

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0061-00

Planning Report Date: December 16, 2024

PROPOSAL:

- **Development Permit**

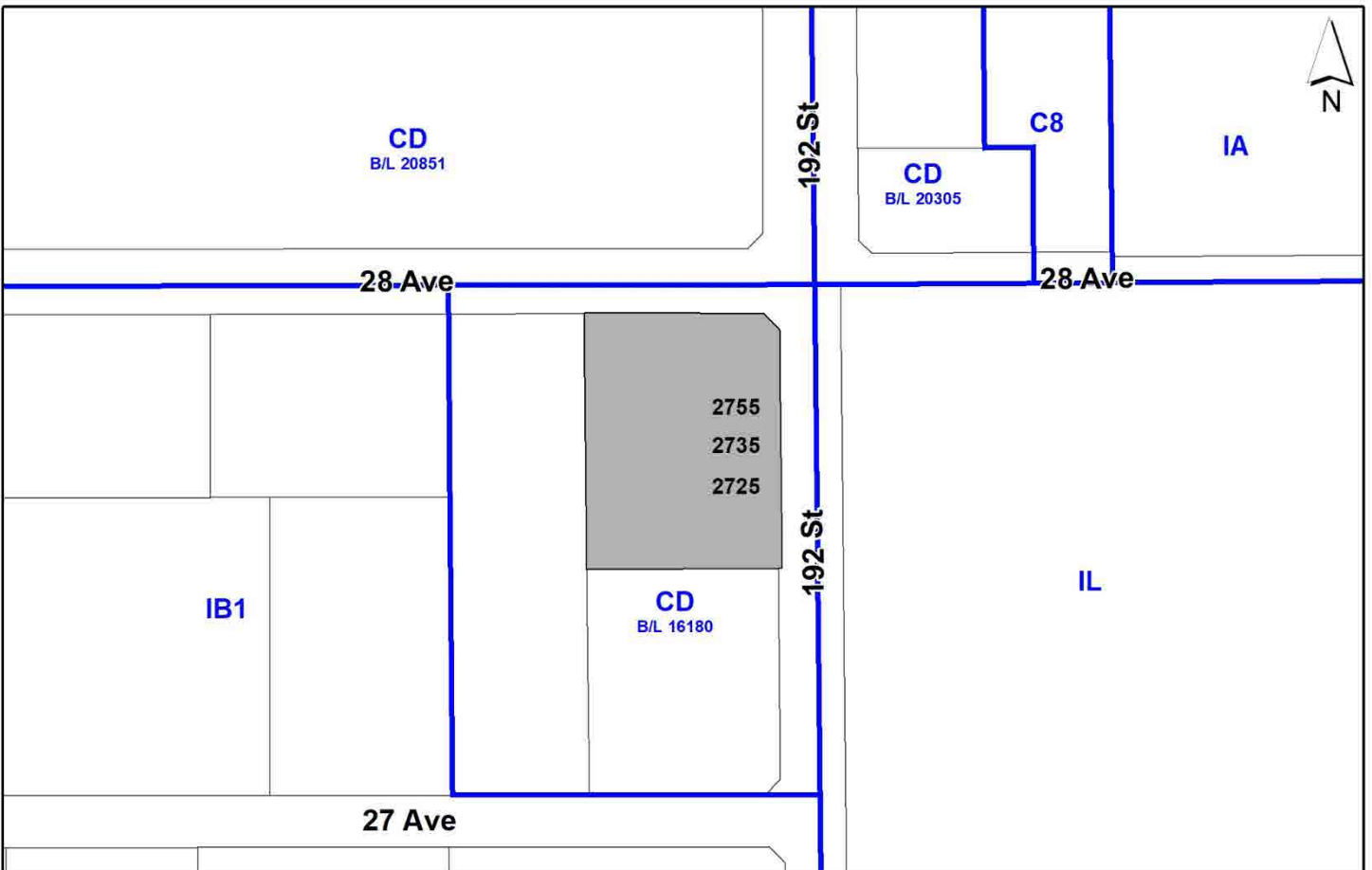
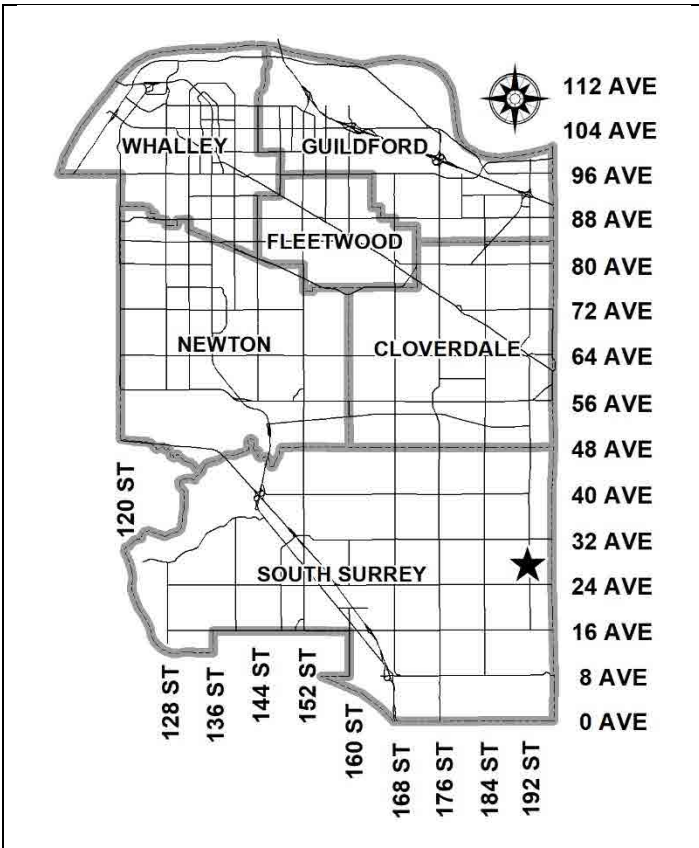
to permit the development of a one-storey commercial building.

LOCATION: 2725 192 Street
(2735 - 192 Street)
(2755 - 192 Street)

ZONING: CD Bylaw No. 16180

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character.

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 Commercial designation in the Campbell Heights Local Area Plan (LAP)
- The proposal generally complies with the Development Permit requirements in the OCP for Form and Character.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7924-0061-00 for Form and Character generally in accordance with the attached drawings (Appendix I).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and 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; and
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Multi-tenant commercial plaza	Mixed Employment in the OCP; Commercial in the Campbell Heights LAP	CD (Bylaw No. 16180)
North (Across 28 Avenue):	Light impact industrial	Mixed Employment in the OCP; Commercial in the Campbell Heights LAP	CD (Bylaw No. 20851)
East (Across 192 Street):	Latimer Park	Conservation and Recreation in the OCP; City Park in the Campbell Heights LAP	IL
South:	Multi-tenant commercial plaza	Mixed Employment in the OCP; Commercial in the Campbell Heights LAP	CD (Bylaw No. 16180)
West:	Light impact industrial building	Technology or Business Park and Landscaping Strips	CD (Bylaw No. 16180)

Context & Background

- The development site is located at 2725, 2735, 2755 – 192 Street in Campbell Heights Business Park.
- The subject site is approximately 7,364 square metres in size, designated "Mixed Employment" in the Official Community Plan (OCP), "Commercial" and "Landscaping Strips" in the Campbell Heights Local Area Plan (LAP), and zoned "Comprehensive Development Zone" (Bylaw No. 16180).
- The site is part of the principal commercial node for Campbell Heights and is intended to provide supportive commercial services to businesses and workers in the area.
- The site currently has 2 buildings constructed on it, with seven units of commercial/retail and restaurants.
- The site was zoned and Development Permit (DP) was issued for its current use under Development Application No. 7906-0201-00 to accommodate a commercial/industrial complex. This previous application also amended the LAP to reduce the size of the commercial node and expand the Business Park uses along the western portion.

- The approved rezoning under CD Bylaw No. 16180 includes several separate "blocks" within which the zoning provisions vary. The subject site is located within Block A and is distinguished from the other buildings as "Building B".

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes a Form and Development Permit to develop a one-storey multi-tenant commercial retail building with four Commercial Retail Units, and is approximately 485 square metres in total floor area.
- The proposal aligns with the Official Community Plan (OCP) policy E1.21: "Support the vitality of Mixed Employment areas and uses without compromising the role and composition of existing Town Centres."
- The proposal aligns with the permitted uses of Block A in Bylaw No. 16180, which permits retail stores provided that the gross floor area of each individual business does not exceed 464 square metres.
- The proposal aligns with the Campbell Heights Local Area Plan (LAP) land use policy 6.2.4: "Besides providing retail, dining, and other services to the working population, this node is a focal point for social interaction. Building design will promote a pedestrian environment that is connected to different parts of Campbell Heights by a linear pathway system."

Referrals

Engineering: The Engineering Department has no objection to the project as the proposed development permit will not trigger additional works and services for the subject lot. A review of service connections will be administered through the Building Permit review process.

Advisory Design Panel: At the Regular Council – Land Use meeting on December 18, 2023, Council endorsed Corporate Report No. R214 (2023) which amended the Terms of Reference of the City's Advisory Design Panel (ADP) which permits commercial proposals supported by City staff, to proceed to Council for By-law introduction, without review and/or comment from the ADP.

The subject development proposal is generally supported by City staff and the applicant has agreed to resolve any outstanding items, to the satisfaction of the Planning and Development Department, prior to consideration of Final Adoption of the Rezoning By-law as well as issuance of the Development Permit. The project will not be subject to review by the ADP.

Fire Department: The Fire Department has requested that the following requirements be addressed by the applicant as part of the building permit application:

1. The fire alarm annunciator panel shall be located on the exterior of the building near the fire department primary response point.
2. The fire department connection is to be located near and on the same building face as the Fire Department primary response point.

