other units contain 1,712 square metres (18,428 sq. ft.) and 1,739 square metres (18,718 sq. ft.) of warehouse space respectively, each with potential mezzanine office space.
- The application proposes to vary the minimum width of a vehicle maneuvering aisle from 7.5 metres (25 ft.) to 6 metres (20 ft.). The site is designed to function as a one-way loop for automobiles and trucks that need to access the rear of the building. The Zoning By-law requirement for a 7.5 metre (25 ft.) wide drive-aisle is based on an assumption that the drive-aisle will be used for two-way traffic. Because the one-way circulation pattern is designed on this site, the variance can be supported.

DESIGN PROPOSAL AND REVIEW

Building and Site Design

- The proposed building is generally consistent with the design guidelines outlined in the Campbell Heights Local Area Plan (LAP) and the OCP and is reflective of the existing design standards in the area. The development concept behind Campbell Heights is a high quality, sustainable industrial business park.
- Overall, the building is proposed to have a modern, linear appearance, following the 194 Street edge. The proposed building is to be constructed of tilt-up concrete panels with extensive window walls and storefront glazing at unit entries. Architectural emphasis is placed on the upper storey at the southeast corner of the building fronting 194 Street with extensive use of glazing and articulation with concrete tilt-up panels varying in plane painted in different colours. Wood-like metal soffits provide visual interest and adds a warm natural material-like finishing accent.
- The colours for the concrete panels are proposed in a combination of dark gray (Dior Gray), light gray (Cement Gray), black (Ebony King), and brown (Golden Bark). The brown (Golden Bark) is used as a feature colour for the corner office component of TAG Hardware at the 194 Street/lane intersection. The combination of colours is used to define each building unit and break up the long horizontal building elevation.

Landscaping

- Landscaping is proposed in accordance with the Zoning By-law requirements and will consist of a 6.0 metre (20 ft.) wide landscape buffer along the east property line, fronting 194 Street,

and a 1.5 metre (5 ft.) wide landscape buffer along the south property line, fronting the east-west lane.

- The proposed landscaping will consist of Pacific Dogwood, Weeping Nootka Cypress, Bowhall Red Maple, Galaxy Magnolia and a variety of perennials and shrubs.
- The vehicular accesses to the site will be finished with sawcut concrete paving. Additional finished on-site pathways will provide direct pedestrian connections between the street and the building. An outdoor amenity area including benches and tables will be provided at a plaza at the southeast corner of the site for employees and visitors.

Signage

- At this time, the applicant is not proposing any signage. Any future signage for the building must comply with the Sign By-law.
- If the same tenant occupies several units, only one sign per tenant will be allowed, as per the Sign By-law.

Access and Parking

- The applicant is required to dedicate 11.5 metres (38 ft.) for the southerly extension of 194 Street. The applicant is also required to dedicate 4 metres (13 ft.) on the south property line to accommodate a new east-west lane. The lane is proposed to be 8 metres wide with a 3.5 metre wide Statutory Right-of-Way on both the north and south boundary of the lane to accommodate a sidewalk and landscape boulevard.
- Access to the site is proposed with two entrances: one entrance on 194 Street and the second on the east-west lane that is proposed on the south property line.
- The proposal includes a total of 137 parking spaces, which meets the Zoning By-law requirement. The applicant is proposing 2,239 square metres (24,095 sq. ft.) of mezzanine office floor area, which was included in the calculation for the required number of parking spaces.
- The proposed truck bays are located on the west side of the building away from public view. The truck bays will be screened by a 3 metre (10 ft.) high tilt-up concrete screen wall.
- Truck traffic and automobiles accessing the loading bays and parking along the northern boundary of the site will use the one-way maneuvering aisle to the north of the building.
- Pedestrian access to the site will be from a path at the corner of 194 Street and the new east-west lane, where the corner plaza is proposed.

Air Emissions

- The applicant will be required to register a Restrictive Covenant to prohibit any use that requires a Metro Vancouver Air Quality Permit from locating on the site.

PRE-NOTIFICATION

- Pre-notification letters were sent on August 21, 2019 to 74 properties within 100 metres (328 ft.) of the subject site and to the Little Campbell Watershed Society (LCWS). A development proposal sign was installed on the site on June 24, 2019. To date, staff have received one piece of correspondence which was from the LCWS. Staff comments are noted below in italics.
 - Concern with specific infiltration and/or retention on this property meeting Surrey Best Management Practices.

(The property will achieve 100% infiltration of storm water as per the requirements of the Campbell Heights Local Area Plan (LAP).)
 - Concern that all native vegetation will be removed and that the street plantings could be denser.

(Staff explored tree retention opportunities with the applicant, but determined tree retention opportunities were very limited due to the proposed land use and site layout. Staff requested that the street plantings on 194 Street be denser, in line with comments from the LCWS. In response, the applicant revised the landscape plan to include a minimum of 60% coverage with shrubs and trees within the 194 Street landscape buffer.)

TREES

- Stuart Goode, ISA Certified Arborist of Good Arboriculture Consulting 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
Alder and Cottonwood Trees			
Cottonwood	2	2	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Maple	1	1	0
Cherry	2	2	0
Birch	4	4	0
Oak	1	1	0
Coniferous Trees			
Douglas Fir	87	87	0
Pine	2	2	0

Tree Species	Existing	Remove	Retain
Total (excluding Alder and Cottonwood Trees)	97	97	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		40	
Total Retained and Replacement Trees			
		40	
Contribution to the Green City Fund			
		\$62,400	

- The Arborist Assessment states that there is a total of ninety-seven (97) protected trees on the site, excluding Alder and Cottonwood trees. Two (2) existing trees, approximately 2% of the total trees on the site, are 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.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of one-hundred and ninety-six (196) replacement trees on the site. Since only forty (40) replacement trees can be accommodated on the site, the deficit of one-hundred and fifty-six (156) replacement trees will require a cash-in-lieu payment of \$62,400 representing \$400 per tree, to the Green City Fund, in accordance with the City’s Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Pacific Dogwood, Weeping Nootka Cypress, Bowhall Red Maple, and Galaxy Magnolia.
- In summary, a total of forty (40) trees are proposed to be replaced on the site with a contribution of \$62,400 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 24, 2019. 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 proposed IB-1 Zone.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> None provided.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> Connection to off-street pedestrian and multi-use pathway provided.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> Crime Prevention Through Environmental Design (CPTED) principles have been incorporated into the design of the building.
6. Green Certification (F1)	<ul style="list-style-type: none"> None provided.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> None provided.

ADVISORY DESIGN PANEL

- The application was not referred to the Advisory Design Panel (ADP) but was reviewed by City staff and found to be satisfactory. The proposed development complies with the Campbell Heights Local Area Plan (LAP) Guidelines and the OCP.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum width of a vehicle maneuvering aisle from 7.5 metres (25 ft.) to 6 metres (20 ft.).

Applicant's Reasons:

- The drive aisle to the north of the building is designed to accommodate one-way traffic only. The 7.5 metre (25 ft.) standard for drive-aisles is acceptable for two-way traffic but unnecessarily wide for one-way traffic only.

Staff Comments:

- Because the site is designed to function well as a one-way loop for vehicles that need to access the rear of the building, staff support the proposed variance.
- The Engineering Department and Fire Department reviewed the proposal and have no objections to the proposed reduction in drive-aisle width.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Project Data Sheets
Appendix II.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Development Variance Permit

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by KCC Architecture & Design Ltd. and C. Kavolinas and Associates Inc. respectively, dated October 21, 2019 and October 19, 2019.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

KS/cm

DEVELOPMENT DATA SHEET

Proposed Zoning: IB-1

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	18,136 m ²	18,136 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	44%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	16.0	24.9
Rear	7.5	15.3
Side #1 (N)	7.5	8.9
Side #2 (S)	7.5	23.3
BUILDING HEIGHT (in metres/storeys)		
Principal	14.0	13.2
Accessory		
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial		
Retail		
Office		2,238 m ²
Total		
FLOOR AREA: Industrial		8,100 m ²
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA		10,445 m ²

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)		
FAR (net)	1.00	0.58
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	56	56
Industrial	81	81
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	137	137
Number of accessible stalls	3	3
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

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

APPENDIX II



**New Development For TAG Hardware
City of Surrey BC
Development Permit Application**



KCC Architecture & Design Ltd. kccarchitecture.com
Unit 600 1285 W. Broadway Vancouver BC V6H 3X8 Tel 604 909 1267



CONTEXT PLAN

SITE DATA

CIVIC ADDRESS

3353 194 STREET
SURREY, BC.

