

PROPOSAL:

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

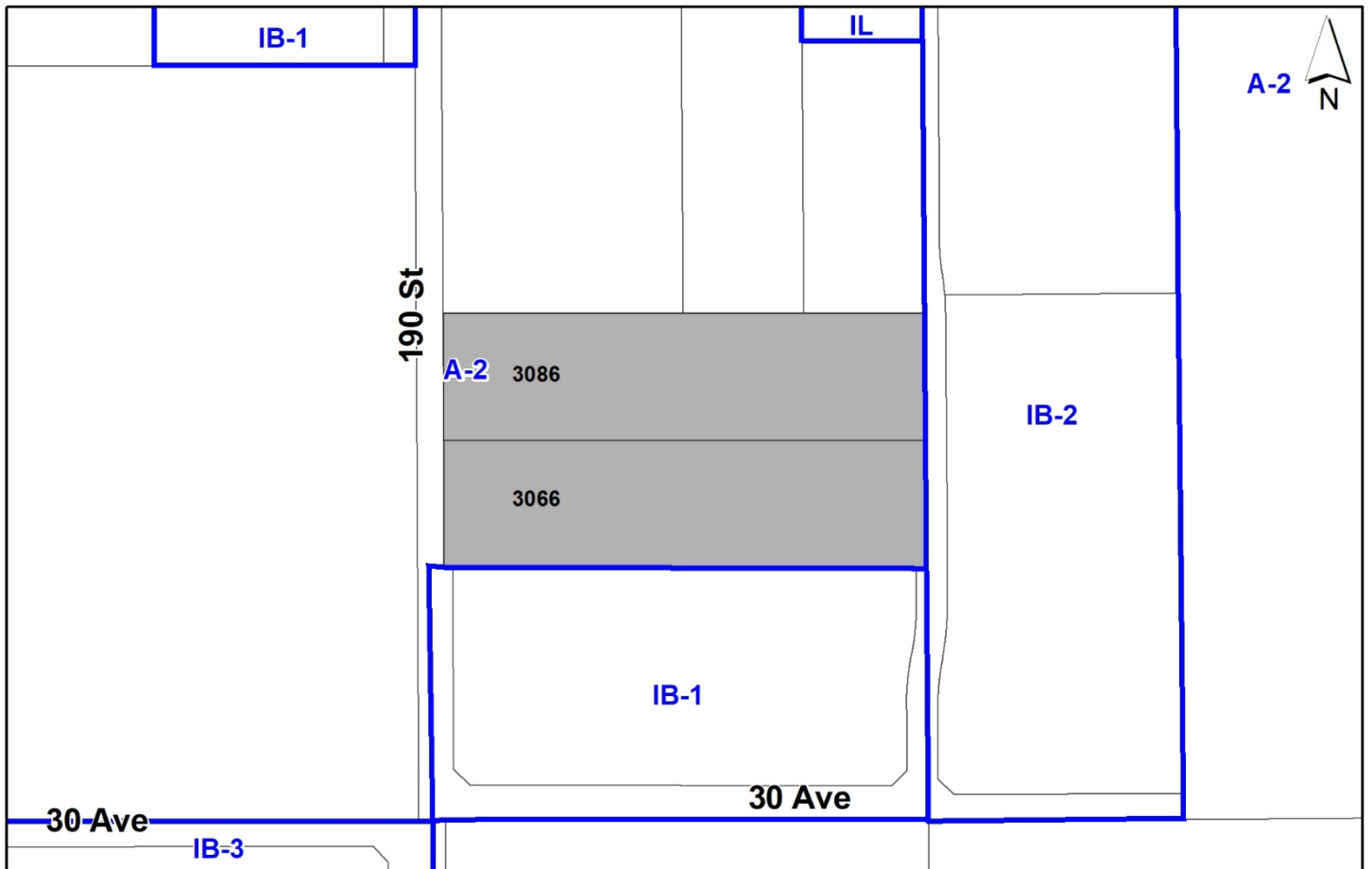
to permit the development of a 9,717 square metre multi-tenant light impact industrial business park building.

LOCATION: 3066 – 190 Street
 3086 – 190 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.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the rear yard setback requirements of the Business Park 1 (IB-1) Zone.

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 Employment designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal generally complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed building achieves an attractive architectural built form, which utilizes high quality materials and contemporary lines. 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 reduced east setbacks will not have a negative impact on the adjacent properties and will allow for a more efficient use of industrial lands.

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. 7923-0196-00 in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7923-0196-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard (east) setback of the IB-1 Zone from 7.5 metres to 3.0 metres to the principal building face.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (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 requires a Metro Vancouver air quality permit from locating on the site.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Single family dwelling on acreage lot with unpermitted truck/trailer parking	Business Park	A-2
North:	Three separate properties with intensive agricultural uses, single family dwelling, and unpermitted trailer parking. Development Application No. 7922-0229-00, which proposes the development of a 2,979 square metre cold storage facility, received Third Reading at the March 6, 2023 Regular Council – Public Hearing meeting. Development Application No. 7922-0080-00, which proposes two 4,998 square metre light impact industrial buildings, is under initial review.	Business Park, Business Park (Office), Landscaping Strips	A-2, IL
East:	Vacant lot under Development Application No. 7920-0046-00, which proposes a development permit to construct four multi-tenant light impact industrial business park buildings.	Business Park	IB-2
South:	Single tenant light impact industrial building under construction, which was approved under Development Application No. 7918-0152-00 at the October 18, 2021 Regular Council – Land Use meeting.	Business Park	IB-1
West (Across 190 Street):	Agricultural uses on land designated for future business park.	Business Park	A-2

Context & Background

- The subject site is approximately 1.8 hectares in size and is located south of 32 Avenue between 190 Street and 192 Street. The site is designated “Mixed Employment” in the Official Community Plan (OCP), “Business Park” in the Campbell Heights Local Area Plan (LAP), and zoned “Intensive Agriculture Zone (A-2)”.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to rezone the site from “Intensive Agriculture Zone (A-2)” to “Business Park 1 Zone (IB-1)”, a Development Permit for Form and Character, and a Development Variance Permit for reduced rear yard setbacks, to permit the development of a 9,717 square metre light impact industrial business park building with ancillary office space.

	Proposed
Lot Area	
Gross Site Area:	18,244 square metres
Road Dedication:	730 square metres
Net Site Area:	17,514 square metres
Number of Lots:	1
Building Height:	12 metres
Unit Density:	n/a
Floor Area Ratio (FAR):	0.55
Floor Area	
Industrial:	6,659 square metres
Commercial:	3,058 square metres
Total:	9,717 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:	No concerns. The closest active park is Latimer Park, with amenities including, a recreational trail network, and contains a natural area. The park is approximately 800 metres from the development.
Surrey Fire Department:	No concerns.
Advisory Design Panel:	The application was not subject to review by the ADP but was reviewed by staff and found satisfactory.

Transportation Considerations

Road Network and Infrastructure

- Development Application Nos. 7918-0152-00 and 7922-0046-00 (to the north and east, respectively), established a 12 metre-wide north-south green lane system to the east of the subject site that is planned to connect 30 Avenue to 32 Avenue. The lane will provide access and circulation to several properties in this block, including the ability for full movement access, once fully constructed.

- The applicant will be required to provide the following improvements:
 - Dedication and construction of 190 Street along the westerly property line. Through the subsequent development of lands west of 190 Street the remaining width for 190 Street will be delivered; and
 - Dedication and construction of the west side of the green lane on the easterly property line.

Access & Transportation

- The subject site will be accessed via four separate driveways, two of which are from 190 Street (west property boundary) and another two from the future lane (east property boundary). The two southerly accesses are designed for passenger vehicles only, while the two northerly accesses are intended for truck traffic with minimal passenger vehicle traffic.
- An accessible bus stop is located northeast of the subject site at the intersection of 32 Avenue and 192 Street, approximately 470 metres away. TransLink's Bus Route No. 531 serves this route, connecting to White Rock to the west and Willowbrook to the east.
- A multi-use pathway is constructed on the north side of 32 Avenue, just north of the site, and a multi-use pathway exists along 192 Street. Through the subsequent development of lands along 192 Street (both east and west sides), the 192 Street multi-use pathway (Latimer Greenway) will connect 20 Avenue to 40 Avenue. Additional on-street bicycle lanes (non-separated) are available on surrounding roads connecting to the site.

Parking

- The subject development is proposing to provide 123 parking spaces in a surface parking lot, exceeding the 120 parking spaces required under the Zoning Bylaw.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable features:
 - The applicant proposes to provide a high-albedo roof with a minimum Solar Reflectance Index value of 75, to help support the goals of the Climate Change Action Strategy, which was adopted by Council on July 24, 2023.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The proposal complies with the “Mixed Employment” land use designation in the Official Community Plan (OCP).

Themes/Policies

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

(The proposed building provides an attractive street edge along 190 Street with an enlarged office component, highlighted through the use of curtain wall glass and spandrel glazing. Variations in parapet height and the use of form lines further enhance the variation and interest along the 190 Street public interface.)

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

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

Secondary Plans

Land Use Designation

- The proposal complies with the “Business Park” land use designation in the Campbell Heights Local Area Plan (LAP).

Themes/Objectives

- The proposed development is supported by the following guidelines in the Campbell Heights LAP:
- 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 curtain-wall glazing over two storeys fronting 190 Street at the office component. Each unit is delineated with curtain-wall store-front glazing and coloured tilt-up panels to differentiate 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 "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 47)	Permitted and/or Required	Proposed
Unit Density:	n/a	n/a
Floor Area Ratio:	1.0	0.55
Lot Coverage:	60%	47%
Yards and Setbacks		
North:	7.5 m	25.8 m
East (lane):	7.5 m	3.0 m
South:	7.5 m	14.8 m
West (190 Street):	7.5 m	7.5 m
Height of Buildings		
Principal buildings:	14 m	12 m
Accessory buildings:	6 m	n/a
Parking (Part 5)		
Number of Stalls		
Office:	38	
Industrial:	82	
Total:	120	123
Accessible (%):	2	2
Bicycle Spaces		
Visitor:	6	6

Setback Variance

- The applicant is requesting the following variance:
 - to reduce the minimum rear yard (east) setback of the IB-1 Zone from 7.5 metres to 3.0 metres to the principal building face.

- The proposed reduced rear yard (east) setback is fronting a future green lane. The lane will contain sidewalks and boulevards, but is projected to be less trafficked than many roads throughout Campbell Heights as its primary function is to distribute traffic amongst the road network. Therefore, while the applicant proposes to reduce the building setback along this frontage, it is projected to have minimal impact on the public realm.
- The reduced building setback allows for a more efficient use of this industrial parcel and is not anticipated to impact adjacent properties.
- Staff support the requested variance to proceed for consideration.

