

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0309-00

Planning Report Date: June 27, 2022

PROPOSAL:

- **Development Permit**

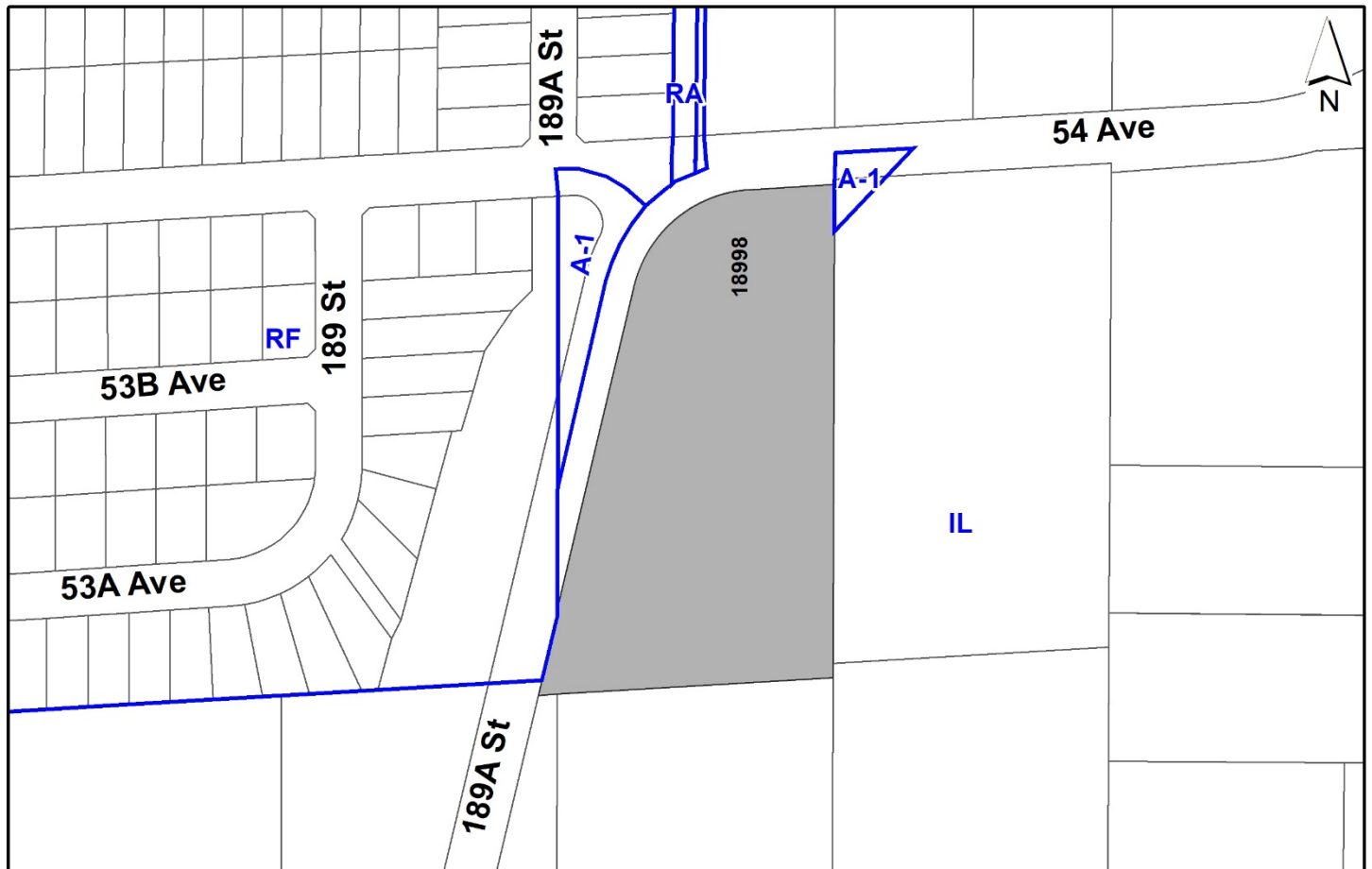
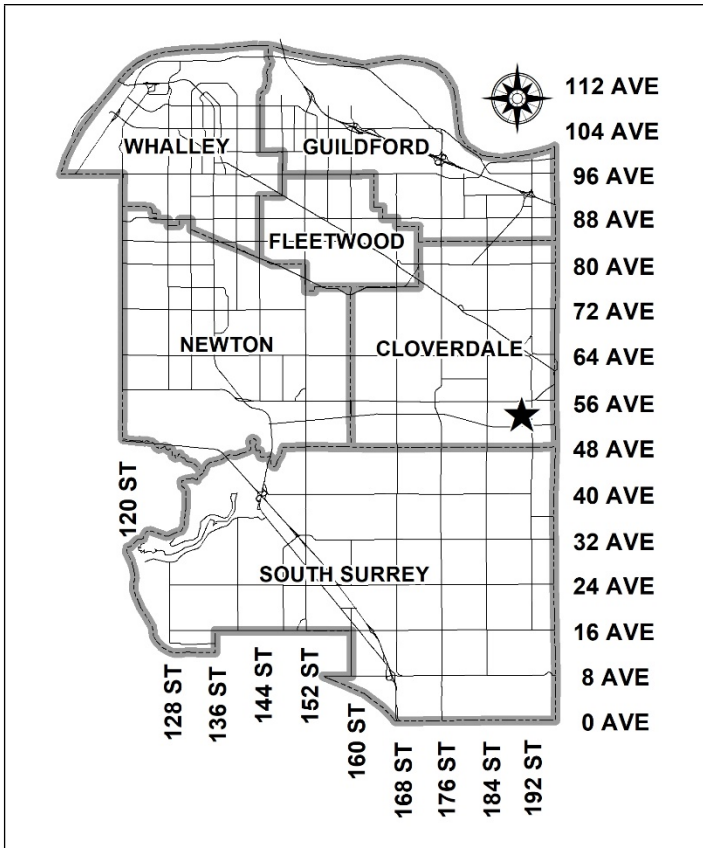
to permit the construction of a 1,994 square metre, one-storey pre-engineered operations building, and a 464 square metre, two-storey ancillary office building, for a steel rebar facility.

LOCATION: 18998 - 54 Avenue

ZONING: IL

OCP DESIGNATION: Industrial

RGS DESIGNATION: General Urban



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Industrial designation in the Official Community Plan (OCP).
- The proposal complies with the 'General Urban' designation in the Metro Vancouver Regional Growth Strategy (RGS).
- 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 materials and contemporary lines, and the site includes a significant landscape buffer on 54 Avenue and 189A Street.
- The proposed signage is high quality and is of an appropriate size and scale for the development.
- The proposal will house the relocated operations of Midvalley Rebar, a rebar manufacturer and distributor currently based in Surrey.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7921-0309-00 generally in accordance with the attached drawings (Appendix I).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant / Outdoor Storage	Industrial	IL
North (Across 54 Avenue):	Existing Industrial Building	Industrial	IL
East:	Existing Industrial and Outdoor Storage	Industrial	IL
South:	Existing Industrial Building	Industrial	IL
West (Across 189A Street):	Park – City Dedicated	Suburban & General Urban	RF & A-1

Context & Background

- The subject site is approximately 1.71 hectares in size and is bounded by 54 Avenue to the north, and 189A Street to the west. The site is adjoined by other industrial sites to the south and the east. The site is designated "Industrial" in the Official Community Plan (OCP) and currently zoned "Light Impact Industrial (IL) Zone".

- Two statutory rights of ways (plan numbers LMP54478 and EPP67660) are registered on title and run west to east across the subject site, before running south to north parallel to the property's eastern boundary.
- The subject site is regulated by the provisions in the OCP's DP3 (Sensitive Ecosystem) section. Portions of the site are located within GIN Corridor 144 and its 50-metre buffer as measured from the edge of the corridor.
- Staff also note the location of a Class A/O watercourse on the west side of 189A Street, which was observed, and its status confirmed by the applicant's QEP. A Class B watercourse was also observed and confirmed north of 54 Avenue. Portions of the subject site are located within a 50-metre buffer as measured from the top of bank of these features. Both features are within established City owned greenbelts (Greenbelt 88E and 88D).
- Since these environmental features are already protected within City-owned greenbelts and separated from the subject site from existing roads (54 Avenue and 189A Street), a DP3 (Sensitive Ecosystem) has not been required for this development proposal. The protection of the environmental feature was addressed under previous Development Application No. 7913-0063-00 which facilitated the dedication of 189A Street and created the dedicated City greenbelt.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes a Development Plan to permit the construction of a 464 square metre, two-storey office building, and a 1,994 square metre, one-storey, purpose built, pre-engineered operations building to operate a steel rebar manufacturing and distribution facility.
- The proposal will house the relocated operations of Midvalley Rebar, a rebar manufacturer and distributor currently based in Surrey.

	Proposed
Lot Area	
Gross Site Area:	1.71 hectare / 17,139.08 square metres
Road Dedication:	n/a
Undevelopable Area:	n/a
Net Site Area:	1.71 hectare / 17,139.08 square metres
Number of Lots:	1
Building Height:	9.91 m
Unit Density:	n/a
Floor Area Ratio (FAR):	0.14
Floor Area	
Office:	463.51 square metres
Industrial:	1,993.70 square metres
Total:	2,457.21 square metres

Referrals

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
- Surrey Fire Department: The Fire Department have no concerns.
- Advisory Design Panel: The application was not referred to the ADP but was reviewed by staff and found satisfactory.

Transportation Considerations

Transit

- The subject site is not directly serviced by public transportation. Staff note the presence of a bus stop approximately 400 metres east of the subject site on the north side of 54 Avenue, east of 192 Street.

Traffic Impacts:

- This proposal did not meet the Surrey Design Criteria Manual threshold of generating 100 trips during the peak hour for requiring a Traffic Impact Analysis (TIA).

Access

- The Building Permit will trigger works and services on the site. The applicant is required to construct letdowns at access locations.
- Three driveway accesses are proposed – one passenger vehicle entrance from 54 Avenue to access the north parking lot used by staff and visitors, and two truck entrances to the outdoor storage and loading/unloading areas located off 189A Street.
- The two truck entrances located on the 189A Street frontage were requested by the applicant to better facilitate on-site manoeuvring and the safe entrance and exit of heavy vehicles from the subject site. This was supported by staff.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the 'General Urban' designation in the Metro Vancouver Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- The proposal complies with the ‘Industrial’ land use designation in the Official Community Plan (OCP).

Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:

- A4.2 – Encourage the full and efficient build-out of existing planned urban areas:

(The proposed development adds to the available employment lands in Cloverdale.)

- B6.4 – Ensure new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods.

(The development proposes a 3-metre landscape buffer on the west property line adjacent to 189A Street that includes dense planting of trees and shrubs. The proposed building height of 9.91 metres is compliant with the maximum permitted building height for industrial buildings in the area’s light impact industrial zoning (18 metres). The outdoor storage area for raw materials will be screened from public view as it is located on the eastern side of the proposed pre-engineered industrial building. Adverse visual effects arising from the loading area and other areas of outdoor storage will be mitigated through the provision of the landscape buffer noted above.)

- 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 area and on-site access of goods delivery vehicles will be located on the western elevation of the pre-engineered industrial building which has the potential to be visible from 189A Street. To address this issue, the applicant has proposed a 3-metre landscape buffer on the west property line adjacent to 189A Street that includes dense planting of trees and shrubs).

Zoning By-law

- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Light Impact Industrial Zone (IL)" and parking requirements.

IL Zone (Part 48)	Permitted and/or Required	Proposed
-------------------	---------------------------	----------

IL Zone (Part 48)	Permitted and/or Required	Proposed
Unit Density:	n/a	n/a
Floor Area Ratio:	1.00	0.14
Lot Coverage:	60%	13.06%
Yards and Setbacks		
North:	7.5 m	8.54 m
East:	0 m	6.32 m
South:	7.5 m	16.54 m
West:	7.5 m	7.50 m
Height of Buildings		
Principal buildings:	18 m	9.91 m
Accessory buildings:	6 m	n/a
Parking (Part 5)	Required	Proposed
Number of Stalls		
Office:	11.59	
Industrial:	19.94	
Total:	31.53	36
Tandem (%):	n/a	n/a
Accessible	1	1

PUBLIC ENGAGEMENT

- Two development proposal signs were installed on February 11, 2022. Staff received one (1) response from a neighbour in the residential development located to the west of subject site which was in opposition to the current use of the site, and which sought further information on what the uses the current zoning and OCP designation provided for. The details of which are highlighted below:
 - The resident contacted staff to express their concern on the current use of the site, and to obtain additional information on the uses that the OCP designation and IL zoning permit. Notably, this resident expressed concern about the hours of operation and noise emanating from the current outdoor industrial and storage use.
 - *(In correspondence with the resident, staff highlighted that the OCP designation and IL zoning permitted uses including light industrial, warehousing, distribution, and office uses, and that the proposed development is compliant with these uses, and other zoning by-law provisions.*
 - *With regards to this neighbour's noise concerns, the applicant has demonstrated that their proposed office and pre-engineered industrial building will comply with Part 48 (J)(1)(a.) of the IL Zone in that the use in the building and on the land will not exceed the maximum 70 decibel noise emittance regulation, as measured at any point on any of the boundaries where the lot abuts another lot designated Industrial in the OCP.*
 - *According to the Noise Impact Assessment Summary generated by Howe Gastmeier Chapnik Limited, dated June 14, 2022 (Appendix IV), the computer modelling conducted on anticipated noise emittance from this proposed indicate sound levels of 60 to 69 dBA at the property lines. The expected noise emitted from Salit Steel's operations at the subject property is predicted to meet the City of Surrey Zoning By-Law, Part 48 (J)(1)(b.) of the IL Zone, provided the overhead doors on the west and north sides of the facility remain closed during periods of elevated noise generation indoors).*

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.
- The applicant has worked with staff to improve the building and site interface relative to the existing parkland and single-family residential environment to the west, and the two public frontages on 189A Street and 54 Avenue.
- The OCP Urban Design, Policies, General (B6.2) specifies reflecting and enhancing local neighbourhood character and identity; and Public-Private Interface (B6.6) requires the avoidance of blank facades facing the public streets to ensure 'eyes on the street', and parking located in between buildings and public streets. These policies are given effect by the OCP DP1.1(31.b), (100), and (102) design guidelines which state that parking should be located away from street frontages and street corners, that the main entrance should be architecturally integrated with the building and that it faces the primary street, and that active uses face streets and to avoid blank walls facing the public realm. In addition, OCP DP1.1 (110) design guideline requires the location of loading doors away from the public realm interfaces.
- Staff support the applicant locating staff and visitor parking away from the intersection of 189A Street and 54 Avenue. However, the proposed location of staff and visitor parking adjacent to the 54 Avenue frontage, in the northern part of the subject site, does not entirely conform to these policies and design guidelines. During pre-application correspondence, staff explored concepts with the applicant to see if parking could be located further away from the north frontages of the site. The applicant was unable to accomplish this due to industrial operational layout constraints on a corner site, and the desire to maintain vehicle parking near the office building. Staff note that this parking configuration is consistent with the industrial sites located to the north of 54 Avenue.
- The applicant has made efforts to improve the interface of the office with the frontages of 54 Avenue and 189A Street. Initially, only a slope berm with an average grade of 5:1 that is approximately 1.1 metres below the adjacent sidewalk grade topped with a 3-metre-wide landscape buffer was proposed. The landscape buffer contained a single offset row of tree plantings at a minimum initial height of approximately 2 metres (depending on species), interspersed with a staggered cedar hedge capable of reaching 1.8 metres in height at maturity.
- The façade of the office building facing the road frontages had been presented as the rear of the building. This has now been improved through the inclusion of a second building entrance facing west to the public street, and pedestrian walkway directly linking to 189A Street.

