

PROPOSAL:

- **Rezoning** from RA to IB-3
- **Development Permit**
- **Development Variance Permit**

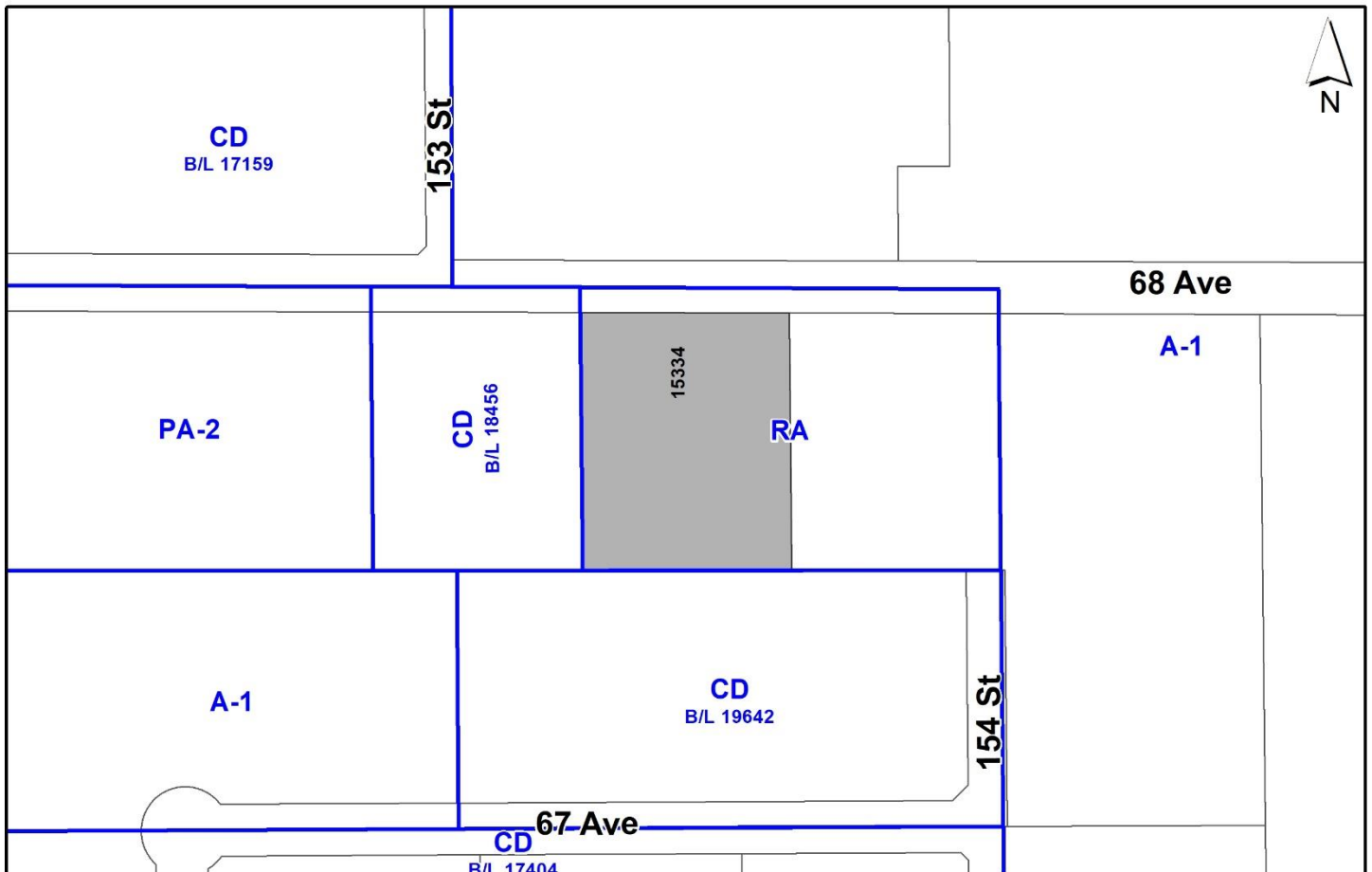
to permit the development of 4,843.8 square metre multi-tenant business park building

LOCATION: 15334 - 68 Avenue

ZONING: RA

OCP DESIGNATION: Mixed Employment

NCP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the rear yard setback requirements of the IB-3 Zone.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Mixed Employment designation in the Official Community Plan (OCP).
- The proposal complies with the Business Park designation in the East Newton Business Park Plan
- The proposal complies with the Mixed Employment designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of the East Newton Business Park.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines.
- The proposed setback variance enables a more efficient use of the property, is common for industrial development and is appropriate given the adjacent land uses.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Business Park 3 Zone (IB-3)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7921-0225-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7921-0225-00 (Appendix IV) to reduce the minimum south (rear yard) setback of the IB-3 Zone from 7.5 metres to 0 metres to the principal building face, to proceed to Public Notification.
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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (f) 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.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant	Business Park	RA
North (Across 68 Ave):	Multi-Tenant Industrial Building (under construction – approved under Development Application No. 7919-0322-00)	Business Park	IB-3
East:	Single Family Dwelling and Unpermitted Truck Parking	Business Park	RA
South:	Newton Transfer Station	Business Park	CD (Bylaw No. 19642)
West:	Multi Tenant Industrial Building	Business Park	CD (Bylaw No. 18456)

Context & Background

- The subject site is located at 15334 – 68 Avenue at the north end of the East Newton Business Park Neighbourhood Concept Plan (NCP) area. The site is 0.80 hectares in area.
- The site is designated Mixed Employment in the Regional Growth Strategy, Mixed Employment in the Official Community Plan, Business Park in the East Newton Business Park NCP and is currently zoned “One-Acre Residential (RA) Zone”.
- There is an off-site Class B ditch located within the 68 Avenue road allowance to the north that runs parallel to the property’s frontage.
- A 10 metre wide statutory right of way is located on the west side of the property, running parallel to the western property line. Temporary drainage and sanitary infrastructure is located within the right of way. This infrastructure will be abandoned and replaced with permanent infrastructure in the 154 Street road allowance once 15372 – 68 Avenue (the adjacent site to the east) is redeveloped.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the subject site from “One-Acre Residential Zone (RA)” to “Business Park 3 Zone (IB-3)”, a Development Variance Permit to reduce the rear yard setback of the IB-3 Zone from 7.5 metres to 0 metres and a Development Permit to permit a 4,843.8 square metre multi-tenant business park building.

	Proposed
Lot Area	
Gross Site Area:	8,045.6 square metre
Road Dedication:	0 metres
Net Site Area:	8,045.6 square metre
Number of Lots:	1
Building Height:	10.4 metres
Floor Area Ratio (FAR):	0.6
Floor Area	
Industrial:	3,268.6 square metres
Office:	1,575.2 square metres
Total:	4,843.8 square metres

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
Parks, Recreation & Culture:	The closest active park to the development site is Sullivan Park located approximately 1.5 kilometres to the south. Amenities at Sullivan Park include softball diamonds, tennis courts, a playground and walking paths. The closest natural area to the site is a wooded area with walking paths (63E – Greenbelt) which is located approximately 600 metres to the northwest.
Surrey Fire Department:	Surrey Fire Department has no concerns with the proposal.
Advisory Design Panel:	The application was not subject to review by the ADP but was reviewed by staff and found satisfactory.

Transportation Considerations

- 68 Avenue has already achieved the ultimate 20 metre road right-of-way width. No additional dedication is required under the subject application. Access is proposed from 68 Avenue via two driveways; one located along the west lot line and the other along the east lot line.
- The applicant is required to construct the south side of 68 Avenue to the local road standard.
- A multi-use pathway (MUP) connecting 152 and 153 Street, north of 68 Avenue, was previously dedicated under Application No, 7919-0322-00. This MUP has not yet been constructed. 152 Street is the planned route for the Johnston Greenway, which, once complete, will run along 152 Street between 81 Avenue and 64 Avenue and provide connections to other greenways.
- Bus stops for routes 345 and 375 are located at the intersection of 68 Avenue and 152 Street (approximately 250 metres from the site). Route 375 provides daily service between Guildford and the Highway 99 interchange with 8 Avenue. Route 345 provides weekday service between King George Skytrain Station and White Rock Town Centre.

Parkland and/or Natural Area Considerations

- A road side ditch is located to the north of the property within the 68 Avenue road allowance. The ditch was assessed by a Qualified Environmental Professional (QEP). The QEP determined that the feature is considered a Class B ditch under Part 7A of the Zoning Bylaw and is not considered a protected feature under the Water Sustainability Act. This finding was confirmed and supported by the Provincial Government.
- The ditch is proposed to be infilled along the property's frontage to facilitate the construction of 68 Avenue to the local road standard.

