

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0093-00

Planning Report Date: January 31, 2022

PROPOSAL:

- **Rezoning** from A-2 to IB-1
- **Development Permit**

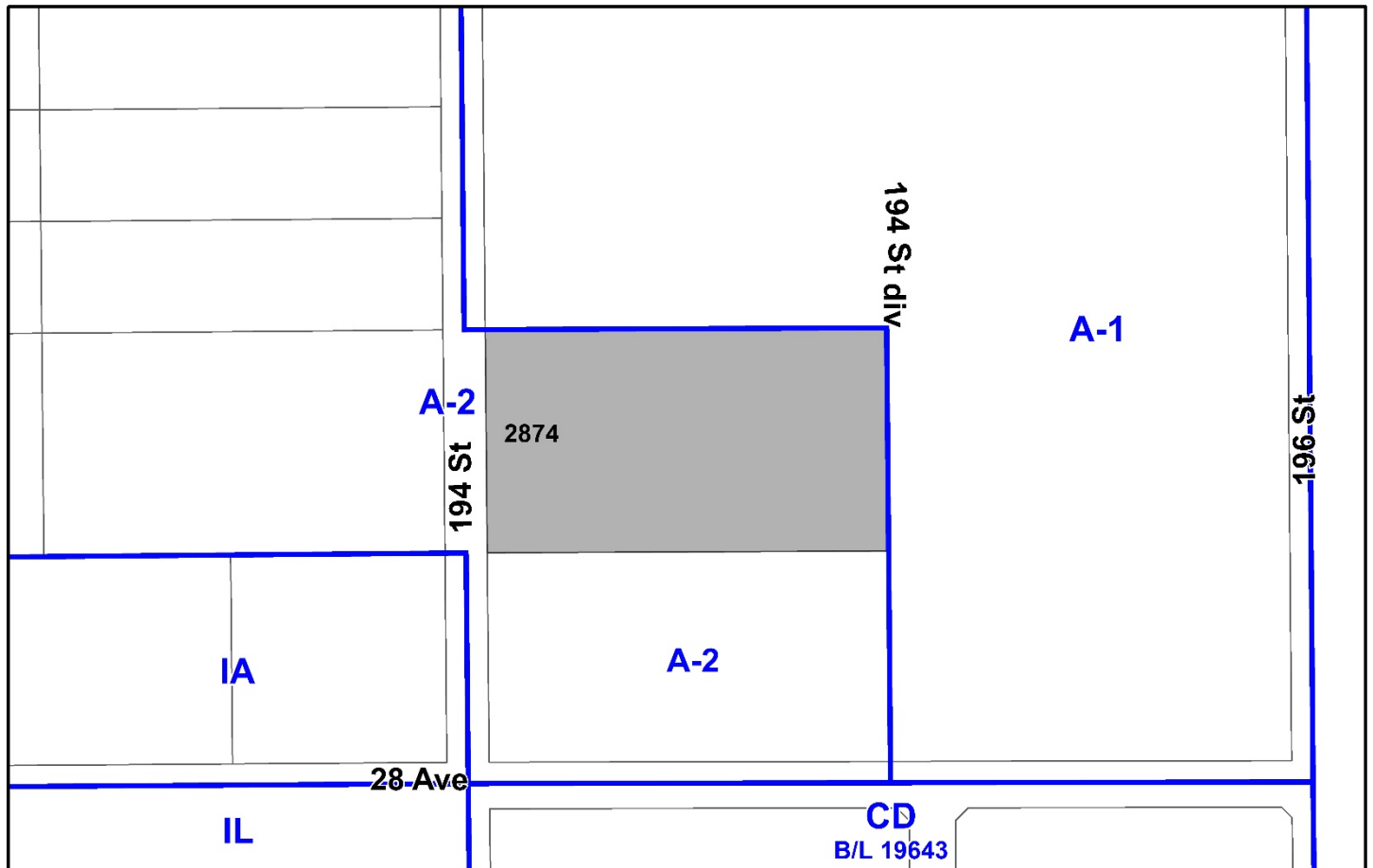
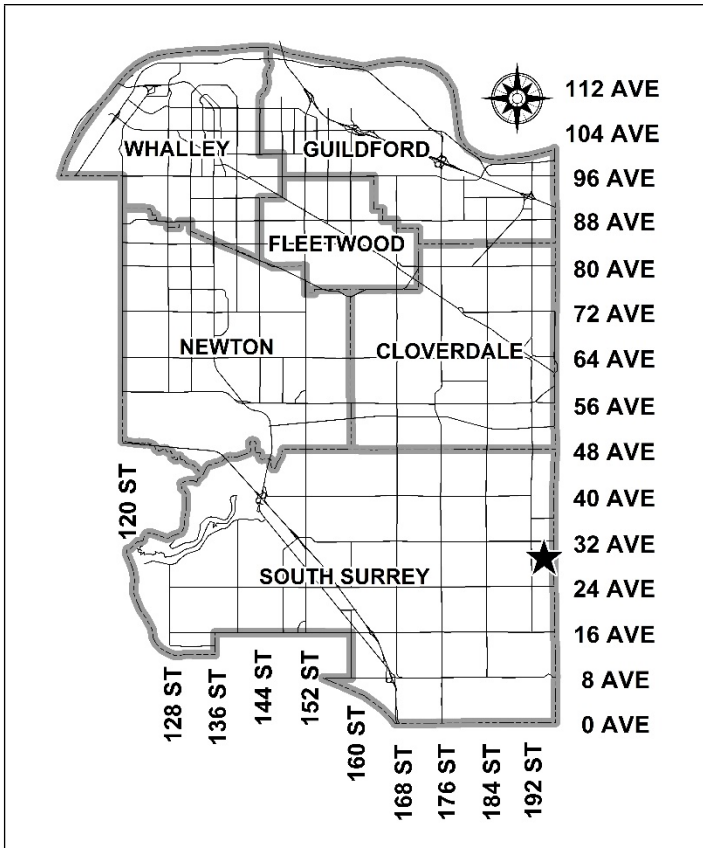
to permit the development of a 10,013 square-metre multi-tenant industrial building.

LOCATION: 2874 - 194 Street

ZONING: A-2

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park



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

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Mixed Employment designation in the Official Community Plan (OCP).
- The proposal complies with the Business Park designation in the Campbell Heights Local Area Plan (LAP)
- The proposal complies with the Mixed Employment designation in the Metro Vancouver Regional Growth Strategy (RGS).
- 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 building achieves an attractive architectural built form, which utilizes high quality, natural materials, and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- The proposed sign is high quality and is of an appropriate size and scale for the development.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Intensive Agriculture Zone (A-2)" to "Business Park 1 Zone (IB-1)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7920-0093-00 generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) 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) approval from the Department of Fisheries and Oceans (DFO) through a project review for the proposed removal of a watercourse fronting 194 Street, and any for changes associated with DFO's conditions;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
 - (j) registration of a Section 219 Restrictive Covenant to prohibit any use that require a Metro Vancouver air quality permit from locating on the site.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Dwelling and greenhouses	Business Park	A-2
North:	Forested vacant land	Business Park	A-1
East:	Forested vacant land	Business Park	A-1
South:	Soil processing operation	Business Park	A-2
West (Across 194 Street):	Dwelling on farmland	Business Park	A-2

Context & Background

- The subject property is 2.02 hectares (4.99 acres), designated "Mixed Employment" in the Official Community Plan (OCP), "Business Park" in the Campbell Heights Local Area Plan (LAP) and zoned "Intensive Agricultural Zone (A-2)".
- The site currently has a farm with greenhouse and several trees. The site is mainly flat with minimal slope.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the site from "Intensive Agricultural Zone (A-2)" to "Business Park Zone (IB-1)" and a Development Permit for Form and Character to permit the development of an industrial business park building with a gross floor area of 10,013 square metres (FAR 0.53). With a gross site area of 20,217 square metres and a road dedication of 1,272 square metres, the total net site area is 18,945 square metres.
- The building proposed is a multi-tenant industrial building.
- The application requires road dedication along the east, for future 194A Street, and access is proposed on both 194 Street and the future 194A Street, when built.

	Proposed
Lot Area	
Gross Site Area:	20,217 square metres
Road Dedication:	1,272 square metres
Net Site Area:	18,945 square metres
Number of Lots:	1
Building Height:	11.7 metres
Unit Density:	n/a
Floor Area Ratio (FAR):	0.53
Floor Area	
Industrial:	7,253 square metres
Office:	2,760 square metres
Total:	10,013 square metres

Environmental Considerations

- There is a Class C watercourse fronting 194 Street, which is proposed for removal for the widening of 194 Street. The applicant has received confirmation from Water Sustainability Act (WSA) that the watercourse is not considered a stream under WSA. The applicant has applied for Department of Fisheries and Oceans (DFO) project review approval, which is pending. The applicant would be responsible for making any necessary adjustments to the site plan resulting from DFO project review, if any.

