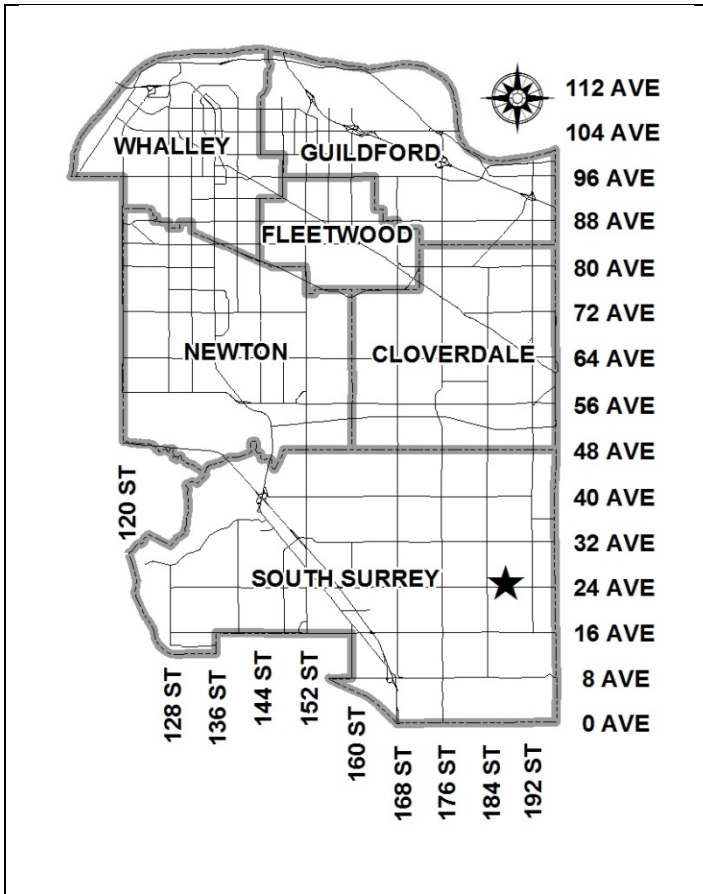


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0169-00

Planning Report Date: May 26, 2014

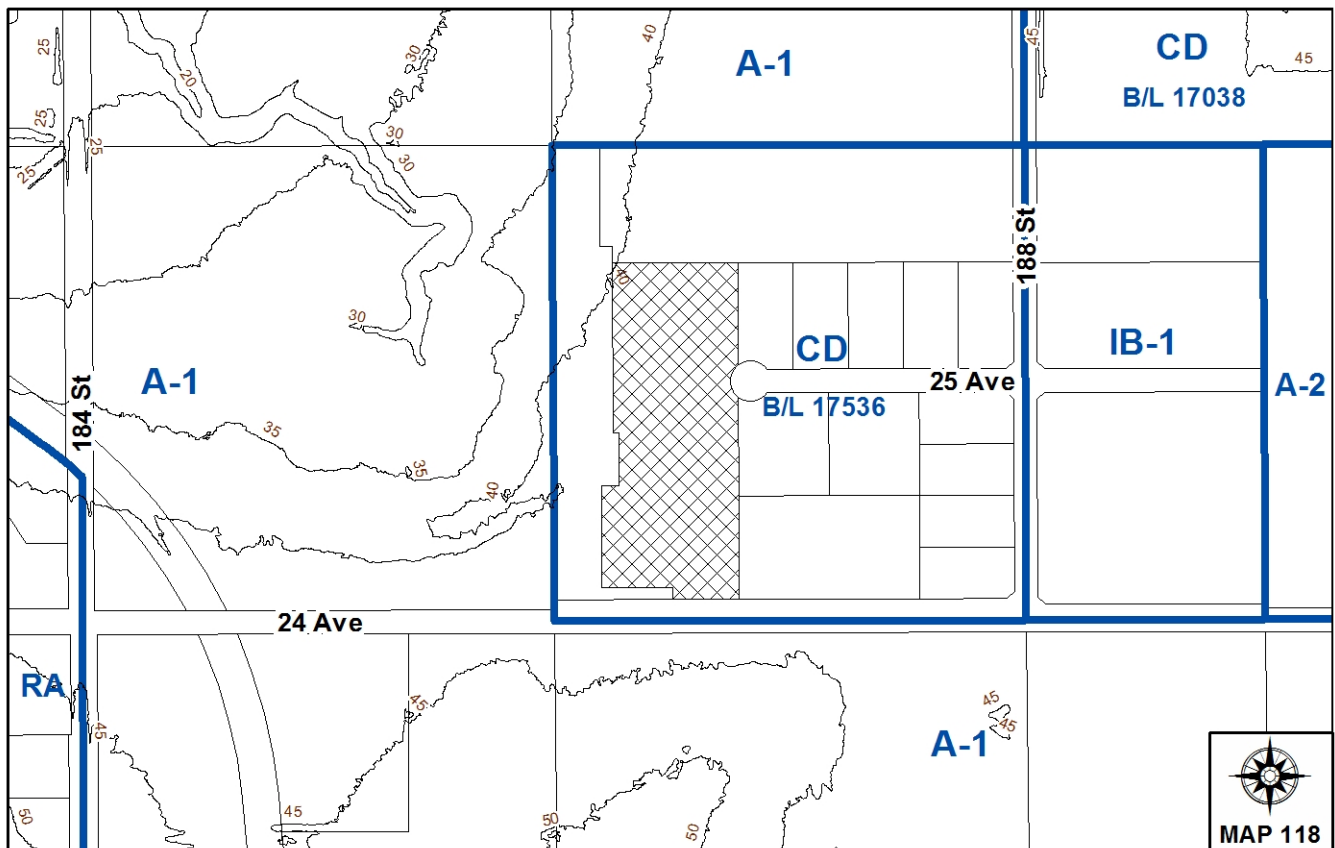


PROPOSAL:

- Development Permit
- Development Variance Permit

To permit the development of an industrial building with some outdoor storage in the side yard.

LOCATION: 18699 - 24 Avenue
OWNER: Rosa Eppich Holdings Ltd.
ZONING: CD (By-law No. 17536)
OCP DESIGNATION: Industrial
LAP DESIGNATION: Technology Park or Business Park with Tree Preservation Opportunities



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A Development Variance Permit is required to vary CD By-law No. 17536 in order to permit a small amount of enclosed outdoor storage within the eastern side yard setback.

RATIONALE OF RECOMMENDATION

- Complies with the Official Community Plan (OCP) and the Campbell Heights Business Park Local Area Plan (LAP).
- Complies with CD By-law No. 17536 and is consistent with the General Development Permit and design guidelines registered on the title.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7913-0169-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7913-0169-00 (Appendix V) allowing the following to proceed to Public Notification:
 - (a) to allow an enclosed area for outdoor storage within the east side yard setback area.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (d) the applicant satisfy the possible deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

REFERRALS

Engineering:	The Engineering Department has no objection to the project as outlined in Appendix III.
Parks, Recreation & Culture:	Parks requires black chain-link fencing to be installed adjacent to the park land. Care must be taken to avoid damaging significant trees within the park land during fence installation.
Surrey Fire Department:	The Fire Department has no concerns with the proposed development.
Agricultural and Food Security Advisory Committee (AFSAC):	Because the proposal is consistent with the general development permit that was registered as part of application no. 7910-0301-00, the AFSAC has no concerns.

SITE CHARACTERISTICS

Existing Land Use: Undeveloped industrial land, heavily treed in some areas.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North and east:	Vacant industrial lots, one of which has a recently-approved DP (application no. 7913-0178-00)	Industrial in the OCP. Technology Park or Business Park with Tree Preservation Opportunities in the Campbell Heights LAP.	CD (By-law No. 17536)
South (Across 24 Avenue):	Agricultural land	Agricultural in the OCP.	A-1
West:	Park land dedicated as part of application no. 7910-0301-00, which buffers industrial from agricultural land to the west.	Industrial in the OCP. Open Space Corridor/Buffer in the Campbell Heights LAP.	CD (By-law No. 17536)

DEVELOPMENT CONSIDERATIONSContext

- The subject property is 3.04 ha (7.52 acres) in size and is located north of 24 Avenue and east of 188 Street, at the end of the new 25 Avenue cul-de-sac.
- The area was recently rezoned and subdivided under application no. 7910-0301-00. A General Development Permit was also registered at that time.
- Immediately to the east, one property has recently been subject to a development permit and development variance permit application (no. 7913-0178-00). The remaining properties created by the earlier subdivision remain vacant.
- Adjacent to the west property line is a strip of parkland, approximately 50 m (165 ft) wide that was dedicated as part of application no, 7910-0301-00. The park is intended to preserve significant trees, protect the escarpment area and provide a buffer between the industrial area and existing agricultural lands to the west.
- The proposed development permit affects only the northern portion of the subject property. Approximately 1.12 ha (2.77 acres) of the southern portion of the property, adjacent to 24 Avenue, will be reserved for future expansion of the business. This area will remain part of the lot but will be undisturbed as part of the current application.

Proposal

- The site will be occupied by Ebco Metal Finishing LP, specializing in metal finishing and galvanizing services. The proposed development permit is to accommodate Ebco's operations within a building that is approximately 2,980 m² (32,080 ft²) in size, including a 330 m² (3,550 ft²) office area on the east side of the building.
- In addition to the enclosed building, a 540 m² (5,810 ft²) covered outdoor area is proposed at the south end of the building. The covered area is for loading of finished products.
- The proposal also includes a 43 m² (465 ft²) enclosed courtyard on the east side of the building. The courtyard is enclosed on four sides but is not covered. The area will be used to screen some machinery from view and for storage of chemicals to be used in the galvanizing process. From the exterior, the courtyard will be incorporated into the structure but is not considered part of the building because it does not have a roof. For this reason, the courtyard is classified as an outdoor storage area.
- The building is proposed to be 11.9 m (39 ft) tall.
- The proposed location of the building means that it will not be highly visible from 24 Avenue. The developed portion of the site will be most easily visible from the cul-de-sac bulb on 25 Avenue. A screening wall is proposed near the southeast corner of the building to screen the large open yard which has been designed to accommodate truck maneuvering.

PRE-NOTIFICATION

- Pre-notification letters were not required for this application.
- The proposal was referred to the Little Campbell Watershed Society (LCWS) for review and comments. The LCWS has not expressed any concerns with the proposal.

DESIGN PROPOSAL AND REVIEW

Parking, Access and Circulation

- The main vehicle access to the building will be from 25 Avenue.
- The site has been designed so that trucks entering from 25 Avenue will circle around the building and exit to the south of the building.
- As part of application no. 7910-0301-00, an access easement was registered on the east side of the subject property and the west side of the adjacent properties between 24 Avenue and 25 Avenue. The easement allows vehicles exiting the site to have the option of returning to 25 Avenue or travelling south to 24 Avenue. Only right-in and right-out turning movements are permitted at 24 Avenue.
- Staff and visitor parking is located to the east and south of the proposed building. Automobile parking and truck movements are designed to be as separate as possible.

Building Design

- The proposed building will cover 10% of the site and will have an FAR of 0.10.
- Potential future development of the southern portion of the site would increase the site coverage and FAR for the property as a whole. The current proposal is well below the maximum 60% coverage and 1.0 FAR permitted by the zone, so zoning compliance is not anticipated to be a problem for any future development.
- The proposed building and site plan are consistent with the design guidelines outlined in the Campbell Heights LAP and in the General Development Permit that was completed as part of the earlier rezoning and subdivision.
- The building is proposed to be tilt-up concrete, painted in two shades of blue. The entrance to the main office is designed with additional glazing. A glazed building projection is proposed over the main entrance for weather protection and visual interest.
- The site has been designed so that the office portion is the most visible part of the building from the 25 Avenue cul-de-sac.

TREES

- Kelly Koome, ISA Certified Arborist of Van Der Zalm and Associates 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
Alder and Cottonwood Trees			
Alder	12	7	5
Cottonwood	2	0	2
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Birch, paper	20	9	11
Maple, big-leaf	8	3	5
Coniferous Trees			
Cedar, western red	121	102	19
Fir, douglas	18	15	3
Hemlock, Western	11	10	1
Spruce, Sitka	3	3	0
Total (excluding Alder and Cottonwood Trees)	181	142	39
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		213	
Total Retained and Replacement Trees		252	

Contribution to the Green City Fund	\$23,400
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- The arborist assessment states that there are a total of 181 protected trees on the site, excluding alder and cottonwood trees. 14 existing trees, approximately 7% of the total trees on the site, are alder and cottonwood trees. It was determined that 39 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, and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for alder and cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 291 replacement trees on the site. Since only 213 replacement trees can be accommodated on the site, the deficit of 78 replacement trees will require a cash-in-lieu payment of \$23,400, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- The new trees on the site will be various, including vine maple, black hawthorn, douglas fir, red elderberry, western red cedar, and maple.
- In summary, a total number of 252 trees are proposed to be retained or replaced on the site, with a contribution of \$23,400 to the Green City Fund.