Sustainability Considerations

- The applicant has met the majority of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist. However, the applicant does not propose to meet the Climate Adaption Strategy policy for a green roof or a high-albedo roof, which is typically considered to have a Solar Radiance Index (SRI) value of 75.
- The purpose of a high-albedo roof is to reduce the internal building temperatures by reflecting the sun and also to contribute to a lower overall heat island effect, which is an increase in the overall temperature of a developed area.
- Instead, the applicant proposes an EPDM roof system with light coloured stone ballast material. The Solar Radiance Index value will be approximately 35.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

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

Themes/Policies

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

(The proposed development is compatible with the Mixed Employment land use designation and adds a significant employment opportunity in the East Newton Business Park. The subject site is located in proximity to 152 Street (approx. 250m), which is a major arterial road and trucking route that provides connections to Highway No. 1 and No. 10).

Secondary Plans

Land Use Designation

- The proposal complies with the "Mixed Employment" land use designation in the East Newton Business Park Neighbourhood Concept Plan (NCP).

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" 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)" and parking requirements.

IB-3 Zone (Part 47C)	Permitted and/or Required	Proposed
Floor Area Ratio:	1.00	0.60
Lot Coverage:	60%	48.5%
Yards and Setbacks		
North (front):	7.5 m	23.5 m
East (side):	7.5 m	14.6 m
South (rear):	7.5 m	0 m
West (side):	7.5 m	14.6 m
Height of Buildings		
Principal buildings:	14 m	10.4 m
Parking (Part 5)		
Number of Stalls		
Office:	37	37
Industrial:	32	32
Total:	69	69
Small Car (%):	24 (35% max)	9 (13%)

Setback Variances

- The applicant is requesting the following variance:
 - To reduce the minimum south (rear) yard setback of the Business Park 3 Zone from 7.5 metres to 0 metres to the building face.

- The proposed variance for the rear yard building setback is consistent with the adjacent development pattern to the west. The variance will site the proposed building immediately adjacent to the principal driveway of the Surrey Transfer Station. The siting of the proposed building should not negatively impact the operations of the Newton Transfer Station.
- A zero metre building setback is common in industrial areas.
- Staff support the requested variances to proceed for consideration.

Public Art Policy

- The applicant will be required to provide public art or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on March 16, 2023, and the Development Proposal Signs were installed on August 24, 2022. Staff have not received any responses to the pre-notification to-date.
- The Sullivan Amateur Athletic and Community Association were included in the mail-out of the pre-notification letter and did not provide comment on the application.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the East Newton Business Park Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the East Newton Business Park Plan.
- The proposed multi-tenant industrial development is primarily constructed with tilt-up concrete construction.
- The north street-facing elevation features a simple, yet attractive design that includes a mix of opaque spandrel and clear glazing at the building corners to provide as visual anchors. The same combination of spandrel and glazing is recessed at the centre of the building elevation to demarcate the principal entrance of the second storey office.
- A 1.4 m deep canopy runs the length of the building along the street facing elevation above the first storey, creating a human scale element to the massing. At the principal second storey entrance, the canopy extends an additional 0.5 metres from the building, mirroring and emphasizing the recessed building feature.

- A yellow accent colour is proposed on the north, east and west building elevations as part of the building articulation, which will be seen when looking at the building at various angles.
- The proposed ground level industrial units are side accessed and pairs individual unit entrances with their loading bays. The loading areas will be screened from 68 Ave. with modest landscaping to ensure adequate wayfinding to the individual unit entrances.
- A free-standing sign is proposed along 68 Avenue. The sign is 2.44 metres high and has a coordinated design with the principal building. The free standing sign is compliant with the Sign Bylaw and East Newton Business Park Design Guidelines.
- Surface mounted channel letter, or similar, fascia signs are proposed above unit entrances for tenants.
- All signs shall comply with the Sign Bylaw and will require separate permits.

Landscaping

- A 3 metre landscaping strip that features a modest outdoor seating area is proposed along 68 Avenue for the use of business park staff and passerby's.
- The proposed landscaping for the site consists of three species that include Red Flowering Dogwood, Red Shine Maple and Serbian Spruce. The tree plantings are complemented by a variety of shrubs and groundcover.

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. Minor drafting revisions in the architectural and landscaping drawings are required prior to final approval of the Development Permit.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- Max Rathburn and Morgan Sullivan, ISA Certified Arborist of Diamond Head Consulting prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder (<i>Alnus rubra</i>)	9	9	0
Cottonwood (<i>Trichocarpa</i>)	8	8	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Horse Chestnut (<i>Aesculus hippocastanum</i>)	1	1	0
Bigleaf Maple (<i>Acer macrophyllum</i>)	8	8	0
Birch (<i>Betula</i>)	1	1	0
Cherry (<i>Prunus</i>)	1	1	0
Red Maple (<i>Acer rubrum</i>)	1	1	0
Unknown Deciduous Tree	2	2	0
Coniferous Trees			
Douglas Fir (<i>Pseudotsuga menziesii</i>)	5	5	0
Western Red Cedar (<i>Thuja plicata</i>)	16	16	0
Total (excluding Alder and Cottonwood Trees)	35	35	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		16	
Total Retained and Replacement Trees		16	
Contribution to the Green City Program		\$39,050	

- The Arborist Assessment states that there are a total of 35 mature trees on the site, excluding Alder and Cottonwood trees. 17 existing trees, approximately one-third of the total trees on the site, are Alder and Cottonwood.
- Given the nature of the proposed development and the location of the on-site trees, it was determined that none of the existing trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building and parking footprint and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 87 replacement trees on the site. Since only 16 replacement trees can be accommodated on the site, the deficit of 71 replacement trees will require a cash-in-lieu payment of \$39,050, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 16 trees are proposed to be retained or replaced on the site with a contribution of \$39,050 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. Summary of Tree Survey and Tree Preservation
- Appendix IV. Development Variance Permit No. 7921-0225-00

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

BD/ar



ABBOTSFORD • EDMONTON • VANCOUVER

ABBOTSFORD OFFICE
1100 205TH ST W. UNIT 100
ABBOTSFORD, BC V3S 2B9

ZONING BYLAW ANALYSIS

PROJECT DATA

CIVIC ADDRESS: 15334 68 AVENUE, SURREY BC
LEGAL ADDRESS: LOT 18 SECTION 14 TOWNSHIP 2 PLAN NWP1729 NWD BLOCK N12 A
BUILDING USE: MULTI-TENANT LIGHT INDUSTRIAL

ZONING BYLAW ANALYSIS (CITY OF SURREY)
1. ZONING: EXISTING RA - 1 ACRE RESIDENTIAL ZONE
PROPOSED CO (BASED ON R-3 BUSINESS PARK 3 ZONE)

2. SITE AREA: 8,045.57 m² (8,081 hectares) [8,601.03 m² / 1.96 acres]

3. SITE COVERAGE + BUILDING AREAS:

4. BUILDING HEIGHT: MAXIMUM HEIGHT: 14.00 m (45' 11")
PROPOSED HEIGHT: 10.38 m (34' 0")

5. REQUIRED SETBACKS: FRONT YARD: 7.50 m (24' 3 1/4")
SIDE YARD: 7.50 m (24' 3 1/4")
SIDE YARD (WEST): 7.50 m (24' 3 1/4")
REAR YARD (SOUTH): 7.50 m (24' 3 1/4")

6. LANDSCAPING REQUIREMENTS: LANDSCAPING AREA, LANDSCAPING SCENES, AND FENCINGS SHALL COMPLY WITH BYLAW REQUIREMENTS

7. VEHICLE PARKING AND LOADING: REFER TO LOCAL ZONING REQUIREMENTS FOR USE CLASSIFICATION AND PARKING REQUIREMENTS. ALL AREAS ARE BASED ON GROSS AREA CALCULATIONS, UNLESS NOTED OTHERWISE.

