

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7922-0152-00

Planning Report Date: January 27, 2025

**PROPOSAL:**

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

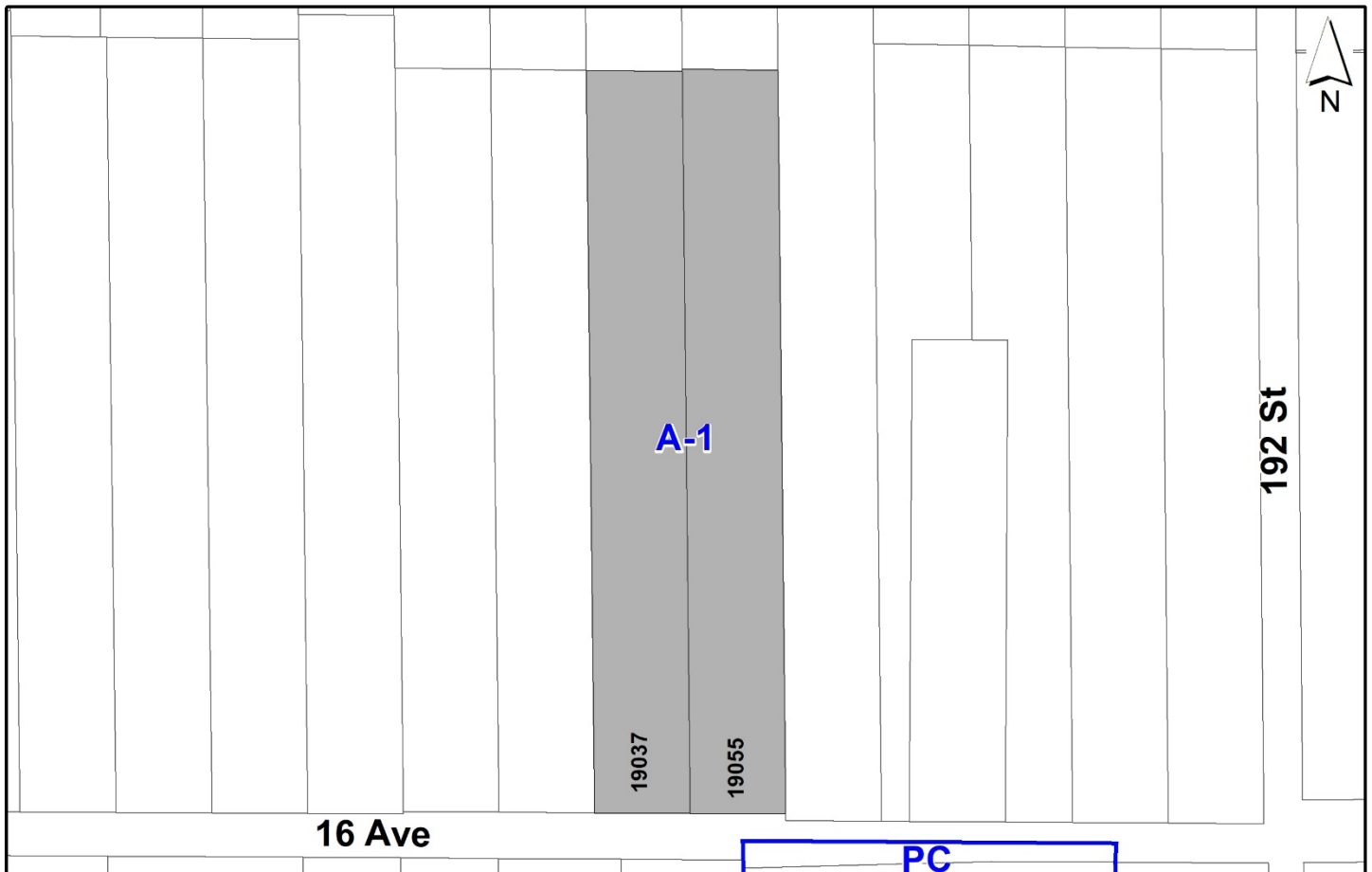
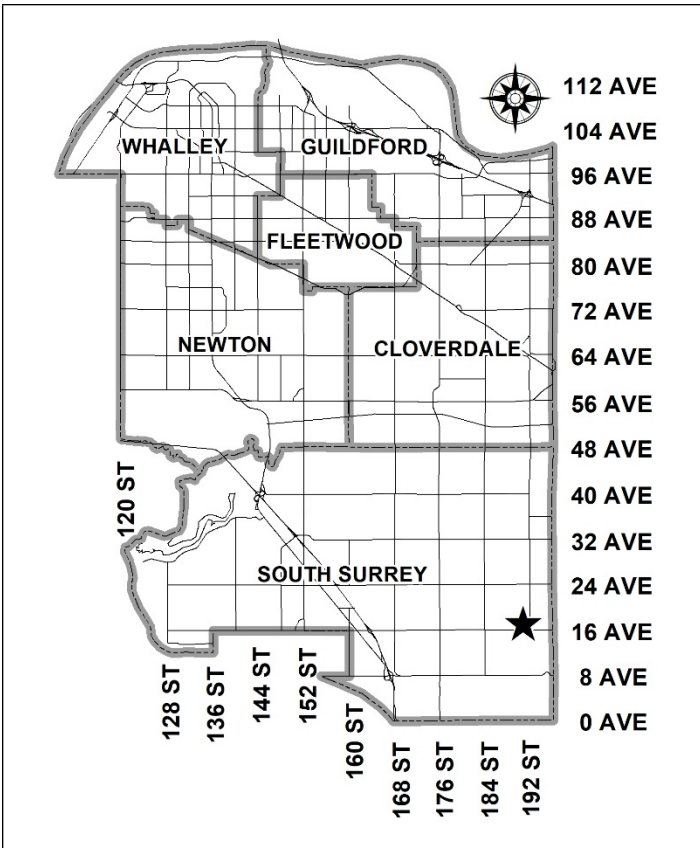
to permit the development of a multi-tenant industrial building, with a total of 18,968 square metres of floor area.

**LOCATION:** 19055 - 16 Avenue  
 19037 - 16 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 South Campbell Heights Local Area Plan (LAP) and in accordance 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. 7922-0152-00 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 require 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 and farmland	Business Employment	A-1
North:	Single family dwellings and farmland and Development Application No. 7922-0151-00 for a business park	Business Employment	A-1
East:	Treed lands, City owned.	Business Employment	A-1
South (Across 16 Avenue):	Development Application No. 7918-0018-00 with conditional approval for a cemetery and crematorium.	Cemetery	A-1 / PC
West:	Single family dwellings and farmland	Business Employment	A-1

**Context & Background**

- The site is comprised of 2 properties, totaling 3.74 hectares identified as “Lot C” on the masterplan. 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 and small farmsteads.
- There is a pond on the adjacent property to the west, with some riparian area impacting the site along the northwest portion of the site.

