

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7919-0196-00

Planning Report Date: October 19, 2020

**PROPOSAL:**

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

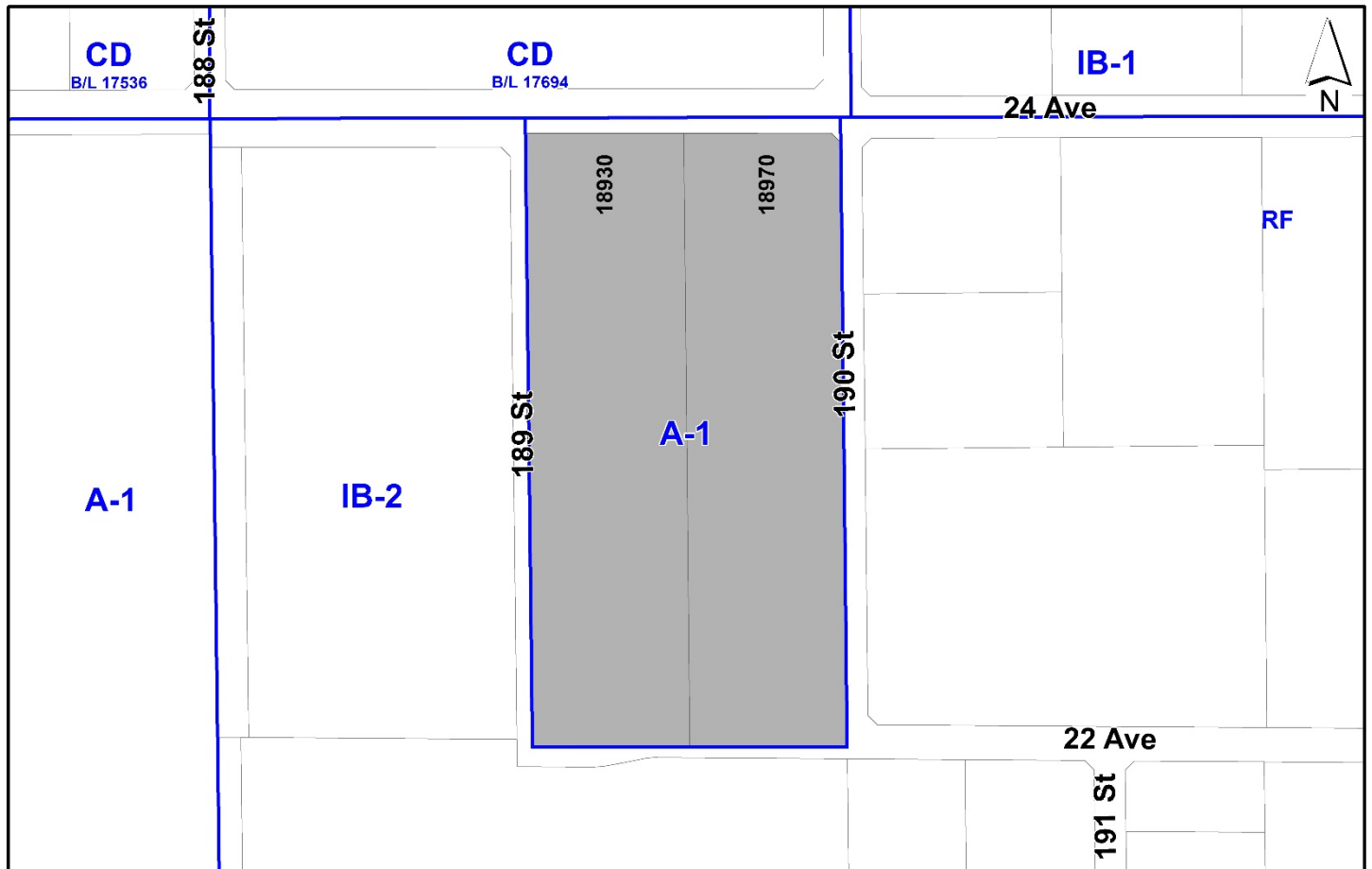
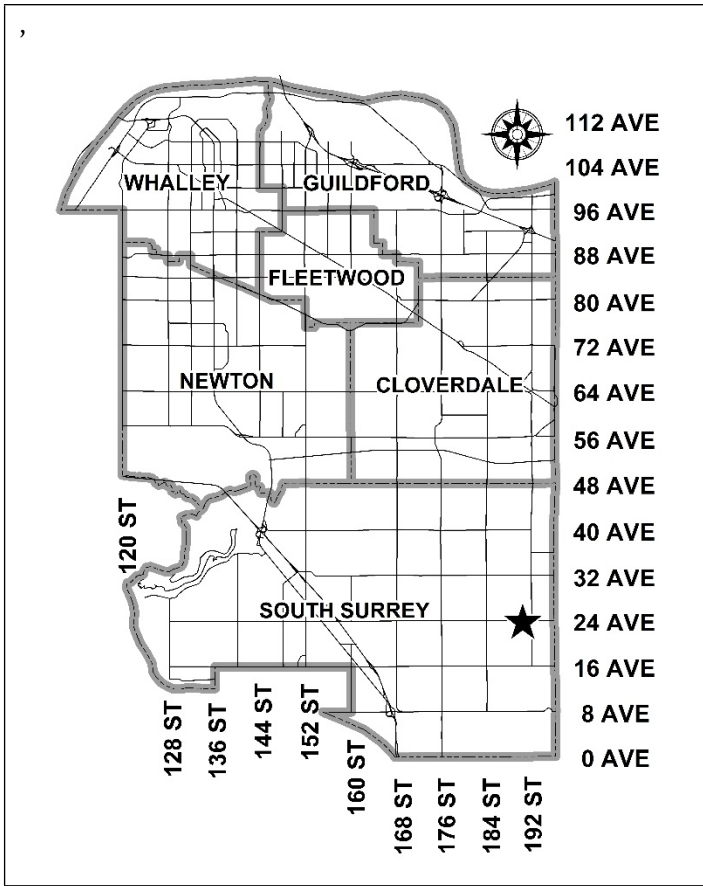
to permit the development of a multi-tenant  
 40,586-square-metre industrial building.

**LOCATION:** 18930 - 24 Avenue  
 18970 - 24 Avenue

**ZONING:** A-1

**OCP DESIGNATION:** Mixed Employment

**LAP DESIGNATION:** Business Park and Open Space  
 Corridors/Buffers



**RECOMMENDATION SUMMARY**

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Form and Character.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- Proposing an amendment to the Campbell Heights Local Area Plan (LAP) for a portion of the site from Open Space Corridors/Buffers to Business Park.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Mixed Employment designation in the Official Community Plan (OCP).
- The proposal complies with the Mixed Employment designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the portion of the site that is designated for Business Park uses in the Campbell Heights Local Area Plan (LAP).
- The proposed elimination of the Open Space Corridors/Buffers designation in the LAP is consistent with other developments in the area. Landscape buffers will be provided along all roads, and the applicant has proposed a monetary compensation to contribute to the conservation of lands in more appropriate and continuous lands in Campbell Heights.
- The proposed density and building form are appropriate for this part of Campbell Heights.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed signage has been comprehensively designed to be integrated with the design of the building and provides a comprehensive look for the development.

**RECOMMENDATION**

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "General Agriculture Zone (A-1)" to "Business Park 1 Zone (IB-1)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7919-0196-00 generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (g) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space;
  - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
  - (i) registration of a Section 219 Restrictive Covenant to prohibit any use that require a Metro Vancouver air quality permit from locating on the site.
4. Council pass a resolution to amend the Campbell Heights Local Area Plan (LAP) to redesignate a portion of the land from Open Space Corridors/Buffers to Business Park when the project is considered for final adoption.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Vacant land	Business Park and Open Space Corridors/Buffers	A-1
North (Across 24 Avenue):	Vacant pre-serviced industrial land under Development Application for an industrial building (Development Application No. 7920-0029-00)	Technology Park or Business Park and Landscape Strips	CD By-law No. 17694
East (Across 190 Street):	Multi-tenant industrial buildings	Landscape Strips and Business Park	IB-2
South (Across 22 Avenue):	Warehouse and distribution facility under construction	Business Park	IB-2
West (Across 189 Street):	Multi-tenant industrial buildings	Business Park	IB-2

### Context & Background

- The subject site is comprised of two properties (18930 and 18970 24 Avenue), which total 7.98 hectares in size. The subject site is designated "Mixed Employment" in the Official Community Plan (OCP), "Business Park" and "Open Space Corridors/Buffers" in the Campbell Heights Local Area Plan (LAP) and zoned "General Agricultural Zone (A-1)".
- The site has natural vegetation and there are no buildings or structures.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to rezone the site from "General Agricultural Zone (A-1)" to "Business Park Zone (IB-1)" and a Development Permit for Form and Character to permit the development of a multi-tenant industrial business park building with a gross floor area of 40,568 square metres.
- The application requires road dedication along all roads, and access is proposed at four locations: 2 accesses on 189 Street and two accesses on 190 Street.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	79,776.4 square metres
Road Dedication:	11,705.5 square metres
Net Site Area:	68,070.9 square metres
<b>Number of Lots:</b>	1
<b>Building Height:</b>	13.25 metres
<b>Floor Area Ratio (FAR):</b>	0.60
<b>Floor Area</b>	
Industrial/Total:	40,568 square metres



## Referrals

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
- Parks, Recreation & Culture: Parks has agreed to accept the applicant's voluntary monetary contribution in the amount of \$326,000 in support of the proposed Campbell Heights LAP amendment to remove the Open Space Corridors/Buffers designation on the site. This contribution will be used to allow for the restoration and enhancement of GIN corridors in Campbell Heights.
- Surrey Fire Department: The Fire Department has no concerns with the proposed development.

## Transportation Considerations

- The application requires road dedication along all roads, with approx. 8.6 metre on 24 Avenue, 10 metres on 189 Street, 10.5 metres on 190 Street and varying between 2.3 metres and 7 metres on 22 Avenue, as well as all applicable corner cuts.
- The site will be accessed via four driveways, two on 189 Street for vehicular and truck movement, and two on 190 Street for vehicular access only.
- The proposed truck bays are located along the west side of the site, with a berm and fence to screen them from 189 Street.

## Open Space Corridors/Buffers Area Considerations

- The applicant proposes to amend the Campbell Heights Local Area Plan (LAP) to eliminate the Open Space Corridors/Buffers designation along 24 Avenue and 190 Street. the proposed amendment is consistent with others done in the area, and the applicant will still be providing all the minimum landscape buffers of the proposed "Business Park Zone (IB-1)".
- The Parks, Recreation and Culture Department recognizes that the forested area adjacent to 24 Avenue and 190 Street has limited habitat value and notes that measures should be taken instead to preserve land that is within the Biodiversity Conservation Strategy area.
- As compensation for the LAP amendment (which is typically provided in the area), and to assist the City in acquiring and maintaining green spaces of higher habitat value elsewhere in Campbell Heights, the applicant is proposing a voluntary monetary contribution of \$326,000.

## Sustainability Considerations

- The applicant has met the majority of the sustainable development criteria, as indicated in the Sustainable Development Checklist; however, the applicant does not propose to meet the Climate Adaptation Strategy policy for a green roof or a high-albedo roof, which is typically considered to have a Solar Radiance Index (SRI) value of 0.75.

- The purpose of a high albedo roof is to reduce internal building temperature by reflecting the sun, and also to contribute to a lower overall heat island effect, which is an increase in the overall temperature of a developed area.
- The applicant is proposing a ballasted EPDM (ethylene propylene diene monomer) roof system with light grey washed river worn rock, which is anticipated to have an SRI value between 0.5 and 0.65, depending on the natural pigment variation of the river rock.

