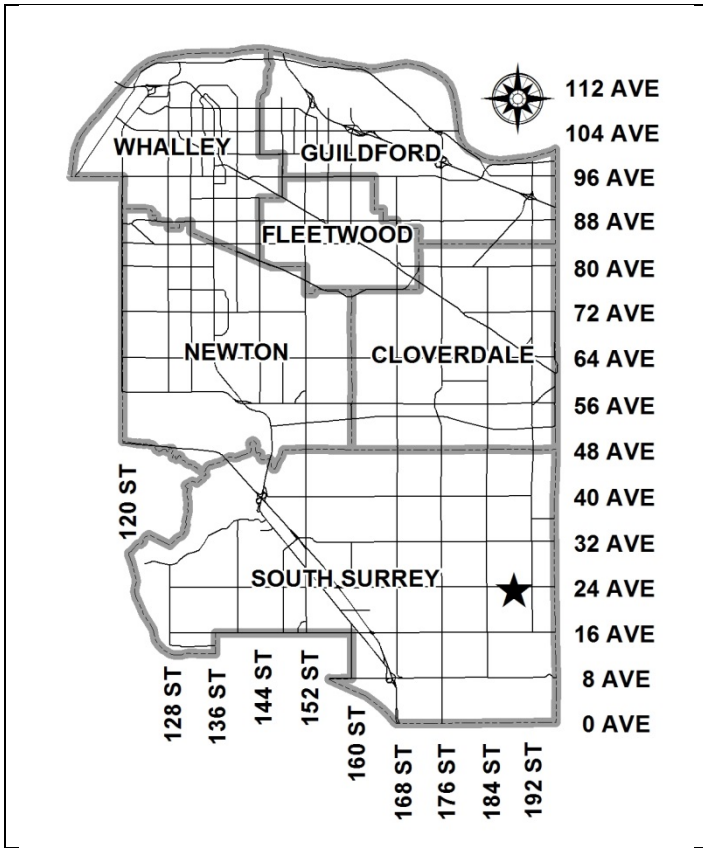


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0127-00

Planning Report Date: July 13, 2015



PROPOSAL:

- **Campbell Heights LAP Amendment**
- **Rezoning** from A-1 to IB-2
- **Development Permit**

to permit the development of two multi-tenant industrial buildings.

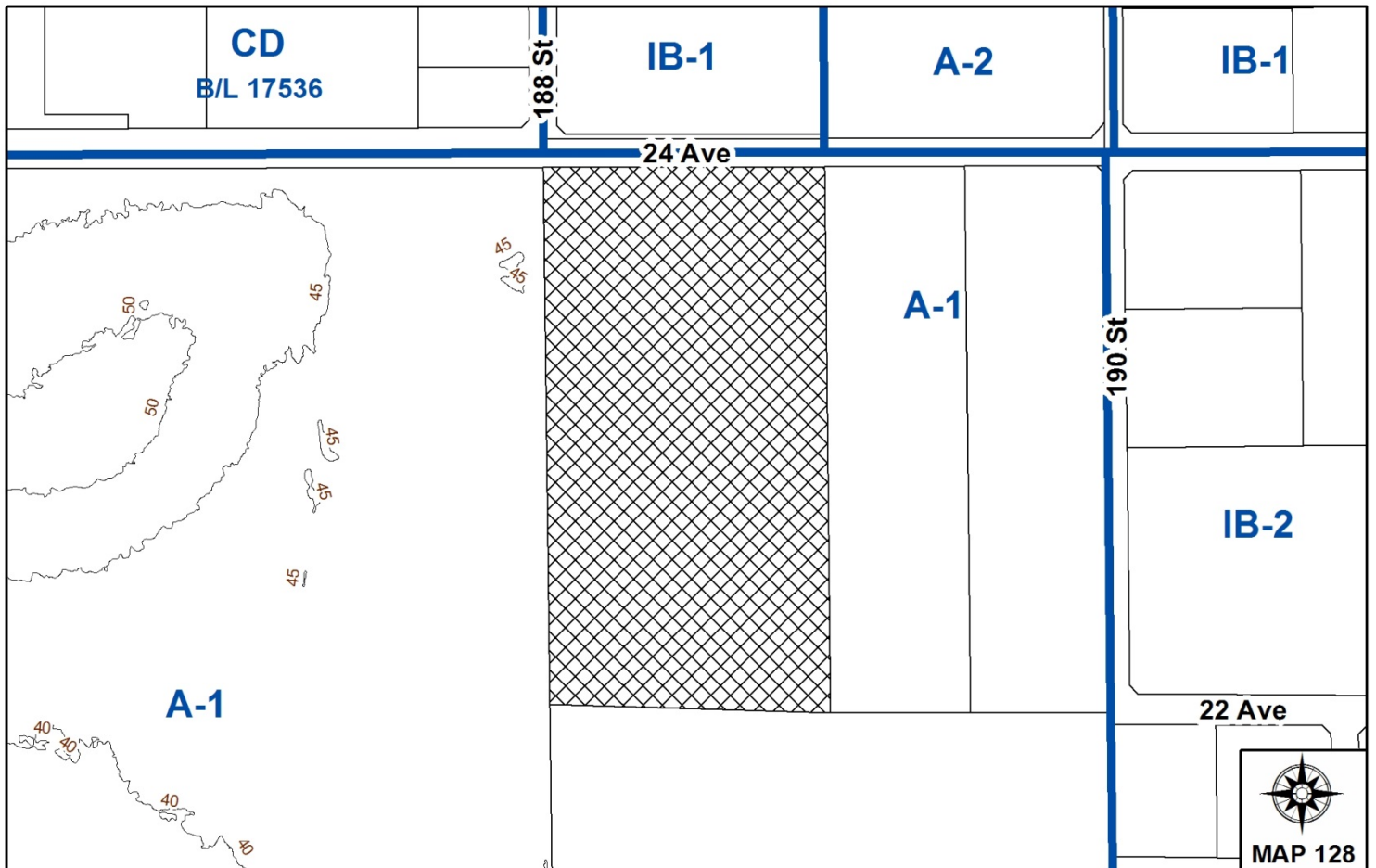
LOCATION: 18810 - 24 Avenue

OWNER: 0962492 BC Ltd

ZONING: A-1

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park & Open Space
 Corridors/ Buffers



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed amendment to the Campbell Heights Local Area Plan (LAP) to adjust the open space corridors and buffers and to update the drainage requirements for the subject property and surrounding lands.

RATIONALE OF RECOMMENDATION

- Complies with the Mixed Employment designation in the Official Community Plan (OCP).
- The proposed density and building form are appropriate for this part of Campbell Heights and meets the design guidelines in the Official Community Plan (OCP).
- One of the proposed amendments to the Campbell Heights LAP is required to reflect the current open space/ buffer requirements in the area. The applicant has voluntarily proposed compensation for the reduced open space/buffer on the site.
- The second proposed amendment to the Campbell Heights LAP is required to update the drainage requirements. The applicant has demonstrated that the storm-water detention pond identified to the south of the subject site is not required to provide adequate drainage to the area.
- The subject property is within 50 metres (165 ft.) of lands within the Agricultural Land Reserve (ALR). The proposed development complies with all the applicable Official Community Plan policies regarding the ALR interface.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Business Park 2 Zone (IB-2)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7913-0127-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout, including dedication of the ALR buffer to the City, to the satisfaction of the Approving Officer;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscape plan for the ALR buffer to the satisfaction of the Parks, Recreation and Culture Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) registration of a Section 219 Restrictive Covenant to advise future owners of adjacent agricultural uses;
 - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (j) the applicant adequately address habitat compensation for the reduced habitat protection on the site; and
 - (k) the applicant address any interface issues associated with the proposed filling of the site.
4. Council pass a resolution to amend the Campbell Heights Local Area Plan to adjust the open space corridors and buffers, and to update the drainage requirements for this part of the Plan area, when the project is considered for final adoption (Appendix VII).

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Parks, Recreation & Culture Department:	The Parks Department has no objections to the proposed development.
Surrey Fire Department:	The Fire Department has no concerns with the proposed development.
Agriculture and Food Security Advisory Committee (AFSAC):	This application proceeded for consideration at the February 6, 2014 AFSAC Meeting (see Appendix IV). The Committee supported the 20 metre (66 ft.) Agriculture Land Reserve (ALR) buffer.

SITE CHARACTERISTICS

Existing Land Use: Partially-treed agricultural property.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 24 Avenue):	Vacant industrial site, proposed development application to rezone to CD at 3 rd reading (application no. 7910-0308-00)	Mixed Employment/ Technology or Business Park	IB-1
East:	Vacant agricultural property; future industrial development.	Mixed Employment/ Business Park and Open Space Corridors/Buffers	A-1
South:	Vacant agricultural property; proposed industrial development currently at 3 rd reading (application no. 7912-0069-00.)	Mixed Employment/ Business Park, Open Space Corridors and Buffers and Stormwater Management Facility	A-1
West:	Agricultural property.	Agricultural/ Located in the Agricultural Land Reserve	A-1

JUSTIFICATION FOR PLAN AMENDMENT

- The site is designated "Mixed Employment" in the Official Community Plan (OCP) and "Business Park", and "Open Space Corridors/ Buffers" in the Campbell Heights Local Area Plan (LAP).
- The applicant proposes two amendments to the Campbell Heights LAP:
 - Amend the boundary of the open space/buffer designation to reflect the current requirements for the area as confirmed by the Parks, Recreation and Culture Department; and
 - Remove the requirement for a storm-water detention pond on the adjacent property to the south (at 18821 – 20 Avenue) as part of the drainage scheme for this portion of Campbell Heights.

Open Space/Buffer Amendment

- The open space/buffer amendment is justified based on comparisons to development on surrounding properties. The Campbell Heights LAP shows a substantial amount of green space preserved adjacent to 24 Avenue. This was originally intended to preserve some forested land in this area. A green buffer area was not retained adjacent to 24 Avenue when the properties on the south side of 24 Avenue and east of 190 Street were developed (applications no. 7905-0247-00 and 7905-0212-00).
- The Parks, Recreation and Culture Department recognizes that the forested area adjacent to 24 Avenue has limited habitat value and notes that measures should be taken instead to preserve land that is within the Biodiversity Conservation Strategy area.

Storm-water Detention Amendment

- The Campbell Heights LAP identifies a storm-water detention pond on the property to the south, at 18821 – 20 Avenue, as a possible servicing option. In the plan, the conceptual pond was intended to facilitate the drainage of four properties (the subject site, the property to the south, and the two properties to the east).
- The applicant has provided a preliminary report that demonstrates, to the satisfaction of the Engineering Department, that the area can be developed with an alternative to detention pond. Additional details will be required as part of the servicing agreement process.
- Based on the drainage proposal that the applicant has provided, the Campbell Heights LAP can be updated to be serviced with infiltration as an improved alternative to the community detention pond concept.

DEVELOPMENT CONSIDERATIONS

Context and Proposal

- The subject site is approximately 7.9 ha (19.6 acres) in size and is zoned "General Agriculture (A-1) Zone". It is designated "Business Park" and "Open Space Corridor/Buffer" in the Campbell Heights Local Area Plan. The owner proposes to rezone the site to "Business Park 2 (IB-2) Zone" in order to permit the development of two multi-tenant industrial buildings.
- The property is located on the south side of 24 Avenue and west of the future 189 Street. As a condition of rezoning, the applicant will be required to dedicate and construct a half-road for 189 Street along the eastern property line.
- The property abuts the Agricultural Land Reserve on the west side. A buffer area will be dedicated to the City as part of the current application.
- The two proposed buildings will include a total floor area of 32,231 square metres (346,943 ft²), representing a net floor area ratio of 0.49. Each building is approximately 350 metres (1,148 ft.) long. Building 100 (eastern building) is proposed to be divided into 34 units and Building 200 (western building) is proposed to have 17 larger units. See Appendix II for the site plan.
- The proposed development conforms to the density, floor area, lot coverage, building height and setback requirements of the IB-2 Zone.
- The application includes a proposal to amend the Campbell Heights Local Area Plan. The amendments will be discussed in more detail below.

PRE-NOTIFICATION

- Pre-notification letters were sent on August 12, 2013 to 39 properties within 100 m (328 ft.) of the subject site and staff received two (2) letters of response as a result of the notification.
- The City received a letter from the Little Campbell Watershed Society (LCWS) requesting confirmation that the City's drainage and environmental standards would be followed by the applicant during development of the site.

(The Engineering Department has confirmed that all developments in the Campbell Heights LAP are required to comply with the engineering servicing requirements in the Land Use Plan document. These include on-site stormwater management of run-off from frequently occurring rain events.)

- The City also received a letter from an area resident who was concerned about the proposed development. The resident requested that the property remain agricultural and not be rezoned to permit industrial development.

(The subject site has been designated for industrial development in the Campbell Heights LAP since 2000 and the property is also designated Mixed Employment in the Official

Community Plan (OCP). The proposed development to rezone the subject site to permit industrial development conforms to both of these plans.)

DESIGN PROPOSAL AND REVIEW

Building Design

- The two proposed buildings are oriented north/south with a central drive-aisle and loading area that will be screened at the north and south ends using screening walls.
- All units in Building 100 will have main entrances facing 189 Street with rear loading from the central drive-aisle.
- Building 200 will have main entrances on the western side of the site, facing the ALR buffer, with similar loading from the central drive-aisle.
- Due to their length, the buildings have been articulated on the front facades to break up the massing.
- The buildings will be of tilt-up concrete construction, painted "Snow White." Clear anodized aluminum trellises will be used as an accent material and to give emphasis to the unit entries.
- Clear glazing is proposed on the front and rear elevations of both buildings. In addition to being around the main entries, windows are also proposed at the second-storey level.
- The northern and southern units in each building are given additional glazing and are treated with spandrel glass and aluminum accents to emphasize the corners of the buildings.