- Staff note that loading doors are located on the façade of the pre-engineered industrial building facing 189A Street. Efforts were made to work with applicant during the pre-application stage to explore options of locating loading doors on a façade away from the street frontage. The applicant was unable to accomplish this due to industrial operational layout constraints on a corner site, and the desire to maintain efficient and safe access and manoeuvring for heavy vehicles. As a design response, the applicant has proposed a 3-metre-wide landscape buffer along the 189A Street frontage to mitigate the adverse visual effects of the loading doors facing the public realm. This landscape buffer consists of larger trees including Western Red Cedar, and smaller shrubs like honeysuckle, winged burning bush, and dogwood.
- Both the office building and the pre-engineered industrial building are proposed to have an overall contemporary appearance with a simple uniformly rectangular volume. The exterior of the office building is comprised of a vertical hardie panel cladding with vertical windows. There is ample glazing facing both road frontages with a portion of each upper floor façade articulated in a dark green colour. The entrance facing the staff and visitor parking utilizes a storefront style glazing, and an integrated steel feature canopy. An additional frontage is presented towards the 189A Street frontage.
- The proposed pre-engineered industrial building is comprised of a similar vertical hardie panel cladding treatment in several shades of grey and contrasted with green coloured accent panels positioned together in a block on the southern portion of the west and east facades. The east and west facades are punctuated with windows. The orientation of this building is intended to screen crane equipment east of the building, which is an essential component of the rebar operations.
- There is one primary staff amenity area on the north/west elevation of the office building which is directly accessible to the staff amenity areas on the ground floor of the building.
- The applicant proposes one (1) fascia sign, located on the top level of the pre-engineered industrial building facing 189A Street. The Sign Bylaw permits a maximum of one fascia sign per lot frontage that may be located above a first storey for the tenant that occupies the largest percentage of floor area above the first storey. In this case, the only occupant of this development will be Midvalley Rebar, and therefore, the proposed signage complies with the Sign Bylaw.
- The proposed signage is to be surface-mounted non-illuminated channel lettering.

Landscaping

- The landscape buffer with a width of 3-metres, as measured from the frontages of 189A Street and 54 Avenue, complies with the width (1.5 metres) and height (1.5 metres) requirements in the Zoning bylaw.
- The proposed landscaping will consist of a variety of trees, including Columnar Armstrong Maple, Dwarf Deodora Cedar, Paul's Scarlet Hawthorn, Marshall's Seedless Ash, and Douglas Fir. The proposed trees will be complimented by a variety of shrubs and groundcover.

Outstanding Items

- The applicant is required to resolve all outstanding urban design and landscaping issues, which includes ensuring that both sets of plans are coordinated prior to final adoption.

TREES

- Jason Emery, ISA Certified Arborist of Central Valley Tree & Arborist Services 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Horse Chestnut	20	3	17
European Hornbeam	4	0	4
Coniferous Trees			
Coniferous Trees	2	1	1
Total (excluding Alder and Cottonwood Trees)	26	4	22
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		104	
Total Retained and Replacement Trees		126	
Contribution to the Green City Program		\$0	

- The Arborist Assessment states that there are a total of 24 mature trees on the site. It was determined that 21 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 8 replacement trees on the site. The applicant is proposing 104 replacement trees which exceeds City requirements.
- The new trees on the site will consist of a variety of trees including Columnar Armstrong Maple, Dwarf Deodora Cedar, Paul's Scarlet Hawthorn, Marshall's Seedless Ash, and Douglas Fir. Staff note that the applicant has updated their landscape plans to include the planting of 4 Giant Redwoods near the office building in the north part of the site which will contribute towards an enhancement in the area's biodiversity values.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevations, and Landscape Plans
- Appendix II. Engineering Summary
- Appendix III. Summary of Tree Survey and Tree Preservation
- Appendix IV. Noise Impact Assessment Summary

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

RO/cm

PROPOSED OFFICE + TRUCK FACILITY

18998 54 AVE, SURREY, BC

PACIFIC LAND GROUP
212 - 12992 76 AVE
SURREY, BC, V3W 2V6

ISSUE DATE: DEC 21, 2021

SHEET LIST

ARCHITECTURE	
A01	PERSPECTIVES
A03	GENERAL NOTES & PROJECT DATA
A10	CONTEXT PLAN
A11	SITE PLAN
A12	SITE SECTIONS
A13	SITE SECTIONS
A14	STREETSCAPES
A21	MAIN FLOOR
A22	SECOND FLOOR
A23	ROOF PLAN
A24	ENLARGED PLANS
A31	BUILDING ELEVATIONS
A32	BUILDING SECTIONS

KRAHN PROJECT No. 210528-A

PROJECT TEAM

ARCHITECT of RECORD

LARRY PODHORA | ARCHITECTURE INC.
1457 HOWCREST RD.
NORTH SAANICH, BC, V8L 5K1
EMAIL: LARRYP@KRAHN.COM
PRINCIPAL IN CHARGE: LARRY PODHORA, ARCHITECT AIBC

BUILDING DESIGN

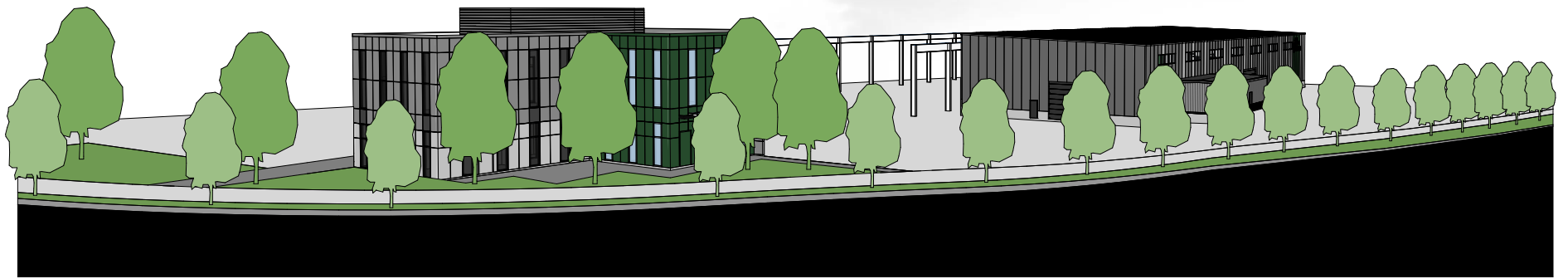
KRAHN ENGINEERING
400 - 34077 GLADYS AVENUE
ABBOTSFORD, BC, V3G 3E8
PHONE: 604.833.8831
EMAIL: GREG@KRAHN.COM
PROJECT MANAGER: GREG KRAHN
TECH LEAD: LANDEN SPERLING, AT AIBC

CIVIL

KM CIVIL LTD.
400 - 34077 GLADYS AVENUE
ABBOTSFORD, BC, V3G 3E8
PHONE: 604.833.8831
EMAIL: STUART@KRAHN.COM
PRINCIPAL IN CHARGE: STUART MCGREGOR

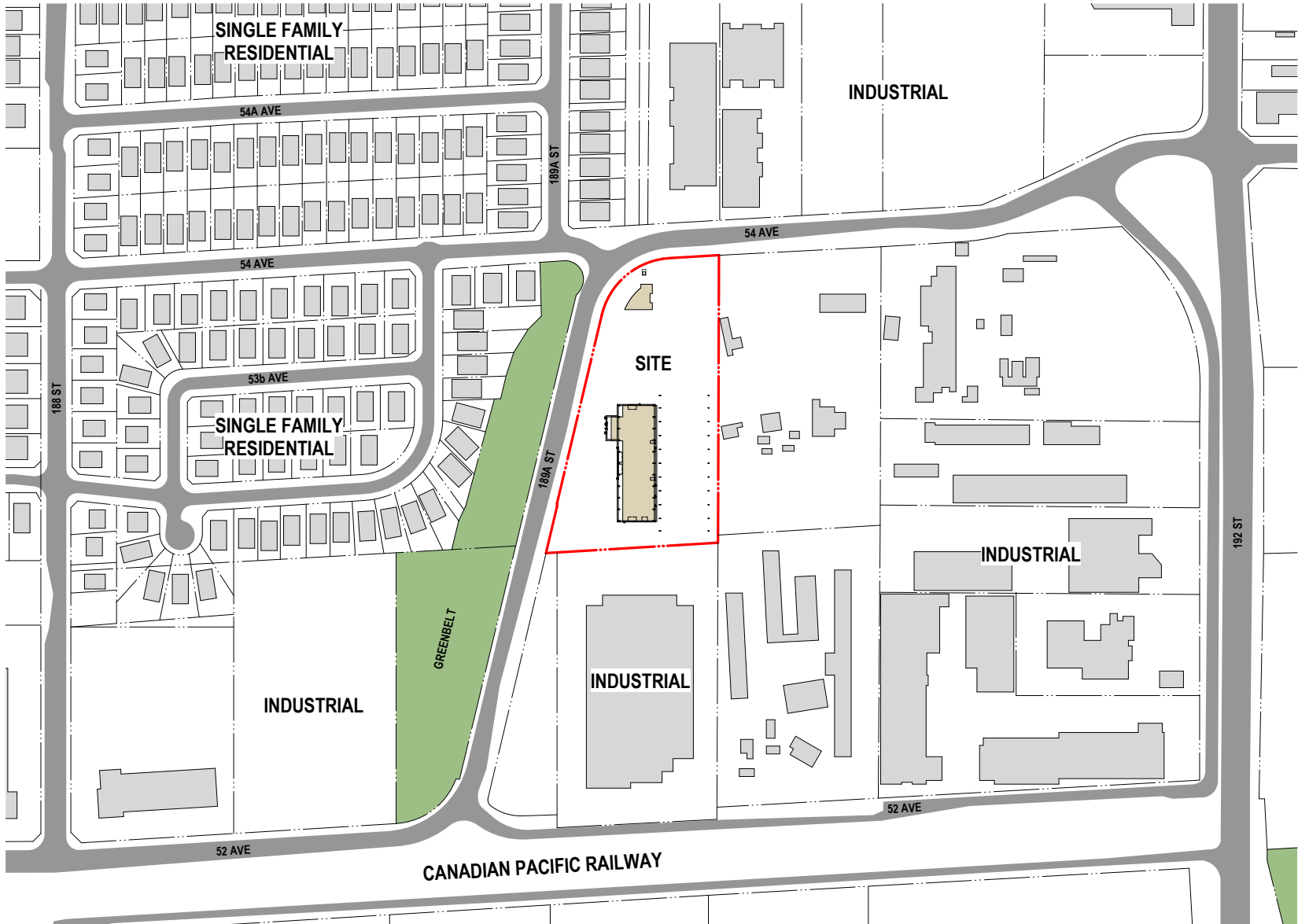
LANDSCAPE

PMG LANDSCAPE ARCHITECTS
C100 - 4185 STILL CREEK DRIVE
BURNABY, BC, V5C 6G9
PHONE: 604.294.0911
EMAIL: PAT@PMGLANDSCAPE.COM
PRINCIPAL IN CHARGE: PATRICIA CAMPBELL, MBCSLA



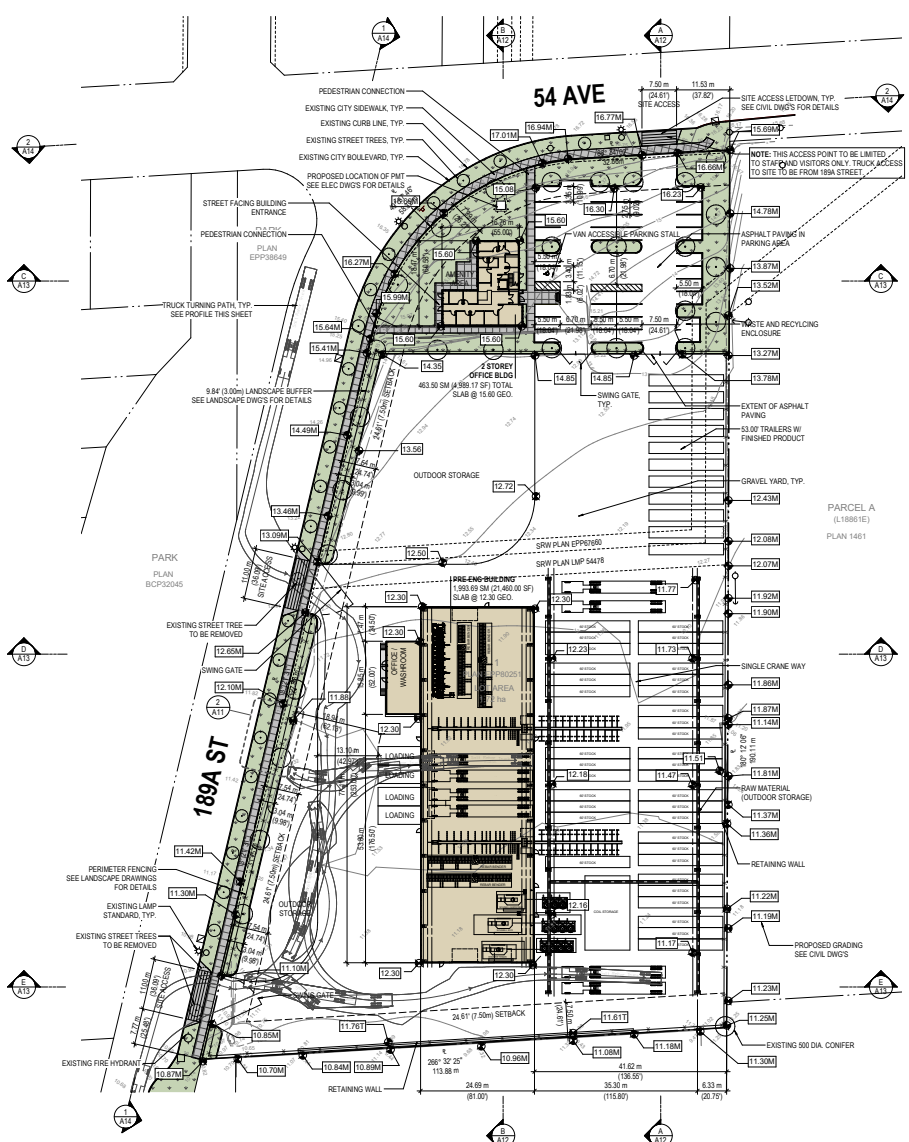
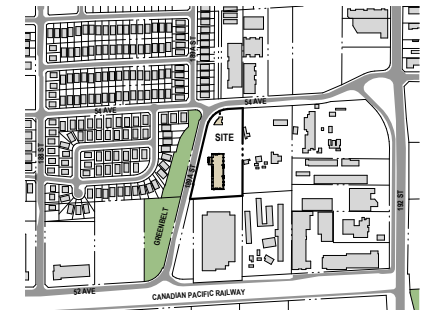
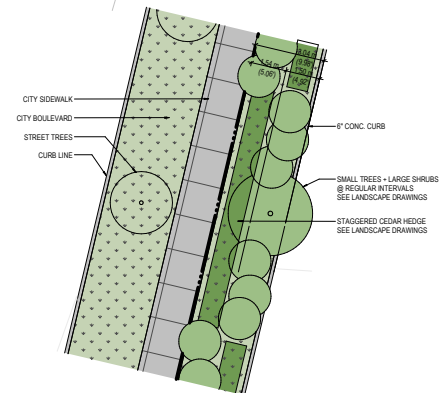
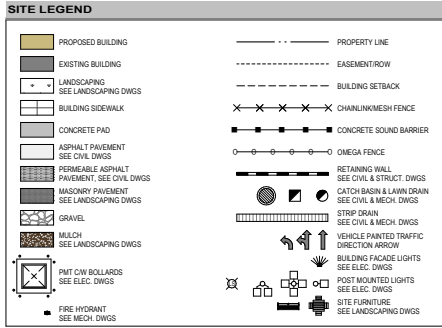
1 | SITE PERSPECTIVE FROM INTERSECTION

SCALE



1 CONTEXT PLAN
SCALE: 1:1000





ZONING BY-LAW ANALYSIS

PROJECT DATA
 CIVIC ADDRESS: 1898 54 AVENUE, SURREY, BC
 LEGAL ADDRESS: LOT 1, PLAN EPP89201, SECTION 4, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
 BUILDING USE: MIXED-USE 2 STOREY OFFICE BUILDING + PRE-ENGINEERED INDUSTRIAL BUILDING

ZONING BY-LAW ANALYSIS (CITY OF SURREY)

1. ZONING: LIGHT IMPACT INDUSTRIAL ZONE (LI)

2. SITE AREA: 17,152.22 m² (1,72 hectares) | 184,624.98 ft² (4.26 acres)

3. SITE COVERAGE - BUILDING AREAS:

BUILDING	SITE AREA	COV. %	PROG. SITE COVERAGE	BUILDING AREA	%	MAXIMUM SITE COVERAGE
OFFICE	50.0 M	1.42%	344.03	2,626.7	60.00%	10,283.45
INDUSTRIAL	17,139.08	116.63%	1,993.70	21,480.0	60.00%	110,690.1
TOTAL: 2		13.06%	2,337.72	24,086.7		

BUILDING FOOTPRINT AREA CALCULATIONS

LEVEL	OCCUPANCY	FLOOR AREA
MAIN FLOOR	OFFICE	2,626.7
SECOND FLOOR	OFFICE	2,487.50
MAIN FLOOR	INDUSTRIAL	4,981.17
TOTAL		2,487.21

FAR CALCULATION

PROPOSED: 0.14 MAXIMUM: 1.00

4. BUILDING HEIGHT:

MAXIMUM HEIGHT (PRINCIPAL): 18.00m (59.02)
 MAXIMUM HEIGHT (ACCESSORY): 6.00m (19.69)
 PROPOSED HEIGHT (PRINCIPAL): TBD

5. REQUIRED SETBACKS:

YARD	REQUIRED	PROVIDED
FRONT YARD:	7.50 m (24.61)	8.54 m (28.02)
SIDE YARD:	1.50 m (4.92)	7.50 m (24.61)
SIDE YARD (EAST):	0.00 m (0.00)	6.32 m (20.73)
REAR YARD (SOUTH):	7.50 m (24.61)	16.54 m (54.27)

6. LANDSCAPING REQUIREMENTS:
 SCREEN PLANTING AT LEAST 1.50 m (5.00) HIGH IN A STRIP AT LEAST 1.50 m (5.00) WIDE, OR A SOLID DECORATIVE FENCE AT LEAST 1.50 m (5.00) HIGH SHALL BE PROVIDED ALONG ALL LOT LINES SEPARATING THE DEVELOPED PORTION OF THE LOT FROM ANY RESIDENTIAL LOT.
 SEE SECTION T OF PART 46 OF THE CITY OF SURREY BY-LAW FOR ADDITIONAL REQUIREMENTS.
 SEE ALSO LANDSCAPE ARCHITECTS DWGS.

