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**TO: City Clerk, Legislative Services Division**

**FROM: Acting Manager, Area Planning & Development – South Division**

**DATE: April 17, 2023**

**FILE: 7917-0529-01/7917-0529-02**

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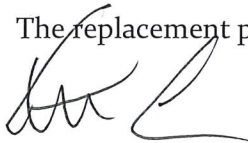
**RE: Agenda Item C.1, April 17, 2023 Regular Council – Land Use  
Development Application No. 7917-0529-01/7917-0529-02  
Replacement Page for the Planning Report**

Development Application No. 7917-0529-01/7917-0529-02 is on the agenda for consideration by Council at April 17, 2023 Regular Council – Land Use Meeting under Item C.1.

After finalizing the Planning Report for the April 17, 2023 Regular Council – Land Use Agenda, it was discovered that the map depicting the subject property on the Cover Page (Page 1) included portions of the existing road right-of-way. The map has been revised to depict the correct property lines for 3288 – 194 Street.

Page 1 of the Planning Report has been updated to reflect this change.

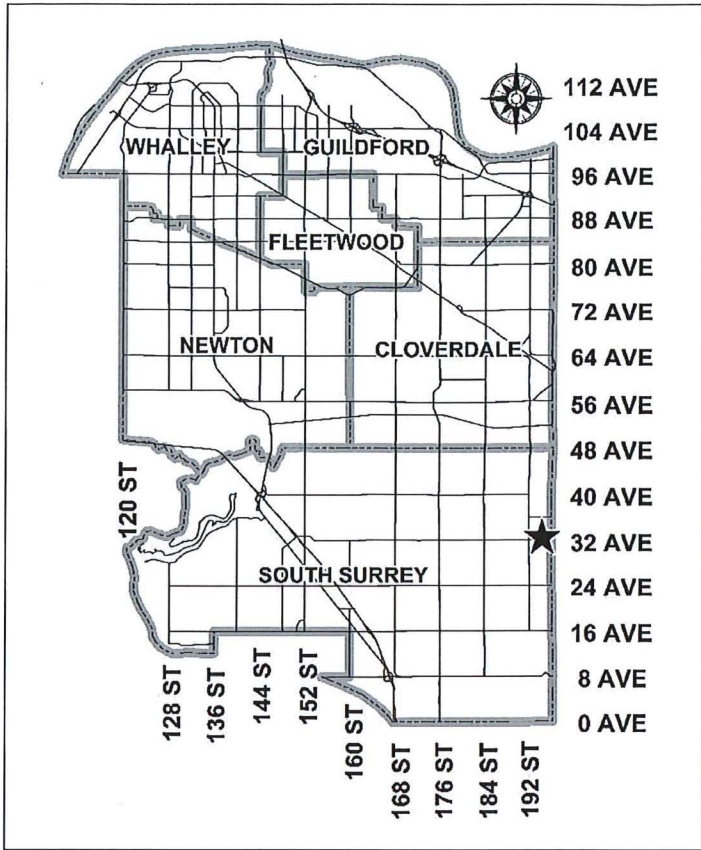
The replacement page for the Planning Report detailing is attached to this memorandum.



Shawn Low  
Acting Manager  
Area Planning & Development – South Division

Attachment - 7917-0529-01/7917-0529-02 – Page 1 Replacement Page

c.c. - City Manager



**PROPOSAL:**

- Development Permit Amendment
- Development Variance Permit

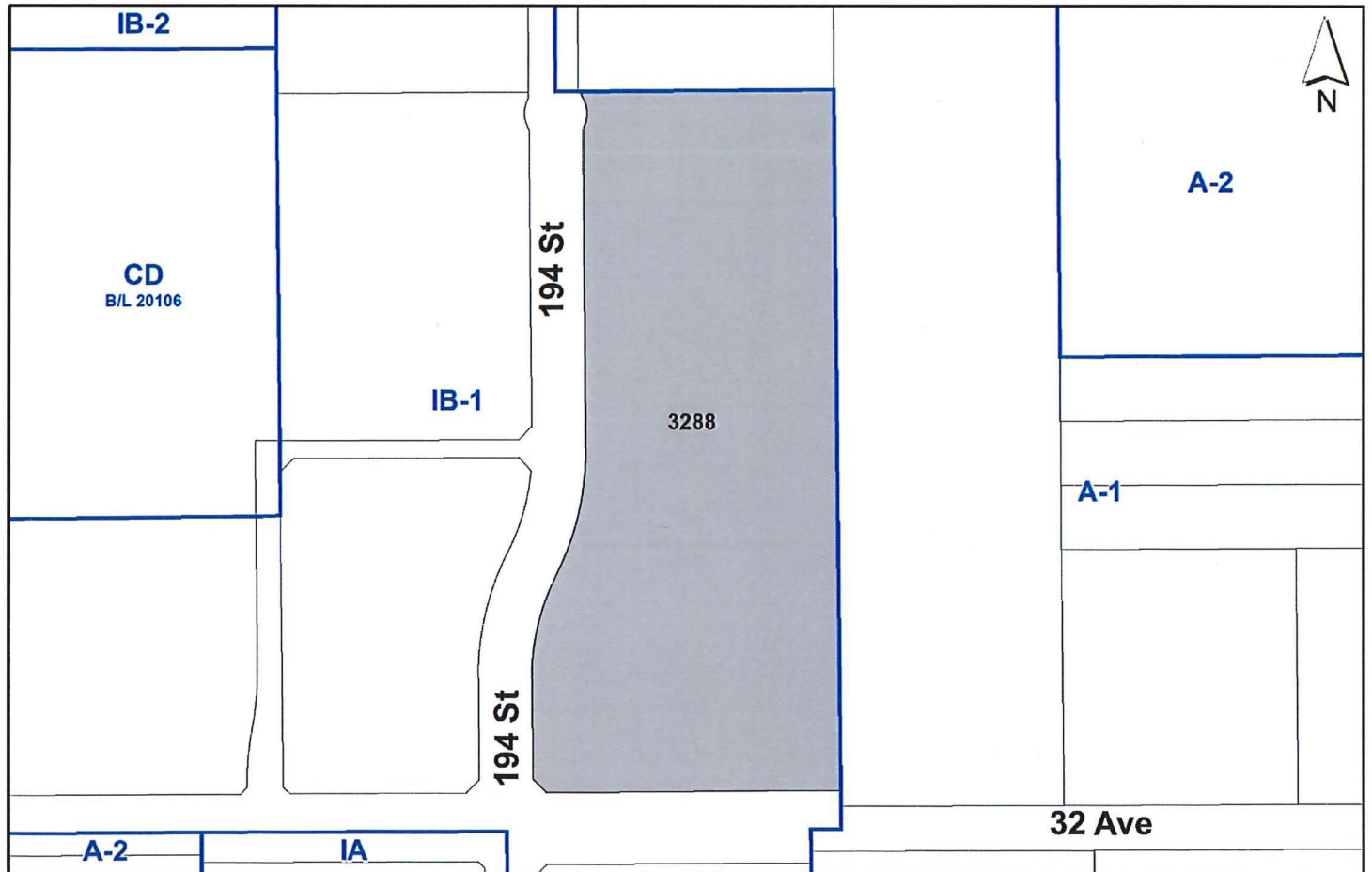
to allow for proposed design changes to a previously approved industrial business park building.

**LOCATION:** 3288 – 194 Street

**ZONING:** IB-1

**OCP DESIGNATION:** Mixed Employment

**LAP DESIGNATION:** Business Park and Landscaping Strips





## RECOMMENDATION SUMMARY

- File Development Permit No. 7917-0529-01 and Development Variance Permit No. 7917-0529-01 and remove notations CA8991790 and CA8991791 for both permits from Title.
- Approval to draft the amended Development Permit for Form and Character for Development Permit No. 7917-0529-02.
- Approval for Development Variance Permit No. 7917-0529-02 to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to increase the building height, reduce the building setbacks for a retaining wall, and to reduce the industrial parking rate to permit fewer parking stalls than required by the Zoning By-law.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Mixed Employment designation in the Official Community Plan (OCP).
- The proposal complies with the Business Park and Landscaping Strips 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 and the Design Guidelines in the Campbell Heights LAP.
- At the April 26, 2021 Regular Council – Land Use Meeting, Council granted Final Adoption and issued a Development Permit for the development of 22,660 square metre multi-tenant industrial business park building on the subject site.
- Subsequent to Council approving that development on the subject site, a new ownership group purchased the site and proposes to amend the development design as presented in Appendix I.
- The proposed building retains an attractive architectural built form, which utilizes high quality materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- While the proposed character of the building differs from the originally supported design, the overall development is consistent with that of the original proposal and achieves approximately the same amount of floor area for a purpose built light impact industrial and cold-storage facility.

- The proposed variance to increase the building height will not negatively impact adjacent properties. The increased building height represents one form of industrial intensification as identified in the Official Community Plan (OCP) and general employment intensification trends in the region.
- The proposed vehicle parking variance is supportable as the applicant has demonstrated that the number of parking spaces provided is sufficient to meet the peak parking demand based on the maximum employee shift requirements.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council File Development Permit No. 7917-0529-01 and Development Variance Permit No. 7917-0529-01 and remove notations CA8991790 and CA8991791 for both permits on Title.
2. Council authorize staff to draft the amended Development Permit No. 7917-0529-02 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7917-0529-02 (Appendix III) varying the following, to proceed to Public Notification:
  - (a) to vary the maximum principal building height of the “Business Park 1 Zone (IB-1)” from 14 metres to 17.3 metres and the maximum structure height for silos from 6.0 metres to 12.5 metres;
  - (b) to reduce the rate at which parking is calculated for industrial floor area associated with the proposed building from 1 parking space per 100 square metres to 0.795 parking spaces per 100 square metres; and
  - (c) to vary off-street parking and loading/unloading space by allowing passenger vehicle spaces to be located in front of overhead loading doors.
4. Council instruct staff to resolve the following issues prior to final approval:
  - (a) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
  - (d) 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	LAP Designation	Existing Zone
Subject Site	Vacant property zoned for industrial business park uses. A multi-tenant industrial building for the site was approved at the April 26, 2021 Regular Council – Land Use Meeting.	Business Park and Landscaping Strips	IB-1

Direction	Existing Use	LAP Designation	Existing Zone
North:	Agricultural property.	Business Park	A-1
East:	Agricultural property.	Business Park and Landscaping Strips	A-1
South (Across 32 Avenue):	Multi-tenant industrial building approved under Development Application No. 7919-0236-00.	Business Park and Landscaping Strips	IB-1
West (Across 194 Street):	Vacant property zoned for industrial business park uses under Development Application No. 7919-0128-00 and multi-tenant industrial business park building approved under Development Application No. 7918-0364-00.	Business Park and Landscaping Strips	IB-1

### Context & Background

- The subject property is located at the northeast corner of the 32 Avenue and 194 Street intersection and is approximately 3.82 hectares in size. The property was rezoned to “Business Park 1 Zone (IB-1)” under the subject Development Application No. 7917-0529-00/01 and is designated “Business Park” and “Landscaping Strips” in the Campbell Heights Local Area Plan.
- At the April 26, 2021 Regular Council – Land Use Meeting, Council granted Final Adoption and issued Development Permit and Development Variance Permit No. 7917-0529-01 for the development of a 22,660 square metre multi-tenant industrial business park building on the subject site.
- Subsequent to Council approving development on the subject site, a new ownership group now proposes to amend the development design as presented in Appendix I.

### DEVELOPMENT PROPOSAL

#### Planning Considerations

- The applicant proposes to amend the design for a previously approved industrial business park building under Development Application No. 7917-0529-01. The proposal necessitates a Major Development Permit Amendment. The applicant proposes a:
  - Major Development Permit Amendment; and
  - Development Variance Permit to increase the permitted building height from 14 metres to 17.3 metres and the maximum structure height for silos from 6.0 metres to 12.5, and to reduce the rate at which parking for the industrial floor area is calculated from 1.0 parking spaces per 100 square metres to 0.795 per 100 square metres.

to permit the development of a 27,557 square metre purpose-built, single-tenant light impact industrial and cold storage facility.



	Proposed
<b>Lot Area</b>	
Gross Site Area:	3.82 hectares
Road Dedication:	n/a
Undevelopable Area:	n/a
Net Site Area:	3.82 hectares
<b>Number of Lots:</b>	1
<b>Building Height:</b>	17.3 metres
<b>Unit Density:</b>	n/a
<b>Floor Area Ratio (FAR):</b>	0.72
<b>Floor Area</b>	
Industrial:	24,593 square metres
Office:	1,839 square metres
Child care	1,125 square metres
Total:	27,557 square metres

### Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements that were previously approved under 7917-0529-00.

Surrey Fire Department: No concerns.

Advisory Design Panel: The application was not referred to the ADP but was reviewed by staff and found satisfactory.

### Transportation Considerations

- The subject site will be accessed via three driveways: one passenger vehicle driveway onto 194 Street will be reserved exclusively for passenger vehicles; an additional driveway onto 194 Street is to be utilized by both passenger vehicles and trucks; a third driveway is proposed at the southeast corner on 32 Avenue and will primarily be used by trucks.
- Access onto 32 Avenue is restricted to right-in/right-out turning movements.
- A multi-use pathway will be constructed on the property frontage on 32 Avenue providing bicycle and pedestrian linkages and access. The 32 Avenue multi-use pathway connects to a north/south multi-use pathway along 192 Street, providing cycling connections throughout Campbell Heights.
- Two accessible bus stops are located within 350 metres of the subject site on the north and south side of 32 Avenue. TransLink's Bus Route No. 531 serves the site, connecting to White Rock to the west and Willowbrook to the east.
- The applicant proposes a variance to reduce the industrial floor area parking rate. Further discussion on this is provided in the Zoning By-law Variance section.

## Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- The applicant also proposes a high-albedo roof with a minimum Solar Reflectance Index value of 75, in keeping with the Climate Adaptation Strategy.

## POLICY & BY-LAW CONSIDERATIONS

### Official Community Plan

#### Land Use Designation

- The proposal complies with the “Mixed Employment” designation in the Official Community Plan.

#### Themes/Policies

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

*(The proposed development is oriented towards 32 Avenue and 194 Street with expansive two-level glazing at the southwest corner of the building).*

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

*(The proposed loading court on the eastern side of the site is screened from view along 32 Avenue by the building.)*

- E1.5 – Encourage the full utilization and efficient use of industrial and other employment lands in order to maximize jobs and economic activity per hectare;
- E1.7 – Develop flexible zoning regulations and bylaws to support more intensive use of existing employment lands.

*(The proposed variances to building height, setbacks, and parking will ensure efficient use of the lands thereby maximizing the jobs and economic activity per hectare without the need for unnecessary additional parking. The height increase, setback reduction and parking reduction will not impact adjacent properties and will allow for employment intensification and is consistent with recommendations in the Official Community Plan and industrial use trends in the region.)*

- 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 Mixed Employment designation and adds a significant number of employment opportunities in Campbell Heights. The subject site is also located near major arterial transportation corridors of 192 Street and 32 Avenue, which provide important connections into and out of Campbell Heights.)*

**Secondary Plans**

Land Use Designation

- The proposal complies with the "Business Park" and "Landscaping Strip" land use designations in the Campbell Heights Local Area Plan (LAP).

Themes/Objectives

- The proposed development is supported by the following guidelines in the Campbell Heights Local Area Plan:
- 6.5.1.4 – Design Guidelines – Business Park – The use of glass and high-quality materials and finishes is required of buildings facing the street. Blank walls should be avoided.

*(The proposed development incorporates expansive two-level glazing at the southwest corner of the building where the office component is located. While the remainder of the 32 Avenue and 194 Street frontages are made up of concrete tilt-up panels, these elevations are enlivened by the pattern of coloured-concrete tilt-up, curtain wall glazing, architectural concrete, and prefinished metal cladding.)*

- 6.5.1.4 – Design Guidelines – Business Park – The exterior of buildings should be coordinated in the design on all elevations with regard to colour, materials, architectural form, and detailing to achieve design harmony and continuity.

*(The proposed building is architecturally coordinated with a modern appearance that promotes harmony through the use of consistent cladding materials, glazing, and landscaping.)*

**Zoning By-law**

- The site is currently zoned “Business Park 1 Zone (IB-1)”.
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Business Park 1 Zone (IB-1)" and parking requirements.

IB-1 Zone (Part 47A)	Permitted and/or Required	Proposed
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<b>IB-1 Zone (Part 47A)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Floor Area Ratio:</b>	1.00	0.72
<b>Lot Coverage:</b>	60%	57%
<b>Yards and Setbacks</b>		
North (rear):	7.5 metres	7.5 metres
East (side):	7.5 metres	7.5 metres
South (front):	7.5 metres	7.5 metres
West (side yard on flanking):	9.0 metres	9.0 metres
<b>Height of Buildings</b>		
Principal buildings:	14 m	17.3 metres
Structures:	6.0 metres	12.5 metres
<b>Parking (Part 5)</b>		
<b>Number of Stalls</b>		
Office:	46	46
Industrial:	246	180
Childcare	42	42
Total:	334	268
Small (%):	94 (35%)	91 (34%)

### Variance

- The applicant proposes the following variances:
  - to vary the maximum principal building height of the “Business Park 1 Zone (IB-1)” from 14 metres to 17.3 metres and the maximum structure height for silos from 6.0 metres to 12.5 metres;
  - to reduce the rate at which parking is calculated for industrial floor area associated with the proposed building from 1 parking space per 100 square metres to 0.795 parking spaces per 100 square metres; and
  - to vary off-street parking and loading/unloading space by allowing passenger vehicle spaces to be located in front of overhead loading doors.
- The proposed variance to increase the building height is required to facilitate the business operations of the company. As well, silos are needed based on the proposed use, which necessitates an increase to the structure height from 6.0 metres to 12.5 metres. The increased building height represents one form of industrial intensification as identified in the Official Community Plan and general employment intensification trends in the region.
- The subject development is proposing to provide 268 parking spaces on the site. Based on the Zoning By-law parking rate for “industrial,” “office,” and “childcare,” a total of 318 parking spaces is required on the site. The applicant has demonstrated that the number of parking spaces provided is sufficient to meet the peak parking demand based on the maximum employee shift requirements.
- The proposed parking meets the Zoning By-law required for the related office use area and childcare. However, due to the nature of the proposed business that includes 24 hour shift



work, the number of required parking spaces significantly exceeds the number of employees on site at any given time.

- The proposed reduced parking rate will allow the applicant to better utilize the entirety of the site for the industrial use, and represents one form of industrial intensification as identified in the Official Community Plan and general employment intensification trends in the region.
- In support of the proposed variance to the parking rate, the applicant has agreed to construct the multi-use pathway on 32 Avenue fronting the subject site as a means of providing alternative transportation options.
- The passenger vehicle spaces in front of overhead loading doors are proposed in front of overhead doors that are considered ancillary and excess to the principal large loading bays, and any parking of passenger vehicles is not anticipated to impact the operations on the site.
- Staff support the requested variances to proceed for consideration

## **PUBLIC ENGAGEMENT**

- A Development Proposal Sign was installed on the site. Staff did not receive any responses from neighbouring residents.

## **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 revised proposal also generally meets the intent of the previously issued Development Permit No. 7917-0529-01 for the site.
- Overall, the building is proposed to have a modern, linear appearance with architectural emphasis placed at the corner of 32 Avenue and 194 Street through the use of a three-storey office and childcare component comprised of a combination of metal panels, polished architectural concrete, and transparent curtain wall glazing.
- The remainder of the building is proposed to be constructed of concrete tilt-up panels painted in white and various shades of grey. The building facades are articulated and broken up through the use of contrasting polished architectural concrete, metal panels with a wood-like appearance, and curtain wall glazing. The architectural features along each façade are further articulated through varying parapet heights.
- The loading court will be screened by the building façade along 32 Avenue, which extends beyond the building face.
- The third storey and rooftop at the southwest corner of the building will be reserved for a future childcare facility. The rooftop contains an outdoor play area to serve the childcare.

### Landscaping

- The proposed landscaping consists of a 6.0 metre-wide landscape buffer on 32 Avenue and 194 Street and a 1.5 metre-wide landscape buffer along the northern boundary.
- The proposed landscaping consists of a variety of trees, including Japanese Zelkova, Tulip Poplar, Western Hemlock, and Katsura. The proposed tree plantings are to be complemented by a variety of shrubs and ground cover.
- The applicant proposes a rooftop outdoor amenity area for the employees of the industrial building.

### 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. These generally include:
  - Improvement to the function and arrangement of the public realm interfaces; and
  - Refinement to the materiality of the building façade.
- 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

- Alexander Groenewold, ISA Certified Arborist of KD Planning & Design Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Coniferous Trees</b>			
Douglas Fir	15	15	0
Norway Spruce	3	3	0
Western Red Cedar	2	2	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>20</b>	<b>20</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>75</b>	
<b>Total Retained and Replacement Trees</b>		<b>75</b>	
<b>Contribution to the Green City Program</b>		<b>\$21,200</b>	

- The Arborist Assessment states that there are a total of 20 mature trees on the site, and no Alder and Cottonwood trees. Under the previous Development Application No. 7917-0529-00, 44 trees were removed. Therefore, only 20 mature trees remain on the site. Due to operational needs of the company and the required building footprint, it was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 128 replacement trees on the site. Since only 75 replacement trees can be accommodated on the site, the deficit of 53 replacement trees will require a cash-in-lieu payment of \$21,200, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Japanese Zelkova, Tulip Poplar, Western Hemlock, and Katsura.
- In summary, a total of 75 trees are proposed replaced on the site with a contribution of \$21,200 to the Green City Fund.

#### 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 and Tree Preservation
Appendix III.	Development Variance Permit No. 7917-0529-02
Appendix IV.	Additional Planning Comments Report No. 7917-0529-00/01 dated April 12, 2021

*approved by Shawn Low*

Don Luymes  
General Manager  
Planning and Development

KS/ar



**New Development For NANAK FOODS 3288 194 St. Surrey, BC  
Development Permit Application**



KCC Architecture & Design Ltd.  
Unit 300 15300 Croydon Drive Surrey V3Z 0Z5  
kccarchitecture.com  
Tel 604 283 0912





CONTEXT PLAN

**SITE DATA**

<b>CIVIC ADDRESS</b>	
3288 194 STREET SURREY, BC	
<b>LEGAL DESCRIPTION</b>	
LOT 1 BLOCK 1 SECTION 27 TOWNSHIP 7 PLAN EPP110659 NWD	
<b>ZONING</b>	
LIGHT INDUSTRIAL IB-1	
<b>SITE AREA</b>	
411,542.79 SF (38,233.58 SM)	
<b>BUILDING FOOTPRINT</b>	
PROPOSED BUILDING 234,813.94 SF (21,814.93 SM)	
<b>GROSS FLOOR AREA</b>	
<b>LEVEL 1</b>	
WAREHOUSE/PRODUCTION	204,073.94 SF (18,959.08 SM)
COOLER/FREEZER/DRY STORAGE	30,740.00 SF (2,855.85 SM)
<b>SUBTOTAL</b>	<b>234,813.94 SF (21,814.93 SM)</b>
<b>LEVEL 2</b>	
OFFICE	19,800.00 SF (1,839.48 SM)
PRODUCTION/STORAGE	22,586.24 SF (2,098.33 SM)
SHIPPING/RECEIVING	2,150.75 SF (199.81 SM)
SERVICE ROOMS	5,165.00 SF (479.83 SM)
<b>SUBTOTAL</b>	<b>49,702.08 SF (4,617.47 SM)</b>
<b>LEVEL 3</b>	
CHILDCARE	12,107.58 SF (1,124.83 SM)
<b>SUBTOTAL</b>	<b>12,107.58 SF (1,124.83 SM)</b>
<b>TOTAL</b>	<b>296,623.60 SF (27,557.23 SM)</b>

**DENSITY / (FAR)**

PERMITTED	1.00
PROPOSED	0.72

**LOT COVERAGE**

PERMITTED	60%
PROPOSED	57%

**BUILDING HEIGHT**

ALLOWED	14.00 M (45.93')
PROPOSED	17.30 M (56.66') (VARIANCE)

**AVERAGE FINISHED GRADE**

PROPOSED	TBD
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**SETBACKS**

FRONT YARD <sup>(1)</sup> (32 AVENUE)	7.5 M	PERMITTED
	7.5 M	PROVIDED
REAR YARD (NORTH)	7.5 M	PERMITTED
	7.5 M	PROVIDED
SIDE YARD (194 STREET)	9.0 M	PERMITTED
	9.0 M	PROVIDED
SIDE YARD (EAST)	7.5 M	PERMITTED
	7.5 M	PROVIDED

(1) side yard setback shall be 7.5 m or 0.0 m if the said side yard abuts land which is designated Commercial, Mixed Employment or Industrial in the OCP.

**PARKING REQUIREMENTS**

<b>REQUIRED FOR</b>	
<b>INDUSTRY, LIGHT IMPACT</b>	24,592.92 / 100 * 1.0 = 245.92
1 space per 100 m <sup>2</sup> of G.F.A	
<b>OFFICE USE</b>	
2.5 space per 100 m <sup>2</sup> of G.F.A	1,839.48 / 100 * 2.5 = 45.98
<b>CHILD CARE</b>	
0.70 parking spaces per employee,	13.75 * 0.7 = 9.65
20.30	
plus 0.15 parking spaces per licensed child for drop-off,	110 * 0.15 = 16.50
or 2 parking spaces, whichever is greater.	
<b>TOTAL REQUIRED</b>	<b>318.05</b>
<b>STANDARD PROVIDED</b>	
	177
<b>SMALL PROVIDED</b>	91
(A maximum of 35% of required parking spaces)	
<b>TOTAL PROVIDED</b>	<b>268</b>
<b>ACCESSIBLE PARKING</b>	
<b>REQUIRED</b>	If proposed more than 12 spaces 2% are required accessible 2% * 330 = 7 (6.6) (50% of accessible parking spaces must be provided as van-accessible parking spaces)
<b>PROVIDED</b>	8
<b>ELECTRIC VEHICLE CHARGING INFRASTRUCTURE</b>	
<b>PROVIDED</b>	3

**ARCHITECTURAL DRAWING LIST**

<b>A 0.0</b>	<b>COVER SHEET</b>
<b>A 1.0</b>	<b>PROJECT DATA</b>
<b>A 2.0</b>	<b>SITE PLAN</b>
A.2.1	FIRE TRUCK ACCESS
A.2.2	PROPERTY OUTLINE
<b>A 3.0</b>	<b>FLOOR PLAN LEVEL 1</b>
A.3.1	FLOOR PLAN LEVEL 2
A.3.2	FLOOR PLAN LEVEL 3
A.3.3	ROOF PLAN
<b>A 4.0</b>	<b>ELEVATIONS</b>
A.4.1	ELEVATIONS
A.4.2	ENLARGED ELEVATIONS
A.4.3	ENLARGED ELEVATIONS
<b>A 5.0</b>	<b>SECTIONS</b>
A.5.1	STREET SECTION
A.5.2	STREET SECTION
<b>A 6.0</b>	<b>ISO VIEWS</b>
A.6.1	ISO VIEWS
A.6.2	ISO VIEWS
A.6.3	ISO VIEWS
A.6.4	ISO VIEWS
<b>A 7.0</b>	<b>MISCELLANEOUS DETAILS</b>

**CLIENT**

**NANAK FOODS**  
Office: 604 594 9190  
Email: arneja@nanakfoods.com

**ARCHITECT**

**KARLA CASTELLANOS Architect AIBC  
KCC ARCHITECTURE AND DESIGN LTD**  
Office: 604 909 1267  
Email: kcastellanos@kccarchitecture.com

**LANDSCAPE**

**JESSICA THIESSEN  
KD PLANNING & DESIGN LTD.**  
Office: 604 853 8831  
Email: jessicat@krahn.com

**GEOTECHNICAL**

**ALEX GOSSEN  
GEOPACIFIC CONSULTANTS LTD.**  
Office: 604 439 0922  
Email: reception@geopacific.ca

**SURVEYOR**

**Finný Philip  
ELEVATE Land Surveying**  
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NO.	DATE	ISSUANCE
1	2023 02 06	ISSUED FOR REVIEW
2	2023 02 07	ISSUED FOR REVIEW
3	2023 02 23	ISSUED FOR COORDINATION
4	2023 03 10	ISSUED FOR REVIEW
5	2023 03 21	ISSUED FOR DP
6	2023 04 05	RE-ISSUED FOR DP
7	2023 04 10	RE-ISSUED FOR DP



**PROPOSED NEW DEVELOPMENT**

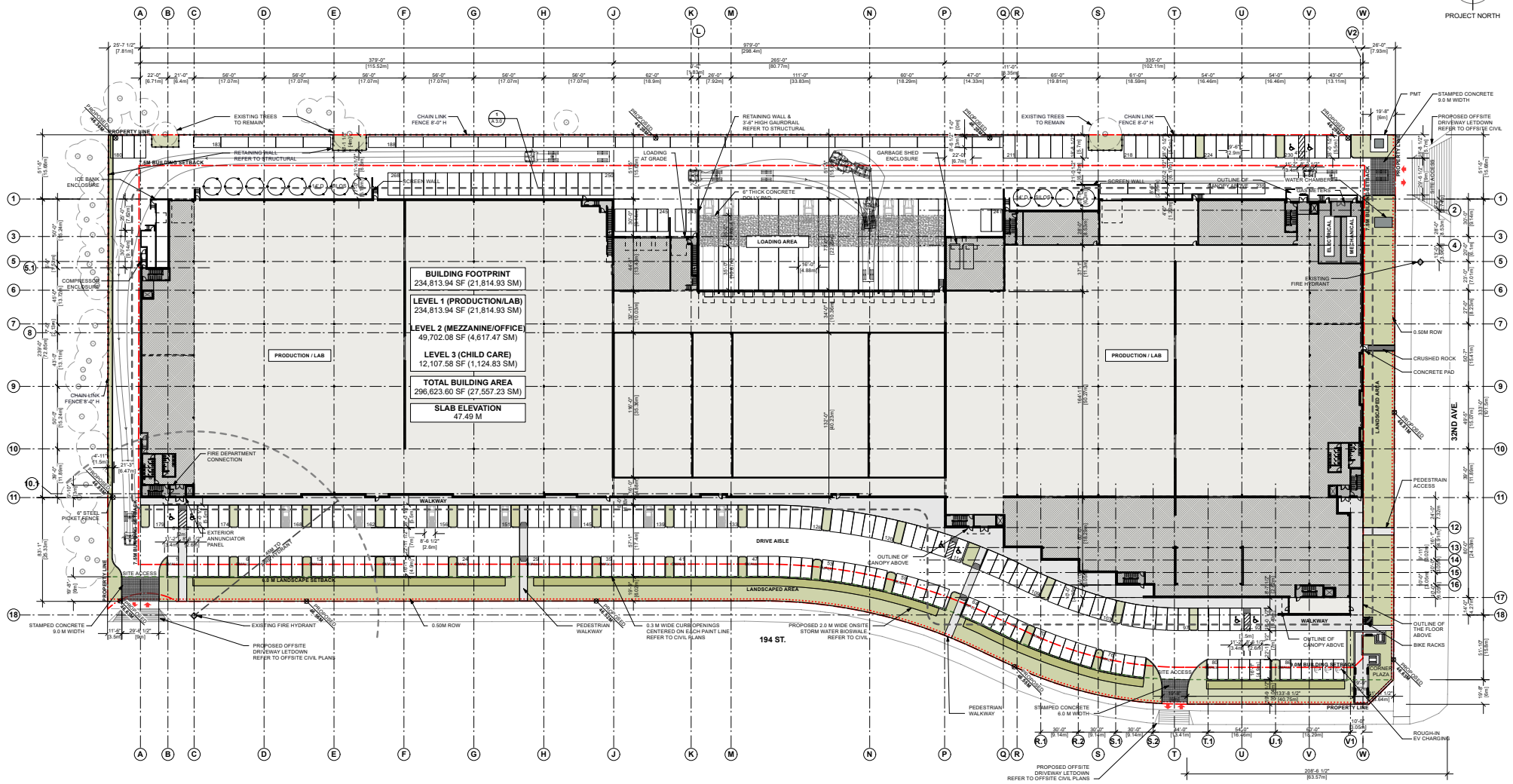
**NANAK FOODS**

3288 194 Street  
City of Surrey, BC

**PROJECT DATA**

**A 1.0**





NO.	DATE	ISSUANCE
12	2023 02 14	ISSUED FOR COORDINATION
13	2023 02 15	ISSUED FOR COORDINATION
14	2023 02 23	ISSUED FOR COORDINATION
15	2023 03 09	ISSUED FOR COORDINATION
16	2023 03 10	ISSUED FOR REVIEW
17	2023 03 16	ISSUED FOR COORDINATION
18	2023 03 17	ISSUED FOR COORDINATION
19	2023 03 21	ISSUED FOR DP
20	2023 04 05	RE-ISSUED FOR DP
21	2023 04 10	REISSUED FOR DP

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PROPOSED NEW DEVELOPMENT

NANAK FOODS

3288 194 Street  
City of Surrey, BC

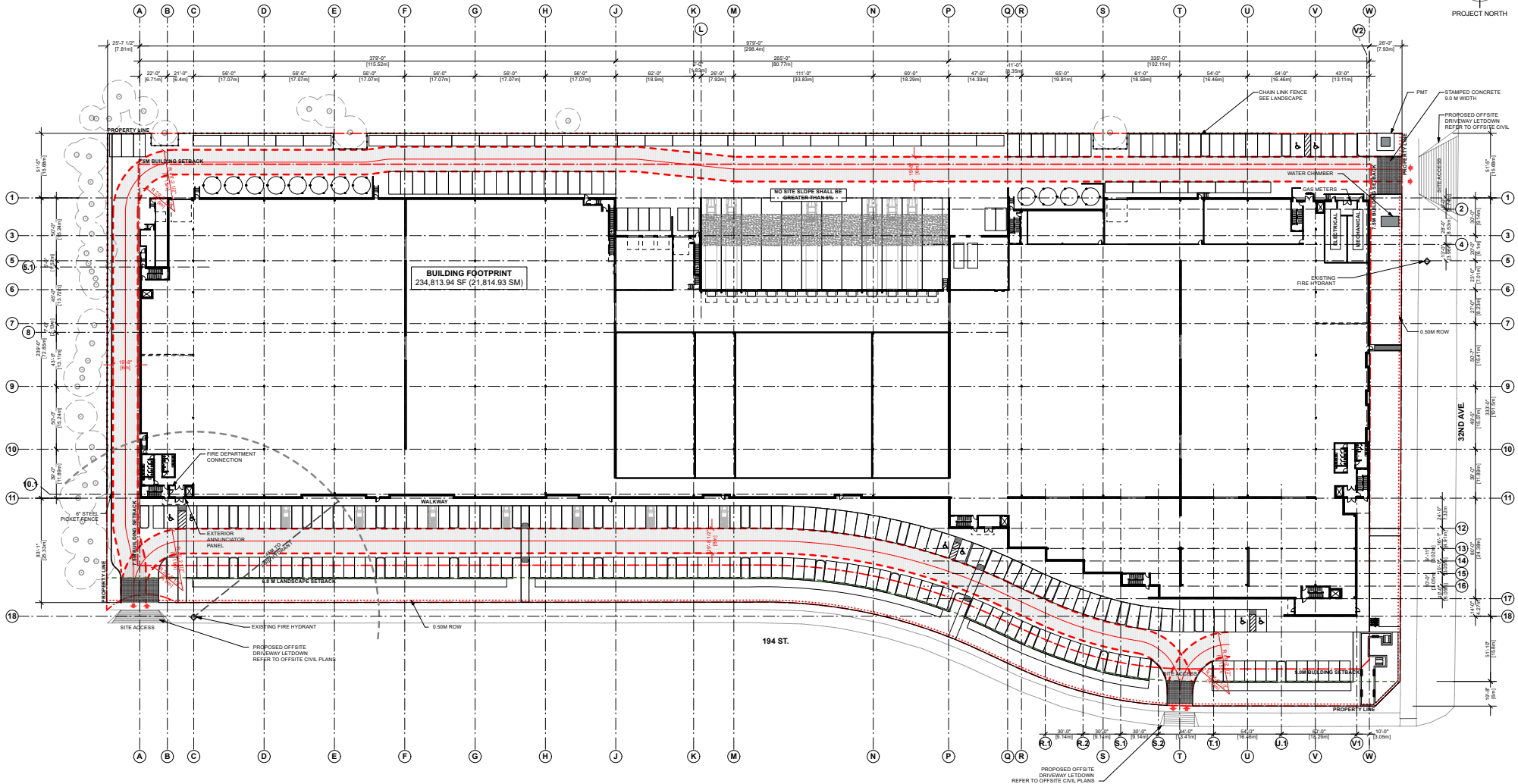
SITE PLAN

A 2.0



DRAWN: AA  
CHECKED: KC  
SCALE: 1:900  
FILE: 2304

KCC Architecture & Design Ltd.  
Unit 300 13300 Croydon Drive Surrey BC V3Z 0Z5  
kccarchitecture.com  
Tel 604 283 0912



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NO.	DATE	ISSUANCE
1	2023 02 23	ISSUED FOR COORDINATION
2	2023 03 09	ISSUED FOR COORDINATION
3	2023 03 21	RE-ISSUED FOR DP
4	2023 04 05	RE-ISSUED FOR DP
5	2023 04 10	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT

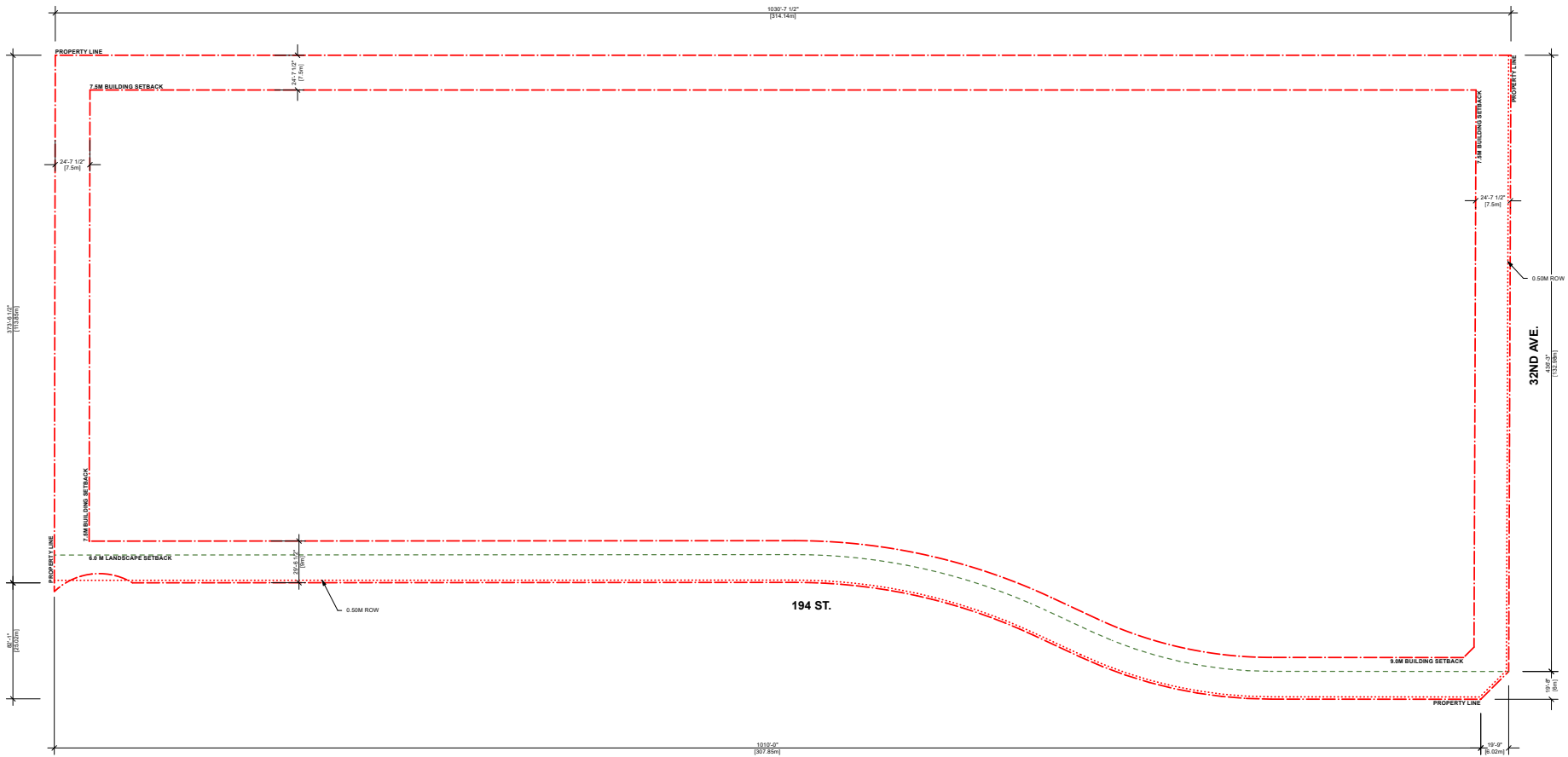
NANAK FOODS

3288 194 Street  
City of Surrey, BC

FIRE TRUCK ACCESS

A 2.1





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3	2023 03 21	ISSUED FOR DP
4	2023 04 05	RE-ISSUED FOR DP
5	2023 04 10	REISSUED FOR DP



PROPOSED NEW DEVELOPMENT

NANAK FOODS

3288 194 Street  
City of Surrey, BC

PROPERTY LINES

A 2.2



DRAWN: AA  
CHECKED: KC

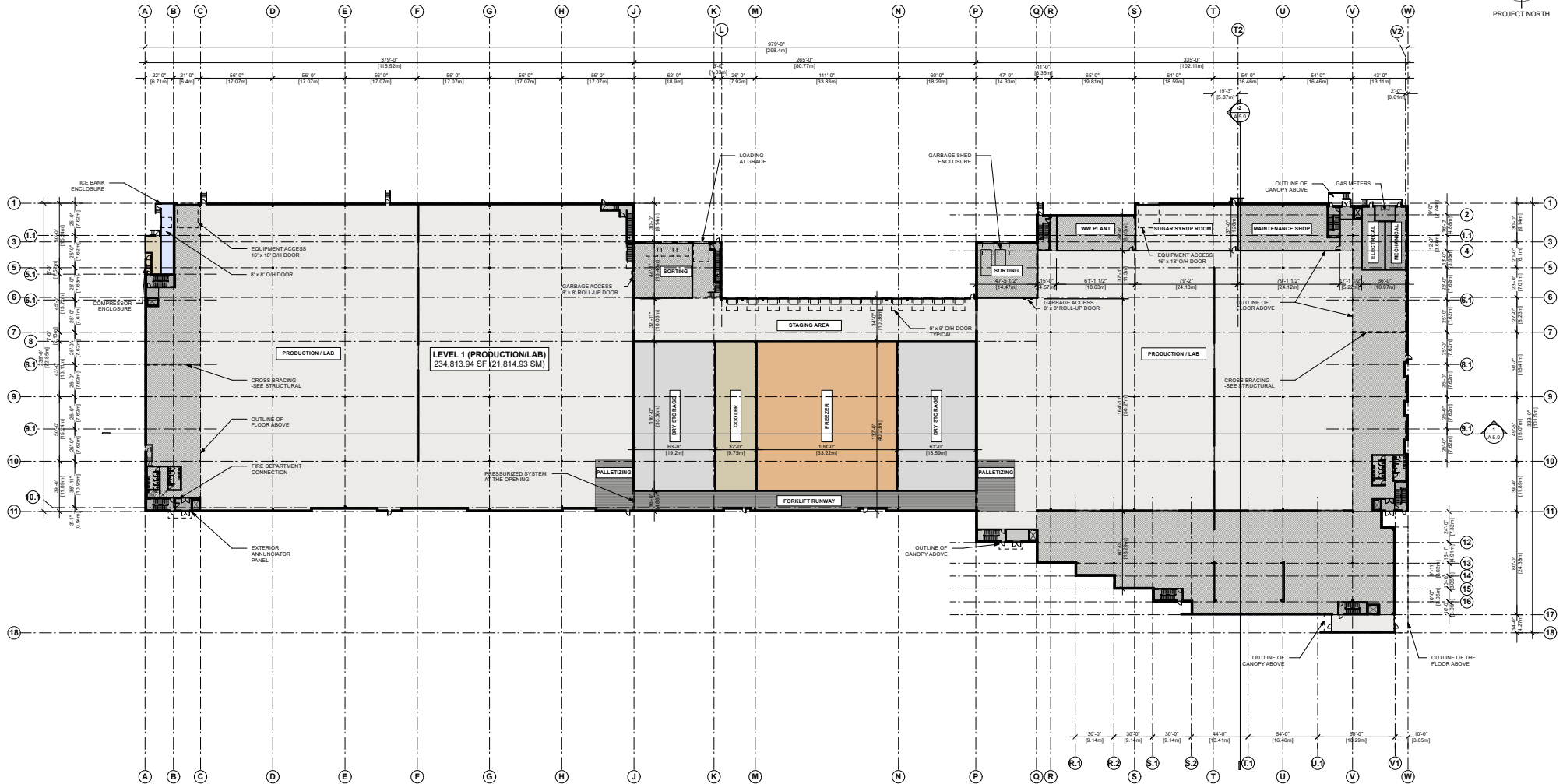
SCALE: 1:1

FILE: 2304

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5	2023 04 10	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT

NANAK FOODS

3288 194 Street  
City of Surrey, BC

LEVEL 1

A 3.0

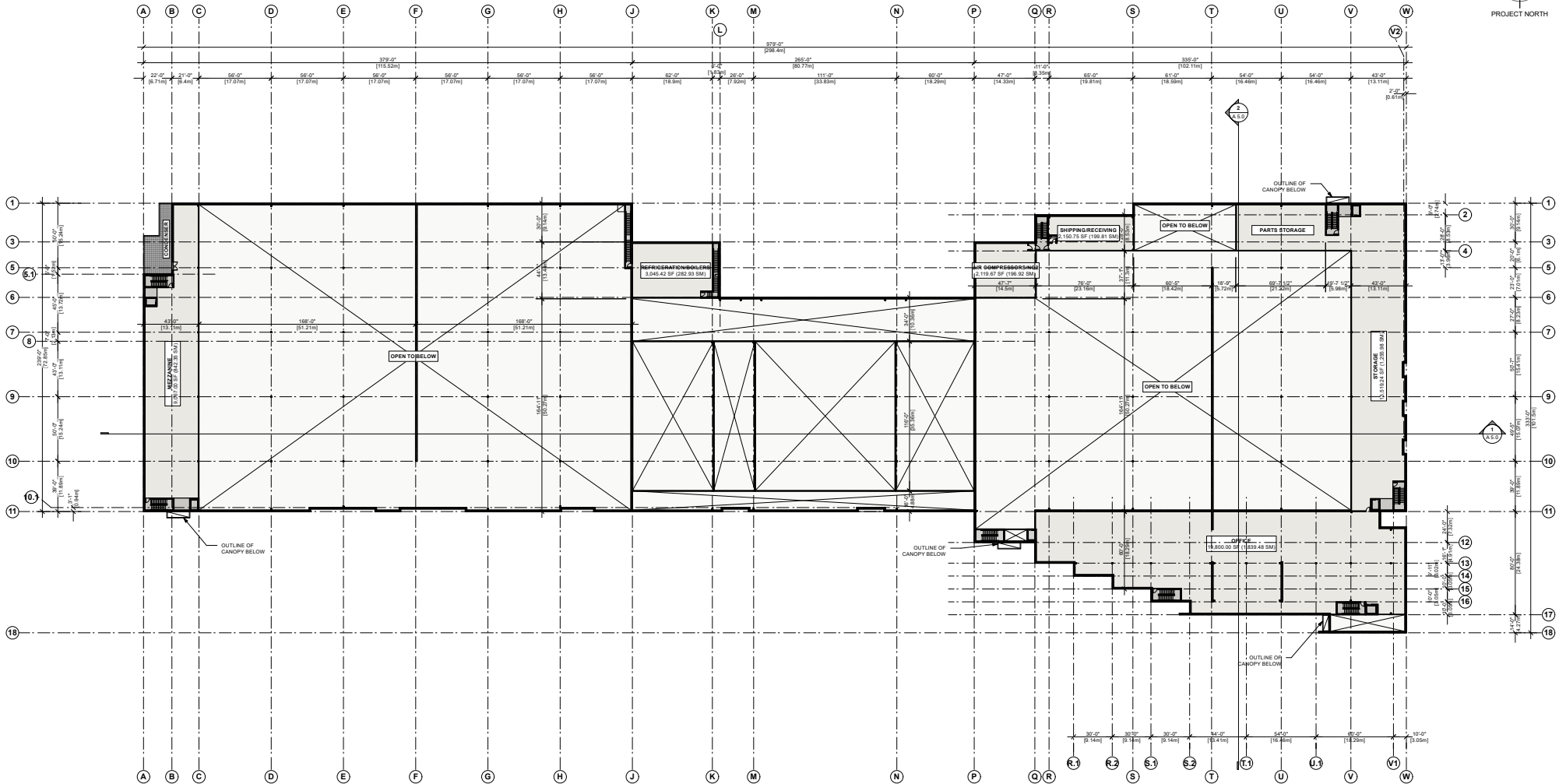


DRAWN: AA  
CHECKED: KC

SCALE: 1:1

FILE: 2304

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NO.	DATE	ISSUANCE
6	2023 02 06	ISSUED FOR REVIEW
7	2023 02 07	ISSUED FOR REVIEW
8	2023 02 13	ISSUED FOR COORDINATION
9	2023 02 14	ISSUED FOR COORDINATION
10	2023 02 15	ISSUED FOR COORDINATION
11	2023 02 23	ISSUED FOR COORDINATION
12	2023 03 09	ISSUED FOR COORDINATION
13	2023 03 21	ISSUED FOR DP
14	2023 04 05	RE-ISSUED FOR DP
15	2023 04 10	REISSUED FOR DP

NO.	DATE	ISSUANCE
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7	2023 02 07	ISSUED FOR REVIEW
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9	2023 02 14	ISSUED FOR COORDINATION
10	2023 02 15	ISSUED FOR COORDINATION
11	2023 02 23	ISSUED FOR COORDINATION
12	2023 03 09	ISSUED FOR COORDINATION
13	2023 03 21	ISSUED FOR DP
14	2023 04 05	RE-ISSUED FOR DP
15	2023 04 10	REISSUED FOR DP



PROPOSED NEW DEVELOPMENT

NANAK FOODS

3288 194 Street  
City of Surrey, BC

LEVEL 2

A 3.1

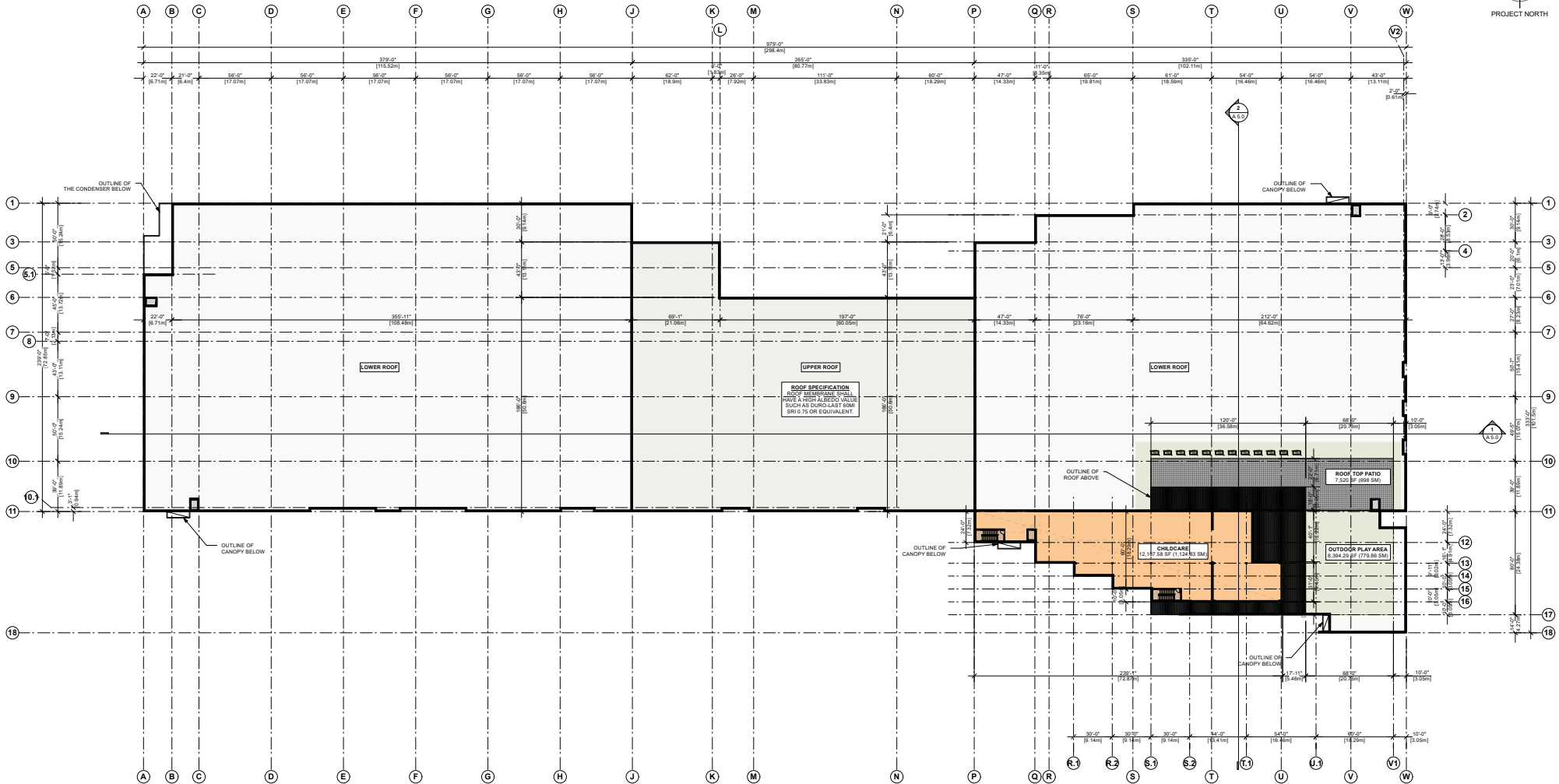


DRAWN: AA  
CHECKED: KC

SCALE: 1/900

FILE: 2304

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NO.	DATE	ISSUANCE
6	2023 02 06	ISSUED FOR REVIEW
7	2023 02 07	ISSUED FOR COORDINATION
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15	2023 04 10	RE-ISSUED FOR DP

