

# VENTANA CONSTRUCTION COMMUNITY NOTICE

## BRICK YARD STATION DEVELOPMENT

### OVERVIEW

This notice is intended to provide the public with general information about commercial construction taking place on a parcel of land in Cloverdale (Surrey), B.C.

This land is bordered by 57<sup>th</sup> Avenue to the north, Pacific Highway / 175<sup>th</sup> Street to the east and 56<sup>th</sup> Avenue / Highway 10 to the south.

Anthem Properties is **developing** a community shopping centre, which will be known as Brick Yard Station, on the property. The shopping centre will feature tenants like Rexall Drugs, CIBC, Starbucks and Staples.

**Construction** at Brick Yard Station will be carried out by Ventana Construction Corporation, a Burnaby, B.C.-based company with nearly three decades of construction experience in the Lower Mainland.



Brick Yard Station – Cloverdale, B.C. Property borders are indicated in red.

### PROJECT DETAILS

#### Project duration

Construction is expected to begin in April 2011, with completion scheduled for summer 2012.

#### Construction hours

Site operations shall adhere to the City of Surrey Noise Control By-law No. 7044. Construction will take place between the hours of 7:00 a.m. and 10:00 p.m., from Monday to Saturday. We do not expect to be doing any work on Sundays.



The only exception to these hours will be for large concrete pours. We anticipate approximately seven concrete slab pours during this project, each of which will take one to two days to complete. Ventana will work to minimize any possible inconvenience to neighbours during these periods.

#### Traffic flow

There are two site access points on 57<sup>th</sup> Ave. that will serve as the primary entry and exit points for construction vehicles. The west access point will predominantly be used for vehicles entering the site, while the east access will be the primary exit. Construction traffic will be prohibited from travelling past the west access point.

Construction vehicles will be unloaded and loaded on the site itself, ensuring that there will be minimal disruption to local traffic. The site will have an additional exit onto Highway 10, which will be reserved for emergency use only.

**Parking**

Construction vehicles, trade vehicles and personal vehicles for construction labourers will be parked on the construction site. We do not anticipate that resident parking along the north side of 57<sup>th</sup> Ave. will be affected by construction.

**Fencing and security**

We will erect modular fencing on the borders of the site, and lockable gates will be installed for security and site management. Ventana will also hire a security company to secure the site after construction hours and on weekends.

**Pedestrian traffic**

Pedestrian traffic along 175<sup>th</sup> Street and Highway 10 will not be affected by on-site construction activities. Prior to beginning any necessary work outside the border of the site (e.g. concrete pouring), traffic plans will be approved by the City of Surrey. Appropriate signage and / or flag people will be provided to ensure pedestrian safety.

**Environmental impact**

Ventana is committed to minimizing the environmental impact of construction on all of its projects. We have developed an erosion and sediment control plan for the Brick Yard Station site, and there will be a sediment pond to remove dirt from construction vehicles before they access 57<sup>th</sup> Ave. We will also work to protect the stream to the west of the site, using snow fencing to keep construction away from the riparian setback area.

**HAVE QUESTIONS?****Construction**

We at Ventana would be happy to answer any questions you may have about construction on this project. You can contact either Michael Vernon, Project Manager, or Dan McLachlan, Site Superintendent.

Michael Vernon  
Ventana Construction Project Manager  
604.291.9000  
[mvernon@ventanaconstruction.com](mailto:mvernon@ventanaconstruction.com)

Dan McLachlan  
Ventana Construction Site Superintendent  
604.612.2078  
[dmclachlan@ventanaconstruction.com](mailto:dmclachlan@ventanaconstruction.com)

**Development**

Questions about Brick Yard Station:  
Woody O'Neill  
Anthem Properties  
604.488.3625  
[woneill@anthemproperties.com](mailto:woneill@anthemproperties.com)  
[www.anthemproperties.com](http://www.anthemproperties.com)

**Other questions**

Other questions about this project:  
City of Surrey  
604.591.4011