

# Corporate Report

NO: L008

COUNCIL DATE: June 9, 2003



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## REGULAR COUNCIL – LAND USE

TO: Mayor & Council                      DATE: June 2, 2003  
FROM: General Manager,  
Planning and                      FILE: 6520-20  
Development                      (Campbell  
Heights)  
SUBJECT: Campbell Heights Local Area Plan  
Amendments - Status Report

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## RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Receive this report as information;
2. Endorse, in principle, the proposed Business Park 1 (IB-1) and Business Park 2 (IB-2) Zones for the Campbell Heights Group lands;
3. Endorse, in principle, the Campbell Heights design review process as described in this report; and
4. Authorize staff to proceed to a Public Information Meeting/Open House to present information to and receive input from, the public on the proposed amendments to the Campbell Heights Local Area Plan.

## INTENT

This report provides Council with an overview of the work, to date, on proposed amendments to the Campbell Heights Local Area Plan to include an allowance for a portion of the land in the Campbell Heights area to be used for "high-end" light impact industrial uses. These amendments are being undertaken in consideration of the Memorandum of Understanding between the City of Surrey and The Campbell Heights Group that was approved by Council in July 2002.

## BACKGROUND

# Campbell Heights Local Area Plan

Council, on November 22, 2000, approved a local

area plan for Campbell Heights. Campbell Heights comprises about 798 hectares (1,971 acres) of land located south of 44 Avenue, east of 186 Street, north of 18 Avenue and west of the Surrey/Langley border (196 Street) (as illustrated on Appendix I). The Campbell Heights Local Area Plan (the "Plan") includes a land use concept plan featuring a variety of high technology, research, office and business park uses, planning policies, design guidelines and an engineering servicing strategy. The development of the subject Plan included a program of consultation with the public, City Departments and external agencies. The Plan put an emphasis on attracting large anchor users, especially in the high-tech sectors, to kick start development in Campbell Heights. For example, the Plan identified three large Technology Park sites ranging from 80 hectares (198 acres) to 101 hectares (249 acres).

### **Agreement with Campbell Heights Group**

More recently, Council on July 24, 2002, approved a Memorandum of Understanding (the "MOU") with the Campbell Heights Group (the "CHG") to sell approximately 250 acres of City-owned land within the Campbell Heights area to the CHG, subject to a number of conditions. The mutual objective of the City and the CHG, with respect to the subject land, is as follows:

"To create an internationally recognized industrial business park which has been competitively positioned and marketed so that it will be a catalyst for significant business investment and job creation in Surrey".

The purpose of this report is to provide Council with an update on the work which has been undertaken, to date, in relation to preparing amendments to the Plan in support of the MOU and to obtain Council approval in respect of the general approaches to land use and zoning; engineering servicing and design review. This report also includes a proposed work program/schedule to complete Plan amendments, including a public information meeting/open house to receive community input on the proposed Plan amendments.

### **DISCUSSION**

## **Current Plan Designations**

The Campbell Heights Group lands (the "CHG lands") comprise approximately 250 acres and are generally bounded by 28 Avenue to the north, 190 Street to the west, 20 Avenue to the south and 194 Street to the east (as illustrated in Appendix II). The Plan currently designates the CHG lands, north of 24 Avenue on the west side of 192 Street, as Technology Park or Business Park and the balance of the CHG lands as Business Park (Appendix III). The Technology Park designation provides for high technology, science-based industries and industries with a significant research and development component, which are carried out in a campus-like setting. The Business Park designation allows light impact industrial, high-tech industrial, warehouse, office and service uses. These uses are to be enclosed in buildings forming part of a comprehensively designed development.

## **Proposed Local Area Plan Amendments**

The Business Park designation requires that all permitted uses be enclosed in buildings. While the range of uses within the Business Park designation is not proposed to be modified, it is proposed that a limited amount of outdoor storage be permitted in conjunction with light impact industrial, warehouse and distribution uses on the CHG lands designated "Business Park" and located on the south side of 24 Avenue (Appendix IV). These lands cover an area of approximately 136 acres.

The engineering servicing strategy component of the Plan is being updated to reflect a change in the location of the first phase of development in Campbell Heights and to reflect a reduced level of utility construction in the initial years of development in the area. This reflects the fact that the original plan had assumed a semi-conductor plant as the first development in the area. This use placed a much higher demand on engineering services than is now expected on the CHG lands.

The proposed amendments also include modifications to open space corridors and the location of stormwater drainage ponds to reflect updated studies.

## **Plan Amendment Process to Date**

Staff of the Planning and Development Department and the Engineering Department have worked closely with representatives of the CHG and their consultants to prepare the proposed amendments to the Plan.

The process has included the following work:

- An evaluation of the proposed amendments on all aspects of the Plan, including land use, environment and open space, engineering services, roads and transportation and the funding of services;
- The preparation of draft zones to implement the proposed Plan amendments;
- The preparation of preliminary design guidelines to control the form and character of the built environment within Campbell Heights; and
- The development of an alternative design review process.

