

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0151-00

Planning Report Date: January 27, 2025

PROPOSAL:

- **Rezoning** from A-1 to IB-2
- **General Development Permit**

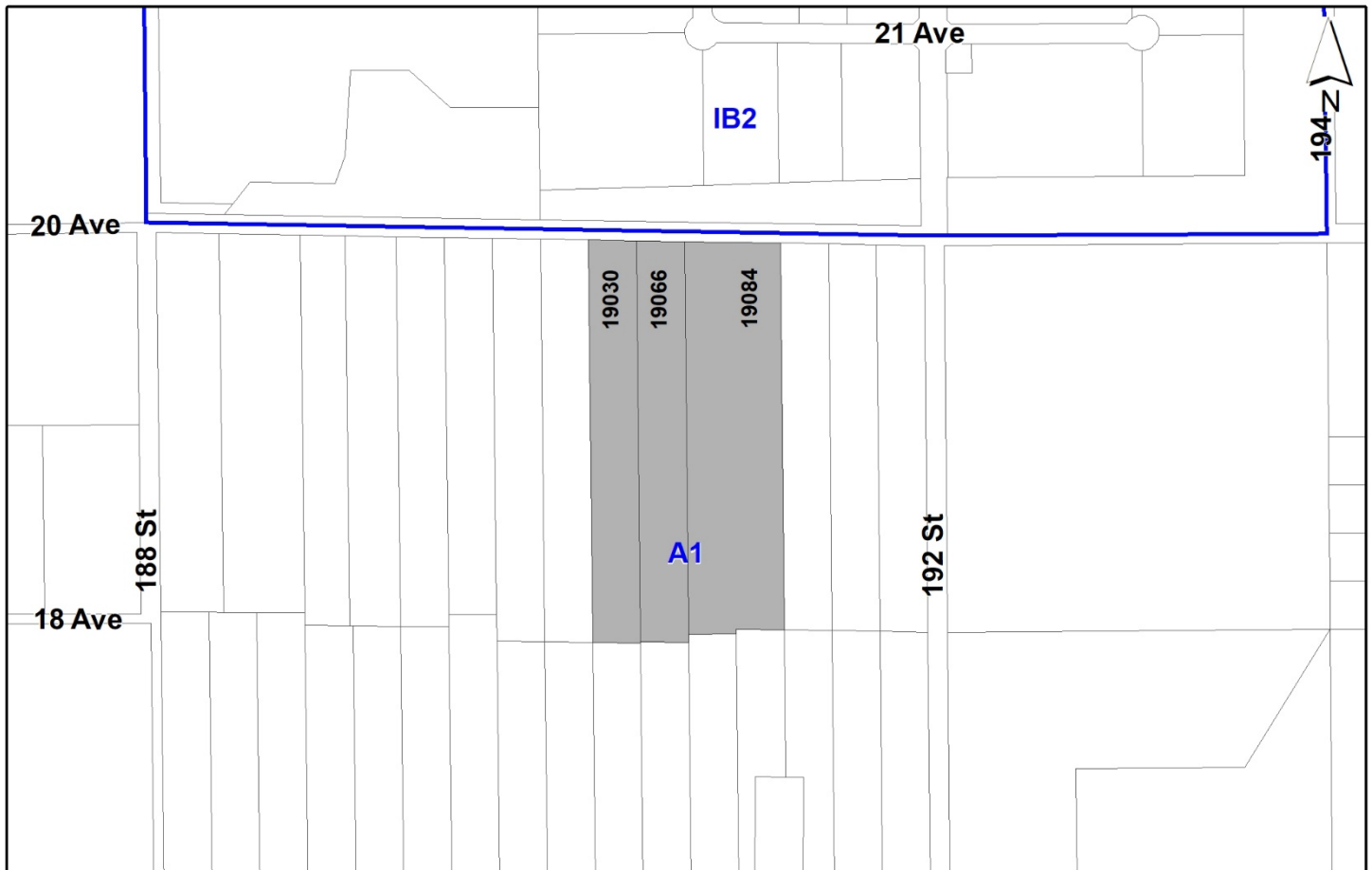
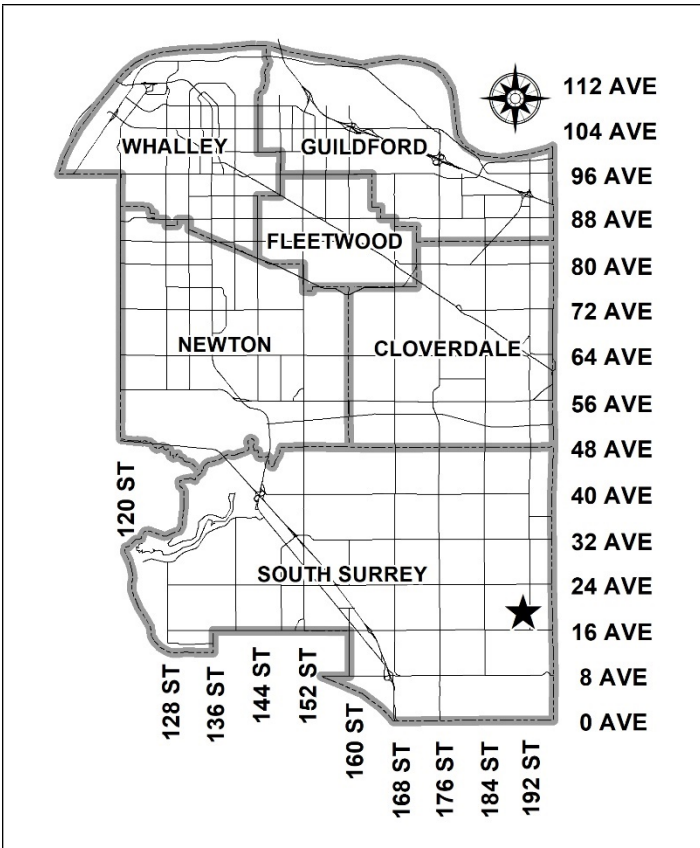
to permit the development of a multi-tenant business park with three buildings with a total floor area of 34,858 square metres.

LOCATION: 19066 - 20 Avenue
 19030 - 20 Avenue
 19084 - 20 Avenue

ZONING: A-1

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Employment



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft General Development Permit for Form and Character and Sensitive Ecosystems.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Mixed Employment designation in the Official Community Plan (OCP).
- The proposal complies with the Business Employment designation in the South Campbell Heights Local Area Plan (LAP).
- The proposal complies with the Employment designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of South Campbell Heights.
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas).
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Development Permit (Form and Character) design guidelines in the OCP.

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 2 Zone (IB-2)" and a date be set for Public Hearing.
2. Council authorize staff to draft General Development Permit No. 7922-0151-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (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.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Single family dwellings, treed areas, and farmland	Business Employment	A-1
North (Across 20 Avenue):	Greenbelt and Campbell Heights business park	Open Space Corridor and Business Park	IB-2

Direction	Existing Use	LAP Designation	Existing Zone
East:	Treed areas (GIN corridor)	Conservation and Recreation	A-1
South:	Single family dwellings, trees areas, and farmland	Business Employment	A-1
West:	Single family dwellings, trees areas, and farmland	Business Employment	A-1

Context & Background

- The site is comprised of 3 properties, totaling 7.98 hectares. The site is designated "Mixed Employment" in the Official Community Plan (OCP), and designated "Business Employment" in the South Campbell Heights Local Area Plan (LAP).
- The site is currently zoned "General Agriculture (A-1) Zone", and occupied by single family dwellings small farmland, and some treed areas.
- The lands to the east are part of the Green Infrastructure Network (GIN), and there are some existing ponds on the site and on adjacent lands to the west of the site. The site is subject to a Sensitive Ecosystem Development Permit.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the site from "General Agriculture (A-1) Zone" to "Business Park Zone (IB-2)", with a General Development Permit for Form & Character and Sensitive Ecosystem (Streamside Areas/Green Infrastructure Network), to permit the development of three multi-tenant buildings with a total floor area of 34,858 square metres.
- There are no road dedications required for this site. The site slopes downward generally to the southwest at an average grade of about 2%.
- For Form & Character, the applicant proposes a General Development Permit and will return for a Detailed Development Permit once they have more information on whether this will be for a single tenant or multi-tenants. The General Development Permit will allow for the servicing work to be completed.

	Proposed
Lot Area	
Gross Site Area:	79,784 square metres
Road Dedication:	n/a
Undevelopable Area:	7,335 square metres (pond and riparian area)
Net Site Area:	72,449 square metres

	Proposed
Number of Lots:	1
Building Height:	14 metres
Unit Density:	n/a
Floor Area Ratio (FAR):	0.44
Floor Area	
Industrial/Total:	34,858 square metres

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
Parks, Recreation & Culture:	Latimer Park is the closest active park with amenities including, dog off leash area, trails, natural area, and is 1,450 metres walking distance from the development.
Surrey Fire Department:	No concerns.
Advisory Design Panel:	The application was not subject to review by the ADP as review of this building type is not required by the ADP Terms of Reference, but was reviewed by staff and found satisfactory.