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11	2023 02 23	ISSUED FOR COORDINATION
12	2023 03 09	ISSUED FOR COORDINATION
13	2023 03 21	ISSUED FOR DP
14	2023 04 05	RE-ISSUED FOR DP
15	2023 04 10	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT

NANAK FOODS

3288 194 Street  
City of Surrey, BC

LEVEL 3

A 3.2

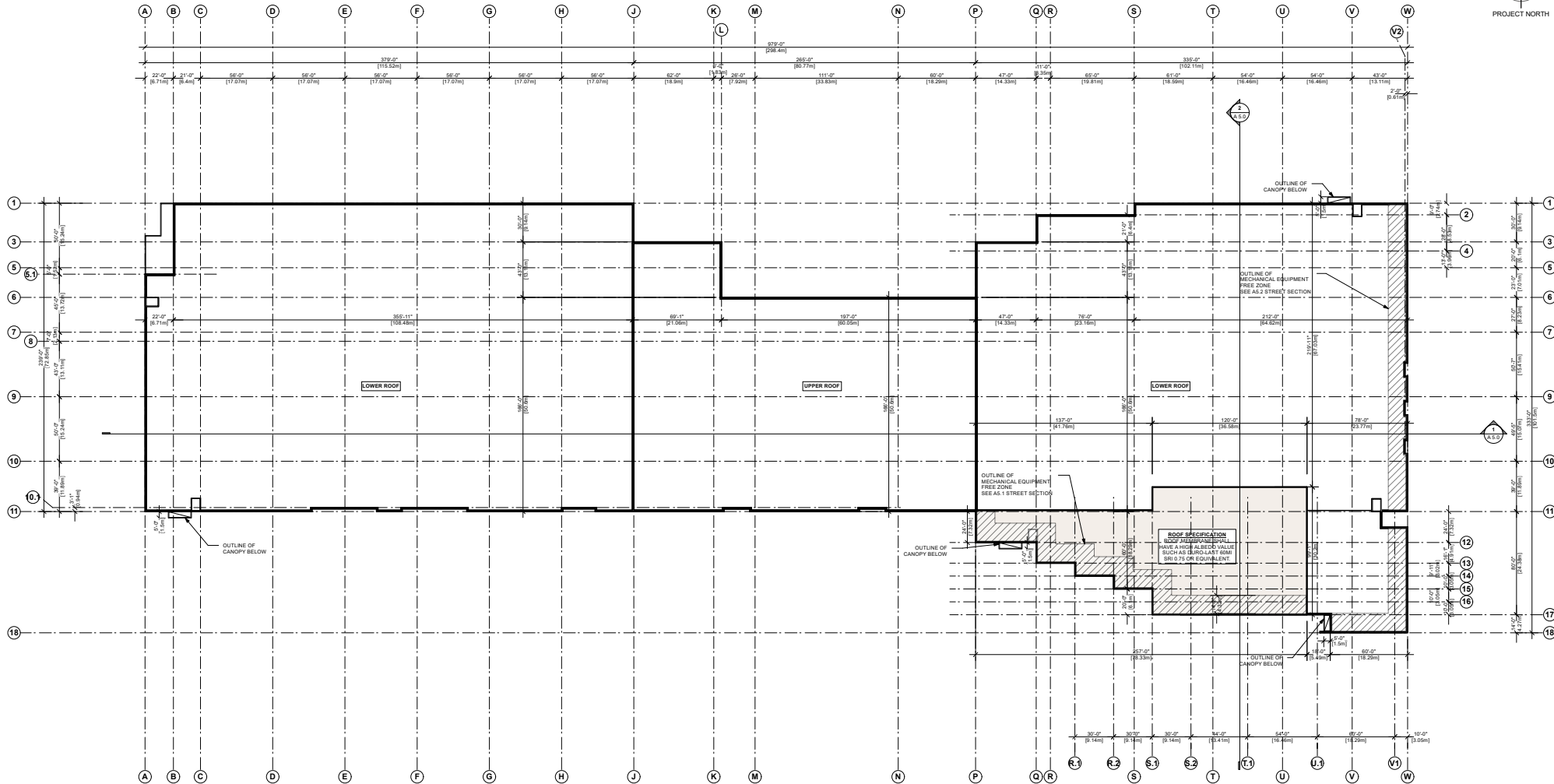


DRAWN: AA  
CHECKED: KC

SCALE: 1/900

FILE: 2304

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2	2023 03 09	ISSUED FOR COORDINATION
3	2023 03 21	RE-ISSUED FOR DP
4	2023-04-05	RE-ISSUED FOR DP
5	2023 04 10	REISSUED FOR DP



PROPOSED NEW DEVELOPMENT

NANAK FOODS

3288 194 Street  
City of Surrey, BC

ROOF PLAN

A 3.3

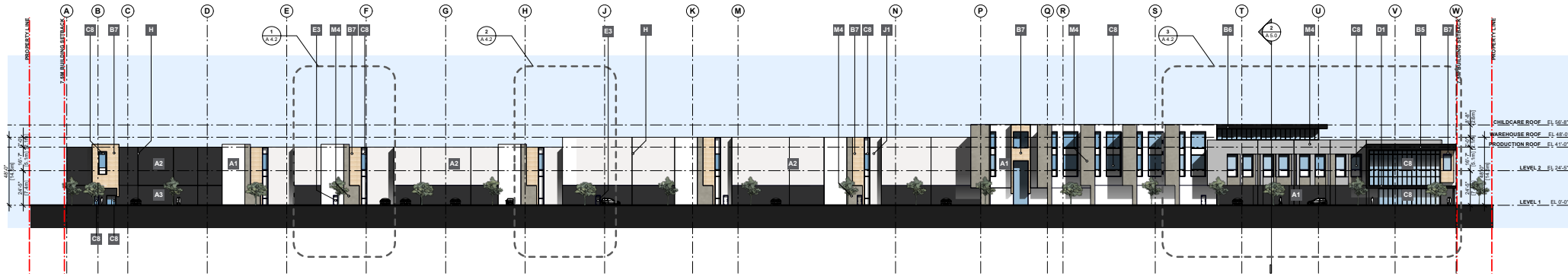


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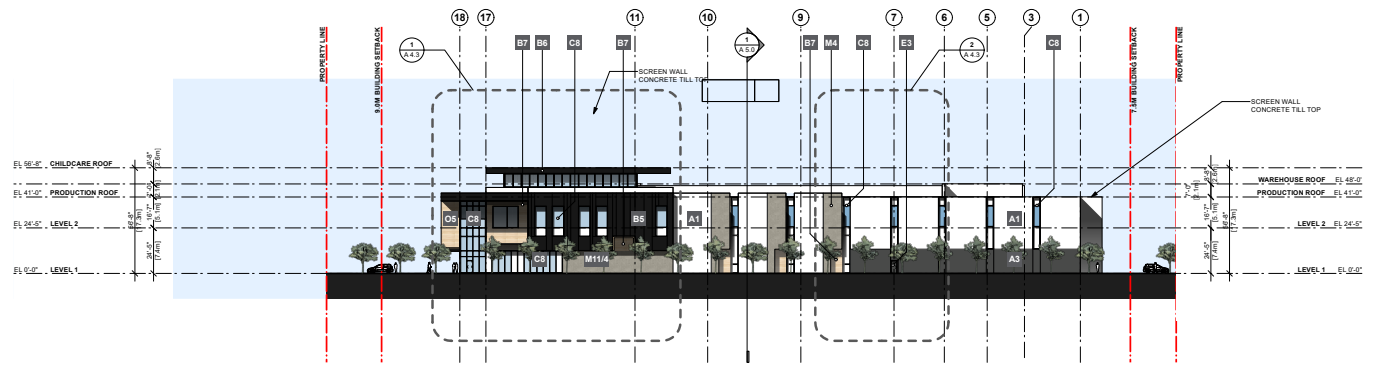
SCALE: 1/900

FILE: 2304

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kccarchitecture.com  
Tel 604 283 0912



1 WEST ELEVATION  
1:800



2 SOUTH ELEVATION  
1:800

**MATERIAL LEGEND**

- |   |  |  |
|---|--|--|
| <b>A</b> INSULATED TILT-UP CONCRETE PANEL PAINTED | <b>F</b> INSULATED OVERHEAD DOOR PAINTED (R15) | <b>L</b> SPANDREL EXPOSED ARCHITECTURAL CONCRETE POLISHED FINISH WITH SEALER |
| <b>B</b> METAL CLADDING PANEL                     | <b>G</b> WEATHER SEAL                          | <b>M</b> BENJAMIN MOORE PAINT 3 SOFFIT                                       |
| <b>C</b> CURTAIN WALL                             | <b>H</b> PANEL JOINT                           | <b>N</b> BENJAMIN MOORE PAINT 4  |
| <b>D</b> CANOPY                                   | <b>J</b> PAINTED TRIM                          | <b>O</b> FEATURE WALL  |
| <b>E</b> STEEL FRAME HOLLOW METAL DOOR            | <b>K</b> BOLLARDS                              |  |

**COLOUR LEGEND**

- |                                 |   |  |
|---------------------------------|---|--|
| <b>1</b> BENJAMIN MOORE PAINT 1 | <b>6</b> METAL PANEL II   | <b>10</b> SPANDREL WHITE FORMLINER RECKLI 1/10 PELLWORM OR SIMILAR |
| <b>2</b> BENJAMIN MOORE PAINT 2 | <b>7</b> METAL FAUX WOOD  |  |
| <b>3</b> BENJAMIN MOORE PAINT 3 | <b>8</b> BLACK ALUMINUM FRAME & TRANSPARENT DOUBLE GLASS UNIT           |  |
| <b>4</b> BENJAMIN MOORE PAINT 4 | <b>9</b> ANODIZED SILVER ALUMINUM FRAME & TRANSPARENT DOUBLE GLASS UNIT |  |
| <b>5</b> METAL PANEL I          |   |  |

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NO.	DATE	ISSUANCE
1	2023 03 21	ISSUED FOR DP
2	2023 04 05	RE-ISSUED FOR DP
3	2023 04 10	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT  
**NANAK FOODS**  
3288 194 Street  
City of Surrey, BC

**ELEVATIONS**

**A 4.0**

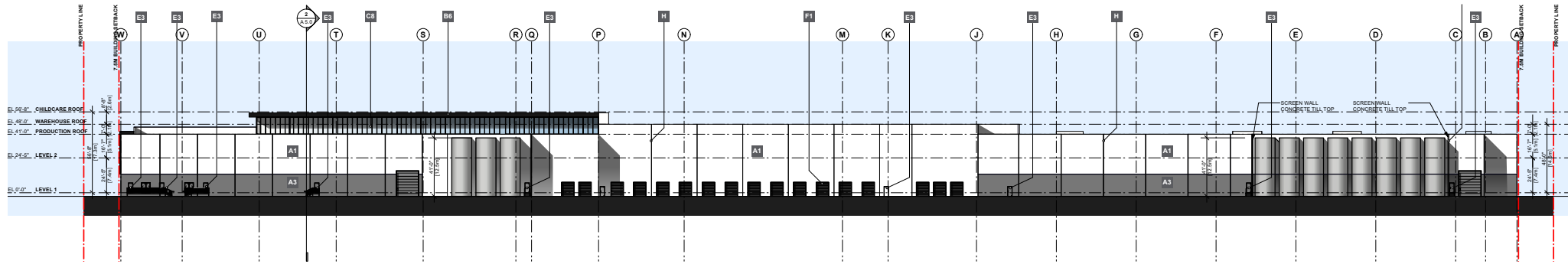


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FILE: 2304

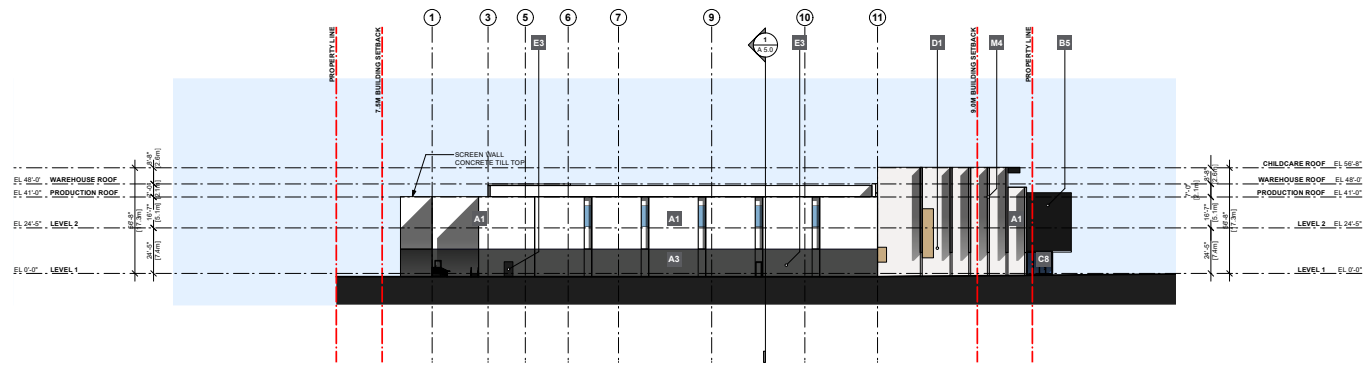
KCC Architecture & Design Ltd.  
Unit 300 15300 Croydon Drive Surrey BC V3Z 0Z5  
kccarchitecture.com  
Tel 604 283 0912

**GENERAL NOTES**

- FOR TOPOGRAPHIC SURVEY REFER TO FILE MR21-10210PO DATED OCTOBER 27, 2021 PREPARED BY TERRA PACIFIC LAND SURVEYING
- FOR SITE GRADING INFO REFER TO CALL PLAN 19194-C2 DATED 2022 02 11 PREPARED BY CENTRAS ENGINEERING LTD
- FOR LANDSCAPE PLAN REFER TO L-1 DATED 2022 02 07 PREPARED BY C. RAVOGLIANS & ASSOCIATES INC.
- ALL METAL PRODUCTS TO BE PRE-FINISHED, PRE-FORMED AND INSTALLED USING THE MANUFACTURERS ACCESSORIES



1 EAST ELEVATION  
1:800



2 NORTH ELEVATION  
1:800

**MATERIAL LEGEND**

- |   |  |   |
|---|--|---|
| <b>A</b> INSULATED TILT-UP CONCRETE PANEL PAINTED | <b>F</b> INSULATED OVERHEAD DOOR PAINTED (R15) | <b>L</b> SPANDREL EXPOSED ARCHITECTURAL       |
| <b>B</b> METAL CLADDING PANEL                     | <b>G</b> WEATHER SEAL                          | <b>M</b> CONCRETE POLISHED FINISH WITH SEALER |
| <b>C</b> CURTAIN WALL                             | <b>H</b> PANEL JOINT                           | <b>N</b> SOFFIT                               |
| <b>D</b> CANOPY                                   | <b>J</b> PAINTED TRIM                          | <b>O</b> FEATURE WALL                         |
| <b>E</b> STEEL FRAME HOLLOW METAL DOOR            | <b>K</b> BOLLARDS                              |   |

**COLOUR LEGEND**

- |                                 |   |  |
|---------------------------------|---|--|
| <b>1</b> BENJAMIN MOORE PAINT 1 | <b>6</b> METAL PANEL II   | <b>10</b> SPANDREL WHITE FORMLINER RECKLI 1/10 PELLWORM OR SIMILAR |
| <b>2</b> BENJAMIN MOORE PAINT 2 | <b>7</b> METAL FAUX WOOD  |  |
| <b>3</b> BENJAMIN MOORE PAINT 3 | <b>8</b> BLACK ALUMINUM FRAME & TRANSPARENT DOUBLE GLASS UNIT           |  |
| <b>4</b> BENJAMIN MOORE PAINT 4 | <b>9</b> ANODIZED SILVER ALUMINUM FRAME & TRANSPARENT DOUBLE GLASS UNIT |  |
| <b>5</b> METAL PANEL I          |   |  |

**GENERAL NOTES**

- FOR TOPOGRAPHIC SURVEY REFER TO FILE MR21-1029T0FO DATED OCTOBER 27, 2021 PREPARED BY TERRA PACIFIC LAND SURVEYING
- FOR SITE GRADING INFO REFER TO CIVIL PLAN 21064-C2 DATED 2022 02 11 PREPARED BY CENTRAS ENGINEERING LTD
- FOR LANDSCAPE PLAN REFER TO L-1 DATED 2022 02 07 PREPARED BY C XAVOLIANS & ASSOCIATES INC.

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NO.	DATE	ISSUANCE
1	2023 03 21	ISSUED FOR DP
2	2023 04 05	RE-ISSUED FOR DP
3	2023 04 10	RE-ISSUED FOR DP

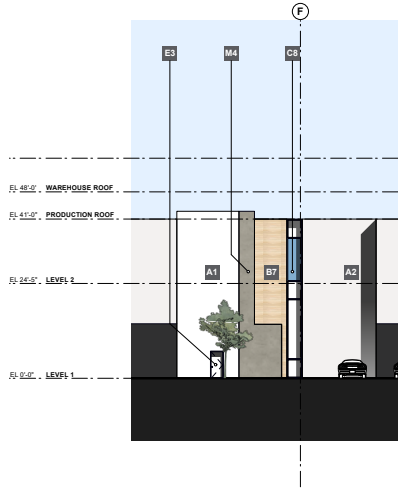


PROPOSED NEW DEVELOPMENT  
**NANAK FOODS**  
3288 194 Street  
City of Surrey, BC

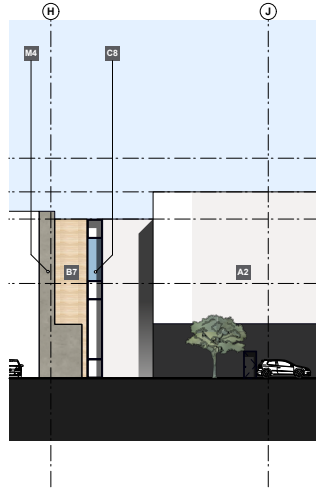
**ELEVATIONS**

A 4.1

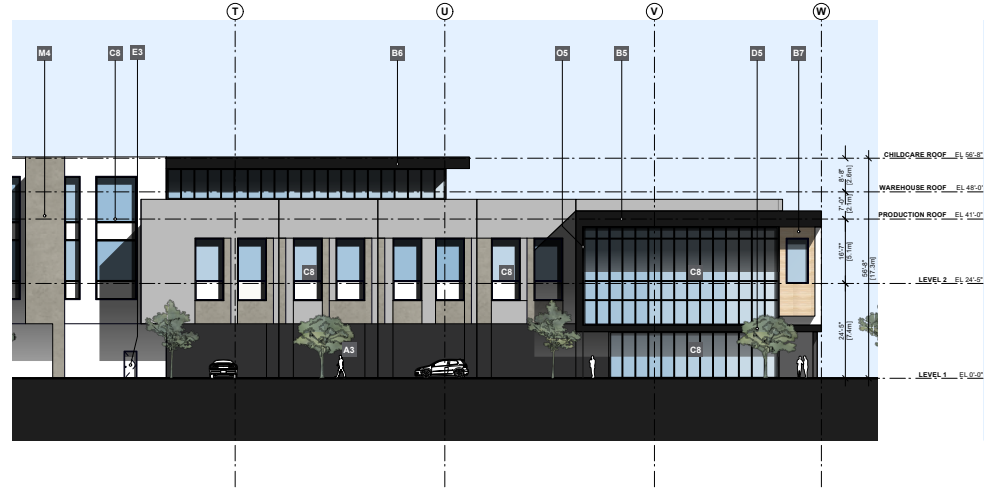




1 PARTIAL WEST ELEVATION  
1/32" = 1'-0"



2 PARTIAL WEST ELEVATION  
1/32" = 1'-0"



3 PARTIAL WEST ELEVATION  
1/32" = 1'-0"

**MATERIAL LEGEND**

- A INSULATED TILT-UP CONCRETE PANEL PAINTED
- B METAL CLADDING PANEL
- C CURTAIN WALL
- D CANOPY
- E STEEL FRAME HOLLOW METAL DOOR
- F INSULATED OVERHEAD DOOR PAINTED (R15)
- G WEATHER SEAL
- H PANEL JOINT
- I PAINTED TRIM
- K BOLLARDS

**COLOUR LEGEND**

- 1 BENJAMIN MOORE PAINT 1
- 2 BENJAMIN MOORE PAINT 2
- 3 BENJAMIN MOORE PAINT 3
- 4 BENJAMIN MOORE PAINT 4
- 5 METAL PANEL 1
- 6 METAL PANEL II
- 7 METAL FAUX WOOD
- 8 BLACK ALUMINUM FRAME & TRANSPARENT DOUBLE GLASS UNIT
- 9 ANODIZED SILVER ALUMINUM FRAME & TRANSPARENT DOUBLE GLASS UNIT
- 10 SPANDREL WHITE
- 11 FORMLINER RECKLI 1/10 PELLWORM OR SIMILAR

**GENERAL NOTES**

- FOR TOPOGRAPHIC SURVEY REFER TO FILE MR21-102910FO DATED OCTOBER 27, 2021 PREPARED BY TERRA PACIFIC LAND SURVEYING
- FOR SITE GRADING INFO REFER TO CIVIL PLAN 21094-C2 DATED 2022 02 11 PREPARED BY CENTRAS ENGINEERING LTD
- FOR LANDSCAPE PLAN REFER TO L-1 DATED 2022 02 07 PREPARED BY C XAVOLIANS & ASSOCIATES INC.

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3	2023 04 10	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT

**NANAK FOODS**  
3288 194 Street  
City of Surrey, BC

**ENLARGED ELEVATIONS**

**A 4.2**



DRAWN: AA  
CHECKED: KC

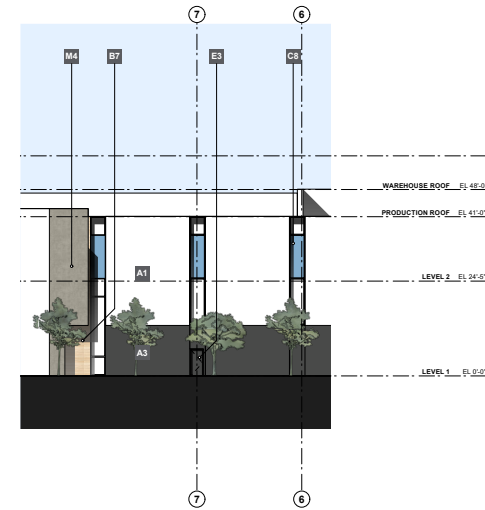
SCALE: 1/32" = 1'-0"

FILE: 2304

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Unit 300 15300 Croydon Drive Surrey BC V3Z 0Z5 Tel 604 283 0912



1 PARTIAL SOUTH ELEVATION  
1/32" = 1'-0"



2 PARTIAL SOUTH ELEVATION  
1/32" = 1'-0"

**MATERIAL LEGEND**

- |   |  |   |
|---|--|---|
| <b>A</b> INSULATED TILT-UP CONCRETE PANEL PAINTED | <b>F</b> INSULATED OVERHEAD DOOR PAINTED (R15) | <b>L</b> SPANDREL TILT-UP CONCRETE EXPOSED ARCHITECTURAL FINISH WITH SEALER |
| <b>B</b> METAL CLADDING PANEL                     | <b>G</b> WEATHER SEAL                          | <b>M</b> CONCRETE POLISHED FINISH WITH SEALER                               |
| <b>C</b> CURTAIN WALL                             | <b>H</b> PANEL JOINT                           | <b>N</b> SOFFIT   |
| <b>D</b> CANOPY                                   | <b>J</b> PAINTED TRIM                          | <b>O</b> FEATURE WALL   |
| <b>E</b> STEEL FRAME HOLLOW METAL DOOR            | <b>K</b> BOLLARDS                              |   |

**COLOUR LEGEND**

- |                                 |   |  |
|---------------------------------|---|--|
| <b>1</b> BENJAMIN MOORE PAINT 1 | <b>6</b> METAL PANEL II   | <b>10</b> SPANDREL WHITE FORMLINER RECKLI 1/10 PELLWORM OR SIMILAR |
| <b>2</b> BENJAMIN MOORE PAINT 2 | <b>7</b> METAL FAUX WOOD  | <b>11</b> SPANDREL WHITE FORMLINER RECKLI 1/10 PELLWORM OR SIMILAR |
| <b>3</b> BENJAMIN MOORE PAINT 3 | <b>8</b> BLACK ALUMINUM FRAME & TRANSPARENT DOUBLE GLASS UNIT           |  |
| <b>4</b> BENJAMIN MOORE PAINT 4 | <b>9</b> ANODIZED SILVER ALUMINUM FRAME & TRANSPARENT DOUBLE GLASS UNIT |  |
| <b>5</b> METAL PANEL I          |   |  |

**GENERAL NOTES**

- FOR TOPOGRAPHIC SURVEY REFER TO FILE MR21-1029TOPO DATED OCTOBER 27, 2021 PREPARED BY TERRA PACIFIC LAND SURVEYING
- FOR SITE GRADING INFO REFER TO CAL PLAN 21094-C2 DATED 2022 02 11 PREPARED BY CENTRAS ENGINEERING LTD
- FOR LANDSCAPE PLAN REFER TO L-1 DATED 2022 02 07 PREPARED BY C XAVOLIANS & ASSOCIATES INC.

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<b>NO.</b>	<b>DATE</b>	<b>ISSUANCE</b>
1	2023 03 21	ISSUED FOR DP
2	2023 04 05	RE-ISSUED FOR DP
3	2023 04 10	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT

**NANAK FOODS**

3288 194 Street  
City of Surrey, BC

**ENLARGED ELEVATIONS**

**A 4.3**



DRAWN: AA  
CHECKED: KC

SCALE: 1/32" = 1'-0"

FILE: 2304

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8	2023 04 10	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT

**NANAK FOODS**

3288 194 Street  
City of Surrey, BC

**ISO VIEWS**

**A 6.0**



DRAWN: AA  
CHECKED: KC

SCALE: NTS

FILE: 2304

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PROPOSED NEW DEVELOPMENT

NANAK FOODS

3288 194 Street  
City of Surrey, BC

ISO VIEWS

A 6.1



DRAWN: AA  
CHECKED: KC

SCALE: NTS

FILE: 2304

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PROPOSED NEW DEVELOPMENT

NANAK FOODS

3288 194 Street  
City of Surrey, BC

ISO VIEWS

A 6.2



DRAWN: AA  
CHECKED: KC

SCALE: NTS

FILE: 2304

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8	2023 04 10	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT

NANAK FOODS

3288 194 Street  
City of Surrey, BC

ISO VIEWS

A 6.3



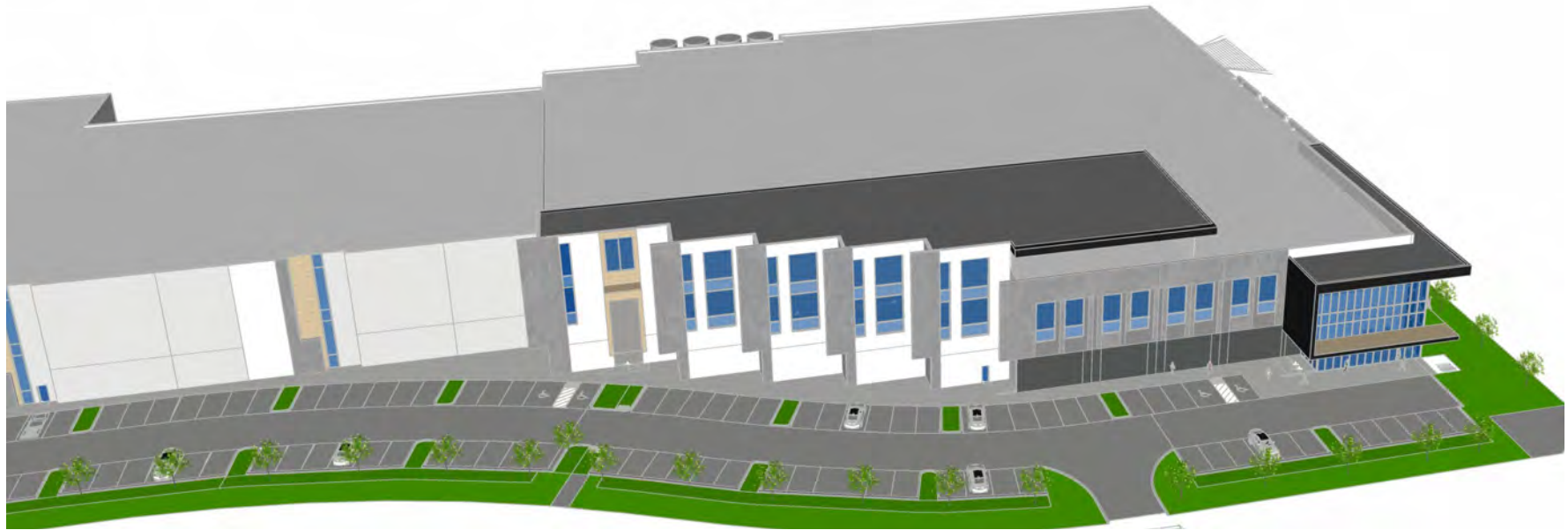
DRAWN: AA  
CHECKED: KC

SCALE: NTS

FILE: 2304

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NO.	DATE	ISSUANCE
1	2023 03 21	ISSUED FOR DP
2	2023 04 05	RE-ISSUED FOR DP
3	2023 04 10	REISSUED FOR DP



PROPOSED NEW DEVELOPMENT

NANAK FOODS

3288 194 Street  
City of Surrey, BC

ISO VIEWS

A 6.4



DRAWN: AA  
CHECKED: KC

SCALE: NTS

FILE: 2304

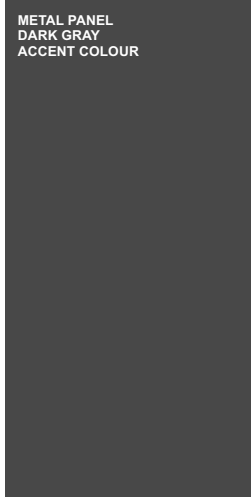
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**EXTERIOR FINISHES**

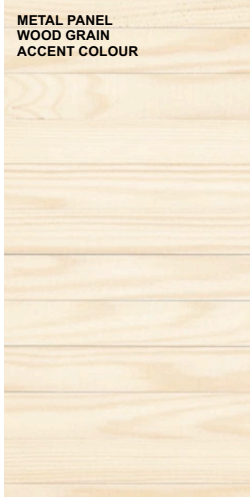
**POLISHED CONCRETE  
FINISH ON TILT-UP PANEL**



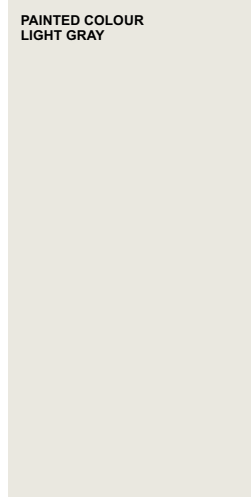
**METAL PANEL  
DARK GRAY  
ACCENT COLOUR**



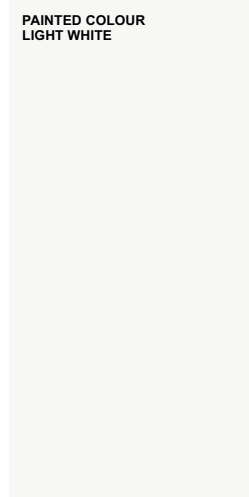
**METAL PANEL  
WOOD GRAIN  
ACCENT COLOUR**



**PAINTED COLOUR  
LIGHT GRAY**



**PAINTED COLOUR  
LIGHT WHITE**



**PAINTED COLOUR  
DARK GRAY**



**NOTE:**

- PARAPET FLASHING TO MATCH ADJACENT WALL COLOUR

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**NO.**  
1

**DATE**  
2023 04 05

**ISSUANCE**  
ISSUED FOR REVIEW



PROPOSED NEW DEVELOPMENT

**NANAK FOODS**

3288 194 Street  
City of Surrey, BC

**FINISHES BOARD**

**A 13.1**



DRAWN: AA  
CHECKED: KC

SCALE: NTS

FILE: 2304

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**LEGEND**

- TURF GRASS
- CONCRETE SIDEWALK PAVING
- UNIT PAVERS
- SAW CUT CONCRETE
- STRUCTURAL SOIL
- PROPERTY LINE
- SETBACK LINE
- TREE PROTECTION FENCE
- CHAIN LINK FENCE RE. STRUCT.
- PICNIC TABLE

1 230411 ISSUED FOR DWP COMMENTS

1 230419 ISSUED FOR DWP COMMENTS

1 230403 ISSUED FOR COORDINATION

1 230321 ISSUED FOR DP

1 230223 ISSUED FOR COORDINATION

NO. DATE (YYYY) DESCRIPTION  
ISSUES & REVISIONS

REAL

NORTH ARROW



PROJECT NAME  
**NANAK FOOD PROCESSING PLANT**

PROJECT ADDRESS  
**3288 194 ST  
SURREY, BC**

ISSUING TITLE  
**OVERALL  
LANDSCAPE PLAN**

SCALE 1:200

DRAWN: MA

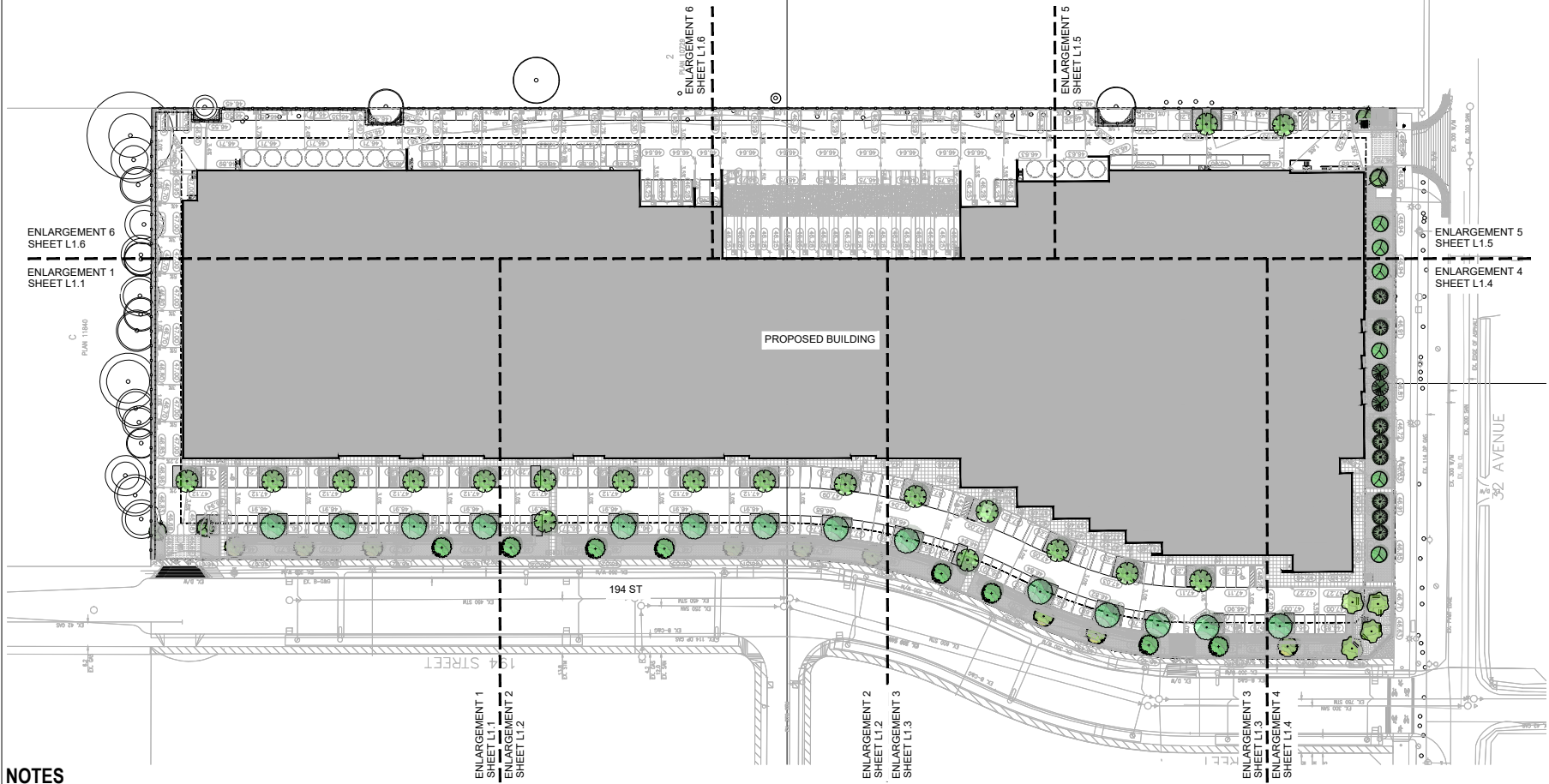
CHECKED: JT

PROJECT NO. 22089-L

DRAWING NO.

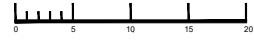
**L1**

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**NOTES**

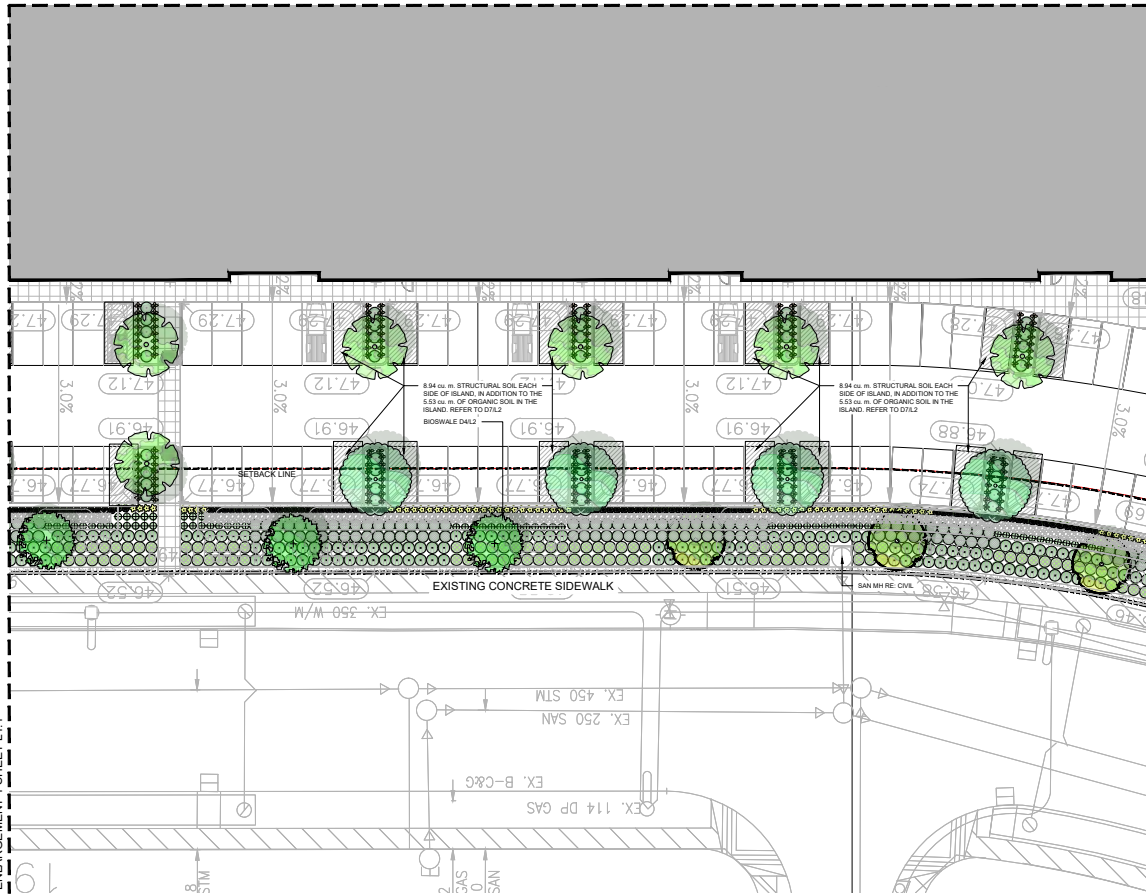
- GENERAL NOTES**
- EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
  - CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
  - CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
  - CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS. OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
  - OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
  - PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
  - UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
  - THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE. DURING THE PERIOD OF WORKS, PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SWEEPED AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.
- PLANTING NOTES**
- PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
  - PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
  - ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
  - TREE PROTECTION, PER THE MUNICIPAL DETAIL IF REQUIRED.
  - ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
  - SOIL DEPTH IN ALL PLANTING AREAS TO BE MINIMUM 450mm
- SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANTING MEDIUM TO MEET CANADIAN LANDSCAPE STANDARD FOR LEVEL 1.
  - ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH. REFER TO PLANTING DETAILS FOR INSTALLATION AROUND PLANT MATERIAL.
  - PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LAWS FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
- REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
  - PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON, AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
    - Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of written request by the Owner or Owner's representative. Failure to do so after the request shall result in the work being undertaken by others. The cost of this work shall be deducted from the total Contract Price or holdback and otherwise recovered from the Contractor.
    - Maintenance and additional installation of mulch
    - Weed removal
    - Disease control
  - SODDING NOTES
    - SODDED AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOG, WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEAVY GROWTH CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARD, AND OF THE FOLLOWING MIX OR APPROVED EQUAL:
      - 40% BLEND OF (3) VARIETIES OF KENTUCKY BLUEGRASS
      - 40% CREeping RED FESCUE
      - 20% PERENNIAL RYEGRASS
 USE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE
    - AREAS TO BE SODDED SHALL HAVE A MINIMUM 150MM TOPSOIL BASE.
    - LOOSEN SOIL SURFACE PRIOR TO SODDING. ELIMINATE BUMPS AND HOLLOW. ROLL LIGHTLY WHEREVER TOPSOIL IS EXCESSIVELY LOOSE.
    - PRIOR TO SODDING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
    - DELIVER SOG TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 36 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOG FROM DRYING, AND WATER SOG AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT THE LOSS OF SOIL IN HANDLING. DRY SOG WILL BE REJECTED.
  - LAY SOG DURING GROWING SEASON. LAY SOG IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH SHARP IMPLEMENTS.
  - WATER SOG IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 150MM OF TOPSOIL. MAINTAIN SODDED AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.
- IRRIGATION NOTES**
- IRRIGATION TO BE PROVIDED FOR ALL 'SOFT LANDSCAPE AREAS' SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
  - IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THE STUB OUTS PROVIDED. PROVIDE SUBMITTALS OF DESIGN TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.
  - THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES.
  - ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
  - USE POP-UP SPRINKLER HEADS.
  - DO NOT SPRAY WATER ONTO TREE TRUNKS.
- SEEDING NOTES**
- AREAS DESIGNATED FOR SEED WILL FOLLOW THESE GUIDELINES.
  - REMOVE ALL DEBRIS INCLUDING BUT NOT LIMITED TO ALL GRANULAR STONE, CONCRETE, WOOD AND METAL. SCARIFY ALL DISTURBED AREAS TO ELIMINATE COMPACTION OF TOPSOIL.
  - TO PREPARE AREAS FOR SEEDING, SPREAD, LOOSEN AND FINE GRADE TOPSOIL. GRADE FOR POSITIVE DRAINAGE. DEPTH OF TOPSOIL TO BE MIN. 150MM.
  - TO ENSURE ACCEPTANCE OF THE COMPLETED WORK, THE CONTRACTOR SHALL NOT COMMENCE SEEDING UNTIL THE PROJECT MANAGER HAS APPROVED FINE GRADES.
  - SEEDING OPERATIONS SHALL BE COMPLETED BETWEEN SPRING THRU AND JUNE 15TH FOR SPRING WORK, OR BETWEEN AUGUST 15TH AND OCTOBER 15TH FOR FALL WORK.
  - SEED APPLICATION METHOD: HYDROSEEDING BY APPROVED CONTRACTOR.
  - CONTRACTOR TO ENSURE ADEQUATE SEED MIX CATCH. SEEDED AREAS WILL BE ACCEPTED PROVIDED THAT A SUFFICIENT AMOUNT OF THE SEED HAS GERMINATED AND BECOME ESTABLISHED IN THE OPINION OF THE PROJECT MANAGER.
  - MAINTENANCE FOR SEEDED AREAS SHALL BEGIN IMMEDIATELY AFTER INSTALLATION AND SHALL CONTINUE UNTIL ACCEPTANCE BY THE PROJECT MANAGER.
- BIOSWALE SOIL SPECIFICATION**
- |  |         |
|--|---------|
| COARSE GRAVEL:                             | 0-1%    |
| ALL GRAVEL:                                | 0-5%    |
| SAND:                                      | 70-80%  |
| Smaller than 2mm                           |         |
| SILT:                                      | 5-15%   |
| Larger than 0.002mm                        |         |
| Smaller than 0.05mm                        |         |
| CLAY:                                      | 10-20%  |
| Smaller than 0.002mm                       |         |
| CLAY AND SILT COMBINED:                    | MAX 25% |
| ORGANIC CONTENT (by weight):               | 15%     |
| Organics not to be derived from food waste |         |
| ACIDITY(pH):                               | 6.0-6.5 |
- BOULDER NOTES**
- BOULDERS buy average of 0.15-0.25m below surface, size at minimum:
- 00 L = LARGE AT 1m l. x 1m w. x 1m ht., 0.75m showing above surface, 2 tonne each
- 0 M = MEDIUM AT 0.75m l. x 0.75m w. x 0.75m ht., 0.6m showing above surface, 1.2 tonne each
- 0 S = SMALL AT 0.6m l. x 0.6m w. x 0.6m ht., 0.4-0.45m above surface, 0.6 tonne each
- CONTRACTOR TO PROVIDE SAMPLE FOR CLIENT/PROJECT MANAGER APPROVAL BEFORE PURCHASING AND INSTALLING



**LEGEND**

- TURF GRASS
- CONCRETE SIDEWALK PAVING
- UNIT PAVERS
- SAW CUT CONCRETE
- STRUCTURAL SOIL
- PROPERTY LINE
- SETBACK LINE
- TREE PROTECTION FENCE
- CHAINLINK FENCE RE. STRUCT.
- PICNIC TABLE

ENLARGEMENT 6 SHEET L1.6



**PLANT LIST**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
<b>DECIDUOUS TREES</b>						
	4	Acer freemanii 'Autumn Blaze'	Autumn blaze maple	6cm cal.	As per plan	W.B.
	19	Zukovica serrata	Japanese zelkova	6cm cal.	As per plan	W.B.
	8	Quercus palustris	Pin oak	6cm cal.	As per plan	W.B.
	9	Cercidiphyllum japonicum	Katsura tree	6cm cal.	As per plan	W.B.
	6	Acer ginnala 'Flame'	Flame amur maple	6cm cal.	As per plan	W.B. Multistem
	14	Liriodendron tulipifera	Tulip poplar	6cm cal.	As per plan	W.B.
	4	Malus fusca	Pacific crabapple	6cm cal.	As per plan	W.B.
<b>CONIFEROUS TREES</b>						
	3	Picea omorika	Serbian spruce	3m ht.	As per plan	W.B.
	8	Taxus heterophylla	Western hemlock	3m ht.	As per plan	W.B.
<b>SHRUBS</b>						
	148	Brachyglottis sunahina	Brachyglottis	50cm ht.	1m	#3 Pot
	288	Cornus sericea 'Naked'	Katwee dogwood	50cm ht.	0.8m O.C.	#3 Pot
	145	Physocarpus capitatus	Pacific ninebark	50cm ht.	1m O.C.	#3 Pot
	407	Rosa nutkana	Nootka rose	50cm ht.	1m O.C.	#3 Pot
	55	Symphoricarpos albus	Snowberry	50cm ht.	1m O.C.	#3 Pot
	131	Potentilla fruticosa 'Daylaser'	Shrubby cinquefoil	30cm ht.	0.8m O.C.	#2 Pot
	328	Gaillardia spathulata	Salal	50cm ht.	1m O.C.	#3 Pot
	510	Photinia nivalis	Wild rose orange	50cm ht.	1m O.C.	#3 Pot
	19	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese holly	1m ht. minimum	0.5m O.C.	#5 Pot
<b>PERENNIALS, GROUND COVERS, AND GRASSES</b>						
	690	Ethiopia Purpurea	Purple coneflower	1 Gallon	0.45m O.C.	#1 Pot
	84	Calamagrostis scutellura 'Warrior Forester'	Feather reed grass	1 Gallon	0.45m O.C.	#1 Pot
	206	Liriope muscari	Big blue lilyturf	1 Gallon	0.45m O.C.	#1 Pot
	297	Lavandula angustifolia	Lavender	1 Gallon	0.45m O.C.	#1 Pot
	426	Thymus praecox/strigosus	Woolly thyme	1 Gallon	0.45m O.C.	#1 Pot
	70	Koeleria	Arcticostaphylos	1 Gallon	0.3m O.C.	#1 Pot

- 1 230411 ISSUED FOR DVP COMMENTS
  - 2 230419 ISSUED FOR DVP COMMENTS
  - 3 230403 ISSUED FOR COORDINATION
  - 4 230321 ISSUED FOR DP
  - 5 230223 ISSUED FOR COORDINATION
- NO. DATE (Y/M/D) DESCRIPTION  
ISSUES & REVISIONS

SCALE



PROJECT NAME  
**NANAK FOOD PROCESSING PLANT**

PROJECT ADDRESS  
3288 194 ST  
SURREY, BC

DRAWING TITLE  
**ENLARGEMENT 2**

SCALE  
1:200

DRAWN  
MA

CHECKED  
JT

PROJECT NO.  
22888-L

DRAWING NO.  
**L1.2**



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**LEGEND**

- TURF GRASS
- CONCRETE SIDEWALK PAVING
- UNIT PAVERS
- SAW CUT CONCRETE
- STRUCTURAL SOIL
- PROPERTY LINE
- SETBACK LINE
- TREE PROTECTION FENCE
- CHAINLINK FENCE RE. STRUCT.
- PICNIC TABLE

ENLARGEMENT 6 SHEET L1.6



**PLANT LIST**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
<b>DECIDUOUS TREES</b>						
	4	Acer 'freemant' 'Autumn Blaze'	Autumn blaze maple	6cm cal.	As per plan	W.B.
	19	Zelkova serrata	Japanese zelkova	6cm cal.	As per plan	W.B.
	8	Quercus palustris	Pin oak	6cm cal.	As per plan	W.B.
	9	Cercidiphyllum japonicum	Katsura tree	6cm cal.	As per plan	W.B.
	6	Acer ginnala 'Flame'	Flame amur maple	6cm cal.	As per plan	W.B. Multistem
	14	Liliodendron tulipifera	Tulip poplar	6cm cal.	As per plan	W.B.
	4	Malus fusca	Pacific crabapple	6cm cal.	As per plan	W.B.
<b>CONIFEROUS TREES</b>						
	3	Pinus omorika	Serbian spruce	3m ht.	As per plan	W.B.
	8	Taxus heterophylla	Western hemlock	3m ht.	As per plan	W.B.
<b>SHRUBS</b>						
	148	Brachyglottis sunhina	Brachyglottis	50cm ht.	1m	#3 Pot
	268	Cornus sericea 'Naked'	Kalm's dogwood	50cm ht.	0.8m O.C.	#3 Pot
	145	Physocarpus opulifolius	Pacific ninebark	50cm ht.	1m O.C.	#3 Pot
	407	Rosa nutkana	Nootka rose	50cm ht.	1m O.C.	#3 Pot
	55	Lymphocarpus albus	Spinecypress	50cm ht.	1m O.C.	#3 Pot
	131	Potentilla Sulcica 'Daylilyw'	Shrubby cinquefoil	30cm ht.	0.8m O.C.	#2 Pot
	328	Gaillardia spaldingii	Salal	50cm ht.	1m O.C.	#3 Pot
	510	Philadelphus lewisii	Wild mock orange	50cm ht.	1m O.C.	#3 Pot
	19	Ilex crenata 'Slay Pencl'	Slay Pencl Japanese holly	1m ht. minimum	0.5m O.C.	#5 Pot
<b>PERENNIALS, GROUND COVERS, AND GRASSES</b>						
	999	Echinacea Purpurea	Purple coneflower	1 Gallon	0.45m O.C.	#1 Pot
	84	Calamagrostis stricta 'Karl Foerster'	Festive reed grass	1 Gallon	0.45m O.C.	#1 Pot
	205	Liriope muscari	Big blue lilyturf	1 Gallon	0.45m O.C.	#1 Pot
	297	Lambdula angustifolia	Lavender	1 Gallon	0.45m O.C.	#1 Pot
	436	Thymus pseudolanuginosus	Woolly thyme	1 Gallon	0.45m O.C.	#1 Pot
	70	Kivimiesick	Arctostaphylos	1 Gallon	0.3m O.C.	#1 Pot

- 1. 230411 ISSUED FOR DVP COMMENTS
  - 2. 230419 ISSUED FOR DVP COMMENTS
  - 3. 230403 ISSUED FOR COORDINATION
  - 4. 230321 ISSUED FOR DP
  - 1. 230223 ISSUED FOR COORDINATION
- NO. DATE (Y/M/D) DESCRIPTION  
ISSUES & REVISIONS

SCALE

NORTH ARROW



PROJECT NAME

**NANAK FOOD PROCESSING PLANT**

PROJECT ADDRESS

3288 194 ST  
SURREY, BC

DRAWING TITLE

ENLARGEMENT 3

SCALE

1:200

DRAWN: MA

CHECKED: JT

PROJECT NO. 22088-L

DRAWING NO.

