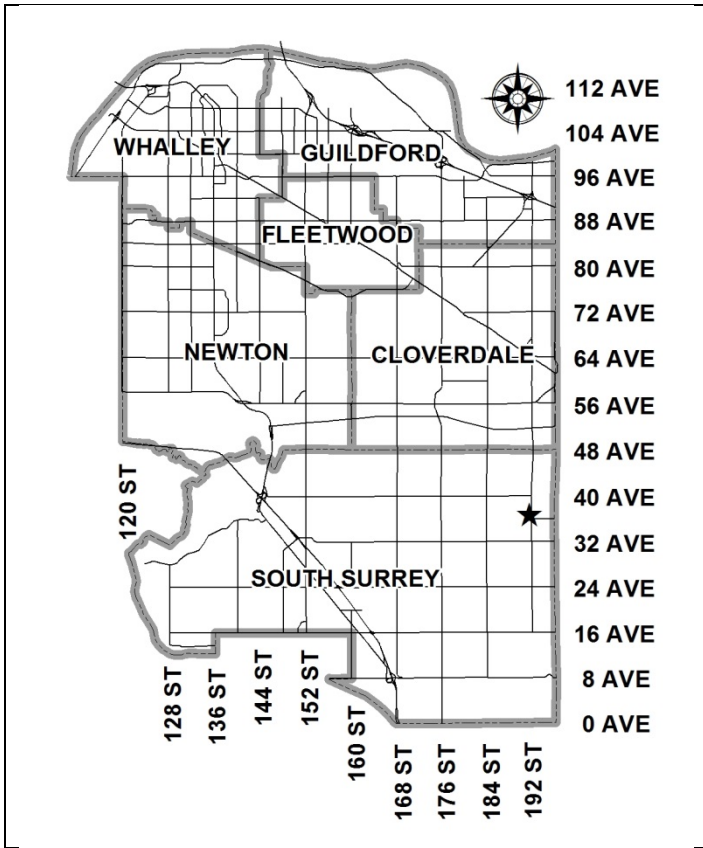


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0028-00

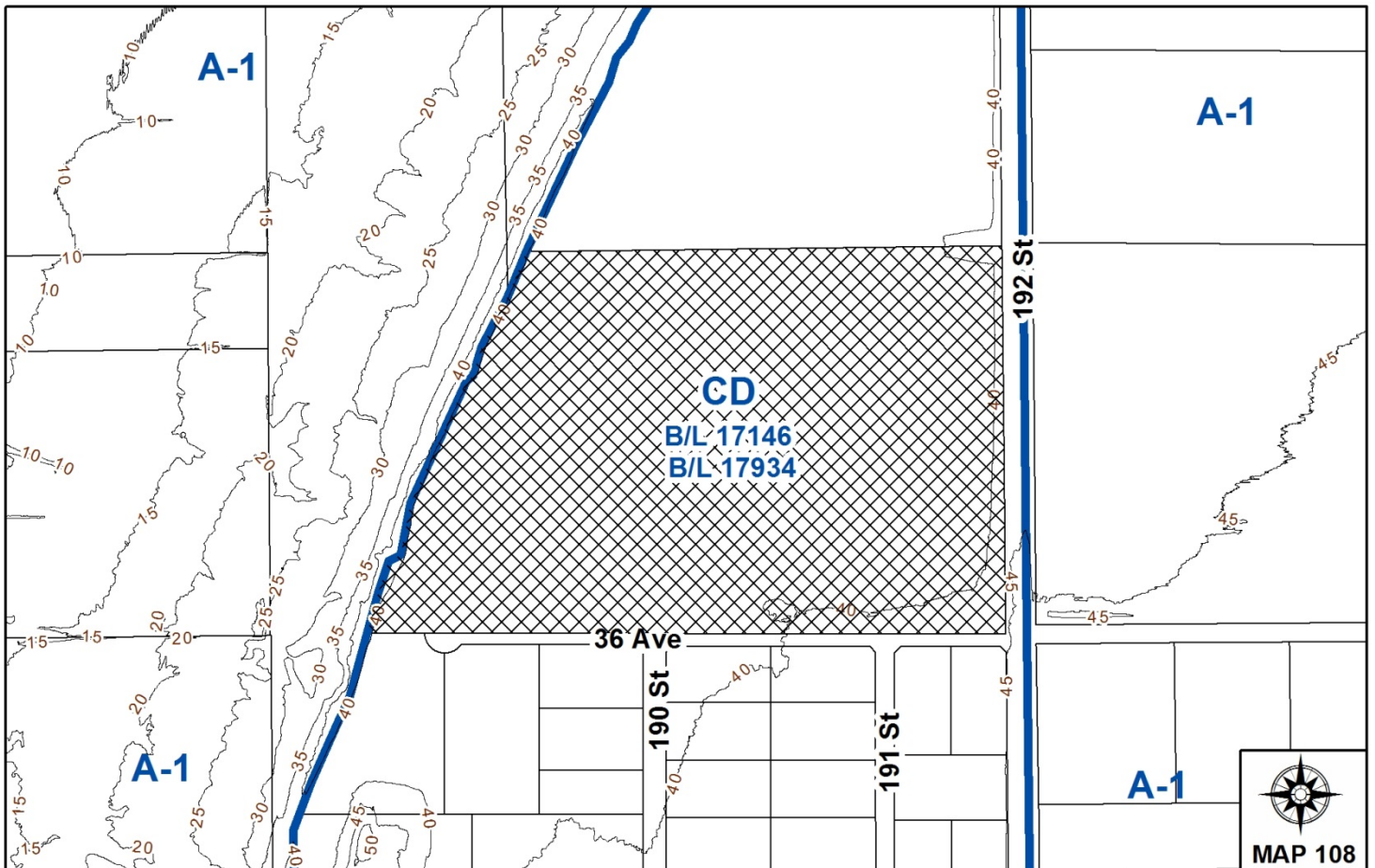
Planning Report Date: May 25, 2015



**PROPOSAL:**

- **Development Permit**  
 to permit the development of a 43,299 m<sup>2</sup> (466,071 ft<sup>2</sup>) light manufacturing/ warehouse facility