Parking Considerations

- The applicant has provided a total of 85 parking spaces, exceeding the requirement of 63 spaces. They have provided 69 regular parking spaces, 3 accessible parking spaces, and 13 small car spaces.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable features:
 - Measures will be taken to enhance building performance such as low-flow mixtures, lighting occupancy sensors and energy efficiency heat pumps for heating/cooling.
 - The massing and form is simple and rectilinear, with minimal corners and joints to minimize loss of heating energy.
 - The building envelope uses insulated metal panels to enhance overall energy efficiency and reduce carbon emissions
 - Provision of sufficient daylighting at east, south and west facades complete with high performance glazing system reduces energy consumption for artificial lighting, heating and cooling
 - In terms of landscaping, drought resistant planting has been selected. And to further minimize high water use, no mown turf areas are shown. Landscaping is maximized on island as much as possible on an in-fill development in this existing retail plaza.

DEVELOPMENT PERMITS

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 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 Campbell Heights Local Area Plan (LAP).

- The applicant has incorporated additional stone capping and roof overhang into the northeast corner of the building for architectural interest and to match the adjacent buildings. The building provides a flat roof to match the surrounding building forms.
- The applicant has worked with staff to prioritize non-vehicular modes of circulation by adding tiled site walkways connecting to city sidewalks at 28th Avenue and 192 Street. A minimum 1.5-metre-wide accessible sidewalk has been provided.

Landscaping

- An outdoor seating area complete with trees is provided on the west side of the commercial building, and landscaping has been incorporated in between parking spaces and along the shop front entrances.

Outstanding Items

- The applicant is required to resolve all outstanding urban design and landscaping issues, as follows:
 - Ensure mechanical and electrical doors match the cladding
 - Maximize and orient the active uses to the streets by moving the shop front entrances along the public streets rather than the parking behind.
 - Provide a door fronting 28 Ave.
 - Provide a path for full circulation around the building with connections to the sidewalks.
- 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

- **Glenn Murray**, ISA Certified Arborist of **Froggers Creek Tree Consultants Ltd.** 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 II):
- 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	0	0	0
Deciduous Trees	30	2	28
Coniferous Trees	5	0	5
Onsite Tree Totals	35	2	33
Onsite Replacement Trees Proposed	4		
Total Onsite Retained and Replacement Trees	37		

- The Arborist Assessment states that there is a total of 35 bylaw protected trees on the site. The applicant proposes to retain 33 onsite trees as part of this development proposal.
- 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, including those Alder and Cottonwood trees that are within a streamside protection area. This will require a proposed total of 4 replacement trees on the site. The applicant is proposing 4 replacement trees, meeting City requirements.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Summary of Tree Survey, Tree Preservation and Tree Plans

approved by Shawn Low

Ron Gill
General Manager
Planning and Development

NH/cb

CAMPBELL STATION BUILDING B

2735 192 STREET, SURREY, BC



ISSUED FOR DEVELOPMENT PERMIT
AUGUST 29, 2024

ALL RIGHTS RESERVED. PROPERTY OF GUSTAVSON WYLIE ARCHITECTS INC. USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

THE GENERAL CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE OF CODES AND BYLAWS AND SHALL ADVISE THE ARCHITECTS OF ANY DISCREPANCIES HE MAY NOTE. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER. DO NOT SCALE THE DRAWINGS.

CLIENT



PROJECT NAME

**CAMPBELL STATION
 BUILDING B
 CRUS**
 2735 192 STREET, SURREY, BC

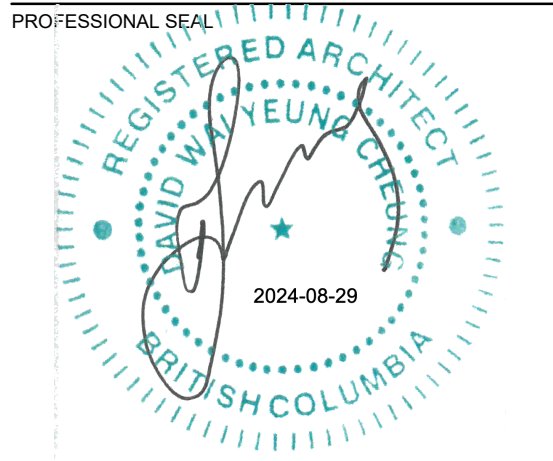
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PROJECT PHASE
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PROJECT STATISTICS - BUILDING B				
STREET ADDRESS	2735 192 STREET, SURREY, BC			
LEGAL DESCRIPTION	LOT 1 SECTION 21 TOWNSHIP 7 PLAN BCP29933 NWD			
EXISTING ZONING	CD - COMPREHENSIVE DEVELOPMENT ZONE			
PROPOSED ZONING	CD - COMPREHENSIVE DEVELOPMENT ZONE			
EXISTING USE	EATING ESTABLISHMENT & RETAIL			
PROPOSED USE	GENERAL COMMERCIAL RETAIL UNIT			
SITE AREA	0.64 ha (7,364 sq.m.)			
GROSS BUILDING AREA - PROPOSED	486 sq.m. (5,226 sq.ft.)			
GROSS BUILDING AREA - EXISTING A	580 sq.m. (6,241 sq.ft.)			
GROSS BUILDING AREA - EXISTING C	844 sq.m. (9,085 sq.ft.)			
GROSS BUILDING AREA - TOTAL	1,889 sq.m. (20,326 sq.ft.)			
ALLOWABLE SITE COVERAGE	50%			
PROPOSED BUILDING COVERAGE	1889/7364 = 25.7%			
ALLOWABLE FAR (CD)	0.3			
PROPOSED FAR (CD)	1889/7364 = 0.257			
ALLOWABLE HEIGHT (CD)	9m (30ft)			
PROPOSED HEIGHT (CD)	1 STOREY - 6.4m (21')			
NORTH YARD SETBACK	ALLOWED	7.5m (25'-7 1/2")		
	PROPOSED	9.0m (29'-7 1/2")		
SOUTH YARD SETBACK	ALLOWED	4.2m (13'-9 1/2")		
	PROPOSED	64.7m (212'-1 1/2")		
EAST YARD SETBACK	ALLOWED	7.5m (25'-7 1/2")		
	PROPOSED	7.5m (25'-7 1/2")		
WEST YARD SETBACK	ALLOWED	4.6m (15'-1")		
	PROPOSED	47.1m (154'-4 1/2")		
LANDSCAPE AREA	tbc			
PARKING				
REQUIRED PARKING SPACES (City of Surrey Parking Bylaw No.12000)				
PLAN MARK	PARKING BYLAW USE CATEGORY	PARKING / USE AREA	USE AREA	REQUIRED PARKING
■	BUILDING B RETAIL CRUS	2.75 SPACE / 100 sm	CRU #1 139 sm	4 SPACES
		2.75 SPACE / 100 sm	CRU #2 109 sm	3 SPACES
		2.75 SPACE / 100 sm	CRU #3 109 sm	3 SPACES
		2.75 SPACE / 100 sm	CRU #4 108 sm	3 SPACES
■	CRU	2.75 SPACE / 100 sm	CRU 234 sm	7 SPACES
■	EATING ESTABLISHMENTS	3 SPACE < 150 sm	ONE UP CAFE 132 sm	3 SPACES
		3 SPACE < 150 sm	SUBWAY 131 sm	3 SPACES
		3 SPACE < 150 sm	A&W 136 sm	3 SPACES
		10 SPACE / 100 sm	CHILLI BAR 191 sm	19 SPACES
■	LIQUOR STORE	2.75 SPACE / 100 sm	SHOOTERS 230 sm	6 SPACES
■	RETAIL	2.75 SPACE / 100 sm	DULUX PAINTS 310 sm	9 SPACES
TOTAL USE AREA			1,829 sm	
TOTAL REQUIRED PARKING			63 SPACES	
PROVIDED PARKING SPACES				
PARKING AND LOADING STALL SIZE BY TYPE	R	90 DEGREES	W2.9m x L5.5m x H2.1m	
	HC	ACCESSIBLE	W4.0m x L5.5m x H2.3m	
	SC	SMALL CAR	W2.4m x L4.9m x H2.1m	
	LD	LOADING AREA	W4.0m x L9.2m x H4.5m	
AISLE WIDTH		7.0 m		
PLAN MARK	PARKING TYPES	NUMBER PROVIDED	NUMBER REQUIRED	
R	REGULAR - 90 DEGREES	69		
HC	ACCESSIBLE - MIN. 2%	3		
SC	SMALL CAR - MAX. 35%	13		
TOTAL PARKING		85	63	
PLAN MARK	LOADING AND STORAGE TYPES	NUMBER PROVIDED	NUMBER REQUIRED	
LD	LOADING AREA - W4.0m x L9.2m x H4.5m	3		
	BICYCLE PARKING - CHILD CARE CENTRE < 30 PARKING SPACES - EATING ESTABLISHMENTS 0.06 SPACE / 100 sm	-	N/A	

1 SITE PLAN
SCALE: 1/16" = 1'-0"



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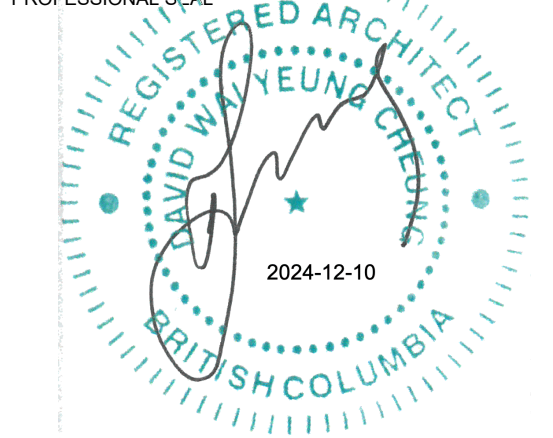
CAMPBELL STATION
BUILDING B
CRUS
2735 192 STREET, SURREY, BC