**L1.3**



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**PLANT LIST**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
<b>DECIDUOUS TREES</b>						
	4	<i>Acer freemanii</i> 'Autumn Blaze'	Autumn blaze maple	6cm cal.	As per plan	W.B.
	19	<i>Zelkova serrata</i>	Japanese zelkova	6cm cal.	As per plan	W.B.
	8	<i>Quercus palustris</i>	Pin oak	6cm cal.	As per plan	W.B.
	9	<i>Cercidiphyllum japonicum</i>	Katsura tree	6cm cal.	As per plan	W.B.
	6	<i>Acer glabrum</i> 'Flame'	Flame amur maple	6cm cal.	As per plan	W.B. Multistem
	14	<i>Liriodendron tulipifera</i>	Tulip poplar	6cm cal.	As per plan	W.B.
	4	<i>Malus fusca</i>	Pacific crabapple	6cm cal.	As per plan	W.B.
<b>CONIFEROUS TREES</b>						
	3	<i>Picea omorika</i>	Serbian spruce	3m Ht.	As per plan	W.B.
	8	<i>Taxus heterophylla</i>	Western hemlock	3m Ht.	As per plan	W.B.
<b>SHRUBS</b>						
	148	<i>Brachyglottis sunahua</i>	Brachyglottis	50cm Ht.	1m	#3 Pot
	288	<i>Cornus sericea</i> 'Naked'	Kohler dogwood	50cm Ht.	0.8m O.C.	#3 Pot
	145	<i>Physocarpus opulifolius</i>	Pacific ninebark	50cm Ht.	1m O.C.	#3 Pot
	407	<i>Rosa nutkana</i>	Nootka rose	50cm Ht.	1m O.C.	#3 Pot
	55	<i>Symphoricarpos albus</i>	Snowberry	50cm Ht.	1m O.C.	#3 Pot
	131	<i>Potentilla fruticosa</i> 'Daydream'	Shrubby cinquefoil	30cm Ht.	0.8m O.C.	#2 Pot
	328	<i>Gaillardia</i> sp.	Basil	50cm Ht.	1m O.C.	#3 Pot
	510	<i>Phacelia</i> ssp.	Wild rock orange	50cm Ht.	1m O.C.	#3 Pot
	19	<i>Ilex crenata</i> 'Sky Pencil'	Sky Pencil Japanese holly	1m Ht. minimum	0.5m O.C.	#5 Pot
<b>PERENNIALS, GROUND COVERS, AND GRASSES</b>						
	693	<i>Echinacea Purpurea</i>	Purple coneflower	1 Gallon	0.45m O.C.	#1 Pot
	84	<i>Calamagrostis canadensis</i> 'Wolf Forester'	Father's head grass	1 Gallon	0.45m O.C.	#1 Pot
	205	<i>Liriope muscari</i>	Big blue lilyturf	1 Gallon	0.45m O.C.	#1 Pot
	267	<i>Lamnabata angustifolia</i>	Lavender	1 Gallon	0.45m O.C.	#1 Pot
	426	<i>Thymus praecox</i>	Wildly thyme	1 Gallon	0.45m O.C.	#1 Pot
	70	<i>Koenigskerke</i>	Antioxaphylax	1 Gallon	0.3m O.C.	#1 Pot

- LEGEND**
- TURF GRASS
  - CONCRETE SIDEWALK PAVING
  - UNIT PAVERS
  - SAW CUT CONCRETE
  - STRUCTURAL SOIL
  - PROPERTY LINE
  - SETBACK LINE
  - TREE PROTECTION FENCE
  - CHAINLINK FENCE RE. STRUCT.
  - PICNIC TABLE

- 1 230411 ISSUED FOR DVP COMMENTS
  - 2 230419 ISSUED FOR DVP COMMENTS
  - 3 230403 ISSUED FOR COORDINATION
  - 4 230321 ISSUED FOR DP
  - 5 230223 ISSUED FOR COORDINATION
- NO. DATE (Y/M/D) DESCRIPTION  
 ISSUES & REVISIONS



PROJECT NAME:  
**NANAK FOOD PROCESSING PLANT**

PROJECT ADDRESS:  
 3288 194 ST  
 SURREY, BC

DRAWING TITLE:  
**ENLARGEMENT 4**

SCALE: 1:200

DRAWN: MA

CHECKED: JT

PROJECT NO: 22088-L

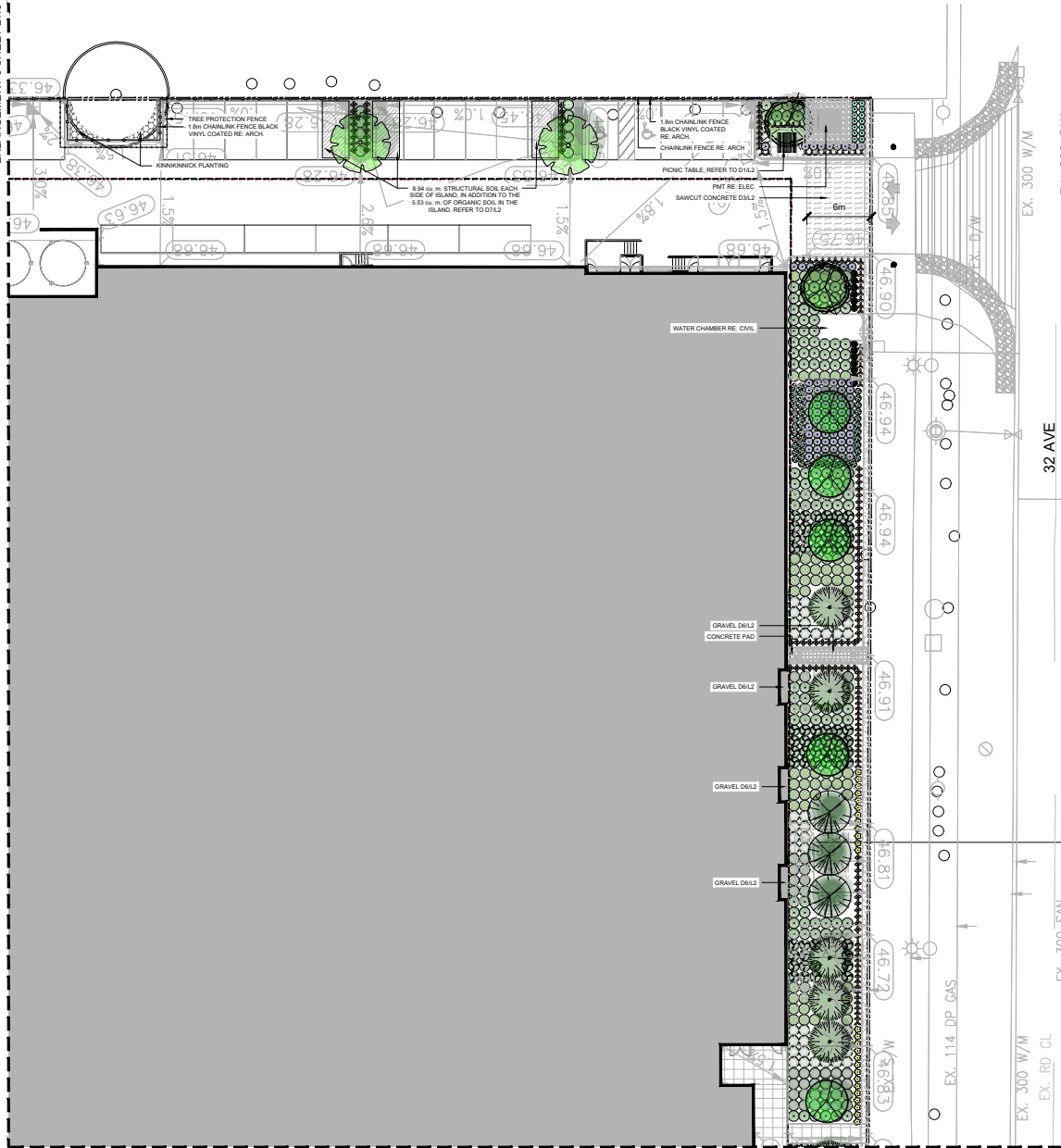
DRAWING NO:

**L1.4**



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ENLARGEMENT 6 SHEET L1.6



ENLARGEMENT 4 SHEET L1.4

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
<b>DECIDUOUS TREES</b>						
4		<i>Acer freemanii</i> 'Autumn Blaze'	Autumn blaze maple	6cm cal.	As per plan	W.B.
19		<i>Zelkova serrata</i>	Japanese zelkova	6cm cal.	As per plan	W.B.
8		<i>Quercus palustris</i>	Pin oak	6cm cal.	As per plan	W.B.
9		<i>Cercidiphyllum japonicum</i>	Katsura tree	6cm cal.	As per plan	W.B.
6		<i>Acer ginnalis</i> 'Flame'	Flame amur maple	6cm cal.	As per plan	W.B. Multistem
14		<i>Liliodendron tulipifera</i>	Tulip poplar	6cm cal.	As per plan	W.B.
4		<i>Malus fusca</i>	Pacific crabapple	6cm cal.	As per plan	W.B.
<b>CONIFEROUS TREES</b>						
3		<i>Picea omorika</i>	Serbian spruce	3m ht.	As per plan	W.B.
8		<i>Tsuga heterophylla</i>	Western hemlock	3m ht.	As per plan	W.B.
<b>SHRUBS</b>						
148		<i>Brachyglottis sunstone</i>	Brachyglottis	50cm ht.	1m	#3 Pot
288		<i>Cornus sericea</i> 'Kelsey'	Kelsey dogwood	50cm ht.	0.6m O.C.	#3 Pot
145		<i>Physocarpus opulifolius</i>	Pacific rhubarb	50cm ht.	1m O.C.	#3 Pot
407		<i>Rosa nutkana</i>	Nootka rose	50cm ht.	1m O.C.	#3 Pot
65		<i>Symphoricarpos vitacea</i>	Bunchberry	50cm ht.	1m O.C.	#3 Pot
131		<i>Potentilla fruticosa</i> 'Daylaker'	Shrubby cinquefoil	30cm ht.	0.6m O.C.	#2 Pot
328		<i>Gaillardia spathulata</i>	Salut	50cm ht.	1m O.C.	#3 Pot
510		<i>Philadelphus sericea</i>	White mock orange	50cm ht.	1m O.C.	#3 Pot
19		<i>Ilex crenata</i> 'Sky Pencil'	Sky Pencil Japanese holly	1m ht. minimum	0.5m O.C.	#5 Pot
<b>PERENNIALS, GROUND COVERS, AND GRASSES</b>						
893		<i>Echinacea Purpurea</i>	Purple coneflower	1 Gallon	0.45m O.C.	#1 Pot
64		<i>Calamagrostis canadensis</i> 'Karl Forester'	Feather reed grass	1 Gallon	0.45m O.C.	#1 Pot
205		<i>Liriope muscari</i>	Big blue lilyturf	1 Gallon	0.45m O.C.	#1 Pot
267		<i>Lavandula angustifolia</i>	Lavender	1 Gallon	0.45m O.C.	#1 Pot
439		<i>Thymus canadensis</i>	Woods thyme	1 Gallon	0.45m O.C.	#1 Pot
70		<i>Kinkikink</i>	Arctostaphylos	1 Gallon	0.3m O.C.	#1 Pot

- LEGEND**
- TURF GRASS
  - CONCRETE SIDEWALK PAVING
  - UNIT PAVERS
  - SAW CUT CONCRETE
  - STRUCTURAL SOIL
  - PROPERTY LINE
  - SETBACK LINE
  - TREE PROTECTION FENCE
  - CHAINLINK FENCE RE. STRUCT.
  - PICNIC TABLE

- 1 230411 ISSUED FOR DVP COMMENTS
  - 2 230419 ISSUED FOR DVP COMMENTS
  - 3 230403 ISSUED FOR COORDINATION
  - 4 230321 ISSUED FOR DP
  - 5 230223 ISSUED FOR COORDINATION
- NO. DATE (Y/M/D) DESCRIPTION  
 ISSUES & REVISIONS



PROJECT NAME  
**NANAK FOOD PROCESSING PLANT**

PROJECT ADDRESS  
 3288 194 ST  
 SURREY, BC

DRAWING TITLE  
**ENLARGEMENT 5**

SCALE  
 1:200

DRAWN  
 MA

CHECKED  
 JT

PROJECT NO.  
 22088-L

DRAWING NO.



**LEGEND**

- TURF GRASS
- CONCRETE SIDEWALK PAVING
- UNIT PAVERS
- SAW CUT CONCRETE
- STRUCTURAL SOIL
- PROPERTY LINE
- SETBACK LINE
- TREE PROTECTION FENCE
- CHAINLINK FENCE RE. STRCT.
- PICNIC TABLE

1	230411	ISSUED FOR DVP COMMENTS
2	230419	ISSUED FOR DVP COMMENTS
3	230403	ISSUED FOR COORDINATION
4	230321	ISSUED FOR DP
5	230223	ISSUED FOR COORDINATION

NO. DATE (Y/M/D) DESCRIPTION  
 ISSUES & REVISIONS



PROJECT NAME  
**NANAK FOOD PROCESSING PLANT**

PROJECT ADDRESS  
 3288 194 ST  
 SURREY, BC

DRAWING TITLE  
**ENLARGEMENT 6**

SCALE  
 1:200

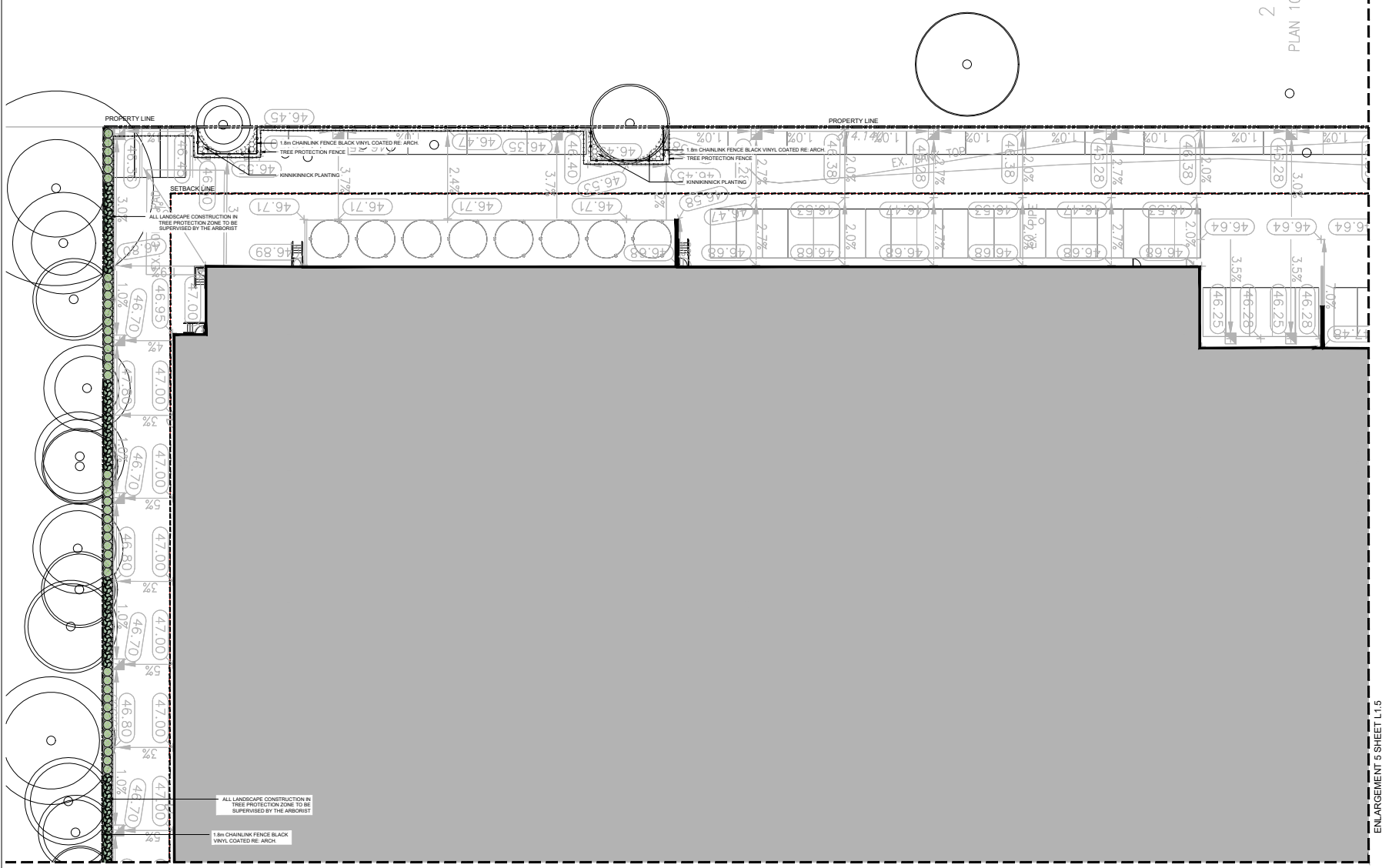
DRAWN  
 MA

CHECKED  
 JT

PROJECT NO.  
 22088-L

DRAWING NO.  
**L1.6**

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2  
 PLAN 10729

ENLARGEMENT 5 SHEET L1.5

ENLARGEMENT 1 SHEET L1.1





MODEL	OVERALL LENGTH	OVERALL DEPTH	SOLE DEPTH	SOUL DEPTH	WALL HEIGHT	SOUL HEIGHT
STVR-726	72.5" (1842 mm)	7.5" (193 mm)	26.5" (676 mm)	16.5" (419 mm)	30" (762 mm)	17.5" (443 mm)
STVR-728	72.5" (1842 mm)	7.5" (193 mm)	26.5" (676 mm)	16.5" (419 mm)	30" (762 mm)	17.5" (443 mm)

**D1 PICNIC TABLE**

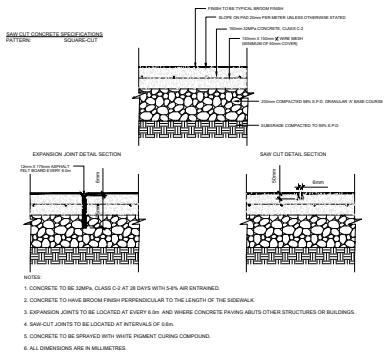
MANUFACTURER: FORMER SURFACES  
 MODEL: VECTOR TABLE ENSEMBLE STVR-72C  
 POWDERCOAT COLOUR: GUNMETAL  
 COLOUR: IPE WOOD  
 QUANTITY: 5  
 OR APPROVED EQUAL

N.T.S.

**D2 BIKE RACK**

MANUFACTURER: ULINE  
 MODEL: CIRCLE BIKE RACK  
 COLOUR: ORION BLUE  
 QUANTITY: 5  
 OR APPROVED EQUAL

N.T.S.

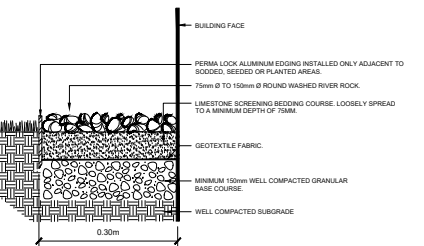


**D3 SAW CUT CONCRETE**

N.T.S.

**D4 BIOSWALE**

N.T.S.

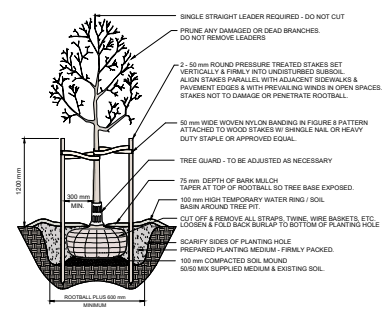


**D5 UNIT PAVERS**

N.T.S.

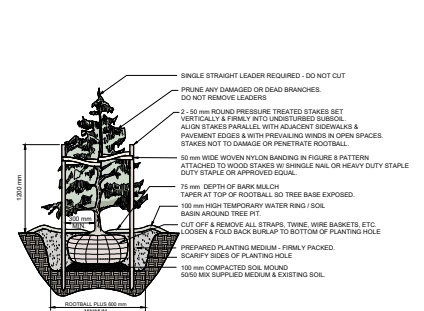
**D6 GRAVEL**

N.T.S.



**DECIDUOUS TREE**

N.T.S.

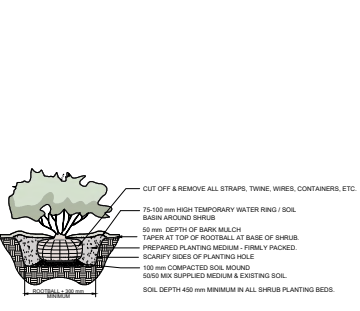


**CONIFEROUS TREE**

N.T.S.

**D8 COLOURED CONCRETE BAND**

N.T.S.

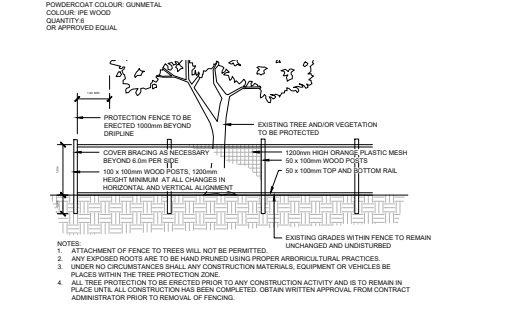


**SHRUB AND PERENNIAL PLANTING DETAIL**

N.T.S.

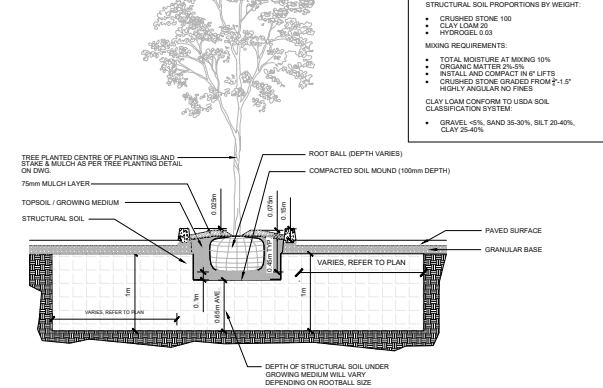
**D9 BENCH**

N.T.S.



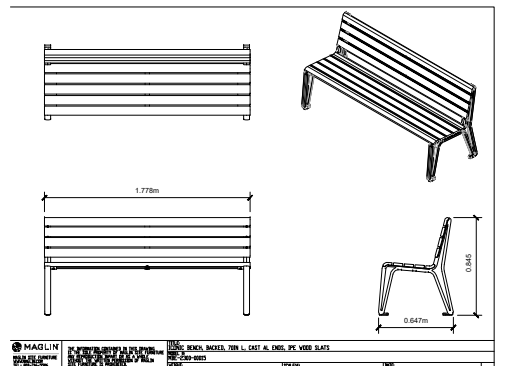
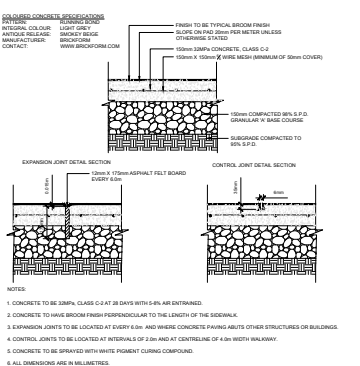
**TREE PROTECTION DETAIL**

N.T.S.



**D7 STRUCTURAL SOIL AT MEDIAN**

N.T.S.



1	230411	ISSUED FOR DWP COMMENTS
2	230419	ISSUED FOR DWP COMMENTS
3	230403	ISSUED FOR COORDINATION
4	230321	ISSUED FOR DP
5	230223	ISSUED FOR COORDINATION
NO. DATE (YYYY)	DESCRIPTION	
ISSUES & REVISIONS		
SCALE		

NORTH ARROW

**PROJECT NAME**  
**NANAK FOOD PROCESSING PLANT**

**PROJECT ADDRESS**  
**3288 194 ST**  
**SURREY, BC**

**DETAILS**

SCALE	AS NOTED
DRAWN	MA
CHECKED	JT
PROJECT NO.	22084-L
DRAWING NO.	

**L2**

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## Tree Preservation Summary

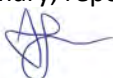
**Surrey Project No:**  
**Address:** 3288 194 St, Surrey  
**Registered Arborist:** Alexander Groenewold

\* Assumes that previous arborist report documents were correct in their assessment of quantity of trees as they have since been removed

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	20 (Total 64*)
<b>Protected Trees to be Removed</b>	20 (Total 64*)
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0 (Total 0)
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio 64* X two (2) = 0	0 128*
<b>Replacement Trees Proposed</b>	75
<b>Replacement Trees in Deficit</b>	53*
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	

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

Summary, report and plan prepared and submitted by:

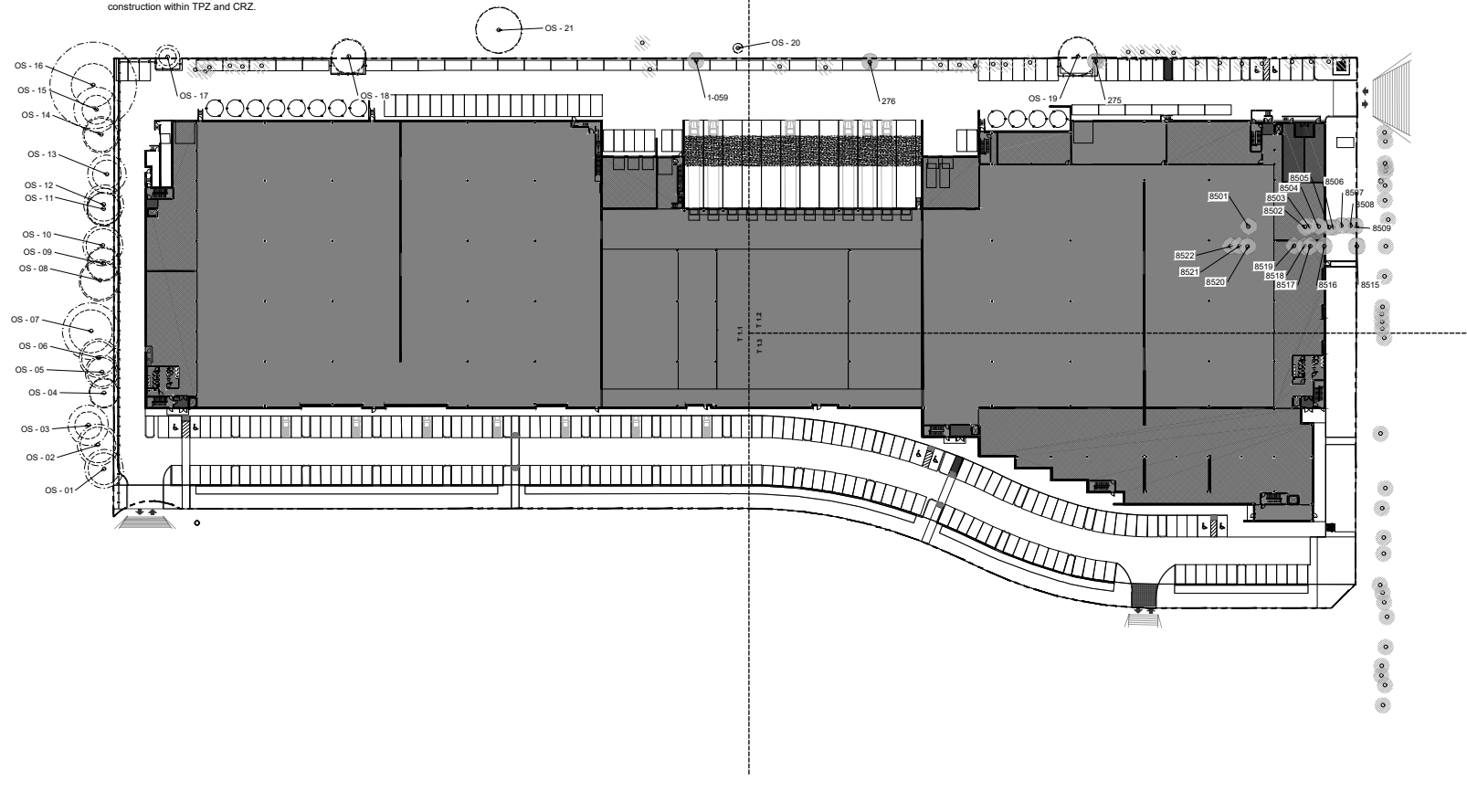


\_\_\_\_\_  
 (Signature of Arborist)

10th April 2023

\_\_\_\_\_  
 Date

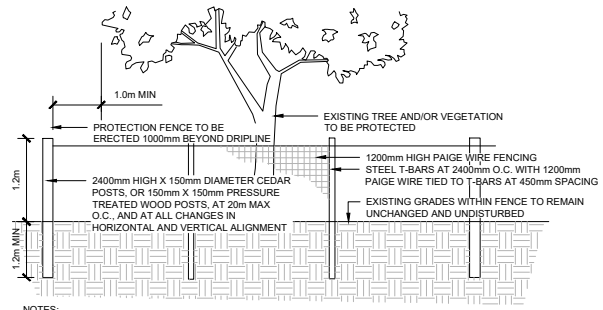
Arborist supervision required for all construction within TPZ and CRZ.



- LEGEND**
- EXISTING TREE PROPOSED FOR REMOVAL
  - EXISTING TREE TO BE RETAINED
  - SURVEYED TREE REMOVED
  - UNDERSIZE TREE
  - TREE PROTECTION FENCING
  - TREE TAG NO.
  - CRITICAL ROOT ZONE
  - TREE PROTECTION ZONE, (CRZ or DRIFLINE)

SEAL:  
Assessment Done Sept 12, 2022  
By Alexander Greenewald  
I.S.A. TRAQ

- PROTECTING AND MANAGING TREES DURING CONSTRUCTION**
- Upon receiving the necessary approvals and prior to the commencement of tree removals, all areas designated for preservation must be flagged in the field. All designated preservation areas must be left standing and undamaged during the removals work. All tree removals must be felled into the development area. The removals are to be completed outside of the migratory bird/ nesting season which is generally between mid-March to Mid-April. A Qualified Environmental Professional must provide a report indicating the presence or absence of bird nests for any permit submissions for tree removals during this time of the year.
  - Upon completion of the tree removals, all felled trees are to be removed from the site, and all brush chipped and removed, unless otherwise directed by the Project Manager. No lumber or brush from the clearing is to be stored on the site, all brush, roots and wood debris must be shredded into pieces.
  - Tree Protection Fencing will be installed along retained tree areas adjacent to areas where construction will encroach into the adjacent tree edge. Refer to detail provided by Arborist and/or Municipality.
  - Areas within the drip line of the trees designated for preservation are not to be used for any type of storage (e.g. storage of debris, construction material, surplus soils, and construction equipment). No trenching or tunneling for underground services shall be located within the tree protection zone or drip line of trees designated for preservation within or adjacent to construction zone.
  - Trees shall not have any rigging cables or hardware of any sort attached or wrapped around them, nor shall any contaminants be dumped within the protective areas. Further, no contaminants shall be dumped or flushed where they may come into contact with the feeder roots of the trees.
  - In the event that it is necessary to remove additional limbs or portions of trees, after construction has commenced, to accommodate construction, the Consulting Arborist or project administrator is to be informed and the removal is to be executed carefully and in full accordance with arboricultural techniques, by a certified and licensed Arborist.
  - During excavation operations in which roots are affected, the Contractor is to prune all exposed roots cleanly. Pruned root ends shall point obliquely downwards. The exposed roots should not be allowed to dry out. The Contractor shall discuss watering of the roots with the Owner and Contract Administrator prior to pruning to ensure that so that optimum soil moisture is maintained during construction and backfilling operations. Backfilling must be completed with clean, uncontaminated native topsoil.



- NOTES:**
- ATTACHMENT OF FENCE TO TREES WILL NOT BE PERMITTED.
  - ANY EXPOSED ROOTS ARE TO BE HAND PRUNED USING PROPER ARBORICULTURAL PRACTICES.
  - UNDER NO CIRCUMSTANCES SHALL ANY CONSTRUCTION MATERIALS, EQUIPMENT OR VEHICLES BE PLACED WITHIN THE TREE PROTECTION ZONE.
  - ALL TREE PROTECTION TO BE ERECTED PRIOR TO ANY CONSTRUCTION ACTIVITY AND IS TO REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED. OBTAIN WRITTEN APPROVAL FROM CONTRACT ADMINISTRATOR PRIOR TO REMOVAL OF FENCING.



PROJECT NAME:  
**NANAK FOODS**

PROJECT ADDRESS:  
3288 194 St, Surrey  
V3S 0L5, BC

DRAWING TITLE:  
**TREE MANAGEMENT PLAN, INVENTORY AND NOTES**

SCALE: 1:80 AT ARCH C SIZE

DRAWN: AG

PROJECT NO.: 22561-L

DRAWING NO.: **T1**

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0529-02

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 031-416-233  
Lot 1 Section 27 Township 7 New Westminster District Plan EPP110659  
3288 - 194 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Part 47A, Section G. Height of Buildings of the "Business Park 1 Zone (IB-1)", the maximum principal building height is increased from 14.0 metres to 17.3 metres and the maximum structure height for silos is increased from 6.0 metres to 12.5 metres.
  - (b) In Part 5 Off-Street Parking and Loading/Unloading, the parking rate for "Industry – Light Impact" in Table D.1 is reduced from 1.0 parking spaces per 100 square metres to 0.795 parking spaces per 100 square metres.
  - (c) Section F.1(a) of Part 5 Off-Street Parking and Loading/Unloading is varied to allow passenger vehicle spaces to be located in front of overhead loading doors.



4. The landscaping and the siting of buildings and structures shall be in accordance with the drawings attached as Schedule A (the "Drawings") which are attached hereto and form part of this development variance permit.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

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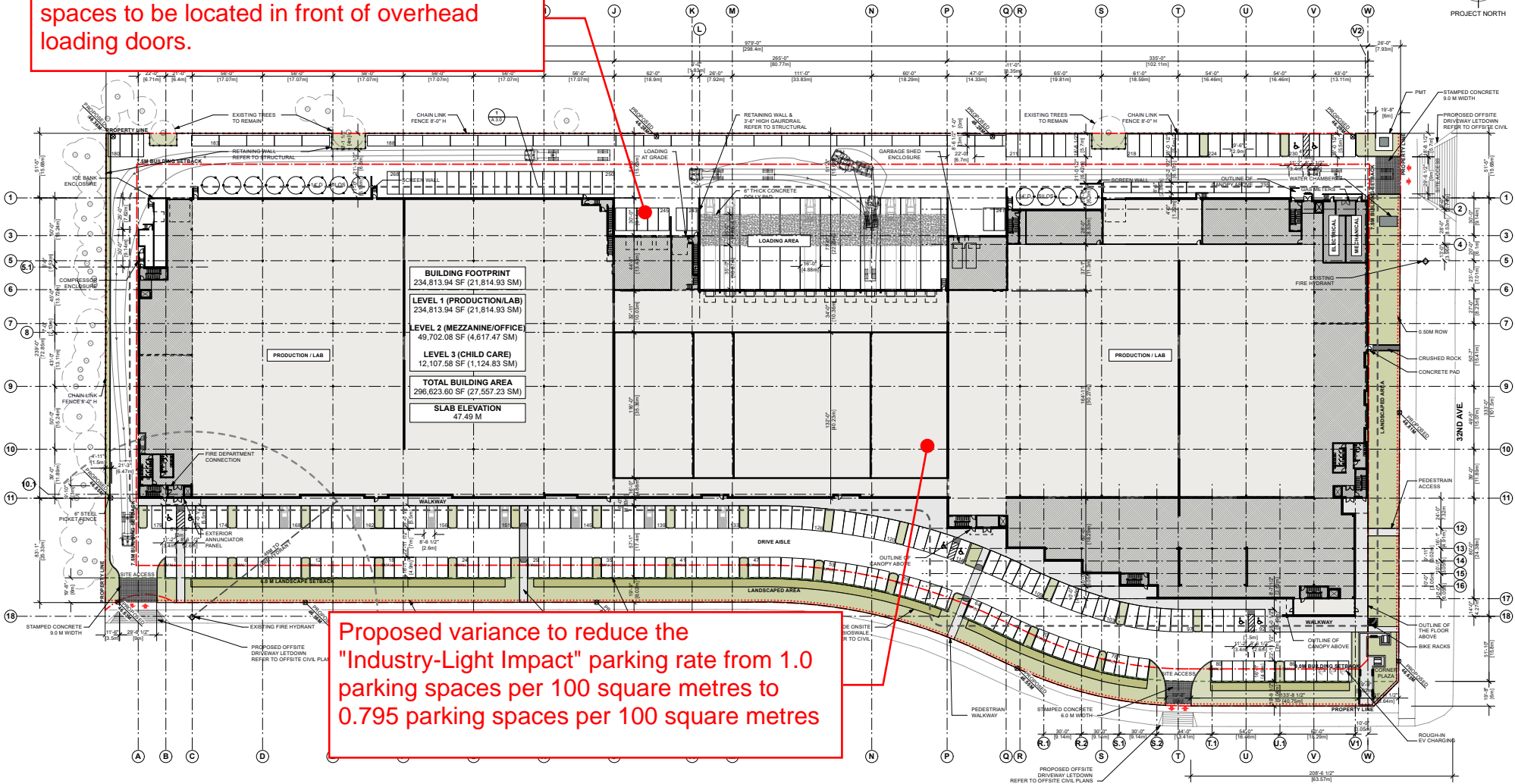
Mayor – Brenda Locke

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City Clerk – Jennifer Ficocelli



Proposed variance to allow passenger vehicle spaces to be located in front of overhead loading doors.



Proposed variance to reduce the "Industry-Light Impact" parking rate from 1.0 parking spaces per 100 square metres to 0.795 parking spaces per 100 square metres

NO.	DATE	ISSUANCE
12	2023 02 14	ISSUED FOR COORDINATION
13	2023 02 15	ISSUED FOR COORDINATION
14	2023 02 23	ISSUED FOR COORDINATION
15	2023 03 09	ISSUED FOR COORDINATION
16	2023 03 10	ISSUED FOR REVIEW
17	2023 03 16	ISSUED FOR COORDINATION
18	2023 03 17	ISSUED FOR COORDINATION
19	2023 03 21	ISSUED FOR DP
20	2023 04 05	RE-ISSUED FOR DP
21	2023 04 10	REISSUED FOR DP

PROPOSED NEW DEVELOPMENT

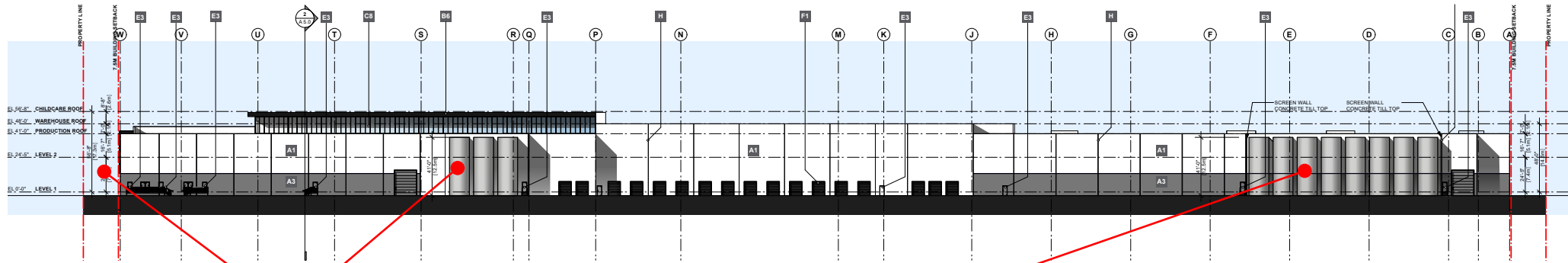
**NANAK** **Integrated CONSTRUCTION** **NANAK FOODS**

3288 194 Street  
City of Surrey, BC

**SITE PLAN** **A 2.0** **KCC ARCHITECTURE**

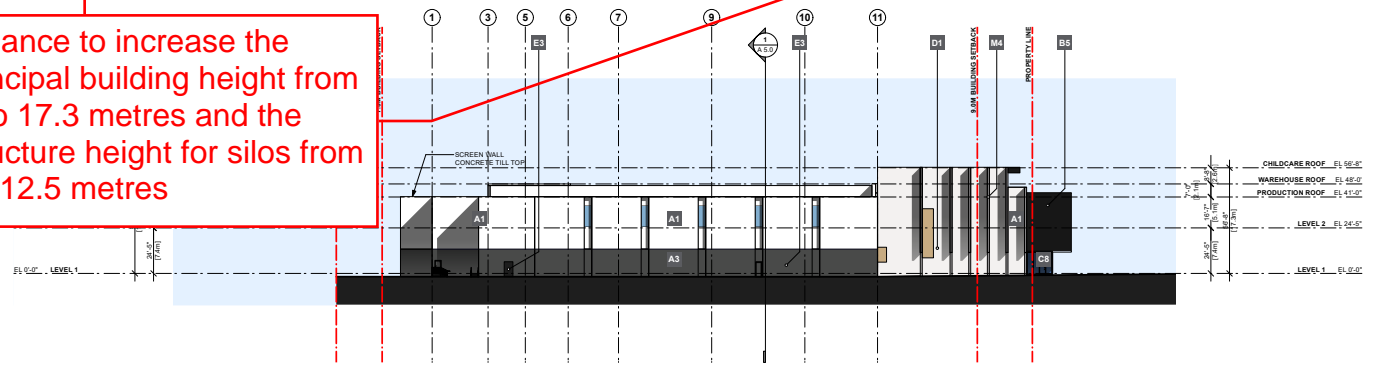
DRAWN: AA  
CHECKED: KC  
SCALE: 1:900  
FILE: 2304

KCC Architecture & Design Ltd.  
Unit 300 15300 Croydon Drive Surrey BC V3Z 0Z5  
kccarchitecture.com  
Tel 604 283 0912



1 EAST ELEVATION  
1:800

Proposed variance to increase the maximum principal building height from 14.0 metres to 17.3 metres and the maximum structure height for silos from 6.0 metres to 12.5 metres



2 NORTH ELEVATION  
1:800

**MATERIAL LEGEND**

- |   |  |   |
|---|--|---|
| <b>A</b> INSULATED TILT-UP CONCRETE PANEL PAINTED | <b>F</b> INSULATED OVERHEAD DOOR PAINTED (R15) | <b>L</b> SPANDREL EXPOSED ARCHITECTURAL FINISH WITH SEALER              |
| <b>B</b> METAL CLADDING PANEL                     | <b>G</b> WEATHER SEAL                          | <b>M</b> METAL PANEL II   |
| <b>C</b> CURTAIN WALL                             | <b>H</b> PANEL JOINT                           | <b>N</b> METAL FAUX WOOD  |
| <b>D</b> CANOPY                                   | <b>I</b> PAINTED TRIM                          | <b>O</b> BLACK ALUMINUM FRAME & TRANSPARENT DOUBLE GLASS UNIT           |
| <b>E</b> STEEL FRAME HOLLOW METAL DOOR            | <b>J</b> BOLLARDS                              | <b>P</b> ANODIZED SILVER ALUMINUM FRAME & TRANSPARENT DOUBLE GLASS UNIT |
|   | <b>K</b> BOLLARDS                              | <b>Q</b> METAL PANEL I  |

**COLOUR LEGEND**

- |                                 |   |  |
|---------------------------------|---|--|
| <b>1</b> BENJAMIN MOORE PAINT 1 | <b>6</b> METAL PANEL II   | <b>10</b> SPANDREL WHITE FORMLINER RECKLI 1/10 PELLWORM OR SIMILAR |
| <b>2</b> BENJAMIN MOORE PAINT 2 | <b>7</b> METAL FAUX WOOD  |  |
| <b>3</b> BENJAMIN MOORE PAINT 3 | <b>8</b> BLACK ALUMINUM FRAME & TRANSPARENT DOUBLE GLASS UNIT           |  |
| <b>4</b> BENJAMIN MOORE PAINT 4 | <b>9</b> ANODIZED SILVER ALUMINUM FRAME & TRANSPARENT DOUBLE GLASS UNIT |  |
| <b>5</b> METAL PANEL I          |   |  |

**GENERAL NOTES**

- FOR TOPOGRAPHIC SURVEY REFER TO FILE MR21-1029T0FO DATED OCTOBER 27, 2021 PREPARED BY TERRA PACIFIC LAND SURVEYING
- FOR SITE GRADING INFO REFER TO CIVIL PLAN 21054-C2 DATED 2022 02 11 PREPARED BY CENTRAS ENGINEERING LTD
- FOR LANDSCAPE PLAN REFER TO L-1 DATED 2022 02 07 PREPARED BY C XAVOLIANS & ASSOCIATES INC.

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NO.	DATE	ISSUANCE
1	2023 03 21	ISSUED FOR DP
2	2023 04 05	RE-ISSUED FOR DP
3	2023 04 10	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT  
**NANAK FOODS**  
3288 194 Street  
City of Surrey, BC

**ELEVATIONS**

A 4.1



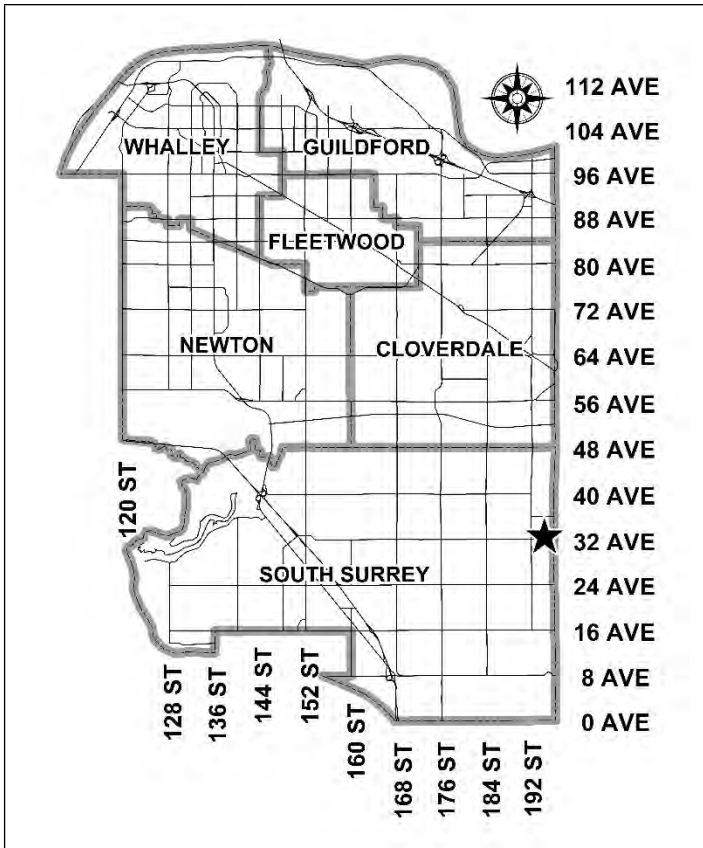
**APPENDIX IV**

City of Surrey

**ADDITIONAL PLANNING COMMENTS**

Application No.: 7917-0529-00  
7917-0529-01

Planning Report Date: April 12, 2021



**PROPOSAL:**

- Development Permit
- Development Variance Permit

to permit the development of a 22,660 square metre multi-tenant industrial building.

LOCATION: 3288 - 194 Street  
3338 - 194 Street

ZONING: A-1

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park and Landscaping Strips



## RECOMMENDATION SUMMARY

- File Development Variance Permit No. 7917-0529-00.
- File Development Permit No. 7917-0529-00.
- Approval to vary the Sign By-law through a comprehensive sign design package.
- Approval to draft Development Permit No. 7917-0529-01 for Form and Character.
- Approval for Development Variance Permit No. 7917-0529-01 to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the maximum building height of the IB-1 Zone from 14 metres to 15 metres and to permit the garbage enclosure within the building setbacks.
- The applicant proposes to vary the Sign Bylaw to allow an additional fascia sign above the first-storey.

## RATIONALE OF RECOMMENDATION

- Development Application No. 7917-0529-00 received Third Reading at the June 11, 2018 Regular Council – Public Hearing meeting for a multi-tenant industrial building. Since that time, the applicant has revised the building design to reflect operational needs of the owner and potential future tenants. Therefore, Council consideration of the revised Development Permit and Development Variance Permit is required.
- The revised proposal complies with the Mixed Employment designation in the Official Community Plan (OCP).
- The revised proposal complies with the Business Park and Landscaping Strips 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.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials, and contemporary lines. The street interface along 32 Avenue and 194 Street has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file Development Permit No. 7917-0529-00.
2. Council file Development Variance Permit No. 7917-0529-00.
3. Council authorize staff to draft Development Permit No. 7917-0529-01, including a Comprehensive Sign Design Package, generally in accordance with the attached drawings (Appendix I).
4. Council approve the applicant's request to vary the Sign Bylaw as described in Appendix II.
5. Council approve Development Variance Permit No. 7917-0529-01 (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to vary the maximum building height of the IB-1 Zone allowed from 14 metres to 15 metres; and
  - (b) to reduce the minimum side yard (east) building setback of the IB-1 Zone from 7.5 metres to 0.3 metres for a garbage enclosure.
6. 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) 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
  - (h) 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	Agricultural property currently occupied by a truck parking facility. Development Application No. 7919-0309-00 for a temporary truck parking facility not to exceed one year was issued by Council at the June 15, 2020, Regular Council – Land Use meeting.	Business Park and Landscaping Strips	A-1
North:	Agricultural property.	Business Park	A-1
East:	Agricultural property.	Business Park and Landscaping Strips	A-1
South (Across 32 Avenue):	Vacant industrial property recently rezoned to IB-1 under Development Application No. 7919-0236-00, which was granted Final Adoption at the March 8, 2021, Regular Council – Land Use Meeting; and a vacant agricultural property currently under Development Application No. 7919-0035-00, which proposes rezoning to IB-1 and a General Development Permit.	Business Park and Landscaping Strips	IB-1 and A-1
West (Across unopened 194 Street):	Vacant agricultural properties under Development Application Nos. 7918-0364-00 and 7919-0128-00, respectively. Both applications propose rezoning to IB-1 Zone to permit the development of multi-tenant industrial buildings.	Business Park and Landscaping Strips	A-1

**Context & Background**

- The subject site consists of two properties (3338 – 194 Street and 19437 – 32 Avenue) and is located at the intersection of 32 Avenue and 194 Street. The site is designated "Mixed Employment" in the Official Community Plan (OCP), "Business Park" and "Landscaping Strips" in the Campbell Heights Local Area Plan (LAP) and zoned "General Agriculture Zone (A-1)".
- The subject property was subdivided under Development Application No. 7918-0144-00, which proposed a lot line adjustment between the subject property and the adjacent property to the west (19363 – 32 Avenue) and also created the 194 Street right-of-way. Through this subdivision a portion of 19363 – 32 Avenue was subdivided and consolidated with the subject property. 194 Street remains unconstructed but will be constructed through the subject development. The subdivision under Development Application No. 7918-0144-00 was approved on July 7, 2020.