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
Surrey Fire Department:	The Fire Department has no concerns with the proposed development. A temporary hammer-head turn-around is proposed on the 194A Street alignment through a Highway Licensing Agreement (HLA).
Advisory Design Panel:	The application was not referred to the ADP but was reviewed by staff and found satisfactory.
WSA	Confirmation that the watercourse is not considered a stream under WSA has been received by staff.

Transportation Considerations

- The application requires road dedication to the east, for future 194A Street. This street would be constructed in the future when there is an outlet for the road. In the interim, the applicant proposes a temporary turn-around within the road allowance, through a Highway Licensing Agreement. This will provide the necessary fire access and turn-around until such time as 194A Street is constructed.
- The site will be accessed via two driveways on 194 Street to the west, the northern one being a vehicular driveway, and the southern one as truck access. Once 194A Street is constructed, two additional accesses are also proposed to the east, one for vehicular access and one for trucks.
- The proposed truck loading bays are located along the southern portion of the site, with some landscaping and screening both to the east and west.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist. The applicant also proposes to meet the Climate Adaptation Strategy policy for a green roof or a high-albedo roof, which is typically considered to have a Solar Reflectance Index (SRI) value of 0.75.
- The applicant has also indicated the following sustainable features on the site:
 - Heat Island Mitigation: high albedo roof and highly reflective finishing material for siding
 - Landscaping: drought resistant planting
 - Stormwater runoff: stormwater swale proposed along north side of site with curb cut to capture and infiltrate run-off from the parking lot
 - Significant window coverage on the north, east and west for natural light

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

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

(Even though the building entrances face north, the northeast and northwest corners have special treatment, with expansive two-level spandrel glazing at the corner).

- 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 plazas at the southwest and northeast 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 be minimized from public view, and to allow for the building to be used as screening. The truck loading is accessed both from 194 Street and the future 194A Street, with landscape buffering and a portion of the building proposed for screening frontages).

- 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 international border crossings).

Secondary Plans

Land Use Designation

- The proposal complies with the Business Park designation in the Campbell Heights Local Areas Plan (LAP) as follows:

Themes/Objectives

- 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 glass at the office corners facing 194 Street and 194A Street).

- 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, and the corner has a detail with spandrel glass).

- 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 by using consistent cladding materials, glazing, and landscaping).

Zoning By-law

- The applicant proposes to rezone the subject site from "Intensive Agriculture Zone (A-2)" to "Business Park 1 Zone (IB-1)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Business Park 1 Zone (IB-1)" and parking requirements.

IB-1 Zone (Part 47A)	Permitted and/or Required	Proposed
Unit Density:	n/a	n/a
Floor Area Ratio:	1.00	0.53
Lot Coverage:	60%	45%
Yards and Setbacks		
North:	7.5 metres	20 metres
East:	7.5 metres	7.5 metres
South:	7.5 metres	26 metres
West:	7.5 metres	7.5 metres
Height of Buildings		
Principal buildings:	14 metres	11.73 metres
Accessory buildings:	6 metres	n/a
Parking (Part 5)		
	Required	Proposed
Number of Stalls		
Commercial:	66	66
Industrial:	74	74
Total:	140	140

- The proposal includes a total of 140 surface parking spaces, which meets the parking requirements of the Zoning By-law for light impact industrial and office uses.

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 June 16, 2021, and the Development Proposal Signs were installed on July 05, 2021. Staff received no responses from neighbours.
- The subject application was also referred to the Little Campbell Watershed Society (LCWS) for consideration. The LCWS had concerns regarding deforestation and loss of trees. They suggest that Surrey offsets tree losses overall in the City, and not property by property, as it unfairly punishes landowners that are currently de facto tree stewards.

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, screen loading bays, and enhance amenity spaces.
- The general site design consists of one large industrial building with a 7.5-metre landscape buffer along both abutting roads (194 Street and 194A Street). Even though the building entrances are north facing, both corners have enhanced design facing road frontages.
- The building is proposed with a high albedo roofing material with at least 0.75 Solar Reflectance Index (SRI) to minimize the urban heat island effect, meeting the Climate Adaptation Strategy policy.
- Vehicular access is proposed on the northern driveway and truck access from the southern access on 194 Street. Both vehicular and truck accesses are also proposed in the future to connect to 194A Street, once constructed. The loading area will be screened from public view along both 194 Street and 194A Street by the building and landscaping.
- One sign per unit is proposed, all facing the northern façade. All signage is to be in individual channel letters, complying with the Sign By-law.

Landscaping

- The proposed landscaping consists of a 7.5-metre landscape buffer along the east (194A Street) and west (194 Street) portions of the site.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include minor changes to landscaping, door orientation and enhancement of amenity spaces.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- Dean Bernasch, ISA Certified Arborist of Diamond Head 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			
Cottonwood	2	1	1
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Paper birch	1	1	0
Quaking aspen	1	0	1
Willow	1	0	1
Eucalyptus	1	1	0
Apple	1	1	0
Japanese Cherry	3	3	0
Coniferous Trees			
Douglas Fir	114	98	16
Western Redcedar	20	12	8
Lawson Cypress	1	1	0
Dawn Redwood	1	1	0
Norway Spruce	1	1	0
Spruce	40	40	0
Total (excluding Alder and Cottonwood Trees)	185	159	26
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		50	
Total Retained and Replacement Trees		76	
Contribution to the Green City Program		\$107,600	

- The Arborist Assessment states that there are a total of 185 mature trees on the site, excluding Alder and Cottonwood trees. 2 existing trees, approximately 1 % of the total trees on the site, are Cottonwood trees. It was determined that 26 trees (in addition to 1 Cottonwood) 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 the Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 319 replacement trees on the site. Since only 50 replacement trees can be accommodated on the site, the deficit of 269 replacement trees will require a cash-in-lieu payment of \$107,600, representing \$400 per tree, to the Green City Program, in accordance with the City’s Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Japanese Maple, Red Maple, Nootka Cypress, Darwyk Beech, Katsura Tree, Sweetgum Var., Daybreak Flowering Cherry, Western Red Cedar and a variety of shrubs and grasses.
- In summary, a total of 76 trees are proposed to be retained or replaced on the site with a contribution of \$107,600 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, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. Summary of Tree Survey and Tree Preservation

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

LFM/cm

PROPOSED MULTI TENANT BUILDING: CHIC V

ADDRESS: 2874 194 Street, Surrey BC
LOT 20 SECTION 22 TOWNSHIP 7 PLAN NWP1467 NWD PART NW 1/4



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



CHIP BARRETT ARCHITECT
ARCHITECTS
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SURREY, BC V4A 1A4
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2	NOV 11 21	RE-ISSUED FOR C.P.
3	SEP 24 21	REVISIONS PER CITY COMMENTS
4	MAY 27 21	ISSUED FOR C.P.
5	MAY 14 21	ISSUED FOR REVIEW

DEVELOPER:
Farrell Estates LTD.
Farrell Estates Ltd.
205 - 8811 GREYHAWK RD. RICHMOND, BC V6W 1H3
PHONE: 604.273.7005