7. VEHICLE PARKING AND LOADING:
 REFER TO LOCAL ZONING REQUIREMENTS FOR USE CLASSIFICATION AND PARKING REQUIREMENTS. ALL AREAS ARE BASED ON GROSS AREA CALCULATIONS, UNLESS NOTED OTHERWISE.

OFFICE: 1 SPACE PER 40.00 SM (430.55 SF)	LEVEL	AREA (SF)	STALLS
OFFICE	MAIN FLOOR	2,501.67	5.81
	SECOND FLOOR	2,487.50	5.78
TOTAL STALLS		4,989.17	11.59

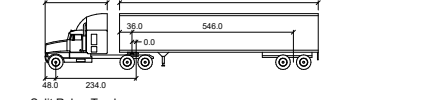
INDUSTRY (LIGHT IMPACT): 1 SPACE PER 100.00 SM (1,076.39 SF)

OCCUPANCY	LEVEL	AREA (SF)	STALLS
INDUSTRIAL	MAIN FLOOR	21,480.00	19.94
TOTAL STALLS			19.94

TOTAL PARKING SPACES REQUIRED: 32 (31.53)
 TOTAL PARKING SPACES PROVIDED: 38

STALL DIMENSIONS:
 STANDARD STALL DIMENSIONS: 2.75 m (9.02) W, 5.50 m (18.04) L
 ACCESSIBLE STALL DIMENSIONS: 2.50 m (8.20) W, 5.50 m (18.04) L
 SMALL CAR STALL DIMENSIONS: 2.75 m (9.02) W, 5.50 m (18.04) L
 DRIVE AISLE WIDTH: 6.70 m (21.98) @ 90° (TWO WAY)
 LOADING CALCULATION: ALL INDUSTRIAL BUILDINGS MUST PROVIDE AN OFF STREET LOADING SPACE ADJACENT TO EACH OVERHEAD LOADING DOOR
 LOADING DIMENSIONS: 4.00 m (13.12) W, 9.20 m (30.18) L

8. BICYCLE PARKING:
 NOT APPLICABLE PER BY-LAW



Salt Rebar Truck

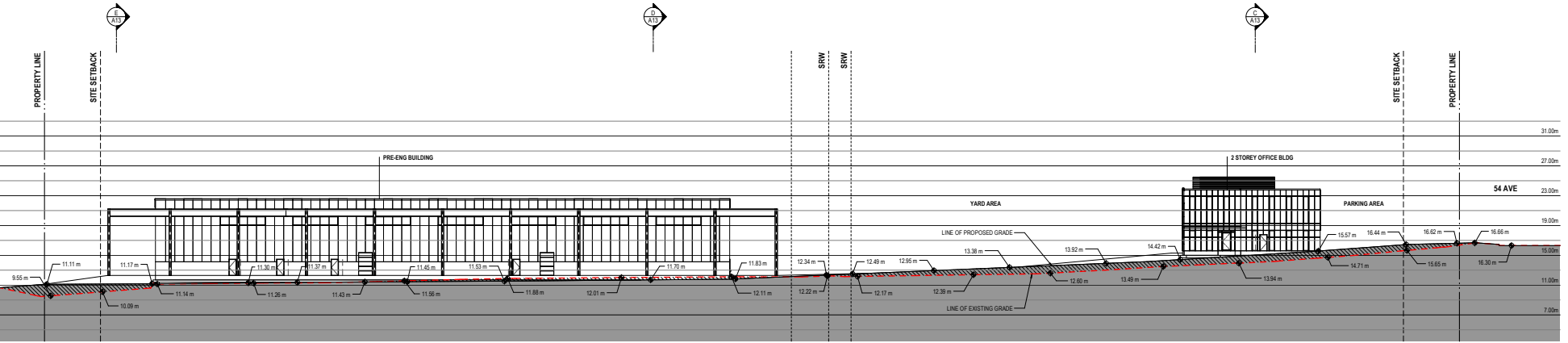
	Inches
Tractor Width	: 96.0
Trailer Width	: 102.0
Tractor Track	: 96.0
Trailer Track	: 102.0

	Lock to Lock Time	
Steering Angle	: 28.4	
Articulating Angle	: 75.0	

4 TRUCK TURNING PROFILE

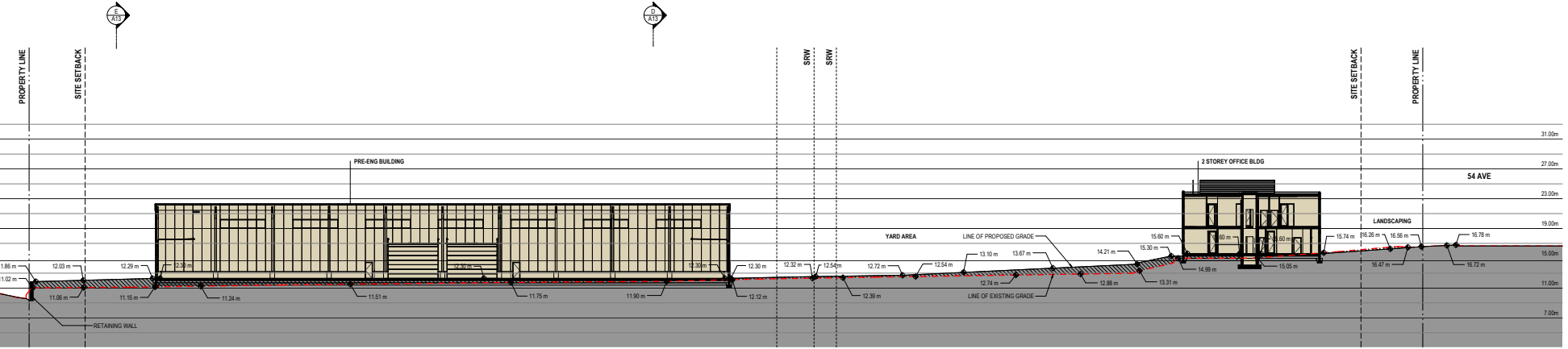
SCALE: 3/32" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION



