

City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7923-0090-00

Planning Report Date: February 12, 2024

PROPOSAL:

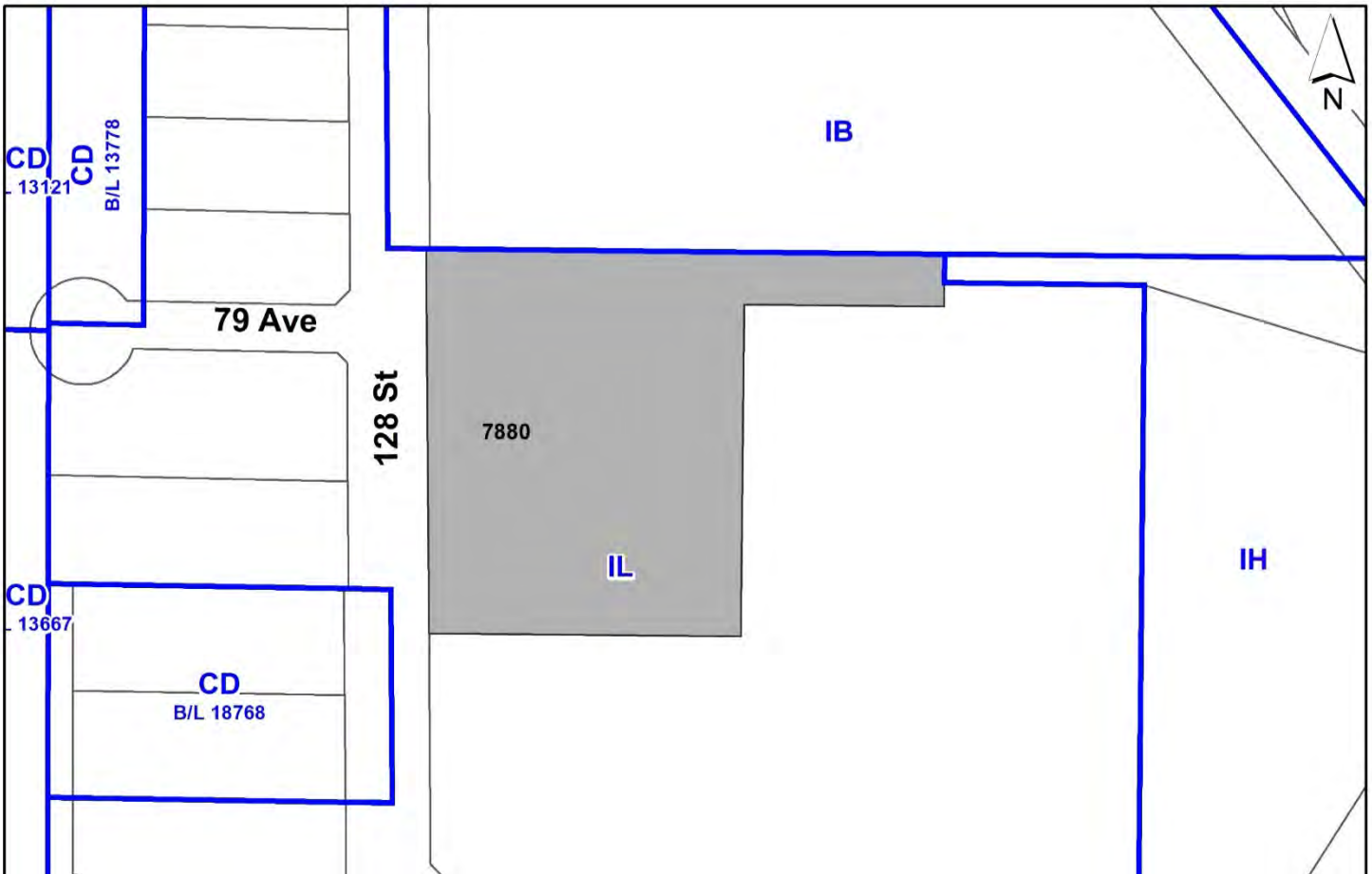
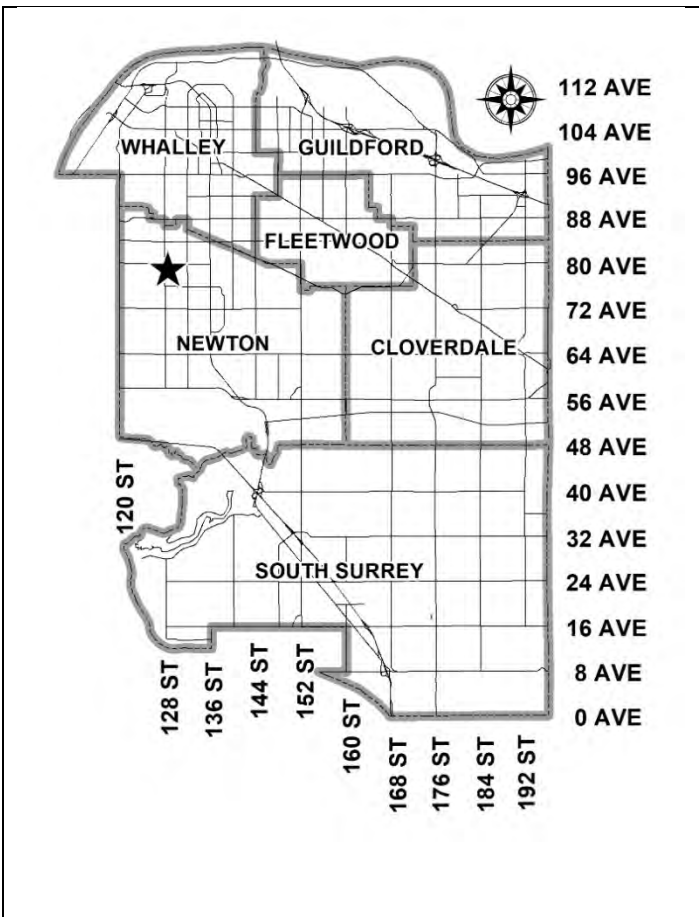
- **Regional Growth Strategy Amendment** from Industrial to Employment
- **OCP Amendment** from Industrial to Mixed Employment
- **OCP Text Amendment** to allow a higher density in the Mixed Employment designation
- **Development Permit**
- **LAP Amendment** to include the subject site in the Central Newton Cultural Commercial District
- **Rezoning** from IL to CD

to permit the development of three commercial buildings and a child care building.

LOCATION: 7880 - 128 Street

ZONING: IL

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Refer the application to Metro Vancouver upon Council granting Third Reading for consideration of an amendment to the Metro Vancouver Regional Growth Strategy (RGS) designation from "Industrial" to "Employment".
- Approval to vary the Sign By-law through a comprehensive sign design package.
- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Industrial to Mixed Employment and an OCP text amendment to allow a density higher than the 1.0 floor area ratio (FAR) permitted in the Mixed Employment OCP designation.
- Proposing an amendment to the Metro Vancouver Regional Growth Strategy (RGS) from Industrial to Employment.
- Proposing to vary regulations in the Sign By-law by allowing fascia signage on the second storey.

RATIONALE OF RECOMMENDATION

- At the May 1, 2023, Regular Council- Land Use meeting, Council considered a Stage 1 Planning Report for a proposal to amend the Official Community Plan (OCP), a Metro Vancouver Regional Growth Strategy (RGS) amendment and to rezone the site to a Comprehensive Development (CD) Zone. Staff recommended that the application be referred back to staff to work with the applicant to develop a proposal that complies with the site's Industrial designation in both the OCP and Metro Vancouver's RGS (Appendix VII).
- At the May 1, 2023, Regular Council- Land Use meeting, staff's motion "*That Application 7923-0090-00 be referred back to staff to work with the applicant to develop a proposal that complies with the site's Industrial designation in both the Official Community Plan (OCP) and Metro Vancouver's Regional Growth Strategy (RGS)*" was defeated (RES.R23-939).
- Since that time staff have worked with the applicant to resolve site planning, access, design and other considerations. The proposal is now being presented for Council's consideration and for by-law introduction.

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- The proposal will trigger the requirement for a Metro Vancouver RGS amendment. An RGS amendment from Industrial to Employment would be considered a Type 3 Minor Amendment. It would require an affirmative 50% + 1 weighted vote of the Metro Vancouver Board.
 - The proposed buildings achieve an attractive architectural built form, which utilizes high quality materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
 - As this project is proposing ground floor and second floor commercial retail units (CRUs), it is reasonable to allow the second floor retail premises to also have fascia signage. The proposed fascia signs are of an appropriate size and scale in relation to the proposed building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Industrial to Mixed Employment and a date for Public Hearing be set.
2. A By-law be introduced to amend the OCP Figure 42: Major Employment Areas for the subject site by changing the designation from Industrial to Mixed Employment and a date for Public Hearing be set.
3. A Bylaw be introduced to amend OCP, Table 7a: Land Use Designation Exceptions within the "Mixed Employment" designation by adding site specific permission for the subject site to permit a density up to 2.00 FAR (net calculation), and a date for Public Hearing be set.
4. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
5. Council authorize staff to refer the application to Metro Vancouver for consideration of the following upon the application receiving Third Reading: to amend the Metro Vancouver Regional Growth Strategy (RGS) designation for the site from Industrial to Employment.
6. A By-law be introduced to rezone the subject site from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
7. Council approve the applicant's request to vary the Sign By-law as described in Appendix I.
8. Council authorize staff to draft Development Permit No. 7923-0090-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix II).
9. 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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) review of the project by the Advisory Design Panel and resolution of design comments to the satisfaction of the General Manager, Planning & Development Services;

- (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) approval from Metro Vancouver for a Regional Growth Strategy site designation amendment from Industrial to Employment;
 - (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, Planning & Development Services; and
 - (j) registration of an access easement on the neighbouring property to the north at 7928 – 128 Street for the purposes of Fire access on the subject site.
10. Council pass a resolution to amend the Central Newton Cultural Commercial District (CNCCD) to include the subject property within the boundary of the CNCCD, when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Industrial	Industrial	IL
North:	Commercial	Mixed Employment	IB
East and South:	Industrial	Industrial	IL
West (Across 128 Street):	Industrial	Industrial	IL and CD (By-law No. 18768)

Context & Background

- The subject property is approximately 1.3 hectares in size and is located on the east side of 128 Street and approximately 150 metres south of 80 Ave. in the Newton Industrial area. It is designated “Industrial” in the Official Community Plan (OCP), and “Industrial” in Metro Vancouver’s Regional Growth Strategy (RGS).

- Given the site's current Industrial designation under the RGS, an amendment to the RGS from Industrial to Employment would be required should the proposal be supported by Council. This would involve an affirmative 50% +1 weighted vote of the Metro Vancouver Regional District Board. Metro Vancouver indicates that public engagement opportunities would also be required as part of their process. Public engagement opportunities may include notification on the Metro Vancouver website, request for written comments on the Metro Vancouver website, opportunities for the public to appear as a delegation to the Regional Planning Committee or the Metro Vancouver Regional District Board, conveyance of comments from the Surrey Public Hearing to the Metro Vancouver Regional District Board and/or hosting a public information meeting.
- The subject property is abutting, but not within, the group of properties that make up the Central Newton Cultural Commercial District (CNCCD). Properties within the CNCCD, to the north of the subject site, are designated "Mixed Employment" in the OCP. The intention of the CNCCD is to encourage commercial uses to locate on the lands designated Mixed Employment around the intersection of 80 Avenue and 120 Street, with the intent that, elsewhere in Newton, these uses would not be permitted on Industrial lands to help retain Industrial uses.
- As the subject site is abutting the CNCCD, it is proposed that should Council and Metro Vancouver approve the proposal, the subject lot would be added to the CNCCD plan area.

DEVELOPMENT PROPOSAL

Planning Considerations

- The subject application includes the following components:
 - A Metro Vancouver Regional Growth Strategy (RGS) amendment from "Industrial" to "Employment";
 - An Official Community Plan amendment from Industrial to Mixed Employment, with a site-specific amendment to allow density beyond the 1.0 FAR limit of the Mixed Employment designation;
 - A Rezoning from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)"; and
 - A Development Permit for Form and Character for commercial buildings.
- The proposal consists of two commercial buildings and one child care building. The commercial building contains commercial retail uses on the ground and second floors and office uses on floors three through five.

	Proposed
Lot Area	
Gross Site Area:	13,453 sq.m.
Road Dedication:	345 sq.m.
Net Site Area:	13,109 sq.m.
Number of Lots:	1
Building Height:	5 storeys (22 metres)
Floor Area Ratio (FAR):	2.0 FAR
Floor Area	
Retail:	10,472 sq.m.
Office:	14,685 sq.m.
Child care:	1,060 sq.m.
Total:	26,218 sq.m.

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: Newton Athletic Park is the closest active park with amenities including, outdoor sport courts, a playground, outdoor sport fields, and is 800 metres walking distance from the development. There is no park within a reasonable walking distance with natural area.

Surrey Fire Department: No concerns. The applicant is required to register an access easement on the property to the north at 7928 – 128 Street for the purposes of Fire protection on the subject site prior to final adoption.

Advisory Design Panel: As part of the updated (December 2023) ADP review process, the application was not subject to review by the ADP prior to Council introduction but will proceed to ADP after Third Reading, should Third Reading be granted. The Panel's recommendations are to be satisfactorily addressed prior to final adoption.

Transportation Considerations

Traffic Impacts

- The applicant was required to submit a transportation impact analysis (“TIA”) to support the subject proposal. Based on the TIA, the site is anticipated to generate approximately fifteen vehicles per minute in the peak hour.
- Based on the results of the TIA, the applicant is required to provide the following improvements in order to mitigate the site-generated traffic impacts to the surrounding road network and intersections:

- Construction of a new traffic signal at the intersection of 79 Avenue and 128 Street;
- Contribution towards improvements along 128 Street to support increased pedestrian and transit activity; and
- Construction of left-turn bay extensions at the intersection of 80 Avenue and 128 Street.

Access, Parking and Transit

- The subject site is proposed to be accessed via two driveways from 128 Street. The northern driveway is the main access to the site, providing access to the surface parking on the site and all buildings. The northern driveway aligns with 79 Avenue and is proposed to be signalized, allowing for full movement access. The southern driveway provides direct access to the underground parkade.
- According to the Zoning Bylaw, a total of 711 parking spaces are required to be provided on site. The applicant is proposing to provide 713 parking spaces on site, meeting the Zoning Bylaw requirements.
- The site is served by a north-bound bus stop approximately 50 metres away on 128 Street, and by a south-bound bus stop approximately 130 metres away on 128 Street. These bus stops are served by Bus Routes 323 and 393.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist. In addition, the applicant is providing a green roof on the centrally located two-storey building.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated Industrial in Metro Vancouver's Regional Growth Strategy (RGS). The applicant is proposing an amendment to the RGS to redesignate the subject site from Industrial to Employment.
- The proposed RGS amendment would require an affirmative majority (50%+1) weighted vote of the Metro Vancouver Board but would not require a regional public hearing. If Council grants Third Reading to this proposal, then a referral will be made to the Metro Vancouver Board for this aspect of the proposal.

Official Community Plan

Land Use Designation

- The subject site is designated Industrial in the Official Community Plan (OCP). The applicant is seeking an OCP designation amendment from Industrial to Mixed Employment and an OCP

text amendment to allow a density higher than the 1.0 floor area ratio (FAR) permitted in the Mixed Employment OCP designation.

Amendment Rationale

- The proposed amendment is being brought forward for Council's consideration as per direction received from Council on May 1, 2023.

Land Use Plan Central Newton Cultural Commercial District (CNCCD)

- The subject property is abutting, but not within, the group of properties that make up the Central Newton Cultural Commercial District (CNCCD). Properties within the CNCCD, to the north of the subject site, are designated "Mixed Employment" in the OCP and are intended to be developed as the only commercial lots in this area (Appendix VI).
- The Central Newton Cultural Commercial District (CNCCD) was developed to provide a legitimate location for a number of existing commercial businesses that had been occupying Industrial land in this area. At the time the area was designated in 2013, there was pressure throughout the Industrial lands in Newton, including in the East Newton Business Park, to introduce banquet halls as well as retail and service uses. A number of these commercial uses had already become established in some areas, in particular at the Payal Centre, which is located on the east side of 128 Street at 82 Avenue. In order to relieve commercial pressure on Industrial lands throughout the community, the Central Newton Cultural Commercial District was established so that cultural and commercial uses could be focused in one area, thus protecting and maintaining the integrity of the remaining industrial lands.
- The intention of the CNCCD is to encourage commercial uses to locate on the lands designated Mixed Employment around the intersection of 80 Avenue and 120 Street, with the intent that, elsewhere in Newton, these uses would not be permitted on Industrial lands.
- As the subject site is abutting the CNCCD, it is proposed that should Council and Metro Vancouver approve the proposal, the subject lot would be added to the CNCCD plan area.

CD By-law

- The applicant proposes to rezone the subject site from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)", based on the "Community Commercial Zone (C-8)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Community Commercial Zone (C-8)", and parking requirements.

C-8 Zone (Part 36)	Permitted and/or Required	Proposed CD Zone
Permitted Uses:	Principal Uses: 1. Retail stores excluding adult entertainment store, secondhand stores and pawnshops. 2. Personal service uses excluding body rub parlours. 3. General service uses excluding funeral parlours and drive-through banks. 4. Beverage container return centres. 5. Eating establishments excluding drive-through restaurants. 6. Neighbourhood pubs. 7. Liquor store. 8. Office uses excluding social escort services and methadone clinics. 9. Parking facilities. 10. Automotive service uses. 11. Indoor recreational facilities. 12. Entertainment uses. 13. Assembly halls. 14. Community services. 15. Child care centres. 16. Cultural uses. Accessory Uses: One caretaker unit per lot.	Principal Uses: 1. Retail stores excluding adult entertainment store, secondhand stores and pawnshops. 2. Personal service uses excluding body rub parlours. 3. General service uses excluding funeral parlours and drive-through banks. 4. Beverage container return centres. 5. Eating establishments excluding drive-through restaurants. 6. Neighbourhood pubs. 7. Liquor store. 8. Office uses excluding social escort services and methadone clinics. 9. Parking facilities. 10. Indoor recreational facilities. 11. Entertainment uses. 12. Assembly halls. 13. Community services. 14. Child care centres. 15. Cultural uses. Accessory Uses: One caretaker unit per lot.
Floor Area Ratio:	0.80	2.00
Lot Coverage:	50%	54%
Yards and Setbacks		
North:	7.5m	3.0m
East:	7.5m	3.0m
South:	7.5m	4.0m (with Building 5 at om)
West:	7.5m	4.0m
Height of Buildings		
Principal buildings:	12m	22m
Accessory buildings:	4.5m	4.5m
Parking (Part 5)	Required	Proposed
Number of Stalls		
Retail:	222	222
Office:	364	364
Eating Establishment:	91	96
Child care:	31	31
Total:	711	713

C-8 Zone (Part 36)	Permitted and/or Required	Proposed CD Zone
Bicycle Spaces		
Visitor Parking:	11	28

- The permitted uses proposed in the CD Zone largely reflect the uses of the C-8 Zone with the main differences being that the parking facility use and automotive use are not proposed in the CD Zone. Retail stores are limited to a maximum size of 370 square metres, with the exception that one store may be up to 466 square metres in area. Eating establishments are limited to 150 square metres, except that 640 square metres of eating establishment(s) above 150 square metres may also be permitted. Limiting the retail store size and eating establishment size allows the applicant to meet the Zoning Bylaw parking requirements.
- The CD Zone proposes a higher floor area ratio (FAR) at 2.00 relative to the 0.80 FAR permitted under the C-8 Zone. The proposed FAR reflects the significant amount of retail space and office space proposed on the site.
- The C-8 Zone has a maximum lot coverage of 50% and the applicant is proposing a lot coverage of 54%.
- The proposed setbacks are lower than the C-8 Zone. The proposed 4.0 metre west setback brings the building closer to 128 Street, creating a more urban pedestrian environment and enhances surveillance of the public realm along the street. The 3.0 metre north yard setback allows for the retention of the trees on the neighbouring lot. The 3.0 metre east yard setback and the 4.0 metre south yard setback provide an appropriate interface with the adjacent parcels.
- The CD Zone proposes a 5-story building height at 22 metres relative to the 12 metre building height permitted by the C-8 Zone. The proposed building height reflects the 5-storey proposal.
- The applicant is required to provide 288 retail parking spaces, 367 office parking spaces and 30 child care parking spaces, and 26 eating establishment parking spaces for a total of 711 required parking spaces. The applicant is providing 713 parking spaces in total, exceeding the parking requirement. Sixty-seven (67) parking spaces are proposed as surface parking, with the remainder provided underground.
- The applicant is also providing 28 bike surface parking spaces for the retail space.

Sign Bylaw

- The applicant is proposing a Comprehensive Sign Design Package to allow for individual unit fascia signs on the second floor.
- The Sign Bylaw does not permit individual businesses on the second floor to each have a fascia sign. As this project is proposing ground floor and second floor commercial retail units (CRUs), it is reasonable to allow the second floor retail premises to also have fascia signage. The proposed fascia signs are of an appropriate size and scale in relation to the proposed building.

- The second floor fascia signage will be placed on the lower portion of the second floor on the 128 Street elevation, where it will complement the ground floor CRU signage and not detract from the two-storey design element. On the interior of the site, the second floor signage will be placed higher up on the second floor due to the exterior second floor skywalk.
- The fascia signage will be illuminated channel letter signage. Retail blade signage is also proposed on the ground floor. No free-standing signs are proposed.

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 April 12, 2023 and again on December 21, 2023 with the updated proposal. The Development Proposal Sign was originally installed on April 13, 2023 and the updated sign was installed on December 22, 2023. Staff received one general inquiry about the proposal – no concerns were identified.

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 Official Community Plan (OCP) and the design guidelines of the Central Newton Cultural Commercial District (CNCCD).
- The applicant has worked with staff to provide an attractive and unique commercial node on 128 Street, located just south of the existing CNCCD. The design includes strong pedestrian focus. The pedestrian experience is enhanced with an ample central outdoor plaza area, and large walkways with commercial “spill out” space. The architectural design has a modern aesthetic with an emphasis on a two-storey expression. The majority of the parking is located underground, and surface parking is minimal with landscaping and safe crossings.
- The site consists of three buildings. There is a northern building along 128 Street, and a larger southern building on 128 Street, which is joined to a central portion of the building via a second floor skywalk to this main building. A separate smaller child care building is located on the eastern portion of the site. With the exception of the child care building, the ground floor and second floors are proposed as commercial retail spaces, connected with a second floor outdoor walkway. The third to fifth floors are proposed as office space.

- The buildings along 128 Street have their massing modulated with a pedestrian breezeway in the south portion of the building, and a significant notch on floors three through five to break up the massing. Further massing refinement is anticipated prior to final adoption.
- The streetscape along 128 Street provides a strong 2-storey expression, differentiating the first and second floor commercial retail units from the office floors above. The two-storey experience highlights individual storefronts with contemporary rectilinear forms to create a more dynamic elevation. The office above uses glazing to create a more typical office character. The elevation uses different materials and colour palette to provide this distinction of uses. The applicant is also stepping back the fifth floor approximately 2.5 metres which reduces the massing along the street and towards the north and south abutting properties.
- A two-storey child care building is proposed in the northeast corner of the site. The ground floor contains classrooms, offices, a staff room and a kitchen/laundry. The second floor contains more classrooms and storage rooms. The 3rd floor has an outdoor play area on the roof. A ground floor outdoor play area is also proposed to the east of the building.
- A central outdoor plaza area is a key part of the design and is meant to help activate the site by providing for a social gathering space. The applicant provides 3 scenarios for how the space may be used:
 - Open Space Fountain – typical summer use, with movable chairs and tables, and allows maximum circulation for shoppers;
 - Special Event Market – the inground fountains are turned off and there is more space for tables, market tents, etc.; and
 - Concert/Cultural Event – the inground fountains are turned off, and there is room for a stage and outdoor seating.
- The applicant is also proposing to provide a third floor outdoor amenity area in the southern building along 128 Street and a fifth floor outdoor amenity area in the northeast corner of the main building. These amenity areas for employees include landscaping, outdoor seating and eating areas.
- High quality materials and careful detailing are used to achieve a high quality building treatment. The proposed exterior materials include brick (dark gray, almond), standing seam steel cladding (black), folded wall (heartwood), and glass curtain wall.
- The applicant is required to bring the project to the Advisory Design Panel as a condition of Third Reading. The applicant will be required to satisfactorily address the Panel's comments prior to final adoption.

Outstanding Items

- There are a number of Urban Design items that remain outstanding that will be addressed prior to Final Adoption. These items include: refinements to the pedestrian realm and building massing, and coordination of drawings.

Landscaping

- The landscaping includes a mix of trees, shrubs, and ground cover. The landscaping concept will provide a safe pedestrian environment, attractive landscaping features, and a combination of plantings that will provide visual interest throughout the year. It is noted that the landscaping plans will be updated to conform with the attached architectural plans.
- Decorative paving is proposed at the north main vehicular entrance and at the various pedestrian crossings on the site. Permeable concrete unit pavers are proposed for the surface parking spots. Various pedestrian connections are proposed throughout the site.
- A large central pedestrian plaza is proposed with different paving materials, including stone accent tiles, sawcut concrete, and buff limestone tile pavers. The plaza includes trees and seating areas, as well as unique lighting features.
- The proposal also includes third floor and fifth floor outdoor amenity area for employees with some landscaping and seating areas, an outdoor children's play area adjacent to the child care building, and a green roof on the central 2-storey building. Bike racks and benches are proposed throughout the site.

TREES

- Terry Thrale, ISA Certified Arborist of Woodbridge Tree Consulting Arborists Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder and Cottonwood	1	1	0
Total (excluding Alder and Cottonwood Trees)	0	0	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		40	
Total Retained and Replacement Trees Proposed		40	

- The Arborist Assessment states that there is one (1) cottonwood tree on the site, which is proposed to be removed. The applicant is proposing to retain the off-site trees along the northern property line, and the underground parkade is setback 3 metres from the north property line.
- For the tree that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio. This will require a proposed total of 1 replacement tree on the site. The applicant is proposing 40 replacement trees, exceeding City requirements.