PROJECT:
PROPOSED

**CHIC V
MULTI-TENANT
BUILDING**

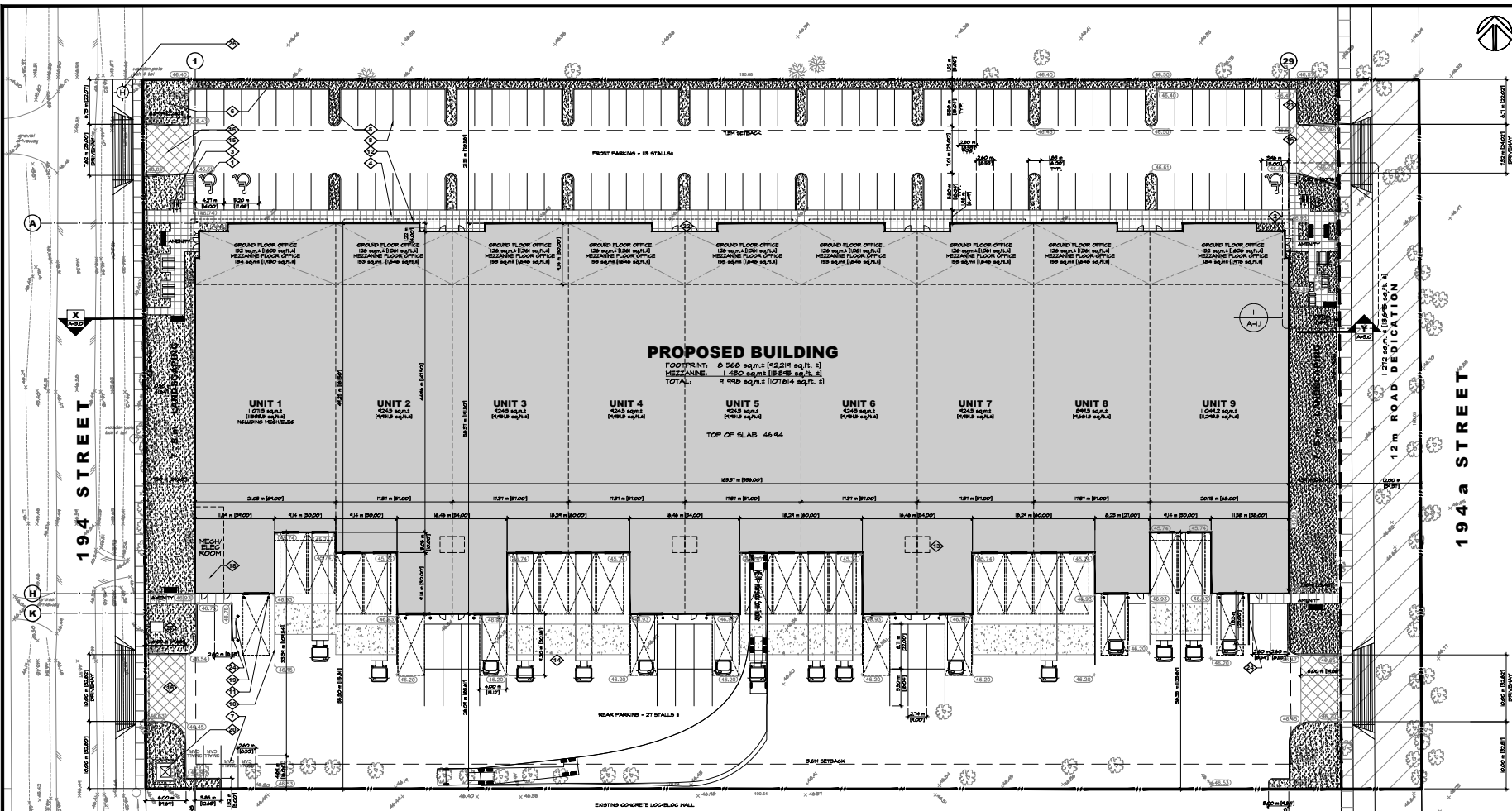
ADDRESS: 2874 194TH STREET, SURREY BC

ARCHITECTURAL DRAWING LIST

COVER SHEET & CONTEXT PLAN	A-0.0
SITE PLAN	A-1.0
ENLARGED PLANS	A-1.1
BASE PLAN	A-1.2
SITE DETAILS	A-1.3
FIRE ACCESS PLAN	A-1.0P
FLOOR PLANS	A-2.0
ROOF PLAN & SITE SECTIONS	A-3.0
ELEVATIONS	A-4.0

COVER SHEET & CONTEXT PLAN

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PROPOSED BUILDING

FOOTPRINT: 8 568 sq.m [22,214 sq.ft.]
 MEZZANINE: 1 450 sq.m [15,092 sq.ft.]
 TOTAL: 4 018 sq.m [17,114 sq.ft.]

TOP OF SLAB: 46.94

SITE PLAN
 SCALE: 1" = 30'-0"

KEYED SITE PLAN NOTES

- | | |
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| <ul style="list-style-type: none"> INTERNATIONAL SYMBOL OF ACCESS PAINTED ON ASPHALT PER DETAIL 201-A POST MOUNTED HAL SIGN PER DETAIL 41A-1.3 SEE DETAIL 201-A FOR PROVIDE MINIMUM 5/8" DIA. STEEL PLATE CONCRETE SPALLS 4" ABOVE ADJACENT ASPHALT SEE DETAIL 201-A FOR PROVIDE MINIMUM 5/8" DIA. STEEL PLATE LANDSCAPING PER LANDSCAPE ARCHITECT'S DRAWINGS PAINT ON ASPHALT 4" PAINT STRIPE TYPICAL ASPHALT CROSSING TO MANHOLE SPECS SEE DETAIL 201-A FOR PROVIDE MINIMUM 5/8" DIA. STEEL PLATE SEE DETAIL 201-A FOR PROVIDE MINIMUM 5/8" DIA. STEEL PLATE USE OF GANTRY ABOVE, SEE PLANS AND DETAILS GARAGE LOCATION INSIDE BUILDING TYPICAL. SEE DETAIL 201-A CONCRETE DOLLY PAD BICYCLE PARKING (2, UNO) PER DETAIL 101A-1.3 BANKING CONCRETE 8" LG CONC BENCH SEE DETAIL 11A-1.3 ELECTRICAL 4 MECHANICAL ROOMS / EQUIPMENT 600V METERS PER MECHANICAL DRAWINGS SEE DETAIL 201-A FOR PROVIDE MINIMUM 5/8" DIA. STEEL PLATE ELECTRICAL 4 MECHANICAL ROOMS / EQUIPMENT | <ul style="list-style-type: none"> FREE STANDING SIGNAGE TYPICAL ACCESSIBLE ENTRANCE ADVERTY AREA IV SEATING SOUM TILT-UP SCREEN HALL SWANSE CONNECTION SEE MECH DWGS PROPOSED FIRE HYDRANT, SEE CIVIL DWGS WATER METER LOCATION, SEE CIVIL DWGS |
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SITE DATA

CIVIC ADDRESS: 2674 194 STREET, SURREY, B.C.
 LEGAL DESCRIPTION: LOT 20 SECTION 22 TOWNSHIP 14 RANGE 10W DISTRICT 10
 SITE AREA (GROSS): 5.02 HECTARES (5491 ACRES)
 SITE AREA (NET): 1.94 HECTARES (4648 ACRES)
 BUILDING AREA (FOOTPRINT): 4 018 sq.m (17 114 sq.ft.)
 ZONING: BUSINESS PARK 1 ZONE (B1 - TRC)
 SITE COVERAGE: (GROSS MANU) NET: 0 568 sq.m / 22 214 sq.m = 2.56%
 (GROSS MANU) GROSS: 0 568 sq.m / 18 978 sq.m = 2.99%
 (GROSS MANU) NET: 0 568 sq.m / 18 978 sq.m = 2.99%
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 (GROSS MANU) NET: 0 568 sq.m / 18 978 sq.m = 2.99%

LEGEND

- EXISTING GRADE
- DESIGNED GRADE
- PROPOSED GRADE

NO SIGNAGE PROPOSED
 - NO ON BUILDING SIGNAGE
 - NO FREESTANDING TYPICAL STYLE SIGN

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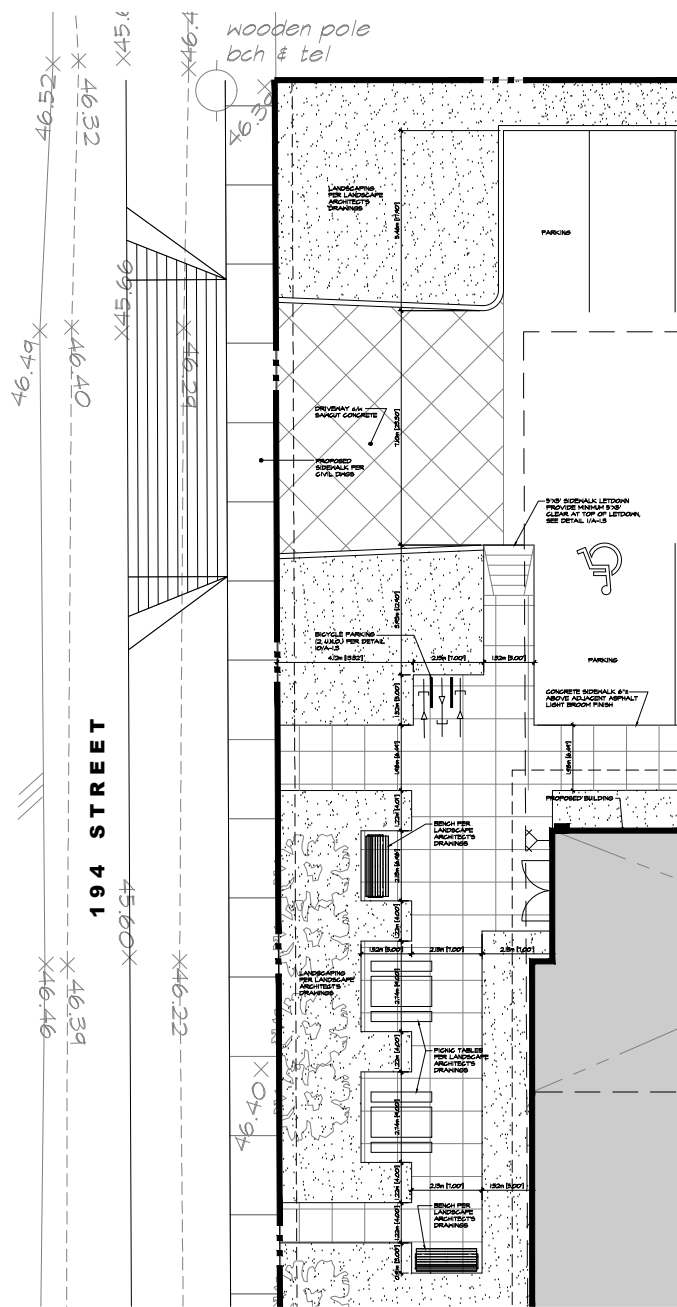
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2	MAY 13 21	CONSULTANT COORDINATION
3	MAY 27 21	DESIGN FOR I.D.
4	MAY 28 21	REVISIONS FOR DESIGN
5	MAY 13 21	CONSULTANT COORDINATION
6	APR 23 21	CONSULTANT COORDINATION
7	APR 23 21	PLANNING REVIEW
8	DEC 15 20	PLANNING REVIEW
9	AUG 15 19	CLIENT REVIEW
10	AUG 15 19	CLIENT REVIEW
11	JUL 16 19	CLIENT REVIEW