INDUSTRY - LIGHT IMPACT: 1 SPACE PER 100.00 SQ M (1,016.39 SF) GFA

OCCUPANCY GENERAL INDUSTRIAL
TOTAL STALLS 104,784.92

OFFICE (MEZZ): LEVEL 2
TOTAL STALLS REQUIRED: 89 (89.2)

VEHICLE PARKING PROVIDED: ACCESSIBLE PARKING SMALL CAR
STANDARD PARKING 2.5m (EAST & WEST ELEVATION)
STANDARD PARKING 2.75m (FRONT ELEVATION)

STALL DIMENSIONS: STANDARD STALL DIMENSIONS: 2.90 m (9' 6 1/2") x 5.50 m (18' 0 1/2")
ACCESSIBLE STALL DIMENSIONS: 3.00 m (9' 8 1/2") x 5.50 m (18' 0 1/2")
VAN ACCESSIBLE STALL DIMENSIONS: 3.40 m (11' 1 3/4") x 5.50 m (18' 0 1/2")
PARALLEL STALL DIMENSIONS: 2.90 m (9' 6 1/2") x 6.70 m (21' 11 3/4")
SMALL STALL DIMENSIONS: 2.75 m (9' 0 1/4") x 4.90 m (16' 1 1/4")

DRIVE AISLE WIDTH: 6.70 m (21' 11 3/4") @ 90° TWO WAY (IF STALL WIDTH 2.75m)
6.10 m (20' 0 1/4") @ 90° TWO WAY (IF STALL WIDTH 2.90m)

LOADING CALCULATION: ALL INDUSTRIAL BUILDINGS MUST PROVIDE AN OFF-STREET LOADING/UNLOADING SPACE ADJACENT TO EACH OVERHEAD LOADING DOOR OF THE BUILDING, OR WHERE NO LOADING DOOR IS PROVIDED, ADJACENT TO A DOOR, OUTSIDE THE BUILDING.

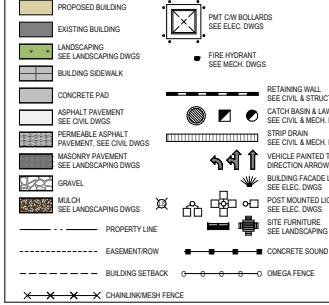
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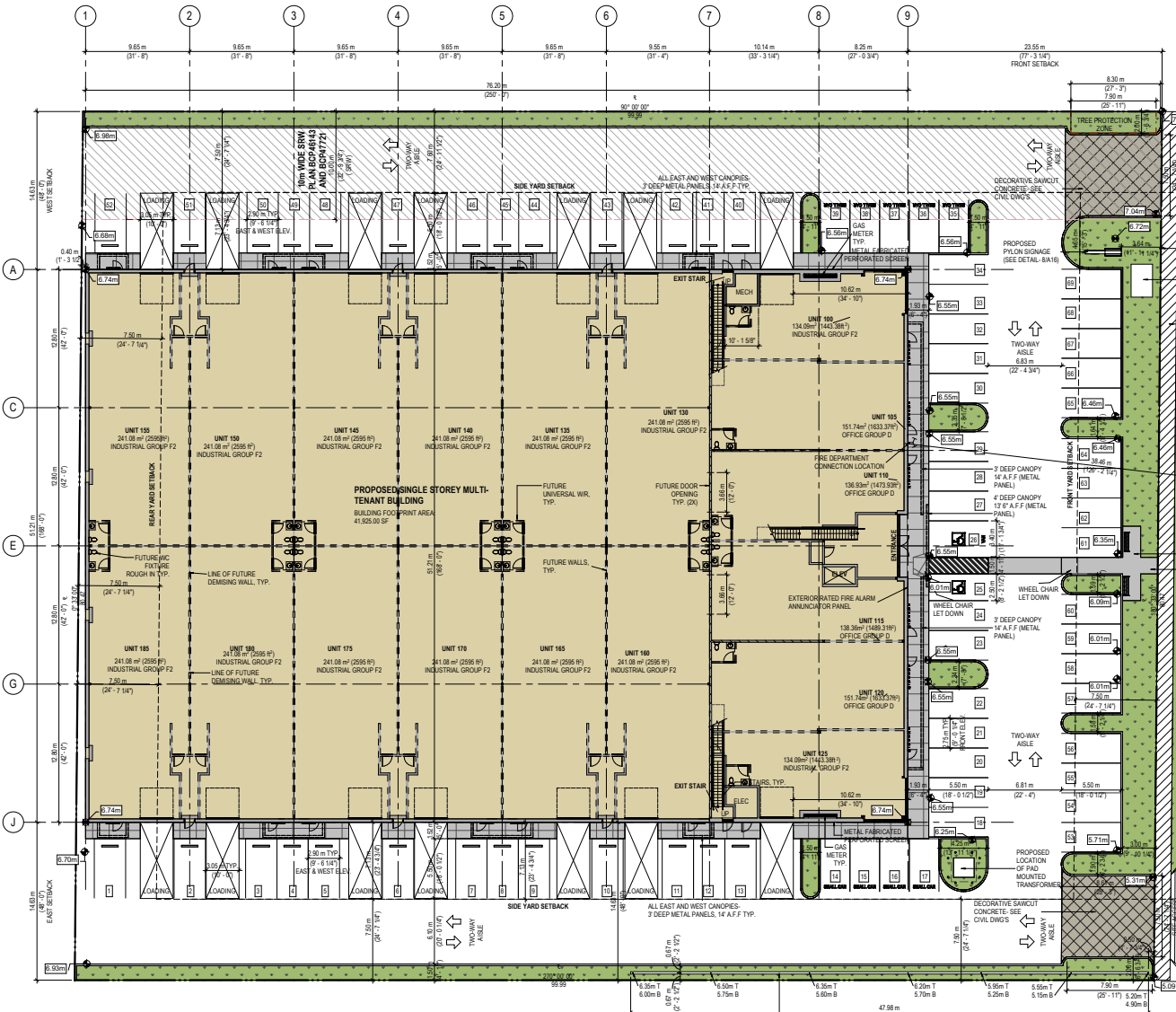
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SITE LEGEND



1 SITE PLAN

SCALE: 1/16" = 1'-0"



68 AVE

PROPERTY LINE, TYP.
WATER CHAMBER
CITY SIDE WALK
EXISTING FIRE HYDRANT
OUTDOOR AMENITY AREA
FINISH CONCRETE
PEDESTRIAN SIDEWALK

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- G 2023-05-16 RE-ISSUED FOR DP
- F 2023-05-04 RE-ISSUED FOR DP
- E 2023-04-29 RE-ISSUED FOR DP
- D 2023-03-30 RE-ISSUED FOR DP
- C 2023-02-15 ISSUED FOR DP
- B 2023-02-01 ISSUED FOR CLIENT REVIEW
- A 2023-01-27 ISSUED FOR CLIENT REVIEW

NO. DATE V.M.D. DESCRIPTION

ISSUES AND REVISIONS

SEAL



larry poohora | architecture inc
1407 HOWARTH ST. NORTH SAANICH, BC, V8L 5K1

PROJECT NAME: POONI BUSINESS PARK - MULTI-TENANT INDUSTRIAL BLDG

PROJECT ADDRESS: 15334 68 AVE, SURREY, BC, V3S 2B9

DRAWING TITLE: SITE PLAN

SCALE: As indicated

REVIEW: SS

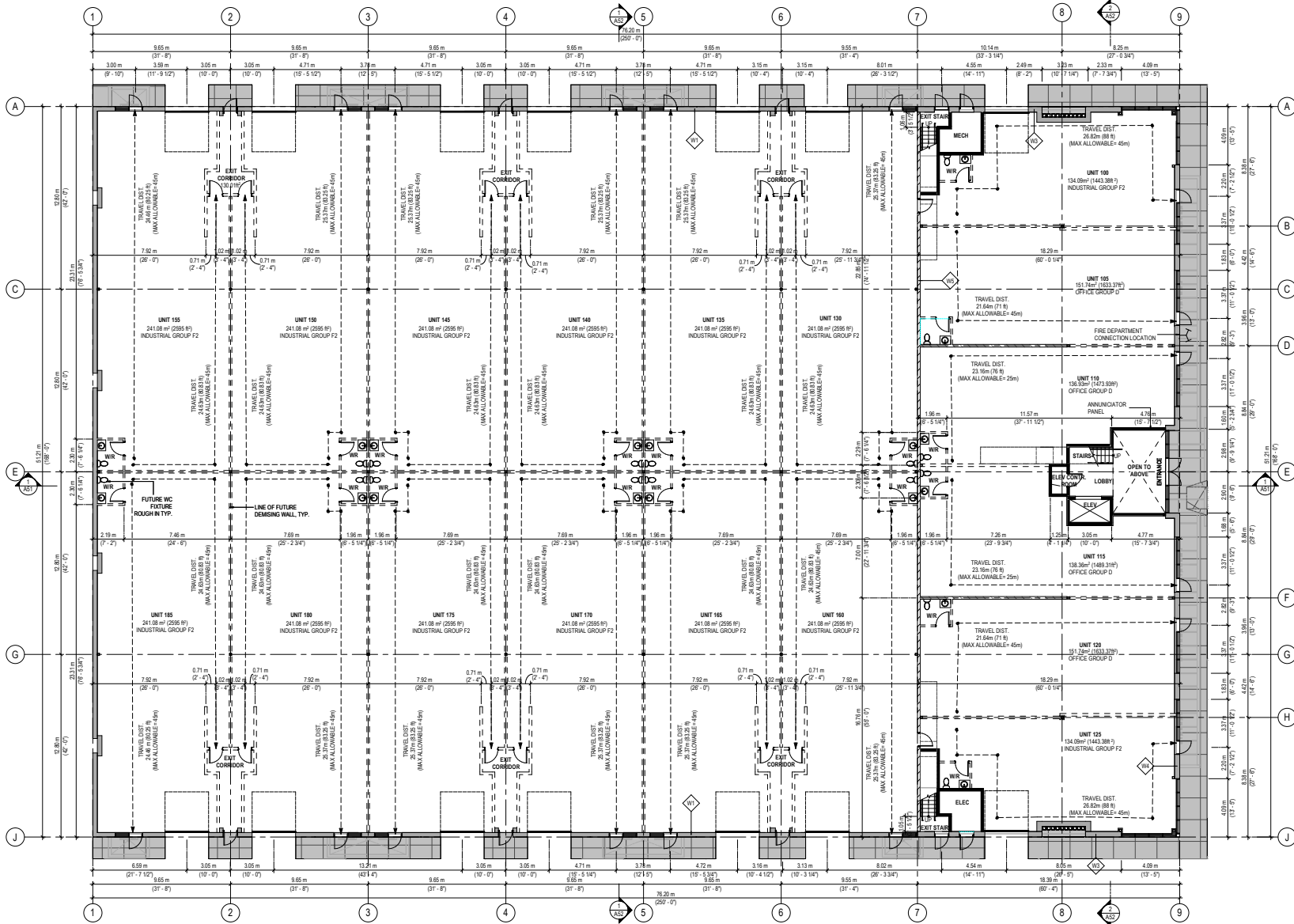
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PROJECT NO: 220053-A