The following sections of this report provide a brief summary of each of these elements of work.

## **Consultant Studies**

A comprehensive engineering servicing study and servicing plan was prepared as part of the Plan. The overall servicing plan addresses sanitary sewer, water supply, transportation/roads, storm water management and development phasing. As well, an environmental review of the Campbell Heights area was conducted.

To provide input to the current Plan amendment process, an engineering consultant was retained to review the original servicing study and update this study, as necessary, to reflect the changes proposed for the initial phase of development. The development on the CHG lands will itself be staged. The engineering study will also identify works necessary for the development of the CHG lands and will establish a services phasing schedule to reflect the new development phasing. The original servicing study envisioned development proceeding from the north part of the Campbell Heights area to the south. The City lands are located in the south part of Campbell Heights.

An overview of each of the various consultant studies, which have been completed or are in process, is outlined below.

### **Environmental**

The CHG lands have been the subject of a series of environmental studies. As part of the 2000 Campbell Heights Local Area Plan Review, Gartner Lee undertook a comprehensive environmental study of the entire Campbell Heights area. This study examined the fish, wildlife, vegetation and groundwater resources. The Gartner Lee report documented the CHG lands as moderately sensitive with management priorities being to relocate existing ditches/creeks to enhance the fish habitat and to consider retaining a wildlife corridor.

More specific environmental site analyses for the CHG lands, relating to aquatic habitat, wildlife, vegetation and contamination, were carried out by Dillon Consulting in 1999, and 2002 and by ECL Envirowest Consultants in 2003. Additional studies are underway to classify wildlife and vegetation values in the area.

### **Roads and Transportation**

A traffic consultant, Ward Consulting Group, has been retained to update the previous work undertaken as part of the 2000 Local Area Plan study to reflect the changes associated with the CHG lands being the initial phase of development in Campbell Heights. The consultant has established a list of recommended road improvements to be constructed in conjunction with development of the CHG lands as outlined in Appendix V.

### **Engineering Servicing**

An engineering consultant, New East Consulting Services Ltd., has been retained to update the previous work completed for the 2000 Local Area Plan review. The results of the engineering servicing study, to date, are outlined in Appendix V.

## **Proposed IB-1 and IB-2 Zones**

To address the mutual objectives of the City and the CHG to create an internationally recognized business park within the context of the larger planning objectives of the Plan and to reflect the requirements of the MOU between the City and the CHG, two new zones are proposed for the CHG lands. These two zones have been developed in consultation with and have the support of the CHG. These are described in the following sections.

### **Business Park 1 Zone (IB-1)**

A new IB-1 Zone is proposed that is modelled after the existing IB - Business Park Zone with modifications to the range of Permitted Uses, Yards and Setbacks and Landscaping. A full description of this zone is

contained in Appendix VI. This zone is intended to apply to the CHG Lands located on the north side of 24 Avenue in the area of the Plan designated Technology Park/Business Park (Appendix IV).

### Permitted Uses

The IB Zone permits a variety of non-industrial commercial uses. These uses are inconsistent with the objectives for the CHG lands. Accordingly, the proposed IB-1 Zone includes the following modifications to the existing IB Zone:

1. The IB-1 Zone limits the amount of retail sales area associated with the manufacturing, processing, research and warehousing activities to a maximum of 20% of the gross floor area of each individual business or 460 square metres (5,000 sq. ft.), whichever is less. The IB Zone does not regulate the amount area that can be used for commercial/retail uses;
2. The IB-1 Zone excludes professional office uses such as accountants, lawyers, doctors and real estate agencies, which are permitted in the IB Zone. The IB-1 Zone will accommodate larger corporate office uses that are seeking to locate in an industrial business park setting;
3. *General service uses* (industrial first aid training, trade schools, appliance repair services, etc.) excluding *drive-through banks* are permitted as an accessory use. These uses are permitted as a principal use in the IB Zone;
4. *Personal service uses* (barber shop, beauty parlour, shoe repair shop, etc.) are not permitted in the IB-1 Zone. They are permitted as an accessory use in the IB Zone. The Campbell Heights Local Area Plan identifies a commercial node at 24 Avenue and 192 Street. Personal service uses are better suited to this commercial node;
5. *Eating establishments*, excluding *drive-through restaurants* as an accessory use, are limited in the IB-1 Zone to a maximum of 200 seats. The IB Zone does not regulate the number of seats that are permitted in eating establishments;
6. *Recreational facilities* are not a permitted use in the IB-1 Zone while they are a permitted use in the IB Zone;
7. *Assembly halls*, limited to *churches*, are not a permitted use in the IB-1 Zone while they are a permitted use in the IB Zone.

