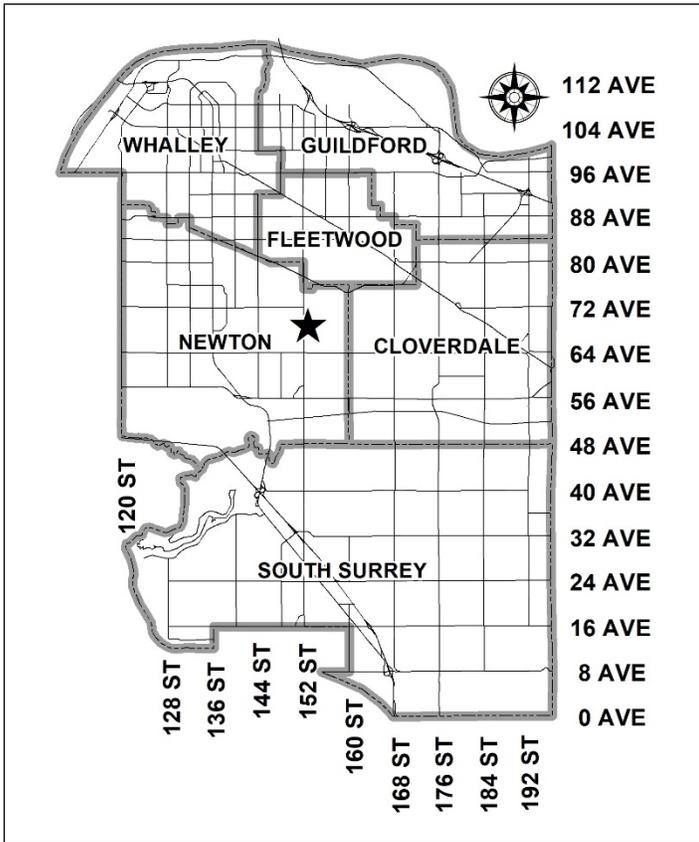


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**  
 Application No.: 7922-0182-00  
 Planning Report Date: December 12, 2022



**PROPOSAL:**

- **Rezone a portion of the site from A-1 to IB-3**
- **Development Permit**
- **Development Variance Permit**

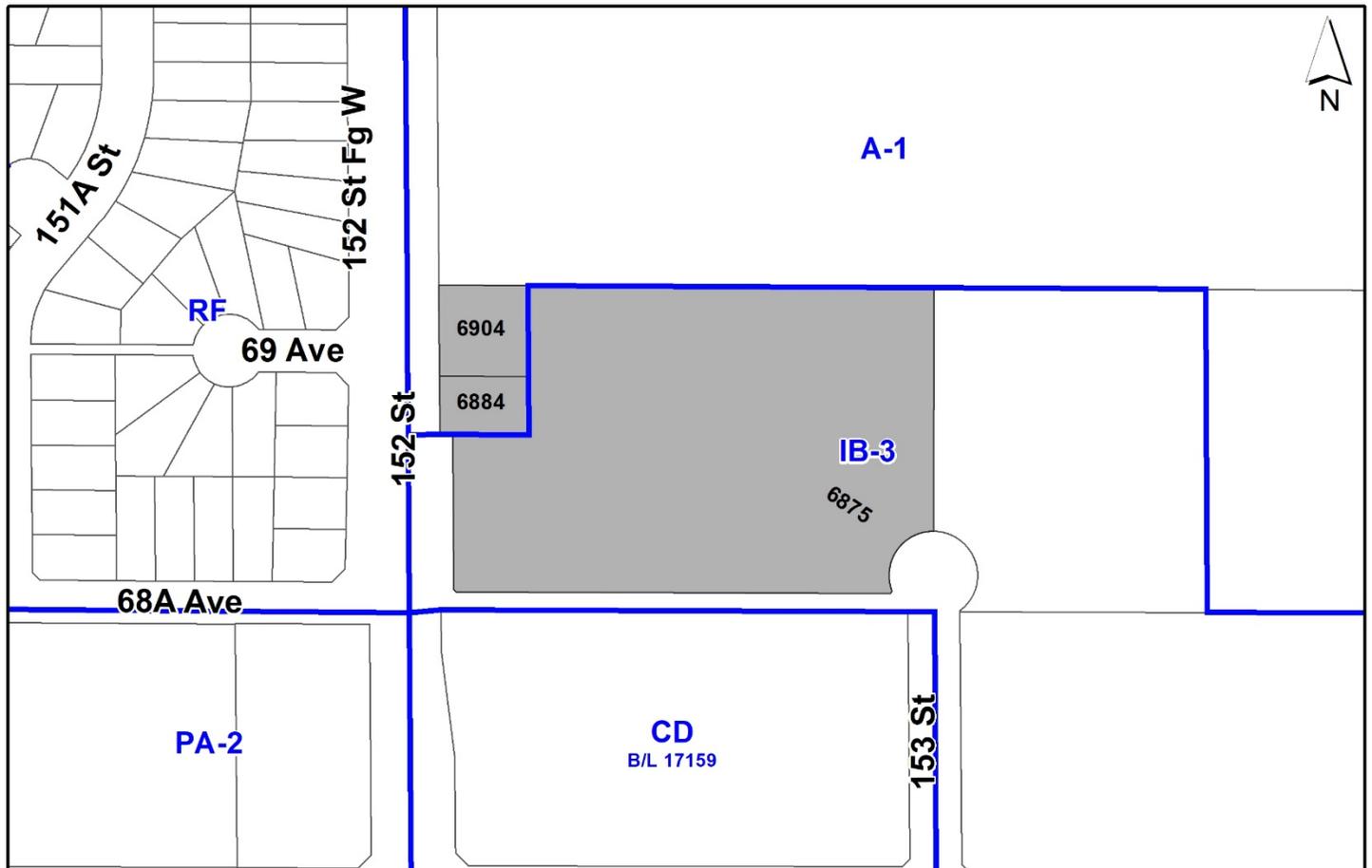
to permit the development of a multi-tenant tilt-up industrial building

**LOCATION:** 6904 - 152 Street  
 6884 - 152 Street  
 6875 - 153 Street

**ZONING:** A-1 and IB-3

**OCP DESIGNATION:** Mixed Employment

**NCP DESIGNATION:** Business Park and Buffers/Natural areas



## RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning; and
- Approval to draft Development Permit for Form and Character and Farm Protection.
- Approval for Development Variance Permit to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

Proposing to reduce the front (west) yard setback requirements of the “Business Park 3 Zone (IB-3)”

- Proposing to reduce the landscaping requirements along the south property line.
- Proposing to reduce the width of the landscape buffer adjacent to Agricultural Land Reserve (ALR) land that is required by Farm Protection Development Permit Guidelines.

## 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 East Newton Business Park Plan
- The proposal complies with the Mixed Employment designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal partially complies with the Development Permit requirements in the OCP for Farming Protection.
- The required building setback from the ALR boundary is 30 metres. The proposed industrial building is setback 28.6 metres from the ALR, meeting the intent of the separation requirements of the Farming Protection Development Permit requirements.
- The required landscape buffer is proposed to be reduced from 15 metres to 8 metres, which is consistent with the approved general Development Permit No. 7919-0322-00.
- 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.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone a portion of the site, 6884 – 152 Street and 6904 – 152 Street, from "General Agriculture Zone (A-1)" to "Business Park 3 Zone (IB-3)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7922-0182-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7922-0182-00 (Appendix IV) to vary the following, to proceed to Public Notification:
  - (a) to reduce the minimum front (west) yard setback of the IB-3 Zone from 7.5 metres to 7.1 metres to architectural elements on the principal building face; and
  - (b) to reduce the minimum width of a continuous landscaping strip along the developed portion of the lot abutting a highway required in the IB-3 Zone, from 3 metres to 1.5 metre along the south property line.
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) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant satisfies the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) registration of a Section 219 Restrictive Covenant for installation and maintenance of the landscape buffer;
  - (h) discharge of Restrictive Covenant CA9795929 for no-build.

**SITE CONTEXT & BACKGROUND**

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant	Business Park and Buffers/Natural Areas	IB-3 and A-1
North:	Agricultural	Agricultural (OCP designation)	A-1
East:	Vacant, under development (DP No. 7922-0115-00)	Business Park and Buffers/Natural Areas	IB-3
South:	Business Park and Assembly Hall	Business Park	CD Bylaw No.
West (Across 152 St):	Single Family Residential	Urban (OCP designation)	RF

**Context & Background**

- The subject site consists of three properties located at 6875 – 153 Street, 6884 – 152 Street, and 6904 152 Street, at the north end of the East Newton Business Park Neighbourhood Concept Plan (NCP) area.
- The site is 21,533.84 square metres in area, is designated “Mixed Employment” in the Official Community Plan (OCP), designated “Business Park” and “buffers/Natural Areas” in the East Newton Business Park NCP, and zoned “Business Park (3) Zone (IB-3)” and “General Agriculture Zone (A-1)”.
- 6875 – 153 Street was created under Development Application No. 7919-0322-00. This development application was a general development permit to subdivide and pre-service three large format industrial lots. Development Application No. 7919-0322-00 also approved a detailed development permit for the first phase of the general development permit. Final approval for this application was on January 31, 2022.
- The second phase of the development was issued by Council on August 08, 2022, under Development Application No. 7922-0115-00.
- The subject application is the third and final phase of general Development Permit No. 7919-0322-00.
- 6884 – 152 Street and 6904 – 152 Street were not rezoned and consolidated through Development Application No. 7919-0322-00. At the time the general development permit was being processed the lots were under separate ownership and they did not want to form part of the proposal at the time. The applicant acquired these two properties after Development Application No. 7919-0322-00 was approved and is seeking to include them as part of the development site through the subject application.