- The new trees on the site will consist of a variety of trees including birch, maples, spruce and cherry trees.
- In summary, a total of 40 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.	Proposed Variances to the Sign By-law
Appendix II.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	OCP Redesignation Map
Appendix VI.	CNCCD Inclusion Map
Appendix VII.	Initial Planning Report No. 7923-0090-00, dated May 1, 2023

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

KB/ar

PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow second floor fascia signs for individual second floor businesses.	<p>i) a maximum of one fascia sign per lot frontage may be located above a first storey to identify the name and/or address of the building to which it is attached, provided no more than one such sign shall be permitted on any one façade of the building above the first storey;</p> <p>ii) a maximum of one fascia sign per lot frontage may be located above a first storey pertaining to the tenant that occupies the largest percentage of the total floor area above the first storey, provided no more than one such sign shall be permitted on any one façade of the building above the first storey;</p> <p>iii) all fascia signs above the first storey shall be located on the top floor of the building. (Part 5, Section 27(2)(a.i))</p>	As this project is proposing ground floor and second floor commercial retail units (CRUs), it is reasonable to allow the second floor retail premises to also have fascia signage. The proposed fascia signs are of an appropriate size and scale in relation to the proposed building.



ARCHITECTURAL DRAWINGS

BUSINESS PARK DEVELOPMENT
7880 128 STREET,
SURREY, BC



PROGRAM SUMMARY

ADDRESS	7880 128, SURREY, BRITISH COLUMBIA			
LEGAL DESCRIPTION	LOT 97 SECTION 20 TOWNSHIP 2 PLAN NWP57353 NWD			

SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)
GROSS AREA	144,813	13,453	3.32	1.35
ROAD DEDICATION	3,709	345	0.09	0.03
NET AREA (AFTER DEDICATION)	141,103	13,109	3.24	1.31

ZONING	CURRENT	PROPOSED
	IL	CD BASED ON IB

FAR(NET)	PERMITTED	PROPOSED
FAR BASED ON NET AREA		2.00
TOTAL FLOOR AREA(Sqft)		282,210

ZONING	SETBACKS	PERMITTED	PROPOSED
	NORTH(ALONG NEIGHBOURING LOT)		3.00 m
	SOUTH(ALONG NEIGHBOURING LOT)		4.00m
	EAST(ALONG NEIGHBOURING LOT)		3.00m
	WEST(ALONG 128 STREET)		4.00 m

BUILDING HEIGHT	PERMITTED	PROPOSED
		5 STOREY

SITE COVERAGE(NET)	(Sqft)	(Sqm)	(%)	REMARKS
PROPOSED	73333	6,813	51.97%	

FAR CALCULATION (BUILDING #1,2,3,4 & 5)				
(EXCLUDING PARKING)	COMMERCIAL (Sqft)	OFFICES (Sqft)	CHILD CARE USES (Sqft)	BUILDABLE (Sqft)
MAIN FLOOR LVL	54,058	0	5,440	59,497
SECOND FLOOR LVL	58,669	0	5,440	64,109
THIRD FLOOR LVL	0	60,246	527	60,773
FOURTH FLOOR LVL	0	60,246	0	60,246
FIFTH FLOOR LVL	0	37,585	0	37,585
TOTAL FLOOR AREA(NET)	112,727	158,078	11,406	282,210

PARKING REQUIREMENTS BREAKDOWN					
USES	UNIT NUMBER	AREAS	PARKING REQUIREMENT	PARKING REQUIRED	PROVIDED(@Surface, Parkade Lvl-1 & Parkade Lvl-2)
CHILD CARE		1060 sqm	0.70 CAR SPACE PER EMPLOYEE + 0.15 CAR SPACE PER LICENSED CHILD FOR DROP OFF	30	30
OFFICES		14685 sqm	2.5/100 sqm	367	367
EATING ESTABLISHMENT	CRU - UNDER 150 SQM #9 , #10, #18, #19, #20, #28, #29, #32	#9 - 106 sqm, #10 - 106.1 sqm, #18 - 133.2 sqm, #19 - 149.5 sqm, #20 - 147.8 sqm, #28, #29 - 148.8 sqm, #32 - 76.9 sqm	3/100sqm	26	26
	CRU - 150 SQM TO 950 SQM - #1, #2, #3, #17, #30, #31	#1, #2, #3 - 338.9 sqm, #17 - 219.2sqm, #30, #31 - 207 sqm	10/100sqm	77	79
RETAIL UNITS	CRU UNDER 372 SQM - #4, #5, #6, #7, #8, #11, #12, #13, #14, #15, #16, #22 - #28, #33 - #63	7677 sqm	2.75/100sqm	211	211
TOTAL				711	713
SMALL CARS		35% OF REQUIRED STALLS	248.8 SAY 249		107
ACCESSIBLE		2%OF REQUIRED STALLS	14.2 SAY 14		18
LOADING BAY					2
BICYCLE PARKING (COMMERCIAL)		0.1/100sqm VISITOR BICYCLE	10.6 SAY 11		28



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2023-06-21	Revised / comments
2023-06-08	For Workshop
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2023-03-07	Preliminary Application

Issues / Revisions
Seal

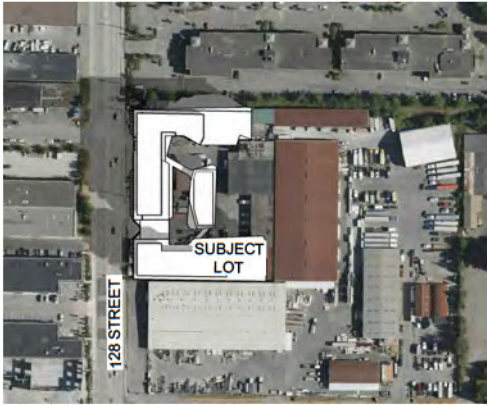
Project Title	BUSINESS PARK DEVELOPMENT
Project Address	7880 128 STREET SURREY, BC

Drawn By	DOB
GVV	2023-03-07
Checked By	Project ID
PV	2024_2302

Sheet Title	PROGRAM SUMMARY
-------------	------------------------

Scale	NT.S
Sheet No.	

A-0.3



1 SHADOW @ EQUINOX MARCH 20 9AM



2 SHADOW @ EQUINOX MARCH 20 12PM



3 SHADOW @ EQUINOX MARCH 20 3PM



4 SHADOW @ EQUINOX SEP 20 9AM



5 SHADOW @ EQUINOX SEP 20 12PM



6 SHADOW @ EQUINOX SEP 20 3PM

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2023-03-07	Preliminary Application

Date	Description
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Issues / Revisions

Seal

Project Title
BUSINESS PARK DEVELOPMENT

Project Address
7880 128 STREET SURREY, BC

Drawn By	Date
GVV	2024-03-07

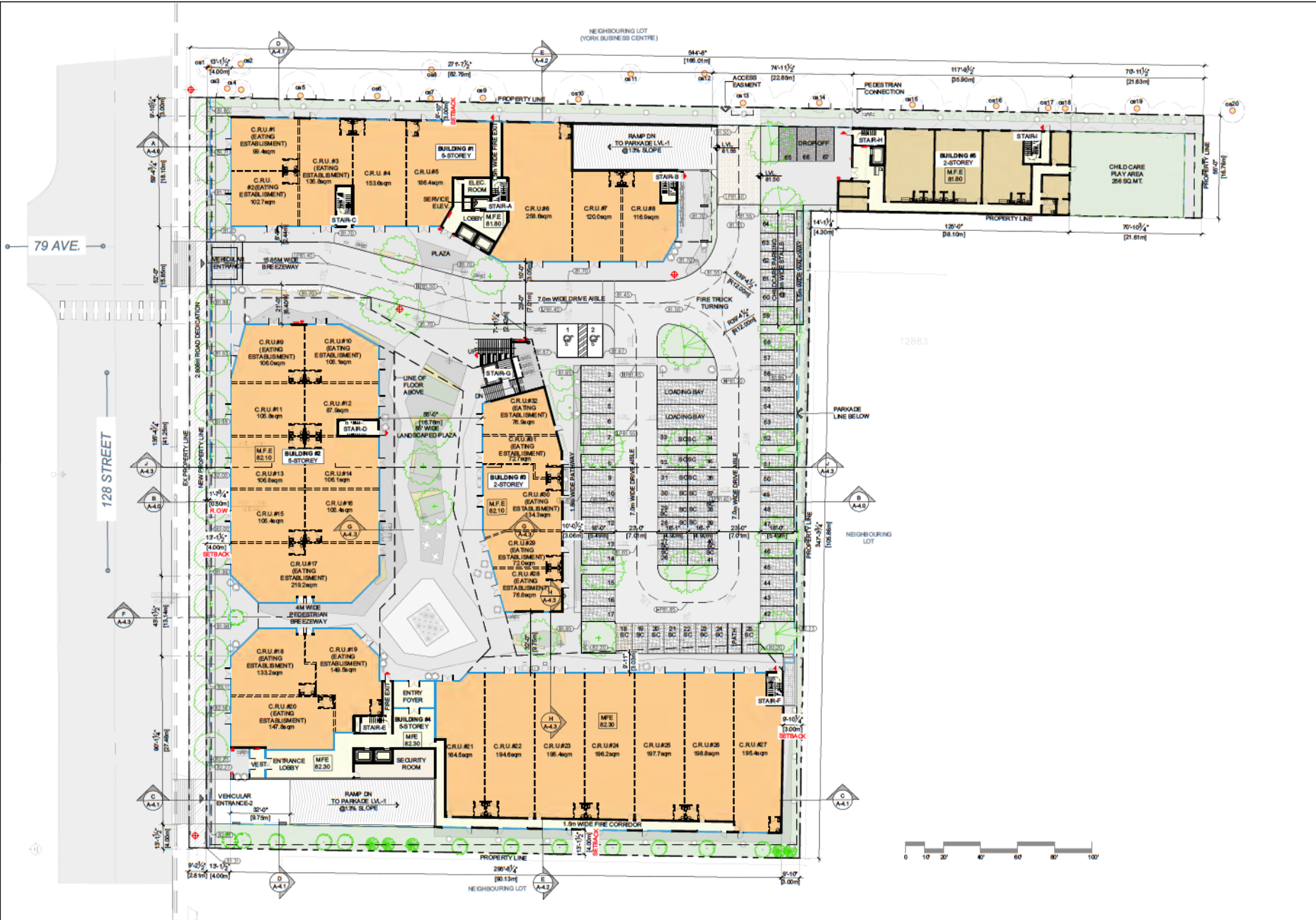
Checked By	Project ID
PV	2408_2302

Sheet Title
SHADOW STUDY

Scale
 N.T.S

Sheet No.
A-0.10

February 6, 2024



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Date Description

Issues / Revisions
 Seal

Project Title
BUSINESS PARK DEVELOPMENT

Project Address
7880 128 STREET SURREY, BC

Drawn By
 OSV

Checked By
 JPV

Date
 2024-03-07

Project ID
 2404_2302

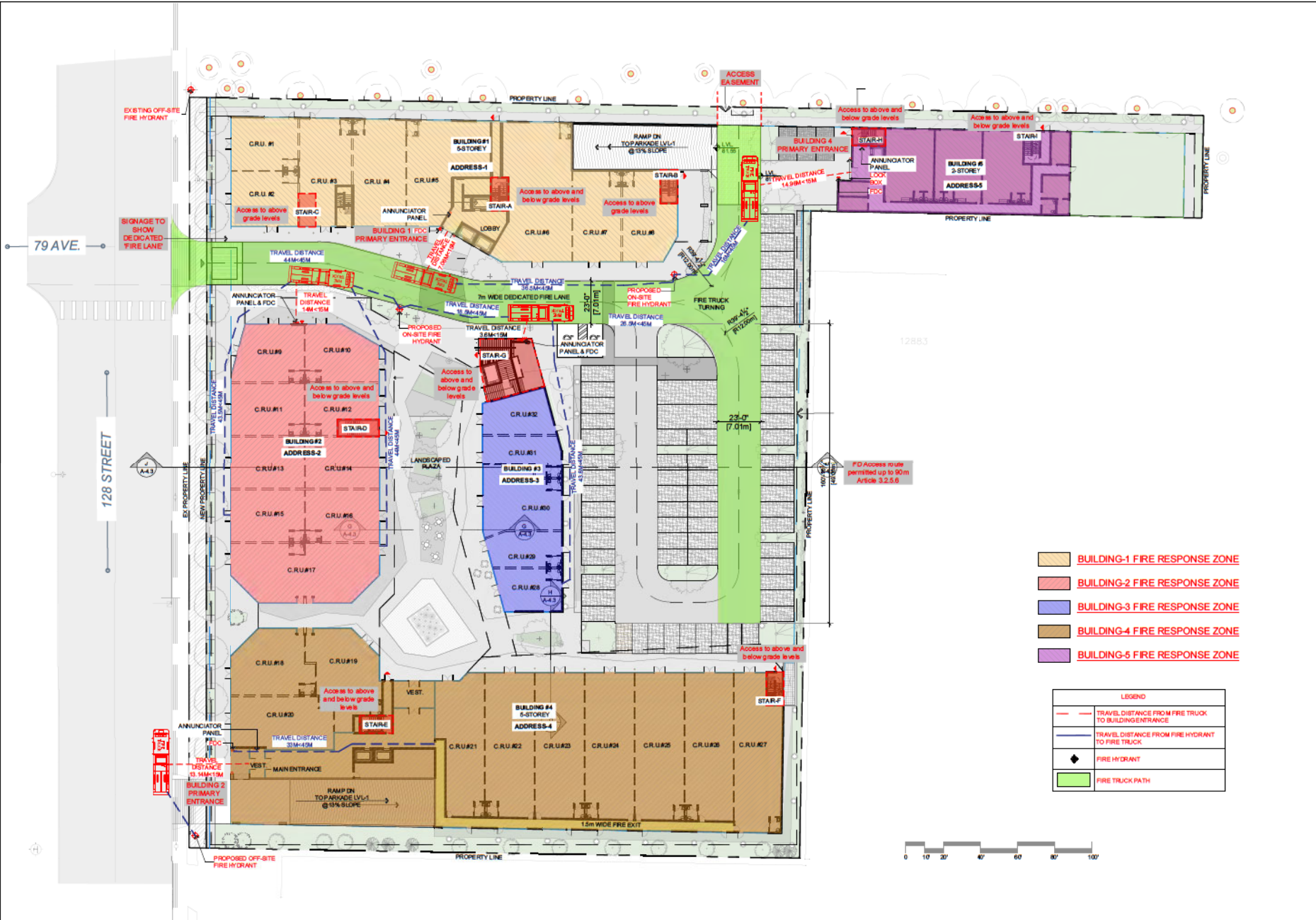
Sheet Title
SITE PLAN

Scale
 N.T.S.

Sheet No.
A-1.0



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- BUILDING-1 FIRE RESPONSE ZONE
- BUILDING-2 FIRE RESPONSE ZONE
- BUILDING-3 FIRE RESPONSE ZONE
- BUILDING-4 FIRE RESPONSE ZONE
- BUILDING-5 FIRE RESPONSE ZONE

LEGEND	
	TRAVEL DISTANCE FROM FIRE TRUCK TO BUILDING ENTRANCE
	TRAVEL DISTANCE FROM FIRE HYDRANT TO FIRE TRUCK
♦	FIRE HYDRANT
	FIRE TRUCK PATH



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Issues / Revisions

Seal

Project Title
BUSINESS PARK DEVELOPMENT

Project Address
7880 128 STREET SURREY, BC

Drawn By
GVV
Date
2023-03-07

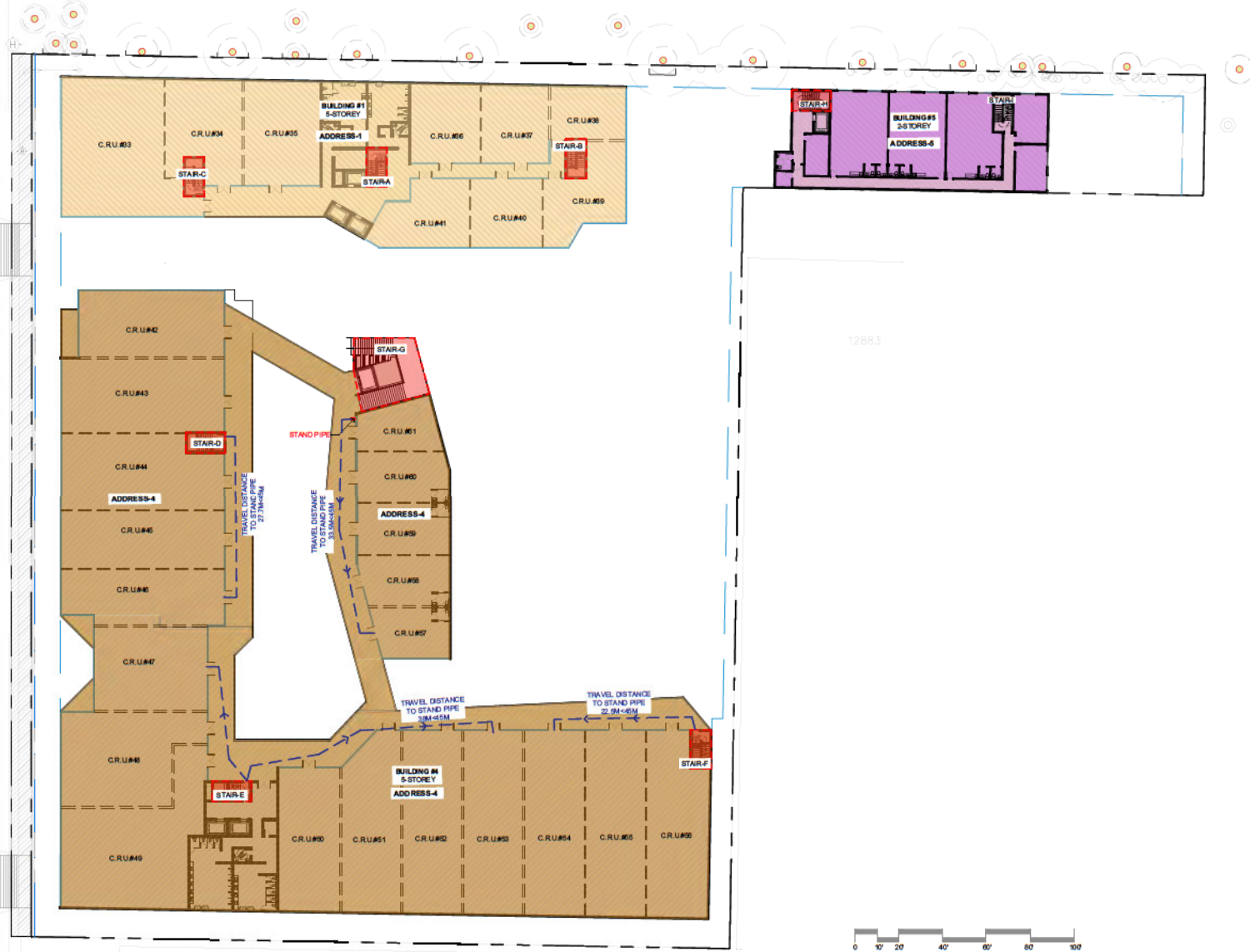
Checked By
JVV
Project ID
S008_2302

Sheet Title
FIRE ACCESS PLAN LEVEL-1

Scale

Sheet No.
A-1.1

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Issues / Revisions

Issue	Revisions

Project Title
BUSINESS PARK DEVELOPMENT

Project Address
7880 128 STREET SURREY, BC

Drawn By OSV	Date 2023-03-07
Checked By JW	Project ID S08_2302

Sheet Title
FIRE ACCESS PLAN LEVEL-2

Scale

Sheet No.
A-1.2

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Issues / Revisions

Seal

Project Title
BUSINESS PARK DEVELOPMENT

Project Address
7880 128 STREET SURREY, BC

Drawn By GSV	Date 2023-03-07
Checked By JW	Project ID S08_2302

Sheet Title
SECOND FLOOR PLAN

Scale
 N.T.S.

Sheet No.

A-2.2



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Issues / Revisions

Seal

Project Title
BUSINESS PARK DEVELOPMENT

Project Address
7880 128 STREET SURREY, BC

Drawn By OSV	Date 2023-03-07
Checked By JW	Project ID S018_2302

Sheet Title
THIRD FLOOR PLAN

Scale
 N.T.S.

Sheet No.

A-2.3



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Issues / Revisions

Seal

Project Title
BUSINESS PARK DEVELOPMENT

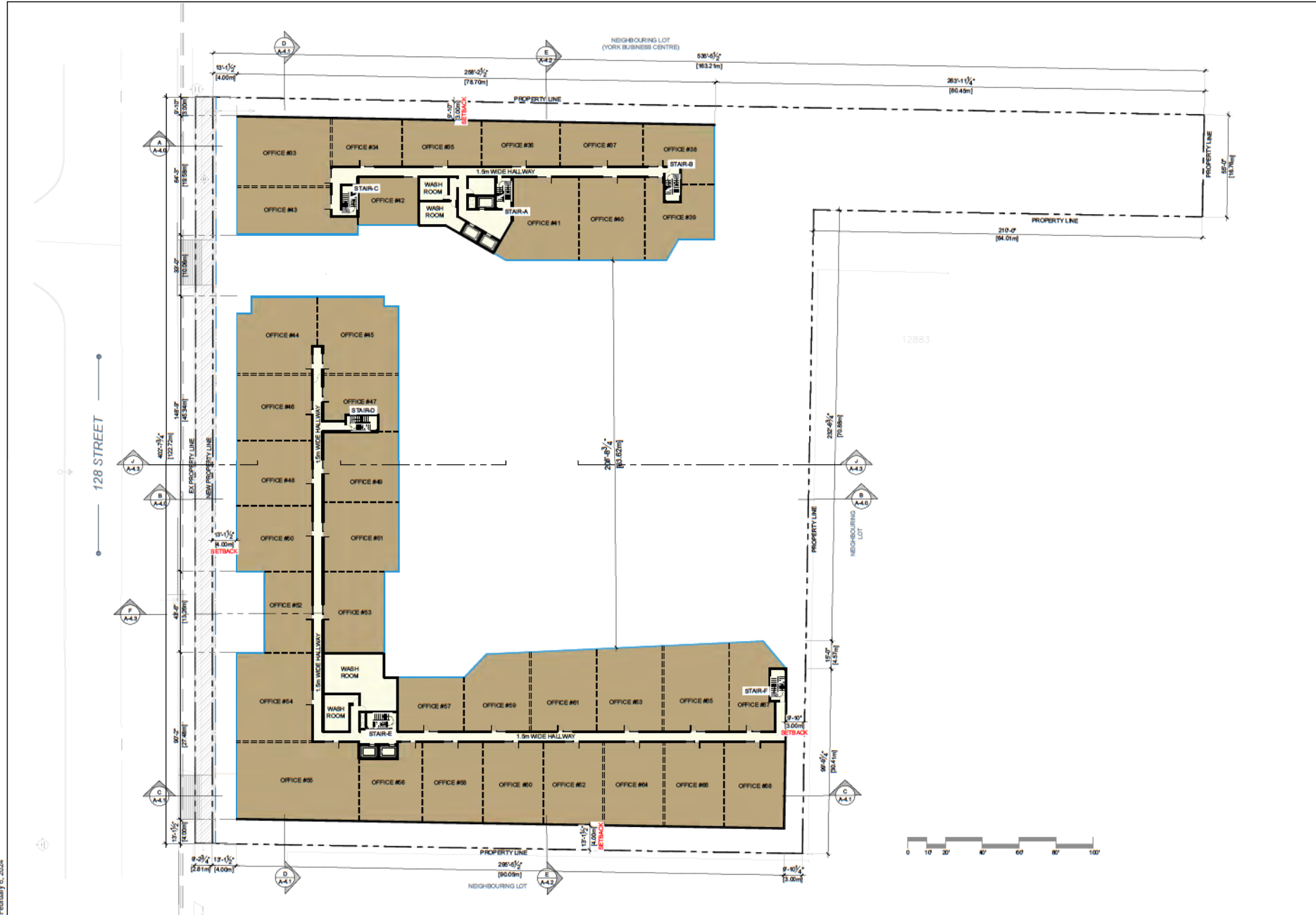
Project Address
7880 128 STREET SURREY, BC

Drawn By OSV	Date 2023-03-07
Checked By JW	Project ID S018_2302

Sheet Title
FOURTH FLOOR PLAN

Scale
 N.T.S.