**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), to permit the development of one multi-tenant building with a total floor area of 18,968 square metres.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	37,365 square metres
Road Dedication:	5 metres of dedication required along 16 Ave
Undevelopable Area:	437 square metres
Net Site Area:	36,928 square metres *(area to be confirmed after road dedication)

	Proposed
<b>Number of Lots:</b>	1
<b>Building Height:</b>	14 metres
<b>Unit Density:</b>	n/a
<b>Floor Area Ratio (FAR):</b>	0.51
<b>Floor Area</b>	
Industrial/Total:	18,968 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:	Redwood Park is the closest active park with amenities including, trails, natural area, and is 2,500+ 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

- There are 5 metres of road dedication required along 16 Avenue, which are currently not shown on the plans, but the application will be revising their plans to incorporate the requirement.
- Access is proposed on 16 Avenue to the south 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 the subject site and the site to the north (Development Application No. 7922-0151-00), and the proposal will also have access onto 20 Avenue through the easement.
- The loading bays are proposed to the east of the building, with a screening wall to visually screen the loading bays from 16 Avenue.
- The closest bus route is on 24 Avenue (Route #531), approximately 1,500 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, fronting the site.

## Parkland and/or Natural Area Considerations

- There are Class B man-made ponds on the western and northern sites, and the riparian setbacks impact the northwest portion of the subject site. The proposal meets the RAPR setbacks for the Class B pond.
- The properties to the south of the site are part of the Green Infrastructure Network. Given the 16 Avenue separation between the sites, the applicant proposed a 7.5-metre landscape buffer along the south portion of the site, as further separation from the GIN. There is also a Gin Hub 100 metres to the east of the site.

## 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 16 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, with a screening wall along the eastern portion of the site. The loading is accessed from 16 Avenue).*

- 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.
- A strong developed edge should be established along 16 Avenue and 192 Street. Facades facing these streets should place additional emphasis on building articulation, architectural treatment, and building entries. Principal buildings facing these streets are encouraged to establish setbacks that are consistent with neighbouring sites.
- 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)" and parking requirements.

<b>IB-2 Zone (Part 47B)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Unit Density:</b>	n/a	n/a
<b>Floor Area Ratio:</b>	1.0	0.51
<b>Lot Coverage:</b>	60%	42%
<b>Yards and Setbacks</b>		
North:	7.5 metres	14 metres
East:	7.5 metres	30 metres
South:	7.5 metres (no parking) / 9 metres (parking)	7.5 metres
West:	7.5 metres	14 metres
<b>Height of Buildings</b>		
Principal buildings:	14 metres	14 metres
Accessory buildings:	6 metres	n/a
<b>Parking (Part 5)</b>		
<b>Required</b>		<b>Proposed</b>
<b>Number of Stalls</b>		
Commercial:	68 spaces	68 spaces
Industrial:	154 spaces	158 spaces
Total:	222 spaces	226 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 06, 2025, and the Development Proposal Signs were installed on January 02, 2025. Staff received 1 responses from neighbouring landowners (*staff comments in italics*):

#### Concern with sensitive ecosystem

*Staff clarified that the application includes a Sensitive Ecosystem Development Permit, as the site is adjacent to a pond and a GIN corridor, and that no impact is proposed to either the pond or the GIN.*

- Notifications were also sent to the Friends of Semiahmoo Bay Society, Semiahmoo Residents Association, Little Campbell Watershed Society and Surrey Board of Trade. Staff had not received any comments in response at the time of finalizing this Planning 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.
- An Ecosystem Development Plan, prepared by Lisa Blanchard, *R.P. Bio.*, of Envirowest Consultants Inc. and dated December 02, 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 O located on the south side of 16 Avenue, across the street from 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 O and a Regional BCS Corridor within the subject site, in the Little Campbell River BCS management area, with a High ecological value.
- The BCS further identifies the GIN area of the subject site as having a High 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 7.5 m landscape buffer along the southern 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 02, 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.
- Road dedication is currently not shown on the plans, but the applicant will revise them to show the requirement, and the landscaping requirements remain the same. No reductions to the landscaping are proposed.
- 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)	0	0	0
Deciduous Trees	0	0	0
Coniferous Trees	3	3	0

<b>Onsite Tree Totals</b>	<b>3</b>	<b>3</b>	<b>0</b>
<b>Onsite Replacement Trees Proposed</b>	<b>0</b>		
<b>Total Onsite Retained and Replacement Trees</b>	<b>0</b>		

- The Arborist Assessment states that there are a total of 3 bylaw protected trees on the site. The applicant proposes to retain 0 onsite trees as part of this development proposal. No off-site or City trees have been identified as impacted by this proposal.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a proposed total of 6 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 \$3,300.00, 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 \$3,300.00 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*

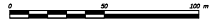
Ron Gill  
 General Manager  
 Planning and Development

LFM/cb

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



The proposed plot size of the plan is 884.00 m in width by 1121.00 m in height (E 583) when plotted at a scale of 1:2500

This Plan has been Integrated Survey Act No. 1, Survey, MNRD (CPS) 433621/1990

Any bearings are derived from observations between possible control monuments 5237 and 5238 and are referred to the nearest number of 175 True 175.

The 175 coordinates and adjusted absolute accuracy obtained are derived from the 1982/07 adjustment and standard deviation for possible control monuments 5237 and 5238.

