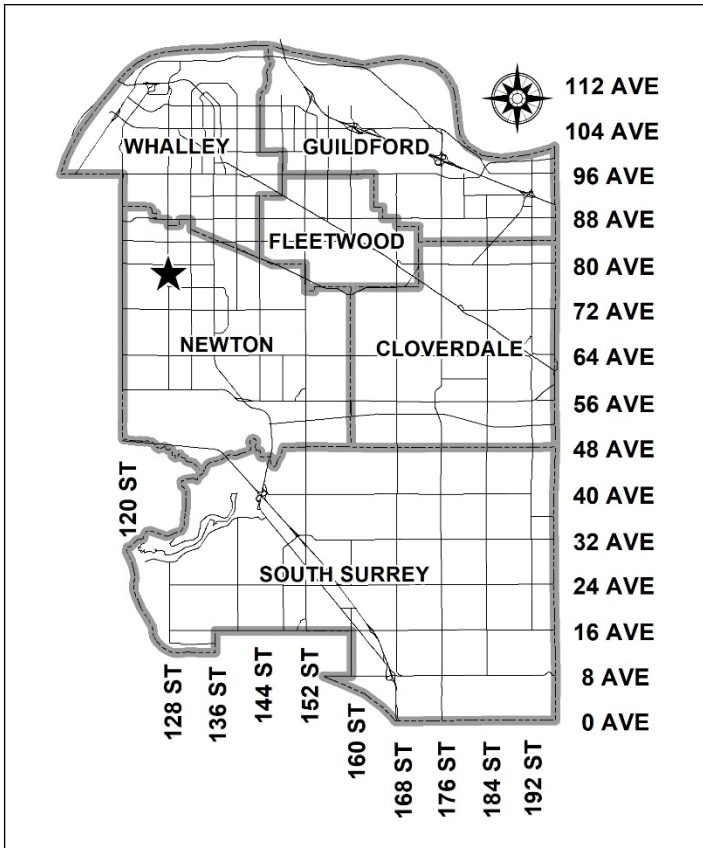


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0314-00

Planning Report Date: March 6, 2023



PROPOSAL:

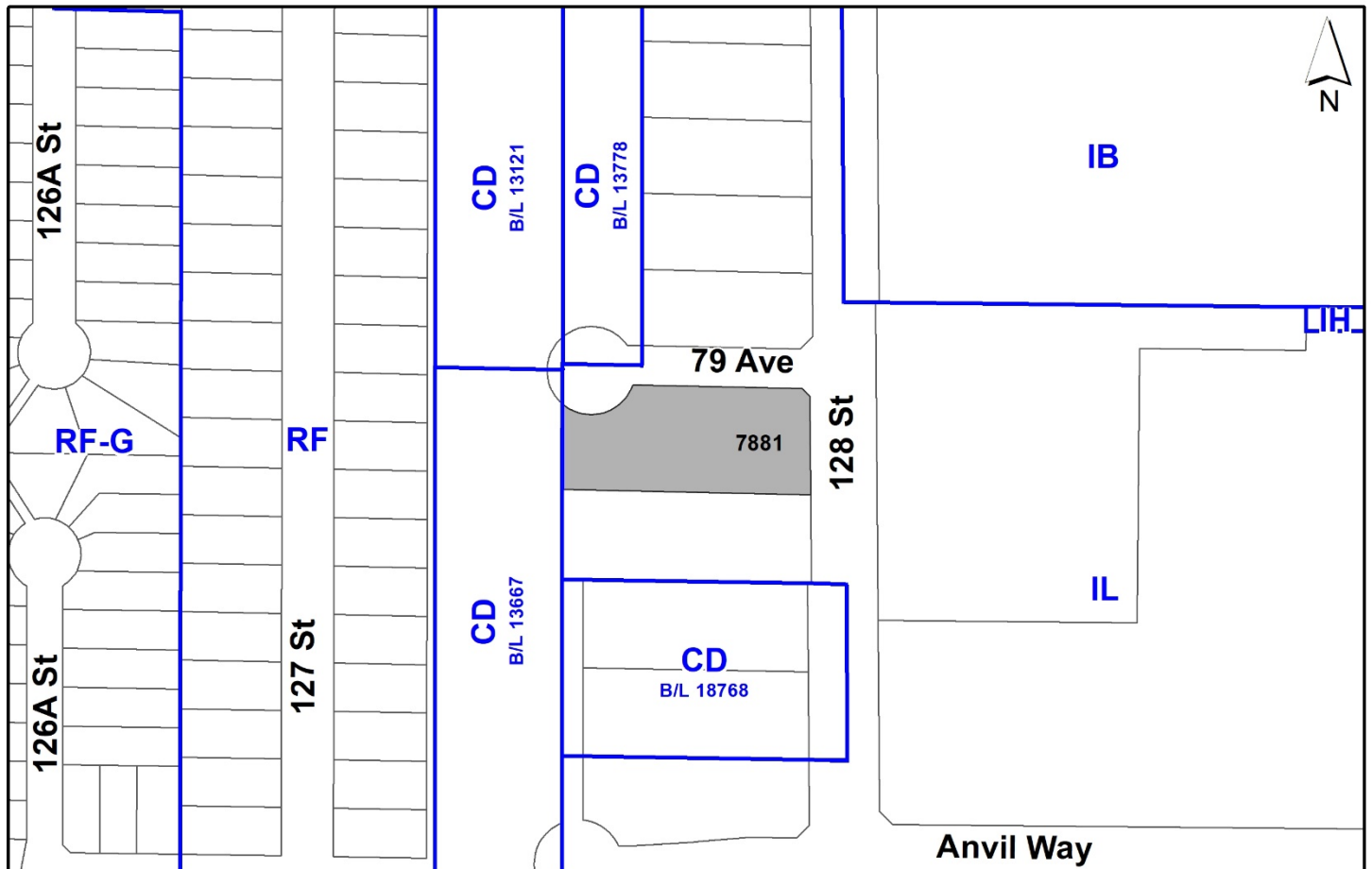
- **Development Permit**

to permit the development of an addition to an existing building.

LOCATION: 7881 - 128 Street

ZONING: IL

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Industrial designation in the Official Community Plan (OCP).
- The proposal complies with the Industrial designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7921-0314-00 generally in accordance with the attached drawings (Appendix I); and
2. 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; and
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Industrial (Tile Depot)	Industrial	IL
North (Across 79 Avenue):	Industrial	Industrial	IL
East (Across 128 Street):	Industrial	Industrial	IL
South:	Industrial	Industrial	IL
West:	Industrial	Industrial	CD Bylaw No. 13667

Context & Background

- The subject property is located at 7881-128 Street and has a property area of 3,647 square metres. It is designated “Industrial” in the Official Community Plan (OCP) and is currently zoned Light Impact Industrial Zone (IL).
- Development Permit No. 7902-0394-00 was issued on May 27, 2003 to permit the development of a 1,115 square metre industrial building, which is currently occupied by Tile Depot. The subject application is for an addition to the existing building along the west portion of the site, which is approximately 378 square metres. The new space will contain additional warehouse space, while the existing building contains a warehouse, showroom and office space.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Development Permit for an addition to the existing building.

	Proposed (unless noted)
Lot Area	
Total Site Area:	3,647 square metres
Number of Lots:	1
Building Height:	9.75 metres
Floor Area Ratio (FAR):	0.41 total
Floor Area:	
Existing Floor Area:	1,115 square metres
Proposed Floor Area:	1,493 square metres
Total Office:	37.8 square metres
Total Showroom:	483.1 square metres
Total Warehouse:	972.1 square metres

Referrals

Engineering: The Engineering Department has no objection to the project, subject to the completion of Engineering servicing requirements, which includes a 7 metre Statutory Right of Way (SROW) along the west property line for access, as outlined in Appendix II. The SROW must be clear of any structures and storage.

Surrey Fire Department: Fire Department has no concerns with the proposed development.

PUBLIC ENGAGEMENT

- The Development Proposal Signs were installed on January 13, 2022. Staff received no responses from neighbouring owners.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.

- The proposed addition to the building will match the existing building's cladding, colour and design.
- A small outdoor 18 square metre employee amenity area with bike storage is proposed near the north side of the proposed building. The amenity area will include pavers, tables and chairs and landscaping.
- The total number of parking spaces required on the site for the existing and new building combined are 25 spaces. There are 34 parking spaces being provided on the site.