Sheet No.
A-2.4



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Issues / Revisions

Seal

Project Title
BUSINESS PARK DEVELOPMENT

Project Address
7880 128 STREET SURREY, BC

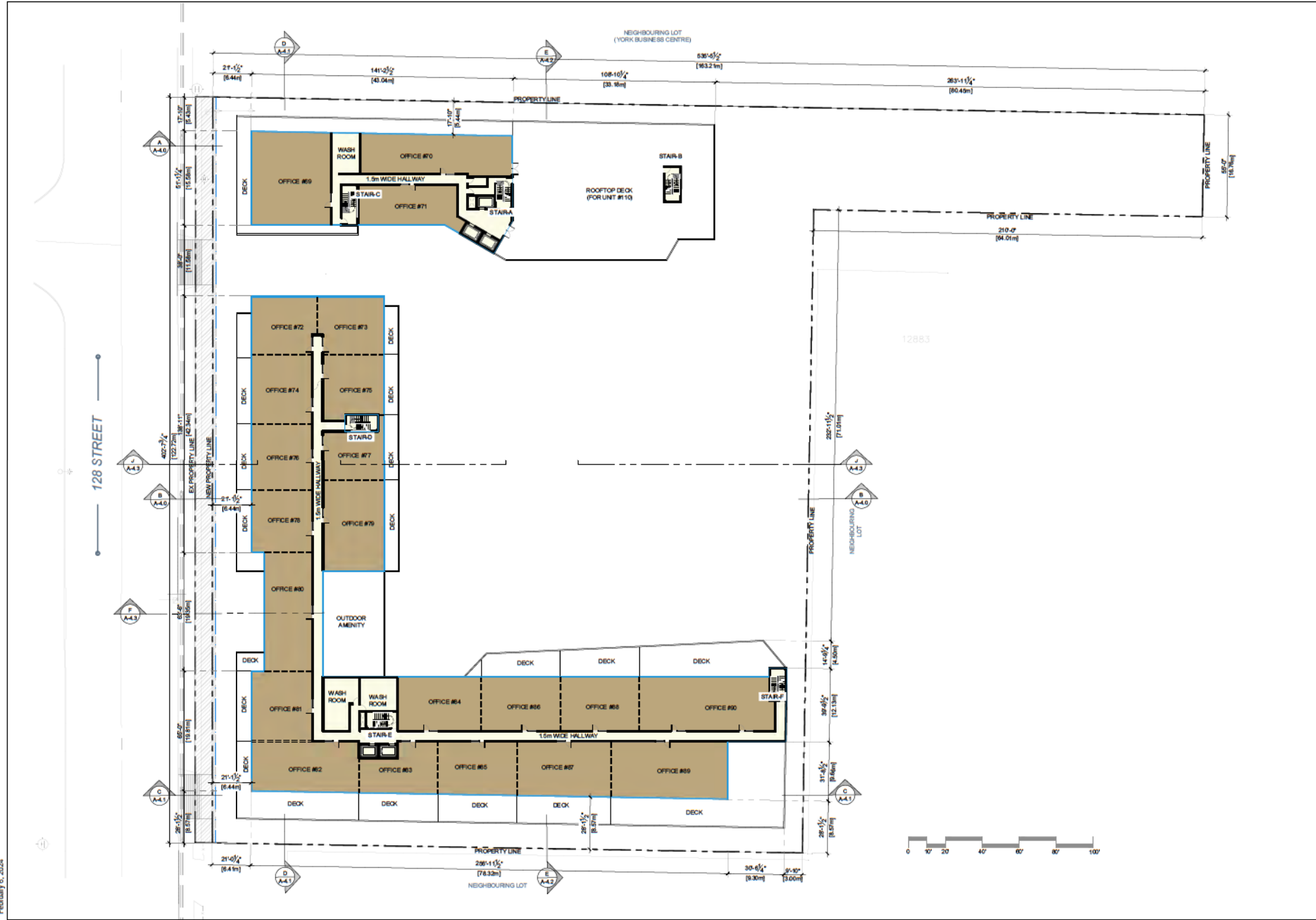
Drawn By OSV	Date 2023-03-07
Checked By JW	Project ID S08_2302

Sheet Title
FIFTH FLOOR PLAN

Scale
 N.T.S.

Sheet No.

A-2.5



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2023-03-07	Preliminary Application

Issues / Revisions

Issue	Revisions

Project Title
BUSINESS PARK DEVELOPMENT

Project Address
7880 128 STREET
SURREY, BC

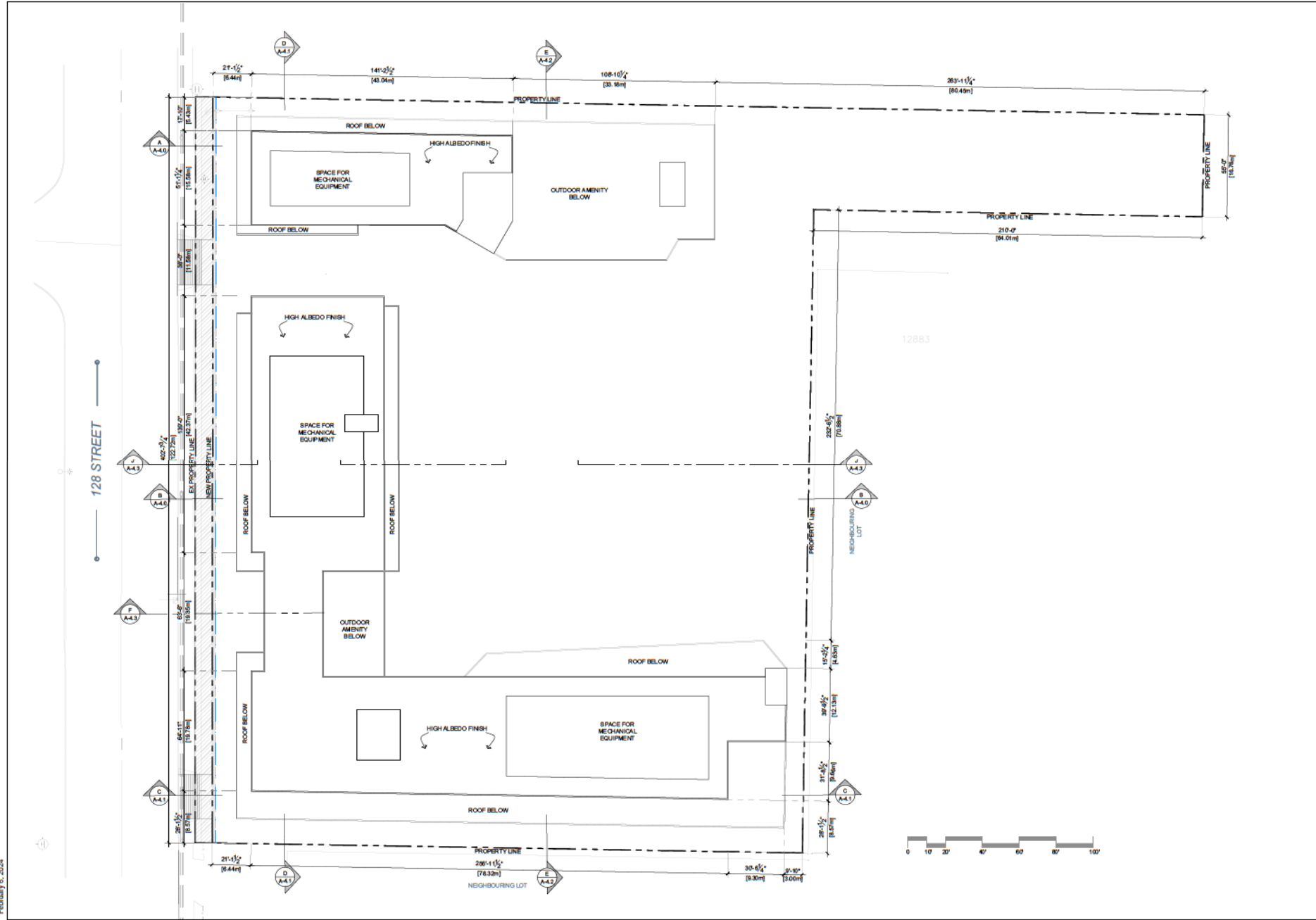
Drawn By OSV	Date 2023-03-07
Checked By JW	Project ID S018_2302

Sheet Title
ROOF FLOOR PLAN

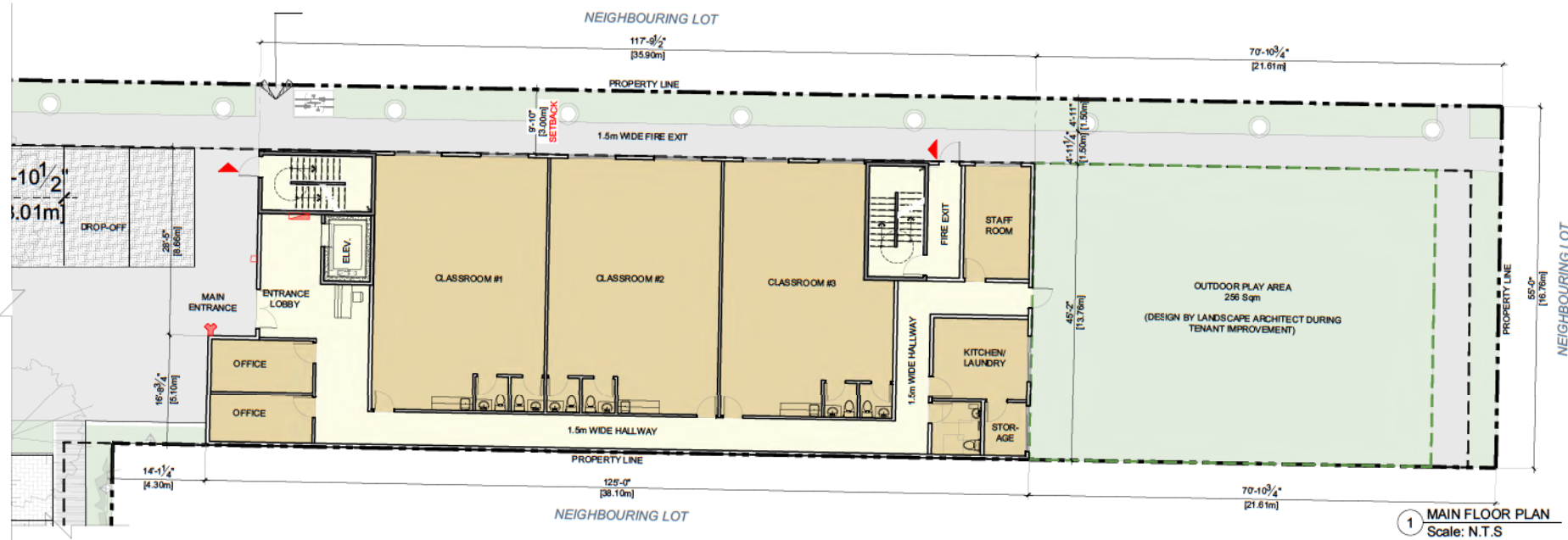
Scale
 N.T.S.

Sheet No.

A-2.6



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① MAIN FLOOR PLAN
 Scale: N.T.S

PROGRAM SUMMARY

	INFANTS	3-5 YR	TOTAL
KIDS	36	75	111
TEACHERS	1 PER 4 KIDS = 9	1 PER 8 KIDS = 9	18
NAPROOM	YES	NO	
CUBBIES	PER CHILD	PER CHILD	111
INDOOR PLAY AREA	3.7 SQM/CHILD	3.7 SQM/CHILD	
OUTDOOR AREA	6 SQM/CHILD	6 SQM/CHILD	

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Issues / Revisions

Seal

Project Title
BUSINESS PARK DEVELOPMENT

Project Address
7880 128 STREET SURREY, BC

Drawn By OSV	Date 2023-03-07
Checked By JW	Project ID 2308_2302

Sheet Title
CHILD CARE FLOOR PLANS

Scale
 N.T.S

Sheet No.

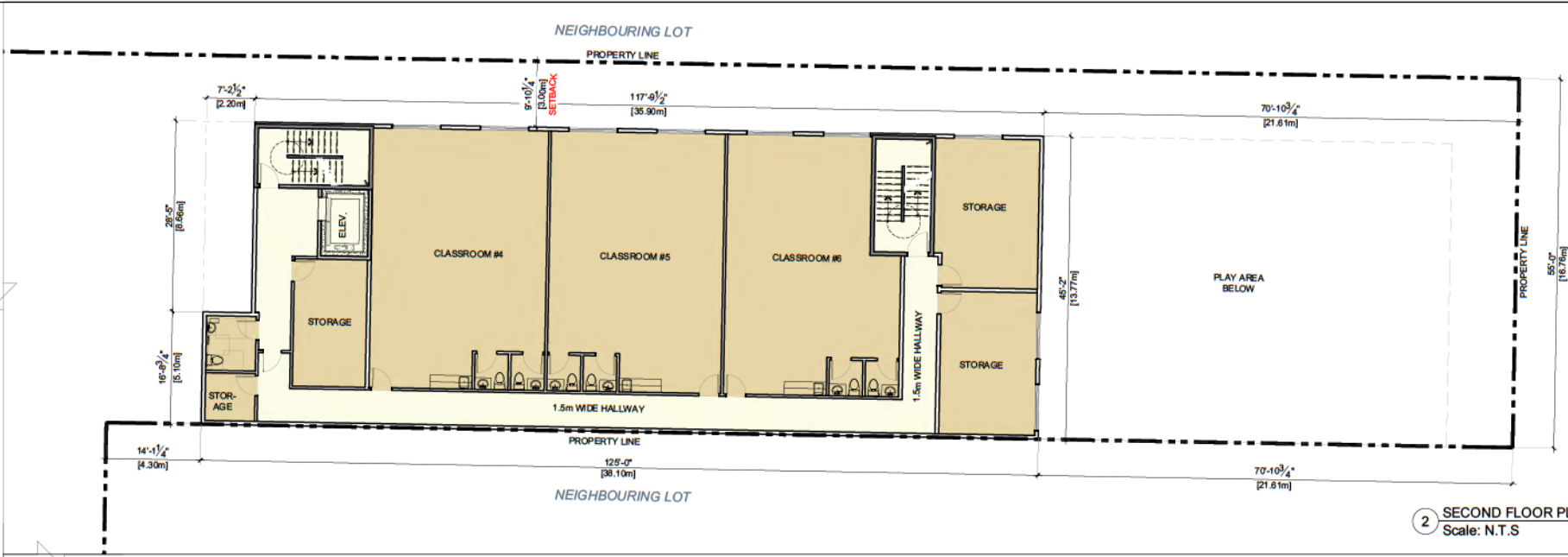
A-2.7

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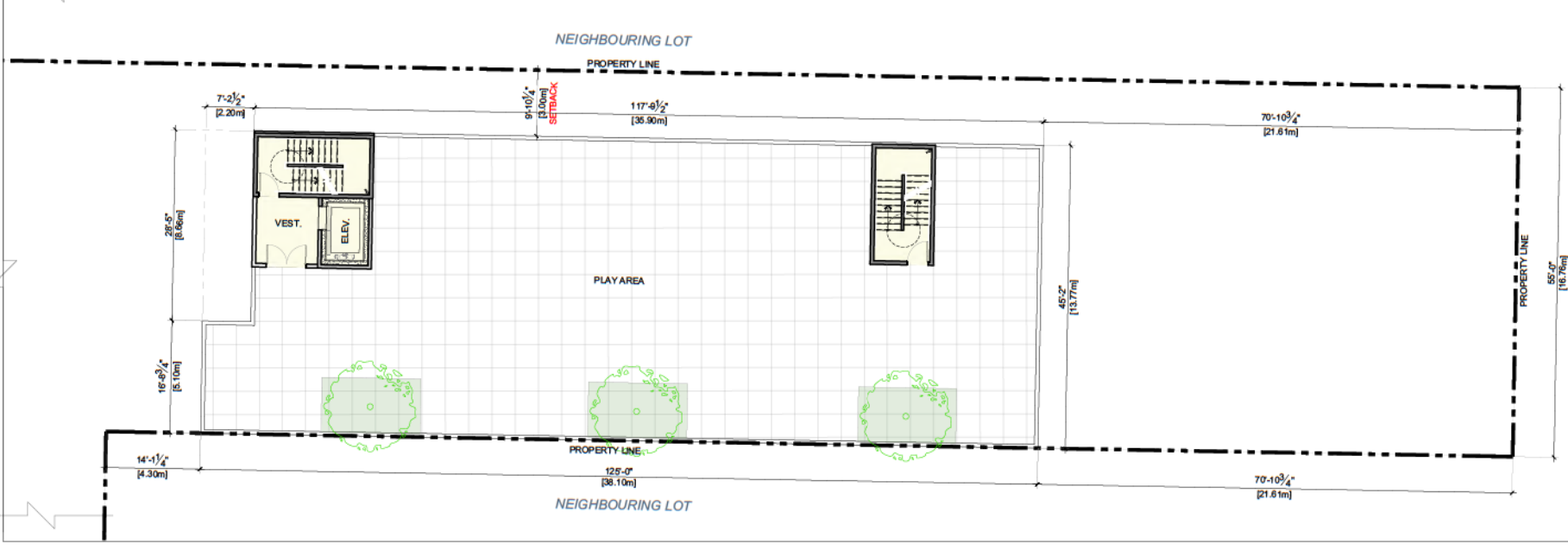


NEIGHBOURING LOT

NEIGHBOURING LOT



2 SECOND FLOOR PLAN
 Scale: N.T.S



Date	Description
2024-02-06	Issued for Council Meeting
2024-01-16	Revised / comments
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2023-07-27	Revised / comments
2023-06-21	Revised / comments
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Issues / Revisions
Seal

Project Title
BUSINESS PARK DEVELOPMENT

Project Address
7880 128 STREET SURREY, BC

Drawn By OSV	Date 2023-03-07
Checked By JW	Project ID 2023_202

Sheet Title
CHILD CARE FLOOR PLANS

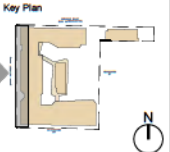
Scale
 N.T.S

Sheet No.

A-2.8



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Date	Description
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Issues / Revisions

Revised

Project Title
 BUSINESS PARK DEVELOPMENT

Project Address
 7880 128 STREET
 SURREY, BC

Drawn By	Date
GVV	2024-03-07
Checked By	Project ID
JV	2404_2302

Sheet Title
 PERSPECTIVES

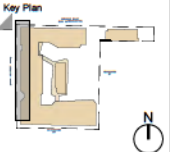
Scale
 N.T.S

Sheet No.
 A-3.0

① PERSPECTIVE 1



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Date	Description
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Issues / Revisions

See

Project Title
BUSINESS PARK DEVELOPMENT

Project Address
7880 128 STREET
SURREY, BC

Drawn By	Date
OSV	2024-03-07
Checked By	Project ID
JV	2404_2302

Sheet Title
PERSPECTIVES

Scale
 N.T.S

Sheet No.
A-3.1

① PERSPECTIVE 2



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Issues / Revisions

Date	Description

Project Title
 BUSINESS PARK DEVELOPMENT

Project Address
 7880 128 STREET
 SURREY, BC

Drawn By OSV	Date 2024-03-07
Checked By JW	Project ID S018_2302

Sheet Title
 PERSPECTIVES

Scale
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Sheet No.
 A-3.2

① PERSPECTIVE 3



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Date	Description
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Issues / Revisions

None

Project Title
BUSINESS PARK DEVELOPMENT

Project Address
7880 128 STREET SURREY, BC

① PERSPECTIVE 5

Drawn By	GVV	Date	2024-03-07
Checked By	JV	Project ID	2404_2302

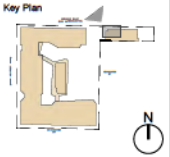
Sheet Title
PERSPECTIVES

Scale
 N.T.S

Sheet No.
A-3.4



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Date	Description
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Issues / Revisions

Seal

Project Title
BUSINESS PARK DEVELOPMENT

Project Address
**7880 128 STREET
 SURREY, BC**

Drawn By GVV	Date 2024-03-07
Checked By JW	Project ID S018_2302

Sheet Title
PERSPECTIVES

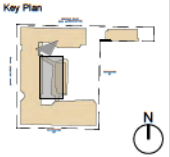
Scale
 N.T.S

Sheet No.
A-3.5

① PERSPECTIVE 6



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Date	Description
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Issues / Revisions

See

Project Title
 BUSINESS PARK DEVELOPMENT

Project Address
 7880 128 STREET
 SURREY, BC

① PERSPECTIVE 7

Drawn By	OSV	Date	2024-03-07
Checked By	JV	Project ID	2404_2302

Sheet Title
 PERSPECTIVES

Scale
 N.T.S

Sheet No.
 A-3.6

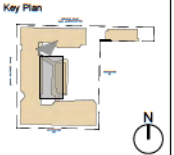


① PERSPECTIVE 8
LANDSCAPED PLAZA



② PERSPECTIVE 9
LANDSCAPED PLAZA

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Issues / Revisions

Seal

Project Title
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Project Address
7880 128 STREET SURREY, BC

Drawn By GBV	Date 2024-03-07
Checked By JW	Project ID S018_2302

Sheet Title

PERSPECTIVES

Scale
N.T.S

Sheet No.

A-3.7



① PERSPECTIVE - 10
LANDSCAPED PLAZA



② PERSPECTIVE - 11
LANDSCAPED PLAZA

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Issues / Revisions

Seal

Project Title
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Sheet Title
PERSPECTIVES

Scale
N.T.S

Sheet No.

A-3.8



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2023-03-07	Preliminary Application

Date	Description
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Issues / Revisions

Seal

Project Title
BUSINESS PARK DEVELOPMENT

Project Address
7880 128 STREET SURREY, BC

Drawn By GBV	Date 2024-03-07
Checked By JW	Project ID S08_2302

Sheet Title

MATERIALS

Scale
N.T.S

Sheet No.

A-3.9



1 - Endicott Brick
 Color to Match: Manganese Ironspot



2 - Interstate Brick
 Color to Match: Almond



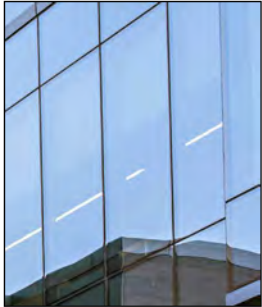
3 - Standing Seem Steel Cladding



4 - Translucent Backlit Glass



5 - Lux Folded Wall
 Color to Match: Heartwood



6 - Curtain Wall
Color to Match: Vitrum - Opti Blue Glass



7 - Glulam Laminated Timber
Color to Match: Cedar



8 - Canopy: Metal and Glass
Color to Match: Benjamin Moore Black Ink 2127-20



9 - Aluminium Railing with Safety Glass
Clear and Translucent



10 - Exposed Concrete Finish



11 - Aluminum Louvers for mechanical ventilation
Reference Name: Benjamin Moore -Graphite 1603



12 - Opaci-Coat-300®
Water-based silicone spandrel glass coating
Color to Match: Equinox SP071



13 - Opaci-Coat-300®
Water-based silicone spandrel glass coating
Color to Match: Blueberry SP561



14 - Lux Siding & Soffits
Color to Match: Fir



15 - Curtain Wall
Color to Match: Vitrum - Solar Blue Glass



*** NOTE: All fiber cement panels trims/recess, reveals, reglets, etc. must be colored matching to the panels they are attached to.**

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Issue / Revision	Date	Description

Project Title
BUSINESS PARK DEVELOPMENT

Project Address
7880 128 STREET
SURREY, BC

Drawn By GBV	Date 2024-03-07
Checked By JW	Project ID 2404_2302

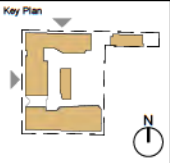
Sheet Title
MATERIALS

Scale
N.T.S

Sheet No.

A-3.10

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1 BUILDING -1 WEST ELEVATION
 Scale: 1/32"=1'-0"



2 BUILDING -1 NORTH ELEVATION
 Scale: 1/32"=1'-0"

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Issues / Revisions

Seal

Project Title
BUSINESS PARK DEVELOPMENT

Project Address
7880 126 STREET SURREY, BC

Drawn By
 OSV Date
 2023-03-07

Checked By
 PV Project ID
 2408_2302

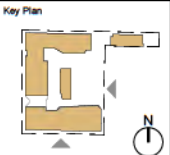
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ELEVATIONS

Scale

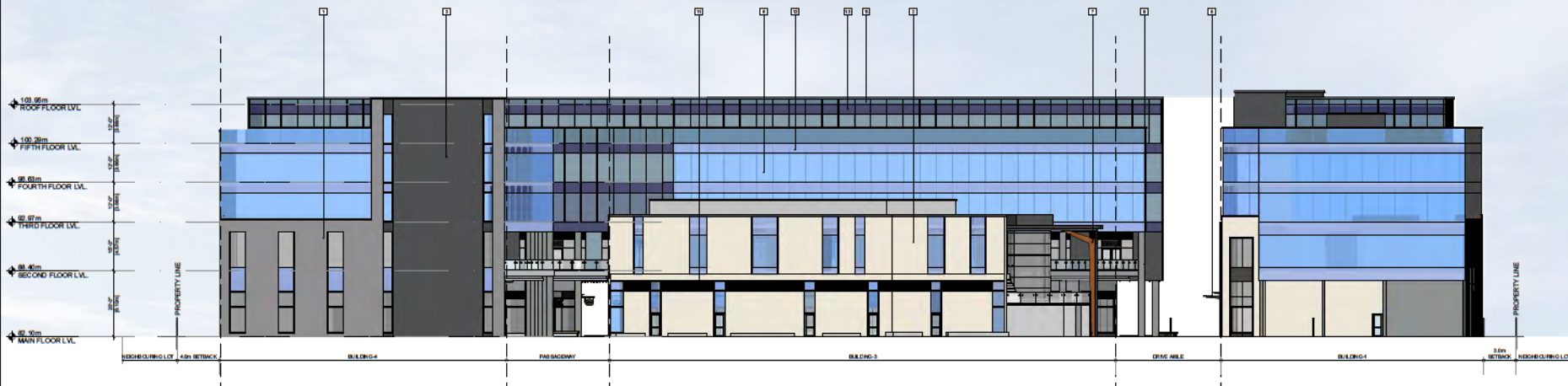
Sheet No.