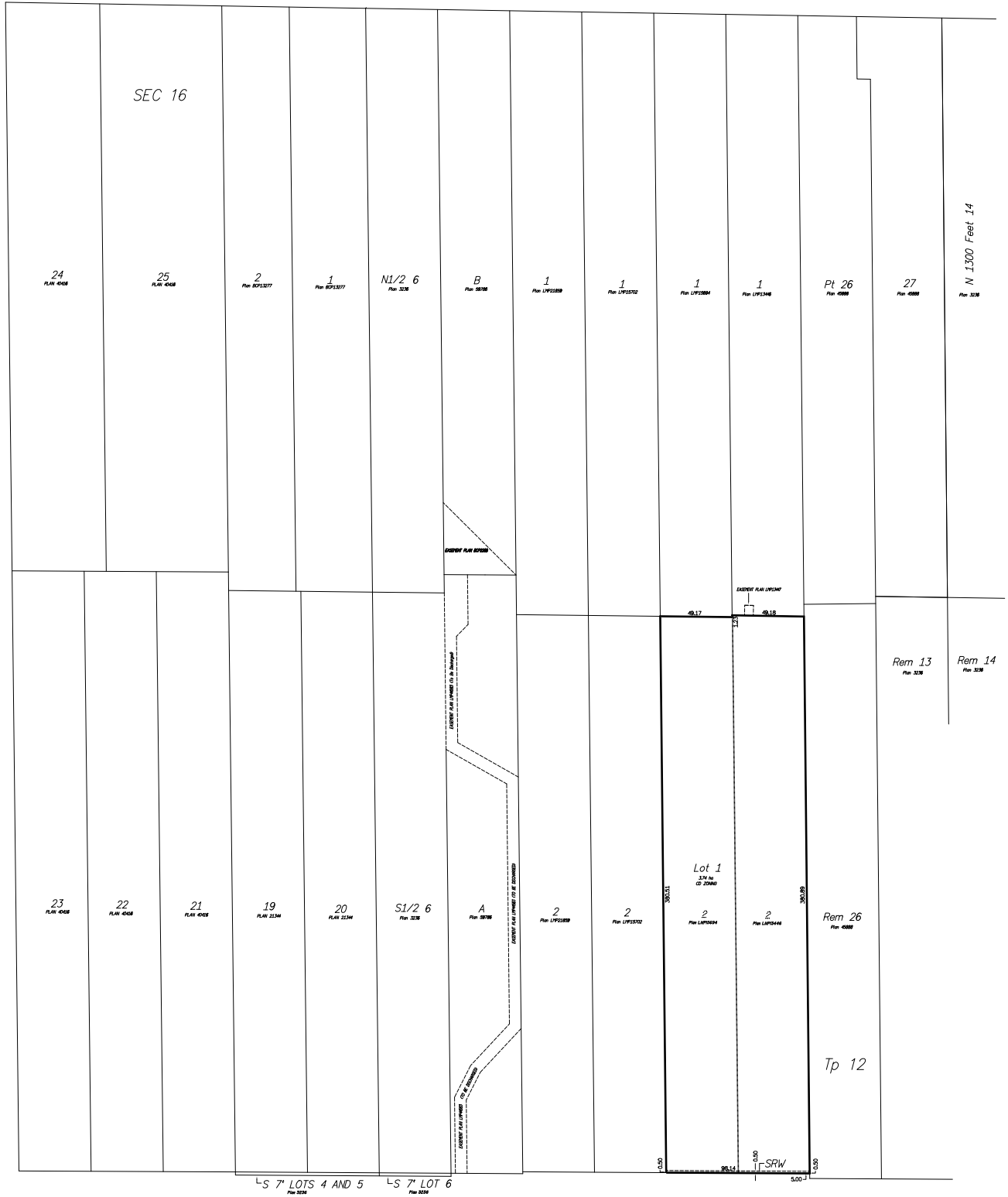
This plan shows horizontal ground-level distance unless otherwise specified. To compute plot bearings, plot boundaries and distances by the average contour factor of 0.888833. The average contour factor has been determined based on possible control monument 5237.

LEGEND:

- All Distances Are In Metres And Decimals Thereof
- ⊙ Control Monument Found
- Standard Iron Post Found
- Standard Iron Post Set

20TH AVENUE

Road (Unconstructed)

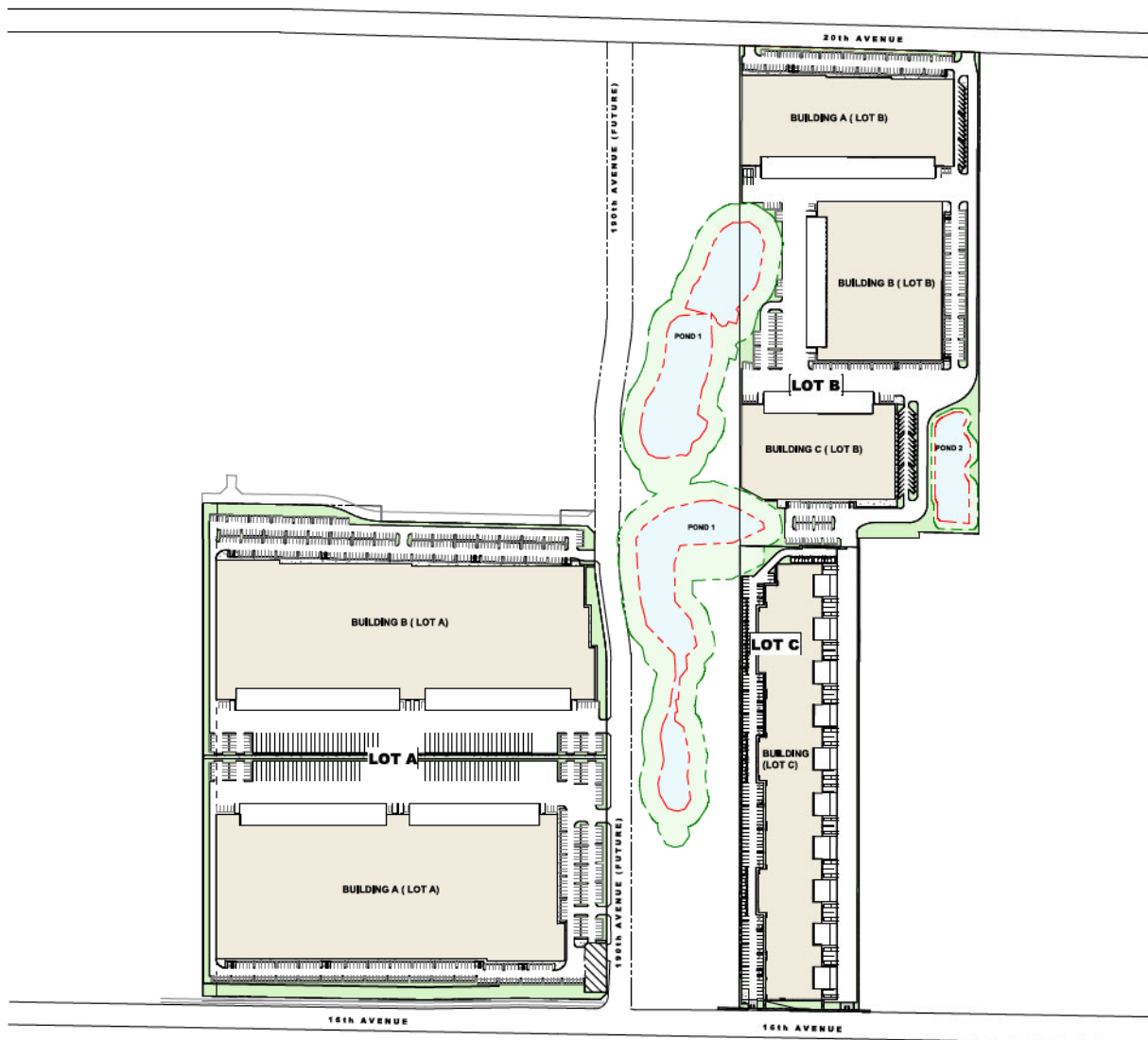


This plan has been prepared in the jurisdiction of the Surveyor General for the City of Surrey.

This plan has been prepared in the Metro Vancouver Regional District.

The field survey represented by this plan was completed on the 27th day of 11/11/15, 2017.