- This application was originally granted Third Reading at the June 11, 2018 Regular Council – Public Hearing Meeting, which included three properties (19363 – 32 Avenue, 19437 – 32 Avenue and 3338 – 194 Street). The property at 19363 – 32 Avenue was only included in the subject application because a portion of this lot was to be consolidated with the subject site. Since the Development Application No. 7918-0144-00 subdivided the aforementioned portion from 19363 – 32 Avenue in July 2020, 19363 – 32 Avenue no longer is included in this application.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant proposes to consolidate the two properties, rezoning from "General Agriculture Zone (A-1)" to "Business Park 1 Zone (IB-1)", a Development Permit for Form and Character, and a Development Variance Permit to increase the maximum building height, in order to permit the development of a 22,660 square metre multi-tenant industrial building.
- The proposed building is the first building in Campbell Heights to propose underground parking.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	38,967 square metres/3.89 hectares
Road Dedication:	709 square metres/0.07 hectares
Undevelopable Area:	n/a
Net Site Area:	38,258 square metres/3.82 hectares
<b>Number of Lots:</b>	1
<b>Building Height:</b>	15 metres
<b>Floor Area Ratio (FAR):</b>	0.59
<b>Floor Area</b>	
Industrial:	16,752 square metres
Office:	5,836 square metres
Service Space:	72 square metres
Total:	22,660 square metres

### Referrals

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in the Planning Report dated May 23, 2018 (Appendix V)
- Surrey Fire Department: The applicant will be required to submit a Fire Department Access Plan to the satisfaction of the Surrey Fire Department.
- Advisory Design Panel: The application was not referred to the ADP but was reviewed by staff and found satisfactory.



## Transportation Considerations

- The subject site will be accessed via three driveways: one passenger vehicle driveway onto 194 Street will be reserved exclusively for passenger vehicles; an additional driveway onto 194 Street is to be utilized by both passenger vehicles and trucks; a third driveway is proposed at the southeast corner on 32 Avenue and will primarily be used by trucks.
- Access onto 32 Avenue will be restricted to right-in/right-out turning movements.
- A multi-use pathway will be constructed on the property frontage on 32 Avenue providing bicycle and pedestrian linkages and access. The 32 Avenue multi-use pathway connects to a north/south multi-use pathway along 192 Street, providing cycling connections throughout Campbell Heights.
- Two accessible bus stops are located within 350 metres of the subject site on the north and south side of 32 Avenue. TransLink's Bus Route No. 531 serves the site, connecting to White Rock to the west and Willowbrook to the east.

## Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- The applicant also proposes a high-albedo roof with a minimum Solar Radiance Index value of 0.75, in keeping with the Climate Adaptation Strategy.

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The proposal complies with the "Mixed Employment" designation in the Metro Vancouver Regional Growth Strategy (RGS).

### Official Community Plan

#### Land Use Designation

- The proposal complies with the "Mixed Employment" designation in the Official Community Plan (OCP).

#### Themes/Policies

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

*(The proposed development is oriented towards the intersection of 32 Avenue and 194 Street with expansive storefront glazing and includes a large corner feature plaza supplemented by an employee amenity area connecting the intersection with the building site.)*

- 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 Mixed Employment designation and builds upon the employment lands in Campbell Heights. The subject site is also located near the major transportation corridors of 32 Avenue, Highway 15, 192 Street, and is also nearby several border crossings. Transit service is also provided along 192 Street, which is within walking distance of the subject site.)*

## Secondary Plans

### Land Use Designation

- The proposal complies with the "Business Park", and "Landscaping Strips" land use designation in the Campbell Heights Local Area Plan (LAP).

### Themes/Objectives

- The proposed development is supported by the following guidelines in the Campbell Heights Local Area Plan:
- 6.5.1.4 – Design Guidelines – Business Park – The use of glass and high-quality materials and finishes is required of buildings facing the street. Blank walls should be avoided.

*(The proposed development incorporates expansive spandrel glazing along the 32 Avenue and 194 Street frontages. At the corner of 32 Avenue and 194 Street, the office component is further enhanced with a mixture of materials including metal paneling, stone veneer cladding, and cross-laminated timber panels.)*

- 6.5.1.4 – Design Guidelines – Business Park – The exterior of buildings should be coordinated in the design on all elevations with regard to colour, materials, architectural form, and detailing to achieve design harmony and continuity.

*(The proposed building is architecturally coordinated with a modern appearance that promotes harmony through the use of consistent cladding materials, glazing, and landscaping.)*

- 6.5.1.6 – Design Guidelines – Business Park – The principal building on a corner property should be located so as to anchor the corner and be designed to visually attractive from both abutting streets.

*(The applicant proposes to anchor the building on the corner at the minimum building setbacks along 32 Avenue and 194 Street. A small portion of the southwestern corner of the site is dedicated to parking, while north of this parking lot, the building is anchored to the minimum building setback along 194 Street.)*

### Zoning By-law

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

<b>IB-1 Zone (Part 47A)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Floor Area Ratio:</b>	1.00	0.59
<b>Lot Coverage:</b>	60%	46.9%
<b>Yards and Setbacks</b>		
North (rear):	7.5 metres	39.0 metres
East (side):	7.5 metres	33.0 metres
South (front):	7.5 metres	7.5 metres
West (side yard on flanking):	7.5 metres	7.5 metres
<b>Height of Buildings</b>		
Principal buildings:	14 metres	15 metres
<b>Parking (Part 5)</b>		
<b>Number of Stalls</b>		
Industrial:	168	
Mezzanine Office:	78	
Office:	68	
<b>Total:</b>	<b>314</b>	<b>320</b>
Small Car (%):	Maximum: 110 (35%)	42 (13%)
Accessible (%):	Minimum: 6 (2%)	6 (25)

### Development Variance Permit

- The applicant is requesting the following variance:
  - (a) to vary the maximum building height of the IB-1 Zone allowed from 14 metres to 15 metres.
  - (b) to reduce the minimum side yard (east) building setback of the IB-1 Zone from 7.5 metres to 0.3 metres for a garbage enclosure.
- The building height increase is to accommodate the increased clear space required for the programmatic operations of several prospective tenant operations. The applicant has expressed the following operation requirements:
  - The larger office and adjacent warehouse will accommodate the testing, manufacturing, and storage of cross-laminated timber (CLT) products. The in-house testing will help the company encourage the use of mass timber products across British Columbia; and

- The requested height increase will allow for the installation of a gantry crane for the movement of CLT panels and additional stacking height for storage of these products. This allows the proposed operations to occur within a smaller footprint, maintaining a larger area for other employment uses.
- The proposed height increase will not have any impact on adjacent properties and their operations.
- The proposed garbage enclosure is a minor structure that will have minimal impact on the adjacent property.
- Staff support the requested variance to proceed for consideration.

### Sign Bylaw

- The applicant is proposing a Comprehensive Sign Design Package, including unit fascia signs, a free-standing sign on 194 Street, and two fascia signs located above the first storey.
- The Sign Bylaw only permits one fascia sign above the first storey pertaining to the tenant who occupies the largest amount of floor area above the ground floor, and only one of these signs per lot frontage; an additional fascia sign above the first storey to identify the name and/or address of the building is also permitted.
- The applicant proposes one fascia sign above the first-storey for the tenant that will occupy the greatest amount of floor area above the first-storey, which is permitted under the Sign Bylaw; however, an additional fascia sign above the first-storey is proposed on the eastern façade.
- Given that the Sign Bylaw would permit two fascia signs above the first-storey provided they were on differing facades for this lot (based on the two frontages), the additional fascia sign above the first-storey for the east elevation fronting the loading court is considered reasonable. As well, this sign will serve wayfinding purposes for employees and visitors utilizing the underground parking.

### **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.

## **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 Campbell Heights LAP Design Guidelines recommend buildings on corner sites to be anchored to the minimum building setbacks in order to create a strong architectural edge and maintain the aesthetic of a high-class business park.
- The revised proposal includes the building anchored to the minimum building setback along 32 Avenue and for a portion along 194 Street. The three-storey office component is anchored to the corner intersection of 32 Avenue and 194 Street, creating a strong architectural presence at the intersection. The anchored building is further enhanced with a large public plaza connecting the public realm to the main building entrance.
- Overall, the building is proposed to have a modern, linear appearance with architectural emphasis placed at the corner of 32 Avenue and 194 Street through the use of a three-storey office component comprised of a combination of composite metal panels, stone veneer cladding, and spandrel glazing. Cross-laminated timber panels are added to provide visual interest along the western (south) and southern facades.
- The remainder of the building is proposed to be constructed of concrete tilt-up panels painted in Light Grey and Charcoal Grey and a mix of aluminum windows along the 194 Street frontage to provide visual interest into and out of the building.
- The loading court is proposed on the eastern edge of the property and is to be screened with a 4.0 metre-high solid screen.
- The applicant proposes a single free-standing sign on 194 Street, that is 2.3 metres in height and is architecturally coordinated with the building design.
- The applicant also proposes fascia signage for each individual unit, and two fascia signs above the first storey for the three-storey office component.

### Landscaping

- The proposed landscaping consists of a 6.0 metre-wide landscape buffer on 32 Avenue and 194 Street and a 1.5 metre-wide landscape buffer on the north property line to accommodate required off-site tree retention.
- The proposed landscaping consists of a variety of trees, including Western Red Cedar, Autumn Purple Ash, Elm, Burgundy Belle Maple, and Dogwood. The proposed tree plantings are to be complimented by a variety of shrubs and ground cover.

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. These generally include refining drafting errors on the drawings, improving screening mechanisms to the loading court, PMT, and rooftop equipment, and introducing improved walking connections and landscaping, particularly on 194 Street.
- 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**

- Kyle MacGregor ISA Certified Arborist of Van Der Zalm and Associates Consulting Inc. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Apple	3	3	0
Paper Birch	1	1	0
<b>Coniferous Trees</b>			
Western Red Cedar	2	2	0
Grand Fir	1	1	0
Douglas Fir	25	24	1
Norway Spruce	1	1	0
Shore Pine	1	1	0
Colorado Spruce	1	1	0
Western Red Cedar 'Excelsa'	32	32	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>67</b>	<b>66</b>	<b>1</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>85</b>	
<b>Total Retained and Replacement Trees</b>		<b>86</b>	
<b>Contribution to the Green City Program</b>		<b>\$18,800</b>	

- The Arborist Assessment states that there are a total of sixty-seven (67) mature trees on the site. There are no Alder and Cottonwood trees on the site. It was determined that one (1) tree can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all trees. This will require a total of one-hundred and thirty-two (132) replacement trees on the site. Since only eighty-five (85) replacement trees can be accommodated on the site, the deficit of forty-seven (47) replacement trees will require a cash-in-lieu payment of \$18,800 representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- The previous proposal considered by Council at the June 11, 2018 Regular Council – Public Hearing meeting included the retention of four trees. Three of the four trees were removed without permits by the operators of an unpermitted truck and trailer parking facility on the property. The operators of the unpermitted facility are not the current owners of the property.
- The unpermitted truck and trailer parking facility was formalized at the June 15, 2020 Regular Council – Land Use Meeting when Council issued Temporary Use Permit No. 7919-0309-00. The operator/owner has since paid the Tree Bylaw fines associated with the unpermitted removal of trees on this property.
- The new trees on the site will consist of a variety of trees including Western Red Cedar, Autumn Purple Ash, Elm, Burgundy Belle Maple, and Dogwood.
- In summary, a total of eighty-six (86) trees are proposed to be retained or replaced on the site with a contribution of \$18,800 to the Green City Fund.

### 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.	Proposed Sign Bylaw Variances
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV.	Development Variance Permit No. 7917-0529-01
Appendix V.	Initial Planning Report No. 7917-0529-00 dated May 28, 2018

*approved by Shawn Low*

Jean Lamontagne  
General Manager  
Planning and Development

KS/cm

**PROJECT TEAM DIRECTORY**

OWNER: ORD (CH194) HOLDINGS INC

ARCHITECT: ATELIER PACIFIC ARCHITECTURE INC.

LANDSCAPE CONSULTANT: VAN DER ZALM + ASSOCIATES INC.

CIVIL CONSULTANT: CENTRAS ENGINEERING LTD.

GEOTECHNICAL CONSULTANT: GEOPACIFIC CONSULTANTS LTD.

SURVEYOR: MURRAY & ASSOCIATES PROFESSIONAL LAND SURVEYORS  
APLIN & MARTIN CONSULTANTS LTD.

ARBORIST: VAN DER ZALM + ASSOCIATES INC.

**ARCHITECTURAL DRAWING LIST:**

DP 0.0 COVER PAGE

DP 0.1 CONTEXT/AERIAL PHOTOGRAPH

DP 0.2 CONTEXT SITE PLAN

DP 0.3 CONTEXT PHOTOGRAPHS

DP 0.4 PROJECT DATA

DP 0.4a PROJECT DATA COMPARISON

DP 0.5 PROJECT DATA AREA

DP 1.0 OVERALL SITE PLAN

DP 1.1 SURVEY DRAWING

DP 1.2 OVERALL SITE BASE PLAN

DP 1.3 FIRE DEPARTMENT SITE PLAN

DP 2.0 FLOOR PLAN OVERALL

DP 2.0a ROOF PLAN OVERALL

DP 2.1 FLOOR PLAN PARKING LEVEL

DP 2.2 PARTIAL FLOOR PLAN LEVEL 1

DP 2.3 PARTIAL FLOOR PLAN LEVEL 2

DP 2.4 PARTIAL FLOOR PLAN LEVEL 3

DP 2.5 PARTIAL FLOOR PLAN LEVEL 4

DP 2.6 PARTIAL ROOF PLAN

DP 3.0 COLOUR ELEVATIONS

DP 3.1 COLOUR ELEVATIONS - WEST

DP 3.2 COLOUR ELEVATIONS - NORTH

DP 3.3 COLOUR ELEVATIONS - EAST

DP 4.0 SECTIONS E-W / OFFICE SOUTH

DP 4.1 SECTIONS N-S & TYPICAL RTU SIGHTLINES

DP 4.2 SECTIONS N-S OVERALL

DP 5.0 PERSPECTIVES



PREPARED BY:  atelier pacific architecture inc.

PROPOSED MIXED-USE INDUSTRIAL/OFFICE DEVELOPMENT



HQ

3288 & 3338 194th St. Surrey, B.C.

QUARRY ROCK DEVELOPMENTS  
ATELIER PACIFIC ARCHITECTURE INC.  
2021-04-07



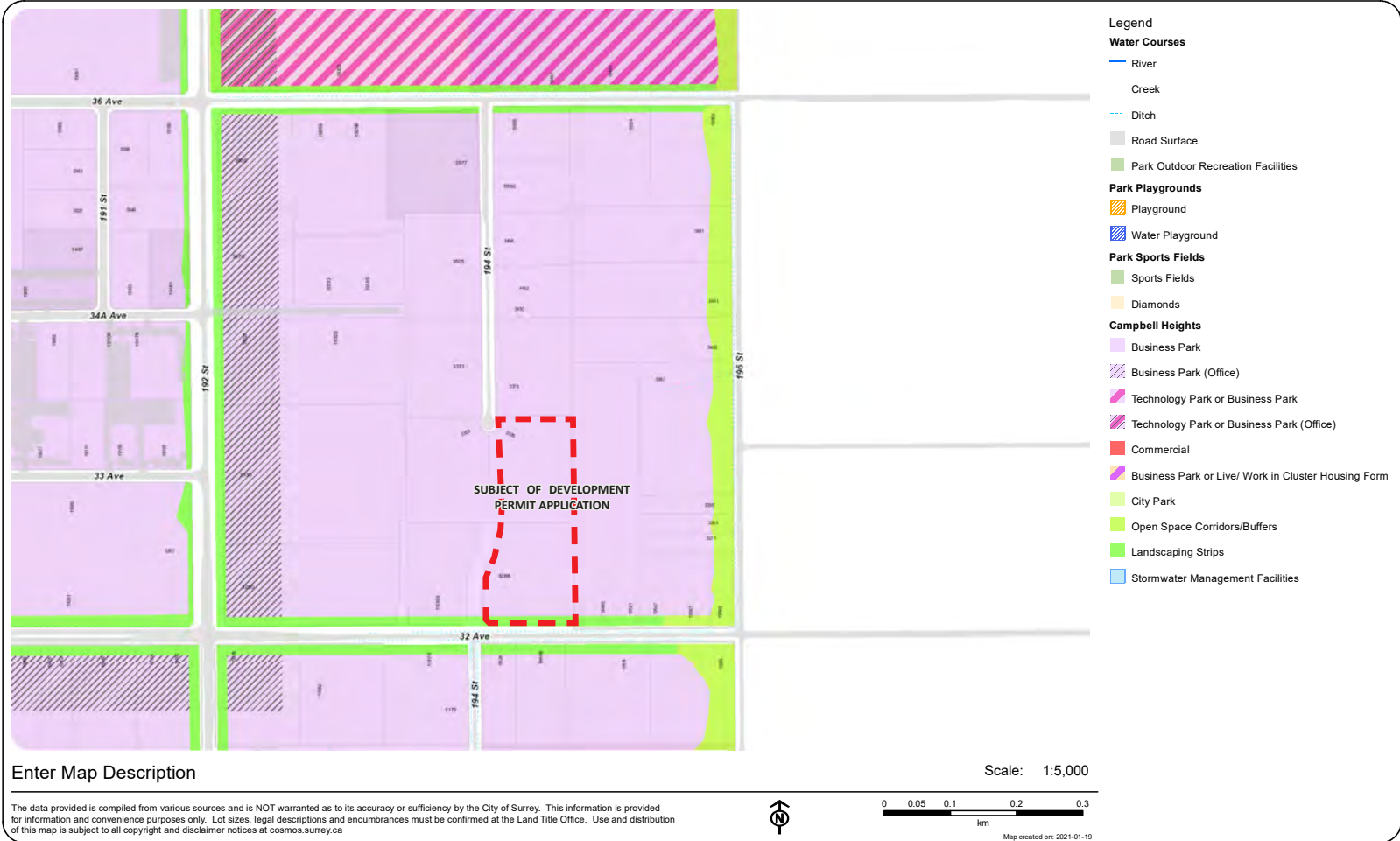
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COVER PAGE









Enter Map Description

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca





# Project Data Sheet

## CIVIC ADDRESS

3288 194th St. Surrey, B.C..

## LEGAL DESCRIPTION

LOT 1 SECTION 27 TOWNSHIP 7 PLAN EPP92119 NWD

## SITE LOCATION

AT NORTH EAST CORNER OF 32nd Ave. and 194th Street

## EXISTING ZONING

A-1

## PROPOSED ZONING

IB-1

## PERMITTED ZONE USES:

LOW IMPACT INDUSTRIAL, ACCESSORY OFFICE

## GROSS SITE AREA (INCLUDES 4.995m ROAD DEDICATION @ SOUTH PROPERTY LINE)

419,437 ft<sup>2</sup> / 38,967 m<sup>2</sup> / 9.63 acre / 3.897 HA

## NET SITE AREA (WITHOUT 4.995m ROAD DEDICATION)

411,804 ft<sup>2</sup> / 38,258 m<sup>2</sup> / 9.45 acre / 3.826 HA

## MAX FSR PERMITTED:

1.0

## TOTAL FSR PROPOSED:

0.59

## MAX FSR AREA PERMITTED:

411,804 ft<sup>2</sup>

## MAX FSR AREA PROPOSED:

243,915 ft<sup>2</sup> (22,660 m<sup>2</sup>)

\* FOR AREA BREAK DOWN, REFER TO PAGE 0.5 PROJECT STATISTICS (AREAS)

## TOTAL PROPOSED FLOOR AREA BY OCCUPANCY:

OFFICE: 62,820 ft<sup>2</sup> (5,836 m<sup>2</sup>)

INDUSTRIAL: 180,320 ft<sup>2</sup> (16,752 m<sup>2</sup>)

SERVICE SPACE: 775 ft<sup>2</sup> (72m<sup>2</sup>)

## LOT COVERAGE PERMITTED:

60%

## TOTAL LOT COVERAGE PROPOSED:

46.9%

## BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT YARD (SOUTH) (32nd Ave):	7.5 m	7.5 m
SIDE YARD (WEST) (194th Street)	7.5 m	7.5 m
INTERIOR (EAST)	7.5 m	33.0 m
REAR YARD (NORTH)	7.5 m	39.0 m

## LANDSCAPE SETBACK

(ALONG THE DEVELOPED SIDES OF THE LOT WHICH ABUT AN ARTERIAL ROAD OR COLLECTOR ROAD)

	REQUIRED	PROPOSED
FRONT (SOUTH) (32nd Ave):	6.0 m	6.0 m
SIDE YARD SETBACK (WEST) (194th Street)	6.0 m	6.0 m

## PARKING REQUIREMENT

	REQUIRED	PROPOSED
OFFICE- SOUTH 2.5 stall/ 100 m <sup>2</sup> (2.5/1075 sf)	68	73
OFFICE WAREHOUSE 1-4 2.5 stall/ 100 m <sup>2</sup> (2.5/1075 sf)	79	80
INDUSTRIAL 1 stall/ 100 m <sup>2</sup> (1/1075 sf)	168	167
Total:	315 (includes 6 B/F stalls)	320 (includes 4 B/F stalls) (*5 stalls surplus)
BARRIER FREE (ACCESSIBLE) PARKING STALLS (3 standard, 3 van spaces/ 301-400 total spaces)	6	6
EV CHARGING STALLS	N/A	30
SMALL CAR STALLS (max. is 35%)	Max. allowed 112	67

## BUILDING HEIGHT

	REQUIRED	PROPOSED
PRINCIPAL BUILDING	14 m (45 ft)	15m (49 ft)*

\*Requesting a variance for the building height.

## TYP. PARKING DIMENSIONS:

TYP. REGULAR PARKING STALL:

9'- 0" X 18'- 0"

TYP. SMALL PARKING STALL:

9'- 0" X 16'- 0"

TYP. ACCESSIBLE STALL:

8'- 0" X 18'- 0" + 5' wide 'shared aisle'

TYP. ACCESSIBLE VAN STALL:

11'- 0" X 18'- 0" + 5' wide 'shared aisle'

TYP. DRIVE AISLE WIDTH REQ.

22' (6.7m)

MIN. FIRE DEPT. ACCESS ROUTE WIDTH REQ.

20' (6m)



QUARRY ROCK  
DEVELOPMENTS

HQ

3288 & 3338 194th St. Surrey, B.C.

QUARRY ROCK DEVELOPMENTS

ATELIER PACIFIC ARCHITECTURE INC.

2021-04-07



DP 0.4

PROJECT DATA



# Project Data Comparison

## Previous Project Data:

BASED ON THE MINOR AMENDMENT DRAWING SUBMITTED BY TAYLOR KURTZ ARCHITECTURE+DESIGN INC ON SEPT 16, 2020.

### GROSS SITE AREA

411,841 ft<sup>2</sup> / 38,261 m<sup>2</sup> / 9.5 acre / 3.8 HA

### NET SITE AREA

N/A

### MAX FSR PERMITTED:

1.0

### TOTAL FSR PROPOSED:

0.53

### MAX FSR AREA PERMITTED:

411,841ft<sup>2</sup>

### FLOOR AREA PROPOSED:

217,940ft<sup>2</sup>

### TOTAL PROPOSED AREA BY OCCUPANCY:

**OFFICE:** 29,415 ft<sup>2</sup> (2,732 m<sup>2</sup>)  
**INDUSTRIAL:** 187,207ft<sup>2</sup> (17392.1 m<sup>2</sup>)  
**SERVICE SPACE:** 1,319 ft<sup>2</sup> (122.54m<sup>2</sup>)

### LOT COVERAGE PERMITTED:

60%

### TOTAL LOT COVERAGE PROPOSED:

46%

### HEIGHT:

PROPOSED: 32' CLEAR  
 ALLOWED: TBA

### PARKING:

TOTAL PARKING REQUIRED: 242  
 TOTAL OFFICE PARKING REQUIRED: 68  
 TOTAL INDUSTRIAL PARKING REQUIRED: 174  
 TOTAL ACCESSIBLE STALLS: 3  
 22% TOTAL OF PARKING AS SMALL CARS

TOTAL PARKING PROVIDED: 257

### BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT YARD (SOUTH) (32nd Ave):	7.5 m	7.5 m (4.5m VARIANCE@ L2 BALCONY PROJECTION)
SIDE YARD (WEST) (194th Street)	7.5 m	25.4 m
INTERIOR (EAST)	7.5 m	16.0 m
REAR YARD (NORTH)	7.5 m	22.0 m

## Proposed Project Data:

### GROSS SITE AREA (INCLUDES 4.995m ROAD DEDICATION @ SOUTH PROPERTY LINE)

419,437 ft<sup>2</sup> / 38,967 m<sup>2</sup> / 9.63 acre / 3.897 HA

### NET SITE AREA (WITHOUT 4.995m ROAD DEDICATION)

411,804 ft<sup>2</sup> / 38,258 m<sup>2</sup> / 9.45 acre / 3.826 HA

### MAX FSR PERMITTED:

1.0

### TOTAL FSR PROPOSED:

0.59

### MAX FSR AREA PERMITTED:

411,804 ft<sup>2</sup>

### MAX FSR AREA PROPOSED:

243,915 ft<sup>2</sup> (22,660 m<sup>2</sup>)

### TOTAL PROPOSED FLOOR AREA BY OCCUPANCY:

**OFFICE:** 62,820 ft<sup>2</sup> (5,836 m<sup>2</sup>)  
**INDUSTRIAL:** 180,320 ft<sup>2</sup> (16,752 m<sup>2</sup>)  
**SERVICE SPACE:** 775 ft<sup>2</sup> (72m<sup>2</sup>)

### LOT COVERAGE PERMITTED:

60%

### TOTAL LOT COVERAGE PROPOSED:

46.9%

### HEIGHT:

PROPOSED: 49' TO ROOF TOP \*(We are requesting a variance for the building height.)  
 ALLOWED: 14m (45ft)

### PARKING:

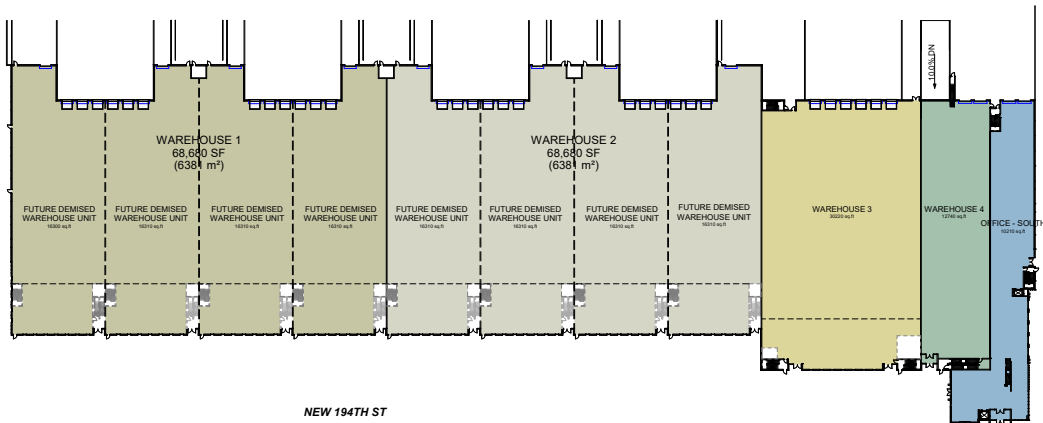
TOTAL PARKING REQUIRED: 315  
 TOTAL OFFICE PARKING REQUIRED: 147  
 TOTAL INDUSTRIAL PARKING REQUIRED: 168  
 INCL. TOTAL ACCESSIBLE STALLS: 6  
 INCL. 13% MAX. OF PARKING AS SMALL CARS

TOTAL PARKING PROVIDED: 320

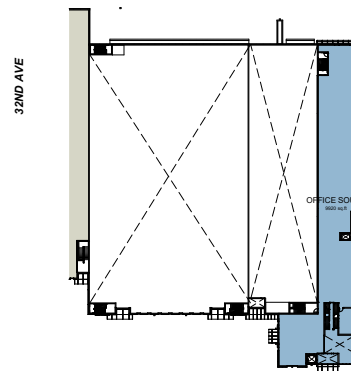
### BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT YARD (SOUTH) (32nd Ave):	7.5 m	7.5 m
SIDE YARD (WEST) (194th Street)	7.5 m	7.5 m
INTERIOR (EAST)	7.5 m	33.0 m
REAR YARD (NORTH)	7.5 m	39.0 m

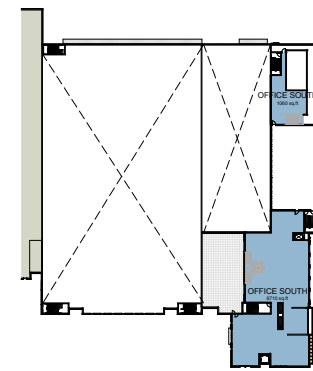




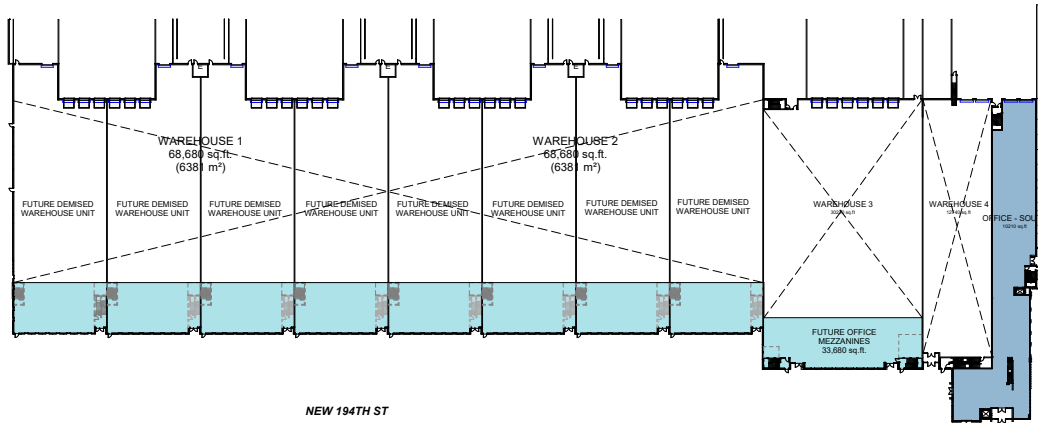
1 LEVEL 1 - 01 FLOOR PLAN (AREAS)  
1" = 50'-0"



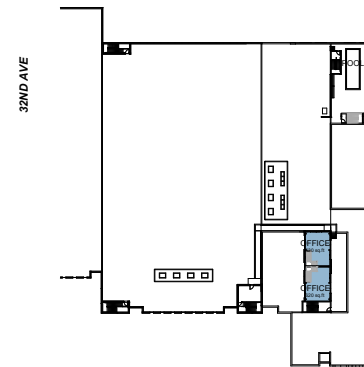
3 LEVEL 2 FLOOR PLAN (AREAS)  
1" = 50'-0"



4 LEVEL 3 FLOOR PLAN (AREAS)  
1" = 50'-0"



2 LEVEL 1 - 02 FLOOR PLAN (AREAS)  
1" = 50'-0"



5 ROOF LEVEL (AREA)  
1" = 50'-0"

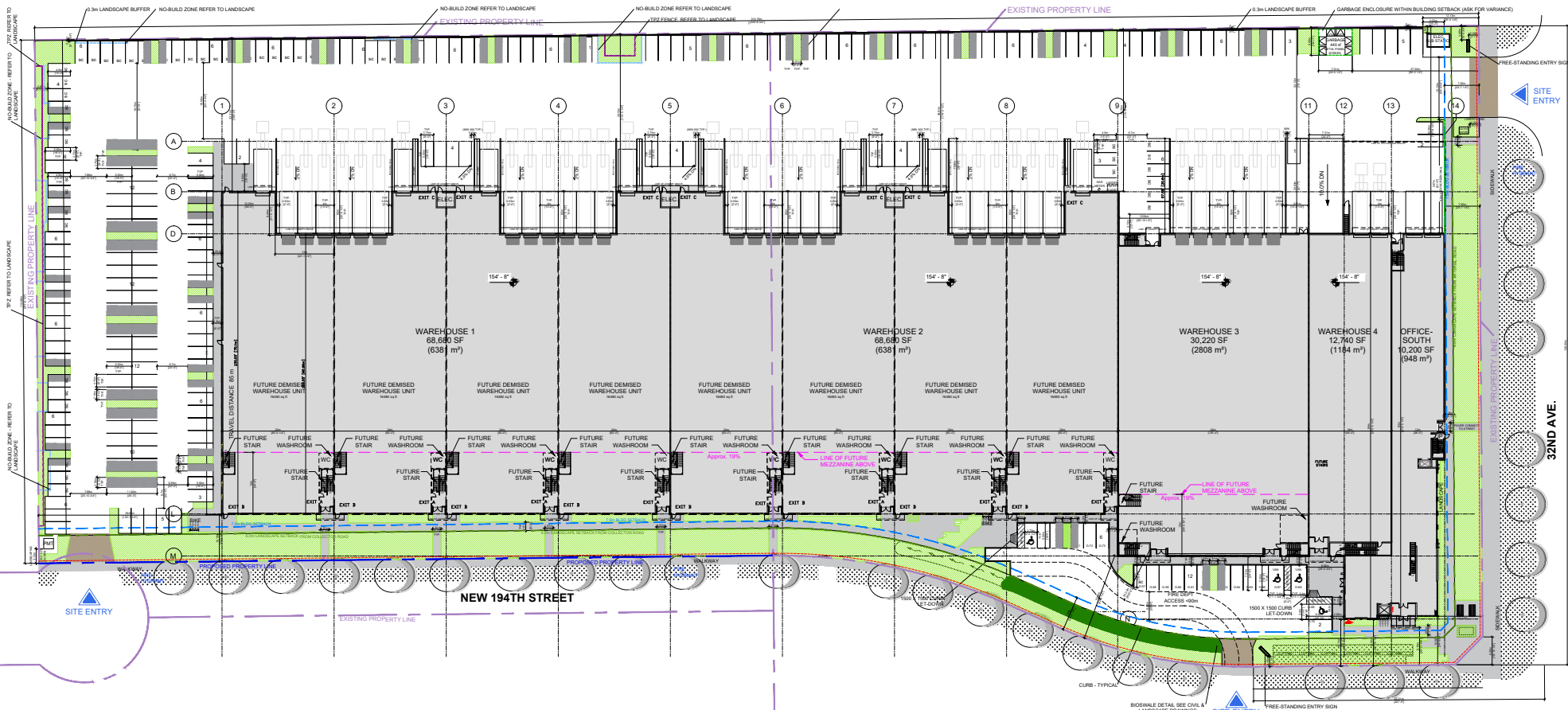
**AREA SUMMARY**

<b>WAREHOUSE- 1:</b>		
INDUSTRIAL	68,680 ft <sup>2</sup>	6,380.58 m <sup>2</sup>
OFFICE	13,865 ft <sup>2</sup>	1,288.10 m <sup>2</sup>
<b>WAREHOUSE- 2:</b>		
INDUSTRIAL	68,680 ft <sup>2</sup>	6,380.58 m <sup>2</sup>
OFFICE	13,865 ft <sup>2</sup>	1,288.10 m <sup>2</sup>
<b>WAREHOUSE- 3:</b>		
INDUSTRIAL	30,220 ft <sup>2</sup>	2,807.53 m <sup>2</sup>
OFFICE	5,950 ft <sup>2</sup>	552.77 m <sup>2</sup>
<b>WAREHOUSE- 4:</b>		
INDUSTRIAL	12,740 ft <sup>2</sup>	1,183.58 m <sup>2</sup>
<b>OFFICE- SOUTH:</b>		
OFFICE	29,140 ft <sup>2</sup>	2,707.19 m <sup>2</sup>
<b>SERVICE SPACE:</b>	775 ft <sup>2</sup>	72 m <sup>2</sup>
<b>TOTAL:</b>	<b>243,915 ft<sup>2</sup></b>	<b>22,660.44 m<sup>2</sup></b>

**LEGEND**

- OFFICE SOUTH
- WAREHOUSE (OFFICE USE)
- WAREHOUSE 1
- WAREHOUSE 2
- WAREHOUSE 3
- WAREHOUSE 4





**LEGEND:**

EXISTING PROPERTY LINE	
PROPOSED PROPERTY LINE	
7.5m BUILDING SETBACK LINE	
6.0m LANDSCAPE SETBACK LINE	
TREE PROTECTION FENCE	
NO-BUILD ZONE REFER TO LANDSCAPE	
MAX. % OF FUTURE MEZZANINE FLOOR LINE	
0.5m RIGHT OF WAY	

1 OVERALL SITE PLAN  
 (DR 1.0) SCALE: 1:400



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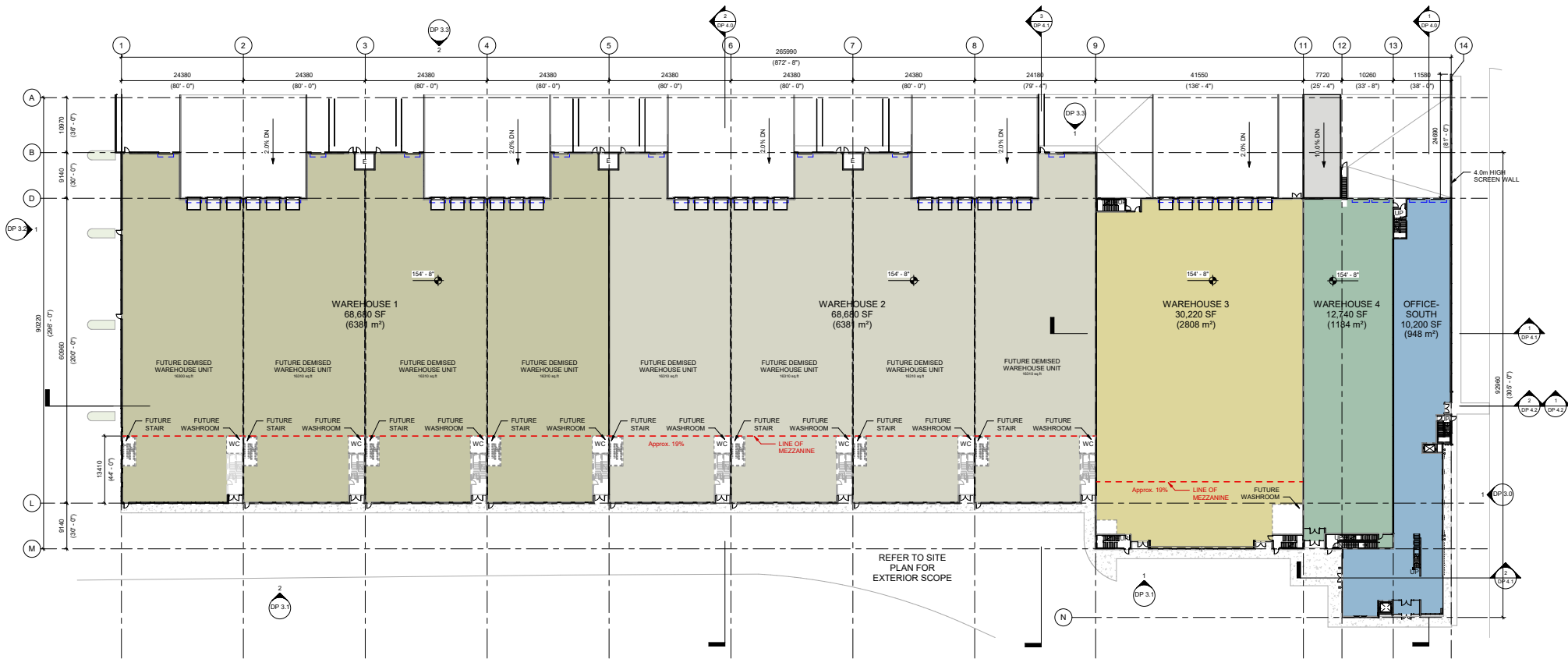


**DP 1.0**  
 OVERALL SITE PLAN







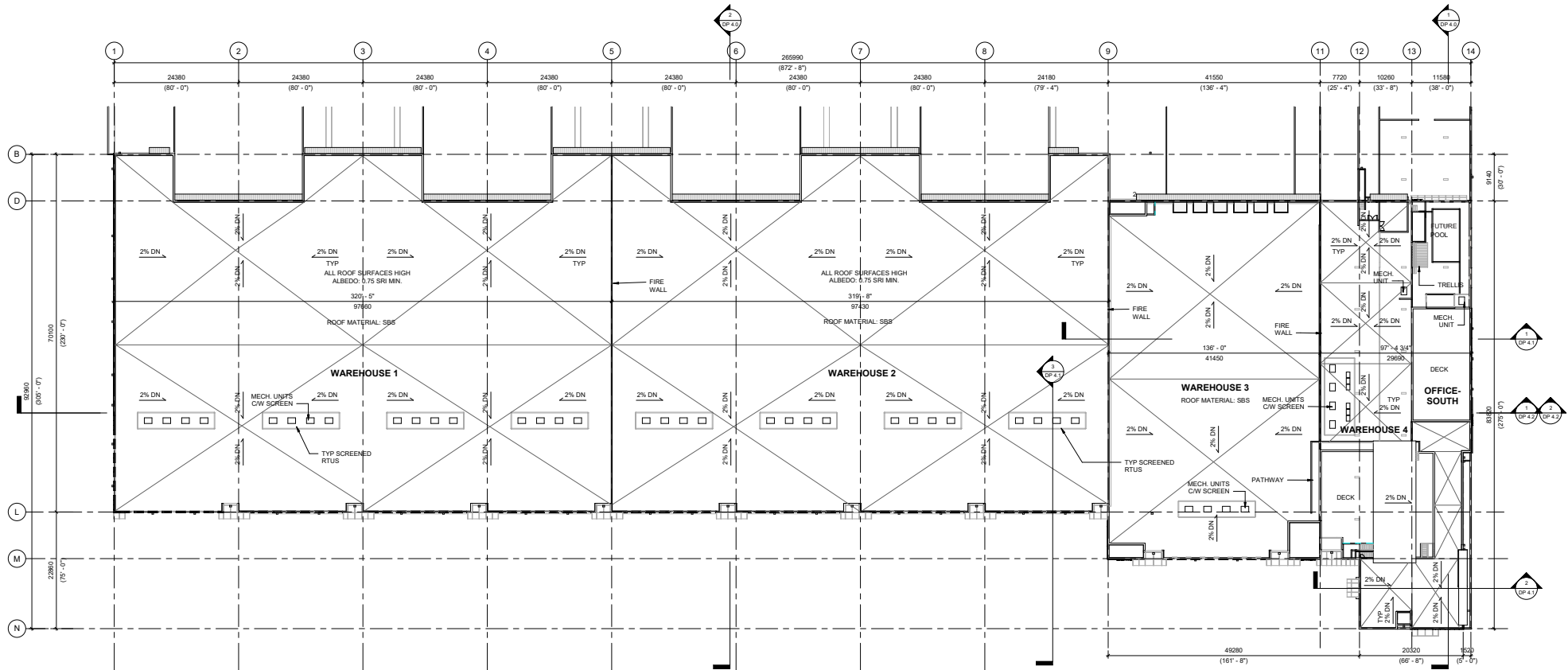


1 LEVEL 1 PLAN - OVERALL  
1" = 30'-0"

LEGEND

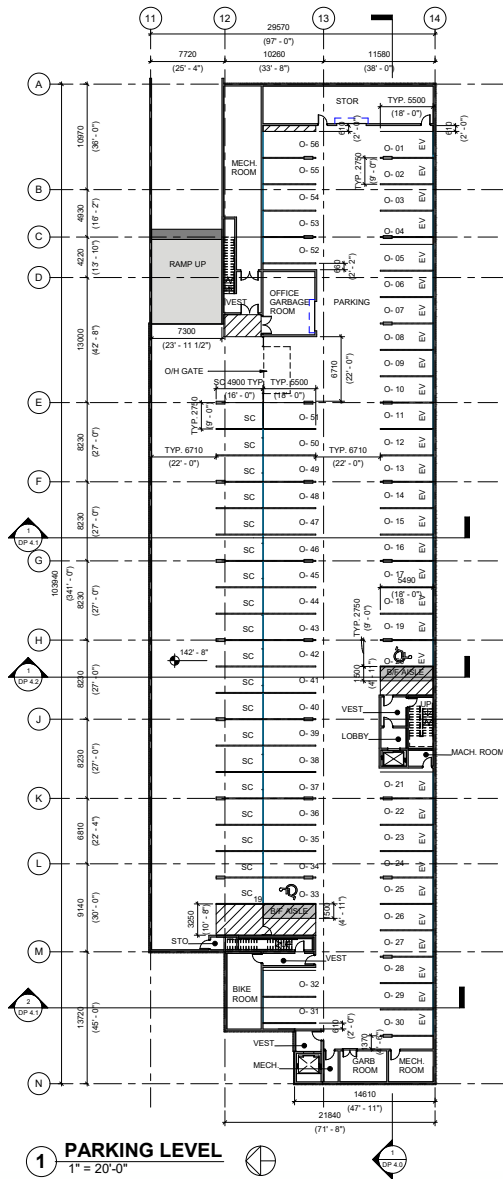
- OFFICE SOUTH
- WAREHOUSE (OFFICE USE)
- WAREHOUSE 1
- WAREHOUSE 2
- WAREHOUSE 3
- WAREHOUSE 4



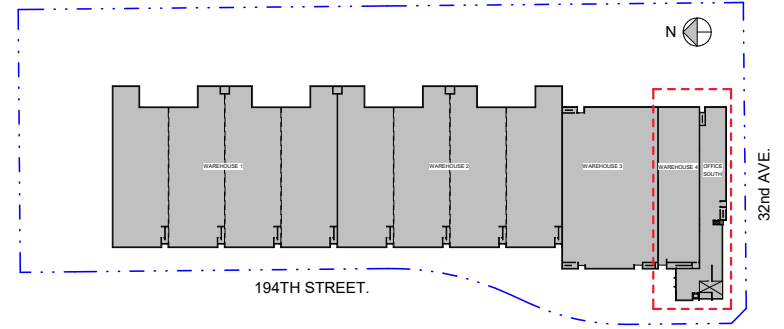


**1 ROOF - OVERALL**  
 1" = 30'-0"





**1 PARKING LEVEL**  
1" = 20'-0"



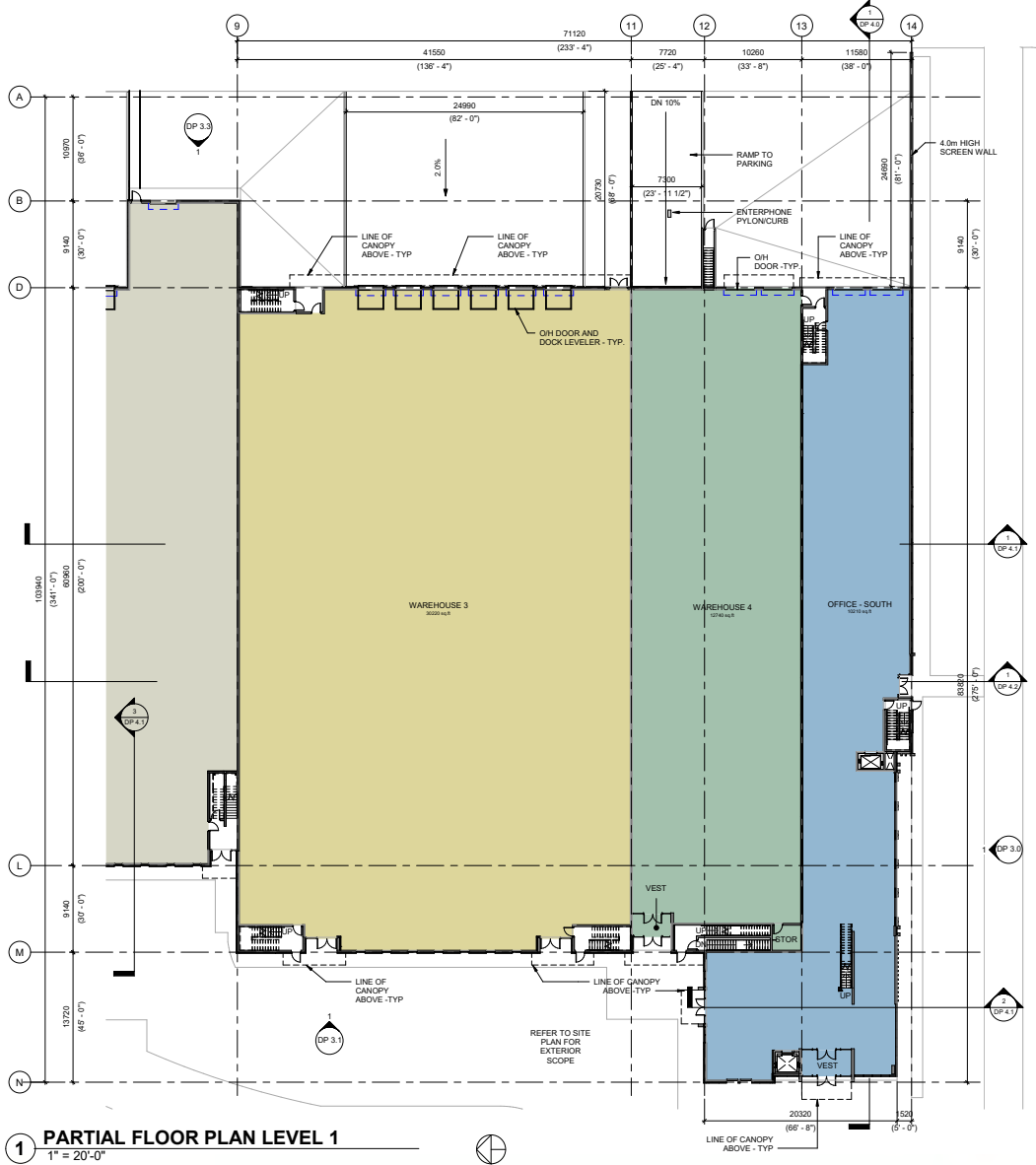
**KEY PLAN**  
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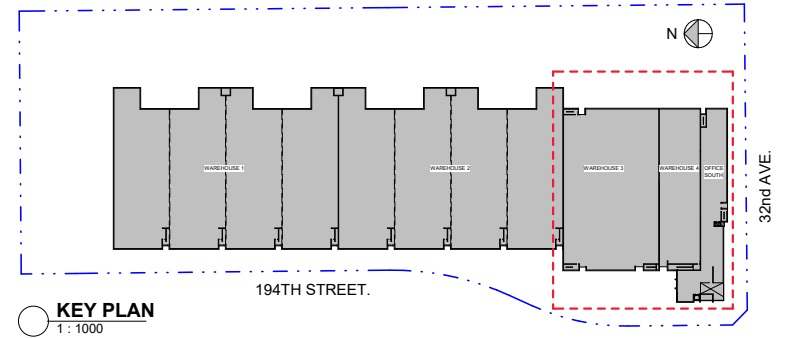
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**QUARRY ROCK DEVELOPMENTS**  
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2021-04-07