Landscaping and Adjacent Park Land

- The applicant must finalize the landscaping plan, cost estimate, and arborist report before the development permit can be approved.
- As part of the application that rezoned and subdivided this area (no. 7910-0301-00), a linear park was created adjacent to the subject site's western property line. The width of the park land varies; the boundary was designed to capture as many significant trees as possible within the dedicated area.
- The General Development Permit requires that additional trees be preserved on the subject property adjacent to the park land boundary. The critical root zones of all trees within the park area must be protected, even when they extend into private property.
- The applicant proposes to maintain a buffer strip, generally between 4 and 9 m (13 and 30 ft) wide, and increasing to include a large triangular area at the northwest corner of the property.
- The buffer will ensure that trees within the park land are protected, allow additional tree preservation on the subject site, and will include additional landscape planting.
- A screening wall is proposed to interrupt views of the large truck yard from 25 Avenue. Landscaping will be planted in front of the wall for visual interest.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site in September 2013. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> The proposal complies with the OCP and Campbell Heights LAP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The proposed density, at 0.1, is significantly lower than the permitted maximum density of 1.0, however because a portion of the site remains undeveloped, the density will likely increase in the future.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> A terrestrial hub was identified on this and surrounding properties. As part of the previous rezoning and subdivision application, parkland was dedicated to preserve trees within this hub. Additional trees are being retained as part of the current application.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The proposal does not include any measures to reduce private vehicle use or infrastructure to support cycling. A pedestrian connection is proposed from the sidewalk on 25 Avenue to the building's main entrance.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> The proposal does not include any specific CPTED or accessibility measures.
6. Green Certification (F1)	<ul style="list-style-type: none"> The applicant is not seeking third-party certification
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> The applicant does not propose any sustainability education or awareness initiatives.

ADVISORY DESIGN PANEL

- The project was not referred to the Advisory Design Panel (ADP), but was reviewed internally by the City's design staff. Staff are generally supportive of the proposed project.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To allow 43 m² (465 ft²) of enclosed outdoor storage on the east side of the building. The CD By-law (no. 17536) permits outdoor storage in the rear (north) yard only.

Applicant's Reasons:

- Part of the machinery used for the applicant's metal galvanizing business must be affixed to the outside wall of the building. The courtyard walls are taller than the machine and will be used to screen it from view. The area cannot have a roof in order for the machine to ventilate properly. Additionally, the area will be used for the storage of chemicals to be use in the galvanizing process. Neither the machinery nor the materials will be visible from the exterior of the building and courtyard.
- The courtyard will have four walls, but because it does not have a roof it is considered to be "outdoors" according to the Zoning By-law.

Staff Comments:

- The proposed courtyard storage area is visually integrated into the building. Although it is not considered by the Zoning By-law to be part of the building, it will look and function as a room, not as an outdoor area.
- There is no concern that these materials will be stored outside of the courtyard area, nor that the area will become unsightly.
- No other outdoor storage is proposed.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	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. 7913-0169-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Bogdonov Pao Associates Ltd./Eric Law Architect and Van der Zalm and Associates Inc., and dated May 12, 2014 and May 20, 2014 respectively.

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MJ/da

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Bogdonov Pao Associates
 Address: 1656 - W. 8th Avenue
 Vancouver, BC V6Y 1L4

 Tel: 604-876-4377

2. Properties involved in the Application
 - (a) Civic Address: 18699 - 24 Avenue

 - (b) Civic Address: 18699 - 24 Avenue
 Owner: Rosa Eppich Holdings Ltd
 PID: 028-975-740
 Lot 11 Section 21 Township 7 New Westminster District Plan EPP24887

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit
 No. 7913-00169-00 and bring the Development Variance Permit forward for
 issuance and execution by the Mayor and City Clerk.

DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law no. 17536)

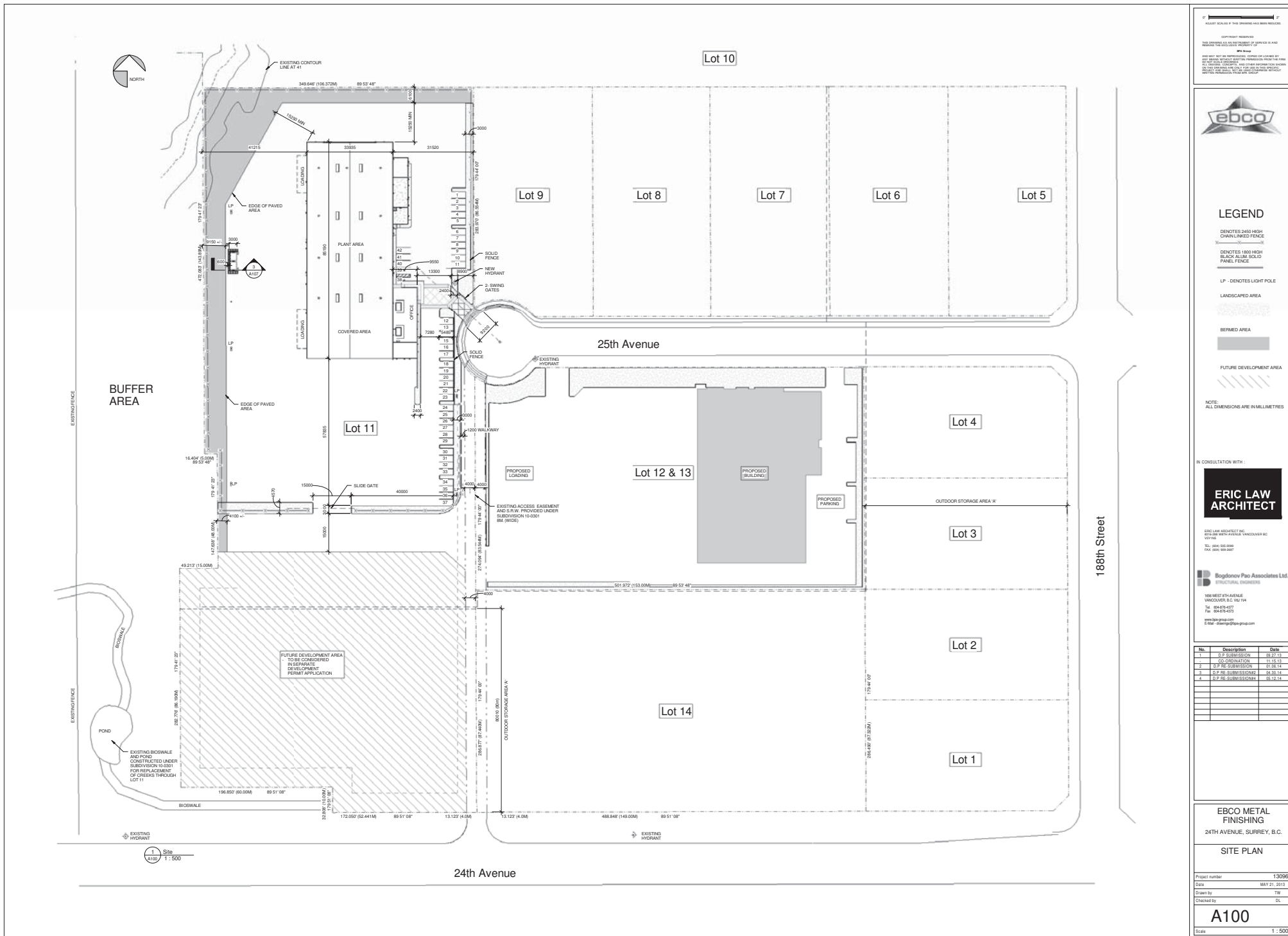
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		30,413
Road Widening area		n/a
Undevelopable area		n/a
Net Total		30,413
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60	10.8
Paved & Hard Surfaced Areas		37.8
Total Site Coverage		48.6
SETBACKS (in metres)		
East (side)	7.5	7.7
West (side)	7.5	41.2
North (rear)	7.5	15.3
South (front)	16.0	175+
BUILDING HEIGHT (in metres/storeys)		
Principal	14.0	11.9
Accessory	6.0	n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		n/a
FLOOR AREA: Residential		n/a
FLOOR AREA: Commercial		
Retail		
Office		
Total		n/a
FLOOR AREA: Industrial		3,023
FLOOR AREA: Institutional		n/a
TOTAL BUILDING FLOOR AREA		3,023

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		0.10
FAR (net)		0.10
AMENITY SPACE (area in square metres)		n/a
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	31	42
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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 - FUTURE DEVELOPMENT AREA

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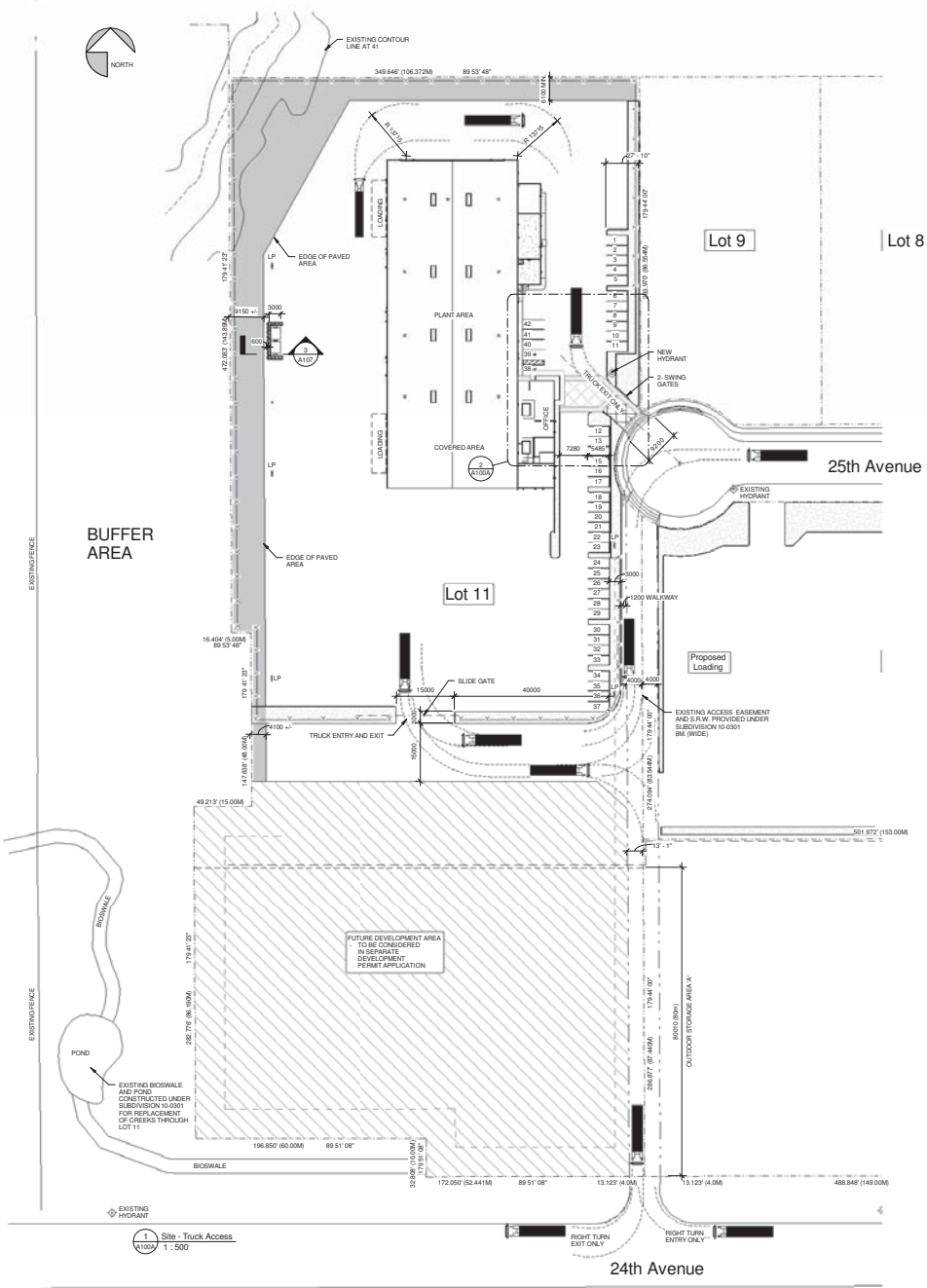
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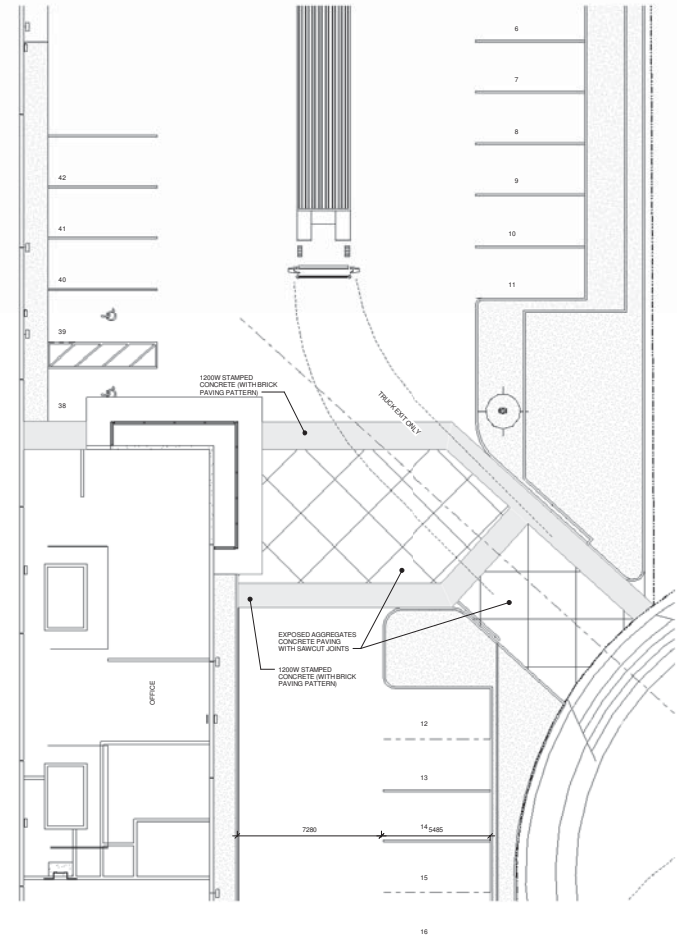
SITE PLAN