## **POLICY & BY-LAW CONSIDERATIONS**

### **Regional Growth Strategy**

- The proposal complies with the "Mixed Employment" land use designation in the Metro Vancouver Regional Growth Strategy.

### **Official Community Plan**

#### Land Use Designation

- The proposal complies with the "Mixed Employment" land use designation in the Official Community Plan.

#### Themes/Policies

The proposed development is supported by the following policies of the Official Community Plan:

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

*(The proposed development is oriented towards 190 Street with expansive two-level spandrel glazing).*

- B6.9 – Create opportunities for interactive and enjoyable public plazas by using furniture, banners, signs, interactive public art, heritage interpretation, paving patterns, vibrant colours and other "placemaking" design elements.

*(The proposed development includes a plaza at each of the four corners of the site, with benches and an amenity space).*

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

*(Site access and loading bays have been designed to minimize public view, and to allow for the building to be used as screening for the most part. The loading faces 189 Street, and a berm and additional landscaping are proposed for screening along that façade).*

- E1.20 – Encourage the continued expansion of high-tech, research and development and light manufacturing to locate within Mixed Employment areas that are accessible to major transportation corridors and/or frequent transit services.

*(The proposed development is compatible with the Mixed Employment designation and builds upon the employment lands in Campbell Heights. The subject site is also located near the major transportation corridors of 36 Avenue, Highway 15, 192 Street and is also near international border crossings).*

- E1.31 – Support and encourage the high quality, environmentally responsible, sustainable development of employment lands.

*(The development proposes bioswales around the perimeter of the site for on-site stormwater management.)*

## Secondary Plans

### Land Use Designation

- The proposal complies with the portion of the site that is designated for Business Park uses in the Campbell Heights Local Area Plan (LAP).
- The applicant is proposing an LAP amendment on a portion of the site from Open Space Corridors/Buffers to Business Park.

### Amendment Rationale

The proposed amendment to the Campbell Heights Local Area Plan is supported and consistent with other developments in the area. The applicant has proposed a voluntary monetary contribution of \$326,000, as compensation for the LAP amendment, and to assist the City in acquiring and maintaining green spaces of higher habitat value elsewhere in Campbell Heights.

The Open Space Corridors/Buffers have previously been eliminated on adjacent sites and applications. This approach will allow for the concentration of corridors associated with the Green Infrastructure Network (GIN) within Campbell Heights and provide buffer between the Agricultural Land Reserve (ALR) and employment lands located in Campbell Heights.

### Themes/Objectives

The proposed development is supported by the following guidelines in the Campbell Heights Local Area Plan:

- 6.5.1.4 – Design Guidelines: Business Park – The use of glass and high quality materials and finishes is required of buildings facing the street. Blank walls should be avoided.

*(The proposed development incorporates expansive two-level spandrel glazing along the 190 Street and 24 Avenue frontages).*

- 6.5.1.4 – Design Guidelines: Business Park – Variations in massing and changes in height and horizontal planes are encouraged.

*(The proposed development incorporates a variation in building height at the unit entrances).*

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

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

### Zoning By-law

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

<b>IB-1 Zone (Part 47A)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Floor Area Ratio:</b>	1.00	
<b>Lot Coverage:</b>	60%	
<b>Yards and Setbacks</b>		
North (24 Avenue):	16.0 m or 7.5 m if landscaped	7.5 m
East (190 Street):	9 m	11.1 m
South (22 Avenue):	7.5 m	7.5 m
West (189 Street):	9 m	42.4 m
<b>Height of Buildings</b>		
Principal buildings:	14 m	13.1 m
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Commercial (office):	74	74
Industrial:	381	381
Total:	455	455

- The proposal includes a total of 455 parking spaces, which meets the parking requirements of the Zoning By-law for light impact industrial and office uses.
- The BC Building Code permits up to 40% of the ground floor area to be constructed as second-storey mezzanine space. The applicant does not anticipate additional mezzanine space in the future and has agreed to register a Section 219 Restrictive Covenant restricting the mezzanine space to be constructed to avoid a situation where there may be insufficient parking for the development in the future. Mezzanine space will be restricted to a maximum of 2.5% of the ground floor area.

## Public Art Policy

- The applicant will be required to provide public art, or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on August 27, 2020, and the Development Proposal Signs were installed on September 04, 2020. Staff received no responses.
- The subject development application was reviewed by the Little Campbell Watershed Society. The Little Campbell Watershed Society had no comments.

## DEVELOPMENT PERMITS

### Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Campbell Heights Local Area Plan (LAP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Campbell Heights Local Area Plan (LAP).
- The applicant has worked with staff to enhance elevations at the building's corners, to screen loading bays along 189 Street, and for the retention of one tree along 190 Street.
- The general site design consists of one large multi-tenant industrial building, with a 7.5 metres landscape buffer along the north and south frontages of the site, with one retained tree close to the southern access on 190 Street. A plaza is featured at every one of the four corners of the site.
- Vehicular access is proposed on 190 Street and 189 Street, with industrial/loading access proposed on 189 Street. The loading area will be screened from public view by the building and landscaping, as well as a berm along 189 Street.
- The applicant is proposing fascia signage in channel lettering above each tenant entry. Future tenants will need to submit Sign Permit Applications in accordance with this DP and the Sign By-law.
- If the same tenant occupies several units, only one sign per tenant will be permitted, as per the Sign By-law.

## Landscaping

- The proposed landscaping consists of 7.5 metres wide landscape buffers along 24 Avenue and 22 Avenue, and a 6.0 metres wide landscape buffer along 189 Street and 190 Street. The landscaping on 189 Street will include a berm to screen the loading bays from public view.
- On the north and south portions of the site, the landscaping is proposed adjacent to the building, and on the east and west portions, there is parking proposed between the building and the landscape buffer. A total of four corner plazas are proposed, one at each corner of the site.
- The proposed landscaping will consist of a variety of trees, including Japanese Maple, Red Maple, Yellow Leaf Maple, Dogwood, Flowering Ash, Sweet Gum, Daybreak Flowering Cherry, Nootka Cypress, Hinoki False Cypress, Sitka Cypress, Western Red Cedar and Western Hemlock, as well as a variety of shrubs and ground cover.

## TREES

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

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	16	16	0
Cottonwood	314	314	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Birch	1	1	0
Cherry	3	3	0
Bigleaf Maple	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	2	1	1
Western Red Cedar	3	3	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>10</b>	<b>9</b>	<b>1</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>179</b>	
<b>Total Retained and Replacement Trees</b>		<b>180</b>	
<b>Contribution to the Green City Program</b>		<b>\$67,600</b>	

- The Arborist Assessment states that there is a total of 10 mature trees on the site, excluding Alder and Cottonwood trees. 330 existing trees, approximately 97 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that one tree can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 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 348 replacement trees on the site. Since only 179 replacement trees can be accommodated on the site, the deficit of 169 replacement trees will require a cash-in-lieu payment of \$67,600, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 180 trees are proposed to be retained or replaced on the site with a contribution of \$67,600 to the Green City Program.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Survey Plan, Site Plan, Building Elevations and Landscape Plans
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV.	Campbell Heights LAP Plan

*approved by Shawn Low*

Jean Lamontagne  
General Manager  
Planning and Development

LFM

PROPOSED:

# CEDAR COAST 24th AVE BUILDING

ADDRESS: 18970 - 24TH AVENUE, SURREY, BC

LEGAL: LOT 1 SECTION 16 TOWNSHIP 7 PLAN NWP34351 NWD.  
& LOT 2 SECTION 16 TOWNSHIP 7 PLAN NWP34351 NWD PART NE  
1/4, EXCEPT PLAN PART ROAD BCP14663.



PERSPECTIVE VIEW LOOKING SOUTHWEST



CONTEXT PLAN  
SCALE: 1" = 500'-0"



**ARCHITECTURAL DRAWING LIST**

COVER SHEET, RENDERING & CONTEXT PLAN	A-00
REVISIONS	A-01
SITE DETAILS	A-02
SITE SECTIONS	A-03
BASE PLAN	A-04
OVERALL SITE PLAN	A-05
OVERALL SITE PLAN WITH CIVIL	A-06
ENLARGED SITE PLAN	A-07
OVERALL GROUND FLOOR PLAN	A-08
OVERALL COLOURED ELEVATIONS	A-09
ENLARGED WEST ELEVATIONS	A-10
ENLARGED EAST ELEVATIONS	A-11
DETAILED ELEVATIONS	A-12
DETAILED ELEVATIONS	A-13
ROOF PLAN	A-14

CHIP BARRETT ARCHITECT  
ARCHITECTS INC.

D.FORGE DESIGN INC.  
2025A ALLANCREST STREET, ABROTH PARK, B.C. V3Z 2J9  
TEL: (604) 667-6555 EMAIL: DFORGE@DFORGE.COM

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ORION CONSTRUCTION  
104 - 3665 191 STREET,  
SURREY BC V3Z 0V6  
PHONE: (604) 362-2994

PROJECT:  
CEDAR COAST  
24th AVE

ADDRESS: 18970 - 24th Ave Surrey  
DRAWING

COVERSHEET

SCALE	JOB NO.	DRAWING
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DESIGNED	CHECKED	DATE
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A-00	9	





PERSPECTIVE VIEW LOOKING SOUTHEAST

**CHIP BARRETT ARCHITECT**  
ARCHITECTS

**D.FORGE DESIGN INC.**  
ARCHITECTS

2025 BALANCE STREET, ANADOLU MANSION, SUITE 101  
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PROJECT NUMBER: 2025-001



ORION CONSTRUCTION  
104 - 3650 191 STREET,  
SURREY BC, V3Z 0Y8  
PHONE: (604) 362-2994

PROJECT:

**CEDAR COAST  
24th AVE**

ADDRESS: 1870 - 24th Ave Surrey

DRAWING:

**PERSPECTIVE VIEW**

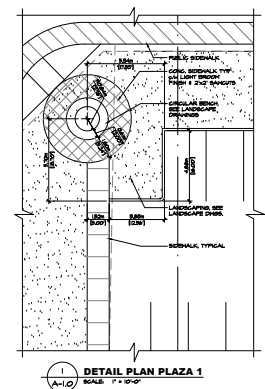
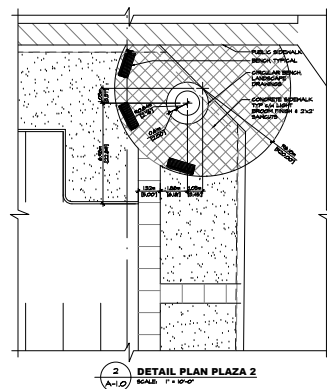
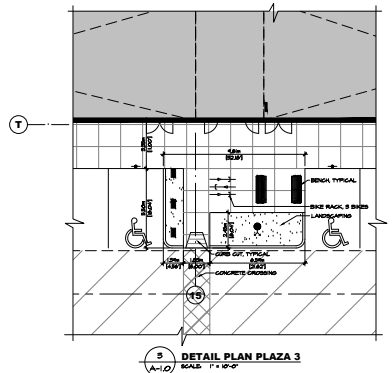
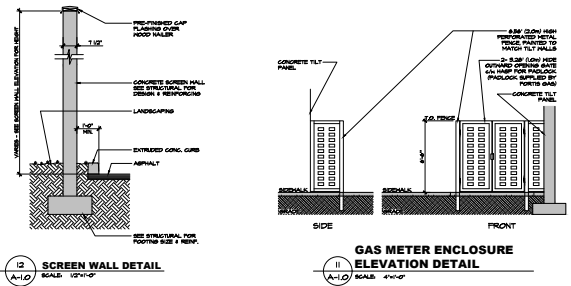
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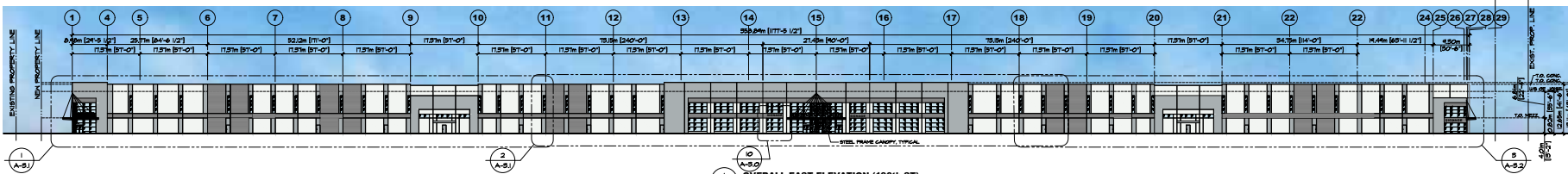