**LOCATION:** 3733 - 192 Street  
**OWNER:** City of Surrey with the Surrey City Development Corporation (SCDC) as the Beneficial Owner  
**ZONING:** CD (By-law Nos. 17146 & 17934)  
**OCP DESIGNATION:** Mixed Employment  
**LAP DESIGNATION:** Business Park



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed development complies with the Official Community Plan (OCP) and the Campbell Heights Local Area Plan (LAP).
- The development is consistent with the Campbell Heights North Design Guidelines registered on the site.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7915-0028-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) finalization of Development application 7914-0294-00;
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (e) 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;
  - (f) verification that the cone of influence of the survey markers along 192 Street will not be impacted by the proposed development; and
  - (g) resolution of the project's sustainability features to the satisfaction of the Planning and Development Department.

## REFERRALS

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements (including the adjustment of the location of the site's most western access from 36 Avenue) as outlined in Appendix III.
- Surrey Fire Department: The City of Surrey's Electronic Communication Amplification By-law applies to buildings of this size

SITE CHARACTERISTICS

Existing Land Use: The development site is located in the Campbell Heights Phase IV lands. It is presently part of the larger vacant lot (at 3733 192 Street), which is devoid of trees and landscaping. The development site itself will be created and serviced under development (subdivision) application 7914-0294-00.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/ LAP Designation</b>	<b>Existing Zone</b>
North:	Vacant, undeveloped, un-serviced lands (Campbell Heights Phase V)	Mixed Employment/ Business Park	CD (By-law Nos. 17146 & 17934)
East (Across 192 Street):	Agricultural fields	Mixed Employment/ Technology or Business Park	A-1
South (Across 36 Avenue):	Phase III Campbell Heights pre-serviced lands. 19068 and 19180 - 36 Avenue are under DP applications (7914-00361-00 and 7915-0131-00) for warehouse /distribution centres.	Mixed Employment/ Business Park	CD (By-law Nos. 17146 & 17934)
West:	City owned Park land (Greenbelt 108A)	Conservation/Recreation /Open Space Corridors, Buffers	A-1

DEVELOPMENT CONSIDERATIONSBackground

- The proposed development site is a part of the larger parcel located at 3733 - 192 Street in the Campbell Heights North (Phase IV) area. The development site will be created and serviced under development (subdivision) application 7914-0294-00 by the Surrey City Development Corporation.
- The proposed site will be bounded by a newly constructed 190 Street to the west, 36 Avenue to the south and 192 Street to the east. The net site area will measure approximately 7.66 hectares (18.94 acres).
- All of the Campbell Heights Phase IV lands are all designated "Mixed Employment" in the Official Community Plan (OCP), "Business Park" in the Campbell Heights Local Area Plan (LAP) and were zoned for Comprehensive Development (CD) under development application 7910-0032-00.

- The CD By-law (Nos. 17146 and 17936) governing the site allow for light impact industry, warehouse uses, distribution centres, limited office and other accessory uses, forming part of a comprehensive design.
- Under the original rezoning application, the parcel at 3733 - 192 Street was cleared for development. Consequently the proposed development site is devoid of trees and vegetation.
- The recommendation being brought forward to Council at this time is to approve the drafting of a Development Permit (DP) in keeping with the attached drawings. The DP, however, cannot be approved or issued by Council until the development site has been created. This will be accomplished through the completion of development application 7914-0294-00.

### Proposal

- The applicant is applying for a Development Permit to regulate the form and character of a new industrial building for Starline Windows (2001) Ltd. and Starline Architectural Windows Ltd. (Collectively referred to here as 'Starline Windows').
- The companies are part of the Starline Group of Companies, a privately owned Canadian company, and specialize in the design, manufacture and installation of high performance glazing systems in residential and commercial development projects, renovations and restorations. Starline Architectural Windows has been in business for over 50 years and has successfully completed thousands of development projects and contracts in Canada and the US.
- The proposed facility will be equipped with fully automated, state of the art manufacturing equipment. The proposed move to the new facility will consolidate Starline Windows' corporate offices and their three production and assembly facilities, all of which are currently located in Langley. The total staffing counts for the new facility will see nearly 600 employees located at the new facility, with intention to grow and expand that number.

### Site Layout and Design

- Starline Windows' new warehouse/production facility will be a large rectangular concrete tilt up structure measuring 43,299 m<sup>2</sup> (466,071 ft<sup>2</sup>) in area. Altogether the building will consist of 39,209 m<sup>2</sup> (422,038 ft<sup>2</sup>) of warehouse and manufacturing space and 4,090 m<sup>2</sup> (44,033 ft<sup>2</sup>) of office space.
- The main function of the building will be to house the production and assembly functions associated with Starline's aluminum and vinyl window systems. The facility's production area will be an open, multi-purpose 'warehouse type' space allowing for the integration and flow of all materials.
- The main entry to the building will be through the office area located on the south side of the building. The three storey office area facing 36 Avenue will help animate the street, anchor the site and provide for easy wayfaring.

- In total, four (4) accesses will provide vehicular entry to the site. Three of these accesses - two (2) along 36 Avenue and one (1) along 190 Street - will provide employees and visitors with access to the site; while the most northern entrance along 190 Street will provide truck access to the rear of the building and the loading dock area.
- Altogether, 475 employee and visitor parking stalls will be provided on the site, which exceeds the Zoning By-law requirements for the development. The parking lots will be landscaped and be located in front of, and at the sides, of the building.
- Portions of the parking lot will also need to be finished and enclosed by concrete retaining walls given that the elevation of the road at the intersection of 192 Street and 36 Avenue is considerably higher than the grade of the finished site at the southeast corner. In the worst case, there will be a difference of up to 5 metres (16 ft.) between the street and the site.
- Consequently, the retaining wall enclosing the parking lot facing 192 Street will vary in height from a maximum of five (5) metres (16 ft.) at the south east intersection to one (1) metre (3 ft.) at the north east corner of the site. The on-site retaining wall along 36 Avenue will also decrease in height from five (5) metres (16 ft.) to 0 metres at the southwest corner of 36 Avenue and 189 Street.
- The walls, themselves, which are to be finished with accent reveals and patterns to match the building, will be located 6 metres into the site, at the edge of the required 6 metre landscaping strips along 192 Street and 36 Avenue. Guard rails near or atop of the retaining walls will be placed away and hidden from the street edge by planting (trees and shrubs) to provide safety to passersby.
- One of the benefits of the retaining walls will be to minimize the look of the paved parking lot from the edge of 192 Street and 36 Avenue and to soften the look of the site and building with landscaping.