**DP 2.1**  
FLOOR PLAN  
PARKING LEVEL



**1 PARTIAL FLOOR PLAN LEVEL 1**  
1" = 20'-0"

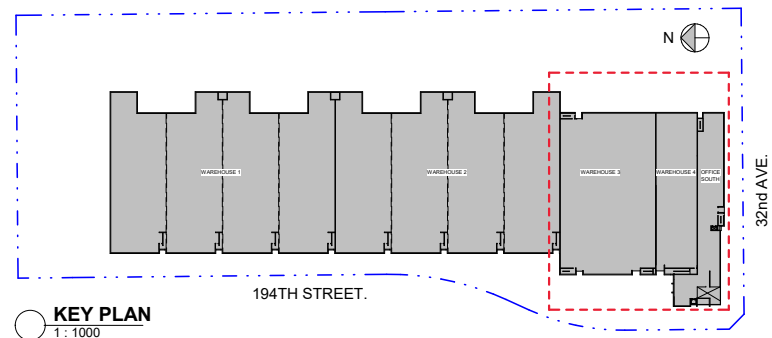
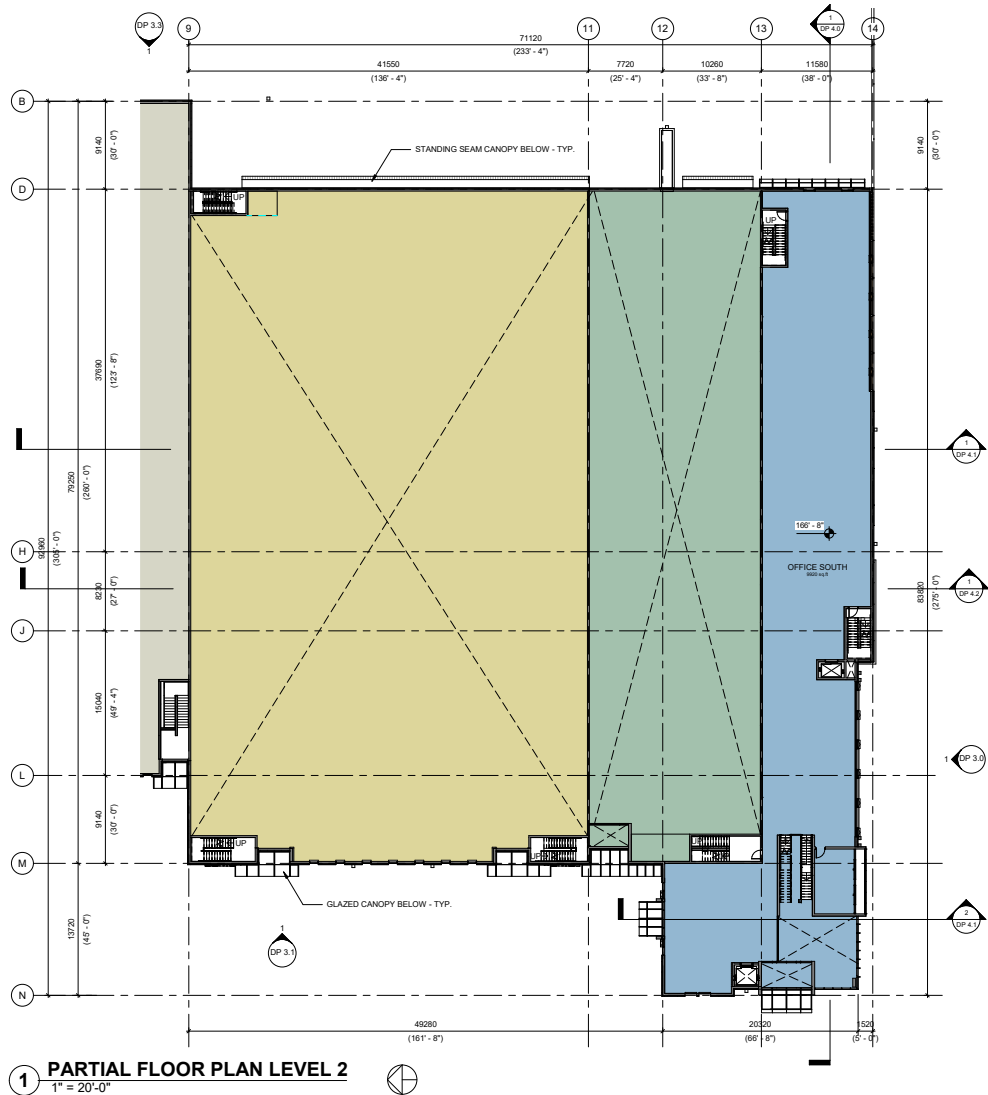


**KEY PLAN**  
1 : 1000

**LEGEND**

- OFFICE SOUTH
- WAREHOUSE (OFFICE USE)
- WAREHOUSE 1
- WAREHOUSE 2
- WAREHOUSE 3
- WAREHOUSE 4





- LEGEND**
- OFFICE SOUTH
  - WAREHOUSE (OFFICE USE)
  - WAREHOUSE 1
  - WAREHOUSE 2
  - WAREHOUSE 3
  - WAREHOUSE 4

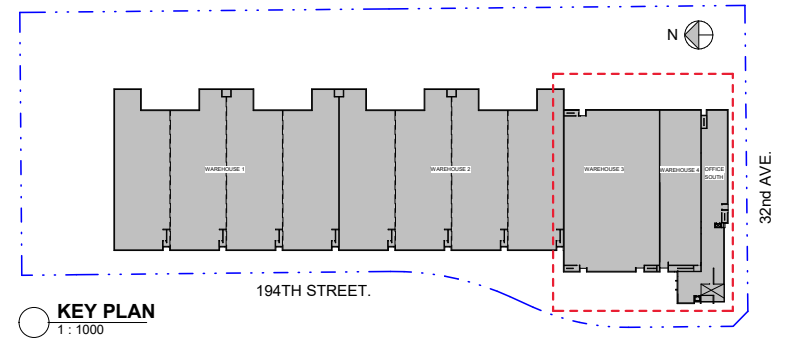
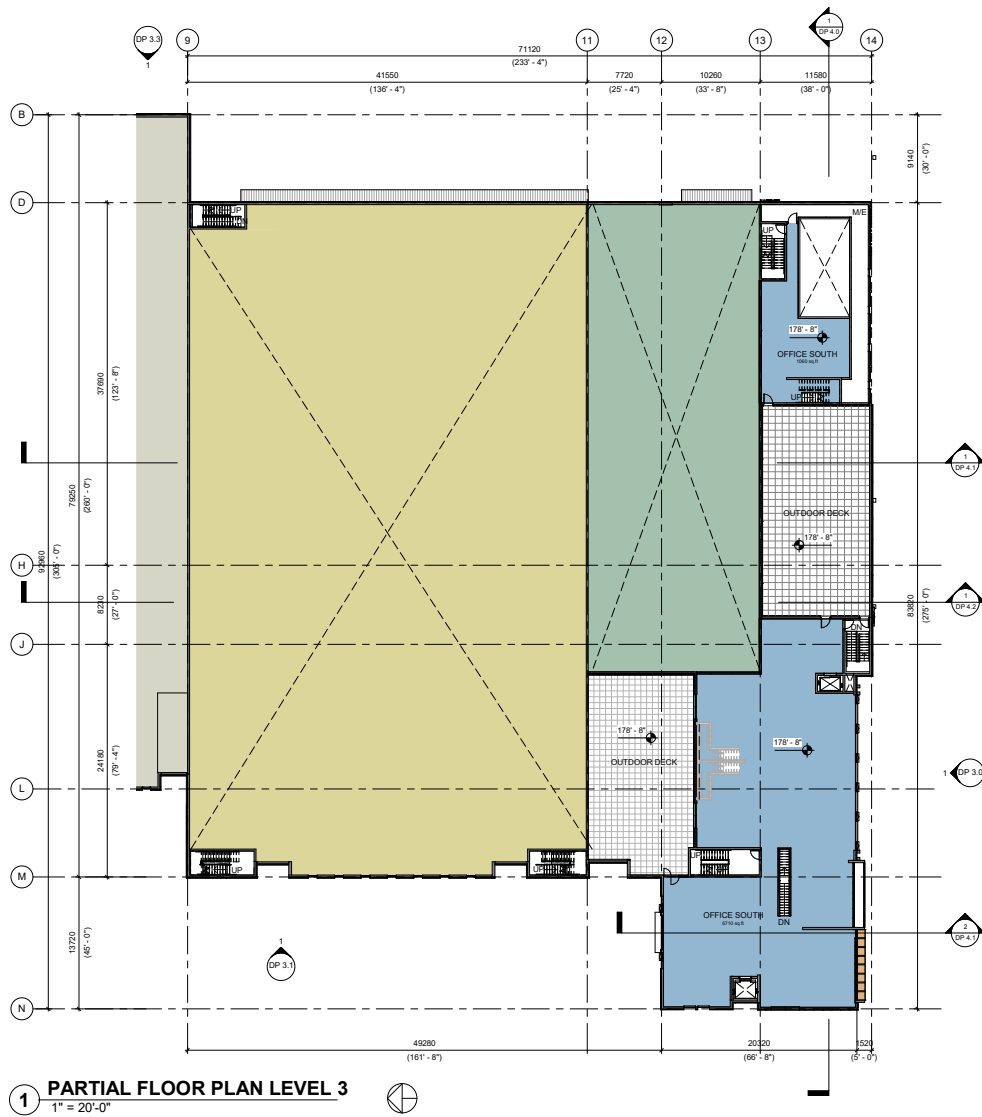


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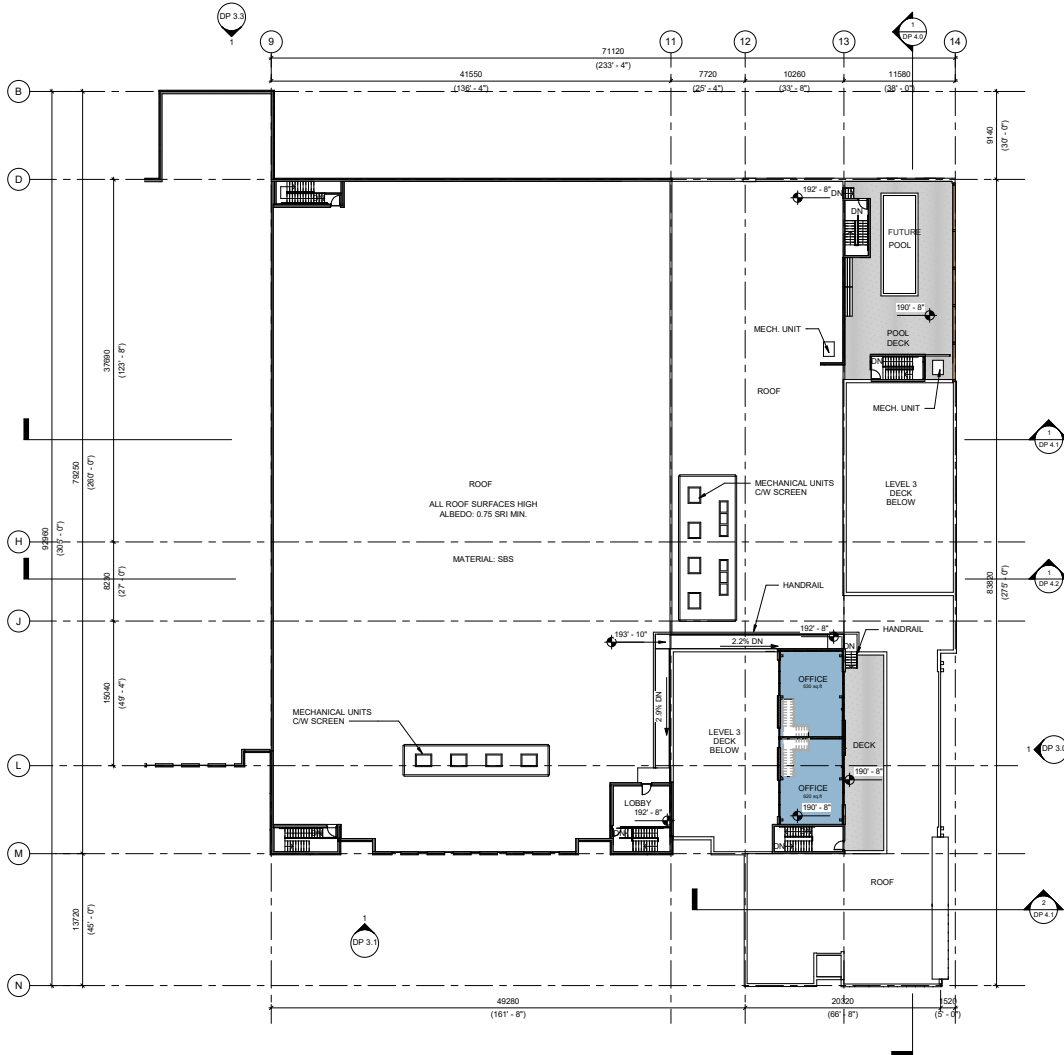
**DP 2.3**  
PARTIAL FLOOR PLAN LEVEL 2



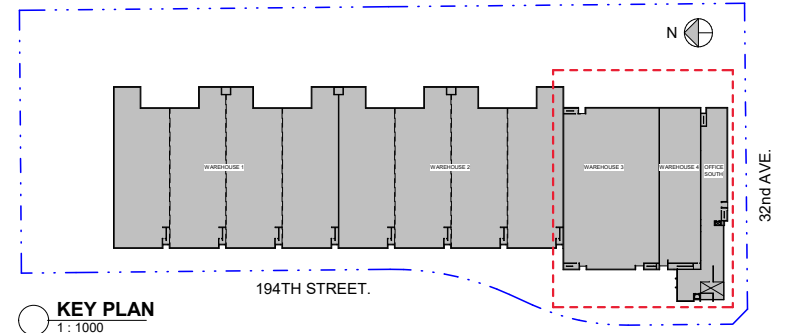


- LEGEND**
- OFFICE SOUTH
  - WAREHOUSE (OFFICE USE)
  - WAREHOUSE 1
  - WAREHOUSE 2
  - WAREHOUSE 3
  - WAREHOUSE 4





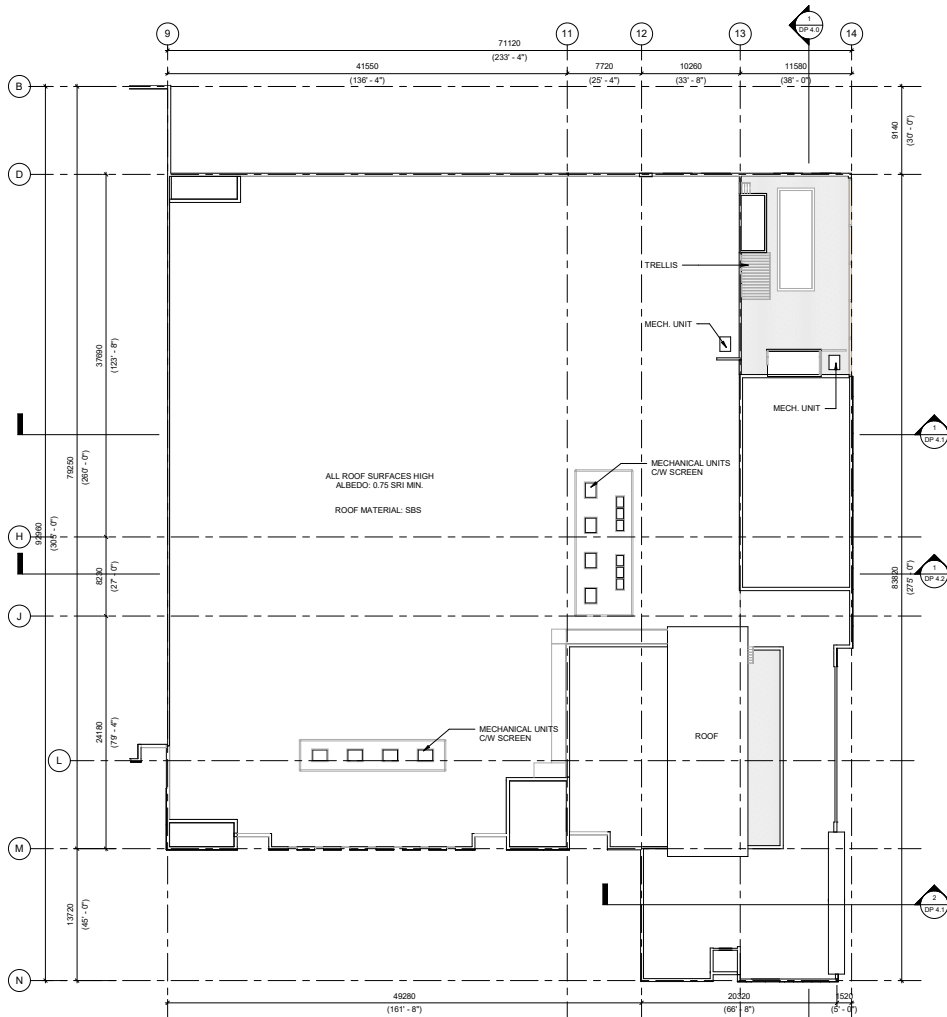
**1 PARTIAL FLOOR PLAN LEVEL 4**  
 1" = 20'-0"



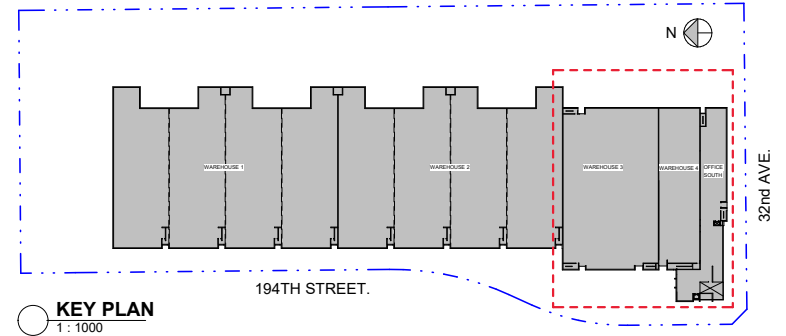
**KEY PLAN**  
 1: 1000

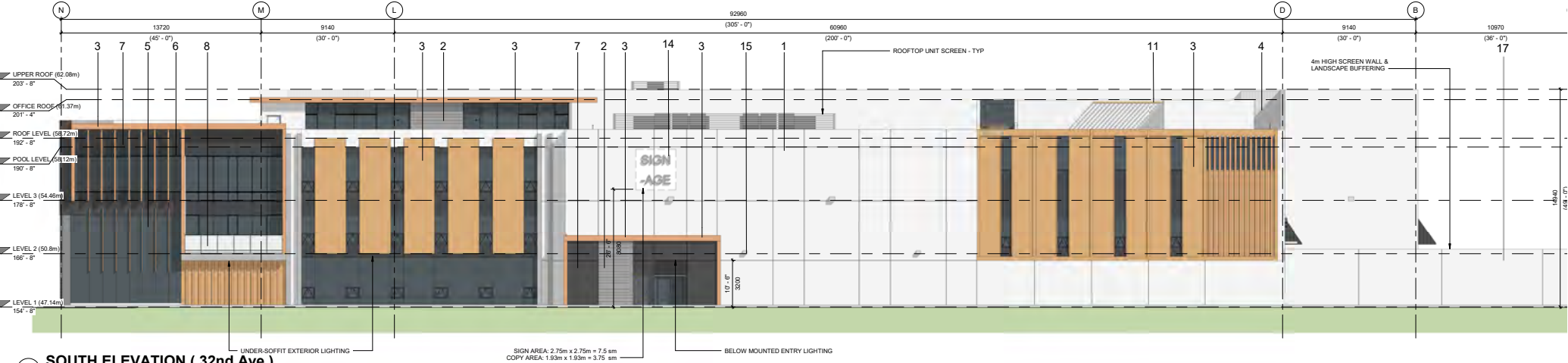
- LEGEND**
- OFFICE SOUTH
  - WAREHOUSE (OFFICE USE)
  - WAREHOUSE 1
  - WAREHOUSE 2
  - WAREHOUSE 3
  - WAREHOUSE 4





**1 PARTIAL ROOF PLAN**  
1" = 20'-0"

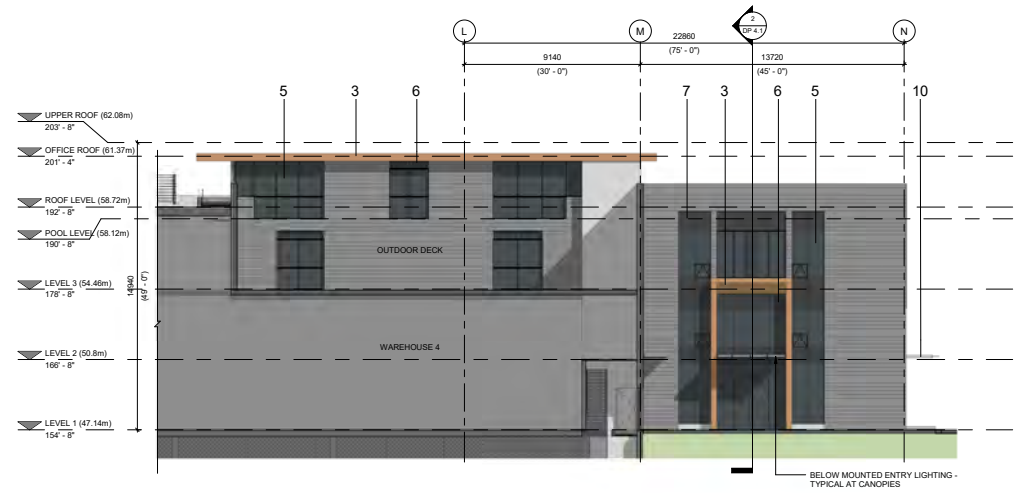




**1 SOUTH ELEVATION (32nd Ave.)**  
1" = 10'-0"



**2 PARTIAL WEST ELEVATION (194TH STREET)**  
1" = 10'-0"



**3 PARTIAL NORTH ELEVATION**  
1" = 10'-0"

**MATERIAL LEGEND**

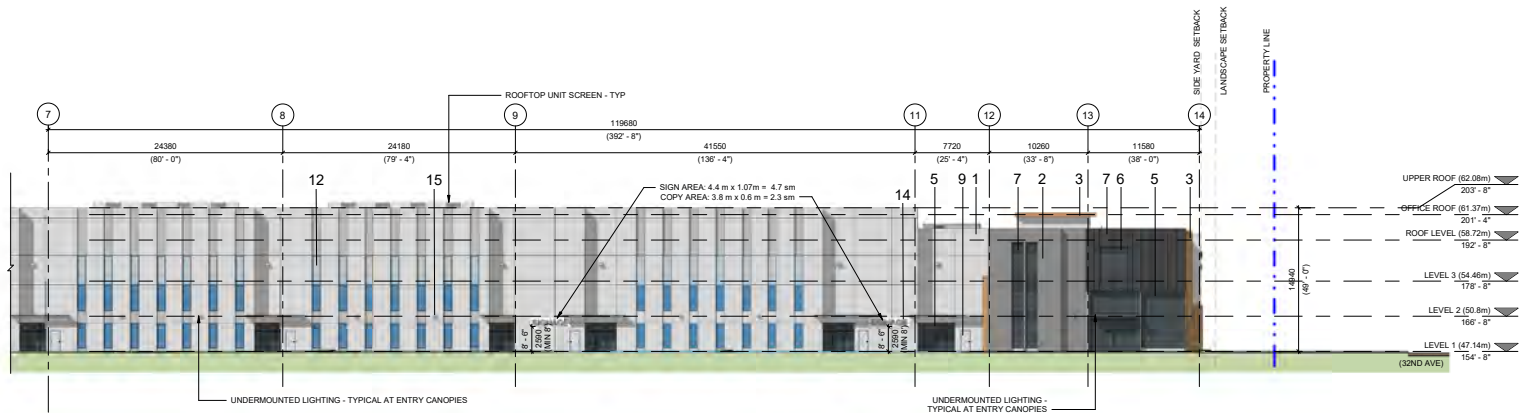
- |   |  |  |
|---|--|--|
| 1 TILT-UP CONCRETE PANEL                          | 7 COMPOSITE METAL PANEL                  | 14 CHANNEL LETTER SIGN (SEPARATE PERMIT)   |
| 1a TILT-UP CONCRETE PANEL - PAINTED CHARCOAL GREY | 8 GLASS GUARDRAIL                        | 15 WALL MOUNTED EXTERIOR LIGHT (DOWNLIGHT) |
| 2 STONE VENEER CLADDING                           | 9 PAINTED METAL DOOR - TO MATCH CLADDING | 16 STANDING SEAM METAL CANOPY              |
| 3 CLEAR SEALED GLT                                | 10 GLAZED CANOPY                         | 17 CAST IN PLACE CONCRETE SCREEN WALL      |
| 4 VERTICAL METAL PANEL                            | 11 SEALED TIMBER TRELLIS                 |  |
| 5 CURTAINWALL GLAZING - GREY                      | 12 PUNCHED ALUMINUM WINDOW               |  |
| 6 CURTAINWALL SPANDREL GLAZING                    | 13 OVERHEAD STEEL DOOR                   |  |



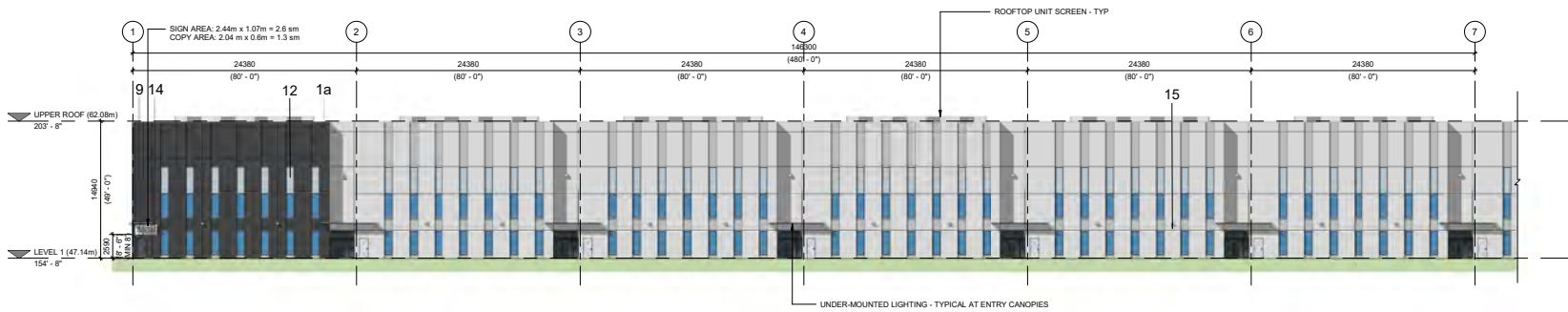
**HQ**  
3288 & 3338 194th St. Surrey, B.C.  
QUARRY ROCK DEVELOPMENTS  
ATELIER PACIFIC ARCHITECTURE INC.  
2021-04-07



**DP 3.0**  
COLOUR ELEVATIONS



**1 PARTIAL WEST ELEVATION OVERALL (SOUTH) (194TH STREET)**  
 1" = 20'-0"



**2 PARTIAL WEST ELEVATION OVERALL (NORTH) (194TH STREET)**  
 1" = 20'-0"



**3 KEY ELEV WEST**  
 1" = 100'-0"

**MATERIAL LEGEND**

- |    |  |    |  |    |   |
|----|--|----|--|----|---|
| 1  | TILT-UP CONCRETE PANEL                         | 7  | COMPOSITE METAL PANEL                  | 14 | CHANNEL LETTER SIGN (SEPARATE PERMIT)   |
| 1a | TILT-UP CONCRETE PANEL - PAINTED CHARCOAL GREY | 8  | GLASS GUARDRAIL                        | 15 | WALL MOUNTED EXTERIOR LIGHT (DOWNLIGHT) |
| 2  | STONE VENEER CLADDING                          | 9  | PAINTED METAL DOOR - TO MATCH CLADDING | 16 | STANDING SEAM METAL CANOPY              |
| 3  | CLEAR SEALED CLT                               | 10 | GLAZED CANOPY                          | 17 | CAST IN PLACE CONCRETE SCREEN WALL      |
| 4  | VERTICAL METAL PANEL                           | 11 | SEALED TIMBER TRELLIS                  |    |   |
| 5  | CURTAINWALL GLAZING - GREY                     | 12 | PUNCHED ALUMINUM WINDOW                |    |   |
| 6  | CURTAINWALL SPANDREL GLAZING                   | 13 | OVERHEAD STEEL DOOR                    |    |   |

**HQ**

3288 & 3338 194th St. Surrey, B.C.

**QUARRY ROCK DEVELOPMENTS**  
 ATELIER PACIFIC ARCHITECTURE INC.  
 2021-04-07



**DP 3.1**

COLOUR ELEVATION  
 WEST



**1 NORTH ELEVATION**  
1" = 10'-0"

**MATERIAL LEGEND**

- |    |  |    |  |    |   |
|----|--|----|--|----|---|
| 1  | TILT-UP CONCRETE PANEL                         | 7  | COMPOSITE METAL PANEL                  | 14 | CHANNEL LETTER SIGN (SEPARATE PERMIT)   |
| 1a | TILT-UP CONCRETE PANEL - PAINTED CHARCOAL GREY | 8  | GLASS GUARDRAIL                        | 15 | WALL MOUNTED EXTERIOR LIGHT (DOWNLIGHT) |
| 2  | STONE VENEER CLADDING                          | 9  | PAINTED METAL DOOR - TO MATCH CLADDING | 16 | STANDING SEAM METAL CANOPY              |
| 3  | CLEAR SEALED CLT                               | 10 | GLAZED CANOPY                          | 17 | CAST IN PLACE CONCRETE SCREEN WALL      |
| 4  | VERTICAL METAL PANEL                           | 11 | SEALED TIMBER TRELLIS                  |    |   |
| 5  | CURTAINWALL GLAZING - GREY                     | 12 | PUNCHED ALUMINUM WINDOW                |    |   |
| 6  | CURTAINWALL SPANDREL GLAZING                   | 13 | OVERHEAD STEEL DOOR                    |    |   |



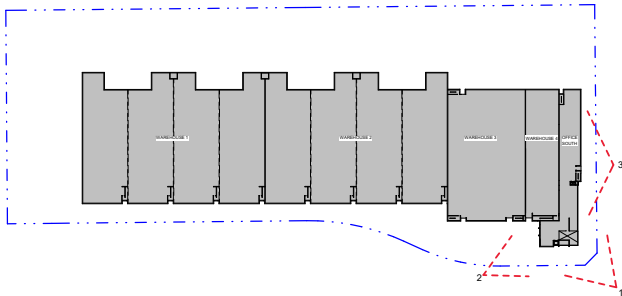




① **PERSPECTIVE FROM STREET CORNER (SOUTHWEST)**  
NTS



② **OFFICE SOUTH ENTRANCE PERSPECTIVE**  
NTS



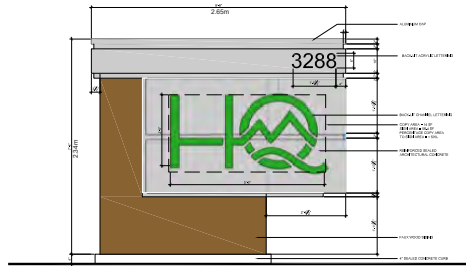
○ **KEY PLAN**  
1 : 1000



③ **PERSPECTIVE FROM 32 AVE**  
NTS







1 FREE-STANDING SIGN CONCEPT - ELEVATION  
 DP-6.0 SCALE: 1/2" = 1'-0"

SIGNAGE - REFER TO FULL ELEVATIONS

USE	TYPE	ALLOWED SIGNS	PROPOSED SIGN QTY	ALLOWED SIGN DEPTH	ALLOWED TOTAL SIGNAGE AREA	PROPOSED SIGN DEPTH	PROPOSED TOTAL SIGNAGE AREA
INDUSTRIAL	FREE-STANDING SIGN	FREE STANDING SIGNS: 3304 AVENUE - 130.08M/50M = 2 (2.78) 194TH STREET - 314.28/50M = 6 (8.28) TOTAL: 8	2	-	145M	0.6 M	10.5 SM
	FASCIA SIGNS (c/w 12" DP CHANNEL LETTERING)	FASCIA SIGNS: (2) (22.660SM-3.000SM=19.660 SM) (4) (19.000SM/1000 = 19.00) *MAXIMUM 6 FASCIA SIGNS TOTAL: 6	5	0.5 M	113.87M (NORTH PREMISES FRONTAGE) X 1SM= 113.87SM	0.3 M	4.7 SM x 2 2.6 SM x 2 7.3 SM x 1 22.10 SM



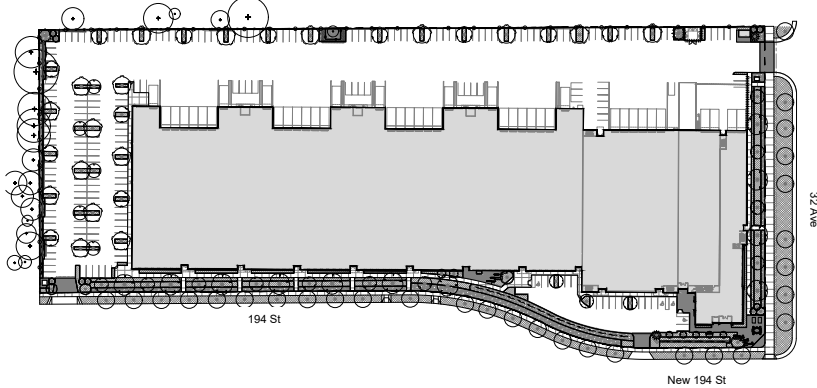
# 3288 194th Street

Issued for Development Permit



Contact Information	Other Key Contacts:	
<b>van der Zalm + associates Inc.</b> Project Landscape Architecture Suite 1 - 20177 97th Avenue Langley, British Columbia, V1M 4B9 T. 604 882 0024 F. 604 882 0042  Primary project contact: Dave Jerke davej@vdz.ca o. 604-546-0921  Alternate contacts (in case away): Mark van der Zalm Principal Landscape Architect mark@vdz.ca o. 604-546-0920	<b>Ingrid Libera</b> 5489 Byrne Rd, Burnaby, BC V5J 3J1  ilibera@grd.ca 604-558-5649	<b>Gordon Yiu</b> Atelier Pacific Architecture Inc. 111-3823 Hemming Dr, Burnaby, BC V5C 6P3  Gordon@atelierpacific.com 604-662-8689
<b>Legal Address and Description:</b>		
LOT 17 SECTION 27 TOWNSHIP 7 PLAN NWP63317 NWD and LOT 16 SECTION 27 TOWNSHIP 7 PLAN NWP63317 NWD and LOT 15 SECTION 27 TOWNSHIP 7 PLAN NWP60595 NWD		

Sheet List Table	
Sheet Number	Sheet Title
L-01	COVER SHEET
L-02A	TREE PROTECTION PLAN - NORTH
L-02B	TREE PROTECTION PLAN - SOUTH
L-03	TREE & SITE PLAN
L-04A	PLAZA ENLARGEMENT - SOUTHEAST
L-04B	PLAZA ENLARGEMENT - SOUTHWEST
L-05A	PLANTING PLAN
L-05B	PLANTING PLAN
L-05C	PLANTING PLAN
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS



1 SITE PLAN OVERVIEW  
 Scale: 1:1000



2 LOCATION MAP  
 NTS

No.	By	Description	Date
5	DJ	Issued for DP	Mar 18, 2021
4	DJ	Issued for DP	Mar 09, 2021
3	AL	Issued for DP	Feb 05, 2021
2	DJ	Issued for DP	Jan 22, 2021
1	DJ	Issued for Review	Dec 08, 2020

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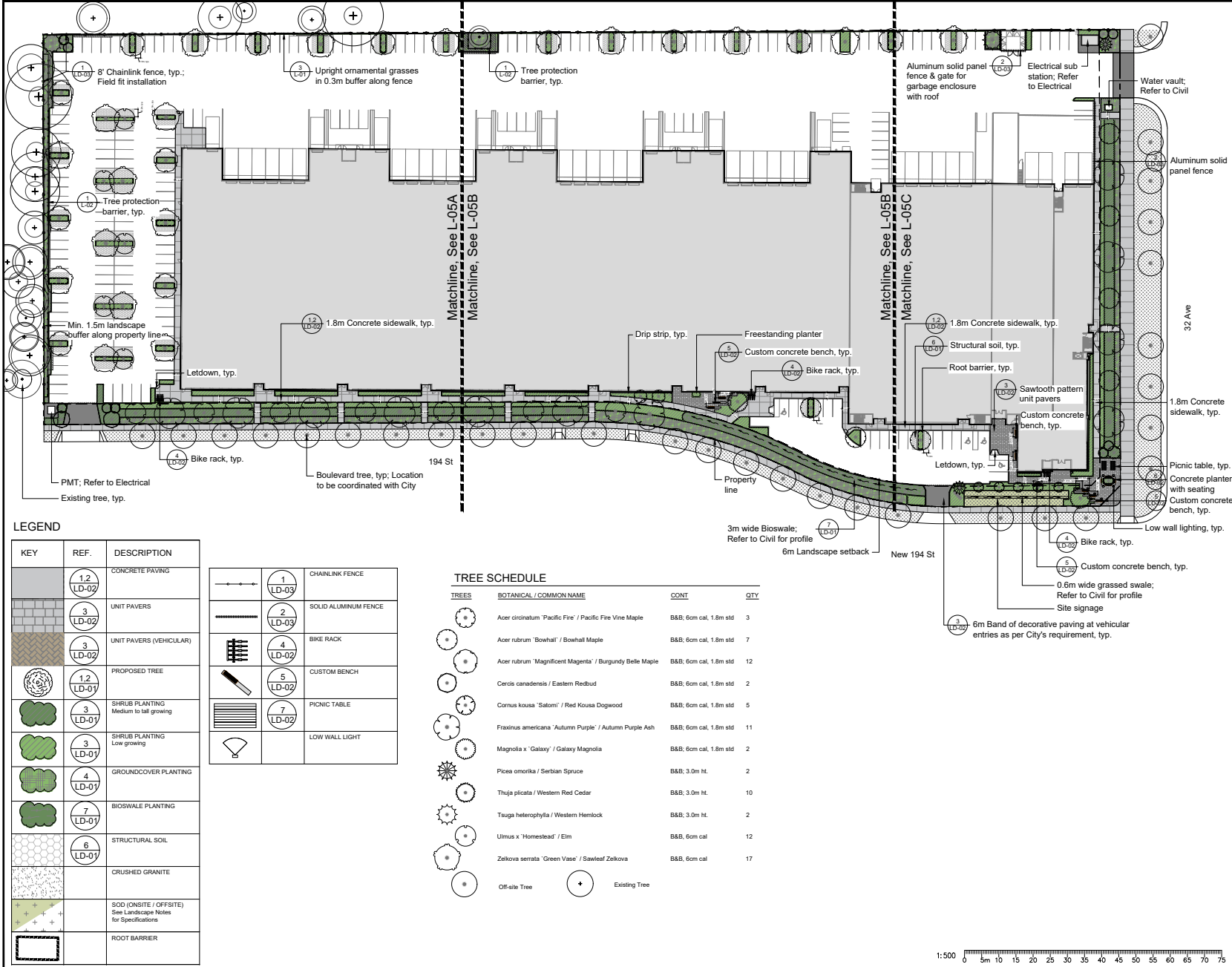
No.	By	Description	Date

**Project:**  
 3288 194th Street

**Location:**  
 3288 194th Street, Surrey, BC

Drawn: AL	Stamp:
Checked: DJ	
Approved: DJ	Original Sheet Size: 24"x36"
Scale: 1:1000	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND BEFORE PROCEEDING TO THE CONTRACTOR BEFORE PROCEEDING TO ALL DIMENSIONS BEFORE PROCEEDING. EXCLUSIVE PROPERTY OF THE OWNER AND MADE BE BELIEVED AT THE CONTRACTOR'S RISK. ALL RESPONSIBILITY FOR ANY DIMENSIONS NOT TO BE PASSED ON TO CONTRACTOR UNLESS LABELED AS SUCH FOR TENDER/CONSTRUCTION.

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVITY\DP\18-04-REVENUES INDUSTRIAL SITE\DWGS\SITEPLAN\01 COVER SHEET.DWG



**LEGEND**

KEY	REF.	DESCRIPTION
	1.2 (LD-02)	CONCRETE PAVING
	3 (LD-02)	UNIT PAVERS
	3 (LD-02)	UNIT PAVERS (VEHICULAR)
	1.2 (LD-01)	PROPOSED TREE
	3 (LD-01)	SHRUB PLANTING Medium to tall growing
	3 (LD-01)	SHRUB PLANTING Low growing
	4 (LD-01)	GROUNDCOVER PLANTING
	7 (LD-01)	BIOSWALE PLANTING
	6 (LD-01)	STRUCTURAL SOIL
		CRUSHED GRANITE
		SOD (ONSITE / OFFSITE) See Landscape Notes for Specifications
		ROOT BARRIER

	1 (LD-03)	CHAINLINK FENCE
	2 (LD-02)	SOLID ALUMINUM FENCE
	4 (LD-02)	BIKE RACK
	5 (LD-02)	CUSTOM BENCH
	7 (LD-02)	PICNIC TABLE
		LOW WALL LIGHT

**TREE SCHEDULE**

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	<i>Acer circinatum</i> 'Pacific Fire' / Pacific Fire Vine Maple	B&B; 60m cal, 1.8m std	3
	<i>Acer rubrum</i> 'Bowhall' / Bowhall Maple	B&B; 60m cal, 1.8m std	7
	<i>Acer rubrum</i> 'Magnificent Magenta' / Burgundy Belle Maple	B&B; 60m cal, 1.8m std	12
	<i>Cercis canadensis</i> / Eastern Redbud	B&B; 60m cal, 1.8m std	2
	<i>Cornus kousa</i> 'Saloni' / Red Kousa Dogwood	B&B; 60m cal, 1.8m std	5
	<i>Fraxinus americana</i> 'Autumn Purple' / Autumn Purple Ash	B&B; 60m cal, 1.8m std	11
	<i>Magnolia x 'Galaxy'</i> / Galaxy Magnolia	B&B; 60m cal, 1.8m std	2
	<i>Picea omorika</i> / Serbian Spruce	B&B; 3.0m ht.	2
	<i>Thuja plicata</i> / Western Red Cedar	B&B; 3.0m ht.	10
	<i>Tsuga heterophylla</i> / Western Hemlock	B&B; 3.0m ht.	2
	<i>Ulmus x 'Homestead'</i> / Elm	B&B; 60m cal	12
	<i>Zelkova serrata</i> 'Green Vase' / Sawleaf Zelkova	B&B; 60m cal	17
	Off-site Tree		
	Existing Tree		

No.	By	Description	Date
5	DJ	Issued for DP	Mar 18, 2021
4	DJ	Issued for DP	Mar 09, 2021
3	AL	Issued for DP	Feb 05, 2021
2	DJ	Issued for DP	Jan 22, 2021
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No.	By	Description	Date

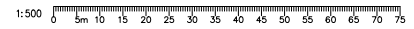
**Project:**  
3288 194th Street

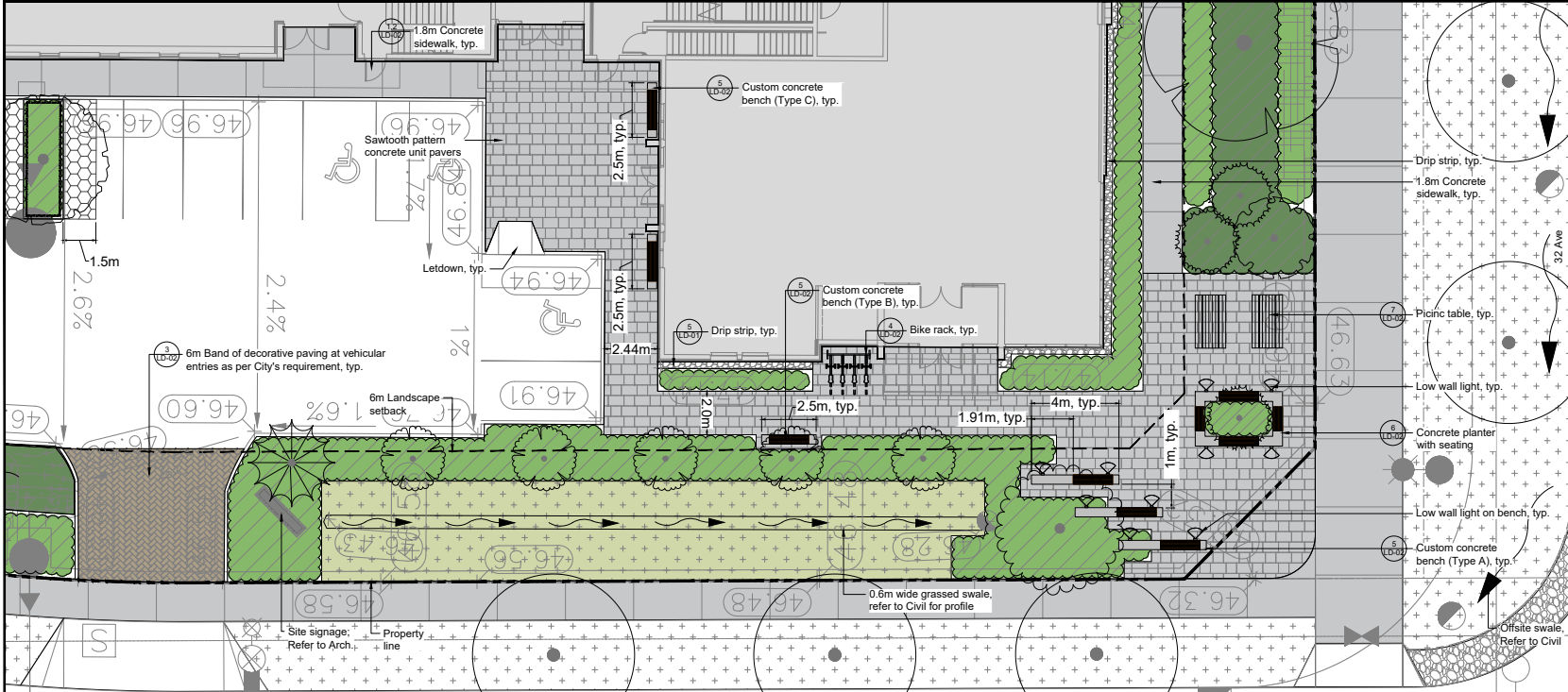
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Checked: DJ	
Approved: DJ	Original Sheet Size: 24"x36"

**Scale:**  
1:500

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Key Map (NTS)



**1** SOUTHWEST AMENITY AND SITE ENTRY  
 Scale 1:100

**TREE SCHEDULE**

KEY	REF.	DESCRIPTION
	1.2 LD-02	CONCRETE PAVING
	3 LD-02	UNIT PAVERS
	3 LD-02	UNIT PAVERS (VEHICULAR)
	1.2 LD-01	PROPOSED TREE
	3 LD-01	SHRUB PLANTING Medium to tall growing
	3 LD-01	SHRUB PLANTING Low growing
	4 LD-01	GROUND COVER PLANTING
	7 LD-01	BIOSWALE PLANTING
	6 LD-01	STRUCTURAL SOIL
		CRUSHED GRANITE

SYMBOL	REF.	DESCRIPTION
		SOD (ONSITE / OFFSITE) See Landscape Notes for Specifications
		ROOT BARRIER
	1 LD-03	CHAINLINK FENCE
	2 LD-03	SOLID ALUMINUM FENCE
	4 LD-02	BIKE RACK
	5 LD-02	CUSTOM BENCH
	7 LD-02	PICNIC TABLE
		LOW WALL LIGHT

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Acer circinatum 'Pacific Fire' / Pacific Fire Vine Maple	B&B; 6cm cal, 1.8m std	3
	Acer rubrum 'Bowhall' / Bowhall Maple	B&B; 6cm cal, 1.8m std	7
	Acer rubrum 'Magnificent Magenta' / Burgundy Belle Maple	B&B; 6cm cal, 1.8m std	12
	Cercis canadensis / Eastern Redbud	B&B; 6cm cal, 1.8m std	2
	Cornus kousa 'Satomi' / Red Kousa Dogwood	B&B; 6cm cal, 1.8m std	5
	Fraxinus americana 'Autumn Purple' / Autumn Purple Ash	B&B; 6cm cal, 1.8m std	11
	Magnolia x 'Galaxy' / Galaxy Magnolia	B&B; 6cm cal, 1.8m std	2
	Picea omorika / Serbian Spruce	B&B; 3.0m ht.	2
	Thuja plicata / Western Red Cedar	B&B; 3.0m ht.	10
	Tsuga heterophylla / Western Hemlock	B&B; 3.0m ht.	2

SYMBOL	DESCRIPTION
	Ulmus x 'Homestead' / Elm
	Zelkova serrata 'Green Vase' / Sawleaf Zelkova
	Off-site Tree
	Existing Tree

No.	By	Description	Date
5	DJ	Issued for DP	Mar. 18, 2021
4	DJ	Issued for DP	Mar. 09, 2021
3	AL	Issued for DP	Feb. 05, 2021
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REVISIONS TABLE FOR DRAWINGS

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No.	By	Description	Date

Project:  
 3288 194th Street

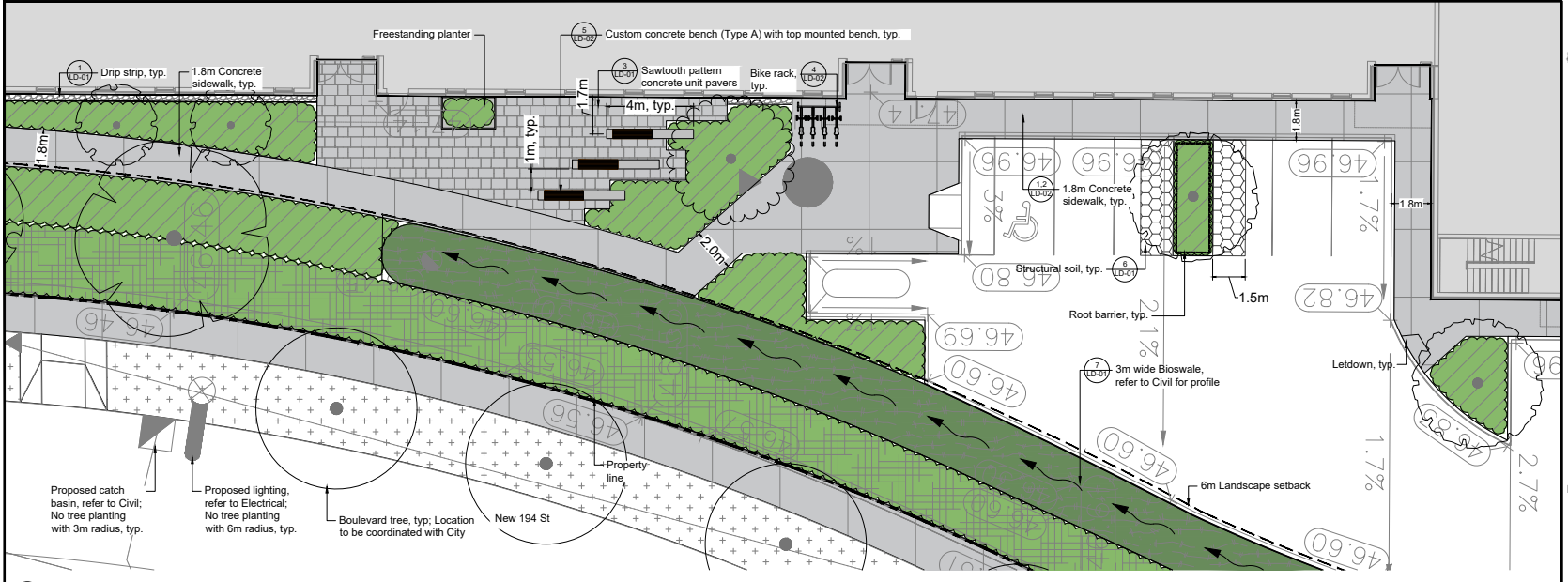
Location:  
 3288 194th Street, Surrey, BC

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Checked: DJ	
Approved: DJ	Original Sheet Size: 24"x36"
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van der Zalm + associates inc.  
 Parks & Recreation • Civil Engineering  
 Urban Design • Landscape Architecture  
 June 1, 2017 876 Avenue  
 Calgary, Alberta Canada  
 T2M 4B9  
 P 404 482 2024  
 F 404 482 2042  
 info@vaz.ca  
 vaz.ca



**1 WEST AMENITY AND SITE ENTRY**  
 Scale 1:100

**LEGEND**

KEY	REF.	DESCRIPTION
	1.2 LD-02	CONCRETE PAVING
	3 LD-02	UNIT PAVERS
	3 LD-02	UNIT PAVERS (VEHICULAR)
	1.2 LD-01	PROPOSED TREE
	3 LD-01	SHRUB PLANTING Medium to tall growing
	3 LD-01	SHRUB PLANTING Low growing
	4 LD-01	GROUND COVER PLANTING
	7 LD-01	BIOSWALE PLANTING
	6 LD-01	STRUCTURAL SOIL
		CRUSHED GRANITE
		SOD (ONSITE / OFFSITE) See Landscape Notes for Specifications
		ROOT BARRIER

	1 LD-03	CHAINLINK FENCE
	2 LD-03	SOLID ALUMINUM FENCE
	4 LD-02	BIKE RACK
	5 LD-02	CUSTOM BENCH
	7 LD-02	PICNIC TABLE
		LOW WALL LIGHT

**TREE SCHEDULE**

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Acer circinatum 'Pacific Fire' / Pacific Fire Vine Maple	B&B; 6cm cal, 1.8m std	3
	Acer rubrum 'Bowhall' / Bowhall Maple	B&B; 6cm cal, 1.8m std	7
	Acer rubrum 'Magnificent Magenta' / Burgundy Belle Maple	B&B; 6cm cal, 1.8m std	12
	Cercis canadensis / Eastern Redbud	B&B; 6cm cal, 1.8m std	2
	Cornus kousa 'Satomi' / Red Kousa Dogwood	B&B; 6cm cal, 1.8m std	5
	Fraxinus americana 'Autumn Purple' / Autumn Purple Ash	B&B; 6cm cal, 1.8m std	11
	Magnolia x 'Galaxy' / Galaxy Magnolia	B&B; 6cm cal, 1.8m std	2
	Picea omorika / Serbian Spruce	B&B; 3.0m ht.	2
	Thuja plicata / Western Red Cedar	B&B; 3.0m ht.	10
	Tsuga heterophylla / Western Hemlock	B&B; 3.0m ht.	2
	Ulmus x 'Homestead' / Elm	B&B; 6cm cal	12
	Zelkova serrata 'Green Vase' / Sawleaf Zelkova	B&B; 6cm cal	17
	Off-site Tree		
	Existing Tree		

Key Map (NTS)



No.	By	Description	Date
5	DJ	Issued for DP	Mar. 18, 2021
4	DJ	Issued for DP	Mar. 09, 2021
3	AL	Issued for DP	Feb. 05, 2021
2	DJ	Issued for DP	Jan. 22, 2021
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No.	By	Description	Date

**Project:**  
 3288 194th Street

**Location:**  
 3288 194th Street, Surrey, BC

Drawn: AL	Stamp:
Checked: DJ	
Approved: DJ	Original Sheet Size: 24"x36"

Scale:  
1:100

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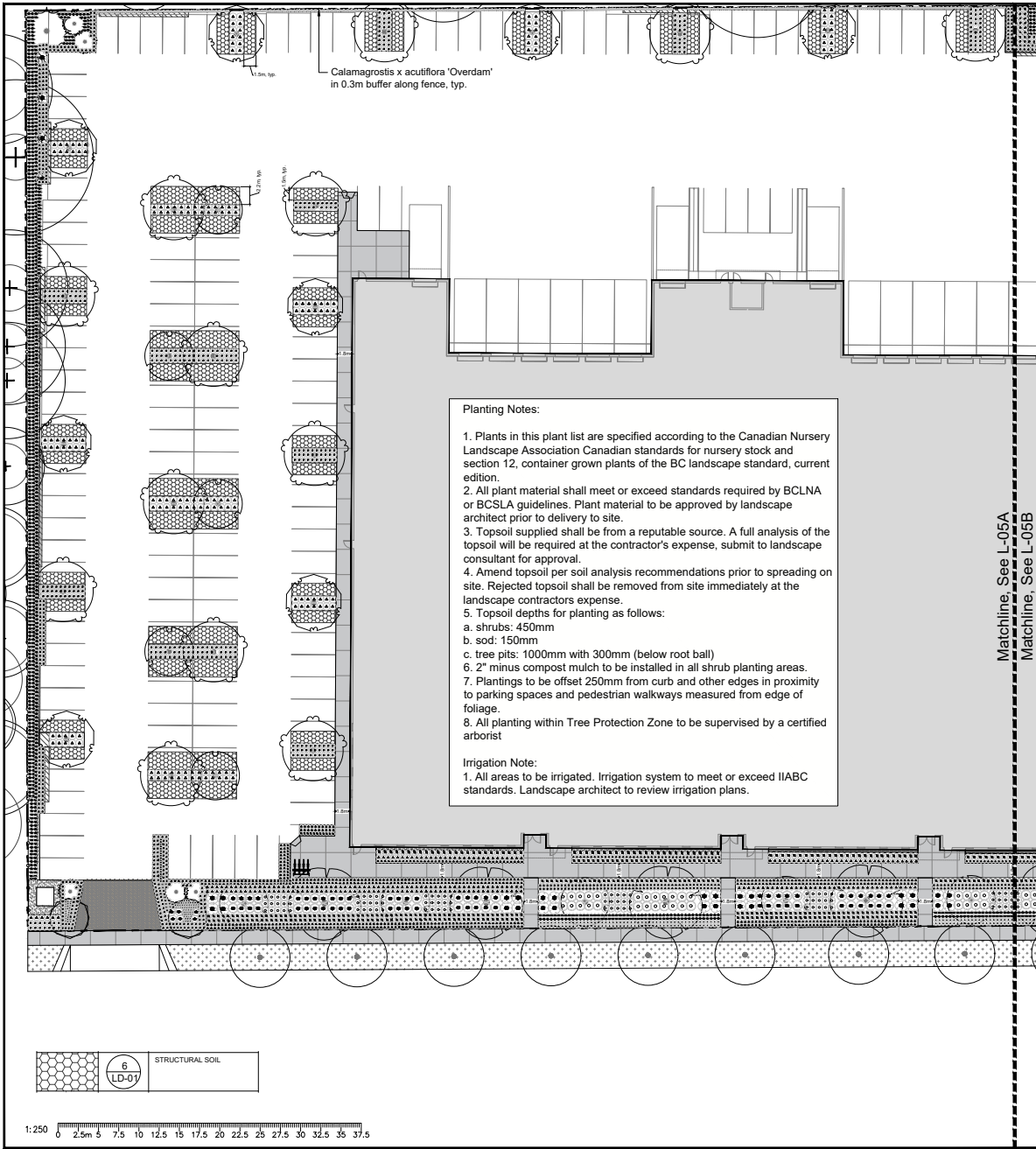


Z:\PROJECTS\DEVELOPMENT\PLAZA ENLARGEMENT\04B\ENLARGEMENT\04B\PLAZA ENLARGEMENT - SOUTHWEST.DWG

Drawing Title: **PLAZA ENLARGEMENT - SOUTHWEST**

Drawing #: **L-04B**

VZD Project #: **DP2018-04**



**Planting Notes:**

- Plants in this plant list are specified according to the Canadian Nursery Landscape Association Canadian standards for nursery stock and section 12, container grown plants of the BC landscape standard, current edition.
- All plant material shall meet or exceed standards required by BCLNA or BCSLA guidelines. Plant material to be approved by landscape architect prior to delivery to site.
- Topsoil supplied shall be from a reputable source. A full analysis of the topsoil will be required at the contractor's expense, submit to landscape consultant for approval.
- Amend topsoil per soil analysis recommendations prior to spreading on site. Rejected topsoil shall be removed from site immediately at the landscape contractor's expense.
- Topsoil depths for planting as follows:
  - shrubs: 450mm
  - sod: 150mm
  - tree pits: 1000mm with 300mm (below root ball)
- 2" minus compost mulch to be installed in all shrub planting areas.
- Plantings to be offset 250mm from curb and other edges in proximity to parking spaces and pedestrian walkways measured from edge of foliage.
- All planting within Tree Protection Zone to be supervised by a certified arborist

**Irrigation Note:**

- All areas to be irrigated. Irrigation system to meet or exceed IABC standards. Landscape architect to review irrigation plans.