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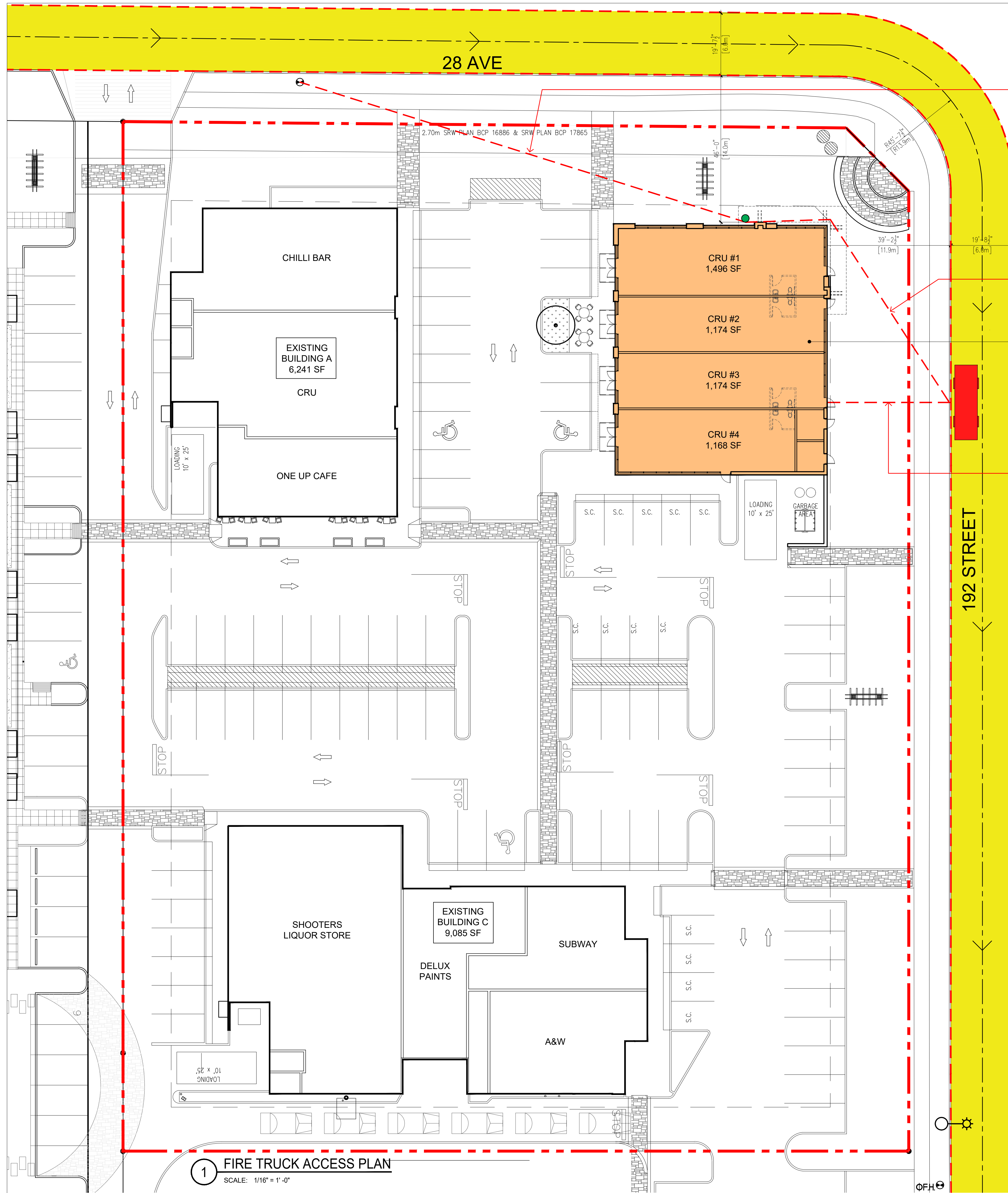
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146'-6" [44.7m] FROM EXISTING FIRE HYDRANT TO NEW FIRE DEPARTMENT CONNECTION (MAX. 147'-7" [45m] ALLOWED)

95'-1" [29.0m] FROM FIRE DEPARTMENT VEHICLE TO NEW FIRE DEPARTMENT CONNECTION (MAX. 147'-7" [45m] ALLOWED)

1-STOREY BUILDING B RETAIL CRU 5,226 SF

38'-10 1/2" [11.9m] FROM ACCESS ROUTE TO PRINCIPAL ENTRANCE (MAX. 49'-2 1/2" [15m] ALLOWED)

LEGEND	
	PROPOSED BUILDING B RETAIL CRUS
	EXISTING EATING ESTABLISHMENTS
	EXISTING CRU
	EXISTING RETAIL/ LIQUOR STORE
	FIRE TRUCK ROUTE
	TRAVEL DISTANCE
	EXISTING FIRE HYDRANT
	FIRE ALARM ANNUNCIATOR PANEL (FAAP)
	NEW FIRE DEPARTMENT CONNECTION (FDC)

1 FIRE TRUCK ACCESS PLAN
SCALE: 1/16" = 1'-0"

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CLIENT
Wales **McLelland** **CONSTRUCTION**

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CAMPBELL STATION BUILDING B CRUS
2735 192 STREET, SURREY, BC

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FIRE TRUCK ACCESS PLAN

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SCALE AS SHOWN
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DEVELOPMENT PROPOSAL 22-0191
UNDER CONSTRUCTION
PROPOSED BUILDING HEIGHT 13.3m (43'-8")

EXISTING BUILDING A
1-STOREY
BUILDING HEIGHT APPROX. 5.5m (18')

PROPOSED BUILDING B
1-STOREY
BUILDING HEIGHT: 6.4m (21')

EXISTING BUILDING C
1-STOREY
BUILDING HEIGHT: 5.5m (18')

HIGHLAND BUSINESS CENTRE
2-STOREY
BUILDING HEIGHT: APPROX. 10m (33')

EXISTING BUILDING D
1-STOREY
BUILDING HEIGHT: APPROX. 7.3m (24')

PROPOSED BUILDING E
1-STOREY
BUILDING HEIGHT: 7.1m (23'-4")

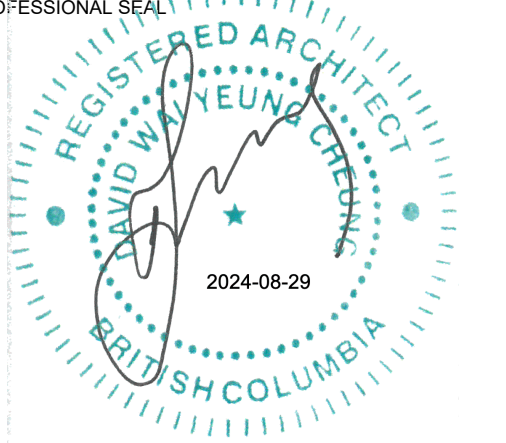
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PROJECT PHASE
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CONTEXT PLAN

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SCALE AS SHOWN
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1 NORTH-EAST PERSPECTIVE
SCALE: N/A