#### Design Proposal and Review

- The proposed building is generally consistent with the design guidelines outlined in the Campbell Heights North Design Guidelines and reflective of the standards within the area. The development concept behind Campbell Heights is a high quality, sustainable industrial business park.
- The building will have a modern linear appearance and display and showcase some of the many glazing materials and products Starline Windows produces. Given the dimensions and sheer size of the building, an effort has also been made to emphasize and celebrate the horizontality of the building.
- The building will be accentuated by a series of random deep reveals in the concrete perimeter, exaggerated window openings (some up to 30 and 40 feet long) and horizontal accents using aluminum extrusions. Collectively these treatments, provided along all facades of the building facing the street, will provide interest and relief to the structure.

- The painted concrete tilt up structure will be finished in a light grey colour, while the glazing accents punctuating the building will consist of complimentary lighter blue (solar cool solar blue) and darker blue (solar cool pacifica) shades. In each case the darker blue glass will be accented with the thickest aluminum extrusions. Together the lighter and bolder, deeply tinted blue glass will provide relief from the building's base colour.
- In contrast, the office component of the building will be differentiated from the rest of the facility in both function and appearance. The office area, three stories in height, will project from the face of the main production facility and be finished in blue glass and glazing.
- The rear or north elevation of the building containing the project's 14 grade level loading doors and 22 loading dock doors will be much more functional as it will be used for trucks. In keeping with the Campbell Heights guidelines the rear yard loading operations and limited outdoor storage area will be fully screened from the side yard view with 8 foot solid, concrete tilt up panels or pony walls.
- The production and warehouse portion of the buildings will also make extensive use of skylights and perimeter lighting around the building.

### Landscaping

- Altogether the landscaping plan for the site calls for 203 new trees (including nootka cypress, beech, vine maple and crabapple etc.), along with shrubs and vines and groundcover to be planted on-site in the parking lots and landscaping strips surrounding the site. The overall intent is to introduce a variety of layered, different coloured trees on site, some of them taller to help break up the scale of the building.
- The project will provide the full 6 metre (20 ft.) wide landscaping strips required along 192 Street and 36 Avenue, the City's major roads, and a 3 metre (10 ft.) wide landscaping strip along 190 Street. Each of the site's landscaping strips will incorporate the bioswales required in Campbell Heights to treat storm water runoff and allow for site bio-filtration. A 1.5 (5 ft.) metre wide curbed strip of landscaping comprised of mature thick hedging and a 2.4 metre (8 ft.) chain link fence will provide screening of the rear yard loading operations from the surrounding streets.
- The vehicular accesses to the site will be finished in broom concrete. Additional finished on-site pathways will provide direct pedestrian connections between the street and the building where grades allow. Additional bench seating at the south west corner 'plazas area' will also be provided for staff and visitors.

### PRE-NOTIFICATION

- A development sign was posted on the site on May 4, 2014 and the project was referred to the Little Campbell Watershed Society (LCWS) for review and comment. The LCWS has indicated they have no objection to the proposal and there is no apparent short-term impact perceived on the Little Campbell River at this time.

SUSTAINABLE DEVELOPMENT CHECKLIST

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

<u>Sustainability Criteria</u>	<u>Sustainable Development Features Summary</u>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>The development application is consistent with the OCP and the Campbell Heights Land Use Plan.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>The project density is in keeping with the proposed zoning.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>The project will incorporate bio-swales, provisions for recycling and organic waste collection and utilize low impact development standards.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>The project will include bike racks and lockers.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>The site will utilize CPTED (Crime Prevention through Environmental Design) principles.</li> </ul>
6. Green Certification (F1)*	<ul style="list-style-type: none"> <li>The building will be designed to incorporate ASHRAE 90.1 standards.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>None</li> </ul>

- Typically with projects of this size, the City has opted for a higher standard of green building certification in the Campbell Heights area. In 2009, the Loblaws cold storage facility was certified and achieved the LEED (Leadership in Energy and Environmental Design) Silver status.
- While the applicant has indicated that a similar level of environmental performance will be difficult to achieve with the present project, given the nature of the manufacturing process, and the emphasis the LEED program places on energy efficiency, staff are requesting the applicant to pursue a higher level of environmental performance on the site focusing water efficiency, indoor air quality, materials and resources and other areas involving innovative sustainable building design.
- Staff will continue to work with the applicant to achieve a more sustainable building form over and above the requirements of the Building Code.

ADVISORY DESIGN PANEL

- On April 23, 2015, the project was reviewed by the City's Advisory Design Panel (ADP). The Panel generally supported the layout of the site, commended the form and design of the building and made comments about the effective use of the Starline window products on the production facility's facades.
- The ADP also made several suggestions and comments concerning the treatment and finish of the building along 192 Street including the use of different glass shades and concrete reveals to further punctuate the building's facade, weather protection landscaping and security, all of which the applicant has agreed to resolve with staff prior to DP issuance.