### Yards and Setbacks

The IB Zone requires a 7.5 metre [25 ft.] front, side and rear setback except that one side yard may be reduced to 3.6 metres [12 ft.] if the side yard abuts land which is zoned commercial or industrial. To provide for wider landscaping strips along public streets, the IB-1 Zone requires a front yard setback of 16 metres [52 ft.] and a side yard on a flanking street of 9.0 metres [30 ft.]. However, both the front yard setback and the side yard setback on a flanking street may be reduced to 7.5 metres [25 ft.] if the area between the face of the building or structure and the public street is not used for parking.

### Landscaping

The proposed IB-1 Zone includes a number of modifications to the landscaping requirements of the IB Zone. While the IB Zone requires a continuous landscape strip of not less than 3 metres [10 ft.] in width be provided along the developed sides of a lot which abut a street measured from back of curb or projected future curb location, the proposed IB-1 Zone requires a 6 metre [20 ft.] continuous landscape strip along major roads and prescribes in some detail the treatment of this landscape strip. This modification is intended to assist in defining the image of Campbell Heights as a high quality and well-landscaped business park.

### Special Regulations

In keeping with the overall objective of creating an industrial business park with a high quality of design and landscaping, the proposed IB-1 Zone includes a prohibition on the location of loading areas and garbage containers in any front yard. The current IB Zone only requires that garbage containers not be located adjacent to any residential lot.

### **Business Park 2 (IB-2) Zone**

The proposed draft IB-2 Zone is intended to accommodate "high-end" light impact industrial uses and is similar to the proposed draft IB-1 Zone with one significant difference. The details of this zone are contained in Appendix VII. This zone is intended to apply to the CHG lands located on the south side of 24 Avenue, which are designated in the Plan as Business Park (Appendix IV).

Whereas the IB-1 Zone requires that all uses be carried out within an enclosed building, the proposed IB-2 Zone permits a limited amount of outdoor storage and display. More specifically, outdoor storage and display will be permitted within a rear yard only and the area covered by such outdoor storage including accessory truck parking, cannot exceed the area of the lot covered by the principal building. The zone also contains requirements with respect to screening of and the maximum height of any outdoor storage.

Truck parking and loading, other than that accessory to a principal use such as light impact industrial, warehouse or distribution, is specifically prohibited in both the IB-1 and IB-2 Zones. As well, the combined area of outdoor storage and accessory truck parking is not to exceed an area greater than the area covered by the principal building on the same lot.

### **Proposed Design Review Process**

To assist in positioning Campbell Heights competitively within the international marketplace, a design review process, which will replace the Development Permit process, is proposed. This design review process is intended to assist in reducing the amount of time the lapses between the time when land is purchased and when a building permit may be issued. Currently the Development Permit process involves several steps with design proposals being assessed by City staff against Development Permit Area guidelines contained within the City's Official Community Plan and then involving a review before the Advisory Design Panel (the "ADP") and, subsequently, approval by City Council. The current process can cause prospective purchasers to feel uncertain as to the cost and timing of construction on the lot they are considering for purchase and discourage them from purchasing the lot.

To increase the level of certainty for prospective purchasers of land with respect to design criteria and timing, it is proposed that a detailed set of design guidelines, which clearly specify the design requirements for the CHG lands, be developed and approved by Council. These guidelines would be similar to a building scheme (used in single family residential subdivisions) and would be registered on the title of each lot comprising the CHG lands. In place of the development permit application process, the design of sites within the CHG lands would be reviewed and approved by a Design Review Committee (the "Committee") based on the approved design guidelines. Submission requirements for the Committee will be clearly documented within the design guidelines. It is proposed that the Committee consist of a representative of the CHG, the Project Design Consultant for the CHG and the City Architect or other staff person designated by the General Manager, Planning and Development. The Committee would be a results oriented team focussed on identifying design issues and assisting the applicant to develop solutions in a timely way. The Committee will review all site planning, architectural and landscape design, signage and other design-related items normally reviewed through the development permit process, based on the Council-approved design guidelines registered on title. The design review process will include specific timelines (for both the applicant and the Committee) to ensure that the various steps in the process are completed in a timely manner.

The Committee will function on a consensus basis. For a project to be approved by the Committee, all members of the Committee must approve all aspects of the project design. If the members of the Committee cannot reach consensus, the specific aspects of the design lacking consensus will be forwarded to the ADP for review. The ADP's recommendations on those specific aspects of the design will be considered final. Any additional suggestions the ADP may offer on other aspects of the design will be for reference only and will not be binding.

A flow chart illustrating the proposed design review process is illustrated in Appendix VIII.

### **Design Guidelines**

The design guidelines will provide overall direction, guidance and context to assist future owners of lots in the CHG lands and their consultants in the planning of site development. The objectives of the design guidelines are as follows:

- To ensure that private investment in Campbell Heights is enhanced through careful planning and design;
- To encourage urban design excellence by promoting a high level of visual identity and quality;
- To maintain a high standard of quality in landscape and building design;
- To integrate urban design and environmental protection into the development process to maintain, protect and preserve important elements of the natural environment including creeks, wildlife corridors and trees;
- To ensure that a cohesive and harmonious image is maintained; and
- To ensure that the integrity of the public and private domains within the Campbell Heights Business Park are not compromised by the development of any particular lot.