A-3.11

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1 BUILDING-1 SOUTH ELEVATION
 Scale: 1/32"=1'-0"



2 BUILDING -1 EAST ELEVATION
 Scale: 1/32"=1'-0"

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Issues / Revisions

Seal

Project Title
BUSINESS PARK DEVELOPMENT

Project Address
7880 128 STREET SURREY, BC

Drawn By OSV	Date 2023-03-07
Checked By JW	Project ID S08_2302

Sheet Title
ELEVATIONS

Scale

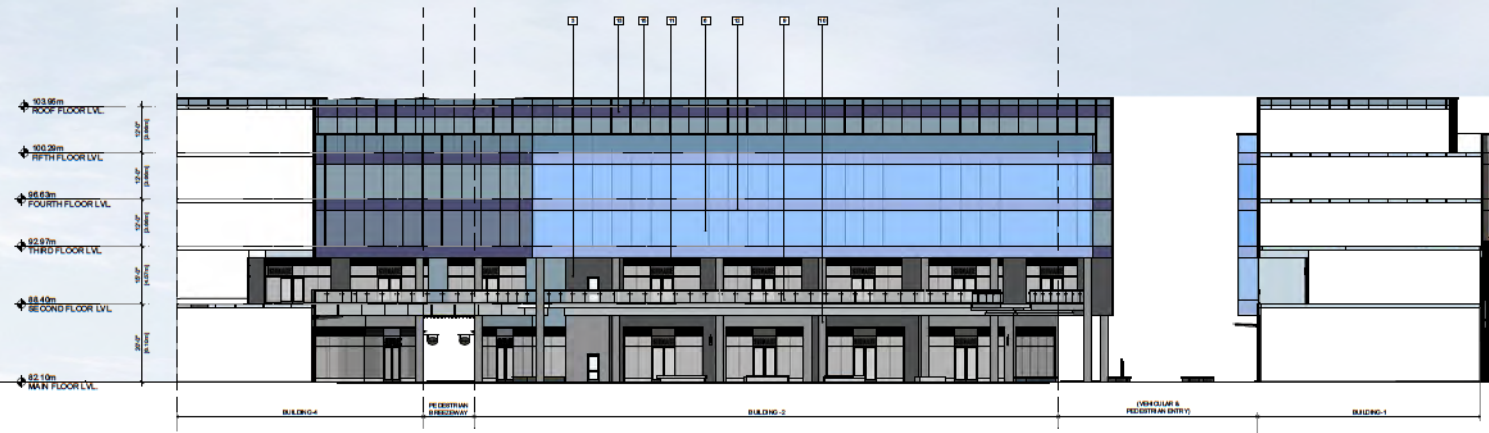
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A-3.12

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1 BUILDING-1 - SOUTH ELEVATION
 Scale: 1/32"=1'-0"



2 BUILDING-2& 4 - EAST ELEVATION
 Scale: 1/32"=1'-0"

Date	Description
2024-02-06	Issued for Council Meeting
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Issues / Revisions

Seal

Project Title
BUSINESS PARK DEVELOPMENT

Project Address
7880 128 STREET
SURREY, BC

Drawn By OSV	Date 2024-03-07
Checked By JW	Project ID S08_2302

Sheet Title
ELEVATIONS

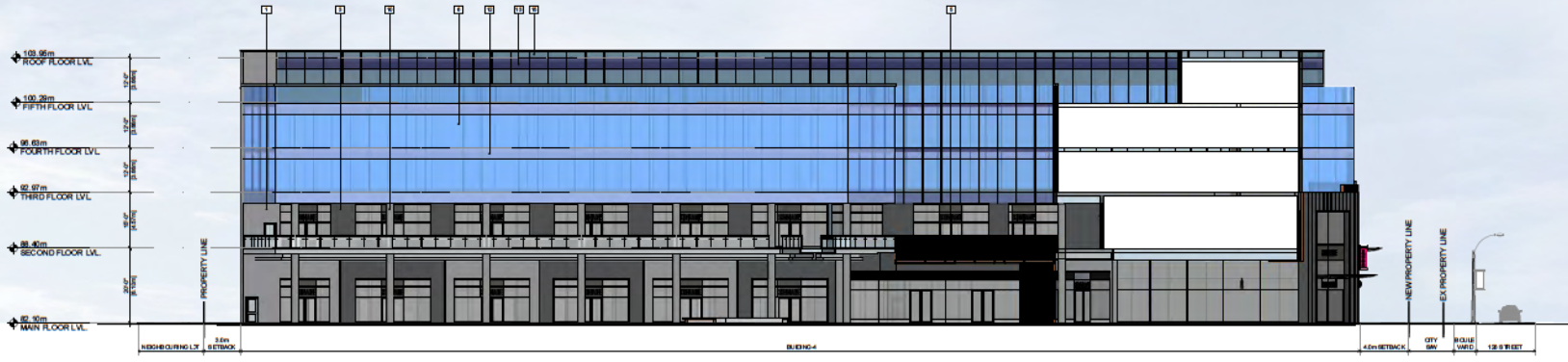
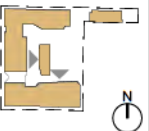
Scale

Sheet No.

A-3.13

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Key Plan



1 BUILDING-4 - NORTH ELEVATION
 Scale: 1/32"=1'-0"



2 BUILDING-2 - WEST ELEVATION
 Scale: 1/32"=1'-0"

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Issues / Revisions

Issue	Revisions
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Project Title
 BUSINESS PARK DEVELOPMENT

Project Address
 7880 128 STREET
 SURREY, BC

Drawn By
 OSV

Date
 2024-03-07

Checked By
 JPV

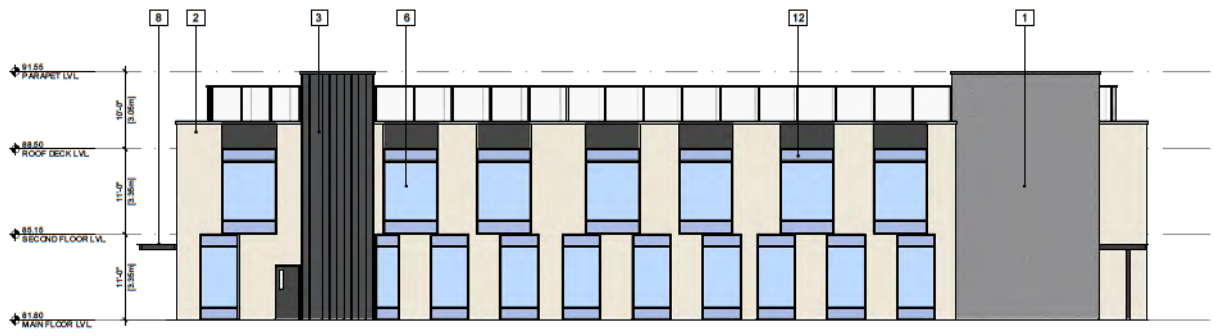
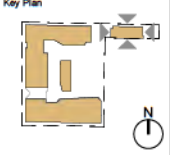
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Sheet Title
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Scale

Sheet No.
 A-3.14

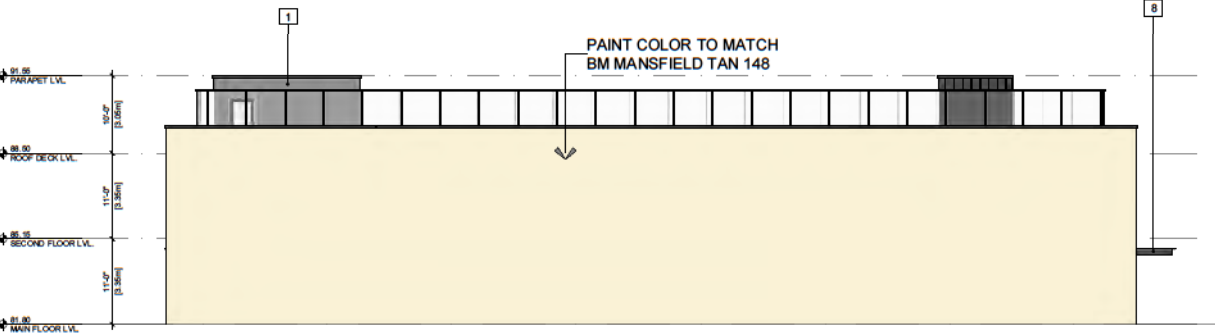
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1 BUILDING-2 NORTH ELEVATION
 Scale: 1/16"=1'-0"



3 BUILDING-2 EAST ELEVATION
 Scale: 1/16"=1'-0"



3 BUILDING-2 SOUTH ELEVATION
 Scale: 1/16"=1'-0"



4 BUILDING-2 WEST ELEVATION
 Scale: 1/16"=1'-0"

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Issues / Revisions

Seal

Project Title
BUSINESS PARK DEVELOPMENT

Project Address
7880 128 STREET SURREY, BC

Drawn By DEV	Date 2024-03-07
Checked By JV	Project ID S018_2302

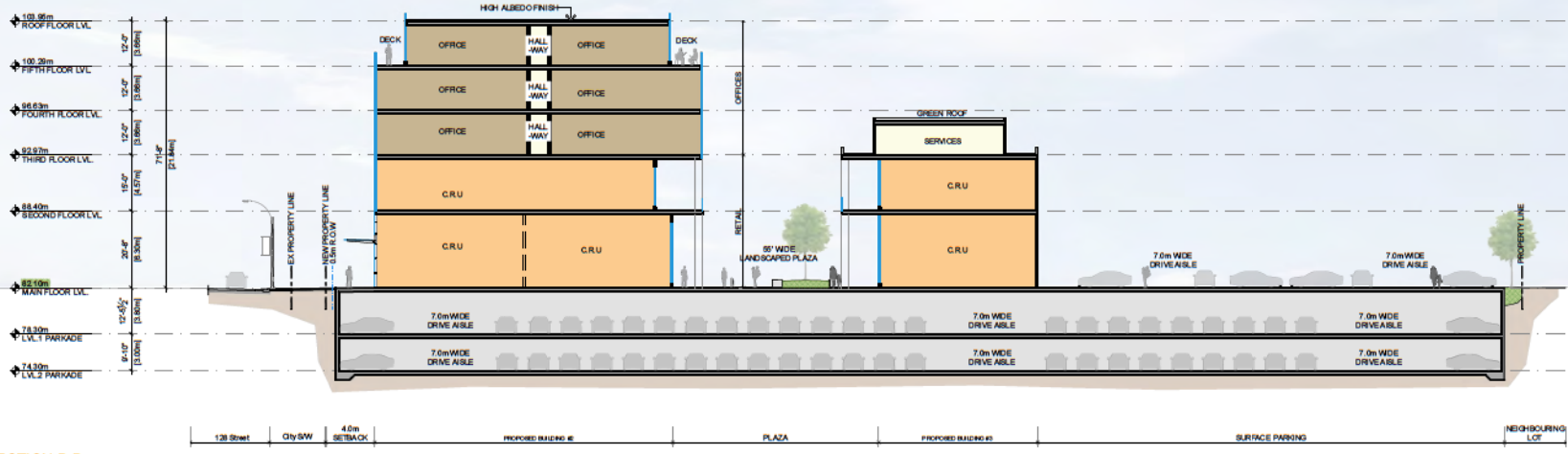
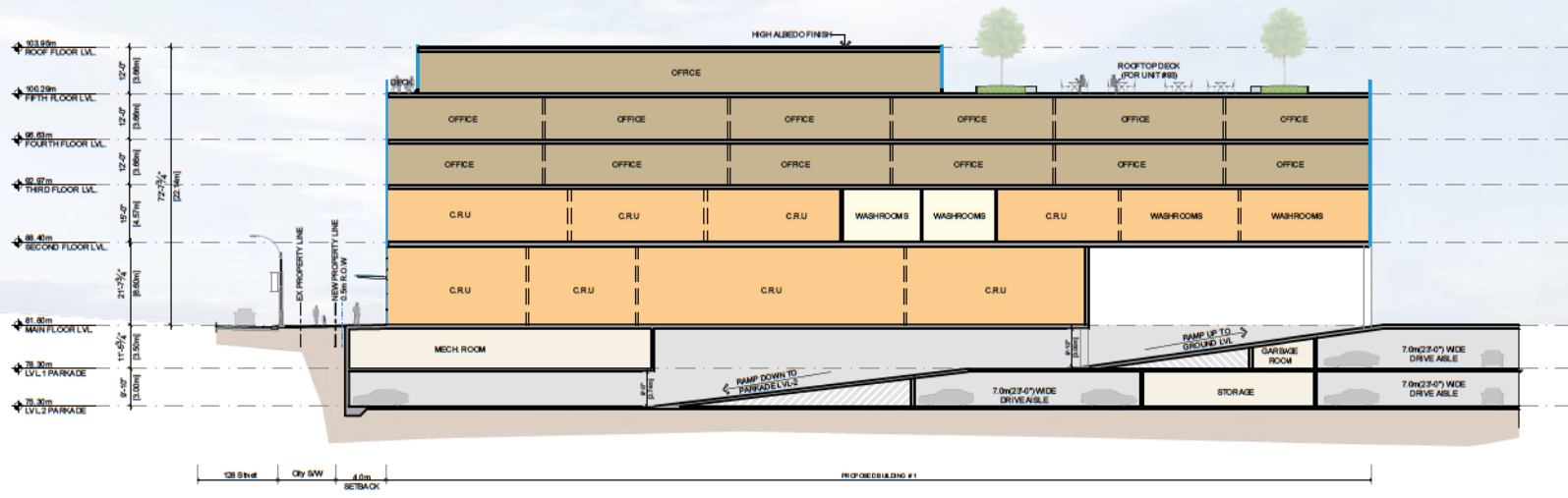
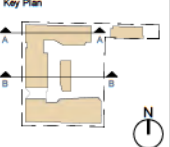
Sheet Title
CHILDCARE BUILDING ELEVATIONS

Scale

Sheet No.

A-3.15

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Issues / Revisions

Seal

Project Title
BUSINESS PARK DEVELOPMENT

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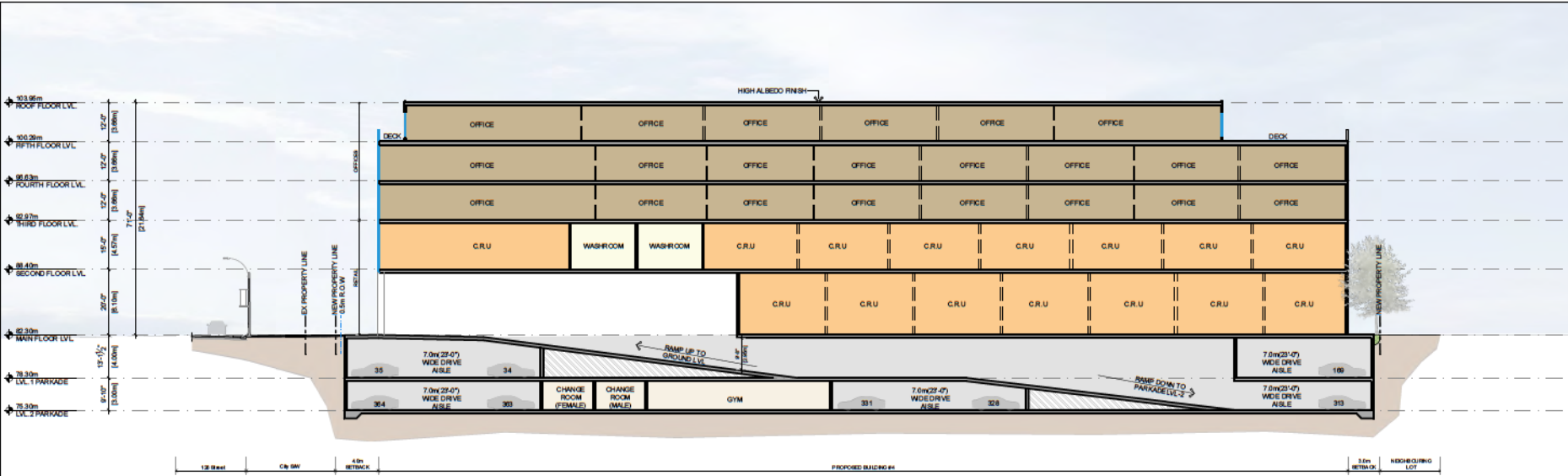
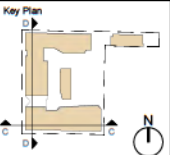
Drawn By OSV	Date 2023-03-07
Checked By JVV	Project ID S018_2302

SECTIONS

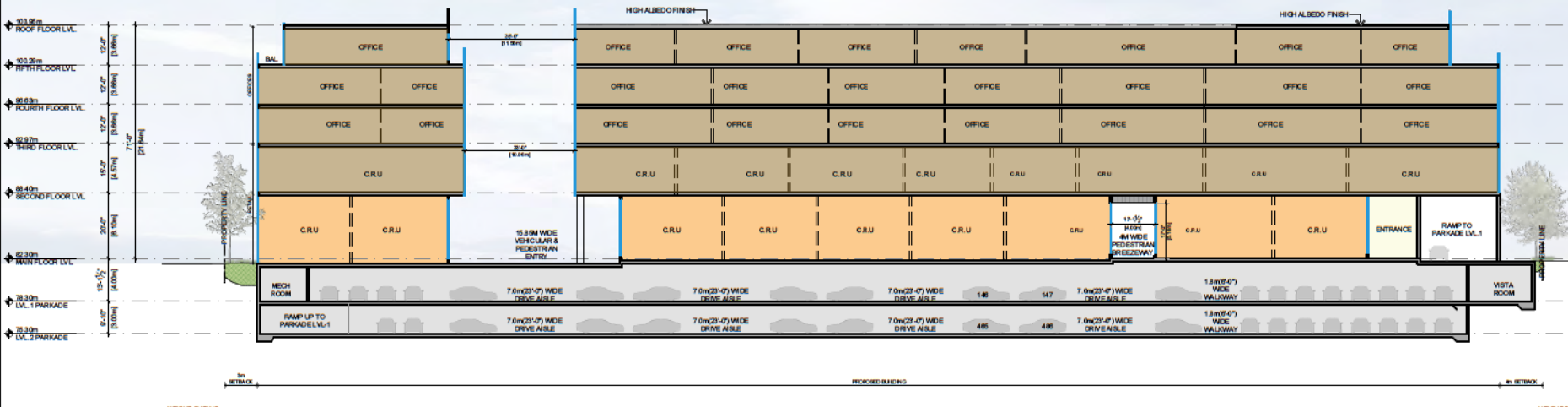
Scale

Sheet No.
A-4.0

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1 SECTION C-C
 Scale: N.T.S



2 SECTION D-D
 Scale: N.T.S

Date	Description
2024-02-06	Issued for Council Meeting
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Issues / Revisions

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Project Title
BUSINESS PARK DEVELOPMENT

Project Address
7880 128 STREET SURREY, BC

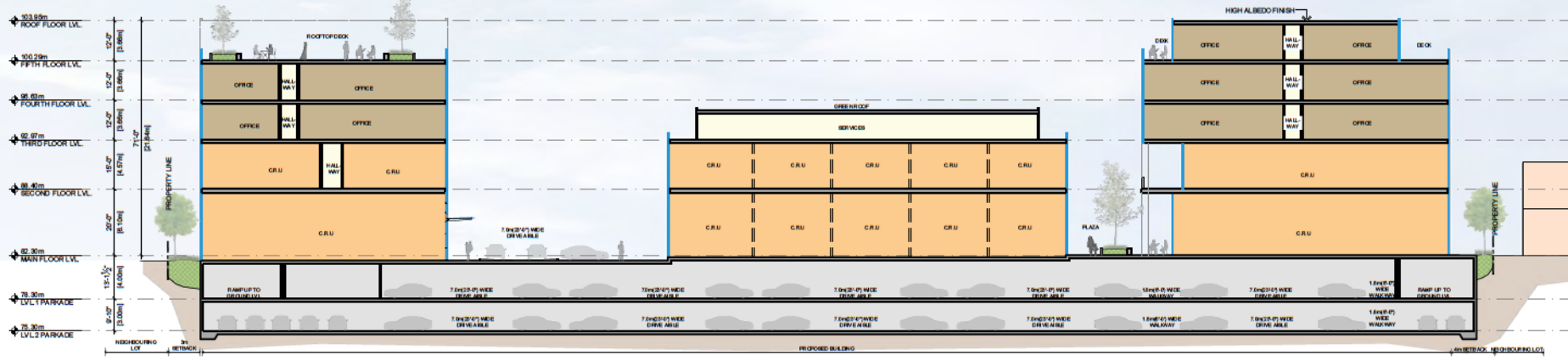
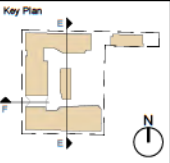
Drawn By GBV	Date 2023-03-07
Checked By JW	Project ID SURRE_2302

Sheet Title
SECTIONS

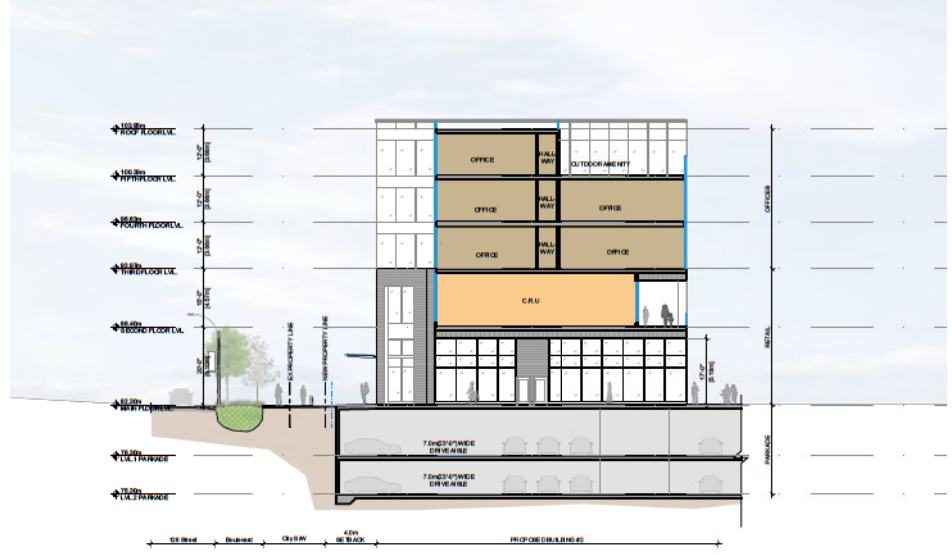
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Sheet No.
A-4.1

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1 SECTION E-E
Scale: N.T.S



2 SECTION F-F
Scale: N.T.S

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Issues / Revisions

Issue	Revisions
Seal	

Project Title
BUSINESS PARK DEVELOPMENT

Project Address
7880 128 STREET SURREY, BC

Drawn By GVV	Date 2024-03-07
Checked By JW	Project ID S04E_2302

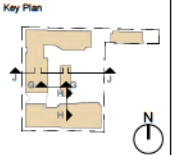
Sheet Title
SECTIONS

Scale

Sheet No.

A-4.2

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Issues / Revisions

Seal

Project Title
BUSINESS PARK DEVELOPMENT

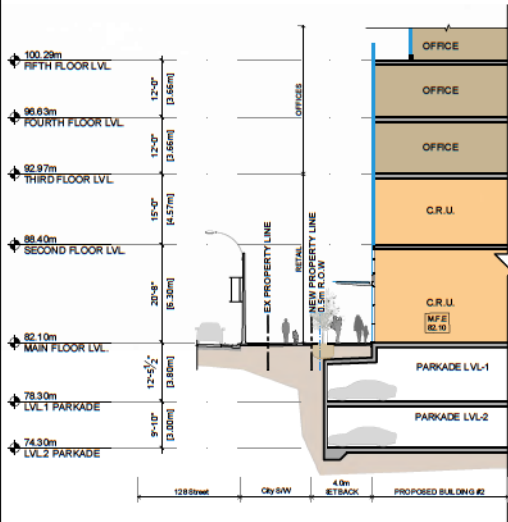
Project Address
7880 128 STREET SURREY, BC

Drawn By OSV	Date 2023-03-07
Checked By JW	Project ID S018_2302

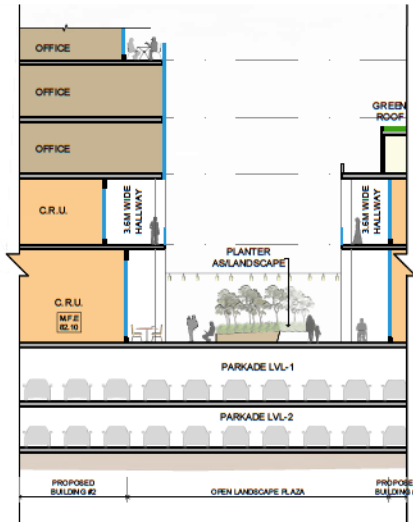
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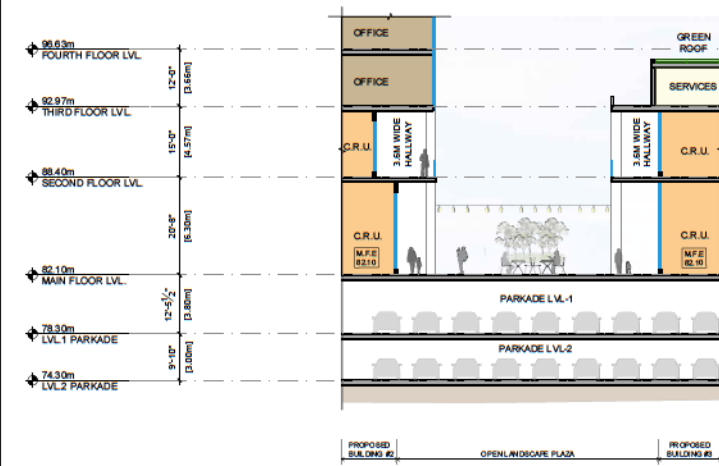
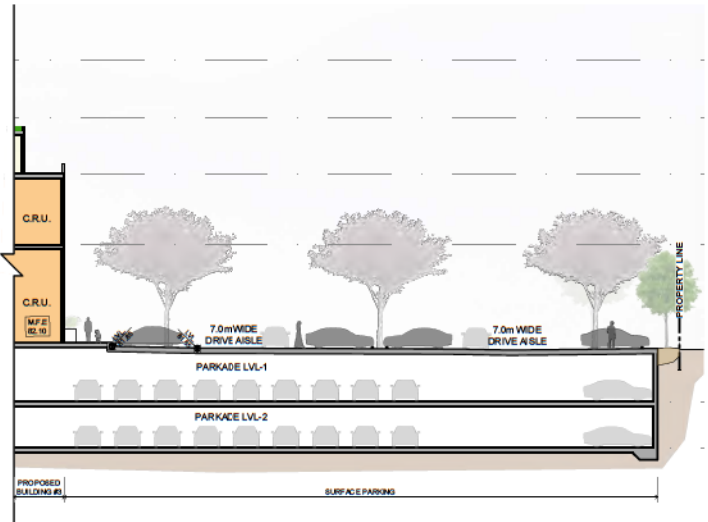
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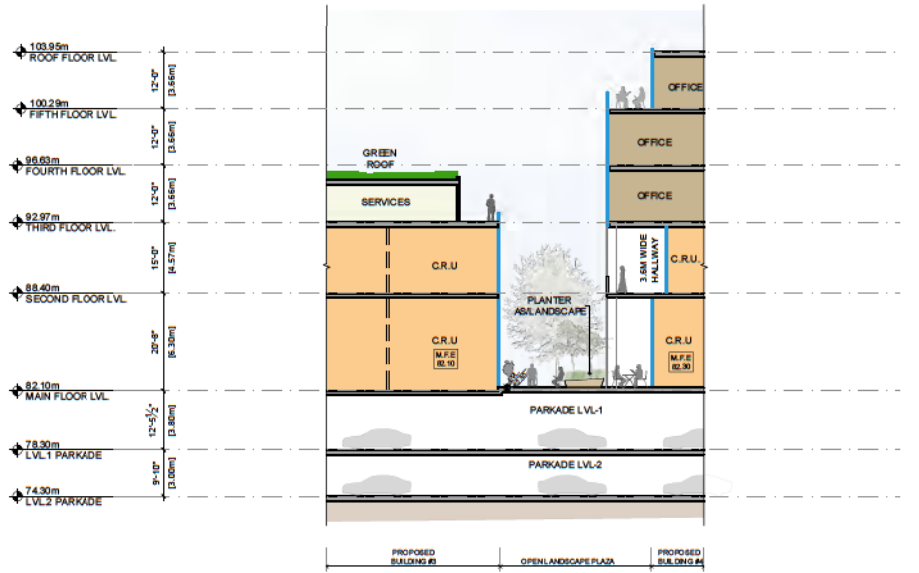
1 SECTION J-J
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3 SECTION H-H
 Scale: N.T.S



2 SECTION G-G
 Scale: N.T.S





1 VIEW-1
Scale: N.T.S

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Issues / Revisions

Issue / Revision	Date	Description

Project Title
BUSINESS PARK DEVELOPMENT

Project Address
7880 128 STREET
SURREY, BC

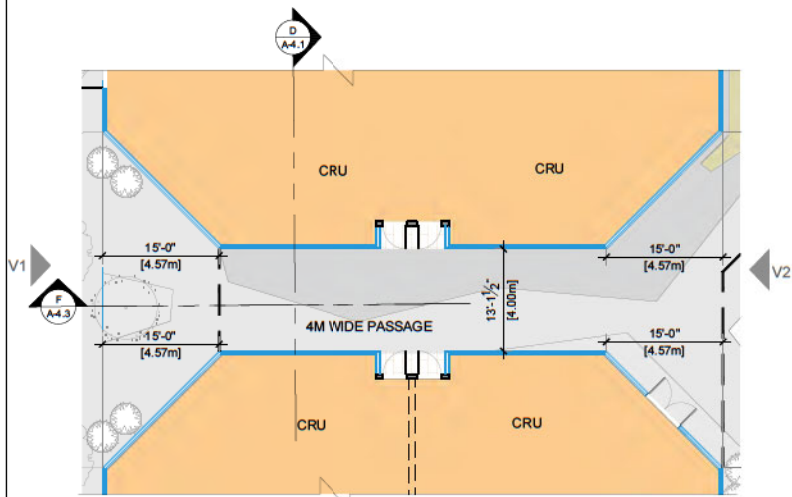
Drawn By GVV	Date 2023-03-07
Checked By JVV	Project ID S018_2302

Sheet Title
BREEZEWAY
DETAILS

Scale

Sheet No.