- As 6884 – 152 Street and 6904 – 152 Street were not included as part of the general development permit, the proposal requires rezoning, lot consolidation and a development permit for farming protection, in addition to a detailed development permit for form and character.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant proposes to rezone 6884 – 152 Street and 6904 – 152 Street from A-1 to IB-3 and consolidate these two properties with 6875 – 153 Street to develop a large format industrial building on the subject property.
- The applicant proposes a Development Permit for Form and Character and Farming Protection, as well as a Development Variance Permit for a minor architectural encroachment into the setback.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	2.18 hectares
Road Dedication:	0.03 hectares
Net Site Area:	2.15 hectares
<b>Number of Lots:</b>	1
<b>Building Height:</b>	10 m
<b>Floor Area Ratio (FAR):</b>	0.52
<b>Floor Area</b>	
Industrial:	8,100.71 square metres
Office:	2,817.96 square metres
Total:	10,918.67 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:	T.E. Scott Park is the closest active parkland which contains amenities including, a playground, volleyball court, open field space, and looping paths, and is 1 km walking distance from the development. 63E Greenbelt is the closest park with natural areas and is 870 metres walking distance from the development.

### Transportation Considerations

- The site has three access points. Passenger vehicles will access the site either from 153 Street or from 152 Street. The 152 Street driveway is restricted to right-in/right-out vehicle movement. Truck traffic will be directed to a separate driveway on the 153 Street cul-de-sac.

- To facilitate safe vehicle movement to and from the 152 Street driveway, the applicant is required to construct an auxiliary right turn bay.
- The applicant is required to provide dedication to achieve the ultimate road width for 152 Street, including the auxiliary right turn bay.
- The applicant is required to construct a multi-use pathway (MUP) adjacent to the west and south property lines. A portion of the western MUP will be secured through a statutory right-of-way. These MUPs are part of the Johnston Greenway, which once complete, will run along 152 Street between 81 Avenue and 64 Avenue. Frontage construction on 153 Street will be completed by the previous development application (7919-0322).
- The site is within 200 metres walking distance from the intersection of 68 Avenue and 152 Street, where there are bus stops serviced by routes 345 and 375. Route 375 provides daily service between Guildford and the Highway 99 interchange with 8 Avenue. Route 345 provides weekday service between King George Skytrain Station and White Rock Town Centre.

### **Sustainability Considerations**

- The applicant has met the majority of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist. However, the applicant does not propose to meet the Climate Adaption Strategy policy for a green roof or a high-albedo roof, which is typically considered to have a Solar Radiance Index (SRI) value of 0.75.
- The purpose of a high-albedo roof is to reduce the internal building temperatures by reflecting the sun and also to contribute to a lower overall heat island effect, which is an increase in the overall temperature of a developed area.
- Instead, the applicant proposes an EPDM roof system with light coloured stone ballast material. The Solar Radiance Index value will be approximately 0.35. This roofing material was provided and accepted by the City in both phase 1 (7919-0322-00) and phase 2 (7922-0115-00).

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

### **Regional Growth Strategy**

- The proposal complies with the "Mixed 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

- 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 land use designation and adds a significant employment opportunity in the East Newton Business Park. The subject site is located in proximity to 152 Street, which is a major arterial road and trucking route that provides connections to Highway No. 1 and No. 10).*

**Secondary Plans**Land Use Designation

- The proposal complies with the "Mixed Employment" land use designation in the East Newton Business Park Neighbourhood Concept Plan (NCP).
- The proposal does not comply with the "Buffers/Natural Areas" land use designation in the East Newton Business Park NCP on the western portion of the site.
- The buffer along the north property line, adjacent to the Agricultural Land Reserve (ALR) is required to be 15 metres in width as per the East Newton Business Park NCP. General Development Permit No. 7919-0322-00 amended the NCP to reduce the width of the buffer to 8 metres along the north property line for 6875 – 153 Street.
- As part of this application the buffer is proposed to be reduced from 15 metres to 8 metres for the length of 6904 – 152 Street to continue the pattern established in the general Development Permit.

**Zoning By-law**

- The applicant proposes to rezone a portion of the subject site from "General Agriculture Zone (A-1)" to "Business Park 3 Zone (IB-3)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Business Park 3 Zone (IB-3)", streamside setbacks and parking requirements.

IB-3 Zone (Part 47C)	Permitted and/or Required	Proposed
<b>Floor Area Ratio:</b>	1.00	0.52
<b>Lot Coverage:</b>	60%	45%
<b>Yards and Setbacks</b>		
North:	7.5 m	28.6 m
East:	7.5 m	11.2 m
South:	7.5 m	27.9 m
West:	7.5 m	7.1 m
<b>Height of Buildings</b>		

<b>IB-3 Zone (Part 47C)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
Principal buildings:	14 m	10 m
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Industrial:	81	81
Office:	71	77
Total:	152	158
<b>Bicycle Spaces</b>	N/A	6

### Setback Variance

- The applicant is requesting the following variances:
  - Reduction of the minimum front (west) yard setback of the IB-3 Zone from 7.5 metres to 7.1 metres to architectural elements on the principal building face; and
  - Reduction of the minimum width of a continuous landscaping strip along the developed portion of the lot abutting a highway required in the IB-3 Zone, from 3 metres to 1.5 metre along the south property line
- The applicant has sited the main façade of the principal building at the required 7.5 metre setback.
- The applicant has included three 4.3 metre wide window boxes on the second storey of the west building elevation to create more architectural interest on the building façade.
- The window boxes encroach up to 0.4 metres into the setback. The variance is modest and results in better design along a prominent public frontage.
- The applicant is proposing to reduce the width of the continuous landscape strip adjacent to the MUP that runs east-west along the south property line from 3 metres to 1.5 metres.
- The MUP is considered a highway as defined in the Zoning Bylaw.
- The applicant has indicated there is insufficient room to accommodate the 3 metres wide landscape strip while also providing an efficient industrial floor plate and functional loading court.
- The City standard for MUP provides 1.5 metres of landscaping within the City right of way.
- The applicant proposes to plant boxwood and autumn joy sedum in the 1.5 metre landscaping which is sufficient planting to soften the interface with the retaining wall of the loading court.
- Staff support the requested variances to proceed for consideration.

## Public Art Policy

- The applicant registered a Restrictive Covenant under Development Application 7919-0322-000 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 public art contribution will be provided by the applicant at building permit.

## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on October 17, 2022, and the Development Proposal Signs were installed on October 13, 2022. Staff have not received any comment to-date regarding the proposal.

## DEVELOPMENT PERMITS

### Farming Protection Development Permit Requirement

- The subject property falls within the Farming Protection Development Permit Area (DPA) in the OCP, given that it is located within 50 metres of the Agricultural Land Reserve (ALR) boundary. The Farm Protection Development Permit is required to reduce agricultural-urban conflicts through increased setbacks and vegetated buffering.
- The Farming Protection Development Permit guidelines for non-residential uses are outlined below (*with staff comments in italics*):

- The minimum building setback for the ALR boundary is 30 metres.

*The proposed industrial building is setback 28.6 metres from the ALR. While not meeting the full 30 metre setback, the proposed business park and light industrial land uses are not overly sensitive to the impacts of agricultural nuisance. Staff find that the building siting meets the intent of building setback requirement.*

- The minimum vegetated buffer width is 15 metres.

*The applicant is proposing a reduced vegetated buffer width of 8 metres. The reduced buffer width was accepted by Council through the General Development Permit No. 7919-0322-00 and already applies to the portion of the site at 6853 – 153 Street. The proposal is to extend the accepted buffer width across 6904 – 152 Street. Staff are supportive of the reduction as it complies with the intent of General Development Permit No. 7919-0322-00.*

- Any proposed vegetated buffer should include a mix of appropriate deciduous and coniferous trees, spaced a minimum of 2 metres to 4 metres apart. Existing mature trees and riparian areas within the proposed buffer area should be preserved and infill planting considered in order to provide a fuller vegetated buffer.