Transportation Considerations

- No road dedication is required for this proposal. Access is proposed on 20 Avenue to the north with two driveways. The western driveway is for passenger vehicles and the eastern driveway is for both vehicles and trucks. An access easement is proposed through this site and the site to the south (Development Application No. 7922-0152-00), and the proposal will also have right-in/right-out access to 16 Avenue.
- The loading bays are proposed facing the interior of the site, and will not be visible from 20 Avenue.
- The closest bus route is on 24 Avenue (Route #531), approximately 1,100 metres from the subject site.
- The closest bike routes are a north/south route on 192 Street, approximately 200 metres from the subject site, and a bike route planned on 16 Avenue, 400 metres south of the subject site.

Parkland and Natural Area Considerations

- There are two man-made ponds on the site. The proposal meets the RAPR setbacks for the ponds. The Class B ponds along the western portion of the site are proposed to remain undisturbed, and there is an isolated pond along the southeast portion of the site, which is proposed to be expanded and reconfigured. There is a smaller pond within the site, that is proposed to be infilled. The applicant has already obtained WSA approval for these changes.
- The total retained and reconfigured ponds total an area of 7,335 square metres within the site.

- The properties to the east of the site are part of the Green Infrastructure Network, and not proposed to be developed in the future. This development proposal includes a continuous 1.5-metre landscape buffer along the entire length of the site along the east.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the Employment designation in the RGS.

Official Community Plan

Land Use Designation

- The proposal complies with the Mixed Employment designation in the OCP.

Themes/Policies

- B6.6 – Design buildings to enhance the activity, safety and interest of adjacent public streets, plazas, and spaces.

(The proposed development has attractive elevations along 20 Avenue, with building articulations and expansive two-level spandrel glazing at the corners).

- C2.38 – Ensure the loading and on-site access of goods delivery vehicles is considered in conjunction with overall urban development site design.

(Site access and loading bays have been designed and located to minimize public view, and to allow for the building to be used as screening for portions of the site. The loading is accessed from 20 Avenue, and the buildings are proposed to screen the loading from public view).

- E1.20 – Encourage the continued expansion of high-tech, research and development and light manufacturing to locate within Mixed Employment areas that are accessible to major transportation corridors and/or frequent transit services.

(The proposed development is compatible with the Business Employment designation and builds upon the employment lands in South Campbell Heights. The subject site is also located near the major transportation corridors of 136 Avenue, Highway 15, 192 Street and international border crossings).

Secondary Plans

Land Use Designation

- The proposal complies with the Business Employment designation in the South Campbell Heights Local Area Plan.

Themes/Objectives

- Generally, buildings should be oriented towards the street, with the primary public functions within buildings located along primary street frontages. Conversely, back-of-house functions should be properly screened from public view.
- Modified slopes and retaining walls should incorporate landscaping at top, bottom, or step of wall where possible, to visually soften and naturalize their appearance and complement wildlife connectivity objectives.
- All site access points shall conform to City of Surrey Engineering standards and be located to provide the most efficient and functional flow of traffic while mitigating potential conflicts with adjacent streetscapes, intersections, and site features.
- Avoid locating loading, outdoor storage, and display areas in yards that abut streets.
- Where possible, public facing parts of buildings, including main entrances and offices, should be oriented towards street frontages with a distinct design for clear identification and inherent wayfinding.

The above parameters are shown on the General Development Permit, and further details will be worked on with the applicant through a future Detailed Development Permit.

Zoning By-law

- The applicant proposes to rezone the subject site from "General Agriculture Zone (A-1)" to "Business Park 2 Zone (IB-2)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Business Park 2 Zone (IB-2)", streamside setbacks and parking requirements.

IB-2 Zone (Part 47B)	Permitted and/or Required	Proposed
Unit Density:	n/a	n/a
Floor Area Ratio:	1.0	0.48
Lot Coverage:	60%	46%
Yards and Setbacks		
North:	7.5 metres (no parking) / 16 metres (parking)	16 metres
East:	7.5 metres	16 metres
South:	7.5 metres	20 metres
West:	7.5 metres or 0.0 metres	0.0 metres
Height of Buildings		

IB-2 Zone (Part 47B)	Permitted and/or Required	Proposed
Principal buildings:	14 metres	14 metres
Accessory buildings:	6 metres	n/a
Parking (Part 5)	Required	Proposed
Number of Stalls		
Commercial:	73 spaces	73 spaces
Industrial:	319 spaces	324 spaces
Total:	392 spaces	397 spaces

Public Art Policy

- The applicant will be required to provide public art, or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on January 07, 2025, and the Development Proposal Signs were installed on January 06, 2025. Staff received 3 responses from neighbouring landowners (*staff comments in italics*):
 - Tree removal

There were some concerns from the public about the removal of trees proposed. The site to the east is part of the Green Infrastructure Network (GIN), and will remain treed, but the subject site is designated for development as business employment. No trees are proposed for removal on the adjacent GIN City lands.

- Notifications were also sent to the Friends of Semiahmoo Bay Society, Semiahmoo Residents Association, Little Campbell Watershed Society and the Surrey Board of Trade. No comments were received by staff prior to the finalization of this report.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class B (yellow-coded) pond. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- Ponds are regulated by both RAPR and Part 7A Streamside Protection. The applicant is adhering to the prescribed setbacks, whichever is the largest. One of the ponds is proposed to be reconfigured, and one removed, and those approvals have already been granted by WSA. The two larger ponds, which are partially on the adjacent property to the west, will remain, with the RAPR setback achieved.

- An Ecosystem Development Plan, prepared by Lisa Blanchard, *R.P. Bio.*, of Envirowest Consultants Inc. and dated December 03, 2024 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Hub located directly east of the site. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies BCS Hub I and a Regional BCS Corridor directly adjacent to the subject site, in the Little Campbell River BCS management area, with a High ecological value.
- The BCS further identifies the GIN area adjacent to the subject site as having a moderate and low habitat suitability, and the adjacent site to the east as having Moderate habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The proposal does not propose any encroachment onto the adjacent BCS corridor, and proposes a 1.5 m landscape buffer along the eastern portion of the site.
- The development proposal is not anticipated to impact the adjacent GIN corridor.
- An Ecosystem Development Plan, prepared by Lisa Blanchard, *R.P. Bio.*, of Envirowest Consultants Inc. and dated December 03, 2024 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the South Campbell Heights Local Area Plan (LAP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the South Campbell Heights Local Area Plan (LAP).
- The applicant has worked with staff to minimize the impact of the proposed retaining walls, increase street presence of the office component in the buildings, and add building articulation to visually break up the large building massing.
- Schematic drawings have been provided with the General Development Permit, that include some examples of building elevations and precedents of buildings for one end user, or for a multi-tenant building. At a future Detailed Development Permit, full architectural drawings will be provided that will follow these precedents, as well as the detailed guidelines in the South Campbell Heights Local Area Plan.

- The schematics also include some examples of materials to be used, building articulation, glazing at the office uses, employee amenity spaces, and roof materials.

Landscaping

- Landscape buffers and areas are identified along the street edges, as well as along the eastern portion of the site, adjacent to the GIN corridor. A planting plan will be provided as part of a future Detailed Development Permit.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. Some items will be detailed as part of a future Detailed Development Permit, like colours, materials, planting plan, roof material, and final building articulation.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- Corey Plester, ISA Certified Arborist of Mike Fadum and Associates prepared an Arborist Assessment for the subject site. The table below provides a summary of the proposed tree retention and removal. A detailed list of the proposed tree retention and removal by tree species can be found in (Appendix III):
- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

Table 1: Summary of Proposed Onsite Tree Preservation by Tree Species:

	Existing	Remove	Retain
Alder/Cottonwood (outside riparian area)	22	17	5
Deciduous Trees	122	119	3
Coniferous Trees	357	348	9
Onsite Tree Totals	501	484	17
Onsite Replacement Trees Proposed	0		
Total Onsite Retained and Replacement Trees	0		

- The Arborist Assessment states that there are a total of 501 bylaw protected trees on the site. Additionally, there are 96 bylaw protected City trees within proximity of the proposed development. The applicant proposes to retain 17 onsite trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints and proposed lot grading. Additionally, 95 of the City trees are proposed to be retained.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other

trees. This will require a proposed total of 951 replacement trees on the site. The number of proposed replacement trees will be confirmed with a Detailed Development Permit in the future. The applicant will be required to contribute an estimated cash-in-lieu payment of \$524,150.00, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.