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 July 11, 2023 and the Development Proposal Signs were installed on August 25, 2023. Staff received no responses from neighbouring residents and/or businesses.

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).
- Overall, the buildings are proposed to have a modern, linear appearance with architectural emphasis placed along the 190 Street frontage through the use of storefront glass at grade and curtain wall glass that extends to the second storey. The southwest corner is framed through the use of a steel-framed canopy painted in orange to further highlight the visual importance of this façade. Although the north-south green lane along the eastern boundary is not a named street, the proposal repeats the same architectural emphasis at the southeast corner of the building.
- Both 190 Street and the north-south green lane elevations present an attractive elevation through the use of a varying roofline, concrete reveals, articulated concrete title-up panels, and storefront glazing. Similarly, the loading court is proposed to be screened with a 3 metre tall concrete screen wall.

- Individual unit fascia signage in channel lettering is proposed for all units, complying with the Sign Bylaw. Future tenants will need to submit separate Sign Permit applications that comply with the Sign Bylaw.

Landscaping

- The proposed landscaping consists of a 6 metre wide landscape buffer on 190 Street and a 3 metre wide landscape buffer on the green lane along the eastern boundary of the subject site.
- The proposed landscaping consists of a variety of trees including Maidenhair, Katsura, White Ash, and Redbud. The tree plantings are complimented by a variety of shrubs and groundcover.
- Two employee amenity areas are provided along 190 Street, situated within the 6 metre wide landscape buffer. The proposed employee amenity areas include a collection of benches and picnic seating.

TREES

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

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

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	3	3	0
Cottonwood	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	5	5	0
Baked Hazelnut	1	1	0
Magnolia	1	1	0
Plum	1	1	0
Willow	1	1	0
Big Leaf Maple	6	6	0
Norway Maple	1	1	0
Coniferous Trees			
Deodar Cedar	1	1	0
Douglas Fir	37	37	0
Hedging Cedar	8	8	0
Spruce	4	4	0
Western Red Cedar	24	24	0
Total (excluding Alder and Cottonwood Trees)	90	90	0

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	31
Total Retained and Replacement Trees Proposed	31
Estimated Contribution to the Green City Program	\$84,150

- The Arborist Assessment states that there are a total of 90 mature trees on the site, excluding Alder and Cottonwood trees. Four existing trees, approximately 4% of the total trees on the site, are Alder and Cottonwood trees. The applicant does not propose to retain any trees 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 proposed total of 184 replacement trees on the site. Since only 31 replacement trees can be accommodated on the site the proposed deficit of 153 replacement trees will require an estimated cash-in-lieu payment of \$84,150, representing \$550 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 Maidenhair tree, White Ash, Redbud, and Katsura tree.
- In summary, a total of 31 trees are proposed to be replaced on the site with an estimated contribution of \$84,150 to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. Summary of Tree Survey, Tree Preservation and Tree Plans
- Appendix IV. Development Variance Permit No. 7923-0196-00

approved by Shawn Low

Don Luymes
 General Manager
 Planning and Development

KS/ar



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 ARCHITECTURE ARCHITECTURE DESIGN GROUP
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IN ASSOCIATION WITH
D.FORCE DESIGN INC.
 DESIGN ADAPTIVE STRATEGY ARCHITECTURE INC. 428 224 224
 7001 BROADWAY #2000 VANCOUVER, BC V6X 4E6

EXISTING PROPERTY LINE TO BE REMOVED

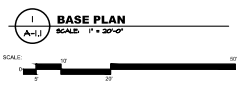
190 STREET

5.4m ROAD DEDICATION
 AREA LOST: 5.890 sq.m. (321 sq.ft.)



4.00m ROAD DEDICATION
 AREA LOST: 4.226 sq.m. (242 sq.ft.)

191 STREET (LANE)



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PROJECT MANAGERS / CONTRACTORS

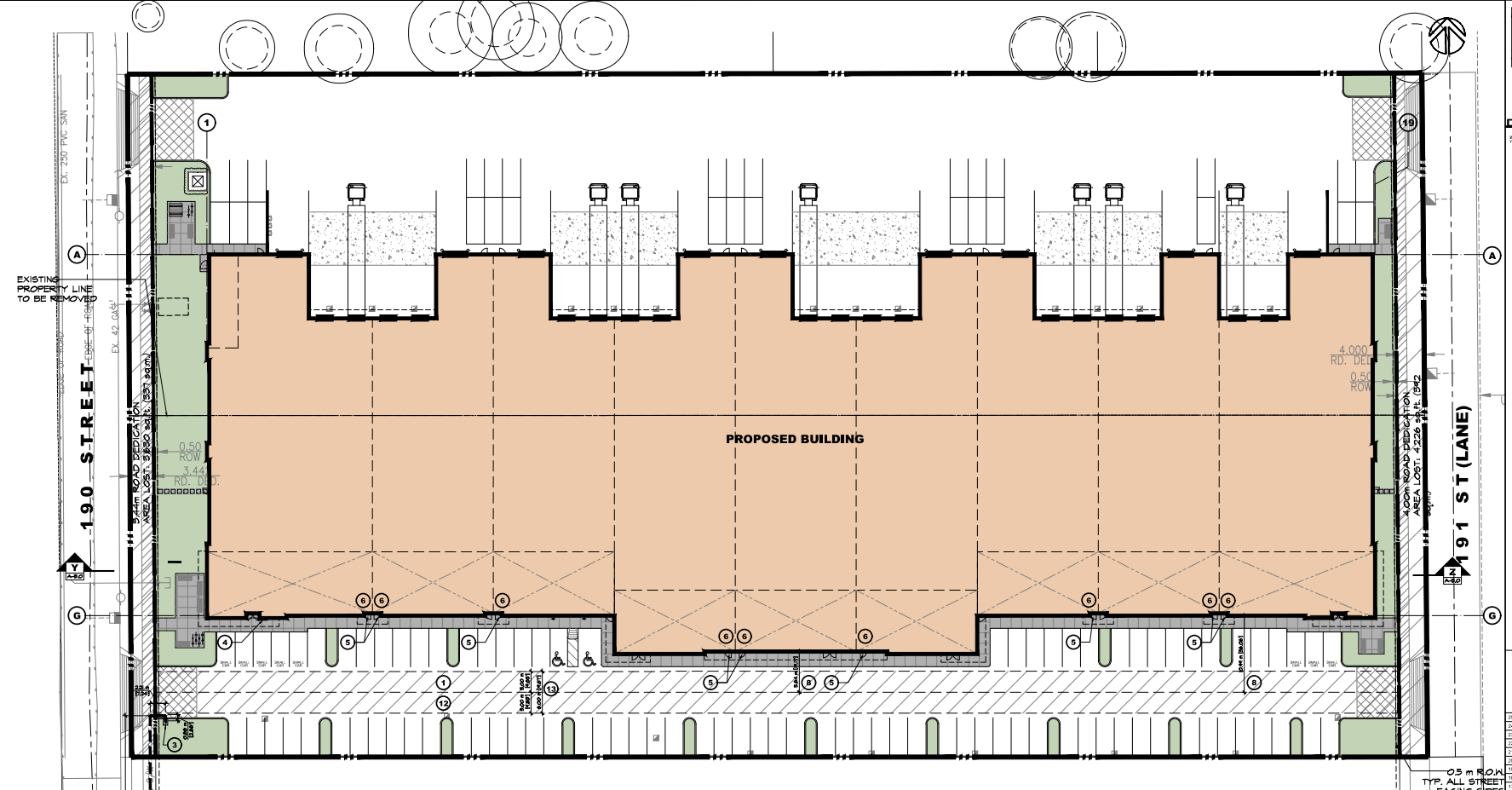
 ORION CONSTRUCTION
 UNIT 105 1902 80A AVE
 LANGLEY, BC V2Y 0E2
 PHONE: (604) 362-0944

PROJECT:
ADVANTECH
190/191
 ADDRESS: 306-190 ST, SURREY BC
 DRAWING

BASE PLAN

SEAL	JOS. NO. 20473	DRAWN 20/07
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	PROJECT DATE	AUG-17-23
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1 FIRE ACCESS PLAN
 SCALE: 1/8"=1'-0"

KEYED FIRE RESPONSE PLAN NOTES

1	A CLEARLY MARKED OR DESIGNATED ACCESS ROUTE(S).
2	THE LOCATION OF NEW AND EXISTING FIRE HYDRANTS.
3	THE LOCATION OF THE FIRE DEPARTMENT CONNECTION(S).
4	THE LOCATION OF THE FIRE ALARM ANNUNCIATOR PANEL(S).
5	THE LOCATION OF THE PRIMARY ENTRANCE TO THE BUILDING AND ANY PRIMARY ENTRANCE TO OTHER PARTS CONNECTED TO THE BUILDING THROUGH AN INTERNAL CORRIDOR.
6	THE LOCATION OF THE ROUTE(S) THAT PROVIDE ACCESS TO ABOVE GRADE AND BELOW GRADE LEVELS, WITH THE SPECIFIC ENTRANCE ACCESS TO ALL ABOVE GRADE AND BELOW GRADE LEVELS TO BE INDICATED AT THE PRIMARY RELEASED POINT.
7	THE LOCATION OF ALL ENTRANCES AND EXITS FROM THE UNDERGROUND LEVEL(S) TO THE AREA.
8	THE DIMENSIONED DISTANCE FROM THE PRIMARY ENTRANCE TO THE CLOSEST PORTION OF THE ACCESS ROUTE(S) (SICR 32.5.2).
9	THE DIMENSIONED UNRESTRICTED DISTANCE BETWEEN THE FIRE HYDRANT(S) AND THE FIRE DEPARTMENT CONNECTION(S) (SICR 32.5.2).
10	IF THE BUILDING IS NOT PROVIDED WITH A FIRE DEPARTMENT CONNECTION, THE DIMENSIONED DISTANCE FROM THE CLOSEST PORTION OF THE ACCESS ROUTE(S) TO THE FIRE DEPARTMENT CONNECTION (SICR 32.5.2).
11	THE DIMENSIONED DISTANCE OF PATH OF TRAVEL FROM ALL SUB-ROOMS AND LIFESHAFT ENCLOSURES TO THE CLOSEST PORTION OF THE ACCESS ROUTE(S) (SICR 32.5.2).
12	THE ACCESS ROUTE THAT MUST BE DESIGNATED TO SUPPORT A MINIMUM WEIGHT OF 30.00 KG (660.00 LBS) (SICR 32.5.2).
13	THE DIMENSIONED WIDTH OF THE ACCESS ROUTE(S) (SICR 32.5.2).
14	THE DIMENSIONED CLEARANCE HEIGHT OF THE ACCESS ROUTE(S) (SICR 32.5.2).
15	IDENTIFY ANY PORTIONS OF THE ACCESS ROUTE THAT WILL HAVE OBSTRUCTIONS OR CLEARANCE OF LESS THAN 2.10 METRES (6.90 FT) (SICR 32.5.2).
16	IDENTIFY THE RELEASED POINT(S) OF THE ACCESS ROUTE(S) (SICR 32.5.2).
17	IDENTIFY ANY PORTIONS OF THE ACCESS ROUTE THAT WILL HAVE A CHANGE OF GRADIENT (SICR 32.5.2).
18	IDENTIFY THE RELEASED POINT(S) OF THE ACCESS ROUTE(S) (SICR 32.5.2).
19	IDENTIFY THE RELEASED POINT(S) OF THE ACCESS ROUTE(S) (SICR 32.5.2).