LEGAL DESCRIPTION

PID 002-551-551

REZONING

IB 1 LIGHT INDUSTRIAL

SITE AREA

18,136.08 SM (195,215.15 SF)

GROSS FLOOR AREA

PROPOSED BUILDING	8,100.2 SM (87,190.0 SF)
FUTURE OFFICE (30.8%)	1,120.0 SM (12,055.5 SF)
TAG LEVEL 2	1,118.9 SM (12,039.7 SF)
TERRACE	106.7 SM (1,148.8 SF)
TOTAL	10,445.4 SM (112,433.3 SF)

DENSITY

PERMITTED 1.00
PROPOSED 0.57

SITE COVERAGE

PERMITTED 60%
PROPOSED 44%

BUILDING HEIGHT

ALLOWED 14.0 M (45.0')
PROPOSED 13.2 M (43.5')

SETBACKS

SIDE YARD (SOUTH)	7.5 M	PERMITTED
SIDE YARD (NORTH)	23.3 M	PROVIDED
FRONT YARD (EAST)	0.0 M	PERMITTED
FRONT YARD (WEST)	8.9 M	PROVIDED
REAR YARD (WEST)	16.0 M	PERMITTED
	24.9 M	PROVIDED
	7.5 M	PERMITTED
	15.3 M	PROVIDED

PARKING

REQUIRED Office 2,238.5 SM / 100 X 2.5= 55.96
Warehouse 8,100.2/ 100 = 81.00
TOTAL REQUIRED 136.96

PROVIDED

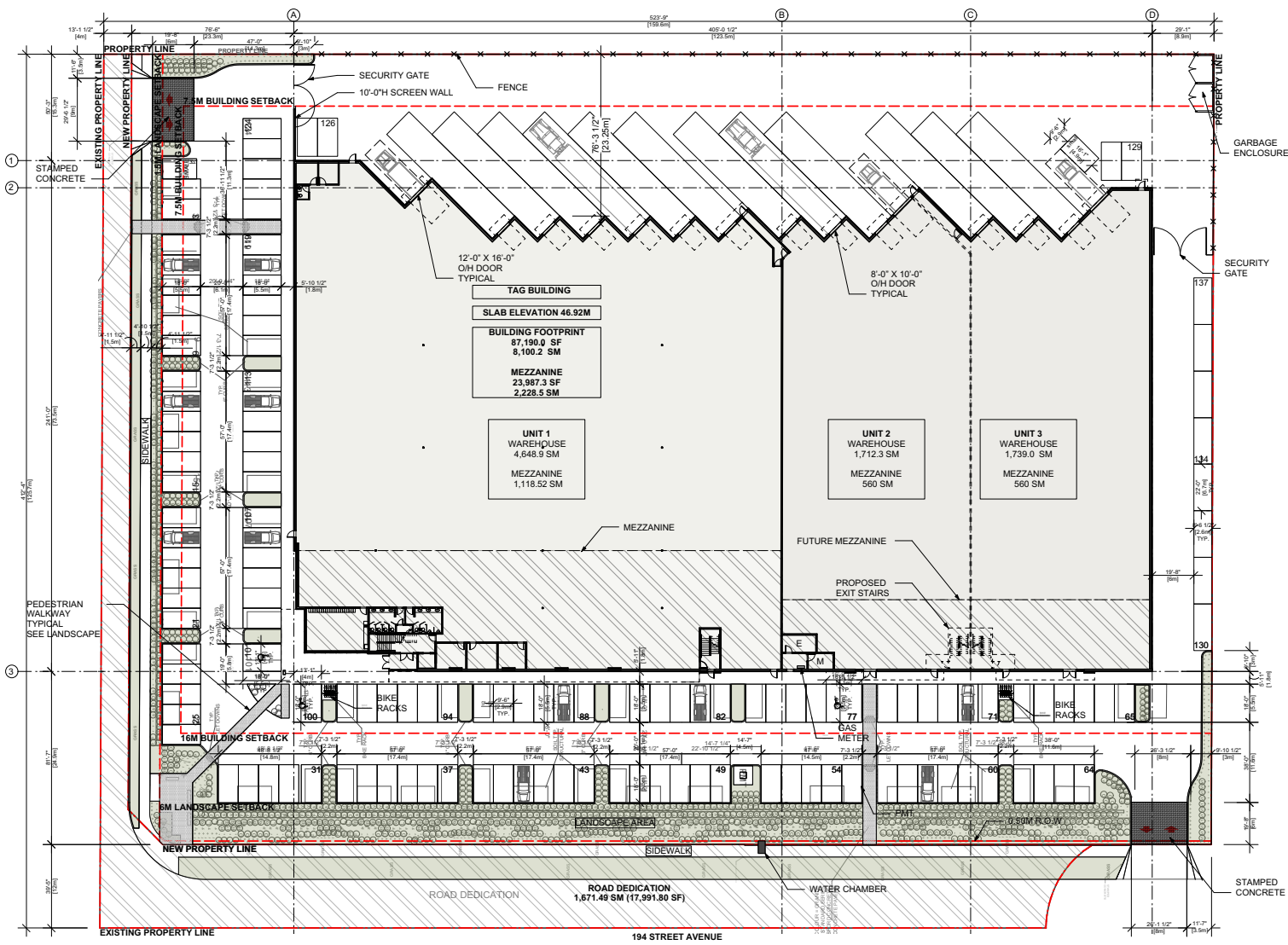
TOTAL PROVIDED 137

ACCESSIBLE PARKING

2 PROVIDED

LOADING

LOADING AT EACH DOOR



NO.	DATE	ISSUANCE
5	2019 04 22	ISSUED FOR COORDINATION
6	2019 04 24	ISSUED FOR REZONING APPLICATION
7	2019 07 12	REISSUED FOR REZONING
8	2019 07 25	REISSUED FOR REZONING
9	2019 08 06	REISSUED FOR REZONING
10	2019 08 21	REISSUED FOR REZONING
11	2019 08 26	REISSUED FOR REZONING
12	2019 10 21	REISSUED FOR REZONING
13	2019 10 22	REISSUED FOR REZONING

