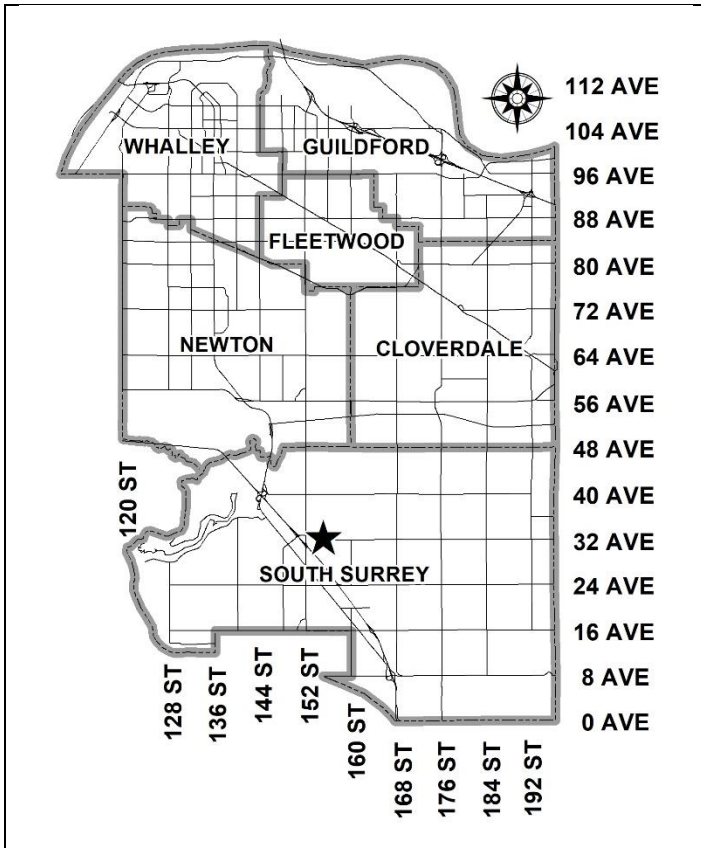


City of Surrey  
**ADDITIONAL PLANNING COMMENTS**

Application No.: 7913-0003-00  
 7913-0003-01

Planning Report Date: December 12, 2022



**PROPOSAL:**

- **Development Permit**
- **Development Variance Permit**

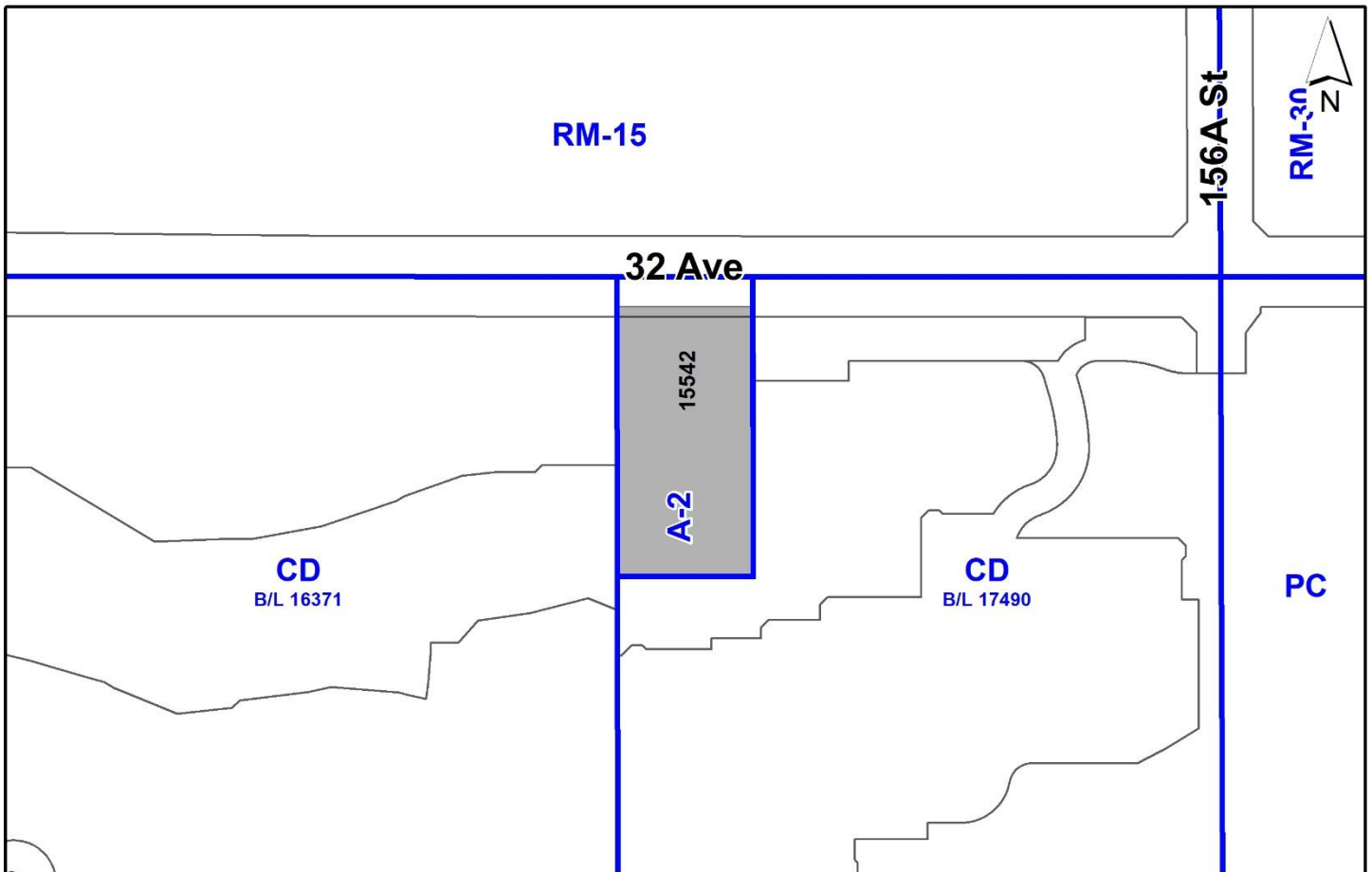
to permit the development of a business park building.

**LOCATION:** 15542 32 Avenue

**ZONING:** A-2

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Live & Work or Business Park and  
 Creek Preservation Area



## RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character, Sensitive Ecosystems, and Hazard Lands.
- Approval for Development Variance Permit to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A variance is requested to reduce the front yard setback requirement of the IB-3 Zone from 7.5 metres (25 ft.) to 5.5 metres.
- A variance is requested to reduce the east side yard setback requirement of the IB-3 Zone from 7.5 metres to 3.6 metres.
- Variances are requested to reduce the minimum landscape strip width requirements of the IB-3 Zone from 6.0 metres to 4.2 metres, narrowing to 1.0 metres at the curved parking access ramp along the west property line; from 6.0 metres to 3.6 metres along the east property line, and from 3.0 metres to 2.5 metres along the north property line.
- A variance is requested to reduce the minimum streamside setback to a Class A natural stream, from 30 metres to a variable setback between 15.0 metres and 27.3 metres.

## RATIONALE OF RECOMMENDATION

- The rezoning for this project: from “Intensive Agricultural Zone (A-2)” to “Business Park 3 Zone (IB-3)”, received Third Reading on May 12, 2014. The proposed building design is modified from what was previously proposed, but it remains a proposal for a 3-storey office building. Underground parking is now proposed, where previously only surface parking was proposed, to ensure that parking demand can be accommodated on the site.
- After the application received Third Reading in May 2014, Part 7A Streamside Protection was added to the Zoning Bylaw in 2016. The current Zoning Bylaw requires a minimum setback of 30 metres from top-of-bank for Class A (Red-coded) natural streams, and therefore, a variance to the streamside setback requirement in the Zoning Bylaw is now required. The proposed streamside setback is the same as previously proposed.
- The front yard setback relaxation was previously supported by Council in 2014. The front yard building setback has been revised from 5.3 metres in the previous proposal to 5.5 metres in the current proposal, and the DVP has been updated accordingly (Appendix IV).
- The proposed reduced landscape strips are acceptable given the site constraints. When the proposal was previously considered by Council, the landscape requirements in the IB-3 Zone were different, and the OCP designation for the site was Industrial. The landscape strip provided on the west side is wider than what was previously shown, and the landscape strip along the east side is the same width as previously proposed.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7913-0003-00 generally in accordance with the attached drawings (Appendix I), the finalized Ecosystem Development Plan, Geotechnical Report and Hydrogeological Report.
2. Council approve Development Variance Permit No. 7913-0003-01 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the IB-3 Zone from 7.5 metres to 5.5 metres;
  - (b) to reduce the minimum east side yard setback of the IB-3 Zone from 7.5 metres to 3.6 metres;
  - (c) to reduce the minimum landscape screen planting requirement in the IB-3 Zone from 6.0 metres to 4.2 metres along the west property line, narrowing to 1.0 metres at the curved parking access ramp and from 6.0 metres to 3.6 metres along the east property line;
  - (d) to reduce the minimum landscape screen planting requirement in the IB-3 Zone from 3.0 metres to 2.5 metres along the north property line; and
  - (e) to reduce the minimum setback distance for a Class A (red-coded) natural stream from 30 metres to a variable setback between 15.0 metres and 27.3 metres.
3. Council instruct staff to resolve the following issues prior to final approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) Approval from the Ministry of Transportation & Infrastructure;
  - (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) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;

- (h) the applicant enter into a P-15 agreement with the City's Parks Department for maintenance of replanting in the conveyed riparian areas;
- (i) conveyance of riparian areas to the City;
- (j) submission of a finalized Geotechnical Report and Hydrogeological Report to the satisfaction of City staff;
- (k) 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;
- (l) discharge of Easement BB577077 from the Common Property of Strata Plan EPS 3152, the adjacent townhouse complex to the west of the subject site at 15454 32 Avenue.
- (m) Completion of a groundwater monitoring program and an updated hydrogeological report which incorporates seasonal water table data.

#### SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single family	Live and Work or Business Park	A-2
North (Across 32 Avenue):	Townhouses	Townhouses (Rosemary Heights Central NCP)	RM-15
East:	Creek Preservation Area and vacant land. A Development Permit (No. 7915-0316-00) was issued to allow the development of a 3-storey office building, however it has expired.	Live and Work or Business Park	CD Bylaw No. 17490
South:	Creek Preservation Area	Creek Preservation Area	CD Bylaw No. 17490
West:	Live and Work Townhouses	Live and Work or Business Park	CD Bylaw No. 16371

#### Context & Background

- The subject site is located on 32 Avenue in the Rosemary Heights Business Park NCP area. The site is designated "Live and Work or Business Park" in the NCP.

- The subject site is located to the east of a live and work townhouse complex ("NUVO") and to the west of a mixed-use development which includes live and work townhouses and a 3-storey office building ("The Woods").
- A three-storey office building was also proposed and approved on the site to the east, however, their Development Permit (No. 7915-0316-00) has expired and the land remains vacant.
- The applicant is proposing to rezone the site from A-2 to IB-3 in order to permit the development of a 3-storey office building.
- The subject application received First and Second Readings of the associated Rezoning By-law (Zoning Bylaw No. 18213) at the April 28, 2014 Regular Council – Land Use Meeting. A Public Hearing was held and the project was subsequently granted Third Reading at the Regular Council – Public Hearing meeting on May 12, 2014.
- When the project was originally presented to Council in 2014, the Zoning Bylaw did not contain Part 7A – Streamside Protection. At that time, relaxations to the typical 30 metre setback requirement for Class A (red-coded) watercourses were reviewed by the Environmental Review Committee (ERC), which included a representative from the Federal Department of Fisheries and Oceans (DFO). A decision to allow the proposed average setback of 21.2 metres with a minimum setback of 13.3 metres was made on January 16, 2013, and this information was included in the April 28, 2014 Planning Report (Appendix V).
- A three-storey office building was proposed in 2014, with a total floor area of 1,823 square metres and 41 surface parking stalls. This met the requirements of the IB-3 Zone and the parking provisions in Part 5 of the Zoning Bylaw at that time.
- After the application received Third Reading in April 2014, Part 7A Streamside Protection was added to the Zoning Bylaw in 2016. The Zoning Bylaw requires a minimum setback of 30 metres from top-of-bank for Class A (Red-coded) natural streams.
- In 2014, for the building that was proposed at the time, 41 parking stalls were required and proposed under the application. The current parking requirement for office uses is 2.5 spaces per 100 square metres. Based on the current requirement and their current proposed building floor area of 2,090 square metres, 52 parking spaces are required. However, given the building location and the fact that there is no street parking available on 32 Avenue or within proximity to the site, the applicant has determined that parking above the minimum requirement is preferred. The applicant is proposing a parking rate of 4 spaces per 100 square metres, totaling 72 stalls. The applicant is proposing an underground parkade to accommodate the 72 parking stalls.
- The applicant is also proposing changes to update the architectural form and character. These design changes are considered improvements and more current to what was previously proposed and are discussed in more detail later in this report.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to rezone the site from “Intensive Agricultural Zone (A-2)” to “Business Park 3 Zone (IB-3)”, a Development Permit for Form and Character, Sensitive Ecosystems (Streamside Areas) and Hazard Lands (Steep Slopes) and a subdivision to create one (1) development lot and one (1) park lot, in order to construct a 2,090 square metre, three-storey office building on the site. The Rezoning Bylaw (No. 17490) received Third Reading on May 12, 2014.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	4,047.8 square metres
Road Dedication:	154.4 square metres (*already dedicated*)
Undevelopable Area:	1,644.1 square metres
Net Site Area:	2,249.3 square metres
<b>Number of Lots:</b>	1
<b>Building Height:</b>	12.8 metres
<b>Floor Area Ratio (FAR):</b>	0.94
<b>Floor Area</b>	
Total:	2,090 square metres

### Referrals

Engineering:	The Engineering Department has no objection to the project as outlined in Appendix II.
Parks, Recreation & Culture:	<p>Parks will accept the conveyance of the riparian area as parkland without compensation. A P-15 agreement is required for the monitoring and maintenance of replantings in the conveyed riparian areas. A detailed planting plan is required for review and approval by the PRC Department, prior to approval.</p> <p>Morgan Creek Park is the closest active park with amenities including sports fields a playground, and is 365 metres walking distance from the development. 144D Greenbelt is the closest park with natural area is 10 metres walking distance from the development.</p>
Ministry of Transportation & Infrastructure (MOTI):	Preliminary approval is granted for the rezoning for one year pursuant to section 2(3)(a) of the <i>Transportation Act</i> .
Surrey Fire Department:	No concerns.