Farrell Estates LTD.
 200-1811 GUYANAN RD. RICHMOND, BC V6V 1H3
 PHONE: 604-273-7000
 PROJECT: CHIC V MULTI-TENANT BUILDING
 ADDRESS: 2674 194TH STREET, SURREY BC

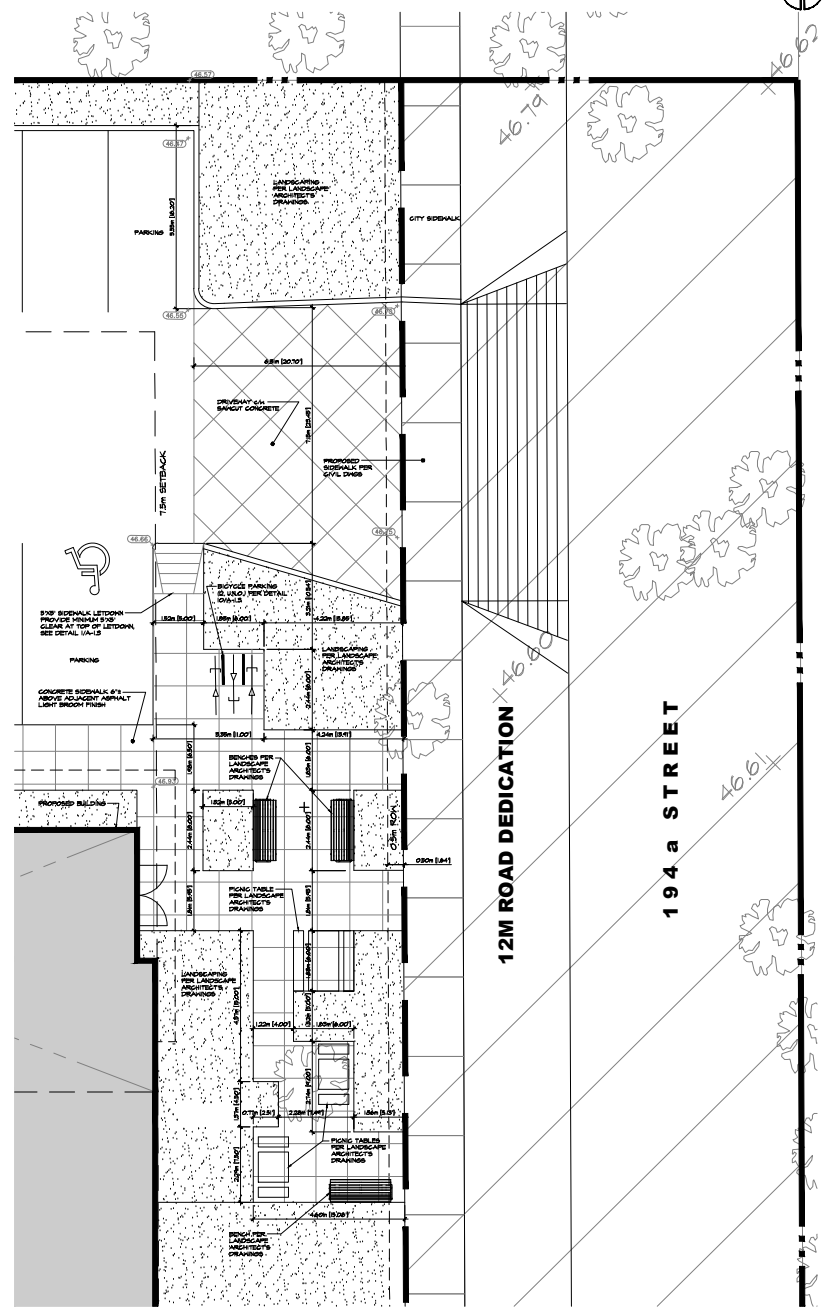
SITE PLAN

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2 WEST AMENITY AREA
SCALE: 1" = 8'-0"



1 EAST AMENITY AREA
SCALE: 1" = 8'-0"

CHIP BARRETT ARCHITECT
400 - 1663 STAVELAND AVENUE, SUITE 100, VANCOUVER, BC V6L 2P9
TEL: (604) 607-5955 EMAIL: INFO@CHIPBARRETT.COM

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PHONE: (604) 275-7105

CHIC V MULTI-TENANT BUILDING
ADDRESS: 2014 194TH STREET, SURREY BC

ENLARGED PLANS

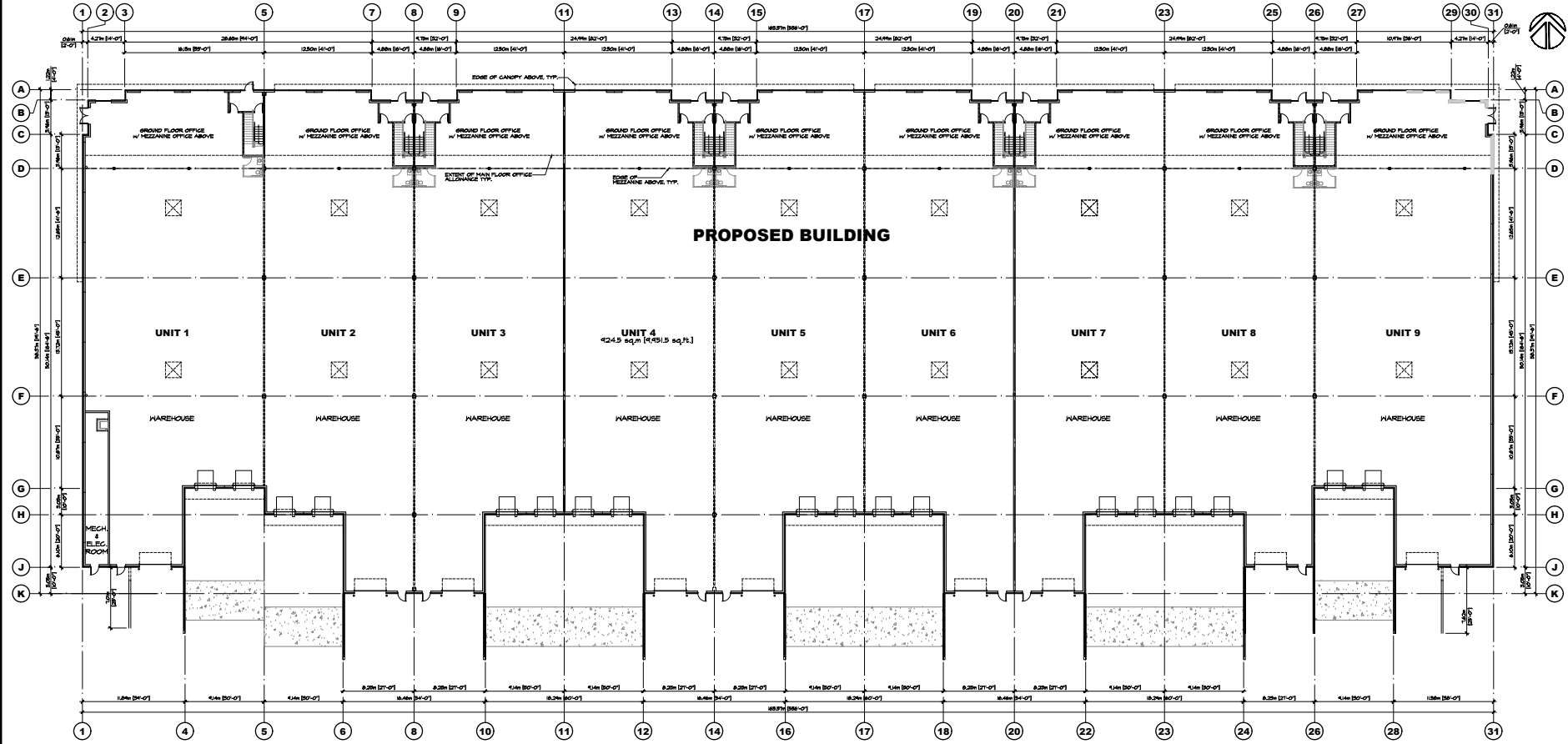
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5	MAY-13-21	CONSULTANT COORDINATION
6	APR-23-21	CONSULTANT COORDINATION