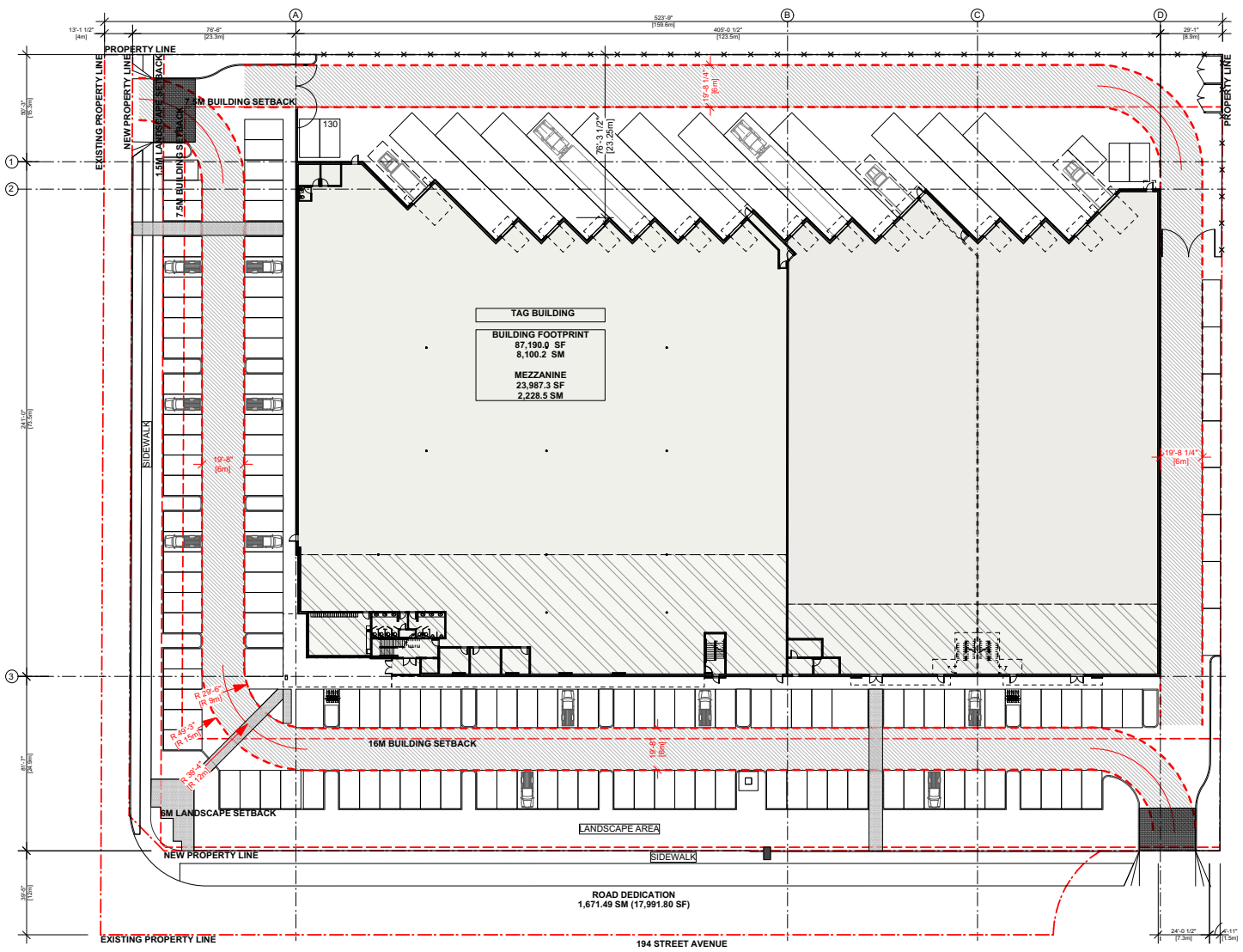


PROPOSED NEW DEVELOPMENT
TAG HARDWARE NEW FACILITY
3353 194 Street Surrey BC

SITE PLAN

A 2.0





TAG BUILDING
BUILDING FOOTPRINT
 87,190.0 SF
 8,100.2 SM
MEZZANINE
 23,987.3 SF
 2,228.5 SM

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, SIZES AND ELEVATIONS PERTINENT TO EXECUTING THE WORK. DISCREPANCIES AND OMISSIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST ISSUANCE OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND, USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, JURISDICTIONAL CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2019 02 11	ISSUED FOR COORDINATION
2	2019 02 19	ISSUED FOR COORDINATION
3	2019 02 26	ISSUED FOR REVIEW
4	2019 03 25	ISSUED FOR REVIEW
5	2019 04 22	ISSUED FOR COORDINATION
6	2019 04 24	ISSUED FOR REZONING APPLICATION
7	2019 07 12	REISSUED FOR REZONING
8	2019 08 06	REISSUED FOR REZONING
9	2019 10 21	REISSUED FOR REZONING



PROPOSED NEW DEVELOPMENT
 TAG HARDWARE NEW FACILITY
 3353 194 Street Surrey BC

FIRE TRUCK ACCESS A 2.1

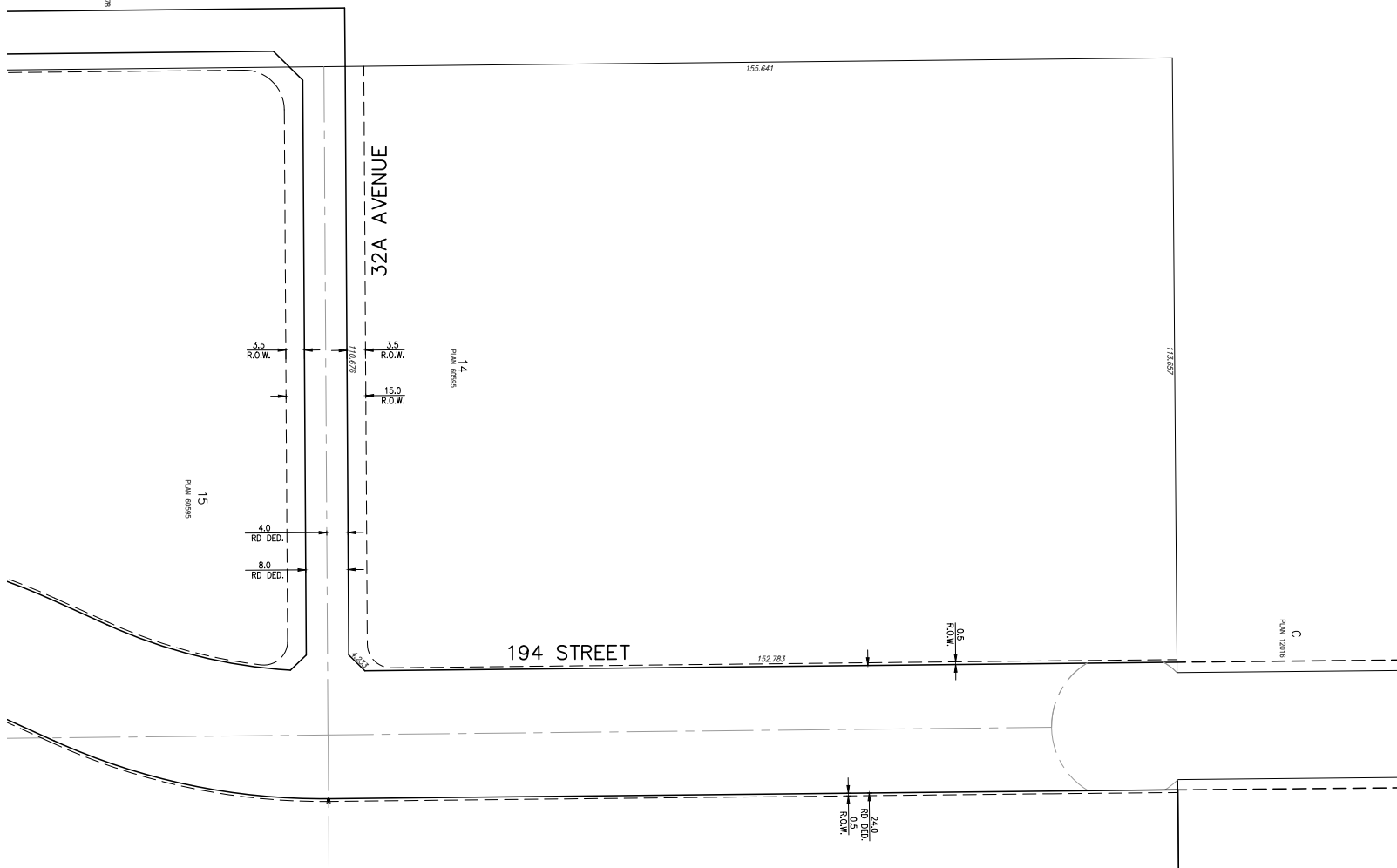


DRAWN: KC
 CHECKED: KC
 SCALE: 1"=50 0'
 FILE: 1901

KCC Architecture & Design Ltd.
 Unit 600 1285 W. Broadway Vancouver BC V6H 3X8 Tel 604 959 1267
 kccarchitecture.com



E 1/2 D
REFERENCE PLAN 3278



THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DATUM AND ELEVATIONS PERTINENT TO EXECUTING THE WORK. DISCREPANCIES AND VARIATIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST ISSUANCE OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND, USES FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, JURISDICTIONAL CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2019 07 12	REISSUED FOR REZONING
2	2019 08 06	REISSUED FOR REZONING
3	2019 10 21	REISSUED FOR REZONING



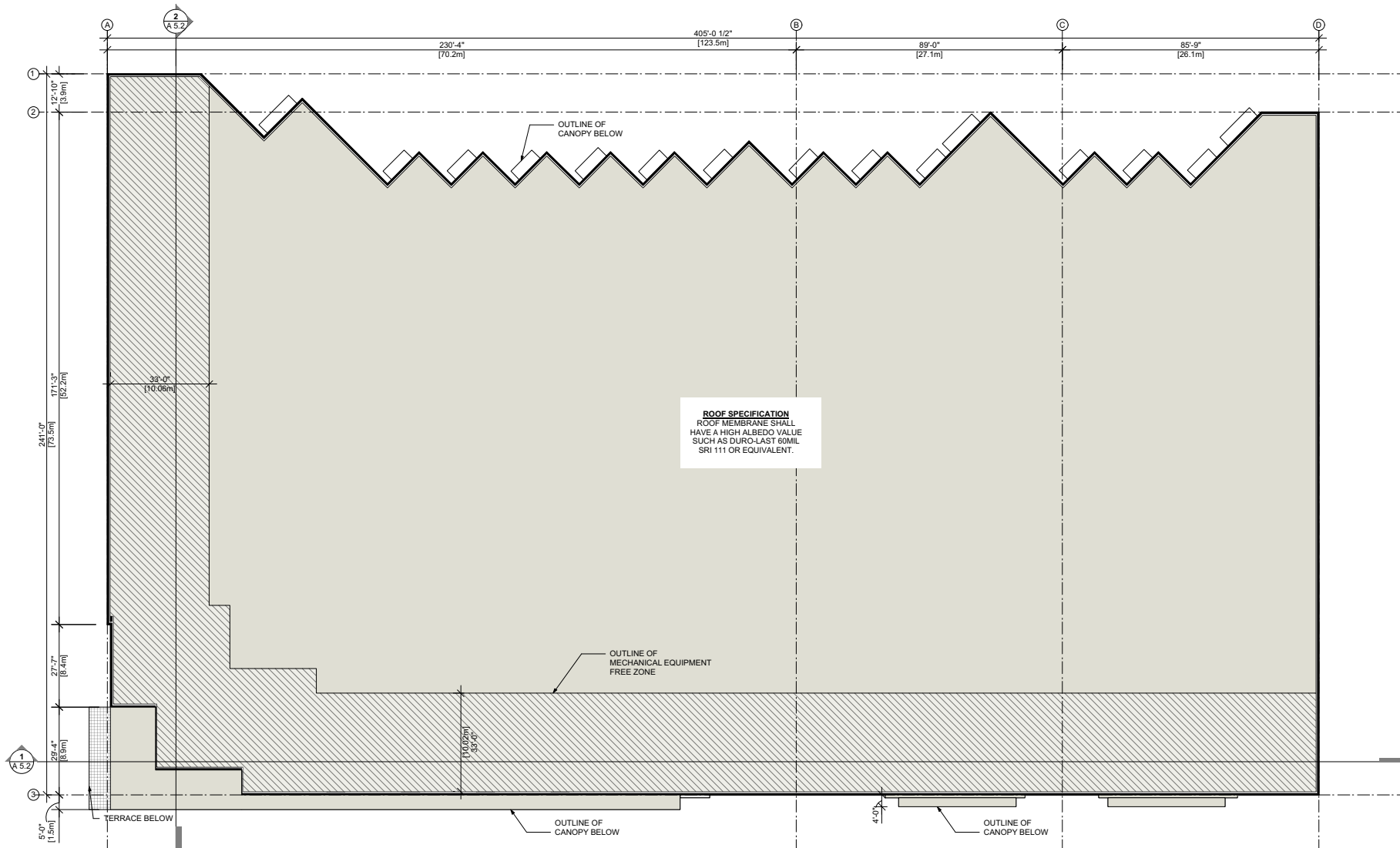
PROPOSED NEW DEVELOPMENT
TAG HARDWARE NEW FACILITY
3353 194 Street Surrey BC