Plan Reference: 821.5 793



① Master Plan  
1" = 150'-0"



REV	DATE	DESCRIPTION	DRAWING
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PROJECT NUMBER:		DATE:	202507
FILE:	190 Ave - Lot C.mxd	DATE:	20250708

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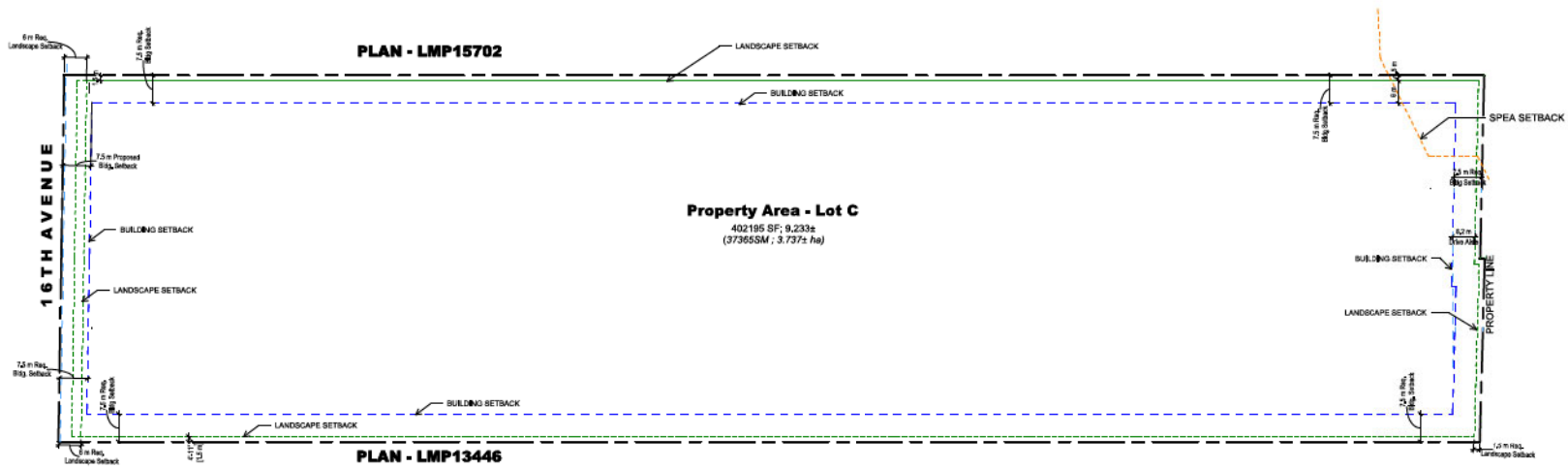
TKA+D ARCHITECTURE + DESIGN INC.  
100-1000 HURON STREET, VANCOUVER, BC V6Z 1R6

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

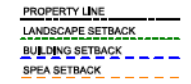
Consolidated Property at 19037 & 19055  
16th Avenue, Surrey BC  
**Master Plan**  
PLOT DATE: 2025-07-08 10:37:36 AM

**A1.0**





1 Base Plan  
T = 50'-0"



NOTES: ALL DIMENSIONS TO BE VERIFIED WITH A LEGAL SURVEY

**ZONING SUMMARY**

Project Address: South Campbell Heights  
Surrey, BC

Legal Description: TBD

Authority: City of Surrey

Zone: Current: A-1  
Proposed: B2

Use: Business Park 2 Zone

**Building Setbacks:**

	Required	Provided
North	7.5m / 24.6 ft	14.7 m / 48.2 ft
West	7.5m / 24.6 ft	14.9 m / 48.9 ft
South	7.5m / 24.6 ft	7.5m / 24.6 ft
East	7.5m / 24.6 ft	30.0 m / 100.1 ft

**Building Height:** Maximum 14.0m / 45.9 ft

\* One (1) Side yard setback shall be 7.5m or 0.0m if the said side yard setback lot which is designated Commercial, Mixed Employment, or Industrial in the OCP.

**Landscape Setbacks:**

	Required	Provided
North	1.5m / 4.9 ft	1.5m / 4.9 ft
West	1.5m / 4.9 ft	1.5 m / 4.9 ft
South	0.2m / 0.7 ft	0.2m / 0.7 ft
East	1.5 m / 4.9 ft	1.5 m / 4.9 ft

**Easements:** TBD

**Lot Coverage:**

	Maximum:	Provided:
	60%	42%

**Floor Space Ratio (FSR):** Maximum: 1.0

**Density Overall (DOR):** Provided: 0.01



REV	DATE	DESCRIPTION	DRAWN
SCALE:	As Indicated	DATE: January 27th, 2025	DRAWN: Author
PROJECT NUMBER:	2025-01-17	PROJECT NUMBER:	Project Number:
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**Beedie**

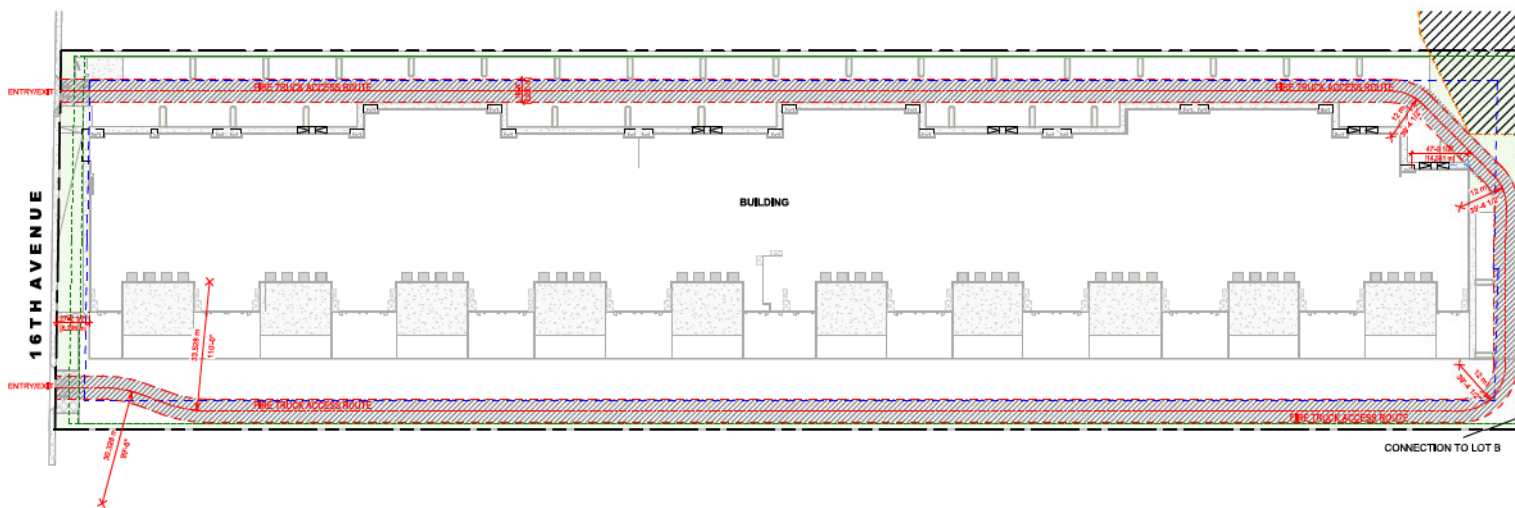
TKA ARCHITECTURE + DESIGN INC.  
1650 WEST HAVEN DRIVE, SUITE 100, SURREY, BC V3R 4S6