*The vegetated buffer consists of an exterior row of coniferous trees and an interior row of deciduous trees. The rows of coniferous and deciduous trees will be*

*interspersed with shrubbery. The exterior edge of the buffer will include a swale to help capture runoff from impacting adjacent agricultural land and a 1.8 metre high chain link fence.*

- For any property within 50 metres of the ALR boundary, a Section 219 Restrictive Covenant is required to inform future owners of farm practices in the area that may produce noise, odor and dust.

*The farming nuisance covenant was registered as part of the general development permit, Application No. 7919-0322-00, and will apply to the entire site once consolidated.*

### **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 East Newton Business Park Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the East Newton Business Park Plan.
- The proposal does not comply with General Development Permit No. 7919-0322-00, which guides the general building siting and form of the site. The general development permit did not include 6904 and 6884 – 152 Street. With these two properties under application, the development site is more efficient than it was when considered under the general development permit.
- The general development permit planned for three smaller industrial buildings. With a more efficient site, the applicant proposes to amend the general development permit through this application and is proposing a single industrial building.
- The proposed multi-tenant industrial development will consist of tilt-up concrete construction.
- The site has a prominent public realm frontage along 152 Street. The proposal offered challenges at creating a strong building presence on 152 Street based on the road grades, site grades, and proposed land use.
- 152 Street steadily slopes downwards from south to north, where the site slopes downwards from east to west. The applicant planned for a three phase large format industrial warehouses project, with truck traffic being directed towards 153 Street. The proposed use of the site requires building grades to be established from 153 Street rather than 152 Street.
- Establishment of building grades along 153 Street resulted in a sunken loading court and a sunken appearance of the façade along 152 Street.
- Through strong design, including balanced horizontal articulation, vertical articulation, additional glazing, and generous landscaping, the 152 Street building elevation is able to adequately overcome the site constraints and create a good connection to the public realm.

### Landscaping

- The applicant is proposing to plant Raywood Ash trees in the landscape islands located in the surface parking lots. Serbian Spruce and Shore Pine trees will be planted along the 152 Street building façade and to help screen the loading court. Boxwood and autumn joy sedum will be planted adjacent to the east-west MUP. Complementary shrubs and ground cover will be planted in conjunction with the trees.
- Two employee amenities are proposed, one located near the 152 Street driveway and principal entrance, and the other near the 153 Street driveway entrance. The 152 Street amenity area is designed as an open seating area. The 153 Street amenity area will feature benches, a trellis and shade trees.

### Signage

- The applicant has illustrated the appropriate location of tenant fascia signage on the building. Future tenant signage is to use the development permit as a guide for sign placement, sign height and materials.
- Signage should be limited to 0.63 metres in height and be comprised of dimensioned letters, such as channel letters, foam letters, or routed panels. Backer panels may be supported.
- Future fascia signage must conform to the Surrey Sign Bylaw and will require a separate sign permit.
- A free-standing sign is not proposed as part of the development. Future free-standing signage may require a separate development permit and will require a separate sign permit.

### **TREES**

- Nick McMahon, ISA Certified Arborist of Arbortech prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species for 6904 and 6884 – 152 Street. A Tree Cutting Permit was approved to clear 6875 – 153 Street through General Development Permit No. 7919-0322-00, and is not included in the table.

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

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Norway Maple	1	1	0
Honey Locust	3	1	2
Pin Oak	1	1	0
Red Oak	2	1	1
<b>Coniferous Trees</b>			
Grand Fir	1	1	0
Norway Spruce	1	1	0
Sitka Spruce	1	1	0
Shore Pine	1	1	0

White Cedar	1	1	0
Western Red Cedar	13	13	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>25</b>	<b>22</b>	<b>3</b>
<hr/>			
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>	<b>87</b>		
<b>Total Retained and Replacement Trees</b>	<b>90</b>		
<b>Contribution to the Green City Program</b>	<b>\$198,000</b>		

- The Arborist Assessment states that there are a total of 25 mature trees on the site, including 6 trees in City Boulevard that are impacted by the development. There are no Alder and Cottonwood trees on the site. It was determined that none of the on-site trees can be retained as part of this development proposal. Three City trees are proposed to be retained. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The main portion of the site was cleared under General Development Permit No. 7919-0322-00. In total 438 trees have been removed, which required 697 replacement trees. At the time the General Development was approved it was not expected that 697 trees would be planted through the three phased development and that final tree planting numbers would be determined through the final detailed development permit.
- In addition to the 697 trees required for replacement under Development Permit No. 7919-0322-00, the applicant is required to plant 44 replacement trees for the subject application, based on a 2 to 1 replacement ratio. A grand total of 741 replacement trees are required for the three-phase development.
- The replacement trees approved or proposed for the three phases of the project are as follows:
  - 7919-0322-01 (first phase) – 88 replacement trees approved
  - 7922-0115-00 (second phase) – 71 replacement trees approved
  - 7922-0182-00 (third phase) – 87 replacement trees proposed.
- In total, 246 trees have been accepted or proposed for planting across the three phases of development.
- As only 246 trees are proposed for planting, there is a tree planting deficit of 495 trees. Calculated at a rate of \$400/tree, the applicant will be required to make a \$198,000 contribution to the Green City Program.
- In addition to the replacement trees, boulevard street trees will be planted on 152 Street. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Shore Pine and Raywood Ash, among others.

- In summary, as part of this development 90 trees are proposed to be retained or replaced on the site (246 proposed across the three development sites under 7919-0322-00) with a contribution of \$198,000 to the Green City Program to address the shortfall of tree planting across General Development Permit 7919-0322-00.

## INFORMATION ATTACHED TO THIS REPORT

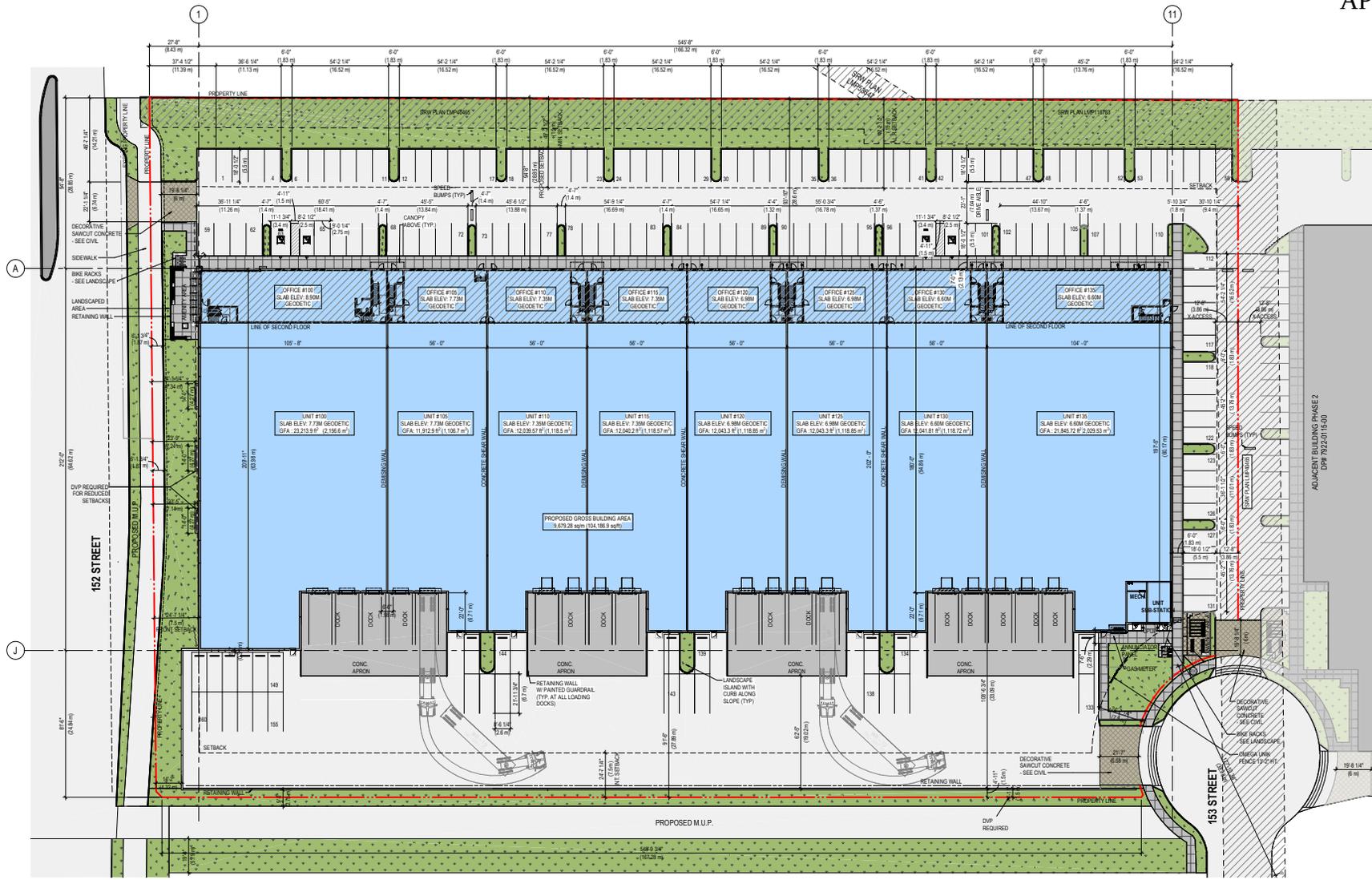
The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV	Development Variance Permit No. 7922-0182-00