Advisory Design Panel: The previous iteration of the proposal was reviewed by the Advisory Design Panel (ADP) on February 13, 2014 and April 10, 2014. At that time, the ADP generally supported the proposed design of the project, with some minor modifications.

The current and modified proposal was not referred to the ADP but was reviewed by staff including the City Architect and found satisfactory and an improvement on the original design.

### **Transportation Considerations**

- The subject proposal is anticipated, according to industry standard rates, to generate approximately 9 vehicle trips in the peak hour, equating to one vehicle every six to seven minutes. This is below the City's minimum threshold for requiring a traffic impact analysis.
- The City recently completed road widening and road improvements on 32 Avenue between 154 Street and 160 Street, including the portion of 32 Avenue fronting the subject site. These improvements included the construction of a multi-use pathway on the south side of 32 Avenue. The applicant had previously agreed to provide the road dedication required to allow for these improvements on 32 Avenue widening ahead of their application completion, to facilitate the road widening project timing.
- The access to the site is proposed as a right-in, right-out only driveway on 32 Avenue, which provides for right-in and right-out only vehicular access from 32 Ave.
- Although an access easement has been registered on the adjacent property to the west as part of development application 7906-0087-00, no access is proposed to the subject site via the easement. The discharge of this easement would be a requirement of Final Adoption should the subject proposal be supported by Council.
- There are two bus routes on 32 Avenue at this location – Route No. 354 White Rock South/Bridgepoint Station, and Route No. 363 Southpoint/Peace Arch Hospital.
- The Zoning Bylaw requires a minimum of 56 spaces to be provided on site. The applicant is proposing to provide 78 spaces on site, which exceeds the Zoning Bylaw requirements.
- The City recently completed road widening and road improvements on 32 Avenue between 154 Street and 160 Street, including the portion of 32 Avenue fronting the subject site. These improvements included the construction of a multi-use pathway on the south side of 32 Avenue.

### **Parkland and/or Natural Area Considerations**

- The applicant proposes to convey 1,644.1 square metres of land to the City for streamside area protection.

## **Sustainability Considerations**

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

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

### **Regional Growth Strategy**

- The proposal complies with the General Urban designation in the Regional Growth Strategy (RGS).

### **Official Community Plan**

#### Land Use Designation

- The subject site is currently designated Urban in the Official Community Plan (OCP).
- When the application was previously presented to Council in April 2014, the subject site was designated Industrial in the OCP. The current OCP (also known as the “Plan Surrey 2013” or “2013 OCP”) was adopted by Council on October 20, 2014. Prior to this date, the subject site and the surrounding lands, including the live and work townhouses to the east, south and west, were designated “Industrial” in the OCP.
- The 2013 OCP introduced a new land use designation – Mixed Employment. The Business Park lands in the Rosemary Heights Business Park NCP area were redesignated from Industrial to Mixed Employment in the OCP at this time. The subject site, and the sites to the east, south and west, were redesignated to Urban in the OCP. This was done to reflect the residential nature of the live and work townhouse developments to the west and south of the subject site. However, the subject site and the site abutting to the east at 15550 32 Avenue should have been redesignated to Mixed Employment, not Urban to reflect the proposed business park uses on these sites, at Third Reading on the subject site and approved on the site to the east.
- The redesignation of the subject site and the site at 15550 32 Avenue from Urban to Mixed Employment will be undertaken at a later date by Community Planning, as part of a future OCP update.

### **Secondary Plans**

#### Land Use Designation

- The proposal complies with the Live and Work or Business Park and Creek Preservation Areas designation in the Rosemary Heights Business Park Plan.

### **Zoning By-law**

- The applicant proposes to rezone the subject site from "Intensive Agriculture Zone (A-2)" 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.

<b>IB-3 Zone (Part 47C)</b>	<b>Permitted and/or Required (Current)</b>	<b>Previous Proposal</b>	<b>Current Proposal</b>
<b>Floor Area Ratio:</b>	1.0	0.81	0.94
<b>Lot Coverage:</b>	60%	32%	32%
<b>Yards and Setbacks</b>			
North:	7.5 m	5.36 m	5.5 m
East:	7.5 m	3.6 m	3.6 m
South:	7.5 m	46.8 m	7.9 m
West:	7.5 m	21.6 m	23.0 m
<b>Height of Buildings</b>			
Principal buildings:	14 m	13.7 m	13.9 m
<b>Streamside (Part 7A)</b>	<b>Required (Current)</b>	<b>Proposed</b>	
<b>Streamside Setbacks</b>			
Class A (red-coded) Stream:	30 m	Variable setback - min. 13.3 m	Variable setback - min. 15.0 m
<b>Parking (Part 5)</b>	<b>Required (Current)</b>	<b>Proposed</b>	
<b>Number of Stalls</b>			
Total:	52	41	72

#### Setback and Landscape Variances

- The applicant is requesting the following variances:
  - to reduce the minimum front yard setback of the IB-3 Zone from 7.5 metres to 5.5 metres;
  - to reduce the minimum east side yard setback of the IB-3 Zone from 7.5 metres to 3.6 metres; and
  - to reduce the minimum landscape strip width requirements of the IB-3 Zone from 6.0 metres to 4.2 metres, narrowing to 1.0 metres at the curved parking access ramp along the west property line; from 6.0 metres to 3.6 metres along the east property line; and from 3.0 metres to 2.5 metres along the north property line.
- The front yard setback relaxation was previously supported by Council in 2014. The front yard building setback has been revised from 5.3 metres in the previous proposal to 5.5 metres in the current proposal, and the DVP has been updated accordingly (Appendix IV). This DVP was previously supported to allow for more parking to be provided on the site, and taking into account that the proposed building setback is placed at the average of the existing townhouse development to the west and the proposed office building setback to the east of the site.
- The proposed reduced landscape strips are acceptable given the site constraints, most notably that approximately 40% of the site is proposed to be conveyed for streamside area protection. When the proposal was previously considered by Council, the landscape requirements in the IB-3 Zone were different, and the OCP designation for the site was Industrial. The landscape

strip provided on the west side is wider than what was previously shown, and the strip along the east side is the same width as previously proposed.

- Staff support the requested variances to proceed for consideration.

### Streamside Variance

- The applicant is requesting the following streamside variance:
  - to reduce the minimum setback distance for a Class A (red-coded) stream from 30 metres to a variable setback between 15 metres and 27.3 metres.
- After the application received Third Reading in April 2014, Part 7A Streamside Protection was added to the Zoning Bylaw in 2016. The current Zoning Bylaw requires a minimum setback of 30 metres from top-of-bank for Class A (Red-coded) natural streams, and therefore a variance to the streamside setback requirement in the Zoning Bylaw is now required.
- The proposed setback significantly exceeds the minimum Provincial 10 metre required setback which was assessed under the RAPR Detailed Assessment Methodology.
- The applicant's Qualified Environmental Professional (QEP) has indicated that the proposed streamside setback variance will not have any direct impact on the creek, its water quality or quantity, or habitat value for fish and wildlife, or to the existing riparian vegetation in the long term. The peer reviewing QEP has reviewed the Ecosystem Development Plan and Impact Mitigation Plan and concurs with the project QEP's findings.
- Staff support the requested streamside setback 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 0.25% 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 originally sent on December 11, 2013. They were sent again on November 29, 2022 to advise neighbouring residents of the updated proposal. The Development Proposal Sign was re-installed on November 23, 2022. Staff received one response from the updated notification. The respondent indicated opposition to the proposal, indicating concerns regarding the additional strain the project would place on City infrastructure, concern for the removal of trees and green space, and concern regarding increased traffic.

*(The proposal is consistent with the Rosemary Heights Business Park Plan. The applicant is proposing to dedicate approximately 40% of the site for streamside area protection.)*

## DEVELOPMENT PERMITS

### Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location to the south of an existing Class A (red-coded) watercourse, Chinery Brook, which is a small red-coded fish bearing stream which drains eastward into Upper Titman Creek. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class A (red-coded) watercourse requires a minimum streamside setback of 30 metres, as measured from the top of bank. The proposed setbacks do not comply with the requirements outlined in the Zoning By-law. The proposed streamside setback variance is discussed in the “Streamside Variance” section of this report.
- The riparian area is proposed to be conveyed to the City as a lot for conservation purposes as a condition of rezoning approval in compliance with the OCP.
- An Ecosystem Development Plan and Impact Mitigation Plan, prepared by Cindy Lipp, *R.P. Bio.*, of McElhanney Ltd. and dated November 2022 was peer reviewed by Libor Michalak, *R.P. Bio.*, of Keystone Environmental Ltd., and found to be acceptable. The finalized report and recommendations will be incorporated into the Development Permit.

### Hazard Lands (Steep Slope) Development Permit Requirement

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the southern portion of the site contains steep slopes in excess of 20% gradient. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- The existing grade of the site is generally flat, varying in elevation by about 1 metre. The watercourse crosses the south quarter portion of the property. The north embankment of the creek is approximately 2 metres wide, with an inclination of about 52 percent.
- A geotechnical report, prepared by Rajinder Bains, *P. Eng.*, of Geosolve Consultants Ltd. and dated November 8, 2022, was peer reviewed by Patrick Chiu, *P. Eng.*, of Valley Geotechnical Engineering Services Ltd. and found to be generally acceptable by the peer reviewer. The finalized geotechnical report will be incorporated into the Development Permit.
- A hydrogeological assessment for the parkade design, prepared by Arnd Burgert, *P. Geo.*, of Piteau Associates Engineering Ltd. and dated November 14, 2022, was peer reviewed by R. Allan Dakin, *P. Eng.*, of Elanco Enterprises Ltd. and found to be generally acceptable by the peer reviewer. The finalized hydrogeological report will be incorporated into the Development Permit.
- The geotechnical and hydrogeological reports investigated issues related to slope stability and natural storm water drainage, from a geotechnical and hydrogeological perspective, to

determine the feasibility of development on the site, including the proposed underground parkade. The hydrogeological consultant has stated that the proposed system around the parkade for groundwater conveyance will not result in any detrimental impacts on adjacent properties, buildings, roads and associated infrastructure, utilities, or to Chinery Brook.

- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site, including a “tanked” foundation and looped pipe/drain rock system to address parkade drainage.
- The hydrogeological report recommends a groundwater monitoring program be implemented and the parkade design revised if needed once seasonal water table data is available. This groundwater monitoring program is required to be completed throughout the winter months (December 2022 to April 2023), and the report and recommendations updated accordingly, prior to Final Adoption.
- Design modifications may be required to the parkade and/or building as a result of the groundwater monitoring program. The applicant is aware that changes may result from the information that is provided and has acknowledged this risk.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical and hydrogeological reports is required as a condition of final adoption.
- At Building Permit stage, the Building Division will require Letters of Assurances from a geotechnical engineer and a hydrogeologist to ensure that the building plans comply with the recommendations in the approved geotechnical and hydrogeological reports.

### **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 Rosemary Heights 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 Rosemary Heights Business Park Plan.
- The building is sited along the east property line, to reduce the impact to the live and work townhouse complex to the west of the site.
- The current building design is contemporary with finishes that play with both horizontal and vertical material finishes against the structural frame beneath.
- The applicant has worked with staff to ensure that the current building design is sympathetic to its neighbourhood context adjacent to live and work townhouses to the west and south, which is both consistent with, and an improvement from, what was previously proposed.

### Landscaping

- A dense landscape screen is provided along the west property line in order to provide for a sensitive transition between the live and work townhouses and the proposed development.
- Landscaping along all edges will include a variety of trees and shrubs.

### Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project, including minor grading changes and providing a deeper planter on the east side of the building.
- The applicant has been provided a list identifying these minor required changes and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

### **TREES**

- Lucian Serban, RPF and ISA Certified Arborist of McElhanney Ltd. prepared a new Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

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

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Alder and Cottonwood Trees</b>			
Alder	3	3	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Purple leaf plum	1	1	0
American elm	1	1	0
<b>Coniferous Trees</b>			
Douglas fir	2	2	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>4</b>	<b>4</b>	<b>0</b>
<b>Additional Estimated Trees in the proposed Streamside Area</b>	<b>13</b>	<b>0</b>	<b>13</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>11</b>	
<b>Total Retained and Replacement Trees</b>		<b>11</b>	

- The Arborist Assessment states that there are a total of 4 mature trees on the site, excluding Alder and Cottonwood trees. Three (3) existing trees, approximately 43% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Table 1 includes an additional 13 protected trees that are located within the streamside protection area, which is proposed to be conveyed to the City as parkland, without compensation. The trees within the streamside protection area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- A detailed planting plan prepared by a Qualified Environmental Professional (QEP) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian area.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 11 replacement trees on the site. The applicant is proposing 11 replacement trees, meeting City requirements.
- The new trees on the site will consist of a variety of trees including Bronze Vine Maple, Autumn Brilliance Serviceberry, Yellow Cedar, and Starlight Hybrid Dogwood.
- In summary, a total of 11 trees are proposed to be retained or replaced on the site.