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Date	MAY 21, 2013
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1 Site - Truck Access
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2 Enlarged Plan - Truck Access
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4	P.P. SUBMISSION	04/30/14
5	P.P. SUBMISSION	05/12/14

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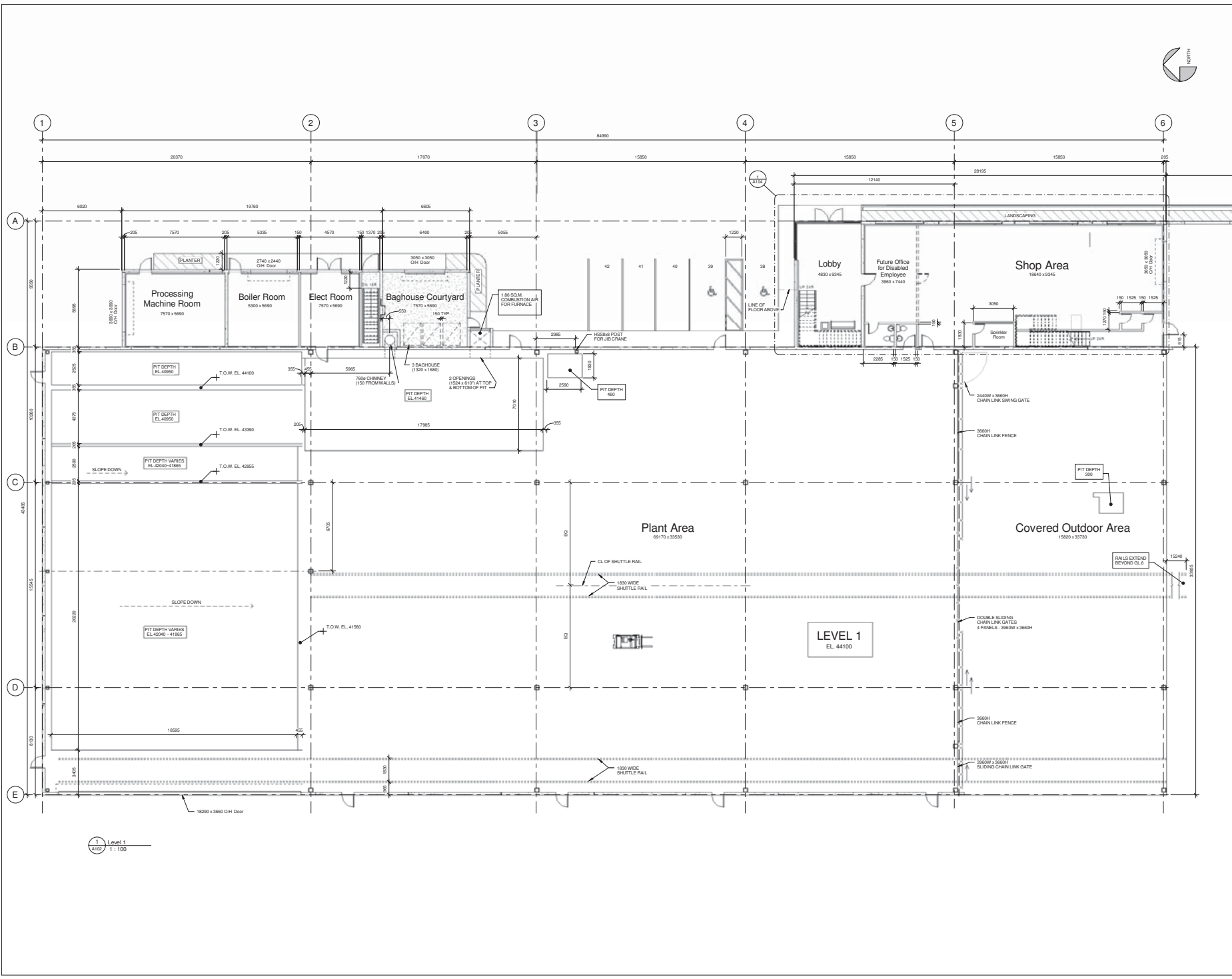
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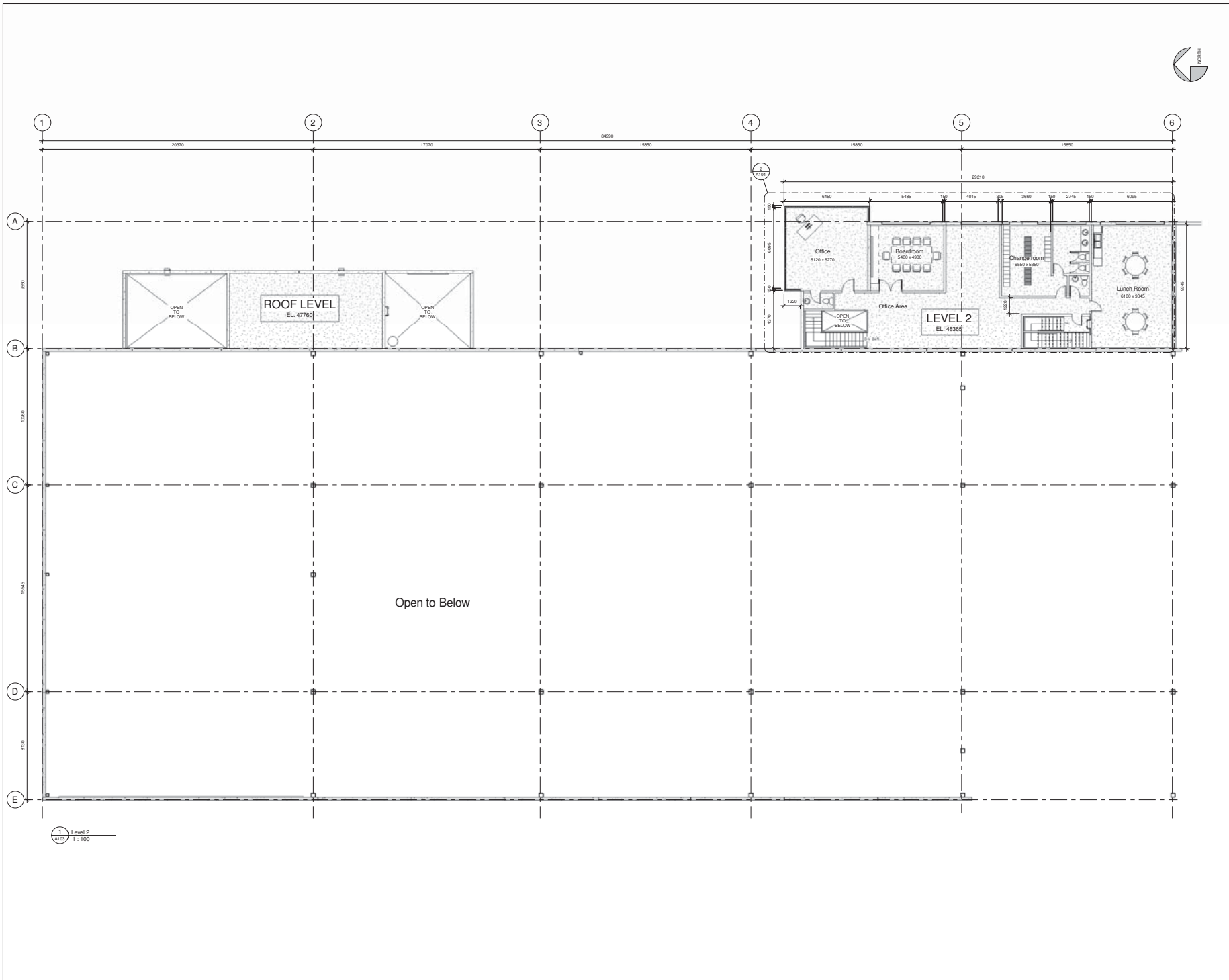
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1 Level 1
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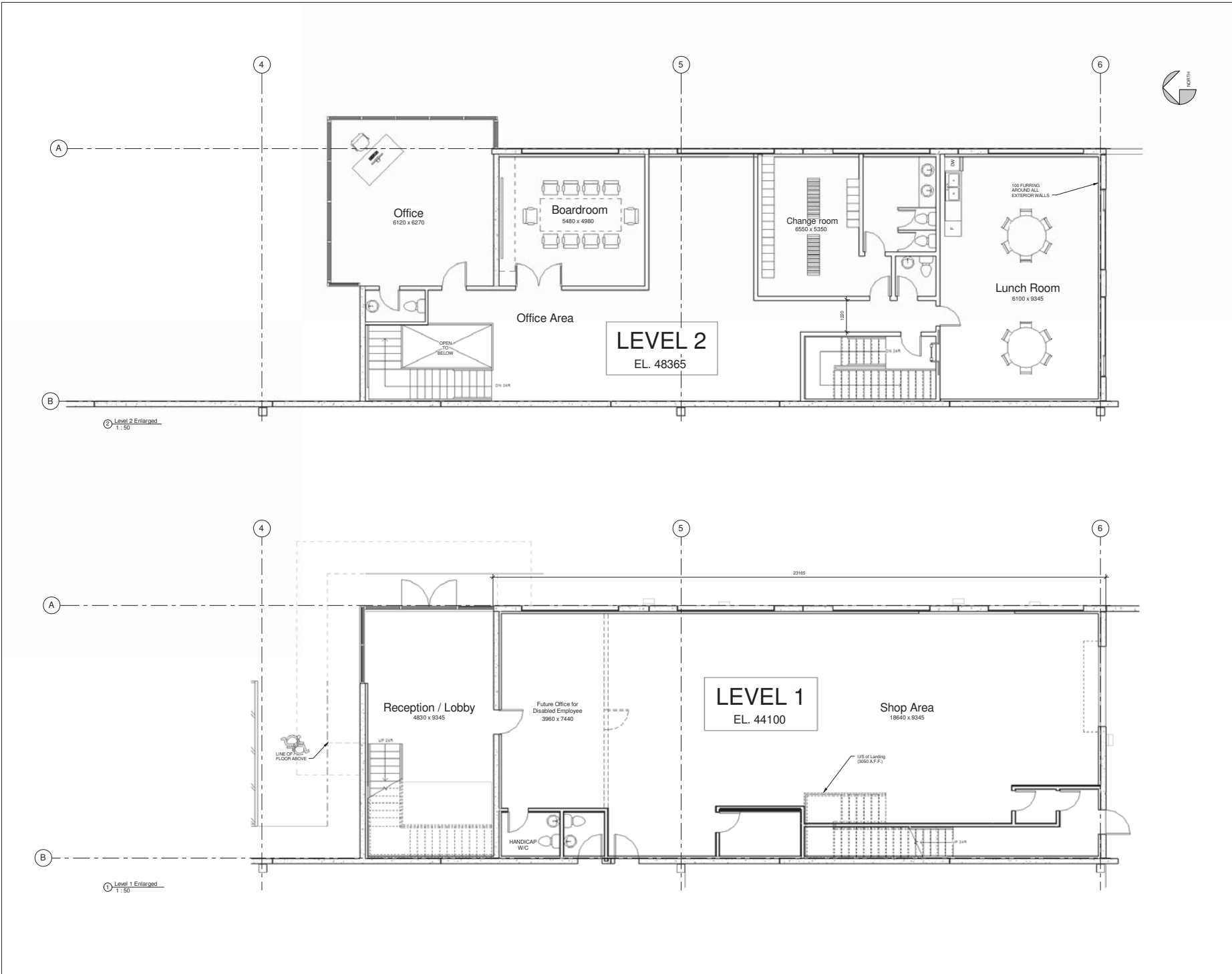
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LEVEL 2 OFFICE