*approved by Shawn Low*

Jeff Arason  
Acting General Manager  
Planning and Development

BD/ar



1 SITE PLAN  
SCALE: 1:300

SITE LEGEND		
	PROPOSED BUILDING	SEE CIVIL DWGS
	LANDSCAPING	SEE LANDSCAPING DWGS
	BUILDING SIDEWALK	SEE LANDSCAPING DWGS
	CONCRETE PAD	
	ASPHALT PAVEMENT	SEE CIVIL DWGS
	PERMEABLE ASPHALT PAVEMENT	SEE CIVIL DWGS
	MULTI-USE PATHWAY	SEE LANDSCAPING DWGS
	PROPERTY LINE	
	EASEMENT/TROW	
	BUILDING SETBACK	
	OMEGA SCREEN	
	RETAINING WALL	SEE CIVIL & STRUCT. DWGS



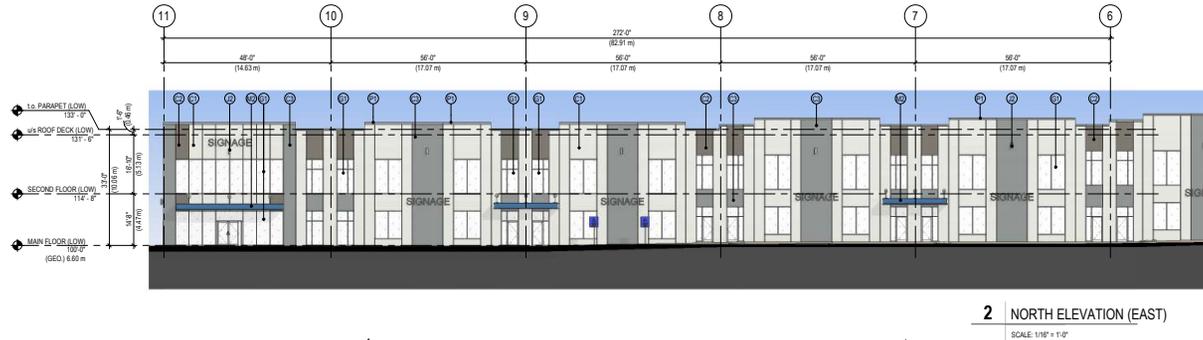
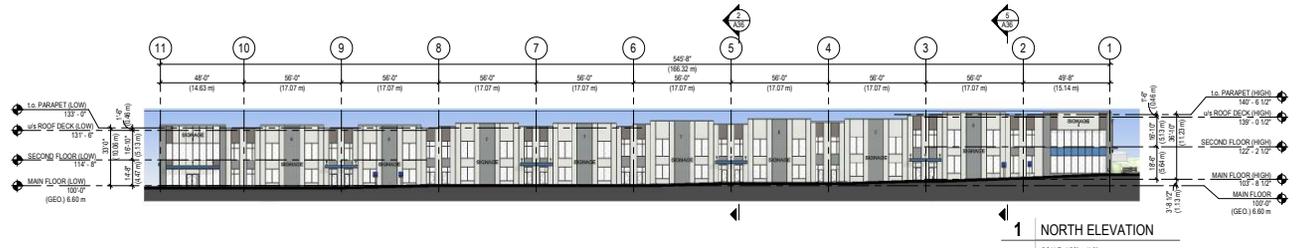


**MATERIAL LEGEND**

TYPE	DESCRIPTION
C1	CONCRETE TILT-UP PANEL - PAINT C1 - SHERWIN WILLIAMS SW 2850   CHELSEA GRAY
C2	CONCRETE TILT-UP PANEL - PAINT C2 - SHERWIN WILLIAMS SW 2849   WESTCHESTER GRAY
C3	CONCRETE TILT-UP PANEL - PAINT C3 - SHERWIN WILLIAMS SW 2843   ROY CROFT PEPPER
C4	CONCRETE TILT-UP PANEL - PAINT C4 - SHERWIN WILLIAMS SW 6965   HYPER BLUE
D1	STEEL OVERRIGID DOOR - FACTORY WHITE
G1	CURTAIN WALL CLEAR GLAZING
G2	SPANDREL GLAZING COLOR: ICD HARMONY BLUE
G3	SPANDREL GLAZING - COLOR: ICD HARMONY GRAY
J2	EXTERIOR DOWNLIGHT / SCONCE REFER TO ELECTRICAL
A1	ALUMINUM FIXTURE
M1	CASCADE METAL - SMP CHARCOAL
M2	CANDY STRUCTURE PAINT C4 SHERWIN WILLIAMS HYPER BLUE (SW 6965)
M3	STAR AND RAMP METAL PAINTED GUARDRAIL - COLOUR TO MATCH C2
P1	PRE-FINISHED METAL FLASHING - COLOUR TO MATCH C3

**PROJECT COLOURS**

C1 SHERWIN WILLIAMS CHELSEA GRAY (SW 2850)	
C2 SHERWIN WILLIAMS WESTCHESTER GRAY (SW 2849)	
C3 SHERWIN WILLIAMS ROY CROFT PEPPER (SW 2843)	
C4 SHERWIN WILLIAMS HYPER BLUE (SW 6965)	
G2 SPANDREL GLAZING ICD HARMONY BLUE (96-0025)	
G3 SPANDREL GLAZING ICD HARMONY GRAY (83-820)	



**4 SIGNAGE**  
SCALE: 1/2" = 1'-0"

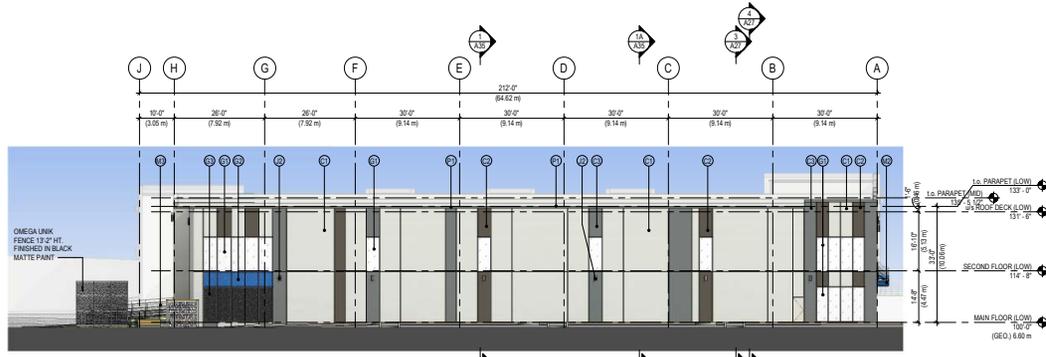
NOTE:  
 • SIGNAGE FOR REFERENCE ONLY. SEPARATE PERMIT APPLICATION  
 • SIGNAGE CONTRACTOR TO SUBMIT SIGNAGE SHOP DRAWINGS PRIOR TO INSTALLATION  
 • SIGNAGE TO CONFORM TO CORPORATE BRANDING  
 • BACKER PANELS FOR SIGNAGE PERMITTED  
 • SIGNS SHOULD BE COMPRISED OF DIMENSIONED LETTERS (CHANNEL, FOAM, ROUTED OR SIMILAR)  
 • SIGNAGE MUST CONFORM WITH SURVEY EDITION 1356L AS AMENDED



TYPE	DESCRIPTION
C1	CONCRETE TILT UP PANEL - PAINT C1 - SHERWIN WILLIAMS CHELSEA GRAY (SW 2850)
C2	CONCRETE TILT UP PANEL - PAINT C2 - SHERWIN WILLIAMS WESTCHESTER GRAY (SW 2848)
C3	CONCRETE TILT UP PANEL - PAINT C3 - SHERWIN WILLIAMS ROY CROFT PEWTER (SW 2848)
C4	CONCRETE TILT UP PANEL - PAINT C4 - SHERWIN WILLIAMS HYPER BLUE (SW 6965)
D1	STEEL OVERHEAD DOOR - FACTORY WHITE
D2	STEEL DOOR - PAINT - COLOR TO MATCH C3
G1	CURTAIN WALL - CLEAR GLAZING
G2	SPANDREL GLAZING - COLOR "ICD HARMONY BLUE
G3	SPANDREL GLAZING - COLOR "ICD HARMONY GRAY
Z	EXTERIOR DOWNLIGHT SOURCE - REFER TO ELECTRICAL
F	ALIGN FIXTURE
M1	CASCADIA METAL - SNIP CHARCOAL
M2	CANOPY STRUCTURE PAINT C4 SHERWIN WILLIAMS HYPER BLUE (SW 6965)
M3	STAR AND RAMP METAL PAINTED GUNDRILL - COLOR TO MATCH C2
P1	PREFINISHED METAL FLASHING - COLOR TO MATCH C3