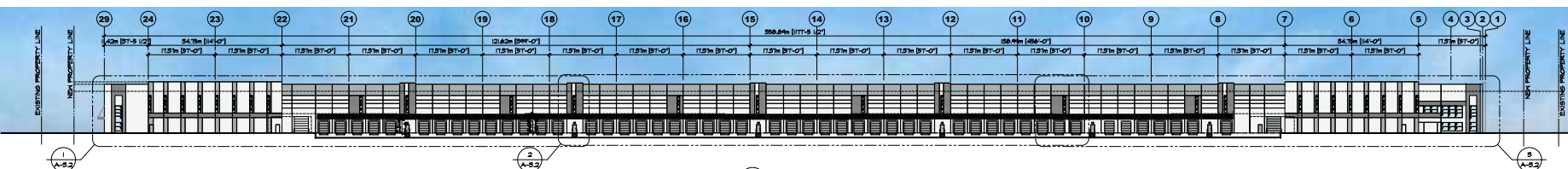




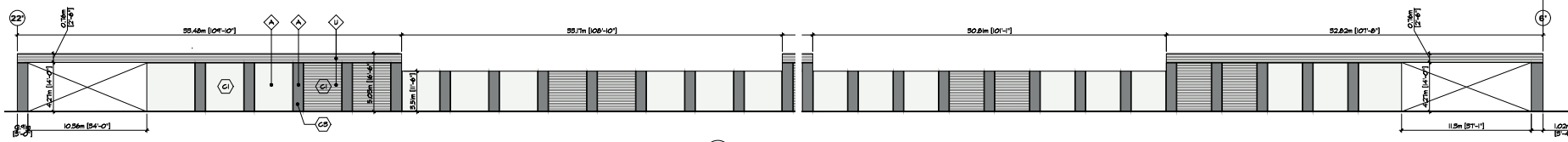




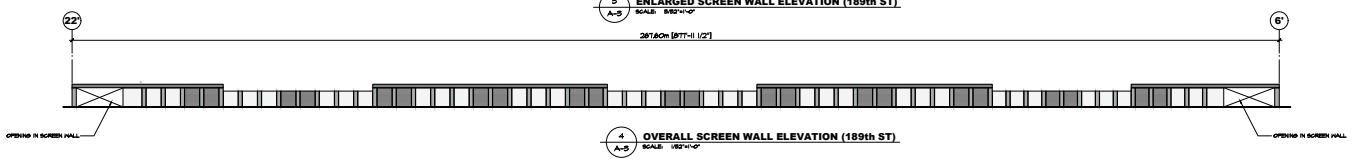
1 OVERALL EAST ELEVATION (190th ST)  
SCALE: 1/8" = 1'-0"



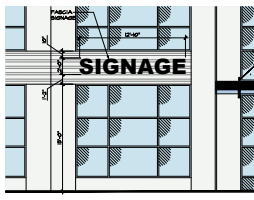
2 OVERALL WEST ELEVATION (189th ST)  
SCALE: 1/8" = 1'-0"



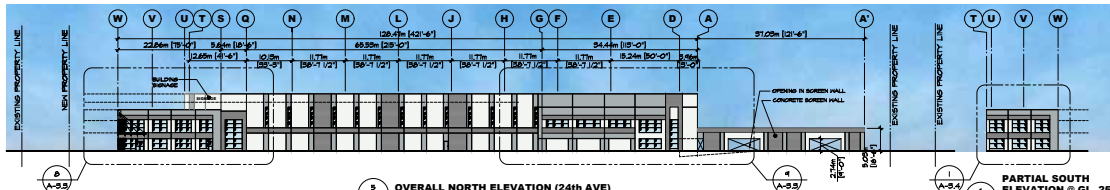
5 ENLARGED SCREEN WALL ELEVATION (189th ST)  
SCALE: 5/32" = 1'-0"



4 OVERALL SCREEN WALL ELEVATION (189th ST)  
SCALE: 1/8" = 1'-0"



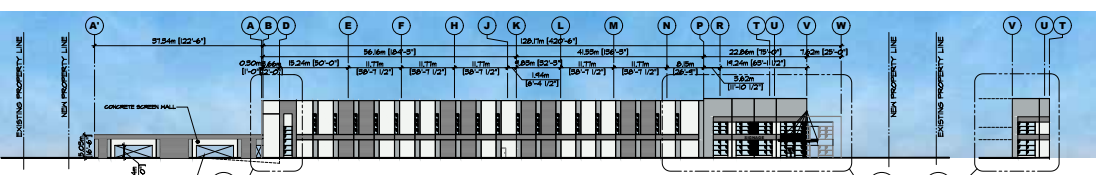
10 FASCIA SIGN DETAIL  
SCALE: 5/8" = 1'-0"



5 OVERALL NORTH ELEVATION (24th AVE)  
SCALE: 1/8" = 1'-0"



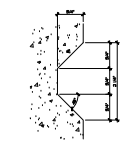
6 PARTIAL SOUTH ELEVATION @ GL. 25  
SCALE: 1/8" = 1'-0"



1 OVERALL SOUTH ELEVATION (22nd AVE)  
SCALE: 1/8" = 1'-0"



2 PARTIAL NORTH ELEVATION @ GL. 4  
SCALE: 1/8" = 1'-0"



6 TYPICAL REVEAL  
SCALE: 1/4" = 1'-0"

**FINISHES NOTES:**  
 ALL MATERIALS AND HOTEL SHALL CORRESPOND TO THE STANDARDS OF THE CHANDLER FINISHES CONTRACTORS ASSOCIATION.  
 FOR THE FINISHES OF CONCRETE SURFACES THE HANSHAM MOISTURE CONTENT OF THE CONCRETE SURFACE SHALL BE 4% FOR ANY SPOT PATCH.  
 IT IS THE RESPONSIBILITY OF THE FINISHES CONTRACTOR TO OBTAIN THE COORDINATE TO ALL EXISTING CONCRETE SURFACES AND MATCH TO PREVIOUS WORK.  
 THE FINISHES CONTRACTOR IS TO PRIME ALL SURFACES TO BE PAINTED BEFORE COORDINATING WITH AND VERIFYING ALL COLOURS TO THE GENERAL CONTRACTOR. VERIFY ALL LINE MATERIALS, FINISH MATERIAL, REMOVE OR GRIND TO THE HARD EDGE AND LET DRY.  
 PRIME SURFACES AS FOLLOWS:  
 1. CONCRETE TYPICAL WALLS - PAINT EXTERIOR FACE ONLY WITH 3 COATS OF MURAL TILE APPLIED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.  
 2. SPANTEL CORNERS AND FRAMES AND OTHER METAL SURFACES - LIGHT ALLOY PRIMER 3 COATS OF ALLOY ENAMEL.  
 3. CONCRETE CORNERS AND FRAMES - LIGHT ALLOY PRIMER 3 COATS OF ALLOY ENAMEL.  
 ALL PAINT TO BE DELIVERED HOUSE OR APPROVED DEALER.  
 ALL EXTERIOR SURFACES AND ALL EXPOSED INTERIOR SURFACES IN FINISHED AREA TO BE FINISHED COVERED WITH ROBUSTA CONTINUATION AS REQUIRED.  
 COATS TO CORRESPOND TO INTERIOR SIDE OF WAREHOUSE HALLS AND ON JOINTS AND SEALS TO BE PAINTED.  
 \* FINISH CONTRACTOR TO COORDINATE FINISHES WITH THE OWNER.  
 SUBMITTALS: FURNISH SAMPLES OF FINISHES/COLOURS TO THE ARCHITECT. ARCHITECT TO APPROVE. MATERIALS TO BE PROVIDED TO THE ARCHITECT FOR LETTER CONFIRMATION COMPLIANCE.

**PROJECT COLOURS**  
 ALL COLOURS TO BE DELIVERED HOUSE.

- |   |                          |   |                          |
|---|--------------------------|---|--------------------------|
| ◯ | HAN FIELD COLOUR 1       | ◯ | RESIDENT GREY (RGSP020)  |
| ◯ | FIELD ACCENT COLOUR 1    | ◯ | WALL PINK GRAY (CPB-90)  |
| ◯ | FIELD ACCENT COLOUR 2    | ◯ | WALL GRAY (CPB-90)       |
| ◯ | CONCRETE RETAINING WALLS | ◯ | CONCRETE RETAINING WALLS |
| ◯ | SPANTEL ALUMINUM         | ◯ | ALUMINUM SPANTEL HALLING |
| ◯ | SPANTEL ALUMINUM         | ◯ | ALUMINUM SPANTEL HALLING |
| ◯ | SPANTEL ALUMINUM         | ◯ | ALUMINUM SPANTEL HALLING |
| ◯ | SPANTEL ALUMINUM         | ◯ | ALUMINUM SPANTEL HALLING |
| ◯ | SPANTEL ALUMINUM         | ◯ | ALUMINUM SPANTEL HALLING |
| ◯ | SPANTEL ALUMINUM         | ◯ | ALUMINUM SPANTEL HALLING |
| ◯ | SPANTEL ALUMINUM         | ◯ | ALUMINUM SPANTEL HALLING |

**MATERIAL LEGEND**

- |   |                                 |   |                              |
|---|---------------------------------|---|------------------------------|
| ◯ | CONCRETE TYPICAL WALL - PAINTED | ◯ | REVEAL IN CONCRETE - PAINTED |
| ◯ | CONCRETE TYPICAL WALL - PAINTED | ◯ | SPANTEL ALUMINUM - PAINTED   |
| ◯ | CONCRETE TYPICAL WALL - PAINTED | ◯ | SPANTEL ALUMINUM - PAINTED   |
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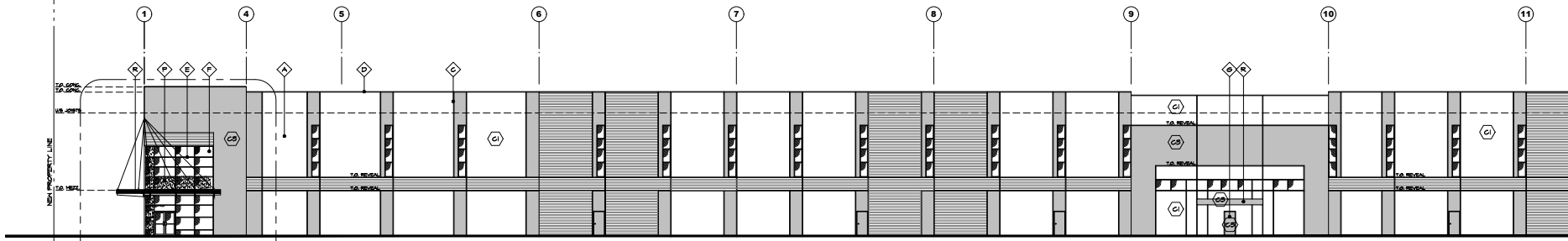
**CONTRACT DOCUMENTS**