Preliminary design guidelines have been prepared by design consultants retained by the CHG Group, working collaboratively with City staff. The overall development concept of the Campbell Heights Business Park, articulated in the design guidelines, is a series of freestanding, high quality buildings set within individually and substantially landscaped lots, each contributing to the overall identity of a diverse business community. The requirements in the design guidelines will supplement the Development Permit Guidelines, contained in the Surrey Official Community Plan and the Development Policies contained in the Plan.

Appendix IX contains an outline of the elements covered by the design guidelines.

### **Next Steps/Timeline**

Subject to Council's endorsement of the approaches outlined in this report, it is recommended that Council authorize staff to arrange a public open house to present the proposed IB-1 and IB-2 Zones, the revised engineering servicing strategy, the proposed design review process and the preliminary Campbell Heights Business Park design guidelines. Subsequent to the open house and with due consideration of the input received through the open house process, staff will finalize the necessary amendments to the Plan and the engineering servicing strategy, finalize the proposed IB-1 and IB-2 Zones, finalize the design guidelines and prepare a report to Council that will, among other things, recommend final approval for each of the above-referenced elements and other such recommendations as are necessary in support of the final agreement with the CHG, regarding the sale and development of the CHG lands. The referenced report will be forwarded to Council coinciding with, or subsequent to, a Corporate Report from the City Solicitor that will be recommending Council approval of a final agreement between the City and the CHG, related to the conditions of the sale by the City of the CHG lands to the CHG. City staff and representatives of the CHG are currently working on the final agreement, based on the MOU that was approved by Council in July 2002. The report on the final agreement should be forwarded for Council's consideration in the next few weeks.

Appendix X illustrates the steps and timeline from the present to Council's final consideration of the matters discussed in this report.

### **CONCLUSION**

City staff has been working collaboratively with representatives of the CHG over the last six months to prepare proposed amendments to the Plan, including an update of the engineering servicing strategy to reflect a change in the intended location of the first phase of development in Campbell Heights, a modification to the Plan to permit "high end" light impact industrial uses, the preparation of proposed draft IB-1 and IB-2 Zones that will assist in implementing the proposed Plan modifications, the preparation of preliminary design guidelines for the Campbell Heights Business Park and the development of an innovative design review process for the CHG lands to replace the current development permit process. This report recommends that Council authorize staff to proceed to a public open house to present and receive public input on the proposed Plan amendments and other matters listed above.

*Original signed by*

Murray Dinwoodie  
General Manager,  
Planning and Development

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Attachments

Appendix I – Campbell Heights Context Plan

Appendix II – Campbell Heights Group Agreement Lands

Appendix III – Campbell Heights Local Area Plan Land Use Concept Plan, 2000

Appendix IV – Proposed Amendment to 2000 Local Area Plan Land Use Concept

Appendix V – Engineering Servicing Summary

Appendix VI – Proposed Draft IB-1 Zone

Appendix VII – Proposed Draft IB-2 Zone

Appendix VIII - Proposed Design Review Process Flowchart

Appendix IX – Preliminary Design Guidelines Summary

Appendix X - Timelines

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**APPENDIX I**



**APPENDIX II**



**APPENDIX III**



**APPENDIX IV**



**APPENDIX V**

**Engineering Servicing Summary**

The engineering servicing studies prepared for 2000 Campbell Heights Local Area Plan Review have been updated to reflect a change in location of the first phase of Campbell Heights and to reflect lower initial utility requirements in the initial years without a high demand chip plant. This study identifies the required roads and municipal utility services as well as the private utility requirements for the development of the subject lands and surrounding areas as well as identified appropriate phasing. In summary, municipal servicing requirements have been identified as:

1. Sanitary sewer- new pump station and combination of force main and gravity sewers along 192<sup>nd</sup> St. to the GVSSDD trunk sewer line at 189 Street and 52 Avenue.

Water - new connection to the Grandview Heights reservoir and new feeder main along 24<sup>th</sup> Ave. from 166<sup>th</sup> St. to 192<sup>nd</sup> St. and 28<sup>th</sup> Ave. to connect to the GVRD main.

Storm drainage - in the excavated area of the Stokes Pit a conventional drainage system serviced by storm sewers, open ditches and a detention pond. The location of the detention pond will be finalized pending soils investigations at the site. In the unexcavated area where the water table is sufficiently low to permit ground water recharge, an exfiltration system is being considered in conjunction with the environmental consultant, hydrogeologist and DFO to ensure water of an acceptable quality is being returned to the ground water.

Roads - interim and ultimate intersection and road widening will be required along portions of 32<sup>nd</sup> Avenue, 24<sup>th</sup> Avenue, and 192<sup>nd</sup> St. south of 32 Avenue plus several of the area intersections.