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

Consolidated Property at 19037 & 19055  
16th Avenue, Surrey, BC

**Base Plan**  
PLOT DATE: 2025-01-17 2:16:42 PM

**A2.0**



① Fire Department Access Plan  
1" = 50'-0"

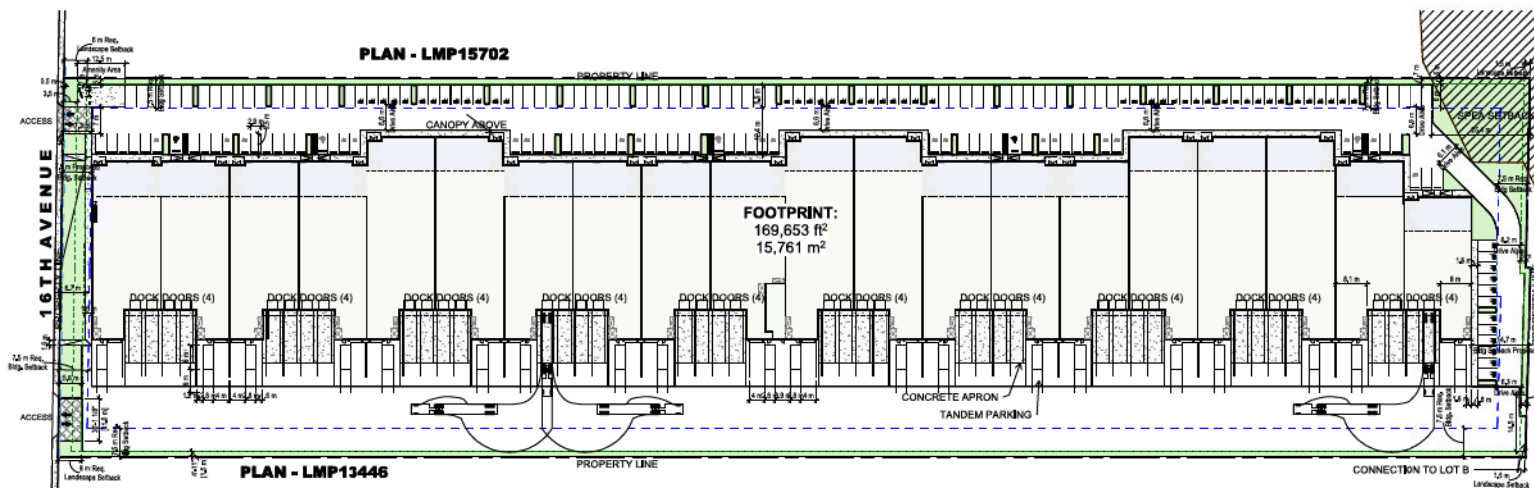


REV	DATE	DESCRIPTION	DRAWING	AUTHOR
SCALE:	1" = 50'-0"	DATE:	January 27th,	2025
PROJECT NUMBER:	2025-05-17	PROJECT NUMBER:	2025-05-17	
FILE:	2025-05-17	FILE:	2025-05-17	

**Beedie**  
TKA+D ARCHITECTURE + DESIGN INC.  
300-1000 PAVANON STREET, WAGANANUI, N.Z. 1024

**Campbell Heights  
South Business Park -  
Lot C**  
Consolidated Property at 19037 & 19055  
16th Avenue, Surrey, BC  
Fire Department Access  
Plan  
PLOT DATE: 2025-05-17 11:04:21 AM

**A3.0**



1 Site Plan  
1" = 50'0"

**AREA SUMMARY**

**Area Summary - By Building**

Building	Area (SF)	Area (SM)
Building	204,172	18,968
Building	204,172	18,968

**Area Summary - By Level**

Level	Area (SF)	Area (SM)
L1	169,653	15,761
L2	34,520	3,207
	204,172	18,968

**Area Summary - Occupancy or Use**

Use	%	Area (SF)	Area (SM)
OFFICES	14.4%	29,385	2,730
STORAGE	6.0%	12,411	115
STORAGE SPACES (WAREHOUSE)	81.1%	165,608	15,387
	100.0%	204,172	18,968

**Site Area**

Site Area	402,195 SF	37,385 m <sup>2</sup>
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**Floor Space Ratio (FSR):**

Maximum:	1.0
Provided:	0.51

**Lot Coverage:**

Maximum:	80%
Provided:	42%

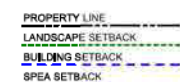
**PARKING SUMMARY**

**Required Parking**

Name	Area (SM)	Factor	Parking Spaces
Circulation	736 m <sup>2</sup>	0	0
Elec. Room	73 m <sup>2</sup>	0	0
Mech. Room	43 m <sup>2</sup>	0	0
Office	2,730 m <sup>2</sup>	40	68
Warehouse	15,387 m <sup>2</sup>	100	154
	18,968 m <sup>2</sup>		222

**Parking Provided**

Level	Description	Count
L1	Parking ColBurey Acc Stalls: Accessible Van Stalls 3.4m x 5.5m (+1.5m)	2
L1	Parking ColBurey Acc Stalls: Accessible Stalls 2.5m x 5.5m (+1.5m)	3
L1	Parking ColBurey Stalls: Stalls 2.2m x 5.0m	20
L1	Parking ColBurey Stalls: Regular Stalls 2.2m x 5.0m	100
L1	Parking Spaces Reg and SC: Tandem Stalls 2.2m x 5.0m	40
L1	Parking Spaces: Small Stalls - 2.2m x 4.0m	58
		228



NOTES: ALL DIMENSIONS TO BE VERIFIED WITH A LEGAL SURVEY



REV | DATE | DESCRIPTION

SCALE: As Indicated | DATE: January 27th, 2025 | DRAWN: Author

PROJECT NUMBER: 2025 | Project Number

FILE: LMP\_15702\_SitePlan\_A4.0.dwg | Project Path: C:\Users\Author\Documents\2025\15702\_SitePlan



TKA+D ARCHITECTURE + DESIGN INC.