NO.	DATE	DESCRIPTION
1	01/15/20	PERMIT APPLICATION
2	01/20/20	PERMIT APPROVAL
3	02/10/20	PERMIT MODIFICATION
4	02/20/20	PERMIT MODIFICATION
5	03/05/20	PERMIT MODIFICATION
6	03/15/20	PERMIT MODIFICATION
7	03/25/20	PERMIT MODIFICATION
8	04/10/20	PERMIT MODIFICATION
9	04/20/20	PERMIT MODIFICATION
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28	12/10/20	PERMIT MODIFICATION
29	12/20/20	PERMIT MODIFICATION
30	01/05/21	PERMIT MODIFICATION

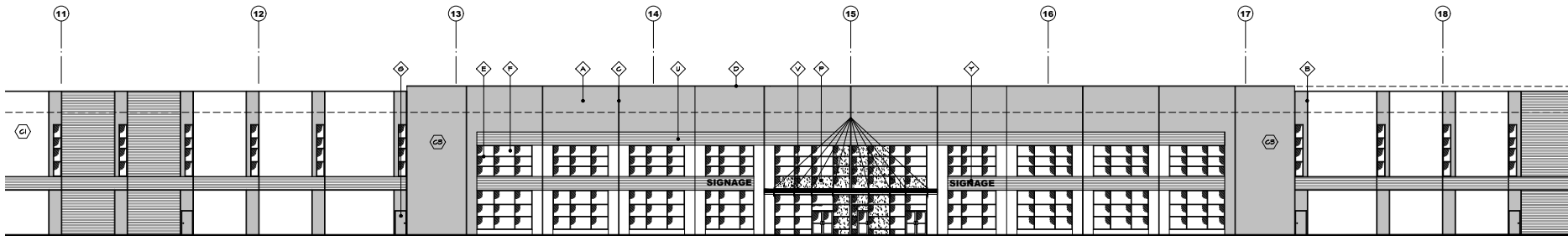
PROJECT: CEDAR COAST 24th AVE  
 DRAWING: OVERALL ELEVATIONS

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DESIGNED	CHECKED	PLOTTED	DATE
DATE	DATE	DATE	DATE

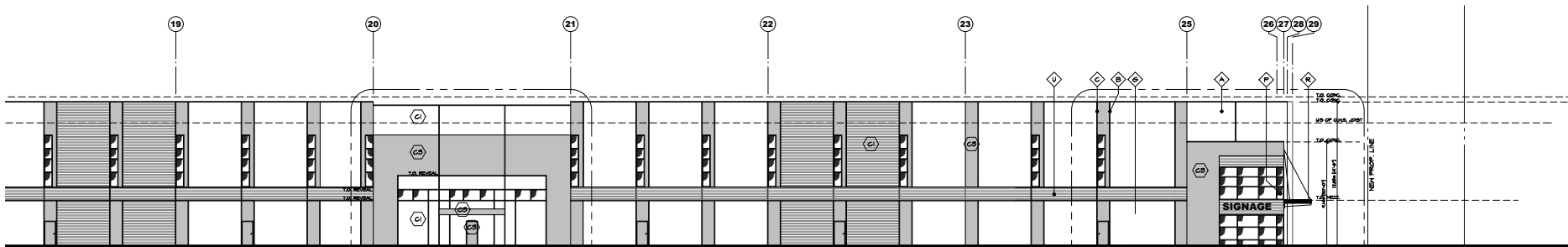
PROJECT: CEDAR COAST 24th AVE  
 DRAWING: OVERALL ELEVATIONS  
 A-3.0 14



1 PARTIAL EAST ELEVATION  
SCALE: 3/8"=1'-0"



2 PARTIAL EAST ELEVATION  
SCALE: 3/8"=1'-0"



3 PARTIAL EAST ELEVATION  
SCALE: 3/8"=1'-0"

**CHIP BARRETT ARCHITECT**  
ARCHITECTS ASSOCIATION WITH  
D.FORGE DESIGN INC.  
2225A ALLIANCE BYWAY, ARROYO, B.C., V.8B 2L9  
TEL: (604) 607-5855 EMAIL: d.amb@dmr.ca

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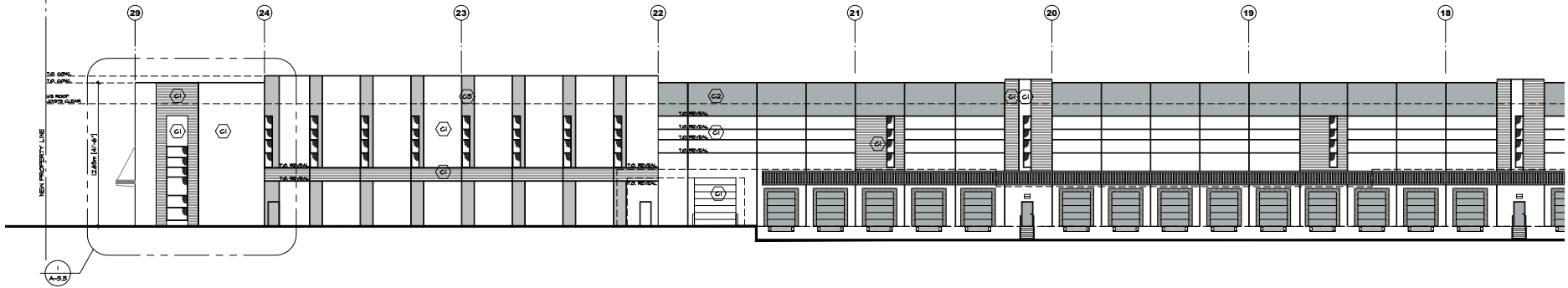
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**DORION CONSTRUCTION**  
DORION CONSTRUCTION  
104-3560 191 STREET  
SURREY, B.C. V2Z 0Y8  
PHONE: (604) 562-2066

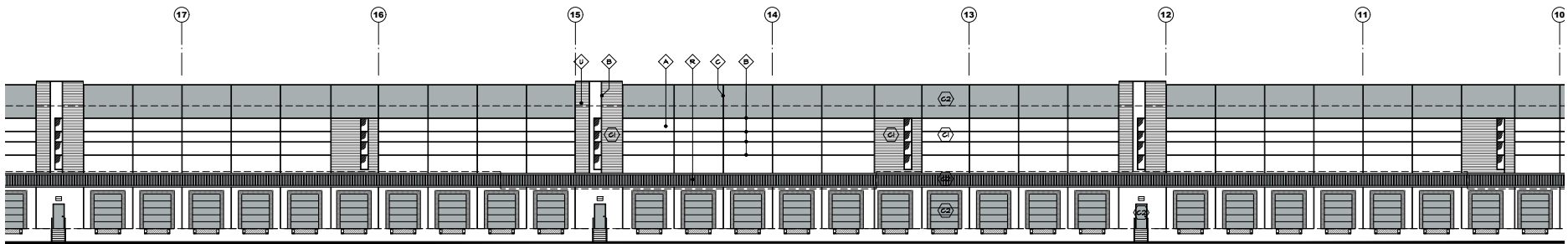
PROJECT:  
**CEDAR COAST**  
24th AVE  
ADDRESS: 1875 - 24th Ave Surrey

DRAWING: **ENLARGED EAST ELEVATION**

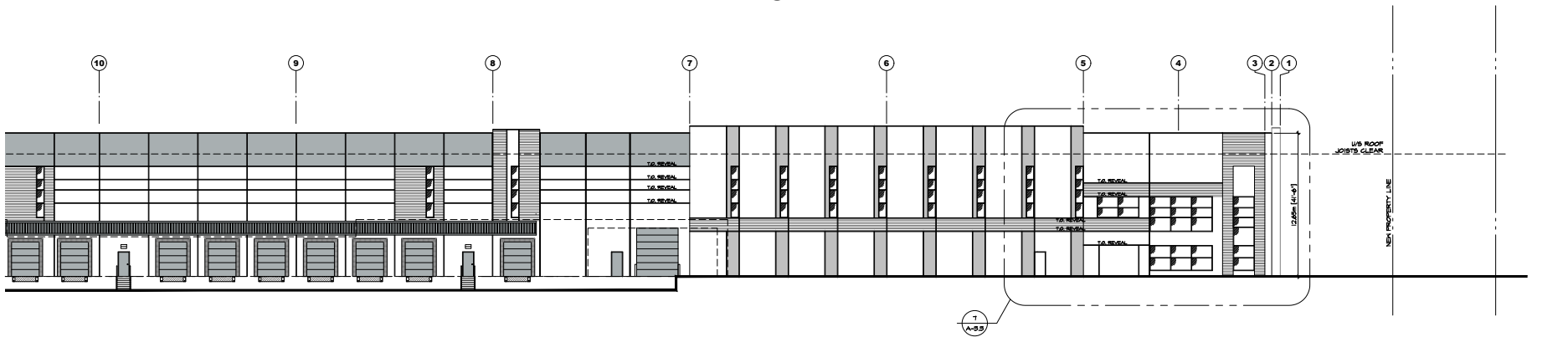
SEAL	JOB NO.	DRAWN
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	DESIGNED	
	CHECKED	
	PLLOT DATE	OCT 18 '20
PROJECT / DRAWING NUMBER		REV.
<b>A-3.1</b>		<b>3</b>



1 PARTIAL WEST ELEVATION  
SCALE: 1/8"=1'-0"



2 PARTIAL WEST ELEVATION  
SCALE: 1/8"=1'-0"



3 PARTIAL WEST ELEVATION  
SCALE: 1/8"=1'-0"

**CHIP BARRETT ARCHITECT**  
ARCHITECTS  
1000 10TH AVENUE, SUITE 100  
DENVER, CO 80202  
TEL: (303) 733-1111  
WWW.CHIPBARRETTARCHITECTS.COM

**D.FORGE DESIGN INC.**  
ARCHITECTS  
2025 ALLIANCE STREET, ARROYO VIEJO, CA 94523  
TEL: (925) 938-1888  
EMAIL: D@DFORGE.COM

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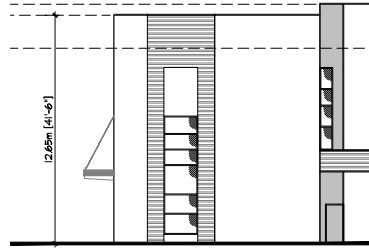
**ORION CONSTRUCTION**  
ORION CONSTRUCTION  
104 3560 191 STREET  
SURREY BC V3Z 0Y6  
PHONE: (604) 362-2046

PROJECT: CEDAR COAST  
24th AVE

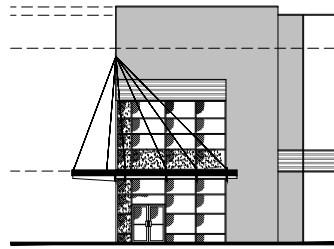
ADDRESS: 18870 24th Ave Surrey

DRAWING: ENLARGED WEST ELEVATION

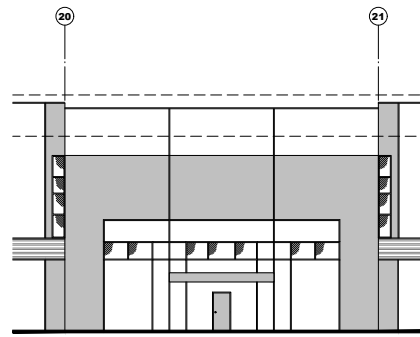
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PROJECT - DRAWING NUMBER	A-3.2	REV	3