Environmental – Envirowest Consultants is currently working with DFO to create an integrated wildlife / aquatic corridor linking the Twin Creeks system in the south west to the Latimer Lake Park in the north and the Little Campbell River area in the south east via an enhanced creek and wildlife corridor along 20<sup>th</sup> Ave. and the 194<sup>th</sup> St. alignment. This system of creek / wildlife corridors will create a viable link between the significant forest corridor along the entire western edge of Campbell Heights with the Little Campbell River in the southeast plus create an enhanced link to Latimer Park. More site specific environmental analysis have identified that the open space corridor along the 190<sup>th</sup> St. alignment and 24<sup>th</sup> Avenue would provide a more effective wildlife corridor by not leading towards a major intersection with 5 lanes in each direction at 24<sup>th</sup> and 192<sup>nd</sup> but rather follow an enhanced creek and forest corridor along 20<sup>th</sup> Ave. and 194<sup>th</sup> St. alignments.

Ground Water Studies – Piteau and Associates have carried out geohydrology (ground water) studies for the 2000 Local Area Plan and more site specific studies for the CHG lands. The purposes of these studies were to ensure that groundwater flows can be maintained by stormwater exfiltration without adversely affecting groundwater quality or discharge into surrounding creeks while ensuring that winter high water tables do not adversely impact the planned industrial development. The consultant has been working with the environmental consultants to devise a system of exfiltration and creek enhancements to achieve these objectives.

## APPENDIX VI



### Business Park 1 Zone

#### Part 47 - IB, Business Park Zone

##### Part 47

##### IB-1

#### A. Intent

This zone is intended to permit development of industrial business parks with a high standard of design consisting of *light impact industrial* uses, high technology industry, industry with a significant amount of research and development activity, warehouse, offices and service uses carried out in enclosed buildings forming part of a comprehensive designed development. These uses shall be carried out such that no nuisance is apparent outside an enclosed *building*.

## B. Permitted Uses

Amendments: B/L 12333, 07/25/94; B/L 12715, 12/04/95; B/L 13564, 11/16/98; B/L 13703, 05/17/99; B/L 13970, 04/17/00; B/L 13769, 01/22/01

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

1. *Light impact industry* including wholesale and retail sales of products produced within the business premises or as part of the wholesale or warehouse operations provided that the total floor area used or intended to be used for retail sales and display to the public shall not exceed 20% of the gross floor area for each individual business or establishment or 460 square metres [5,000 sq.ft.] whichever is less.
2. *Warehouse uses*.
3. Office uses excluding:
  - (a) *social escort services*
  - (b) *methadone clinics*
  - (c) offices of accountants, lawyers, doctors, dentists, chiropractors, physiotherapists, massage therapists and related health care practitioners and notary publics, nor the offices of real estate, advertising, insurance, travel and ticket agencies.
4. *Accessory uses* including the following:
  - (a) *General service uses* excluding *drive-through banks*;
  - (b) *Eating establishments*, excluding *drive-through restaurants*, limited to a maximum of 200 seats;
  - (c) *Community services*;
  - (d) *Child care centre*; and
  - (e) *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
    - i. Contained within a *principal building*;
    - ii. Occupied by the owner or a caretaker, for the protection of the businesses permitted;
    - iii. Restricted to a maximum number of:
      - a. One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 sq. ft.] in floor area;
      - b. Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq. ft.] or greater in floor area; and
      - c. Notwithstanding Sub-sections B.5 (g) iii.a. and iii.b., the maximum number shall be two *dwelling units* for *lots* less than 4.0 hectares [10 acres] in area and three *dwelling units* for *lots* equal to or greater than 4.0 hectares [10 acres] in area.

iv. Restricted to a maximum floor area of:

- a. 140 square metres [1,500 sq. ft.] for one (first) *dwelling unit* on a *lot* and where a *lot* has been subdivided by a strata plan then there shall only be one 140-square metre [1,500-sq. ft.] *dwelling unit* within the strata plan;
- b. 90 square metres [970 sq. ft.] for each additional *dwelling unit*; and
- c. Notwithstanding Sub-sections B.5 (g) iv.a. and iv.b., the maximum floor area shall not exceed 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained.

5. For the purpose of Subsections B.1 and B.2, parking, storage or service of trucks and trailers on any portion of the *lot* not associated with the uses or operations permitted thereof shall be specifically prohibited.

**C. Lot Area**

The minimum *site area for subdivision* shall be 4 hectares [10 acres], except in the case of a remainder *lot*, where the *lots* including the remainder *lot* which were created by the same plan of subdivision are zoned IB.

**D. Density**

**Amendments: B/L 13155, 02/09/98; 14541, 11/19/01**

- 1. In Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the maximum *density* shall not exceed a *floor area ratio* (FAR) of 0.1 or a *building area* of 300 square metres [3,230 sq. ft.] whichever is smaller. The maximum *density* may be increased to a maximum *floor area ratio* (FAR) of 1.00 if amenities are provided in accordance with Schedule G of this By-law.
- 2. In areas other than the ones in Sub-section D.1 of this Zone, the maximum *density* shall not exceed a *floor area ratio* (FAR) of 1.00.