1 SOUTH-EAST PERSPECTIVE
SCALE: N/A

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2735 192 STREET, SURREY, BC

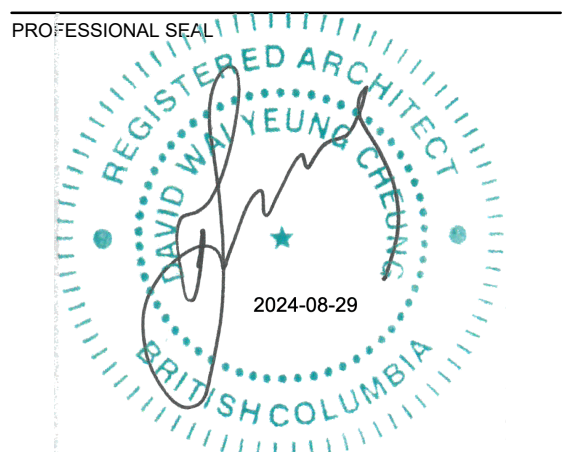
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PROJECT PHASE
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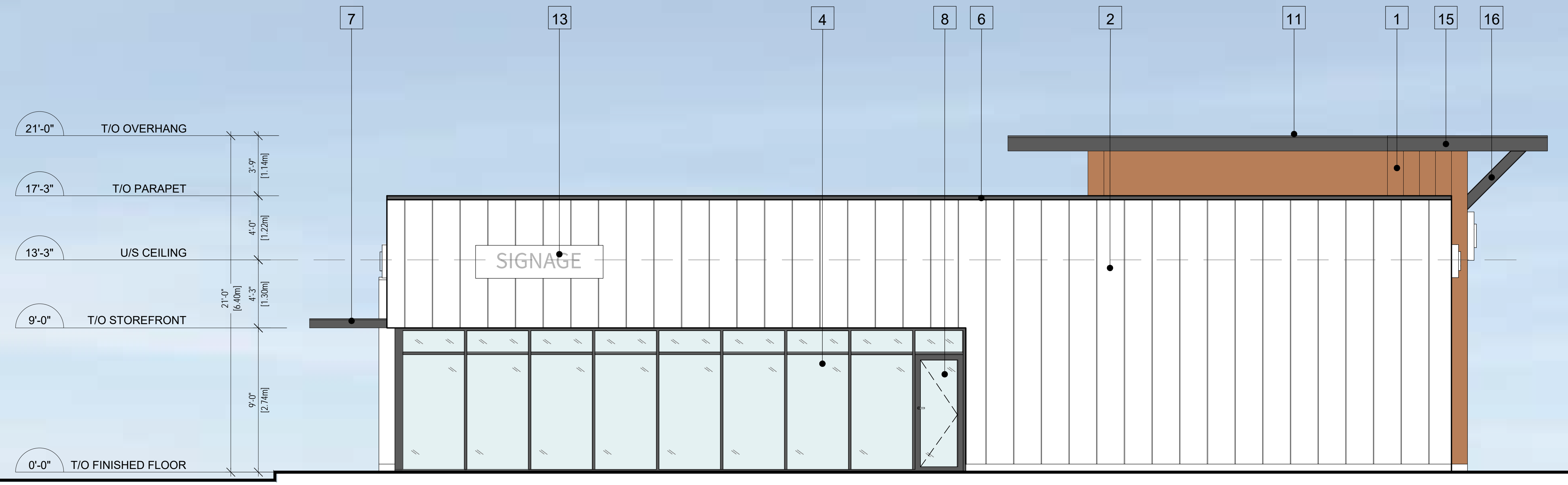
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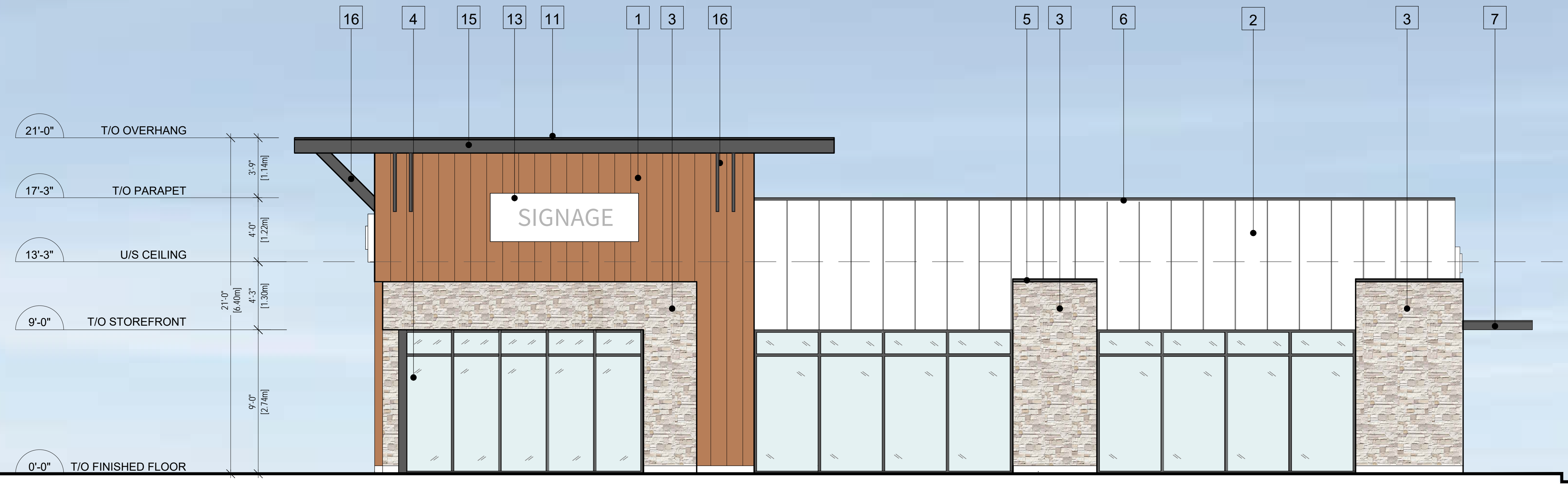
**CAMPBELL STATION
 BUILDING B
 CRUS**
 2735 192 STREET, SURREY, BC

MATERIAL LEGEND

- 1 VERTICAL PRE-FINISHED INSULATED METAL PANEL, KINGSPAN TBD, COLOR - REDWOOD
- 2 VERTICAL PRE-FINISHED INSULATED METAL PANEL, KINGSPAN KS24 MICRO-RIB EMBOSSED EXTERIOR, COLOR - ASCOT WHITE
- 3 CULTURED STONE, OHIO COBBLEFIELD, CSV-2088
- 4 STOREFRONT GLAZING BLACK ANODIZED ALUMINIUM FRAME
- 5 STONE CAPPING, CHARCOAL
- 6 ALUMINUM CAP FLASHING, BLACK
- 7 GLASS CANOPY W/ METAL SUPPORTS
- 8 ALUMINUM GLAZED STOREFRONT ENTRANCE DOOR, REFER TO DOOR SCHEDULE & SPEC.
- 9 ALUMINUM GLAZED EXIT DOOR, REFER TO DOOR SCHEDULE & SPEC.
- 10 INSULATED METAL DOOR, PAINTED GREY, REFER TO DOOR SCHEDULE & SPEC.
- 11 METAL OVERHANG DECKING, CHARCOAL
- 12 EXTERIOR WALL SCONCE, BLACK FINISH
- 13 SIGNAGE TO CITY OF SURREY REQUIREMENTS
- 14 METAL FENCE TO MATCH ADJACENT WALL FINISH
- 15 OVERHANG FASCIA, CHARCOAL
- 16 ANGLED METAL OVERHANG SUPPORT, CHARCOAL



1 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION (28 AVENUE)
 SCALE: 1/4" = 1'-0"

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PROJECT PHASE
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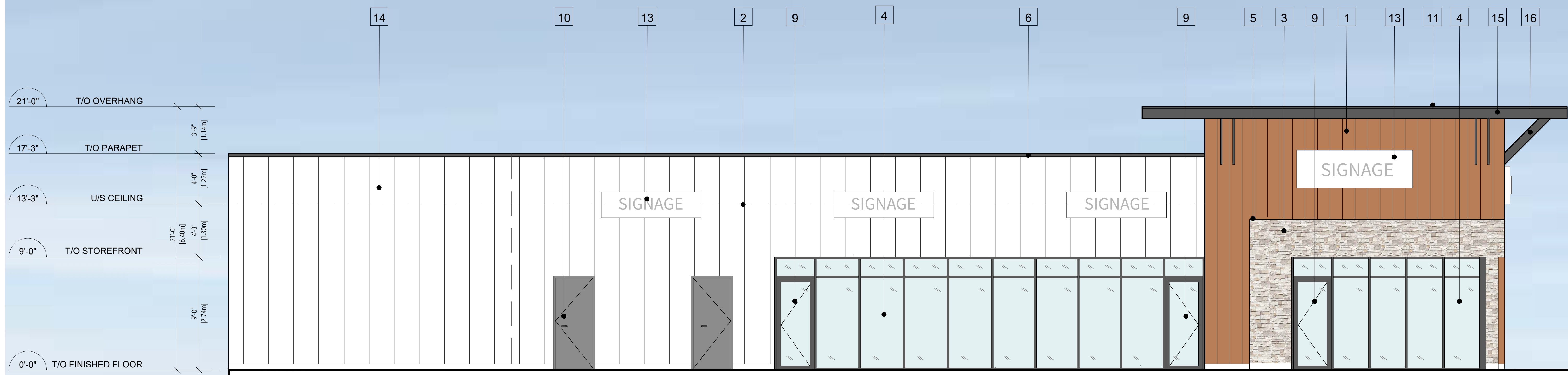
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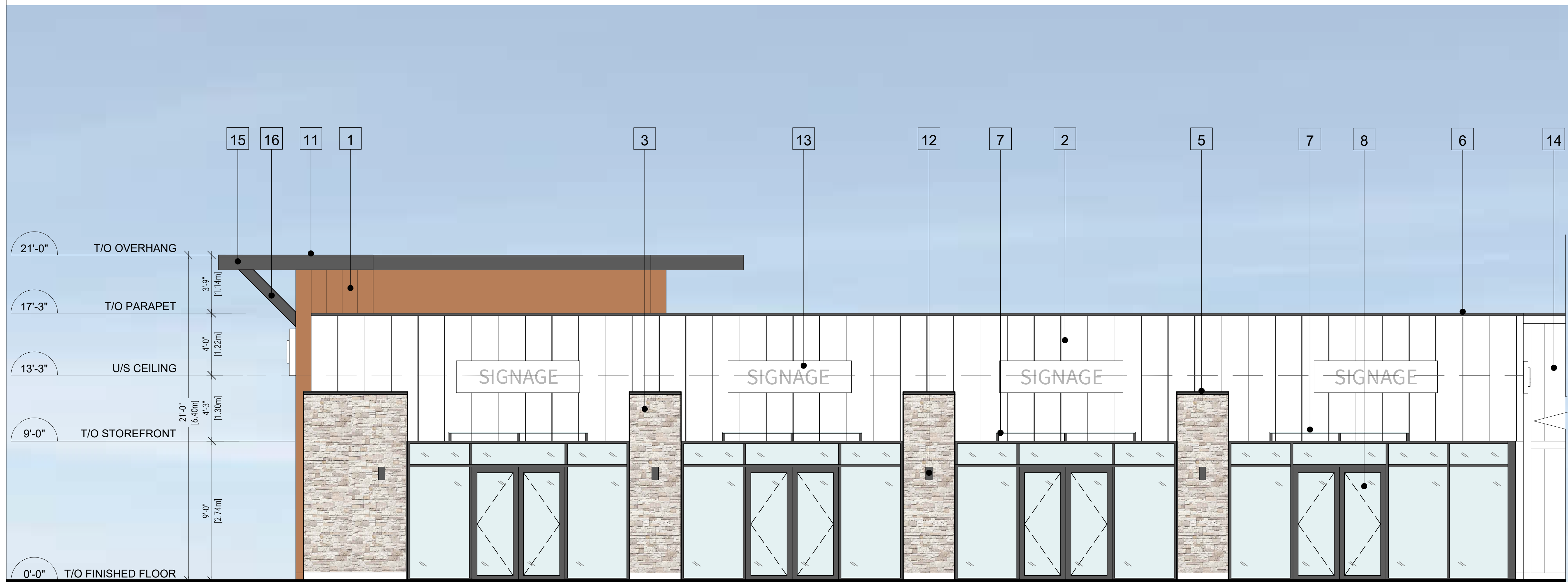