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Level 2 Enlarged
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Level 1 Enlarged
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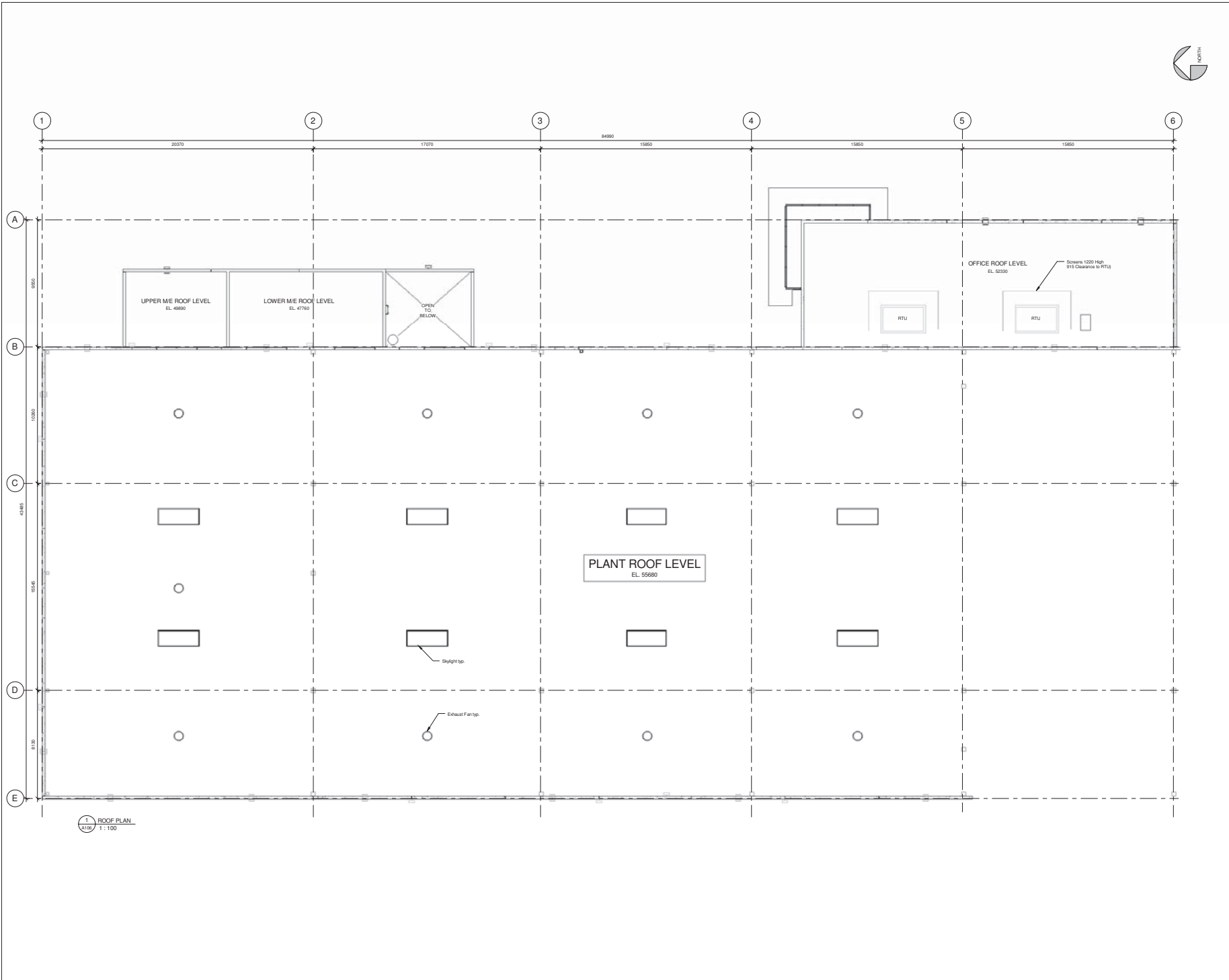
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Checked by: DL

A104
Scale: As indicated

20140521 10:04



0' 1" 2"
ALWAYS SCALE IF THIS DRAWING HAS BEEN REDUCED

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NOTE:
ALL DIMENSIONS ARE IN MILLIMETRES

IN CONSULTATION WITH:



ERIC LAW ARCHITECT INC.
601-108 WEST AVENUE, VANCOUVER BC
V6Y 1K6
TEL: 604-681-0000
FAX: 604-681-0001

Reginshaw Pac Associates Ltd.
STRUCTURAL ENGINEERS
1888 WEST 47TH AVENUE
VANCOUVER, B.C. V6V 1W4
TEL: 604-275-8000
FAX: 604-275-8070
www.rpa.com
E-Mail: cshaw@reginshawpac.com

No.	Description	Date
1	P.P.E. SUBMISSION	05.21.13
2	CO-ORDINATION	05.14.13
3	P.P.E. SUBMISSION	05.08.13
4	P.P.E. SUBMISSION	04.30.13
5	P.P.E. SUBMISSION	05.13.13

EBCO METAL FINISHING
24TH AVENUE, SURREY, B.C.

PLANT ROOF

Project number: 13096
Date: MAY 21, 2013
Drawn by: TB
Checked by: DL

A106
Scale: 1 : 100

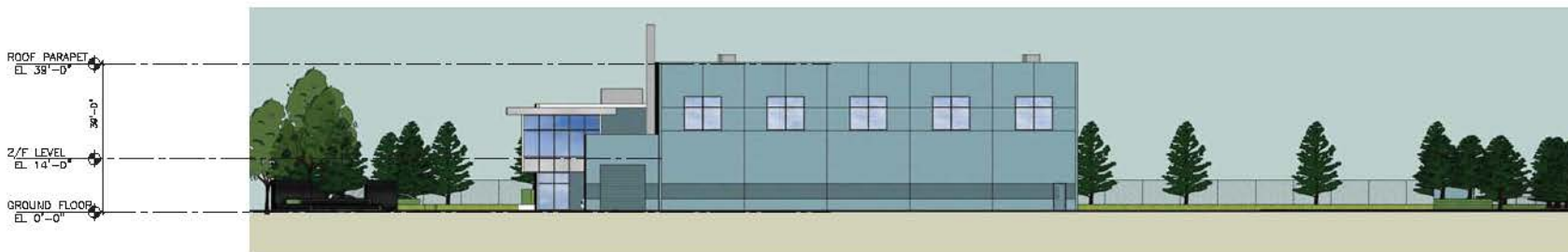
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EAST ELEVATION



WEST ELEVATION

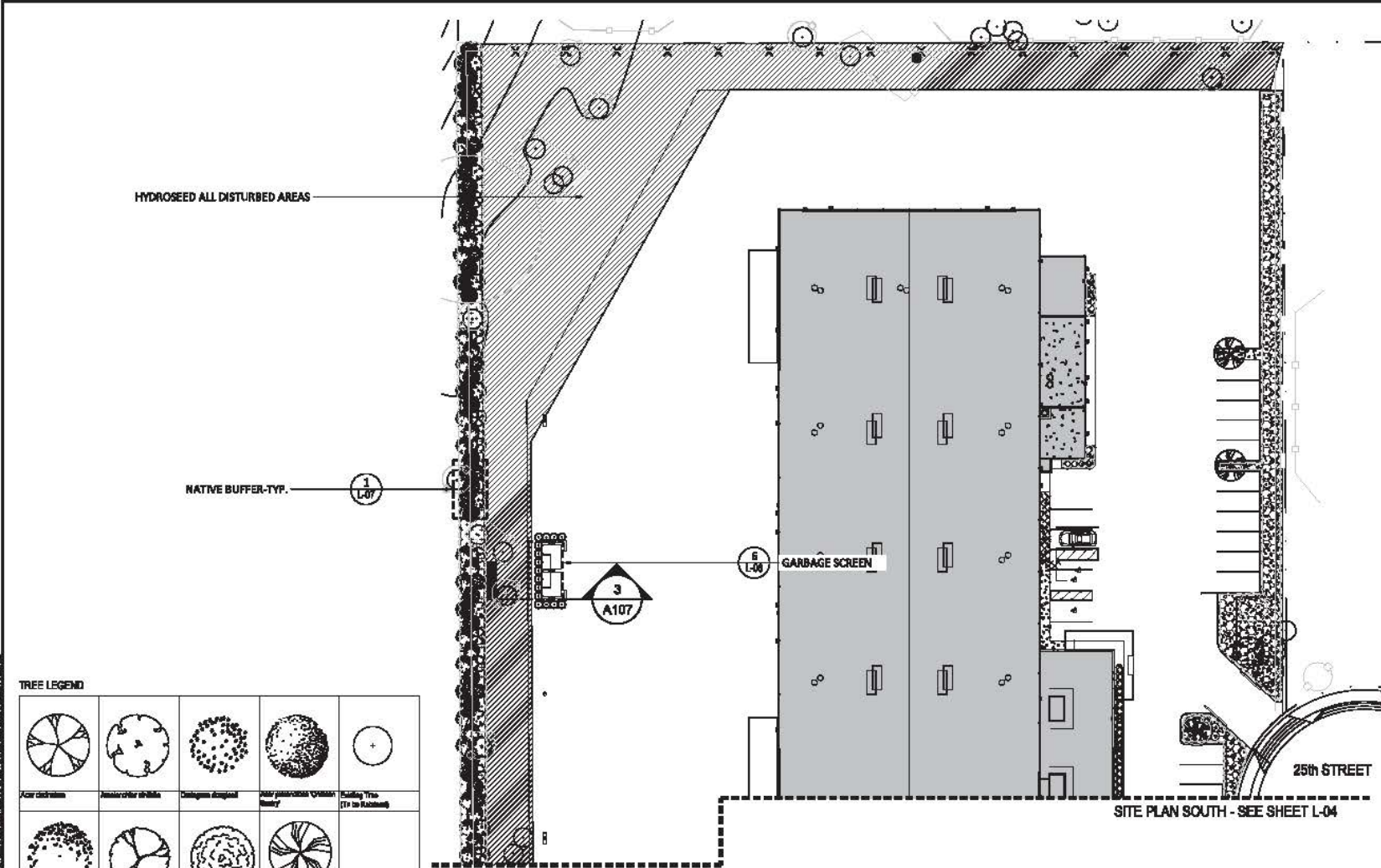


NORTH ELEVATION



SOUTH ELEVATION

NO.	DATE	DESCRIPTION
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BOGDANOV PAO ASSOCIATES LTD. STRUCTURAL ENGINEERS <small> 1420 West 8th Street Vancouver, BC Canada, V6P 1E6 Tel: 604-276-8977 Fax: 604-276-4374 www.bogdanovpao.com E-mail: bogdanov@bogdanovpao.com </small>		
EBCO METAL FINISHING BUILDING		
14600 24th Avenue Surrey BC		
IMAGES		
<small> DRAWN BY: [Blank] CHECKED BY: [Blank] DATE: 1/17/24 SCALE: 1/4" = 1'-0" </small>	<small> PROJECT: 71-027 SHEET: </small>	IMAGE 2