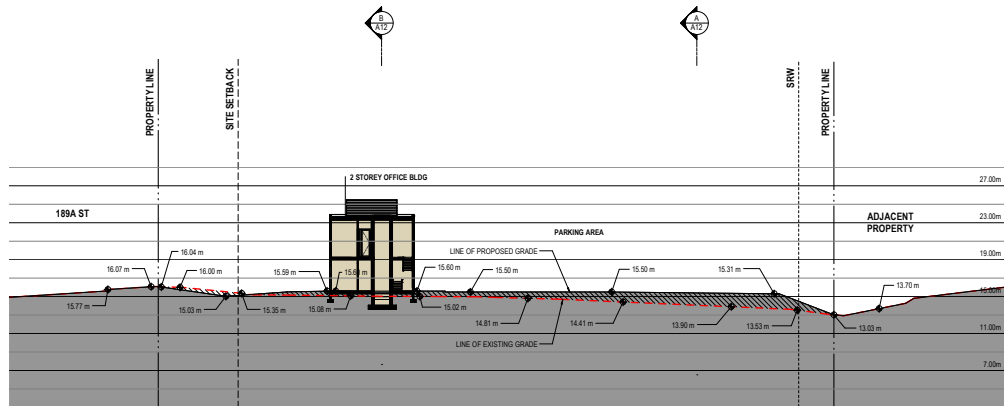
A SITE SECTION A-A

SCALE: 1:250



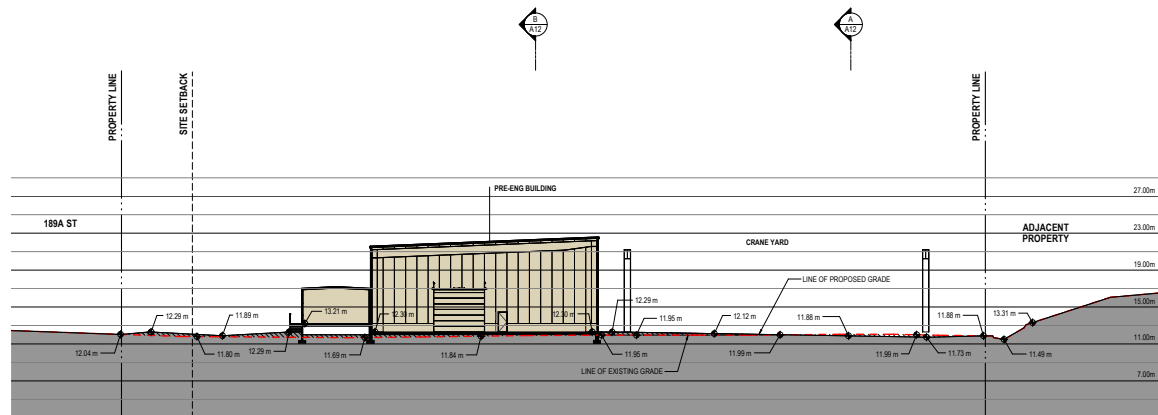
B SITE SECTION B-B

SCALE: 1:250



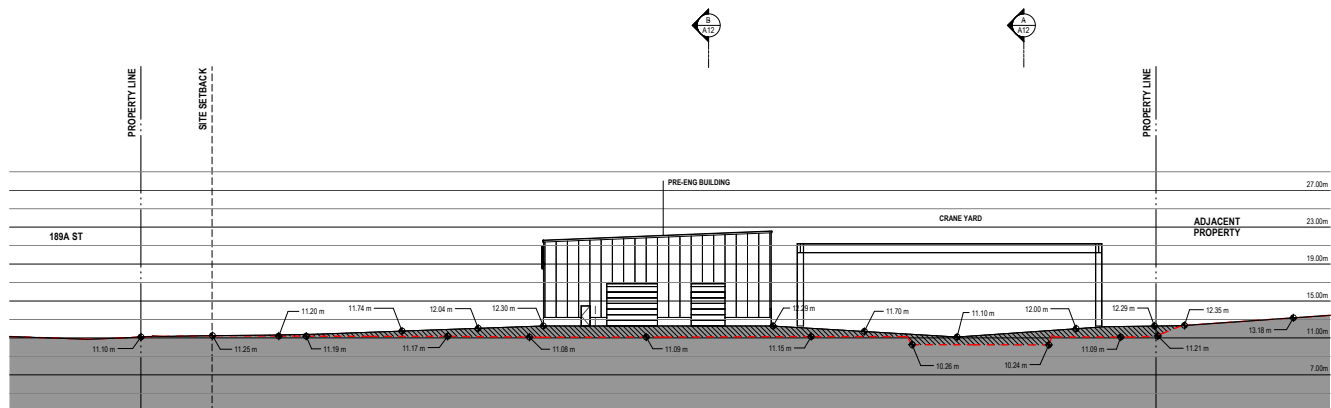
C SITE SECTION C-C

SCALE: 1:250



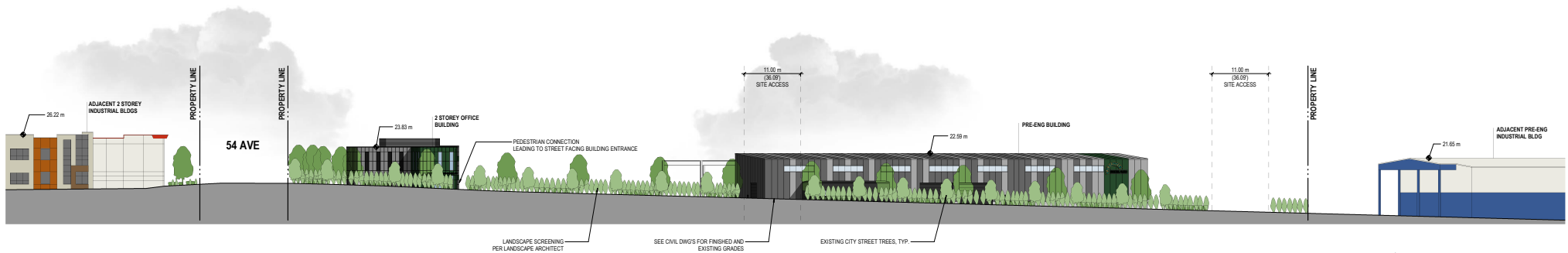
D SITE SECTION D-D

SCALE: 1:250

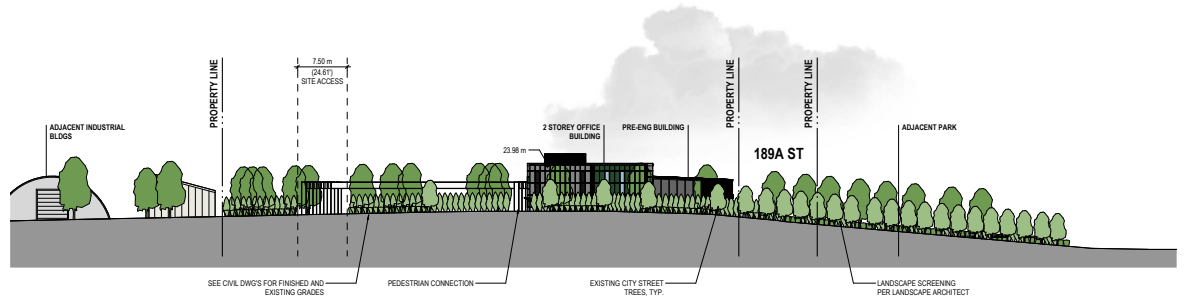


E SITE SECTION E-E

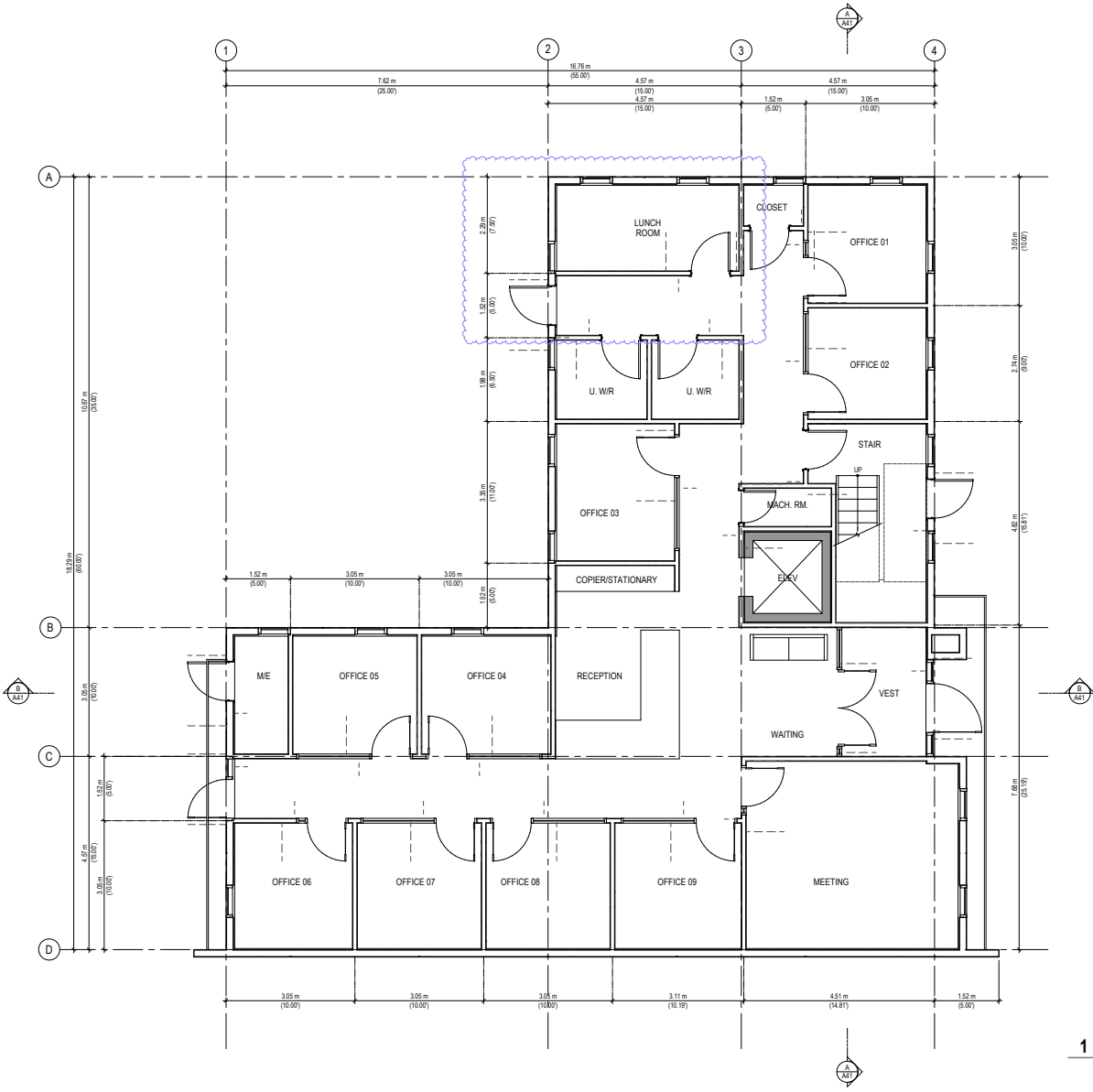
SCALE: 1:250



1 189A STREET STREETSCAPE
SCALE: 1 : 350

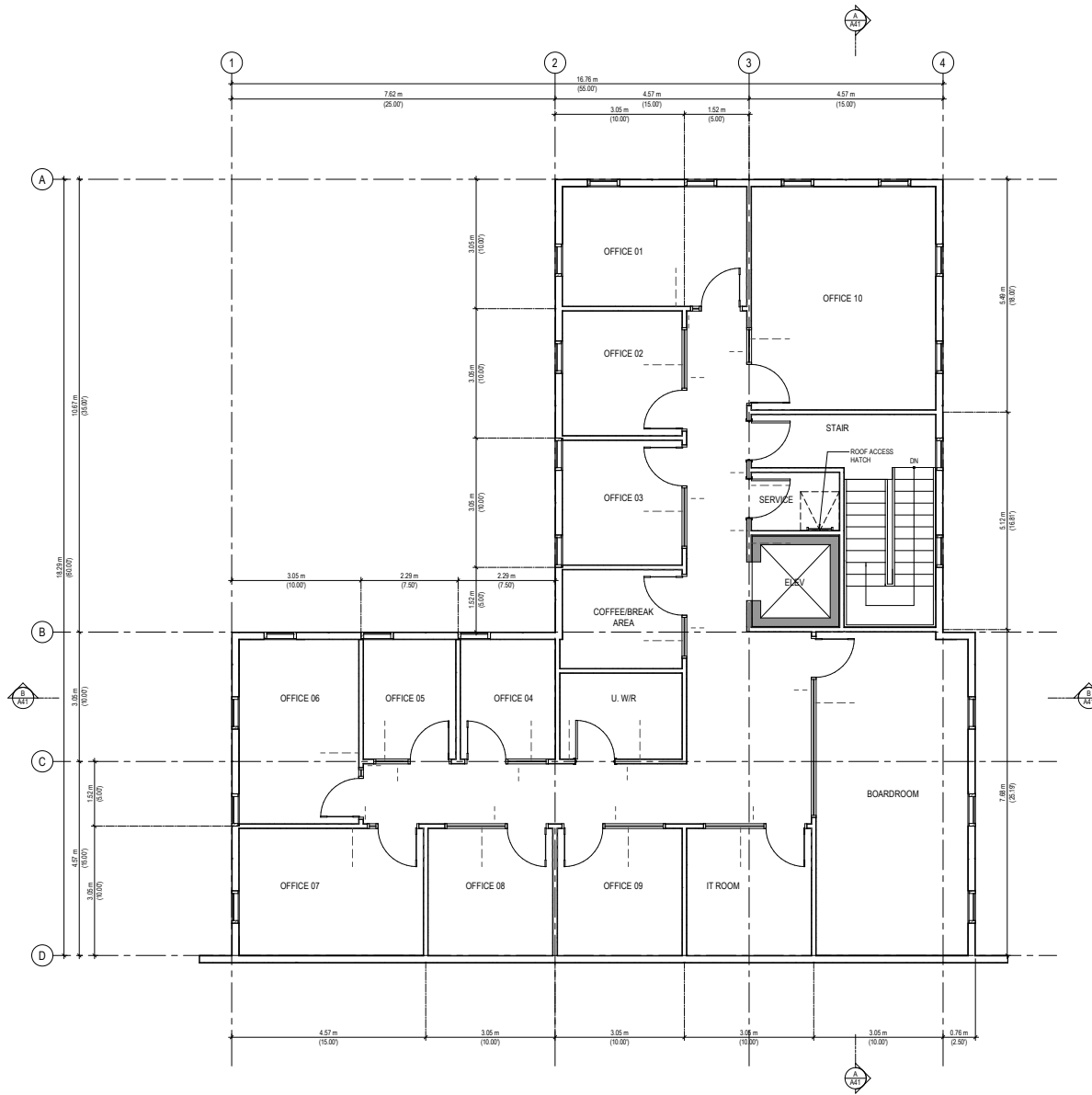


2 54 AVE STREETSCAPE
SCALE: 1 : 350



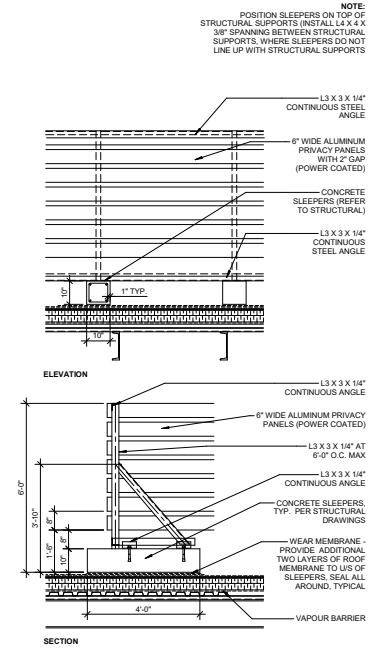
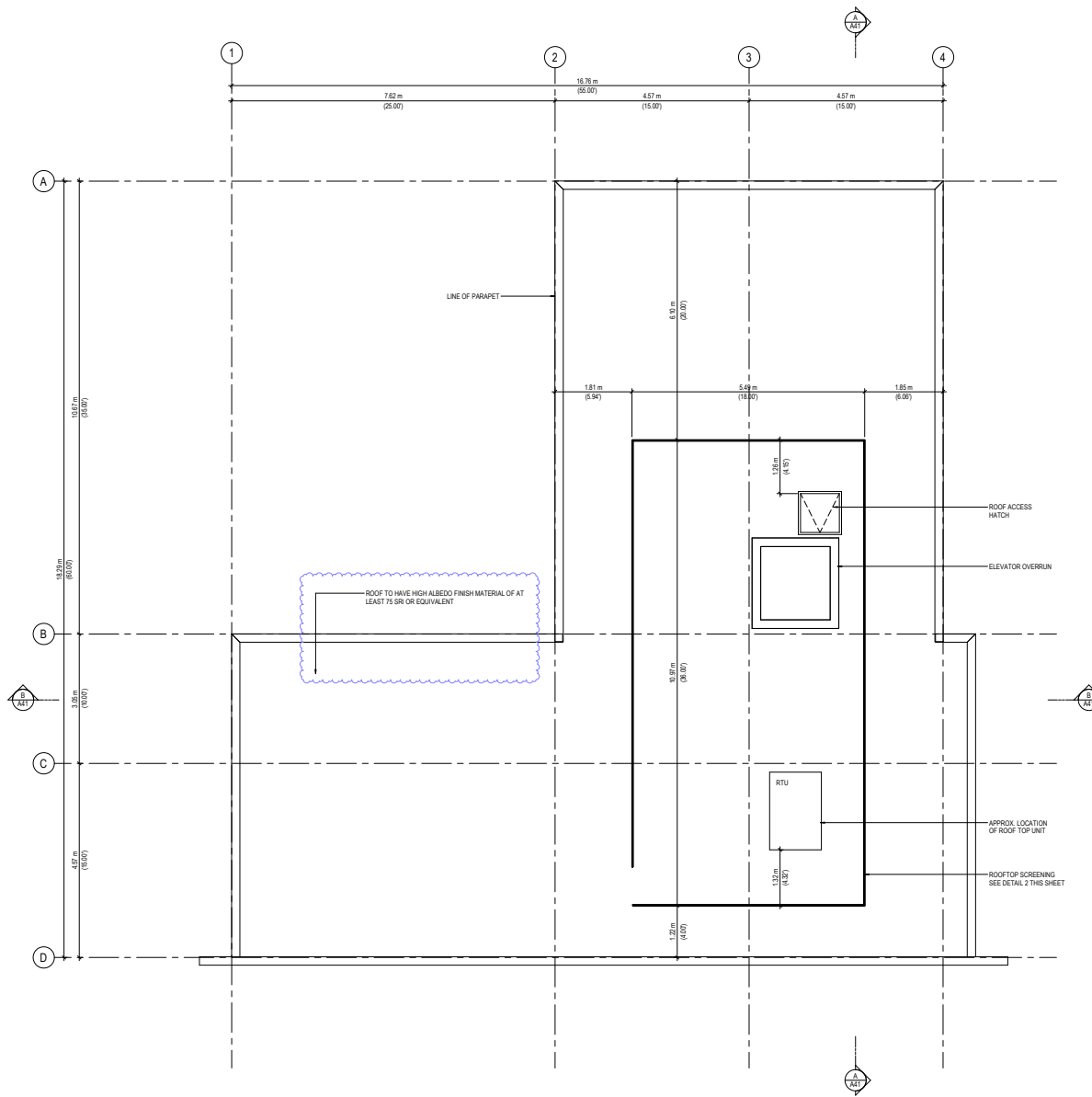
1 MAIN FLOOR PLAN
SCALE: 1:50