Grading

- In order to address the drainage requirements associated with the proposed LAP amendment, the applicant proposes to fill the site. Fill depth will range from approximately 0.5 metres (1.6 ft.) to approximately 1.75 metres (5.7 ft.) across the site. In some areas, this will lead to a noticeable difference in grade between the site and its surroundings, notably 189 Street, the adjacent agricultural land, and the adjacent development property to the south.
- As a condition of final approval, the applicant must ensure that these interface areas are designed sensitively to minimize the visual impact of the grade change.

Landscaping

- A preliminary landscape plan has been submitted by ETA Landscape Architecture. The plan shows continuous landscaping along the 24 Avenue and 189 Street frontages.
- Specialty paving and additional planting are proposed at the central vehicle entry on 189 Street. Pedestrian crossings are incorporated here, as well as at several locations on 24 Avenue.

- Landscaping islands are proposed throughout the parking areas, in accordance with the Campbell Heights Design Guidelines.

Parking, Access and Circulation

- The applicant proposes three vehicle accesses to the site: one on 24 Avenue and two on 189 Street. The 24 Avenue access will be restricted to right in/right out only.
- The proposed vehicle accesses conform to the requirements of the Engineering and Fire Departments.
- The proposed development includes the following, which exceeds the minimum parking requirement in the Zoning By-law of 323 spaces:
 - 416 parking stalls (408 regular parking stalls and 8 disabled stalls);
 - 60 loading/unloading bays; and
 - 12 bicycle parking stalls on site and 136 bicycle storage stalls in the individual units.
- All loading bays are accessed from the central drive-aisle between the two proposed buildings.

Public Art

- The proposed development application is subject to the public art on private property policy, which will be secured by a Section 219 No-Build Restrictive Covenant.
- The applicant has agreed to provide a monetary contribution at the Building Permit stage, based on the estimated value of the project, to the Public Art Reserve Fund, to satisfy the requirements of the policy.

Agricultural Land Reserve (ALR) Development Permit Area and Buffer

- The subject site is located adjacent to the Agricultural Land Reserve (ALR), and is subject to the farm protection Development Permit Area guidelines in the Official Community Plan (OCP).
- A restrictive covenant for farm protection will be required as a condition of final adoption of the rezoning.
- The proposal complies with all Development Permit guidelines and Campbell Heights LAP requirements relating to the ALR interface:
 - Both the DP guidelines and the LAP require a minimum 30 metre (98 ft.) building setback from the ALR boundary. The proposed setback is 35.3 metres (115.8 ft.); and
 - Both the DP guidelines and the LAP require a minimum vegetated buffer width of 15 metres (49 ft.). The proposed buffer width is 20 metres (66 ft.).

- The buffer will contain 15 metres (49 ft.) of planting with a 3 metre (9.8 ft.) wide pathway running on the east side of the buffer. The gravel pathway will have 1 metre (3.3 ft.) of grass on either side.
- The planting plan for the vegetated buffer area has not yet been finalized.

BIODIVERSITY CONSERVATION STRATEGY

- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Regional BCS Corridor within the subject site, in the Campbell Heights BCS management area. The corridor is identified as having Medium ecological value.
- The BCS further identifies the GIN area of the subject site as having a Moderate habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 100 metres (328 ft.) at this location, which is to be shared with the adjacent agricultural parcel. As such, a 50 metre (164 ft.) wide portion of land is required from the subject property to provide the suggested corridor.
- Protecting green infrastructure Hubs (large habitat areas) and Sites (smaller habitat areas) are critical to preserving natural habitat refuges and a diversity of habitat features while maintaining/enhancing Corridors ensures connectivity between fragmented hubs for genetic variation throughout the City. The closest Biodiversity Hub connection in the GIN to the subject site is Hub I, which is located near 192 Street and 20 Avenue.
- The development proposal conserves a 20 metre (66 ft.) wide corridor on the subject site through Parkland Dedication. In order for the proposal to fully comply with the BCS target recommendations, the protected corridor on the subject property would need to be an additional 30 meters (98 ft.) wide, which the applicant is not willing to provide.
- It should be noted that the BCS came into effect in 2014, which was after the subject application was submitted. The applicant has worked with staff to meet the intent of the BCS following its adoption. The 20 metre (66 ft.) wide corridor would provide 40% of the targeted GIN that is required from the subject site.
- To help offset the loss in habitat, the applicant has volunteered to make a financial contribution of \$40,000 that will allow the City to purchase land elsewhere for habitat conservation.

TREES

- Norman Hol, ISA Certified Arborist of Arbortech Consulting prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees	210	195	15
Coniferous Trees			
Douglas Fir	1	-	1
Norway Spruce	1	1	-
Total (including alder and cottonwood Trees)	212	196	16
Total Replacement Trees Proposed		279	
Total Retained and Replacement Trees		294	
Contribution to the Green City Fund		0	
Contribution to the Planting of Boulevard Street Trees		\$26,100 to plant 60 trees	

- The Arborist Assessment states that there are a total of 212 protected trees on the site, including alder and cottonwood trees. Typically alder and cottonwood trees are non-retainable species; however, in the proposed development, a cluster of alder and cottonwood trees can be retained in the ALR buffer.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for alder and cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 197 replacement trees on the site. The applicant is proposing 279 replacement trees, exceeding City requirements.
- There will be a variety of new trees on the site including red alder, maidenhair, Lodgepole pine, Douglas fir and western red cedar trees.
- In addition to the replacement trees, it is estimated that approximately 60 boulevard street trees will be planted on 24 Avenue and 189 Street. This will require a contribution of approximately \$26,100 to the planting of boulevard street trees. After final completion of the project, PRC will use these funds to plant the required street trees.
- In summary, a total of 294 trees are proposed to be retained or replaced on the site with a contribution of \$26,100 for the planting of boulevard street trees.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 2, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> The subject site is located within the Campbell Heights Local Area Plan and is reflective of the land use designation.
2. Density and Diversity (B1-7)	<ul style="list-style-type: none"> n/a
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> Low Impact Development Standards (LIDS) are proposed including: <ul style="list-style-type: none"> Dry swales and natural landscaping; On-site stormwater management; Sediment control devices; and Permeable pavement and surfaces. Recycling of materials for tenants of the development will be made available as part of the recycling and waste management program.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The proposal includes 12 bicycle parking stalls on site and 118 bicycle storage stalls in the individual units.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> Crime Prevention Through Environmental Design (CPTED) principles have been applied to site design to enhance safety and well-being. All units are proposed to be wheelchair-accessible.
6. Buildings & Energy (F1)	<ul style="list-style-type: none"> The applicant does not propose to seek green certification.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> n/a

- Additional sustainability measures include the following:
 - Flyash concrete will be used in the tilt-up concrete panels;
 - The concrete panels have thermal mass;
 - Large glazing expanses provide access to natural light within the units; and
 - Non-polluting light sources will be used and installed in accordance with FLAP requirements.
- The applicant has been asked to provide additional sustainability features and information about the LEED-rating equivalent (or similar sustainability assessment program) that may be achieved. Staff will continue to work with the applicant to pursue opportunities that may exist.

ADVISORY DESIGN PANEL

- This application was not referred to the Advisory Design Panel (ADP), but was reviewed by City Staff and found to be satisfactory. The proposed development was evaluated based on compliance with the design guidelines in the OCP and the Campbell Heights Land Use Plan.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Agriculture and Food Security Advisory Committee (AFSAC) Minutes
Appendix V.	Proposed Amendment to the Campbell Heights LAP

Original signed by Nicholas Lai for
Jean Lamontagne
General Manager
Planning and Development

MJ/da

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DEVELOPMENT DATA SHEET

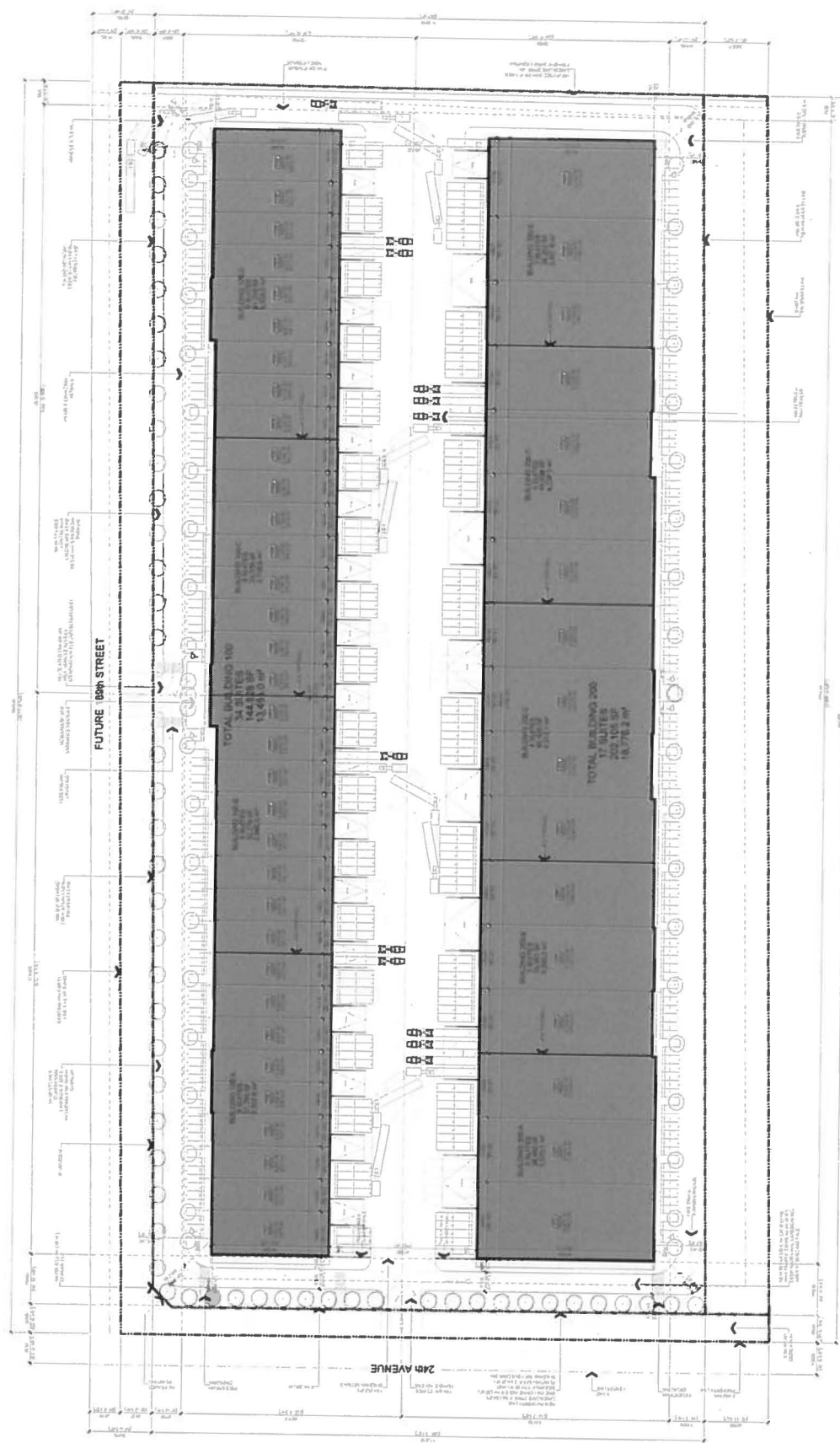
Proposed Zoning: IB-2

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		78,610
Road Widening area		5,638
Undevelopable area		
Net Total		65,391
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		49%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (24 Avenue)	16.0	16.0
Rear	7.5	13.1
Side Yard Flanking Street (189 Street)	9.0	17.6
Side (West)	7.5	15.3
BUILDING HEIGHT (in metres/storeys)		
Principal	14	12.2
Accessory		
FLOOR AREA: Industrial		32,231
TOTAL BUILDING FLOOR AREA		32,230
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.0	0.49
PARKING (number of stalls)		
Industrial	323	416
Total Number of Parking Spaces	323	416
Number of disabled stalls		8
Number of small cars		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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1	PROJECT NO.	19013
2	PROJECT NAME	19013 - 2nd, 3rd & 4th
3	DATE	01/10/19
4	SCALE	AS SHOWN
5	DESIGNED BY	ONIA
6	CHECKED BY	ONIA
7	DATE	01/10/19
8	PROJECT NO.	19013
9	PROJECT NAME	19013 - 2nd, 3rd & 4th
10	DATE	01/10/19
11	SCALE	AS SHOWN
12	DESIGNED BY	ONIA
13	CHECKED BY	ONIA
14	DATE	01/10/19
15	PROJECT NO.	19013
16	PROJECT NAME	19013 - 2nd, 3rd & 4th
17	DATE	01/10/19
18	SCALE	AS SHOWN
19	DESIGNED BY	ONIA
20	CHECKED BY	ONIA
21	DATE	01/10/19



SECTION	DESCRIPTION	AREA (SQ FT)	AREA (SQ M)
BUILDING FOOTPRINTS	Area of all buildings on the site, including parking structures, as shown on the site plan.	144,328	13,410
PARKING SPACES	Area of all parking spaces on the site, including parking structures, as shown on the site plan.	200,105	18,772
TOTAL BUILDING FOOTPRINTS		344,433	32,182
TOTAL PARKING SPACES		200,105	18,772
TOTAL DEVELOPMENT		544,538	50,954