DETAIL NOTATIONS

(X)	Existing Tree - To be Retained
(-)	Existing Tree - To be Protected
(Tree with cross-hatch)	New Planting (Specie)
(Tree with solid fill)	Replacement Trees (100% Same - Preferred)
(Tree with diagonal lines)	Remove - Substitute for Colonnaded
(Tree with horizontal lines)	Remove - Substituted
(Tree with vertical lines)	Remove - Substituted
(Tree with wavy lines)	Hydroseeding Grass: Seed: Ryegrass/Bluegrass Mix Fertilizer: Phosphate, Potash, Nitrogen Mulch: 3cm
(Tree with diagonal lines)	Replace: Planting Beds in Parking Lot Landscaping Sheet L-02
(Tree with diagonal lines)	Replace: Planting Beds in Parking Lot Landscaping Sheet L-02
(Tree with diagonal lines)	Planting Lot Landscaping Beds in Parking Lot Landscaping Sheet L-02
(Tree with diagonal lines)	Hydroseed and Mulch To 50mm. Minimum

REVISIONS

1	RI	Revised for DP	May 28, 2014
2	RI	Revised for DP	May 28, 2014
3	RI	Revised for DP	May 28, 2014
4	RI	Revised for DP	May 28, 2014
5	RI	Revised for DP	April 24, 2014
6	RI	Revised for DP	Oct. 1, 2013
7	RI	Issued for Review	Sept. 11, 2013
8	RI	Issued for Review	June

NECESSARY TABLE FOR DRAWINGS
 PHOTOGRAPHS: THE DRAWING AND DESIGN IS THE PROPERTY OF THE FIRM AND WILL NOT BE LOANED, REPRODUCED, COPIED, OR IN ANY MANNER REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

Project:
EBCO Metal Finishing

Location:
 EBCO Metal Finishing
 1888 29th Avenue
 Surrey, BC

Drawn: DJ
Checked: DJ
Approved: MV
Scale: 1:200

Stamp:
 Original Sheet Date:
 Sept. 16, 2013

TREE LEGEND

(Tree symbol 1)	(Tree symbol 2)	(Tree symbol 3)	(Tree symbol 4)	(Tree symbol 5)
Acacia dealbata	Amelanchier alba	Calluna vulgaris	Malus domestica (Apple)	Planting Tree (To be Retained)
(Tree symbol 6)	(Tree symbol 7)	(Tree symbol 8)	(Tree symbol 9)	
Fraxinus excelsior	Malus domestica	Malus domestica	Malus domestica	

TREES (SHOWN AS THEY APPEAR WHEN PLANTED)

HT	QTY	RECOMMENDATION	COMMON NAME	USE	SPACING
1.0m	1	Low Shrubbery (White Flower)	Red-Tipped Dogwood	100% Native, No. 10, Full Green	10m x 10m
1.0m	1	Red-Tipped Dogwood	Calluna	100% Native, No. 10, Full Green	10m x 10m
1.0m	1	Malus domestica	Malus domestica	100% Native, No. 10, Full Green	10m x 10m
1.0m	1	Fraxinus excelsior	Fraxinus excelsior	100% Native, No. 10, Full Green	10m x 10m
1.0m	1	Malus domestica	Malus domestica	100% Native, No. 10, Full Green	10m x 10m
1.0m	1	Malus domestica	Malus domestica	100% Native, No. 10, Full Green	10m x 10m
1.0m	1	Malus domestica	Malus domestica	100% Native, No. 10, Full Green	10m x 10m
1.0m	1	Malus domestica	Malus domestica	100% Native, No. 10, Full Green	10m x 10m
1.0m	1	Malus domestica	Malus domestica	100% Native, No. 10, Full Green	10m x 10m

Drawing Title: **SITE PLAN NORTH**



Project #: **DP2013-23**

Drawing #: **L-03**

SITE PLAN NORTH - SEE SHEET L-03

FERNS, GROUNDCOVERS, AND PERENNIALS - BIOSWALE
 QUANTITIES AND PLANT SPECIES IDENTIFIED IN THIS PLAN

SYM </th <th>COMMON NAME</th> <th>SPY PERENNIAL NAME</th> <th>COMMON NAME</th> <th>QTY</th> <th>SPACING</th>	COMMON NAME	SPY PERENNIAL NAME	COMMON NAME	QTY	SPACING
101	Asplenium platyneuron	Asplenium platyneuron	Asplenium	100 P/2'	Asplenium spacing to be determined
102	Asplenium platyneuron	Asplenium platyneuron	Asplenium	100 P/2'	Asplenium spacing to be determined
103	Asplenium platyneuron	Asplenium platyneuron	Asplenium	100 P/2'	Asplenium spacing to be determined
104	Asplenium platyneuron	Asplenium platyneuron	Asplenium	100 P/2'	Asplenium spacing to be determined
105	Asplenium platyneuron	Asplenium platyneuron	Asplenium	100 P/2'	Asplenium spacing to be determined
106	Asplenium platyneuron	Asplenium platyneuron	Asplenium	100 P/2'	Asplenium spacing to be determined
107	Asplenium platyneuron	Asplenium platyneuron	Asplenium	100 P/2'	Asplenium spacing to be determined
108	Asplenium platyneuron	Asplenium platyneuron	Asplenium	100 P/2'	Asplenium spacing to be determined
109	Asplenium platyneuron	Asplenium platyneuron	Asplenium	100 P/2'	Asplenium spacing to be determined
110	Asplenium platyneuron	Asplenium platyneuron	Asplenium	100 P/2'	Asplenium spacing to be determined

Plants to be placed in rows according to the standard spacing unless otherwise specified in this plan. All plants to be placed in rows unless otherwise specified in this plan.

Indicated as Not To Scale

TREE LEGEND

Aspen	Aspen	Aspen	Aspen	Aspen
Aspen	Aspen	Aspen	Aspen	Aspen

TREES (QUANTITIES AND PLANT SPECIES IDENTIFIED IN THIS PLAN)

SYM	QTY	COMMON NAME	COMMON NAME	QTY	SPACING
101	1	Aspen	Aspen	1	Aspen spacing to be determined
102	1	Aspen	Aspen	1	Aspen spacing to be determined
103	1	Aspen	Aspen	1	Aspen spacing to be determined
104	1	Aspen	Aspen	1	Aspen spacing to be determined
105	1	Aspen	Aspen	1	Aspen spacing to be determined
106	1	Aspen	Aspen	1	Aspen spacing to be determined
107	1	Aspen	Aspen	1	Aspen spacing to be determined
108	1	Aspen	Aspen	1	Aspen spacing to be determined
109	1	Aspen	Aspen	1	Aspen spacing to be determined
110	1	Aspen	Aspen	1	Aspen spacing to be determined

Plants to be placed in rows according to the standard spacing unless otherwise specified in this plan. All plants to be placed in rows unless otherwise specified in this plan.

HYDROSEED ALL DISTURBED AREAS (Future Fill Area)

1 SITE PLAN - SOUTH
 SCALE: 1:200



DETAIL MATCH LINES

	Building Foot - To be Installed
	Building Foot - To be Installed
	Foundation Foot (100mm Concrete)
	Concrete Footing for Foundation
	Concrete Footing
	Hydroseeding with Straw Mulch (100mm) and 100mm Plastic Mulch, 100mm
	Grass Seed (100mm) and 100mm Plastic Mulch, 100mm
	Grass Seed (100mm) and 100mm Plastic Mulch, 100mm
	Grass Seed (100mm) and 100mm Plastic Mulch, 100mm
	Grass Seed (100mm) and 100mm Plastic Mulch, 100mm
	Grass Seed (100mm) and 100mm Plastic Mulch, 100mm
	Grass Seed (100mm) and 100mm Plastic Mulch, 100mm

NO.	REV.	DESCRIPTION	DATE
1	01	Revised for DP	May 28, 2014
2	02	Revised for DP	May 28, 2014
3	03	Revised for DP	May 28, 2014
4	04	Revised for DP	May 28, 2014
5	05	Revised for DP	April 24, 2014
6	06	Issued for DP	Oct. 1, 2013
7	07	Issued for Review	Sept. 11, 2013

REVISIONS TABLE FOR DRAWINGS
 All revisions shall be made in accordance with the standard practice of the profession and shall be made in accordance with the standard practice of the profession.

Project:
EBCO Metal Finishing

Location:
 EBCO Metal Finishing
 1888 29th Avenue
 Surrey, BC

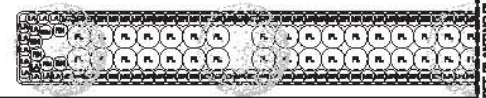
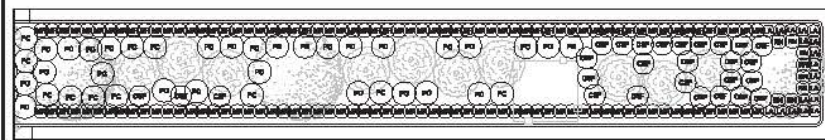
Drawn: DJ	Stamp:
Checked: DJ	
Approved: MV	Original Start Date: Sept. 16, 2013
Scale: 1:200	CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE GROUND AND REPORT ANY DISCREPANCIES TO THE CONSULTANT IMMEDIATELY UPON DISCOVERY. THE CONSULTANT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE CONSULTANT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

Drawing Title: **SITE PLAN SOUTH**



VDC Project #: **DP2013-23**

Drawing #: **L-04**

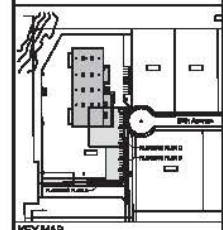
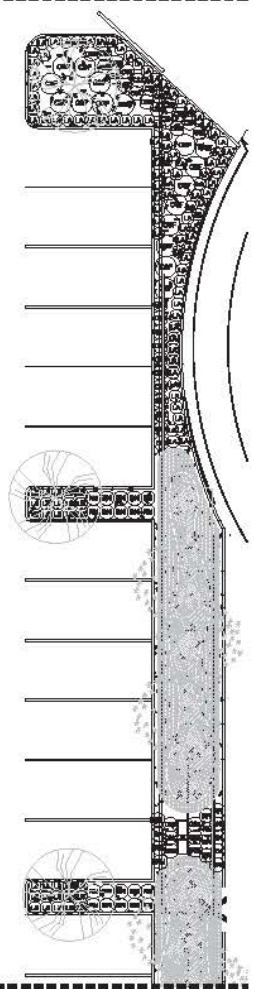
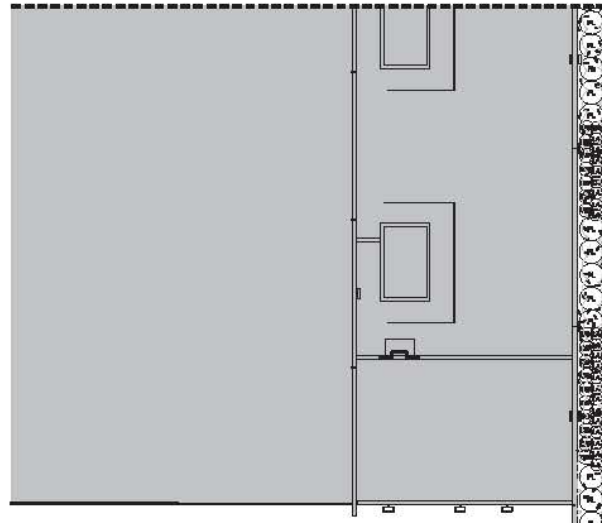
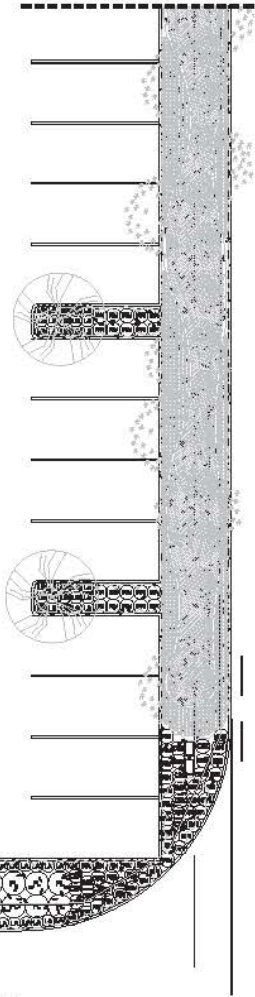


SEE PLANTING PLAN 3 - THIS SHEET

1 PARKING LOT PLANTING PLAN A
SCALE: 1:100

SEE PLANTING PLAN 3 - THIS SHEET

SEE PLANTING PLAN 4 - SEE SHEET L-05



REVISION TABLE FOR DRAWINGS

No.	By	Description	Date
1	BJ	Revised for DP	May 28, 2014
2	BJ	Revised for DP	May 28, 2014
3	BJ	Revised for DP	May 28, 2014
4	BJ	Revised for DP	May 28, 2014
5	BJ	Revised for DP	April 24, 2014
6	BJ	Issued for DP	Oct. 1, 2013
7	BJ	Issued for Review	Sept. 11, 2013
8	BJ	Drawings	June

PROFESSIONAL SEAL AND SIGNATURE OF THE ENGINEER OR ARCHITECT REQUIRED FOR THE DRAWINGS TO BE VALID AND TO BE USED FOR CONSTRUCTION OF THE PROJECT.