1 2ND FLOOR PLAN
SCALE: 1:50





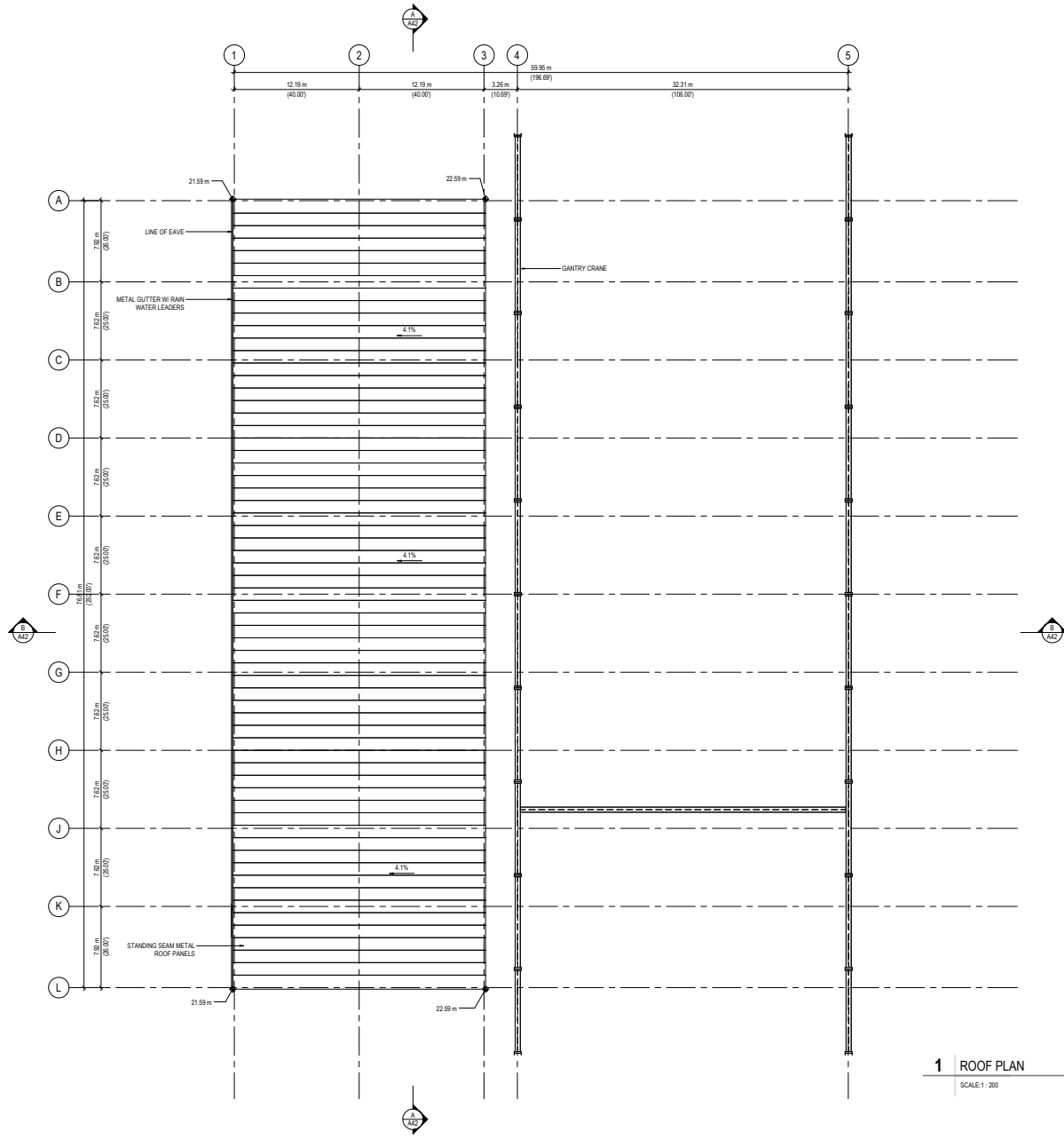
2 ROOFTOP SCREENING

SCALE: 1:25

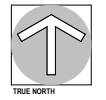
1 ROOF PLAN

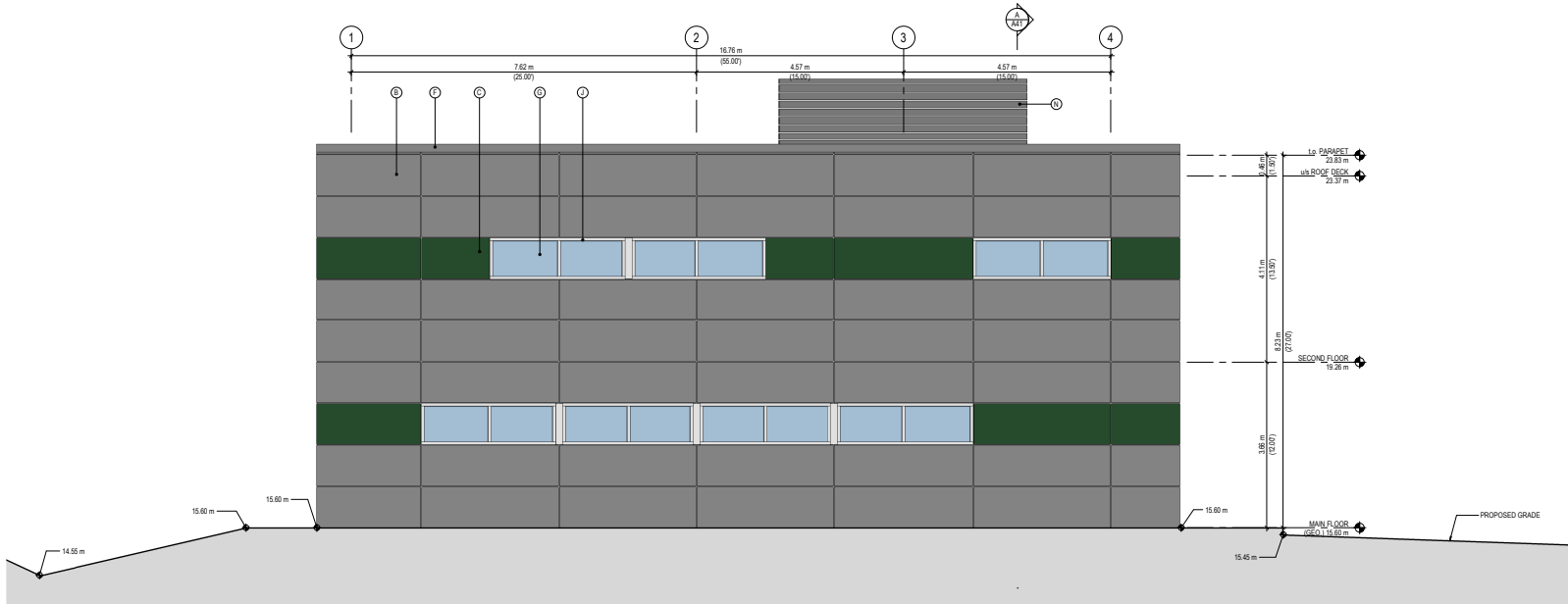
SCALE: 1:50



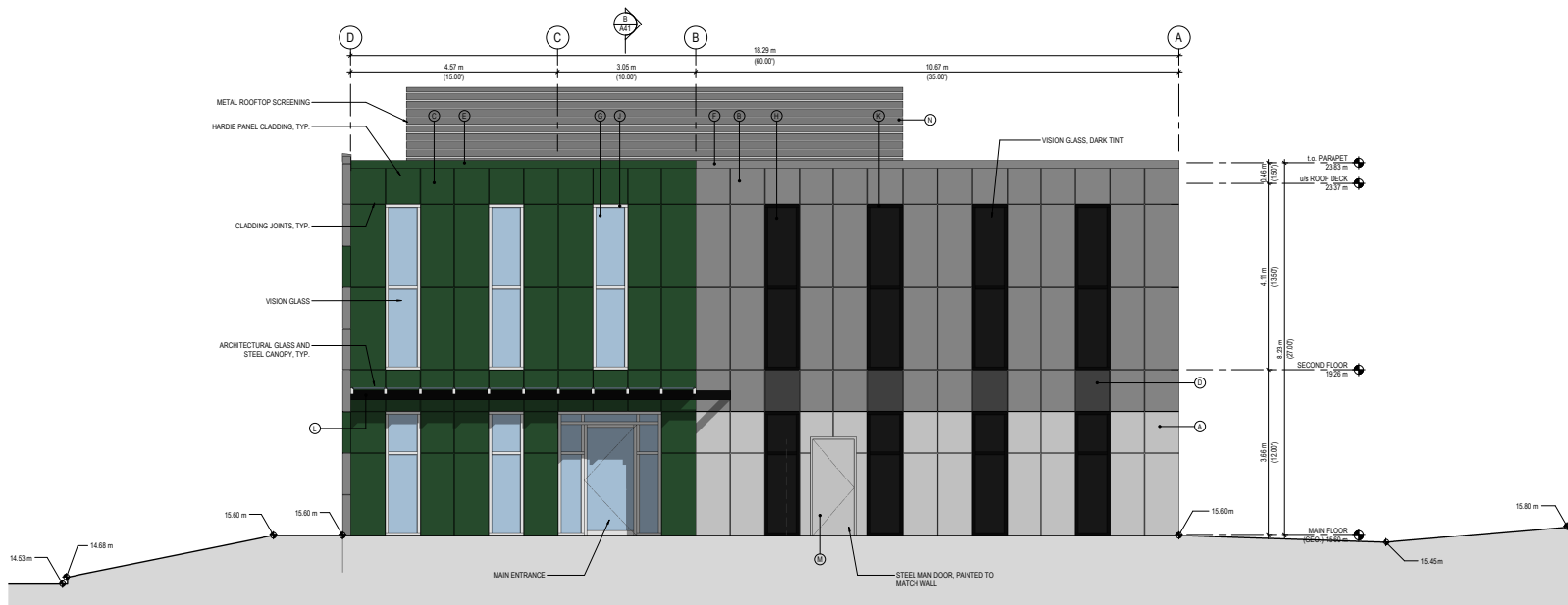


1 ROOF PLAN
SCALE: 1:200





1 SOUTH ELEVATION
SCALE: 1:50



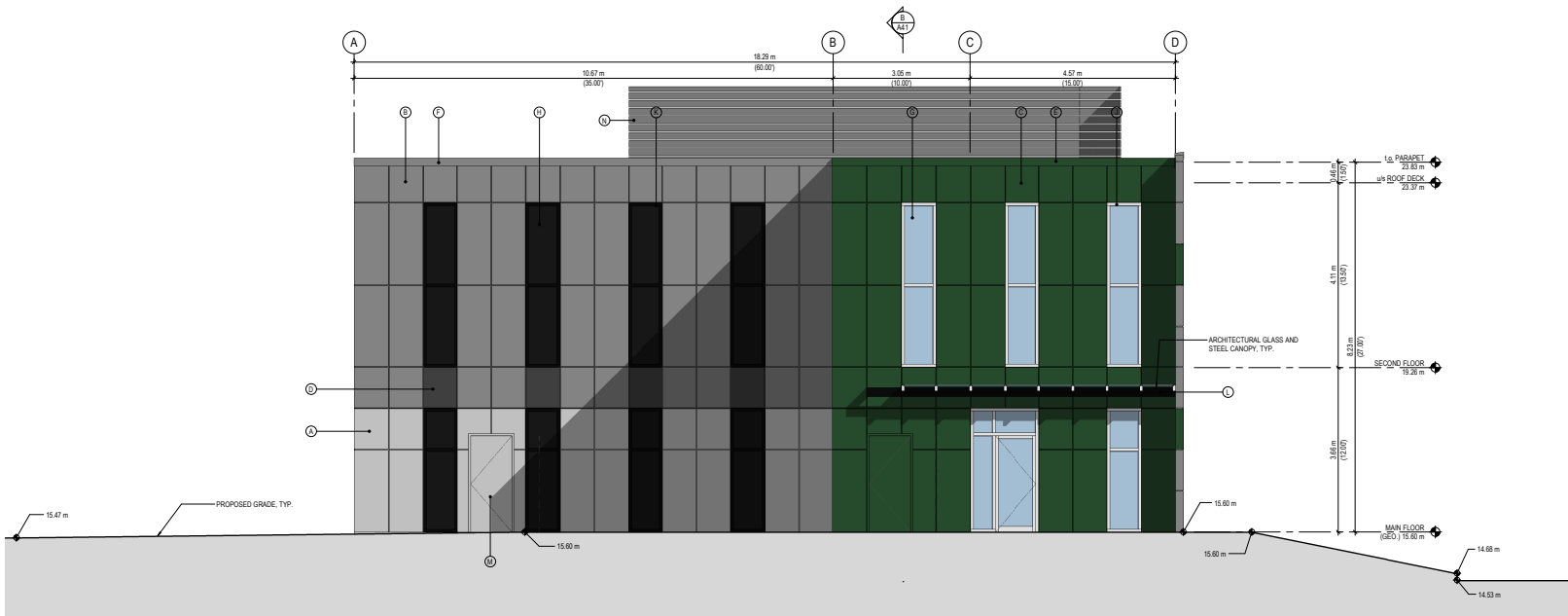
MATERIAL LEGEND

TYPE	DESCRIPTION
A	HARDIE PANEL CLADDING FINISH PAINTED C1
B	HARDIE PANEL CLADDING FINISH PAINTED C2
C	HARDIE PANEL CLADDING FINISH PAINTED C3
D	HARDIE PANEL CLADDING FINISH PAINTED C4
E	PRE-FORMED METAL PARAPET FLASHING FINISH PAINTED C3
F	PRE-FORMED METAL PARAPET FLASHING FINISH PAINTED C2
G	VISION GLAZING FINISH CLEAR
H	VISION GLAZING FINISH TINTED DARK
J	THERMALLY BROKEN EXTRUDED ALUMINUM MULLIONS FINISH ANODIZED CLEAR
K	THERMALLY BROKEN EXTRUDED ALUMINUM MULLIONS FINISH ANODIZED BLACK
L	ARCHITECTURAL STEEL FINISH PAINTED BLACK
M	STEEL MAIN DOOR FINISH PAINTED TO MATCH WALL COLOUR
N	METAL ROOFTOP SCREENING FINISH PAINTED C2

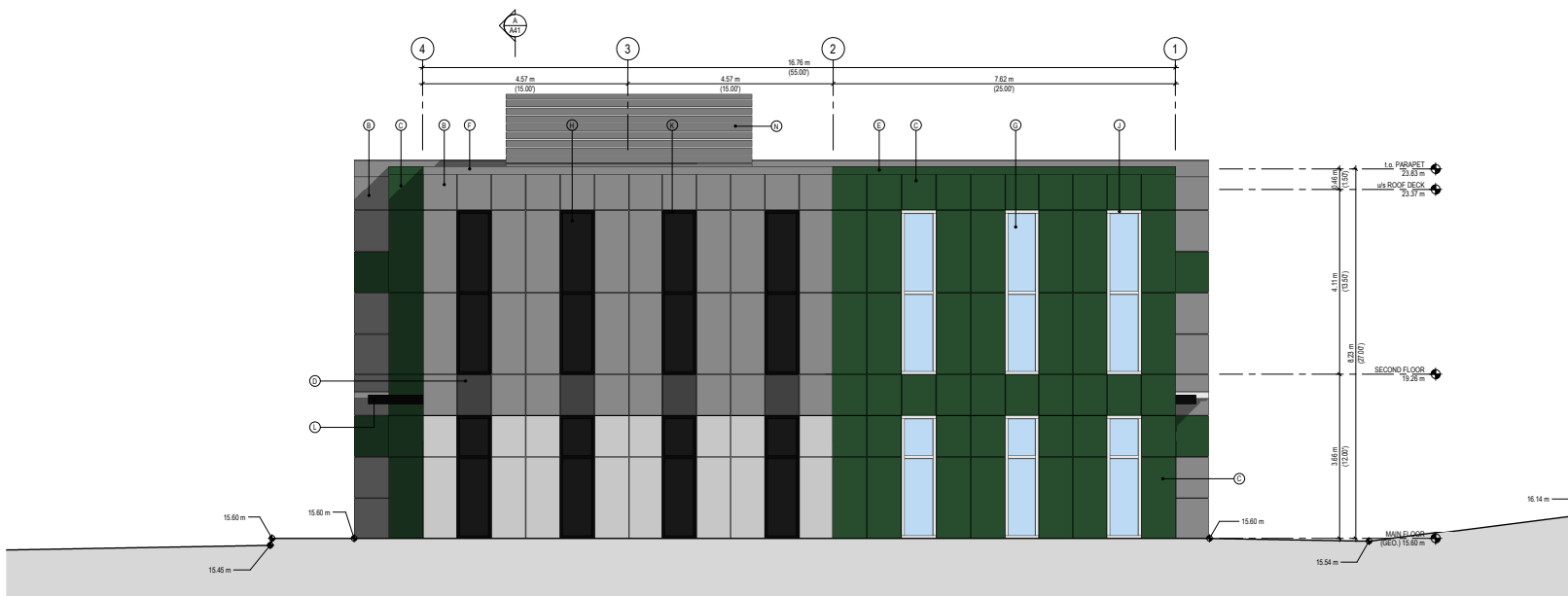
COLOUR SCHEDULE

	C1 - SHERWIN WILLIAMS SW 702 'ONLINE'
	C2 - SHERWIN WILLIAMS SW 704 'SOFTWARE'
	C3 - MID VALLEY REBAR CORPORATE COLOUR 'GREEN'
	C4 - SHERWIN WILLIAMS SW 708 'CYBERSPACE'

2 EAST ELEVATION
SCALE: 1:50



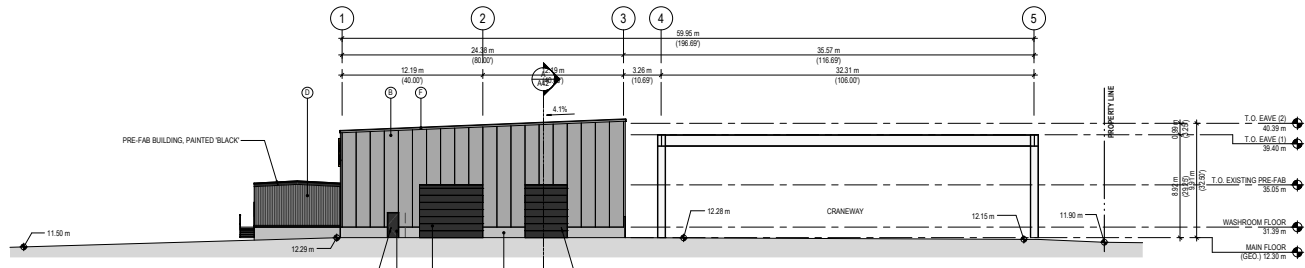
1 WEST ELEVATION
SCALE: 1:50



2 NORTH ELEVATION
SCALE: 1:50

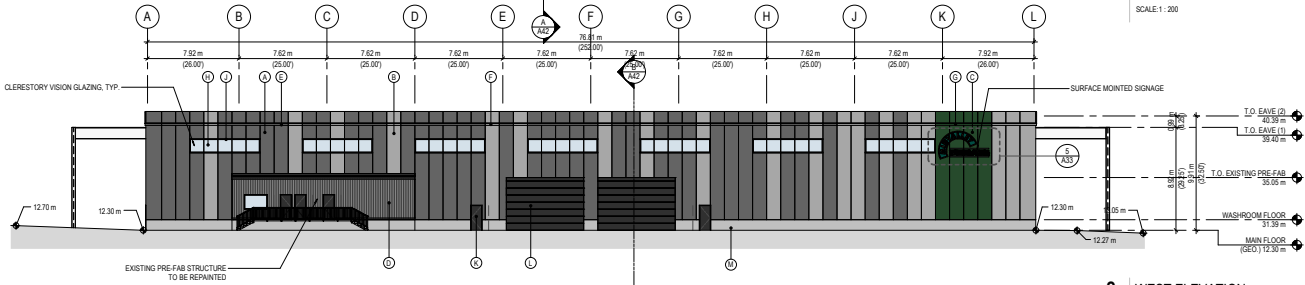
MATERIAL LEGEND	
TYPE	DESCRIPTION
A	HARDBE PANEL CLADDING FINISH: PAINTED C1
B	HARDBE PANEL CLADDING FINISH: PAINTED C2
C	HARDBE PANEL CLADDING FINISH: PAINTED C3
D	HARDBE PANEL CLADDING FINISH: PAINTED C4
E	PRE-FORMED METAL PARAPET FLASHING FINISH: PAINTED C3
F	PRE-FORMED METAL PARAPET FLASHING FINISH: PAINTED C2
G	VISION GLAZING FINISH: CLEAR
H	VISION GLAZING FINISH: TINTED DARK
J	THERMALLY BROKEN EXTRUDED ALUMINUM MULLIONS FINISH: ANODIZED CLEAR
K	THERMALLY BROKEN EXTRUDED ALUMINUM MULLIONS FINISH: ANODIZED BLACK
L	ARCHITECTURAL STEEL FINISH: PAINTED BLACK
M	STEEL MAIN DOOR FINISH: PAINTED TO MATCH WALL COLOUR
N	METAL ROOFTOP SCREENING FINISH: PAINTED C2

COLOUR SCHEDULE	
	C1 - SHERWIN WILLIAMS SW 702 'ONLINE'
	C2 - SHERWIN WILLIAMS SW 704 'SOFTWARE'
	C3 - MID VALLEY REBAR CORPORATE COLOUR 'GREEN'
	C4 - SHERWIN WILLIAMS SW 706 'CYBERSPACE'