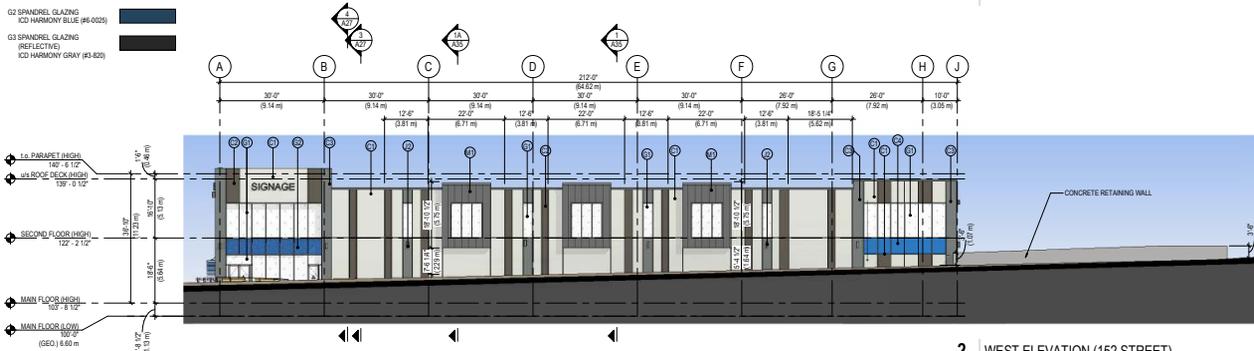
**PROJECT COLOURS**

C1 SHERWIN WILLIAMS CHELSEA GRAY (SW 2850)	
C2 SHERWIN WILLIAMS WESTCHESTER GRAY (SW 2848)	
C3 SHERWIN WILLIAMS ROY CROFT PEWTER (SW 2848)	
C4 SHERWIN WILLIAMS HYPER BLUE (SW 6965)	
G2 SPANDREL GLAZING ICD HARMONY BLUE (#6 0205)	
G3 SPANDREL GLAZING REFLECTIVE ICD HARMONY GRAY (#3 820)	



**1 EAST ELEVATION (153 STREET)**

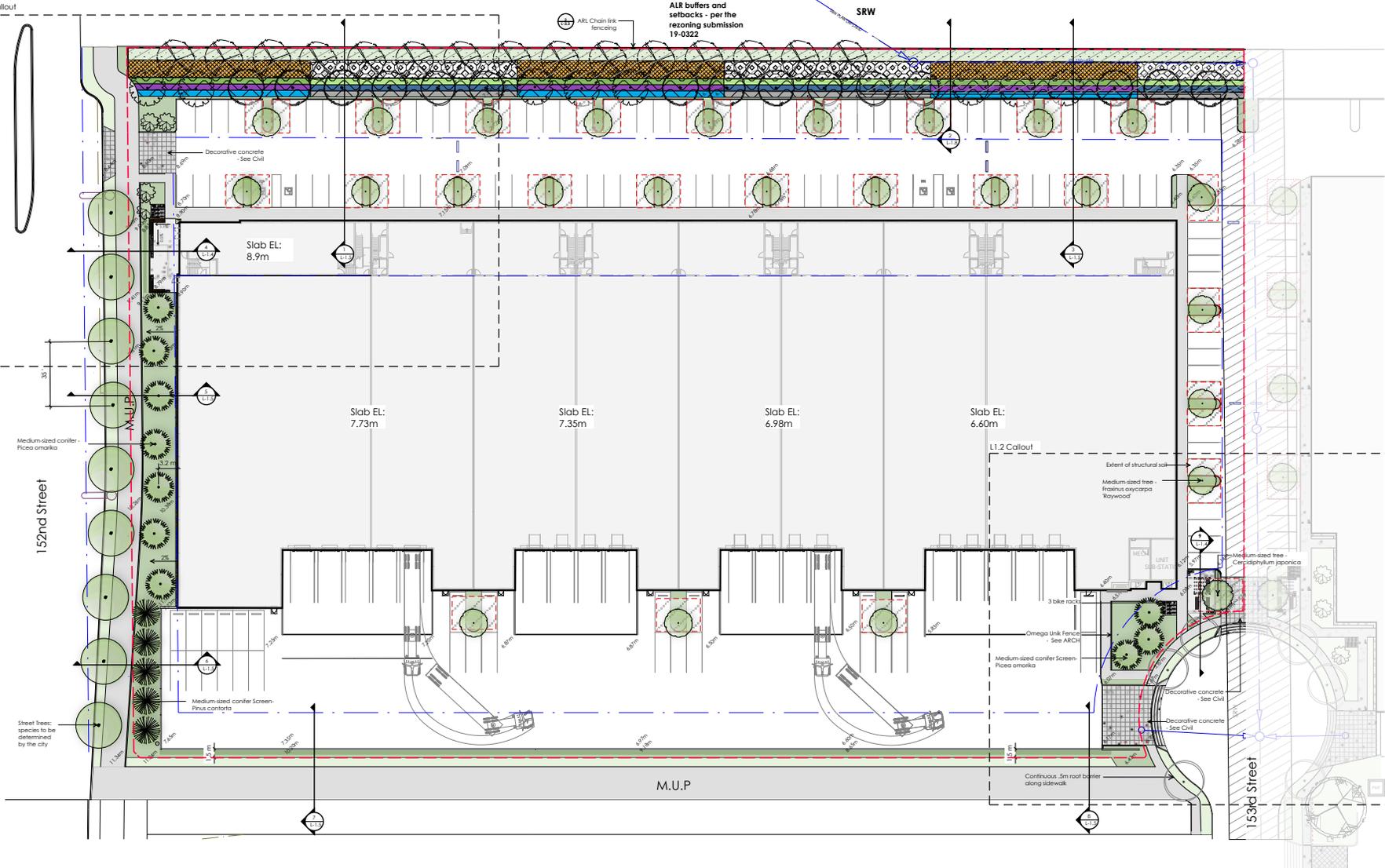
SCALE: 1/8" = 1'-0"



**2 WEST ELEVATION (152 STREET)**

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

L1.3 Callout



no.:	date:	item:
7	2022-12-05	Re-issued for DP
6	2022-11-07	Re-issued for DP
5	2022-09-15	Re-issued for DP
4	2022-09-09	Re-issued for DP
3	2022-05-16	Issued for DP
2	2022-05-13	Issued for DP
1	2022-05-04	Coord. meeting

**dk** Durante Kreuk Ltd.  
 102 - 1637 West 5th Avenue  
 Vancouver BC V6J 1H5  
 T: 604 684 4611  
 F: 604 684 0577  
 www.dk.bc.ca