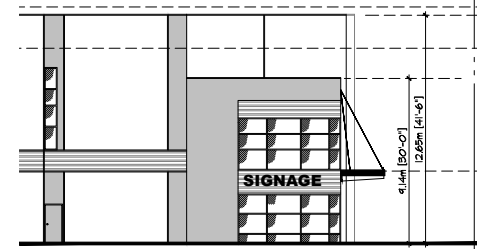
1 PARTIAL DETAIL WEST ELEVATION  
SCALE: 1/8"=1'-0"



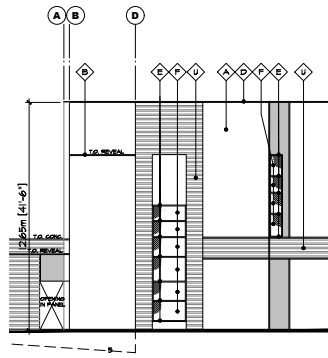
2 PARTIAL DETAIL EAST ELEVATION  
SCALE: 1/8"=1'-0"



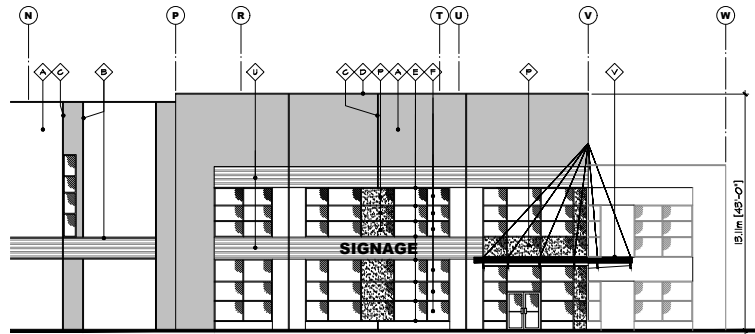
3 PARTIAL DETAIL EAST ELEVATION  
SCALE: 1/8"=1'-0"



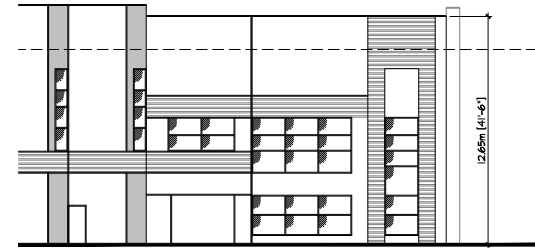
4 PARTIAL DETAIL EAST ELEVATION  
SCALE: 1/8"=1'-0"



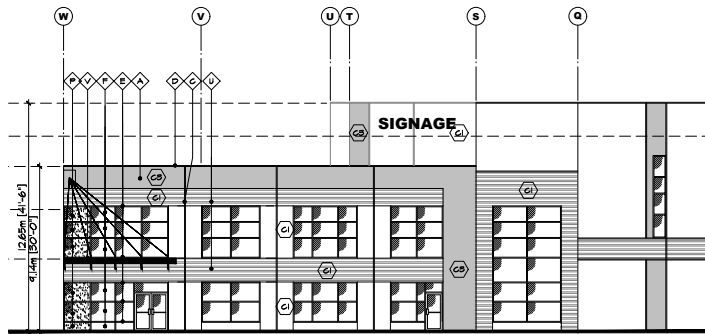
5 PARTIAL DETAIL SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



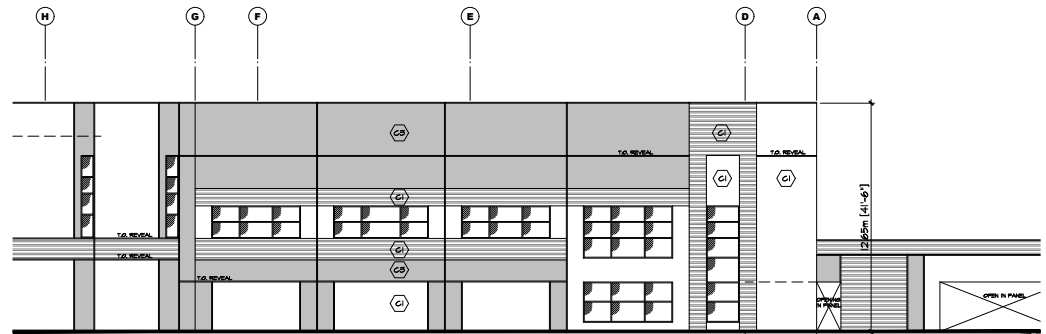
6 PARTIAL DETAIL SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



7 PARTIAL DETAIL WEST ELEVATION  
SCALE: 1/8"=1'-0"



8 PARTIAL DETAIL NORTH ELEVATION  
SCALE: 1/8"=1'-0"



9 PARTIAL DETAIL NORTH ELEVATION  
SCALE: 1/8"=1'-0"

**CHIP BARRETT ARCHITECT**  
ARCHITECTS  
IN ASSOCIATION WITH  
**D.FORGE DESIGN INC.**  
2525A ALLIANCE STREET, ARROYO VIEJO, CA 94035  
TEL: (650) 607-1855 EMAIL: DARB@DFORGE.COM

The drawings are prepared on the basis of the information provided to the architect. The architect is not responsible for the accuracy of the information provided.

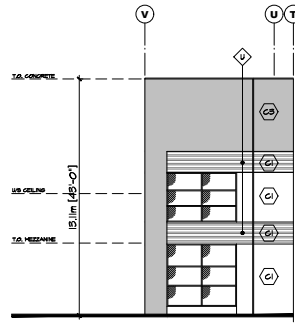
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**DORION CONSTRUCTION**  
DORION CONSTRUCTION  
104-3560 191 STREET  
SURREY BC V2Z 0Y6  
PHONE: (604) 362-5066

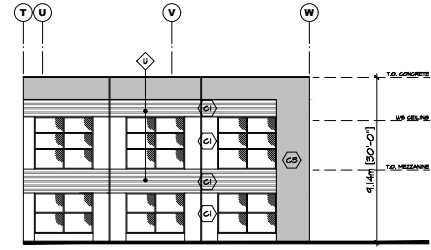
PROJECT: CEDAR COAST 24th AVE  
ADDRESS: 1875 24th Ave Surrey

DRAWING: DETAILED ELEVATIONS

SCALE	JOB NO.	DATE	DESIGNED	DRAWN
A-3.3	18-001	07/21/20		



2 PARTIAL NORTH ELEVATION @ GL. 4  
SCALE: 1/8"=1'-0"



1 PARTIAL SOUTH ELEVATION @ GL. 25  
SCALE: 1/8"=1'-0"

**CHIP BARRETT ARCHITECT**

REGISTERED ARCHITECTS  
IN ASSOCIATION WITH  
**D.FORGE DESIGN INC.**  
2828A ALLIANCE BYWAY, ARROYO VIEJO, CA 94595  
TEL: (650) 607-1855 EMAIL: DAND@DFORGE.COM

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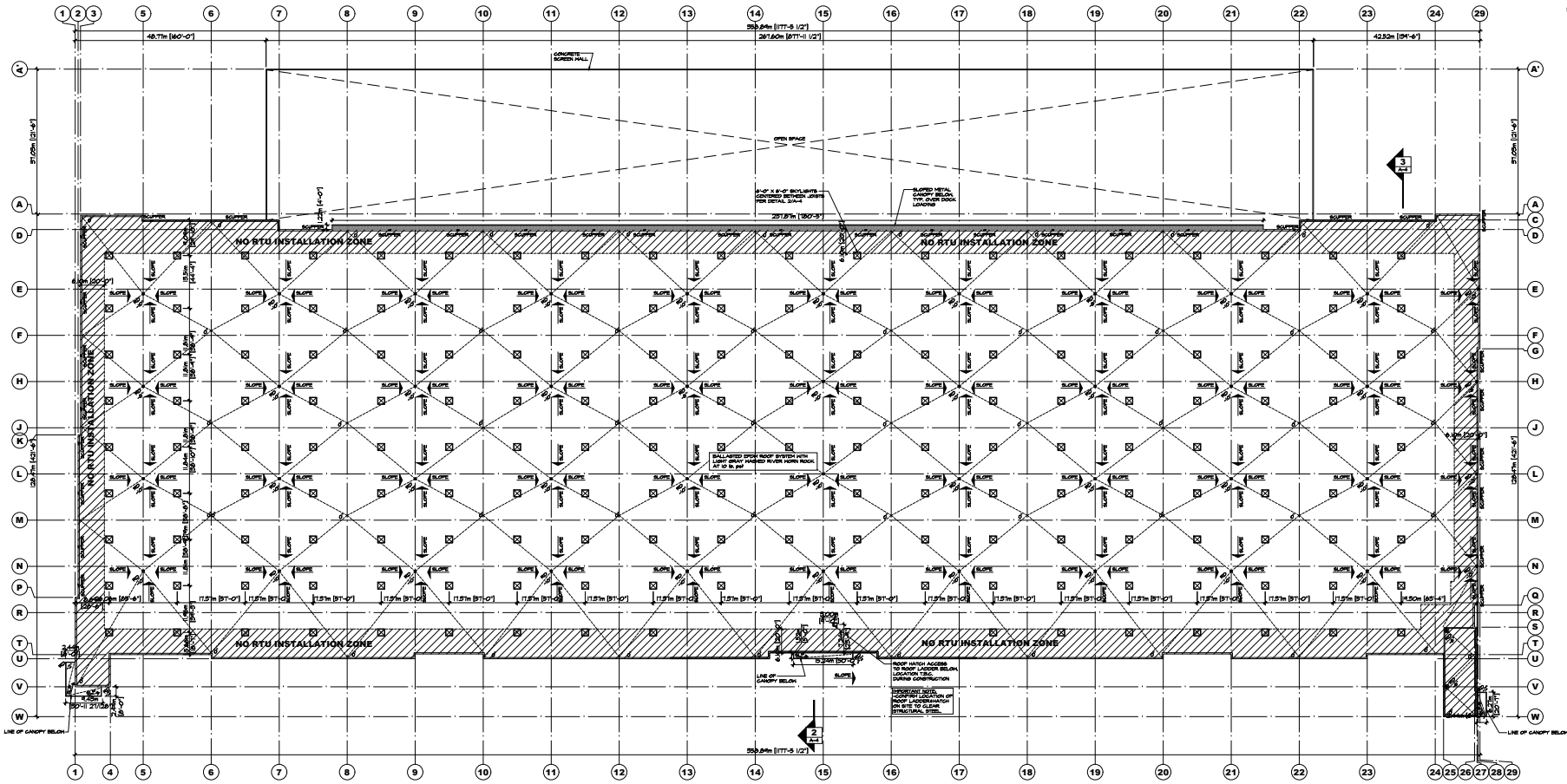
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**ORION CONSTRUCTION**  
ORION CONSTRUCTION  
104 3550 191 STREET  
SURREY BC V2Z 0Y6  
PHONE: (604) 362-5566