TREES

- Peter Mennel, ISA Certified Arborist of Mike Fadum & Associates 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Maple, Red	4	1	3
Total (excluding Alder and Cottonwood Trees)	4	1	3
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		0	
Total Retained and Replacement Trees		3	
Contribution to the Green City Program		\$1,100	

- The Arborist Assessment states that there are a total of 4 mature trees on the site. There are no Alder or Cottonwood trees on the site. It was determined that 3 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.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 2 replacement trees on the site. Since the applicants are not proposing any replacement trees, this will require a cash-in-lieu payment of \$1,100, representing \$550 per tree to the Green City Program, in accordance with the post 2021 City's Tree Protection By-law fee.
- In summary, a total of 3 trees are proposed to be retained or replaced on the site with a contribution of \$1,100 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

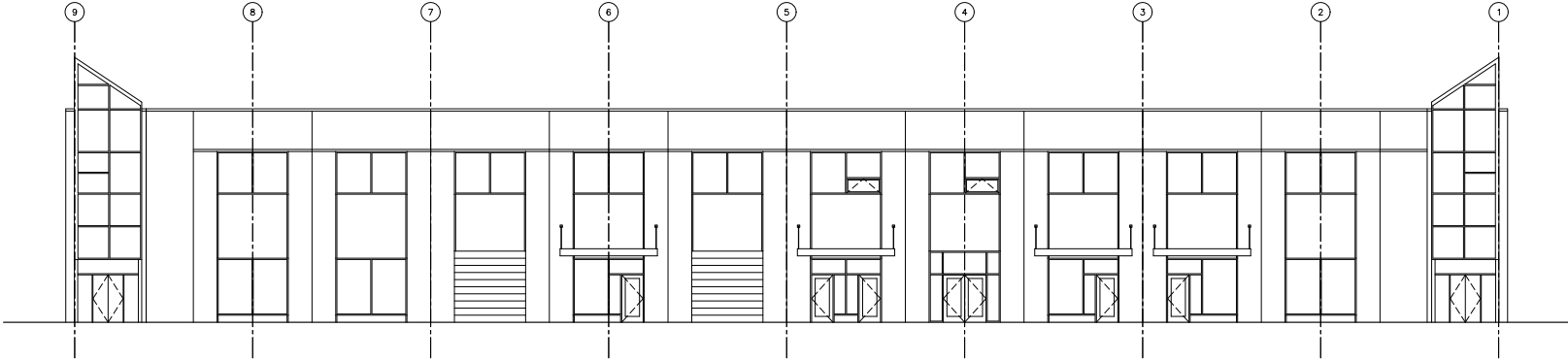
The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevations, and Landscape Plans
- Appendix II. Engineering Summary
- Appendix III. Summary of Tree Survey and Tree Preservation