Project:  
**6875- 153rd Street**  
 Surrey, BC

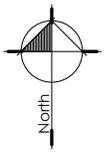
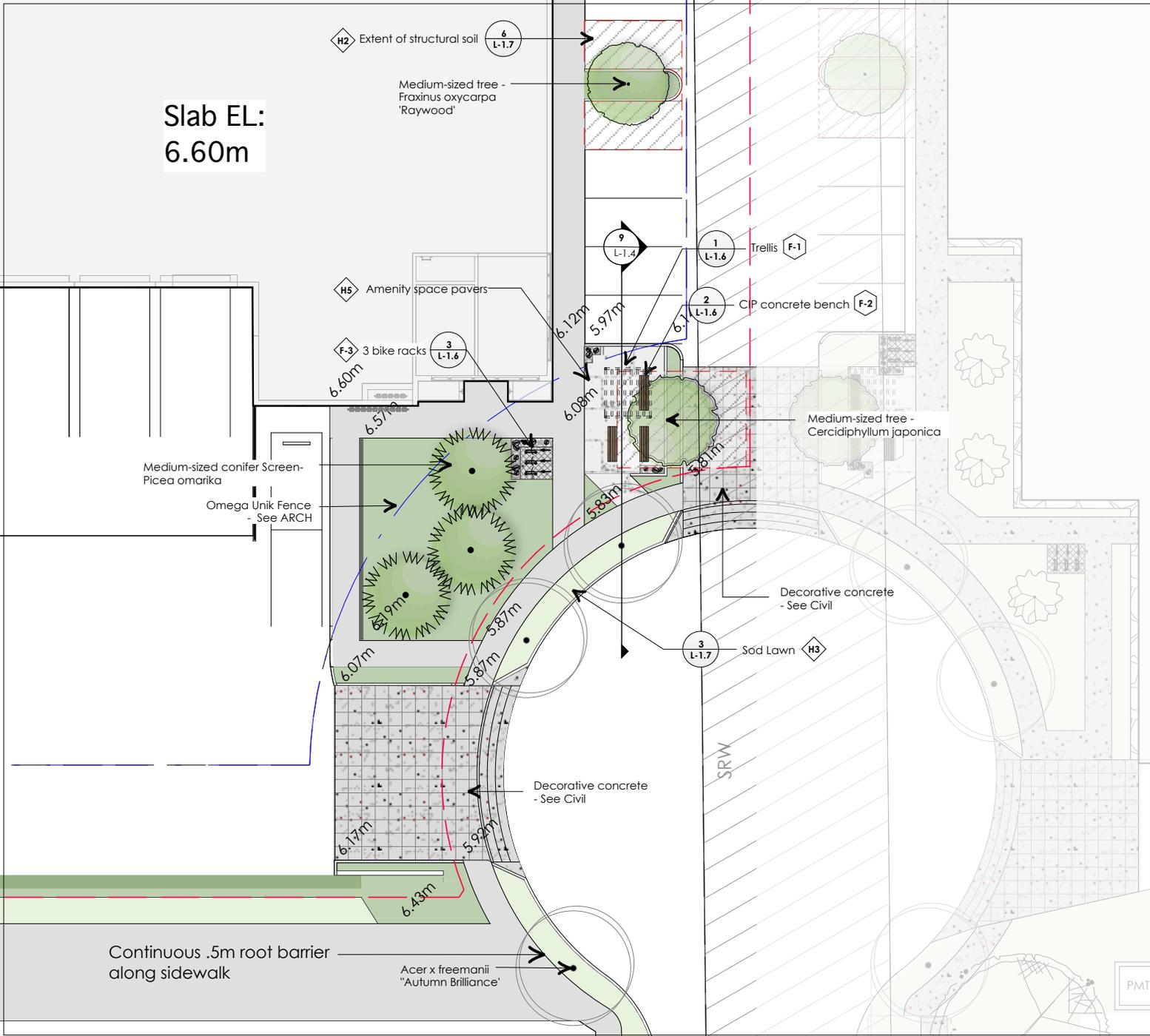


Drawn by: JC  
 Checked by: FK  
 Date: 2022-04-27  
 Scale: 1 : 300

Drawing Title:  
**Phase 3 Plan**

Project No.:  
**22023**  
 Sheet No.:

Slab EL:  
6.60m



no.:	date:	item:
7	2022-12-05	Issued for DP
6	2022-11-07	Issued for DP
5	2022-09-15	Issued for DP
4	2022-09-09	Issued for DP
3	2022-05-16	Issued for DP
2	2022-05-13	Issued for DP
1	2022-05-04	Concl. Meeting

Revisions:

Durante Kreuk Ltd.  
102 - 1637 West 5th Avenue  
Vancouver, BC V6J 1N5  
T: 604 684 4611  
F: 604 684 0577  
www.dk.bc.ca



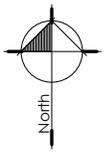
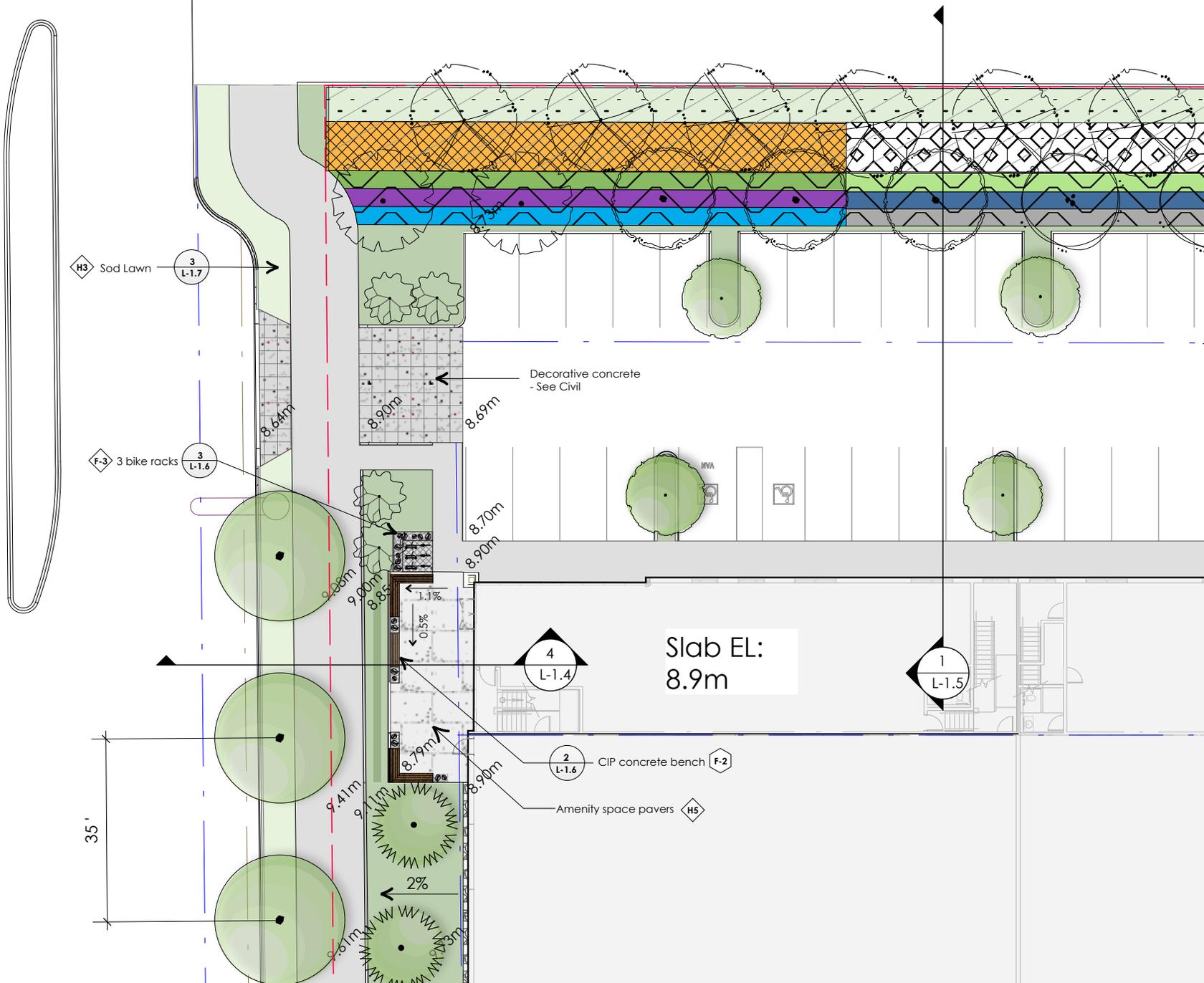
Project:  
**6875 - 153rd Street**  
Surrey, BC



Drawn by: JC  
Checked by: PK  
Date: 2022-04-27  
Scale: 1/16" = 1'-0"

Drawing Title:  
**Phase 3**  
**Enlarged Plan**

Project No.:  
**20032**  
Sheet No.:



2	2022-10-05	Issued for DP
1	2022-11-07	Issued for DP
no.	date:	item:
Revisions:		