Matchline, See L-05A  
Matchline, See L-05B

**TREE SCHEDULE**

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Acer circinatum 'Pacific Fire' / Pacific Fire Vine Maple	B&B, 6cm cal, 1.8m std	3
	Acer rubrum 'Bowhall' / Bowhall Maple	B&B, 6cm cal, 1.8m std	7
	Acer rubrum 'Magnificent Magenta' / Burgundy Belle Maple	B&B, 6cm cal, 1.8m std	12
	Cercis canadensis / Eastern Redbud	B&B, 6cm cal, 1.8m std	2
	Cornus kousa 'Satomi' / Red Kousa Dogwood	B&B, 6cm cal, 1.8m std	5
	Fraxinus americana 'Autumn Purple' / Autumn Purple Ash	B&B, 6cm cal, 1.8m std	11
	Magnolia x 'Galaxy' / Galaxy Magnolia	B&B, 6cm cal, 1.8m std	2
	Picea omorika / Serbian Spruce	B&B, 3.0m ht.	2
	Thuja plicata / Western Red Cedar	B&B, 3.0m ht.	10
	Tsuga heterophylla / Western Hemlock	B&B, 3.0m ht.	2
	Ulmus x 'Homestead' / Elm	B&B, 6cm cal	12
	Zelkova serrata 'Green Vase' / Sawleaf Zelkova	B&B, 6cm cal	17
	Off-site Tree		Existing Tree

**PLANT SCHEDULE**

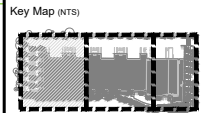
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Az	Azalea x 'Helo Crimson' / Helo Crimson Azalea	#2	0.9m	75
	Ba	Berberis thunbergii 'Aurea Nana' / Japanese Barberry	#2	0.45m	470
	Bc	Berberis thunbergii 'Concorde' / Concorde Barberry	#2	0.45m	1,625
	Cv	Caluna vulgaris 'Silver Knight' / Silver Knight Heather	#1	0.5m	209
	Ck	Cornus sericea 'Kelsey' / Kelsey Dogwood	#2	0.45m	107
	Ek	Erica x daryleyensis 'Kramer's Red' / Kramer's Red Heather	#1	0.5m	622
	Ec	Euryomyia alatus 'Compactus' / Compact Burning Bush	#2	0.9m	248
	Hp	Hydrangea paniculata 'Candlelight' / Candlelight Panicle Hydrangea	#2	1.2m	55
	Hl	Hydrangea paniculata 'Limelight' / Limelight Hydrangea	#2	1.2m	207
	Np	Nandina domestica 'Fire Power' / Firepower Nandina	#3	0.45m	566
	Pc	Physocarpus opulifolius 'Pacific Ninebark'	#2	1.2m	13
	Rh	Rhododendron x 'Nova Zembla' / Rhododendron	#3	1.5m	71
	Rr	Rhododendron x 'Ramapo' / Ramapo Rhododendron	#3	0.6m	507
	Ru	Rosa rubiana / Nootka Rose	#2	0.9m	30
	Sr	Skimmia japonica 'Rubella' / Skimmia	#2	0.75m	216
	Sp	Spirea japonica 'Little Princess' / Little Princess Japanese Spirea	#2	0.65m	69
	Vt	Vaccinium ovatum 'Thunderbird' / Evergreen Huckleberry	#3	0.75m	14
	Ph	Polystichum munitum / Western Sword Fern	#2	0.5m	398

PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Co	Carex obovata / Slough Sedge	#1	0.3m	717
	Em	Echinacea purpurea 'Magnus' / Magnus Purple Coneflower	#1	0.3m	339
	Gs	Gaillardia sp. / Salal	#2	0.45m	1,564
	Hk	Hosta x 'Kissas Regal' / Kissas Regal Daylily	#1	0.45m	530
	Jb	Juncus effusus / Blue Rush	#1	0.6m	35
	La	Lavandula stoechas / Spanish Lavender	#1	0.6m	1,097
	Lo	Lonicera pileata / Pilvet Honeysuckle	#2	0.6m	575
	Ml	Miscanthus sinensis 'Little Kitten' / Little Kitten Maiden Grass	#1	0.45m	4
	Ri	Rosa meiland 'Bonica' / Meiland Rose	#2	0.9m	264
	Rg	Rudbeckia fulgida sultivariis 'Goldsturm' / Black-Eyed Susan	#1	0.45m	199
	Ts	Thuja occidentalis 'Smirag' / Emerald Green Arborvitae	1.8m ht.	0.7m	23

DWARF CONIFERS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Ts	Thuja occidentalis 'Smirag' / Emerald Green Arborvitae	1.8m ht.	0.7m	23

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	C	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	#1	450mm	238

van der Zalm + associates inc.  
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No.	By	Description	Date
5	DJ	Issued for DP	Mar 18, 2021
4	DJ	Issued for DP	Mar 09, 2021
3	AL	Issued for DP	Feb 05, 2021
2	DJ	Issued for DP	Jan 22, 2021
1	DJ	Issued for Review	Dec 08, 2020

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No.	By	Description	Date

**Project:**  
3288 194th Street

**Location:**  
3288 194th Street, Surrey, BC

Drawn: AL

Checked: DJ

Approved: DJ

Stamp:

Original Sheet Size: 24"x36"

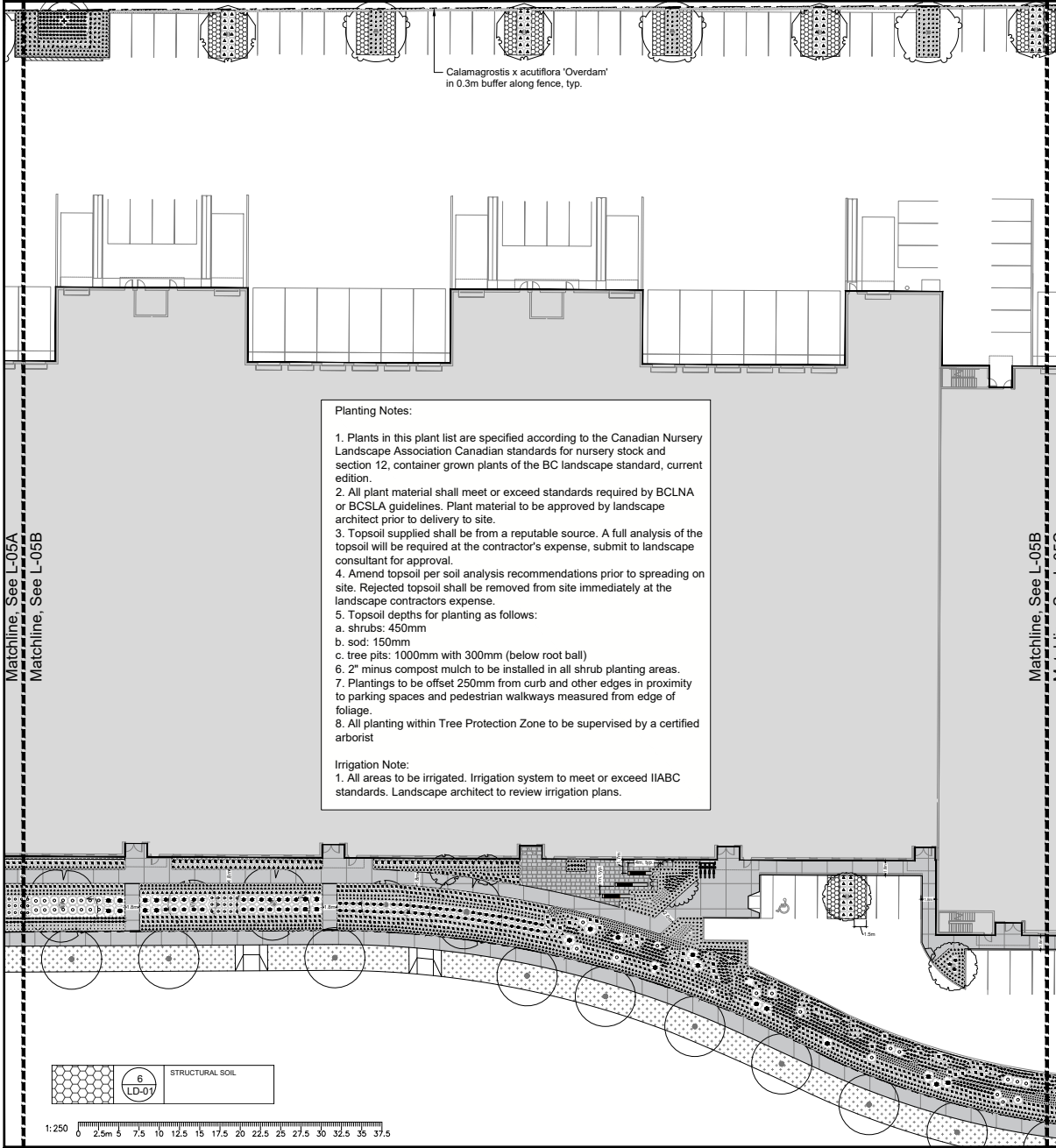
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2: PRODUCT DEVELOPMENT FROM ACTIVITY EXPLORE FOR BEYOND THE INDUSTRIAL SITE VISUAL IMPACT PLAN PLANTING PLAN (L-05A)

2: PROJECT DEVELOPMENT FROM ACTIVE DEVELOPER'S INDUSTRIAL SITE ZONING BY-LAW PLANTING PLAN (L-05B)

Matchline - See L-05A  
Matchline, See L-05B



**Planting Notes:**

- Plants in this plant list are specified according to the Canadian Nursery Landscape Association Canadian standards for nursery stock and section 12, container grown plants of the BC landscape standard, current edition.
- All plant material shall meet or exceed standards required by BCLNA or BCSLA guidelines. Plant material to be approved by landscape architect prior to delivery to site.
- Topsoil supplied shall be from a reputable source. A full analysis of the topsoil will be required at the contractor's expense, submit to landscape consultant for approval.
- Amend topsoil per soil analysis recommendations prior to spreading on site. Rejected topsoil shall be removed from site immediately at the landscape contractor's expense.
- Topsoil depths for planting as follows:
  - shrubs: 450mm
  - sod: 150mm
  - tree pits: 1000mm with 300mm (below root ball)
- 2" minus compost mulch to be installed in all shrub planting areas.
- Plantings to be offset 250mm from curb and other edges in proximity to parking spaces and pedestrian walkways measured from edge of foliage.
- All planting within Tree Protection Zone to be supervised by a certified arborist

**Irrigation Note:**

- All areas to be irrigated. Irrigation system to meet or exceed IIABC standards. Landscape architect to review irrigation plans.

**TREE SCHEDULE**

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Acer circinatum 'Pacific Fire' / Pacific Fire Vine Maple	B&B; 6cm cal, 1.8m std	3
	Acer rubrum 'Bowhall' / Bowhall Maple	B&B; 6cm cal, 1.8m std	7
	Acer rubrum 'Magnificent Magenta' / Burgundy Belle Maple	B&B; 6cm cal, 1.8m std	12
	Cercis canadensis / Eastern Redbud	B&B; 6cm cal, 1.8m std	2
	Cornus kousa 'Satomi' / Red Kousa Dogwood	B&B; 6cm cal, 1.8m std	5
	Fraxinus americana 'Autumn Purple' / Autumn Purple Ash	B&B; 6cm cal, 1.8m std	11
	Magnolia x 'Galaxy' / Galaxy Magnolia	B&B; 6cm cal, 1.8m std	2
	Picea omorika / Serbian Spruce	B&B; 3.0m ht.	2
	Thuja plicata / Western Red Cedar	B&B; 3.0m ht.	10
	Tsuga heterophylla / Western Hemlock	B&B; 3.0m ht.	2
	Ulmus x 'Homestead' / Elm	B&B; 6cm cal	12
	Zelkova serrata 'Green Vase' / Sawleaf Zelkova	B&B; 6cm cal	17
	Off-site Tree		

**PLANT SCHEDULE**

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Az	Azalea x 'Helo Crimson' / Helo Crimson Azalea	#2	0.9m	75
	Ba	Berberis thunbergii 'Aurea Nana' / Japanese Barberry	#2	0.45m	470
	Bc	Berberis thunbergii 'Concorde' / Concorde Barberry	#2	0.45m	1,620
	Bv	Calina vulgaris 'Silver Knight' / Silver Knight Heather	#1	0.5m	209
	Ck	Cornus sericea 'Kelsey' / Kelsey Dogwood	#2	0.45m	107
	Ek	Erica x darleyensis 'Kramer's Red' / Kramer's Red Heather	#1	0.5m	622
	Ec	Euonymus alatus 'Compactus' / Compact Burning Bush	#2	0.9m	248
	Hc	Hydrangea paniculata 'Candlelight' / Candlelight Panicle Hydrangea	#2	1.2m	55
	Hf	Hydrangea paniculata 'Limelight' / Limelight Hydrangea	#2	1.2m	207
	Np	Nandina domestica 'Fire Power' / Firepower Nandina	#3	0.45m	566
	Pc	Physocarpus opulifolius 'Pacific Ninebark'	#2	1.2m	13
	Rh	Rhododendron x 'Nova Zembla' / Rhododendron	#3	1.5m	71
	Rr	Rhododendron x 'Ramapo' / Ramapo Rhododendron	#3	0.6m	507
	Ru	Rosa rugosa / Noisette Rose	#2	0.9m	30
	Sr	Skimmia japonica 'Rubella' / Skimmia	#2	0.75m	218
	Sp	Spiraea japonica 'Little Princess' / Little Princess Japanese Spiraea	#2	0.65m	69
	Vt	Vaccinium ovatum 'Thunderbolt' / Evergreen Huckleberry	#3	0.75m	14
<b>FENS</b>	<b>CODE</b>	<b>BOTANICAL / COMMON NAME</b>	<b>CONT</b>	<b>SPACING</b>	<b>QTY</b>
	Pm	Polystichum montanum / Western Sword Fern	#2	0.5m	308
<b>PERENNIALS &amp; GRASSES</b>	<b>CODE</b>	<b>BOTANICAL / COMMON NAME</b>	<b>CONT</b>	<b>SPACING</b>	<b>QTY</b>
	Co	Carex obovata / Sough Sedge	#1	0.3m	717
	Em	Echinacea purpurea 'Magnus' / Magnus Purple Coneflower	#1	0.3m	339
	Gs	Gaultheria shanleyi / Salal	#2	0.45m	1,56
	Hk	Hosta x 'Krossa Regal' / Krossa Regal Daylily	#1	0.45m	530
	Jb	Juncus inflexus / Blue Rush	#1	0.6m	35
	La	Lavandula stoechas / Spanish Lavender	#1	0.6m	1,09
	Lo	Lonicera pleata / Pilewort Honeysuckle	#2	0.6m	575
	Mf	Miscanthus sinensis 'Little Kitty' / Little Kitty Maiden Grass	#1	0.45m	4
	Ri	Rosa mediland 'Bonica' / Mediland Rose	#2	0.9m	264
	Rg	Rubus idaeus 'Goldsturm' / Black-Eyed Susan	#1	0.45m	199
<b>DWARF CONIFERS</b>	<b>CODE</b>	<b>BOTANICAL / COMMON NAME</b>	<b>CONT</b>	<b>SPACING</b>	<b>QTY</b>
	Ts	Thuja occidentalis 'Smagol' / Emerald Green Arborvitae	1.8m M	0.7m	23
<b>GROUND COVERS</b>	<b>CODE</b>	<b>BOTANICAL / COMMON NAME</b>	<b>CONT</b>	<b>SPACING</b>	<b>QTY</b>
	C	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	#1	450mm	238

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 Civil & Mechanical • Civil Engineering  
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 Suite 1, 2077 97th Avenue # 604 882 2024  
 Coquitlam, British Columbia # 604 882 2042  
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**Key Map (NTS)**



No.	By	Description	Date
5	DJ	Issued for DP	Mar. 18, 2021
4	DJ	Issued for DP	Mar. 09, 2021
3	AL	Issued for DP	Feb. 05, 2021
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1	DJ	Issued for Review	Dec. 08, 2020

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**Project:**  
3288 194th Street

**Location:**  
3288 194th Street, Surrey, BC

**Drawn:** AL  
**Stamp:**

**Checked:** DJ

**Approved:** DJ  
**Original Sheet Size:** 24"x36"

**Scale:** 1:500

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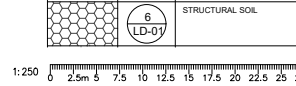
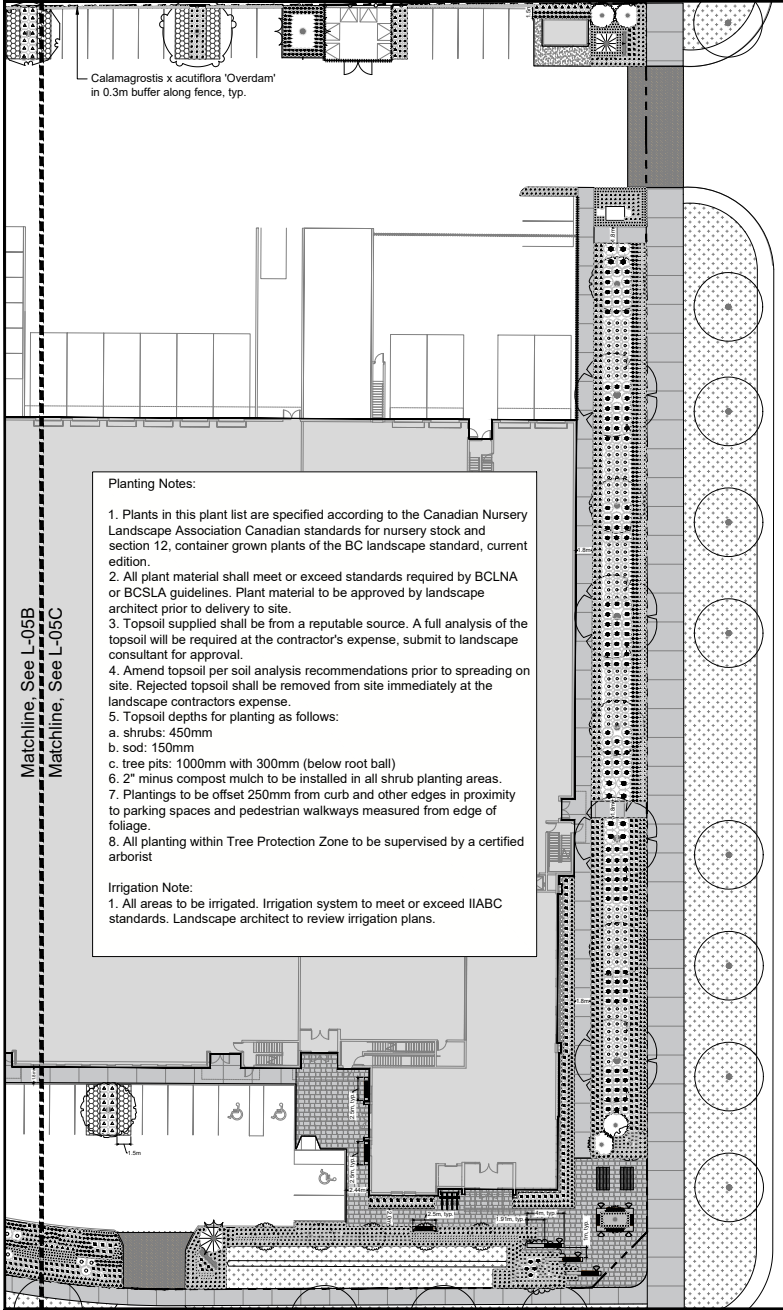
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VZD Project #: DP2018-04

Drawing #: L-05B





Matching See L-05B  
 Matchline, See L-05C

**Planting Notes:**

- Plants in this plant list are specified according to the Canadian Nursery Landscape Association Canadian standards for nursery stock and section 12, container grown plants of the BC landscape standard, current edition.
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  - sod: 150mm
  - tree pits: 1000mm with 300mm (below root ball)
- 2" minus compost mulch to be installed in all shrub planting areas.
- Plantings to be offset 250mm from curb and other edges in proximity to parking spaces and pedestrian walkways measured from edge of foliage.
- All planting within Tree Protection Zone to be supervised by a certified arborist

**Irrigation Note:**

- All areas to be irrigated. Irrigation system to meet or exceed IIABC standards. Landscape architect to review irrigation plans.

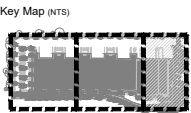
**TREE SCHEDULE**

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Acer circinatum 'Pacific Fire' / Pacific Fire Vine Maple	B&B; 6cm cal, 1.8m std	3
	Acer rubrum 'Bowhall' / Bowhall Maple	B&B; 6cm cal, 1.8m std	7
	Acer rubrum 'Magnificent Magenta' / Burgundy Belle Maple	B&B; 6cm cal, 1.8m std	12
	Cercis canadensis / Eastern Redbud	B&B; 6cm cal, 1.8m std	2
	Cornus kousa 'Satomi' / Red Kousa Dogwood	B&B; 6cm cal, 1.8m std	5
	Fraxinus americana 'Autumn Purple' / Autumn Purple Ash	B&B; 6cm cal, 1.8m std	11
	Magnolia x 'Galaxy' / Galaxy Magnolia	B&B; 6cm cal, 1.8m std	2
	Picea omorika / Serbian Spruce	B&B; 3.0m ht.	2
	Thuja plicata / Western Red Cedar	B&B; 3.0m ht.	10
	Tsuga heterophylla / Western Hemlock	B&B; 3.0m ht.	2
	Ulmus x 'Homestead' / Elm	B&B; 6cm cal	12
	Zelkova serrata 'Green Vase' / Sawleaf Zelkova	B&B; 6cm cal	17
	Off-site Tree	Existing Tree	

**PLANT SCHEDULE**

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Az	Azalea x 'Hiko Crimson' / Hiko Crimson Azalea	#2	0.9m	75
	Ba	Berberis thunbergii 'Aurea Nana' / Japanese Barberry	#2	0.45m	470
	Bc	Berberis thunbergii 'Concord' / Concord Barberry	#2	0.45m	1,625
	Cv	Calluna vulgaris 'Silver Knight' / Silver Knight Heather	#1	0.5m	209
	Ck	Cornus sericea 'Kelsey' / Kelsey Dogwood	#2	0.45m	107
	Ek	Erica x darleyensis 'Kramer's Red' / Kramer's Red Heather	#1	0.5m	622
	Ec	Euonymus alatus 'Compactus' / Compact Burning Bush	#2	0.9m	246
	Hd	Hydrangea paniculata 'Candlelight' / Candlelight Panicle Hydrangea	#2	1.2m	55
	Hl	Hydrangea paniculata 'Limelight' / Limelight Hydrangea	#2	1.2m	207
	Np	Nandina domestica 'Fire Power' / Firepower Nandina	#3	0.45m	566
	Pc	Physocarpus opulifolius 'Pacific Ninebark'	#2	1.2m	13
	Rh	Rhododendron x 'Nova Zembla' / Rhododendron	#3	1.5m	71
	Rr	Rhododendron x 'Ramapo' / Ramapo Rhododendron	#3	0.6m	507
	Ru	Rosa nutkana / Nutkia Rose	#2	0.9m	30
	Sr	Skimmia japonica 'Rubella' / Skimmia	#2	0.75m	216
	Sp	Spirea japonica 'Little Princess' / Little Princess Japanese Spirea	#2	0.65m	69
	Vt	Vaccinium ovatum 'Thunderbird' / Evergreen Huckleberry	#3	0.75m	14
<b>FERNS</b>	<b>CODE</b>	<b>BOTANICAL / COMMON NAME</b>	<b>CONT</b>	<b>SPACING</b>	<b>QTY</b>
	Pfn	Polystichum munzianum / Western Sword Fern	#2	0.5m	398
<b>PERENNIALS &amp; GRASSES</b>	<b>CODE</b>	<b>BOTANICAL / COMMON NAME</b>	<b>CONT</b>	<b>SPACING</b>	<b>QTY</b>
	Co	Carex obovata / Slough Sedge	#1	0.3m	717
	Em	Echinacea purpurea 'Magnus' / Magnus Purple Coneflower	#1	0.3m	339
	Ga	Gaulltheria shallon / Salal	#2	0.45m	1,564
	Hk	Hasta x 'Krossa Regal' / Krossa Regal Daylily	#1	0.45m	530
	Jb	Juncus inflexus / Blue Rush	#1	0.6m	35
	La	Lavandula stoechas / Spanish Lavender	#1	0.6m	1,097
	Lo	Lonicera pileata / Privet Honeysuckle	#2	0.6m	575
	Ml	Miscanthus sinensis 'Little Xitan' / Little Xitan Maiden Grass	#1	0.45m	4
	Ri	Rosa meiland 'Bonica' / Meiland Rose	#2	0.9m	264
	Rg	Rubus idaeus 'Goldrum' / Black-Eyed Susan	#1	0.45m	199
<b>DWARF CONIFERS</b>	<b>CODE</b>	<b>BOTANICAL / COMMON NAME</b>	<b>CONT</b>	<b>SPACING</b>	<b>QTY</b>
	Ts	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	1.8m ht	0.7m	23
<b>GROUND COVERS</b>	<b>CODE</b>	<b>BOTANICAL / COMMON NAME</b>	<b>CONT</b>	<b>SPACING</b>	<b>QTY</b>
	C	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	#1	450mm	238

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No.	By	Description	Date
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No.	By	Description	Date

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 3288 194th Street  
  
**Location:**  
 3288 194th Street, Surrey, BC

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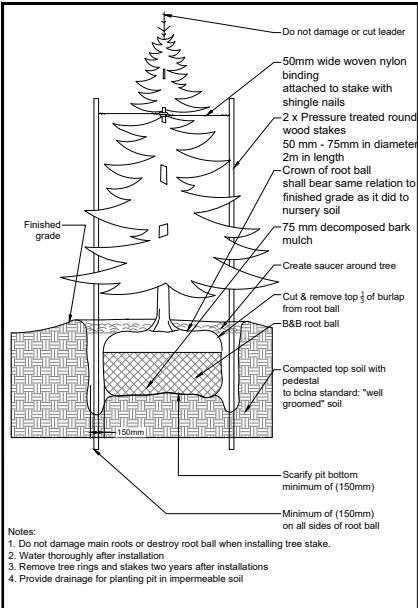


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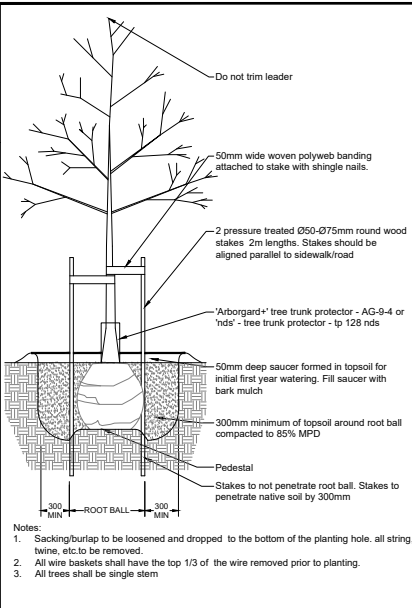


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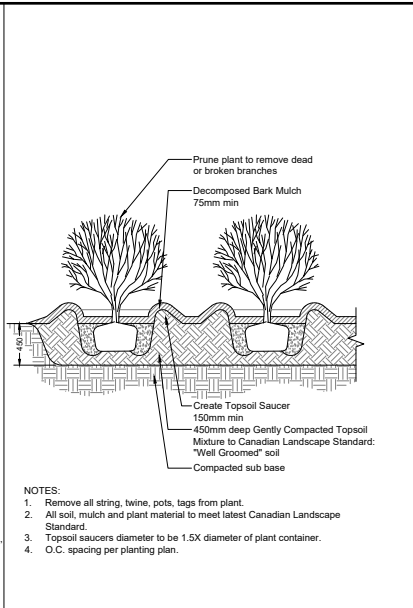
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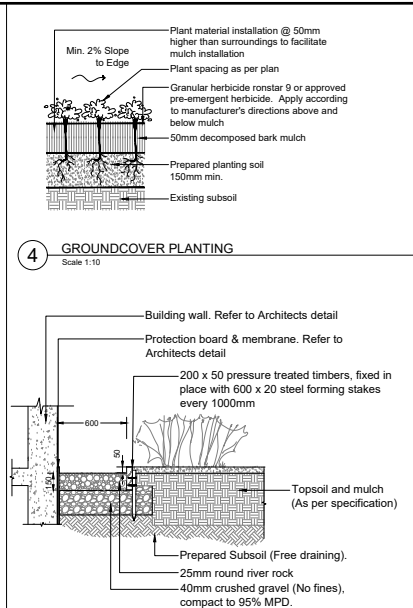
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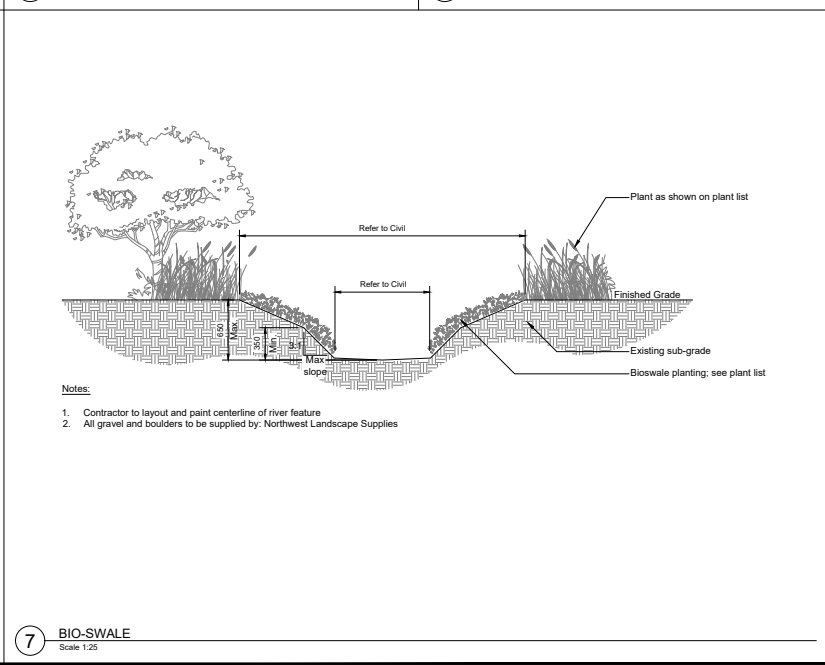
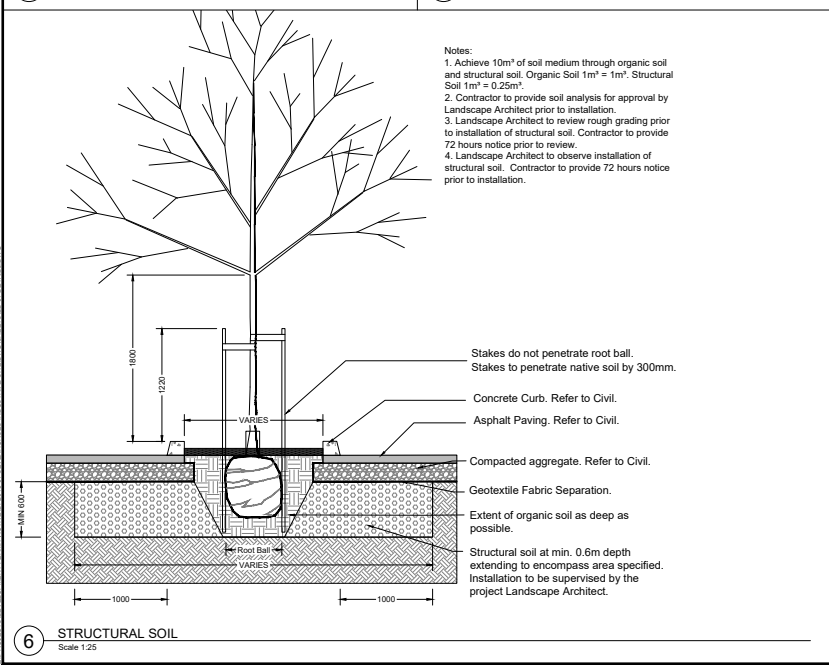
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3 SHRUB PLANTING  
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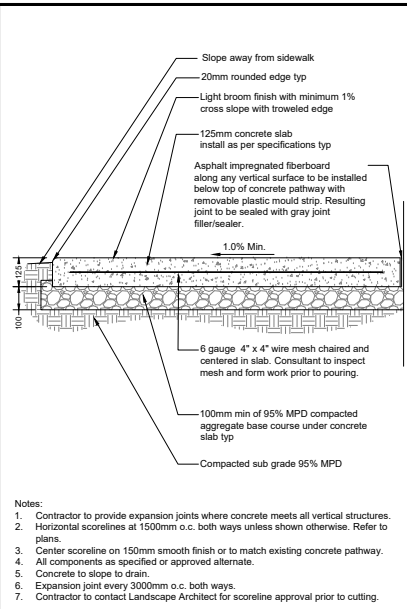
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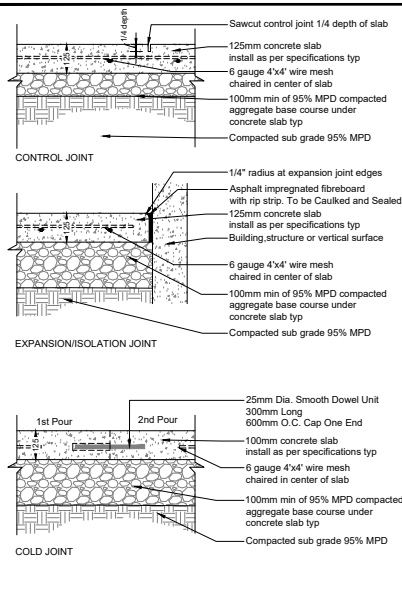
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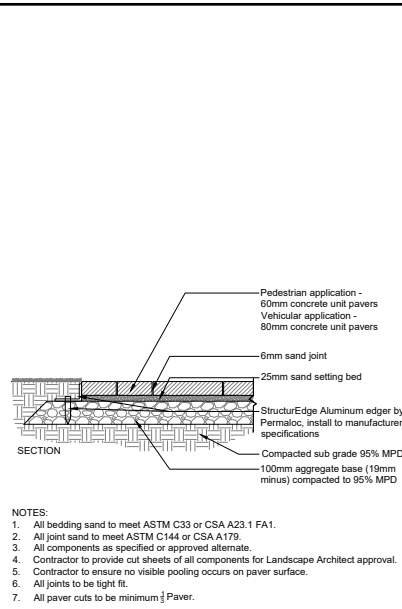
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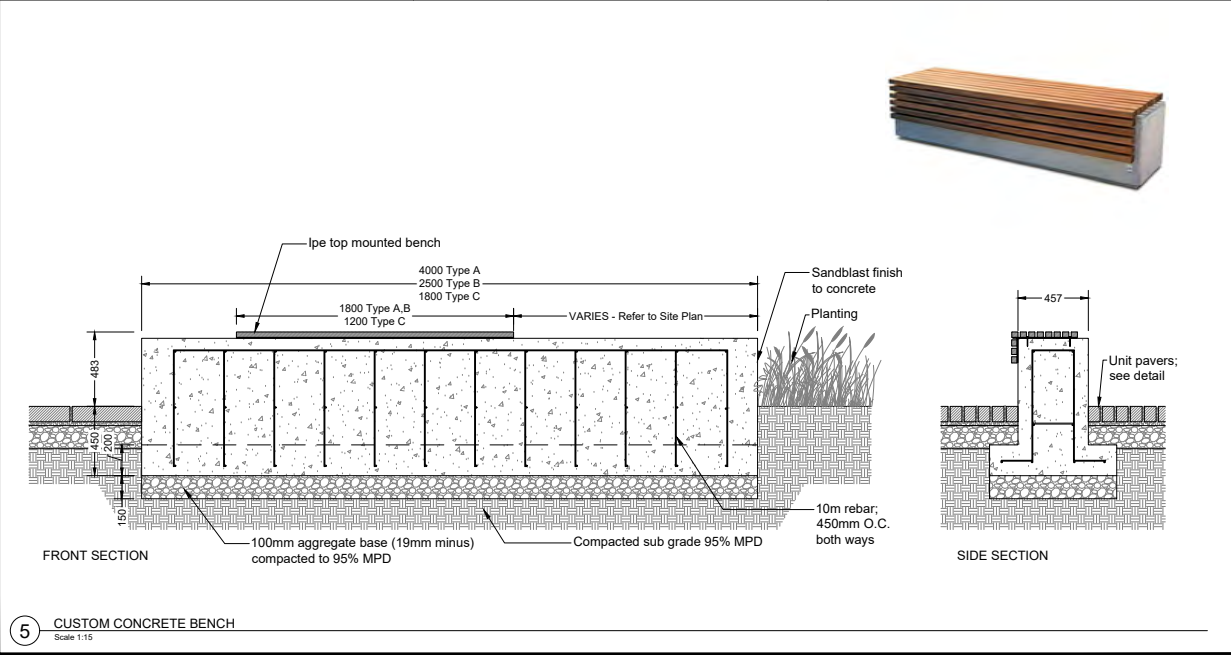
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3 UNIT PAVERS  
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4 BIKE RACK  
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5 CUSTOM CONCRETE BENCH  
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6 SEAT PLANTER  
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7 PICNIC TABLE  
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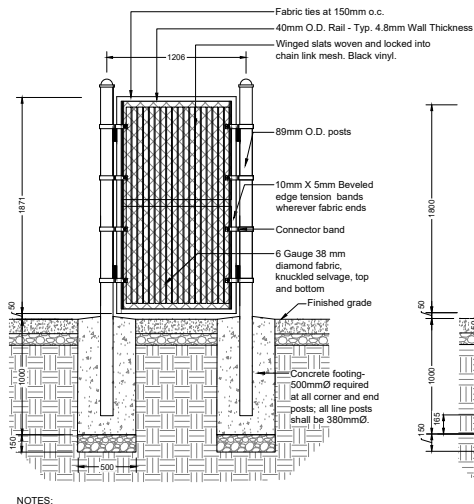
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3288 194th Street, Surrey, BC

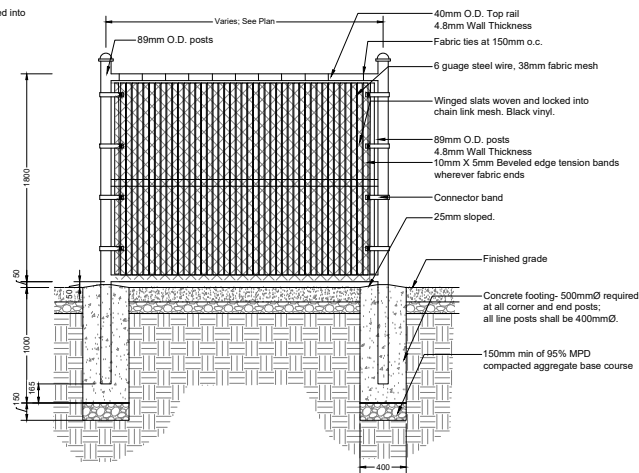
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Checked: DJ	
Approved: DJ	Original Sheet Size: 24"x36"
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS SHALL BE MEASURED EXCLUSIVE PROPERTY OF THE OWNER AND MADE BY REFERENCE TO THE CONTRACTOR'S CONSTRUCTION. DIMENSIONS LABELED SHOULD BE TAKEN AS INDICATED.



NOTES:

1. Contractor to provide shop detail drawings for fencing and gates to Landscape Architect for approval prior to manufacturing.
2. Refer to specification for clarification.
3. Contractor to layout fence and gate locations for confirmation by landscape architect prior to installation.
4. Post spacing shall be equidistant or as noted on layout and materials plan.
5. Mesh to be black vinyl coated.
6. All Hardware to be Galvanized and painted black
7. Posts to be powder coated black

① 1.8m CHAINLINK FENCE WITH SLATS  
Scale 1:20



② SOLID PANEL ALUMINUM FENCE  
NTS



No.	By:	Description	Date
5	DJ	Issued for DP	Mar 18, 2021
4	DJ	Issued for DP	Mar 09, 2021
3	AL	Issued for DP	Feb 05, 2021
2	DJ	Issued for Review	Jan 22, 2021
1	DJ	Issued for Review	Dec 08, 2020

REVISIONS TABLE FOR DRAWINGS  
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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:  
3288 194th Street  
  
Location:  
3288 194th Street, Surrey, BC

Drawn: AL	Stamp:
Checked: DJ	Original Sheet Size: 24"x36"
Approved: DJ	
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND BEFORE PROCEEDING TO THE CONTRACTOR SHALL BE RESPONSIBLE TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. EXCLUSIVE PROPERTY OF THE OWNER AND NOT TO BE REPRODUCED AT THE CONTRACTOR'S RISK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK. ALL RESPONSIBILITY FOR ANY DAMAGE TO THE WORK SHALL BE THE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK.

Drawing Title: DETAILS  
 VZD Project #: DP2018-04  
 Drawing #: LD-03

## PROPOSED SIGN BYLAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow one additional fascia sign to be located above the first-storey on the eastern façade.	A maximum of one fascia sign above the first storey pertaining to the tenant who occupies the largest amount of floor area above the ground floor, and only one of these signs per lot frontage; an additional fascia sign above the first storey to identify the name and/or address of the building is also permitted.	The Sign Bylaw would permit two fascia signs above the first-storey provided they were on differing facades for this lot (based on the two frontages), the additional fascia sign above the first-storey for the east elevation fronting the loading court is considered reasonable. As well, this sign will serve wayfinding purposes for employees and visitors utilizing the underground parking.



## APPENDIX B: TREE PRESERVATION SUMMARY

**Table 2 – Tree Preservation Summary**

**Surrey Project No.:**

**Address:** 3338 194 St and 19437 32 Ave, Surrey

**Registered Arborist:** Kyle MacGregor (PN111A)

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>67 (19 already removed, 32 are *City-owned)</b>
<b>Protected Trees to be Removed</b>	<b>66</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>1</b>
<b>Total Replacement Trees Required:</b> 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> 66 </u> X two (2) = 132	<b>132</b>
<b>Replacement Trees Proposed</b>	<b>85</b>
<b>Replacement Trees in Deficit</b>	<b>47</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>N/A</b>
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>0</b>
<b>Total Replacement Trees Required:</b> 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>  0  </u> X two (2) = 0	<b>0</b>
<b>Replacement Trees Proposed</b>	<b>30</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary, report, and plan prepared and submitted by Kyle MacGregor PN 9111A

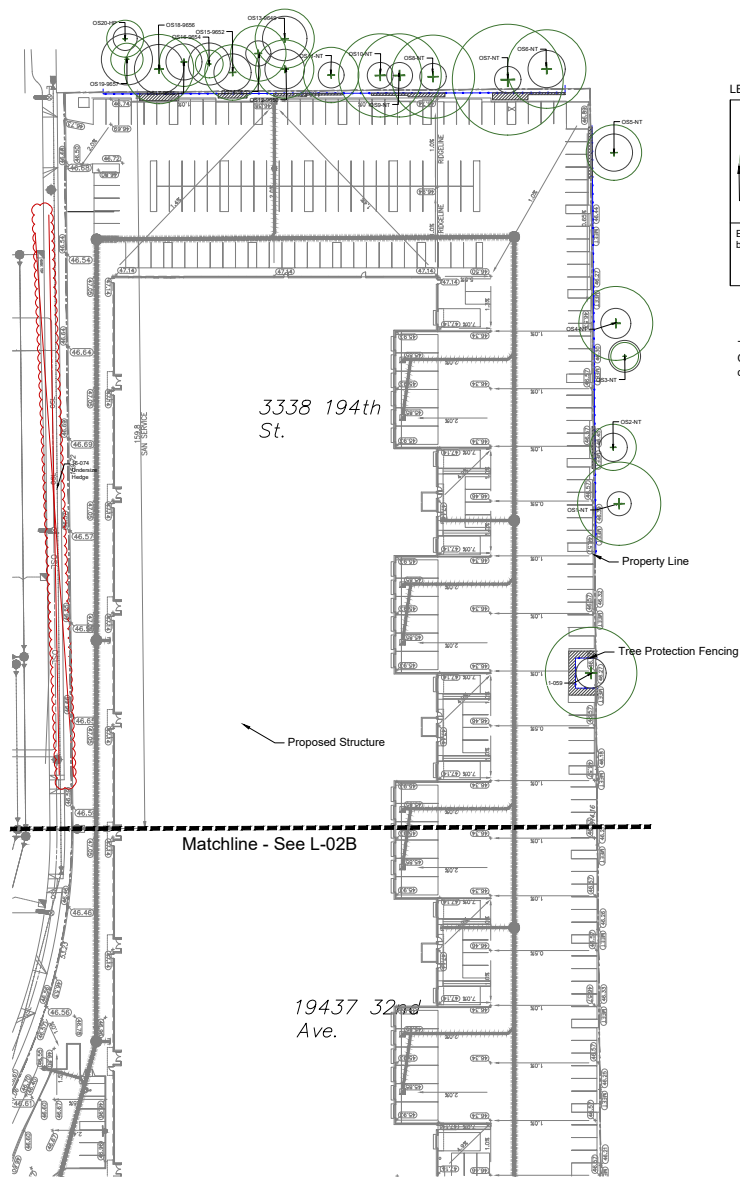
(Signature of Arborist)

April 1, 2021

Date



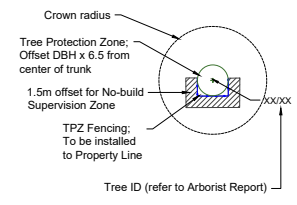
Z:\PROJECTS\DEVELOPMENT\PRIMRY\ACTIVELY\2018\04\04\BENEFORSE INDUSTRIAL SITE\DRAWINGS\ETSU.GA\_TREE PROTECTION PLAN - NORTH.DWG



LEGEND

Existing Tree to be Retained	Existing Tree to be Removed	Undersize Tree	Tree Protection Fencing	

Tree Tag Legend  
 XX - Tag number  
 C-XX - Municipality tree  
 OS-XX - Off-site tree  
 S-XX - Straddling tree. Written permission required from owner to remove trees.  
 XX-NT - No Tag #  
 WRC- Western Red Cedar  
 BLM= Big Leaf Maple  
 RA= Red Alder



**If There Are Obstacles to Installation Underneath Tree**  
 If the critical root zone of any tree is within an existing building, asphalt or accessory building, an independent Certified Arborist must be on-site during demolition. The barrier then must be constructed at the appropriate distance before the Building Permit will be issued.