- The new trees on the site will consist of a variety, which will be detailed as part of the Detailed Development Permit, in the future. Once the number of replacement trees is confirmed, the amount owing for the Green City Fund will be revised.
- In summary, the application includes an estimated contribution of \$524,150.00 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Survey Plan, Proposed Subdivision Layout, and Site Plan and General Design
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey, Tree Preservation and Tree Plans

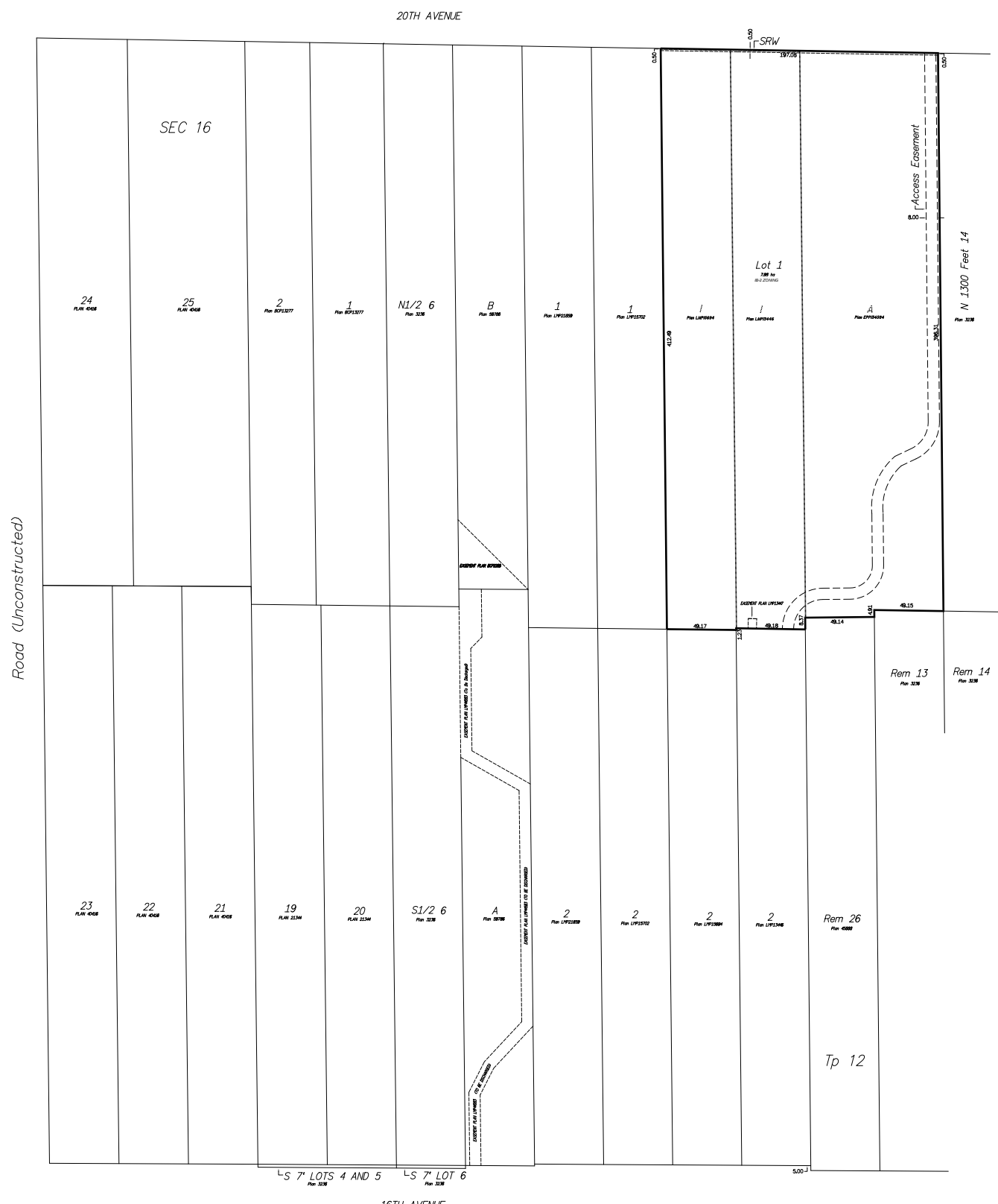
approved by Shawn Low

Ron Gill
General Manager
Planning and Development

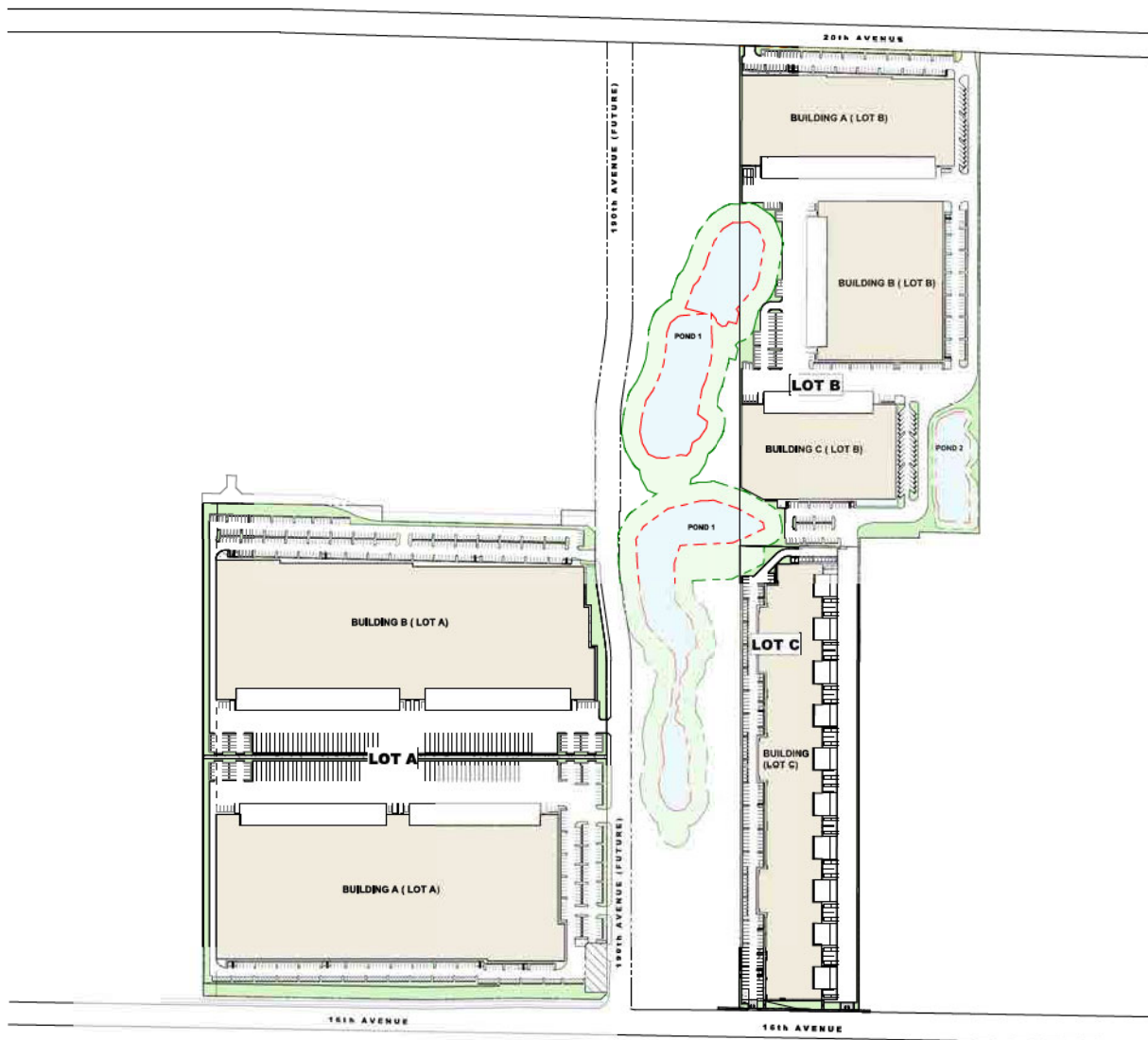
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PRELIMINARY SUBDIVISION SKETCH PLAN SHOWING THE PROPOSED:
 1) LOT CONSOLIDATION
 2) ROAD DEDICATIONS
 3) EASEMENTS
 4) STATUTORY RIGHTS OF WAY
 OVER PORTIONS OF SECTION 16 TOWNSHIP 12 NEW WESTMINSTER DISTRICT

BCGS 926,016
 0 50 100 m
 The proposed plot size of the plan is 884.00 m in width by 1331.00 m in height
 (E 585) when plotted at a scale of 1:2500
 This Plan has been Integrated Survey Area No. 1. Survey, MORS (CORS) 4336211940
 All bearings are derived from observations between
 periodic control monuments 5237 and 5238 and
 are referred to the vertical meridian of 1771 Zone 10N.
 The 1771 coordinates and adjusted absolute accuracy obtained
 are derived from the 1982/07 adjustment and standard deviations
 for periodic control monuments 5237 and 5238.
 This plan shows horizontal ground-level distances unless otherwise specified.
 To compare plot dimensions, multiply ground-level distances by the average
 correction factor of 0.9999931. The average correction factor has been determined
 based on periodic control monument 5237.
LEGEND:
 All Distances Are in Metres And Decimals Thereof
 (C) Control Monument Found
 (S) Standard Iron Post Found
 (O) Standard Iron Post Set