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1	2025/03/23 RE-RELEASED FOR PERMITS
0	2025/03/23 ISSUED FOR PERMITS
	DATE DESCRIPTION
	PROJECT MANAGER - CONTRACTORS

ORION CONSTRUCTION

ORION CONSTRUCTION
 UNIT 100, 19020 BURN AVE
 LANGLEY, BC V2Y 0E2
 PHONE: (604) 562-0904

PROJECT: ADVANTEX 190/191

ADDRESS: 356-190 ST. SURREY BC

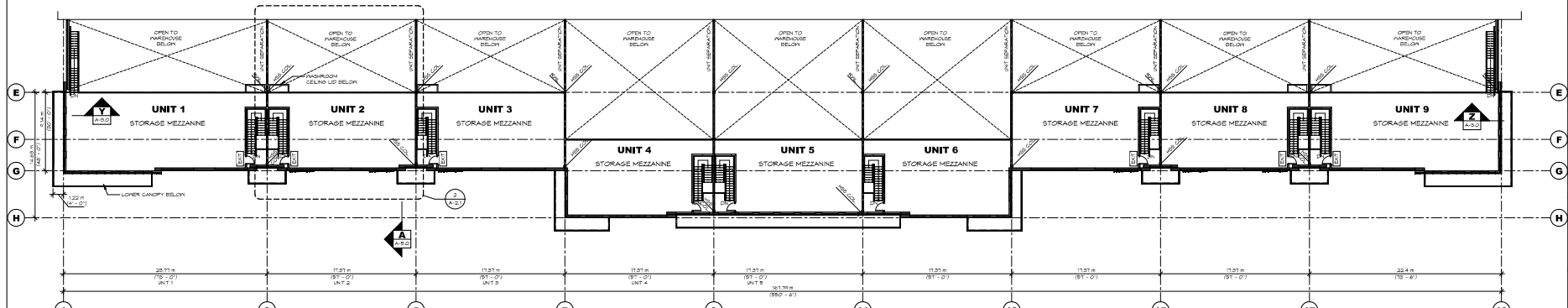
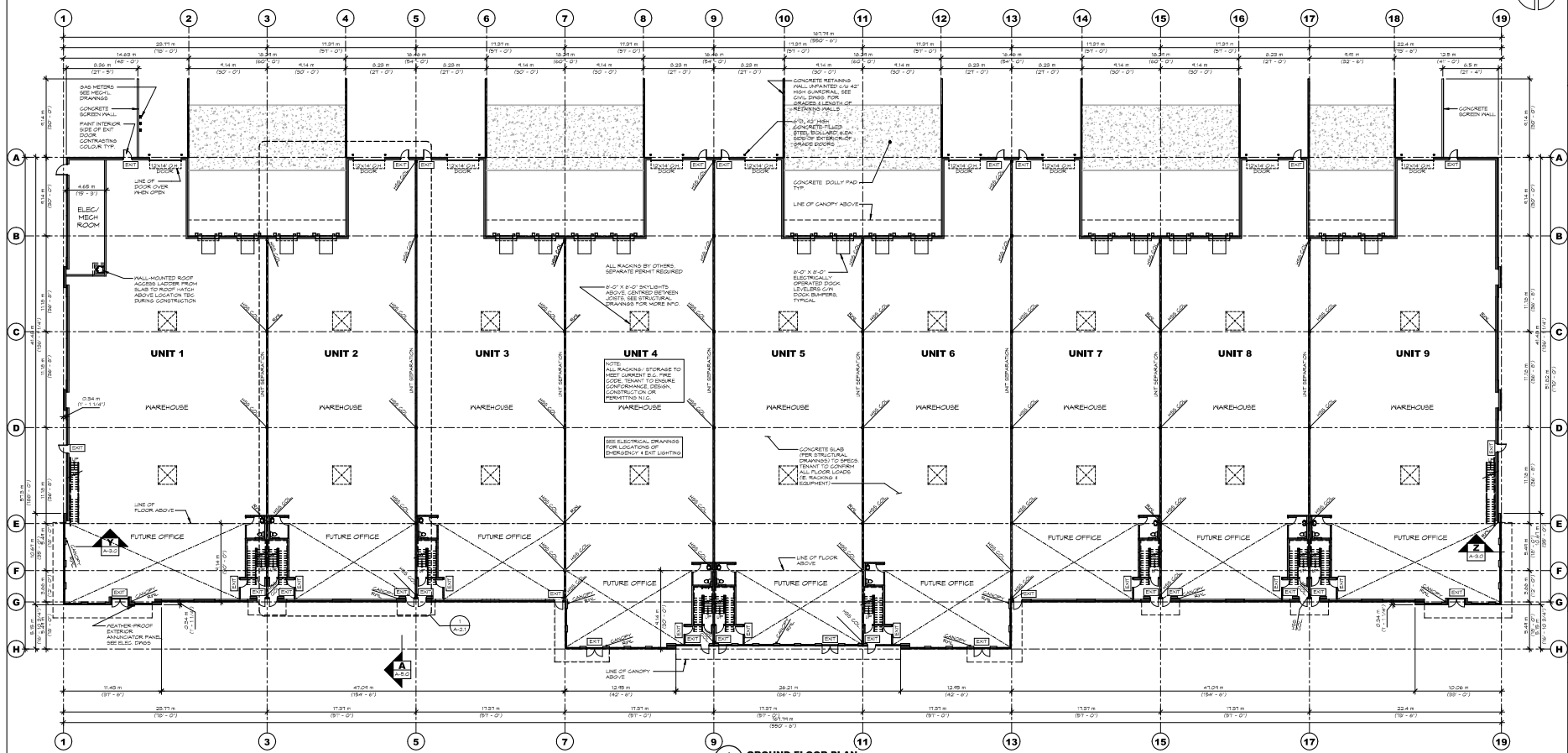
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DESIGNED: [Blank] CHECKED: [Blank] RCL

PLUT DATE: 2025/03/23

PROJECT / DRAWING NUMBER: ADVANTEX 190/191 REV. 5



GENERAL NOTES

- SEE MECHANICAL DRAWINGS FOR FLOOR DRAINS, WALL DRAINS & HOSE DEBS
- APPLICABLE ROOM SCHEDULES, RESERVATION SCHEDULES, ETC. NOT INCLUDED
- SEE STRUCTURAL DRAWINGS FOR FLOOR & CEILING FINISHES APPLICABLE
- FINISHED 4" X 8" STEEL BOLTED W/ FLEED BY CONCRETE SLAB
- SEE INSTALLATION MANUAL FOR INTERNAL SERVICES SUCH AS SPRINKLER RISERS, ELECTRICAL PANELS, GAS METERS, ETC.

IMPORTANT NOTE

ALL CONSTRUCTION TO BE NON-COMBUSTIBLE & TO CONFORM TO B.C.C. 2018 SECTION 9.18.

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ORION CONSTRUCTION	UNIT 105 19920 BOVA AVE LANEXLEY, BC V2Y 0G2 PHONE: 604-562-0204	
PROPOSED INDUSTRIAL BUILDING FOR	ADVANTECH 190/191	
ADDRESS: 190 W. 84TH AVE		
BOARDING	OVERALL FLOOR PLANS	
SCALE	ARCHIT. CONSULT	DESIGN CONSULT
	DESIGNED	DRAWN
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ARCHITECTURE PANEL
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101-1000 MARINE DRIVE, SUITE 300, SC, 29128
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UNIT 105 19920 BOVA AVE
LANHAM, MD 20646
PHONE: 301-562-0204

PROPOSED INDUSTRIAL BUILDING FOR

ADVANTECH 190/191

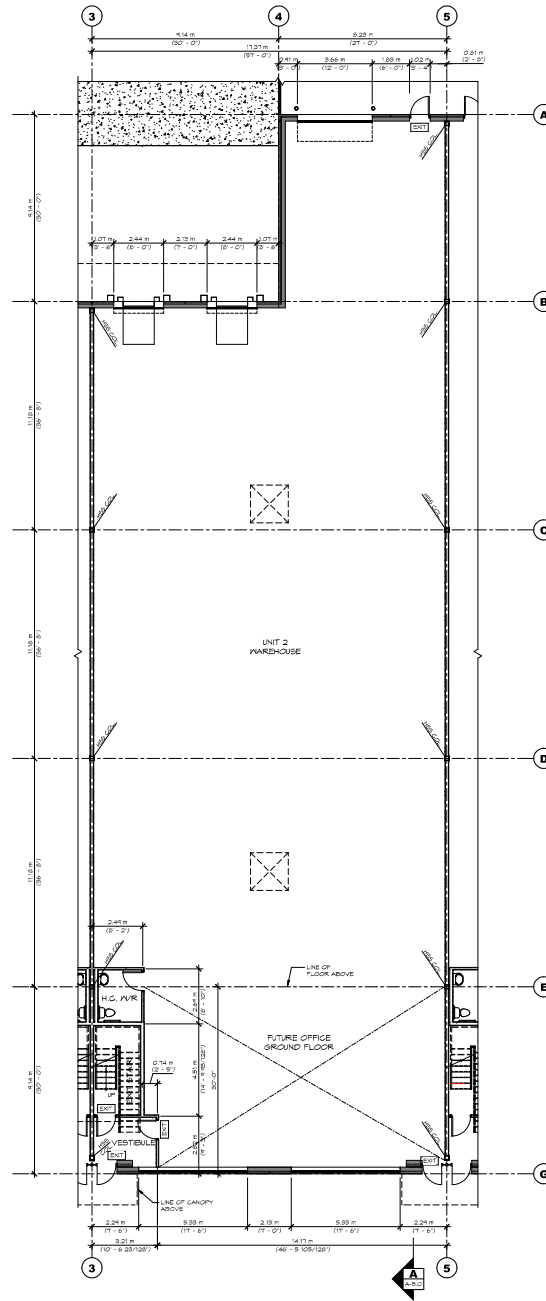
ADDRESS: 190191 BAYVIEW RD

DRAWING
TYP. UNIT FLOOR PLAN

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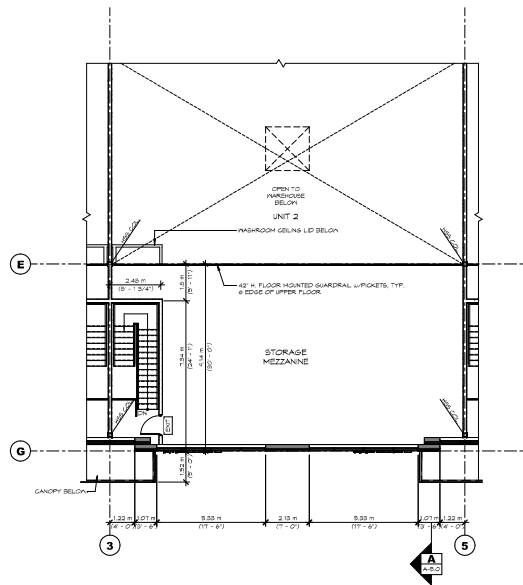