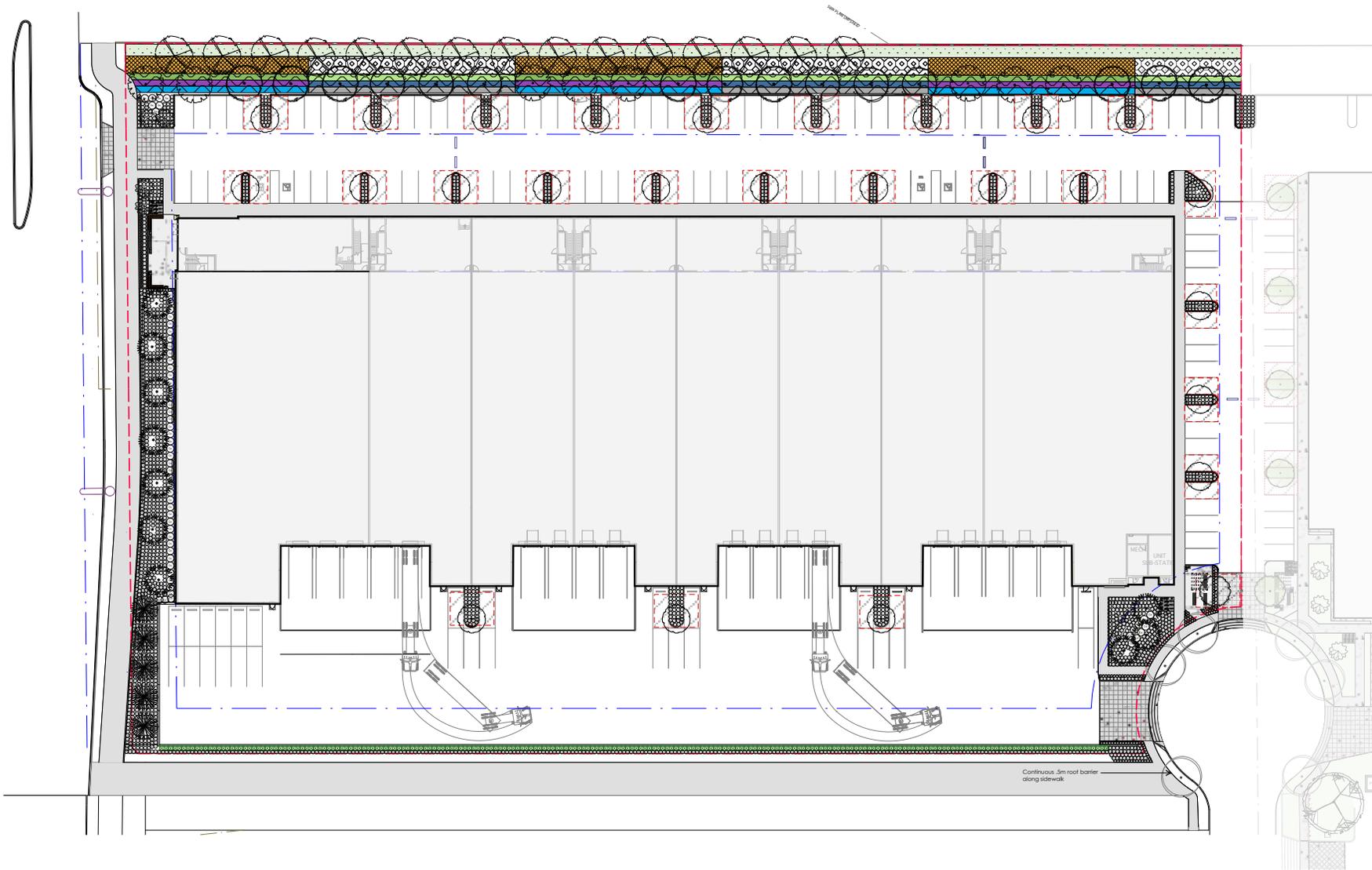
Project:  
**6875 - 153rd Street  
Surrey, BC**



Drawn by: JC  
Checked by: PK  
Date: 2022-04-27  
Scale: 1/16" = 1'-0"

Drawing Title:  
**Phase 3  
Enlarged Plan**

Project No.:  
**20032**  
Sheet No.:



no.:	date:	item:
7	2022-12-05	Re-issued for DP
6	2022-11-07	Re-issued for DP
5	2022-09-15	Re-issued for DP
4	2022-09-09	Re-issued for DP
3	2022-05-16	Issued for DP
2	2022-05-13	Issued for DP
1	2022-05-04	Coord. meeting


 Durante Kruak Ltd.  
 102 - 1537 West Side Avenue  
 Vancouver BC V6J 1N5  
 T: 604 684 4611  
 F: 604 684 0577  
 www.dk.bc.ca



Project:  
**6875- 153rd Street**  
**Surrey, BC**



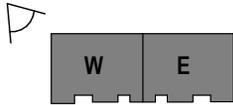
Drawn by: JC  
 Checked by: FK  
 Date: 2022-04-27  
 Scale: 1 : 300

Drawing Title:  
**Phase 3 Planting plan**

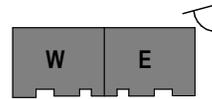
Project No.:  
**22023**  
 Sheet No.:



NORTH-WEST CORNER



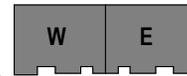
NORTH-EAST CORNER



SOUTH-EAST CORNER



SOUTH-WEST CORNER



# INTER-OFFICE MEMO

---

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

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

**DATE: December 02, 2022**                      **PROJECT FILE: 7822-0182-00**

---

**RE: Engineering Requirements (Commercial/Industrial)  
Location: 6875/6884/6904 152 Street**

## **REZONE/SUBDIVISION**

### ***Property and Right-of-Way Requirements***

- Dedicate varying width (minimum 4.979 m) towards 152 Street.
- Dedicate bylaw roads fronting 6884 and 6904 152 Street towards 152 Street.
- Register varying width statutory right-of-way along 152 Street frontage.

### ***Works and Services***

- Construct right turn lane and MUP on 152 Street.
- Construct 153 Street cul-de-sac.
- Construct water and storm mains as required to service the development.
- Construct water, storm and sanitary service connections, as required.
- Provide on-site stormwater mitigation 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

DJS



## APPENDIX F: CITY OF SURREY SUMMARY FORM

Surrey Project No.: 7922 0182 00  
 Project Address: 6904 152 Street, Surrey, BC  
 Consulting Arborist: Nick McMahon

ON-SITE TREES:	QUANTITY OF TREES
<b>Total Bylaw Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	25
<b>Bylaw Protected Trees to be Removed</b>	22
<b>Bylaw Protected Trees to be Retained</b> (excludes trees in Park dedication areas and ESA's)	3
<b>Replacement Trees Required:</b>	
Alder and Cottonwood at 1:1 ratio: 0 times 1 = 0	
All Other Bylaw Protected Trees at 2:1 ratio: 22 times 2 = 44	
TOTAL:	44
<b>Replacement Trees Proposed</b>	87
<b>Replacement Trees in Deficit</b>	0
<b>Protected Trees Retained in Proposed Open Space/ Riparian Areas</b>	0

OFF-SITE TREES:	QUANTITY OF TREES
<b>Bylaw Protected Off-Site Trees to be Removed</b>	0
<b>Replacement Trees Required:</b>	
Alder and Cottonwood at 1:1 ratio: 0 times 1 = 0	
All Other Bylaw Protected Trees at 2:1 ratio: 0 times 2 = 0	
TOTAL:	0
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	0

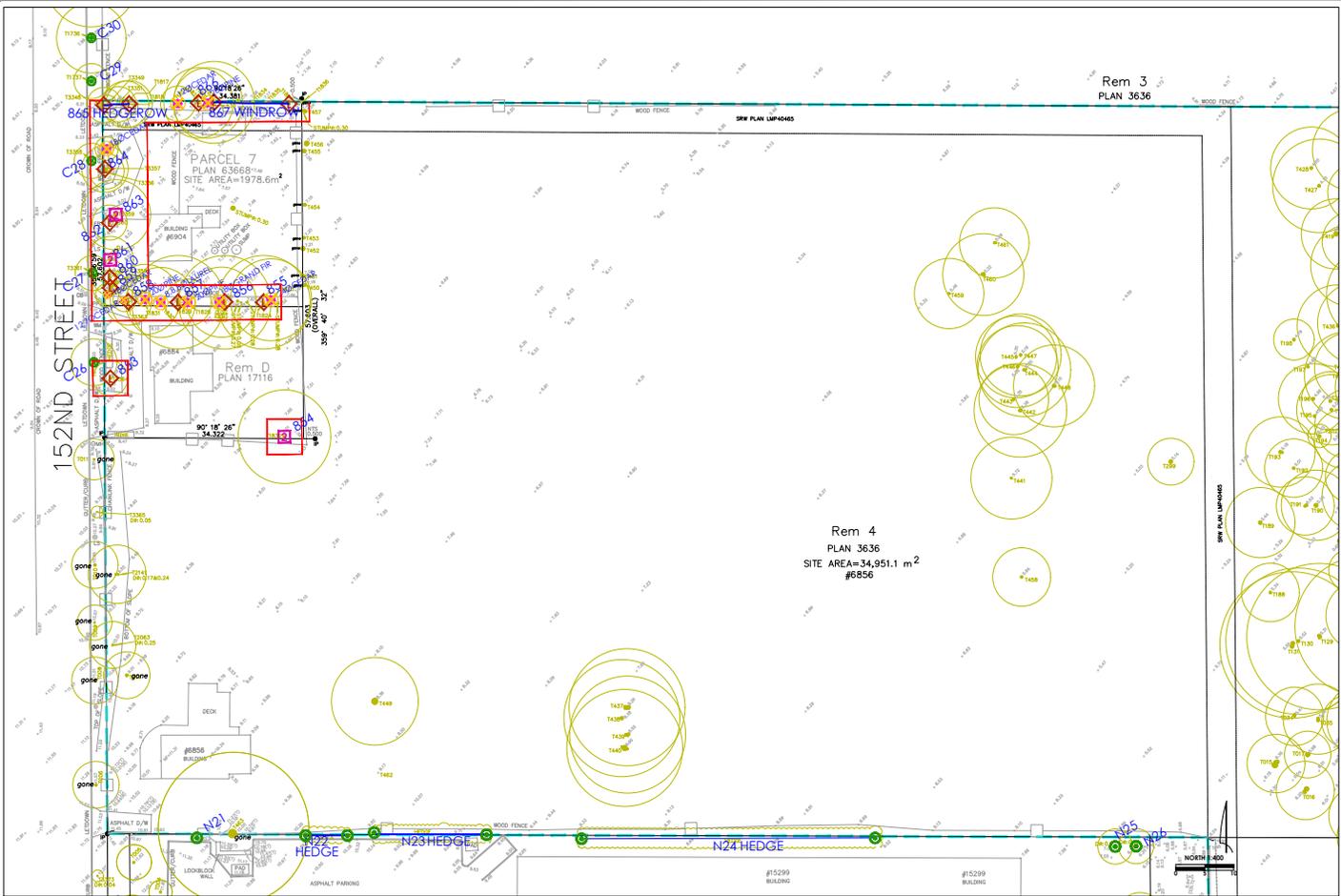
N/A denotes information "Not Available" at this time.