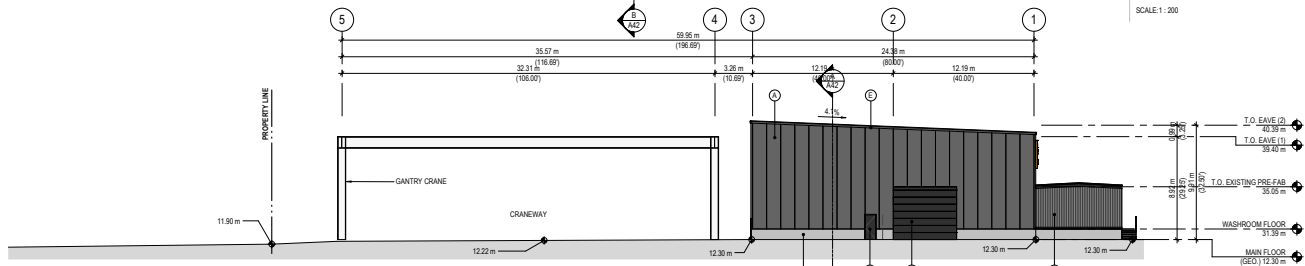
1 SOUTH ELEVATION

SCALE: 1:200



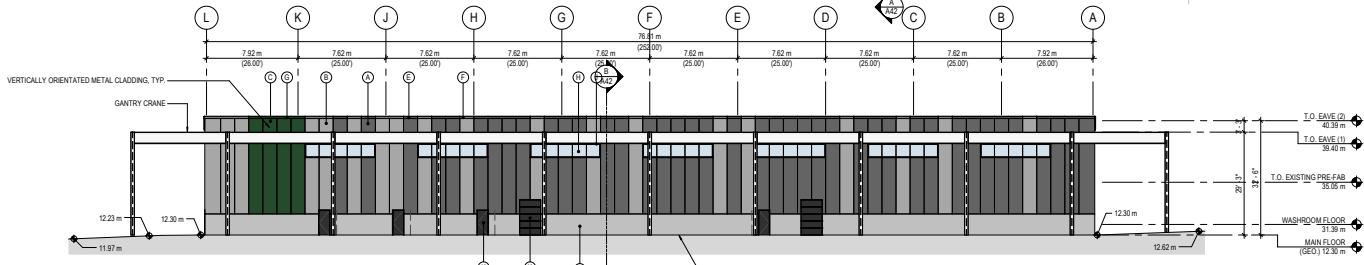
2 WEST ELEVATION

SCALE: 1:200



3 NORTH ELEVATION

SCALE: 1:200



4 EAST ELEVATION

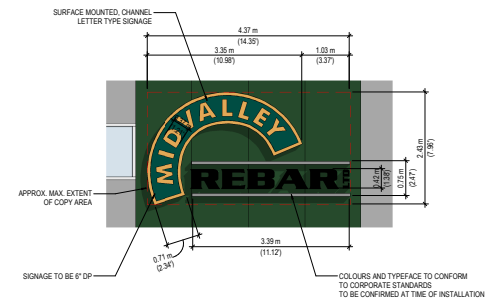
SCALE: 1:200

MATERIAL SCHEDULE

TYPE	DESCRIPTION
A	INSULATED METAL PANEL FINISH PRE-FINISHED C1
B	INSULATED METAL PANEL FINISH PRE-FINISHED C3
C	INSULATED METAL PANEL FINISH PRE-FINISHED C3
D	PRE-FAB BUILDING FINISH PAINTED BLACK
E	PRE-FORMED METAL PARAPET FLASHING FINISH PAINTED C1
F	PRE-FORMED METAL PARAPET FLASHING FINISH PAINTED C2
G	PRE-FORMED METAL PARAPET FLASHING FINISH PAINTED C3
H	VISION GLAZING FINISH CLEAR
J	THERMALLY BROKEN EXTRUDED ALUMINUM MULLIONS FINISH ANODIZED CLEAR
K	STEEL MAN DOOR FINISH PAINTED BLACK
L	METAL OVERHEAD DOOR FINISH PAINTED BLACK
M	CAST-IN-PLACE CONCRETE CURB WALL FINISH SEALED CLEAR

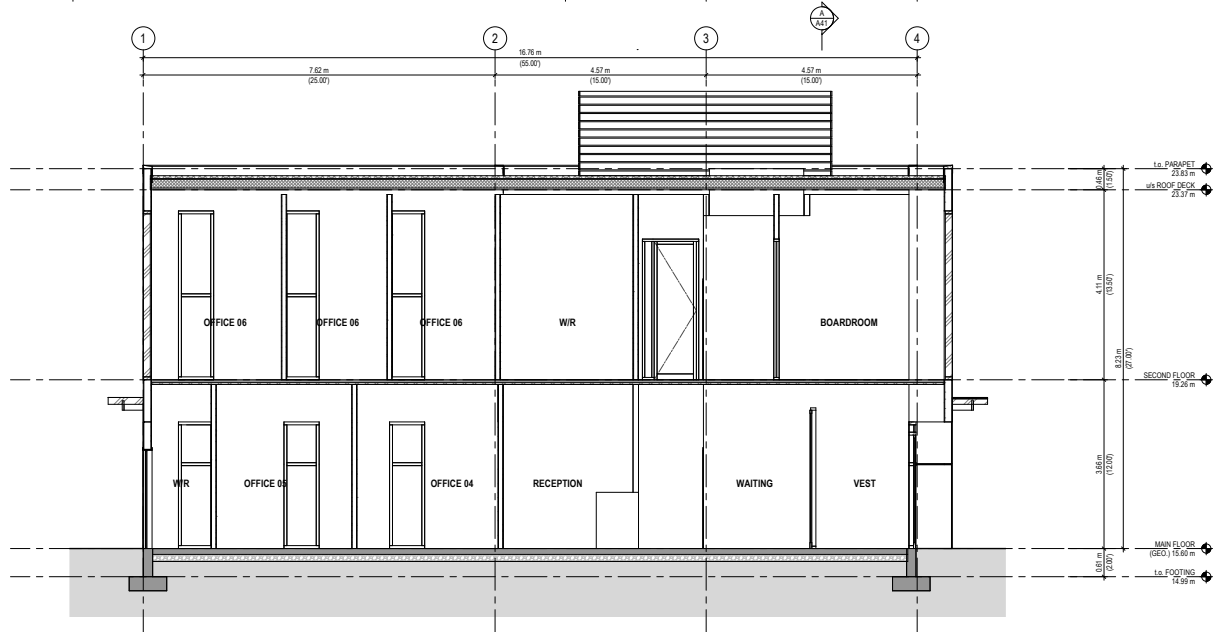
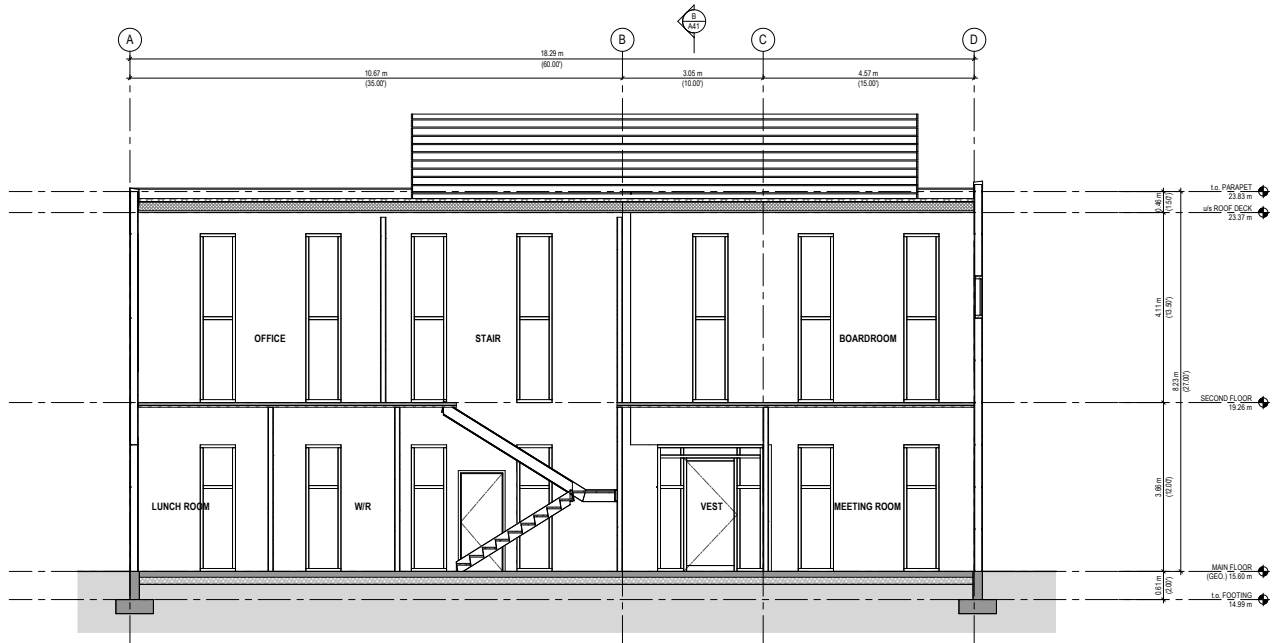
COLOUR SCHEDULE

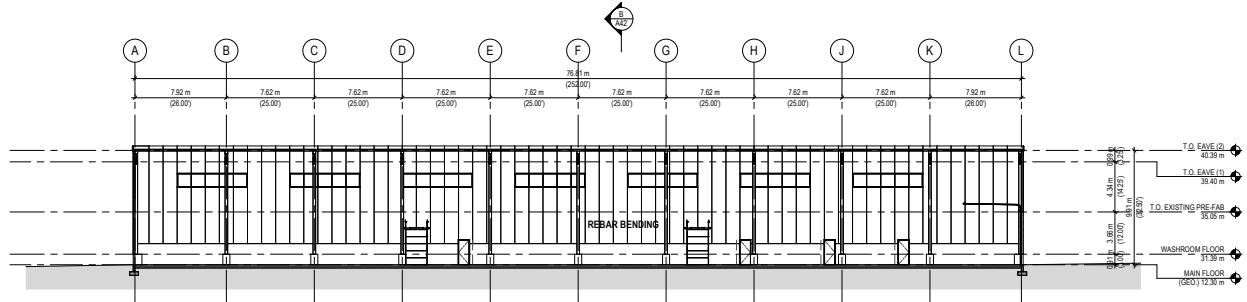
C1 - KINGSPAN STANDARD COLOUR ZINC GRAY
C2 - KINGSPAN STANDARD COLOUR CHROMIUM GRAY
C3 - MID VALLEY REBAR CORPORATE COLOUR GREEN



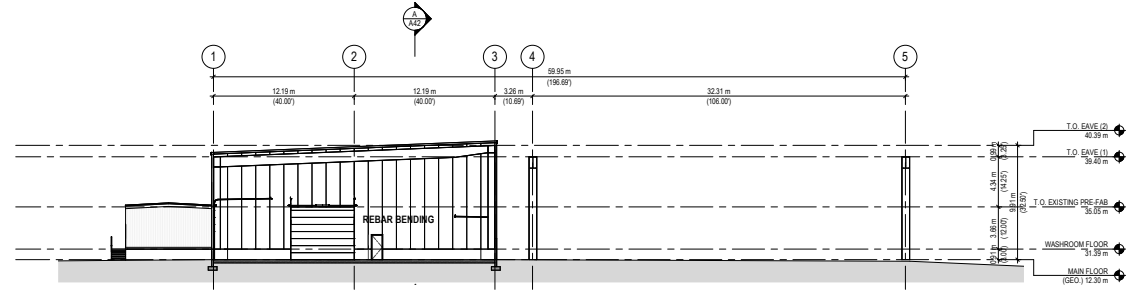
5 SIGNAGE DETAIL

SCALE: 1:50





A BUILDING SECTION A-A
SCALE: 1:200



B BUILDING SECTION B-B
SCALE: 1:200

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604 294-0011 • f. 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	22.JAN.22	REVIEWED CONCEPT	PC
2	22.JUNE.22	SITE PLAN UPDATE/DETA COMMENTS	JWC

CLIENT:

PROJECT:

**MIDVALLEY OFFICE/
WAREHOUSE**

**18998 - 54 AVENUE
SURREY, B.C.**

DRAWING TITLE:

**LANDSCAPE
KEY PLAN**

DATE: 21.NOV.09 DRAWING NUMBER:

SCALE: 1:400

DRAWN: JR

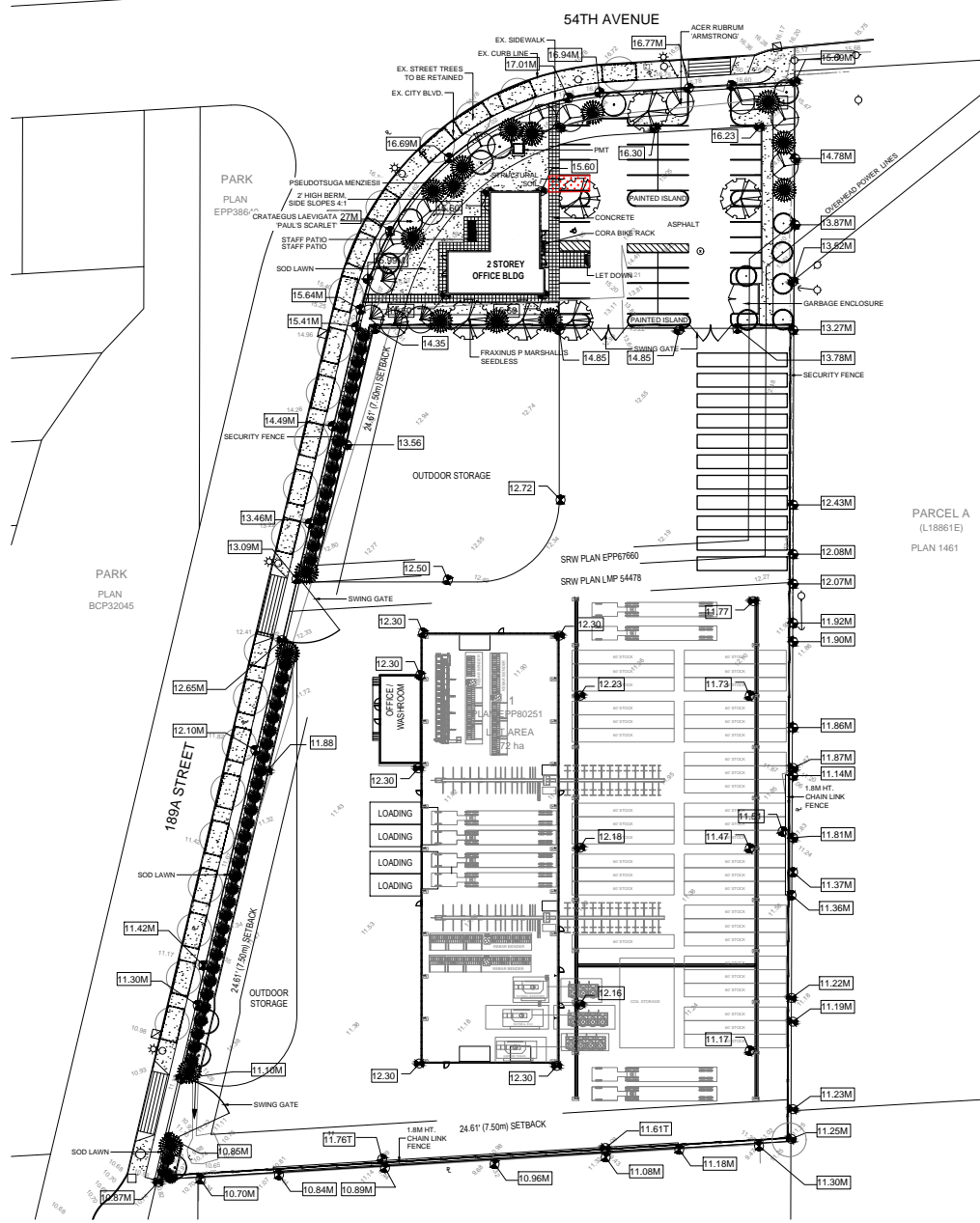
DESIGN:

CHKD: PC

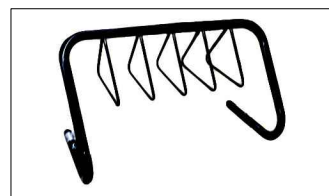
PMG PROJECT NUMBER: 21-141

L1

OF 6



PARCEL A
(L18861E)
PLAN 1461



CORA BIKE RACK W5808



WISHBONE RUTHERFORD PICNIC TABLE

TREE SCHEDULE				PMG PROJECT NUMBER: 21-141
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	9	ACER RUBRUM 'ARMSTRONG'	COLUMNAR ARMSTRONG MAPLE	6CM CAL; 2M STD; B&B
	7	CEDRUS DEODORA 'FEELIN BLUE'	DWARF DEODORA CEDAR	1.2M
	8	CRATAEGUS LAEVIGATA 'PAUL'S SCARLET'	PAUL'S SCARLET HAWTHORN	50M CAL; 1.2M STD; B&B
	6	FRAXINUS PENNSYLVANICA 'MARSHALL'	MARSHALL'S BEECHLESS ASH	60M CAL; 1.8M STD; B&B
	18	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	3M HT; B&B
	50	THUJA PLICATA 'ENCELSA'	ENCELSA WESTERN RED CEDAR	2.5M HT; B&B
	4	SEQUOIA DENDRON GIGANTEUM	GIANT REDWOOD	3.5M HT; B&B

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

STRUCTURAL SOIL. ALL LANDSCAPE AREA TO BE PROVIDED AN EFFICIENT DESIGN-BUILD IRRIGATION SYSTEM TO IAIRC STANDARD. INCLUDE RAIN SENSOR. PROVIDE PLAN TO LA FOR REVIEW IN ADVANCE.