**E. Lot Coverage**

The maximum *lot coverage* shall be 45%.

**F. Yards and Setbacks**

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

<b>Use</b>	<i>Setback</i>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal and Accessory Buildings and Structures</i>		16.0 m.* [52 ft.]	7.5 m. [25 ft.]	7.5 m.** [25 ft.]	9.0 m.*** [30 ft.]

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

\* The *front yard setback* may be reduced to 7.5 m. [25 ft.] if the area between the front face of any *building* or

*structure* and a *highway* is not used for parking and is landscaped.

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

\*\*\* The *side yard setback* on a *flanking street* may be reduced to 7.5 m. [25 ft.] if the area between the *flanking street* face of any *building* or *structure* and a *highway* is not used for parking and is landscaped.

## G. Height of Buildings

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

1. *Principal buildings*: The *height* shall not exceed 14 metres [45 ft.].
2. *Accessory buildings and structures*: The *height* shall not exceed 6 metres [20 ft.].

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

**Amendments: B/L 13774, 07/26/99**

1. Refer to Table C.3, Part 5 Off-Street Parking and Loading/Unloading of this By law.
2. Notwithstanding Subsection D.3(a)ii of Part 5 Off-Street Parking and Loading/Unloading of this By-law, additional areas for parking of trucks and trailers associated with the uses and operations allowed on the *lot* may be permitted within the designated loading/unloading areas provided that:
  - (a) the number of parking spaces shall not exceed the number of loading spaces and/or shipping/receiving doors; and
  - (b) the parking spaces shall not be visible from the highways abutting the *lot*.

## I. Landscaping

1. All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a Major Road as shown in the Official Community Plan, a continuous *landscaping* strip of not less than 6 metres [20 ft.] in width shall be provided within the lot.
3. Along the developed sides of the lot which abut all highways other than a Major Road, a shown in the Official Community Plan, a continuous landscape strip of not less than 3.0 metres [10 ft.] in width shall be provided within the lot.
4. A continuous landscape strip of not less than 1.5 metres [5 ft.] in width shall be provided along all *side lot lines* between a *highway* and 3.0 metres [10 ft.] back from the front face of the closest *principal building* fronting a *highway*.
5. A continuous *landscaping* strip of not less than 6.0 metres [20 ft.] shall be created along all *lot lines* separating the developed portion of the *lot* from any *residential lot*.
6. Loading areas, garbage containers and *passive recycling containers* are specifically prohibited between the



front of a principal building and a highway, and shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

**J. Special Regulations**

1. Land and *structures* shall be used for the uses permitted in this Zone only if such uses:
  - (a) Constitute no unusual fire, explosion or safety hazard;
  - (b) Do not emit noise in excess of 70 dB(A) measured at any point on any boundary of the *lot* on which the use is located, provided that where a *lot* abuts a *lot* other than an *industrial lot* the noise level shall not exceed 60 dB(A); and
  - (c) Do not produce heat or glare perceptible from any boundary of the *lot* on which the use is located.
2. Outdoor storage of any goods, materials or supplies is specifically prohibited.
3. Loading areas, garbage containers and *passive recycling containers* shall not be located within any required front or flanking street *setback* and shall be screened to a height of at least 2.5 metres [8 ft.] by buildings, a landscape screen, a solid decorative fence, or a combination thereof.
4. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

**K. Subdivision**

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

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

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

**L. Other Regulations**

**Amendments: B/L 13657, 03/22/99; B/L 13774, 07/26/99**

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

1. Prior to any use, lands must be serviced as set out in part II Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By law".
2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.
3. Additional off-street parking requirements are as set out in Part 5 Off Street Parking and Loading /Unloading of this By-law.
4. Sign regulations are as provided in Surrey Sign By-law No. 13656.

5. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.
6. Floodproofing regulations are as set out in Part 8 Floodproofing, of this By-law.
7. *Building* permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By law".
8. Development permits may be required in accordance with the *Official Community Plan*.
9. Safety regulations are as set out in the Health Act R.S.B.C. 1979, c. 161 and the "Surrey Fire Prevention By-law".
10. Permits may be required for the storage of *special wastes* in accordance with the Waste Management Act R.S.B.C.
11. Provincial licensing of *child care centres* is regulated by the Community Care Facility Act R.S.B.C. 1979, c. 57 and the Child Care Regulations set out under B.C. Reg 319/89.

## APPENDIX VII



### Business Park 2

#### Part 48 - IL, Light Impact Industrial Zone

#### Part 48

#### IB-2

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##### A. Intent

This Zone is intended to accommodate and regulate the development of *light impact industry*, office and limited service uses with a high standard of design that are generally compatible with one another and with adjoining zones.