DRAWING NO:



PROJECT NORTH



WALL LEGEND

	FUTURE WALLS AND CEILING
	BASE BUILDING
	BASE BUILDING-TLT

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- E 2023-04-25 RE-ISSUED FOR DP
- D 2023-03-30 RE-ISSUED FOR DP
- C 2023-02-15 ISSUED FOR DP
- B 2023-02-01 ISSUED FOR CLIENT REVIEW
- A 2023-01-27 ISSUED FOR CLIENT REVIEW

NO.	DATE	YMD	DESCRIPTION
ISSUES AND REVISIONS			

SEAL



larry podhora | architecture inc
467 HOWARTH RD. NORTH SAANICH, BC, V8L 5K1

PROJECT NAME
**POONI BUSINESS PARK -
MULTI- TENANT
INDUSTRIAL BLDG**

PROJECT ADDRESS
15334 68 AVE, SURREY, BC, V3S 2B9

DRAWING TITLE
LEVEL 1

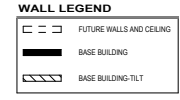
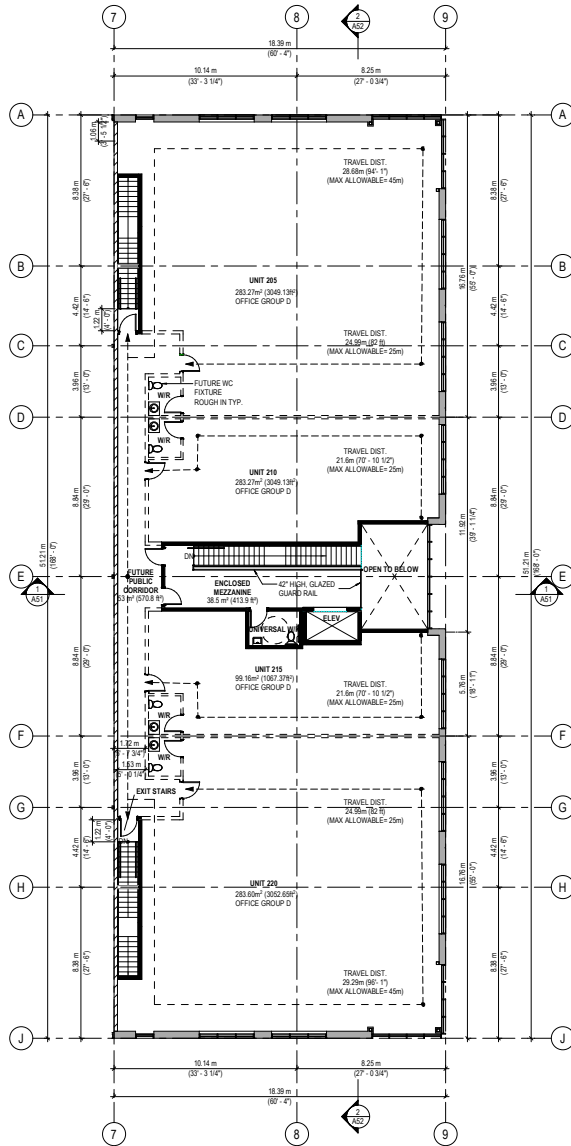
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PROJECT NORTH

A21

1 LEVEL 1
SCALE: 3/32" = 1'-0"



1 LEVEL 2
SCALE: 3/32" = 1'-0"

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NO.	DATE	BY	DESCRIPTION
D	2023-03-30		RE-ISSUED FOR DP
C	2023-02-15		ISSUED FOR GP
B	2023-02-01		ISSUED FOR CLIENT REVIEW
A	2023-01-27		ISSUED FOR CLIENT REVIEW



larry podhora | architecture inc
467 HOWDEN ST. RD. NORTH SAANICH, BC V8L 5K1

PROJECT NAME
POONI BUSINESS PARK - MULTI-TENANT INDUSTRIAL BLDG

PROJECT ADDRESS
15334 68 AVE, SURREY, BC, V3S 2B9

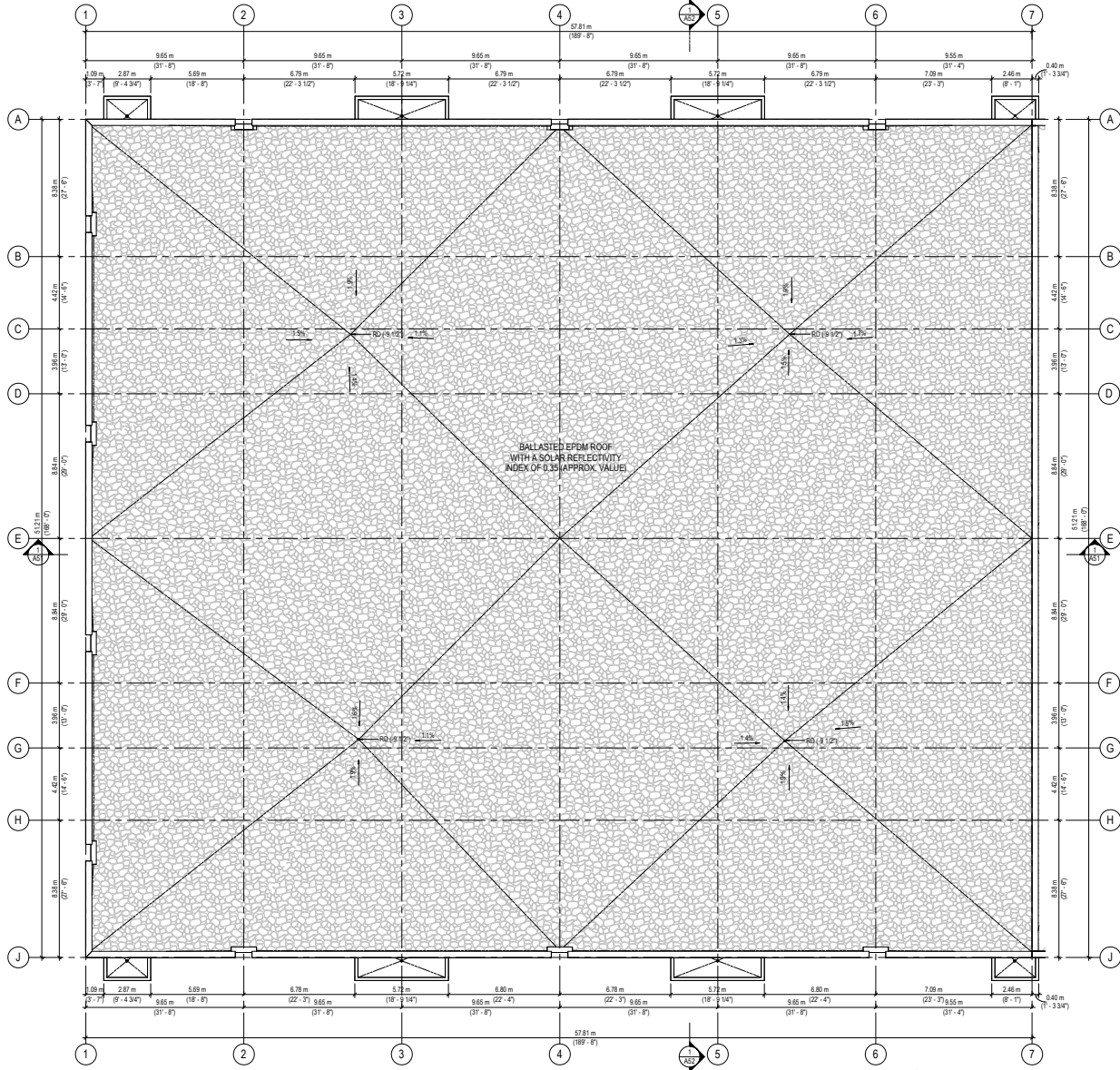
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DRAWING NO.	