GENERAL NOTES

- SEE MECHANICAL DRAWINGS FOR FLOOR DRAINS, WALL DRAINS & HOSE BIBBS
- APPLIANCE, PUMP STATIONS, RECEPTION DESKS, ETC. NOT INCLUDED
- SEE STRUCTURAL DRAWINGS FOR FLOOR SLABS & OTHER FINISHES APPLICABLE
- SEE STRUCTURAL DRAWINGS FOR FLOOR SLABS & OTHER FINISHES APPLICABLE
- SEE ELECTRICAL & INTERNAL/EXTERNAL SERVICES SUCH AS SPRINKLER RISERS, ELECTRICAL PANELS, GAS METERS, ETC.

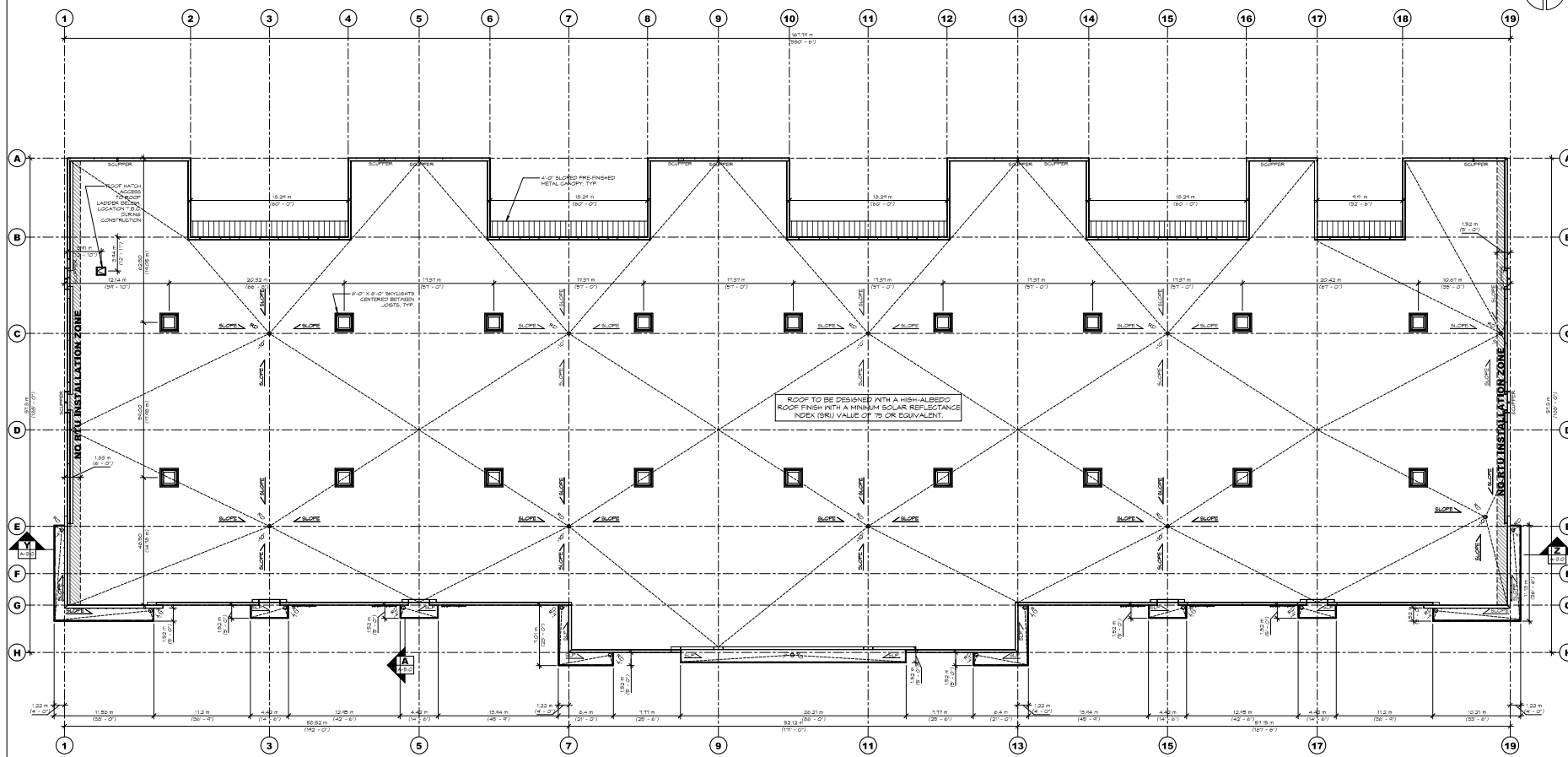
IMPORTANT NOTE

- ALL CONSTRUCTION TO BE NON-COMBUSTIBLE & TO CONFORM TO B.S.P.C. 2019 SECTION 3.15.



2 ENLARGED TYPICAL UNIT MEZZANINE FLOOR PLAN

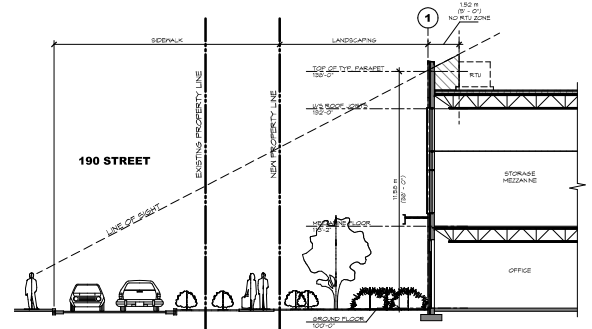
A-2.1



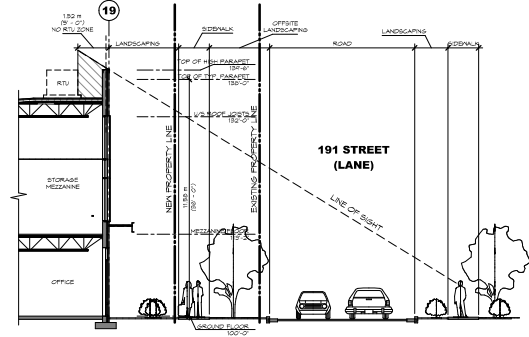
1 ROOF PLAN
 SCALE: 1/8" = 1'-0"

ROOF NOTES

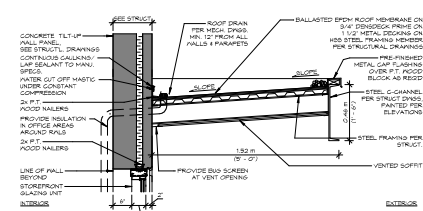
- SEE STRUCTURAL DRAWINGS FOR FINAL STEEL ELEVATIONS
 - ALL ASPECTS OF ROOF DESIGN INCLUDING DETAILS TO BE REVIEWED BY QUALIFIED ROOFING INSPECTOR TO ENSURE COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION
 - PROVIDE 20 YEAR WEATHERGUARANTEE 1 YEAR SYSTEMS GUARANTEE
 - CONCRETE FLASHINGS RECOMMENDED FOR ALL ROOFTOP EQUIPMENT PER DEVELOPER'S DCA
- IMPORTANT NOTE:**
- ROOF INSULATION & SKYLIGHTS TO FULLY COMPLY WITH ALL APPLICABLE REQUIREMENTS OF ASHRAE 90.1 2018 PREScriptive METHOD, COMPLIANT FOR CLIMATE ZONE 3.
 - ROOF # SKYLIGHT TO BE COMPLIANT TO ALL APPLICABLE REQUIREMENTS FOR NON-CONCRETE CONSTRUCTION PER IBC 6.02.2.013.



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



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



2 WEATHER PROTECTION DETAIL
 SCALE: 3/4" = 1'-0"

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PROJECT MANAGERS / CONTRACTORS

ORION CONSTRUCTION

ORION CONSTRUCTION
 UNIT 100 19000 BOW AVE
 LANSLEY, BC V2Y 0G2
 PHONE: 604.552.0204

PROPOSED INDUSTRIAL BUILDING FOR:

ADVANTEX 190/191

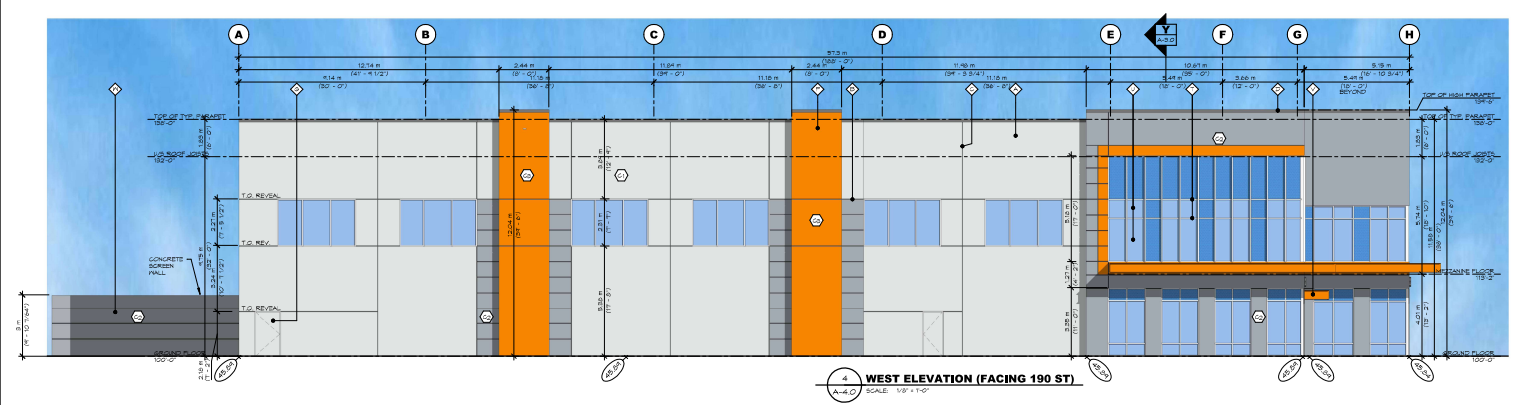
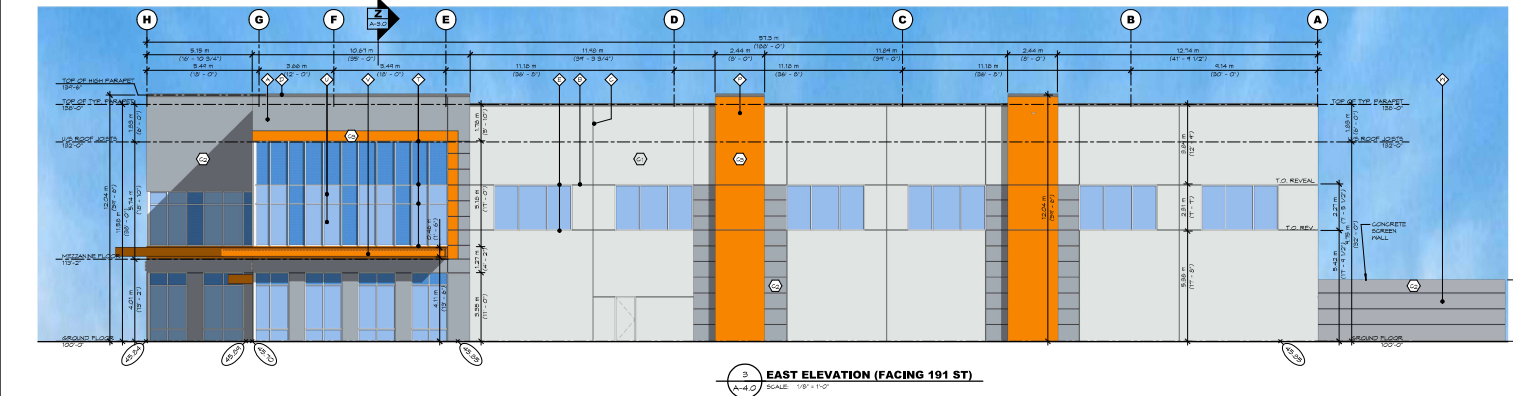
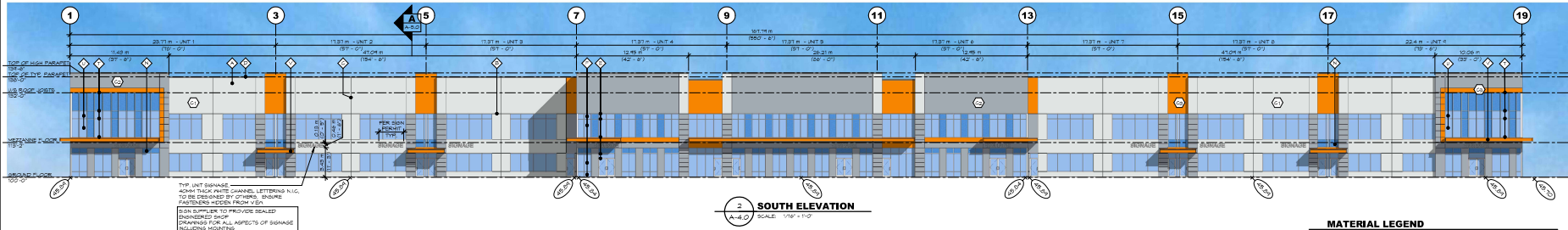
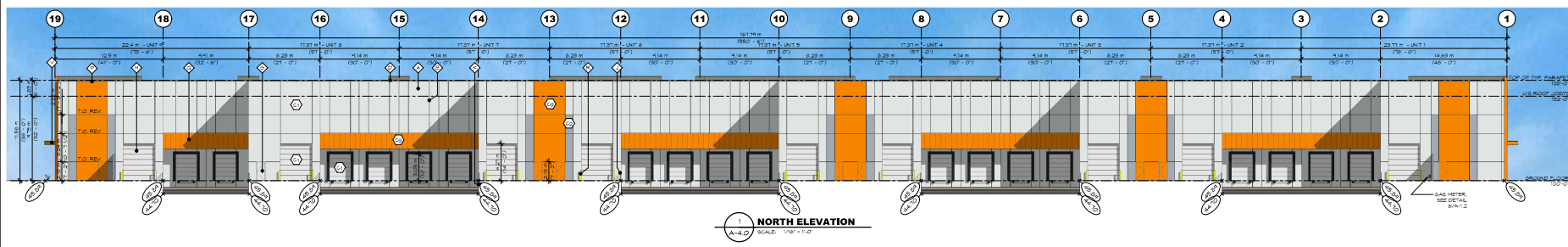
ADDRESS: 190 & 191, BOWEN

DRAWING:

ROOF PLAN

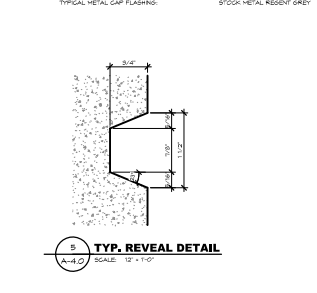
SEAL	DATE	DRAWN
		CLB
		DESIGNED
		CHECKED
		NO.
		POST DATE
		REVISIONS

PROJECT / DRAWING NUMBER: **A-3.0** REV: **4**



- MATERIAL LEGEND**
- ◆ CONCRETE TILT-UP WALL TYP. - PAINTED
 - ◆ REVEAL IN CONCRETE - PAINTED
 - ◆ PANEL JOINT
 - ◆ FINE-FINISHED METAL GAP FLASHING
 - ◆ STOREFRONT FRAMES - CLEAR ANODIZED ALUMINUM
 - ◆ STOREFRONT GLASS - CLEAR
 - ◆ STEEL HANDINGS - PAINTED
 - ◆ STEEL SECTIONAL OVERHEAD DOORS
 - ◆ STEEL GUARDRAILS - PAINTED
 - ◆ CONCRETE RETAINING WALLS - PAINTED, TYP.
 - ◆ LIGHT FIXTURE - SEE ELECTRICAL DWGS
 - ◆ ACM CANOPY
 - ◆ SPANDREL GLAZING (DESIGNEE TO MATCH VISION GLASS)
 - ◆ SCUPPER
 - ◆ METAL GLAZING
 - ◆ STEEL BOLLARD - PAINTED
 - ◆ CURTAIN WALL FRAMES - CLEAR ANODIZED ALUMINUM
 - ◆ CURTAIN WALL GLASS - CLEAR
 - ◆ C-CHANNEL STEEL FRAMED CANOPY - PAINTED
 - ◆ CONCRETE SCREEN PALL PAINTED TO MATCH BUILDING
- NOTED: NOT ALL MATERIALS INDICATED ARE APPLICABLE.

- PROJECT COLOURS**
- ALL PAINT COLOURS TO BE SHOWN WITH LEAD AND REFER TO HENDERS FOR ACCURATE COLOURS
- ① MAIN FIELD COLOUR 1: HIGH REFLECTIVE WHITE (SA 6566)
 - ② FIELD AGENT COLOUR 1: IRON ORE (SA 7151)
 - ③ FIELD AGENT COLOUR 2: INVSGRATE (SA 6566)
- STEEL HANDOOK COLOUR: PAINT TO MATCH FIELD COLOUR
 - EXTERIOR GUARDRAILS: BLACK
 - ALUMINUM STOREFRONT MULLIONS: CLEAR ANODIZED
 - TYPICAL GLAZING: CLEAR LOW E AND / OR ARGON GAS 20% COMPLIANT
 - SPANDREL GLAZING COLOUR: GREY REFLECTIVE
 - TYPICAL METAL GAP FLASHING: STCOX METAL RESISTANT GREY



This drawing is an instrument of service in the province of Ontario and is intended to be used in accordance with the provisions of the Building Act, R.S.O. 1990, Chapter B.06, and the Building Code, R.R.O. 1997, Chapter B.06.1. It is not to be used for any other purpose without the written consent of the architect.

PROJECT MANAGERS / CONTRACTORS
ORION CONSTRUCTION
ORION CONSTRUCTION
UNIT 100 1900 BAY AVE
LANSLEY, ONTARIO M3J 2G2
PHONE: (905) 882-0004
FAX: (905) 882-0004
WWW.ORIONCONSTRUCTION.COM