PROPERTY OUTLINE A 2.2



DRAWN: KC
CHECKED: KC
SCALE: NTS
FILE: 1901

KCC Architecture & Design Ltd.
Unit 600 1285 W. Broadway Vancouver BC V6H 3X8
kccarchitecture.com
Tel 604 959 1267



THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DATUMS AND ELEVATIONS PERTINENT TO EXECUTING THE WORK. DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST ISSUANCE OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSSEDED WITH REFERENCE TO THE LATEST ISSUE AND USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, JURISDICTIONAL CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2018 06 25	ISSUED FOR REVIEW
2	2019 03 20	ISSUED FOR REVIEW
3	2019 04 24	ISSUED FOR REZONING APPLICATION
4	2019 07 12	REISSUED FOR REZONING
5	2019 08 06	REISSUED FOR REZONING
6	2019 10 21	REISSUED FOR REZONING

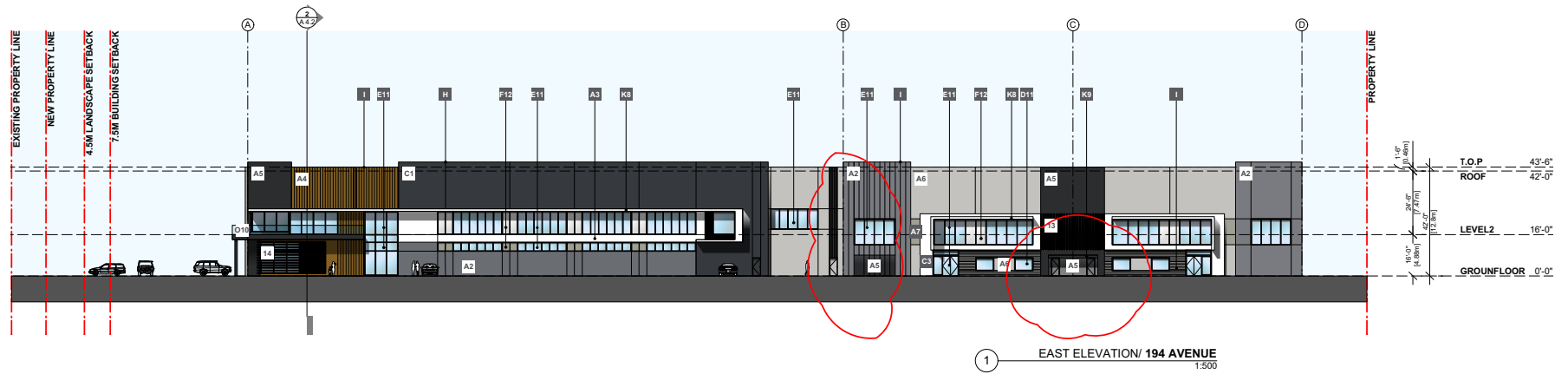


PROPOSED NEW DEVELOPMENT
 TAG HARDWARE NEW FACILITY
 3353 194 Street Surrey BC

ROOF PLAN

A 3.2





MATERIAL LEGEND

- A INSULATED TILT-UP CONCRETE PANEL PAINTED
- B TILT-UP SCREENING WALL
- C INSULATED TILT-UP CONCRETE PANEL 3" PROUD PAINTED
- D STOREFRONT WINDOW
- E WINDOW WALL

- F WINDOW WALL TINTED GLASS
- G MAN DOOR
- H PANEL JOINT
- I PANEL REVEAL
- J PAINTED TRIM

- K CANOPY
- L METAL MAN DOOR PAINTED
- M OVERHEAD DOOR PAINTED
- N SECURITY GATE
- O BALCONY WITH GLASS RAILING

COLOUR LEGEND

- 1 BENJAMIN MOORE IRON MOUNTAIN 2134-30
- 2 BENJAMIN MOORE DIOR GRAY 2133-40
- 3 BENJAMIN MOORE SNOWFALL WHITE 2144-70
- 4 BENJAMIN MOORE GOLDEN BARK 2153-10
- 5 BENJAMIN MOORE EBONY KING 2132-20

- 6 BENJAMIN MOORE CEMENT GRAY 2112-60
- 7 BENJAMIN MOORE SEA HAZE 2137-50
- 8 VICWEST RAW WHITE METAL CLADDING
- 9 VICWEST DEEP GRAY METAL CLADDING
- 10 VICWEST DEEP GRAY METAL CLADDING

- 11 BLACK ALUMINUM FRAME & TRANSPARENT DOUBLE GLASS UNIT
- 12 BLACK ALUMINUM FRAME & TINTED DOUBLE GLASS UNIT
- 13 SCREEN BATTEN METAL WOOD
- 14 SCREEN BATTEN METAL DEEP GRAY

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DATUMS AND ELEVATIONS PERTINENT TO EXECUTING THE WORK. DISCREPANCIES AND VARIATIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST ISSUANCE OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND, USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, JURISDICTIONAL CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2019 06 25	ISSUED FOR REVIEW
2	2019 04 24	ISSUED FOR REZONING APPLICATION
3	2019 07 12	REISSUED FOR REZONING
4	2019 08 06	REISSUED FOR REZONING
5	2019 10 21	REISSUED FOR REZONING

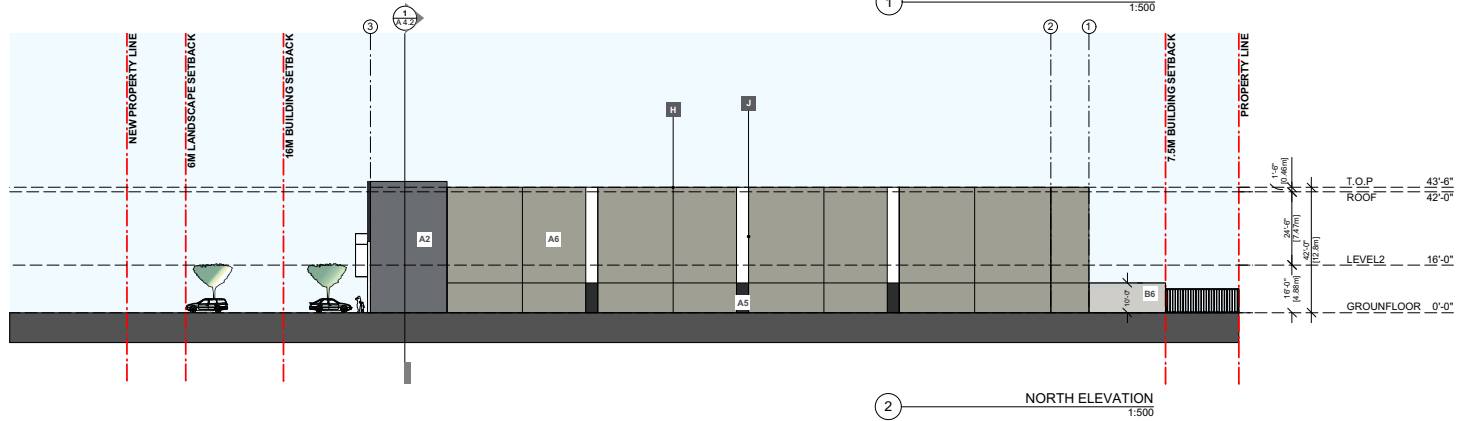
ISSUANCE
 1 ISSUED FOR REVIEW
 2 ISSUED FOR REZONING APPLICATION
 3 REISSUED FOR REZONING
 4 REISSUED FOR REZONING
 5 REISSUED FOR REZONING