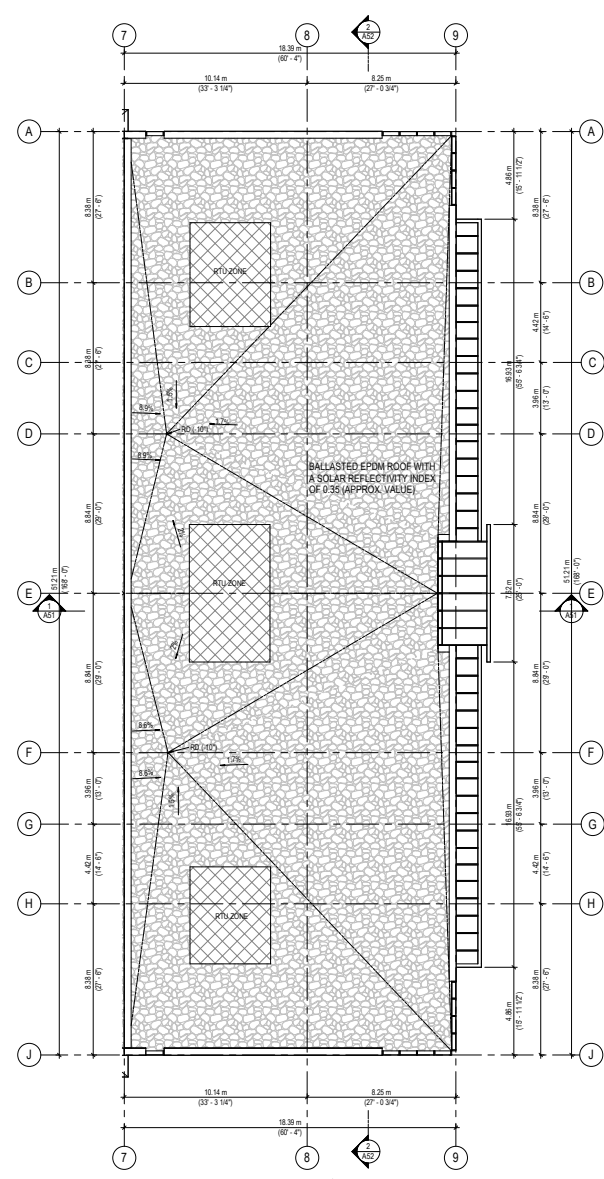
A22

PROJECT: POONI BUSINESS PARK - MULTI-TENANT INDUSTRIAL BLDG
 DRAWING NO.: A22
 DATE: 2023-03-30
 LARRY PODHORA | ARCHITECTURE INC.



2 ROOF PLAN LEVEL 1

SCALE: 3/32" = 1'-0"



1 ROOF PLAN LEVEL 2

SCALE: 3/32" = 1'-0"

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F	2023-05-04	RE-ISSUED FOR DP	
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A	2023-01-27	ISSUED FOR CLIENT REVIEW	
NO.	DATE	SYMBOL	DESCRIPTION
ISSUES AND REVISIONS			

SEAL



larry podhora | architecture inc
467 HOWE STREET, 101 NORTH SAUNDERS, BC, V6C 3K1

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**POONI BUSINESS PARK -
MULTI- TENANT
INDUSTRIAL BLDG**

PROJECT ADDRESS
15334 68 AVENUE, SURREY, BC, V3S 2B9

DRAWING TITLE
ROOF PLAN

SCALE	3/32" = 1'-0"
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REVIEWED	SOJLP
PROJECT NO.	22053-A
DRAWING NO.	



PROJECT NORTH



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

ALL SIGNAGE REQUIRES SEPERATE PERMITS. ALL TENANT SIGNS SHOULD COMPLY WITH SURREY SIGN BYLAW, 1999, AS AMENDED.

GLAZING TYPE

	(S) SPANDREL GLASS (OPAQUE) TINT TO MATCH C2
	(V) VISION GLASS (CLEAR) TINT TO MATCH C2

PROJECT COLOURS

	C1 SHERWIN WILLIAMS WARM GREY 255-C3-SW 7073
	C2 SHERWIN WILLIAMS BLACK 251-C1-SW 6258
	C3 SHERWIN WILLIAMS YELLOW 131-C4-SW 6607

MATERIAL LEGEND

TYPE	DESCRIPTION
A	CONCRETE PAINTED BLACK (C2)
C	METAL DOOR PAINTED WARM GREY (C1)
C1	CONCRETE PAINTED WARM GREY (C1)
F	METAL FABRICATED PERFORATED SCREEN (C2)
H	METAL MANDOOKS PAINTED BLACK (C2)
J1	NATURAL ANODIZED ALUMINUM MULLION
K1	SILICONE JOINTS (BLACK)
M2	METAL PANELS, NATURAL ANODIZED (SMOOTH FINISH (REFLECTIVE))
F1	FLASHING PAINTED BLACK (C2)
P2	FLASHING PAINTED WARM GREY (C1)
S	SPANDREL GLASS (TINT TO MATCH C2)
V	VISION GLASS (TINT TO MATCH C2)

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G 2023-05-16 RE-ISSUED FOR DP
D 2023-03-30 RE-ISSUED FOR DP
C 2023-02-15 ISSUED FOR DP
B 2023-02-01 ISSUED FOR CLIENT REVIEW
A 2023-01-27 ISSUED FOR CLIENT REVIEW
NO. DATE YMD DESCRIPTION
ISSUES AND REVISIONS

SEAL



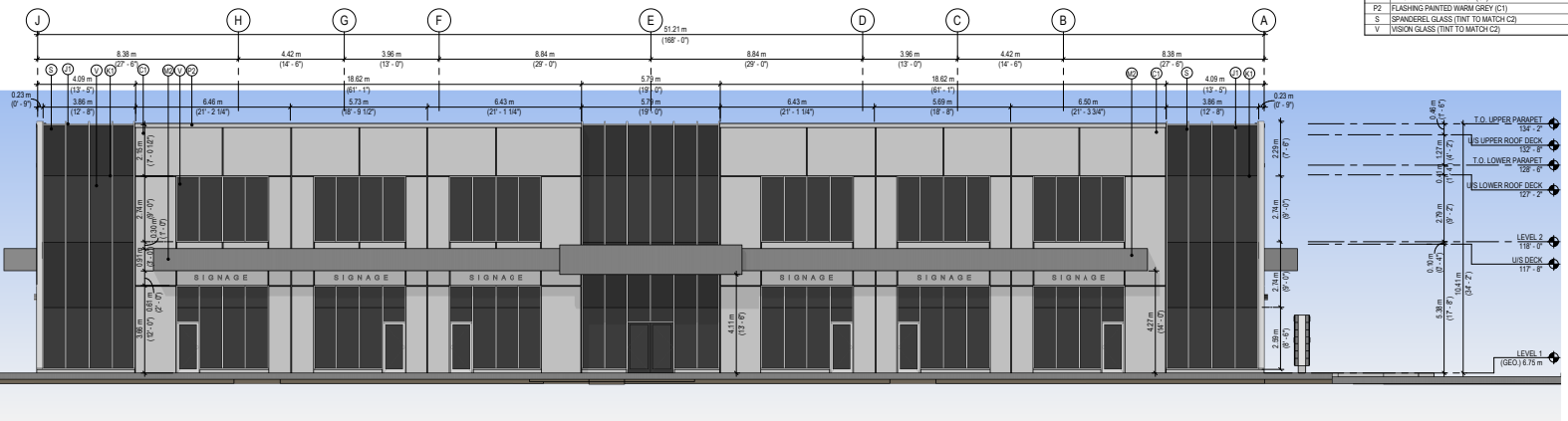
larry podhora | architecture inc
467 HOWICREST RD, NORTH SAANICH, BC, V8L 5K1