SECTION	DESCRIPTION	AREA (SQ FT)	AREA (SQ M)
REQUIREMENTS	Area of all requirements on the site, including parking structures, as shown on the site plan.	144,328	13,410
PARKING SPACES	Area of all parking spaces on the site, including parking structures, as shown on the site plan.	200,105	18,772
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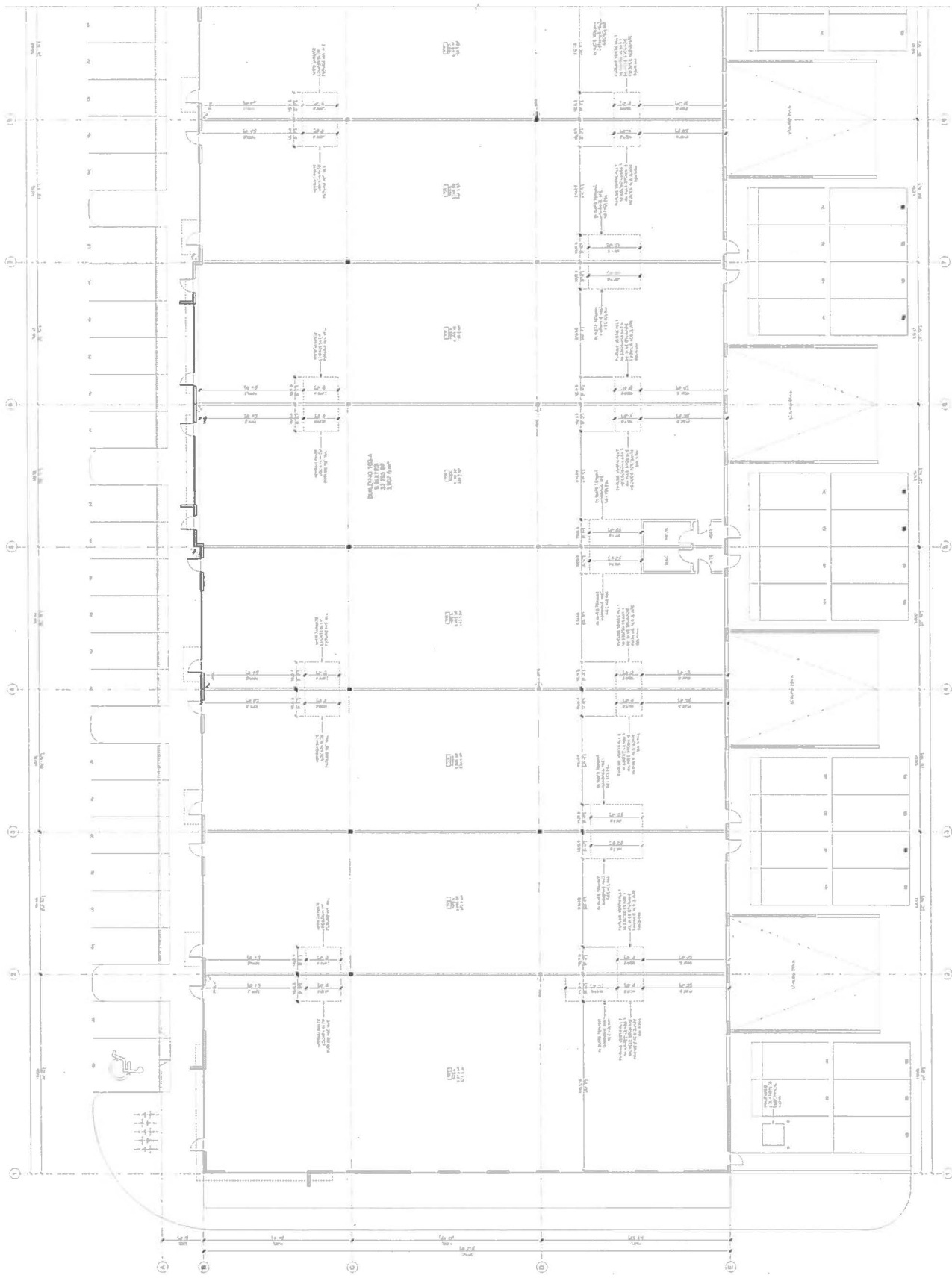
01 SITE PLAN



1	DATE: 10/11/11
2	PROJECT: 100-A202
3	CLIENT: ONK Group
4	DESIGNER: DAVID NEWMAN ASSOCIATES LTD
5	ARCHITECT: DAVID NEWMAN ASSOCIATES LTD
6	ENGINEER: DAVID NEWMAN ASSOCIATES LTD
7	MECHANICAL: DAVID NEWMAN ASSOCIATES LTD
8	ELECTRICAL: DAVID NEWMAN ASSOCIATES LTD
9	PLUMBING: DAVID NEWMAN ASSOCIATES LTD
10	INTERIOR DESIGN: DAVID NEWMAN ASSOCIATES LTD
11	LANDSCAPE ARCHITECT: DAVID NEWMAN ASSOCIATES LTD
12	ENVIRONMENTAL: DAVID NEWMAN ASSOCIATES LTD
13	ACoustics: DAVID NEWMAN ASSOCIATES LTD
14	Structural: DAVID NEWMAN ASSOCIATES LTD
15	MECHANICAL: DAVID NEWMAN ASSOCIATES LTD
16	ELECTRICAL: DAVID NEWMAN ASSOCIATES LTD
17	PLUMBING: DAVID NEWMAN ASSOCIATES LTD
18	INTERIOR DESIGN: DAVID NEWMAN ASSOCIATES LTD
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30	Structural: DAVID NEWMAN ASSOCIATES LTD

DATE:	10/11/11
PROJECT:	100-A202
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DESIGNER:	DAVID NEWMAN ASSOCIATES LTD
ARCHITECT:	DAVID NEWMAN ASSOCIATES LTD
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PROJECT:	100-A202
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DESIGNER:	DAVID NEWMAN ASSOCIATES LTD
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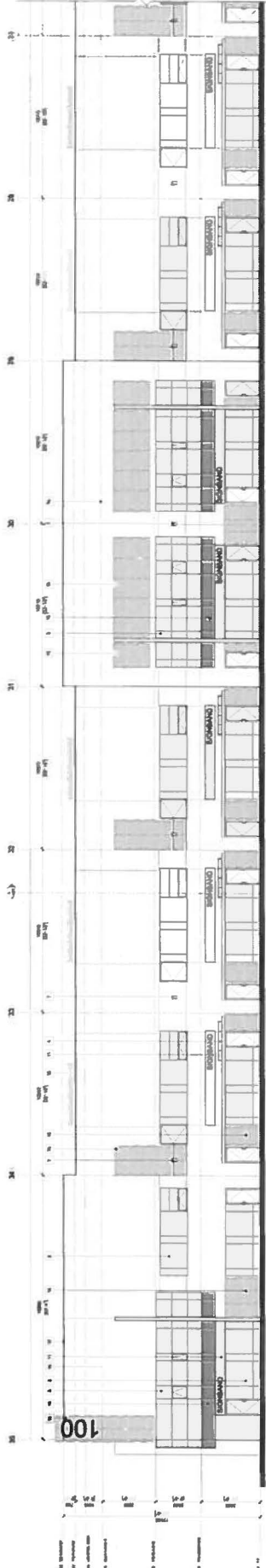
01 FLOOR PLAN / GRIDLINES 1-B

- 1. GENERAL NOTES
- 2. MATERIALS
- 3. FINISHES
- 4. MECHANICAL
- 5. ELECTRICAL
- 6. PLUMBING
- 7. PAINTS
- 8. GLASS
- 9. METALS
- 10. WOOD
- 11. CONCRETE
- 12. MASONRY
- 13. ROOFING
- 14. EXTERIOR WALLS
- 15. INTERIOR WALLS
- 16. FLOORS
- 17. CEILING
- 18. STAIRS
- 19. ELEVATIONS
- 20. SECTIONS
- 21. DETAILS
- 22. SCHEDULES
- 23. NOTES

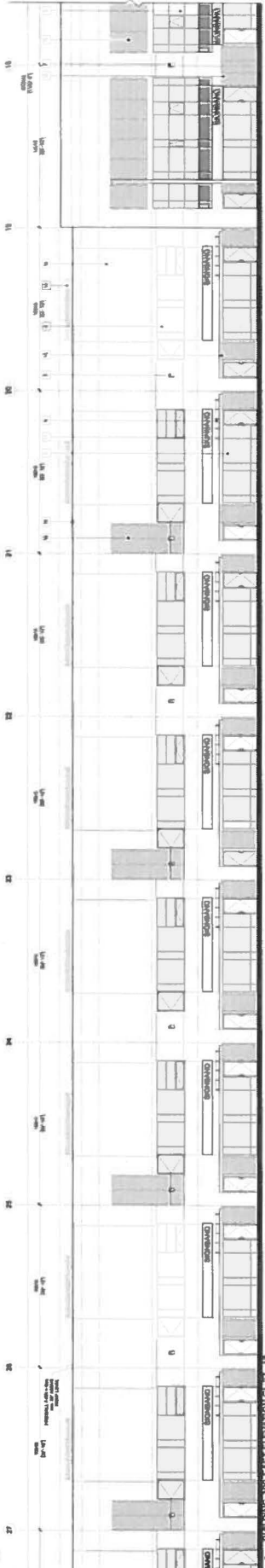


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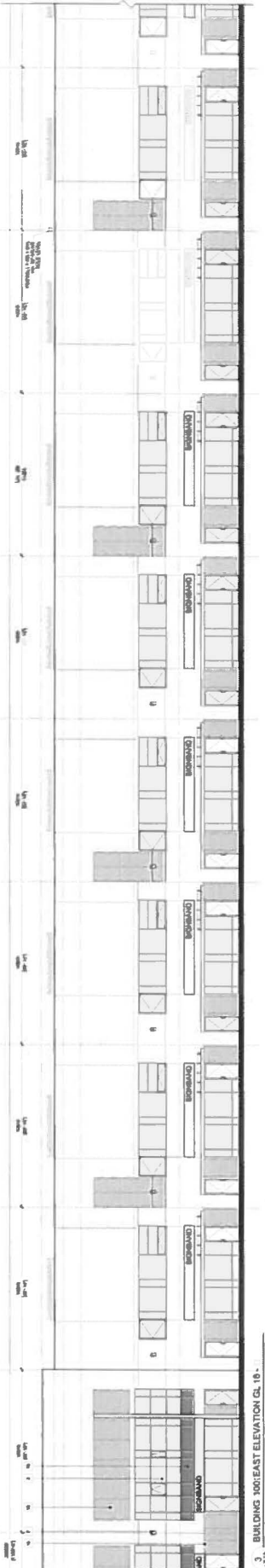
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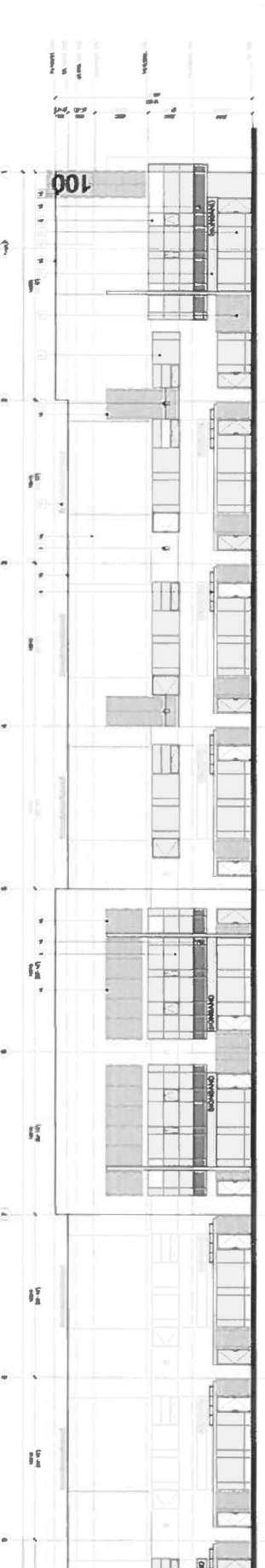
1 BUILDING 100 EAST ELEVATION GL 35-27