PROPOSED NEW DEVELOPMENT
 TAG HARDWARE NEW FACILITY
 3353 194 Street Surrey BC

BUILDING ELEVATIONS A 5.0





MATERIAL LEGEND

- A INSULATED TILT-UP CONCRETE PANEL PAINTED
- B TILT-UP SCREENING WALL
- C INSULATED TILT-UP CONCRETE PANEL 3" PROUD PAINTED
- D STOREFRONT WINDOW
- E WINDOW WALL

- F WINDOW WALL TINTED GLASS
- G MAN DOOR
- H PANEL JOINT
- I SECURITY GATE
- J PAINTED TRIM

- K CANOPY
- L METAL MAN DOOR PAINTED
- M OVERHEAD DOOR PAINTED
- N SECURITY GATE
- O BALCONY WITH GLASS RAILING

COLOUR LEGEND

- 1 BENJAMIN MOORE IRON MOUNTAIN 2134-30
- 2 BENJAMIN MOORE DIOR GRAY 2133-40
- 3 BENJAMIN MOORE SNOWFALL WHITE 2144-70
- 4 BENJAMIN MOORE GOLDEN BARK 2153-10
- 5 BENJAMIN MOORE EBONY KING 2132-20

- 6 BENJAMIN MOORE CEMENT GRAY 2112-60
- 7 BENJAMIN MOORE SEA HAZE 2137-50
- 8 VICWEST FRWW WHITE METAL CLADDING
- 9 VICWEST DEEP GRAY METAL CLADDING
- 10 VICWEST DEEP GRAY METAL CLADDING

- 11 BLACK ALUMINUM FRAME & TRANSPARENT DOUBLE GLASS UNIT
- 12 BLACK ALUMINUM FRAME & TINTED DOUBLE GLASS UNIT
- 13 SCREEN BATTEN METAL WOOD
- 14 SCREEN BATTEN METAL DEEP GRAY

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DATUMS AND ELEVATIONS PERTINENT TO EXECUTING THE WORK. DISCREPANCIES AND VARIATIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST ISSUANCE OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND, USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, JURISDICTIONAL CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2019 08 25	ISSUED FOR REVIEW
2	2019 04 24	ISSUED FOR REZONING APPLICATION
3	2019 07 12	REISSUED FOR REZONING
4	2019 08 06	REISSUED FOR REZONING
5	2019 10 21	REISSUED FOR REZONING



PROPOSED NEW DEVELOPMENT
TAG HARDWARE NEW FACILITY
3353 194 Street Surrey BC

BUILDING ELEVATIONS A 5.1





SOUTH-EAST ISO VIEWS

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DATUM AND ELEVATIONS PERTINENT TO EXECUTING THE WORK. DISCREPANCIES AND VARIATIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST ISSUANCE OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND, USES FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, JURISDICTIONAL CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2019 02 26	ISSUED FOR REVIEW
2	2019 03 25	ISSUED FOR REVIEW
3	2019 03 25	ISSUED FOR REVIEW R1
4	2019 03 27	ISSUED FOR REVIEW
5	2019 07 12	REISSUED FOR REZONING
6	2019 08 06	REISSUED FOR REZONING
7	2019 10 21	REISSUED FOR REZONING



PROPOSED NEW DEVELOPMENT
TAG HARDWARE NEW FACILITY
3353 194 Street Surrey BC

BUILDING ISO VIEWS A 6.0





SOUTH-EAST ISO VIEWS



NORTH-EAST ISO VIEWS

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DATUM AND ELEVATIONS PERTINENT TO EXECUTING THE WORK. DISCREPANCIES AND VARIATIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST ISSUANCE OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND, USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, JURISDICTIONAL CODES AND LOCAL ORDINANCES.

NO.
1
2
3
4
5
6
7

DATE
2019 02 26
2019 03 25
2019 03 25
2019 03 27
2019 07 12
2019 08 06
2019 10 21

ISSUANCE
ISSUED FOR REVIEW
ISSUED FOR REVIEW R1
ISSUED FOR REVIEW
REISSUED FOR REZONING
REISSUED FOR REZONING
REISSUED FOR REZONING



PROPOSED NEW DEVELOPMENT
TAG HARDWARE NEW FACILITY
3353 194 Street Surrey BC

BUILDING ISO VIEWS A 6.1



DRAWN: KC
CHECKED: KC
SCALE: NTS
FILE: 1901

KCC Architecture & Design Ltd.
Unit 600 1285 W. Broadway Vancouver BC V6H 3X8
kccarchitecture.com
Tel 604 959 1267



1

PROPOSED SLIDING GATE
OR SIMILAR



2

PROPOSED GAS METER ENCLOSURE

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DATUM AND ELEVATIONS PERTINENT TO EXECUTING THE WORK. DISCREPANCIES AND VARIATIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST ISSUANCE OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND, USES FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, JURISDICTIONAL CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2019 02 26	ISSUED FOR REVIEW
2	2019 03 25	ISSUED FOR REVIEW
3	2019 03 25	ISSUED FOR REVIEW R1
4	2019 03 27	ISSUED FOR REVIEW
5	2019 07 12	REISSUED FOR REZONING
6	2019 08 06	REISSUED FOR REZONING
7	2019 10 21	REISSUED FOR REZONING



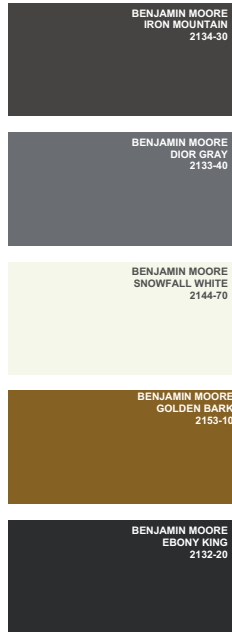
PROPOSED NEW DEVELOPMENT

TAG HARDWARE NEW FACILITY
3353 194 Street Surrey BC

BUILDING ISO VIEWS A 6.2



EXTERIOR PAINT- ACCENT COLOURS



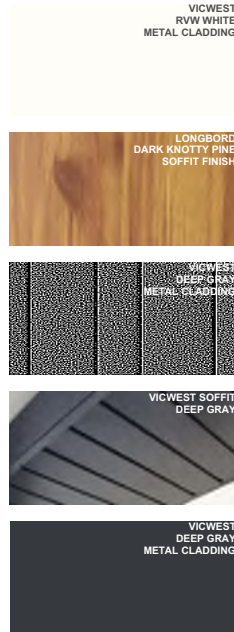
NOTE:
- PARAPET FLASHING TO MATCH ADJACENT WALL COLOUR

EXTERIOR PAINT



NOTE:
- PARAPET FLASHING TO MATCH ADJACENT WALL COLOUR

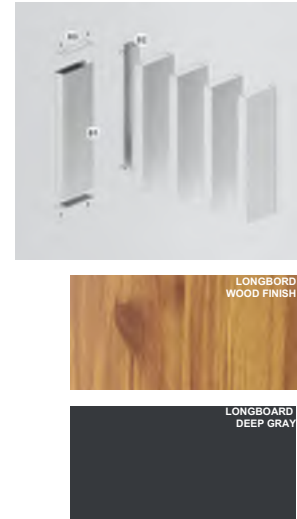
METAL CLADDING CANOPIES



GLAZING & ALUMINUM MULLIONS



ALUMINUM BATTEN SCREENS



THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DATUMS AND ELEVATIONS PERTINENT TO EXECUTING THE WORK. DISCREPANCIES AND VARIATIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST ISSUANCE OF THE DRAWING SHALL BE USED BY THE EXECUTOR OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND, USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, JURISDICTIONAL CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
1	2019 07 12	REISSUED FOR REZONING
2	2019 08 06	REISSUED FOR REZONING
3	2019 08 06	REISSUED FOR REZONING
4	2019 10 21	REISSUED FOR REZONING