This plan has been prepared in the jurisdiction of the
 Surveyor General for the City of Surrey
 This plan has been filed with the Metro
 Vancouver Regional District.
 The field survey represented by this plan was
 completed on the 02nd day of February, 2022.
 File Reference: 82.5 793



① Master Plan
1" = 150'-0"



2025-01-20

REV	DATE	DESCRIPTION	DRAWN	AUTH
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PROJECT NUMBER:				
FILE:	1924-AV-20A-2025-01-20.dwg			

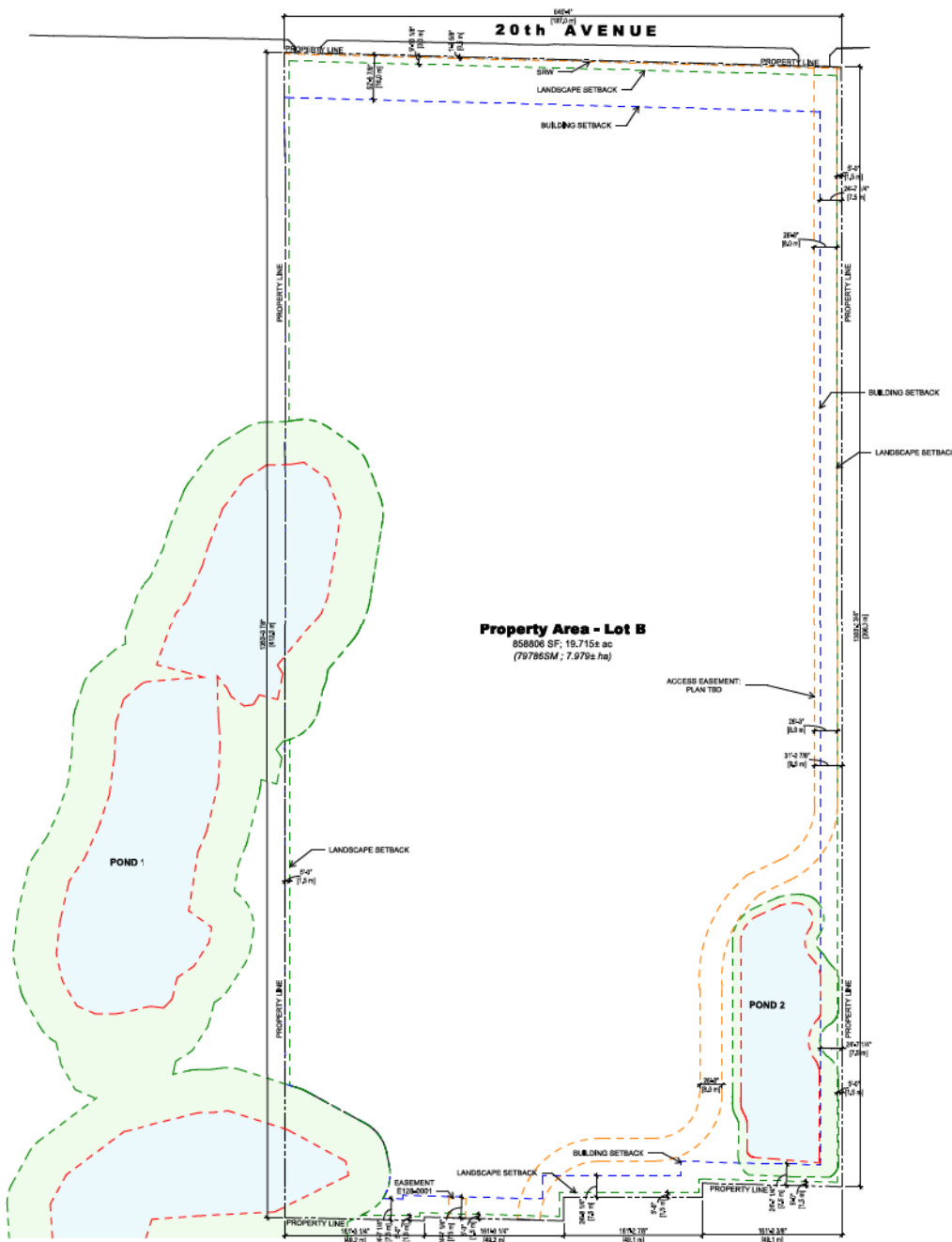
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TKA+D ARCHITECTURE + DESIGN INC.
100-1000 SURREY STREET, SURREY, BC V3R 4W8

**Campbell Heights
South Business Park -
Lot B**

Consolidated Property at 19984-19066
20th Avenue, Surrey BC
Master Plan
PLOT DATE: 2025-01-16 10:36:21 AM

A1.0



1 Base Plan
 1/64" = 1'-0"

ZONING SUMMARY

Project Address: South Campbell Heights
 Surrey, BC

Legal Description: LOTS 1 & 2 SECTION 16 TOWNSHIP 7 NEW WESTMINSTER DISTRICT
 PLAN 13446

Authority: City of Surrey

Zone: Current: A-1
 Proposed: B-2

Use: Business Park 2 Zone

Setbacks:

	Required	Provided
Front (North)	16.0m / 52.5 ft	22.7 m / 74.5 ft
Side (West)	0 m / 0 ft	0 m / 0 ft
Side (East)	7.5 m / 24.6 ft	20.8 m / 68.2 ft
Rear (South)	7.5 m / 24.6 ft	37.8 m / 124.3 ft

Building Height:

	Required	Provided
Maximum	14.0 m / 45.9 ft	14.0 m / 45.9 ft

* One (1) Storey setback shall be 7.5m or 2.5m if the said storey setback is in a designated Commercial, Mixed Employment, or Industrial in the OCP

Landscape Setbacks:

	Required	Provided
North	3.0 m / 9.8 ft	3.0 m / 9.8 ft
West	1.5 m / 4.9 ft	1.5 m / 4.9 ft
East	1.5 m / 4.9 ft	1.5 m / 4.9 ft
South	1.5 m / 4.9 ft	1.5 m / 4.9 ft

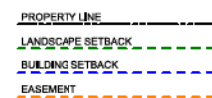
Easements:
 EASEMENT: PORTION LOT 1 PLAN LMP13447

Site Area: 858,906 SF / 79,795 m²

Lot Coverage:

	Maximum	Provided
Maximum	60%	60%
Provided		42%

NOTES: ALL DIMENSIONS TO BE VERIFIED WITH A LEGAL SURVEY



REV	DATE	DESCRIPTION

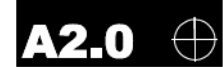
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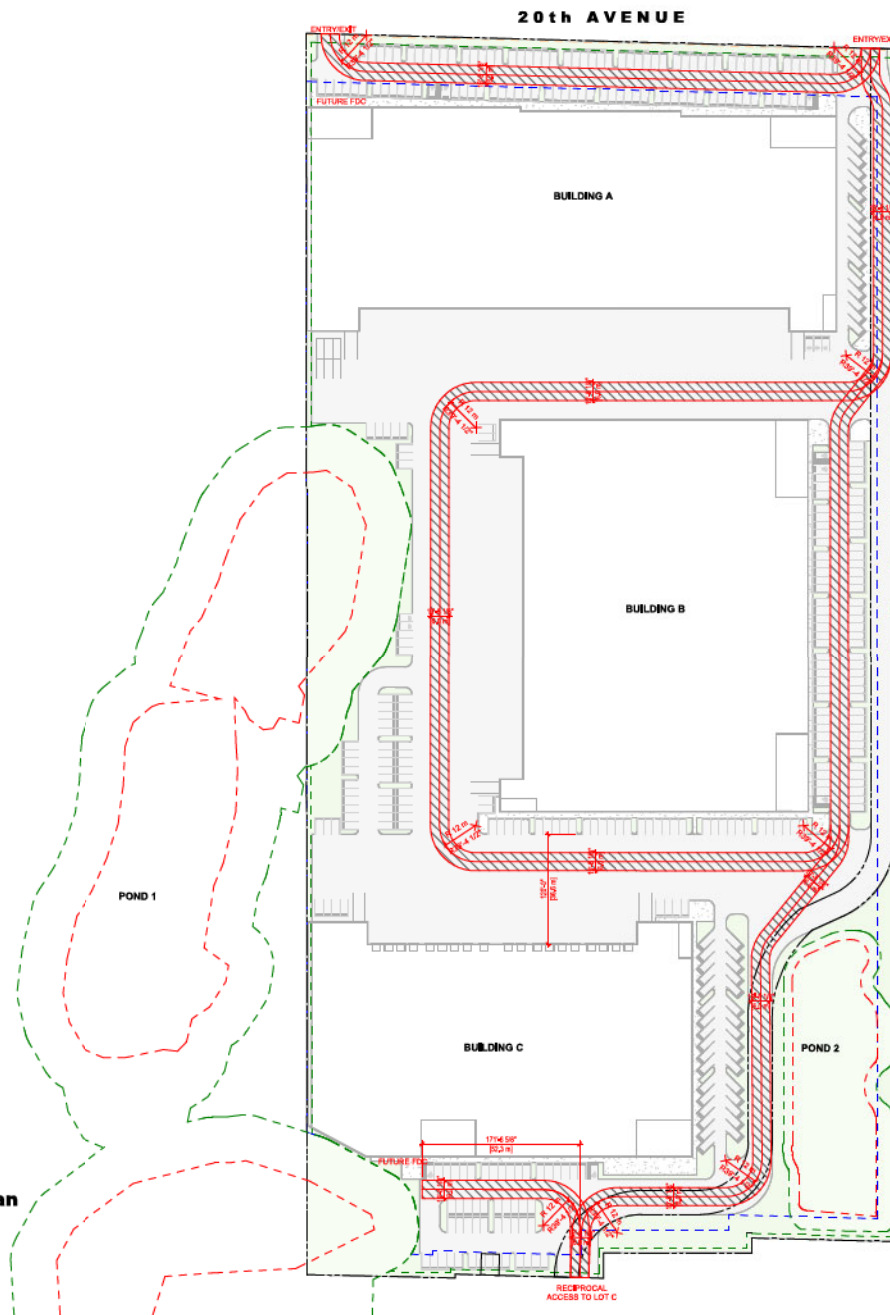
TKA+D ARCHITECTURE + DESIGN INC.
 10-180 PARSON STREET, LANGFORD • B.C. • CANADA