PROJECT NAME
POONI BUSINESS PARK - MULTI-TENANT INDUSTRIAL BLDG

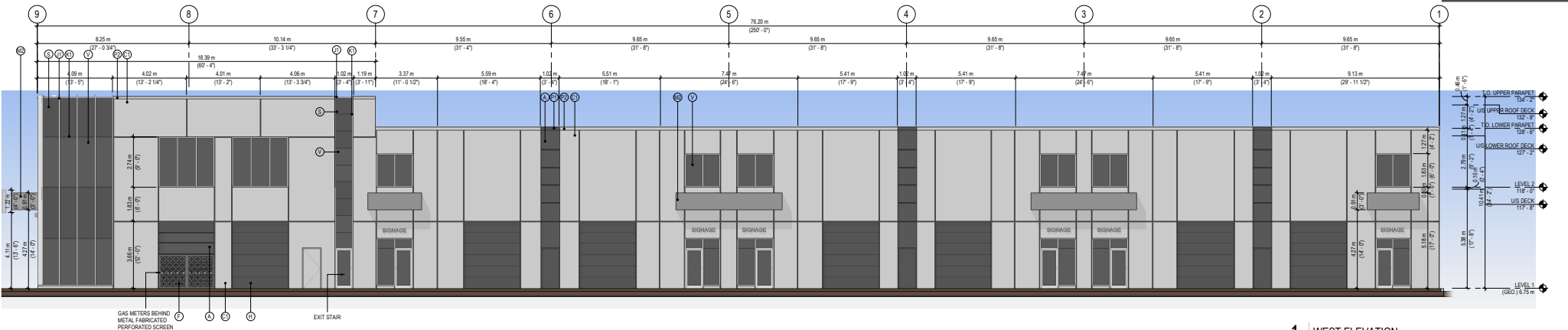
PROJECT ADDRESS
15334 68 AVE, SURREY, BC, V3S 2B9

DRAWING TITLE
BUILDING ELEVATIONS

SCALE As indicated
DRAWN SS
REVIEWED SOLP
PROJECT NO. 22053-A
DRAWING NO.



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



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

ALL SIGNAGE REQUIRES SEPERATE PERMITS. ALL TENANT SIGNS SHOULD COMPLY WITH SURREY SIGN BYLAW, 1999, AS AMENDED.

GLAZING TYPE

(S) SPANDREL GLASS (OPAQUE) TINT TO MATCH C2
(V) VISION GLASS (CLEAR) TINT TO MATCH C2

PROJECT COLOURS

C1 SHERWIN WILLIAMS WARM GREY C24 - SW 7073	(S) CONCRETE PAINTED BLACK (C2)
C2 SHERWIN WILLIAMS BLACK 201 - C1 - SW 6598	(C) CONCRETE PAINTED WARM GREY (C1)
C3 SHERWIN WILLIAMS YELLOW 131 - C4 - SW 6907	(M) METAL FABRICATED PERFORATED SCREEN (C2)

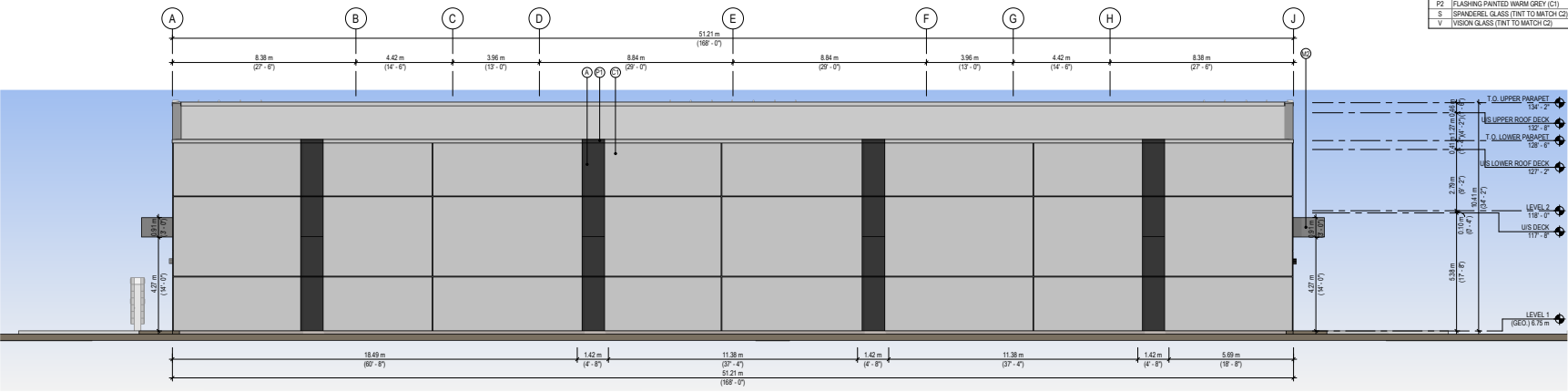
MATERIAL LEGEND

TYPE	DESCRIPTION
A	CONCRETE PAINTED BLACK (C2)
C	METAL DOOR PAINTED WARM GREY (C1)
C1	CONCRETE PAINTED WARM GREY (C1)
F	METAL FABRICATED PERFORATED SCREEN (C2)
H	METAL MANDOORS - PAINTED BLACK (C2)
J1	NATURAL ANODIZED ALUMINUM MULLION
K1	SILICONE JOINTS (BLACK)
M2	METAL PANELS - NATURAL ANODIZED (SMOOTH FINISH) (REFLECTIVE)
P1	FLASHING PAINTED BLACK (C2)
P2	FLASHING PAINTED WARM GREY (C1)
S	SPANDREL GLASS (TINT TO MATCH C2)
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ISSUES AND REVISIONS

NO.	DATE	YMD	DESCRIPTION
G	2023-05-16		RE-ISSUED FOR DP
D	2023-03-30		RE-ISSUED FOR DP
C	2023-03-15		ISSUED FOR DP
B	2023-02-01		ISSUED FOR CLIENT REVIEW
A	2023-01-27		ISSUED FOR CLIENT REVIEW



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



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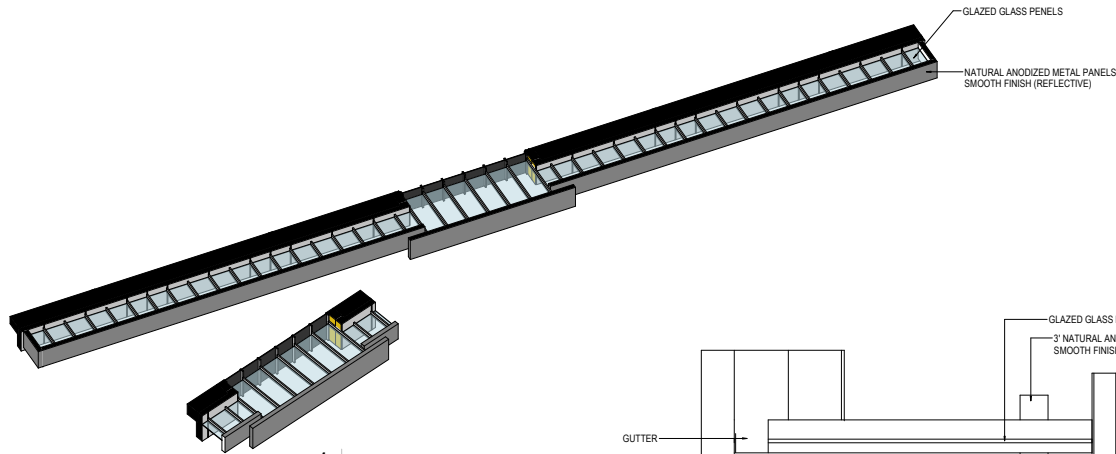
PROJECT NAME
POONI BUSINESS PARK - MULTI- TENANT INDUSTRIAL BLDG

PROJECT ADDRESS
15334 68 AVE, SURREY, BC, V3S 2B9

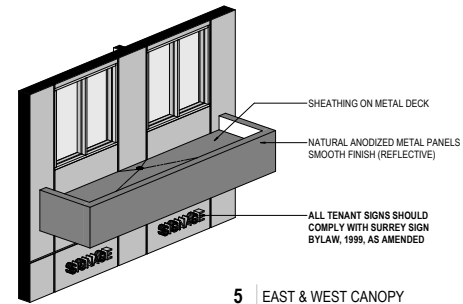
DRAWING TITLE
BUILDING ELEVATIONS

SCALE As Indicated

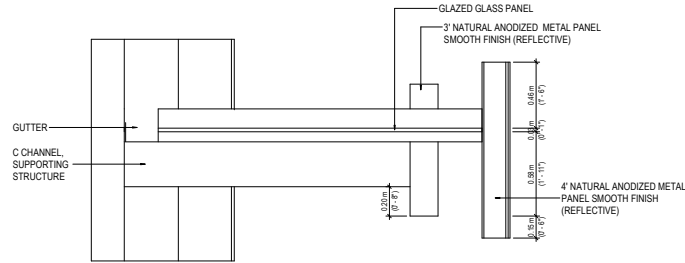
DRAWN	SS
REVIEWED	SDLP
PROJECT NO.	22053-A
DRAWING NO.	