##### B. Permitted Uses

**Amendments: B/L 12333, 07/25/94; B/L 12715, 12/04/95; B/L 13201, 09/16/97; B/L 13212, 10/06/97; B/L 13703, 05/17/99; B/L 13970, 04/17/00; B/L 14835, 11/18/02;**

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

1. *Light impact industry* including the wholesale and retail sale of products produced within the business premises or as part of the wholesale or warehouse operations provided that the total floor area used or intended to be used for retail sales and display to the public shall not exceed 20% of the gross floor area for each individual business or establishment or 460 square metres [5,000 sq.ft.], whichever is less.
2. *Warehouse uses*.
3. Office uses excluding:

- (a) Social escort services;
- (b) Methadone clinics;
- (c) Offices of accountants, lawyers, doctors, dentists, chiropractors, physiotherapists, massage therapists and related health care practitioners and notary publics, nor the offices of real estate, advertising, insurance, travel and ticket agencies;

4. *Accessory uses* including the following:

- (a) *Coffee shops* provided that the seating capacity shall not exceed 35 and the said *coffee shop* is not licensed by the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, as amended.
- (b) *General service uses* excluding drive-through banks:
- (c) *Child care centres*; and
- (d) *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
  - i. Contained within the *principal building*;
  - ii. Occupied by the owner or a caretaker, for the protection of the businesses permitted;
  - iii. Restricted to a maximum number of:
    - a. One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 sq. ft.] in floor area;
    - b. Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq. ft.] or greater in floor area; and
    - c. Notwithstanding Sub-sections B.10 (f) iii.a. and iii.b., the maximum number shall be two *dwelling units* for *lots* less than 4.0 hectares [10 acres] in area and three *dwelling units* for *lots* equal to or greater than 4.0 hectares [10 acres] in area.
  - iv. Restricted to a maximum floor area of:
    - a. 140 square metres [1,500 sq. ft.] for one (first) *dwelling unit* on a *lot* and where a *lot* has been subdivided by a strata plan then there shall only be one 140-square metre [1,500- sq. ft.] *dwelling unit* within the strata plan;
    - b. 90 square metres [970 sq. ft.] for each additional *dwelling unit*; and
    - c. Notwithstanding Sub-sections B.10 (f) iv.a. and iv.b., the maximum floor area shall not exceed 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained.

5. For purposes of Subsection B.1 and B.2, parking, storage or service of trucks and trailers on any portion of the *lot* not associated with the uses or operations permitted thereof shall be specifically prohibited.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**



**Amendments: B/L 13155, 02/09/98;**

1. In Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the maximum *density* shall not exceed a *floor area ratio*(FAR) of 0.1 or a *building area* of 300 square metres [3,230 sq. ft.] whichever is smaller. The maximum *density* may be increased to a maximum *floor area ratio* (FAR) of 1.00 if amenities are provided in accordance with Schedule G of this By-law.
2. In areas other than the ones in Sub-section D.1 of this Zone, the maximum *density* shall not exceed a *floor area ratio* (FAR) of 1.00.

**E. Lot Coverage**

The maximum *lot coverage* shall be 60%.

**F. Yards and Setbacks**

**Amendments: B/L 12333, 07/25/94;**

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

<b>Use</b>	<b><i>Setback</i></b>	<b><i>Front Yard</i></b>	<b><i>Rear Yard</i></b>	<b><i>Side Yard</i></b>	<b><i>Side Yard on Flanking Street</i></b>
<i>Principal and Accessory Buildings and Structures</i>		16 m.* [52 ft.]	7.5 m. [25 ft.]	7.5 m.** [25 ft.]	9.0 m.*** [30 ft.]

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

\* The *front yard setback* may be reduced to 7.5 m [25 ft.] if the area between the front face of any *building* or *structure* and a *highway* is not used for parking and is landscaped.

\*\* One (1) *side yard setback* shall be 7.5 metres [25 ft.] or 0.0 metre if the said *side yard* abuts land which is *commercial* or *industrial*.

\*\*\* The *side yard setback* on a *flanking street* may be reduced to 7.5 m [25 ft.] if the area between the *flanking street* face of any *building* or *structure* and a *highway* is not used for parking and is landscaped.

**G. Height of Buildings**

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

1. *Principal building*: The *height* shall not exceed 14 metres [45 ft.].
2. *Accessory buildings and structures*: The *height* shall not exceed 6 metres [20 ft.].

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

**Amendments: B/L 13774, 07/26/99;**

1. Refer to Table C.3, Part 5 Off-Street Parking and Loading/Unloading of this By law.
2. Notwithstanding Subsection D.3(a)ii of Part 5 Off-Street Parking and Loading/Unloading of this By-law, additional areas for parking of trucks and trailers associated with the uses and operations allowed on the *lot* may be permitted within the designated loading/unloading areas provided that:
  - (a) the number of parking spaces shall not exceed the number of loading spaces and/or shipping/receiving doors; and
  - (b) the parking spaces shall not be visible from the highways abutting the *lot*.