**Campbell Heights
 South Business Park -
 Lot B**

Consolidated Property at 18984 - 19066
 20th Avenue, Surrey, B.C.

Base Plan
 PLOT DATE: 2025-01-17 4:20:07 PM





1 Fire Department Access Plan
1/64" = 1'-0"

- PROPERTY LINE
- LANDSCAPE SETBACK
- BUILDING SETBACK
- EASEMENT



REV	DATE	DESCRIPTION
SCALE:	As Indicated	DATE: Issue Date
PROJECT NUMBER:	20667	DRAWN: Author
DATE:	2025-01-17	CHECKED: [Signature]
FILE:	2025-01-17	DATE: 2025-01-20

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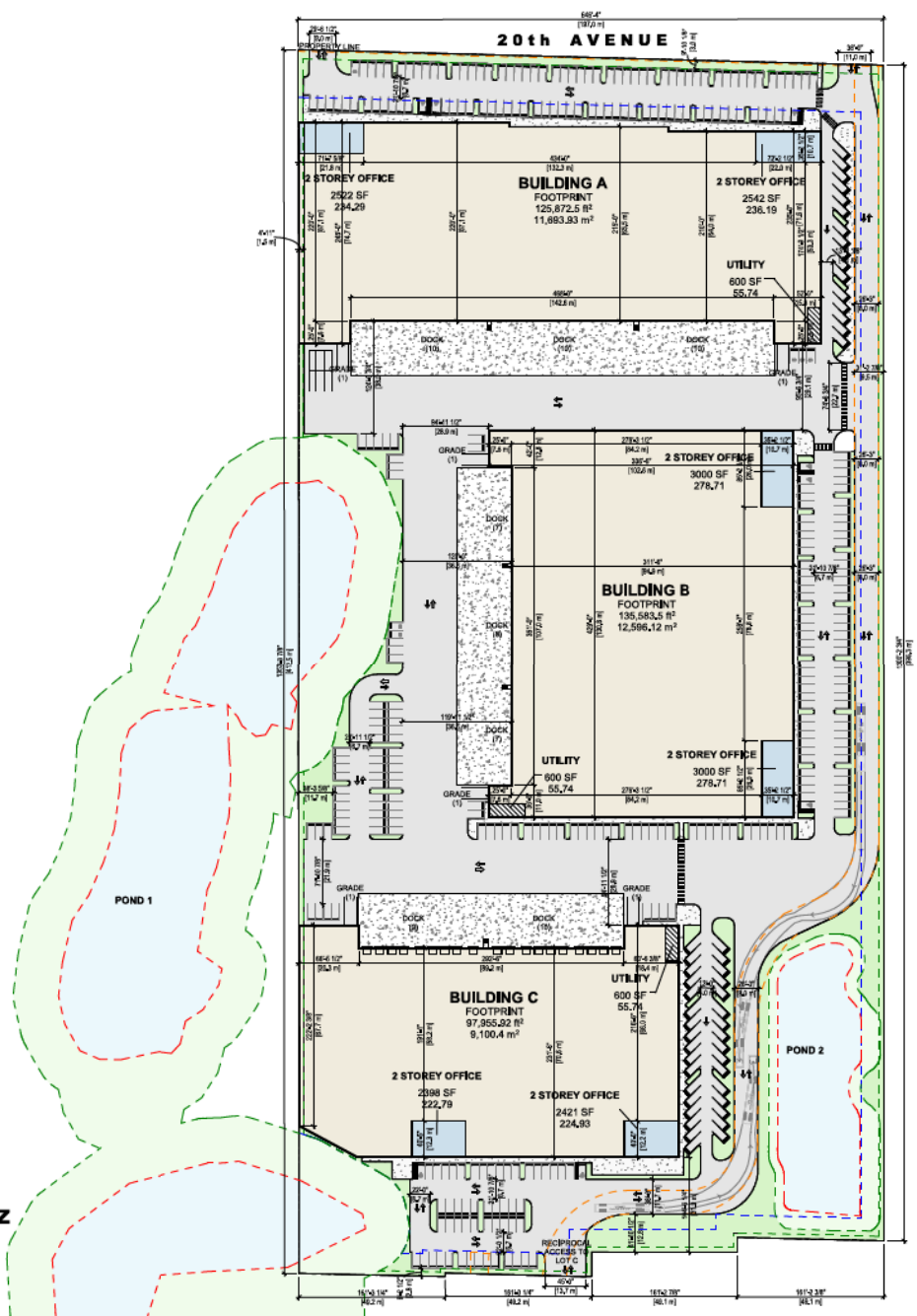
TKA+D ARCHITECTURE + DESIGN INC.
100-1000 HURON STREET, VANCOUVER, BC V6Z 1R6

**Campbell Heights
South Business Park -
Lot B**
Consolidated Property at 18984 - 19066
20th Avenue, Surrey, B.C.

Fire Department Access Plan
PLOT DATE: 2025-01-17 4:28:11 PM

A3.0

1 Site Plan - RZ
1/64" = 1'-0"



AREA SUMMARY

Area Summary - By Building

Building	Area (SF)	Area (SM)
Building A	132,321	12,293
Building B	141,541	13,150
Building C	103,913	9,654
Total	377,775	35,096

Area Summary - By Level

Level	Area (SF)	Area (SM)
L1	127,281	11,825
L2	5,040	468
Building A	132,321	12,293
L1	135,084	12,096
L2	5,967	553
Building B	141,541	13,150
L1	88,162	8,211
L2	4,781	442
Building C	103,913	9,654

Area Summary - Occupancy or Use

Use	%	Area (SF)	Area (SM)
Office	8.4%	31,642	2,940
Warehouse (Storage)	91.6%	346,133	32,157
Total	100.0%	377,775	35,096

Site Area: 558,806 SF / 51,786 m²

Lot Coverage: Maximum: 60%
Provided: 42%

Floor Space Ratio (FSR): Maximum: 1.0
Provided: 0.44

Density Overal (FSR): Maximum: 1.0
Provided: 0.44

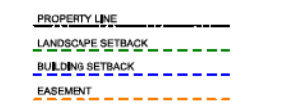
Required Parking

Use	Level	Area (SM)	Factor	Parking Req'd Total Spaces
Office	L1	470	40	12
Warehouse (Light Industrial)	L1	11,354	100	114
Office	L2	468	40	12
Building A	L1	12,293	40	138
Office	L1	557	40	14
Warehouse (Light Industrial)	L1	12,039	100	121
Office	L2	553	40	14
Building B	L1	13,150	40	149
Office	L1	448	40	12
Warehouse (Light Industrial)	L1	8,764	100	88
Office	L2	442	40	11
Building C	L1	9,654	40	111
Total		35,096		388

Parking Provided

L1	ColSurf Reg: 2.75m x 5.2m	49
L1	ColSurf Accessible: 2.2m (1+1.2m) x 5.2m	8
L1	ColSurf Accessible: Van 3.4m (1+1.6m) x 5.6m	2
L1	ColSurf Pav: 2.2m x 6.7m	6
L1	ColSurf Reg: 3.75m x 5.2m	359
L1	ColSurf Reg: 5C 2.75m x 4.2m	6
Total		388

NOTES: ALL DIMENSIONS TO BE VERIFIED WITH A LEGAL SURVEY



REV	DATE	DESCRIPTION
SCALE:	As Indicated	DATE: Issue Date
PROJECT NUMBER:	2067	DRAWING: Author
ALL AREA'S SUBJECT TO SURVEY		PLUT DATE/TIME/SCALE

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TKA+D ARCHITECTURE + DESIGN INC.
100-1000 BROADWAY STREET, WILLOWDALE, ON, M2H 1P9

Campbell Heights South Business Park - Lot B
Consolidated Property at 19984 - 19986 20th Avenue, Surrey, B.C.