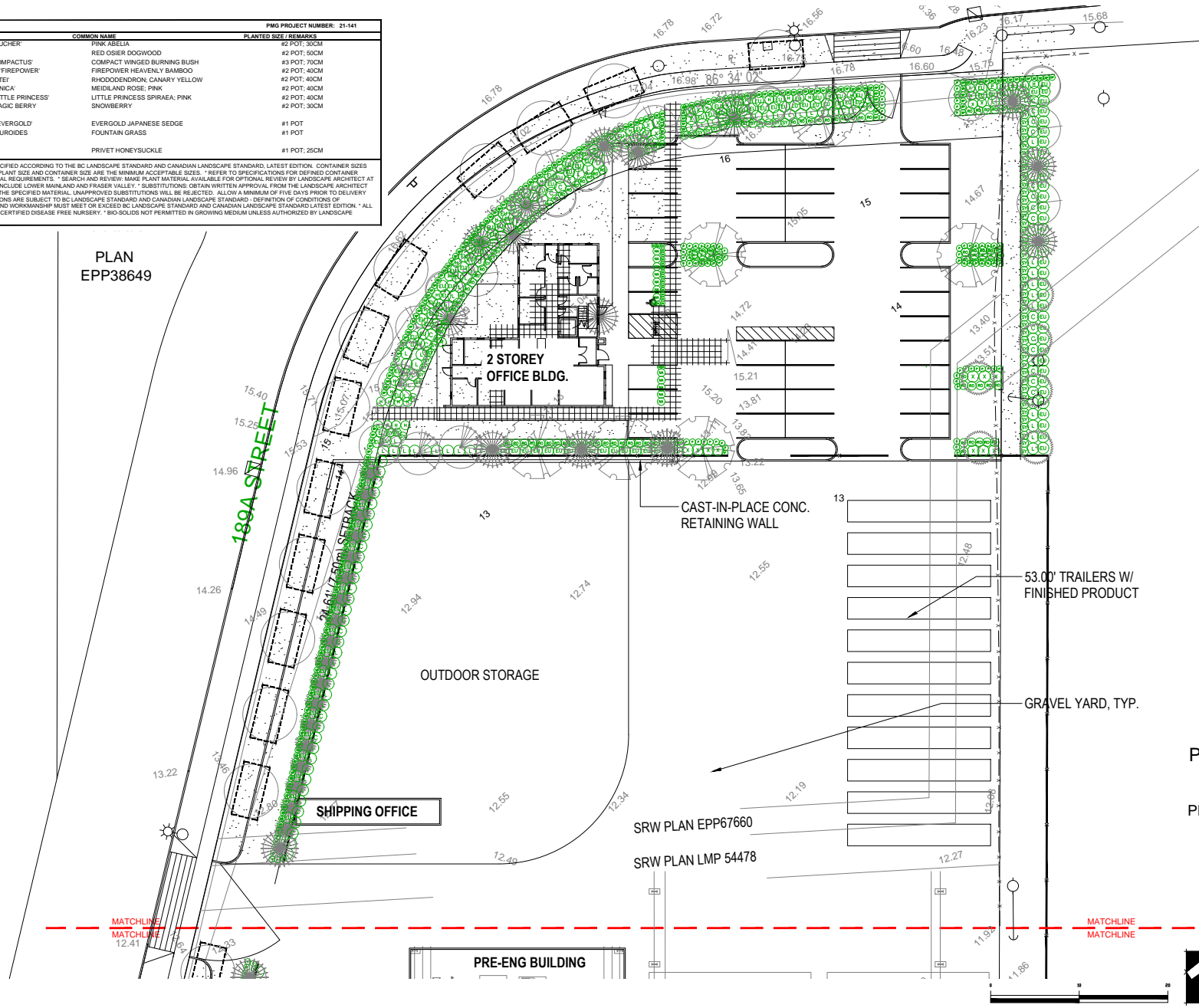


21141-3.2P

SHRUB SCHEDULE				
SHRUB	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
33		ABELIA EDWARD GOUCHER	PINK ABELIA	#2 POT, 30CM
45		CORNUS SERICEA	RED OSIER DOGWOOD	#2 POT, 50CM
190		EUCONYMUS ALATA COMPACTUS	COMPACT WINGED BURNING BUSH	#3 POT, 70CM
12		NANDINA DOMESTICA FIREPOWER	FIREPOWER HEAVENLY BAMBOO	#2 POT, 40CM
52		RHODODENDRON 'HOTEL'	RHODODENDRON, CANARY YELLOW	#2 POT, 40CM
100		ROSA 'MIDLAND BONICA'	MIDLAND ROSE, PINK	#2 POT, 40CM
378		SPIRAEA JAPONICA LITTLE PRINCESS	LITTLE PRINCESS SPIRAEA, PINK	#2 POT, 40CM
82		SYMPHORICARPOS MAGIC BERRY	SNOWBERRY	#2 POT, 30CM
20		CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
75		PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#1 POT
141		LONCERA PILEATA	PRIVET HONEYSUCKLE	#1 POT, 25CM

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

PLAN
EPP38649



© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.



SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	22.JAN.12	REVISED CONCEPT	PC
2	22.JUNE.10	SITE PLAN UPDATE/ DATA COMMENTS	JR/PC

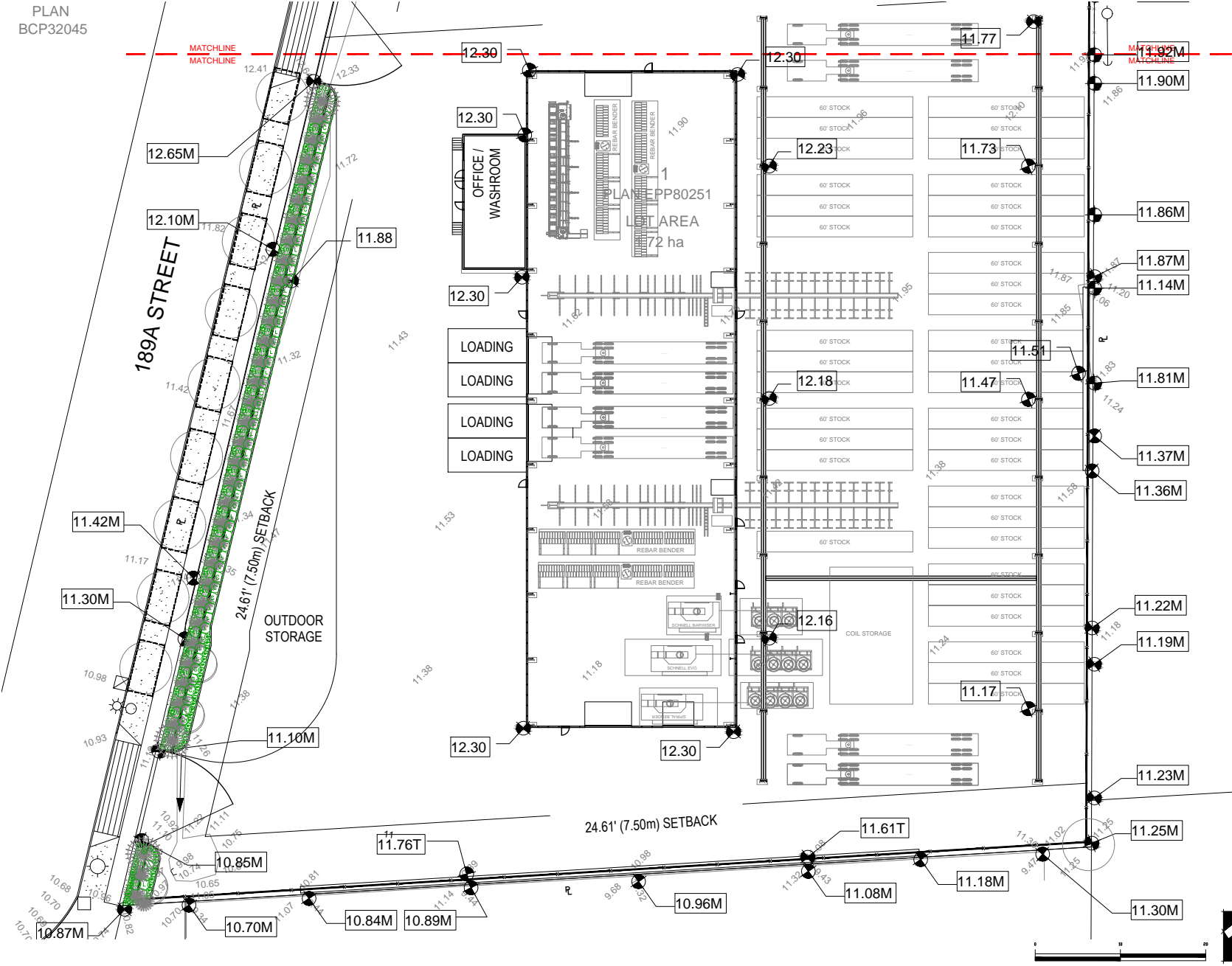
PROJECT:
MIDVALLEY OFFICE/ WAREHOUSE

18998 - 54 AVENUE
SURREY, B.C.

DRAWING TITLE:
SHRUB PLAN

DATE: 21.NOV.09 DRAWING NUMBER:
SCALE: 1:200
DRAWN: JR
DESIGN: JR
CHKD: PC

PLAN
BCP32045



©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.



Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia V5C 6G9
p. 604 294-0011 f. 604 294-0022

SEAL:

2	22 JUN 10	SITE PLAN UPDATE/ DESIGN COMMENTS	JR/PC
1	22 JAN 12	REVIEWED CONCEPT	PC

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:
**MIDVALLEY OFFICE/
WAREHOUSE**

**18998 - 54 AVENUE
SURREY, B.C.**

DRAWING TITLE:
**SHRUB
PLAN**

DATE: 21.NOV.09 DRAWING NUMBER:
SCALE: 1:200
DRAWN: JR
DESIGN: JR
CHKD: PC

L3

OF 6



21141-3-2P PMG PROJECT NUMBER: 21-141

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.

NO.	DATE	REVISION DESCRIPTION	DR.
2	22 JUN 10	SITE PLAN UPDATE/ DETA COMMENTS	JR/PC
1	22 JAN 12	REVIEWED CONCEPT	PC

CLIENT:

PROJECT:
**MIDVALLEY OFFICE/
WAREHOUSE**

**18998 - 54 AVENUE
SURREY, B.C.**

DRAWING TITLE:
**GRADING
PLAN**

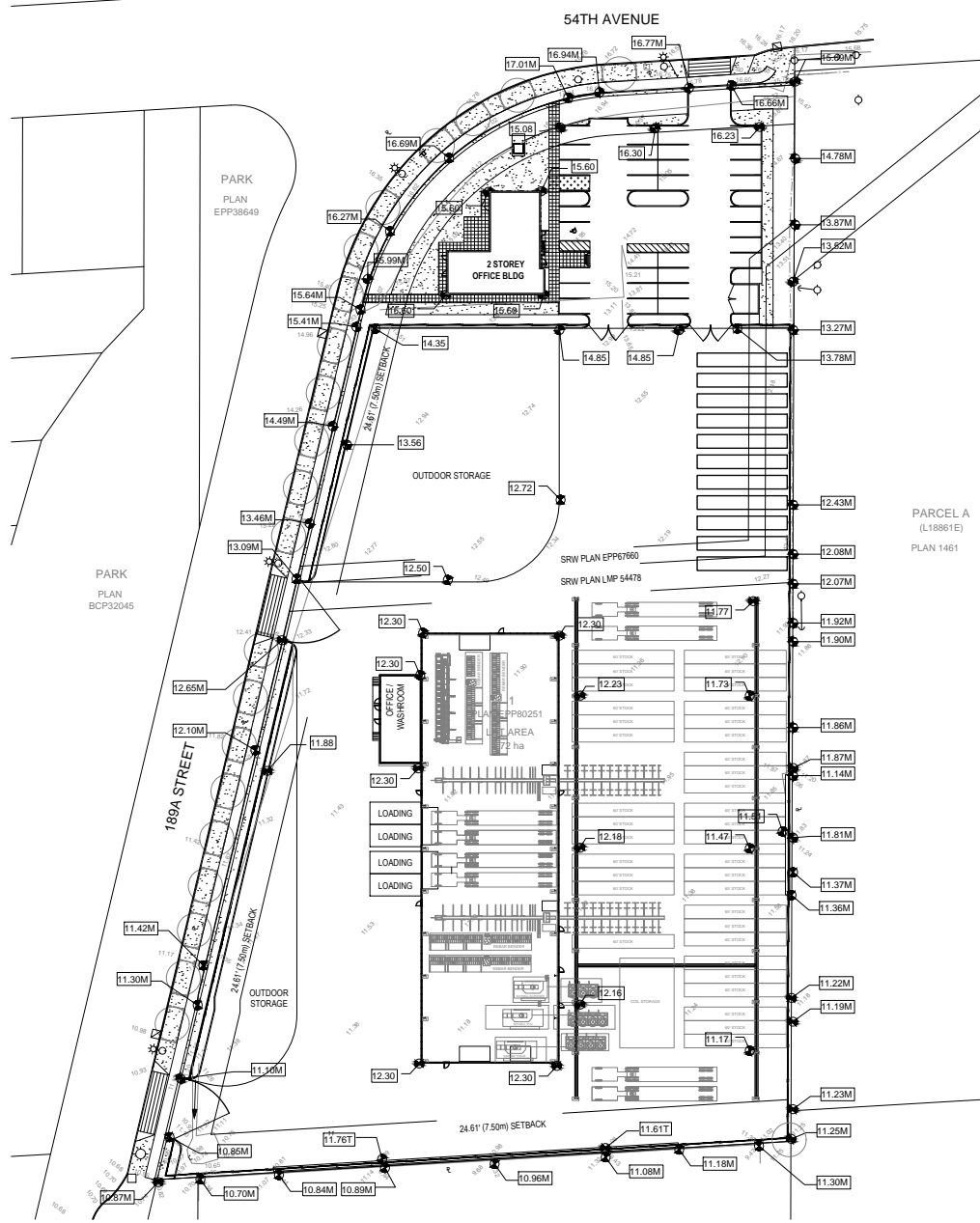
DATE: 21 NOV 09 DRAWING NUMBER:
SCALE: 1:400
DRAWN: JR
DESIGN: JR
CHKD: PC

L5

OF 6



21141-3.2P PMG PROJECT NUMBER: 21-141



PARK
PLAN
EPP38649

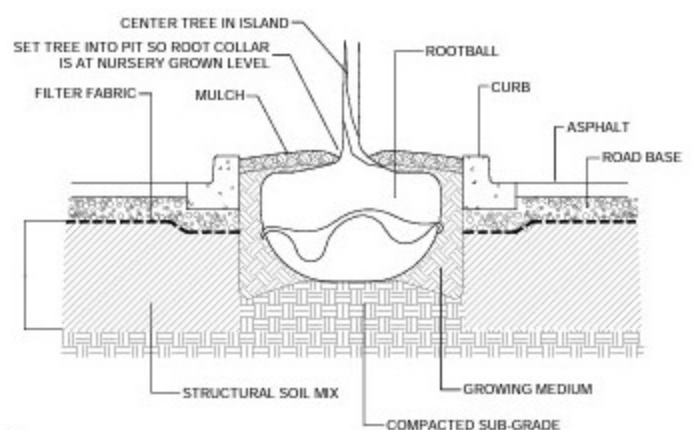
PARK
PLAN
BCP32045

PARCEL A
(L18861E)
PLAN 1461

54TH AVENUE

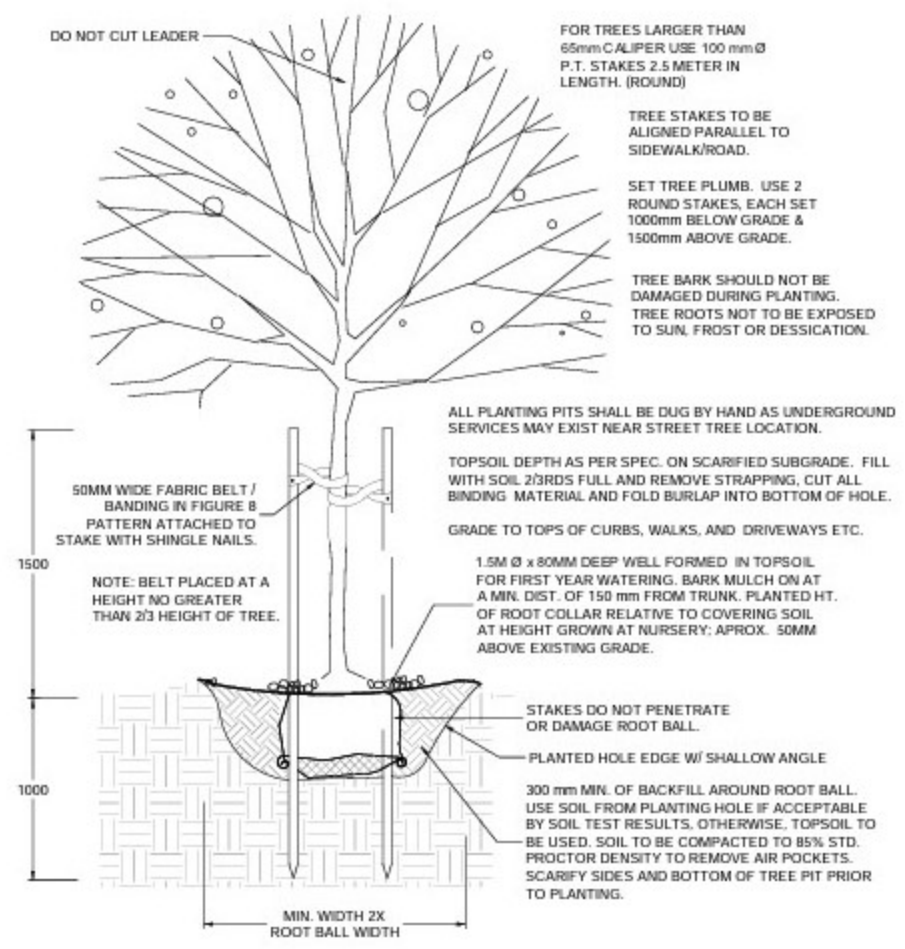
189A STREET

SEAL:

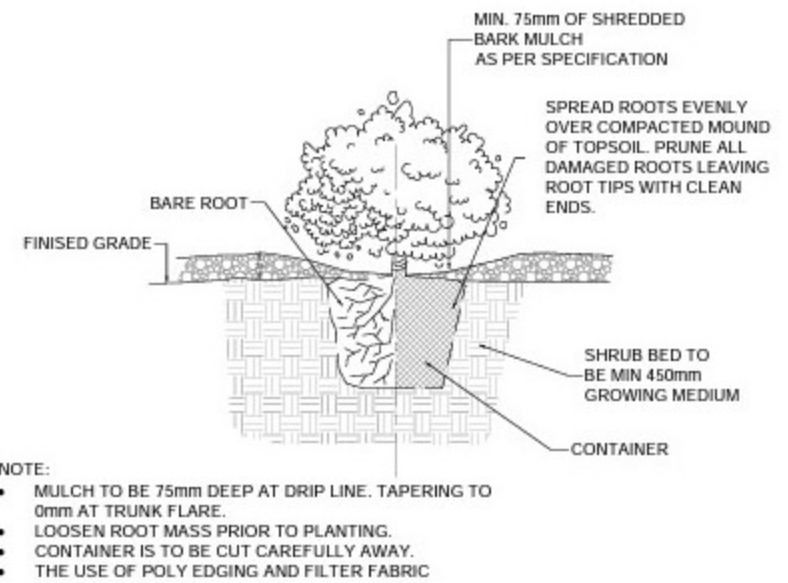


NOTES:
VERIFY LOCATION OF ANY UNDERGROUND SERVICES OR OBSTRUCTIONS PRIOR TO CONSTRUCTION. SEE TREE SCHEDULE FOR TREE TYPE
DIMENSIONS AND LAYOUT AS PER LANDSCAPE PLAN
STRUCTURAL SOIL:
PLACE 'STRUCTURAL SOIL' ADJACENT TREE PITS. STRUCTURAL SOIL SHALL BE PLACED 600mm MINIMUM IN DEPTH AND COVERED WITH AMOCO, NON-WOVEN GEOTEXTILE #4545 AND 100mm MINIMUM ROAD BASE COMPACTED AS PER ENGINEER'S ASPHALT PAVING REQUIREMENTS OR TO ENGINEER'S REQUIREMENTS.

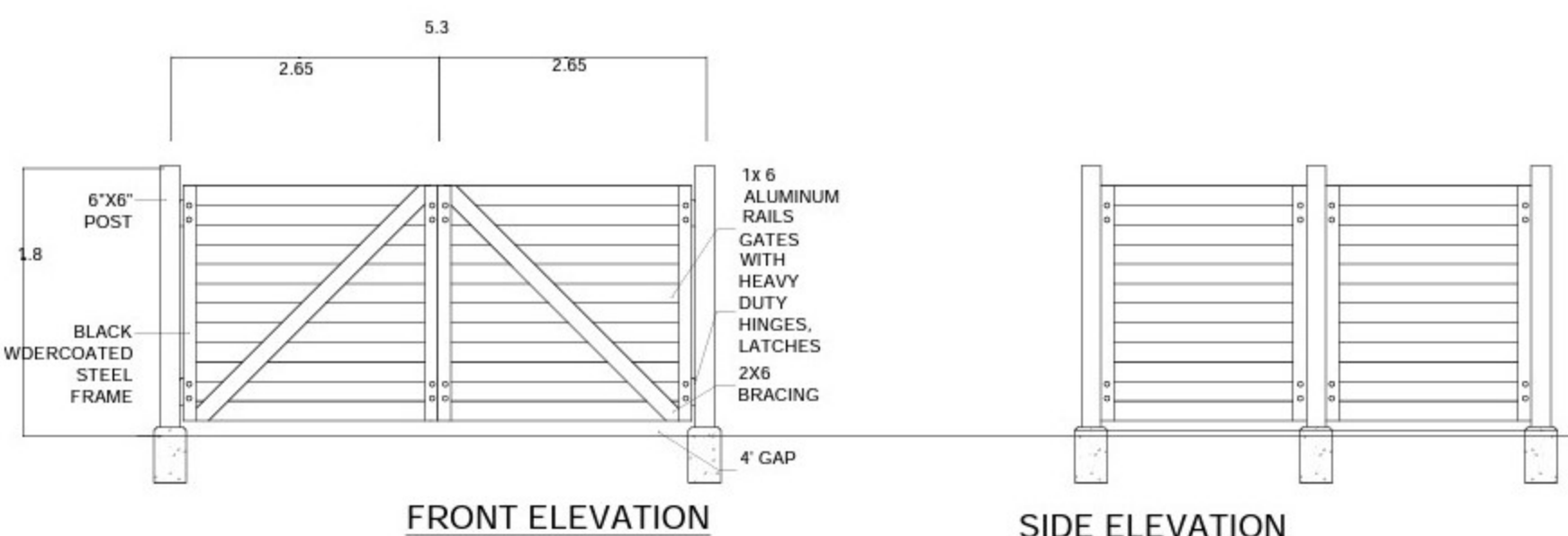
1 STRUCTURAL SOIL ADJACENT PLANTING ISLAND
1:20



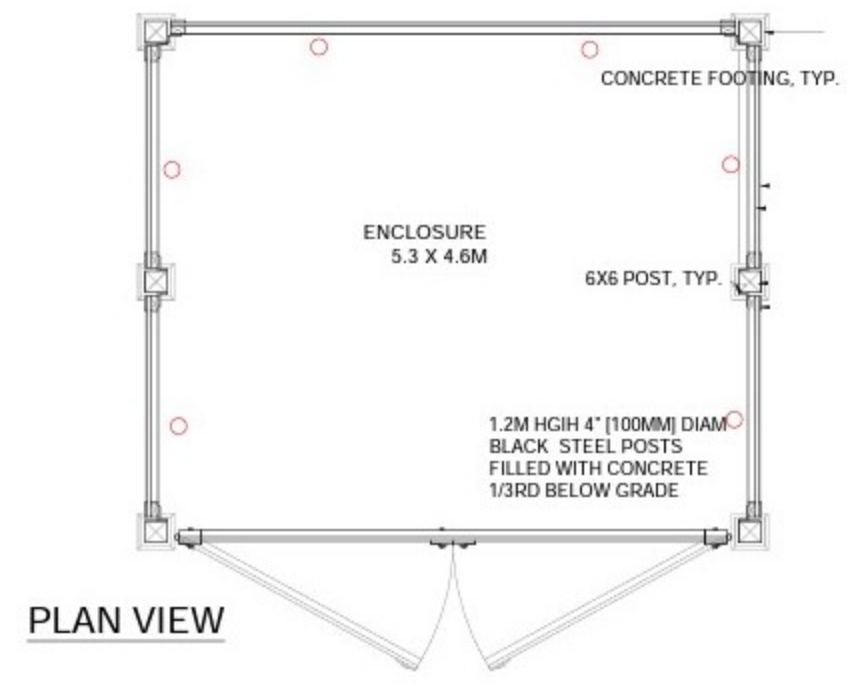
2 TYPICAL DECIDUOUS TREE DETAIL
1:25



3 BARE ROOT/CONTAINER SHRUB PLANTING
N.T.S.



3 GARBAGE ENCLOSURE- MAIN ENTRY GATES TO MATCH-
1/4" = 1'-0"



PROVIDE SHOP DWGS FOR 2 ENTRY GATES OFF 189a

NO.	DATE	REVISION DESCRIPTION	DR.
2	23.11.2020	REVISED PER COMMENTS	JR/PC
1	23.10.2020	REVISED PER COMMENTS	PC

CLIENT:

PROJECT:
**MIDVALLEY OFFICE/
WAREHOUSE**

18998 - 54 AVENUE
SURREY, B.C.

DRAWING TITLE:
**LANDSCAPE
DETAILS**

DATE: 21.NOV.20
SCALE: AS NOTED
DRAWN: JR
DESIGN: JR
CHKD: PC
DRAWING NUMBER:
L6
OF 6

INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: April 27, 2022 **PROJECT FILE: 7821-0309-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 18998 54 Ave**

DEVELOPMENT PERMIT

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

BUILDING PERMIT

The following are required as a condition of the subsequent Building Permit issuance:

Works and Services

- Construct letdowns at access locations.
- Provide storm, sanitary and water service connections to service the development. Existing sanitary service connection within the on-site sanitary SRW must be removed.
- Register restrictive covenant (RC) for pumped sanitary connection, if applicable.
- Submit water meter and domestic service connection sizing calculations.
- Register RC for on-site detention and sustainable drainage features as per Cloverdale McLellan ISMP. On-lot parking areas are recommended to be directed to surface infiltration facilities such as a swale/bioswale where possible for initial pre-treatment. SWCP is required to confirm available downstream capacity.
- Register RC for water quality and sediment control facilities and on-going operation and maintenance.

A Mini Servicing Agreement is required.



Jeff Pang, P.Eng.
Development Services Manager

BD



Tree Preservation Summary

Project Location:	18998 - 54th Avenue, Surrey, BC
Applicant/Developer:	Pacific Land Group
Consultant:	Jason Emery PN-8228A/TRAQ

Summary Of Proposed Trees Retained, Removed and Replaced

On-Site Trees	Number of Trees	
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	24	
Protected Trees to be Removed	4	
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	20	
Total Replacement Trees Required:	<i>Alder & Cottonwood Trees at 1:1 Replacement Ratio</i>	0
	<i>All other Trees Requiring 2:1 Replacement Ratio</i>	8
Replacement Trees Proposed	8	
Replacement Trees in Deficit	*	
Protected Trees to be Retained in Proposed [Open Space/Riparian Areas]	0	

Off-Site Trees	Number of Trees	
Protected Off-Site Trees to be Removed	0	
Total Replacement Trees Required:	<i>Alder & Cottonwood Trees Requiring 1:1 Replacement Ratio</i>	0
	<i>All other Trees Requiring 2:1 Replacement Ratio</i>	0
Replacement Trees Proposed	*	
Replacement Trees in Deficit	*	

* Unknown at this Time to be Advised by The City of Surrey

Summary Proposed and Submitted by:

Jason Emery
 Certified Arborist PN-8228A
 Qualified Tree Risk Assessor

Date: August 18, 2021

Electronic Memorandum

To: Dave MacPherson, Salit Steel

From: Ian Bonsma

Cc: Rob Stevens, HGC Engineering

Date: June 14, 2022

Total Pages: 2

Re: Salit Steel Surrey, British Columbia, Noise Impact Assessment Summary

Mr. MacPherson,

HGC Engineering was retained by Salit Steel to conduct a Noise Impact Assessment for the proposed Salit Steel facility at 18998 54th Avenue in Surrey, British Columbia. The study was undertaken to assess sound levels of proposed operations against the relevant City of Surrey Zoning By-law, in particular Part 48(J)(1)(b) which states:

1. Land and structures shall be used for the uses permitted in this Zone only if such uses:

(b) Do not emit noise in excess of 70 dB(A) measured at any point on any boundary of the lot on which the use is located, provided that where a lot abuts a lot other than an industrial lot the noise level shall not exceed 60 dB(A);

The subject property abuts industrial lands to the east, south and north (separated by 54 Avenue). 189A Street and a greenbelt separates the subject property from residential uses to the west (approximately 55 metres from the west property line).

The primary sources of sound onsite include outdoor handling of materials and scrap by forklift and crane, coupling and de-coupling of tractor trailers, and the sound from shearing of heavier gauges of re-bar emanating through open overhead doors. Secondary sources of sound include movements of trucks and forklifts on site. The facility is proposed to operate from 05:00 to 21:00 daily.

The Zoning By-law does not stipulate how the sound levels at the property boundary are to be assessed/measured. Under most Provincial noise guidelines in Canada, steady sources are typically assessed on a time-averaged (“LEQ”) basis over a defined assessment duration; often one hour. Note that the LEQ sound level is the *energy-equivalent sound level*, and represents the integrated sound exposure level of both steady and time-varying sounds over the duration of the measurement. The Noise Impact Assessment was completed utilizing an LEQ over a one-hour period.

A detailed study was completed and summarized in a report dated May 26, 2022. The main operations are understood to take place within the pre-engineered building with the doors closed in order to contain noise from the facility. The building will provide beneficial acoustic shielding for outdoor activities that may occur on the east side of the building (opposite the residential area further to the west).

Our analysis was based on sound emission levels of various equipment activities measured by HGC Engineering at another similar Salit Steel site. Predictive computer modeling took into account the

properties of the proposed building and surrounding structures and the modelling results indicate sound levels of 60 to 69 dBA at the property lines. The expected noise emitted from Salit Steel's operations at the subject property is predicted to meet the City of Surrey Zoning By-Law, Part 48(J)(1)(b), provided the overhead doors on the west and north sides of the facility remain closed during periods of elevated noise generation indoors.

We trust that this information is helpful, and look forward to being of further assistance. If you have any questions or concerns, please do not hesitate to contact us.

Yours truly,

Howe Gastmeier Chapnik Limited



Ian R. Bonsma, P.Eng., INCE
Senior Associate

Limitations

Any conclusions or recommendations provided by HGC Engineering in this letter have limitations as detailed on our website:
<https://acoustical-consultants.com/limitations/>.