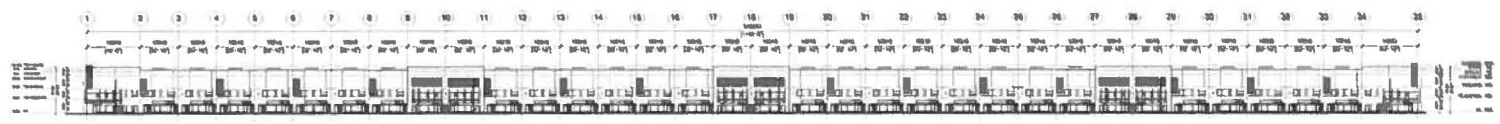
2 BUILDING 100 EAST ELEVATION GL 27-18



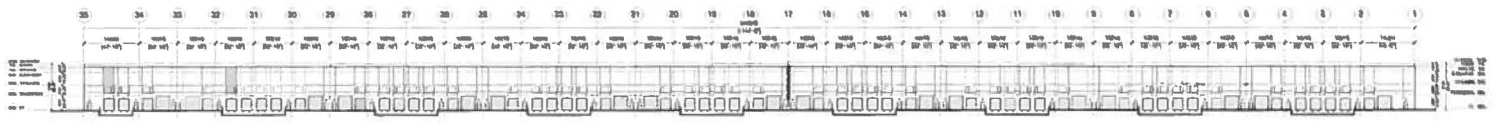
3 BUILDING 100 EAST ELEVATION GL 18-3



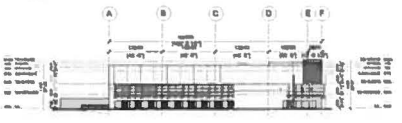
4 BUILDING 100 EAST ELEVATION GL 10-1



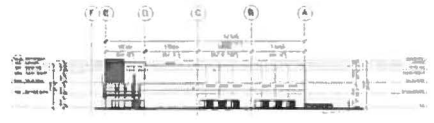
1 BUILDING 200 - WEST ELEVATION
 A301



2 BUILDING 200 - EAST ELEVATION
 A301



3 BUILDING 200 - NORTH ELEVATION
 A301



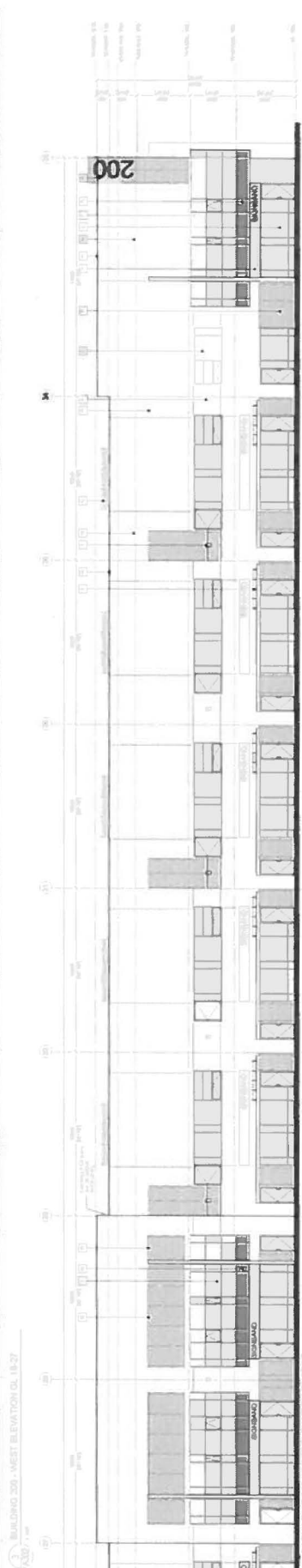
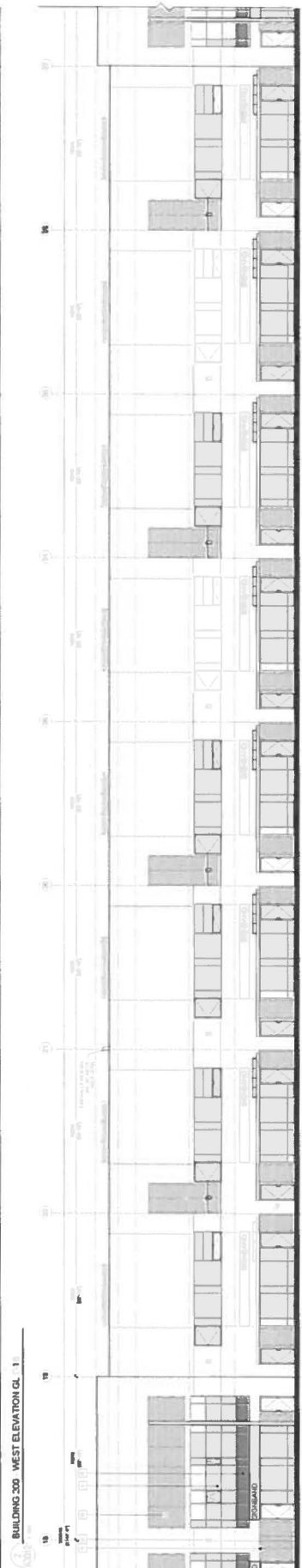
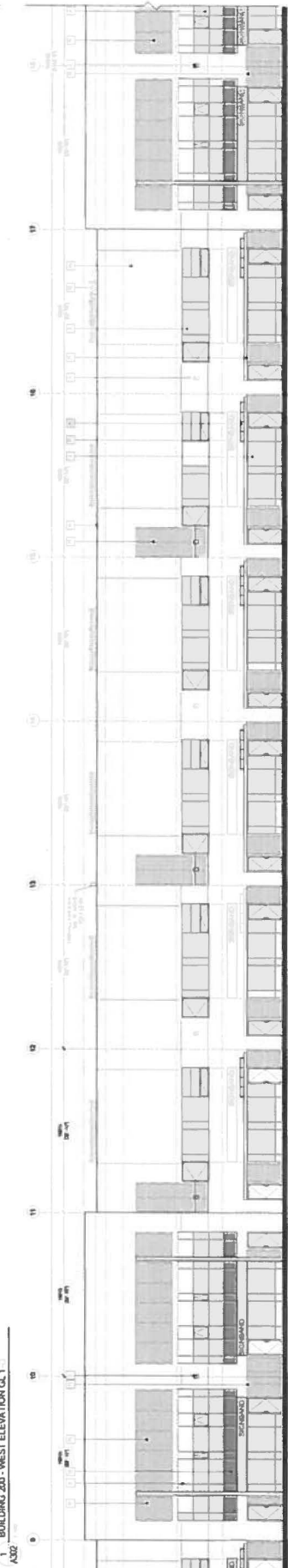
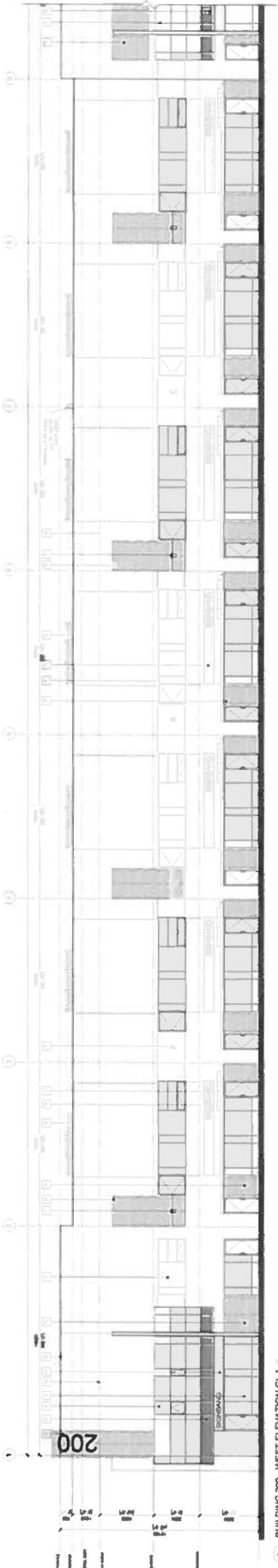
4 BUILDING 200 - SOUTH ELEVATION
 A301



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100 TO 200 AVENUE
 HARVEY, BC
 GENERAL ELEVATIONS

1	ARCHITECT	DNA
2	DATE	10/15/14
3	PROJECT	200.A302
4	DESCRIPTION	WEST ELEVATION CL 1
5	SCALE	1/8" = 1'-0"
6	DATE	10/15/14
7	PROJECT	200.A302
8	DESCRIPTION	WEST ELEVATION CL 1
9	SCALE	1/8" = 1'-0"
10	DATE	10/15/14
11	PROJECT	200.A302
12	DESCRIPTION	WEST ELEVATION CL 1
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14	DATE	10/15/14
15	PROJECT	200.A302
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18	DATE	10/15/14
19	PROJECT	200.A302
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39	PROJECT	200.A302
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66	DATE	10/15/14
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70	DATE	10/15/14
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75	PROJECT	200.A302
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78	DATE	10/15/14
79	PROJECT	200.A302
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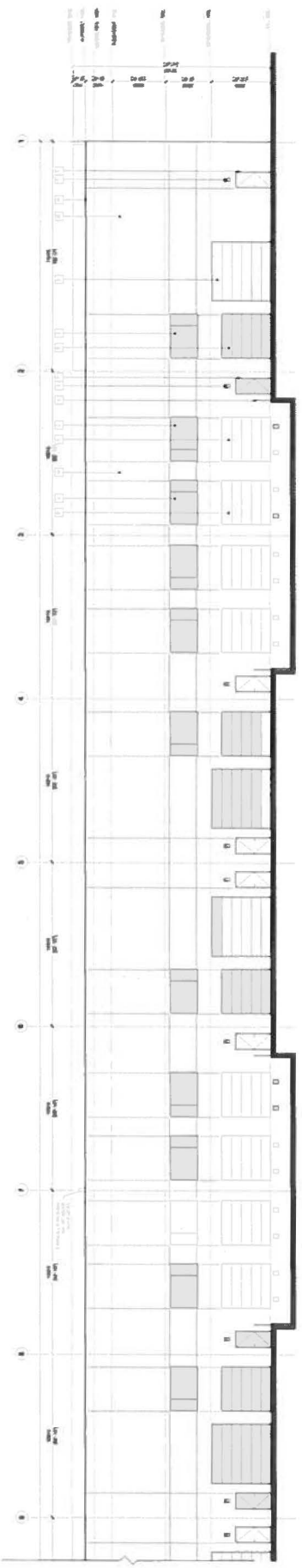
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3	ELECTRICAL ENGINEER
4	PLUMBING ENGINEER
5	STRUCTURAL ENGINEER
6	CIVIL ENGINEER
7	ENVIRONMENTAL ENGINEER
8	LANDSCAPE ARCHITECT
9	INTERIOR ARCHITECT
10	EXTERIOR ARCHITECT
11	ARTIST
12	PAINTER
13	SCULPTOR
14	WOODWORKER
15	GLASSWORKER
16	IRONWORKER
17	STEELER
18	CONCRETEWORKER
19	ROOFER
20	PAVING
21	LANDSCAPE MAINTENANCE
22	PLANTING
23	IRRIGATION
24	LIGHTING
25	SAFETY
26	TRAINING
27	REPAIR
28	RENOVATION
29	DEMOLITION
30	CONSTRUCTION



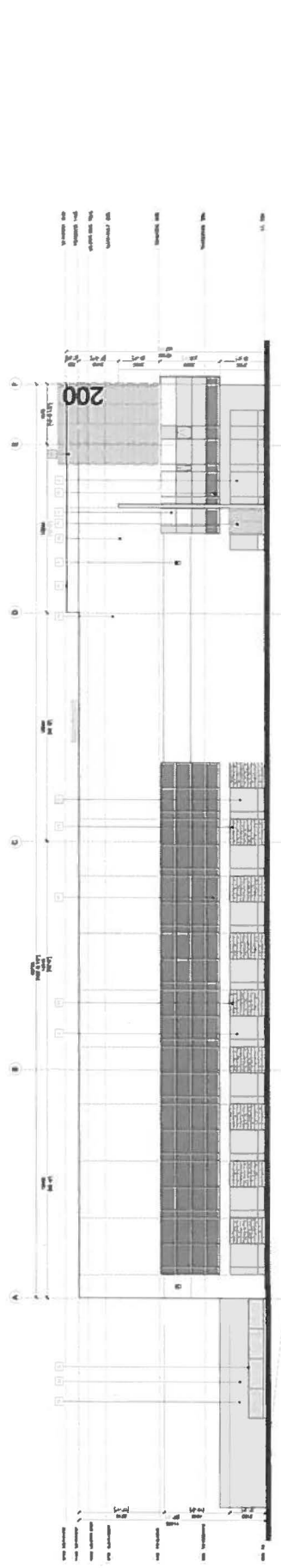
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5	PROJECT STATE
6	PROJECT ZIP
7	PROJECT PHONE
8	PROJECT FAX
9	PROJECT EMAIL
10	PROJECT WEBSITE
11	PROJECT START DATE
12	PROJECT END DATE
13	PROJECT STATUS
14	PROJECT PHASE
15	PROJECT BUDGET
16	PROJECT COST
17	PROJECT PROFIT
18	PROJECT RISK
19	PROJECT COMPLIANCE
20	PROJECT SCHEDULE
21	PROJECT QUALITY
22	PROJECT SAFETY
23	PROJECT ENVIRONMENT
24	PROJECT COMMUNITY
25	PROJECT HISTORY
26	PROJECT LEGAL
27	PROJECT FINANCIAL
28	PROJECT OPERATIONAL
29	PROJECT MAINTENANCE
30	PROJECT REPAIR

1	DATE
2	TIME
3	LOCATION
4	PERSONNEL
5	EQUIPMENT
6	MATERIALS
7	LABOR
8	PERMITS
9	INSURANCE
10	LIABILITIES
11	DISPUTES
12	CLAIMS
13	SETBACKS
14	DELAYS
15	COST OVERRUNS
16	QUALITY DEFECTS
17	SAFETY INCIDENTS
18	ENVIRONMENTAL VIOLATIONS
19	COMMUNITY COMPLAINTS
20	LEGAL ACTIONS
21	FINANCIAL PROBLEMS
22	OPERATIONAL ISSUES
23	MAINTENANCE DEFICIENCIES
24	REPAIR COSTS
25	PROJECT CLOSURE
26	PROJECT EVALUATION
27	PROJECT LESSONS LEARNED
28	PROJECT REPUTATION
29	PROJECT SUCCESS
30	PROJECT FAILURE