PROJECT: PROPOSED

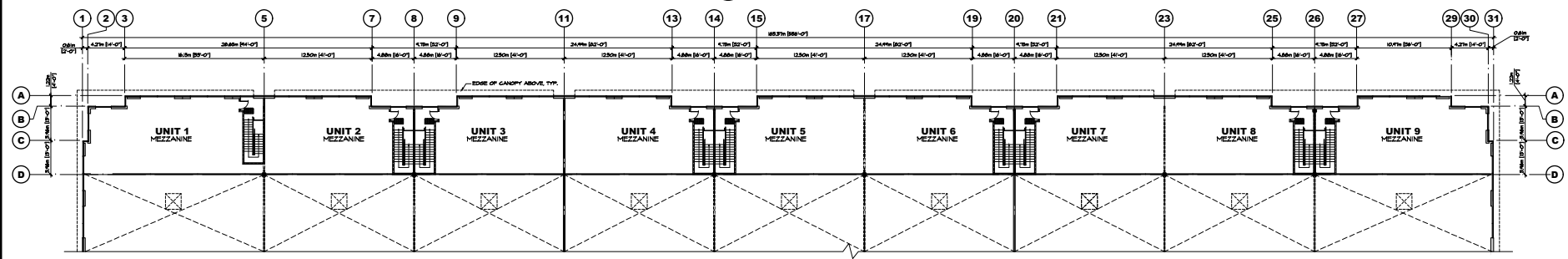
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1 OVERALL GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"



2 OVERALL MEZZANINE FLOOR PLAN
SCALE: 1/8"=1'-0"

CHIP BARRETT ARCHITECT
110-16555 165 AVENUE, SUITE 101, VANCOUVER, BC V6P 6E1
TEL: (604) 607-9955 EMAIL: DAND@CHIPBARRETT.COM

D.FORGE DESIGN INC.
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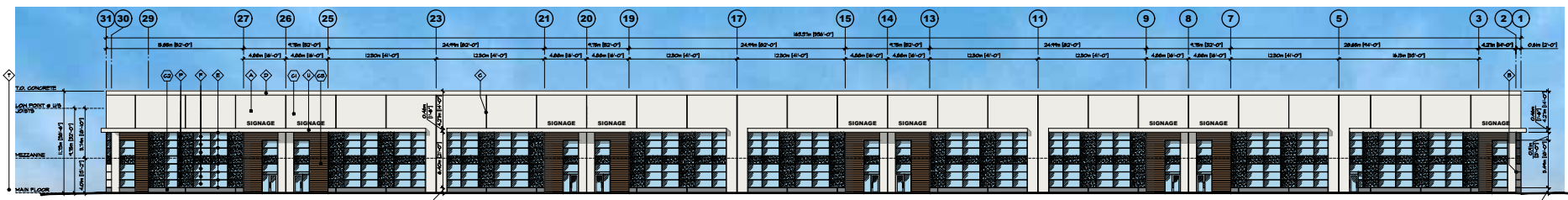
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Farrell Estates LTD.
FARRELL ESTATES LTD.
220 - 6911 GRAYBAR RD. RICHMOND, BC V6V 1Y3
PHONE: (604) 273-7965
PROJECT: PROPOSED

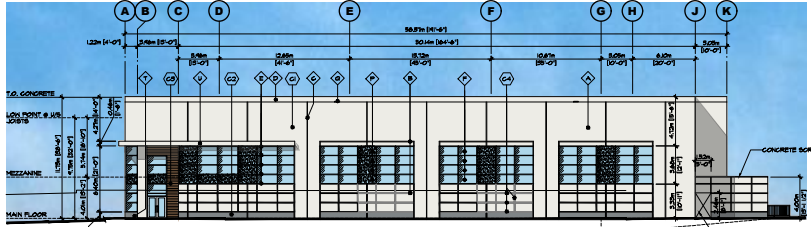
CHIC V MULTI-TENANT BUILDING
ADDRESS: 2874 154TH STREET, SURREY, BC
DRAWING:

FLOOR PLANS

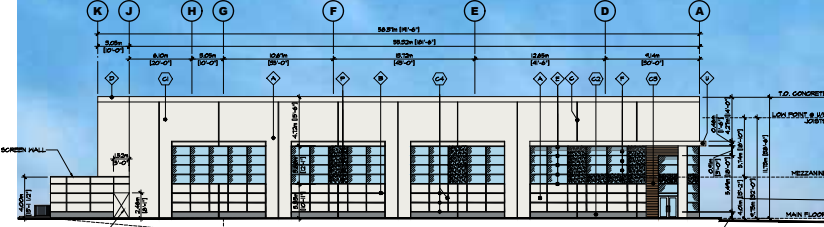
SEAL	JOB NO.	DRAWN
	10304	MP
	DESIGNED	
	CHECKED	C.B.
	DATE	DEC 03 21
PROJECT - DRAWING NUMBER	REV.	
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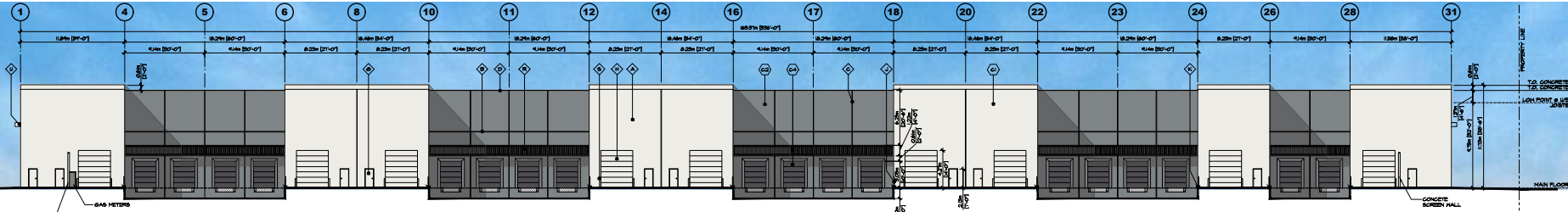
1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



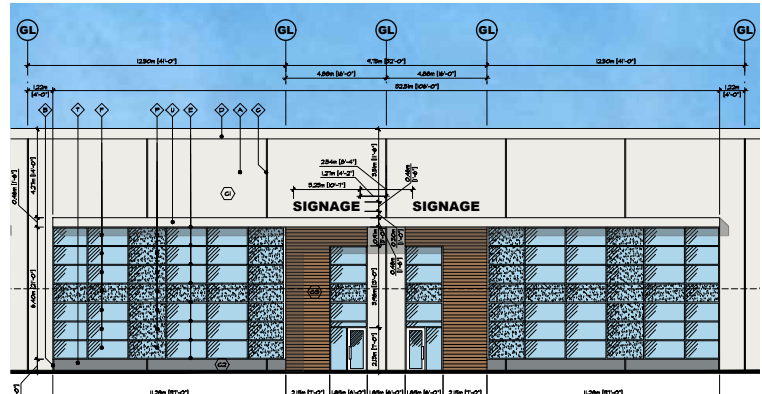
2 WEST ELEVATION (FRONTING 194 STREET)
SCALE: 1/8"=1'-0"



3 EAST ELEVATION (FRONTING 194a STREET)
SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



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

- MATERIAL LEGEND**
- CONCRETE TILT-UP WALL TYP. - PAINTED
 - ◊ REVEAL IN CONCRETE - PAINTED
 - ◊ PANEL JOINT
 - ◊ PREFINISHED METAL GAP FLASHING
 - ◊ STOREFRONT FRAMES - CLEAR ANODIZED ALUMINUM
 - ◊ STOREFRONT GLASS - CLEAR
 - ◊ STEEL HANDDOORS - PAINTED
 - ◊ STEEL SECTIONAL OVERHEAD DOORS - PAINTED
 - ◊ STEEL GARAGEBAYS - PAINTED
 - ◊ CONCRETE RETAINING WALLS - NATURAL FINISH (UNPAINTED TYP.)
 - ◊ LIGHT FIXTURES - SEE ELECTRICAL CHFS
 - ◊ CONCRETE STAIR W/ STEEL PIPE GUARDRAIL
 - ◊ SWP REINFORCED IN CONCRETE
 - ◊ SPANDREL GLAZING (CONCRETE TO MATCH VISION GLAZING)
 - ◊ SCUPPER
 - ◊ METAL GLAZ CANOPY
 - ◊ STEEL BOLLARD - PAINTED
 - ◊ CONCRETE CURB SLOPE, PAINTED
 - ◊ RACK CANOPY
- NOTE:
 ○ NOT ALL MATERIALS ARE APPLICABLE
 ◊ SPANDREL GLAZING