This summary and the referenced documents are prepared and submitted by:

Nick McMahon, Senior Consulting Arborist

Dated: December 6, 2022

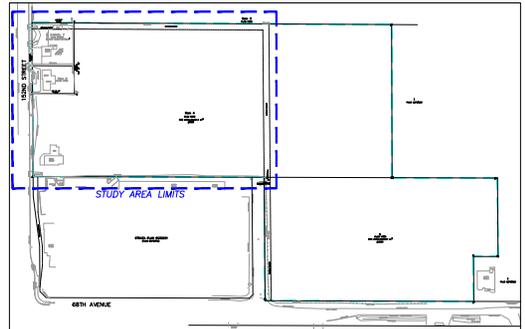
Direct: 604 812 2986  
 Email: nick@aclgroup.ca



**TREE ASSESSMENT DETAIL - TOPOGRAPHIC BASE PLAN**  
 HEALTH AND STRUCTURE CONDITION OF EXISTING TREES - FOR INFORMATION ONLY

**LEGEND: TREE ASSESSMENT**

- SURVEY FLAG NUMBER - IS REFERENCE
- APPROXIMATE APPROACH LOCATION FOR CONSTRUCTION OF NEW OR EXISTING UTILITY (CONSTRUCTION OF NEW OR EXISTING UTILITY IS NOT GUARANTEED)
- PRIORITY 1 tree - 1-5% suitable for preservation (depends on preservation)
- PRIORITY 2 tree - suitable for preservation, subject to proper and treatment handling
- PRIORITY 3 tree - not recommended for preservation, considered for removal by the builder subject to proper planning
- UNDERLINE TREE - within four foot buffer zone (4'00" construction exclusion zone) to determine if it is a sensitive tree (replacement tree)
- OP 219 tree - within 10-metre distance of construction (replacement tree) to determine if it is a sensitive tree (replacement tree)
- FRUIT TREE - within 10-metre distance of construction (replacement tree) to determine if it is a sensitive tree (replacement tree)



**APPENDIX C: TREE MANAGEMENT DRAWING SHEET 1 OF 2**

 <b>ARBORTECH</b> <small>1000-1200 INDEPENDENCE WAY, RICHMOND, BC V7A 2V4 (604) 275-2344</small>	 <b>ACL GROUP</b> <small>1000-1200 INDEPENDENCE WAY, RICHMOND, BC V7A 2V4 (604) 275-2344</small>	PROJECT: PROPOSED RECONING
		ADDRESS: 4904 152 STREET, SURREY
		CITY REF: CONWEST
		FILE NO: 22117
DATE: DEC 8, 2022		



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0182-00

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: 003-365-794

Parcel "7" Section 14 Township 2 New Westminster District Reference Plan 63668  
6904 - 152 Street

Parcel Identifier: 005-956-749

Lot "D" Except: Parcel "5" (Bylaw Plan 62484), Section 14 Township 2 New Westminster District  
Plan 17116  
6884 - 152 Street

Parcel Identifier: 031-660-223

Lot 1 Section 14 Township 2 New Westminster District Plan EPP113466  
6875 - 153 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) In Part 47C Section I.1(c) Landscaping and Screening of the "Business Park 3 Zone (IB-3)", the front yard (west) setback is reduced from 7.5 metres to 7.1 metres to the principal building face to accommodate architectural features.
- (b) In Part 47C Section F. Yards and Setbacks of the "Business Park 3 Zone (IB-3)", the minimum width of a continuous landscaping strip along the developed portion of a lot abutting a highway is reduced from 3.0 metres to 1.5 metres, along the south property line.
5. This development variance permit applies to only the 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.
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.

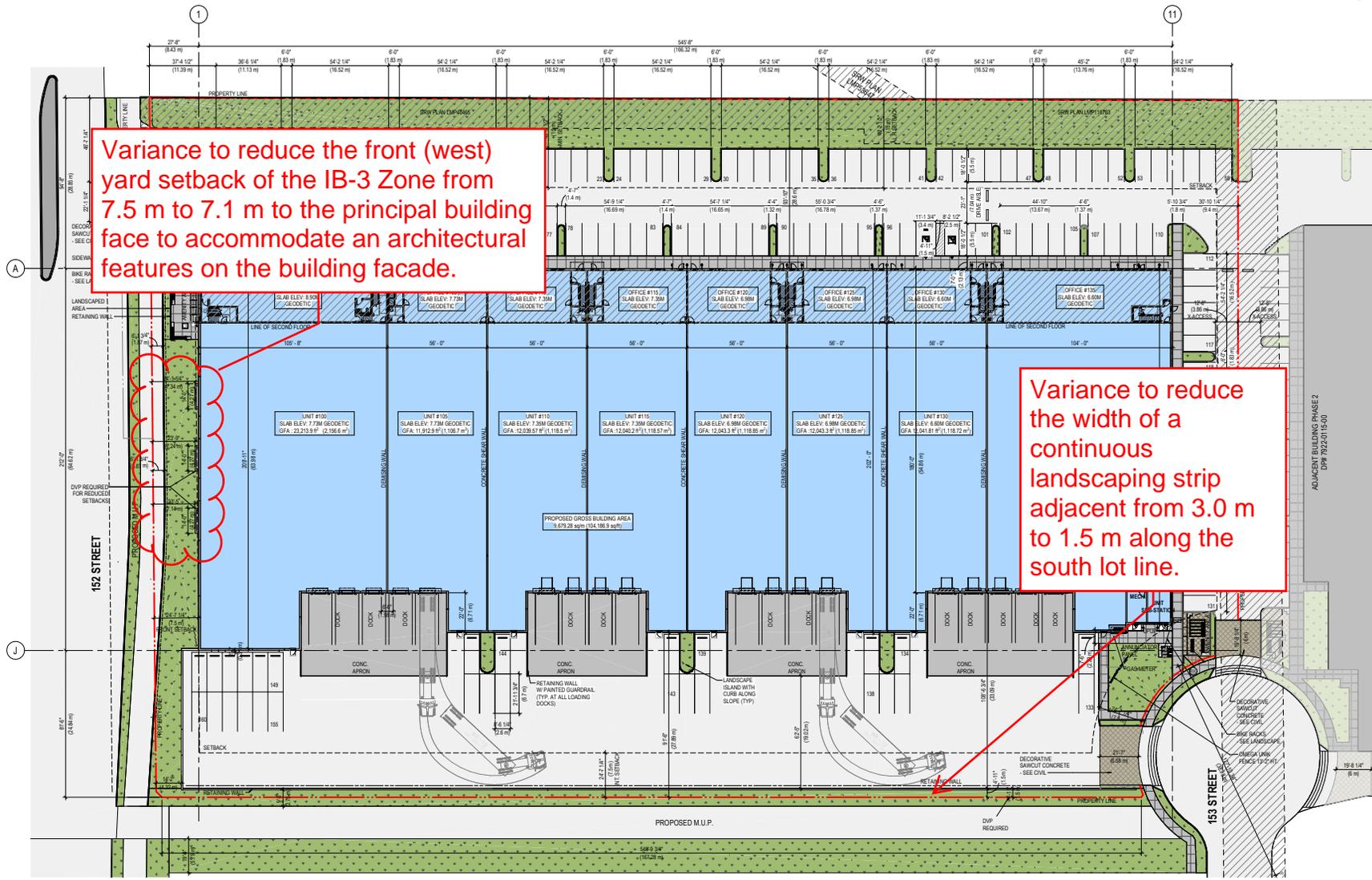
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

---

Mayor – Brenda Locke

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City Clerk – Jennifer Ficocelli



Variance to reduce the front (west) yard setback of the IB-3 Zone from 7.5 m to 7.1 m to the principal building face to accommodate an architectural features on the building facade.

Variance to reduce the width of a continuous landscaping strip adjacent from 3.0 m to 1.5 m along the south lot line.

1 SITE PLAN  
SCALE: 1:300

SITE LEGEND		
	PROPOSED BUILDING SEE CIVIL DWGS	PROPERTY LINE
	LANDSCAPING SEE LANDSCAPING DWGS	EASEMENT/TROW
	BUILDING SIDEWALK	BUILDING SETBACK
	CONCRETE PAD	OMEGA SCREEN
	RETAINING WALL SEE CIVIL & STRUCT. DWGS	