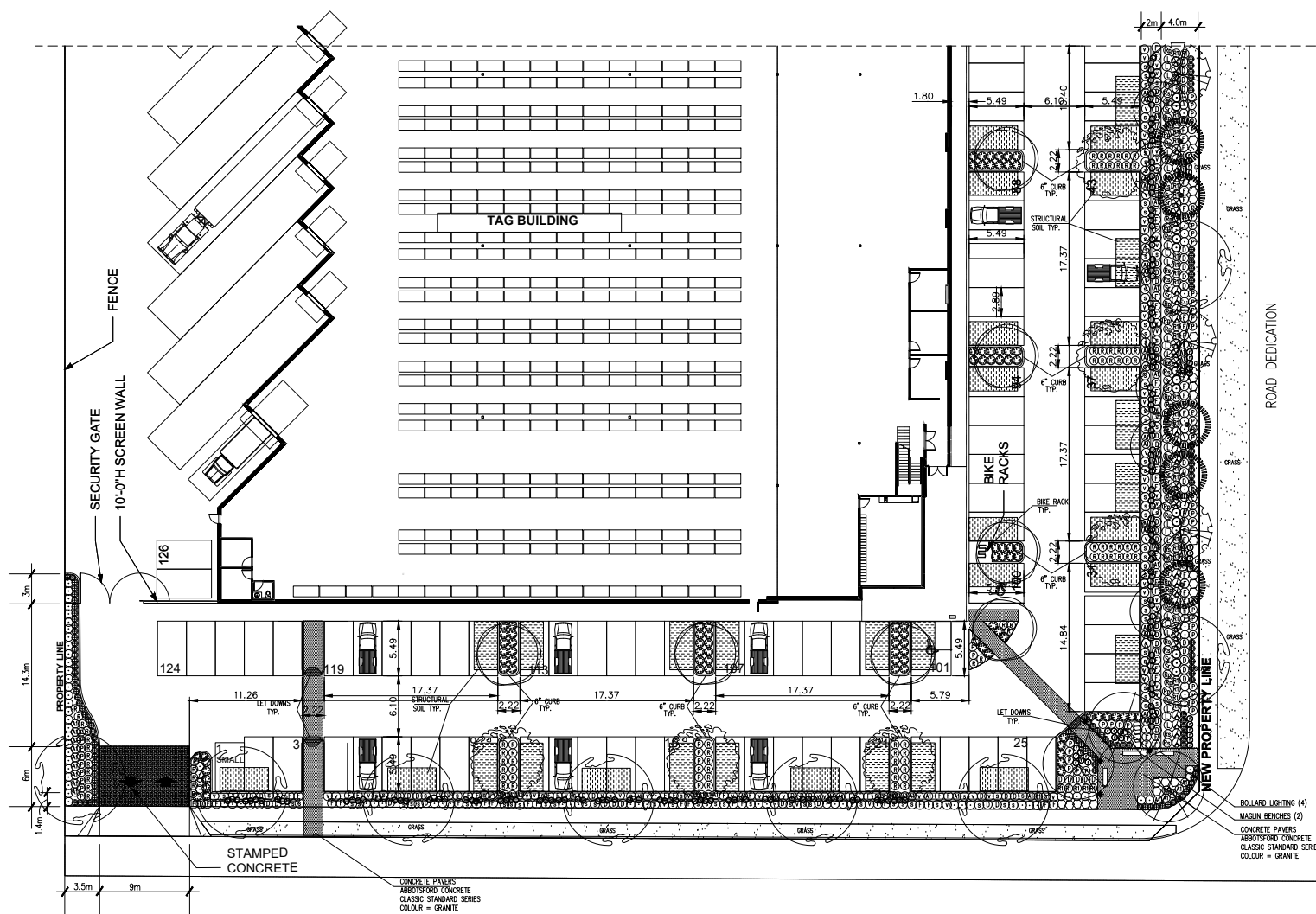
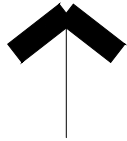


PROPOSED NEW DEVELOPMENT
TAG HARDWARE NEW FACILITY
3353 194 Street Surrey BC

FINISH BOARD

A 6.3





DATE	REVISED	NO.
OCT/19	CITY COMMENTS	6
OCT/19	CITY COMMENTS	5
AUG/19	REVISED SITE PLAN	4
AUG/19	REVISED SITE PLAN	3
JUL/19	REVISED SITE PLAN	2
FEB/19	REVISED SITE PLAN	1

C.KAVOLINAS & ASSOCIATES INC.
 BCSLA CSLA
 2462 JONQUIL COURT
 ABBOTSFORD, B.C.
 V3C 2E9
 PHONE (604) 857-2376

CLIENT
 1152414 BC LTD
 c/o RICHARD COLEMAN
 TITAN CONSTRUCTION COMPANY LTD.
 UNIT 1A
 27355 GLOUCESTER WAY
 LANGLEY, B.C.

TITLE
 PLAN VIEW
 LANDSCAPE PLAN
 TAG
 INDUSTRIAL BUILDING
 3353 - 194 STREET
 SURREY, B.C.

SCALE	1:200	DATE	JAN/19
DRAWN	CHC/D		
ENGR	CHC/D		
APPROV	AS/BAV		

PRINTED	JOB No.	▲
	DRAWING No.	
L-1A		

EXISTING PROPERTY LINE

ROAD DEDICATION

194 STREET

- BOLLARD LIGHTING (4)
- MAGLIN BENCHES (2)
- CONCRETE PAVERS
ABBOTSFORD CONCRETE
CLASSIC STANDARD SERIES
COLOUR = GRANITE

CONCRETE PAVERS
ABBOTSFORD CONCRETE
CLASSIC STANDARD SERIES
COLOUR = GRANITE

STAMPED
CONCRETE

NOTES / GENERAL

- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "OTA STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIC MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF THE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD"

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "B.C. LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BC/LA/BSLA "LANDSCAPE STANDARDS"

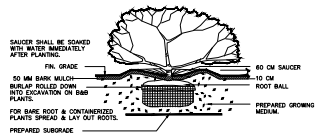
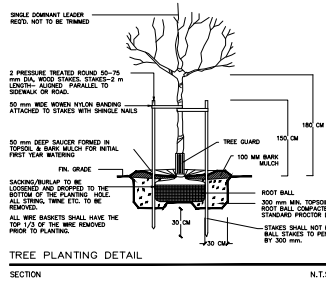
- MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE:

LAWN AREAS	450 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL

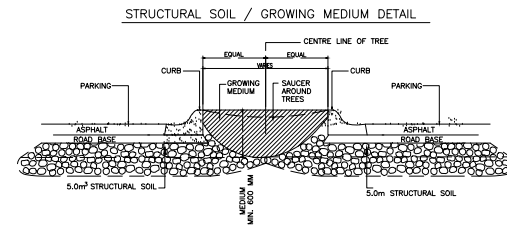
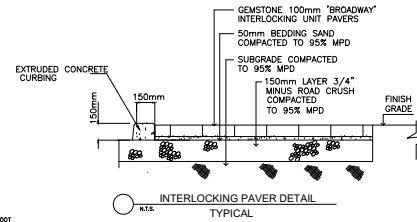
- GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SORTING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM CURBS, ROOT INCL. ROOTY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
- ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. UNLESS OTHERWISE SPECIFIED, ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	BETULA JACQUEMONTII	WHITEBARKED BIRCH	9	6 CM. CAL.	AS SHOWN	B. & B.
	FRAXINUS AMERICANA 'AUTUMN APPLAUSE'	AUTUMN APPLAUSE ASH	5	6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	2	6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS NATALIJI	PACIFIC DOGWOOD	12	6 CM. CAL.	AS SHOWN	B. & B.
	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	7	6 CM. CAL.	AS SHOWN	B. & B.
	MAGNOLIA GALAXY	GALAXY MAGNOLIA	10	6 CM. CAL.	AS SHOWN	B. & B.
	CHAMAECYPARIS NOOTKATENSIS PENDULA	WEeping NOOTKA CYPRESS	10	3.00 METERS	AS SHOWN	B. & B.
⊗	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	110	#3 POT	90 CM. O.C.	
⊙	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	53	#3 POT	90 CM. O.C.	
⊙	SPIRAEA x BUMALDA 'GOLD FLAME'	GOLD FLAME SPIRAEA	135	#3 POT	90 CM. O.C.	
⊙	JUNIPERUS HORIZONTALIS HUGHES	HUGHES JUNIPER	141	#3 POT	90 CM. O.C.	
⊙	ROSA MEIDLAND 'PINK'	PINK MEIDLAND ROSE	130	#3 POT	90 CM. O.C.	
⊙	POTENTILLA FRUITICOSA GOLDFINGER	SHRUBBY CINQUEFOIL	180	#3 POT	90 CM. O.C.	
⊙	PRUNUS LAUROCARASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	146	#3 POT	70 CM. O.C.	
⊙	RUBROECKIA TRILOBA	BLACK-EYED SUSAN	43	#3 POT	70 CM. O.C.	
⊙	CORNUS SERICEA	YELLOWTWIG DOGWOOD	138	#3 POT	90 CM. O.C.	WELL BRANCHED
⊙	CORNUS SERICEA	REDTIMG DOGWOOD	102	#3 POT	90 CM. O.C.	WELL BRANCHED
●	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	117	1.50 METERS	70 CM. O.C.	
⊙	VACINIUM OVATUM 'SCARLET OVATION'	HUCKLEBERRY	107	#3 POT	90 CM. O.C.	
⊙	SKIMMIA JAPONICA CHAMELEON	RUBINETTA SKIMMIA CHAMELEON	146	#3 POT	90 CM. O.C.	
⊙	CAREX SITCHENSIS	SITKA SEDGE	199	#3 POT	90 CM. O.C.	
⊙	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	28	#3 POT	90 CM. O.C.	
⊙	PEDIS JAPONICA 'FOREST FLAME'	LILY-OF-THE-VALLEY	27	#3 POT	90 CM. O.C.	
⊙	SPIRAEA NIPPONICA SNOWMOUND	SNOWMOUND SPIRAEA	40	#3 POT	90 CM. O.C.	
⊙	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	56	#3 POT	90 CM. O.C.	
⊙	SAMBUCUS RACEMOSA	RED ELDERBERRY	28	#3 POT	90 CM. O.C.	WELL BRANCHED
⊙	RUBUS PARVIFLORUS	THIMBLE BERRY	56	#3 POT	90 CM. O.C.	WELL BRANCHED
⊙	LONICERA INVOLUCRATA	BLACK TWINBERRY	43	#3 POT	90 CM. O.C.	WELL BRANCHED
⊙	RUBUS SPECTABILIS	SALMONBERRY	30	#3 POT	90 CM. O.C.	WELL BRANCHED



PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS
SECTION N.T.S.