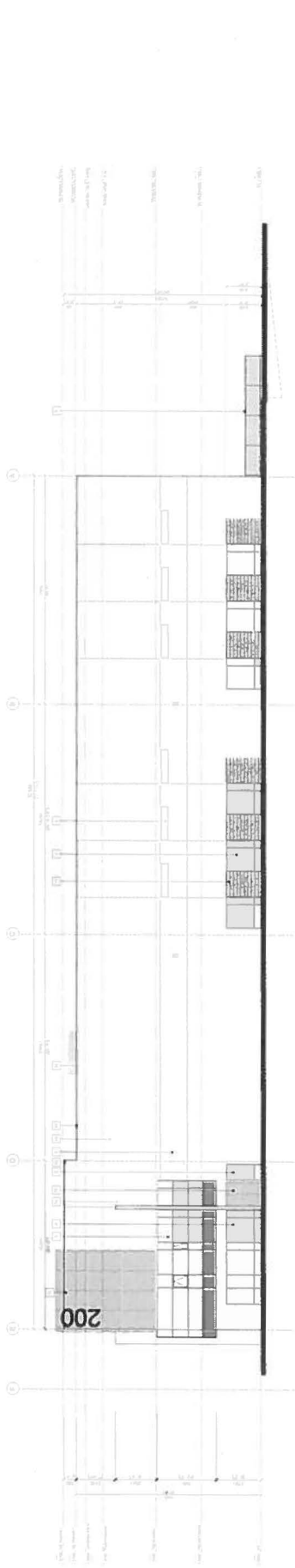
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24	PROJECT COMMUNITY
25	PROJECT HISTORY
26	PROJECT LEGAL
27	PROJECT FINANCIAL
28	PROJECT OPERATIONAL
29	PROJECT MAINTENANCE
30	PROJECT REPAIR



1. BUILDING 200 - EAST ELEVATION GL. +1
A304



2. BUILDING 200 - NORTH ELEVATION
A304



3. BUILDING 200 - SOUTH ELEVATION
A304

Date: 11/11/11
 Project: Campbell Heights Business Park
 Location: 1610 26th Ave, Sunny, MD
 Client: Onni Group
 Designer: [Name]
 Title: [Title]



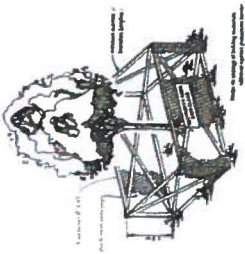
eta
 LANDSCAPE ARCHITECTS
 1610 26th Ave, Sunny, MD
 410.321.1111
 www.eta-landscapes.com

onni group
 Campbell Heights Business Park
 1610 26th Ave, Sunny, MD

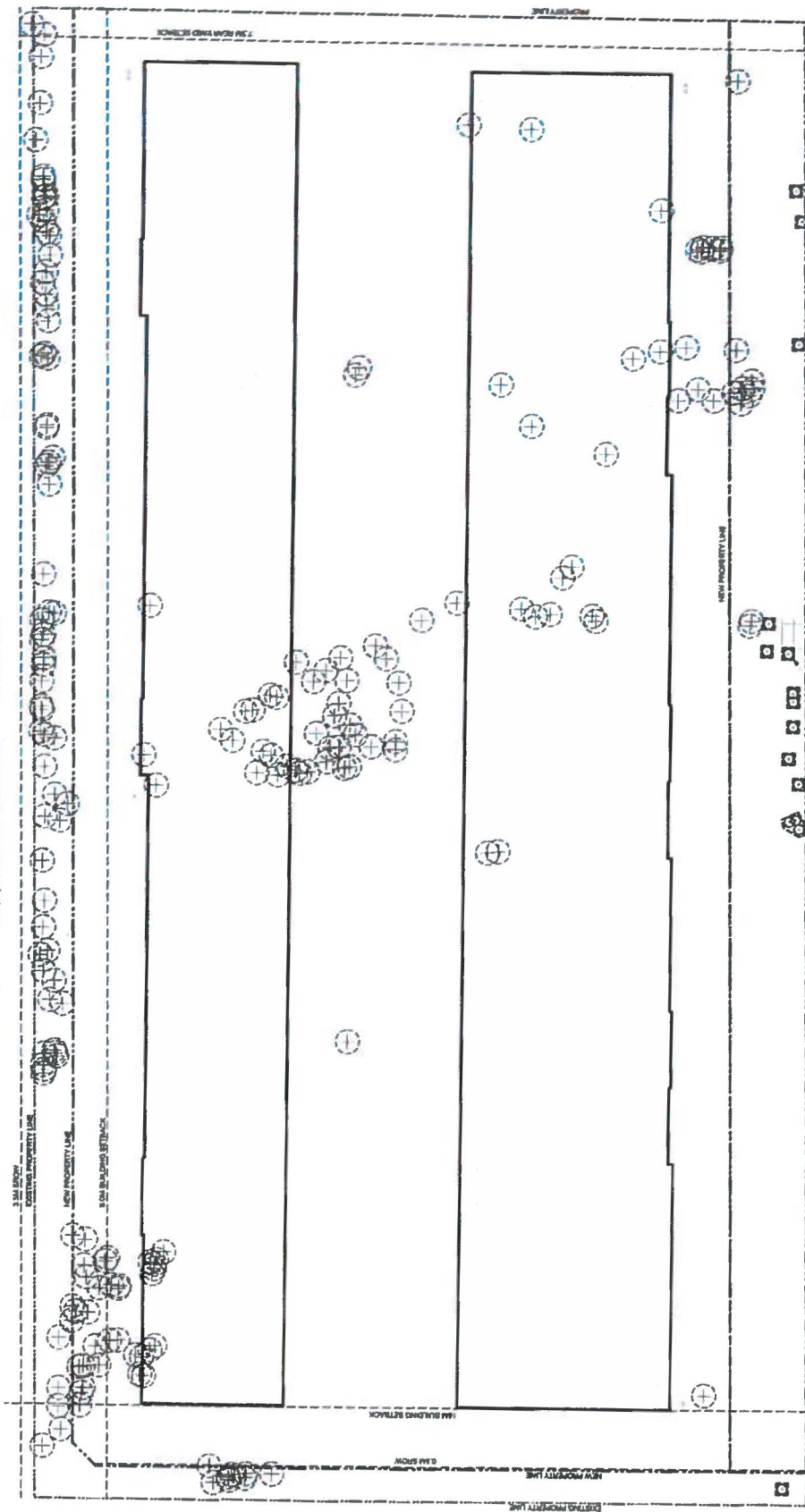
LANDSCAPE TREE MANAGEMENT PLAN
 Project No. L111
 Date: 11/11/11
 Scale: 1" = 100'
 Drawing No. 11

Tree Pruning Schedule Table

Tree Species	Pruning Interval (Years)	Pruning Method
Deciduous	3-5	Prune in late winter/early spring
Conifer	3-5	Prune in late winter/early spring
Palms	3-5	Prune as needed
Other	3-5	Prune as needed



LEGEND
 Existing Trees to be Retained
 Existing Trees to be Pruned
 New Plantings



NOTES:
 1. ALL UTILITIES TO BE RECORDED BY CIVIL AND SITE WORKS.
 2. ALL UTILITIES TO BE RECORDED BY CIVIL AND SITE WORKS.
 3. ALL UTILITIES TO BE RECORDED BY CIVIL AND SITE WORKS.
 4. ALL UTILITIES TO BE RECORDED BY CIVIL AND SITE WORKS.
 5. ALL UTILITIES TO BE RECORDED BY CIVIL AND SITE WORKS.

- 1. 1/8" = 1' - 0"
- 2. 1/4" = 3' - 0"
- 3. 1/2" = 6' - 0"
- 4. 3/4" = 9' - 0"
- 5. 1" = 12' - 0"

PROJECT NAME

eta

1800 West Main Street
 Raleigh, NC 27601
 Phone: 919.877.1111
 Fax: 919.877.1112
 Website: www.eta-nc.com

oni
 CONSULTANTS

Project:
 Campbell Heights
 Business Park
 1810 24th Ave
 Raleigh, NC

Drawing Title:
 LANDSCAPE
 STORMWATER PLAN

DATE: 11/11/14
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 PROJECT NO: 14-001
 SHEET NO: 11.2
 TOTAL SHEETS: 21



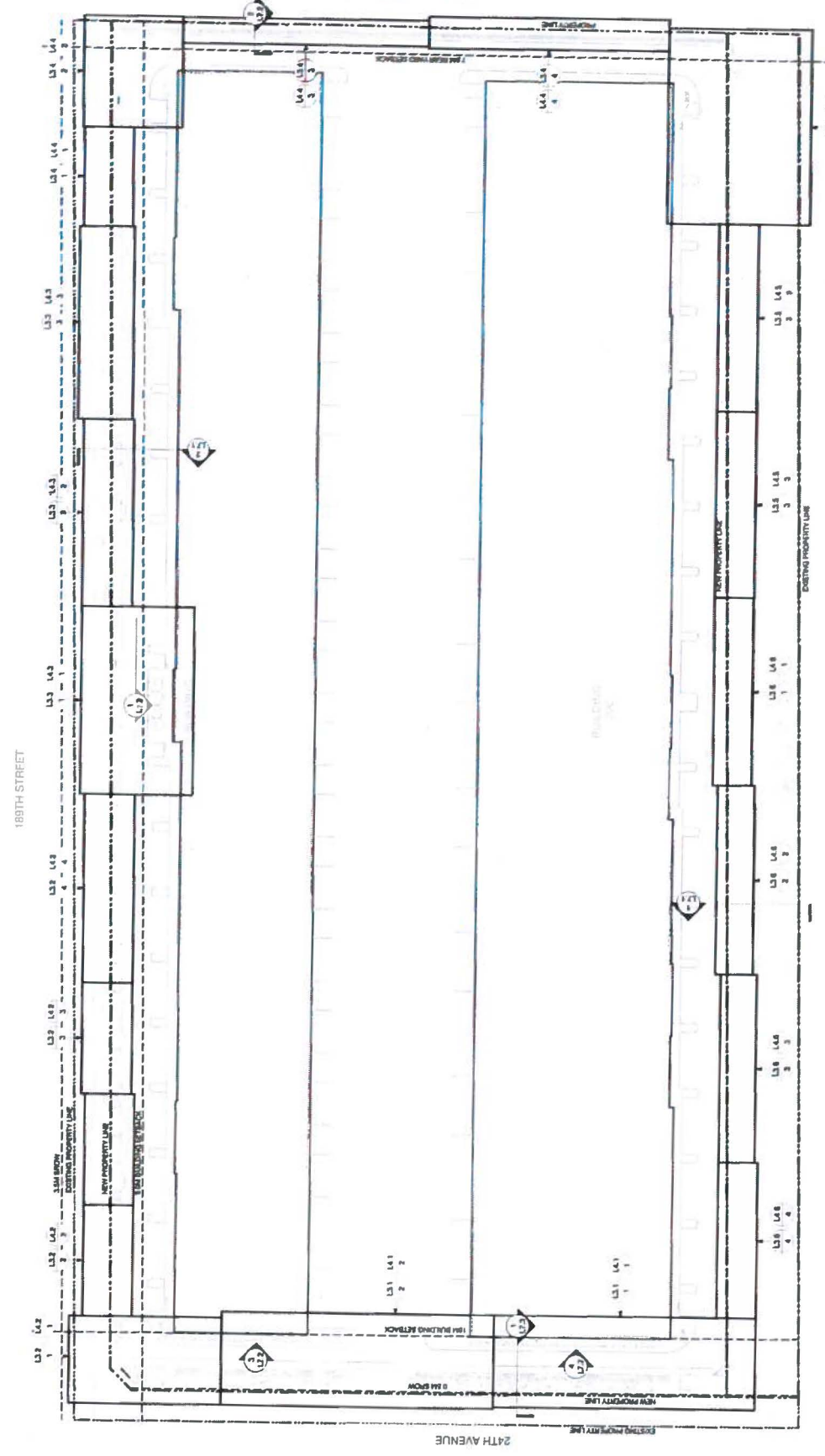
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U99	Planting
U100	Planting



anni GROUPS
 Campbell Heights
 Business Park
 1815 24th Ave
 Raleigh, NC

**LANDSCAPE
 KEY PLAN**

Project No.	21100
Client	anni GROUPS
Scale	1" = 100'
Date	12/27/14
Drawn By	JL
Checked By	PL



Item	Code	Description
1	1.1 TYP	Drop into between adjacent areas and building, Typ
2	1.2	Concrete curb panel for raised pedestrian walkway
3	1.3 TYP	3 TYP
4	1.4	Existing apron, by owner
5	1.5	Obtain landscape items to match adjacent property
6	1.6	1.5m Concrete sidewalk per Call guidelines, L.S.1
7	1.7	2m Lawn landscape per Call
8	1.8	New obtain trees per Call
9	1.9	8 Bicycle Racking L.S.1 - 8 spaces
10	1.10	1.5m concrete sidewalk per Call, Typ
11	1.11	2m Lawn landscape per Call guidelines, Typ
12	1.12	Obtain trees per Call