- PROJECT COLOURS**
- ALL COLOURED SURFACES TO BE SHERWIN-HELLMANS - HIGH REFLECTIVE WHITE
- MAIN FIELD COLOUR 1: SHERWIN-HELLMANS - SOFTWARE
 - ◊ FIELD ACCENT COLOUR 2: SHERWIN-HELLMANS - SOUTHWEST
 - ◊ FIELD ACCENT COLOUR 3: LONGBOARD BROWN
 - ◊ FIELD ACCENT COLOUR 4: SHERWIN-HELLMANS - PEBBLE NOIR
- ALL PREFINISHED INSULATED METAL PANEL SURFACES TO BE COMPANOR OR APPROVED EQUAL.
- EXTERIOR GUARDRAILS: ANODIZED ALUMINUM
 TYPICAL GLAZING: CLEAR
 TYPICAL METAL GAP FLASHING: BRICK METAL COLOR
 SPANDREL GLAZING: MEDIUM GRAY
- BLACK
 ANODIZED ALUMINUM
 CLEAR
 BRICK METAL COLOR
 MEDIUM GRAY
- NOTE: CONFIRM ALL COLOURS & FINISHES WITH THE OWNER PRIOR TO FABRICATION &/OR PAINTING.

CHIP BARRETT ARCHITECT
 7410 - 16000 PHILIPS AVENUE, SUITE 100, VANCOUVER, BC V3R 4M4
 IN ASSOCIATION WITH
D.FORCE DESIGN INC.
 5625-A ALLIANCE STREET, ARBROTHFORD, B.C., V3B 3J9
 TEL: (604) 607-9585 EMAIL: DARRY@DFORCE.CA

This drawing is an electronic file subject to the terms and conditions of the contract. It is not to be used for construction or other purposes without the written consent of the architect. The architect is not responsible for any errors or omissions in this drawing.

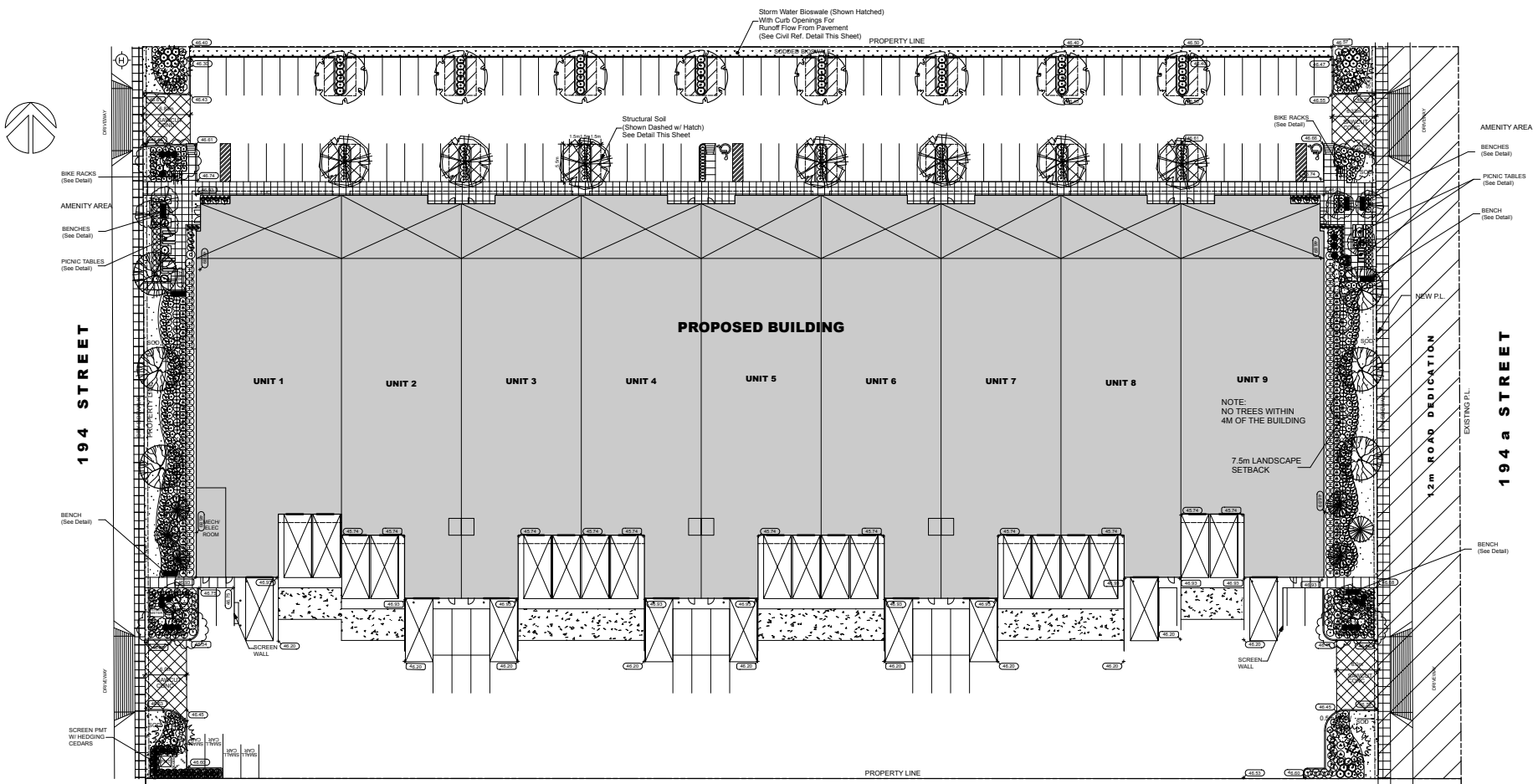
NO.	DATE	DESCRIPTION
1		
2		
3		
4	DEC 03 21	REVISIONS PER CITY COMMENTS
5	MAY 13 21	REVISIONS FOR O.P.
6	SEP 24 21	REVISIONS PER CITY COMMENTS
7	MAY 27 21	ISSUED FOR O.P.
8	MAY 14 21	ISSUED FOR REVIEW
9	MAY 13 21	CONSULTANT COORD.
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Farrell Estates Ltd.

Project: CHIC V MULTI-TENANT BUILDING
 ADDRESS: 2814 144TH STREET, SURREY BC
 DRAWING: ELEVATIONS

SEAL: [] JOB NO.: [] JOB NO.: []
 DESIGNED: [] DESIGNED: []
 CHECKED: [] CHECKED: []
 PLOT DATE: DEC 03 21 PLOT DATE: DEC 03 21

PROJECT DRAWING NUMBER: **A-4.0** REV: **6**

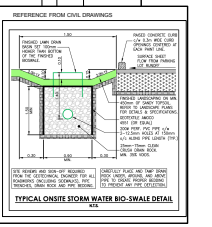
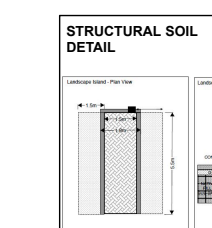
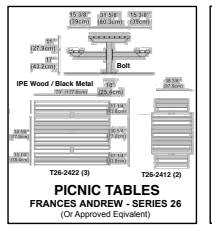
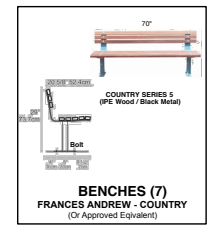
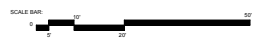


PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
Trees				
	8	<i>Acer palmatum</i> 'Bloodgood'	Japanese Maple	3m ht.
	8	<i>Acer rubrum</i> 'Morgan'	Red Maple Var.	60m cal / 1.8m std
	6	<i>Chamaecyparis nootkatensis</i>	Nootka Cypress	3m ht / spr form
	4	<i>Fagus sylvatica</i> 'danielsii'	Danewik (Columnar) Beech	50m cal / 1.5m std
	6	<i>Carodophyllum japonicum</i>	Katsura Tree	60m cal / 1.8m std
	7	<i>Liquidambar styraciflua</i> 'Worpleston'	Sweetgum Var.	60m cal / 1.8m std
	7	<i>Prunus yedoensis</i> 'Avalonon'	Daybreak Flowering Cherry	60m cal / 1.8m std
	4	<i>Thuja plicata</i>	Western Red Cedar	3m ht / tree form
Shrubs				
	174	<i>Azalea japonica</i> 'Ameonia' (low)	Japanese Azalea	#3 pot
	23	<i>Polystichum munifolium</i>	Western Sword Fern	#1 pot
	85	<i>Lonicera pileata</i>	Evergreen Honeysuckle	#2 pot
	2	<i>Pieris japonica</i> 'Forest Flame'	Japanese Andromeda	#3 pot
	73	<i>Prunus l.</i> 'Otto Luyken'	Otto Luyken Laurel	#3 pot
	312	<i>Sarcococca humilis</i>	Sweetbox	#3 pot
	100	<i>Prunus laurifolia</i>	Portugal Laurel	#3 pot
	39	<i>Rhododendron</i> 'Christmas Cheer'	Rhododendron (medium var.)	#3 pot
	6	<i>Rhododendron</i> 'Anna Rose Whitney'	Rhododendron (tall var.)	#7 pot
	19	<i>Rosa mediolana</i> 'Carefree Delight'	Hardy French Rose var.	#3 pot
	40	<i>Spiraea x bumalda</i> 'Fireball'	Spiraea Var.	#3 pot
	18	<i>Thuja occidentalis</i> 'Smaragd'	Hedge Cedar	1.5m ht / 9m topiades
	114	<i>Viburnum davidii</i> (low)	David's Viburnum	#2 pot / low
Ground Cover				
	73	<i>Lilasepe muscari</i>	Lily-turf	#1 pot /
	198	<i>Arctostaphylos uva-ursi</i>	Vancouver Jade	#1 pot / 45cm o.c.

Notes:
 1. Specification as per most recent 'Canadian Landscape Standards' and Landscape Design Inc. 'Spec Notes';
 2. Plant material to be selected by Landscape Architect at nursery.

Note: • 50mm of Bark Mulch All Planting Beds
 • 1.1m Soil Depth In Islands for Total 10m³
 (Islands are 9m² in Size except 13 as noted)

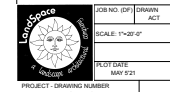


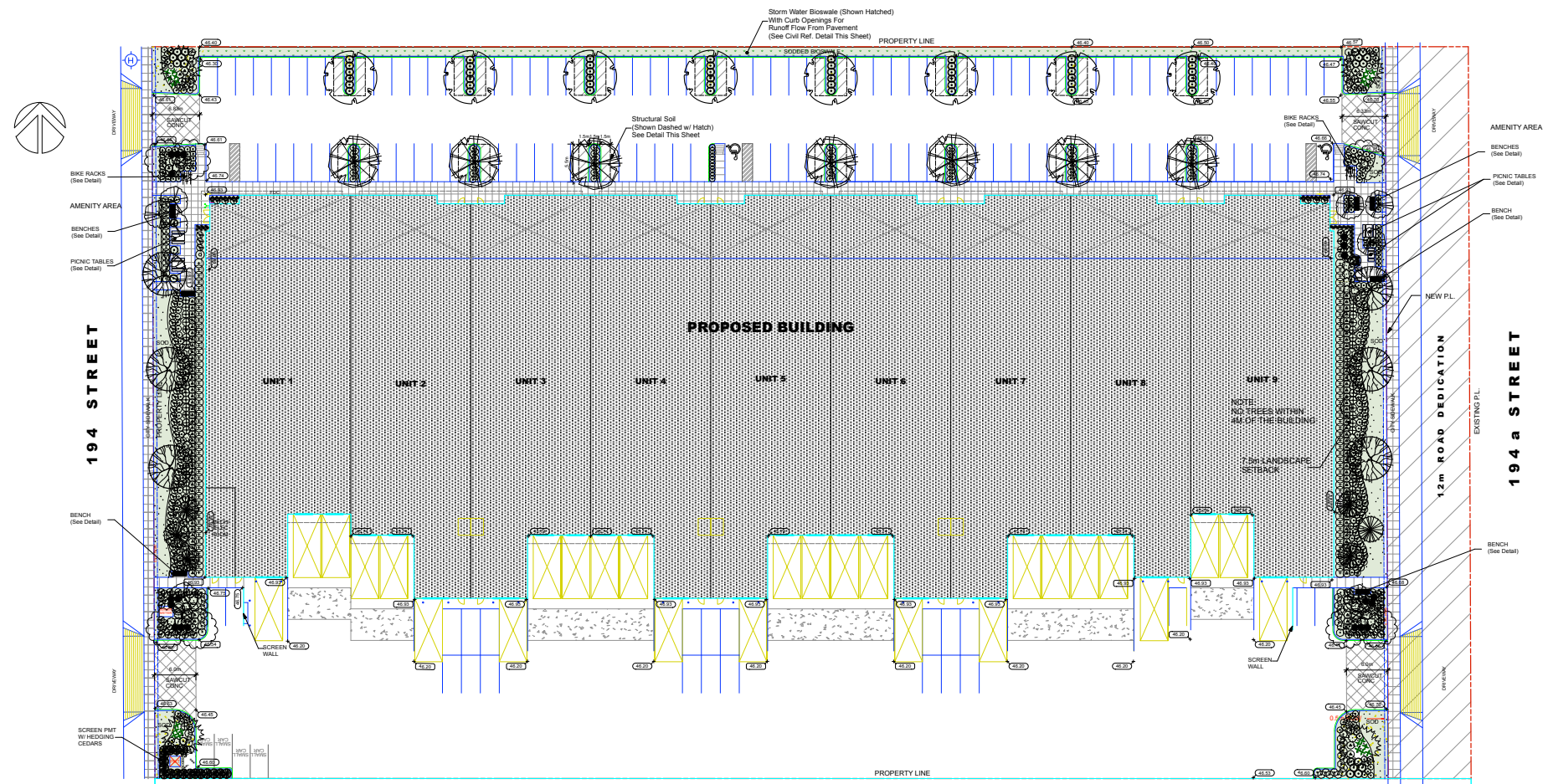
NO.	DATE	DESCRIPTION
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2	Nov 2021	Revised For O.P. (working cover sheet)
3	Nov 2021	Revised For O.P. (revisions cover sheet)
4	Nov 2021	Issue For O.P.
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PROPOSED OFFICE WAREHOUSE COMPLEX FOR:
Farrell Estates LTD.
 8971 DOWLING ROAD, B.C.

PROJECT:
CHIC V MULTI-TENANT BUILDING
 2874 194 STREET, SURREY, B.C.

DRAWING:
LANDSCAPE PLAN
 CDS FILE #750-0055-00



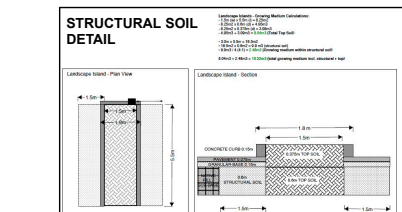
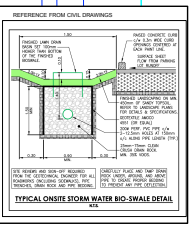
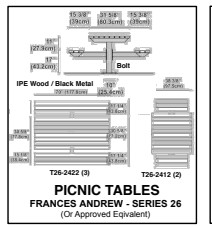
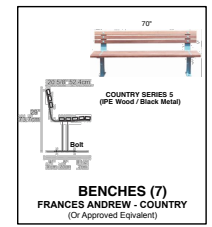


PLANT LIST

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Trees				
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	6	<i>Chamaecyparis nootkanensis</i>	Nootka Cypress	3m ht / spr form
	4	<i>Fagus sylvatica</i> 'danielsii'	Daniway (Columnar) Beech	50m cal / 1.5m std
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Shrubs				
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	85	<i>Lonicera pileata</i>	Evergreen Honeysuckle	#2 pot
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	19	<i>Rosa mediolana</i> 'Caretive Delight'	Hardy French Rose var.	#3 pot
	40	<i>Spiraea x bumalda</i> 'Fireball'	Spiraea Var.	#3 pot
	6	<i>Thuja occidentalis</i> 'Smarag'	Hedge Cedar	1.5m ht / 6m topdies
	114	<i>Viburnum davidii</i> (low)	David's Viburnum	#2 pot / low
	73	Ground Cover		
	73	<i>Lilippe muscari</i>	Lily-turf	#1 pot /
	198	<i>Arctostaphylos uva-ursi</i>	Vancouver Jade	#1 pot / 45cm o.c.

Notes:
 1. Specification as per most recent 'Canadian Landscape Standards' and Landscape Design Inc. 'Spec Notes';
 2. Plant material to be selected by Landscape Architect at nursery.