Project:
EBCO Metal Finishing

Location:
EBCO Metal Finishing
1888 29th Avenue
Surrey, BC

Drawn: DJ	Stamp:
Checked: DJ	
Approved: BJV	Original Issue Date: Sept. 16, 2013
Scale: As Noted	CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE PERMITS.

SHRUBS, GROUNDCOVERS, AND PERENNIALS - PARKING LOT
(PLANTING TO BE DONE AFTER CONSTRUCTION OF CURBS AND DRIVEWAYS)

REV	BY	DESCRIPTION	AMOUNT	DATE	APPROVED
1	BJ	Amelanchier 'Royal Rainier'	20 P10 10'	2014.05.28	
2	BJ	Amelanchier 'Royal Rainier'	20 P10 10'	2014.05.28	
3	BJ	Amelanchier 'Royal Rainier'	20 P10 10'	2014.05.28	
4	BJ	Amelanchier 'Royal Rainier'	20 P10 10'	2014.05.28	
5	BJ	Amelanchier 'Royal Rainier'	20 P10 10'	2014.05.28	
6	BJ	Amelanchier 'Royal Rainier'	20 P10 10'	2014.05.28	
7	BJ	Amelanchier 'Royal Rainier'	20 P10 10'	2014.05.28	
8	BJ	Amelanchier 'Royal Rainier'	20 P10 10'	2014.05.28	
9	BJ	Amelanchier 'Royal Rainier'	20 P10 10'	2014.05.28	
10	BJ	Amelanchier 'Royal Rainier'	20 P10 10'	2014.05.28	

Planting to be done after construction of curbs and driveways. See notes on drawings for details.

FERNS, GROUNDCOVERS, AND PERENNIALS - BIOSWALE
(PLANTING TO BE DONE AFTER CONSTRUCTION OF CURBS AND DRIVEWAYS)

REV	BY	DESCRIPTION	AMOUNT	DATE	APPROVED
1	BJ	Amelanchier 'Royal Rainier'	20 P10 10'	2014.05.28	
2	BJ	Amelanchier 'Royal Rainier'	20 P10 10'	2014.05.28	
3	BJ	Amelanchier 'Royal Rainier'	20 P10 10'	2014.05.28	
4	BJ	Amelanchier 'Royal Rainier'	20 P10 10'	2014.05.28	
5	BJ	Amelanchier 'Royal Rainier'	20 P10 10'	2014.05.28	
6	BJ	Amelanchier 'Royal Rainier'	20 P10 10'	2014.05.28	
7	BJ	Amelanchier 'Royal Rainier'	20 P10 10'	2014.05.28	
8	BJ	Amelanchier 'Royal Rainier'	20 P10 10'	2014.05.28	
9	BJ	Amelanchier 'Royal Rainier'	20 P10 10'	2014.05.28	
10	BJ	Amelanchier 'Royal Rainier'	20 P10 10'	2014.05.28	

Planting to be done after construction of curbs and driveways. See notes on drawings for details.



2 PARKING LOT PLANTING PLAN B
SCALE: 1:100

3 PARKING LOT PLANTING PLAN C
SCALE: 1:100

SEE PLANTING PLAN 2 - THIS SHEET

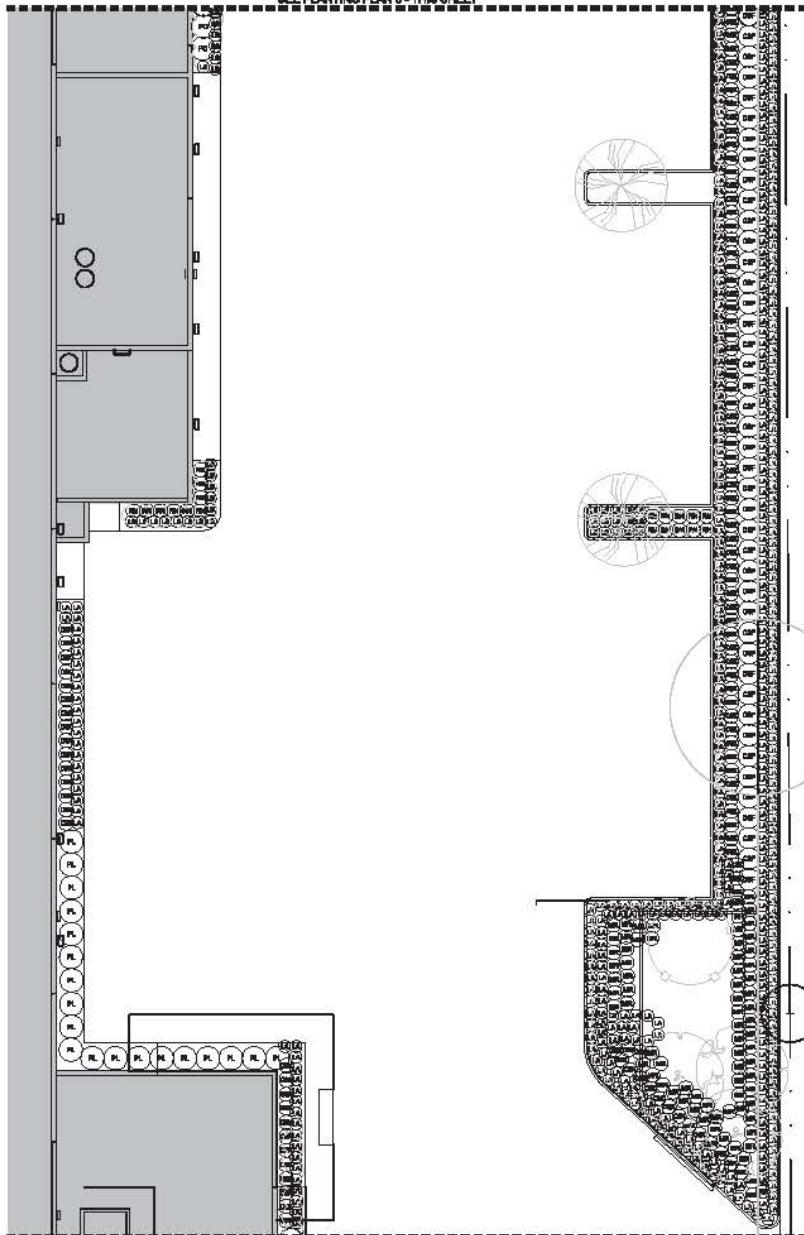
DRAWING TITLE: PARKING LOT LANDSCAPING



VOZ Project #: DP2013-23

DRAWING #: L-05

SEE PLANTING PLAN B - THIS SHEET



4 PARKING LOT PLANTING PLAN D
SCALE 1:100

SEE PLANTING PLAN C - SEE SHEET L-03

SHRUBS, GROUNDCOVERS, AND PERENNIALS - PARKING LOT
(PLANTING-SCREEN AREA/PERFORMED-DRAWING SITE PLAN)

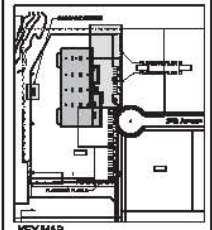
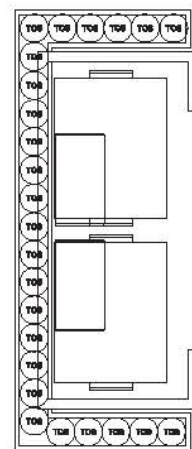
KEY	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
DSH	DSH	Salix reticulata 'Viminal'	Shrub Willow (Potted) - 2' x 2'	2' x 2'	10m x 10m
DSR	DSR	Salix reticulata 'Viminal'	Shrub Willow (Potted) - 2' x 2'	2' x 2'	10m x 10m
LS	LS	Linum catharticum 'Viminal'	Shrub Willow (Potted) - 2' x 2'	2' x 2'	10m x 10m
LS	LS	Linum catharticum 'Viminal'	Shrub Willow (Potted) - 2' x 2'	2' x 2'	10m x 10m
LS	LS	Linum catharticum 'Viminal'	Shrub Willow (Potted) - 2' x 2'	2' x 2'	10m x 10m
LS	LS	Linum catharticum 'Viminal'	Shrub Willow (Potted) - 2' x 2'	2' x 2'	10m x 10m
LS	LS	Linum catharticum 'Viminal'	Shrub Willow (Potted) - 2' x 2'	2' x 2'	10m x 10m
LS	LS	Linum catharticum 'Viminal'	Shrub Willow (Potted) - 2' x 2'	2' x 2'	10m x 10m
LS	LS	Linum catharticum 'Viminal'	Shrub Willow (Potted) - 2' x 2'	2' x 2'	10m x 10m
LS	LS	Linum catharticum 'Viminal'	Shrub Willow (Potted) - 2' x 2'	2' x 2'	10m x 10m

Plant to be installed as specified according to the Canadian Heavy Landscaping Standard for Heavy Stock and Section 12, Ontario Forest Planting for 10' Landings-Planted, unrooted.

FERNS, GROUNDCOVERS, AND PERENNIALS - BROWSWALE
(PLANTING-SCREEN AREA/PERFORMED-DRAWING SITE PLAN)

KEY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
DSH	DSH	Salix reticulata	Shrub Willow	2' x 2'	10m x 10m
DSR	DSR	Salix reticulata	Shrub Willow	2' x 2'	10m x 10m
LS	LS	Linum catharticum	Shrub Willow	2' x 2'	10m x 10m
LS	LS	Linum catharticum	Shrub Willow	2' x 2'	10m x 10m
LS	LS	Linum catharticum	Shrub Willow	2' x 2'	10m x 10m
LS	LS	Linum catharticum	Shrub Willow	2' x 2'	10m x 10m
LS	LS	Linum catharticum	Shrub Willow	2' x 2'	10m x 10m
LS	LS	Linum catharticum	Shrub Willow	2' x 2'	10m x 10m
LS	LS	Linum catharticum	Shrub Willow	2' x 2'	10m x 10m
LS	LS	Linum catharticum	Shrub Willow	2' x 2'	10m x 10m

Plant to be installed as specified according to the Canadian Heavy Landscaping Standard for Heavy Stock and Section 12, Ontario Forest Planting for 10' Landings-Planted, unrooted.



REVISIONS TABLE FOR DRAWINGS

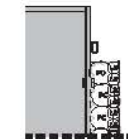
No.	By	Description	Date
1	DJ	Issued for Review	Sept. 16, 2013
2	DS	Issued for SP	Oct. 1, 2013
3	DJ	Finalized for SP	April 14th, 2014
4	DS	Finalized for SP	May 8, 2014
5	DS	Finalized for SP	May 12, 2014
6	DJ	Finalized for SP	May 28, 2014

Project:
EBCO Metal Finishing

Location:
EBCO Metal Finishing
16808 24th Avenue
Surrey, BC

Drawn: DJ	Checked: DJ
Approved: MV	Original Plant Date: Sept. 16, 2013
Scale: As Noted	DATE OF ALL DRAWINGS IS SUBJECT TO THE TERMS AND CONDITIONS OF THE AGREEMENT FOR PROFESSIONAL SERVICES. ALL DIMENSIONS AND SPACING ARE TO BE VERIFIED BY THE CONTRACTOR AT THE TIME OF THE INSTALLATION OF THE PLANT.