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 Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III	Engineering Summary
Appendix IV	ADP Comments

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

HP/da

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## DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law Nos. 17146 & 17934)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total	-	-
Road Widening area	-	-
Undevelopable area	-	-
Net Total	-	76,656 m <sup>2</sup> (825,118 ft <sup>2</sup> )
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	60%	53%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front – 192 Street	16.0 m (52 ft.)	40.79 m (133 ft.)
Front – 190 Street	16.0 m (52 ft.)	20.73 m (68 ft.)
Side #1 (S) – 36 Avenue	9.0 m (30 ft.)	17.07 m (56 ft.)
Side #2 (N)	7.5 (25 ft.)	55.48 (182 ft.)
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	14.0 m (45 ft.)	13.46 m (44 ft.)
Accessory	n/a	
<b>NUMBER OF RESIDENTIAL UNITS</b>	-	-
One Bed	-	-
Two Bedroom	-	-
Three Bedroom +	-	-
Total		
<b>FLOOR AREA: Residential</b>	-	-
<b>FLOOR AREA: Commercial</b>	-	-
Retail	-	-
Office	-	-
<b>FLOOR AREA: Industrial</b>	-	43,299 m <sup>2</sup> (466,067 ft <sup>2</sup> )
<b>FLOOR AREA: Institutional</b>	-	-
<b>TOTAL BUILDING FLOOR AREA</b>		43,299 m <sup>2</sup> (466,067 ft <sup>2</sup> )

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)	-	-
# of units/ha /# units/acre (net)	-	-
FAR (gross)	-	-
FAR (net)	1.00	.56
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	-	-
Outdoor	-	-
<b>PARKING (number of stalls)</b>		
Commercial	-	-
Industrial	433	475
Residential Bachelor + 1 Bedroom	-	-
2-Bed	-	-
3-Bed	-	-
Residential Visitors	-	-
Institutional	-	-
Total Number of Parking Spaces	433	475
Number of disabled stalls	6	6
Number of small cars	108	28
Tandem Parking Spaces: Number / % of Total Number of Units	-	-
Size of Tandem Parking Spaces width/length	--	-

Heritage Site	NO	Tree Survey/Assessment Provided	NO
---------------	----	---------------------------------	----

**PROPOSED SUBDIVISION PLAN OF LOT 4 PLAN BCP43682  
AND PART OF LOT 21 PLAN EPP41342 SECTION 28 TOWNSHIP 7  
NEW WESTMINSTER DISTRICT**

**PLAN EPP49074**

BCGS 926.007

SCALE 1 : 2000



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF  
THE INTENDED PLOT SIZE OF THIS PLAN IS 894mm IN WIDTH BY  
590mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:2000

**LEGEND**

INTEGRATED SURVEY AREA No. 1 (MUNICIPALITY OF SURREY)  
NAD83 (CSRS) 4.0.0.BC.1.GVRD

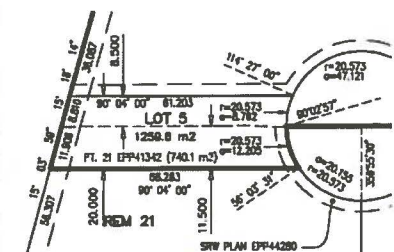
GRID BORNINGS ARE DERIVED FROM OBSERVATIONS BETWEEN  
GEODETIC CONTROL MONUMENTS 5676 AND 5088.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES  
UNLESS OTHERWISE SPECIFIED. TO COMPARE GRID DISTANCES,  
MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE  
COMBINED FACTOR OF 0.9989021 WHICH HAS BEEN DERIVED  
FROM MONUMENTS 5674 AND 5088.

SYMBOLS FOUND	PLACED	DESCRIPTION
⊙	⊙	CONTROL MONUMENT
●	○	STANDARD IRON POST
ha		DENOTES HECTARE
m <sup>2</sup>		DENOTES SQUARE METRE
P1		DENOTES POINT

NOTE:  
THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE  
NOT SET ON THE TRUE CORNERS.

SOME SYMBOLS AND LINES MAY BE EXAGGERATED FOR CLARITY.