#### 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 and Tree Plan
Appendix IV.	Development Variance Permit No. 7913-0003-01
Appendix V.	Initial Planning Report No. 7913-0003-00, dated April 28, 2014

*approved by Shawn Low*

Jeff Arason  
Acting General Manager  
Planning and Development

HK/ar



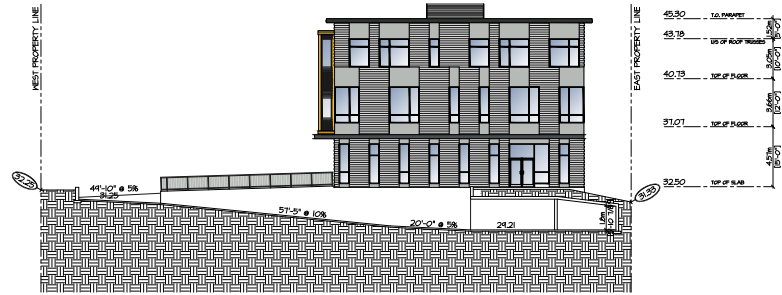




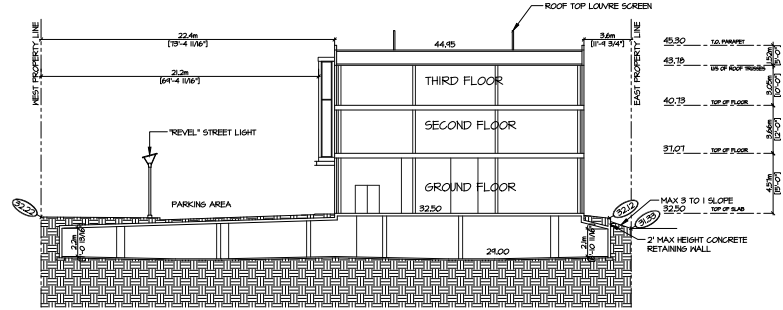




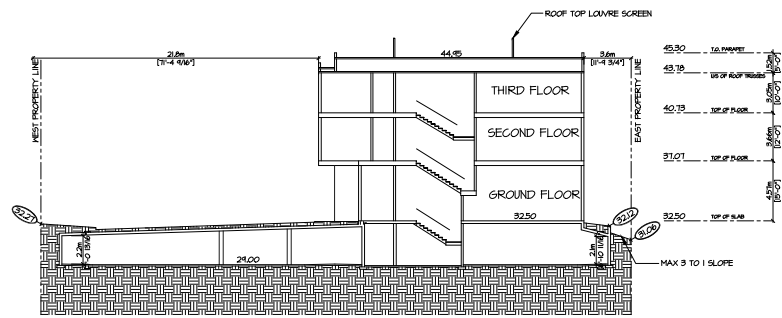
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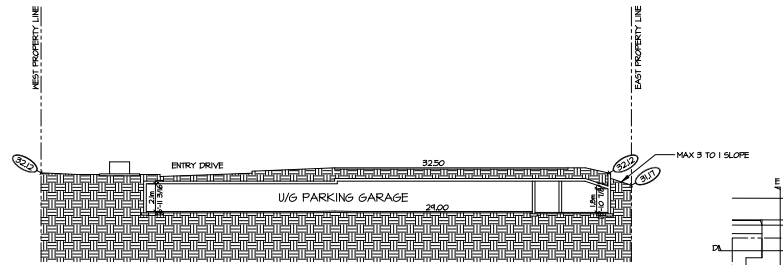
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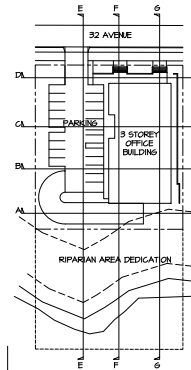
SECTION B-B



SECTION C-C



SECTION D-D



KEY PLAN

REV	DATE	BY	ISSUE

CONSTRUCTION

DESIGN :	DRAWN :	DATE :	SCALE :
M.D.		Nov. 19 22	1/8" = 1'-0"

CLIENT : ZENTERRA DEVELOPMENTS LTD.  
 PROJECT : 15542 32ND AVE, SURREY B.C.  
 SHEET CONTENTS : PROPOSED 3 STOREY OFFICE BUILDING  
 SITE SECTIONS



UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1H8

PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mol@darklitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
20009	AC-14







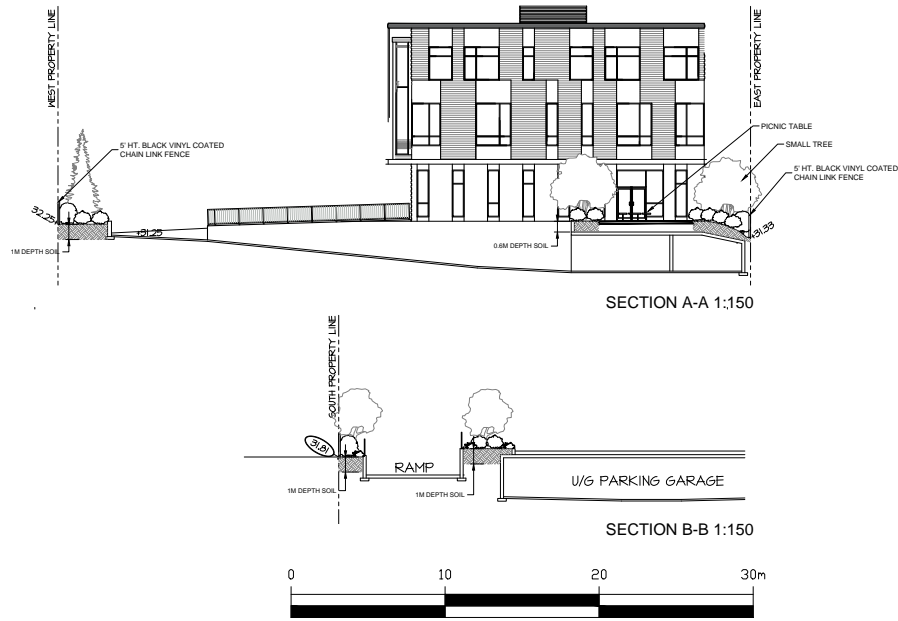
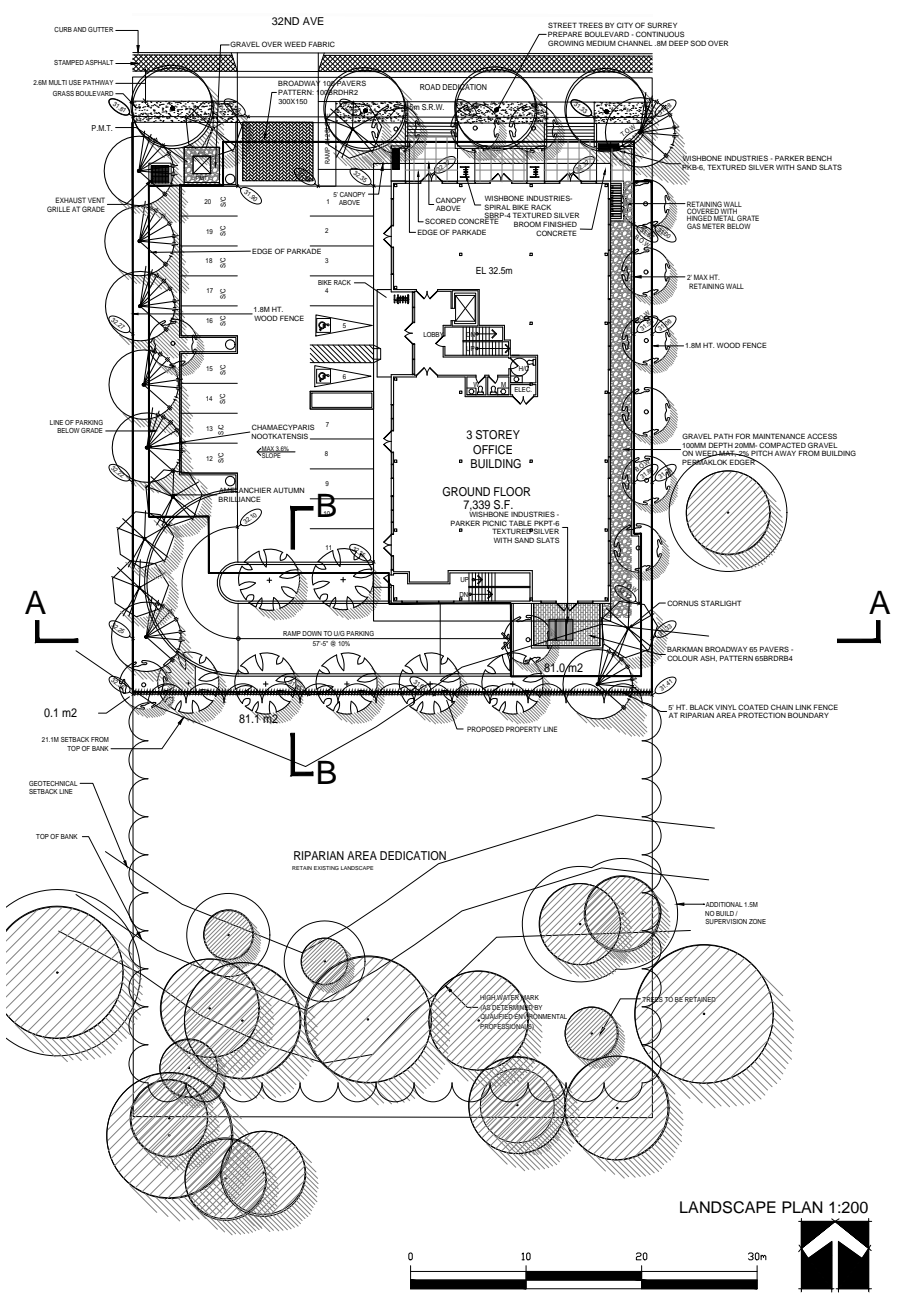








SEAL:



PLANT SCHEDULE		PMG PROJECT NUMBER: 21-051		
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	12	ACER CIRCINATUM PACIFIC PURPLE	BRONZE VINE MAPLE	3M HT: B&B; 3 STEM CLUMP
	6	AMELANCHIER X GRANDIFLORA AUTUMN BRILLIANCE	BUTTERNUT BRILLIANCE SERVICEBERRY	SCM CAL: 1.2M STD: B&B
	8	CHAMAECYPARIS NOOTKATENSIS	YELLOW CEDAR	3M HT: B&B
	7	CORNUS KOUSSA X NUTTALLII STARLIGHT	STARLIGHT HYBRID DOGWOOD	SCM CAL: 1.2M STD: B&B

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIMAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

NO.	DATE	REVISION DESCRIPTION	DR.
7	22 NOV 24	SECTION	MM
6	22 NOV 09	NEW SITE PLAN	MM
5	22 MAY 17	NEW SITE PLAN	MM
4	22 FEB 03	NEW SITE PLAN	JR
3	21 SEP 07	NEW SITE PLAN	MM
2	21 AUG 03	NEW SITE PLAN	MM
1	21 JUN 06	MUN. COMMENTS/DETAILS ADDED	MM

CLIENT:

ZENTERRA DEVELOPMENT LTD.

PROJECT:

**PROPOSED 3 STOREY OFFICE BUILDING**  
15541 32ND AVENUE  
SURREY, B.C.

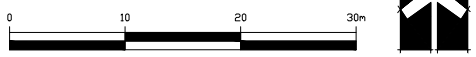
DRAWING TITLE:  
**LANDSCAPE TREE PLAN**

DATE: 21 MAR 22 DRAWING NUMBER:  
SCALE: N/A

DRAWN: MM  
DESIGN: MM  
CHKD: PCM  
OF 3

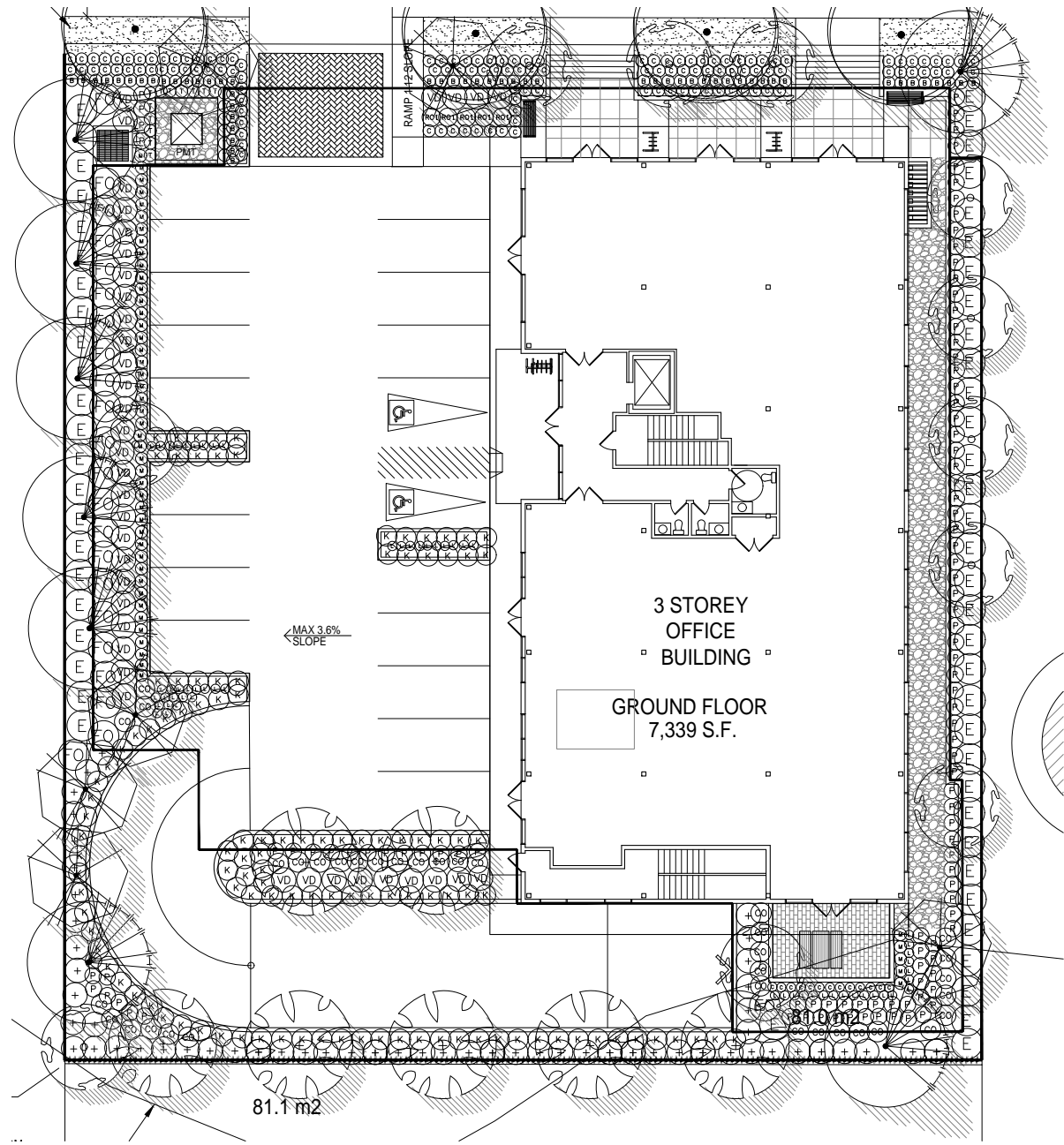
PMG PROJECT NUMBER: 21-059

LANDSCAPE PLAN 1:200



**L1**

SEAL:



**PLANT SCHEDULE** PMG PROJECT NUMBER: 21-091

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE/REMARKS
(F)	36	CORNUS SERICEA 'KELSEY'	DWARF KELSEY DOGWOOD	#2 POT; 50CM
(C)	23	FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	#3 POT; 60CM
(V)	64	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3 POT; 50CM
(R)	49	MAHONIA NERVOSA	LONGLEAF MAHONIA	#1 POT; 20CM
(E)	39	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#3 POT; 50CM
(K)	5	ROSA MIDLAND 'SONICA'	MIDLAND ROSE, PINK	#2 POT; 40CM
(L)	18	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.5M HT. B&B
(M)	56	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
(N)	136	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
(P)	57	ACHILLEA PAPRIGA	RED YARROW	15CM POT
(Q)	53	BERGENIA CORDIFOLIA	HEARTLEAF BERGENIA, ROSE PINK	15CM POT
(S)	114	ARCTOSTAPHYLOS LIVA-URSI	KINNICKINICK	#1 POT; 20CM
(T)	105	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. \* DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

7	22 NOV 24	SECTION	MM
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1	21 JUN 03	MRN COMMENTS/DETAILS ADDED	MM
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

ZENTERRA DEVELOPMENT LTD.

PROJECT:

**PROPOSED 3 STOREY OFFICE BUILDING**  
15541 32ND AVENUE  
SURREY, B.C.

DRAWING TITLE:  
**LANDSCAPE SHRUB PLAN**

DATE: 21.MAR.22 DRAWING NUMBER:  
SCALE: 1:100  
DRAWN: MM  
DESIGN: MM  
CHKD: PCM

**L2**  
OF 3



21051-7-2P

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

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

DATE: **December 06, 2022** PROJECT FILE: **7813-0003-00**

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RE: **Engineering Requirements (Commercial/Industrial)  
Location: 15542 32 Avenue**

### **REZONE/DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

The following issues are to be addressed as a condition of issuance of the Rezone/Development Permit/Development Variance Permit to allow for construction of a 3-Storey Office Building on the existing lot:

- Register 0.5m SRW for service connections and access to sidewalk maintenance.
- Register Restrictive Covenant for Engineered Foundation/ Slope Stability with Geotechnical Report and Hydrology Report attached to ensure the geotechnical and hydrological recommendations are followed.
- Geotechnical and Hydrology Report to provide adequate groundwater monitoring as determined by Engineering.
- Register Restrictive Covenant for Sustainable Drainage Works to require the owner of the property to design and construct onsite sustainable drainage works as recommended in the Old Logging Ditch and Burrow's Ditch ISMP.
- Register Restrictive Covenant to require the owner of the lands to maintain the Water Quality Treatment required for all on-lot surface drive aisle and parking areas prior to discharging to the City's Drainage system.
- Pay Administration Processing Fee for the administration of the legal document requirements and collection of applicable fees.
- Pay Sanitary Connection Fee for one connection relative to project 7897-0317-00.
- Pay BUK Charge relative to project 5885-0376-01-1.

### **BUILDING PERMIT**

The following are to be addressed prior to issuance of the Building Permit (BP):

- Evaluate adequacy of existing services (e.g., driveways, water connection, storm and sanitary sewer connections) and relocate/modify or construct as required through the BP process. This will also include abandonment of redundant service connections as required.
- Design/Construct onsite sustainable drainage works as per the Old Logging Ditch and Burrow's Ditch ISMP and to ensure that the recommendations of the Geotechnical and Hydrogeological Reports are followed.



Jeff Pang, P.Eng.  
Development Services Manager  
IK1

Appendix B: Tree Preservation Summary	
Surrey Project No: Pre application	
Address: 15542 32 Avenue.	
Registered Arborist: Jori Porter, BA, TFT ISA Certified Arborist (PN-8544A), Tree Risk Assessment Qualified	
On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas).	7
<b>Protected Trees to be Removed</b>	7
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0
<b>Total Replacement Trees Required</b> Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>3</u> X one (1) = <b>3</b> All other Trees Requiring 2 to 1 Replacement Ratio <u>4</u> X two (2) = <b>8</b>	11
<b>Replacement Trees Proposed</b>	11
<b>Replacement Trees in Deficit</b>	0
<b>Protected Trees to be Retained in Proposed (Open Space/Riparian Areas)</b>	13
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Retained</b>	6
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required</b> , Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>0</u> X one(1) = <b>0</b> -All other Trees Requiring 2 to 1 Replacement Ratio <u>0</u> X two(2) = <b>0</b>	0
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	0
Summary prepared and submitted by: Lucian Serban Date: May 17 <sup>th</sup> , 2022	





(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7913-0003-01

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: 003-329-551

Lot 1 Section 23 Township 1 New Westminster District Plan 70995 Except Plan EPP110351  
15542 32 Ave

(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 has been issued, as follows:

Parcel Identifier:

\_\_\_\_\_

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

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) in Subsection F.1 Yards and Setbacks of Part 47C Business Park 3 Zone (IB-3), the minimum front yard setback is reduced from 7.5 metres to 5.5 metres;
- (b) in Subsection F.1 Yards and Setbacks of Part 47C Business Park 3 Zone (IB-3), the minimum east side yard setback is reduced from 7.5 metres to 3.6 metres;
- (c) in Subsection I.1.(b) Landscaping and Screening of Part 47C Business Park 3 Zone (IB-3), the minimum landscape screen planting requirement is reduced from 6.0 metres to 4.2 metres narrowing to 1.0 metre at the curved parking access ramp along the west property line and 3.6 metres along the east property line;
- (d) in Subsection I.1.(c) Landscaping and Screening of Part 47C Business Park 3 Zone (IB-3), the minimum landscape strip planting requirement is reduced from 3.0 metres to 2.5 metres; and
- (e) in subsection B. Streamside Setback Areas of Part 7A Streamside Protection, the minimum distance from top-of-bank for a Class A Natural Stream is reduced from 30 metres to a variable setback with a minimum of 15.0 metres and a maximum of 27.3 metres,

all as shown on Schedule A which is attached hereto and forms part of this development variance permit.

- 5. This development variance permit applies to only the portion of the Land shown on 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, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Brenda Locke

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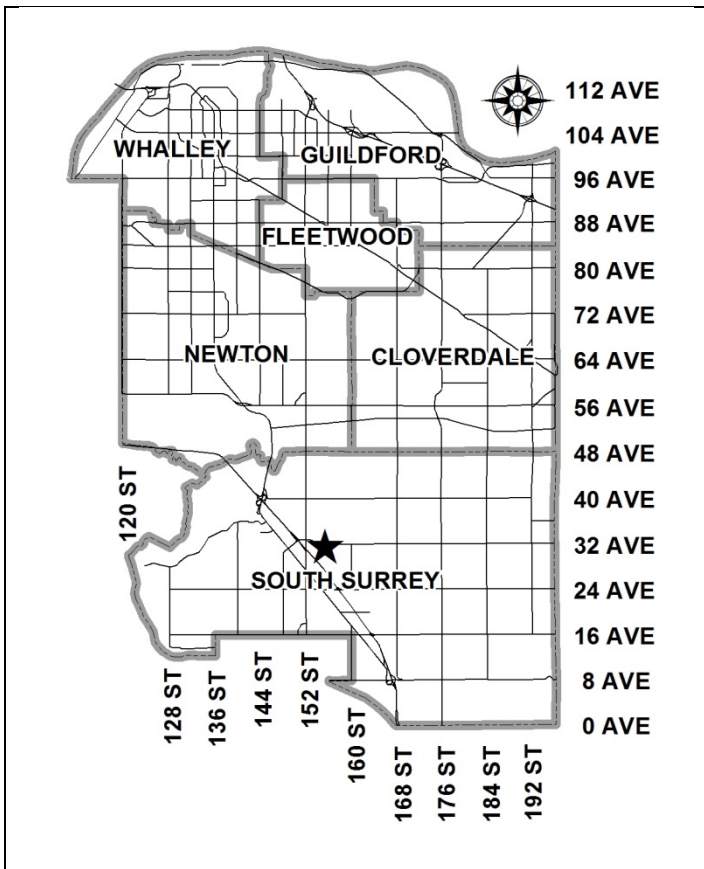
City Clerk – Jennifer Ficocelli



City of Surrey  
 PLANNING & DEVELOPMENT REPORT

File: 7913-0003-00

Planning Report Date: April 28, 2014

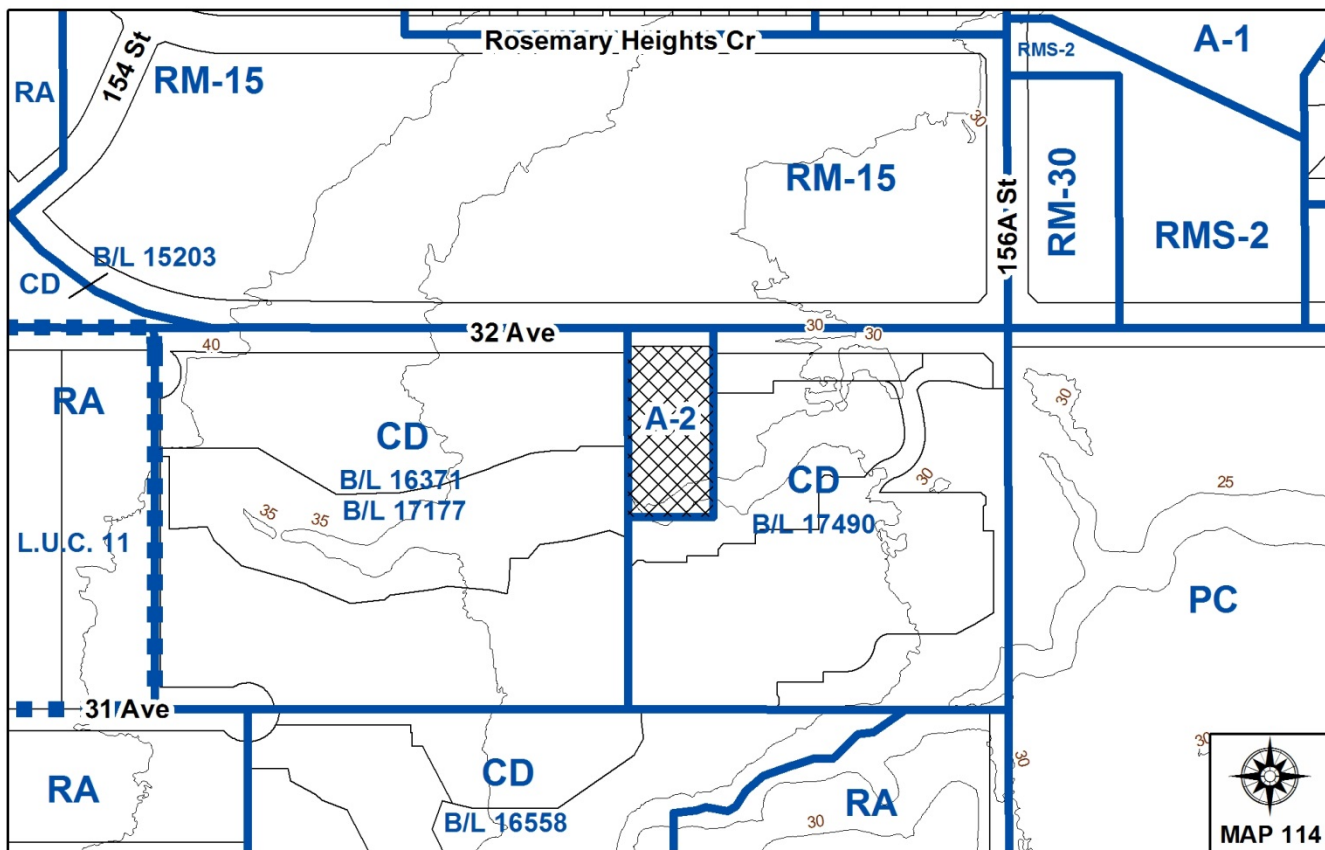


**PROPOSAL:**

- **Rezoning** from A-2 to IB-3
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of a business park building.

**LOCATION:** 15542 - 32 Avenue  
**OWNER:** Pulbinder S Samra  
 Sukhwinder K Samra  
**ZONING:** A-2  
**OCP DESIGNATION:** Industrial  
**NCP DESIGNATION:** Live & Work or Business Park and Creek Preservation Area



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A variance is requested to relax the front yard setback requirement of the IB-3 Zone from 7.5 metres (25 ft.) to 5.36 metres (17.5 ft).

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Industrial Business Park designation in the Rosemary Heights Business Park Neighbourhood Concept Plan (NCP).
- The proposed buildings and uses are appropriate for the Rosemary Heights Business Park NCP area and comparable to surrounding land uses within the NCP area.
- The setback relaxation helps the project meet the minimum parking requirements, particularly given the site is significantly reduced for riparian protection purposes. The proposed front yard setback is at the average setbacks for the development to the east and west of the site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Intensive Agricultural Zone (A-2)" (By-law No. 12000) to "Business Park 3 Zone (IB-3)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7913-0003-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7913-0003-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the IB-3 Zone from 7.5 metres (25 ft.) to 5.36 metres (17.5 ft.).
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) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) resolution of all urban design issues 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 requiring fire sprinklers to NFPA standards and to release and indemnify the City from liability;
  - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
  - (j) registration of a P-15 license agreement for riparian enhancement works and monitoring and maintenance within the future parkland.