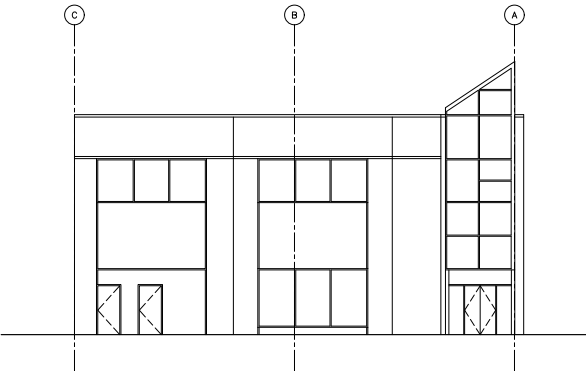
approved by Shawn Low

Don Luymes
General Manager
Planning and Development

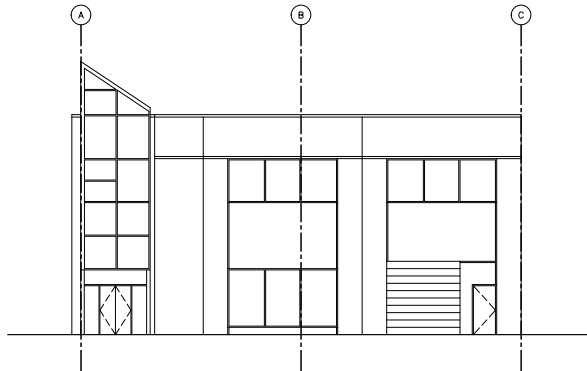
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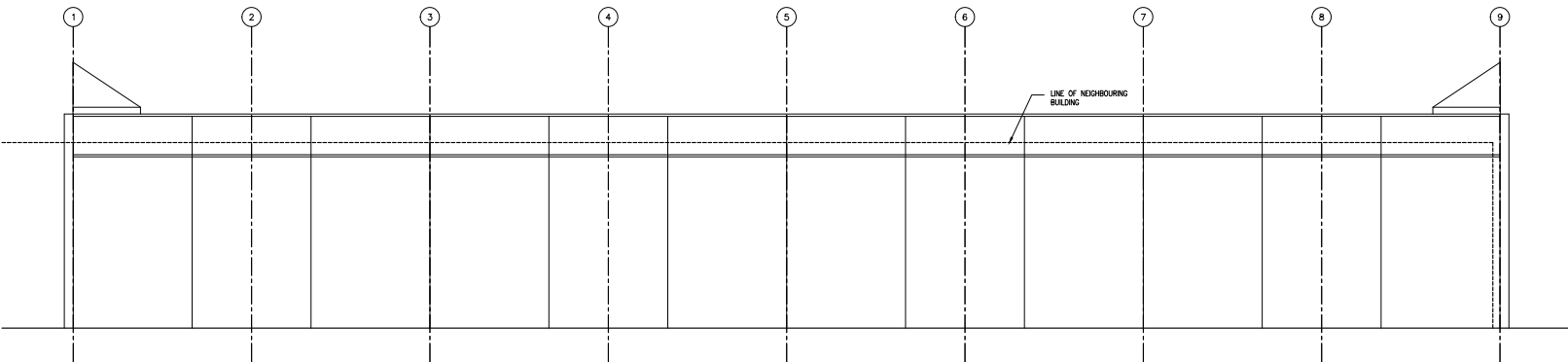
1 NORTH ELEVATION
 1/8" = 1'-0"



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



3 WEST ELEVATION
 1/8" = 1'-0"



1 SOUTH ELEVATION
 1/8" = 1'-0"

REV	DATE	DESCRIPTION	DR	RV

STANDARDS AND SPECIFICATIONS, ALL INSTRUMENTS OF SERVICE, AND THE PROVISIONS OF ALL REGULATIONS, THE CONTRACTOR IS ALLOWED EMPLOY THE SERVICES OF ARCHITECTS, ENGINEERS AND OTHER PROFESSIONALS TO ASSIST IN THE PERFORMANCE OF HIS OBLIGATIONS UNDER THIS AGREEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.

PROJECT: **TILE DEPOT ADDITION**
 7881 128 STREET
 SURREY, BC

SHEET TITLE: **EXISTING ELEVATIONS**

PROJ DATE	PROJECT NO.
10/08/21	21118
SCALE	REVISION
AS SHOWN	
DRAWING NO.	
A2.0	

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

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

DATE: **February 15, 2023** PROJECT FILE: **7821-0314-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 7881 128 St**

DEVELOPMENT PERMIT

The following conditions are associated with the Development Permit but can be addressed through Building Permit Process prior to issuance of the Building Permit.

- Existing 100mm PVC sanitary connection near SE corner of the site to be replaced with a 150mm PVC connection at minimum 2% grade. Abandon existing sanitary connection.
- Confirm existing water infrastructure servicing the site is adequate. Submit meter and service connection sizing calculations with existing and proposed fixtures.
- Confirm that water quality/sediment control facility is installed and associated restrictive covenant registered.
- Subject to video inspection and confirmation by the engineer or record, re-use of the existing storm service connection can be supported.
- Register 7.0m wide SRW along the West property line.

A Servicing Agreement may be required subject to submissions above.