Proposed Site



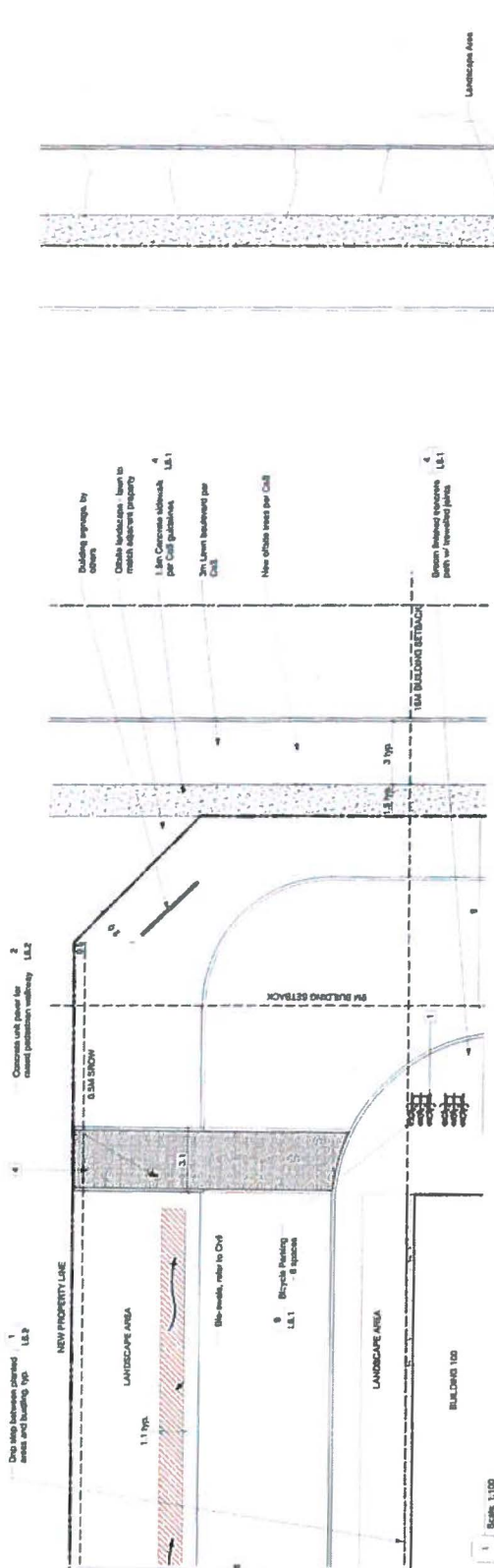
eta
 1810 N.W. 10th Ave
 Suite 100
 Fort Lauderdale, FL 33304
 Phone: 954.575.1100
 Fax: 954.575.1101
 Website: www.eta.com



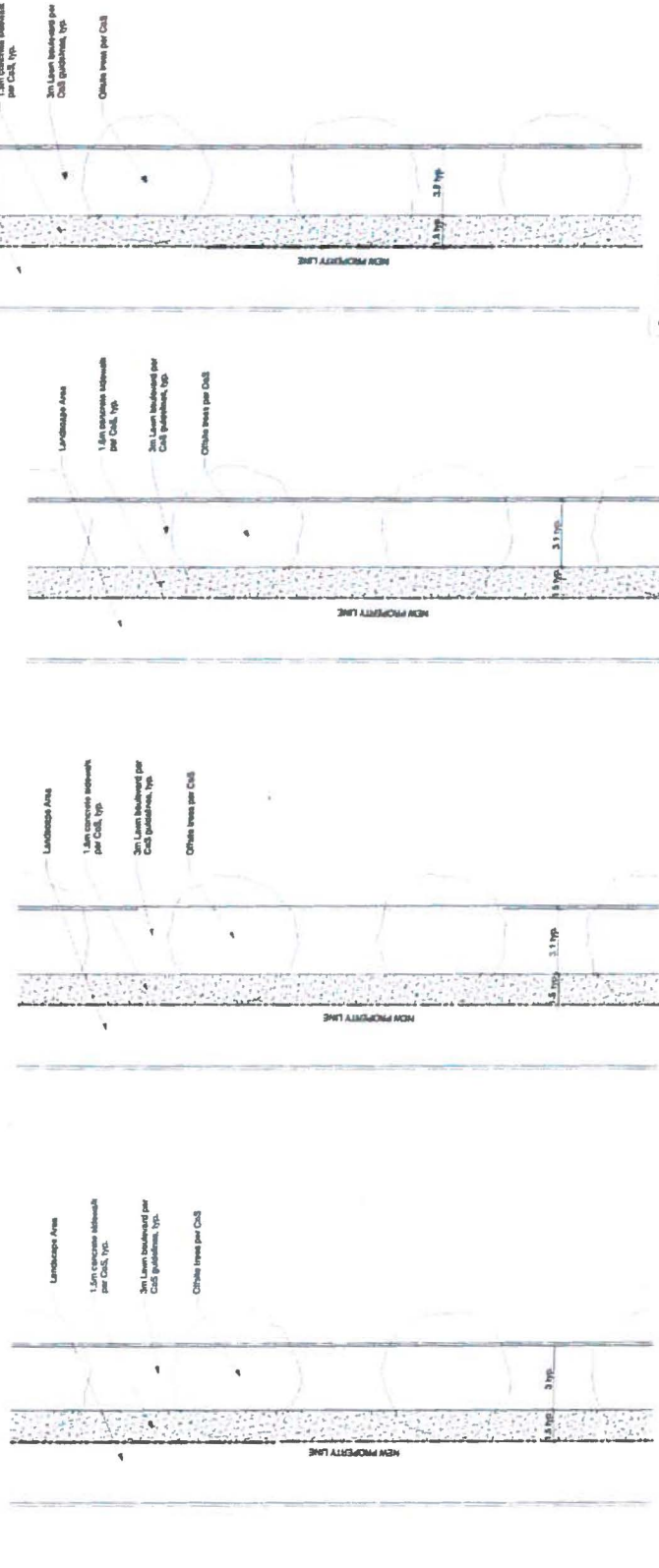
onni
 Campbell Heights
 Business Park
 1810 N.W. 10th Ave
 Suite 100
 Fort Lauderdale, FL 33304

Project No.
LANDSCAPE PLAN

Item	Code	Description
1	1.1 TYP	Drop into between adjacent areas and building, Typ
2	1.2	Concrete curb panel for raised pedestrian walkway
3	1.3 TYP	3 TYP
4	1.4	Existing apron, by owner
5	1.5	Obtain landscape items to match adjacent property
6	1.6	1.5m Concrete sidewalk per Call guidelines, L.S.1
7	1.7	2m Lawn landscape per Call
8	1.8	New obtain trees per Call
9	1.9	8 Bicycle Racking L.S.1 - 8 spaces
10	1.10	1.5m concrete sidewalk per Call, Typ
11	1.11	2m Lawn landscape per Call guidelines, Typ
12	1.12	Obtain trees per Call



1 Scale: 1:100



2 Scale: 1:100

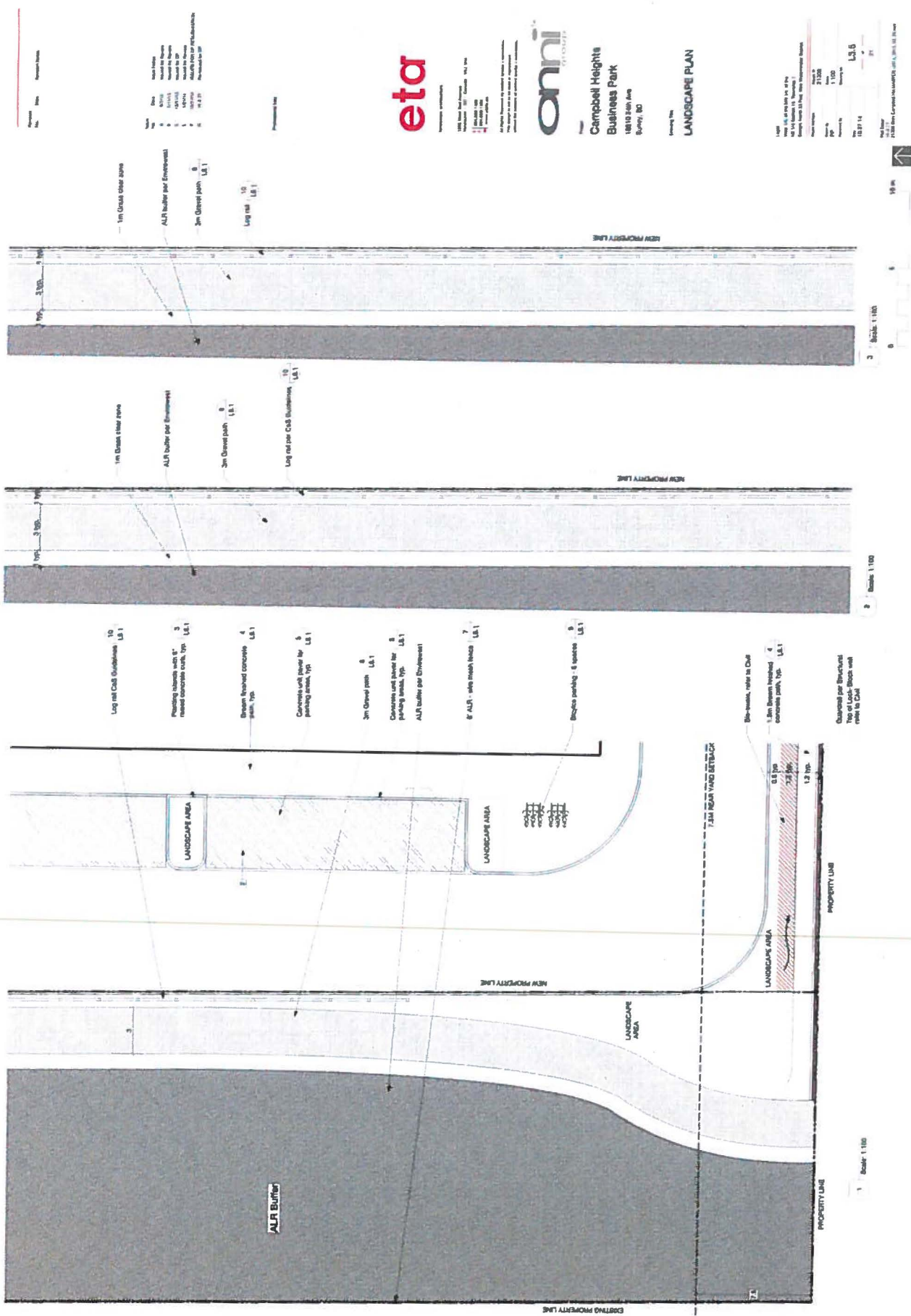
3 Scale: 1:100

4 Scale: 1:100

5 Scale: 1:100



18 m



eta

onni

**Campbell Heights
Business Park**
1810 24th Ave
Surrey, BC

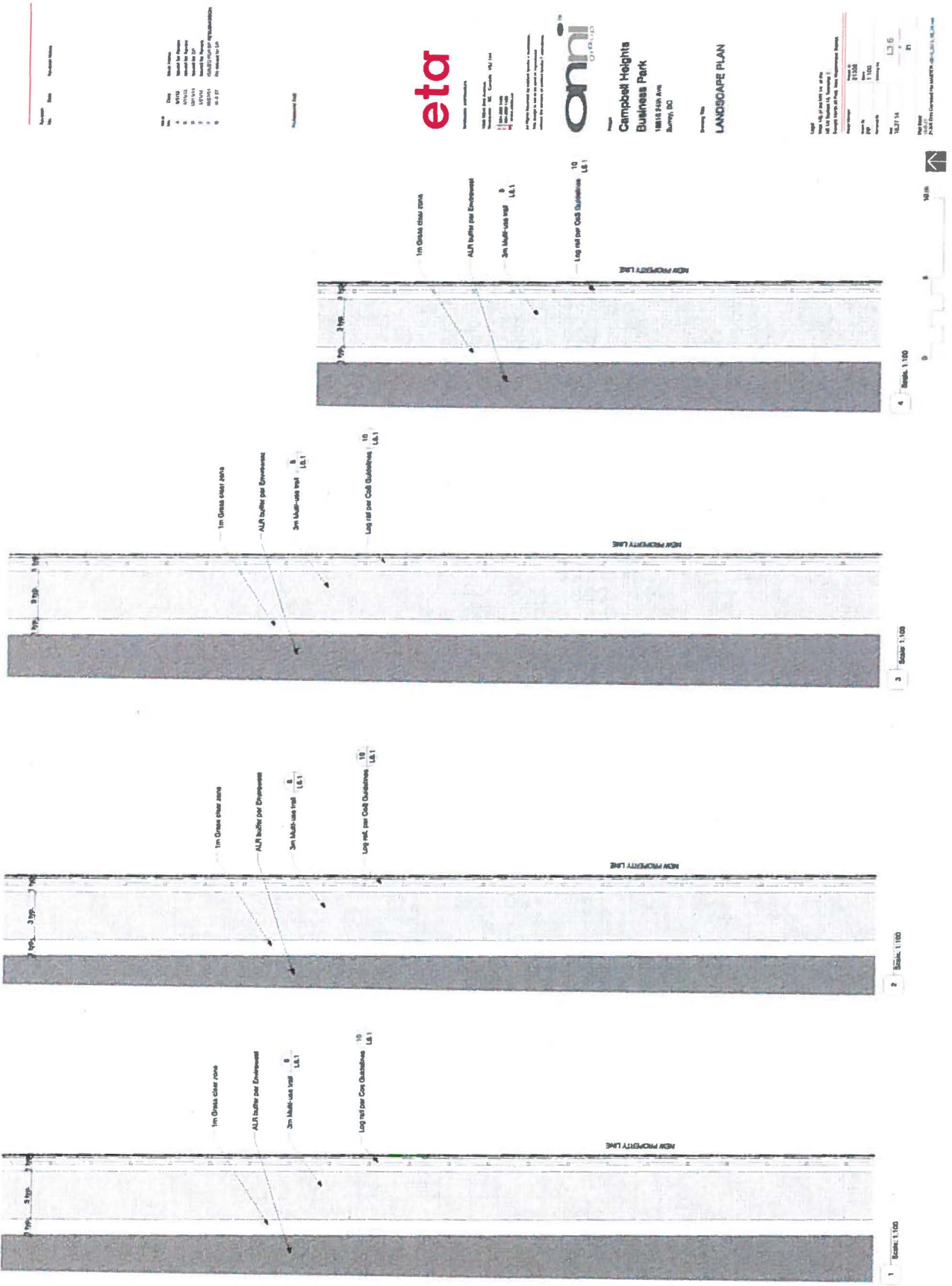
LANDSCAPE PLAN

NO.	DATE	DESCRIPTION
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2	11/15/18	Issue for Review
3	12/14/18	Issue for Review
4	01/15/19	Issue for Review
5	02/15/19	Issue for Review
6	03/15/19	Issue for Review
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98	11/15/26	Issue for Review
99	12/15/26	Issue for Review
100	01/15/27	Issue for Review