PROJECT NAME

**CAMPBELL STATION
 BUILDING B
 CRUS**
 2735 192 STREET, SURREY, BC



1 EAST ELEVATION (192 STREET)
 SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
 SCALE: 1/4" = 1'-0"

MATERIAL LEGEND	
1	VERTICAL PRE-FINISHED INSULATED METAL PANEL, KINGSPAN TBD, COLOR - REDWOOD
2	VERTICAL PRE-FINISHED INSULATED METAL PANEL, KINGSPAN KS24 MICRO-RIB EMBOSSED EXTERIOR, COLOR - ASCOT WHITE
3	CULTURED STONE, OHIO COBBLEFIELD, CSV-2088
4	STOREFRONT GLAZING BLACK ANODIZED ALUMINIUM FRAME
5	STONE CAPPING, CHARCOAL
6	ALUMINUM CAP FLASHING, BLACK
7	GLASS CANOPY W/ METAL SUPPORTS
8	ALUMINUM GLAZED STOREFRONT ENTRANCE DOOR, REFER TO DOOR SCHEDULE & SPEC.
9	ALUMINUM GLAZED EXIT DOOR, REFER TO DOOR SCHEDULE & SPEC.
10	INSULATED METAL DOOR, PAINTED GREY, REFER TO DOOR SCHEDULE & SPEC.
11	METAL OVERHANG DECKING, CHARCOAL
12	EXTERIOR WALL SCONGE, BLACK FINISH
13	SIGNAGE TO CITY OF SURREY REQUIREMENTS
14	METAL FENCE TO MATCH ADJACENT WALL FINISH
15	OVERHANG FASCIA, CHARCOAL
16	ANGLED METAL OVERHANG SUPPORT, CHARCOAL

NO	DATE	ISSUED FOR	BY
1	FEB 07, 24	DEVELOPMENT PERMIT	CT
2	AUG 29, 24	DEVELOPMENT PERMIT RESUBMISSION	YSL
3			
4			
5			

NO	DATE	REVISION	BY
1			
2			
3			
4			
5			

PROJECT PHASE
**DEVELOPMENT PERMIT
 RESUBMISSION**

DRAWING TITLE
ELEVATIONS

GWA PROJECT NO. 22129
 SCALE AS SHOWN
 DRAWN BY CT
 CHECKED BY DC



SHEET NO.
A3.1



1 28 AVE LOOKING AT SOUTH ELEVATION
SCALE: N/A



2 192 STREET LOOKING AT EAST
SCALE: N/A



3 192 STREET LOOKING AT WEST ELEVATION
SCALE: N/A

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CLIENT
WM WALES McLELLAND CONSTRUCTION

PROJECT NAME

**CAMPBELL STATION
BUILDING B
CRUS**
2735 192 STREET, SURREY, BC

NO	DATE	ISSUED FOR	BY
1	FEB 07, 24	DEVELOPMENT PERMIT	CT
2	AUG 29, 24	DEVELOPMENT PERMIT RESUBMISSION	YSL
3			
4			
5			

NO	DATE	REVISION	BY
1			
2			
3			
4			
5			

PROJECT PHASE
DEVELOPMENT PERMIT RESUBMISSION

DRAWING TITLE
STREET VIEW

GWA PROJECT NO. 22129
SCALE AS SHOWN
DRAWN BY CT
CHECKED BY DC



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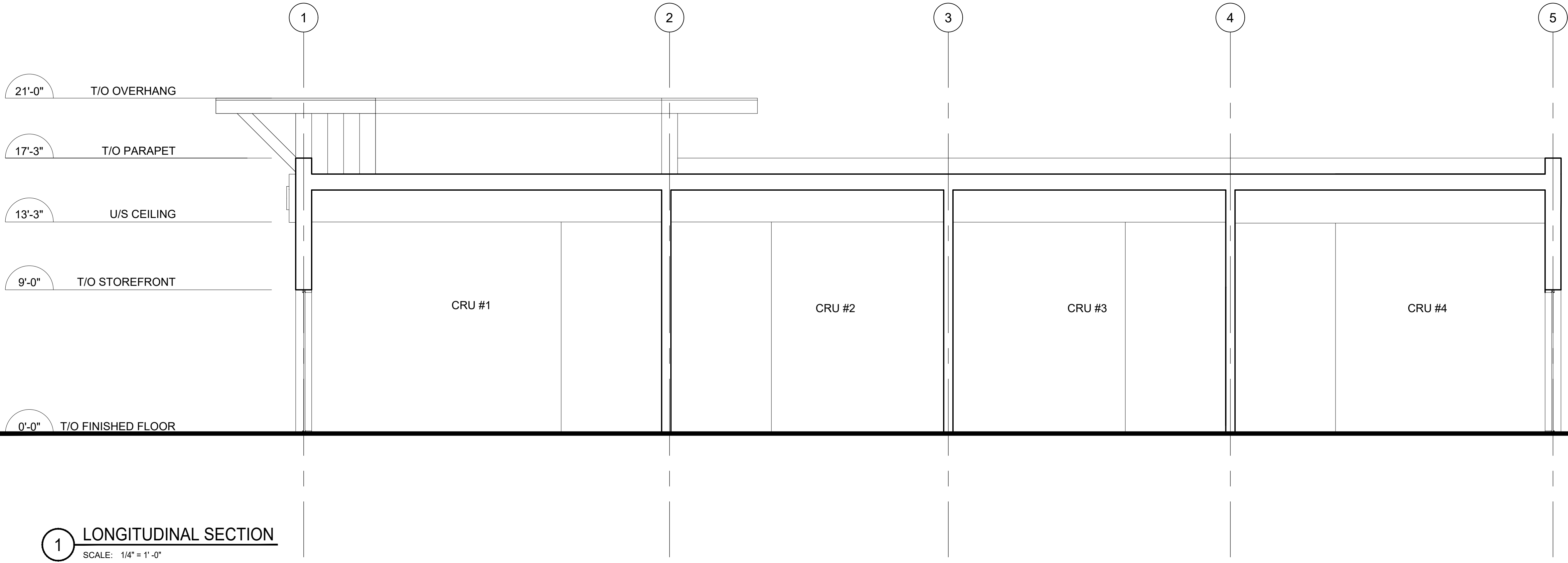
THE GENERAL CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE OF CODES AND BYLAWS AND SHALL ADVISE THE ARCHITECTS OF ANY DISCREPANCIES HE MAY NOTE. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER. DO NOT SCALE THE DRAWINGS.