**Shared Ownership Trees and Neighbour's Trees**

- The distance table above must be used to determine location of tree protection fencing for shared trees and trees on adjacent properties, of any size.
- Barriers for shared trees and trees on adjacent property must be installed to the property line.
- Where shared trees and trees on adjacent property may require removal, written authorization from the neighbours must be obtained before applying for a tree cutting permit.

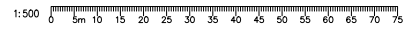
**Signage to be posted**  
 at each tree protection barrier (weather proof, 11x17" minimum size)

**NO ENTRY TREE PROTECTION ZONE**  
 No grade change storage of material or equipment is permitted within this protected area. Tree protection barriers must remain in place for the duration of construction. For information call Trees & Landscape Section 604-691-6679

2 TREE PROTECTION FENCING  
 NTS

- Note:
- Contact VZD+A Project Arborist for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (typ) If during excavation it is found that it cannot be completed without severing roots that are critical to the trees health or stability it may be necessary to remove additional trees.
  - Read this plan together with the arborist report prepared by VZD+A.
  - An additional 1m setback is shown for all hand-plotted trees to be retained
  - If Stump Grinding is to occur in close proximity to trees which are to be retained then it is requested stumps to be removed under Arborist supervision.
  - It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
    - \*Locating TPZ Fencing
    - \*Locating Work Zone and Machine access corridors where required
    - \*Reviewing the Report with the project foreman or site supervisor.

1 TREE REMOVAL AND RETENTION PLAN NORTH  
 Scale 1:500



No.	By	Description	Date
6	AL	Issued for Report Revision	Apr 1, 2021
5	DJ	Issued for DP	Mar 18, 2021
4	DJ	Issued for DP	Mar 09, 2021
3	AL	Issued for DP	Feb 05, 2021
2	DJ	Issued for DP	Jan 22, 2021
1	DJ	Issued for Review	Dec 08, 2020

REVISIONS TABLE FOR DRAWINGS

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No.	By	Description	Date

REVISIONS TABLE FOR SHEET

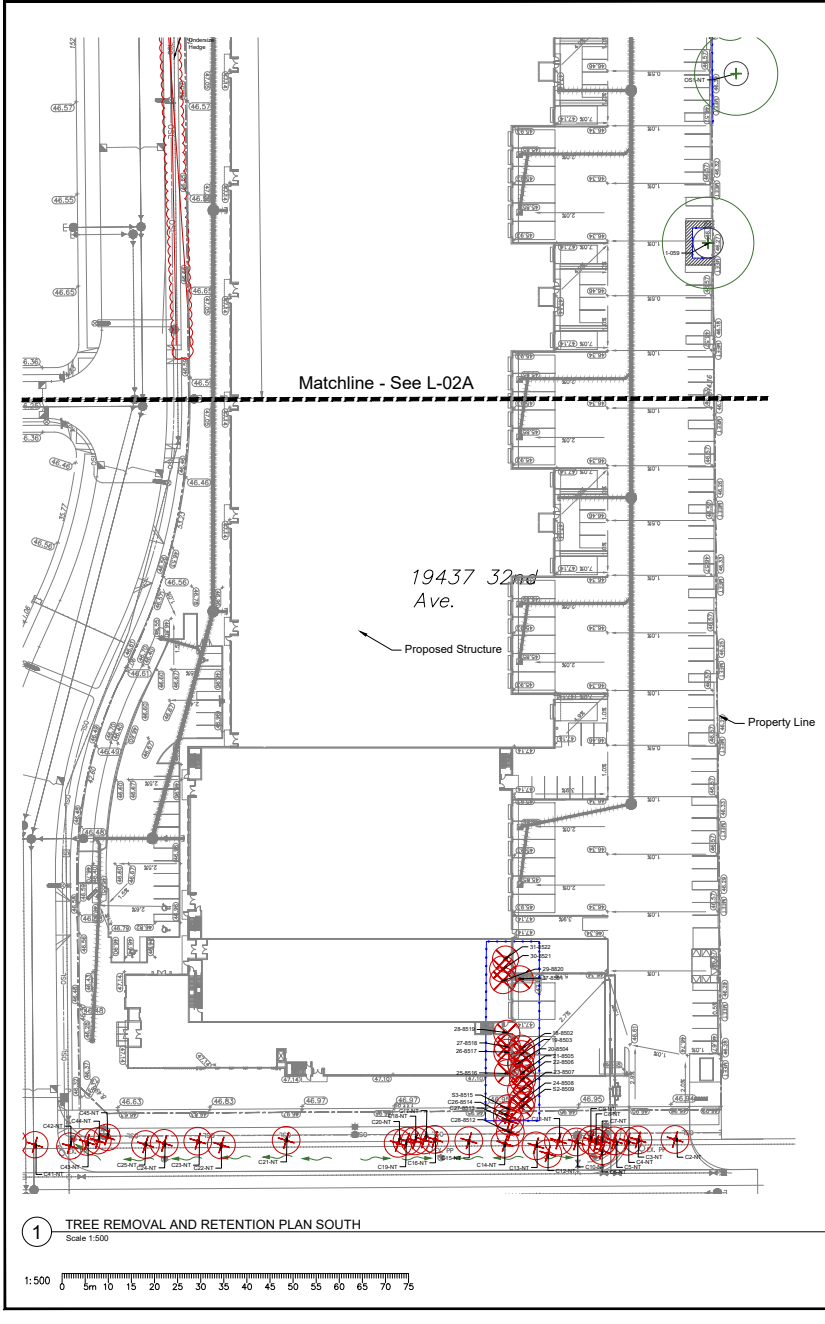
No.	By	Description	Date

Project:  
 3288 194th Street

Location:  
 3288 194th Street, Surrey, BC

Drawn: KM	Stamp:
Checked: KM	
Approved: DJ	Original Sheet Size: 24"x36"
Scale: 1:500	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. EXCLUSIVE PROPERTY OF THE OWNER AND MADE AS BELIEVED AT THE CONSULTANT'S RISK. ALL RECORDING OF WORK AND DIMENSIONS MUST BE PLACED ON THE CONTRACTOR'S RECORDS. ALL DIMENSIONS TO BE PLACED ON THE CONTRACTOR'S RECORDS.

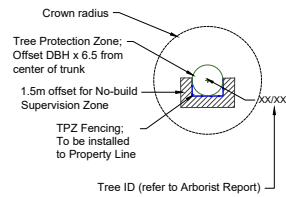




LEGEND

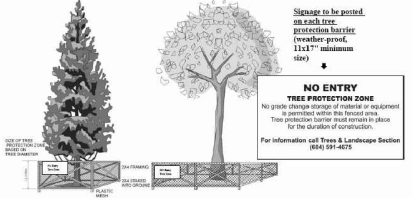
Existing Tree to be Retained	Existing Tree to be Removed	Undersize Tree	Tree Protection Fencing

Tree Tag Legend  
 XX - Tag number  
 C-XX - Municipality tree  
 OS-XX - Off-site tree  
 S-XX - Straddling tree. Written permission required from owner to remove trees.  
 XX-NT - No Tag #  
 WR-C= Western Red Cedar  
 BL-M= Big Leaf Maple  
 RA= Red Alder



**If There Are Obstacles to Installation Underneath Tree**  
 If the central root zone of any tree is within an existing building, asphalt or accessory building, an independent Certified Arborist must be on-site during installation. The barrier fence must be constructed at the appropriate distance before the Building Permit will be issued.

**Shared Ownership Trees and Neighbour's Trees**  
 The distance table above must be used to determine location of tree protection fencing for shared trees and trees on adjacent properties, of any size.  
 Barriers for shared trees and trees on adjacent property must be installed to the property line.  
 Where shared trees and trees on adjacent property may require removal, written authorization from the neighbour must be obtained before applying for a tree cutting permit.

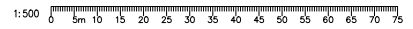


2 TREE PROTECTION FENCING  
 NTS

Note:

- Contact VDZ+A Project Arborist for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (typ) If during excavation it is found that it cannot be completed without severing roots that are critical to the trees health or stability it may be necessary to remove additional trees.
- Read this plan together with the arborist report prepared by VDZ+A.
- An additional 1m setback is shown for all hand-plotted trees to be retained
- If Stump Grinding is to occur in close proximity to trees which are to be retained then it is requested stumps to be removed under Arborist supervision.
- It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
  - \*Locating TPZ Fencing
  - \*Locating Work Zone and Machine access corridors where required
  - \*Reviewing the Report with the project foreman or site supervisor.

1 TREE REMOVAL AND RETENTION PLAN SOUTH  
 Scale 1:500



No.	By:	Description	Date
6	AL	Issued for Report Revision	Apr 1, 2021
5	DJ	Issued for DP	Mar 18, 2021
4	DJ	Issued for DP	Mar 09, 2021
3	AL	Issued for DP	Feb 05, 2021
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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:  
3288 194th Street

Location:  
3288 194th Street, Surrey, BC

Drawn: KM	Stamp:
Checked: KM	
Approved: DJ	Original Sheet Size: 24"x36"
Scale: 1:500	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE COMPANY BEFORE PROCEEDING. EXCLUSIVE PROPERTY OF THE OWNER AND MADE BE BELIEVED BY THE CONTRACTOR FOR THE WORK. ALL RESPONSIBILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY SHALL REMAIN WITH THE CONTRACTOR UNLESS OTHERWISE SPECIFIED ON THESE CONSTRUCTION DRAWINGS.

Z:\PROJECTS\DEVELOPMENT\PRIMRY\ACTIVELY\2018\04\3288\INDUSTRIAL SITE\DRAWINGS\TREE PROTECTION PLAN - SOUTH.DWG

(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7917-0529-01

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations, or agreements, except as specifically varied by this development variance permit.
  
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 031-150-659

Lot 1 Section 27 Township 7 New Westminster District Plan EPP92119

3288 - 194 Street

Parcel Identifier: 002-427-362

Lot 17 Section 27 Township 7 New Westminster District Plan 63317

3338 - 194 Street

(the "Land")

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

Parcel Identifier:

---

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

---

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Part 47A, Section G. Height of Buildings of the "Business Park 1 Zone (IB-1)", the maximum building height is increased from 14.0 metres to 15.0 metres.
  - (b) In Part 47A, Section F. Yards and Setbacks of the "Business Park 1 Zone (IB-1)", the minimum side yard (east) building setback is reduced from 7.5 metres to 0.3 metres.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

---

Mayor – Doug McCallum

---

City Clerk – Jennifer Ficocelli

Minimum side yard (east) building setback is reduced from 7.5 metres to 0.3 for a garbage enclosure.

**LEGEND:**

- EXISTING PROPERTY LINE ---
- PROPOSED PROPERTY LINE ---
- 7.5m BUILDING SETBACK LINE ---
- 6.0m LANDSCAPE SETBACK LINE ---
- TREE PROTECTION FENCE ---
- NO-BUILD ZONE REFER TO LANDSCAPE ---
- MAX. % OF FUTURE MEZZANINE FLOOR LINE ---
- 0.5m RIGHT OF WAY ---

1 OVERALL SITE PLAN  
DRP 1.0 SCALE: 1:400



PLAN 1180



**HQ**  
3288 & 3338 194th St. Surrey, B.C.  
QUARRY ROCK DEVELOPMENTS  
ATELIER PACIFIC ARCHITECTURE INC.  
2021-04-01

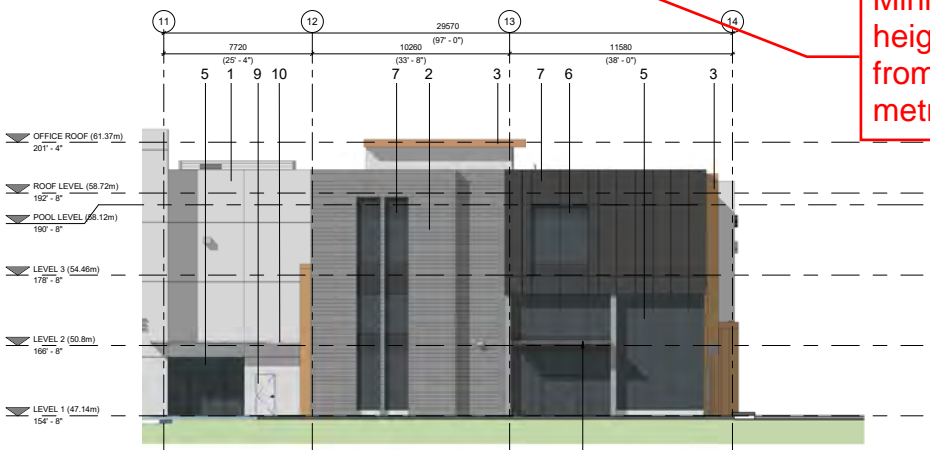


**DP 1.0**  
OVERALL SITE PLAN

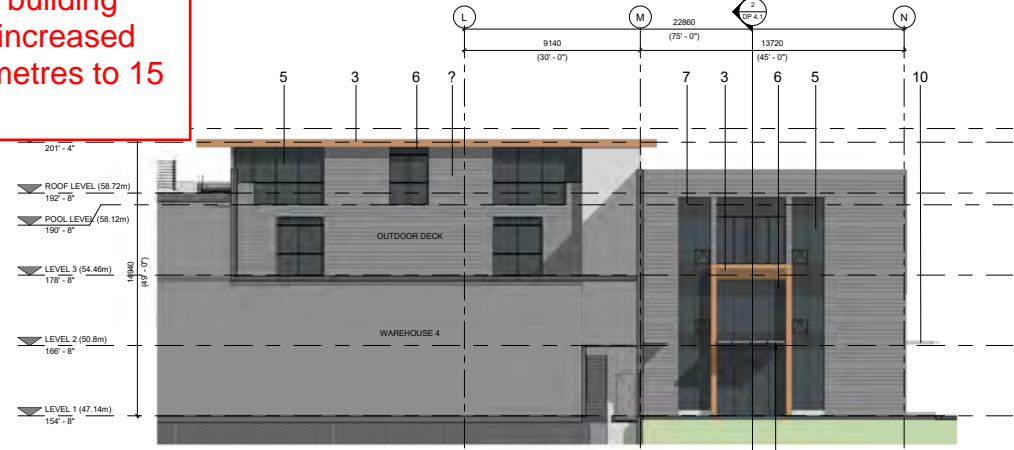


1 SOUTH ELEVATION (32nd Ave.)  
1" = 10'-0"

Minimum building height is increased from 14 metres to 15 metres.



2 PARTIAL WEST ELEVATION (194TH STREET)  
1" = 10'-0"



3 PARTIAL NORTH ELEVATION  
1" = 10'-0"

MATERIAL LEGEND

- |   |  |  |
|---|--|--|
| 1 TILT-UP CONCRETE PANEL                          | 7 COMPOSITE METAL PANEL                  | 14 CHANNEL LETTER SIGN (SEPARATE PERMIT)   |
| 1a TILT-UP CONCRETE PANEL - PAINTED CHARCOAL GREY | 8 GLASS GUARDRAIL                        | 15 WALL MOUNTED EXTERIOR LIGHT (DOWNLIGHT) |
| 2 STONE VENEER CLADDING                           | 9 PAINTED METAL DOOR - TO MATCH CLADDING | 16 STANDING SEAM METAL CANOPY              |
| 3 CLEAR SEALED CLT                                | 10 GLAZED CANOPY                         |  |
| 4 VERTICAL METAL PANEL                            | 11 SEALED TIMBER TRELLIS                 |  |
| 5 CURTAINWALL GLAZING - GREY                      | 12 PUNCHED ALUMINUM WINDOW               |  |
| 6 CURTAINWALL SPANDREL GLAZING                    | 13 OVERHEAD STEEL DOOR                   |  |



HQ

3288 & 3338 194th St. Surrey, B.C.

QUARRY ROCK DEVELOPMENTS  
ATELIER PACIFIC ARCHITECTURE INC.  
2021-04-01



DP 3.0

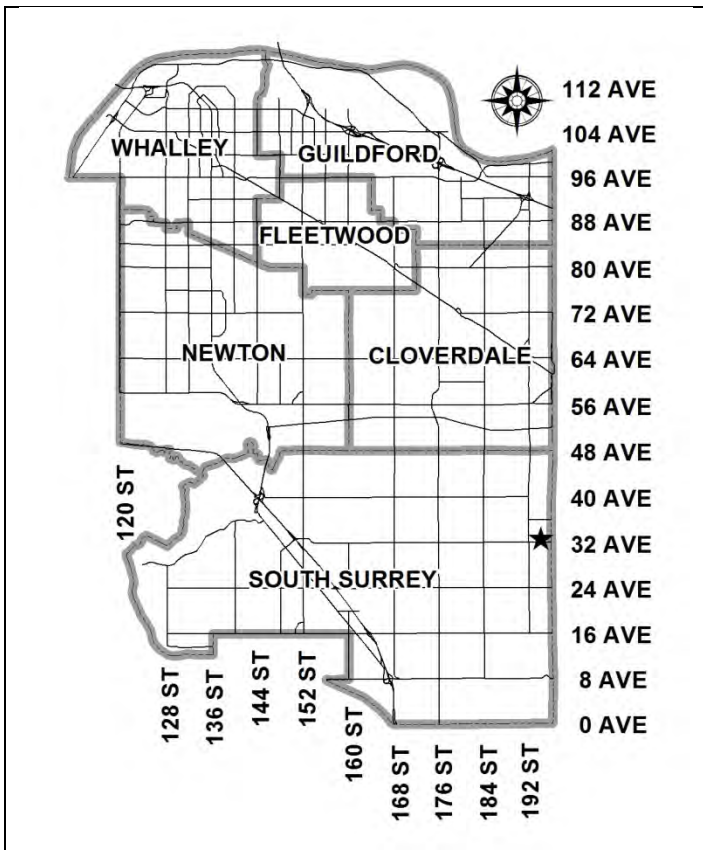
COLOR ELEVATIONS



City of Surrey  
 PLANNING & DEVELOPMENT REPORT

File: 7917-0529-00

Planning Report Date: May 28, 2018



**PROPOSAL:**

- **Rezoning** a portion of the site from A-1 to IB-1
- **Development Permit**
- **Development Variance Permit**

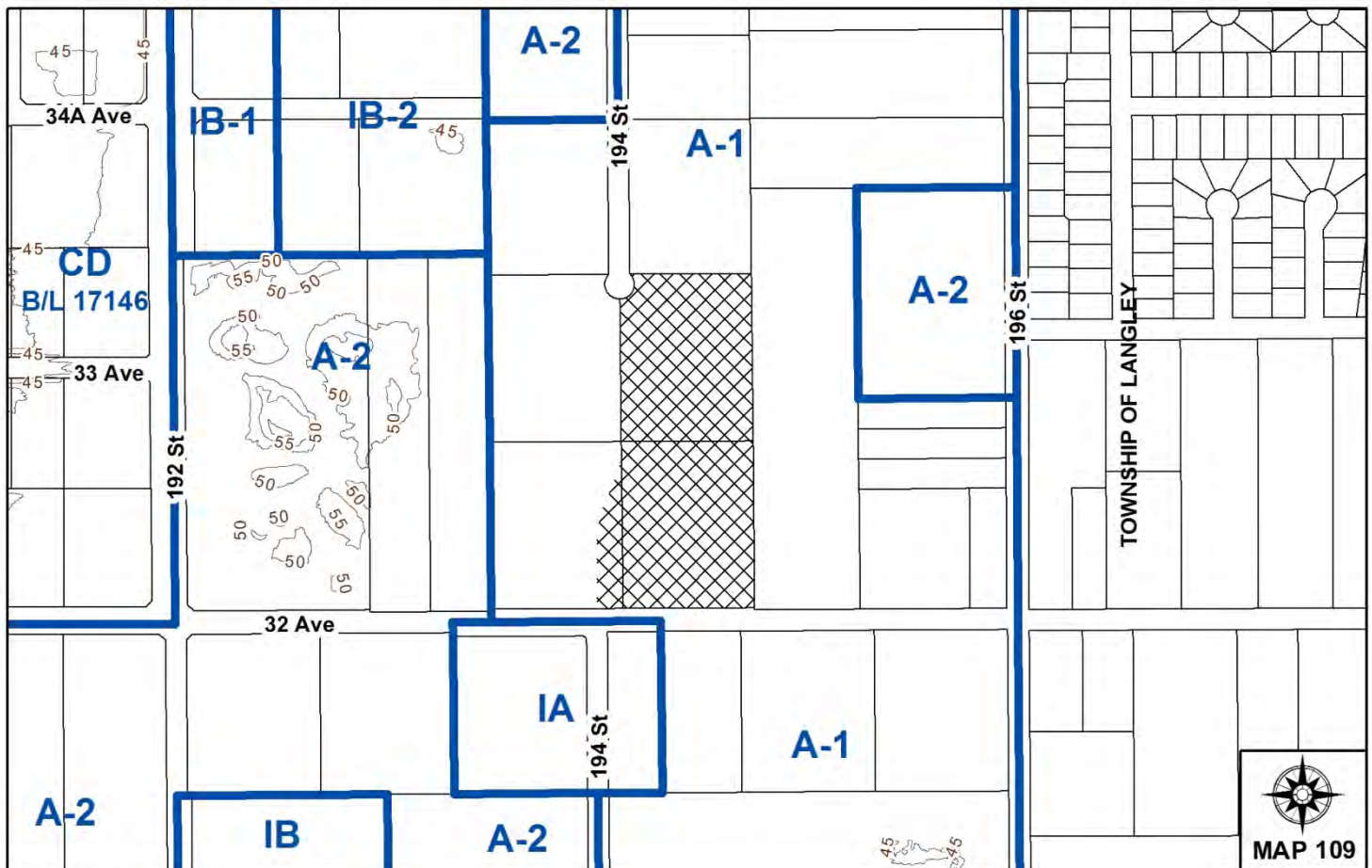
to permit the development of a 19,661 square-metre (211,630 sq. ft.) multi-tenant industrial building.

**LOCATION:** 19437 - 32 Avenue  
 19363 - 32 Avenue  
 3338 - 194 Street

**ZONING:** A-1

**OCP DESIGNATION:** Mixed Employment

**LAP DESIGNATION:** Business Park and Landscape Strips



---

RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to reduce the minimum front (south) yard setback of the IB-1 Zone.

RATIONALE OF RECOMMENDATION

- Complies with the "Mixed Employment" designation in the Official Community Plan (OCP) and the "Business Park" and "Landscape Strips" designations in the Campbell Heights Local Area Plan (LAP).
- The proposed density and building form are appropriate for this part of Campbell Heights and are consistent with the design guidelines for Campbell Heights.
- The applicant is seeking to reduce the front (south) yard setback along 32 Avenue for an overhang on the second storey of the proposed building. This overhang is confined to approximately one third of the south elevation of the building and will provide an interesting architecture feature at the southwest corner of the site.



RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone a portion of the site identified as Block B on the Survey Plan attached as Appendix II from "General Agriculture Zone (A-1)" to "Business Park 1 Zone (IB-1)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7917-0529-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7917-0529-00 (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the IB-1 Zone from 7.5 metres (25 ft.) to 3.5 metres (12 ft.).
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) registration of a Section 219 Restrictive Covenant to prohibit any use that requires a Metro Vancouver air quality permit from locating on the site;
  - (h) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space;
  - (i) 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
  - (j) completion of Development Application No. 7918-0144-00.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: acreage single family

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
North:	acreage single family and an unauthorized RV park	Business Park	A-1
East:	acreage single family	Business Park and Landscape Strips	A-1
South (Across 32 Ave):	acreage single family	Business Park and Landscape Strips	A-1 and IA
West:	acreage single family	Business Park and Landscape Strips	A-1

DEVELOPMENT CONSIDERATIONSContext

- The subject 3.8-hectare (9.3 acres) site is located on the northeast corner of 194 Street and 32 Avenue. The site is comprised of three properties including 3338 194 Street, 19437 - 32 Avenue, and a small portion of 19363 32 Avenue. The site is designated "Mixed Employment" in the Official Community Plan (OCP) and "Business Park" and "Landscaping Strips" in the Campbell Heights Local Area Plan.
- The site is bounded by mixed-employment and business park lands on all sides, with landscaping strips and a greenway (multi-use pathway) along the north side of 32 Avenue.

Development Application No. 7918-0144-00

- Two of the properties on the subject site, properties 19437 - 32 Avenue and 19363 - 32 Avenue are currently under Development Application No. 7918-0144-00, for subdivision and Development Variance Permit.
- The purpose of Application No. 7918-0144-00 is to allow for a "subdivision of convenience", and a variance to defer works and services until future rezoning and development permit applications are proceeded with.

- To achieve the desired alignment of 194 Street, there is a remnant parcel which forms part of 19363 32 Avenue that needs to be consolidated with 19437 - 32 Avenue. This subdivision of convenience allows for the 194 Street to be dedicated to the City, and for the remnant piece to be consolidated with 19437 - 32 Avenue. Development Application No. 7917-0529-00 for rezoning and Development Permit includes the remnant parcel from 19363 32 Avenue.
- The proposed variance under Development Application No. 7918-0144-00 is also being presented to Council on May 28, 2018 for consideration.

### Proposal

- The applicant is proposing to rezone the site from "General Agriculture Zone (A-1)" to "Business Park 1 Zone (IB-1)" and a Development Permit to permit construction of a multi-tenant industrial building. The majority of the property at 19363 32 Avenue, lying to the west of the new alignment of 194 Street, is not proposed to be rezoned at this time.
- The development proposes a gross floor area of 19,661 square metres (211,630 sq. ft.), representing a net floor area ratio (FAR) of 0.52, which is less than the 1.0 FAR allowed under the proposed IB-1 Zone.
- The development is comprised of a multi-tenant building of 15 units, with Seven Horses Transportation Inc. planning on occupying the northern 4 units.

### Access and Parking

- Access to the site is proposed with two entrances on 194 Street and one on 32 Avenue. The access on 32 Avenue will have a shared easement to allow for future access from the property to the east, at 19495 32 Avenue.
- The proposal includes a total of 283 parking spaces, which exceeds the Zoning By-law requirement of 172 parking spaces (with no mezzanine). The applicant is proposing 2,520 square metres (27,120 sq. ft.) of mezzanine space, which would require an additional 63 parking stalls, to be provided.
- The BC Building Code permits up to 40% of the ground floor area to be constructed as second-storey mezzanine space. The applicant does not anticipate additional mezzanine space in the future and has agreed to register a Section 219 Restrictive Covenant restricting the mezzanine space to be constructed to avoid a situation where there may be insufficient parking for the development in the future. The additional stalls provided would allow for some expansion of the mezzanine beyond what is currently proposed, but mezzanine space will be restricted to a maximum of 25% of the ground floor area.
- The proposed truck bays are located along the east side of the building away from public view. The truck bays will be screened by the proposed building and landscaping that is to be installed along the southern property line.
- Pedestrian access to the site will be from a path at the corner of 194 Street and 32 Avenue, where a plaza is also proposed.

Air Emissions

- At the April 3, 2017 Regular Council – Land Use meeting, Council instructed staff to review the City’s business park zones and subsequently provide a report regarding the Metro Vancouver air emissions permitting process.
- At this time the review of the business park zones has not been completed. Staff are therefore recommending that the applicant register a Section 219 Restrictive Covenant prohibiting any business that requires a Metro Vancouver air quality permit from locating on the site. The applicant has agreed to register a restrictive covenant for this purpose.

PRE-NOTIFICATION

- Pre-notification letters were sent on February 16, 2018 to 60 properties within 100 metres (328 ft.) of the subject site and to the Little Campbell Watershed Society (LCWS). A development proposal sign was installed in the site on February 15, 2018. To date, staff have received no comments on the proposal.

TREES

- Kelly Koome, ISA Certified Arborist of van der Zalm + associates inc. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder / Cottonwood	0	0	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Fruit	3	3	0
Cedar hedge	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	34	31	3
Norway Spruce	1	1	0
Colorado Spruce	1	1	0
Shore Pine	1	1	0
Western Redcedar	22	21	1
Grand Fir	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>64</b>	<b>60</b>	<b>4</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>102</b>	

<b>Total Retained and Replacement Trees</b>	<b>106</b>
<b>Contribution to the Green City Fund</b>	<b>\$7,200</b>

- The Arborist Assessment states that there are a total of 64 protected trees on the site, excluding Alder and Cottonwood trees. It was determined that 4 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The proposed alignment of the sidewalk on 194 Street was altered in order to assist with tree preservation on the site. This will require suspended slab for the sidewalk and supervision by an arborist during construction.
- 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 total of 120 replacement trees on the site. Since only 102 replacement trees can be accommodated on the site, the deficit of 18 replacement trees will require a cash-in-lieu payment of \$7,200, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Serbian Spruce, Pyramidal European Hornbeam, Eastern Redbud, Pin Oak, Western Hemlock, and a variety of perennials and shrubs.
- In summary, a total of 106 trees are proposed to be retained or replaced on the site with a contribution of \$7,200 to the Green City Fund.

## DESIGN PROPOSAL AND REVIEW

### Building and Site Design

- The proposed building is consistent with the design guidelines outlined in the Campbell Heights Local Area Plan and the OCP, and is reflective of the existing design standards within the area. The development concept behind Campbell Heights is a high quality, sustainable industrial business park.
- Overall, the building is proposed to have a modern linear appearance. Due to the curve in the alignment of 194 Street, the building steps to follow the street, breaking up the linearity of the building. At the 194 Street / 32 Avenue intersection, an overhang is proposed for the second-storey office component, that emphasizes the corner. At this corner, there is also a plaza proposed.

### Landscaping

- Landscaping is proposed in accordance with the Zoning By-law requirements and will consist of a 6.0-metre (20 ft.) landscape buffer along the west property line, fronting 194 Street, and 7.5 metre (25 ft.) landscaped area along the southern property line, fronting 32 Avenue.

- The proposed landscaping will consist of Serbian Spruce, Pyramidal European Hornbeam, Eastern Redbud, Pin Oak, Western Hemlock, and a variety of perennials and shrubs.
- The vehicular accesses to the site will be finished with sawcut concrete paving. Additional finished on-site pathways will provide direct pedestrian connections between the street and the building. An outdoor amenity area including benches will be provided at a plaza at the southwest corner of the site for employees and visitors.

### Signage

- A free standing sign is proposed at the corner of 194 Street and 32 Avenue as a monument sign with the address. The sign is proposed to be architecturally coordinated with the building design, and to integrate with the proposed benches for the corner plaza.
- For the fascia signs, the applicant is proposing one sign for each tenant as under awning signs. For the two units at the northwest corner, fascia signs are proposed instead of under awning, as the building has a different design at the corner.
- If the same tenant occupies several units, only one sign per tenant will be allowed, as per the Sign By-law.
- There is also an identification sign at the at the corner unit facing 194 Street with the building address.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 17, 2018. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The site is located in the Campbell Heights LAP and the proposed development is reflective of the land use designation.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed density and FAR is in keeping with the proposed IB-1 Zone.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The following are incorporated in the design: <ul style="list-style-type: none"> <li>○ Absorbent soils (&gt; 300 mm in depth)</li> <li>○ Vegetated swales / Rain gardens / bio-swales</li> <li>○ Natural landscaping</li> </ul> </li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• Bicycle racks and connection to multi-use pathway provided.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Crime Prevention Through Environmental Design (CPTED) principles have been incorporated into the design of the building.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• Not provided.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• Not provided.</li> </ul>



### ADVISORY DESIGN PANEL

- The application was not referred to the Advisory Design Panel (ADP), but was reviewed by City Staff and found to be satisfactory. The proposed development was reviewed by staff and found to comply with the Campbell Heights Land Use Plan Guidelines and the OCP.

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum required front yard setback from 7.5 metres (25 ft.) to 3.5 metres (12 ft.).

Applicant's Reasons:

- The proposed building overhang provides an interesting architectural feature for this corner building.

Staff Comments:

- The front yard setback can be reduced from 16 metres (52 ft.) to 7.5 metres (25 ft.) if the area between the building and the highway is not used for parking. In this case, the applicant is requesting an additional 4.0 metres (13 ft.) to allow for a building overhang on the second storey.
- The building is proposed at 8.0 metres (26 ft.) from the property line along 32 Avenue, with a 4.5 metres (15 ft.) overhang at the southwest corner of the building. A smaller overhang is also proposed along 194 Street at the corner, but requires no setback relaxation.
- The proposed building overhang and setback variance is only requested for approximately one third (33%) of the length of the building, and provides an interesting architectural break on the south elevation of the building.
- The applicant is proposing to retain a large Douglas Fir at the southwest corner of the site to compensate for the limited planting opportunity for approximately 27 metres (88 ft.) of the frontage, where the setback relaxation is being requested.
- Staff supports this variance proceeding to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary (Confidential) and Project Data Sheets
Appendix II.	Survey Plan, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Development Variance Permit No. 7917-0529-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Taylor Kurtz Architecture + Design Inc. and van der Zalm + associates inc., respectively, dated May 17 2018, and May 17, 2018.

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

LFM/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

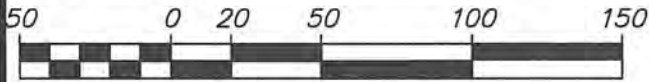
## DEVELOPMENT DATA SHEET

Proposed Zoning: IB-1

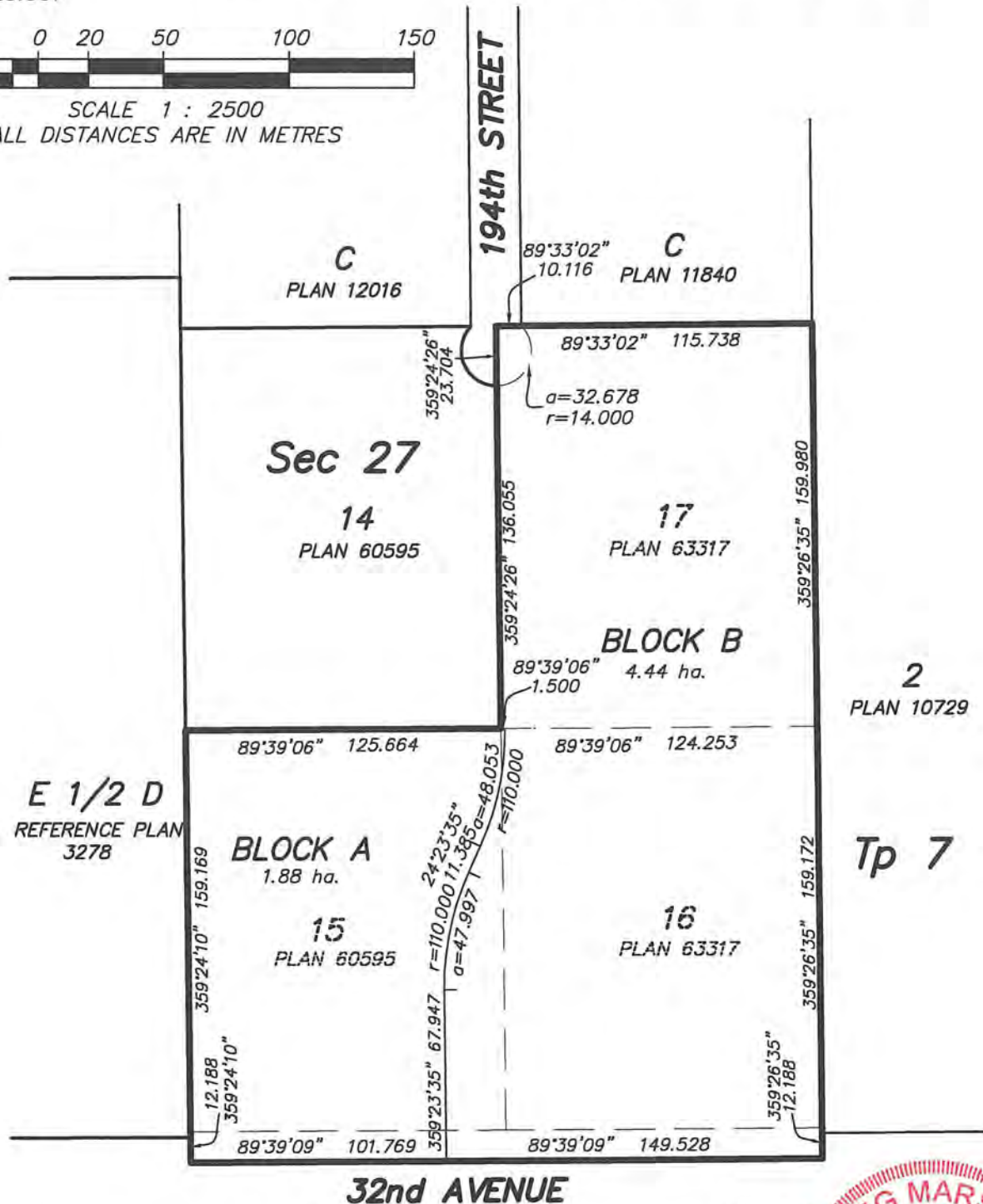
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Net Total		37,792 m <sup>2</sup> (9.3 acres)
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	60%	45%
SETBACKS ( in metres)		
Front (32 Avenue)	16.0 m / 7.5 m	8 m / 3.5 m* (DVP)
Rear (N)	7.5 m	19 m
Side #1 (E)	7.5 m	32 m
Side #2 (W) - Flanking 194 Street	9.0 m / 7.5 m	25 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m	10 m
Accessory	6 m	n/a
FLOOR AREA:		
Office		2,517 m <sup>2</sup>
FLOOR AREA: Industrial		17,144 m <sup>2</sup>
TOTAL BUILDING FLOOR AREA	37,792 m <sup>2</sup>	19,661 m <sup>2</sup>
DENSITY		
FAR (net)	1.00	0.52
PARKING (number of stalls)		
Total Number of Parking Spaces	235	283
Number of accessible stalls	2	2
Number of small cars	61	58

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

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW \_ \_ \_**  
**LOT 15, PLAN 60595,**  
**AND LOTS 16 AND 17, PLAN 63317**  
**ALL OF SECTION 27, TOWNSHIP 7, NEW WESTMINSTER DISTRICT**  
 BCGS 92G.007



SCALE 1 : 2500  
 ALL DISTANCES ARE IN METRES



**MURRAY & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 201-12448 82nd AVENUE  
 SURREY, BC V3W 3E9  
 (604) 597-9189

CERTIFIED CORRECT DATED THIS  
 16th DAY OF MAY, 2018.





REV	DATE	DESCRIPTION
SCALE:	DATE: 18/02/18	DRAWN: LJK/L
PROJECT NUMBER		18019
FILE	DATE	
PLOT	DATE	

**TAYLOR KURTZ**  
ARCHITECTURE + DESIGN INC

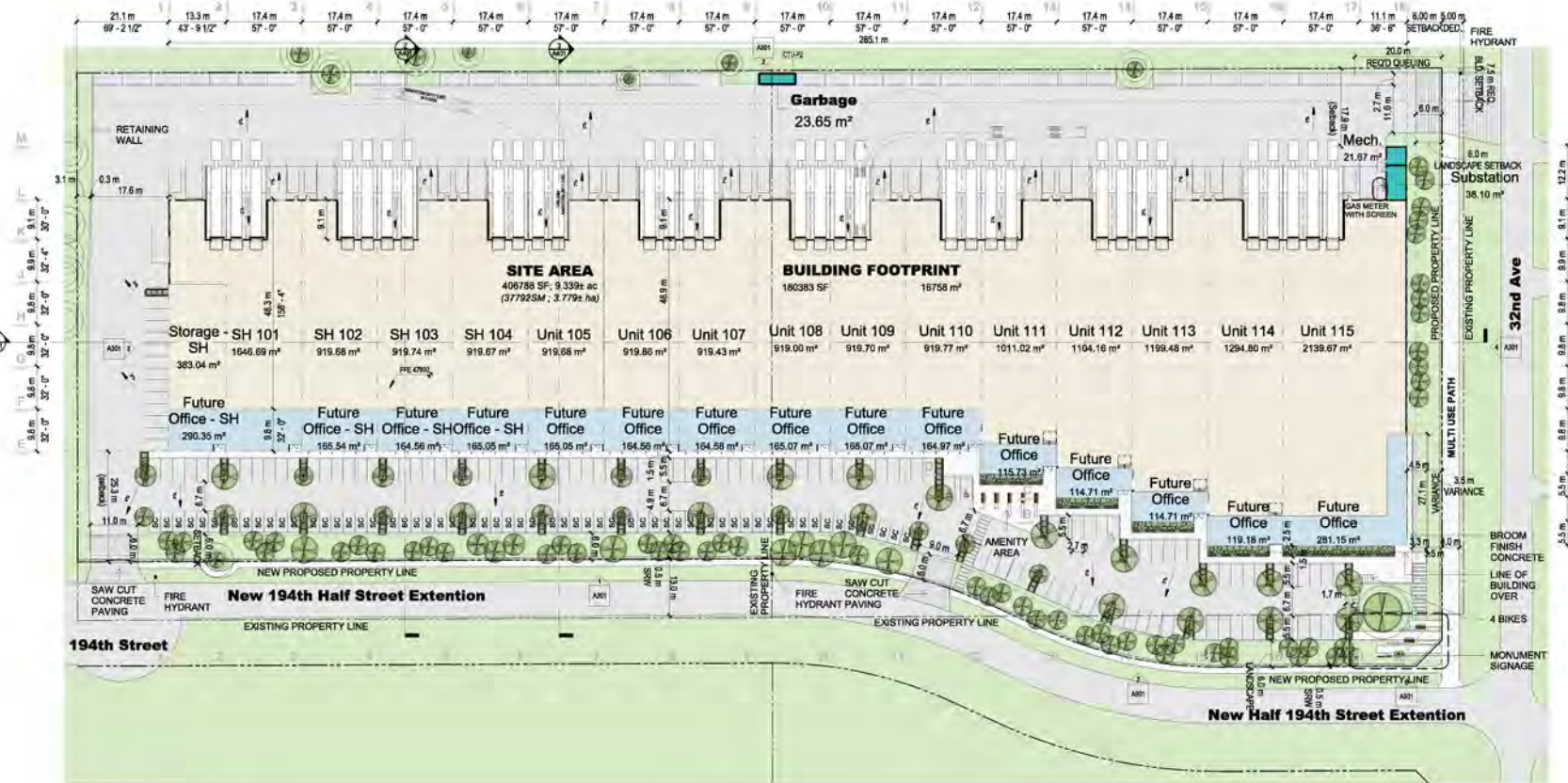
19437 32 Ave. + 3338 194 St., Surrey, BC

Cover Sheet  
PLOT DATE: 5/17/2018 2:43:16 PM

**A000**



**KEYNOTE LEGEND**  
 TAG DESCRIPTION  
 CTU-P2 CONCRETE - TILT UP - PAINTED P2



**1 Site Plan**  
 1 : 500

**ZONING SUMMARY:**

**PROJECT ADDRESS:** 3338 194 St, Surrey BC

**LEGAL DESCRIPTION:** TBA

**Front Yard Setback (2nd Ave):** Required: 7.5m, Proposed: 8.0m (\*with no parking)

**Side Yard Setback (West/East):** Required: 7.5m/25.6m, Proposed: 32m

**Rear Yard Setback (north):** Required: 7.5m, Proposed: 21.0m

**EASEMENTS:** TBA

**AUTHORITY:** City of Surrey

**ZONE:** Existing: A-1, Proposed: IB-1

**USES:** Low Impact Industrial, Accessory Office

**Site Area:** 409788 SF 9.3 acres 37792 m² 3.8 hectare

**Density (FSR):** Proposed: 0.52, Allowed: 1.00

**Lot Coverage (Net):** Proposed: 45%, Allowed: 60%

**Height:** Proposed: 26' clear, Allowed: TBA

Area Summary - Total	
Industrial	136180 SF 12550 m²
Industrial-SH	47420 SF 4408 m²
Office	18670 SF 1735 m²
Office - SH	8450 SF 785 m²
Service Space	920 SF 86 m²
<b>Total</b>	<b>211630 SF 19661 m²</b>

Area Summary - Seven Horses	
Industrial	4120 SF 383 m²
Industrial-SH	47420 SF 4408 m²
Office - SH	8450 SF 785 m²
Office - SH	6000 SF 5574 m²

**Parking Required:** Industrial - 1/1000m (1/1075ft) = 172, Office - 2.5/1000m (2.5/1075ft) = 43, Total = 215

**Parking Provided:**

Parking Space: 9' x 16'	56
Parking Space: 9' x 18'	140
Parking Space: 9' x 22'	37
<b>Total</b>	<b>235</b>

**Loading:** 17

**Parking Space: 13' x 30'** 31

**Parking Space: 15' x 55'** 48

**Total** 283

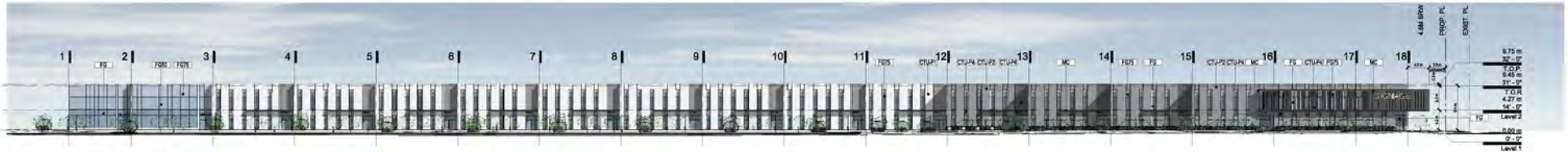
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1	1/20/21	ISSUED FOR PERMIT

**TAYLOR KURTZ**  
 ARCHITECTURAL DESIGN INC

19437 32 Ave. + 3338 194 St, Surrey, BC

**Site Plan**  
 PLOT DATE: 5/17/2018 2:43:55 PM





1 West (194th Street)  
1:400



2 East  
1:400



3 North  
1:400

4 South (32nd Avenue)  
1:400

KEY

AL2	ALUMINUM PREFINISHED
CTLP1	CONCRETE - TILT UP - PAINTED P1 BENJAMIN MOORE WHITE WSP 2137-70
CTLP2	CONCRETE - TILT UP - PAINTED P2 BENJAMIN MOORE WHALE GREY 2134-40
CTLP3	CONCRETE - TILT UP - PAINTED P3 BENJAMIN MOORE DARK LIME 2027-10
CTLP4	CONCRETE - TILT UP - PAINTED P4 BENJAMIN MOORE GRAY 2121-10
FG	FRAMELESS GLASS
FG30	FROSTED GLASS - 30%
FG70	FROSTED GLASS - 70%
QSL	FRAMELESS GLASS BALUSTRADE
MC	METAL CLADDING
OD	OVERHEAD DOOR
	CASCADIA WEATHERED ZINC

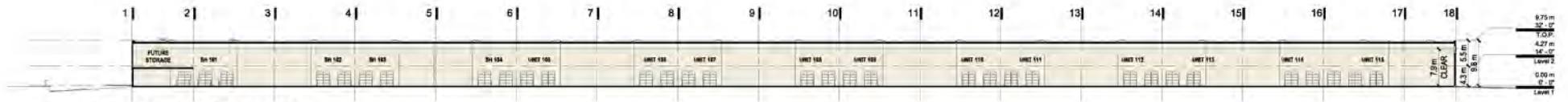
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**TAYLOR KURTZ**  
ARCHITECTURAL DESIGN INC

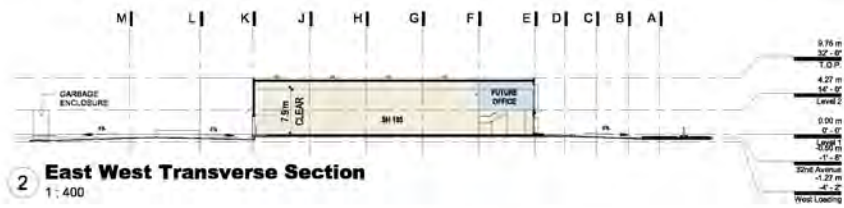
19437 32 Ave. + 3338 194 St., Surrey, BC

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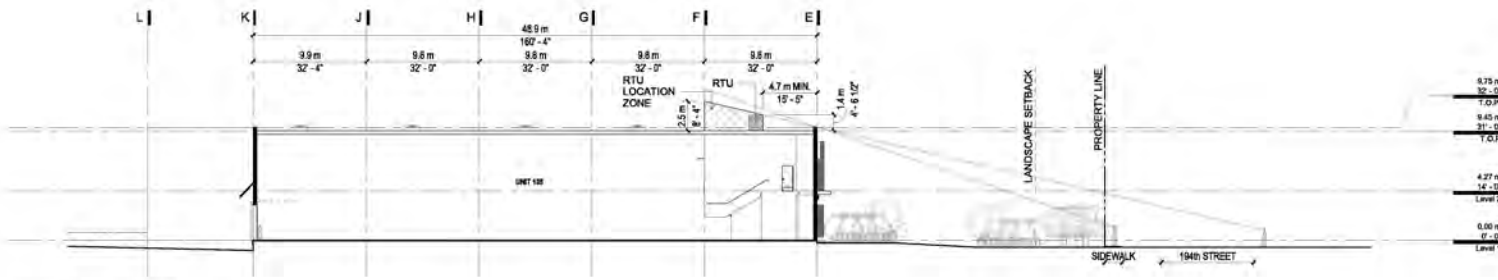
**A301**