Scale: 1:100

Scale: 1:100





Code	Description
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2	Grass
3	Grass
4	Grass
5	Grass
6	Grass
7	Grass
8	Grass
9	Grass
10	Grass

eta

onni
GROUP

**Campbell Heights
Business Park**
1810 24th Ave
Burrill, BC

LANDSCAPE PLAN

Code	Description
1	Grass
2	Grass
3	Grass
4	Grass
5	Grass
6	Grass
7	Grass
8	Grass
9	Grass
10	Grass

Plant	Code	Quantity
Plant 1	100	100
Plant 2	200	200
Plant 3	300	300
Plant 4	400	400
Plant 5	500	500
Plant 6	600	600
Plant 7	700	700
Plant 8	800	800
Plant 9	900	900
Plant 10	1000	1000

Planting Schedule

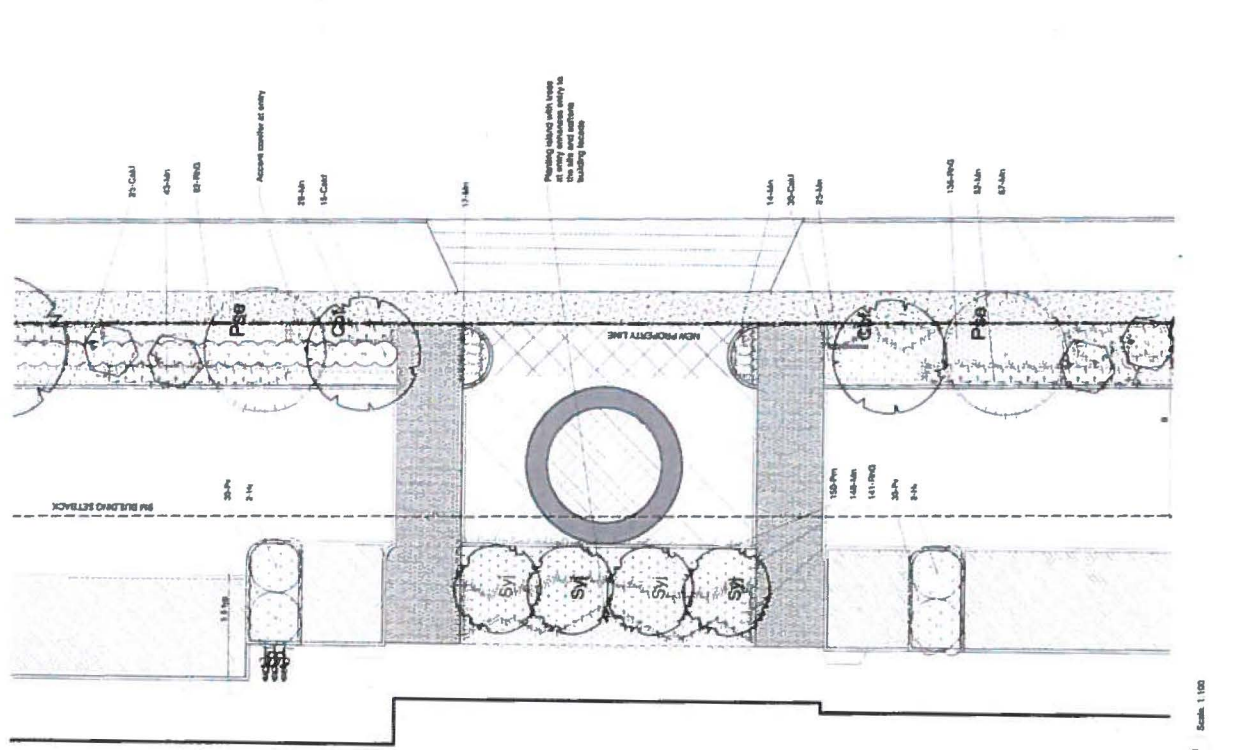
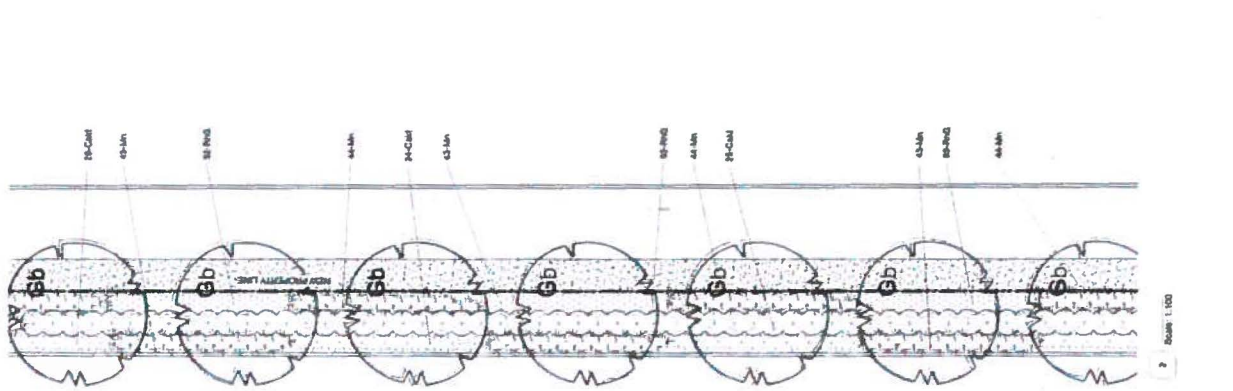
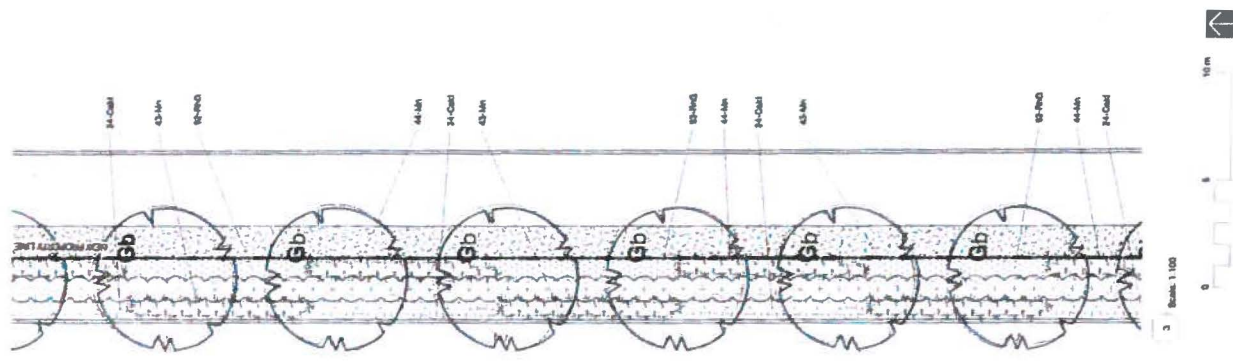
eta
 LANDSCAPE ARCHITECTURE
 1000 14th Street, NW
 Atlanta, GA 30309
 Phone: 404.525.1234
 Fax: 404.525.1235
 www.eta-landscape.com

anni
 ARCHITECTS
 1000 14th Street, NW
 Atlanta, GA 30309
 Phone: 404.525.1234
 Fax: 404.525.1235
 www.anni-architects.com

**Campbell Heights
 Business Park**
 1810 24th Ave
 Suwanee, GA

**LANDSCAPE
 PLANTING PLAN**

Project Name	Campbell Heights Business Park
Project Address	1810 24th Ave, Suwanee, GA
Project No.	1810-24
Scale	1:100
Date	12/21/14
Author	J. Smith
Checker	M. Jones
Project Manager	A. Brown
Client	ABC Company



15 m

0 5 10

Scale: 1:100

Scale: 1:100

Scale: 1:100

Code	Color	Plant Name
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Code	Color	Plant Name
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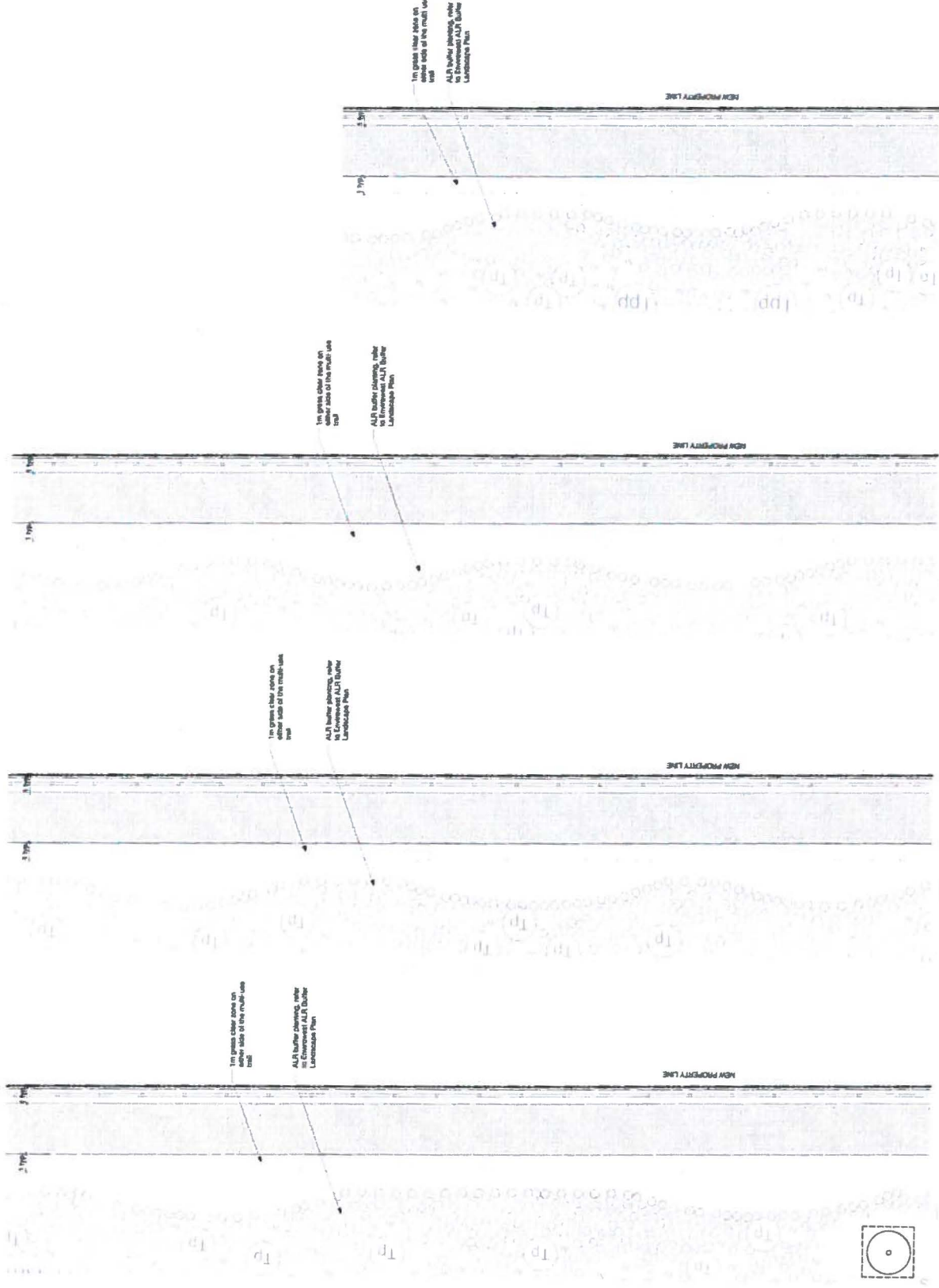
eta

onni
GROUP

Campbell Heights
Business Park
1810 24th Ave
Roanoke, VA

LANDSCAPE
PLANTING PLAN

Code	Color	Plant Name
1	Green	Plant Name
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7	Green	Plant Name
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9	Green	Plant Name
10	Green	Plant Name



1 Scale: 1:100

2 Scale: 1:100

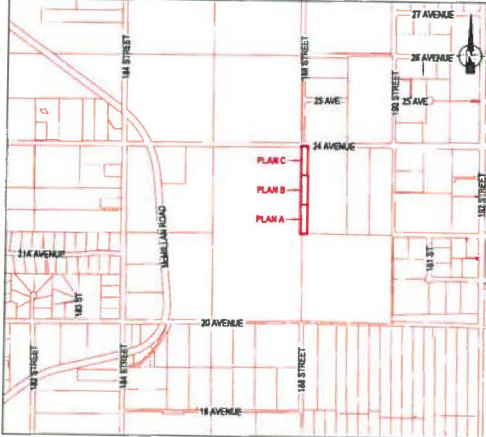
3 Scale: 1:100

4 Scale: 1:100

18 m

Rev	Date	Description
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4	09/11/14	Final Design
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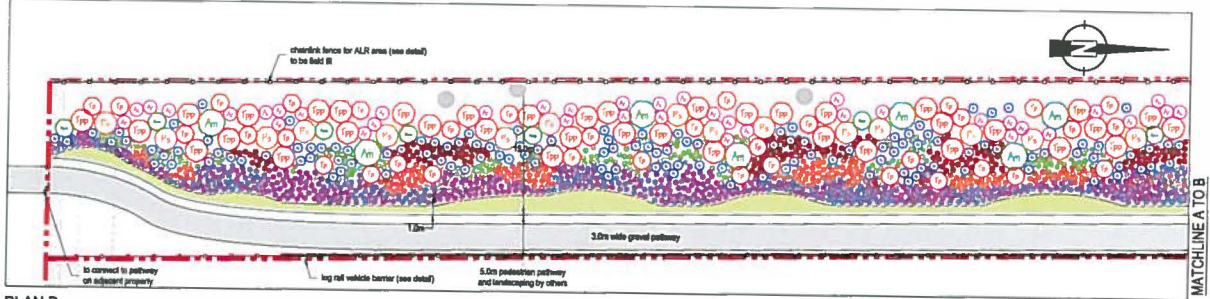
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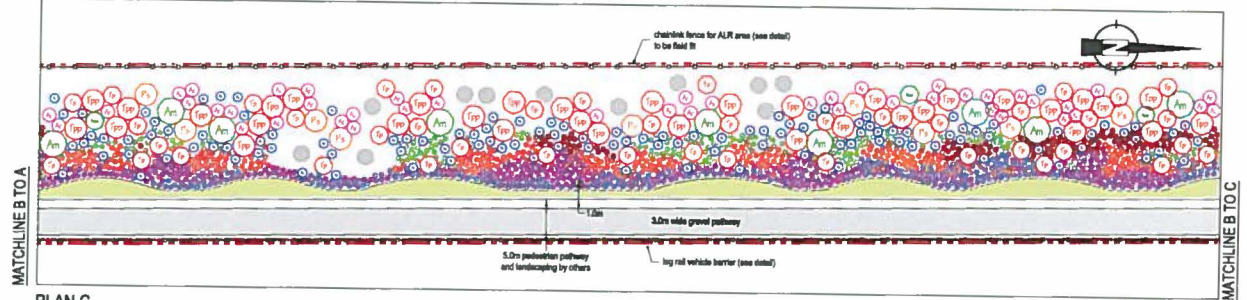
NOTE
A 1.0 metre high berm will be installed within areas located between existing trees on the western edge of the planting area. The berm location shall be determined on-site by City of Surrey Parks and Environment staff at the time of landscaping.