REFERRALS

Engineering:	The Engineering Department has no objection to the project [subject to the completion of Engineering servicing requirements] as outlined in Appendix III.
Parks, Recreation & Culture:	Parks will accept the conveyance of the riparian area as parkland without compensation. A P-15 agreement is required for the monitoring and maintenance of replantings in the conveyed riparian areas. A detailed planting plan is required for review and approval by the PRC Department, prior to approval.
Department of Fisheries and Oceans (DFO):	The Department of Fisheries and Oceans (DFO) has agreed to riparian setbacks averaging 21.2 metres (70 ft.) from the top-of-bank of the Class A watercourse that runs through the southern portion of the site. The riparian area will be conveyed to the City without compensation.
Ministry of Transportation & Infrastructure (MOTI):	Preliminary approval is granted for the rezoning for one year pursuant to section 2(3)(a) of the <i>Transportation Act</i> .
Surrey Fire Department:	No concerns.

SITE CHARACTERISTICS

Existing Land Use: Suburban Residential

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 32 Avenue):	Townhouses	Urban/Townhouses (Rosemary Heights Central NCP)	RM-15
East:	Creek Preservation Area and vacant land. A Development Permit (No. 7910-0173-00) has been issued to allow the development of a business park building adjacent to the subject site.	Industrial/Live and Work or Business Park	CD By-law No. 17490
South:	Creek Preservation Area	Industrial/Creek Preservation Area	CD By-law No. 17490
West:	Live and Work Townhouses	Industrial/Live and Work or Business Park	CD By-law No. 16371 amended by By-law No. 17177

## DEVELOPMENT CONSIDERATIONS

### Proposal

- The subject site is located on 32 Avenue in the Rosemary Heights Business Park NCP area. The site is designated "Live and Work or Business Park" in the NCP and "Industrial" in the OCP.
- The subject site is located to the east of a live and work townhouse complex ("NUVO"), and to the west of a mixed-use development which includes live and work townhouses and a 3-storey office building ("The Woods").
- The project to the east of the subject site has not yet been completed. The 3-storey office building will be directly to the east of the subject site.
- The applicant for the subject development is proposing to rezone the site from RA to IB-3 in order to permit the development of a 3-storey office building.

### Zoning

- The IB-3 Zone was introduced concurrently with the rezoning of the site at 15332/60 - 32 Avenue (Development Application No. 7912-0217-00) under Text Amendment By-law No. 17936. This by-law received Third Reading on May 27, 2013. Subsequently, a second Development Application (No. 7911-0054-00) proceeded to Council which involved a rezoning of a portion of the site to IB-3. This application received Third Reading on July 8, 2013. The IB-3 Zone will be in order for consideration of Final Adoption concurrently with the first IB-3 rezoning application to proceed to Final Adoption.
- The IB-3 Zone allows business park development that limits accessory uses (Appendix VII). It is being used in new business park developments throughout the City in order to help concentrate commercial and retail uses in Town Centres and help to sustain the integrity of business and office parks for their intended purpose.

### Environmental and Riparian Protection

- The site is encumbered by an unnamed red-coded tributary of Titman Creek, which runs through the southern portion of the site.
- Due to the environmental sensitivity of these watercourses, the application was reviewed by the Environmental Review Committee (ERC) and the Department of Fisheries and Oceans (DFO) to ensure preservation of the watercourses and riparian areas. The applicant proposes to dedicate 1,685.4 square metres (18,137 sq. ft.) of riparian habitat to the City, which is based on a setback line averaging 21.1 metres (69 ft.) from the top-of-bank of the watercourse. The proposed dedication area was reviewed by the ERC and by DFO and was supported.

## PRE-NOTIFICATION

Pre-notification letters were sent on December 11, 2013 and staff received responses from three (3) respondents, as follows:

- One (1) respondent called to express concern about the site's vehicular access. The respondent wanted to confirm that access would not be permitted via the access easement from the live and work townhouse complex to the west ("NUVO").

*(Staff explained to the inquirer that access is proposed from 32 Avenue only, and that this access will be right-in/right-out. No access will be permitted from the live and work townhouse complex. The reason this easement was registered on title was because it was anticipated that the subject site would develop into live and work townhouses, consistent with the site to the west. However, the applicant has chosen to proceed with a business park development instead of a live and work development. The easement was not intended to provide access to a business park development. It may be discharged from the NUVO site as part of the application.)*

- Two (2) respondents expressed concern regarding the landscape buffering along the shared property line, and the retention of mature trees. These respondents indicated concerns regarding privacy and buffering between the two uses.

*(The applicant is proposing a 2.5 metre (8 ft.) wide landscaping screen along the western edge of the site. Ten (10) trees are proposed to be planted within this area, and one (1) existing tree is proposed to be retained. The existing tree proposed for retention is a large, high-quality Douglas Fir tree. In addition, a variety of shrubs and plants are proposed within this area. The landscaping plan is attached as Appendix II.*

*The IB-3 Zone requires a 2.5 metre (8 ft.) wide landscaping screen separating the lot from any residential lot. The proposal includes a 2.5 metre (8 ft.) wide screen. Further, the live and work townhouse complexes, both to the east and west of the site, are designated "Industrial" in the OCP and still considered to be an industrial-type use. Therefore, the screening requirement is not actually required under the IB-3 Zone. This landscaping screen is considered to be appropriate in this case).*

## DESIGN PROPOSAL AND REVIEW

- A three-storey office building is proposed on the site. The total floor area proposed is 1,823.4 square metres (19,627 sq. ft.).
- Access to the site is proposed from 32 Avenue. This access will be restricted to right-in/right-out.
- A total of 41 parking stalls are proposed, which represents the minimum number of parking stalls required under the Zoning By-law.



- High quality finishes have been selected to articulate the 32 Avenue streetscape. Materials include extensive glazing, spandrel glazing, painted concrete and aluminum metal work. These materials are oriented to create strong horizontal lines. A natural colour scheme is proposed.
- Visual interest is created by enhancing the main entrance by constructing an extruded glazed tower partnered with aluminum wood Longboard panels.
- The building has been sited along the east property line, to reduce the impact to the live and work townhouse complex to the west of the site.
- A dense landscape screen is proposed along the western property line in order to provide for a sensitive transition between the live and work townhouses and the proposed development.
- In keeping with the proposed office building to the east (Development Permit No. 7910-0173-00), the design reflects the horizontal elements of this proposed building while maintaining a separate identity, adding to the architectural diversity of the area.
- A level 2 electric vehicle recharging station is proposed on the site.

## TREES

- Andrew Connell and Trevor Cox, ISA Certified Arborists of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Red Alder	3	3	0
Cottonwood	-	-	-
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
-	-	-	-
<b>Coniferous Trees</b>			
Cherry	1	1	0
Douglas-fir	1	0	1
Elm	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	3	2	1
<b>Additional Trees in the proposed Open Space/Riparian Area</b>	5	0	5
<b>Total Replacement Trees Proposed (Excluding Boulevard Street Trees)</b>		<b>10</b>	

<b>Total Retained and Replacement Trees</b> (Total + Total Replacement trees proposed)	<b>11</b>
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- The Arborist Assessment states that there are a total of three (3) protected trees on the site, excluding Alder and Cottonwood trees. Three (3) existing trees, approximately 50% of the total trees on the site, are Alder and Cottonwood trees. It was determined that one (1) tree can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The proposed tree preservation on the site will require an aerated sub-base system and supervision by an arborist during construction.
- Table 1 includes an additional 5 protected trees that are located within the proposed riparian area. The trees within the proposed riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees and vegetation to be planted in the conveyed riparian area.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 10 replacement trees on the site. The applicant is proposing 10 replacement trees, meeting City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 32 Avenue. This will be determined at the servicing agreement stage by the Engineering Department.
- The new trees on the site will consist of a variety of trees including Scarlet Sentinel Maple, Bloodgood Japanese Maple, and Weeping Nootka Cypress trees.
- In summary, a total of 11 trees are proposed to be retained or replaced on the site.

**SUSTAINABLE DEVELOPMENT CHECKLIST**

The applicant prepared and submitted a sustainable development checklist for the subject site. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The site is within the Rosemary Heights Business Park NCP and complies with the Business Park designation in the NCP and the Industrial designation in the OCP.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposal allows for a range of office and accessory uses.</li> </ul>

3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>The applicant proposes to convey approximately 1685.4 square metres (18,137 sq. ft.) to the City for riparian conservation. A P-15 agreement is also required for monitoring and maintenance of the proposed landscaping to be planted within the riparian area.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>Bicycle parking is provided.</li> <li>A level 2 electric vehicle recharging station is proposed in one of the parking stalls.</li> <li>A hybrid car parking stall is proposed.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>The siting of the building has been designed with CPTED principles in mind.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>Public consultation has included pre-notification letters and the development proposal sign.</li> </ul>

#### ADVISORY DESIGN PANEL

- The project was reviewed by the Advisory Design Panel (ADP) on February 13, 2014 and April 10, 2014.
- The ADP supports the proposed design of the project with a few recommendations for consideration (Appendix V). These recommendations are not significant and will be resolved prior to Final Adoption.

#### BY-LAW VARIANCE AND JUSTIFICATION

##### (a) Requested Variance:

- to reduce the minimum front yard setback of the IB-3 Zone from 7.5 metres (25 ft.) to 5.36 metres (17.5 ft.).

##### Applicant's Reasons:

- The relaxation will allow more parking so that the building is feasible on the site, especially considering that a large portion of the site is being conveyed to the City as riparian area.
- The building has been placed at the average of the neighbouring setbacks for development to the east and west of the site, as was requested by City staff.

**Staff Comments:**

- The City's Urban Design staff recommended a front yard setback at the average between the two adjacent building setbacks to the principal building. The future 3-storey office building to the east (Development Permit No. 7910-0173-00) has an approved setback of 4.7 metres (15 ft.) and the most easterly existing live and work townhouses to the west have a front yard setback of 6 metres (20 ft.).
- The proposed setback of 5.36 metres (17.5 ft.) is an average of the front yard setbacks for the two adjacent buildings, and will allow for a desirable streetscape along 32 Avenue. Therefore, staff support the requested variance.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	ADP Comments
Appendix VI.	Development Variance Permit No. 7913-0003-00
Appendix VII.	IB-3 Zone

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

HK/da

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DRV 4/24/14 8:58 AM

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## DEVELOPMENT DATA SHEET

Proposed Zoning: IB-3

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	3,892.3 m <sup>2</sup>	
Road Widening area	154.8 m <sup>2</sup>	
Undevelopable area	1,644.8 m <sup>2</sup>	
Net Total	2,092.7 m <sup>2</sup>	
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	32.1%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres)		
Front	7.5 m	5.36 m (DVP Req'd)
Rear	7.5 m	46.8 m
Side East	3.6 m	3.66 m
Side West	7.5 m	21.6 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m	13.7 m
Accessory		
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial	N/A	N/A
Retail		
Office		
Total		
FLOOR AREA: Industrial		1,823.4 m <sup>2</sup>
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA		1,823.4 m <sup>2</sup>

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

**Development Data Sheet cont'd**

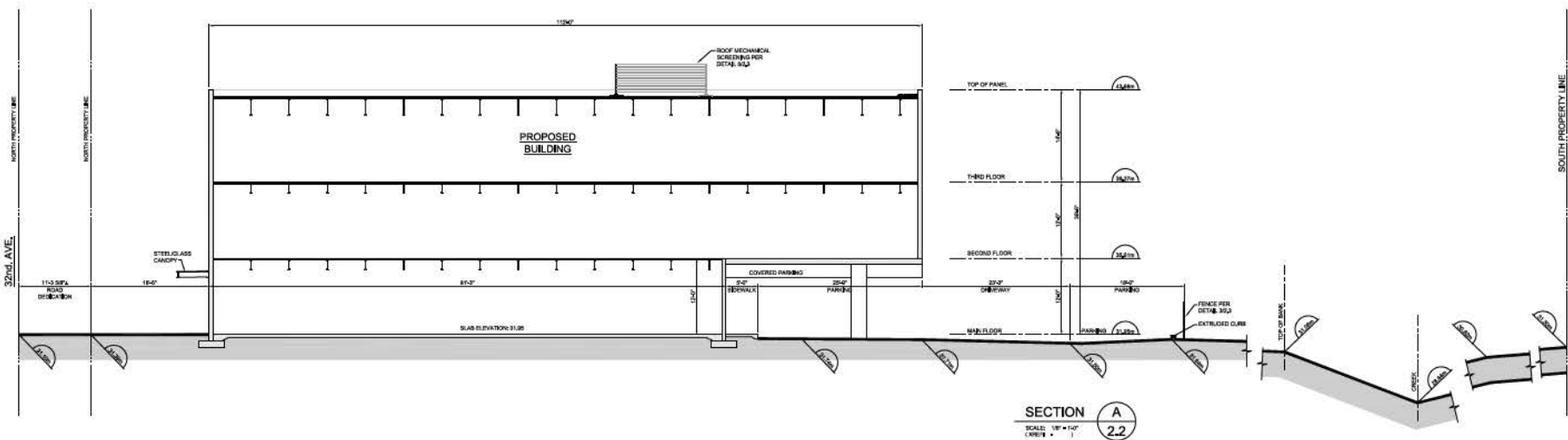
<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.0	0.81
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial – Business Park Office	41	41
Residential Bachelor + 1 Bedroom	N/A	N/A
2-Bed		
3-Bed		
Residential Visitors		
Institutional	N/A	N/A
Total Number of Parking Spaces	41	41
Number of disabled stalls	1	1
Number of small cars	10	9
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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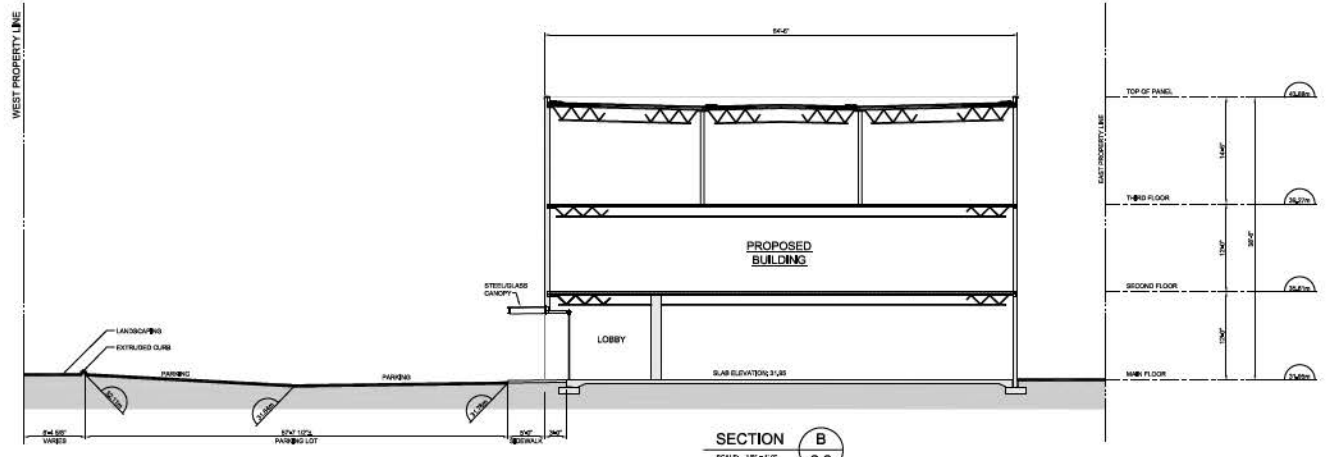