A-5.0



1 PART PLAN
Scale: N.T.S

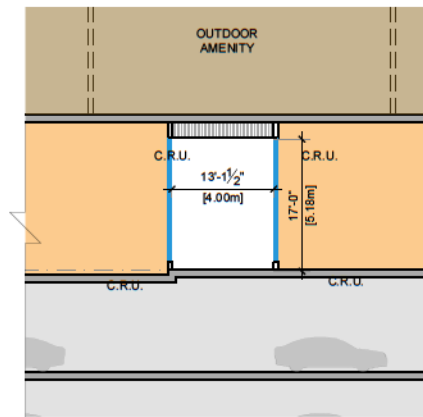


4 VIEW-2
Scale: N.T.S

- The covered breezeway beckons with an inviting ambiance, offering a sheltered passage that transcends mere utility. It's more than a pathway; it's an experience, a transition that enhances the overall architectural narrative of the space.
- Designed to embrace the beauty of nature while providing shelter from the elements, our covered breezeway is a testament to sophistication and practicality.
- The breezeway not only serves as a practical connector but also as a visual delight. It's a celebration of continuity, where the transition from one space to another is not just a journey but an experience.



2 SECTION F-F
Scale: N.T.S



3 SECTION D-D
Scale: N.T.S

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Issues / Revisions

Seal

Project Title
BUSINESS PARK DEVELOPMENT

Project Address
7880 128 STREET SURREY, BC

Drawn By GVV	Date 2023-03-07
Checked By JW	Project ID S008_2302

Sheet Title
BREEZEWAY DETAILS

Scale

Sheet No.

A-5.1

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Issues / Revisions

Issue	Revisions

Project Title
BUSINESS PARK DEVELOPMENT

Project Address
7880 128 STREET
SURREY, BC

Drawn By
GVV

Date
2024-03-07

Checked By
JW

Project ID
S08_2302

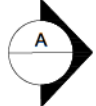
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SIGNAGE DETAILS

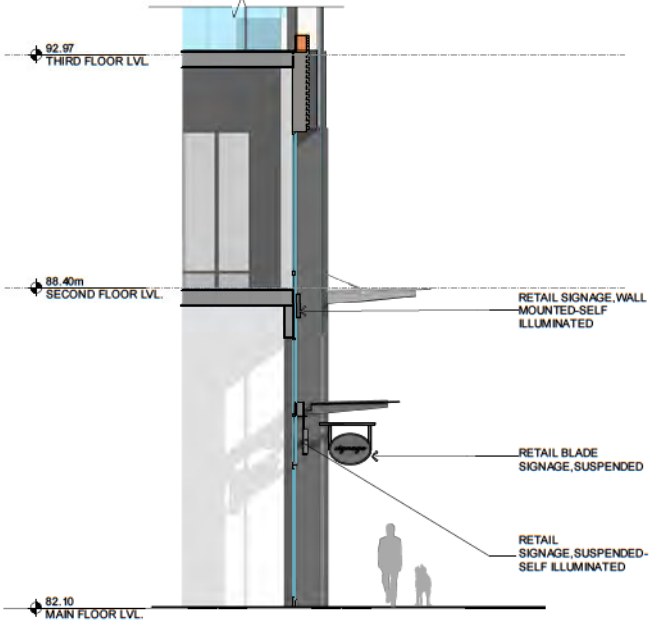
Scale

Sheet No.

A-5.3



1 SIGNAGE ELEVATION
Scale: 1/8"



2 SECTION A
Scale: 1/8"

BUSINESS PARK DEVELOPMENT

7880 128 STREET, SURREY, BC

LANDSCAPE SET
RE-ISSUED FOR DEVELOPMENT PERMIT
JANUARY 17, 2024

LANDSCAPE DRAWING INDEX

SHEET NO.	SHEET NAME
L-0.0	COVER SHEET
L-1.0	LANDSCAPE CONCEPT PLAN - OVERALL SITE
L-1.1	LANDSCAPE CONCEPT PLAN - LEVEL 1
L-1.2	LANDSCAPE CONCEPT PLAN - LEVEL 2
L-1.3	LANDSCAPE CONCEPT PLAN - LEVEL 3
L-1.4	LANDSCAPE CONCEPT PLAN - LEVEL 5
L-1.5	LANDSCAPE PRECEDENTS AND MATERIALS
L-1.6	LANDSCAPE PAVING MATERIALS
L-1.7	LANDSCAPE FURNISHINGS
L-1.8	LANDSCAPE LIGHTING
L-1.9	LANDSCAPE LIGHTING - LEVEL 1
L-1.10	PLAZA PROGRAMMING
L-2.0	PLANT MATERIALS

GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, DETAILS, SPECIFICATIONS, AND CORRESPONDENCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

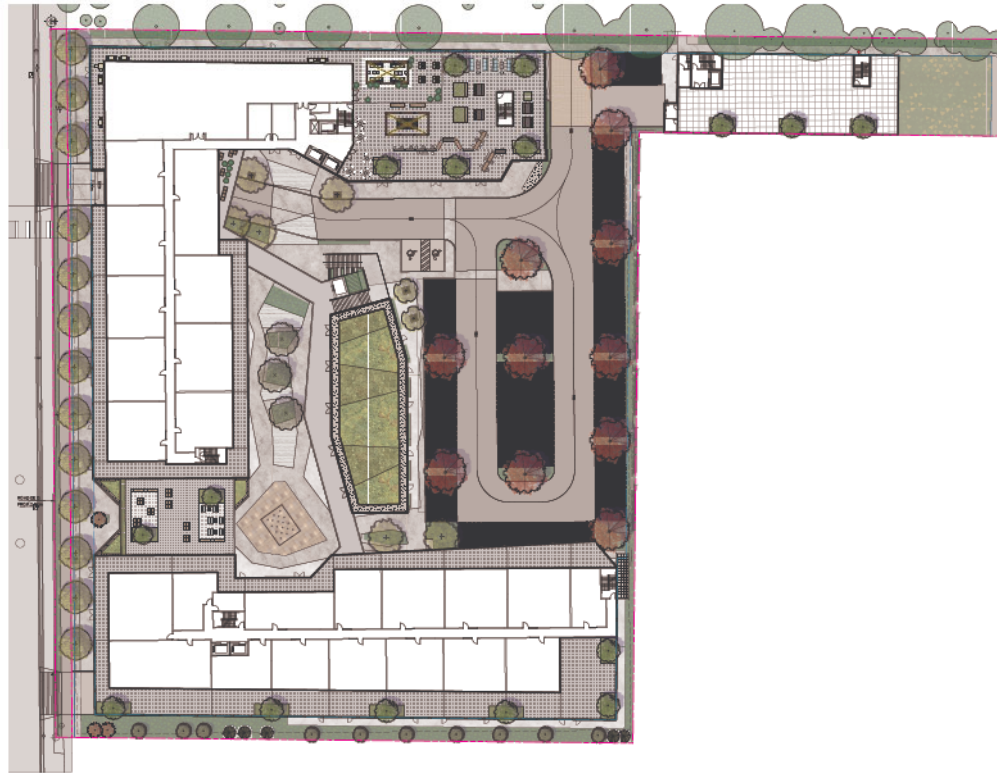
THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER LANDSCAPE MATERIALS ARE TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL LANDSCAPING AND LANDSCAPE MATERIAL SHALL BE IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARD, LATEST EDITION.



David Stoyko
Landscape Architect

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3	ISSUED FOR REVIEW 23-12-02
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1	ISSUED FOR CONCEPT REVIEW 23-09-28
REVISIONS	

BUSINESS PARK DEVELOPMENT

7880 128 Street
Surrey, British Columbia

Scale: 1" = 30'-0" (1:360)

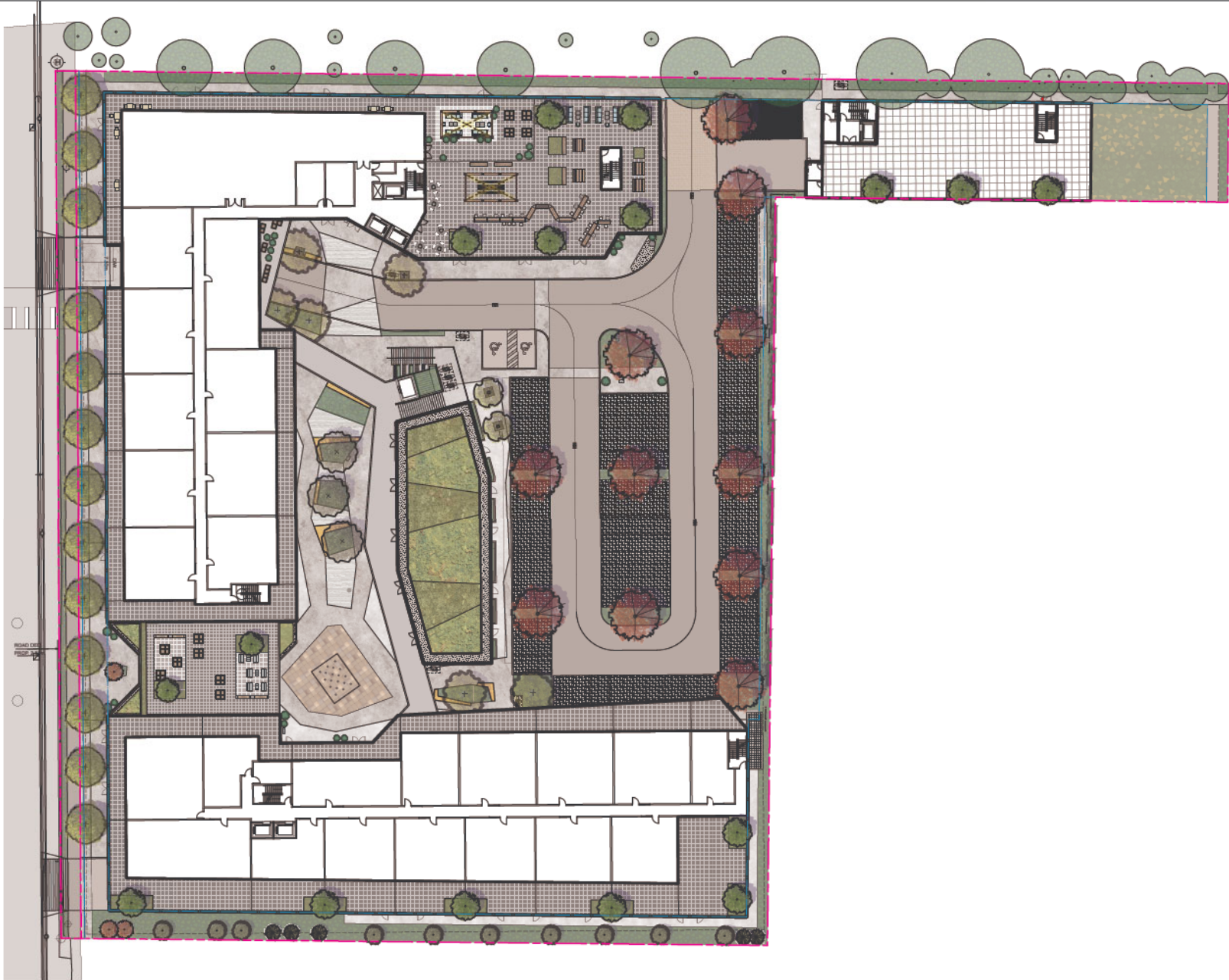
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Project No. 23-022

COVER PAGE

L0.0



David Stoyko
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REVISIONS	

BUSINESS PARK DEVELOPMENT

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Surrey, British Columbia

Scale:	1:250
Drawn:	DS
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Project No.:	23-022

LANDSCAPE PLAN
ALL LEVELS

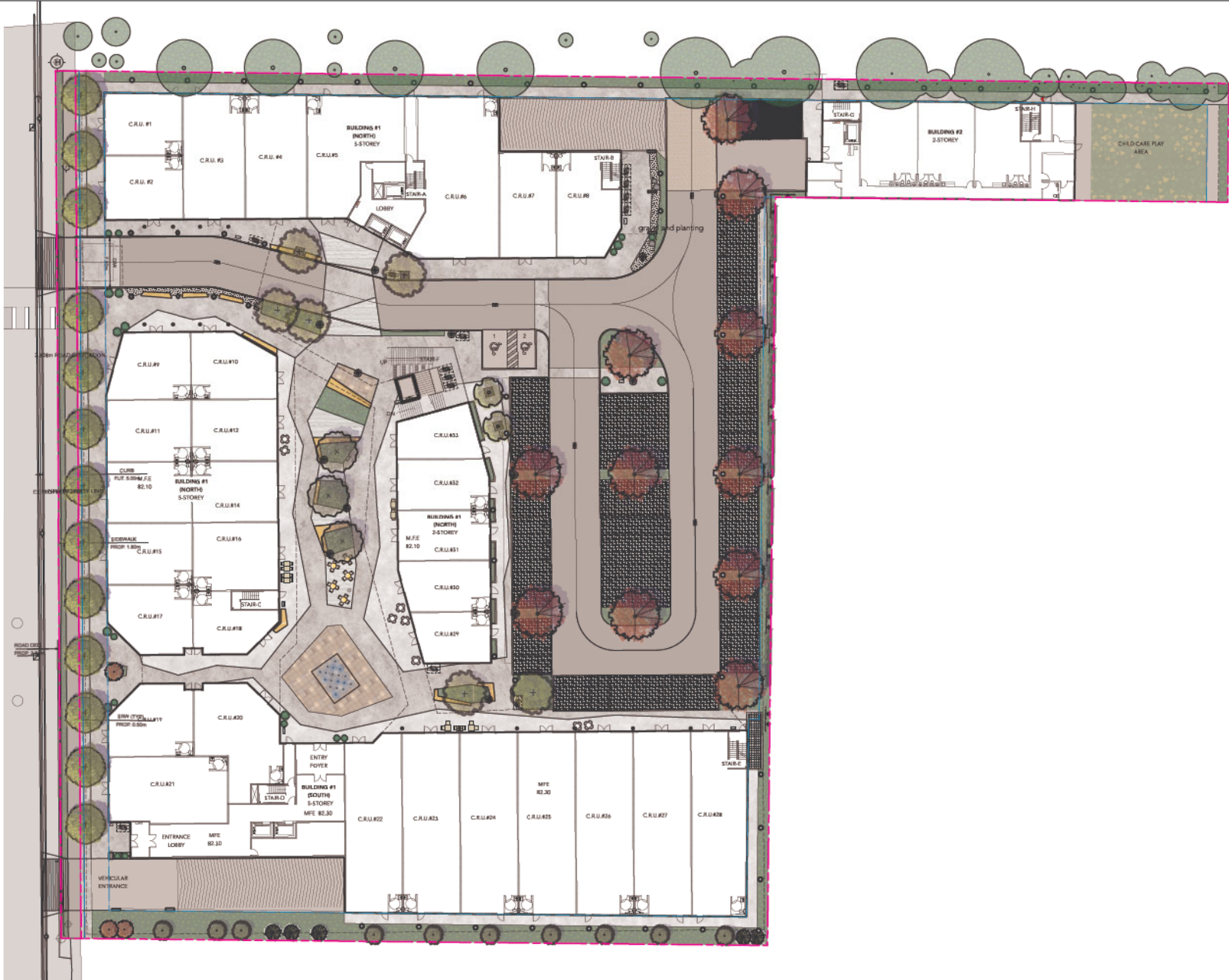
David Stoyko
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**LANDSCAPE PLAN
GROUND LEVEL**

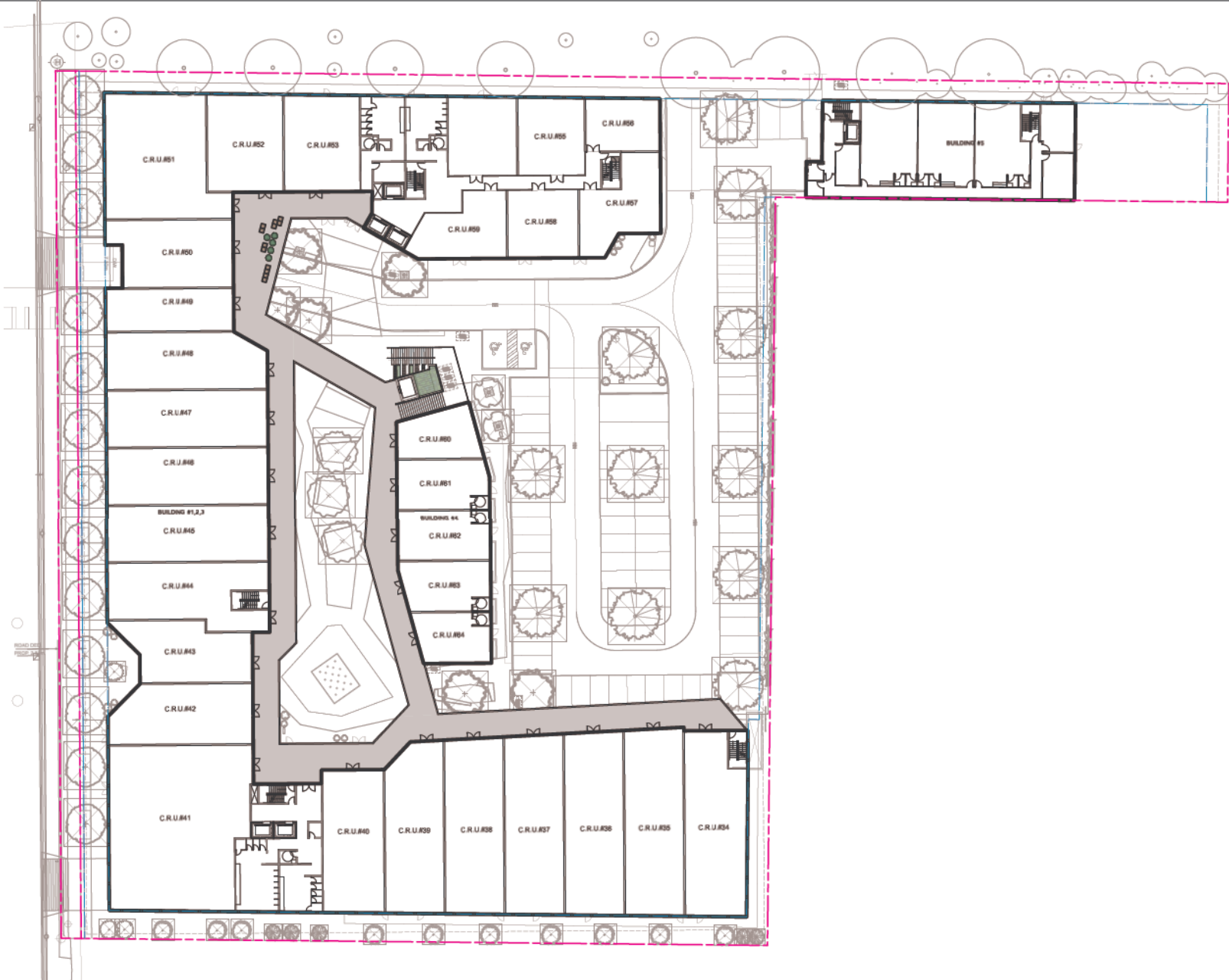
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VANCOUVER BC V6M 1Y3
P.604.720.0048

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DEVELOPMENT**

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LANDSCAPE PLAN
LEVEL 2

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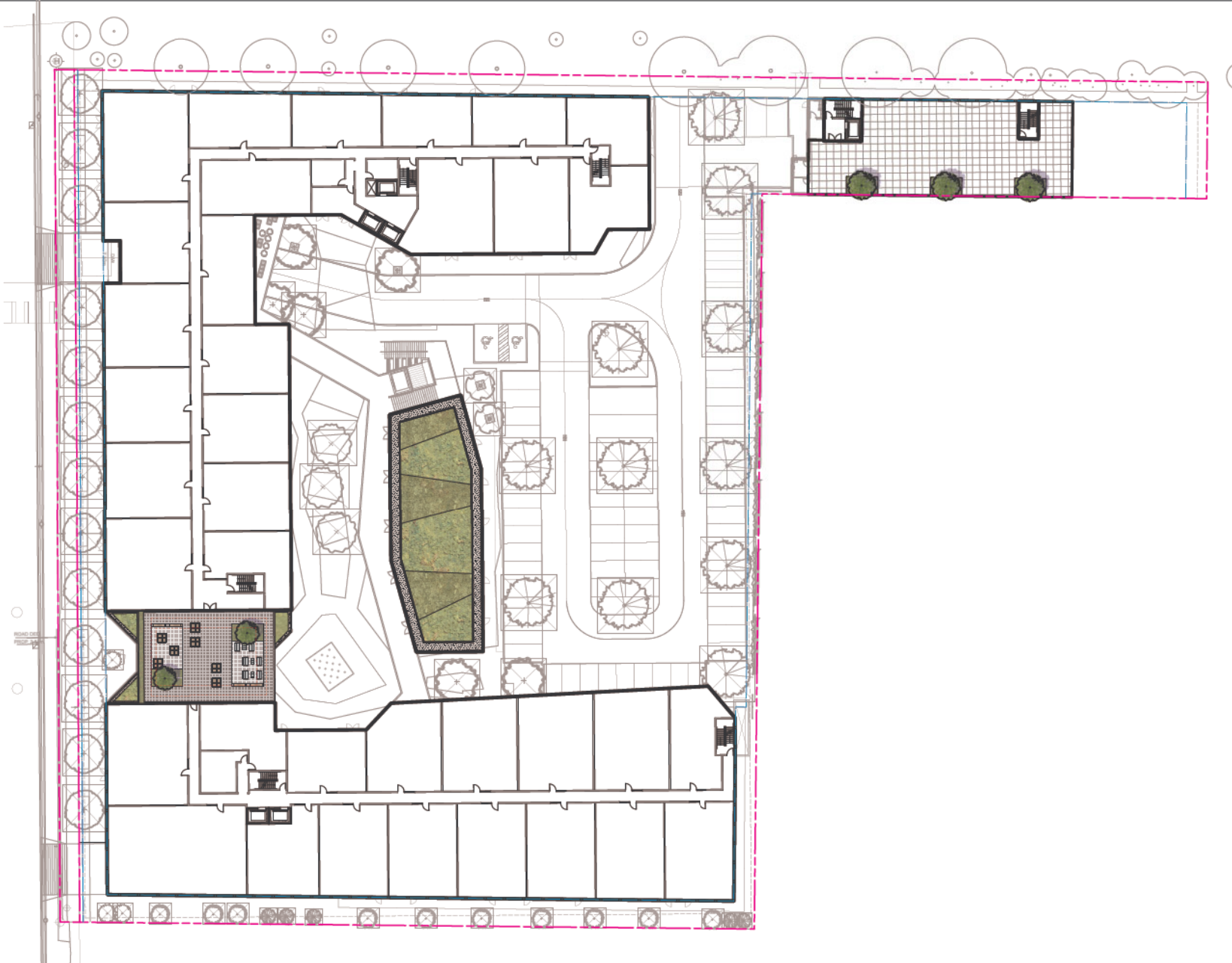
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LANDSCAPE PLAN
LEVEL 3