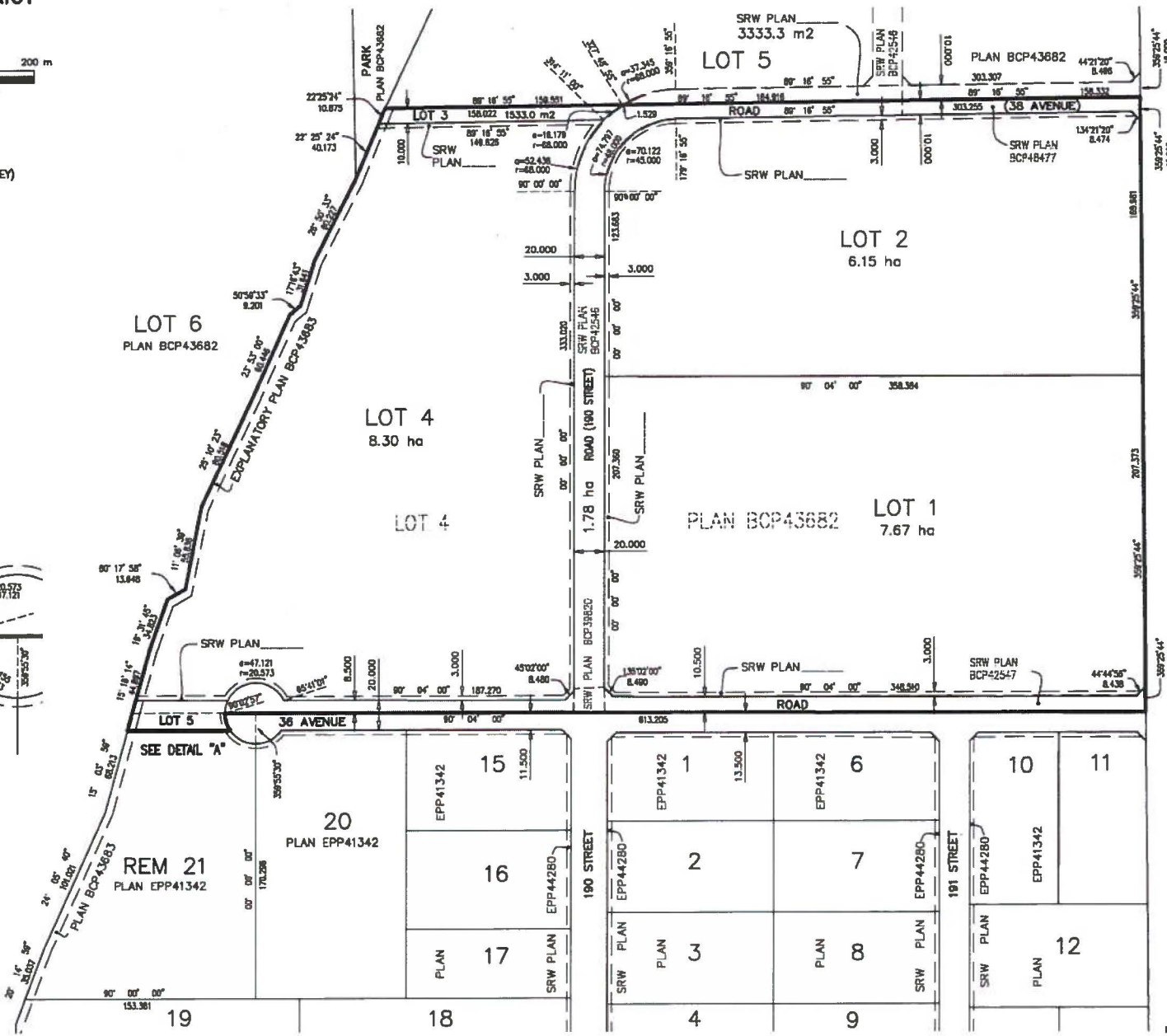
DETAIL "A"  
SCALE: 1:1000

**PRELIMINARY**

THIS PLAN LIES WITHIN THE JURISDICTION OF THE  
APPROVING OFFICER FOR THE CITY OF SURREY

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS  
COMPLETED ON THE \_\_\_th DAY OF \_\_\_\_\_, 2014,  
PAUL BARTLETT, BCLS 670

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT - CITY OF SURREY



192 STREET

McELHANNAY ASSOCIATES  
LAND SURVEYING LTD.  
2300, 13450 102 AVENUE  
SURREY, BC V3T 6X3  
TEL: 604-596-0381  
FILE: 2112-08308-15 R  
ECP DATE: \_\_\_\_\_

APPENDIX II



36th Ave Streetscape

# Starline Windows - Production Facility

CAMPBELL HEIGHTS NORTH - SURREY, BC

## PROJECT TEAM

### PROJECT ARCHITECT

1987 BRACKHAM WAY  
SARASOTA, BC, V8L 8C7  
P: 250.745.0281

CONTACT LARRY PESHORA

### ENVIRONMENTAL DESIGN

IRVING GROUP OF COMPANIES  
480 3407 CLAYTON AVE  
ABBOTSFORD, B.C. V2S 2T5  
P: 604.853.8851 F: 604.853.1582

CONTACT MARK BRIDGE/IA

### STRUCTURAL

ARABIAN ENGINEERING LTD  
119 1811 CORTLAND STREET  
VANCOUVER, B.C. V6A 4T1  
P: 604.274.1422

CONTACT WALED SALMAN

### MECHANICAL

40 MECHANICAL CONSULTANTS LTD  
480 3407 CLAYTON AVE  
ABBOTSFORD, B.C. V2S 2V9  
P: 604.853.8851 F: 604.853.1582

CONTACT CHAGHAR MARRAGHA

## PROJECT DATA

### CLIENT

LEGAL ADDRESS

ZONING

BUILDING USE

BUILDING SIZE

CAMPBELL HEIGHTS NORTH - SURREY, BC

182

COMPREHENSIVE DEVELOPMENT ZONE (CDZ)

GROUP 4 2 AND GROUP D

4) 86,52 M (441,936 SQ FT)

### ELECTRICAL

40 ELECTRICAL CONSULTANTS LTD  
480 3407 CLAYTON AVE  
ABBOTSFORD, B.C. V2S 2V9  
P: 604.853.8851 F: 604.853.1582

CONTACT RODRIGUE ROJAS/MA

### CIVIL

40 CIVIL CONSULTANTS LTD  
480 3407 CLAYTON AVE  
ABBOTSFORD, B.C. V2S 2V9  
P: 604.853.8851 F: 604.853.1582

CONTACT STUART MCCREED

### LANDSCAPE

40 PLANNING AND DESIGN LTD  
480 3407 CLAYTON AVE  
ABBOTSFORD, B.C. V2S 2V9  
P: 604.853.8851 F: 604.853.1582

CONTACT STEVE WAT

### GEOTECHNICAL

40 GEOTECHNICAL CONSULTANTS LTD  
119 1811 CORTLAND STREET  
VANCOUVER, B.C. V6A 4T1  
P: 604.274.1422

CONTACT MIYU USHIZUMI

10000 136th Street, Surrey, BC V3V 2K9  
Tel: 604.581.1111 Fax: 604.581.1112  
www.krahn.com