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

Consolidated Property at 19037 & 19055 16th Avenue, Surrey, BC

Site Plan  
PLOT DATE: 2025-01-17 1:57:28 PM

**A4.0**



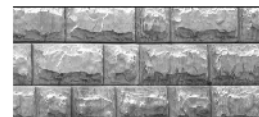


**Materials:**

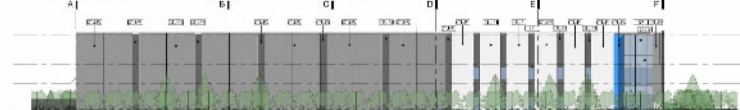
- Concrete Tilt-up, paint finish
- Metal Cladding
- Flashing
- Storefront Glazing
- Curtain Wall Glazing
- Addressing Signage

**Retaining Walls:**

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



Precedent Elevation: Glazing at Frontage



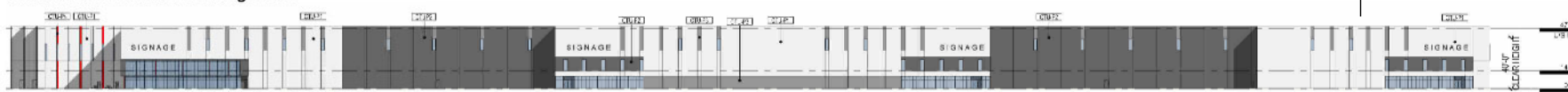
Precedent Elevation: Glazing Wrapping at Corner



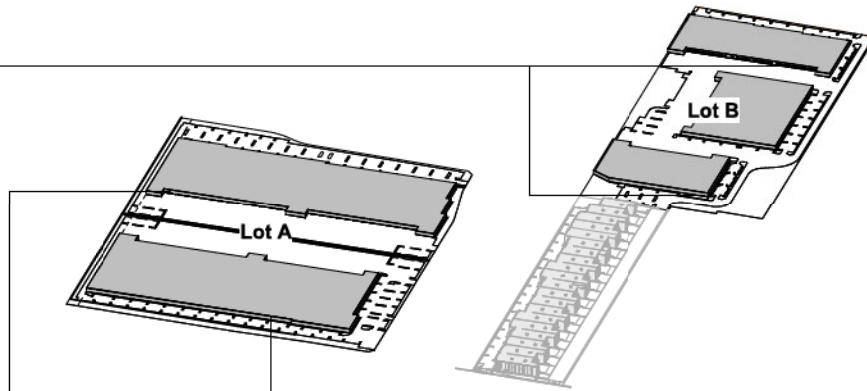
Precedent Elevation: Loading Court Screening



Precedent Elevation: Loading Court



Precedent Elevation: Unit Glazing @ Entries



2025 : 1 SD

REV	DATE	DESCRIPTION
SCALE	DATE: 20210	DRAWING: A5.0
PROJECT NUMBER	20067	
CLIENT	TKA+D ARCHITECTURE + DESIGN INC.	
FILE	188 Ave. Unit 1000, Surrey BC	

TKA+D ARCHITECTURE + DESIGN INC.  
 188 AVE. UNIT 1000, SURREY, BRITISH COLUMBIA, V4A 1A8

**Campbell Heights**  
**South Business Park -**  
**Lot C**  
 Consolidated Property at 19037 - 19055  
 16th Avenue, Surrey BC  
**Building Precedents -**  
 Lease  
 PLOT DATE: 2025-01-17 9:57:49 PM

A5.0

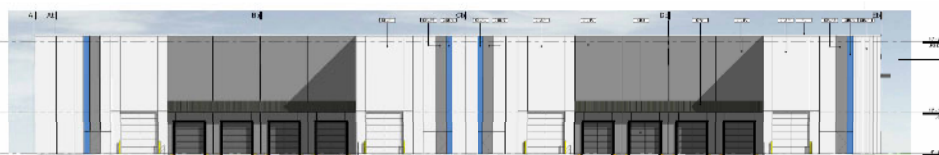
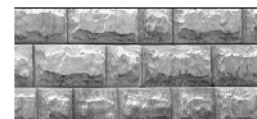


**Materials:**

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

**Retaining Walls:**

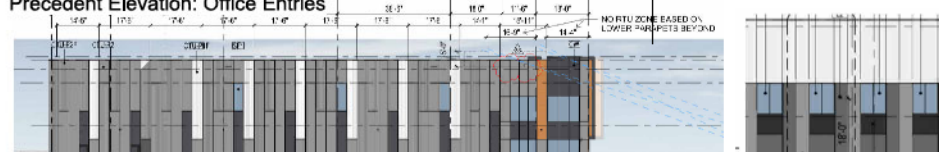
Public facing Retaining walls to be constructed using product with rock-like finish



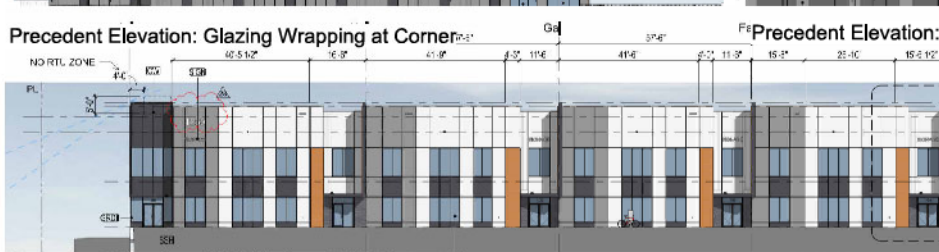
Precedent Elevation: Loading Court



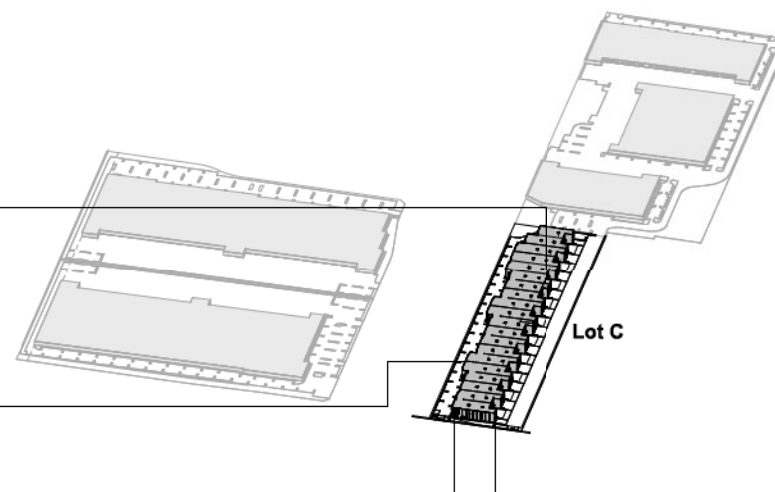
Precedent Elevation: Office Entries



Precedent Elevation: Glazing Wrapping at Corner



Precedent Elevation: Unit Glazing @ Entries



REV DATE DESCRIPTION  
SCALE: DATE: 2015 DRAWING: A6.0

**Beedie**  
ARCHITECTURE + DESIGN INC.

**Campbell Heights South Business Park - Lot C**  
Consolidated Property at 19037 - 19055  
16th Avenue, Surrey BC  
Building Precedents - Strata  
PLOT DATE: 2025-01-17 9:57:54 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: **7822-0152-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 19055 16 Ave**

## REZONE/SUBDIVISION

### *Property and Right-of-Way Requirements*

- Register 0.50 m SRW along 16 Avenue site frontage.
- Dedicate 5.0 m width along 16 Avenue.