1 North South Longitudinal Section  
1:400



2 East West Transverse Section  
1:400



3 RTU Detail Section  
1:200

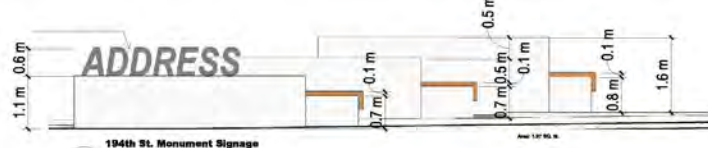
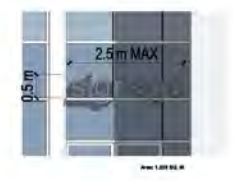
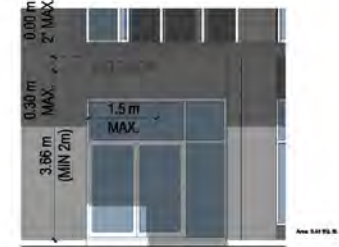
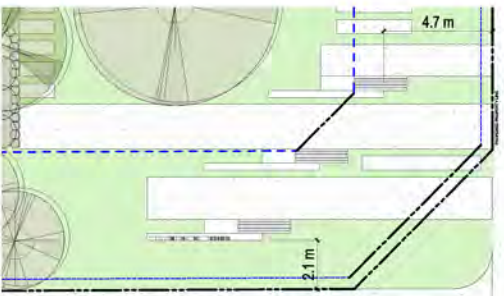
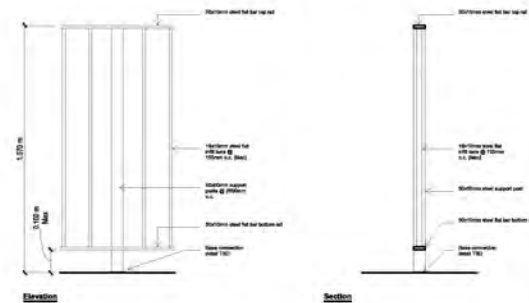
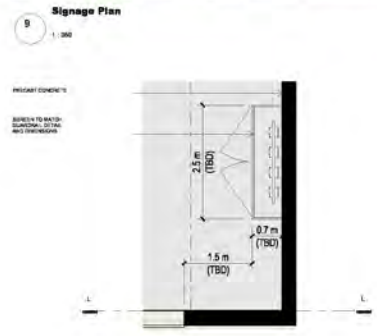
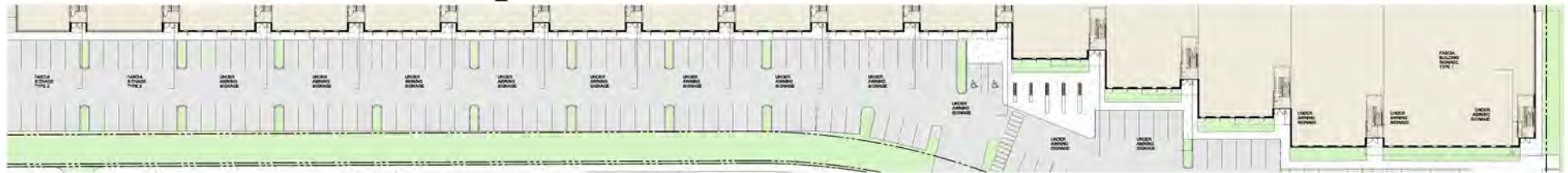
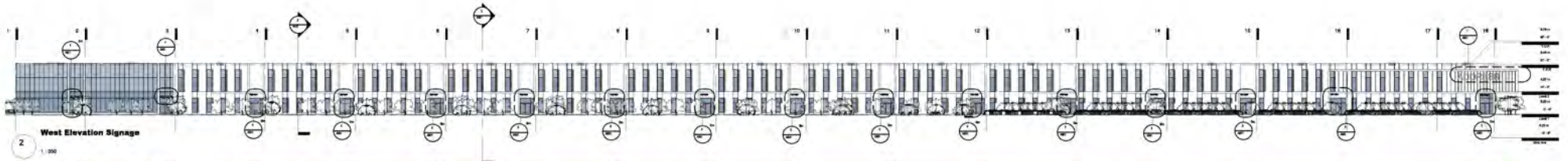
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PLOT:	19437 32 Ave - 3338 194 St - 1819	ISSUED:	DESIGN:	LI <td>DR</td> <td>1819</td>	DR	1819

**TAYLOR KURTZ**  
ARCHITECTURAL DESIGN INC.  
19437 32 Ave. + 3338 194 St., Surrey, BC

Sections  
PLOT DATE: 5/11/2018 2:44:33 PM

**A401**





**Building Signage Summary:**  
 - SW Corner Sign: 1.2m H, 8.0m W  
 - Typical Unit Sign: 0.38m H, 3.86m W (MIN 2m)  
 - NW Fascia Sign: 0.5m H, 2.6m W  
 - Monument Sign: 1.1m H, 0.6m W

NO.	DATE	REVISION

**TAYLOR**      **KURTZ**  
 ARCHITECTS • DESIGN INC.  
 1000 19th St. NW, Suite 1000  
 Seattle, WA 98101

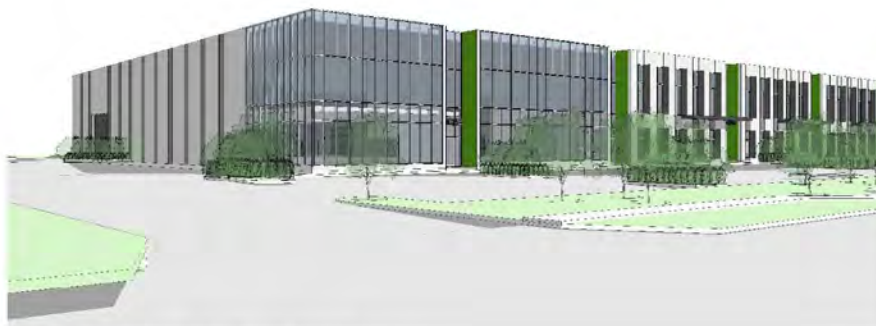
Signage  
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**A901**



**View from South West - South Entry**



**View from South West - Amenity Area**



**View North West - Seven Horses**

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PROJECT NUMBER:		18019
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PLOT: 01/12/2018 2:44:45 PM		

**TAYLOR KURTZ**  
ARCHITECTURE + DESIGN INC

19437 32 Ave. + 3338 194 St., Surrey, BC

3D Views  
PLOT DATE: 01/12/2018 2:44:45 PM

**A910**



View from South East



View from North East - Loading

REV	DATE	DESCRIPTION

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**TAYLOR KURTZ**  
ARCHITECTURE + DESIGN INC  
100 - 1100 100th Street, Langley, BC V3A 0A9

19437 32 Ave. + 3338 194 St., Surrey, BC

3D Views  
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**A911**



# 19437 32nd Avenue and 3338 194th St

Issued for Development Permit

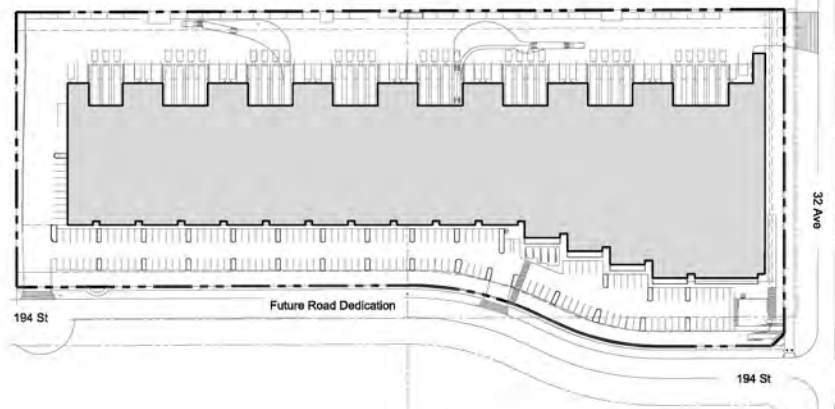


van der Zalm + associates inc.  
 Parks & Recreation • Civil Engineering  
 Urban Design • Landscape Architecture  
 Suite 1, 20177 89th Avenue  
 Langley, British Columbia  
 V1M 4B9  
 P: 604-882-0024  
 F: 604-882-0042  
 info@vz.ca

<b>Contact Information</b> van der Zalm + associates inc. <i>Project: Landscape Architecture</i> Suite 1 - 20177 89th Avenue Langley, British Columbia, V1M 4B9 T: 604-882-0024 F: 604-882-0042 Primary project contact: Dave Jerka djev@vz.ca o: 604-546-0921 Alternate contacts (in case away): Mark van der Zalm Principal Landscape Architect mvan@vz.ca o: 604-546-0920	<b>Other Key Contacts:</b> Sarb Purewal #120-19140 28 Ave Surrey, BC V3A 7N3 sarb@sevenhorses.ca 604-533-4440	Kelly Rippelle Taylor Kurtz Architecture + design 1183 Odium Dr Vancouver, BC V5L 2P6 kelly@taylorkurtz.com 604-569-3498 x115
<b>Legal Address and Description:</b> LOT 17 SECTION 27 TOWNSHIP 7 PLAN NWP63317 NWD and LOT 16 SECTION 27 TOWNSHIP 7 PLAN NWP63317 NWD and LOT 15 SECTION 27 TOWNSHIP 7 PLAN NWP60595 NWD		

## Sheet List Table

Sheet Number	Sheet Title
L-01	Cover Sheet
L-02A	Tree Protection Plan North
L-02B	Tree Protection Plan South
L-03	Overall Site Plan
L-04	Planting Plan A
L-05	Planting Plan B
L-06	Planting Plan C
LD-01	Details



1 SITE PLAN OVERVIEW  
 Scale: 1:1000



2 LOCATION MAP  
 NTS

No.	By	Description	Date
3	HP	Issued for Development Permit	May 17, 2018
2	HP	Issued for Development Permit	April 23, 2018
1	HP	Issued for Development Permit	Jan 18, 2018

REVISIONS TABLE FOR DRAWINGS  
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No.	By	Description	Date
REVISIONS TABLE FOR SHEET			

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 and 19437 32nd Ave  
 DP#7917-0529-00  
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 3338 194th St  
 and 19437 32nd Ave  
 Surrey, BC

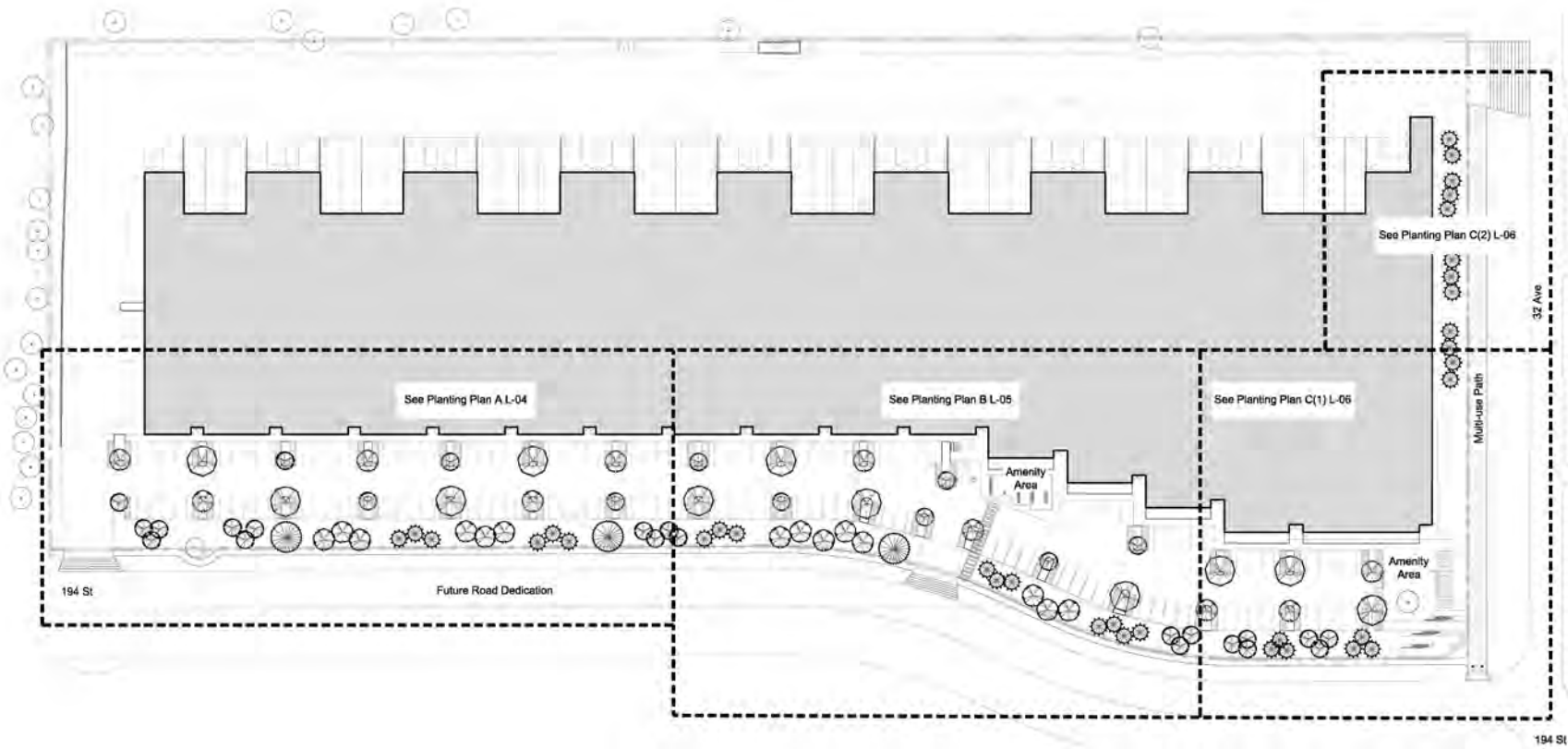
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Checked: JW	
Approved: DJ	Original Sheet Size: 24"x36"
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**TAYLOR KURTZ**  
 ARCHITECTURE + DESIGN INC.

19437 32 Ave. + 3338 194 St., Surrey, BC  
 DEVELOPMENT APPLICATION NO. 7917-0529-00  
 PLOT DATE:  
**A912**

Drawing Title: COVER SHEET  
 VOZ Project #: DP2018-04  
 Drawing #: L-01

N:\2018\19437 32 Ave + 3338 194 St\19437 32 Ave + 3338 194 St - 01 COVER SHEET.rvt



1 Overall Site Plan  
Scale 1:750

LEGEND

KEY	REF.	DESCRIPTION
	5 LD-01	CONCRETE PAVERS Pattern: 80' Lattice Colour: Charcoal Manufacturer: Absolutone Concrete
	1,2 LD-01	PROPOSED TREE
		STRUCTURAL SOIL Versatile SunBASE or approved equivalent
	6 LD-01	BIKE RACK Duro Campus Bike Rack, 84 Green Galvalume

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT.	CAL.	SIZE	QTY
	<i>Carpinus betulus</i> / Fastigiata / Pyramidal European Hornbeam	8&B	60cm	1.5m std	30
	<i>Cercis canadensis</i> / Eastern Redbud	8&B	60cm	1.8m std	24
	<i>Platanus amercia</i> / Sycamore Spence	8&B		2.5m ft	34
	<i>Quercus pelucida</i> / Pin Oak	8&B	60cm	1.8m std	11
	<i>Thuja occidentalis</i> / Western Hemlock	8&B		2.0m H	3
	Existing Tree to Remain				

No.	By	Description	Date
3	HP	Issued for Development Permit	May 17, 2018
2	HP	Issued for Development Permit	April 23, 2018
1	HP	Issued for Development Permit	Jan 18, 2018

REVISIONS TABLE FOR DRAWINGS  
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No.	By	Description	Date
REVISIONS TABLE FOR SHEET			

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3338 194th St  
and 19437 32nd Ave  
DP#7917-0529-00  
Location:  
3338 194th St  
and 19437 32nd Ave  
Surrey, BC

Drawn: HP  
Stamp:

Checked: JW

Approved: DJ  
Original Sheet Size:  
24"x36"

Scale:  
1:750  
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND BEFORE PROCEEDING TO THE CONSTRUCTION BEFORE PROCEEDING. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. THIS DRAWING IS THE PROPERTY OF TKA+D AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK. NO REPRODUCTION OR TRANSMISSION OF THIS DRAWING IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF TKA+D.

Drawing Title: OVERALL SITE PLAN



Project #: DP2018-04

Drawing #: L-03

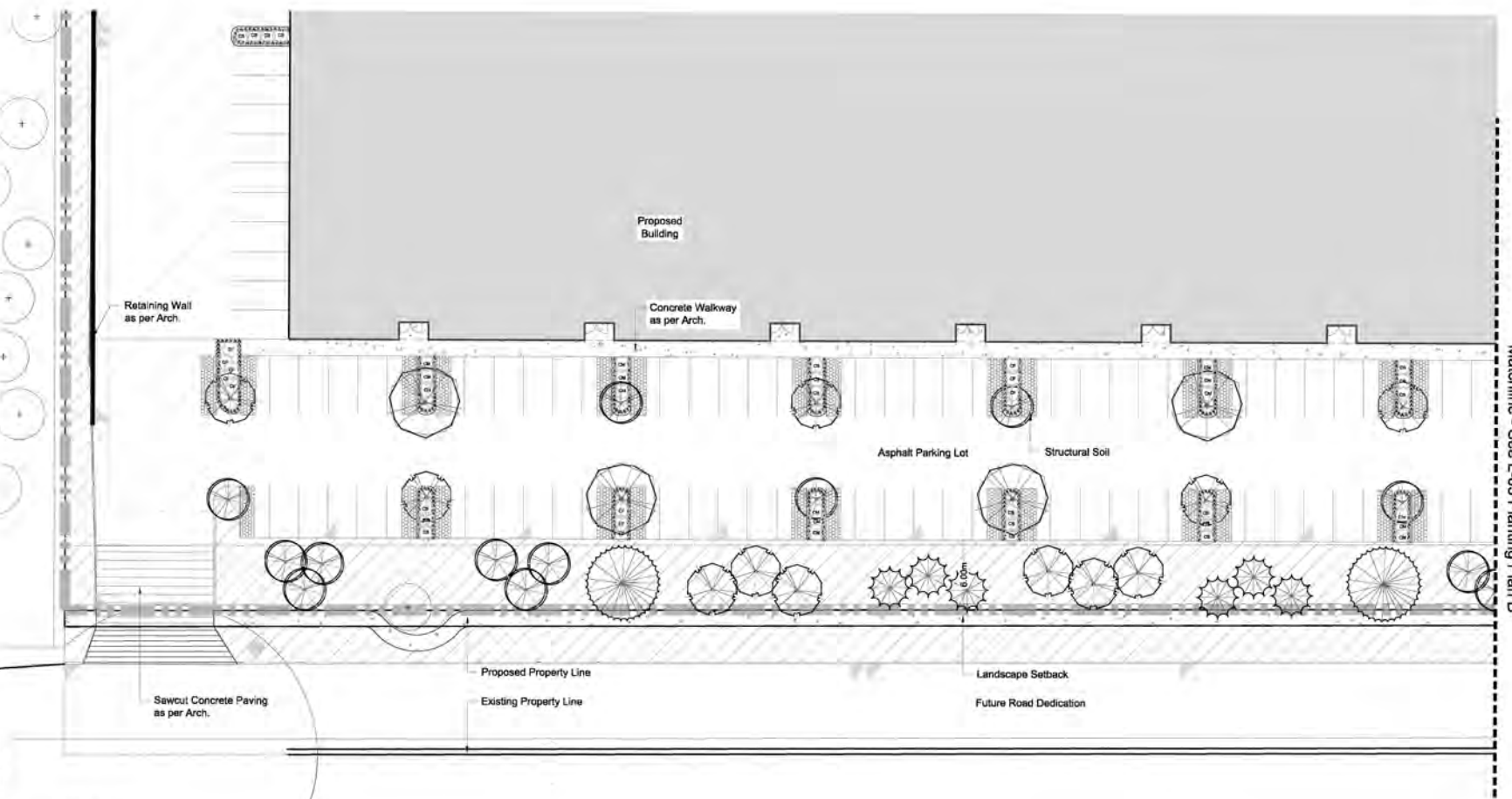


No.	By	Description	Date
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2	HP	Issued for Development Permit	April 20, 2016
1	HP	Issued for Development Permit	Jan 13, 2015

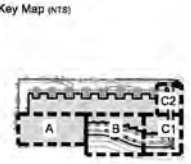
REVISIONS TABLE FOR DRAWINGS  
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No.	By	Description	Date
REVISIONS TABLE FOR SHEET			
Project:			
3338 194th St and 19437 32nd Ave			
DP#7917-0529-00			
Location:			
3338 194th St and 19437 32nd Ave Surrey, BC			

Drawn: HP	Stamp:
Checked: JW	Approved: DJ
Scale: 1:200	Original Sheet Size: 24"x36"



1 Planting Plan A  
 Scale 1:200

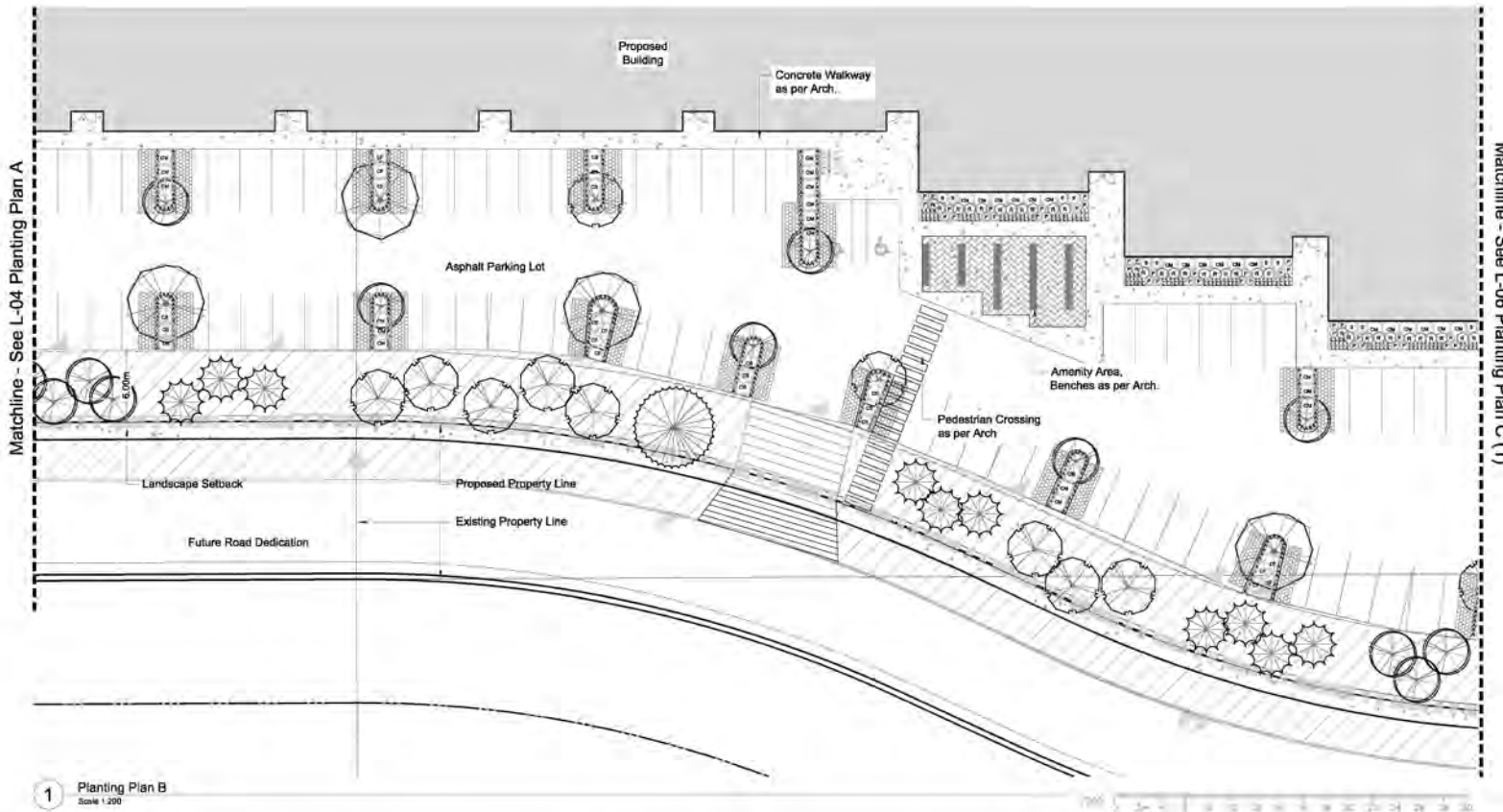


**LEGEND**

KEY	REF.	DESCRIPTION
[Pattern]	5 LD-01	CONCRETE PAVERS Pattern: 40" Lattice Colour: Charcoal Manufacturer: Armstrong Concrete
[Tree Symbol]	1,2 LD-01	PROPOSED TREE
[Pattern]		STRUCTURAL SOIL Vendor: SunBASE or approved equivalent
[Bike Rack Symbol]	6 LD-01	BIKE RACK Dero Campus Bike Rack, 34 Green Galvanized

**PLANT SCHEDULE**

SHRUBS AND PERENNIALS	BOTANICAL NAME / COMMON NAME	DONT	QTY
A	Acrostaphylos uva-ursi / Kinnikinnick	#1	1 012
CB	Cornus alba 'Sibirica' / Ribes/R. Dogwood	#3	37
CR	Cornus sericea 'Flaviramosa' / Yellow Twig Dogwood	#3	25
CM	Cornus sericea 'Midwinter Fire' / Midwinter Fire Dogwood	#3	63
L	Lawsonia albechana / Spanish Lavender	#1	370
P	Pinus mugo 'Compacta' / Dwarf Mugo Pine	#3	81
R	Rosa rubra / Nootka Rose	#3	84
S	Symphoricarpos albus / Common White Snowberry	#3	25
	Box Turf Seed Mix - West Coast Seeds		3500 sq m

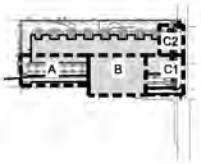


Matchline - See L-04 Planting Plan A

Matchline - See L-06 Planting Plan C (1)

1 Planting Plan B  
Scale 1:200

Key Map (HTS)



KEY	REF.	DESCRIPTION
	5 LD-01	CONCRETE PAVERE Pattern: P2 Lattice Color: Charcoal Manufacturer: Alameda Concrete
	1,2 LD-01	PROPOSED TREE
		STRUCTURAL SOIL Versapac SureBASE or approved equivalent
	8 LD-01	BIKE RACK Duro Campus Bike Rack, 54 Green Galvanized

PLANT SCHEDULE			
SHRUBS AND PERENNIALS	BOTANICAL NAME / COMMON NAME	CONT.	QTY
A	Arctostaphylos uva-ursi / Kalm's Laurel	#1	1 012
	Cornus alba 'Sibirica' / Redbark Dogwood	#3	37
	Cornus sericea 'Flaviramea' / Yellow Twig Dogwood	#3	25
	Cornus sericea 'Molwinter Fire' / Molwinter Fire Dogwood	#3	83
L	Lavandula stoechas / Spanish Lavender	#1	370
P	Pinus mugo 'Compacta' / Dwarf Mugo Pine	#3	81
R	Rosa nutkana / Nootka Rose	#3	84
S	Symphoricarpos albus / Cassin's White Snowberry	#3	25
	Bare Turf Seed Mix - West Coast Seeds		3830 sq m

No.	By	Description	Date
3	HP	Issued for Development Permit	May 17, 2018
2	HP	Issued for Development Permit	April 25, 2018
1	HP	Issued for Development Permit	Jan 18, 2018

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No.	By	Description	Date
REVISIONS TABLE FOR SHEET			
Project:			
3338 194th St and 19437 32nd Ave			
DP#7917-0528-00			
Location: 3338 194th St and 19437 32nd Ave Surrey, BC			

Drawn: HP	Stamp:
Checked: JW	
Approved: DJ	Original Sheet Size: 24"x36"
Scale: 1:200	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AREA BEFORE PROCEEDING TO THE CONSTRUCTION BEFORE PROCEEDING. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE WORK. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

**TAYLOR KURTZ**  
ARCHITECTURE + DESIGN INC.  
19437 32 Ave. + 3338 194 St., Surrey, BC  
DEVELOPMENT APPLICATION NO. 7917-0528-00  
PLUZ DATE:  
**A912**

Drawing Title: PLANTING PLAN B  
Drawing #: L-05  
Project #: DP2018-04



Key Map (N7E)

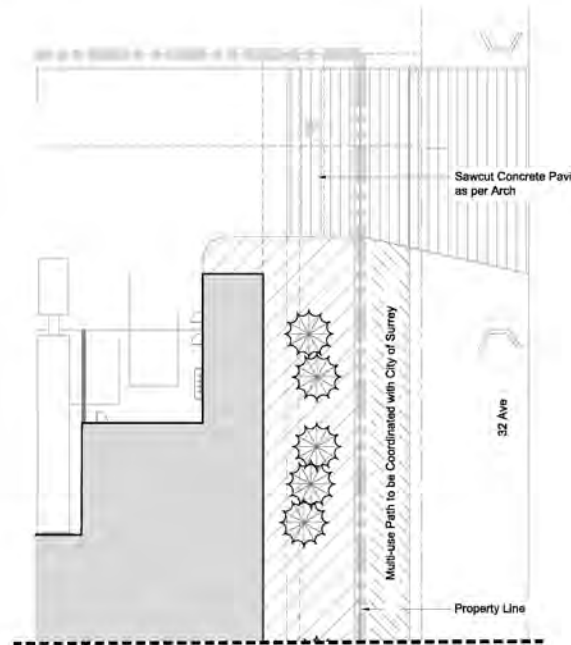
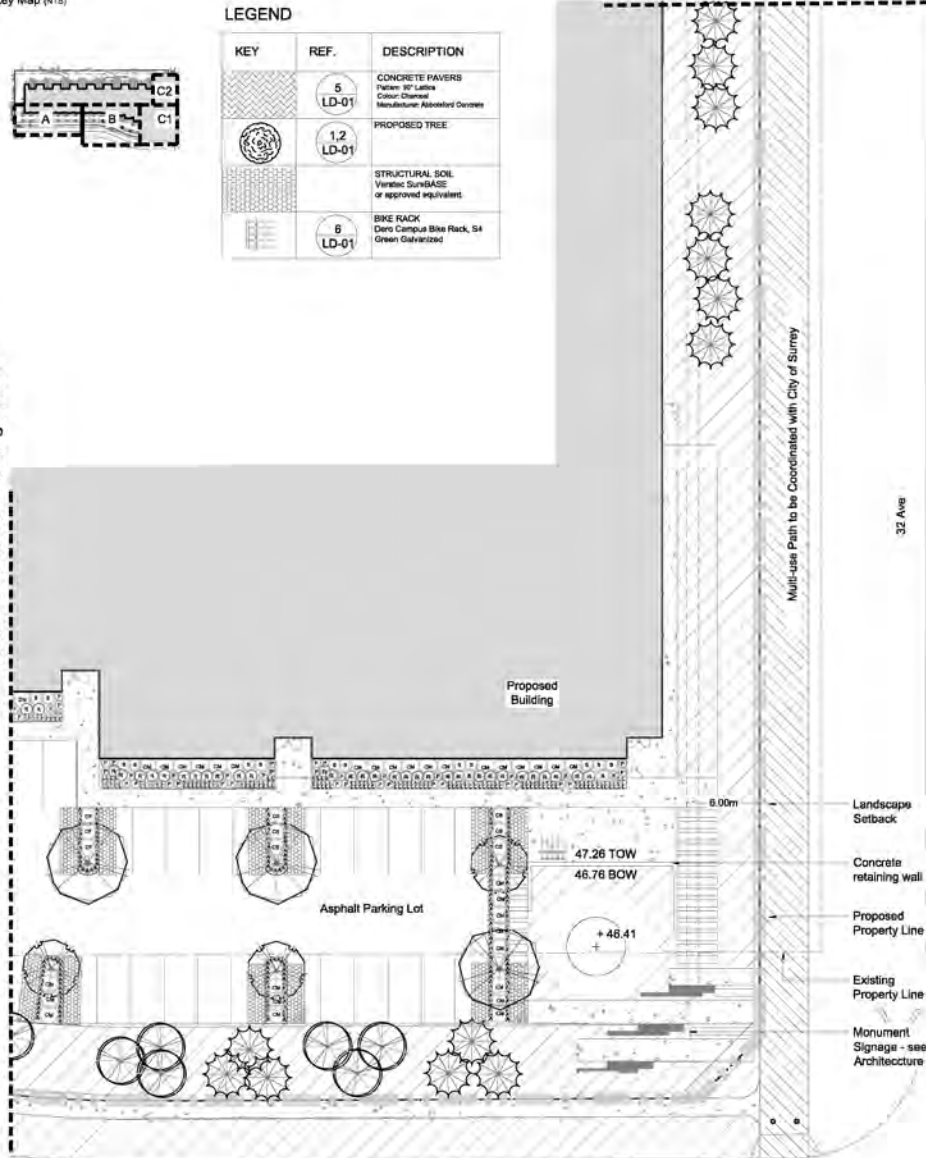


LEGEND

KEY	REF.	DESCRIPTION
	5 LD-01	CONCRETE PAVERS Pattern: 12" Lattice Colour: Charcoal Manufacturer: Abbotford Concrete
	1,2 LD-01	PROPOSED TREE
		STRUCTURAL SOIL Veratrac SunBASE or approved equivalent
	6 LD-01	BIKE RACK Duro Campus Bike Rack, 54 Green Galvanized

Matchline - See L-06 Planting Plan C (2)

Matchline - See L-04 Planting Plan A



Matchline - See L-06 Planting Plan C (1)

2 Planting Plan C (2)  
Scale: 1:200

PLANT SCHEDULE

HERBS AND PERENNIALS	BOTANICAL NAME / COMMON NAME	CORT	QTY
A	Arctostaphylos uva-ursi / Kinnikinnick	#1	1 012
CS	Cornus alba 'Sibirica' / Redback Dogwood	#3	37
CV	Cornus verticis 'Flaviramea' / Yellow Twig Dogwood	#5	25
CV	Cornus verticis 'Midwinter Fire' / Midwinter Fire Dogwood	#5	63
L	Lavandula stoechas / Spanish Lavender	#1	370
P	Pinus mugo 'Compacta' / Dwarf Mugo Pine	#5	51
R	Rosa hibernica / Noctua Rose	#3	54
S	Symphoricarpos albus / Common White Snowberry	#3	25
	Bee Turf Seed Mix - West Coast Seeds		3930 sq m

1 Planting Plan C (1)  
Scale: 1:200



No.	By	Description	Date
3	HP	Issued for Development Permit	May 17, 2018
2	HP	Issued for Development Permit	April 25, 2018
1	HP	Issued for Development Permit	Jan 18, 2018

REVISIONS TABLE FOR DRAWINGS  
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REVISIONS TABLE FOR SHEET

Project:  
3338 194th St  
and 19437 32nd Ave  
DP#7917-0529-00  
Location:  
3338 194th St  
and 19437 32nd Ave  
Surrey, BC

Drawn:  
HP

Stamp:

Checked:  
JW

Approved:  
DJ

Original Sheet Size:  
24"x36"

Scale:  
1:200

CONTRACTOR SHALL CHECK ALL DIMENSIONS  
ON THE WORK BEFORE PROCEEDING  
TO THE CONSTRUCTION BEFORE PROCEEDING  
FOLLOWING DIMENSIONS AND NOT  
BE RESPONSIBLE FOR THE DIMENSIONS  
MUST BE RETURNED AT THE COMPLETION OF  
THE WORK. ALL DIMENSIONS MUST BE  
DRAWING MUST NOT BE PLOTTED FOR  
CONTRACTOR SHALL BE RESPONSIBLE FOR  
THEIR OWN CONSTRUCTION.

Planting Plan C  
DP2018-04  
L-06

**TAYLOR KURTZ**  
ARCHITECTURE + DESIGN INC.

19437 32 Ave. + 3338 194 St., Surrey, BC  
DEVELOPMENT APPLICATION NO. 7917-0529-00

PLLOT DATE:

**A912**

---

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

FROM: **Development Services Manager, Engineering Department**

DATE: **May 22, 2018** PROJECT FILE: **7817-0529-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 19437 32 Avenue and 3338- 194 Street**

#### **REZONE/SUBDIVISION**

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

- dedicate 13.5 metres fronting 3338-194 St along 194 St toward the ultimate 24 m Collector road.
- dedicate 0.5 metres ROWs fronting 32 Ave and 194 St
- *Note that dedications fronting 19437 32 Ave must be provided through completion of project 7918-0144-00. Dedication requirements must be revised if 7918-0144-00 is not completed prior to this rezone.*


##### ***Works and Services***

- construct east side of 194 St to the industrial half road collector standard complete with 8.0 metre asphalt pavement, barrier curb, grassed boulevard, 1.8 metre concrete sidewalk, street lights and street trees.
- construct three driveway accesses as shown on the site plans.
- access to and from substandard 194 St north of the site to be addressed at detailed design.
- construct a 4.0 metre MUP walkway on 32 Ave complete with concrete banding and pedestrian lighting.
- construct storm drainage system to service the development.
- complete a drainage study and provide a plan that incorporates the recommendations from the Campbell Heights Servicing Study prepared by New East Consulting Services Ltd. (July 2000) and the Latimar Lake Stormwater Detention Facility by Kerr Wood Leidal Associates Ltd. (2009) or addresses any discrepancies based on current information.
- construct watermains to service the development.
- construct sanitary sewer to service the development.

A Servicing Agreement is required prior to Rezone/Subdivision.

#### **DEVELOPMENT PERMIT**

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

  
Rémi Dubé, P.Eng.  
Development Services Manager  
LRi

NOTE: Detailed Land Development Engineering Review available on file





van der Zalm + associates inc.

**Table 2: Tree Replacement Summary****Surrey Project No:** DP 2018-04**Address:** 3338 194 Street, Surrey and 19437 32<sup>nd</sup> Avenue**Registered Arborist:** Roberta Ward

<b>On-Site Trees</b>	<b>Number of Trees</b>
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>64</b>
<b>Protected Trees to be Removed</b>	<b>60</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>4</b>
<b>Total Replacement Trees Required:</b> Alder & Cottonwood Trees Requiring 1 to 1 - Replacement Ratio $\frac{0}{1} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $60 \times \text{two (2)} = 120$	<b>120</b>
<b>Replacement Trees Proposed</b>	<b>102</b>
<b>Replacement Trees in Deficit</b>	<b>18</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>n/a</b>
<b>Off-Site Trees</b>	<b>Number of Trees</b>
<b>Protected Off-Site Trees to be Removed</b>	<b>0</b>
<b>Total Replacement Trees Required:</b> Alder & Cottonwood Trees Requiring 1 to 1 - Replacement Ratio $\frac{0}{1} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $0 \times \text{two (2)} = 0$	<b>0</b>
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>
<b>Protected Off-Site Trees to be Retained</b>	<b>19</b>

Summary, report and plan prepared and submitted by:

Project Arborist

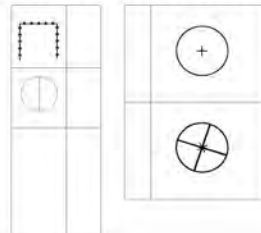
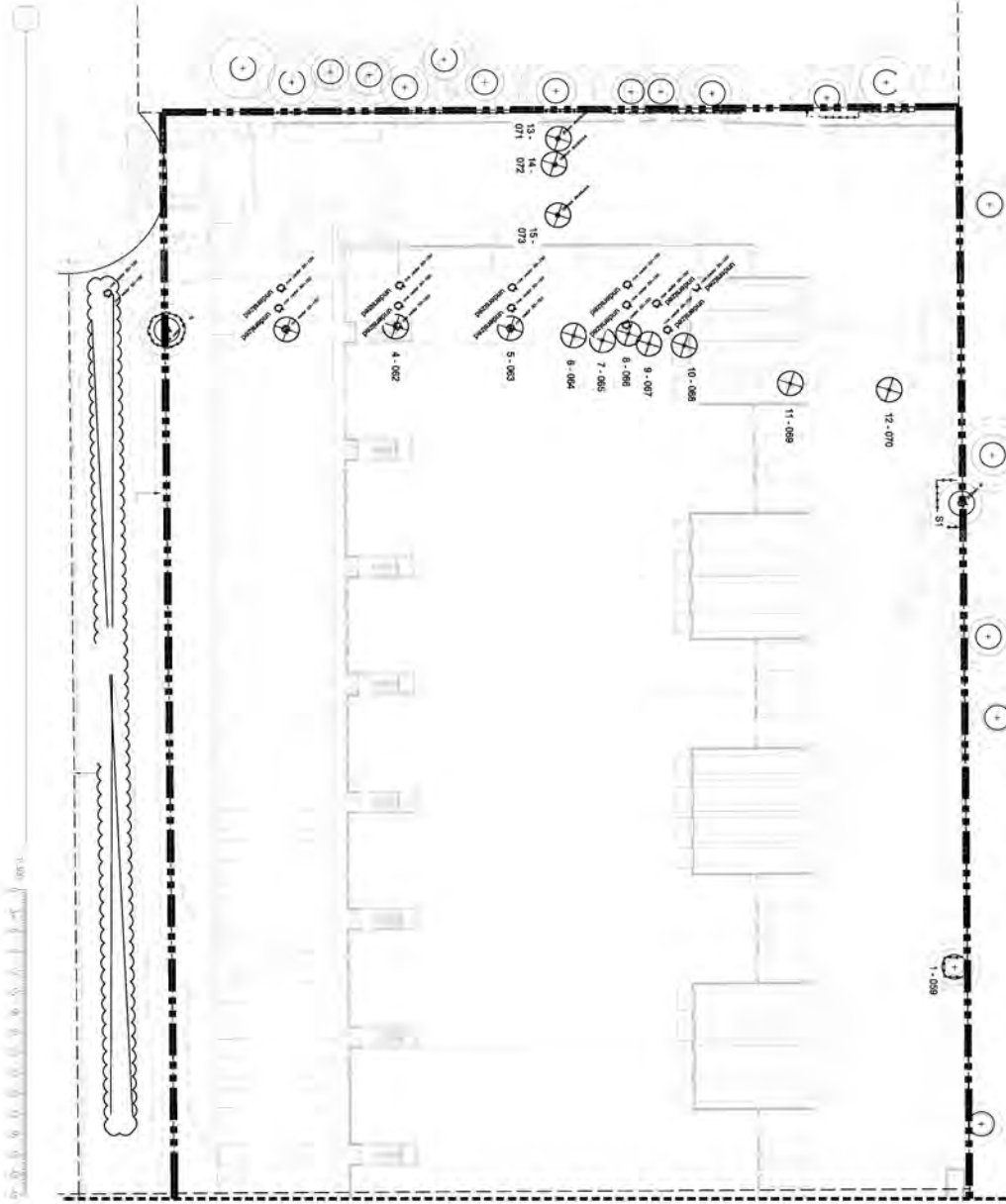
May 2, 2018

Date



van der Zalm + associates inc.

# APPENDIX C – TREE RETENTION AND REMOVAL PLAN



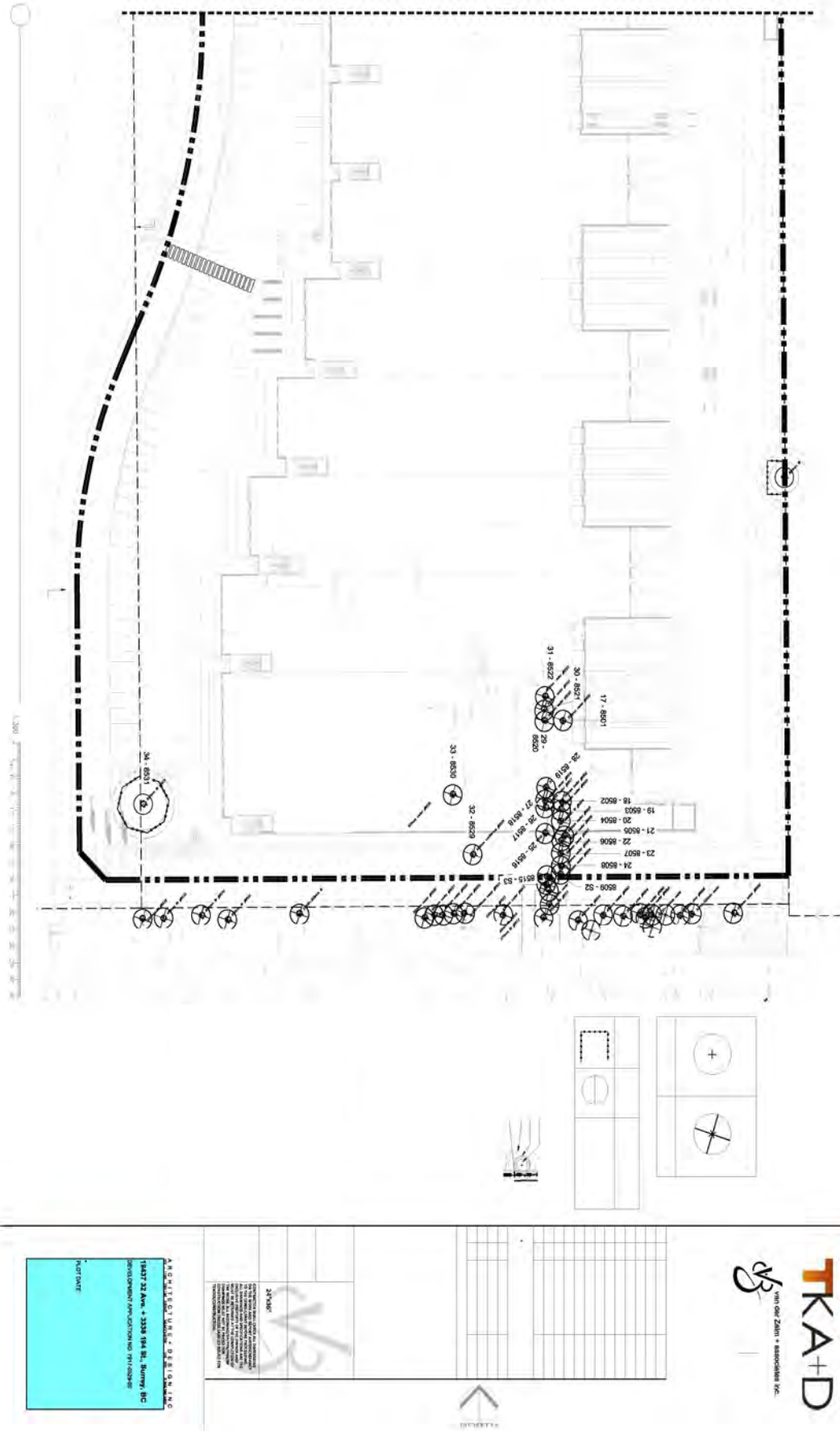
**van der Zalm + associates inc.**  
 ARCHITECTURE + DESIGN INC.  
 16437 32 Ave. • 416 194 St. Surrey, BC  
 SPECIALTY CONTRACTORS DIVISION  
 PROJECT NO. 2018008  
 DATE:

**van der Zalm + associates inc.**  
 ARCHITECTURE + DESIGN INC.  
 16437 32 Ave. • 416 194 St. Surrey, BC  
 SPECIALTY CONTRACTORS DIVISION  
 PROJECT NO. 2018008  
 DATE:





van der Zalm + associates inc.



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0529-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "Owner")

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 003-302-237

Lot 16 Section 27 Township 7 New Westminster District Plan 63317

19437 - 32 Avenue

Parcel Identifier: 002-292-548

Lot 15 Section 27 Township 7 New Westminster District Plan 60595

19363 - 32 Avenue

Parcel Identifier: 002-427-362

Lot 17 Section SW27 Township 7 New Westminster District Plan 63317

3338 - 194 Street

(the "Land")

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

Parcel Identifier:

---

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

---

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Subsection F. Yards and Setbacks of Part 47A Business Park 1 Zone, the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 3.5 metres (12 ft.).

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

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

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

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

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

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

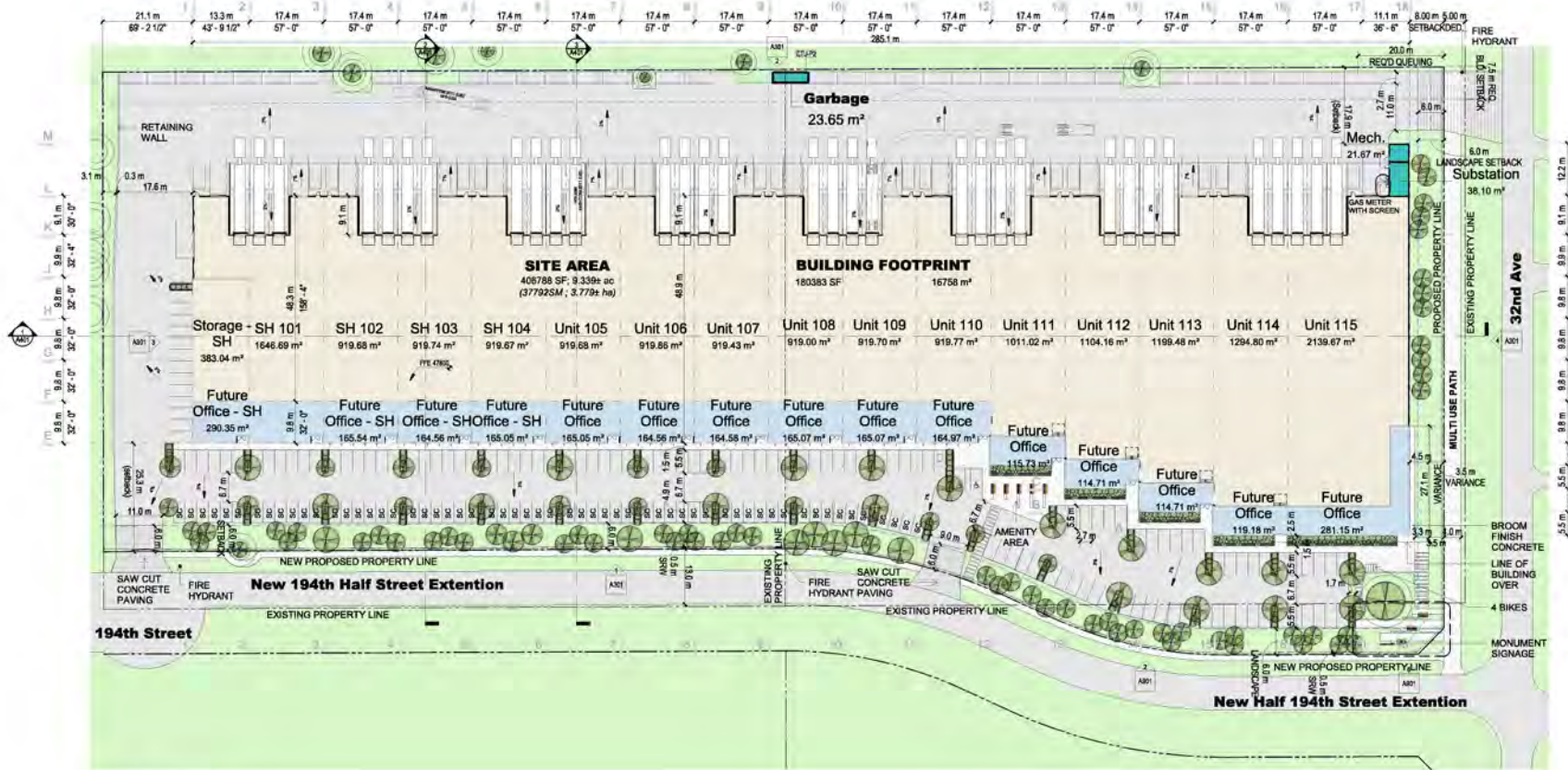
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Mayor – Linda Hepner

---

City Clerk – Jane Sullivan





**KEYNOTE LEGEND**  
 TAG DESCRIPTION  
 CTU-P2 CONCRETE - TILT UP - PAINTED P2

**1 Site Plan**  
 1 : 500

**ZONING SUMMARY:**

<b>PROJECT ADDRESS:</b> 3338 194 St, Surrey BC		<b>Area Summary - Total</b>	
<b>LEGAL DESCRIPTION:</b>		Industrial	136160 SF 12650 m <sup>2</sup>
Front Yard Setback	Required*: 7.5m	Industrial-SH	47420 SF 4406 m <sup>2</sup>
(22nd Ave)	Proposed*: 18.0m	Office	18670 SF 1735 m <sup>2</sup>
(*with no parking)	*@ L2 Balc.	Office - SH	8450 SF 785 m <sup>2</sup>
	*@ L2 length	Service Space	920 SF 86 m <sup>2</sup>
Side Yard Setback	Required: 7.5m		211630 SF 19661 m <sup>2</sup>
(West)	Proposed: 25.6m	<b>Area Summary - Seven Horses</b>	
(East)	32m	Industrial	4120 SF 383 m <sup>2</sup>
Rear Yard Setback	Required: 7.5m	Industrial-SH	47420 SF 4406 m <sup>2</sup>
(north):	Proposed: 21.0m	Office - SH	8450 SF 785 m <sup>2</sup>
<b>EASEMENTS:</b>	TBA	Office - SH	80000 SF 5574 m <sup>2</sup>
<b>AUTHORITY:</b>	City of Surrey	<b>Parking Required:</b>	
<b>ZONE:</b>	Existing: A-1	Industrial - 1/1075sf = 172	
	Proposed: IB-1	Office - 2.5/1075sf = 43	<b>Total = 235</b>
<b>USES:</b>	Low Impact Industrial, Accessory Office	<b>Parking Provided</b>	
<b>Site Area</b>	406788 SF 9.3 acres 37792 m <sup>2</sup> 3.8 hectare	Parking Space: 9' x 16'	58
		Parking Space: 9' x 16'	140
<b>Density (FSR):</b>	Proposed: 0.52	Parking Space: 9' x 22'	37
	Allowed: 1.00		235
<b>Lot Coverage (Net):</b>	Proposed: 45%	<b>Loading:</b>	
	Allowed: 60%	Parking Space: 13' x 30'	17
<b>Height:</b>	Proposed: 28' clear	Parking Space: 15' x 55'	31
	Allowed: TBA		48
			283

REV	DATE	DESCRIPTION
1	2017/01/18	2-43:33 PM

**TAYLOR KURTZ**  
 ARCHITECTURE + DESIGN INC.  
 19437 32 Ave. + 3338 194 St, Surrey, BC

**Site Plan**  
 PLOT DATE: 2017/01/18 2:43:33 PM  
**A100**