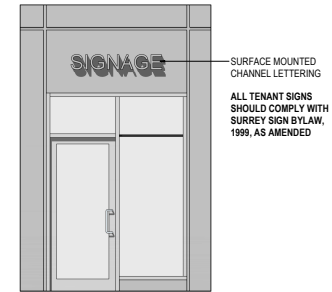
1 FRONT CANOPY BIRDS EYE VIEW
SCALE:



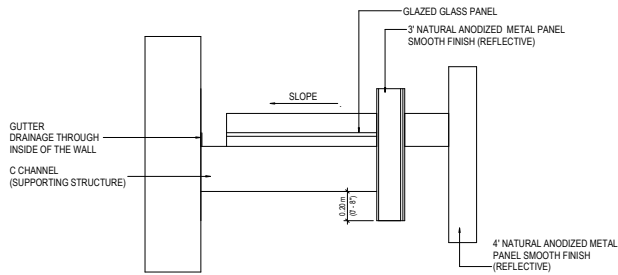
5 EAST & WEST CANOPY
SCALE:



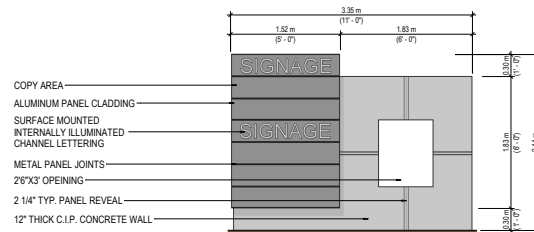
2 FRONT CANOPY SECTIONAL DETAIL
SCALE: 3/4" = 1'-0"



6 SIGNAGE
SCALE:



3 FRONT CANOPY SCHEMATIC SECTIONAL DETAIL
SCALE: 3/4" = 1'-0"



8 FREE STANDING PEDESTAL - EAST AND WEST
SCALE: 3/8" = 1'-0"



4 FRONT CANOPY TOP VIEW
SCALE:

ALL SIGNAGE REQUIRES SEPERATE PERMIT
ALL TENANT SIGNS SHOULD COMPLY WITH
SURREY SIGN BYLAW, 1999, AS AMENDED

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G	2023-05-16	RE-ISSUED FOR DP
F	2023-05-04	RE-ISSUED FOR DP
D	2023-03-30	RE-ISSUED FOR DP
N.O.	DATE	YMD, DESCRIPTION
ISSUES AND REVISIONS		
SEAL		



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PROJECT NAME
**POONI BUSINESS PARK -
MULTI- TENANT
INDUSTRIAL BLDG**

PROJECT ADDRESS
15334 68 AVE, SURREY, BC, V3S 2B9

DRAWING TITLE
**SITE SIGNAGE AND
CANOPY SCHEMATIC
DETAILS**

SCALE	As Indicated
DRAWN	SS
REVIEWED	SDLP
PROJECT NO.	22053-A
DRAWING NO.	



NORTH WEST PERSPECTIVE



NORTH EAST PERSPECTIVE

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D	2023-03-30		RE-ISSUED FOR DP
C	2023-02-15		ISSUED FOR DP
B	2023-02-01		ISSUED FOR CLIENT REVIEW
A	2023-01-27		ISSUED FOR CLIENT REVIEW

ISSUES AND REVISIONS
SEAL



larry podhora | architecture inc
467 HEDDINGBURY RD, NORTH SAANICH, BC, V8L 5K1

PROJECT NAME
**POONI BUSINESS PARK -
MULTI- TENANT
INDUSTRIAL BLDG**

PROJECT ADDRESS
15334 68 AVE, SURREY, BC, V3S 2B9

DRAWING TITLE
PERSPECTIVE VIEWS

SCALE	
DRAWN	SS
REVIEWED	SOJP
PROJECT NO.	22053-A
DRAWING NO.	

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

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

DATE: **May 26, 2023** PROJECT FILE: **7821-0225-00**

RE: **Engineering Requirements (Industrial)
Location: 15334 68 Avenue**

REZONE

Property and Right-of-Way Requirements

- Register 0.5 metre SRW along property line

Works and Services

- Construct 68 Avenue
- Install water, sanitary, and drainage service connections
- Implement onsite sustainable drainage features

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT VARIANCE PERMIT

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

Jeff Pang, P.Eng.
Development Services Manager

KMH

4.0 Tree Preservation Summary

Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Site Address 15334 68th Ave

Registered Arborist Morgan Sullivan

On-Site Trees	Number of Trees
Protected Trees Identified (On-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	52
Protected Trees to be Removed	52
Protected Trees to be Retained (Excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 17 X one (1) = 17 - All other Trees Requiring 2 to 1 Replacement Ratio 35 X two (2) = 70	87
Replacement Trees Proposed	16
Replacement Trees in Deficit	71
Protected Trees to be Retained in Proposed Open Space / Riparian Areas	0

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio X one (1) = - All other Trees Requiring 2 to 1 Replacement Ratio X two (2) =	
Replacement Trees Proposed	
Replacement Trees in Deficit	

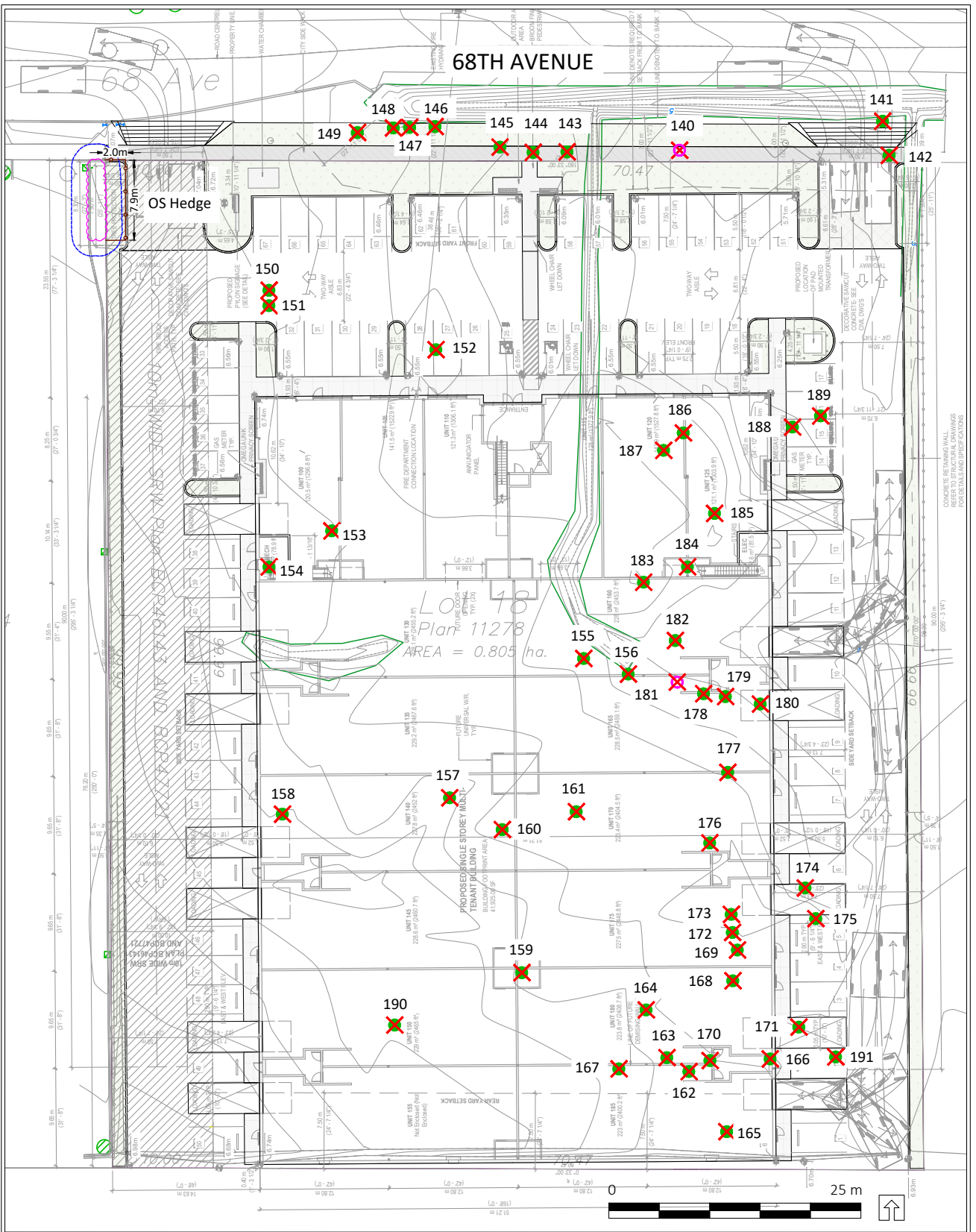
Summary, report, and plan prepared and submitted by