8 GARBAGE SCREEN
SCALE 1:50



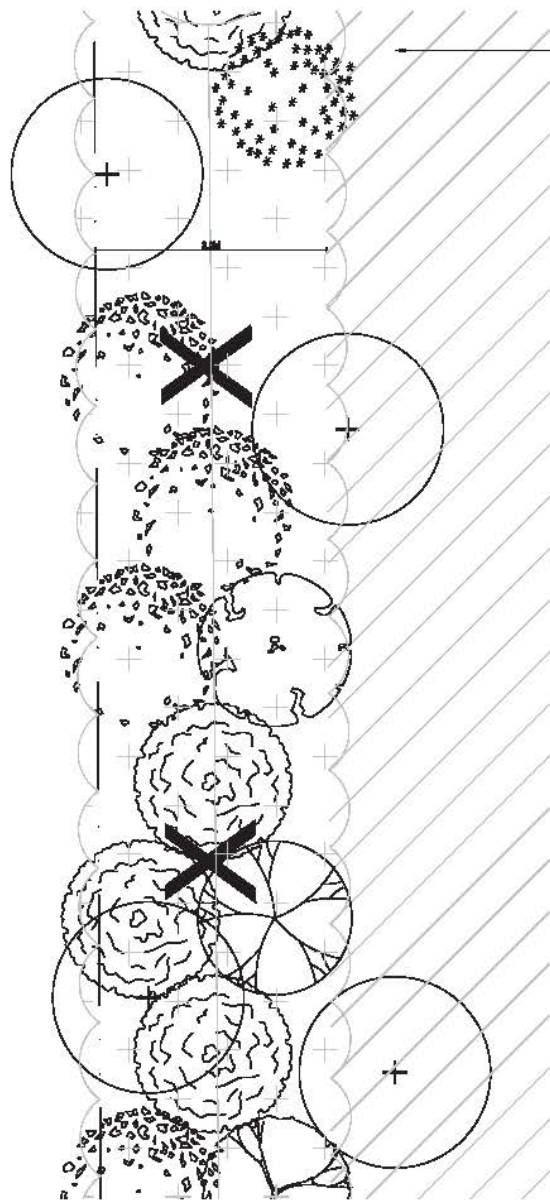
5 PARKING LOT PLANTING PLAN E
SCALE 1:100

SEE PLANTING PLAN 4 - THIS SHEET

Drawing Title: **PARKING LOT LANDSCAPING**

YOZ Project #: **DP2013-23**

Drawing #: **L-06**



HYDROSEED TO EDGE OF PROPOSED PAVEMENT

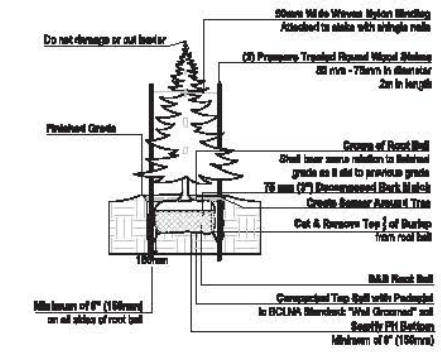
TREE LEGEND

Tree 1	Tree 2	Tree 3	Tree 4	Tree 5
Tree 6	Tree 7	Tree 8	Tree 9	Tree 10

TREES

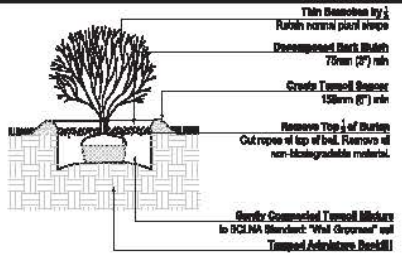
NO.	SYMBOL	COMMON NAME	SCIENTIFIC NAME	HT	FRUIT	REMARKS
1		Red Alder	<i>Alnus rubra</i>	10m	Red	Native
2		Black Alder	<i>Alnus nigra</i>	10m	Black	Native
3		White Birch	<i>Betula papyrifera</i>	10m	White	Native
4		Yellow Birch	<i>Betula flexilis</i>	10m	Yellow	Native
5		Black Birch	<i>Betula nigra</i>	10m	Black	Native
6		Red Birch	<i>Betula glandulosa</i>	10m	Red	Native
7		White Birch	<i>Betula glandulosa</i>	10m	White	Native
8		Black Birch	<i>Betula glandulosa</i>	10m	Black	Native
9		White Birch	<i>Betula glandulosa</i>	10m	White	Native
10		Black Birch	<i>Betula glandulosa</i>	10m	Black	Native

Provide the final tree symbol according to the Province of British Columbia Standards for Landscaping and Horticulture, 2010 Edition. Contact the Province of British Columbia Standards, Vancouver.

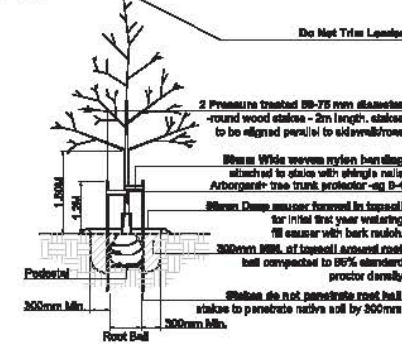


- Notes:**
1. Do not damage main roots or destroy root ball when installing tree stake.
 2. Water thoroughly after installation.
 3. Remove tree rings and stakes two years after installation.
 4. Provide drainage for planting pit in impermeable soil.

1 CONIFEROUS TREE
SCALE: NTS

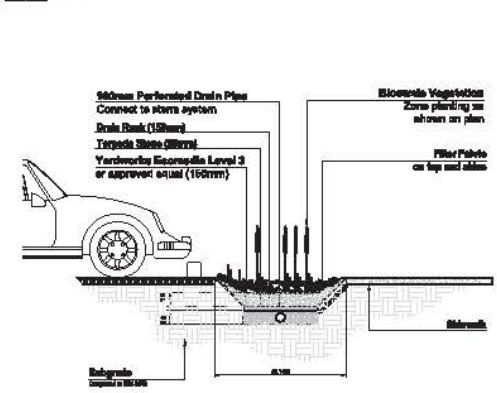


2 SHRUB PLANTING DETAIL
SCALE: NTS



- NOTES:**
1. Staking/banding to be loosened and dropped to the bottom of the planting hole, all wiring, bolting, etc. to be removed.
 2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
 3. All trees shall be single stem.

3 ON SITE TREE PLANTING DETAIL
SCALE: NTS



4 BIOSWALE DETAIL
SCALE: NTS

van der Zee + associates Inc.
Professional Consulting
1100 West 10th Avenue
V6H 2A6
Tel: 604.273.8888
Fax: 604.273.8889
www.vdzee.com



DETAIL MATCH LINES

	Match Line - To be Matched
	Match Line - To be Matched
	Match Line - To be Matched
	Match Line - To be Matched
	Match Line - To be Matched
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REVISION TABLE FOR DRAWINGS

No.	By	Description	Date
1	BJ	Revised for DP	May 28, 2014
2	BJ	Revised for DP	May 28, 2014
3	BJ	Revised for DP	May 28, 2014
4	BJ	Revised for DP	May 28, 2014
5	BJ	Revised for DP	April 24, 2014
6	BJ	Issued for BP	Oct. 1, 2013
7	BJ	Issued for Review	Sept. 11, 2013

PROPRIETARY NOTICE: This drawing and design are property of van der Zee + associates Inc. and may not be reproduced or used without written permission.

Project:
EBCO Metal Finishing

Location:
EBCO Metal Finishing
1558 29th Avenue
Surrey, BC

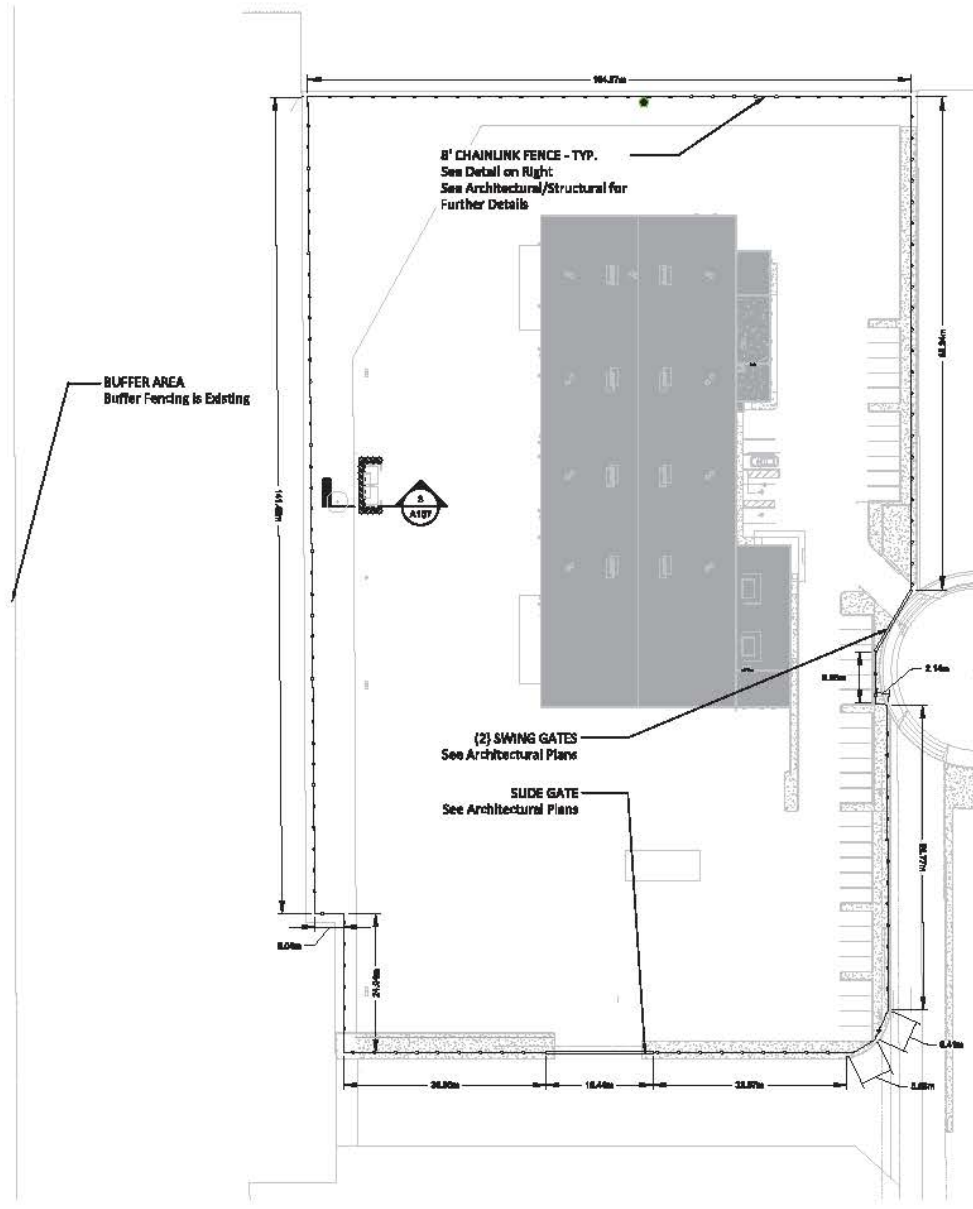
Drawn: DJ	Stamp:
Checked: DJ	
Approved: BV	Original Issue Date: Sept. 14, 2013
Scale: As Noted	CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM LOCAL GOVERNMENT AND BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM LOCAL GOVERNMENT.