### *Works and Services*

- Construct MUP along the north side of 16 Avenue.
- Construct watermain on 192 Street between 20 Avenue and 16 Avenue.
- Construct watermain along 16 Avenue from 192 Street.
- Construct sanitary sewer along 16 Avenue.
- Construct sanitary and water services connections to service the development.
- Register the applicable legal documents as confirmed during detailed design stage.
- Secure applicable provincial and federal approvals for all impacted streams, as required.

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 BY LOCATION**

Surrey File Number:

TBD

Address:

19037 19055 16 Avenue

Arborist:

Corey Plester, PN-8523A


Date of Report/Revision:

January 9, 2025

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

	<b>Alder &amp; Cottonwood Trees</b>		
	Existing	Remove	Retain
<b>ONSITE</b>			
	Existing	Remove	Retain
Alder/Cottonwood (outside riparian area)	0	0	0
Alder/Cottonwood (within riparian area)	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>Deciduous Trees</b>		
Tree Species	Existing	Remove	Retain
<b>Deciduous Subtotal</b>	0	0	0
	<b>Coniferous Trees</b>		
Tree Species	Existing	Remove	Retain
<i>Falsecypress, Nootka</i>	1	1	0
<i>Pine, Austrian</i>	2	2	0
<b>Coniferous Subtotal</b>	3	3	0
<b>Deciduous &amp; Coniferous Total</b>	<b>3</b>	<b>3</b>	<b>0</b>
<b>Trees within riparian area</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Onsite Tree Totals</b>	<b>3</b>	<b>3</b>	<b>0</b>
<b>Onsite Replacement Trees Proposed</b>		0	
*insert "0" if TBD or unknown			
<b>Total Onsite Retained and Replacement Trees</b>		<b>0</b>	
	<b>Alder &amp; Cottonwood Trees</b>		
	Existing	Remove	Retain
Alder/Cottonwood (outside riparian area)	0	0	0
Alder/Cottonwood (within riparian area)	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>(excluding Alder &amp; Cottonwood Trees)</b>		
Tree Species	Existing	Remove	Retain
<b>Deciduous &amp; Coniferous Total</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Offsite Tree Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Offsite Retained Trees</b>		<b>0</b>	
<b>CITY</b>	Existing	Remove	Retain
Park/City Lot Trees	0	0	0
Boulevard Trees	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

**TREE PRESERVATION SUMMARY**

Surrey File Number:	TBD
Address:	19037 19055 16 Ave, Surrey, BC
Arborist:	Corey Plester, PN-8523A
Date of Report/Revision:	January 9, 2025
Arborist Signature	

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

<b>ONSITE TREES</b>		<b># of Trees</b>	
Existing Bylaw Trees		<b>3</b>	
Proposed Removed Bylaw Trees		<b>3</b>	
Proposed Retained Bylaw Trees		<b>0</b>	
<b>Total Replacement Trees Required</b>			
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio			
	Removed	Subtotal	
	0	x 1	0
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	
	3	x 2	6
Required Replacement Trees		<b>0</b>	
Proposed Replacement Trees		<b>TBD</b>	
Deficit of Replacement Trees		<b>TBD</b>	
<b>Total Onsite Retained and Replacement Trees</b>		<b>6</b>	
<b>OFFSITE TREES</b>		<b># of Trees</b>	
Existing Bylaw Trees		<b>0</b>	
Proposed Removed Bylaw Trees		<b>0</b>	
Proposed Retained Bylaw Trees		<b>0</b>	
<b>Total Replacement Trees Required</b>			
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		<b>0</b>	
<b>Total Offsite Retained Trees</b>		<b>0</b>	
<b>CITY TREES</b>			
	Existing	Removed	Retained
Park/City Lot Trees	0	0	0
Boulevard Trees	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>



**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 C  
19037 & 19055 16 AVENUE  
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	NOV28/24	MK	SITE PLAN