PROPOSED INDUSTRIAL BUILDING FOR:
ADVANTEX 190/191

ADDRESS: 190 & 191, BAYVIEW

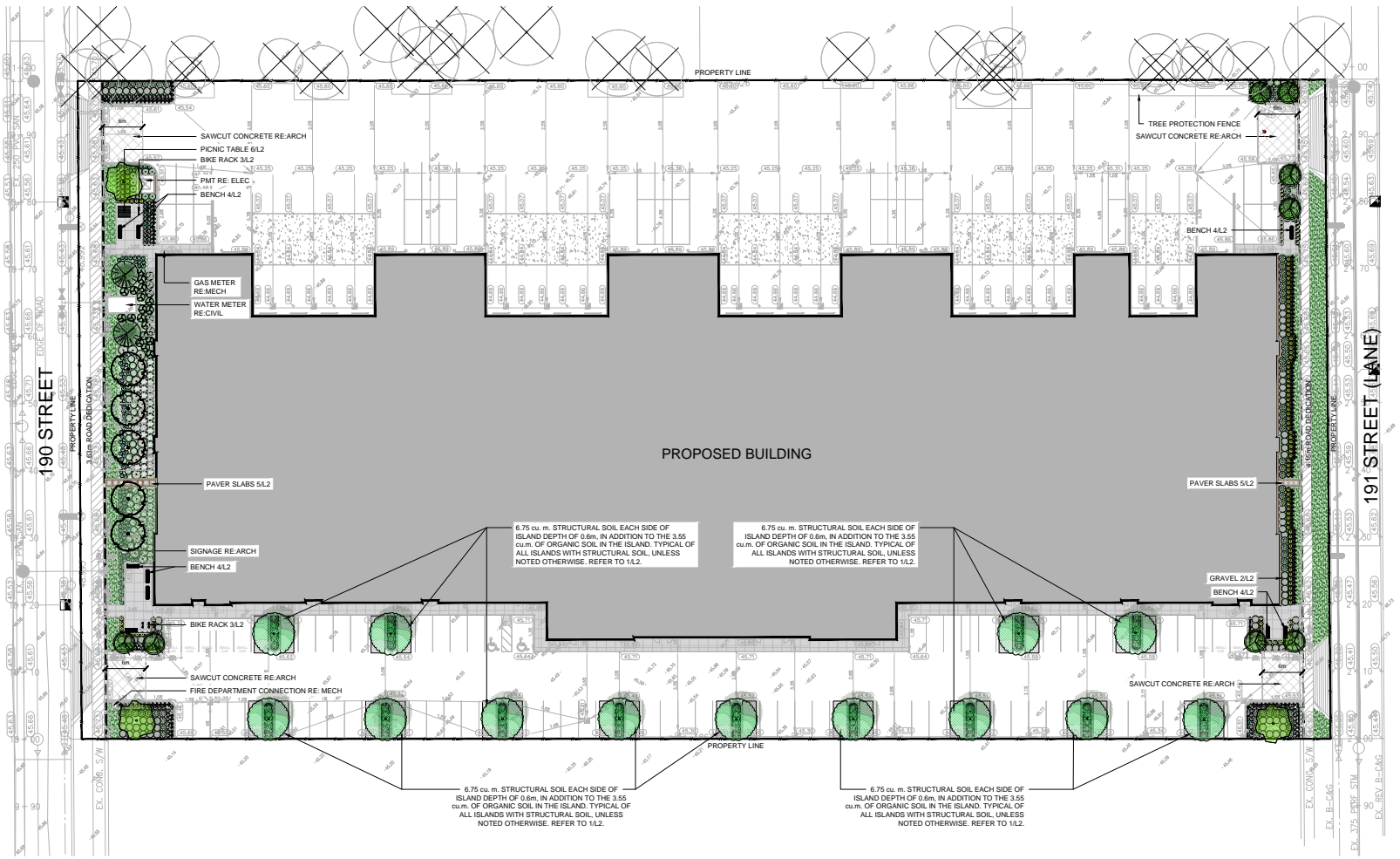
DRAWING:
COLOURED ELEVATIONS

DATE: 10/27/2017
DESIGNED: [Signature]
CHECKED: [Signature]
IN CHARGE: [Signature]
PROJECT / DRAWING NUMBER: [Blank]
REV: [Blank]

LEGEND

- TURF
- CONCRETE SIDEWALK
- GRAVEL
- SOIL
- BENCH
- PROPERTY LINE
- ROAD DEDICATION LINE
- TREE PROTECTION FENCING
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

190723	ISSUED FOR CITY COMMENT RESPONSE
100923	ISSUED FOR COORDINATION
240423	RE - ISSUED FOR DP
120423	ISSUED FOR COORDINATION
161223	ISSUED FOR DP
061122	ISSUED FOR COORDINATION
181022	ISSUED FOR REVIEW
NO. DATE (MM/YY)	DESCRIPTION
ISSUES & REVISIONS:	
SEAL:	



PLANT LIST - ENTIRE SITE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	3	<i>Castanophyllum japonicum</i>	Katsura Tree	6cm Cal.	As Shown	W.B.
	8	<i>Quercus Canadensis 'Pamcy'</i>	Redbud	6cm Cal.	As Shown	W.B.
	13	<i>Grisea Blanka</i>	Madrinal Tree	6cm Cal.	As Shown	W.B.
	5	<i>Fraxinus americana 'Autumn Purple'</i>	White Ash	6cm Cal.	As Shown	W.B.
CONIFEROUS TREES						
	2	<i>Thuja plicata</i>	Western Red Cedar	3m ht.	As Shown	W.B.
SHRUBS						
	118	<i>Lonicera obovata</i>	Bonnie Honeyuckle	30cm ht.	0.75m	#2 Pot
	48	<i>Sarcococca confusa</i>	Sweetbox	40cm ht.	1m	#3 Pot
	115	<i>Calluna vulgaris 'Spring Touch'</i>	Heather	30cm ht.	0.75m	#2 Pot
	86	<i>Comus sericea 'Kelsey'</i>	Dwarf Kelsey Dogwood	60cm ht.	0.8m	#3 Pot
	37	<i>Mahonia repens</i>	Crawling Oregon Grape	50cm ht.	1m	#3 Pot
	23	<i>Hydrangea Arborescens Pinnatifida</i>	Patience Hydrangea	180cm ht.	1.4m	#5 Pot
	14	<i>Ilex Glabra</i>	Hollyberry	30cm ht.	1m	#2 Pot
	23	<i>Mirica pennsylvanica</i>	Bayberry	50cm ht.	1m	#3 Pot
	10	<i>Thuja occidentalis 'Smaragd'</i>	Emerald Green Cedar	1.5m ht.	1m	6 & 8
	144	<i>Barberry Thunbergii f. Atropurpurea 'Rose Rocket'</i>	Japanese Barberry	30cm ht.	0.8m	#2 pot
PERENNIALS, GROUND COVERS, AND GRASSES						
	447	<i>Probitaria tricolor var. sulcatum 'Goldsum'</i>	Black Eyed Susan	1 Gallon	As Shown	Potted
	59	<i>Liriope muscari</i>	Big Blue Lilyturf	1 Gallon	As Shown	Potted
	91	<i>Nesquelea tenuissima</i>	Mexican Feathergrass	1 Gallon	As Shown	Potted

NORTH ARROW

PROJECT NAME:
ADVANTECH 190/191

PROJECT ADDRESS:
**3066 190 STREET
SURREY, BC**

DRAWING TITLE:
LANDSCAPE PLAN

SCALE: **1:200**

DRAWN: **MA**

CHECKED: **JT**

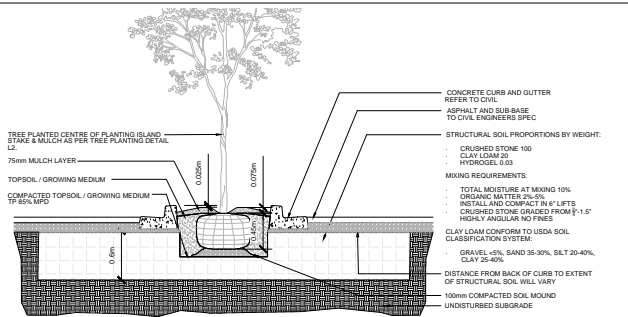
PROJECT NO.: **22045**

DRAWING NO.:

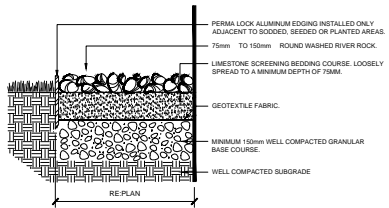
L1

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1 STRUCTURAL SOIL 1:30



NOTES:
 1. RIVER ROCK SHALL BE FREE FROM CRACKS AND FISSURES AND SHALL BE FREE FROM SAND, CLAY AND OTHER DELETERIOUS MATERIAL.
 2. RIVER ROCK SHALL BE PLACES OVER THE SCREENING COURSE SUCH THAT AN OVERALL LEVEL APPEARANCE IS ACHIEVED WITHOUT VOIDS.
 3. RIVER ROCK TO BE LIGHTLY COMPACTED TO EMBED INTO BEDDING COURSES.

2 GRAVEL 1:10



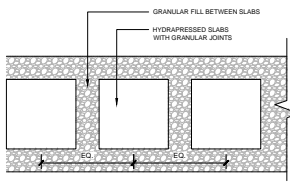
MAGLIN 1600 SERIES SC BIKE RACK SINGULAR POST SURFACE MOUNT BLACK POWDERCOATED QUANTITY: 2

3 BIKE RACK N.T.S.

MAGLIN 2300 ICONIC BACKED BENCH MATERIAL: IPE WOOD INSTALLATION: SURFACE MOUNT QUANTITY: 3 1-800-716-5506 OR APPROVED EQUAL

4 BENCH N.T.S.

NOTES:
 - SLABS TO BE EQUALLY SPACED BETWEEN ADJACENT SURFACES
 - INSTALL ALL COMPONENTS AS PER MANUFACTURERS SPECIFICATIONS



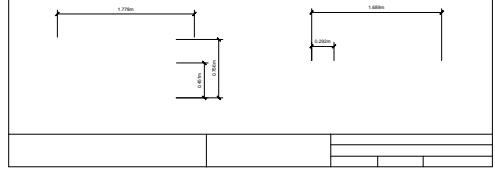
UNIT PAVER SPECIFICATIONS
 MODEL: TEXA8
 SIZE: 610mm x 610mm
 COLOUR: CHARCOAL
 SUPPLIER: BELGARD
 WEBSITE: belgard.com

HYDRAPRESSED SLABS WITH GRANULAR JOINTS
 25mm SAND SETTING BED
 FABRIC SEPARATOR
 100mm AGGREGATE BASE COURSE (19mm MINUS) COMPACTED TO 95% P.D.

5 PAVER SLABS 1:20



MAGLIN 210 CLUSTER SEATING INSTALLATION: IPE WOOD QUANTITY: X 1-800-716-5506



6 PICNIC TABLE 1:10

- GENERAL NOTES**
1. EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
 2. CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
 3. CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 4. CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS. OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
 5. OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 6. PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. STEEL BEHIND BARRIERS AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
 7. UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE FOR IRREGULAR BIRDS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
 8. THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE. DURING THE PERIOD OF WORKS, PREVENTIVE PUBLIC AND ROAD AREAS ARE TO BE SHEET AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

- PLANTING NOTES**
1. PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
 2. PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
 3. ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
 4. **TREE PROTECTION**, PER THE MUNICIPAL DETAIL IF REQUIRED.
 5. ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
 6. SOIL DEPTH IN ALL PLANTING AREAS TO BE MINIMUM 450mm
 7. SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 8. PLANTING MEDIUM TO MEET CANADIAN LANDSCAPE STANDARD FOR LEVEL 1.
 9. ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH. REFER TO PLANTING DETAILS FOR INSTALLATION APPROVAL PLANT MATERIAL.
 10. PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, RUSTY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
 11. REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TRAINING FOR EACH SPECIES.
 12. PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON, AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
 - 12.1 Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of setting in place by the Owner or Owner's representative. Failure to do so after the request shall result in the work being undertaken by others. The cost of this work shall be deducted from the total Contract Price or fee/basis and otherwise recovered from the Contractor.
 - 12.2 Maintenance and additional installation of size
 - 12.3 Weed removal
 - 12.4 Disease control

- SODDING NOTES:**
1. SODDED AREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOO, WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HIGH GROWTH CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARD, AND OF THE FOLLOWING MIX OR APPROVED EQUAL:
 - 40% BLENDS OF 50 VARIETIES OF AKC/TWIGGY BLUEGRASS
 - 40% CREEPING RED FESCUE
 - 20% PERENNIAL RYEGRASS
 USE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE
 - AREAS TO BE SODDED SHALL HAVE A MINIMUM 150MM TOPSOIL BASE.
 1. LOOSEN SOIL SURFACE PRIOR TO SODDING. ELIMINATE BUMPS AND HOLLOWIS. ROLL LIGHTLY WHEREVER TOPSOIL IS EXCESSIVELY LOOSE.
 3. PRIOR TO SODDING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
 4. DELIVER SOO TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 36 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOO FROM DRYING, AND WATER SOO AS NECESSARY TO ENSURE ITS VIABILITY AND PREVENT THE LOSS OF SOO IN HANDLING. DRY SOO WILL BE REJECTED.
 5. LAY SOO DURING GROWING SEASON. LAY SOO IN ROWS, PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH SHARP IMPLEMENTS.
 6. WATER SOO IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 150MM OF TOPSOIL. MAINTAIN SODDED AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.