**SECTION A**  
SCALE: 1/8" = 1'-0"  
(METERS)

NO.	DATE	DESCRIPTION
13	04-23-14	ADP SUBMISSION
12	04-24-14	TO CITY FOR REVIEW
11	04-24-14	TO CITY FOR REVIEW
10	04-24-14	TO CITY FOR REVIEW
9	04-24-14	ADP SUBMISSION
8	04-24-14	CLIENT REVIEW
7	10-20-13	REVIEW DRAWINGS - CITY MTD
6	10-20-13	ELEVATIONS - CLIENT REVIEW
5	04-24-13	REVISION FOR CP
4	04-14-13	ISSUED FOR CLIENT REVIEW
3	04-24-13	ISSUED FOR CLIENT REVIEW
2	04-14-13	ISSUED FOR CLIENT REVIEW
1	04-24-13	ISSUED FOR CP & ENG SUBMISSIONS



**SECTION B**  
SCALE: 1/8" = 1'-0"  
(METERS)



BROCK CROOK ARCHITECT  
405-1111 EASTERN ST. VANCOUVER, BC V6L 4T3  
P. 604.274.9485 F. 604.274.9486

PROJECT NAME:  
**PROPOSED 3 STOREY  
OFFICE BUILDING**

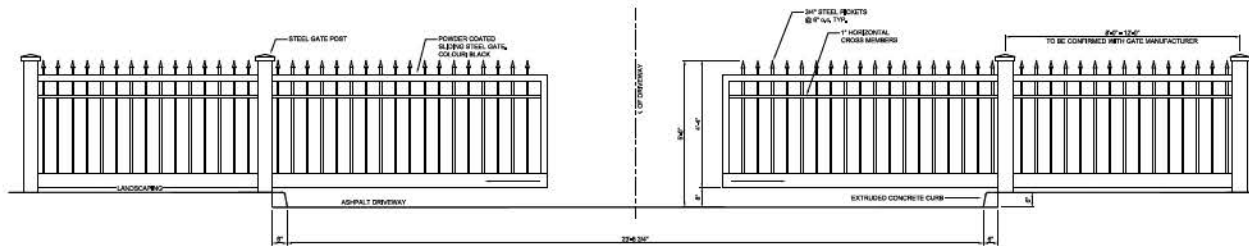
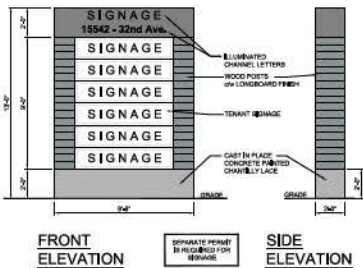
PROJECT ADDRESS:  
**15542 32 AVE, SURREY BC**

DRAWING TITLE:  
**SITE SECTIONS**

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SCALE	DATE
SCALE	DATE
SCALE	DATE
SCALE	DATE

DRAWING NO.:  
**A-2.2**

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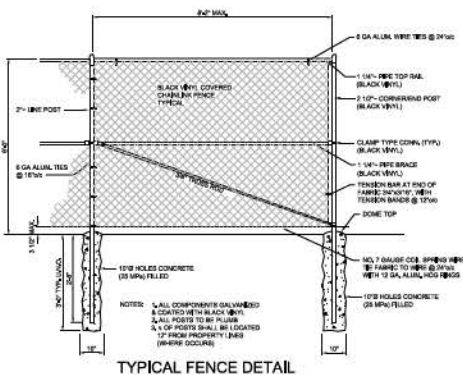


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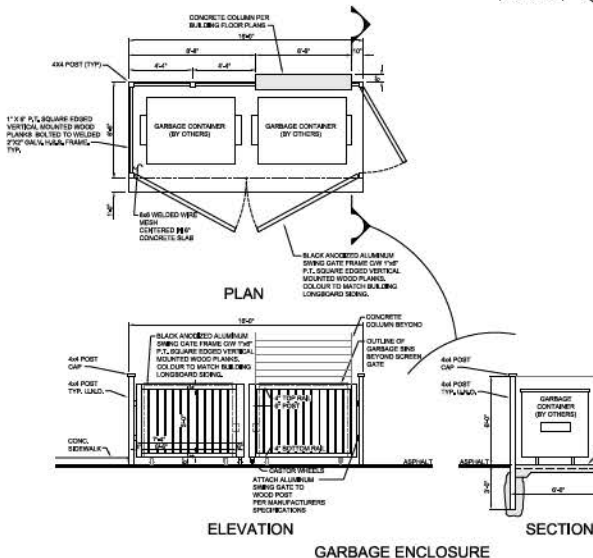
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**SLIDING GATE**

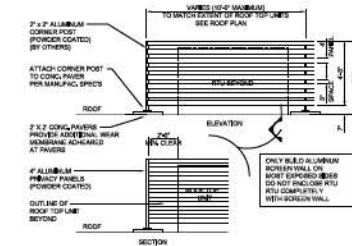
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DETAIL 4  
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(XREF: A122650) 2.3



DETAIL 5  
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(XREF: A122650) 2.3



VANCOUVER OFFICE  
204-1111 EASTERN BLVD. VANCOUVER, BC V6L 1G3  
P: 604.273.4444 F: 604.273.4444 WWW.KRAHN.COM

ABSTRACT OFFICE  
800-3607 QUADRAVUE, ABSTRACTORS, BC, V6L 3K3  
P: 604.273.2277 F: 604.273.1588 WWW.ABSTRACTORS.COM



13	04-03-14	ADP SUBMISSION
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11	04-14-14	TO CITY FOR REVIEW
10	04-04-14	TO CITY FOR REVIEW
9	03-04-14	ADP SUBMISSION
8	02-04-14	CLIENT REVIEW
7	10-03-13	REVIEW COMMENTS - CITY MTD
6	10-03-13	ELEVATION + CLIENT REVIEW
5	04-03-13	REQUIRED FOR DP
4	04-11-13	ISSUED FOR CLIENT REVIEW
3	04-03-13	ISSUED FOR CLIENT REVIEW
2	03-14-13	ISSUED FOR CLIENT REVIEW
1	04-03-13	ISSUED FOR DP & IRC SUBMISSION

REV.	DATE	DESCRIPTION



BROOK CROCKETT ARCHITECT  
400-1111 EASTERN BLVD. VANCOUVER, BC V6L 1G3  
P: 604.273.4444 F: 604.273.4444

PROJECT NAME:  
**PROPOSED 3 STOREY  
OFFICE BUILDING**

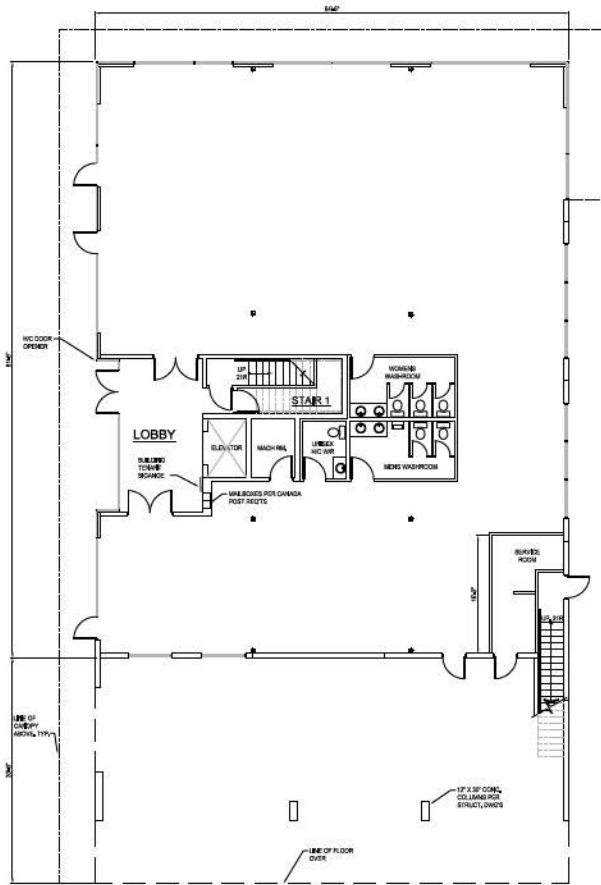
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**15542 32 AVE, SURREY BC**

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**DETAILS**

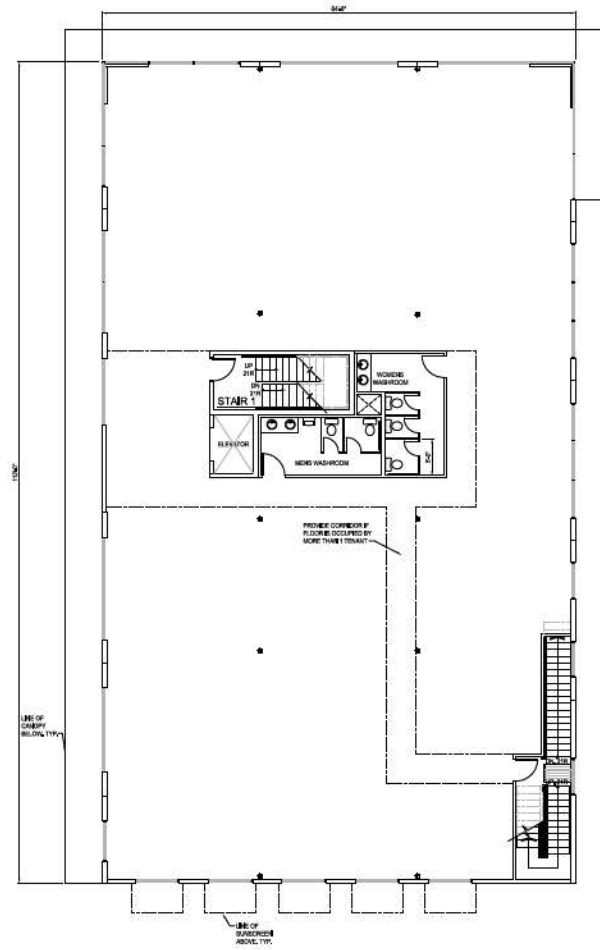
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CITY OF SURREY PROJECT NUMBER:	
DRAWING NO.:	

**A2.3**

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



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



VANCOUVER OFFICE  
204-1111 BROADWAY ST. VANCOUVER, BC V6C 3T3  
P: 604.274.9100 F: 604.274.9101 WWW.KRAHN.CO.UK  
ABSTRACTED OFFICE  
400-1007 QUAYS AVENUE, ABSTRACTED, BC V6C 3K4  
P: 604.274.9101 F: 604.274.9101 WWW.KRAHN.CO.UK



- 13 04-14 ADP SUBMISSION
- 12 04-14 TO CITY FOR REVIEW
- 11 04-14 TO CITY FOR REVIEW
- 10 04-14 TO CITY FOR REVIEW
- 9 04-14 ADP SUBMISSION
- 8 04-14 CLIENT REVIEW
- 7 10-13 REVIEW COMMENTS - CITY MTD
- 6 10-13 ELEVATIONS + CLIENT REVIEW
- 5 04-13 REVIEW FOR DP
- 4 04-13 REVIEW FOR CLIENT REVIEW
- 3 04-13 REVIEW FOR CLIENT REVIEW
- 2 04-13 REVIEW FOR CLIENT REVIEW
- 1 04-13 REVIEW FOR DP & EIR SUBMISSION

REV: DATE: REVISION DESCRIPTION

DESIGN & REVISIONS

SCALE:



BROOK CROOK AND ASSOCIATES  
ARCHITECTURE, ENGINEERING & INTERIOR DESIGN  
101-1111 BROADWAY ST. VANCOUVER, BC V6C 3K4  
P: 604.274.9100 F: 604.274.9101 WWW.KRAHN.CO.UK