Note: • 50mm of Bark Mulch All Planting Beds
 • 1.1m Soil Depth In Islands for Total 10m³
 (Islands are 9m² in Size except 13 as noted)



NO.	DATE	DESCRIPTION
1	May 2021	Issue For O.P.
2	May 2021	Issue For O.P.
3	May 2021	Issue For O.P.
4	May 2021	Issue For O.P.
5	May 2021	Issue For O.P.
6	May 2021	Issue For O.P.
7	May 2021	Issue For O.P.
8	May 2021	Issue For O.P.
9	May 2021	Issue For O.P.
10	May 2021	Issue For O.P.
11	May 2021	Issue For O.P.
12	May 2021	Issue For O.P.
13	May 2021	Issue For O.P.
14	May 2021	Issue For O.P.
15	May 2021	Issue For O.P.
16	May 2021	Issue For O.P.
17	May 2021	Issue For O.P.
18	May 2021	Issue For O.P.
19	May 2021	Issue For O.P.
20	May 2021	Issue For O.P.
21	May 2021	Issue For O.P.
22	May 2021	Issue For O.P.
23	May 2021	Issue For O.P.
24	May 2021	Issue For O.P.

PROPOSED OFFICE/WAREHOUSE COMPLEX FOR:

 8871 GARDNER TRAIL, SURREY, B.C.

PROJECT: **CHIC V MULTI-TENANT BUILDING**
 2874 194 STREET, SURREY, B.C.

DRAWING: **LANDSCAPE PLAN**
 CUB FILE #750-0595-00

JOB NO. / O.P. / DRAWN: [Blank]
 SCALE: 1"=20'-0"
 PLOT DATE: MAY 2021
 PROJECT / DRAWING NUMBER: L-1

INTER-OFFICE MEMO

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

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

DATE: **January 25, 2021** PROJECT FILE: **7820-0093-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 2874 194 Street**

REZONE

Property and Right-of-Way Requirements

- Dedicate 12.0 m towards 194A Street.
- Register 0.5 m wide statutory right-of-way (SRW) along 194 and 194A Street.
- Secure 1.5 m wide off-site SRW or road dedication from 2990 194 Street, along 194A Street.

Works and Services

- Construct the east side of 194 Street.
- Construct the west side of 194A Street. Cash-in-lieu (CIL) may be considered.
- Construct temporary hammerhead turnaround on 194A Street.
- Construct water main along 194 Street.
- Construct sanitary main along 194 Street and 28 Avenue.
- Construct storm, water, and sanitary mains on 194A Street. 50% CIL may be considered.
- Provide storm, water and sanitary service connections.
- Provide on-site stormwater mitigation and water quality control features.

A Servicing Agreement is required prior to Rezone.

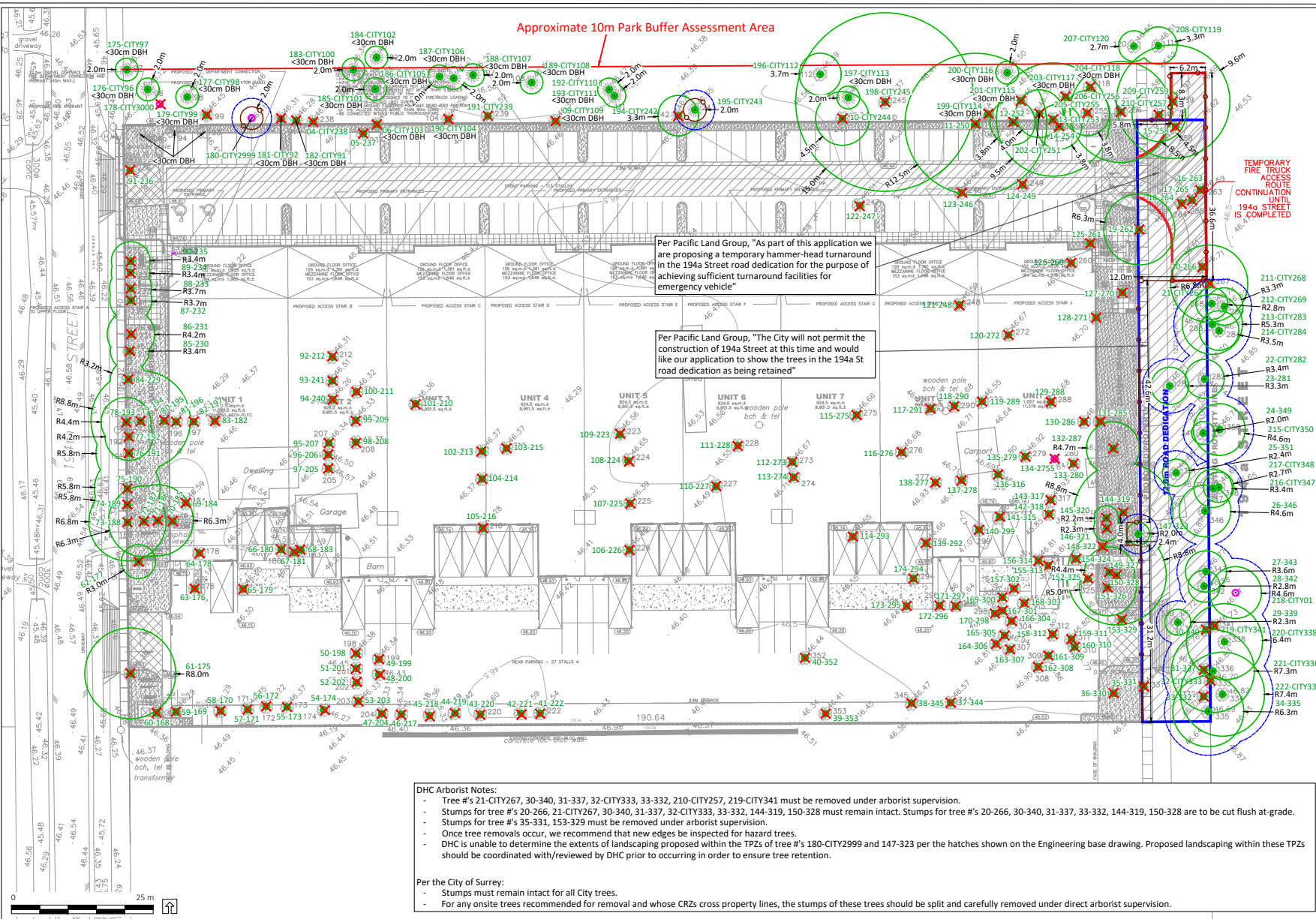
DEVELOPMENT PERMIT

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



Jeff Pang, P.Eng.
Development Services Manager

DJS



Approximate 10m Park Buffer Assessment Area

Per Pacific Land Group, "As part of this application we are proposing a temporary hammer-head turnaround in the 194a Street road dedication for the purpose of achieving sufficient turnaround facilities for emergency vehicle"

Per Pacific Land Group, "The City will not permit the construction of 194a Street at this time and would like our application to show the trees in the 194a St road dedication as being retained"

DHC Arborist Notes:

- Tree #'s 21-CITY267, 30-340, 31-337, 32-CITY333, 33-332, 210-CITY257, 219-CITY341 must be removed under arborist supervision.
- Stumps for tree #'s 20-266, 21-CITY267, 30-340, 31-337, 32-CITY333, 33-332, 144-319, 150-328 must remain intact. Stumps for tree #'s 20-266, 30-340, 31-337, 33-332, 144-319, 150-328 are to be cut flush at-grade.
- Stumps for tree #'s 35-331, 153-329 must be removed under arborist supervision.
- Once tree removals occur, we recommend that new edges be inspected for hazard trees.
- DHC is unable to determine the extents of landscaping proposed within the TPZs of tree #'s 180-CITY2999 and 147-323 per the hatches shown on the Engineering base drawing. Proposed landscaping within these TPZs should be coordinated with/reviewed by DHC prior to occurring in order to ensure tree retention.

Per the City of Surrey:

- Stumps must remain intact for all City trees.
- For any onsite trees recommended for removal and whose CRZs cross property lines, the stumps of these trees should be split and carefully removed under direct arborist supervision.

- LEGEND**
- CRITICAL ROOT ZONE
 - NO-BUILD ZONE
 - TREE PROTECTION ZONE AND FENCING
 - SURVEYED TREE TO BE RETAINED
 - UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
 - TREE TO BE REMOVED

- NOTES**
- The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
 - All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
 - The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. The trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
 - No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
 - The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
 - Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
 - This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
 - This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

Date	Comments	Initials
21/10/12	To Client - Revised	DBE
21/04/28	To Client - Revised	DBE
20/10/15	To Client - Revised	DBE
20/09/01	To Client - Revised	DBR
20/08/06	To Client - Revised	DBR
20/03/09	To Client	DBR



3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886

Drawing title: Tree Management Plan
Project address: 2874 194 Street, Surrey BC
Client: Pacific Land Group

Page Size: TABLOID 11"x17"

Page #
1 of 1