Drawing Title: **BUFFER LANDSCAPING**



VDC Project #: **DP2013-23**

Drawing #: **L-07**



8' CHAINLINK FENCING DETAIL
 Scale 1:6

No.	By	Description	Date
1	DL	Issued for Tender	Sept. 16, 2014
2	DL	Issued for RFP	Oct. 1, 2014
3	DL	For Issued for RFP	April 14th, 2014
4	DL	For Issued for RFP	May 8, 2014
5	DL	For Issued for RFP	May 13, 2014
6	DL	For Issued for RFP	May 20, 2014

REVISIONS TABLE FOR DRAWINGS

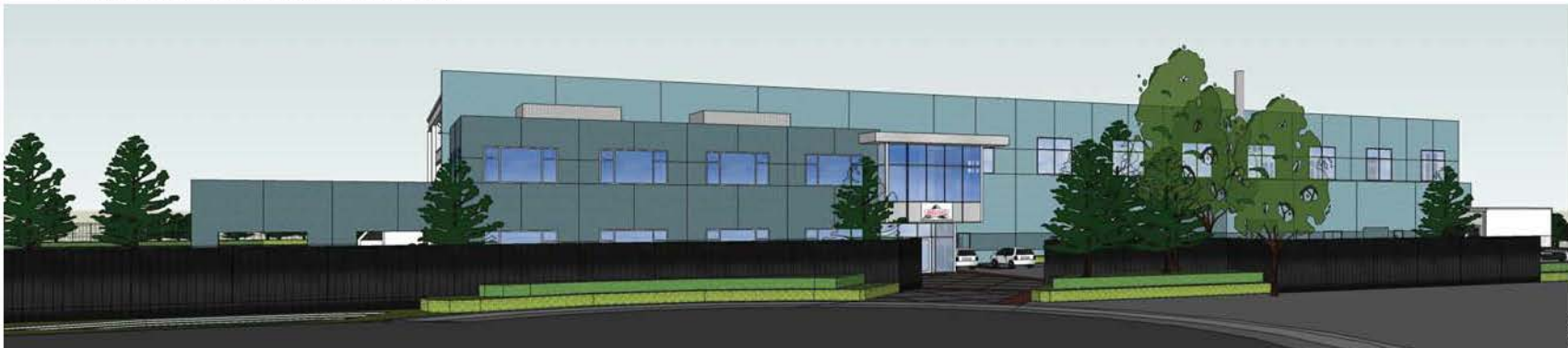
Project: **EBCO Metal Finishing**

Location: **EBCO Metal Finishing
 16800 24th Avenue
 Surrey, BC**

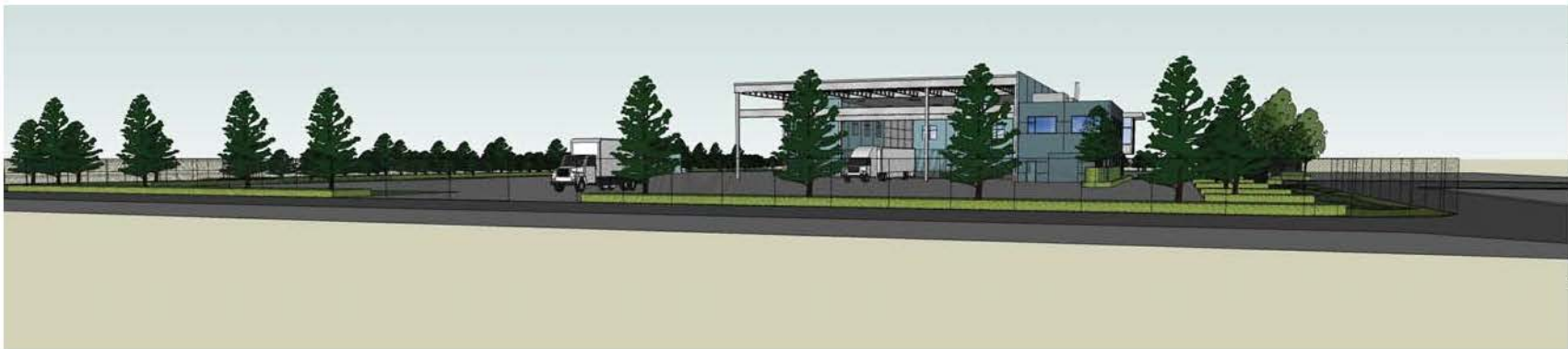
Drawn: DU	Checked: DU
Approved: MV	Original Mark Date: Sept. 16, 2014
Block: As Noted	



PERSPECTIVE VIEW FROM SOUTH EAST



PERSPECTIVE STREET VIEW FROM EAST



PERSPECTIVE VIEW FROM SOUTH

DATE - 08/20/20											
NO.	SCALE										
<p>CONSENT SERVICES BOGDANOV PAO ASSOCIATES LTD. 430 West 8th Street Vancouver, BC V6C 1A5 Canada, 607 1st Tel: 604-681-8777 Fax: 604-681-8775 www.bpa.ca E-mail: bpa@bpa.ca</p>											
<p>BOGDANOV PAO ASSOCIATES LTD. STRUCTURAL ENGINEERS</p>											
<p>430 West 8th Street Vancouver, BC V6C 1A5 Canada, 607 1st Tel: 604-681-8777 Fax: 604-681-8775 www.bpa.ca E-mail: bpa@bpa.ca</p>											
<p>EBCO METAL FINISHING BUILDING</p>											
<p>14600 24TH AVENUE SURREY BC</p>											
<p>IMAGES</p>											
<table border="1"> <tr> <td>DATE</td> <td>SCALE</td> </tr> <tr> <td>08/20/20</td> <td>1/4" = 1'-0"</td> </tr> <tr> <td>BY</td> <td>DATE</td> </tr> <tr> <td>1/4" = 1'-0"</td> <td>08/20/20</td> </tr> <tr> <td>APPROVED</td> <td></td> </tr> </table>	DATE	SCALE	08/20/20	1/4" = 1'-0"	BY	DATE	1/4" = 1'-0"	08/20/20	APPROVED		<p>IMAGE 1</p>
DATE	SCALE										
08/20/20	1/4" = 1'-0"										
BY	DATE										
1/4" = 1'-0"	08/20/20										
APPROVED											



AERIAL VIEW

DATE - 08/01/2017	
COPYRIGHT RESERVED BOGDANOV PAO ASSOCIATES LTD. 1400 WEST 85TH AVENUE VANCOUVER, BC V6P 4K6 TEL: 604-276-1977 FAX: 604-276-1572 WWW.BOGDANOVPAO.COM E-MAIL: info@bogdanovpao.com	
BOGDANOV PAO ASSOCIATES LTD. STRUCTURAL ENGINEERS 1400 WEST 85TH AVENUE VANCOUVER, BC V6P 4K6 TEL: 604-276-1977 FAX: 604-276-1572 WWW.BOGDANOVPAO.COM E-MAIL: info@bogdanovpao.com	
EBCO METAL FINISHING BUILDING 14600 24TH AVENUE SURREY BC IMAGES	
DRAWN BY: [blank] CHECKED BY: [blank] DATE: 1/16/17 SCALE: 1/4" = 1'-0" PROJECT: 17-001	SHEET: 716-01/7 TOTAL SHEETS: 7 IMAGE 3

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

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

DATE: **May 21, 2014** PROJECT FILE: **7813-0169-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 18699 24 Avenue**

DEVELOPMENT PERMIT

Ensure City of Surrey Park requirements are captured through the Planning Department's Development Permit Process.

BUILDING PERMIT

The following issues are to be addressed as a condition of issuance of the Building Permit:

Works and Services

- Provide a minimum driveway access of 9.0 metres.
- Provide proof of adequate on-site turning movement analysis to City's Transportation Division for review.
- Provide water, sanitary and drainage connections.
- Ensure a Restrictive Covenant for Sanitary Sewer pumped connection is registered.
- Ensure a Restrictive Covenant for Water Quality Control is registered.
- Ensure a Restrictive Covenant for No Access to 24 Avenue is registered.
- Confirm the proposed development conforms to the Drainage analysis from 7810-0301-00 and ensure appropriate Restrictive Covenants are registered.

The Applicant is advised that Project 7810-0301-00 must be completed and accepted before a Building Permit can be issued.



Rémi Dubé, P.Eng.
Development Services Manager

LR



van der Zalm + associates inc.

Tree Preservation Summary

Surrey Project No: See architect's forms

Address: 18699 24th Avenue Surrey, B.C.

Registered Arborist: Kelly Koome

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)	195
Protected Trees to be Removed	149
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	46
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad 7 \quad} \times \text{one (1)} = 7$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad 142 \quad} \times \text{two (2)} = 284$ 	291
Replacement Trees Proposed	213
Replacement Trees in Deficit	78
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\hspace{2cm}} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\hspace{2cm}} \times \text{two (2)} = 0$ 	0
Replacement Trees Proposed	
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0169-00

Issued To: ROSA EPPICH HOLDINGS LTD
("the Owner")

Address of Owner: 15200 - Knox Way
Richmond, BC V6V 3A6

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: 028-975-740
Lot 11 Section 21 Township 7 New Westminster District Plan EPP24887
18699 - 24 Avenue

(the "Land")

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

In Section J.3 of Special Regulations of "Comprehensive Development Zone (CD By-law No. 17536)" in Area B, areas for outdoor storage of any goods, materials or supplies associated with the uses and operations allowed on the *lot*, may be located within the *side yard*.
4. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. 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.

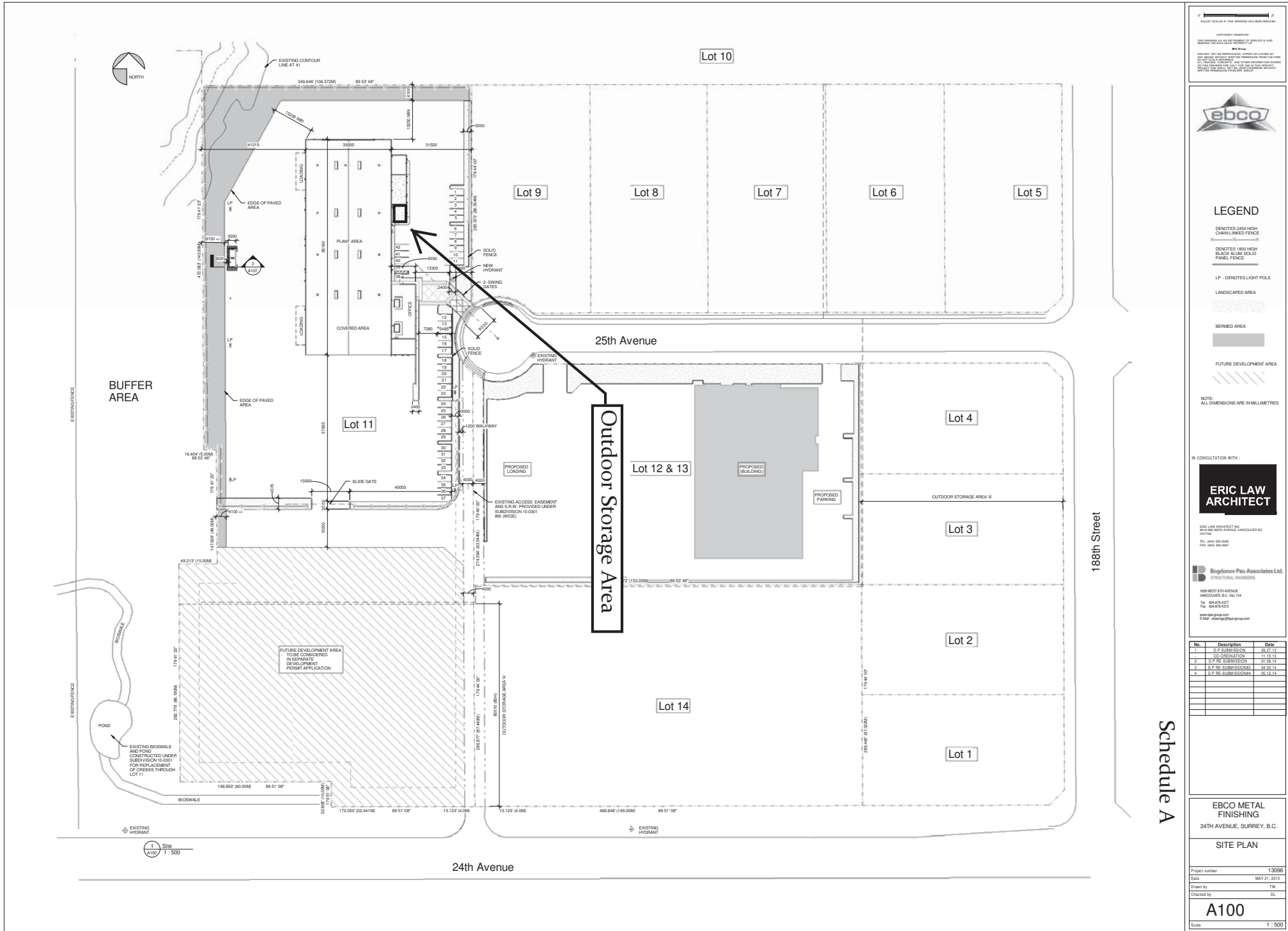
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

8. 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 – Dianne L. Watts

City Clerk – Jane Sullivan



1" = 100'
 ALL DIMENSIONS ARE IN MILLIMETRES



- LEGEND**
- DENOTES 2450 HIGH CHANNELLED FENCE
 - DENOTES 1800 HIGH BLACK ALUM. SOLID PANEL FENCE
 - LP - DENOTES LIGHT POLE
 - LANDSCAPED AREA
 - BERMED AREA
 - FUTURE DEVELOPMENT AREA

IN CONSULTATION WITH:
ERIC LAW ARCHITECT

EBCO METAL FINISHING
 24TH AVENUE, SURREY, B.C.

Site Plan

No.	Description	Date
1	P.P. SUBMISSION	03.27.13
2	CO-CORRECTION	11.18.13
3	P.P. SUBMISSION	02.08.14
4	P.P. SUBMISSION	04.30.14
5	P.P. SUBMISSION	05.12.14

EBCO METAL FINISHING
 24TH AVENUE, SURREY, B.C.

SITE PLAN

Project number: 13096
 Date: MAY 21, 2013
 Drawn by: TB
 Checked by: DL

A100

Scale: 1:500

Schedule A