CLIENT

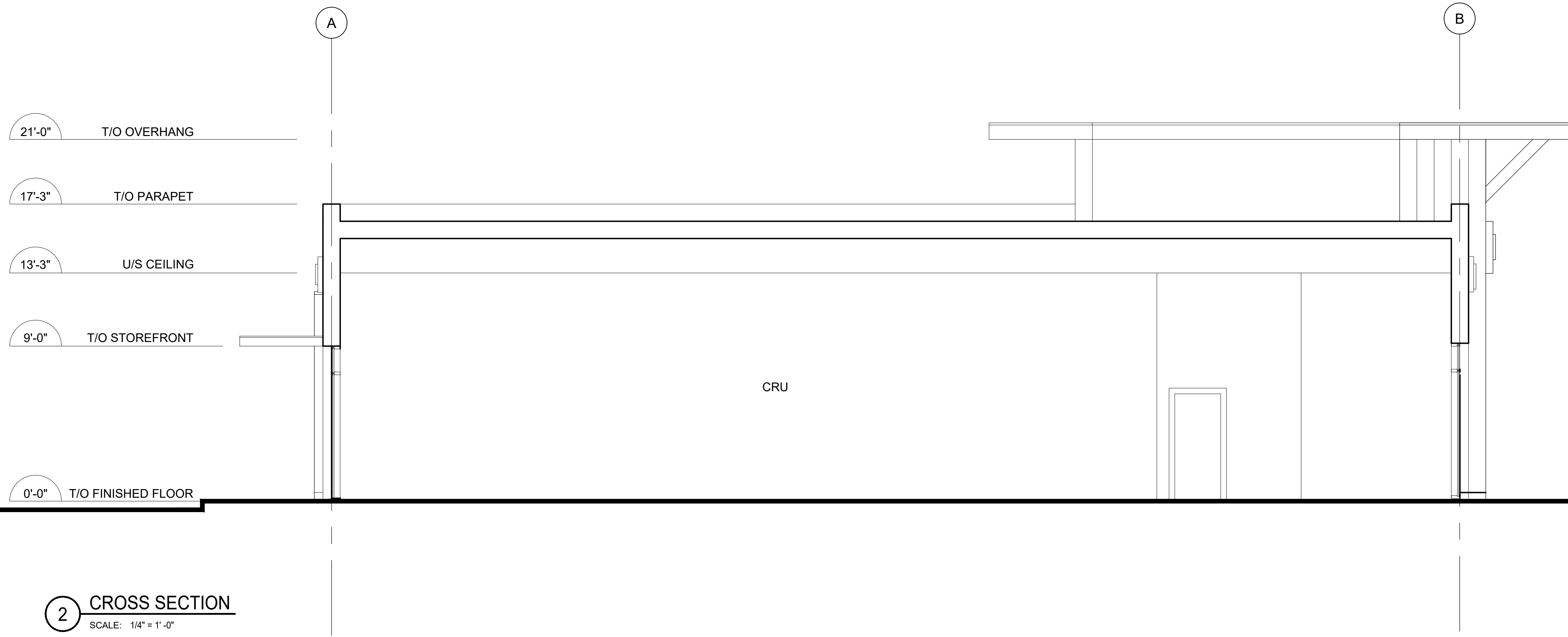


PROJECT NAME

**CAMPBELL STATION
 BUILDING B
 CRU #1**
 2735 192 STREET, SURREY, BC



1 LONGITUDINAL SECTION
 SCALE: 1/4" = 1'-0"



2 CROSS SECTION
 SCALE: 1/4" = 1'-0"

NO	DATE	ISSUED FOR	BY
1	FEB 07, 24	DEVELOPMENT PERMIT	CT
2	AUG 29, 24	DEVELOPMENT PERMIT RESUBMISSION	YSL
3			
4			
5			

NO	DATE	REVISION	BY
1			
2			
3			
4			
5			

PROJECT PHASE
**DEVELOPMENT PERMIT
 RESUBMISSION**

DRAWING TITLE
SECTIONS

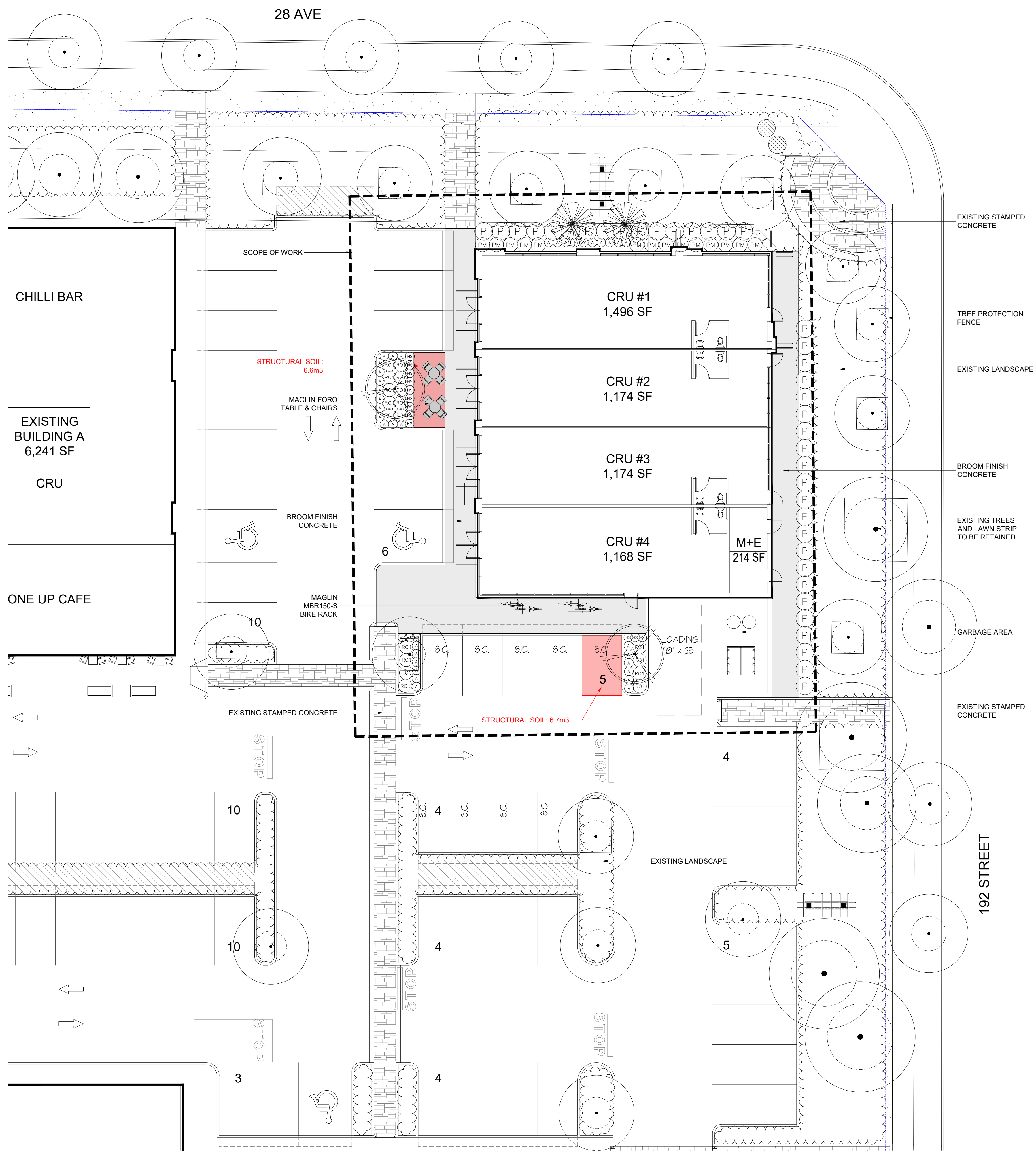
GWA PROJECT NO. 22129
 SCALE AS SHOWN
 DRAWN BY CT
 CHECKED BY DC



SHEET NO.

A4.0

SEAL:



MATERIALS, FURNISHING LEGEND

SYMBOL	DESCRIPTION
[Grey Box]	BROOM FINISH CONCRETE
[Bike Rack Icon]	MAGLIN 150 BIKE RACK BLACK POWDERCOAT FINISH; SURFACE MOUNT USING TAMPER PROOF HARDWARE
[Table & Chairs Icon]	MAGLIN FORO ROUND TABLE AND CHAIRS METAL FINISH; SURFACE MOUNT USING TAMPER PROOF HARDWARE
[Red Box]	STRUCTURAL SOIL 0.6M DEPTH



MAGLIN FORO ROUND TABLE WITH CHAIRS



MAGLIN MBR 150-S BIKE RACK

PLANT SCHEDULE PMG PROJECT NUMBER: 23-230B

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	2	GLEDITSIA T. INERMIS 'SUNBURST'	SUNBURST HONEY LOCUST	6CM CAL; 1.5M STD; B&B
TREE	2	PICEA OMORIKA	SERBIAN SPRUCE	3M HT; B&B
SHRUB	38	PIERIS TAIWANEENSIS 'PRELUDE'	TAIWAN PIERIS	#3 POT; 50CM
SHRUB	18	ROSA MEIDELAND 'BONICA'	MEIDLAND ROSE; PINK	#2 POT; 40CM
GRASS	15	HELICOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
GC	35	ARCTOSTAPHYLOS UVA-URSI	KINNIKINICK	#1 POT; 20CM
GC	14	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NO.	DATE	REVISION DESCRIPTION	DR.
2	24.SEP.11	NEW SITE PLAN	JR
1	24.AUG.12	CITY COMMENTS	JR

CLIENT:



PROJECT:
CAMPBELL STATION BUILDING B

2711 192 STREET
SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 23.DEC.21 DRAWING NUMBER:
SCALE: 1:150 **L1**
DRAWN: JR
DESIGN: JR
CHK'D: PC **OF 3**

SEAL:

2	24.SEP.11	NEW SITE PLAN	JR
1	24.AUG.12	CITY COMMENTS	JR
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:



PROJECT:

CAMPBELL STATION BUILDING B

2711 192 STREET
SURREY, BC

DRAWING TITLE:

EXISTING TREE MANAGEMENT PLAN

DATE: 23.DEC.21 DRAWING NUMBER:

SCALE: 1:150

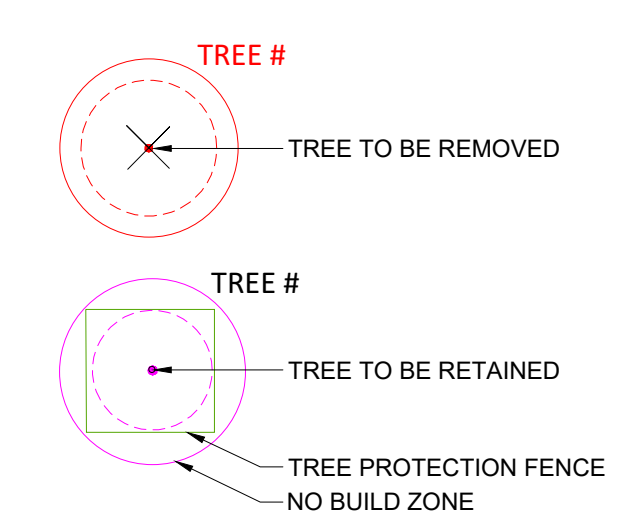
DRAWN: JR

DESIGN: JR

CHK'D: PC

L2

OF 3



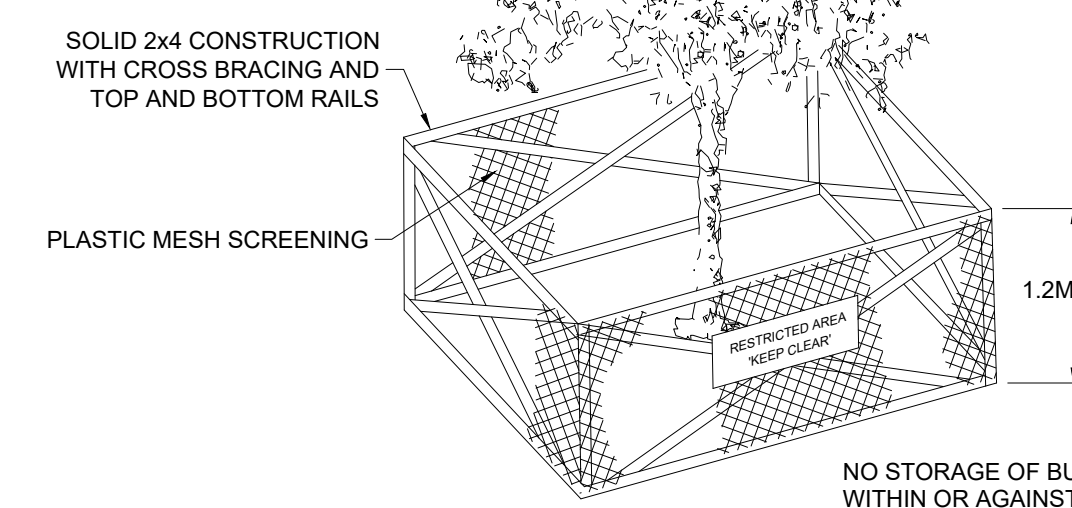
TREES PROTECTED BY SPECIES

ARBUTUS
GARRY OAK
PACIFIC DOGWOOD
PACIFIC YEW
WESTERN WHITE PINE
COAST REDWOOD
DAWN REDWOOD
GIANT SEQUOIA
GINKGO
MONKEY PUZZLE TREE