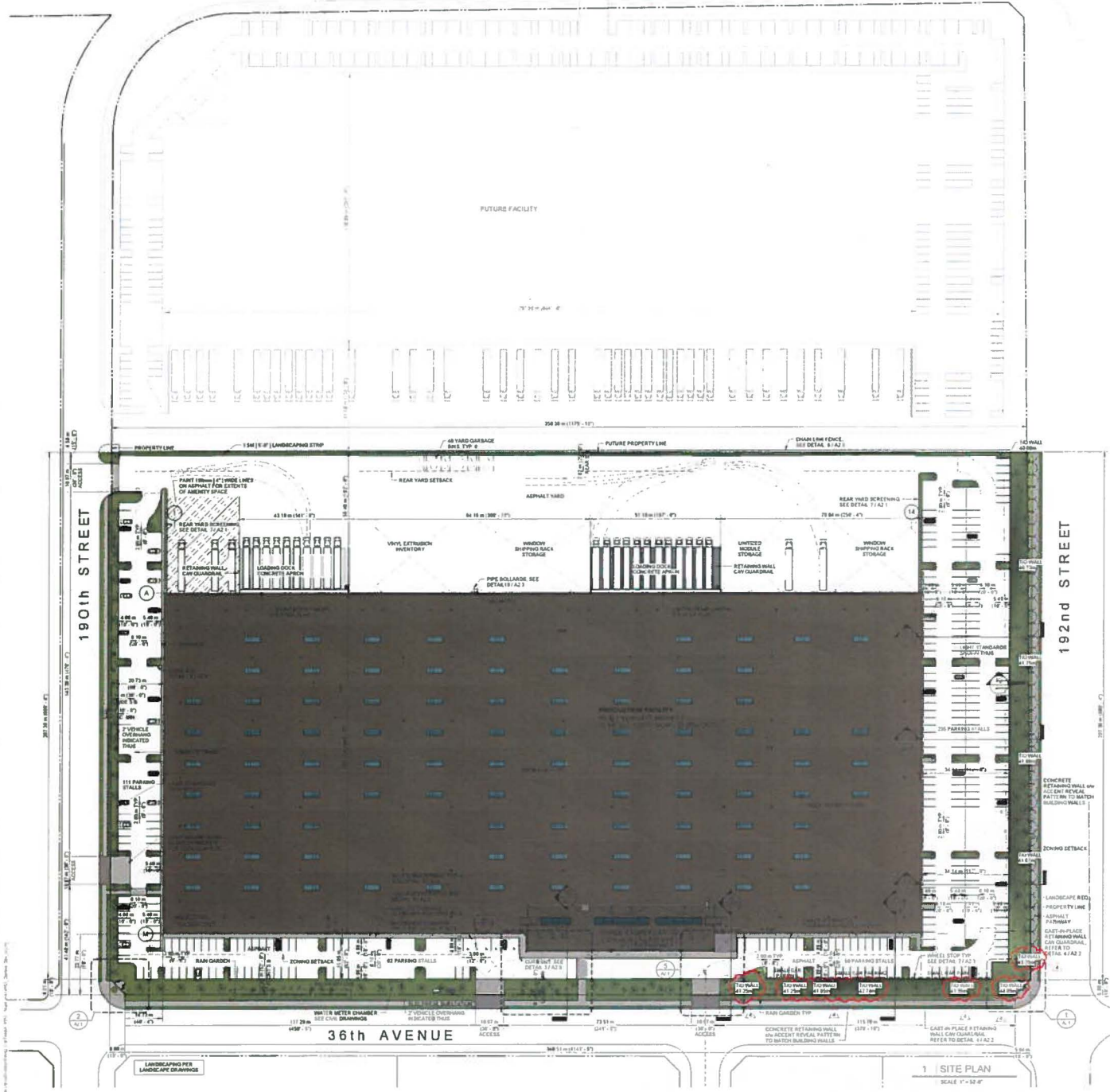
Starline Windows - Production Facility

CAMPBELL HEIGHTS NORTH - SURREY, BC

CAMPBELL HEIGHTS NORTH - SURREY, BC

COVER PAGE

38th AVENUE



ZONING BY LAW ANALYSIS

PROPERTY INFORMATION:

CARC ADDRESS 3371 - 162 STREET BURREY BC  
 LEGAL ADDRESS 3371 - 162 STREET BURREY BC  
 ZONING COMMERCIAL DEVELOPMENT ZONE

ZONING REVIEW:

PROPOSED SITE AREA 1.67 ha (78 955 sqm) (133 84 acres) (323 114 sq ft)

LOT COVERAGE

PROPOSED BUILDING AREA 49 295 sqm (1 317 700 sq ft)  
 MAXIMUM PERMITTED 85% MAXIMUM + 43 983 sqm (1 459 888 sq ft)  
 PROPOSED SITE COVERAGE 52.0% = 49 295 sqm (1 317 700 sq ft)  
 MAXIMUM F.A.R. 1.8  
 PROPOSED F.A.R. 0.545

PROPOSED TOTAL FLOOR AREA

MAIN FLOOR INDUSTRIAL - 38 845 sqm (1 018 738 sq ft)  
 MAIN FLOOR OFFICE + 1 346 sqm (14 681 sq ft)  
 SECOND FLOOR OFFICE + 1 346 sqm (14 681 sq ft)  
 THIRD FLOOR OFFICE + 1 346 sqm (14 681 sq ft)  
 INDUSTRIAL MEZANINE - 2 988 sqm (32 388 sq ft)  
 TOTAL = 43 229 sqm (468 871 sq ft)

BUILDING HEIGHT

MAXIMUM PERMITTED 14.8m (47'0") FOR PRINCIPAL BUILDING  
 PROPOSED 13.68m (44'7") MAXIMUM BUILDING PARAMETER

SETBACKS

SETBACKS	MIN. PERMITTED	PROPOSED
FRONT YARD (10' ST)	18.0m (59'0")	48.0m (157'6")
FRONT YARD (10' ST)	18.0m (59'0")	23.7m (77'8")
SIDE YARD (FLANKING STREET OR AVE)	9.0m (29'6")	17.1m (56'1")
INTERIOR SIDE YARD	7.3m (24'0")	16.5m (54'3")

LANDSCAPING REQUIREMENTS

ADJACENT TO MAJOR ROAD 8.0m (26'0")  
 ADJACENT TO ALL HIGHWAYS OTHER THAN A MAJOR ROAD 3.0m (9'8")

PARKING ANALYSIS:

PARKING REQUIREMENTS

OFFICE SPACE MAIN FLOOR (1 STALL PER 100 sqm)  
 1 346 sqm (100 stalls) = 1 346 STALLS  
 OFFICE SPACE SECOND FLOOR (1 STALL PER 100 sqm)  
 1 346 sqm (100 stalls) = 1 346 STALLS  
 OFFICE SPACE THIRD FLOOR (1 STALL PER 100 sqm)  
 1 346 sqm (100 stalls) = 1 346 STALLS  
 WAREHOUSE/INDUSTRIAL SPACE (1 STALL PER 100 sqm)  
 38 845 sqm (100 stalls) = 388 STALLS  
 TOTAL PARKING STALLS REQUIRED = 415 STALLS  
 EQUAL OR BETTER STALLS PROVIDED = 415 STALLS  
 SMALL CAR PARKING STALLS PROVIDED = 26 STALLS  
 20% OF REQUIRED PARKING SHALL BE SMALL CAR  
 DISABLED PARKING STALLS PROVIDED = 8 STALLS  
 1 STALL PER 100 REQUIRED THEREAFTER

TOTAL PARKING STALLS PROVIDED = 415 STALLS

STANDARD PARKING STALL DIMENSIONS

3.0m WIDE x 6.0m LONG x 1.8m DRIVE ABLE  
 (9'0" WIDE x 19'0" LONG x 5'0" DRIVE ABLE)  
 SMALL CAR PARKING STALL DIMENSIONS  
 2.0m WIDE x 4.0m LONG x 1.8m DRIVE ABLE  
 (6'0" WIDE x 13'0" LONG x 5'0" DRIVE ABLE)  
 DISABLED PARKING STALL DIMENSIONS  
 3.0m WIDE x 6.0m LONG x 1.8m DRIVE ABLE  
 (9'0" WIDE x 19'0" LONG x 5'0" DRIVE ABLE)

BICYCLE PARKING REQUIREMENTS

TOTAL OFFICE SPACE @ 86 SPACES PER 100 sqm  
 1 346 sqm (100 stalls) = 86 STALLS  
 TOTAL BIKES STALLS REQUIRED = 3 STALLS @ 40  
 TOTAL BIKES STALLS PROVIDED = 8 STALLS (INTERIOR)

Site Legend



2 | CONTEXT PLAN  
 SCALE: 1:500



ARCHITECT OF RECORD  
 1000 WEST 10TH STREET, SUITE 200, VANCOUVER, BC V6H 2G6  
 TEL: 604.681.1111 FAX: 604.681.1112  
 WWW.KRAHNARCHITECTURE.COM

ENGINEER OF RECORD  
 1000 WEST 10TH STREET, SUITE 200, VANCOUVER, BC V6H 2G6  
 TEL: 604.681.1111 FAX: 604.681.1112  
 WWW.KRAHNARCHITECTURE.COM

NOT FOR CONSTRUCTION

REVISIONS  
 1. 2024-08-15: PRELIMINARY SITE PLAN  
 2. 2024-08-15: PRELIMINARY SITE PLAN  
 3. 2024-08-15: PRELIMINARY SITE PLAN  
 4. 2024-08-15: PRELIMINARY SITE PLAN  
 5. 2024-08-15: PRELIMINARY SITE PLAN

larry podhorski | architect

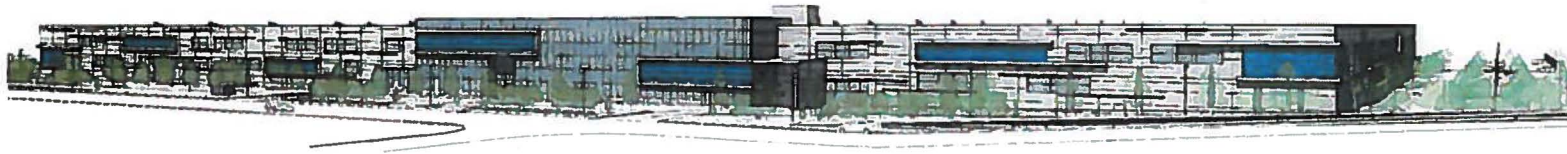
Starline Windows - Production Facility

CAMPBELL HEIGHTS NORTH BURREY BC

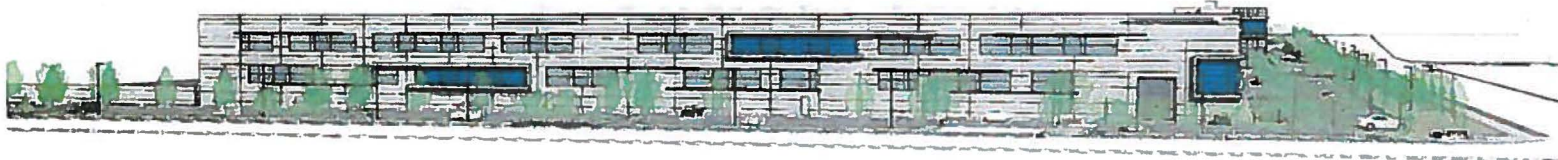
SITE PLAN

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 PROJECT NO.: [Number]  
 SHEET NO.: [Number]

A2.0



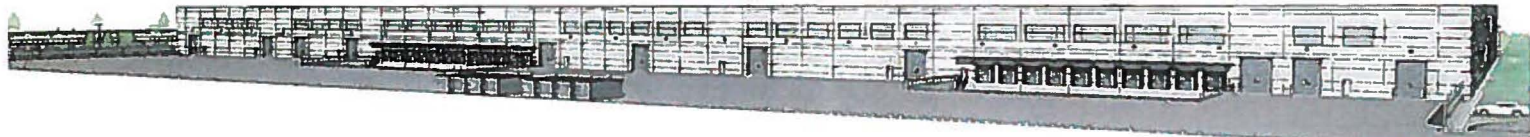
1 35th Ave Perspective



2 190th Street Perspective



3 192nd Street Perspective



4 North Side Perspective

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 CHECKED BY: [Name]

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DATE: 10/10/11  
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Slabline Windows -  
 Production Facility

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CAMPBELL WIRE NORTH  
 LUMPKIN, SC