PROJECT NAME:  
**PROPOSED 3 STOREY  
OFFICE BUILDING**

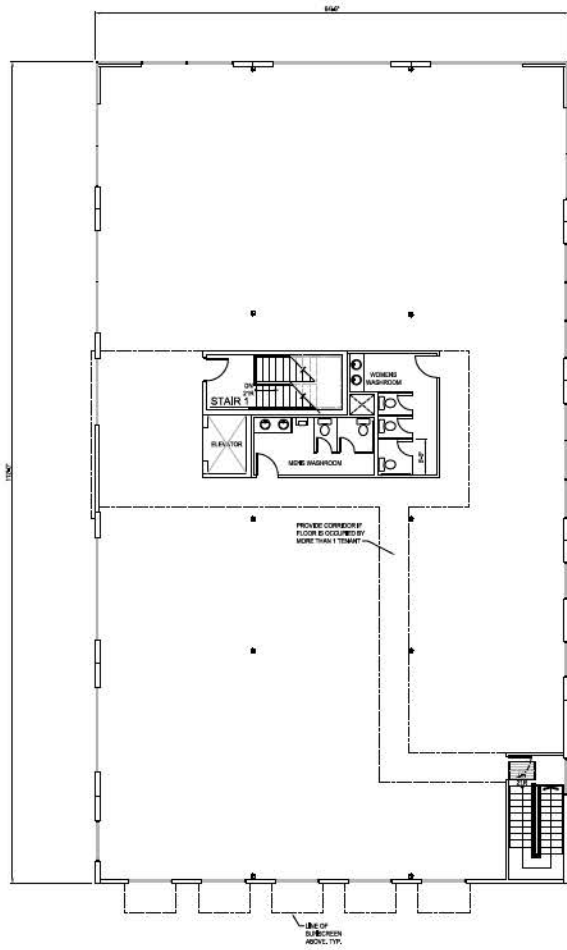
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**15542 32 AVE, SURREY BC**

DRAWING TITLE:  
**MAIN FLOOR &  
SECOND FLOOR PLANS**

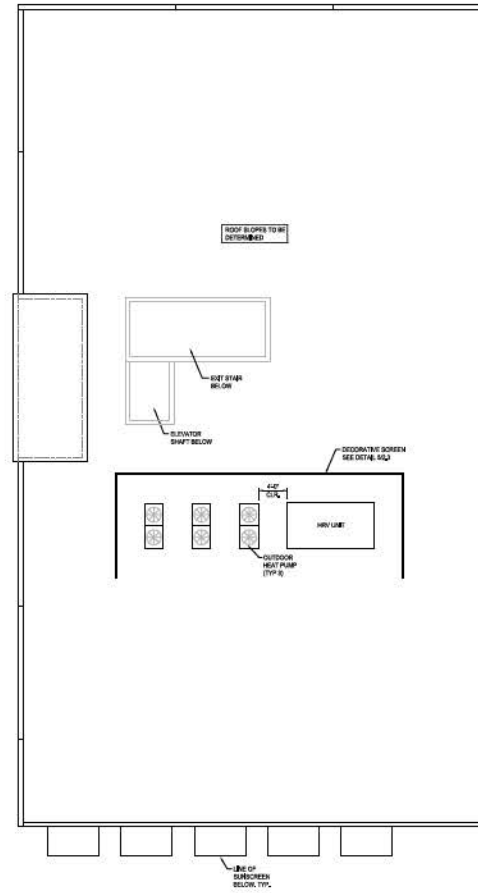
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CHECKED:	BY
PROJECT NO.:	15542
CITY OF SURREY PROJECT NO.:	15542
DRAWING NO.:	

**A-3.0**

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



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



VANCOUVER OFFICE  
204 - 1111 BROADWAY ST. W. VANCOUVER, BC V6C 2E8  
P: 604.271.4100 F: 604.271.4101 WWW.KRAHN.COM

ABSTRACT OFFICE  
800 - 800 0420 VANCOUVER, ABSTRACT OFFICE, BC V6C 2E8  
P: 604.271.4101 F: 604.271.4101 WWW.KRAHN.COM



- 13 0423-14 ADP RESUBMISSION
- 12 0424-14 TO CITY FOR REVIEW
- 11 04-24-14 TO CITY FOR REVIEW
- 10 0424-14 TO CITY FOR REVIEW
- 9 0424-14 ADP SUBMISSION
- 8 0424-14 CLIENT REVIEW
- 7 1023-13 REVISIONS - CITY MTD
- 6 1023-13 REVISIONS - CLIENT REVIEW
- 5 0423-13 ISSUED FOR DP
- 4 04-14-13 ISSUED FOR CLIENT REVIEW
- 3 0424-13 ISSUED FOR CLIENT REVIEW
- 2 04-14-13 ISSUED FOR CLIENT REVIEW
- 1 0423-13 ISSUED FOR DP & ERIC SUBMISSION

REV	DATE	DESCRIPTION

DESIGN & REVISIONS

SCALE:



BROOK CROOME ARCHITECT  
ARCHITECTURE - INTERIORS - LANDSCAPE ARCHITECTURE  
1014 - 1311 WOODWAY ST. VANCOUVER, BC V6C 2E8  
P: 604.271.4100 F: 604.271.4101

PROJECT NAME:  
**PROPOSED 3 STOREY  
OFFICE BUILDING**

PROJECT ADDRESS:  
**15542 32 AVE, SURREY BC**

DRAWING TITLE:  
**THIRD FLOOR &  
ROOF PLANS**

SCALE:	AS NOTED
DRAWING	AS NOTED
CHECKED	
PROJECT NO.	112228
CITY OF SURREY PROJECT NUMBER:	
DRAWING NO.	

**A-3.1**

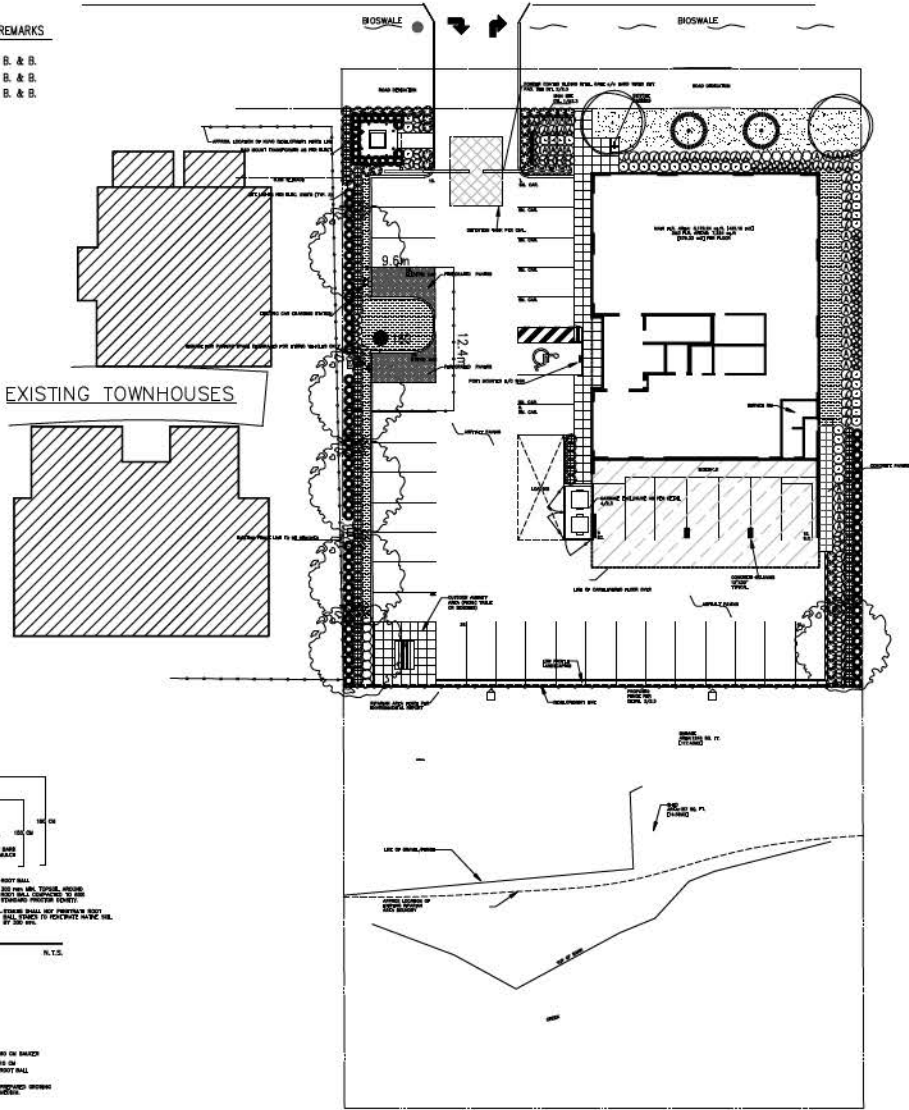
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32 AVENUE

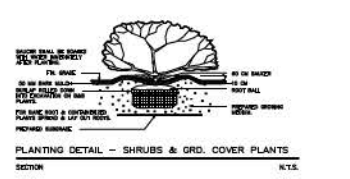
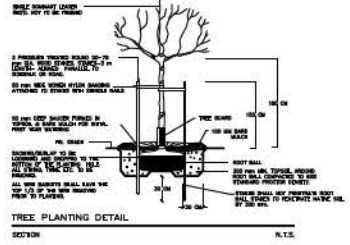


KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	ACER RUBRUM 'SCARLET SENTINEL'	SCARLET SENTINEL MAPLE	6	6 CM. CAL.	AS SHOWN	B. & B.
○	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	2	3.00 METERS	AS SHOWN	B. & B.
○	CHAMAECYPARIS NODOSATA 'PENDULA'	WEeping NODKA CYPRESS	2	3.00 METERS	AS SHOWN	B. & B.
○	AZALEA NORTHERN LIGHTS ORCHID LIGHTS	NORTHERN LIGHTS AZALEA	30	#3 POT	85 CM. O.C.	
○	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	14	#3 POT	90 CM. O.C.	
○	SPIRAEA x BUNALDA 'GOLD FLAME'	GOLD FLAME SPIRAEA	16	#3 POT	90 CM. O.C.	
○	RHOODOENDRON YAKUSHIMANUM 'CRETE'	YAK. RHOODOENDRON	40	#3 POT	90 CM. O.C.	
○	RHOODOENDRON FINNISH 'ELVIRA'	FINNISH RHOODOENDRON	18	#3 POT	90 CM. O.C.	
○	ROSA MEDLAND 'PINK'	PINK MEDLAND ROSE	36	#3 POT	90 CM. O.C.	
○	PRUNUS LAUROCERASUS 'OTTO LUYVEN'	OTTO LUYVEN LAUREL	112	#3 POT	90 CM. O.C.	
○	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	28	#3 POT	90 CM. O.C.	
○	PERIS JAPONICA 'FOREST FLAME'	LLY-OF-THE-VALLEY	22	#3 POT	90 CM. O.C.	
○	THAJIA OCCIDENTALIS BRANDON	PYRAMIDAL CEDAR	110	2.00 METERS	90 CM. O.C.	
●	ARCTOSTAPHYLOS UVA URSI	BEARBERRY	220	#1 POT	45 CM. O.C.	
●	POLYSTICHUM MUNIUM	SWORD FERN	55	#3 POT	90 CM. O.C.	
●	GRAVEL					



NOTES / GENERAL

- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE STANDARD "LATEST EDITION" CONTAINED HEREIN AND SPECIFIED AS FOR "TWO STAMEN" PLANT SIZE AND CONTAINER SIZE AND THE MINIMUM ACCEPTABLE SIZE, SHOWN AND SHOWN HAVE PLANT MATERIAL AVAILABLE FOR SPECIAL ORDER BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE COMMON NURSERY AND PRIVATE "NURSERY" MUST BE OPEN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO ORDERING AND SUSTAINING TO SPECIFIED MATERIAL. SUSTAINING SUSTAINING WILL BE RECEIVED ALONG WITH A NUMBER OF THE WORKING DAYS PRIOR TO DELIVERY FOR DELIVERY TO SUSTAINING. SUSTAINING ARE SUBJECT TO THE "LANDSCAPE STANDARD".
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "TREE FREE" SOURCES. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "LANDSCAPE STANDARD". PROVIDE CERTIFICATION FROM SELLER. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE "LANDSCAPE STANDARD".
- ALL PLANTING SHALL BE PROVIDED WITH PREPARED SUBGRADE SHALL BE:
  - LAWN AREAS: 100 mm
  - ORCHARD COVER AREAS: 100 mm
  - GRAVEL AREAS: 100 mm
  - 300 mm AROUND ROOT BALL
- GROUND COVER SHALL HAVE PERMANENT AND ORIGINAL PROPERTIES AS DESCRIBED IN THE STANDARD FOR COLOR, 2 AND COLOR, 3 SHALL EXIST FOR 180 DAYS AFTER PLANTING. THE SEED SHALL CONFORM TO THE REQUIREMENTS FOR LOCAL APPLICATION PROCEDURES AND MEANS OF GROUND COVER COMPOSITION SHALL BE ONE OF THE FOLLOWING: A. A RESEARCHED GROUND COVER COMPOSITION SHALL BE TESTED BY A RESEARCHED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SAMPLES FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL. THE SOIL WILL BE USED AT THE SITE.
- ON-SITE OR IMPROVED SOIL SHALL MEET THE REQUIREMENTS OF THE STANDARD FOR GROUND COVER. SOIL SHALL BE INSTALLED FROM SOURCE, MUST NOT EXCEED PLANT PARTS, NEED OF REPLACEMENT PARTS OF WEED, PLANT PATHOGENIC ORGANISM, THAT MATERIALS, SOURCE MUST BE IN AND FROM SOURCE.
- ALL PLANTING SHALL BE DONE IN THE PRESENCE OF THE LANDSCAPE ARCHITECT.
- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. IN THE EVENT OF FAILURE, ALL PLANT MATERIAL NOT SURVIVING OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT HIS OWN COST AND RISK.
- THE CONTRACTOR SHALL CLEAN UP AND REMOVE ALL DEBRIS AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



DATE	DESCRIPTION	BY
08/14/14	ADP COMMENTS	JL
07/14/14	REVISED SITE PLAN	JL
04/13/13	REVISED SITE PLAN	JL
01/12	ISSUED	NO.