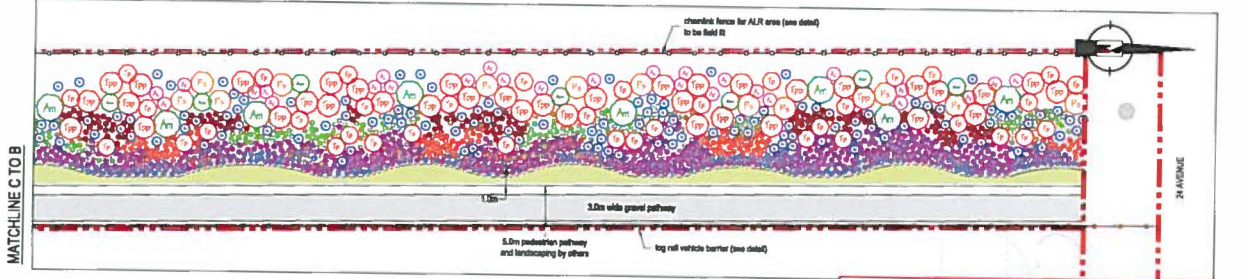
PLAN A
SCALE 1:250



PLAN B
SCALE 1:250



PLAN C
SCALE 1:250



CITY OF SURREY FILE NO. 7913-0127-00

ONNI GROUP OF COMPANIES
Vancouver, BC

18810 24 AVENUE
Surrey, BC

Suite 101 - 1515 Broadway Street
Port Coquitlam, British Columbia
Canada V3C 6M2
office: 604-944-0502
facsimile: 604-944-0507
www.envirowest.ca

ALR BUFFER LANDSCAPE PLAN

DESIGNER P/JW	DRAWN SCM/CEV	CHECKED	REVISION 04	REVISION DATE March 26, 2015
SCALE As Shown	DATE December 03, 2013		DRAWING NUMBER 920-15-01	SHEET 1 OF 2

- REFERENCE DRAWINGS**
1. Email: 5114_A100_SP_1.dwg, Received March 23, 2015; David Nairne and Associates Ltd.
 2. Email: 21308 Onni Campbell Hts ALR Planning Coordination 2014.10.31.dwg, Received November 03, 2014; Eckford Tyacka & Associates Landscape Architecture.
 3. 2011 Legal Base From City Of Surrey.

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

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

DATE: **July 8, 2015** PROJECT FILE: **7813-0127-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 18810 24 Ave**

LAP AMENDMENT

The following issues are to be addressed as a condition of the LAP Amendment:

- Provide an environmental assessment in favor of the removal of the buffer zone on 24 Avenue.
- Complete a stormwater management study for endorsement by the City's Drainage Section in support of changes to drainage strategy in the area.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 8.5 metres fronting 24 Avenue.
- dedicate 13.3 metres fronting 189 Street.
- dedicate a 6.0m x 6.0m corner cut at the intersection of 24 Avenue and 189 Street.
- provide 0.5 metre SRW on 24 Avenue and 189 Street.

Works and Services

- construct east side of 189 Street.
- construct storm, sanitary sewer and watermains to service the site.
- ensure on-site and off-site measures are in place to support the changes in the drainage strategy.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

LR

NOTE: Detailed Land Development Engineering Review available on file

The 2013 low water conditions experienced in the Nicomekl and Serpentine River systems, and the resultant discussions City staff had with Ministry staff with respect to water licenses, was discussed. It was noted that the number of water licenses allowed has not changed and that illegal activity to access water continues, especially in the areas close to the Serpentine River. Comments continued:

- Looking at producing a brochure for the farming community that outlines how to get a water license properly. Responsible irrigation - to inform that a water license is needed, how to put it through the dykes, etc., and then to tie that information into a resource, e.g. the SHARP program. Efforts will be made to explain the requirement of the water license. The City will not be responsible for policing the water licenses. The City's position is to advise the Ministry when a property has been identified as having illegally sourced the water; it will then be up to the Ministry (MoE) to follow-up. The City is simply looking at the irrigation that goes over the dykes (because that is what makes them fail) and then talking with the farmers about what the options would look like at that time.
- In response, Committee members asked if there was a process or plan to get input from the farmers regarding their specific land requirements. Staff noted that there is quite a lot of discussion, trying to get the information out to the farmers and having individual conversations, e.g. if they need a lot of irrigation water, they may need to accommodate on their own land (dug out to hold water, etc.).
- Ultimately farming should be encouraged. There are many property owners that have a water license but don't use the water, and vice versa. There are lots of farms that need water. It is doubtful that there is any farmer that irrigates for the fun of it; it is a lot of work. In terms of the amount of water they use, it is likely the majority of farmers are very conscious of the water they use; most are on drip irrigation. It is important to provide solutions for the farmers as well.
- It will be important to locate the holders of water licenses that may not be needed anymore.
- The Committee expressed their appreciation to staff for the responsive work that they have been doing, and continue to do, with respect to the dyking system in Surrey. It has been beneficial to have dyking and irrigation together.

C. OUTSTANDING BUSINESS

D. NEW BUSINESS

1. **Proposed Local Area Plan Amendment, Rezoning, Subdivision and Development Permit in Campbell Heights Adjacent to the ALR 18810 - 24 Avenue**
File No.: 7913-0127-00

Catherina Lisiak, Planner, was in attendance to review the memo from R. Hintsche, Current Planning Manger - South, dated January 20, 2014, regarding the above subject line. Comments were as follows:

- The applicant wishes to develop the site into two multi-tenant industrial buildings. The following applications are required for this proposal:
 - Campbell Heights LAP Amendment to remove the Open Space Corridors/ Buffers on 24 Avenue;
 - Rezoning from General Agriculture Zone (A-1) to Business Park 2 Zone (IB-2); and
 - Subdivision and Development Permit.
- The West side of the site is located adjacent to the ALR.
- An environmental report indicates that the open space corridor on 24 Avenue would have little or no ecological benefit to wildlife movement in the area, and therefore supports the removal of the buffer on 24 Avenue. The applicant will be required to provide compensation for the loss of the open space corridor on 24 Avenue and is currently exploring compensation options.
- In accordance with the requirement of the OCP and the Campbell Heights LAP, the applicant is proposing to dedicate 20m (66 ft.) of land on the west side of the site adjacent to the ALR.
- The 20m wide buffer will include a 15m (49 ft.) wide landscaped buffer and, at the request of the Parks, Recreation and Culture Department, a 5m (16.4 ft.) area outside of the buffer containing a meandering gravel walkway.
- A building setback of 34.4m (113 ft.), which exceeds the City's minimum requirements, is also proposed.

As the drawings were somewhat unclear, the Committee clarified the buffer meets the requirements and that the proposed trail is in addition (and extends beyond) the buffer.

A brief discussion ensued with respect to the fencing between the ALR edge and the trail, noting that a chain-link fence between the ALR edge and the buffer, although preferable, would require equipment brought in that would result in the disruption of some existing natural buffer. It was suggested that a chain-link fence between the trail and the buffer would suffice. In response, staff confirmed there will be a barrier between the proposed trail and the buffer.

It was

Moved by M. Bose

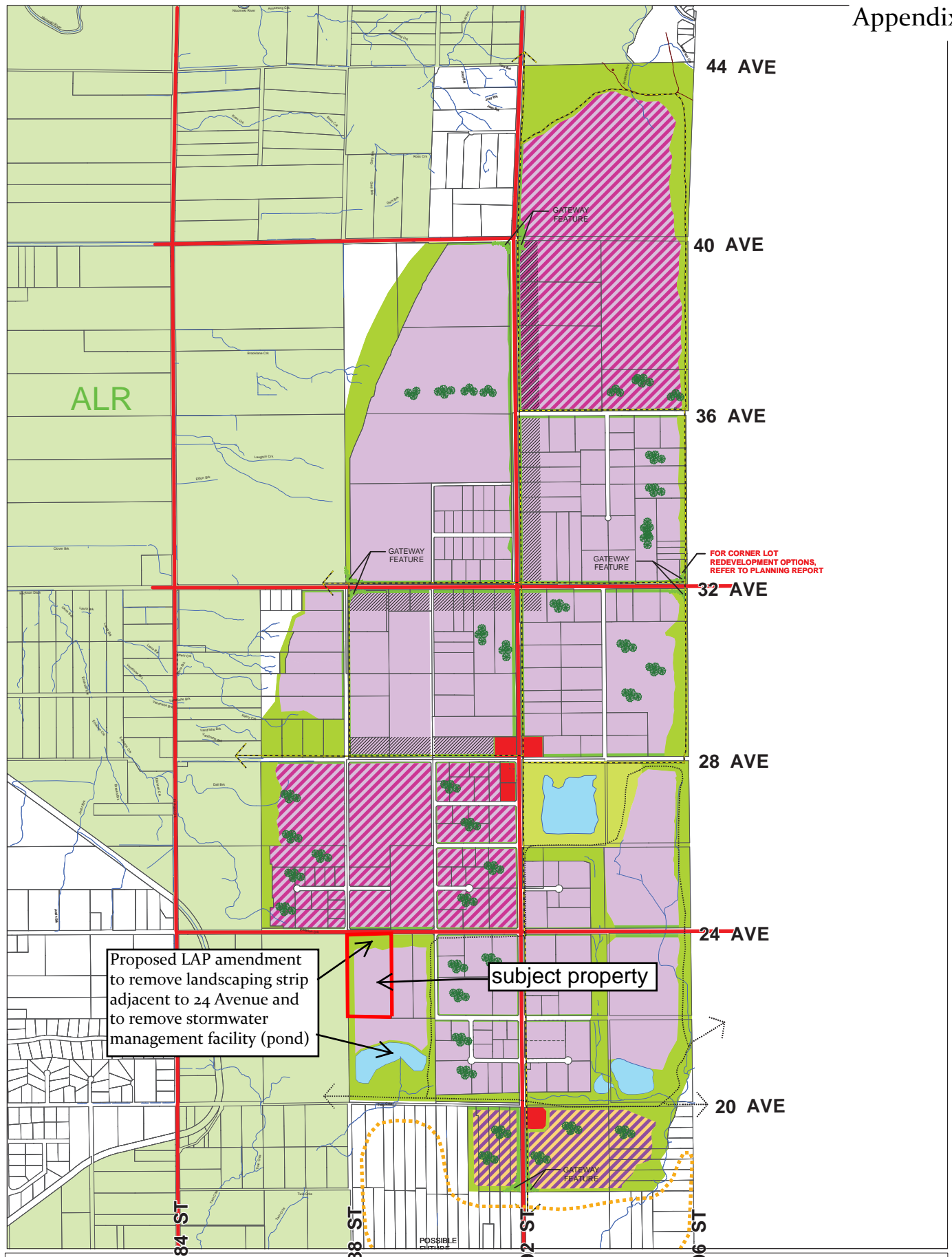
Seconded by D. Arnold

That the Agriculture and Food Security

Advisory Committee recommend to the GM Planning and Development that

Application No. 7913-0127-00, as presented, be supported with the reinforcement that the proper buffering will take place early in the development process.

Carried

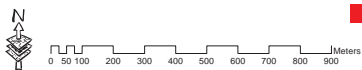


CAMPBELL HEIGHTS LAND USE PLAN

City of Surrey Planning & Development Department

Legend

- Campbell Heights Local Area Plan
- Business Park (Office)
- Business Park
- Technology Park or Business Park
- Business Park or Live/Work in Cluster Housing Form
- Commercial
- Campbell Heights Local Area Plan, City Park
- Open Space Corridors/Buffers
- Landscaping Strips
- Stormwater Management Facilities
- Creeks and Rivers
- ALR Boundary
- Tree Preservation Opportunities
- Multi-Use Trail (Walking, Cycling and Horseback Riding)
- Walking and Cycling Pathways
- Arterial Roads



Approved by Council: December 11, 2000
Amended 10 Dec. 2012

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