PROJECT  
**CEDAR COAST**  
24th AVE  
ADDRESS: 1875 24th Ave Surrey

DRAWING  
**DETAILED ELEVATIONS**

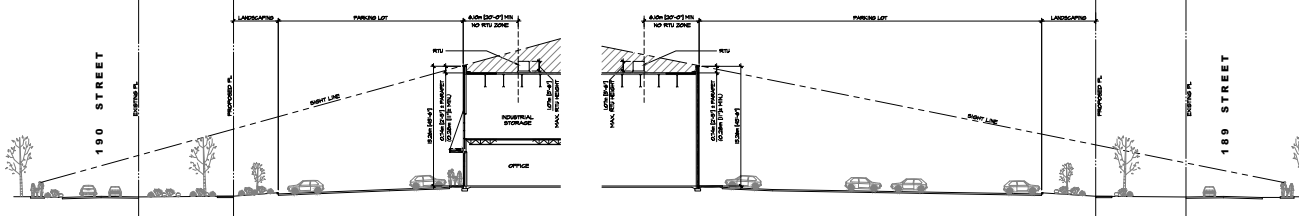
SEAL	JOB NO. 18-04	DRAWN DF
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	CHECKED	
	PLT DATE	05/18/20



1 ROOF PLAN  
SCALE: 1/8"=1'-0"

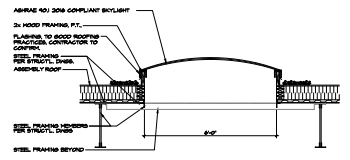
**ROOF NOTES**

- SEE STRUCTURAL DWG'S FOR FINAL STEEL ELEVATIONS
- ALL ASPECTS OF ROOF DESIGN INCLUDING DETAILS TO BE REVIEWED BY QUALIFIED ROOFING INSPECTOR TO ENSURE COMPLIANCE IN MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION.
- PROVIDE 30 YEAR MEMBRANE GUARANTEE & 5 YEAR SYSTEMS GUARANTEE
- T-31 TYPE I EPS RIGID INSULATION (R50)
- PROVIDE EXPANSION JOINTS PER MEMBRANE SUPPLIER SPECS
- ROOFING MATERIAL WILL CONSIST OF A BALLASTED EPDM ROOF SYSTEM WITH LIGHT GREY HANDED REVER. MORN ROOK AT 50/50 P&P, AND AN SRI VALUE OF BETWEEN 5 AND 60. SRI VALUE WILL VARY DUE TO THE NATURAL INCIDENT VARIATION OF THE REVER ROOK. ALL OTHER MEASURES TAKEN TO REDUCE THE HEAT ISLAND EFFECT ON THIS SITE ARE PER THE CITY OF SURREY STANDARDS AND REQUIREMENTS



2 SITE SECTION  
SCALE: 1/8"=1'-0"

3 SITE SECTION  
SCALE: 1/8"=1'-0"



1 TYPICAL SKYLIGHT DETAIL  
SCALE: 1/2"=1'-0"

**CHIP BARRETT ARCHITECT**  
ARCHITECTS INC.  
14400 136TH AVENUE  
SURREY, BC V3W 2E9  
TEL: (604) 807-1885 FAX: (604) 807-1886  
WWW.CHIPBARRETTARCHITECTS.COM

**D.FORCE DESIGN INC.**  
DESIGN ENGINEERS  
14400 136TH AVENUE  
SURREY, BC V3W 2E9  
TEL: (604) 807-1885 FAX: (604) 807-1886  
WWW.DFORCEDESIGN.COM

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**ORION CONSTRUCTION**  
ORION CONSTRUCTION  
104-3550 191 STREET,  
SURREY BC, V3Z 0V6  
PHONE: (604) 362-2994

PROJECT: CEDAR COAST  
24th AVE

ADDRESS: 1810 - 24th Ave Surrey

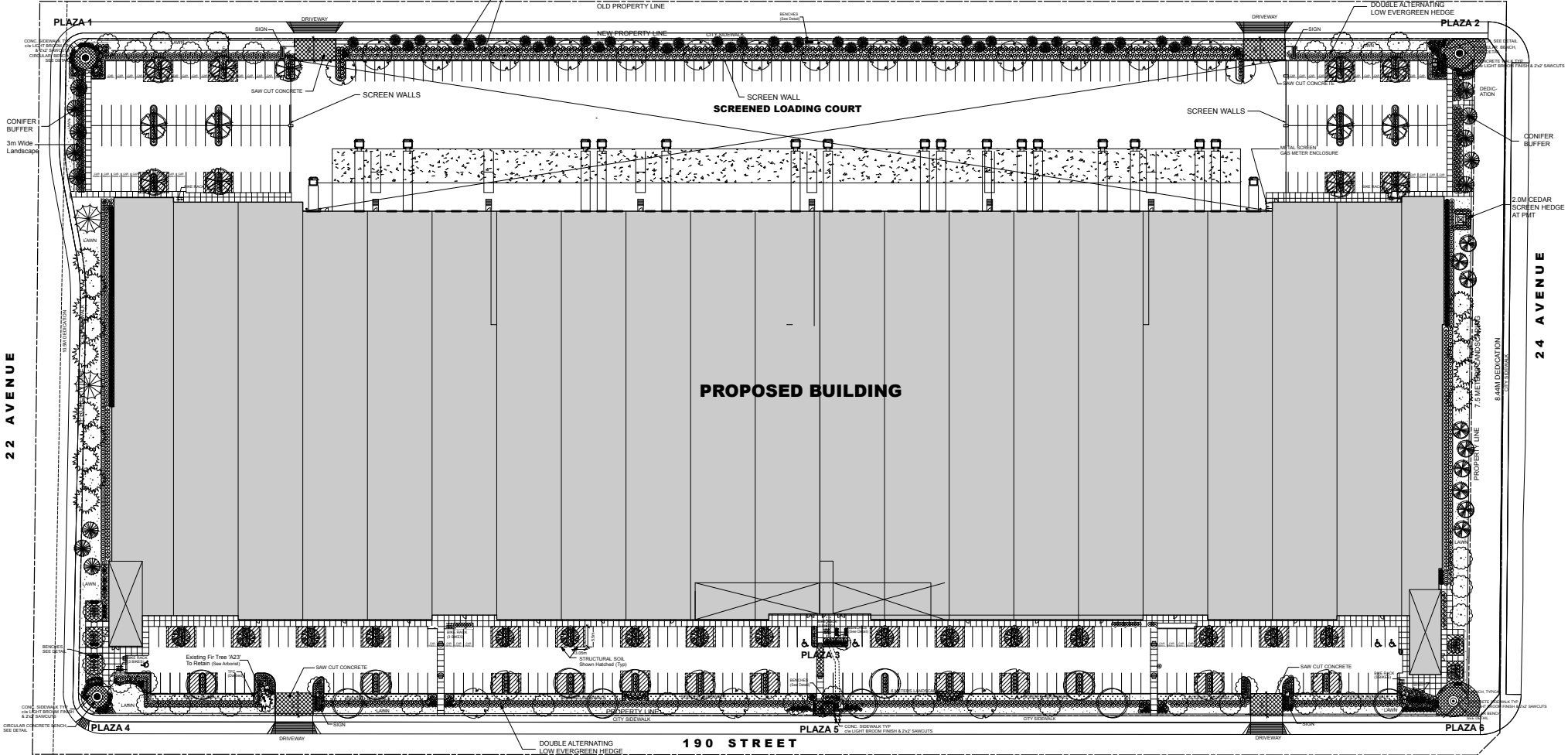
DRAWING: ROOF PLAN

DESIGNED	DATE
CHECKED	DATE
PROJECT DRAWING NUMBER	REV
<b>A-4</b>	<b>9</b>



SLOPED LANDSCAPE WITH LAYERED PLANTING INCLUDING GROUND COVER, SHRUBS & TREES

189 STREET



22 AVENUE

24 AVENUE

PROPOSED BUILDING

190 STREET

PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
<b>Trees</b>									
○	9	Acer palmatum 'Chinensis'	Japanese Maple Var.	3m Ht. (stem)	○	84	Prunus I. 'Oto Luyken'	Otto Luyken Laurel	#3 pot
○	26	Acer rubrum 'Majesty'	Red Maple Var.	60m cal. / 2m stem	○	851	Prunus I. 'Zabeliana'	Zabel Laurel	#2 pot
○	4	Acer platanoides 'Prostratum Gold'	Gold Leaf Maple	70m cal. / 2m stem	○	33	Rhododendron 'Christmas Cheer'	Rhododendron (medium var.)	#3 pot
○	18	Acer glabrum 'Fragrant'	Common Fraxinella Fragrant	50m cal. / 2m stem	○	40	Rosa 'meiland' 'Candice Delight'	Hardy French Rose var.	#3 pot
○	11	Fraxinus omnis 'Sue Palmer'	Common Ash	60m cal. / 2m stem	○	227	Sarcococca humilis	Sweet Box	#2 pot
○	13	Ligustrum s. 'Wingedstar'	Sweet Gum Var.	60m cal. / 2m stem	○	12	Spiraea x burbankii 'Anthony Waterer'	Spiraea Var.	#3 pot
○	38	Prunus yedoensis 'Madison'	Dojima Pink Flowering Cherry	50m cal. / 2m stem	○	100	Thapa occidentalis 'Immagot'	Emerald Cedar	1.5m Ht.
○	13	Chamaecyparis nootkanensis	Nootka Cypress	3.0m Ht. / natural form	○	275	Thapa pilata 'beccati'	Hedge Cedar	2.0m Ht.
○	40	Chamaecyparis obtusa gracilis	Heidi Feller Cypress	3.0m Ht. / natural form	○	100	Viburnum dentat'	Dawn's Viburnum	#2 pot
○	2	Pinus strobus	Pinus Strobus	3.0m Ht. / natural form	○	30	Wegelia 'Straw Platy'	Wegelia	#3 pot
○	15	Thuja plicata	Western Red Cedar	3.0m Ht. / natural form	<b>Ground Covers</b>				
○	9	Thuja heterophylla	Western Hemlock	3.0m Ht. / natural form	□	2044	Arctostaphylos uva-ursi	Vancouver Jade	10cm pot
<b>Shrubs</b>									
○	244	Azalea japonica 'Amensai'	Japanese Azalea	#2 pot					
○	309	lex creata	Japanese Holly	#2 pot					
○	22	Liriodie	Lily turf	#1 pot					
○	474	Lonicera siliata (low)	Evergreen Honeysuckle	#2 pot					
○	116	Phloxia traxeri	Phloxia	#2 pot					
○	14	Pieris japonica 'Forest Flame'	Japanese Andromeda	#3 pot					

**FOUR (4) - VICTOR STANLEY 'NRBI-225' Circular Bench**  
Colour - Orion Blue  
Bolt To Concrete

**SEVEN (7) - VICTOR STANLEY 'RB-28' (Metal Version)**

**ULINE CIRCLE BIKE RACK**  
4 Rack Locations (For 3 Bike Regmt)  
Colour - Orion Blue  
Bolt To Concrete

**PLAZA 1** Feature Tree, City Sidewalk, Lawn, Parking, Circular Bench, Saw Cut Conc.

**PLAZA 2** Feature Tree, City Sidewalk, Circular Bench, Saw Cut Conc., Standard 6' Benches.

**PLAZA 3** Building, Building Racks, Standard Benches, Feature Tree.

**PLAZA 4** Building Racks, Bike Racks, Lawn, City Sidewalk, Circular Bench, Feature Tree.

**PLAZA 5** Building Racks, Feature Tree, City Sidewalk, Standard 6' Benches, Saw Cut Conc.

**PLAZA 6** Building Racks, Building, Circular Bench, Saw Cut Conc., Feature Tree, Standard 6' Benches.

**ORION CONSTRUCTION**

ORION CONSTRUCTION  
107-19025 24 AVENUE  
SURREY BC V3Z 3V7  
PHONE: 778-654-0588

4 OCT 2024 ISSUED FOR BP  
3 SEP 2024 ISSUED FOR GP (102 A23)  
25 SEP 2024 ISSUED FOR GP (102 A23) (REVISED)  
1 JUN 2024 ISSUE FOR GP (SIC)

NO. DATE DESCRIPTION

PROPOSED  
**CEDAR COAST 2**  
18070 - 24 AVENUE, SURREY, B.C.