C.KAVOLINAS & ASSOCIATES INC.  
 BOCLA COLA  
 2468 KINGDOL COURT  
 MARIETTA, GA.  
 30067  
 PHONE (604) 857-2378

CLIENT  
 KXAN ENGINEERING LTD.  
 SUITE #400  
 34077 CLAYTON AVENUE  
 ARLINGTON, B.C.  
 V2S 2S9  
 604-853-8831

TITLE  
 PLAN VIEW  
 LANDSCAPE PLAN  
 3 STORY  
 OFFICE BUILDING  
 10542 - 32 AVENUE  
 SUDBURY, B.C.

SCALE	DATE
1:200	JAN/13
DATE	DATE
DATE	DATE
DATE	DATE

PROJECT  
 JOB No.  
 DRAWING No.  
 L-1

---

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

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

DATE: **April 23, 2014** PROJECT FILE: **7813-0003-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 15542 32 Avenue**

**REZONE**

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

- Dedicate 3.442 metre width on 32 Avenue for the ultimate 27.00 metre wide Arterial Road.
- Register 0.50 metre wide Statutory Right of Way for City service connections and maintenance access to sidewalk.

***Works and Services***

- Construct an extended raised centre median along 32 Ave east for 25.00 metres in order to prevent illegal left turns to and from 32 Avenue.
- Construct driveway access to the site and provide cash-in-lieu for the construction of the ultimate minimum 7.30 metre wide concrete letdown.
- Construct adequately-sized sanitary and storm service connections, complete with inspection chamber to service the proposed development.
- Construct an adequately-sized metered service connection to service the proposed development.
- Pay Sanitary Connection Fee for one connection at \$3,090.00 per connection.

A Servicing Agreement is required prior to Rezone.

**DEVELOPMENT PERMIT**

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



Rémi Dubé, P.Eng.  
Development Services Manager

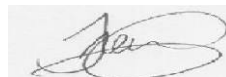
IKi



**Table 7. Tree Preservation Summary**

TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address:	15542 - 32nd Avvenue, Surrey, BC
Registered Arborist:	Trevor Cox, MCIP ISA Certified Arborist (PN1920A) Certified Tree Risk Assessor (43) BC Parks Wildlife and Danger Tree Assessor
On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>6</b>
<b>Protected Trees to be Removed</b>	<b>5</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>1</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>3</u> X one (1) = 3	<b>7</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4	
<b>Replacement Trees Proposed</b>	<b>10</b>
<b>Replacement Trees in Deficit</b>	<b>-</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>-</b>
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>0</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>    </u> X one (1) = 0	<b>0</b>
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary prepared and submitted by:



Arborist

April 2, 2014

Date

**Present:**

Chair - L. Mickelson

**Panel Members:**

N. Baldwin  
S. Vincent  
B. Wakelin  
J. Makepeace  
T. Bunting

**Regrets:**

G. McGarva

**Guests:**

Pulbinder Samra  
Navid Fereidooni, Krahn Engineering  
Dave Krahn, Krahn Engineering  
Brock Croome, Brock Croome Architect  
Martin Brückner, IBI/HB Architects  
Peter Fanchiang, IBI/HB Architects  
Mark Van der Zalm, Van der Zalm & Associates  
Mark Synan, Van der Zalm & Associates  
David Basche, Bosa Properties Inc.  
Hermann Nuessler, Bosa Properties Inc.  
Rob Elliott, Bosa Properties Inc.

**Staff Present:**

T. Ainscough, City Architect  
M. Rondeau, Acting City Architect -  
Planning & Development  
H. Bello, Senior Planner - Planning  
& Development  
H. Dmytriw, Legislative Services  
C. Craig, Legislative Services

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**A. RECEIPT OF MINUTES**

It was

Moved by N. Baldwin  
Seconded by S. Vincent  
That the minutes of the Advisory Design

Panel meeting of March 13, 2014, be received.

Carried

**B. RESUBMISSIONS**

**1. 4:00 PM**

File No.:	<b>7913-0003-00</b>
Resubmit:	February 13, 2014
Description:	<b>Rez and DP for a 3-storey office building</b>
Address:	<b>15542 32 Avenue (Rosemary Heights Business Park)</b>
Developer:	Pulbinder and Sukhwinder Samra
Architect:	Brock Croome, Brock Croome Architect
Landscape Architect:	Clark Kavolinas, C. Kavolinas & Associates Inc.
Planner:	Heather Kamitakahara
Urban Design Planner:	Hernan Bello

*{Note: Statement of Review from February 13, 2014 for the 3-storey office building was included in the agenda package.}*

**The Urban Design Planner** noted that planning has no additional comments. The applicant will identify and comment on the revisions.

**The Project Architect** presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes and highlighted the following:

- The orientation of the building was reviewed and an east-west direction was considered. However, this created awkward parking access and a loss of square footage. The orientation is the same as it was.
- Parking was reconfigured which left more room for the existing tree.
- Main entry was improved and a canopy added.
- Security at back of building - All store fronts at back of building were replaced with solid walls and steel doors, fully lit, and with security cameras.
- Handicapped parking at the front has been moved and that space added to the island retention area for the existing tree and its roots. Perforated pavers to be used. The space to have designated parking for electric cars.
- Eliminated the vertical element on the front.
- The external east exit stair has been internalized.
- The south exposure has solar screens on it; the glazing has been reviewed to ensure it meets the ASHRAE code, i.e., less than 40% glazing overall. The building will now meet LEED standards and have hired a consultant for sustainability.
- Wood cladding is “Longboard” aluminum material.

**The Landscape Architect** reviewed the landscape plans and highlighted the following:

- Landscaping has changed little. An arborist was retained and the tree will be saved.
- The sidewalk on the west will be extended to meet the main sidewalk.
- The amenity space on the east side was increased.

#### **ADVISORY DESIGN PANEL STATEMENT OF REVIEW**

##### **Rez and DP for a 3-storey office building**

**15542 32 Avenue (Rosemary Heights Business Park)**

**File No. 7913-0003-00**

It was

Moved by J. Makepeace

Seconded by N. Baldwin

That the Advisory Design Panel (ADP)

recommends that the applicant address the following recommendations and revise and resubmit to the Planning staff.

Carried

## STATEMENT OF REVIEW COMMENTS

Panel members generally support the project and noted that all changes have been positive.

### Site

- The project is missing the opportunity to turn this into a unique building by reorienting the building.

### Building Form and Character

- Response to solar orientation on south elevation is improved but west needs more.
- Elevations are improved.
- More work needed on the side entrance element—to be more 3-dimensional following up to the roof cap. Should be integrated with the ground floor and canopy.

### Landscaping

- Tree retention has improved.
- Add more greenery to the amenity space.

### CPTED

- The overhang area at the rear is still an issue and would be a problem as a “hang out” and for safety at night.

### Accessibility

- Accessibility is improved and meets requirements.

### Sustainability

- Retaining the LEED consultant is good.
- Encourage to pursue LEED Certification.
- West solar heat gain is still an issue. Look at methods to reduce solar load on the west side. Suggest using good shading factor on glass used on west side.
- Generally, most of the comments regarding sustainability have been incorporated (glazing reduced; solar shades added on south; LEED Certification considered; and HRV space allocated on roof).

(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7913-0003-00

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: 003-329-551  
Lot 1 Section 23 Township 1 New Westminster District Plan 70995  
  
15542 - 32 Avenue

(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 titles have been issued, as follows:

Parcel Identifier:

\_\_\_\_\_

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

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

In Section F. of Part 47C Business Park 3 Zone the minimum front yard setback of the IB-3 Zone is reduced from 7.5 metres (25 ft.) to 5.36 metres (17.5 ft.).

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. 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.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

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

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Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan



## Business Park 3 Zone

### Part 47C

### IB-3

#### A. Intent

This zone is intended to accommodate and regulate the *comprehensive design* of industrial business parks consisting of *light impact industrial* uses, offices and limited service uses. These uses shall be carried out such that no nuisance is apparent outside an enclosed *building*.

#### B. Permitted Uses

Land and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Light impact industry*.
2. Office uses excluding:
  - (a) *Social escort services*; and
  - (b) *Methadone clinics*.
3. *Warehouse uses*.
4. *Distribution centres*.
5. *Accessory uses* including the following:
  - (a) *Eating establishments*, excluding *drive-through restaurants*, provided that:
    - i. The *eating establishment* does not exceed a *gross floor area* of 200 square metres [2,150 sq. ft.];
    - ii. The *eating establishment* accommodates a maximum of 100 seats; and
    - iii. A maximum of one *eating establishment* with a *gross floor area* greater than 150 square metres [1,600 sq. ft.] on the *lot* and where a *lot* has been subdivided by a strata plan then there shall only be one *eating establishment* with a *gross floor area* greater than 150 sq. m. [1,600 sq. ft.] within the strata plan;
  - (b) *Personal service uses* limited to the following:
    - i. Barbershops;

- ii. Beauty parlours;
  - iii. Cleaning and repair of clothing; and
  - iv. Shoe repair shops;
- (c) *General service uses* excluding *drive-through banks*;
- (d) *Community services*;
- (e) *Assembly halls* limited to *churches*, provided that:
- i. The *church* does not exceed a *gross floor area* of 700 square metres [7,500 sq. ft.];
  - ii. The *church* accommodates a maximum of 300 seats; and
  - iii. There is not more than one *church* on a *lot* and where a *lot* has been subdivided by a strata plan, there shall be only one *church* within the strata plan.
- (f) *Child care centres*; and
- (g) *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
- i. Contained within a *principal building*;
  - ii. Occupied by the owner or a caretaker, for the protection of the businesses permitted;
  - iii. Restricted to a maximum number of:
    - a. One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 sq. ft.] in floor area;
    - b. Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq. ft.] or greater in floor area; and
    - c. Notwithstanding Sub-sections B.5 (g) iii.a. and iii.b., the maximum number shall be two *dwelling units* for *lots* less than 4.0 hectares [10 acres] in area and three *dwelling units* for *lots* equal to or greater than 4.0 hectares [10 acres] in area; and
  - iv. Restricted to a maximum floor area of:
    - a. 140 square metres [1,500 sq. ft.] for one (first) *dwelling unit* on a *lot* and where a *lot* has been subdivided by a strata plan then there shall only be one 140-square metre [1,500-sq. ft.] *dwelling unit* within the strata plan;



- b. 90 square metres [970 sq. ft.] for each additional *dwelling unit*; and
- c. Notwithstanding Sub-sections B.5 (g) iv.a. and iv.b., the maximum floor area shall not exceed 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. In Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the maximum *density* shall not exceed a *floor area ratio* of 0.1 or a *building area* of 300 square metres [3,230 sq. ft.] whichever is smaller. The maximum *density* may be increased to a maximum *floor area ratio* of 0.75 if amenities are provided in accordance with Schedule G of this By-law.
2. In areas other than the ones in Section D.1 of this Zone, the maximum *density* shall not exceed a *floor area ratio* of 1.0.

**E. Lot Coverage**

The maximum *lot coverage* shall be 60%.

**F. Yards and Setbacks**

*Buildings and structures* shall be sited in accordance with the following minimum *setbacks*:

<b>Use</b>	<b>Setback</b>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Buildings and Accessory Buildings and Structures</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	7.5 m.* [25 ft.]	7.5 m. [25 ft.]

Measurements to be determined as per Part 1 Definitions of this By-law.

- \* One (1) *side yard setback* may be reduced to 3.6 metres [12 ft.] if the *side yard* abuts land which is *commercial* or *industrial*.

## G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of this By-law:

1. Principal buildings: The *building height* shall not exceed 14 metres [46 ft.].
2. Accessory buildings and structures: The *building height* shall not exceed 6 metres [20 ft.].

## H. Off-Street Parking and Loading/Unloading

1. Refer to Table C.3, Part 5 Off-Street Parking and Loading/Unloading of this By-law.
2. *Tandem parking* may be permitted for company fleet *vehicles*.

## I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 3 metres [10 ft.] in width shall be provided from back of curb or projected future curb location. This *landscaping* strip shall consist of an earth berm of not less than 0.7 metre [2 ft.] in height, which shall be planted with maintenance-free ground cover or grass and trees at a spacing of not less than 7.5 metres [25 ft.] which shall have an initial planting trunk diameter of not less than 4.75 centimetres [2 in.] measured 1.5 metres [5 ft.] above *finished ground*. The trees chosen shall be capable of attaining a height of not less than 6 metres [20 ft.] in 10 years.
3. A *landscaping* screen shall be created along all *lot lines* separating the developed portion of the *lot* from any *residential lot*, or from a *highway* which is developed with *residential lots* opposite the developed portion of the *lot*. This *landscaping* screen shall consist of an earth berm of not less than 1 metre [3 ft.] in height and a width of not less than 2.5 metres [8 ft.] and the planting of a hedge, capable of attaining a height of 2 metres [6 ft.] within 3 years with hedging trees planted at intervals assuring complete visual screening within 3 years.
4. Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *residential lot*, to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

**J. Special Regulations**

1. Land and *structures* shall be used for the uses permitted in this Zone only if such uses:
  - (a) Constitute no unusual fire, explosion or safety hazard;
  - (b) Do not emit noise in excess of 70 dB measured at any point on any boundary of the *lot* on which the use is located, provided that where a *lot* abuts a *lot* other than an *industrial lot* the noise level shall not exceed 60 dB; and
  - (c) Do not produce heat or glare perceptible from any boundary of the *lot* on which the use is located.
2. Outdoor storage of any goods, materials or supplies is specifically prohibited.
3. Garbage containers and *passive recycling containers* shall not be located within any *front yard setback* or *flanking street setback* or any required *setback* adjacent any *residential lot*.
4. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

**K. Subdivision**

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions of this By-law.

**L. Other Regulations**

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law, 1986, No. 8830, as amended".
2. General provisions on use are as set out in Part 4 General Provisions of this By-law.

3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading /Unloading of this By-law.
4. Sign regulations are as provided in Surrey Sign By-law No. 13656, as amended.
5. Special *building setbacks* are as set out in Part 7 Special Building Setbacks of this By-law.
6. Floodproofing regulations are as set out in Part 8 Floodproofing of this By-law.
7. *Building* permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".
8. Development permits may be required in accordance with the *Official Community Plan*.
9. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75 and the Regulations pursuant thereto including B.C. Reg 319/89/213.