DATE	REVISION	NO.
FEB/19	REVISED SITE PLAN	1
JUL/19	REVISED SITE PLAN	2
AUG/19	REVISED SITE PLAN	3
AUG/19	REVISED SITE PLAN	4
OCT/19	CITY COMMENTS	5
OCT/19	CITY COMMENTS	6

C.KAVOLINS & ASSOCIATES INC.
BSLSA GLSA
2442 JONDUL COURT
ABBOTSFORD, B.C.
V3B 3S9
PHONE (604) 857-2376

CLIENT
1152414 BC LTD
c/o RICHARD COLEMAN
TITAN CONSTRUCTION COMPANY LTD.
UNIT 18
27355 GLOUCESTER WAY
LANGLEY, B.C.

TITLE
PLAN VIEW
LANDSCAPE DETAILS
TAG
INDUSTRIAL BUILDING
3353 - 194 STREET
SURREY, B.C.

SCALE 1:200	DATE JAN/19
DRAWN CHD	CHKD CHD
ENL. CHD	AS BUILT
APPROV. AS BUILT	

PRINTED	JOB NO.
DRAWING NO.	
L-1B	6

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

FROM: **Development Engineer, Engineering Department**

DATE: **Oct 25, 2019** PROJECT FILE: **7819-0128-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 3353-194 Street**

REZONE

Property and Right-of-Way Requirements

- dedicate 13.5m for ultimate 24.0m road allowance on 194 Street, or dedicate 12.0m for ultimate 24.0m road allowance for 194 Street, and secure 1.5m SROW on 3338 194 Street.
- dedicate 6.0 x 6.0 metre corner cut at the intersection of the lane and 194 Street.
- dedicate a 4.0m of ultimate 8.0m wide east/west lane.
- Secure 4.0m SROW on 19363 32 Avenue.
- Register 0.5m SROW fronting 194 Street.


Works and Services

- construct west side of 194 Street to a half road industrial collector standard complete with asphalt pavement, barrier curb, boulevard, concrete sidewalk, street lights and street trees
- construct an east/west lane complete with asphalt pavement and 'B' type curb and gutter.
- construct watermain to service the proposed development.
- construct sanitary sewer to service the proposed development.
- construct local drainage mains to service the proposed development.
- complete a drainage study and provide a plan that incorporates the recommendations from the Campbell Heights Servicing Study prepared by New East Consulting Services Ltd. (July 2000) and the Latimer Lake Stormwater Detention Facility by Kerr Wood Leidal Associates Ltd. (2009) or addresses any discrepancies based on current information.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit and Development Variance Permit beyond those noted above.


Jeff Pang, P.Eng.
Development Engineer
LR1

NOTE: Detailed Land Development Engineering Review available on file

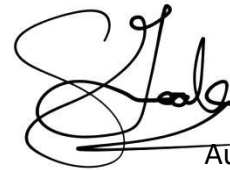
Table 3 - On-site Tree Protection and Replacement Summary

On-Site Trees	Number of Trees
Protected Trees Identified - on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas. Including Alders and Cottonwoods.	99
Protected Trees to be Removed	99
Protected Trees to be Retained - excluding trees within proposed open space or riparian areas.	0
Total Replacement Trees Required:	196
• Alder & Cottonwood Trees Requiring 1:1 Replacement Ratio =	2
• All other Trees Requiring 2 to Replacement Ratio =	194
Replacement Trees Proposed	40
Replacement Trees in Deficit	156
Protected Trees to be retained in proposed open space /riparian areas	

Table 4 - Off-site Tree Protection and Replacement Summary












Off-Site Trees	Number of Trees
Protected Off-site Trees to be removed	21
Total Replacement Trees Required:	42
• Alder & Cottonwood Trees Requiring 1:1 Replacement Ratio =	
• All other Trees Requiring 2 to 1 Replacement Ratio =	
Replacement Trees Proposed	0
Replacement Trees in Deficit	42

Summary and Plan Prepared by Goode Arboriculture Consulting



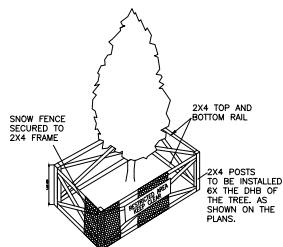
August 9, 2019

LEGEND

-  TREE TO BE RETAINED
-  TREE TO BE REMOVED
-  ROOT PROTECTION ZONE (RPZ)
-  TREE PROTECTION BARRIER (TPB)
-  TREE CANOPY AREA (TCA)
-  REPLACEMENT TREE
-  BC HYDRO CONNECTION
-  SANITARY CONNECTION
-  STORM WATER CONNECTION
-  GAS CONNECTION
-  WATER CONNECTION