## **I. Landscaping**

**Amendments: B/L 13201, 09/16/97;**

1. All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a Major Road, as shown in the Official Community Plan, a continuous *landscaping* strip of not less than 6.0 metres [30 ft.] in width shall be provided within the *lot*.
3. Along the developed sides of the lot which abut all highways other than a Major Road, as shown in the Official Community Plan, a continuous landscape strip of not less than 3.0 metres (10 ft.) shall be provided within the lot.
4. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at driveways.
5. A continuous landscaping strip of not less than 1.5 metres [5 ft.] in width shall be provided along all *side lot lines* between a *highway* and 3.0 metres [10 ft.] back from the front face of the closest *principal building* fronting a *highway*.
6. A continuous landscaping strip of not less than 6.0 metres (20 ft.) shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lot*.
7. Loading areas, garbage containers and *passive recycling containers* shall not be located within any required front or flanking street setback and shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

## **J. Special Regulations**

**Amendments: B/L 13657, 03/22/99;**

1. Land and *structures* shall be used for the uses permitted in this Zone only if such uses:
  - (a) Constitute no unusual fire, explosion or safety hazard;
  - (b) Do not emit noise in excess of 70 dB(A) measured at any point on any boundary of the *lot* on which

the use is located, provided that where a *lot* abuts a *lot* other than an *industrial lot* the noise level shall not exceed 60 dB(A); and

- (c) Do not produce heat or glare perceptible from any *lot line* of the *lot* on which the use is located.
2. Area for outdoor display and storage of any goods, materials or supplies shall:
    - (a) Not be located within any front or side yard;
    - (b) Not to be used for storage of trucks or trailers;
    - (c) Not exceed a total area greater than the lot area covered by the principal building; and
    - (d) Be completely screened to a height of at least 2.5 metres [8 ft.] by *buildings* and/or solid decorative fencing and/or substantial *landscaping* strips of not less than 2.5 metres [8 ft.] in height and not less than 1.5 metres [5 ft.] in width. No display or storage of material shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screen and in no case shall these materials be piled up to the height of more than 3.5 metres [12 ft.].
  3. Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent any *residential lot*.
  4. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

**K. Subdivision**

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,800 sq. m. [ 0.5 acre]	30 metres [ 100 ft.]	30 metres [100 ft.]

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

**L. Other Regulations**

**Amendments: B/L 13201, 09/16/97; B/L 13657, 03/22/99; B/L 13774, 07/26/99;**

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

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".
2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.
3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading

of this By law.

4. Sign regulations are as provided in Surrey Sign By-law No. 13656.
5. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.
6. Floodproofing regulations are as set out in Part 8 Floodproofing, of this By-law.
7. *Building* permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".
8. Development permits may be required in accordance with the *Official Community Plan*.
9. Safety regulations are as set out in the Health Act R.S.B.C. 1979, c. 161 and the "Surrey Fire Prevention By-law".
10. Permits may be required for the storage of *special wastes* in accordance with the Waste Management Act R.S.B.C.
11. Provincial licensing of *child care centres* is regulated by the Community Care Facility Act R.S.B.C. 1979, c. 57 and the Child Care Regulations set out under B.C. Reg 319/89.

## APPENDIX VIII

**APPENDIX IX**

**Overview of Design Guidelines**

**1.0 Purpose of the Guidelines**

**2.0 Design Guidelines Objectives**

**3.0 Lot Development Guidelines**

**3.1 Background**



### **3.2 General**

- 3.2.1 Traffic/Access Management
- 3.2.2 Boulevards
- 3.2.3 Interface with Adjacent Residential Area
- 3.2.4 Crime Prevention Through Environmental Design

### **3.3 Site Design**

- 3.3.1 Access and Circulation:
- 3.3.2 Parking and Loading Requirements
- 3.3.3 Setback Requirements
- 3.3.4 Building Orientation
- 3.3.5 Servicing
- 3.3.6 Outside Storage or Staging Areas
- 3.3.7 Ancillary Buildings
- 3.3.8 Outside Display Areas
- 3.3.9 Loading Areas
- 3.3.10 Fencing and Screening

### **3.4 Architectural Design**

- 3.4.1 Form and Articulation
- 3.4.2 Windows and Entrances
- 3.4.3 Roofscapes
- 3.4.4 Architectural Design Integrity
- 3.4.5 Exterior Colour and Material
- 3.4.6 Architectural and Site Lighting
- 3.4.7 Canopies
- 3.4.8 Fenestration

### **3.5 Landscape**

- 3.5.1 Landscape Installation
- 3.5.2 Front Yards
- 3.5.3 Side/Rear Yard

### **3.6 Signage**

## **4.0 Design Review Process**

### **4.1 Design Professionals**

### **4.2 Approval Process**

### **4.3 Design Submission**

### **4.4 Building Permit Submission**

### **4.5 Warranty Completion**

### **4.6 City of Surrey Review**

### **4.7 Design Approval Fees**

### **4.8 Development Completion**

## **5.0 Design Guidelines Amendment**

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## APPENDIX X

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