DRAWING: **LANDSCAPE PLAN**

DESIGN: [ ] CHECK: [ ]  
SCALE: 1/4" = 1'-0"  
PLOT DATE: MAY 02/25  
PROJECT DRAWING NUMBER: **L-1**



## INTER-OFFICE MEMO

---

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

FROM: **Development Engineer, Engineering Department**

DATE: **October 13, 2020** PROJECT FILE: **7819-0196-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 18930 and 18970 24 Avenue**

**REZONE/SUBDIVISION*****Property and Right-of-Way Requirements***

- Dedicate 8.4 metres fronting 24 Avenue.
- Dedicate 5.0 metre x 5.0 metre corner cuts at 24 Avenue/189 Street, 24 Avenue/190 Street.
- Dedicate various widths from 6.2 meters to 12.6 meters fronting 22 Avenue.
- Dedicate 6.0 metre x 6.0 metre corners cuts at 22 Avenue/189 Street, 22 Avenue/190 Street.
- Dedicate 10.0 metres fronting 189 Street.
- Dedicate 10.5 metres fronting 190 Street.
- Provide 0.5 metre SROWs fronting 22 Avenue, 24 Avenue, 189 Street and 190 Street.

***Works and Services***

- Construct north side of 22 Avenue to local road standard.
- Construct west side of 189 Street to local road standard.
- Construct east side of 190 Street to a collector standard.
- Construct water and sanitary service connections.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee of \$11,802.42 is required.

**DEVELOPMENT PERMIT**

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



Jeff Pang, P.Eng.  
Development Engineer  
LR1

## Tree Preservation Summary

Surrey Project No:


Address: 18930 24 Avenue, Surrey, B.C.

Registered Arborist: Shan Tennyson #ON-0969A

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	340
<b>Protected Trees to be Removed</b>	339
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	1
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>330</u> X one (1) = 330  - All other Trees Requiring 2 to 1 Replacement Ratio <u>9</u> X two (2) = 18	<b>348</b>
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	

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

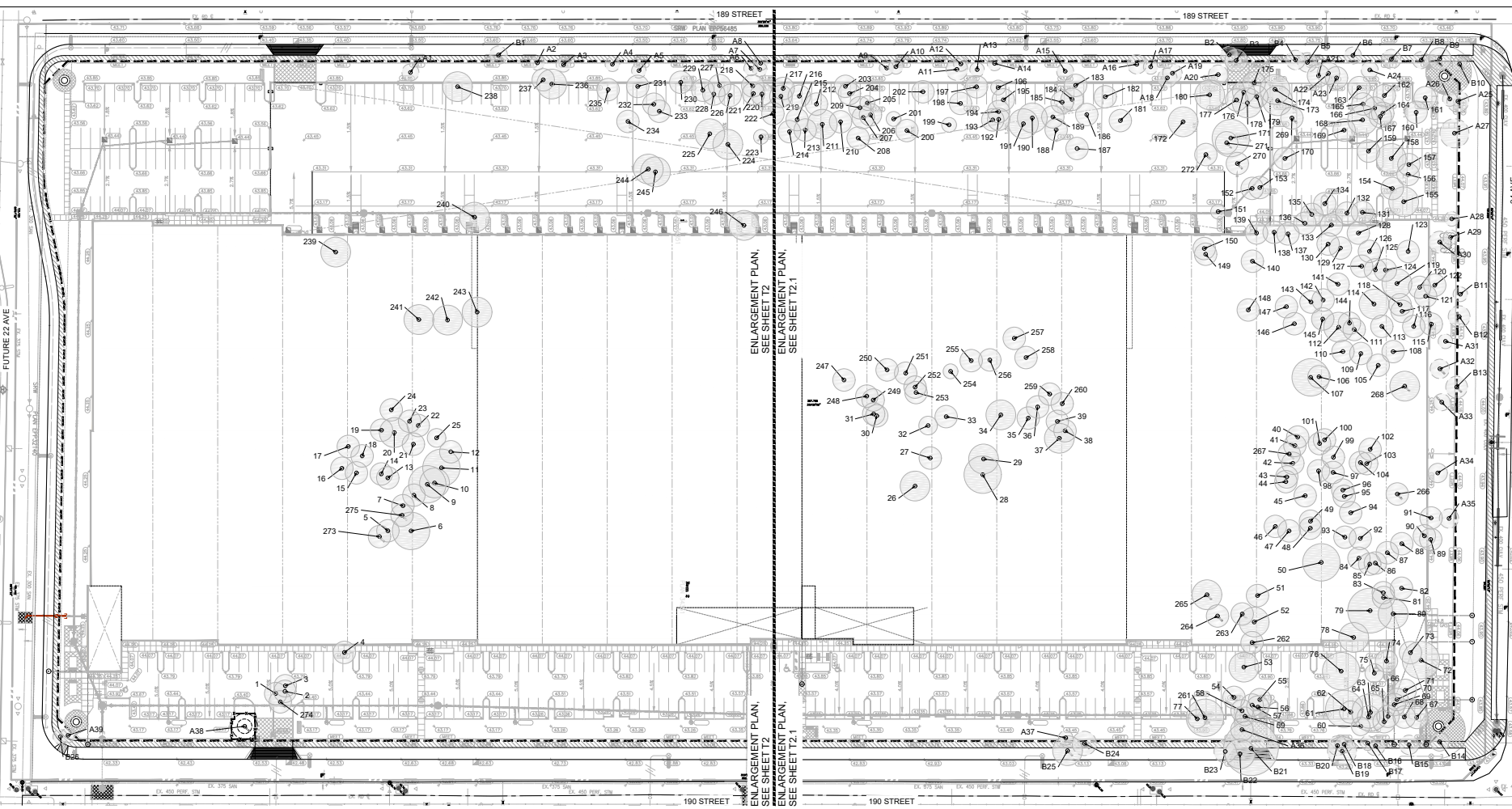
Summary, report and plan prepared and submitted by:



(Signature of Arborist)

September 22, 2020

Date



**LEGEND**

- EXISTING TREE PROPOSED FOR REMOVAL
- EXISTING TREE TO BE RETAINED
- TREE PROTECTION FENCING
- TREE TAGNO.
- CRITICAL ROOT ZONE
- TREE PROTECTION ZONE, 1.5m OFFSET FROM CRITICAL ROOT ZONE

3	22092020	RE-ISSUED FOR PERMIT
2	12082020	RE-ISSUED FOR PERMIT
1	02051919	ISSUED FOR PERMIT
NO. DATE: (day) DESCRIPTION:		
ISSUES & REVISIONS:		

SEAL:  
Assessment Done April 26, 2019  
By: Shan Tennison,  
I.S.A. # ON-0969A

**SUMMARY: SURREY**  
340 SIGNIFICANT TREES ASSESSED  
329 TREES PROPOSED FOR REMOVAL: 12 FOR POOR OR FAIR-POOR HEALTH  
327 FOR DEVELOPMENT  
1 TREE PROPOSED FOR RETENTION

PROJECT NAME:  
**CEDAR COAST 24TH AVE.**

PROJECT ADDRESS:  
18930 24 AVENUE  
SURREY, BC

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

SCALE: 1:750 AT ARCH C SIZE

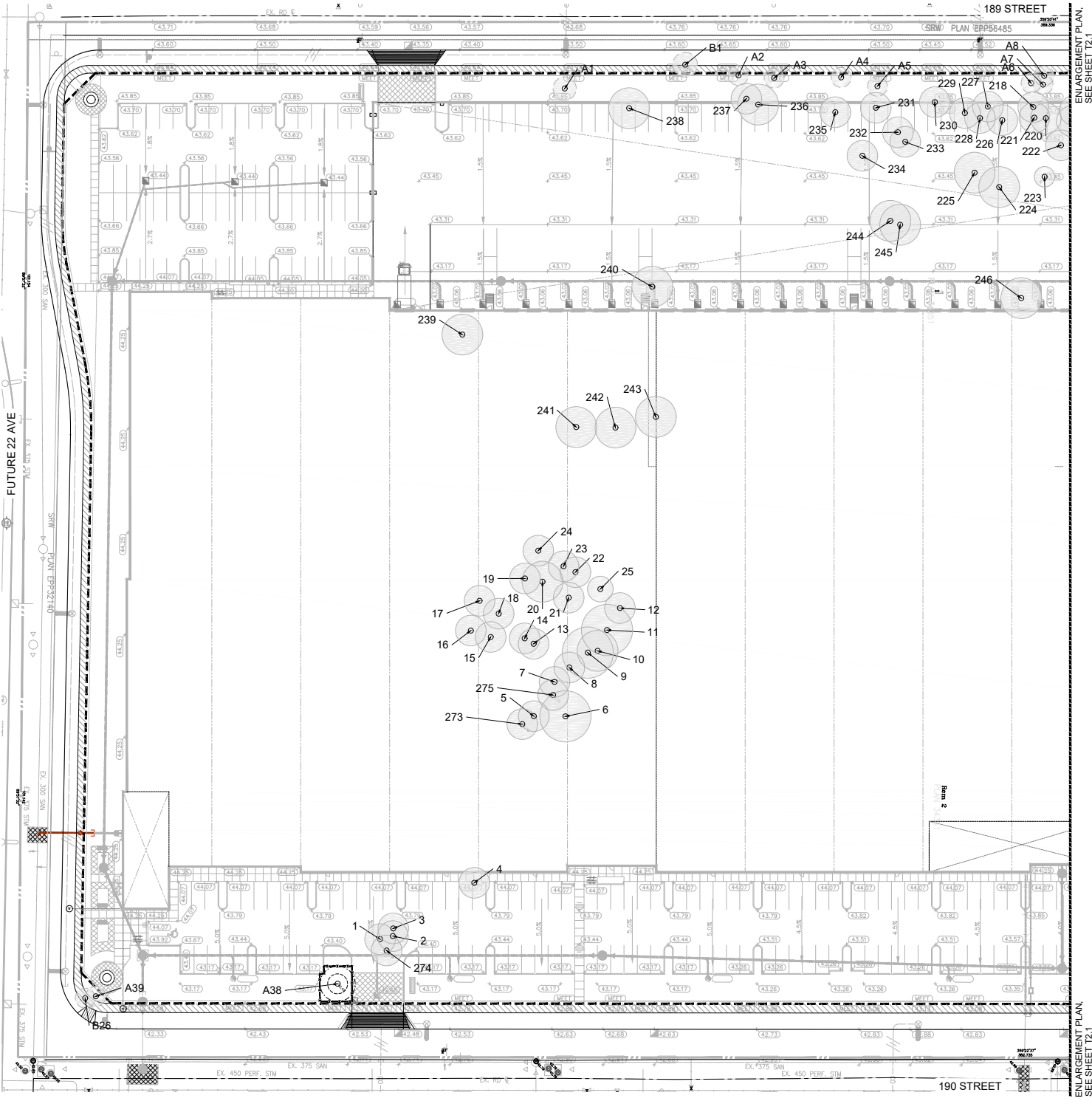
DRAWN: RM

CHECKED: ST

PROJECT NO.: 190095-L

DRAWING NO.:

**T1**



**LEGEND**

- EXISTING TREE PROPOSED FOR REMOVAL
- EXISTING TREE TO BE RETAINED
- TREE PROTECTION FENCING

3	22092020	RE-ISSUED FOR PERMIT
2	12082020	RE-ISSUED FOR PERMIT
1	02052019	ISSUED FOR PERMIT

NO. DATE: (dwg) DESCRIPTION:  
ISSUES & REVISIONS:

SEAL:  
Assessment Done April 26, 2019  
By Stan Temnyson,  
I.S.A. # ON-0969A

PROJECT NAME:  
**CEDAR COAST 24TH AVE.**

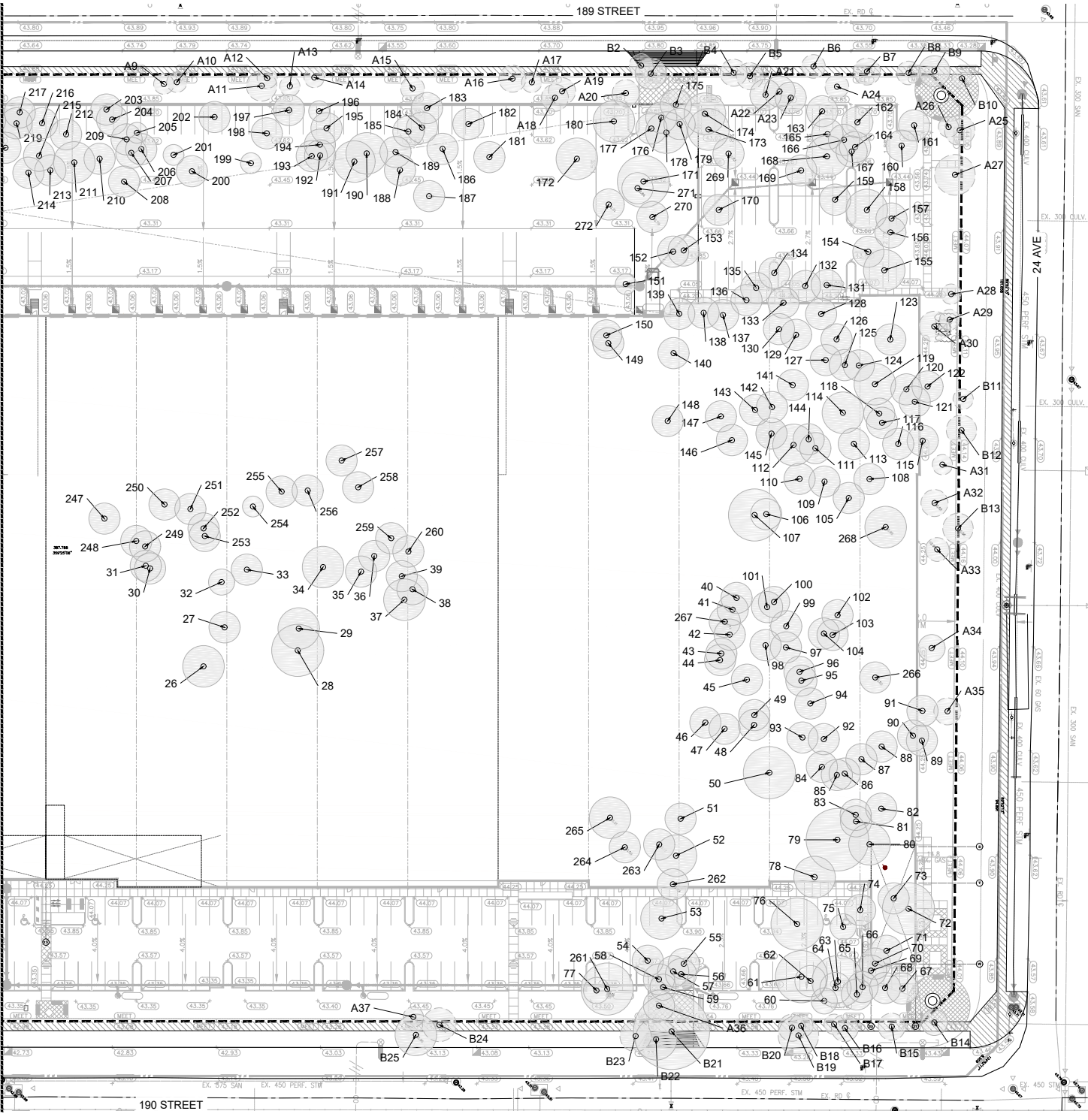
PROJECT ADDRESS:  
**18930 24 AVENUE  
SURREY, BC**

DRAWING TITLE:  
**ENLARGEMENT PLAN**

SCALE:	1:500 AT ARCH C SIZE
DRAWN:	RM
CHECKED:	ST
PROJECT NO.:	190095-L
DRAWING NO.:	T2

ENLARGEMENT PLAN,  
SEE SHEET T2

ENLARGEMENT PLAN,  
SEE SHEET T2



**Krahn**  
GROUP OF COMPANIES

ABBOTSFORD OFFICE  
480 - 18877 82 AVENUE ABBOTSFORD, BC V3G 3E3  
T: 604.853.8511 F: 604.853.1589 www.krahn.com

VANCOUVER OFFICE  
215 - 1211 HOOVERWAY ST. VANCOUVER, BC V6K 4Y3  
T: 604.254.8812 F: 604.254.8863 www.krahn.com

**KD Planning**  
A DIVISION OF

**LEGEND**

- EXISTING TREE PROPOSED FOR REMOVAL
- EXISTING TREE TO BE RETAINED
- TREE PROTECTION FENCING

3 22092020 RE-ISSUED FOR PERMIT  
2 12082020 RE-ISSUED FOR PERMIT  
1 02052019 ISSUED FOR PERMIT

NO. DATE: (dd/mm/yyyy) DESCRIPTION:

ISSUES & REVISIONS:

SEAL:

Assessment Done April 26, 2019  
By Shan Temnyson,  
I.S.A. # ON-0969A



PROJECT NAME:  
**CEDAR COAST 24TH AVE.**

PROJECT ADDRESS:  
18930 24 AVENUE  
SURREY, BC

DRAWING TITLE:  
**ENLARGEMENT PLAN**

SCALE: 1:500 AT ARCH C SIZE

DRAWN: RM

CHECKED: ST

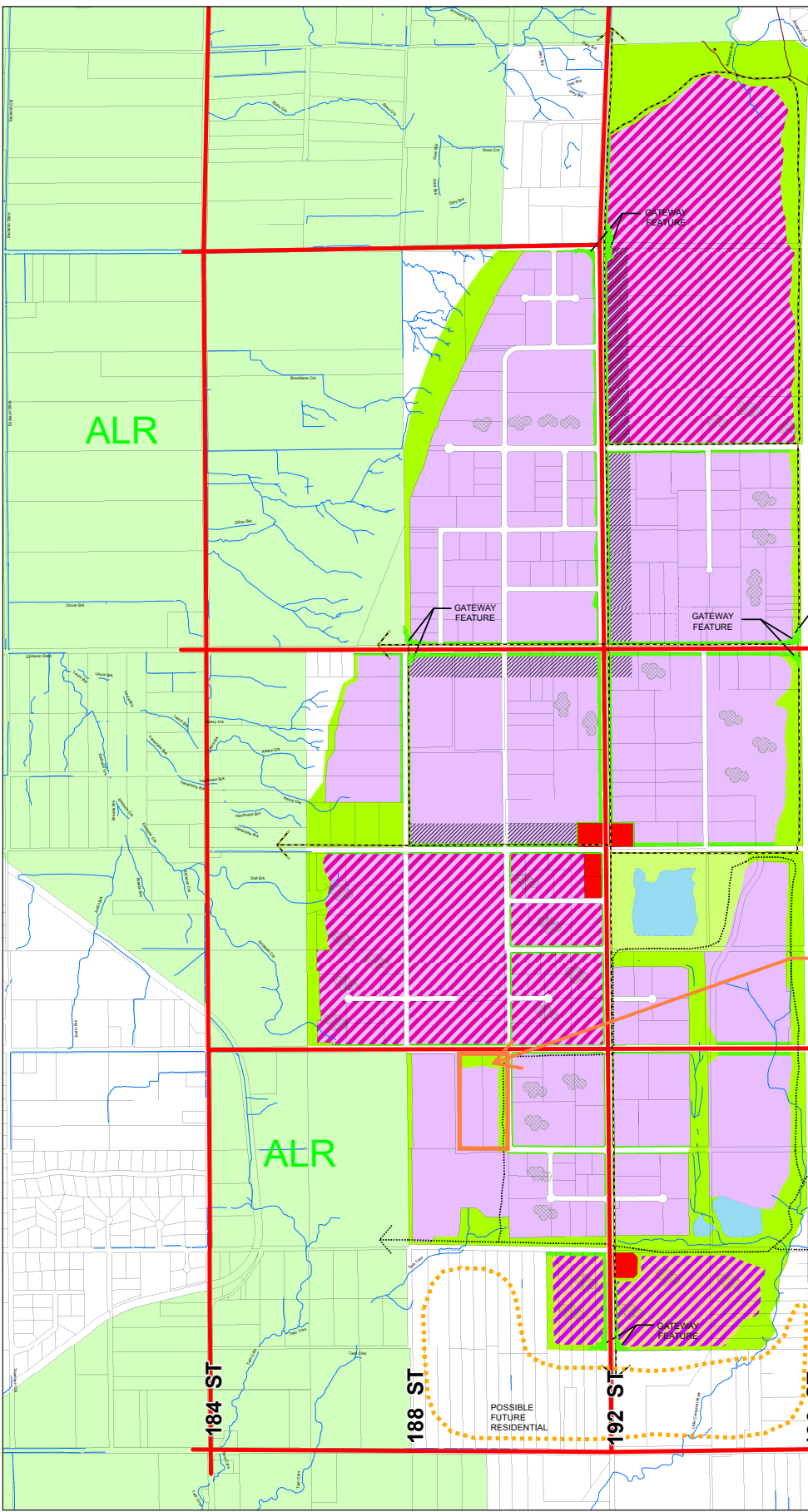
PROJECT NO.: 190095-L

DRAWING NO.:

**T2.1**

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40 AVE

36 AVE

32 AVE

28 AVE

24 AVE

20 AVE

16 AVE

ALR

ALR

184 ST

188 ST

192 ST

196 ST

FOR CORNER LOT REDEVELOPMENT OPTIONS, REFER TO PLANNING REPORT

Application 19-0196. Proposing amendment from Open Space/Buffer to Business Park

GATEWAY FEATURE

GATEWAY FEATURE

GATEWAY FEATURE

GATEWAY FEATURE

POSSIBLE FUTURE RESIDENTIAL

# CAMPBELL HEIGHTS LAND USE PLAN

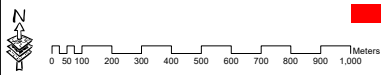
City of Surrey Planning & Development Department

## Legend

- Campbell Heights Local Area Plan
- Business Park (Office)
- Business Park
- Technology Park or Business Park
- Business Park or Live/Work in Cluster Housing Form
- Commercial

- Campbell Heights Local Area Plan, City Park
- Open Space Corridors/Buffers
- Landscaping Strips
- Stormwater Management Facilities
- Creeks and Rivers

- ALR Boundary
- Tree Preservation Opportunities
- Multi-Use Trail (Walking, Cycling and Horseback Riding)
- Walking and Cycling Pathways
- Arterial Roads



Approved by Council December 11, 2000  
Amended 28 September 2020

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