Site Plan
PLOT DATE: 2024-01-17 4:38:13 PM

A4.0

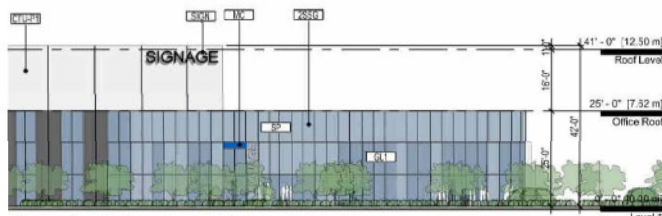
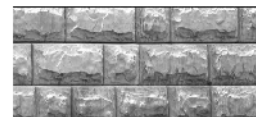


Materials:

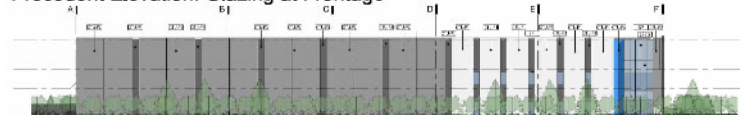
- Concrete Tilt-up, paint finish
- Metal Cladding
- Flashing
- Storefront Glazing
- Curtain Wall Glazing
- Addressing Signage

Retaining Walls:

Public facing Retaining walls to be constructed using product with rock-like finish



Precedent Elevation: Glazing at Frontage



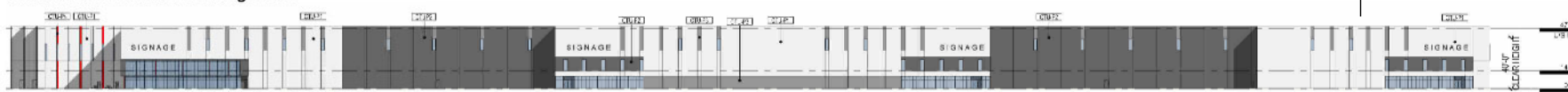
Precedent Elevation: Glazing Wrapping at Corner



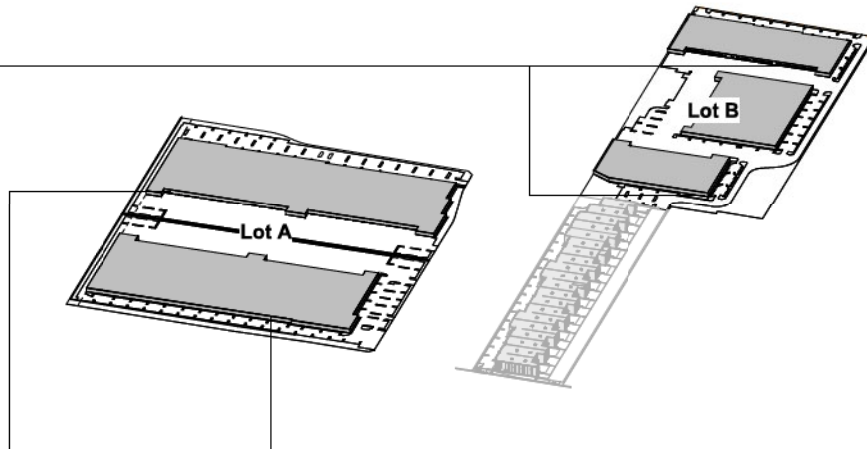
Precedent Elevation: Loading Court Screening



Precedent Elevation: Loading Court



Precedent Elevation: Unit Glazing @ Entries



Professional Engineer
 2205 0120

REV	DATE	DESCRIPTION
SCALE	DATE: 20110	DRAWING: A5.0

PROJECT NUMBER: 20067
 PROJECT: Campbell Heights South Business Park - Lot B
 FILE: 100 Proj - Lot B - A5.0.dwg
 PLOT DATE: 2025-01-17 9:38:18 PM

Beedie
 TKA ARCHITECTURE + DESIGN INC.
 100-1000 PENDER STREET, VANCOUVER, BC V6E 2E9

Campbell Heights South Business Park - Lot B
 Corner/Blind Property at 10984 - 10666
 20th Avenue, Surrey BC
 Building Precedents - Lease
 PLOT DATE: 2025-01-17 9:38:18 PM

A5.0

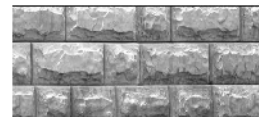


Materials:

- Concrete Tilt-up, paint finish
- Metal Cladding
- Flashing
- Storefront Glazing
- Curtain Wall Glazing
- Addressing Signage

Retaining Walls:

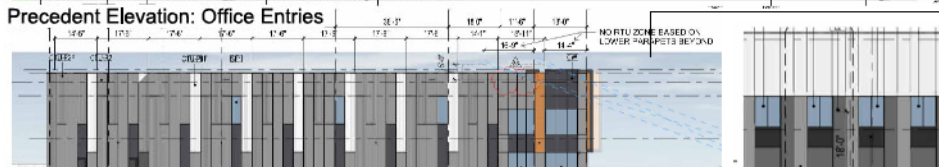
Public facing Retaining walls to be constructed using product with rock-like finish



Precedent Elevation: Loading Court



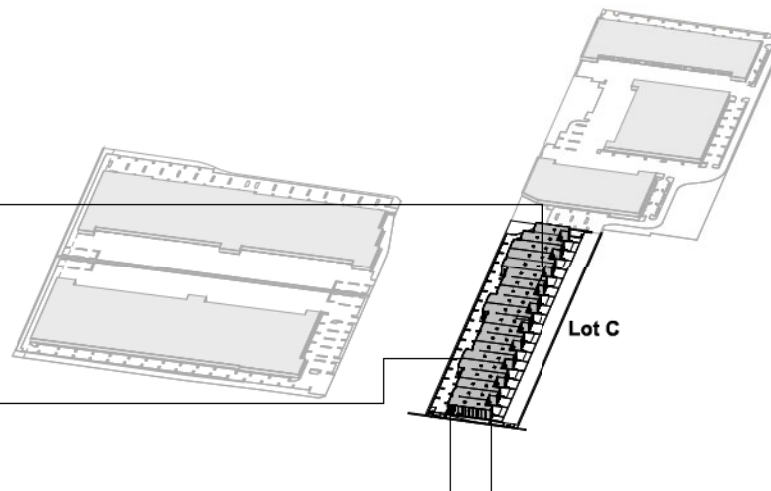
Precedent Elevation: Office Entries



Precedent Elevation: Glazing Wrapping at Corner



Precedent Elevation: Unit Glazing @ Entries



REV	DATE	DESCRIPTION
SCALE:	DATE: 2015	DRAWING: A6.0
PROJECT NUMBER:	19135 - 19136	
CLIENT:	STRATA COMMUNITIES	
DATE:	2015-01-20	

Beedie

TKA ARCHITECTURE + DESIGN INC.
 200 WEST HURON STREET, VANCOUVER, BC V6Z 1R6
Campbell Heights South Business Park - Lot B
 Corner/Shared Property at 19984 - 19986
 20th Avenue, Surrey BC
Building Precedents - Strata
 PLOT DATE: 2025-01-17 9:58:23 PM

A6.0

INTER-OFFICE MEMO

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

FROM: **Director, Land Development, Engineering Department**

DATE: **January 20, 2025** PROJECT FILE: **7822-0151-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 19030 20 Ave**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Register 0.50 m SRW along 20 Avenue.

Works and Services

- Construct the south side of 20 Avenue.
- Construct storm sewer along 20 Avenue.
- Construct watermain along 20 Avenue.
- Construct sanitary and water connections to service the development.
- Register applicable legal documents as determined through detailed design stage.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT


There are no engineering requirements relative to issuance of the Development Permit/
Development Variance Permit.