SHEET TITLE

T1 - TREE REMOVAL AND  
PROTECTION PLAN

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DRAWN

MK

SCALE

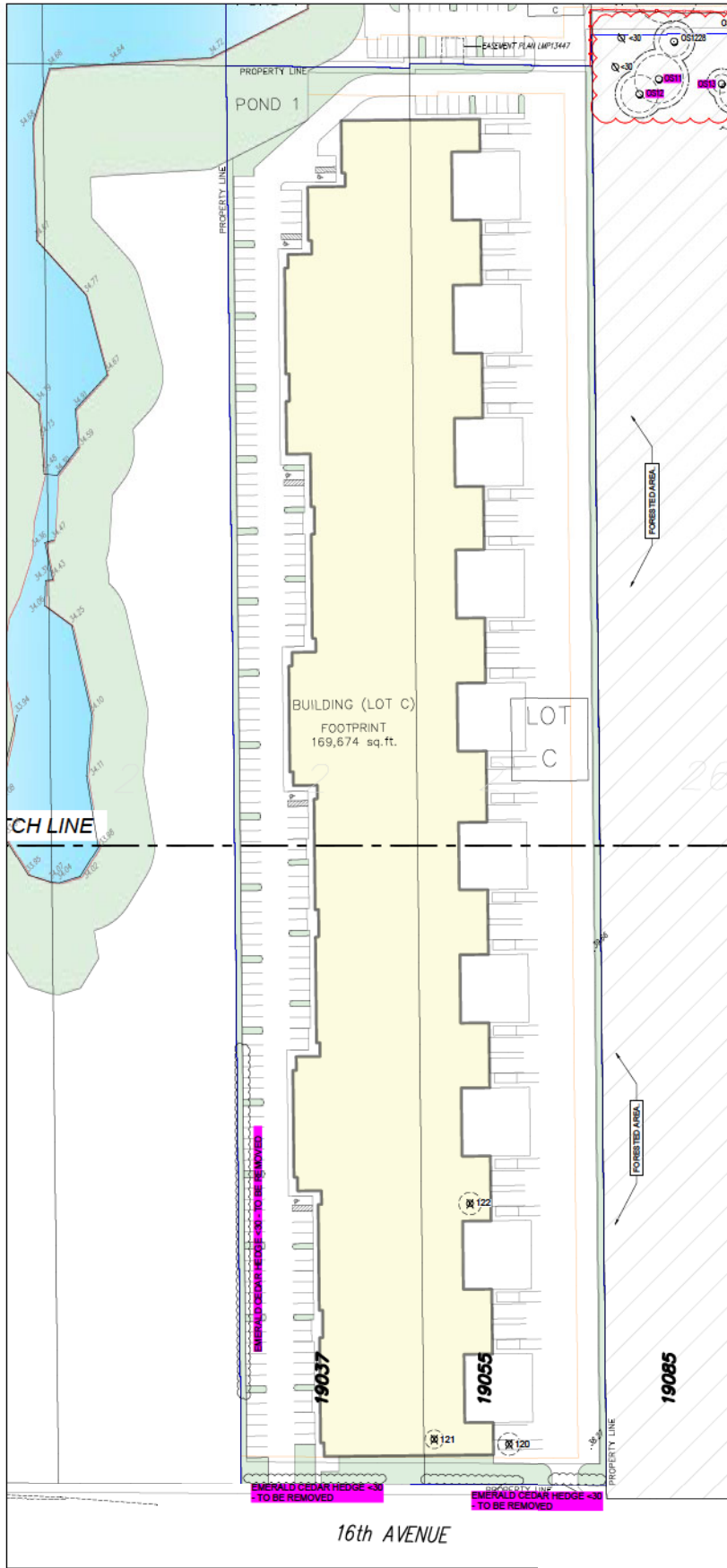
AS SHOWN

DATE

JUNE 01, 2022

T-1

SHEET 1 OF 3

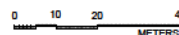


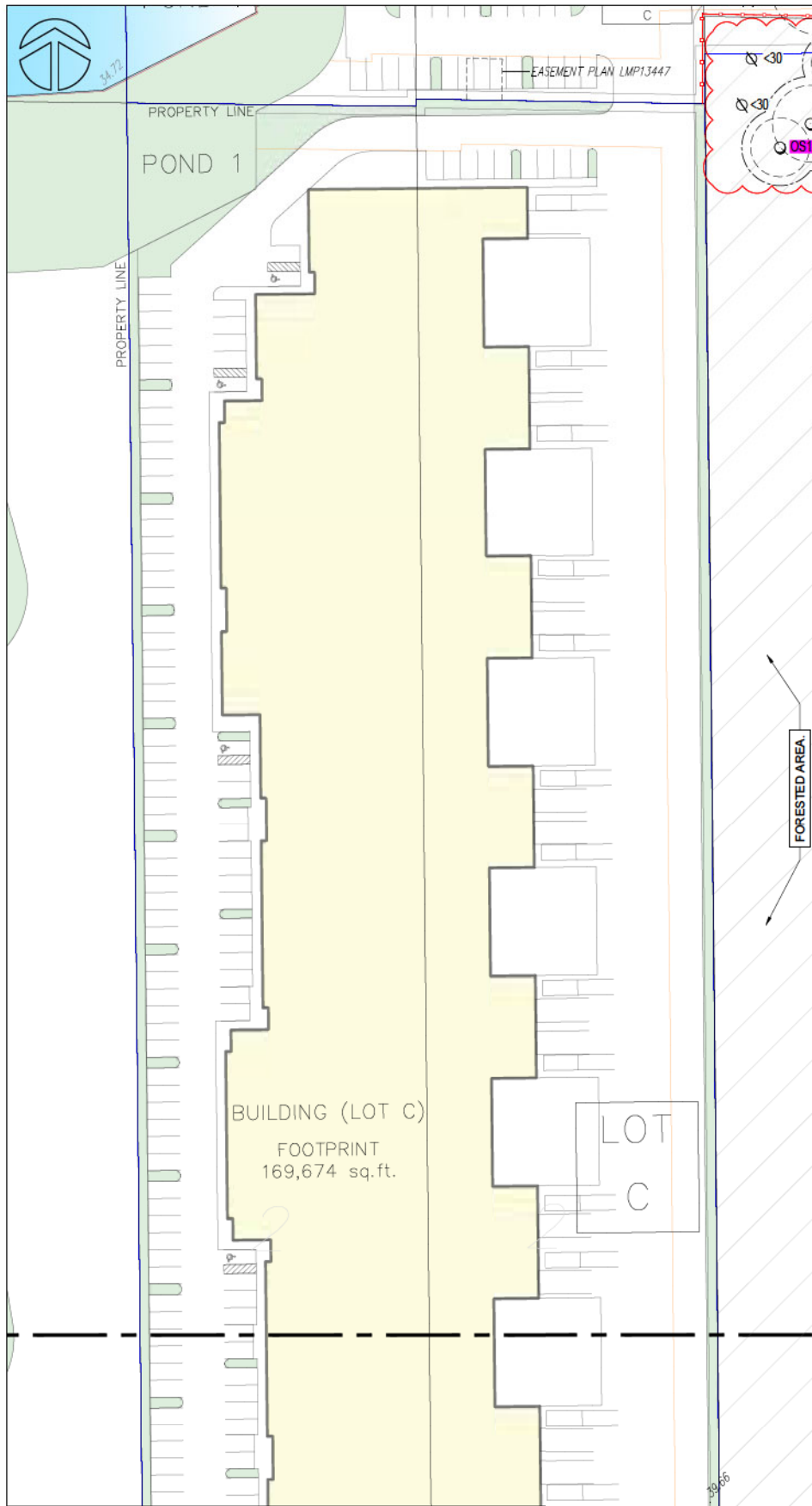
LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON-BY-LAW TREE
- TREE/HEDGE NOT SURVEYED LOCATION IS APPROXIMATE
- MINIMUM NO-DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- TREE PROTECTION FENCING

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.





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 V3W 0A6  
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 Fax: (778) 593-0302  
 Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE  
**TREE PRESERVATION AND PROTECTION PLAN**

CAMPBELL HEIGHTS  
 SOUTH BUSINESS PARK  
 LOT C  
 19037 & 19055 16 AVENUE  
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	NOV28/24	MK	SITE PLAN

SHEET TITLE

T1A - TREE REMOVAL AND PROTECTION PLAN-NORTH

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DRAWN MK

SCALE AS SHOWN

DATE JUNE 01, 2022

**T-1A**  
 SHEET 2 OF 3

LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON-BY-LAW TREE
- TREE/HEDGE NOT SURVEYED LOCATION IS APPROXIMATE
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- TREE PROTECTION FENCING

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.





BUILDING (LOT C)  
FOOTPRINT  
169,674 sq.ft.

LOT  
C

EMERALD CEDAR HEDGE <30 - TO BE REMOVED

FORESTED AREA

19037

122

19055

121

120

EMERALD CEDAR HEDGE <30  
- TO BE REMOVED

EMERALD CEDAR HEDGE <30  
- TO BE REMOVED

PROPERTY LINE

16th AVENUE

LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON-BY-LAW TREE
- TREE/HEDGE NOT SURVEYED  
LOCATION IS APPROXIMATE
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- TREE PROTECTION FENCING

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.



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Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE  
TREE PRESERVATION  
AND PROTECTION PLAN

CAMPBELL HEIGHTS  
SOUTH BUSINESS PARK  
LOT C  
19037 & 19055 16 AVENUE  
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	NOV28/24	MK	SITE PLAN

SHEET TITLE

T1B - TREE REMOVAL AND PROTECTION PLAN-SOUTH

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MK

SCALE

AS SHOWN

DATE

JUNE 01, 2022

T-1B

SHEET 3 OF 3