L1.3



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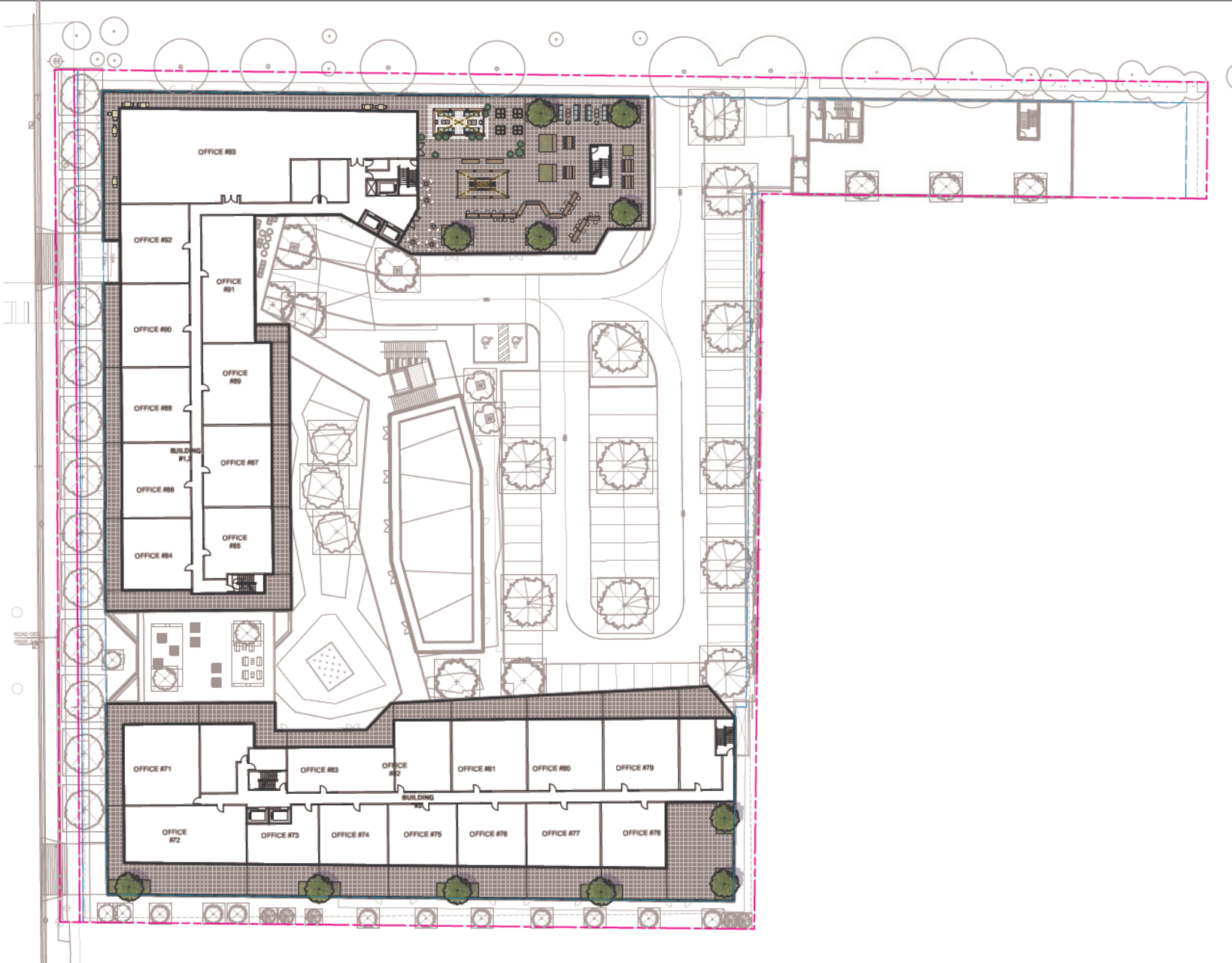
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**LANDSCAPE PLAN
LEVEL 5**

L1.4



PAVING AND PATTERNS



CONCRETE COLOURS AND PATTERNS



CONTRASTING COLOURS AND BANDS



SPECIAL PAVING IN FEATURE AREAS



LINEAR PAVERS WITH CONTRASTING SHADES

SEATING AND FEATURE ELEMENTS



INLAY PATTERNS AND SPECIAL MATERIALS



DIRECTIONAL PATTERNS



SEATING WITH WARM MATERIALS



VARIETY OF SEATING EDGES



PAVING AND RAISED ELEMENTS REPEAT PATTERNS

SCREENING AND VERTICAL ELEMENTS



METAL PANELS AND HEDGE MATERIALS



VERTICAL ELEMENTS AND VINE PANELS



PATTERNS OF VERTICAL ELEMENTS



METAL PANEL PATTERNS



MATERIAL COLOURS AND FINISHES

LIGHTING CONCEPTS



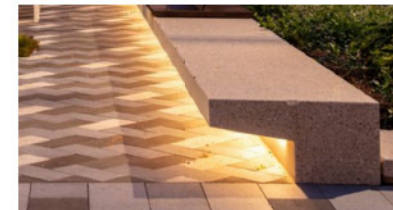
UPLIGHTING ELEMENTS AND BACK-LIT PANELS



IN-GROUND LIGHTING



STRING LIGHTS AND CATENARY LIGHTING



HIDDEN LIGHTING UNDER BENCHES AND WALLS

**David Stoyko
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**BUSINESS PARK
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**LANDSCAPE
MATERIALS AND
PATTERNS**



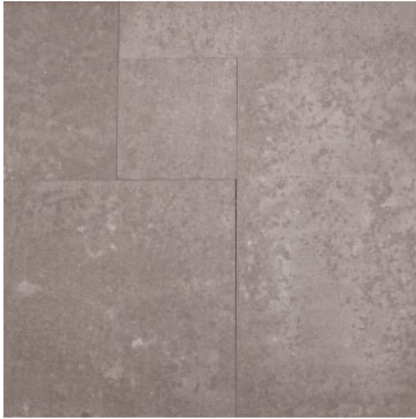
1 - STONE ACCENT TILE PAVING
STEWART FLAMED AND BRUSHED GRANITE PAVERS
12" X 24" X 1.5" SIZE
FROM NORTHWEST LANDSCAPE SUPPLY



2 - SAW CUT CONCRETE
NATURAL COLOUR, BROOM FINISH



3 - FEATURE PLAZA STONE TILE PAVING
BUFF LIMESTONE COBBLES
8" X 8" X 2" COBBLES
ROM STONE ARCH NATURAL STONE



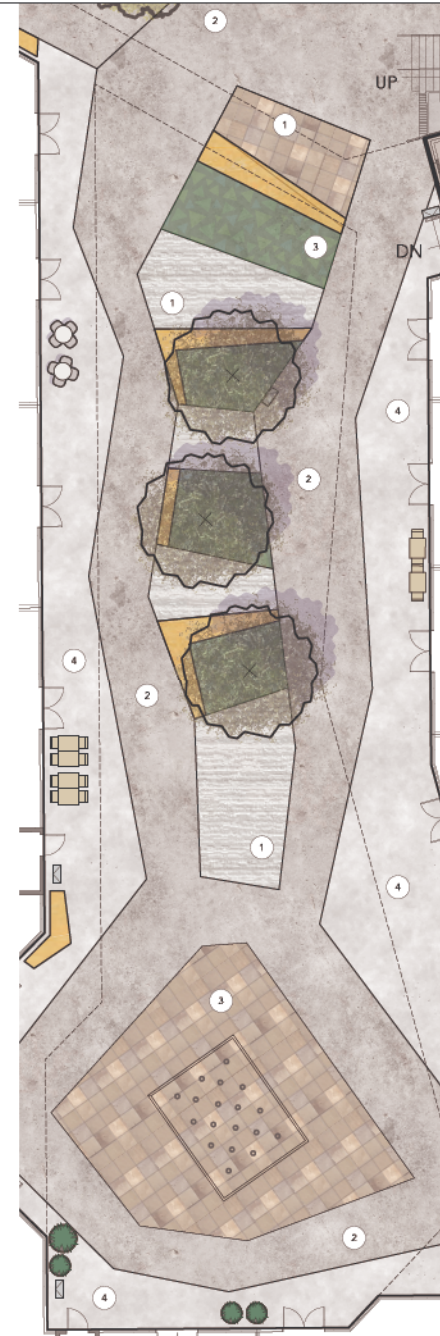
4 - MAIN STONE TILE PAVING
YALETOWN FLAMED BASALT PAVERS
12" X 12", 12" X 24" AND 24" X 24" SIZES
FROM NORTHWEST LANDSCAPE SUPPLY



5 - ROOF LEVEL PORCELAIN TILE PAVERS
2CM THICK PORCELAIN TILE
24" X 24" FORMAT
DARK GREY AND ANTHRACITE COLOURS



6 - PARKING CONCRETE UNIT PAVING
HOLLAND PAVERS BY BARKMAN CONCRETE
210MM X 105MM X 80MM
SHADOW COLOUR



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BUSINESS PARK DEVELOPMENT

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LANDSCAPE PAVING MATERIALS

**David Stoyko
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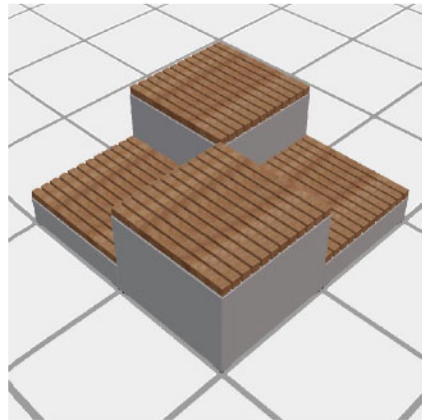
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1 - CUSTOM LANDSCAPE BENCHES
CONCRETE WITH PORCELAIN TILE SURFACE
FINAL TILE TBD



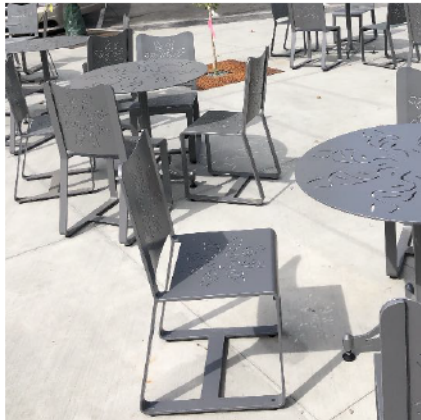
2 - PIXEL METAL AND WOOD BENCH
SILVER METAL COLOUR, WOOD SURFACE
24" X 24" CUBE BENCHES
BY MAGLIN SITE FURNISHINGS



3 - 1050 BAR HEIGHT TABLES AND CHAIRS
THERMAL WOOD TOPS, SILVER METAL
BY MAGLIN SITE FURNISHINGS



4 - LEXICON BENCH AND TABLE SETS
THERMAL WOOD TOP, SILVER METAL
BY MAGLIN SITE FURNISHINGS



5 - WATER JEY CUT METAL FURNISHINGS
BY MARCON CUSTOM METALS
MEDIUM GREY POWDERCOAT COLOUR



6 - GLAZED STONEWARE POTS
KATE HOLLAND LANDSCAPE ACCESSORIES
24" DIAM X 30" H AND 18" DIAMETER X 23" H
CHILI RED COLOUR



7 - VINCENT 2 SPACE BIKE RACK
MODEL VBR 36 BY WISHBONE SITE FURNISHINGS
TEXTURED SILVER PAINTED METAL WITH SAND
COMPOSITE BUMPERS



8 - CITY SCAPE WASTE RECEPTACLE
MODEL CSTR-35 BY WISHBONE SITE FURNISHINGS
TEXTURED SILVER PAINTED METAL

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**BUSINESS PARK
DEVELOPMENT**

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LANDSCAPE
FURNISHINGS

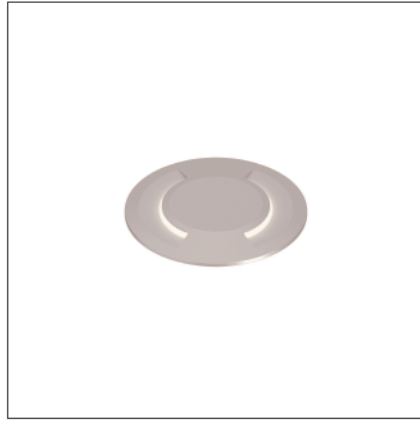
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LUMCA CONCEPT SERIES POLE LIGHTS
MODEL CP6155B
BLACK PAINTED METAL
COMPLETE WITH BANNER ARMS



DRIVABLE PATH LIGHT
MP LIGHTING MODEL L358
92MM DIAMETER, 7.5W LED
STAINLESS STEEL 316



WALL LIGHT
MP LIGHTING MODEL L49 MA
9-3/4" X 4-7/8", 6W LED
MATTE ANODIZED ALUMINUM



LANDSCAPE BOLLARD LIGHT
MP LIGHTING MODEL L904
24" TALL, 8W LED
CEDAR WOOD, MATTE CLEAR ANODIZED ALUMINUM



LUMCA CONCEPT SERIES POLE LIGHTS
MODEL CP6155B
BLACK PAINTED METAL
COMPLETE WITH BANNER ARMS



LANDSCAPE FLOOD LIGHT
MP LIGHTING MODEL L931
48° FLOOD, 8W LED, PIPE STAKE MOUNTING
MATTE CLEAR ANODIZED ALUMINUM



STRING LIGHTS
DCP-STG48 - 48' STRING LIGHT PRO
STRING LIGHTS WITH REMOTE CONTROL



TREE STRING LIGHTS
DCP-STG48 - 48' STRING LIGHT PRO
STRING LIGHTS WITH REMOTE CONTROL

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LANDSCAPE LIGHTING SPECIFICATIONS

David Stoyko
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TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
◆	UPLIGHT
⚡	WALL/STEP
○	BOLLARD LIGHT
⊕	PEDESTRIAN POLE TOP LIGHT
●	DRIVABLE IN-GRADE LIGHT
—	STRING LIGHT
⦿	FOUNTAIN SPRAY FIXTURE LIGHTS
⌀	SEASONAL TREE LIGHTS

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REVISIONS

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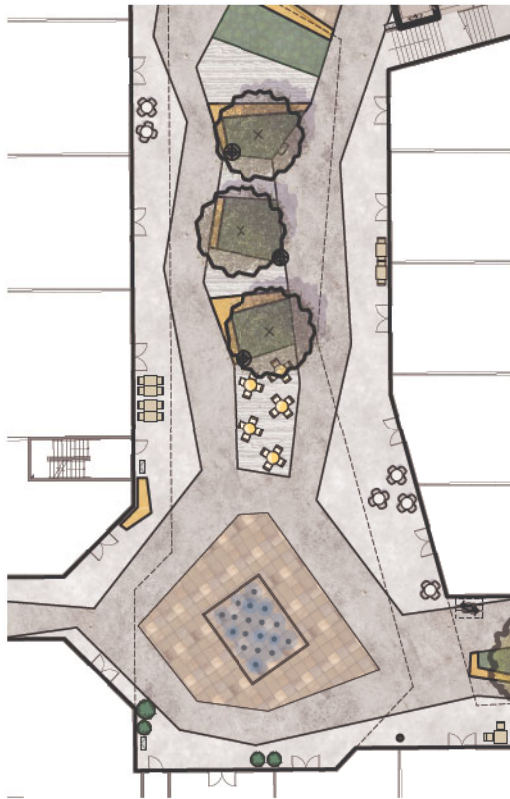
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LANDSCAPE
LIGHTING PLAN
GROUND LEVEL

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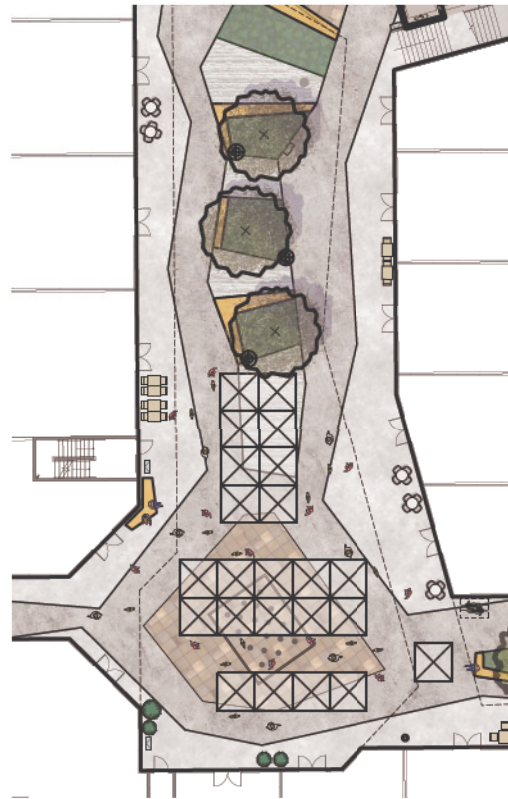
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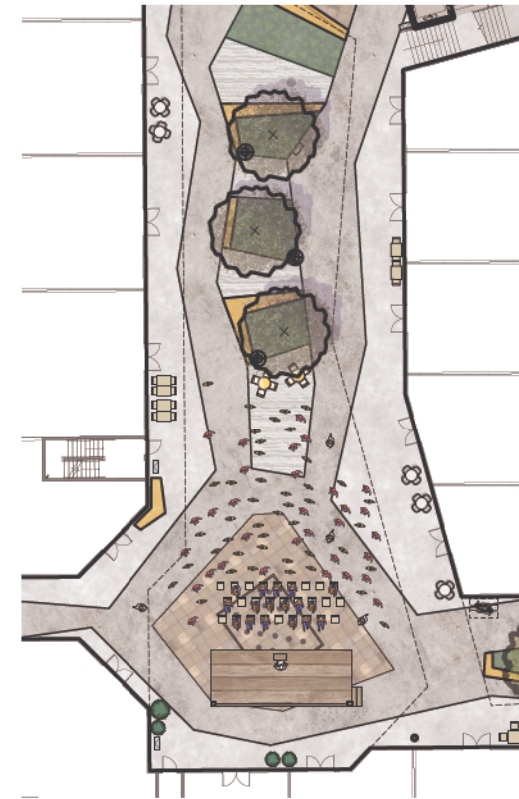
OPEN SPACE FOUNTAIN

TYPICAL SUMMER OPEN PLAZA PROGRAMMING MOVEABLE TABLES AND CHAIRS ALLOW FOR FLEXIBILITY IN SEATING TO SUPPORT BUSINESSES. PLAZA IS OPEN FOR FUNCTIONING FOUNTAIN, AND MAXIMUM CIRCULATION FOR SHOPPERS.



SPECIAL EVENT MARKET

OPEN PLAZA SPACE SUPPORTS THE HOSTING OF A MARKET EVENT, SUCH AS A CRAFT MARKET, FARM MARKET, OR CULTURAL EVENT MARKET. MARKET TENTS AND TABLES CAN LAY OUT IN NUMEROUS CONFIGURATIONS IN THE LARGE OPEN SPACE, WITH ROOM FOR CIRCULATION AND ACCESS TO THE RETAIL SHOPS.



CONCERT / CULTURAL EVENT

SPACE ALLOWS FOR A TEMPORARY STAGE TO BE PLACED IN THE PLAZA FOR CONCERTS, CULTURAL EVENTS, POLITICAL EVENTS, OR OTHER SPECIAL PROGRAMMING. THE OPEN SPACE OF HE PLAZA AND FLUSH FOUNTAIN ELEMENTS ALLOW FOR SEATING, STAGE, AND OTHER TEMPORARY ELEMENTS TO BE PLACED FREELY.

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5	RE-ISSUED FOR DEVELOPMENT PERMIT 24-01-17
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2	ISSUED FOR REVIEW 23-11-15
1	ISSUED FOR CONCEPT REVIEW 23-09-28
REVISIONS	

BUSINESS PARK DEVELOPMENT

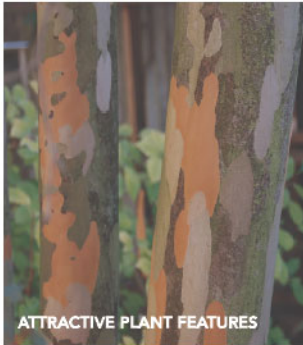
7880 128 Street
Surrey, British Columbia

Scale:	1:150
Drawn:	DS
Reviewed:	DS
Project No.:	23-022

LANDSCAPE PLAZA PROGRAMMING

PLANTING THEMES

SHOWY FLOWERS



ATTRACTIVE PLANT FEATURES



SEASONAL INTEREST

ATTRACTIVE FOLIAGE



GROUNDCOVER VARIETY



LAYERED PLANTINGS



ORNAMENTAL GRASSES



FLOWERING EVERGREENS



PLANTING COMBINATIONS



PLANTING SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
TREES					
2	Acer negundo	SnakeBark Maple	6cm cal.	as shown	B&B
10	Betula nigra	River Birch	5cm cal.	as shown	B&B
6	Acer rubrum 'Scarlet Sentinel'	Scarlet Sentinel Red maple	6cm cal.	as shown	B&B
11	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	6cm cal.	as shown	B&B
5	Picea omorika	Serbian Spruce	2.5-3m ht	as shown	B&B
3	Prunus amargosa	Columnar Flowering Cherry	5cm cal.	as shown	B&B
3	Stewartia pseudocamellia	Japanese Stewartia	6cm cal.	as shown	B&B
0	Styax japonicum	Japanese Snowball tree	6cm cal.	as shown	B&B
0	New Street Tree	Street tree species and spacing to be confirmed by the City of Surrey			

SHRUBS					
SUN/PART SHADE					
Buxus microphylla 'Green Beauty'	Green Beauty Boxwood	No. 5 Pot	450mm O.C.		
Cornus sericea 'Kelsey'	Kelsey Redtwigged Dogwood	No. 2 Pot	600mm O.C.		
Caesothus 'Victoria'	Victoria California Lilac	No. 3 Pot	900mm O.C.		
Hydrangea 'Quick Fire'	Quick Fire Hydrangea	No. 2 Pot	750mm O.C.		
Nandina domestica 'Gulfstream'	Gulfstream Nandina	No. 2 Pot	600mm O.C.		
Lavandula angustifolia 'Hidcote'	Hidcote lavender	No. 1 Pot	450mm O.C.		
Ilex crenata convexa	Convex-leaf Japanese Holly	No. 2 Pot	600mm O.C.		
Pieris japonica 'Forest Flame'	Forest Flame Pieris	No. 5 Pot	900mm O.C.		
Spiraea japonica 'Goldflame'	Goldflame Spirea	No. 2 Pot	600mm O.C.		
Taxus baccata repandens	Creeping Yew	No. 5 Pot	600mm O.C.		
SHADE					
Rhododendron 'Ken Janel'	Ken Janel Rhododendron	No. 3 Pot	750mm O.C.		
Sarcococca heptemeria humilis	Dwarf Sweet box	No. 2 Pot	600mm O.C.		
Skimmia japonica rubella	Rubella Japanese Skimmia	No. 2 Pot	600mm O.C.		
Vaccinium ovatum	Evergreen Huckleberry	No. 3 Pot	750mm O.C.		
HEDGE					
Buxus 'Green Mountain'	Green Mountain Boxwood	No. 7 Pot	450mm O.C.		
Taxus x media 'Hicksii'	Hicks Yew	No. 10 Pot	450mm O.C.		
PERENNIALS AND GRASSES					
SHADE					
Astilbe chinensis	Chinese Astilbe	No. 1 Pot	450mm O.C.		
Dicentra formosa	Pacific Bleeding Heart	No. 1 Pot	450mm O.C.		
Hakonechloa macra 'Aureola'	Golden Japanese Forest Grass	No. 1 Pot	380mm O.C.		
Hosta 'Canadian Blue'	Canadian Blue Hosta	No. 1 Pot	450mm O.C.		
SUN					
Euphorbia characias wulfenii	Wood Spurge	No. 2 Pot	750mm O.C.		
Echinacea purpurea 'Magnus'	Purple Coneflower	No. 1 Pot	450mm O.C.		
Pennisetum alopecuroides 'Yamoh'	Hamel's Fountaingrass	No. 1 Pot	600mm O.C.		
Sedum 'Autumn Joy'	Autumn Joy Stonecrop	No. 1 Pot	600mm O.C.		
Stipa tenuissima	Mexican Feather Grass	No. 1 Pot	450mm O.C.		
GROUNDCOVERS					
Antennaria dioica	Kinnikinnick	4" (10cm) Pot	300mm O.C.		
Fragaria chiloensis	Beach Strawberry	4" (10cm) Pot	350mm O.C.		
Oxalis nigra	Redwood Sorrel	4" (10cm) Pot	350mm O.C.		
Pachyandra terminalis	Japanese Spurge	4" (10cm) Pot	350mm O.C.		
LAWN					
Sq. m.	Sodded Lawn				

DROUGHT TOLERANT PLANTS
 POLLINATOR FRIENDLY PLANTS
 SEASONAL INTEREST PLANTS
 EVERGREEN PLANTS

FOOD RESOURCE PLANTS
 NATIVE PLANTS
 HABITAT VALUE PLANTS

David Stoyko
Landscape Architect

2886 6TH AVENUE EAST
VANCOUVER, BC V6M 1R3
P. 604.720.0948

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND/OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

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REVISIONS

BUSINESS PARK DEVELOPMENT

7880 128 Street
Surrey, British Columbia

Scale:	1:200
Drawn:	DS
Reviewed:	DS
Project No.:	23-022

PLANTING PALETTE

L2.00

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

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

DATE: **January 23, 2024** PROJECT FILE: **7823-0090-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 7880 128 St**

OCP AMENDMENT/DEVELOPMENT PERMIT

There are no engineering requirements relative to the OCP Amendment and Development Permit besides stated below.

REZONE

Property and Right-of-Way Requirements

- Dedicate 2.808 metre along 128 Street.
- Register 0.50 metre Statutory right-of-way (SRW) along 128 Street.
- Register SRW for traffic signal loops at proposed northern access.

Works and Services

- Construct 1.8 m concrete sidewalk and streetlighting along 128 Street.
- Construct concrete driveway letdowns.
- Construct sanitary main along 128 Street.
- Construct storm, sanitary and water service connections to the site.
- Complete sanitary catchment analysis and resolve downstream constraints.
- Provide on-site stormwater mitigation and water quality features.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone and Development Permit.