Jeff Pang, P.Eng.
Director, Land Development

BD

TREE PRESERVATION SUMMARY

Surrey File Number:	TBD
Address:	19030, 19066 & 19084 20 Avenue
Arborist:	Corey Plester, PN-8523A
Date of Report/Revision:	January 13, 2025
Arborist Signature	

*All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report

ONSITE TREES		# of Trees	
Existing Bylaw Trees			501
Proposed Removed Bylaw Trees			484
Proposed Retained Bylaw Trees			17
Total Replacement Trees Required			
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio			
	Removed	Subtotal	
	17	x 1	17
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio			
	Removed	Subtotal	
	0	x 2	0
Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio			
	Removed	Subtotal	
	467	x 2	934
Required Replacement Trees			951
Proposed Replacement Trees			TBD
Deficit of Replacement Trees			TBD
Total Onsite Retained and Replacement Trees			17
OFFSITE TREES		# of Trees	
Existing Bylaw Trees			0
Proposed Removed Bylaw Trees			0
Proposed Retained Bylaw Trees			0
Total Replacement Trees Required			
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio			
	Removed		
	0	x 1	0
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio			
	Removed		
	0	x 2	0
Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio			
	Removed		
	0	x 2	0
Required Replacement Trees			0
Total Offsite Retained Trees			0
CITY TREES		Existing	Removed
Park/City Lot Trees	96	1	95
Boulevard Trees	0	0	0
Total	96	1	95

TREE PRESERVATION BY LOCATION

Surrey File Number:

TBD

Address:

19030, 19066 & 19084 20 Avenue

Arborist:

Corey Plester, PN-8523A

Date of Report/Revision:

January 13, 2025

*All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report

	Alder & Cottonwood Trees			
		Existing	Remove	Retain
	Alder/Cottonwood (outside riparian area)	22	17	5
	Alder/Cottonwood (within riparian area)	0	0	0
Total	22	17	5	
	Deciduous Trees			
Tree Species	Existing	Remove	Retain	
Aspen, Trembling	1	0	1	
Maple, Bigleaf	86	86	0	
Maple, Norway	1	1	0	
Maple, Red	1	1	0	
Cherry, Bitter	2	2	0	
Cherry sp.	1	1	0	
Birch, European	1	1	0	
Birch, Paper	2	2	0	
Katsura	1	1	0	
Linden, Large Leaf	1	1	0	
Poplar, Lombardy	7	5	2	
London Planetree	8	8	0	
Plum, Purple Leaf	1	1	0	
Oak, Red	4	4	0	
Sweet Gum	1	1	0	
Willow, Weeping	1	1	0	
Elm, White	2	2	0	
Elm, Winged	1	1	0	
Deciduous Subtotal	122	119	3	
	Coniferous Trees			
Tree Species	Existing	Remove	Retain	
Cedar, Deodar	1	1	0	
Douglas-fir	219	211	8	
Hemlock, Western	4	4	0	
Redcedar, Western	123	123	0	
Spruce, Norway	9	8	1	
Spruce, Sitka	1	1	0	
Coniferous Subtotal	357	348	9	
Deciduous & Coniferous Total	479	467	12	
Onsite Tree Totals	501	484	17	
Onsite Replacement Trees Proposed		0		
*insert "0" if TBD or unknown				

ONSITE

Total Onsite Retained and Replacement Trees		17		
OFFSITE	Alder & Cottonwood Trees			
		Existing	Remove	Retain
	Alder/Cottonwood (outside riparian area)	0	0	0
	Alder/Cottonwood (within riparian area)	0	0	0
	Total	0	0	0
	(excluding Alder & Cottonwood Trees)			
	Tree Species	Existing	Remove	Retain
	NA	0	0	0
	Deciduous & Coniferous Total	0	0	0
	Offsite Tree Totals	0	0	0
Total Offsite Retained Trees		0		
CITY		Existing	Remove	Retain
	Park/City Lot Trees	96	1	95
	Boulevard Trees	0	0	0
	Total	96	1	95



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Email: mfadum@fadum.ca

CLIENT

FILE NO.

**PROJECT TITLE
TREE PRESERVATION
AND PROTECTION PLAN**

**CAMPBELL HEIGHTS
SOUTH BUSINESS PARK
LOT B**
19030 19066 19084 20 AVE
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	MAR01/22	MK	SITE PLAN
2	NOV28/24	MK	SITE PLAN
3	DEC11/24	MK	SURVEY
4	JAN10/25	MK	REVISIONS

SHEET TITLE

T1 - TREE REMOVAL AND PROTECTION PLAN

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DRAWN

MK

SCALE

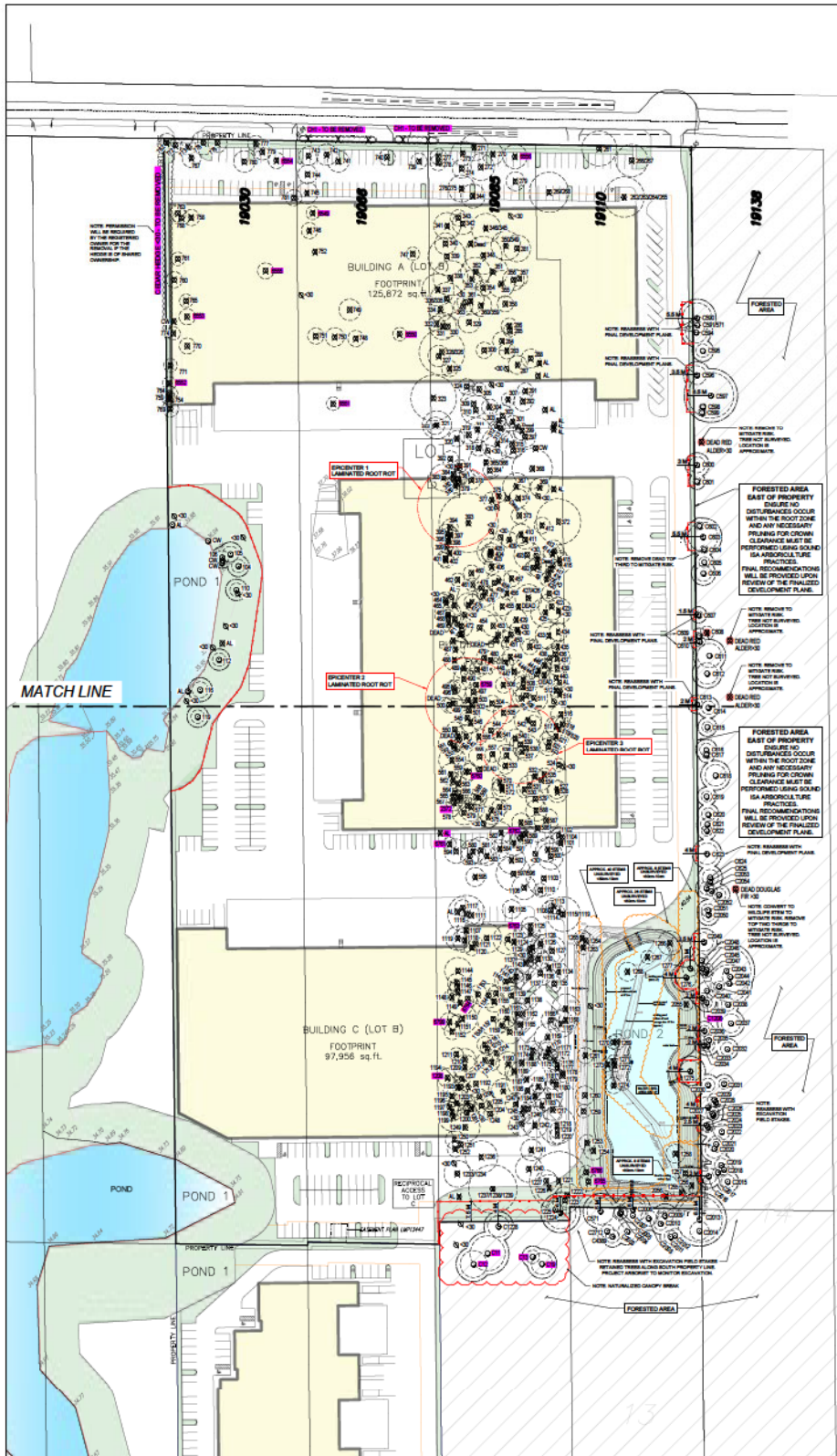
AS SHOWN

DATE

OCTOBER 25, 2021

T - 1

SHEET 1 OF 3

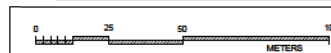


LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON-BY-LAW TREE
- TREE NOT SUITABLE FOR LONG TERM PRESERVATION (REMOVE TO MITIGATE RISK)
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- TREE PROTECTION FENCING
- TREE/HEDGE NOT SURVEYED LOCATION IS APPROXIMATE