- IRRIGATION NOTES:**
1. IRRIGATION TO BE PROVIDED FOR ALL SOFT LANDSCAPE AREAS SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
 2. IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THE STUB OUTS PROVIDED. PROVIDE SUBMITTALS OF DESIGN TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWINGS WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.
 3. THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES.
 4. ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
 5. USE POP-UP SPRINKLER HEADS.
 6. DO NOT SPRAY WATER ONTO TREE TRUNKS.

7	19/07/23	ISSUED FOR CITY COMMENT RESPONSE
8	10/09/23	ISSUED FOR COORDINATION
9	24/04/23	REV. ISSUED FOR DP
10	12/04/23	ISSUED FOR COORDINATION
11	16/12/22	ISSUED FOR DP
12	06/11/22	ISSUED FOR COORDINATION
13	18/10/22	ISSUED FOR REVIEW
NO.	DATE (MM/DD)	DESCRIPTION
ISSUES & REVISIONS:		
SCALE:		

NORTH ARROW

PROJECT NAME:
ADVANTAGE 190/191

PROJECT ADDRESS:
**3066 190 STREET
 SURREY, BC**

DRAWING TITLE:
DETAILS

SCALE: AS NOTED

DRAWN: MA

CHECKED: JT

PROJECT NO.: 220345

DRAWING NO.:

L2

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

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

DATE: **September 04, 2023** PROJECT FILE: **7823-0196-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 3066 190 St**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 3.442 metres for 190 Street.
- Dedicate 4.0 metres for Green Lane.
- Provide 0.5 metre SRW fronting 190 Street and Green Lane.

Works and Services

- Construct the east side of 190 Street.
- Construct the west side of Green Lane.
- Construct storm main along 190 Street.
- Construct water main along 190 Street.
- Provide sanitary and water service connections to support development.
- Provide on-site stormwater mitigation, biofiltration, and water quality features.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Jeff Pang, P.Eng.
Development Services Manager

BD

Tree Preservation Summary

Surrey Project No: 23-0196
 Address: 3066, 3086 190 Street, Surrey
 Registered Arborist: Alexander Groenewold

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)	94
Protected Trees to be Removed	94
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 4 </u> X one (1) = 4 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 90 </u> X two (2) = 180	184
Replacement Trees Proposed	31
Replacement Trees in Deficit	153
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	0

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	29
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 3 </u> X one (1) = 3 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 26 </u> X two (2) = 52	55
Replacement Trees Proposed	0
Replacement Trees in Deficit	55

Summary, report and plan prepared and submitted by:



 (Signature of Arborist)

August 24th 2023

 Date

- LEGEND**
- EXISTING TREE PROPOSED FOR REMOVAL
 - EXISTING TREE TO BE RETAINED
 - UNDERSTORY TREE
 - TEMPORARY TREE PROTECTION FENCING
 - TREE TAGNO.
 - CRITICAL ROOT ONE
 - TREE PROTECTION ONE (LARGER OF CR OR DRUPLINE)

A e m e l D o e Oct 24, 26, 27, 2022
B. A l e a d e r G r o e e o l d, I.S.A. T R A



PROJECT NAME:

A a t e 190/191

PROJECT ADDRESS:
3066, 3086 190 Street S r e . B . C .

DRAWING TITLE:
TREE MANAGEMENT PLAN

SCALE: 1:50 AT ARCH C S I E

DRAWN: AG

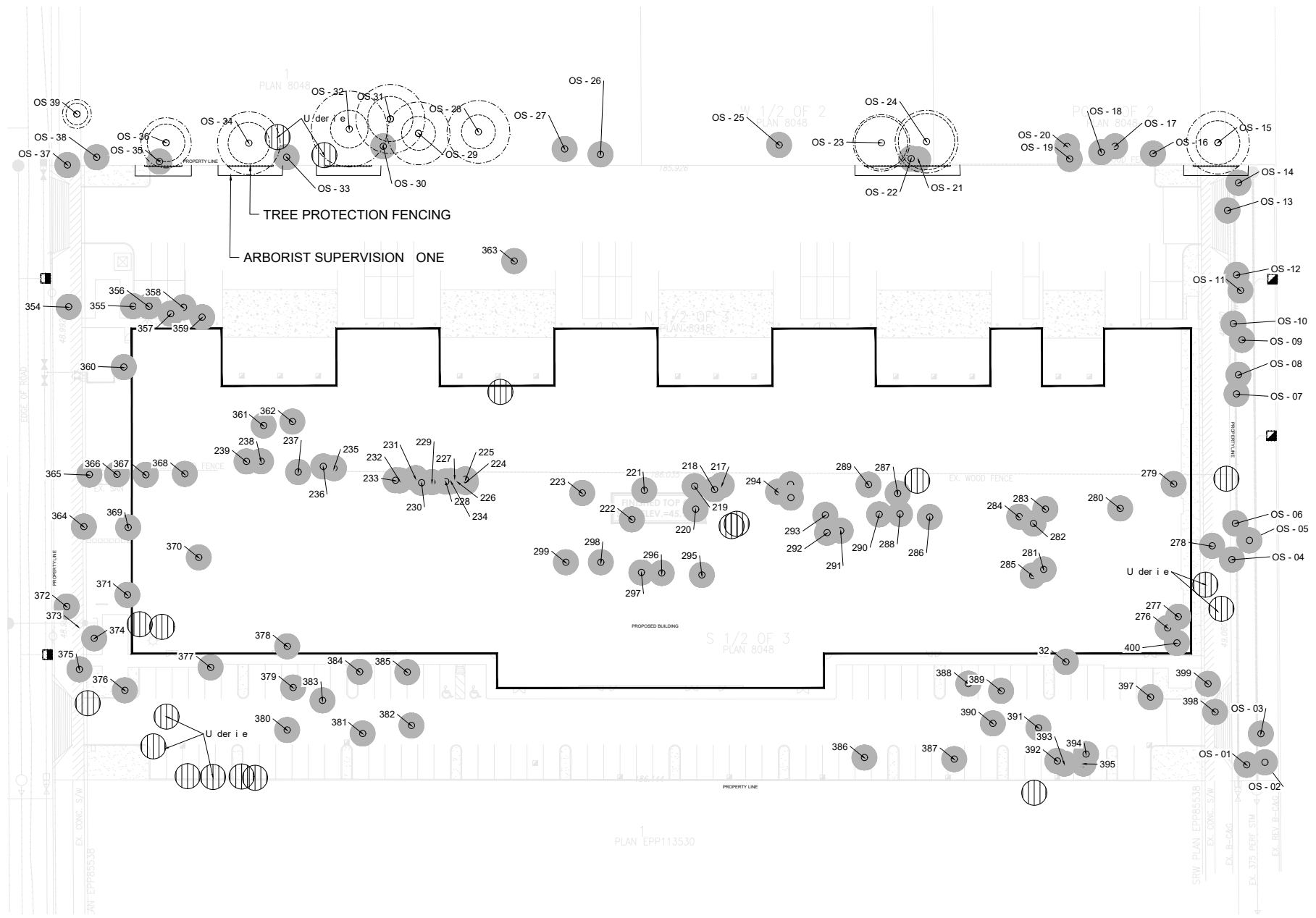
CHECKED: N/A

PROJECT NO.: 220346 - L

DRAWING NO.:

T1

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0196-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 011-310-171

South Half Lot 3 Section 21 Township 7 New Westminster District Plan 8048

3066 - 190 Street

Parcel Identifier: 001-801-546

The North Half Of Lot 3 Section 21 Township 7 New Westminster District Plan 8048

3086 - 190 Street

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) to reduce the minimum rear yard (east) setback of the IB-1 Zone from 7.5 metres to 3.0 metres to the principal building face.

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

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

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

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

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

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

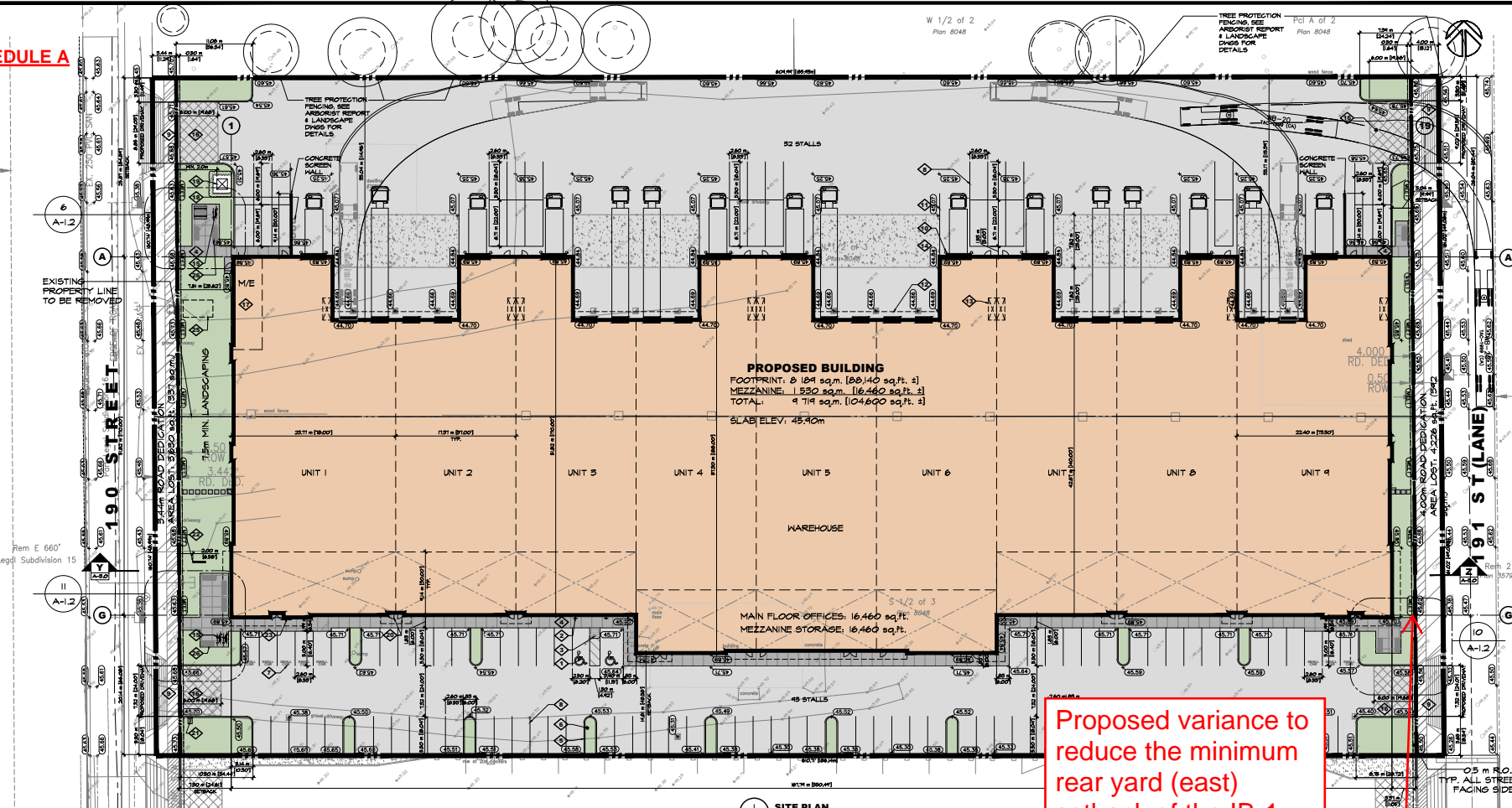
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