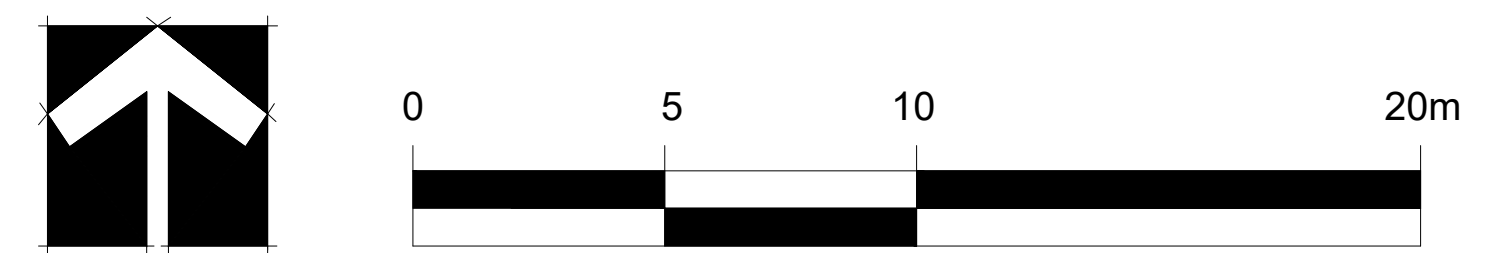
NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS

TREE PROTECTION DISTANCE TABLE

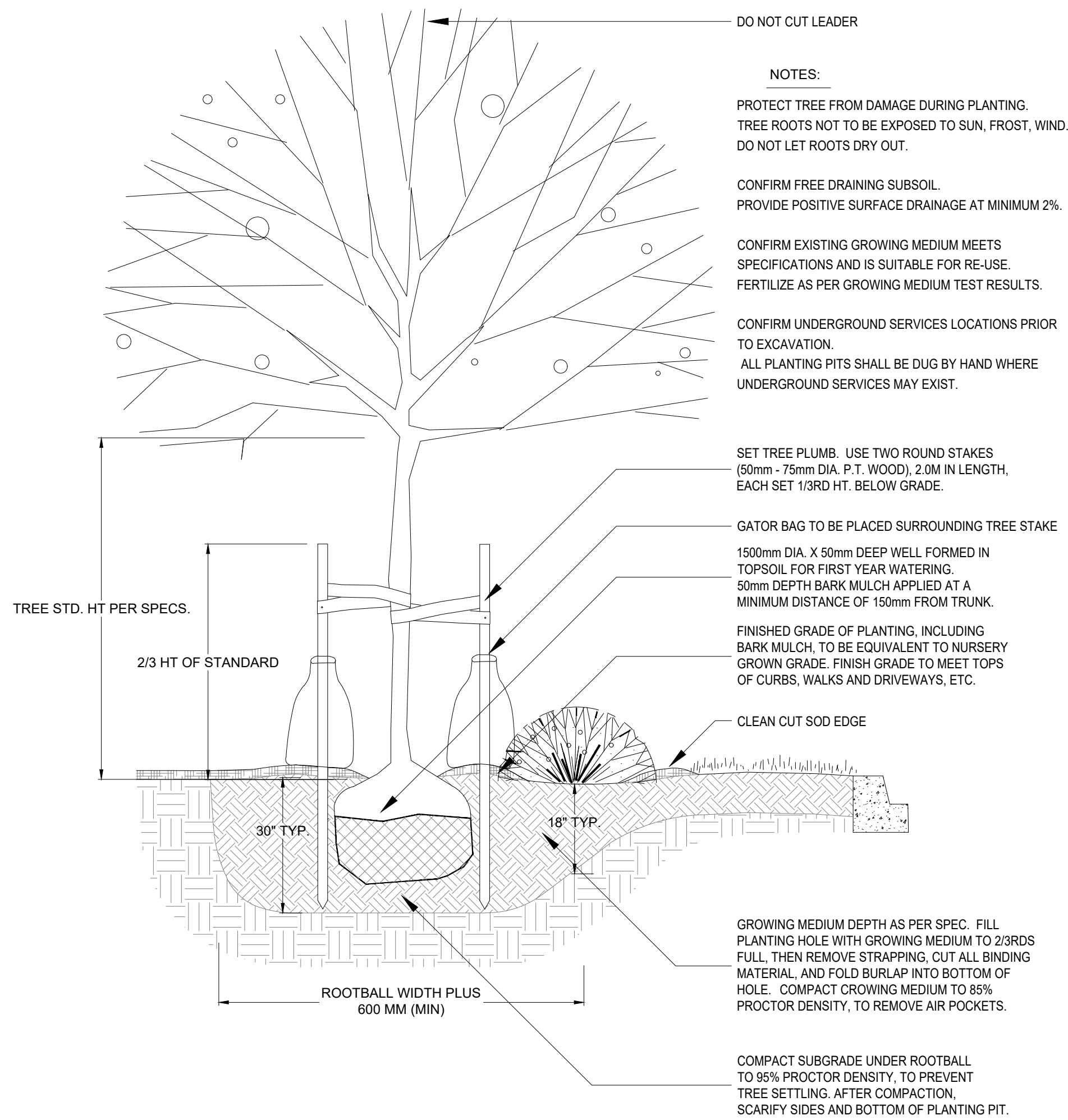
TRUNK DIAMETRE in cm @ dbh.*	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TRUNK IN METRES)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3
55	3.3
60	3.6
75	4.5
90	5
100	6.0



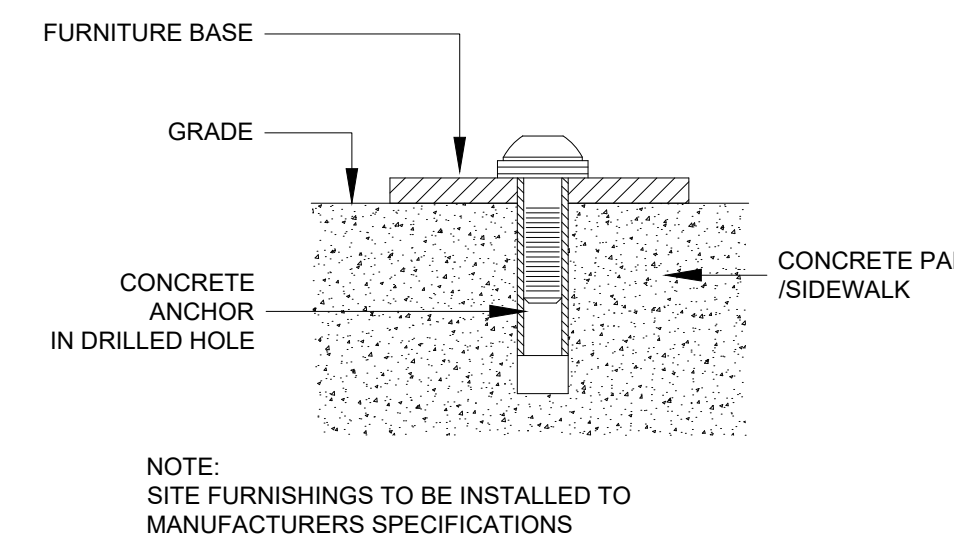
1 TREE PROTECTION BARRIER
N.T.S.



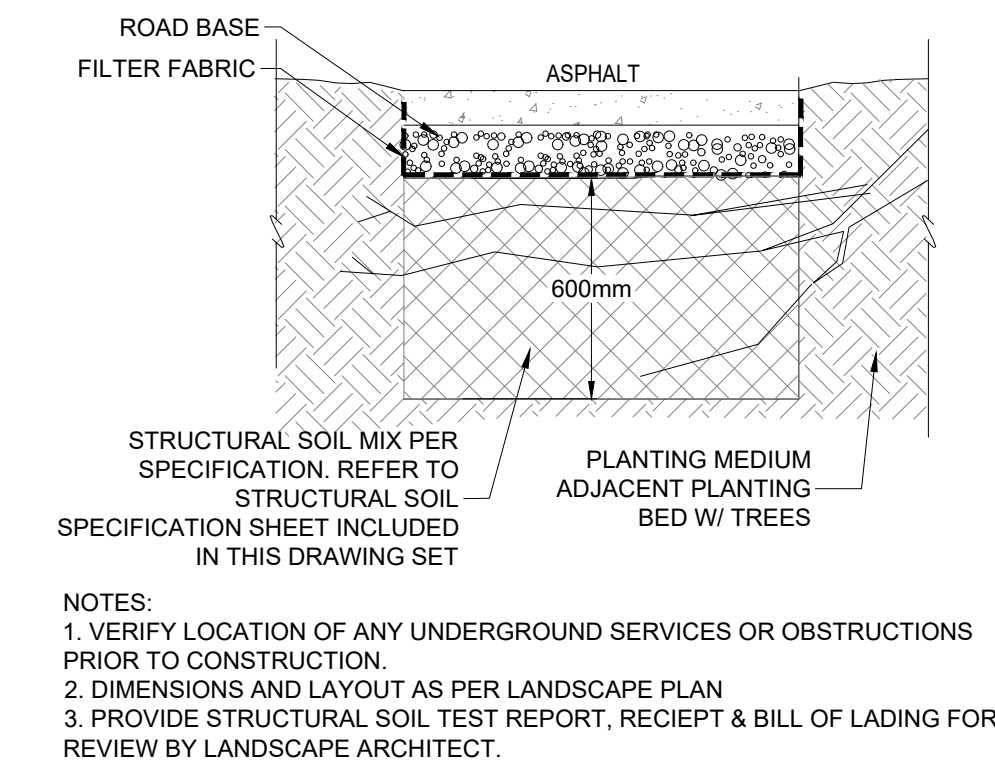
SEAL:



1 TREE AND SHRUB PLANTING AT GRADE
1:24



2 SITE FURNITURE MOUNTING
N.T.S



3 SECTION THROUGH STRUCTURAL SOIL
1:24

NO.	DATE	REVISION DESCRIPTION	DR.
2	24.SEP.11	NEW SITE PLAN	JR
1	24.AUG.12	CITY COMMENTS	JR

CLIENT:



PROJECT:
CAMPBELL STATION BUILDING B

2711 192 STREET
SURREY, BC

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 23.DEC.21 DRAWING NUMBER:
SCALE: AS NOTED
DRAWN: JR
DESIGN: JR
CHK'D: PC

L3
OF 3

Tree Preservation Summary

Surrey Project No:

Address: 2735 192nd Street Surrey

Registered Arborist: Glenn Murray

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)	35
Protected Trees to be Removed	2
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	33
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 0 </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 2 </u> X two (2) = 4	4
Replacement Trees Proposed	
Replacement Trees in Deficit	4
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> </u> X two (2) = 0	0
Replacement Trees Proposed	
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:



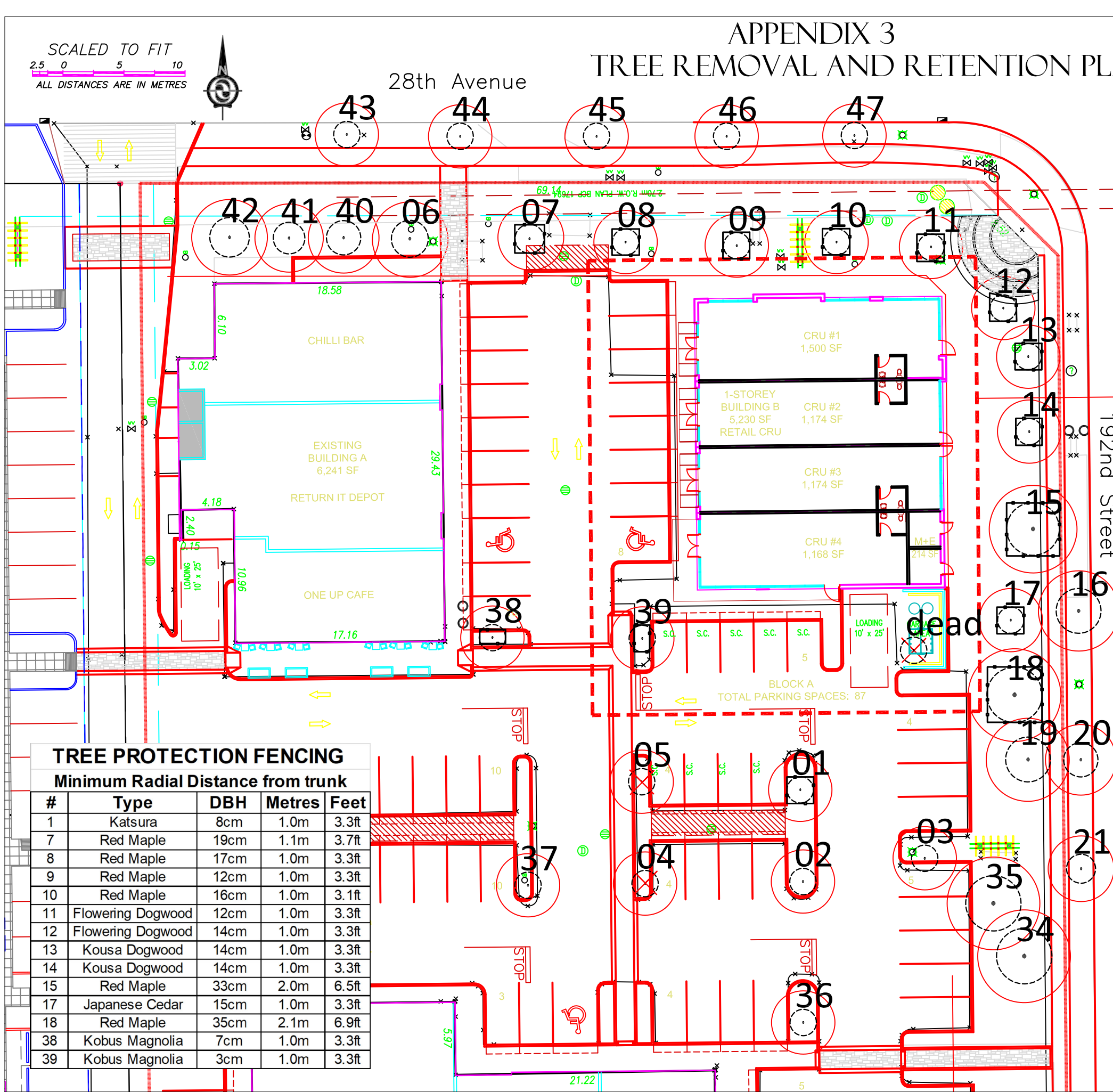
(Signature of Arborist)

18-Dec-23

Date

APPENDIX 3 TREE REMOVAL AND RETENTION PLAN

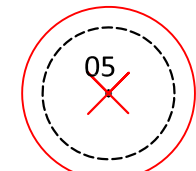
SCALED TO FIT
2.5 0 5 10
ALL DISTANCES ARE IN METRES



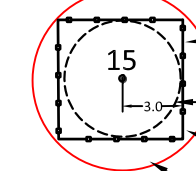
BUILDING B
SCOPE OF WORK

- NOTES:**
- SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
 - REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
 - ALL MEASUREMENTS ARE METRIC

TREE PROPOSED FOR REMOVAL



TREE PROPOSED FOR RETENTION



PROTECTION ZONE (TPZ) FROM OUTSIDE OF TRUNK OF TRUNK
FENCING DIMENSIONS IN METRES
PROTECTION FENCING
NO BUILD ZONE (NBZ)

TREE INVENTORY

#	Type	Action	DBH	TPZ
1	Katsura	Retain	8cm	1.0m
2	Katsura	Retain	9cm	1.0m
3	Katsura	Retain	15cm	1.0m
4	Katsura	Remove	10cm	1.0m
5	Katsura	Remove	10cm	1.0m
6	Nootka Cypress	Retain	24cm	1.4m
7	Red Maple	Retain	19cm	1.1m
8	Red Maple	Retain	17cm	1.0m
9	Red Maple	Retain	12cm	1.0m
10	Red Maple	Retain	16cm	1.0m
11	Flowering Dogwood	Retain	12cm	1.0m
12	Flowering Dogwood	Retain	14cm	1.0m
13	Kousa Dogwood	Retain	14cm	1.0m
14	Kousa Dogwood	Retain	14cm	1.0m
15	Red Maple	Retain	33cm	2.0m
16	White Pine	Retain	28cm	1.7m
17	Japanese Cedar	Retain	15cm	1.0m
18	Red Maple	Retain	35cm	2.1m
19	Red Maple	Retain	29cm	1.7m
20	White Pine	Retain	22cm	1.3m
21	Green Ash	Retain	19cm	1.1m
34	Red Maple	Retain	35cm	2.1m
35	Red Maple	Retain	35cm	2.1m
36	Kobus Magnolia	Retain	3cm	1.0m
37	Katsura	Retain	8cm	1.0m
38	Kobus Magnolia	Retain	7cm	1.0m
39	Kobus Magnolia	Retain	3cm	1.0m
40	Red Maple	Retain	22cm	1.3m
41	Red Maple	Retain	20cm	1.2m
42	Nootka Cypress	Retain	25cm	1.5m
43	Mountain Ash	Retain	6cm	1.0m
44	Mountain Ash	Retain	7cm	1.0m
45	Mountain Ash	Retain	6cm	1.0m
46	Mountain Ash	Retain	6cm	1.0m
47	Mountain Ash	Retain	6cm	1.0m

DBH-trunk diameter, TPZ-protection zone

TREE PROTECTION FENCING

Minimum Radial Distance from trunk				
#	Type	DBH	Metres	Feet
1	Katsura	8cm	1.0m	3.3ft
7	Red Maple	19cm	1.1m	3.7ft
8	Red Maple	17cm	1.0m	3.3ft
9	Red Maple	12cm	1.0m	3.3ft
10	Red Maple	16cm	1.0m	3.1ft
11	Flowering Dogwood	12cm	1.0m	3.3ft
12	Flowering Dogwood	14cm	1.0m	3.3ft
13	Kousa Dogwood	14cm	1.0m	3.3ft
14	Kousa Dogwood	14cm	1.0m	3.3ft
15	Red Maple	33cm	2.0m	6.5ft
17	Japanese Cedar	15cm	1.0m	3.3ft
18	Red Maple	35cm	2.1m	6.9ft
38	Kobus Magnolia	7cm	1.0m	3.3ft
39	Kobus Magnolia	3cm	1.0m	3.3ft

Froggers Creek
Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970

2735 192nd Street SURREY, BC

TREE REMOVAL AND RETENTION PLAN
THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

December 18, 2023