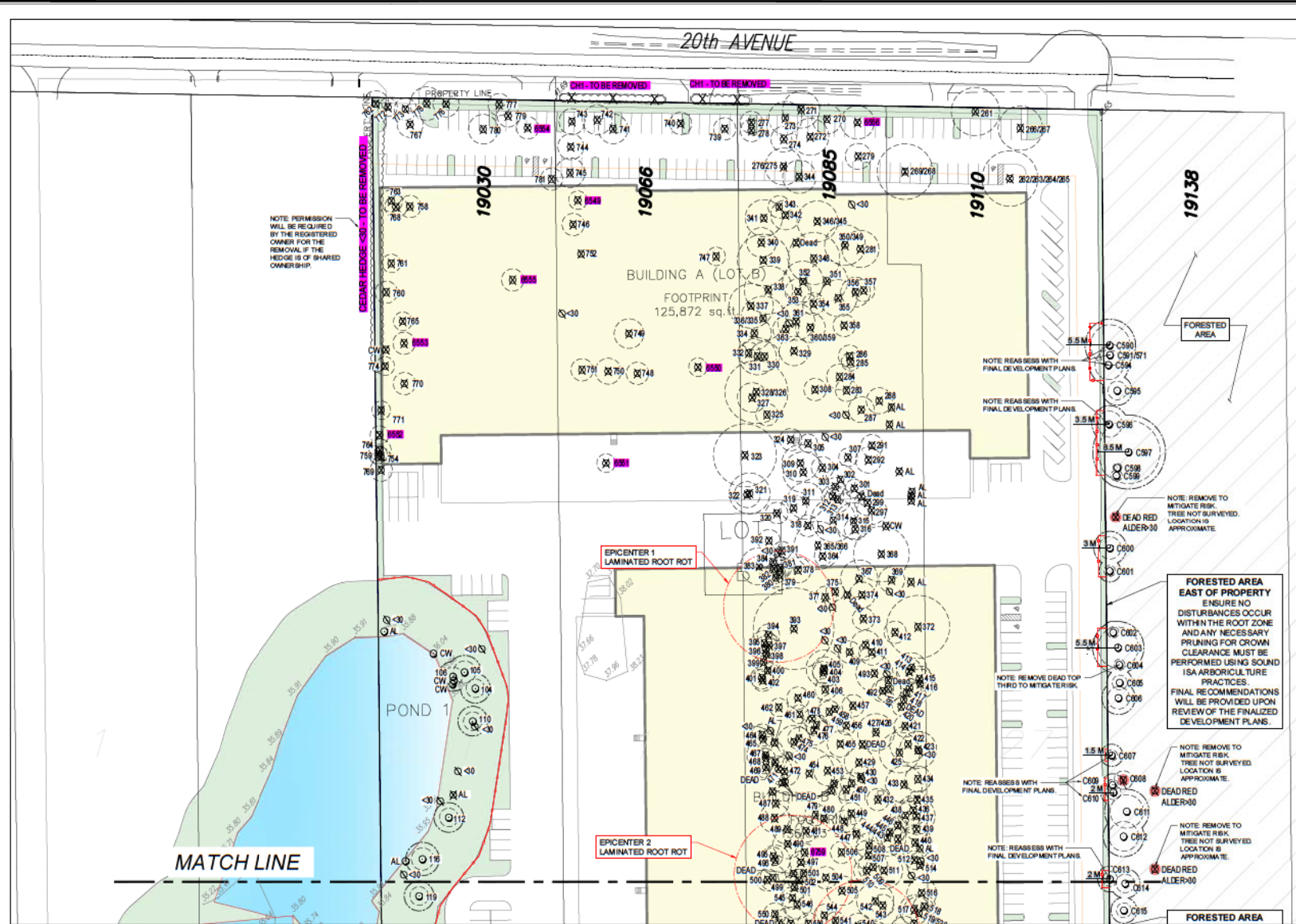
GENERAL NOTES:

- REASSESS OFFSITE TREES WITH FINAL DEVELOPMENT PLANS.
- ALL RETAINED TREES TO UNDERGO EDGE TREE RISK ASSESSMENT FOLLOWING LAND CLEARING.
- TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.





- GENERAL NOTES:**
- REASSESS OFFSITE TREES WITH FINAL DEVELOPMENT PLANS.
 - ALL RETAINED TREES TO UNDERGO EDGE TREE RISK ASSESSMENT FOLLOWING LAND CLEARING
 - TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.



- LEGEND**
- TREE TO BE RETAINED
 - TREE TO BE REMOVED
 - NON BY-LAW TREE
 - TREE NOT SUITABLE FOR LONG TERM PRESERVATION (REMOVE TO MITIGATE RISK)
 - TREE/HEDGE NOT SURVEYED LOCATION IS APPROXIMATE
 - MINIMUM NO DISTURBANCE ZONE
 - 1.5m NO-BUILD ZONE
 - TREE PROTECTION FENCING

NO.	DATE	BY	REVISION
1	MAR01/22	MK	SITE PLAN
2	NOV28/24	MK	SITE PLAN
3	DEC1/24	MK	SURVEY
4	JAN10/25	MK	REVISIONS

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105 8277 129 St.
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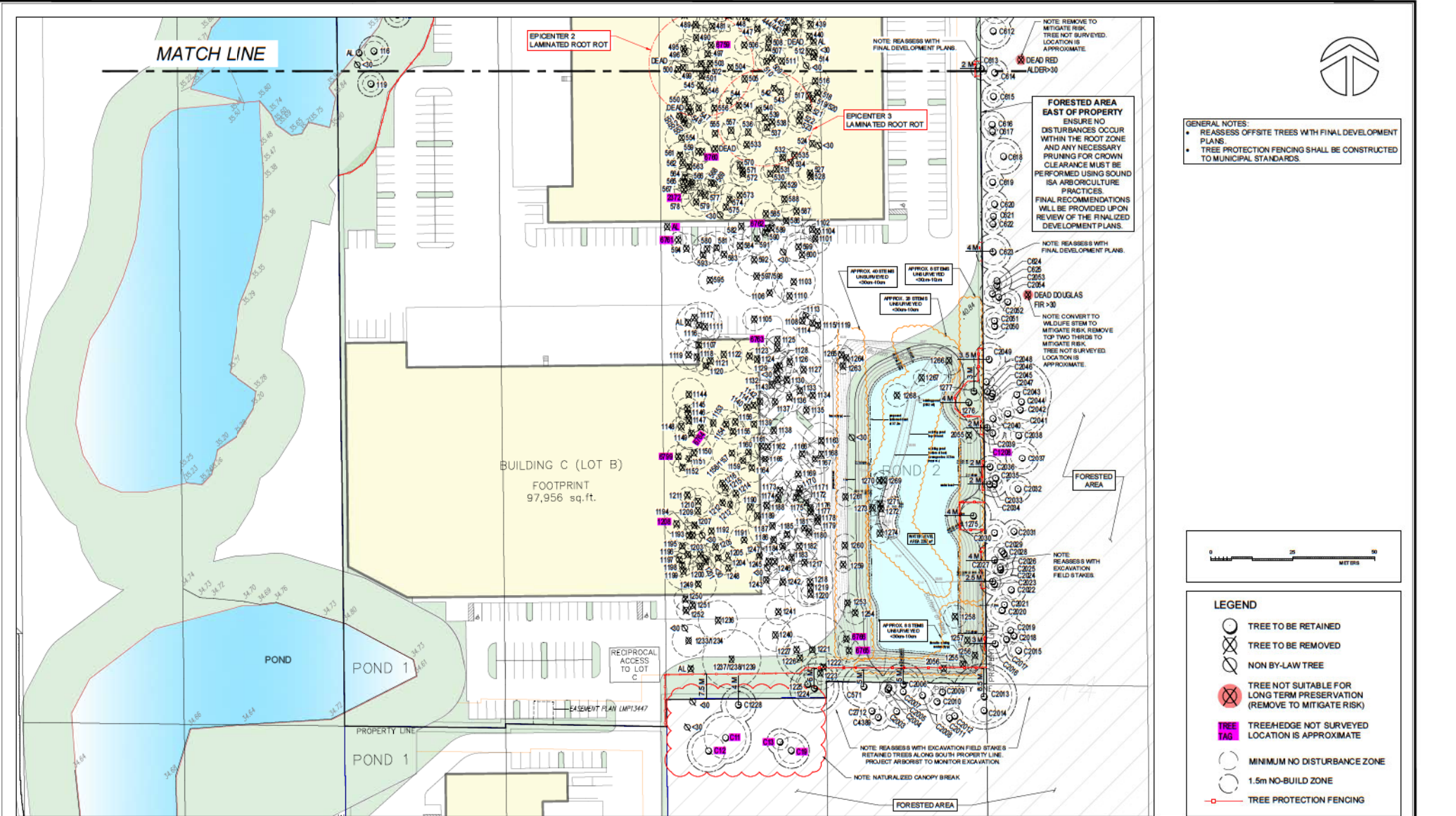
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PROJECT TITLE
 CAMPBELL HEIGHTS
 SOUTH BUSINESS PARK
 LOT B
 19030 190/66 19084 20 AVE
 SURREY, B.C.

SHEET TITLE
 T1A - TREE REMOVAL AND PRESERVATION PLAN
 CLIENT

DRAWN MK
SCALE AS SHOWN
DATE OCTOBER 25, 2021

T-1A
 SHEET 2 OF 3



GENERAL NOTES:
 • REASSESS OFFSITE TREES WITH FINAL DEVELOPMENT PLANS.
 • TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON-BY-LAW TREE
- TREE NOT SUITABLE FOR LONG TERM PRESERVATION (REMOVE TO MITIGATE RISK)
- TREE/HEDGE NOT SURVEYED LOCATION IS APPROXIMATE
- MINIMUM NO-DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- TREE PROTECTION FENCING

NO.	DATE	BY	REVISION
1	MAR01/22	MK	SITE PLAN
2	NOV28/24	MK	SITE PLAN
3	DEC1/24	MK	SURVEY
4	JAN10/25	MK	REVISIONS

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PROJECT TITLE
CAMPBELL HEIGHTS SOUTH BUSINESS PARK LOT B
 19030 190/60 19084 20 AVE
 SURREY, B.C.

SHEET TITLE
T1B - TREE REMOVAL AND PRESERVATION PLAN
 CLIENT _____

DRAWN MK
 SCALE AS SHOWN
 DATE OCTOBER 25, 2021

T-1B
 SHEET 3 OF 3