ABBREVIATIONS

S = Shared tree C = City tree O = Off-site tree



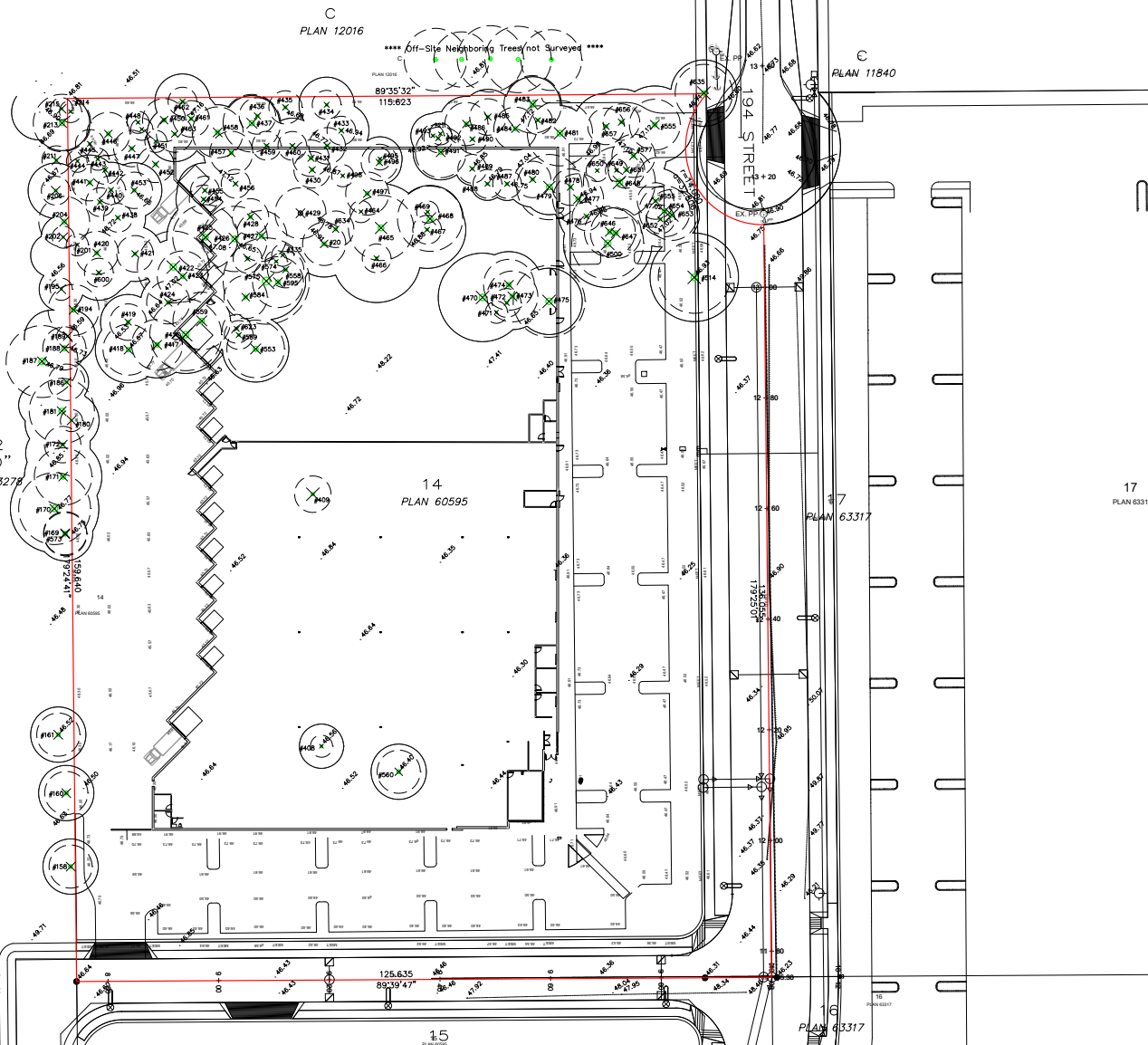
TREE PROTECTION BARRIER SCHEMATIC

ARBORIST NOTES & RECOMENDATIONS

- All replacement trees should conform to and meet BCLNA/BCSLA landscaping & ISA Standards.
- Replacement coniferous trees must be 3m in height and deciduous trees must be 8cm in caliper size.
- Small growing trees should not be planted within 3m of foundations, fences or outbuildings. Large growing species should be planted 4m away from building foundations.
- Replacement trees should also be planted 1m away from property lines and 3m away from another tree and not planted in a hedge like manner.
- Trees with mature heights greater than 5m should not be planted under overhead utility lines and within 3m of the power lines.
- Grade changes are not recommended within any tree protection barriers unless specified in Arborist Tree Preservation Report.
- Arborist supervision is required any time work is carried out within any tree protection barrier
- Tree stumps are not to be removed by excavator around retained onsite and neighboring trees. Remove stumps with a stump grinder.



E_{1/2} OF "D"
REF. PLAN 3278



GOODE ARBORICULTURE CONSULTING



161 172nd Street, Surrey B.C.
7783174360
info@goodearboriculture.com

SITE ADDRESS:	3353 194th Street, Surrey BC.
PROJECT #:	287a
DATE:	August 9, 2019
ARBORIST:	Stuart Goode
SCALE:	
REVISION #:	b

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0128-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 002-551-551
Lot 14 Section 27 Township 7 New Westminster District Plan 60596
3353 - 194 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Part 5 Parking and Loading/Unloading Section D Sub-section 3(b), the minimum width for a maneuvering aisle is varied from 7.5 metres [25 ft.] to 6 metres (20 ft.) for the drive-aisle on the north side of the proposed building.

5. This development variance permit applies to only the portion of the Land OR that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

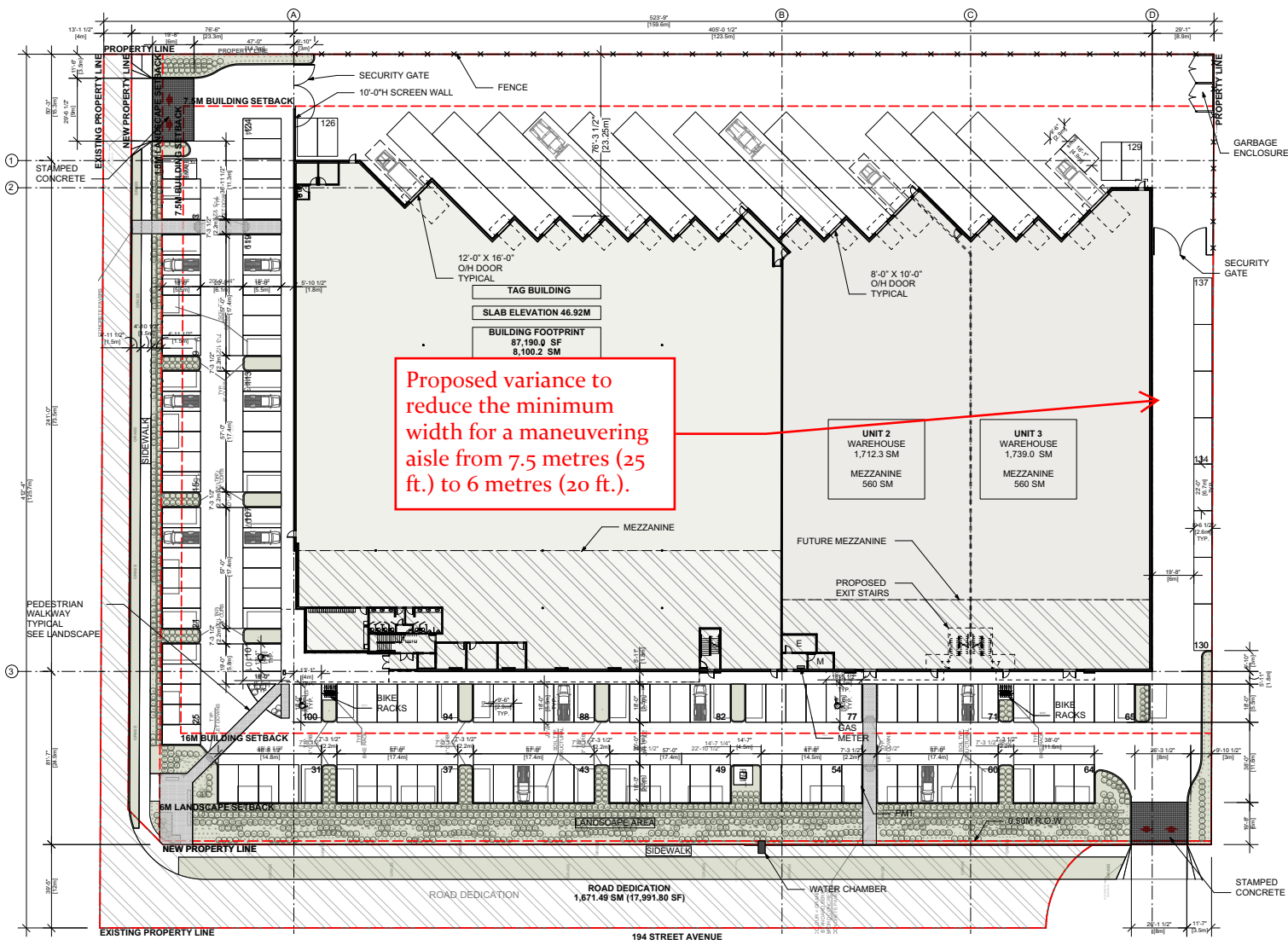
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

SCHEDULE A



Proposed variance to reduce the minimum width for a maneuvering aisle from 7.5 metres (25 ft.) to 6 metres (20 ft.).

CONTEXT PLAN		
SITE DATA		
CIVIC ADDRESS		
3353 194 STREET SURREY, BC.		
LEGAL DESCRIPTION		
PID 002-551-551		
REZONING		
IB 1 LIGHT INDUSTRIAL		
SITE AREA		
SITE AREA	18,136.08 SM	(195,215.15 SF)
GROSS FLOOR AREA		
PROPOSED BUILDING	8,100.2 SM	(87,190.0 SF)
FUTURE OFFICE (30.8%)	1,120.0 SM	(12,055.5 SF)
TAG LEVEL 2	1,118.5 SM	(12,039.7 SF)
TERRACE	106.7 SM	(1,148.9 SF)
TOTAL	10,445.4 SM	(112,433.3 SF)
DENSITY		
PERMITTED 1.00		
PROPOSED 0.57		
SITE COVERAGE		
PERMITTED 60%		
PROPOSED 44%		
BUILDING HEIGHT		
ALLOWED 14.0 M (45.0')		
PROPOSED 13.2 M (43.5')		
SETBACKS		
SIDE YARD (SOUTH)	7.5 M	PERMITTED
SIDE YARD (NORTH)	23.3 M	PROVIDED
FRONT YARD (EAST)	0.0 M	PERMITTED
FRONT YARD (WEST)	8.9 M	PROVIDED
REAR YARD (EAST)	16.0 M	PERMITTED
REAR YARD (WEST)	24.9 M	PROVIDED
	7.5 M	PERMITTED
	15.3 M	PROVIDED
PARKING		
REQUIRED	Office 2,238.5 SM / 100 X 2.5= 55.96 Warehouse 8,100.2/ 100 = 81.00	
	TOTAL REQUIRED 136.96	
PROVIDED	TOTAL PROVIDED 137	
ACCESSIBLE PARKING		
2 PROVIDED		
LOADING		
LOADING AT EACH DOOR		

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DATUMS AND ELEVATIONS PERTINENT TO EXECUTING THE WORK. DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST ISSUANCE OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, JURISDICTIONAL CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
5	2019 04 22	ISSUED FOR COORDINATION
6	2019 04 24	ISSUED FOR REZONING APPLICATION
7	2019 07 12	REISSUED FOR REZONING
8	2019 07 25	REISSUED FOR REZONING
9	2019 08 06	REISSUED FOR REZONING
10	2019 08 21	REISSUED FOR REZONING
11	2019 08 26	REISSUED FOR REZONING
12	2019 10 21	REISSUED FOR REZONING
13	2019 10 22	REISSUED FOR REZONING



PROPOSED NEW DEVELOPMENT
TAG HARDWARE NEW FACILITY
3353 194 Street Surrey BC

SITE PLAN

A 2.0