Signature of Arborist

April 4, 2023

Date



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

NOTES	1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.	outer edge of the stem of the tree. (1/3 the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)	6. Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
	2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.	4. No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.	5. The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
	3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the		8. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0225-00

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: 009-492-879
Lot 18 Section 14 Township 2 New Westminster District Plan 11278
15334 – 68 Avenue

(the "Land")

3. 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 Section F of Part 47C "Business Park 3 Zone (IB-3)", the minimum south (rear) yard setback is reduced from 7.5 metres to 0 metres to the principal building face.
5. The siting of buildings and structures shall be in accordance with the drawings labelled as Schedule A (the "Drawings") which are attached hereto and form part of this development variance permit.

6. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
8. 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.
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
10. This development variance permit is not a building permit.

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

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

PROJECT DATA

CIVIC ADDRESS: 15334 68 AVENUE, SURREY BC
LEGAL ADDRESS: LOT 18 SECTION 14 TOWNSHIP 2 PLAN NWP11729 NWD BLOCK N12 A
BUILDING USE: MULTI-TENANT LIGHT INDUSTRIAL



1. ZONING: EXISTING RA - 1 A-CSE RESIDENTIAL ZONE
PROPOSED CO (BASED ON I.B.-3 BUSINESS PARK 3 ZONE)

Table with 4 columns: SITE AREA, PROP. SITE COVERAGE, BUILDING AREA, MAXIMUM SITE COVERAGE. Values include 8,045.57 sq m, 43.50%, 42,000.0 sq m, 60.00%.

Table with 3 columns: LEVEL, OCCUPANCY, FLOOR AREA. Rows for MAIN FLOOR (INDUSTRIAL), OFFICE, SECOND FLOOR (OFFICE).

4. BUILDING HEIGHT: MAX. ALLOWED: 1.00; PROPOSED: 0.60
5. REQUIRED SETBACKS: FRONT YARD, SIDE YARD, SIDE YARD (WEST), REAR YARD (SOUTH).

Table with 4 columns: OCCUPANCY, LEVEL, AREA (SF), STALLS. Rows for GENERAL INDUSTRIAL, OFFICE (MEZZ), OFFICE (LEVEL 2).

Table with 2 columns: PARKING TYPE, No. of SPACES. Rows for SMALL CAR, STANDARD PARKING 2.5m, STANDARD PARKING 2.75m.

Table with 2 columns: STANDARD STALL DIMENSIONS, ACCESSIBLE STALL DIMENSIONS, VAN ACCESSIBLE STALL DIMENSIONS.

LOADING CALCULATION: ALL INDUSTRIAL BUILDINGS MUST PROVIDE AN OFF-STREET LOADING/UNLOADING SPACE ADJACENT TO EACH OVERHEAD LOADING DOOR OF THE BUILDING...

SITE LEGEND: Includes symbols for PROPOSED BUILDING, EXISTING BUILDING, LANDSCAPING, BUILDING SETBACK, CONCRETE PAD, ASPHALT PAVEMENT, PERMEABLE ASPHALT PAVEMENT, MASONRY PAVEMENT, GRAVEL, MULCH, PROPERTY LINE, EASEMENT ROW, BUILDING SETBACK, CHAINLINK/MESH FENCE.

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Revision table with columns: No., Date, Description. Includes entries for 2023-05-16, 2023-05-04, 2023-04-29, 2023-03-30, 2023-02-15.



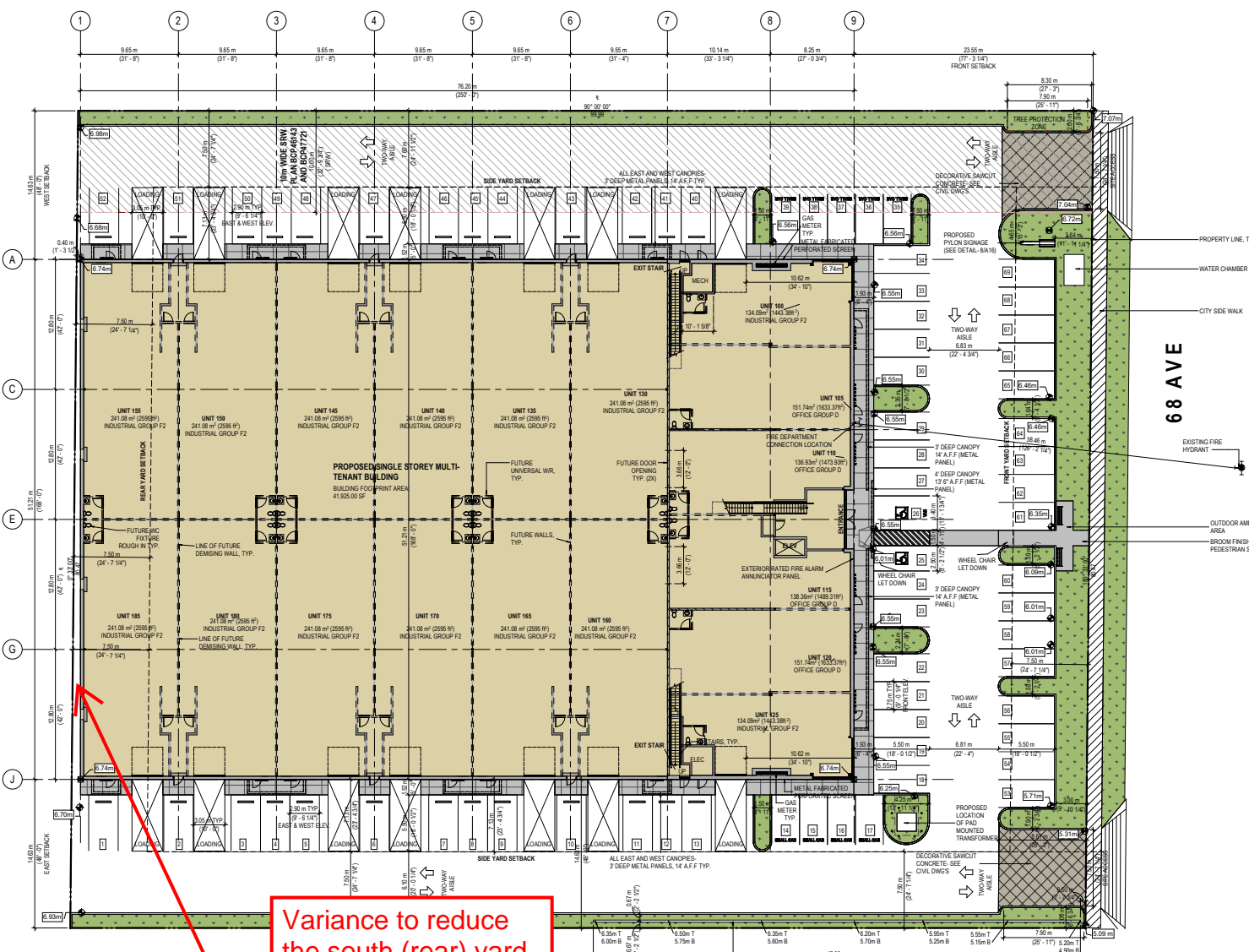
larry poohora | architecture inc
4877 HOWARTH RD. NORTH SAANICH, BC, V8L 5K1

PROJECT NAME: POONI BUSINESS PARK - MULTI-TENANT INDUSTRIAL BLDG

PROJECT ADDRESS: 15334 68 AVE, SURREY, BC, V3S 2B9

DRAWING TITLE: SITE PLAN

Table with 2 columns: SCALE, DRAWN, REVIEWED, PROJECT NO., DRAWING NO. Values include As indicated, SS, SOLP, 220053.A, 00000.



Variance to reduce the south (rear) yard setback of the IB-3 Zone from 7.5 m to 0 m to the principal building face

1 SITE PLAN
SCALE: 1/16" = 1'-0"