Jeff Pang, P.Eng.
Development Services Manager

BD

Appendix IV

Tree Preservation Summary

Surrey Project No:

Address:

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Terry Thrale- PN6766A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	1	Protected Trees Identified	20
Protected Trees to be Removed	0	Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0	Protected Trees to be Retained	20
Total Replacement Trees Required:		Total Replacement Trees Required:	
<ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 1 X one (1) = 1 - All other species to be removed (2:1) 0 X two (2) = 0 	1	<ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 0 X two (2) = 0 	0
Replacement Trees Proposed	40	Replacement Trees Proposed	0
Replacement Trees in Deficit	0	Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	0		

*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

January 18, 2024

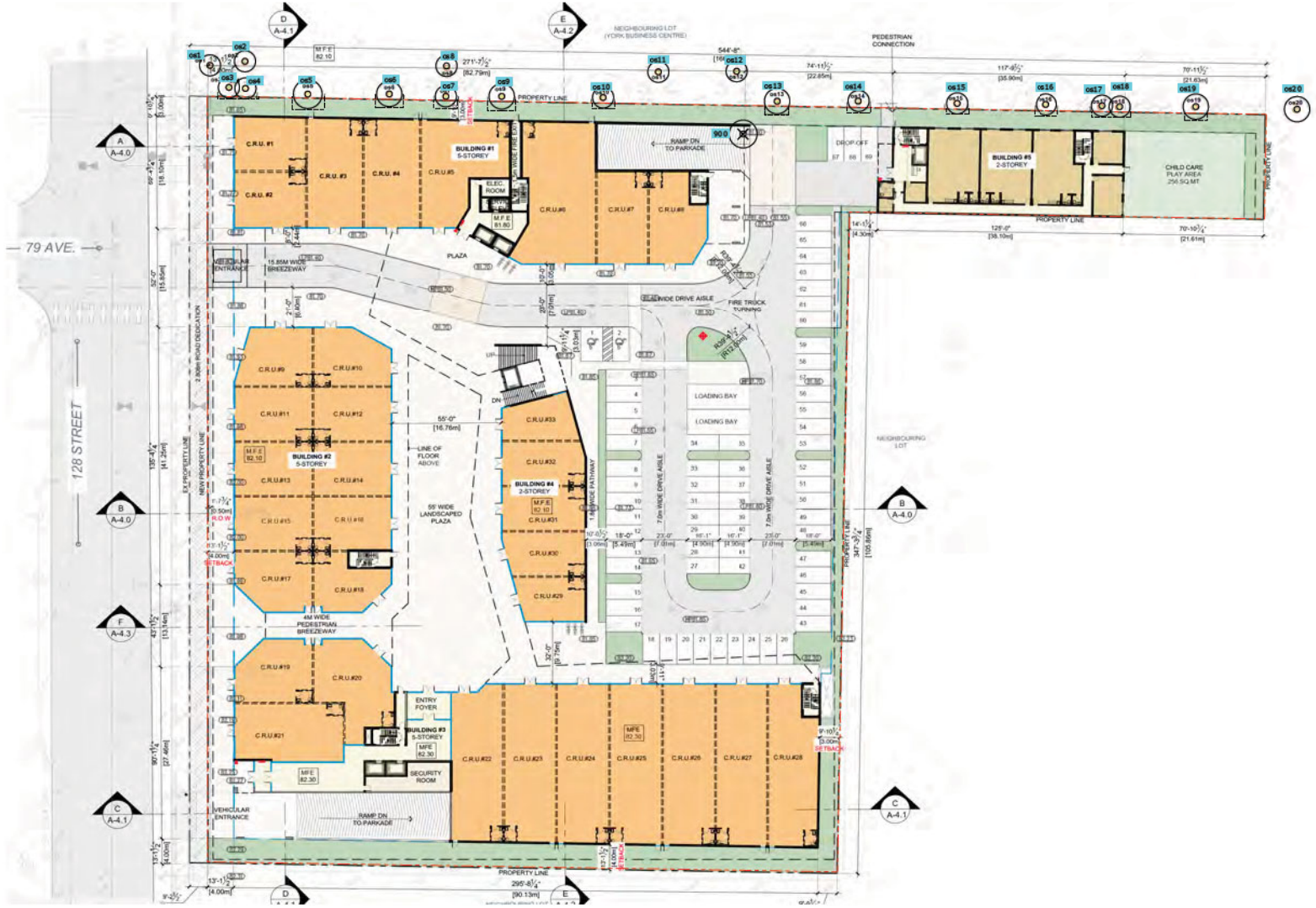
Date



Tree Plan for Development at 7860 128 Street, Surrey

January 18, 2023

T#	Species	Size (cm)	Tree Ht (m)
000	Cottonwood	33	12.9
001	Pearl River Maple	16	1.5
002	Linden	21	1.5
003	Serbian Spruce	14	1.5
004	Serbian Spruce	16	1.5
005	Ash	34	2.0-4
006	Ash	29	1.8
007	Serbian Spruce	14	1.5
008	Linden	14	1.5
009	Ash	28	1.8
010	Linden	13	1.5
011	Linden	28	1.8
012	Ash	22	1.5
013	Ash	20	1.5
014	Serbian Spruce	24	1.5
015	Serbian Spruce	9	1.5
016	Ash	30	1.8
017	Ash	22	1.5



Legend
 ▲ x = remove tree

80 Ave



IND

ME

OCP Amendment from "Industrial" to "Mixed Employment". in Figure 3: General Land Use Designations.

79 Ave

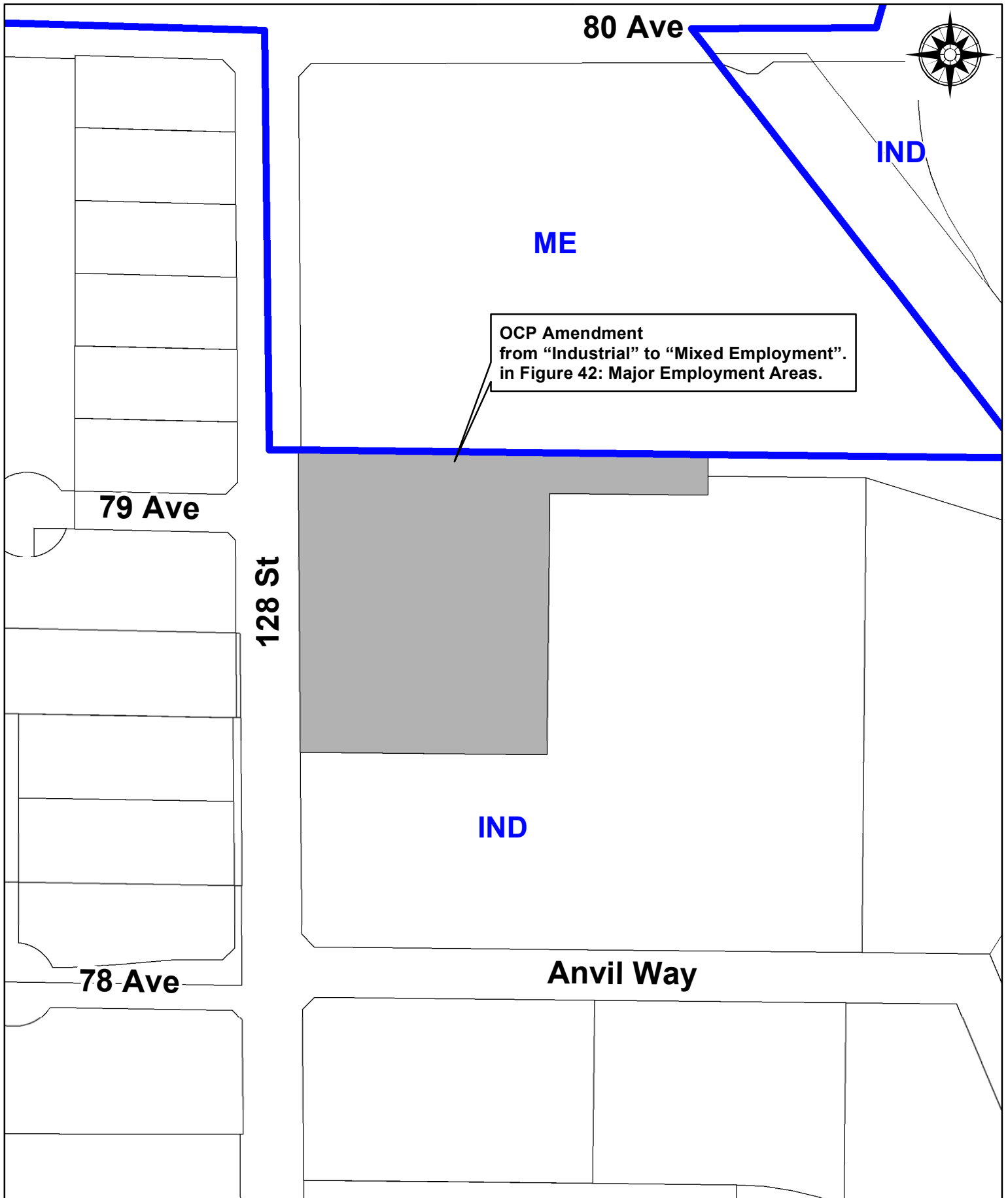
128 St

IND

78 Ave

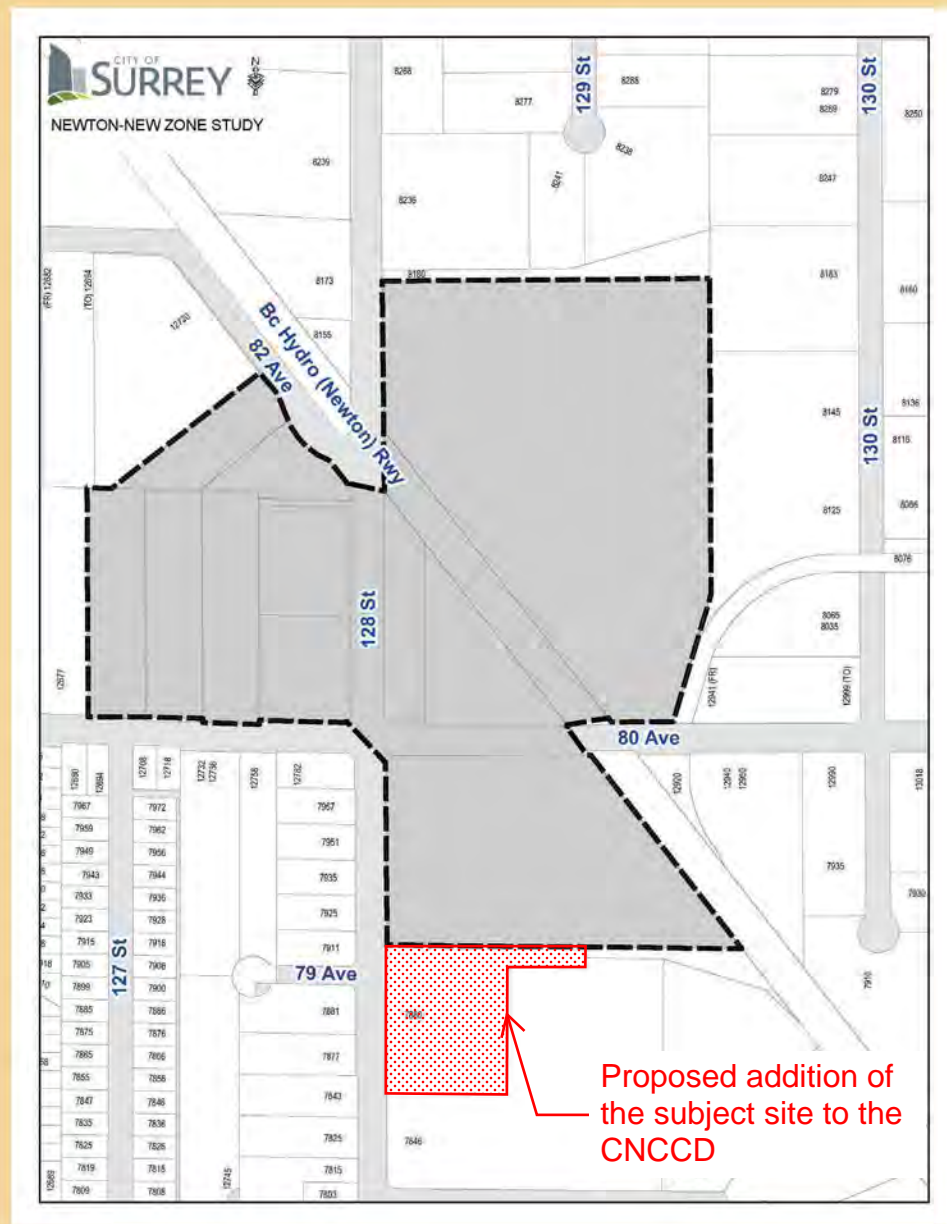
Anvil Way





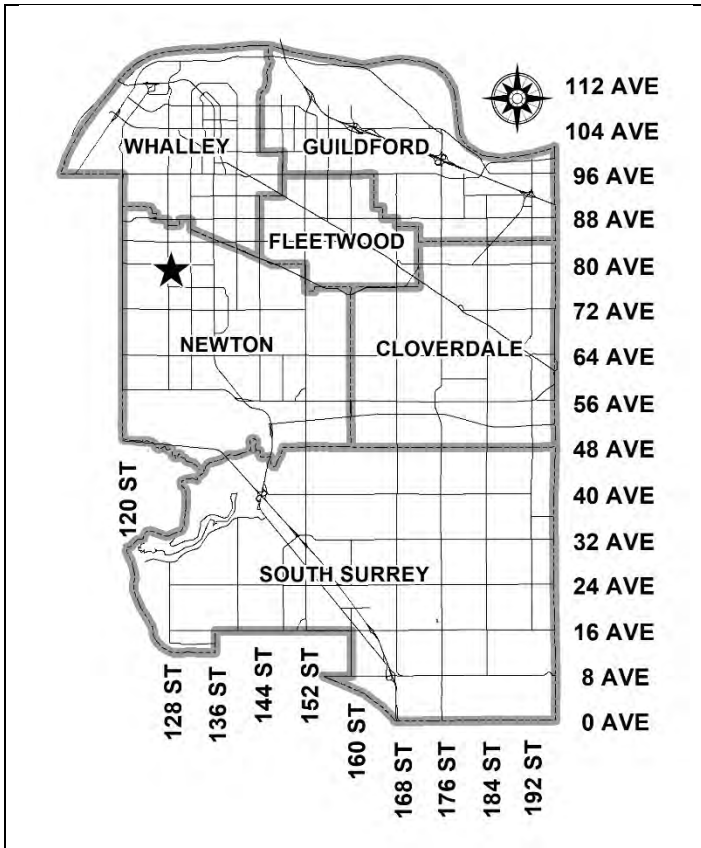
LOCATION OF CENTRAL NEWTON CULTURAL COMMERCIAL DISTRICT

The Central Newton Cultural Commercial District (CNCCD) is located at the intersection of 80 Avenue and 128 Street, as shown below.



Appendix VII

City of Surrey
PLANNING & DEVELOPMENT REPORT
 Application No.: 7923-0090-00
 Planning Report Date: May 1, 2023



PROPOSAL:

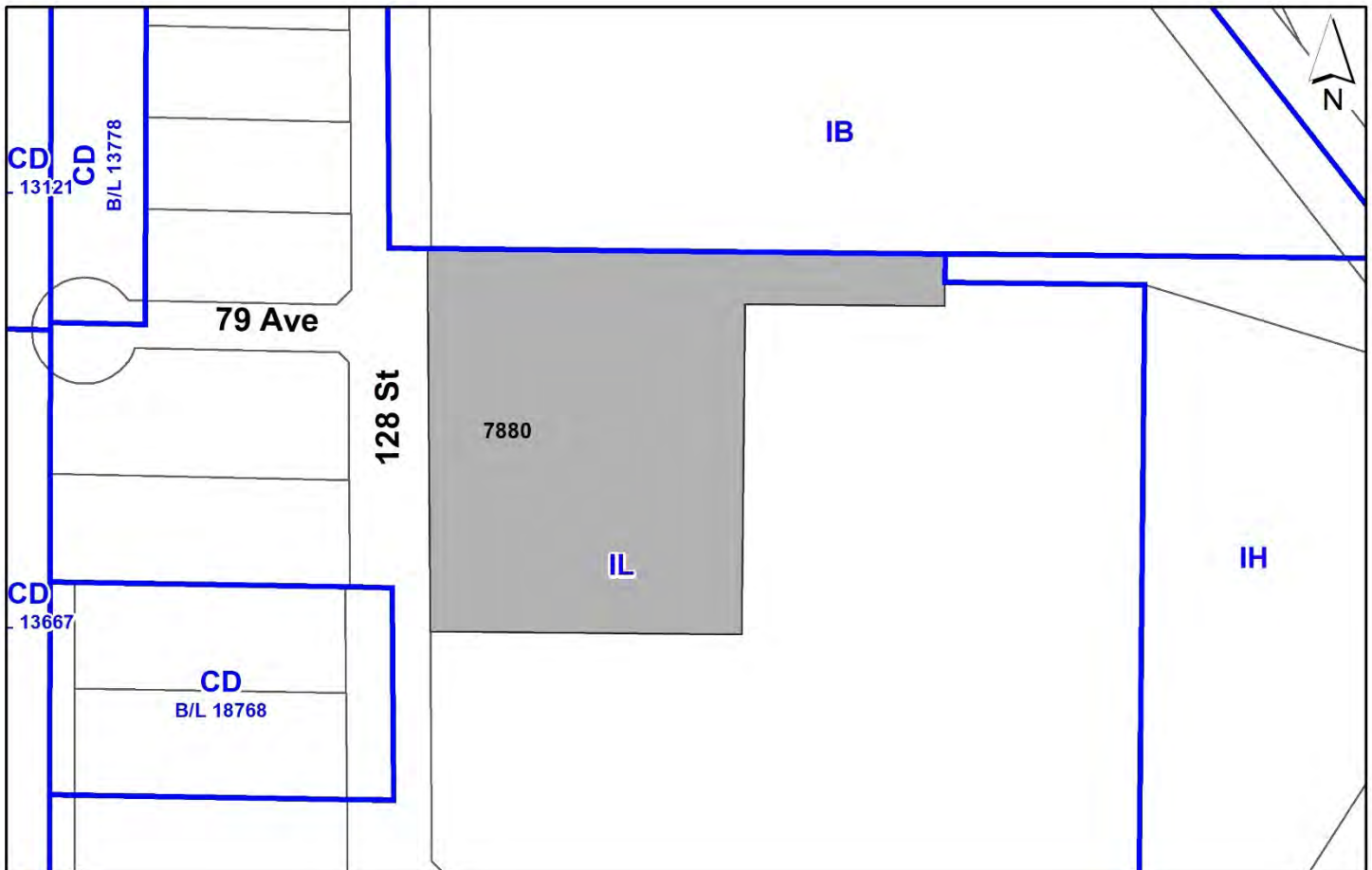
- **Regional Growth Strategy Amendment** from Industrial to Employment
- **OCP Amendment** from Industrial to Mixed Employment
- **OCP Text Amendment** to allow a higher density in the Mixed Employment designation
- **Rezoning** from IL to CD

to permit the development of three commercial buildings and one industrial building.

LOCATION: 7880 - 128 Street

ZONING: IL

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

The Planning & Development Department recommends that that the application be referred back to staff to work with the applicant to develop a proposal that complies with the site's Industrial designation in both the Official Community Plan (OCP) and Metro Vancouver's Regional Growth Strategy (RGS).

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed commercial uses depart significantly from the policies identified in the City of Surrey Official Community Plan (OCP) and Metro Vancouver's Regional Growth Strategy (RGS).
- The applicant is also proposing an OCP text amendment to allow a density higher than the 1.0 floor area ratio (FAR) permitted in the Mixed Employment OCP designation.

RATIONALE OF RECOMMENDATION

Policy Issues:

- Surrey's OCP and Metro Vancouver's RGS focus on the preservation of existing employment lands, particularly industrial lands. Introducing more commercial uses into Industrial areas erodes the viability of light and heavy industrial uses which create jobs and generate significant tax revenue that the Industrial designation is intended to support.
- The proposal would trigger the requirement for a Metro Vancouver RGS amendment. An RGS amendment from Industrial to Employment would be considered a Type 3 Minor Amendment. It would require an affirmative 50% + 1 weighted vote of the Metro Vancouver Board.

Land Use Implications:

- The proposed development, if approved, would put pressure on other Industrial lands in Surrey to be converted to commercial uses, including other lands located in the Newton industrial area.
- The proposed 2.0 floor area ratio (FAR) density exceeds the maximum permitted in the Industrial or Mixed Employment designations. Under the Industrial and Mixed Employment designations, this site would be permitted a density of up to 1.0 floor area ratio (FAR). The proposed density of 2.0 FAR is generally not supported outside of Urban Centre plan areas and some key transit corridors, areas that are generally better served with amenities and transit.

- The subject site is less than 2 kilometres from the Newton Town Centre and the Scott Road Corridor, where commercial development is encouraged. If dense commercial developments are supported outside of the City's Town Centres, redevelopment of those key areas like the Newton Town Centre or the Scott Road Corridor, which are much more transit- and pedestrian-oriented and provide far more amenities, will be hindered and likely underdeveloped and/or delayed.
- The supply of industrial lands in the City and the region is limited and in high demand, as highlighted in Metro Vancouver's 2015 Industrial Lands Inventory. Protecting the supply of industrial lands in Surrey is important to meet the current and future needs of the local and regional economy.
- The creation of the Central Newton Cultural Commercial District (CNCCD) around the intersection of 128 Street and 80 Avenue was undertaken in 2013 in response to ongoing pressure in the Newton industrial area to allow commercial uses on Industrial land. A handful of properties were re-designated to Mixed Employment at that time with the clear intention of limiting commercial uses to those areas only and reinforcing the protection of the surrounding Industrial lands for legitimate industrial uses. The subject property is outside of the CNCCD lands and should therefore be maintained for industrial purposes in accordance with previous plans for the area.
- Approval of the current proposal would draw commercial uses farther south along 128 Street, further eroding the industrial land base, and providing increasing pressure for adjacent lands to redevelop to non-industrial uses.

RECOMMENDATION

The Planning & Development Department recommends that that the application be referred back to staff to work with the applicant to develop a proposal that complies with the site's Industrial designation in both the Official Community Plan (OCP) and Metro Vancouver's Regional Growth Strategy (RGS).

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Industrial	Industrial	IL
North:	Commercial	Mixed Employment	IB
East and South:	Industrial	Industrial	IL
West (Across 128 Street):	Industrial	Industrial	IL and CD (By-law No. 18768)

Context & Background

- The subject property is approximately 1.3 hectares in size and is located on the east side of 128 Street in the Newton Industrial area. It is designated "Industrial" in the Official Community Plan (OCP), and "Industrial" in Metro Vancouver's Regional Growth Strategy (RGS).
- Given the site's current Industrial designation under the RGS, an amendment to the RGS to Employment would be required should the proposal be supported by Council. This would involve an affirmative 50% +1 weighted vote of the Metro Vancouver Regional District Board. Metro Vancouver indicates that public engagement opportunities would also be required as part of their process. Public engagement opportunities may include notification on the Metro Vancouver website, request for written comments on the Metro Vancouver website, opportunities for the public to appear as a delegation to the Regional Planning Committee or the Metro Vancouver Regional District Board, conveyance of comments from the Surrey Public Hearing to the Metro Vancouver Regional District Board and/or hosting a public information meeting.
- The subject property is adjacent to, but not within, the group of properties that make up the Central Newton Cultural Commercial District (CNCCD).
- Properties within the CNCCD are designated "Mixed Employment" in the OCP and are intended to be developed as the only commercial lots in this area.
- The Central Newton Cultural Commercial District was developed to provide a legitimate location for a number of existing commercial businesses that had been occupying Industrial land in this area (Appendix III). At the time the area was designated in 2013, there was pressure throughout the Industrial lands in Newton, including in the East Newton Business Park, to introduce banquet halls as well as retail and service uses. A number of these commercial uses had already become established in some areas, in particular at the Payal

Centre, which is located on the east side of 128 Street at 82 Avenue. In order to relieve commercial pressure on Industrial lands throughout the community, the Central Newton Cultural Commercial District was established so that cultural and commercial uses could be focused in one area, thus maintaining the integrity of the remaining industrial lands.

- The intention of the CNCCD is to encourage commercial uses to locate on the lands designated Mixed Employment around the intersection of 80 Avenue and 120 Street. Elsewhere in Newton, these uses would not be permitted on Industrial lands. The subject lot is designated Industrial and is therefore intended to be protected for Industrial use now and in the future.

DEVELOPMENT PROPOSAL

Planning Considerations

- The subject application includes the following components:
 - An Official Community Plan amendment from Industrial to Mixed Employment, with a site-specific amendment to allow density beyond the 1.0 FAR limit of the Mixed Employment designation; and
 - A Rezoning from “Light Impact Industrial Zone (IL)” to “Comprehensive Development Zone (CD)”.
- In association with the proposed land use amendments noted above, an amendment of Metro Vancouver’s Regional Growth Strategy (RGS) will also be required. The property is currently designated Industrial in the RGS, which would need to be amended to Employment to accommodate the proposed development.
- Only the proposed OCP amendment and Rezoning, and not a Development Permit, are being presented for Council’s consideration at this time. Given the significant departure from the City’s plans, policies, and practices that the proposal entails, it was deemed appropriate to consult Council on the larger land use issue before proceeding to detailed development planning of the site, which would require a Development Permit.
- According to the applicant’s proposal, the development would consist of two four-storey buildings with ground floor commercial retail and upper floor office uses, a two-story building with ground floor commercial retail and second floor office uses and a one-storey warehouse building. In terms of floor area, the applicant is proposing 2.0 FAR (26,567 square metres). The floor area consists of 5,654 square metres of ground floor commercial (21% of floor area), 19,866 square metres of office uses (75% of floor area) and 1,047 square metres of warehouse use (4% of floor area).
- All aspects of the design, including but not limited to density, massing, circulation and site layout, would be subject to detailed review (including a Development Permit for Form and Character, review by Transportation and Engineering, the Advisory Design Panel, and Fire Department) and change should Council determine that the applicant’s proposal has merit.

Referrals

- Formal referrals have not been completed for the subject proposal, given the significant departure from exiting City policies and practices. The current focus is on the appropriateness of the land uses that are proposed. Referrals to appropriate stakeholder groups would be required as part of any detailed proposal on the site.

Transportation Considerations

- The applicant proposes medium-density commercial development at a density (2.0 FAR) that would be appropriate for a Town Centre location, where access to frequent transit and active transportation networks would be available.
- The subject property is not located near a frequent transit network, meaning that the development would rely heavily on automobile access. This would conflict with transportation and neighbourhood design policies in the City's Official Community Plan and Sustainability Charter.
- Detailed review of the proposed land use and site plan has not been undertaken from a Transportation perspective.