SCHEDULE A

24.000
CT. DED.



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

Proposed variance to reduce the minimum rear yard (east) setback of the IB-1 Zone from 7.5 metres to 3.0 metres to the principal building face.

LEGEND

EXISTING GRADE X 0.55

PROPOSED GRADE (11.0)

SELECT GRADES SHOWN REFER TO CIVIL PLANS AND TOPOGRAPHY PLAN FOR GRADES

UNIT AREAS

Unit Number	Main floor (Sq.Ft.)	Upper floor (Sq.Ft.)	Meters
Unit 1 (includes M/E)	32,250	1336.06	2,365 219.72
Unit 2	8,790	815.69	1,705 158.40
Unit 3	8,785	816.15	1,705 158.40
Unit 4	9,800	930.45	1,695 157.47
Unit 5	9,755	906.27	1,690 153.29
Unit 6	9,800	930.45	1,695 157.47
Unit 7	8,785	816.15	1,705 158.40
Unit 8	8,790	815.69	1,705 158.40
Unit 9	11,495	1050.56	2,225 202.71
Total	88,140	8388.47	16,450 1528.25

SITE DATA

CIVIC ADDRESS: 5044 & 5066 - 10TH STREET, SURREY, B.C.
 LEGAL DESCRIPTION: LOT 5, BOTH OF SECTION 21, TOWNSHIP 7, NEIN WESTMINSTER DISTRICT, PLAN 8048

EXISTING COVERINGS: ASPHALT
 PROPOSED COVERINGS: ASPHALT
 GROUND LEVEL AREA: 182 ha (448 250 sq.ft. / 435 AC.)
 NET LOT AREA: 178 ha (440 259 sq.ft. / 435 AC.)

PROPOSED BUILDING AREA (FOOTPRINT): 8 184 m² (88 140 sq.ft.)

NET SITE COVERAGE: 60% MAX. 88 140 / 146 925 = 60.0%

NET F.A.R.: 1.0 MAX. 88 140 / 146 925 = 0.59

SETBACKS:

FRONT (WEST)	7.5m (24.60')	7.5m (24.60')	PROPOSED 3.0m (9.84')
SIDE NORTH	7.5m (24.60')	20.97m (68.81')	14.81m (48.58')
SIDE SOUTH	7.5m (24.60')	14.81m (48.58')	14.81m (48.58')
REAR (EAST)	7.5m (24.60')	5.04m (16.54')	(VARIANCE)

MAX. HEIGHT: 14.0 m (46'-0") MAX. 12.05 m (39'-7")

PARKING PROVIDED:

WAREHOUSE: 1 STALL PER 1076 S.F.
 OFFICE: 1 STALL PER 451 S.F.

151' F.I.R. INDUSTRIAL: 7180 / 1076 = 66.6

151' F.I.R. OFFICE: 16 460 / 451 = 36.5

MEZZ. OFF. STORAGE: 16 460 / 428 = 38.5

TOTAL REQUIRED: 120 (120/1)

PARKING PROVIDED: 125

(5% SMALL CAR ALLOWED = 42.5 STALLS - PROVIDED = 8)

(2% ACCESSIBLE STALLS REQ'D = 2.4 STALLS - PROVIDED = 2)

KEYED SITE PLAN NOTES

INTERNATIONAL SYMBOL OF ACCESS PAINTED ON ASPHALT	CONCRETE DOLLY PAD
WALL MOUNTED H.C. SIGN PER DETAIL 23A-1.2	BICYCLE PARKING (2 UNITS) PER DETAIL 23A-1.2
57% SIDEWALK LEDGERS PROVIDE MINIMUM 57% SEE DETAIL 14.1.3.1 (VAR.)	SMOKE CONCRETE WORK & MEM
CONCRETE SIDEWALK 6" ABOVE ADJACENT ASPHALT LIGHT BROOM FINISH	ELECTRICAL & MECHANICAL ROOMS / EQUIPMENT
6" X 1/2" TYP. CONCRETE FULLER TYPE 3000/4000/5000/6000/7000/8000/9000/10000/11000/12000/13000/14000/15000/16000/17000/18000/19000/20000/21000/22000/23000/24000/25000/26000/27000/28000/29000/30000/31000/32000/33000/34000/35000/36000/37000/38000/39000/40000/41000/42000/43000/44000/45000/46000/47000/48000/49000/50000/51000/52000/53000/54000/55000/56000/57000/58000/59000/60000/61000/62000/63000/64000/65000/66000/67000/68000/69000/70000/71000/72000/73000/74000/75000/76000/77000/78000/79000/80000/81000/82000/83000/84000/85000/86000/87000/88000/89000/90000/91000/92000/93000/94000/95000/96000/97000/98000/99000/100000	6" X 1/2" TYP. CONCRETE FULLER TYPE 3000/4000/5000/6000/7000/8000/9000/10000/11000/12000/13000/14000/15000/16000/17000/18000/19000/20000/21000/22000/23000/24000/25000/26000/27000/28000/29000/30000/31000/32000/33000/34000/35000/36000/37000/38000/39000/40000/41000/42000/43000/44000/45000/46000/47000/48000/49000/50000/51000/52000/53000/54000/55000/56000/57000/58000/59000/60000/61000/62000/63000/64000/65000/66000/67000/68000/69000/70000/71000/72000/73000/74000/75000/76000/77000/78000/79000/80000/81000/82000/83000/84000/85000/86000/87000/88000/89000/90000/91000/92000/93000/94000/95000/96000/97000/98000/99000/100000
LANDSCAPING PER DETAIL 23A-1.2	LANDSCAPING PER DETAIL 23A-1.2
PAINT ON ASPHALT	PAINT ON ASPHALT
4" PAINT STRIPS TYPICAL	4" PAINT STRIPS TYPICAL
ASPHALT CROSSING TO MANHOLE SPECS	ASPHALT CROSSING TO MANHOLE SPECS
6" X 1/2" TYP. CONCRETE FULLER TYPE 3000/4000/5000/6000/7000/8000/9000/10000/11000/12000/13000/14000/15000/16000/17000/18000/19000/20000/21000/22000/23000/24000/25000/26000/27000/28000/29000/30000/31000/32000/33000/34000/35000/36000/37000/38000/39000/40000/41000/42000/43000/44000/45000/46000/47000/48000/49000/50000/51000/52000/53000/54000/55000/56000/57000/58000/59000/60000/61000/62000/63000/64000/65000/66000/67000/68000/69000/70000/71000/72000/73000/74000/75000/76000/77000/78000/79000/80000/81000/82000/83000/84000/85000/86000/87000/88000/89000/90000/91000/92000/93000/94000/95000/96000/97000/98000/99000/100000	6" X 1/2" TYP. CONCRETE FULLER TYPE 3000/4000/5000/6000/7000/8000/9000/10000/11000/12000/13000/14000/15000/16000/17000/18000/19000/20000/21000/22000/23000/24000/25000/26000/27000/28000/29000/30000/31000/32000/33000/34000/35000/36000/37000/38000/39000/40000/41000/42000/43000/44000/45000/46000/47000/48000/49000/50000/51000/52000/53000/54000/55000/56000/57000/58000/59000/60000/61000/62000/63000/64000/65000/66000/67000/68000/69000/70000/71000/72000/73000/74000/75000/76000/77000/78000/79000/80000/81000/82000/83000/84000/85000/86000/87000/88000/89000/90000/91000/92000/93000/94000/95000/96000/97000/98000/99000/100000
WEATHER-PROOF EXTERIOR FIRE ANNUNCIATOR PANEL, SEE ELECTRICAL DRAWINGS	WEATHER-PROOF EXTERIOR FIRE ANNUNCIATOR PANEL, SEE ELECTRICAL DRAWINGS
FIRE HYDRANT, SEE CIVIL	FIRE HYDRANT, SEE CIVIL
WATER ENTRY CHAMBER, SEE CIVIL	WATER ENTRY CHAMBER, SEE CIVIL
BENCH FOR LANDSCAPE DRAWINGS	BENCH FOR LANDSCAPE DRAWINGS

ARCHITECTURE PANEL INC.
 ARCHITECTURE LANDSCAPE ARCHITECTURE URBAN DESIGN
 100-1000 1000 STREET SUITE 1000 V1V 1V1
 VANCOUVER BC V6A 1K6

D.FORCE
 DESIGN TEAM

ORION CONSTRUCTION
 ORION CONSTRUCTION
 UNIT 105 19023 80A AVE
 LANGLEY BC V3V 2E2
 PHONE: (604) 362-2994

ADVANTEX
 190/191

ADDRESS: 3088 190 ST SURREY BC

SITE PLAN

JOB NO. 19011
 DESIGNED
 DATED: R.L.D.
 PLOTT DATE: AUGUST 23, 2023

PROJECT: DRAWING NUMBER: **A-1.0** REV: **7**