Jeff Pang, P.Eng.
Development Services Manager
BD

Tree Preservation Summary

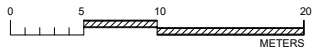
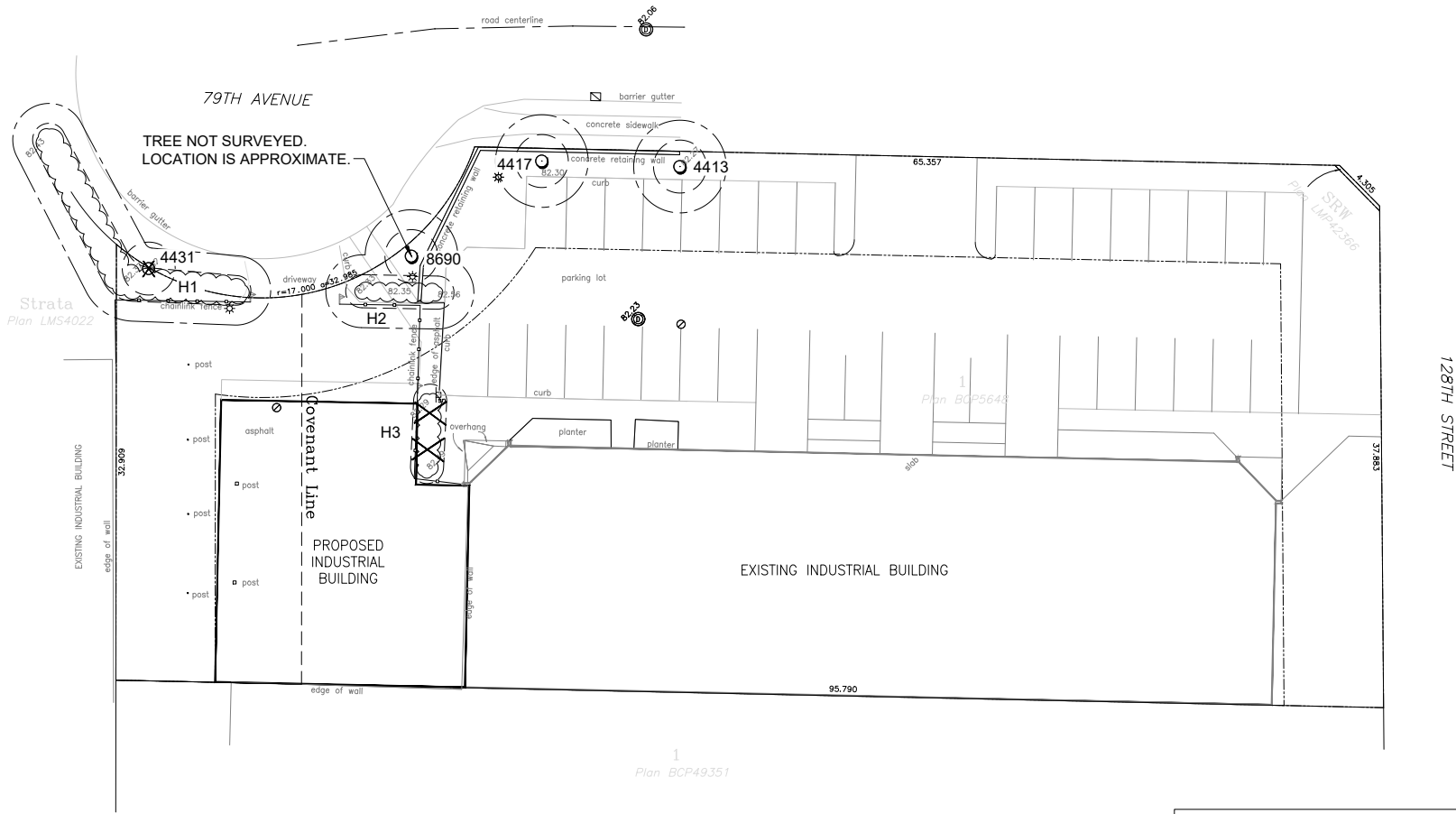
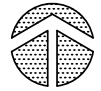
Surrey Project No: 21-0314-00

Address: 7881 - 128 Street

Registered Arborist: Peter Mennel PN-5611A

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)	4
Protected Trees to be Removed	1
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	3
Total Replacement Trees Required: Red Alder/ Black Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2 Dead Trees >30cm DBH Requiring 1 to 1 Replacement Ratio X one (1) =	2
Replacement Trees Proposed	0
Replacement Trees in Deficit	2
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA
Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.	
Signature of Arborist:	Date: April 11, 2022





LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE

STAMP	NO.	DATE	BY	REVISION

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

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PROJECT TITLE
 7881 - 128 STREET
 TILE DEPOT
 SURREY, B.C.

SHEET TITLE
 T1 - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

DRAWN MK

SCALE AS SHOWN

DATE APRIL 22, 2022

T-1

SHEET 1 OF 2