Sustainability Considerations

- The proposal conflicts with fundamental sustainability principles that guide policy in the City's OCP and other plans and policy documents. Medium-density commercial development should be located in a Town Centre or along a Frequent Transit Network (FTN) corridor in order to create compact, healthy communities, maximize residents' access to services and amenities, and reduce dependence on private automobiles. See the Policy & Bylaw Considerations section below for more details.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The property is designated Industrial in Metro Vancouver's Regional Growth Strategy (RGS). According to the RGS, "Industrial areas are primarily intended for heavy and light industrial activities, and appropriate accessory uses. Limited commercial uses that support industrial activities are appropriate."
- The current proposal does not comply with the Regional Growth Strategy and would require an RGS amendment from Industrial to Employment.
- An RGS amendment from Industrial to Employment would be considered a Type 3 Minor Amendment. It would require an affirmative 50% + 1 weighted vote of the Metro Vancouver Board.

Official Community Plan

Land Use Designation

- The subject site is designated Industrial in the Official Community Plan (OCP). The OCP states that “the Industrial designation supports light and heavy industrial land use. Accessory uses that operate ancillary to a main industrial use may include limited office uses, a caretaker's residence, and commercial uses that are strictly limited to those that support industrial activities.” The OCP is consistent with the Regional Growth Strategy in not supporting general commercial uses within the Industrial designation.
- The Industrial designation allows density up to 1.0 FAR.

Proposed Amendment

- The applicant proposes an OCP amendment to redesignate the site from Industrial to Mixed Employment, with a site-specific amendment to allow density above 1.0 FAR, which is the maximum density permitted in the Mixed Employment designation. The proposal is for 2.0 FAR.

Use

- Staff do not support the proposed OCP amendment. The protection of industrial lands is a key objective of the City of Surrey.
- The proposed land use amendment would represent a loss of valuable industrial lands within Surrey, which negatively impacts Surrey’s ability to attract industrial employment generators.
- If the proposed application is supported, the current Industrial lands in Newton and other parts of Surrey are very likely to come under pressure to be amended to allow for non-industrial uses.

Density

- Densities of the order proposed by the applicant are typically not found outside of Town Centres and frequent transit corridors.
- The subject site is less than 2 kilometres from the Newton Town Centre and the Scott Road Corridor, where commercial development is encouraged. If dense commercial developments are supported outside of the City’s Town Centres, then redevelopment of those key areas like the Newton Town Centre or the Scott Road Corridor, which are much more transit- and pedestrian-oriented and provide far more amenities, will be hindered and likely underdeveloped and/or delayed.
- It is not appropriate to establish such high densities outside of a Town Centre or frequent transit corridor. Staff have significant concerns that such a development does not fit the area context and could be precedent-setting.

Themes/Policies

The proposed Official Community Plan (OCP) amendment is not supported by the following policies in the OCP:

- A 1.1: Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy (RGS).

(The proposed development does not comply with the RGS and encourages densification outside of the City's Urban Centre and Frequent Transit Development Areas.)

- B 2.1: Support each Town Centre (Guildford, Fleetwood, Newton, Semiahmoo, and Cloverdale) as the primary centre for its community, the location of higher intensity urban development, and the location of community-serving civic, cultural, social, and recreational facilities.

(The proposed development would erode the viability and delay redevelopment of the Newton Town Centre as a higher-density node for this community.)

- E 1.1: Ensure a sufficient supply of employment lands in Surrey, including designated industrial lands, to meet the current and future needs of the local and regional economy.

(This application proposes to convert approximately 1.3 hectares of Industrial lands to Mixed Employment within the Newton Industrial area. Allowing commercial uses in this area would be precedent-setting and may encourage the development of commercial uses on other industrial lands in this area.)

- E.1.11: Protect industrially-designated land specifically for industrial purposes, particularly industrial land accessible by water and railways.

(The subject site is designated Industrial and is connected by a rail spur to the BC Hydro (Newton) Railway.)

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on April 12, 2023 and the Development Proposal Signs were installed on April 23, 2023. Staff have received no responses.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The current Planning Report is reviewing the appropriateness of the proposed land uses. Any detailed proposal on the site would be subject to a form and character Development Permit.

PROJECT EVALUATION

Applicant's Rationale

- The applicant has provided rationale in support of their proposed Official Community Plan (OCP) amendment for use and density (Appendix IV). Key points from the applicant's rationale include the following:
 - The "Mixed Employment [designation]" will allow for a wider diversity of uses,

giving the community greater business and employment opportunities. The benefit of this is a greater utilization of skills, knowledge, and abilities beyond what is allowed under the Industrial use.”

- “The subject lands are also within walking distances to residential communities to the east and west and can also serve businesses to the north and south.”
- “Industrial uses tend to bring large trucks, noisier/less clean uses, and offer fewer employment opportunities...”
- “The Lower Mainland and Fraser Valley are land locked so bringing more intensive usage of lands will be key to accommodating a growing economy and population.”
- “The subject lands sit within an existing community of cultural activities with businesses servicing that need. The current Industrial classification does not support this, and the change will support greater social gatherings and connectiveness.”

Staff Rationale

While the applicant’s proposed addition of commercial uses to this area may be feasible, there are many more appropriate areas within the City, and in Newton in particular, where commercial development is permitted and encouraged. These include the Newton Town Centre and the Scott Road corridor.

There are several key concerns with the proposed land use and the increased density:

- The supply of industrial lands in the City and the region is limited and in high demand, as highlighted in Metro Vancouver’s 2015 Industrial Lands Inventory. Protecting the supply of industrial lands and associated jobs/tax base in Surrey is important to meet the current and future needs of the local and regional economy (see pages 9 and 10 of this report for more detailed information).
- There are ample opportunities for general commercial development in Newton, outside of the Industrial area. The subject site is less than 2 kilometres from the Newton Town Centre and the Scott Road Corridor, where commercial development is encouraged. If dense commercial developments are supported outside of the City’s town centres, then redevelopment of those key areas like the Newton Town Centre or the Scott Road Corridor, which are much more transit- and pedestrian-oriented and provide far more amenities, will be hindered and likely underdeveloped and/or delayed.
- Approval of the current proposal would draw commercial uses farther south along 128 Street, further eroding the industrial land base, and providing increasing pressure for adjacent lands to redevelop to non-industrial uses.
- The creation of the Central Newton Cultural Commercial District (CNCCD) around the intersection of 128 Street and 80 Avenue was undertaken in 2013 in response to ongoing pressure in the Newton industrial area to allow commercial uses on Industrial land. A handful of properties were re-designated to Mixed Employment at that time with the clear intention of limiting commercial uses to

that area only and reinforcing the protection of the surrounding Industrial lands for legitimate industrial uses. The subject property is outside of the CNCCD lands and should therefore be maintained for industrial purposes in accordance with previous plans for the area.

- The proposed density exceeds the maximum permitted in the Industrial or Mixed Employment designations. Under the Industrial and Mixed Employment designations this site would be permitted a density of up to 1.0 floor area ratio (FAR). The proposed density of 2.0 FAR is generally not supported outside of Urban Centre plan areas and some key transit corridors.

RECOMMENDATION

In light of the broader and longer-term plans of the City to protect industrial lands and associated jobs/tax revenue and encourage medium-density development to locate in Urban Centres and along key transit corridors, staff are not supportive of the proposed development.

Accordingly, staff recommends that that the application be referred back to staff to work with the applicant to develop a proposal complies with the site's Industrial designation in both the Official Community Plan (OCP) and Metro Vancouver's Regional Growth Strategy (RGS).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Aerial Photo
Appendix II.	Site Plan and Massing Rendering
Appendix III.	Map of Central Newton Cultural Commercial District
Appendix IV.	Applicant's Rationale in Support of the Proposal

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

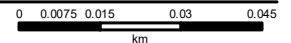
KB/ar



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Scale: 1:1,400

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Map created on: 2023-04-19

Appendix II



Notes
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2023-03-15	DP Application
2023-03-07	Preliminary Application
Date	Description

Issues / Revisions	

Project Title
BUSINESS PARK DEVELOPMENT

Project Address
**7880 128 STREET
SURREY, BC**

Drawn By GSV	Date 2023-03-07
Checked By PV	Project ID SU36_2302

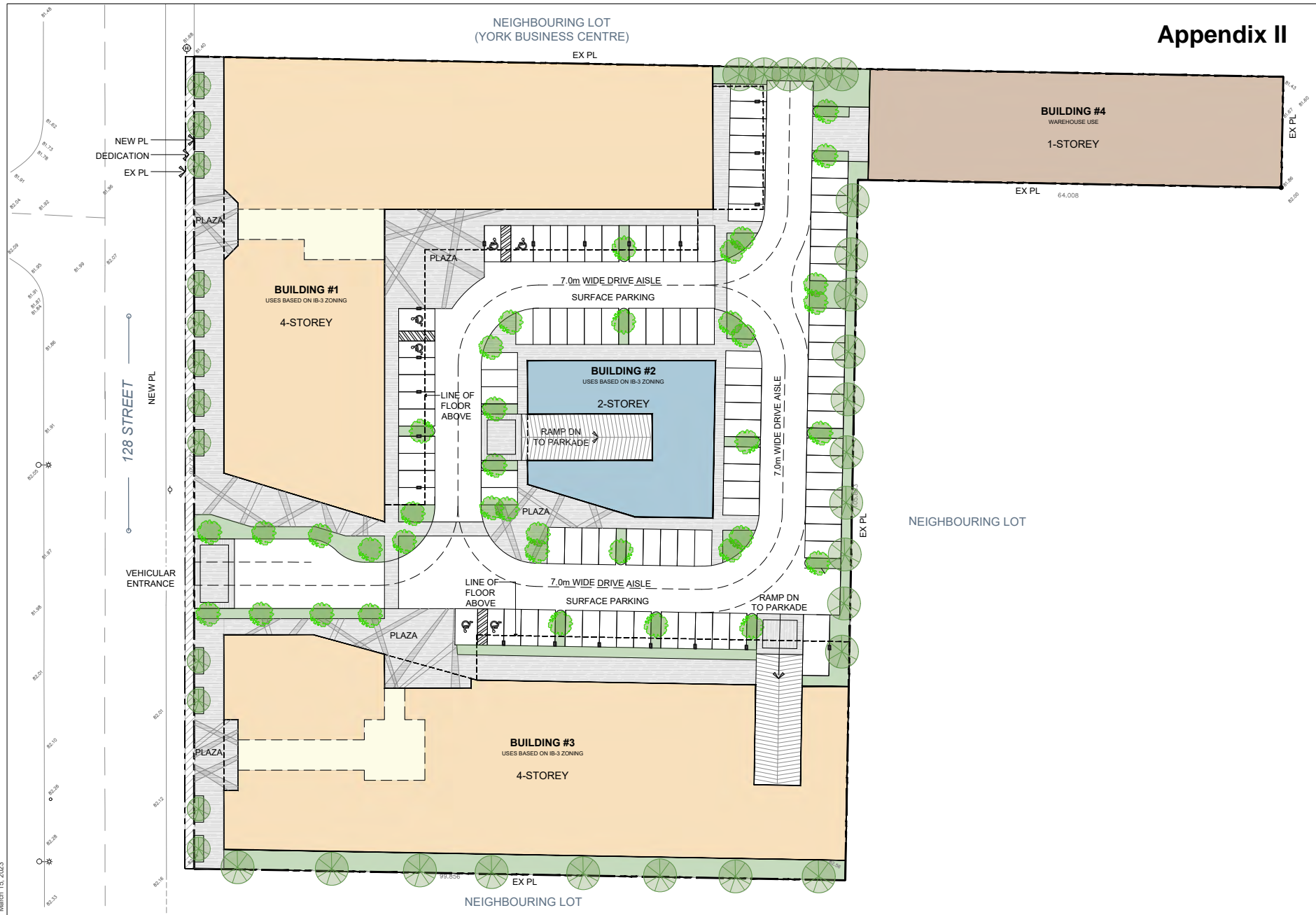
Sheet Title

SITE PLAN

Scale
N.T.S

Sheet No.

A-1.0

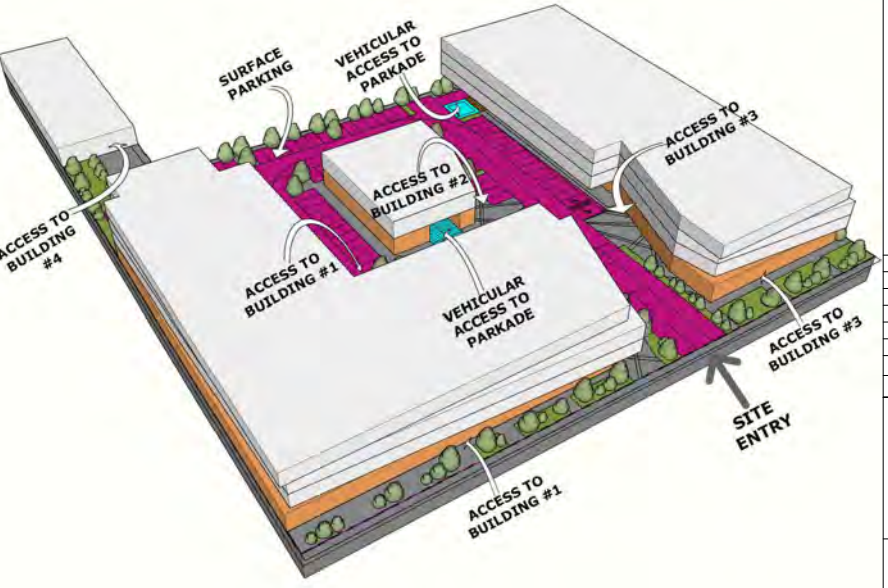
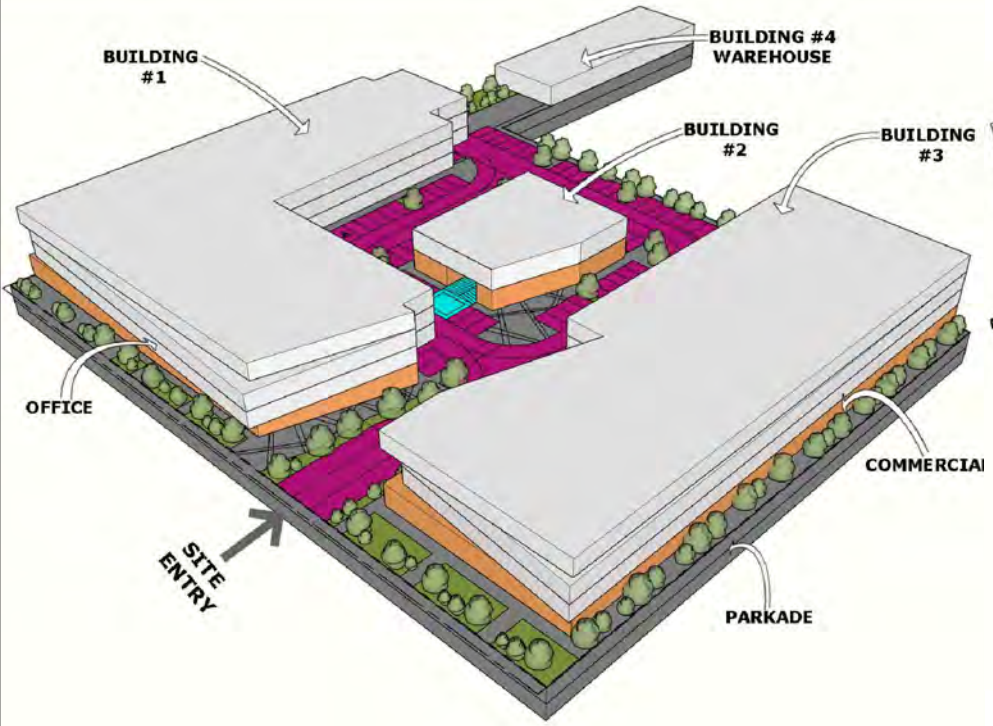


March 15, 2023

OCCUPANCY BY BUILDING TYPE

ACCESS BY BUILDING TYPE

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Date	Description
2023-03-15	DP Application
2023-03-07	Preliminary Application

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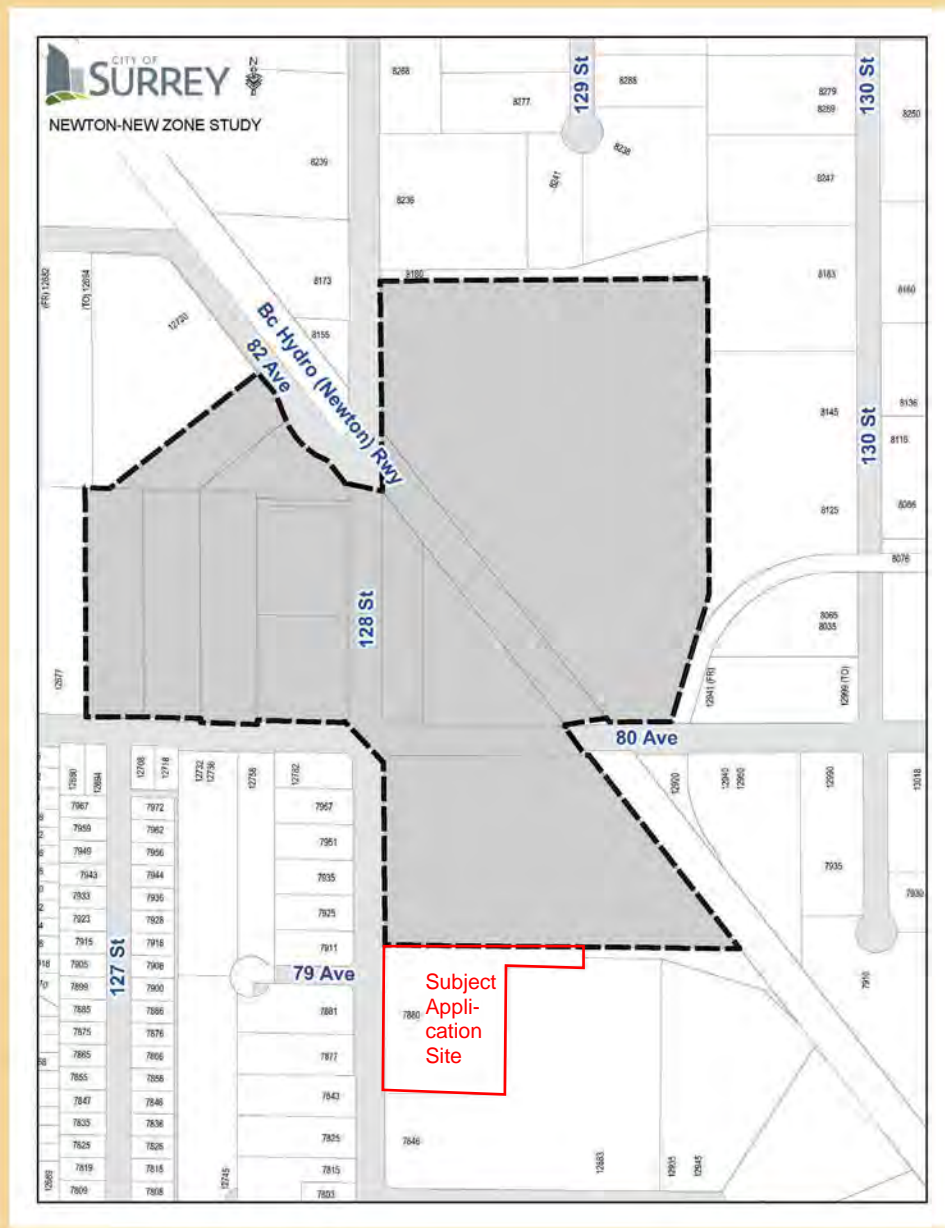
Sheet Title
ACCESS STRATEGIES

Scale
N.T.S

Sheet No.
A-3.0

LOCATION OF CENTRAL NEWTON CULTURAL COMMERCIAL DISTRICT

The Central Newton Cultural Commercial District (CNCCD) is located at the intersection of 80 Avenue and 128 Street, as shown below.



Proposed Business Park Development
7880 128 Street
Surrey, BC

April 24th, 2023

Design Intent

The proposed development is sprawled over a 1.35-hectare site in the heart of Surrey. We are proposing to develop a multi-use business park based on CD zoning (per IB), proposing 2.0 FAR on net area of 1.33-hectare, after road dedications.

The proposal includes 4 buildings' superstructure's sitting on 2 levels of UG parkade.

Building 1- 4 storeys of Commercial including retail, wholesale, personal services, eating establishments and Office spaces

Building 2 – 2 storeys of Commercial including retail, wholesale, personal services, eating establishments and Office spaces

Building 3 - 4 storeys of Commercial including retail, wholesale, personal services, eating establishments and Office spaces

Building 4 – 1 storey warehouse use.

Overall, we are proposing 60,860 sqft Commercial usage area (including retail, wholesale, personal services, eating establishments), 213,835 sqft Business and Personal service occupancies and 11,270 sqft warehouse space. We hope to provide ample space with a varied portfolio to the rapidly growing City of Surrey Businesses.

As per the parking requirement per City Bylaws, we are proposing 2 levels of UG parkade spread through the site, providing 676 spaces in response to requirement of 676 spaces, specifically, 169 spaces for commercial use based on 3/100 sqm, 497 spaces for Office use based on 2.5/ 100 sqm and 10 for Industrial use based on 1/100 sqm.

All public entrances are accessible. There are multiple opportunities for users to come together in the pedestrian-friendly plazas with interesting and stimulating landscapes. Landscape design will promote inviting green spaces and aesthetic pedestrian linkages to the public transportation nodes and neighboring lots as well. In working through the detailed development design, we will provide bike parking to encourage alternative transportation.

Proposed Built form is a U-shaped form made by 2 buildings encompassing Building 2. The Proposal will also incorporate principles of Crime prevention through environmental design (CPTED).

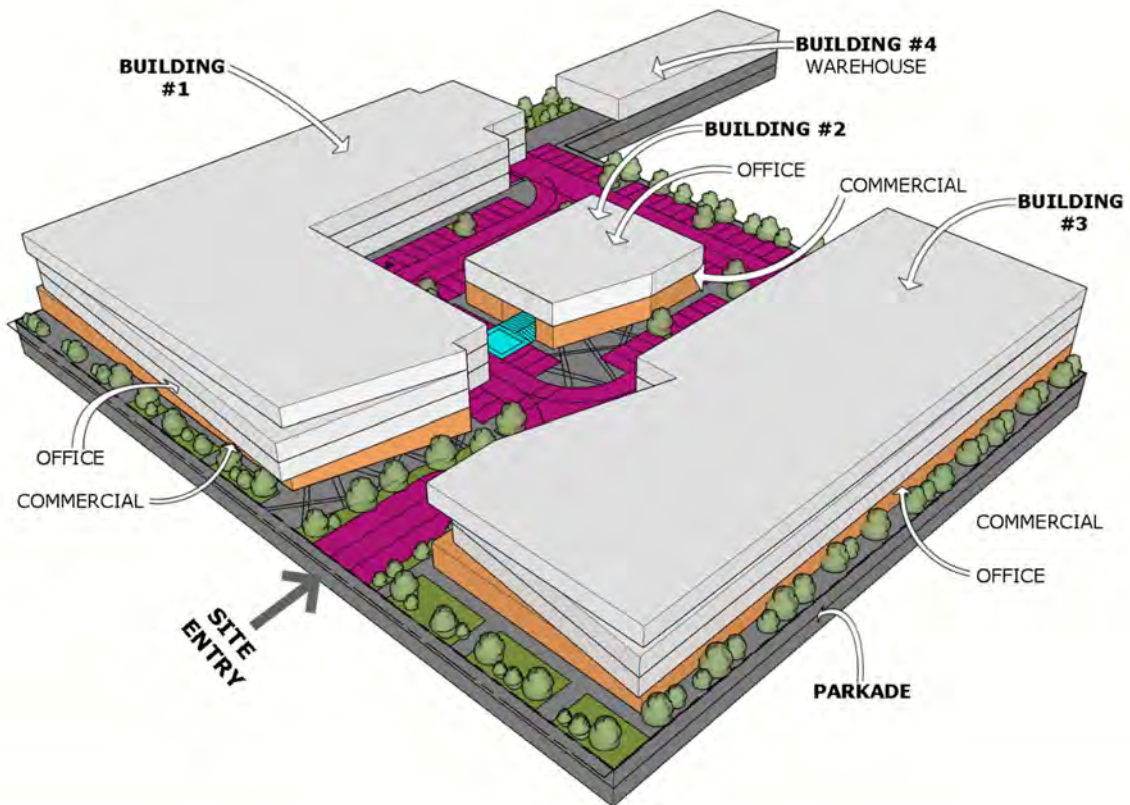
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Residential.

*Form,
Function,
Harmony*



We feel quite excited about what this development and design will do for the area, to hopefully set a precedent towards a compelling design ethic, while still fitting in the neighborhood. We hope to bring a “fresh face” embracing the current vibrancy of the City of Surrey.

Rationale

What are your reasons for amending the OCP designated land use from Industrial to Mixed Employment and for Amending the Regional Growth Strategy (RGS) from Industrial Usage to another use?

The key goals of the RGS are:

1. Promote Economic Growth
2. Promote Complete Communities
3. Promote Sustainable Businesses
4. Accommodate Growth
5. Create Vibrant Centres of Cultural Activities

By amending the subject lands from Industrial to Mixed Employment, it better aligns with the goals stated in the RSG. Mixed Employment will allow for a wider diversity of uses, giving the community greater business and employment opportunities. The benefit of this is a greater utilization of skills, knowledge, and abilities beyond what is allowed under the Industrial use. The subject lands are also within walking distances to residential communities to the east and west and can also serve businesses to the north and south. Industrial uses tend to bring large trucks, noisier / less clean uses, and offer fewer employment opportunities which given its proximity to residential communities, will not serve to benefit the residents.

The change to Mixed Employment will allow for the new development to compliment neighbouring properties and together, create a strong social hub for residents, businesses, and consumers to meet, interact, conduct business, and enjoy more amenities. Clustering of business will help improve the viability of local businesses. The development will allow for a greater diversity and complimentary businesses to co-exist that would typically not be seen in Industrial uses.

The Lower Mainland and Fraser Valley are land locked so bringing more intensive usage of lands will be key to accommodating a growing economy and population. There is a need to provide greater and more accessible employment lands and given the site's location and proximity to residential communities, the land will be better suited for more intensive and higher employment uses as is already evident in the neighborhood.

Furthermore, the subject lands sit within an existing community of cultural activities with businesses servicing that need. The current Industrial classification does not support this, and the change will support greater social gatherings and connectiveness. It will allow for complementary growth for the overall community.