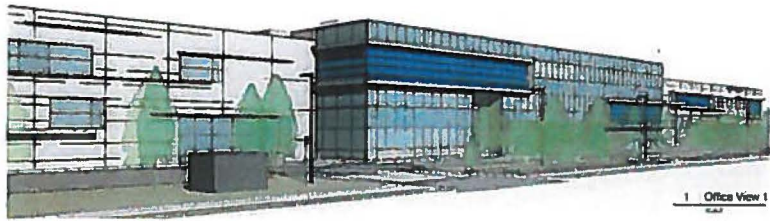
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PERSPECTIVES

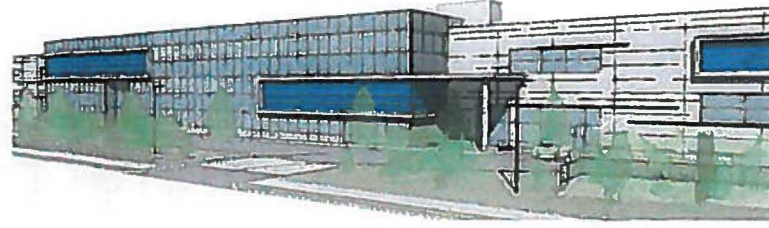
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1 Office View 1



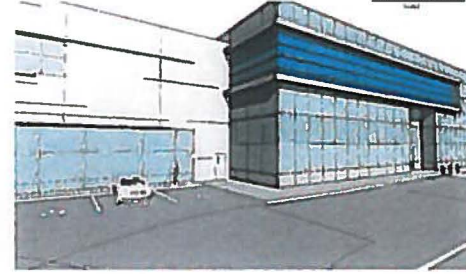
2 Office View 2



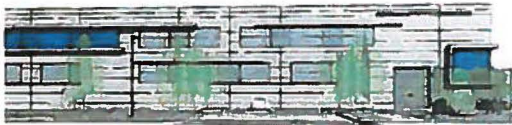
3 South Employees Access



6 Southeast Parking Area



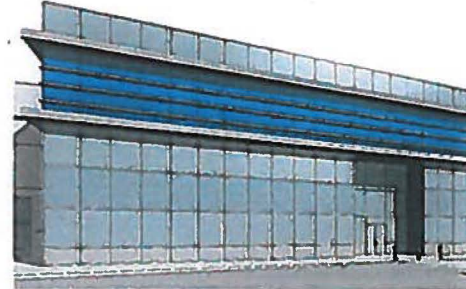
9 West Lunch Room



4 West Employee Access



7 East Lunch Room



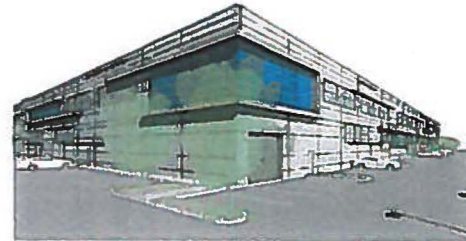
10 Office Entry



5 Main Truck Access



8 East Parking Lot



11 Southwest Corner

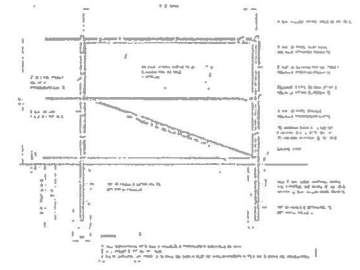
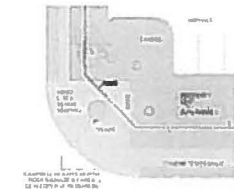
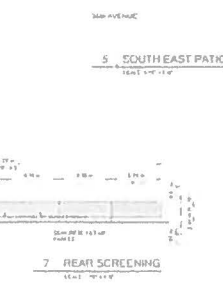
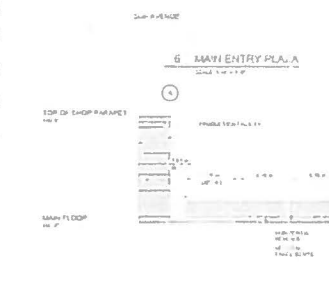
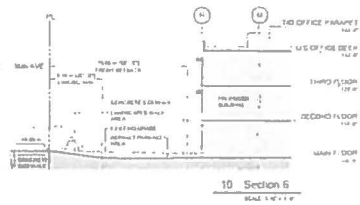
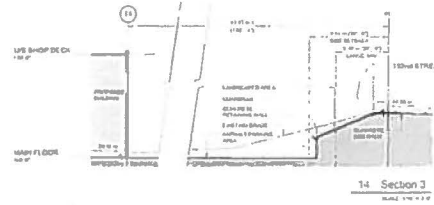
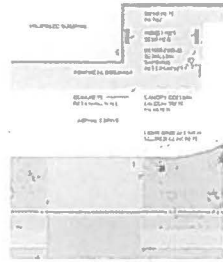
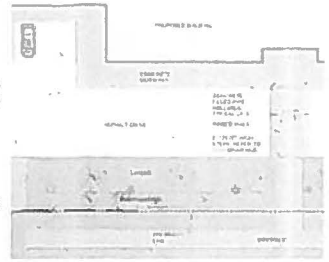
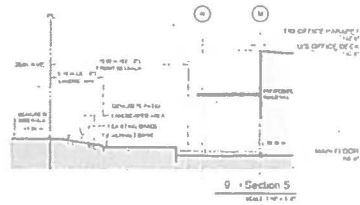
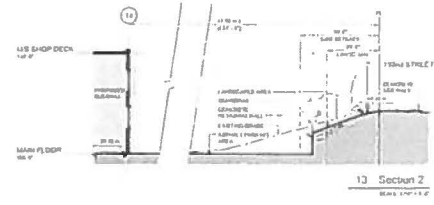
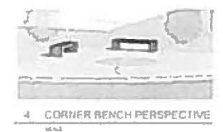
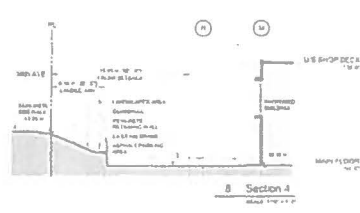
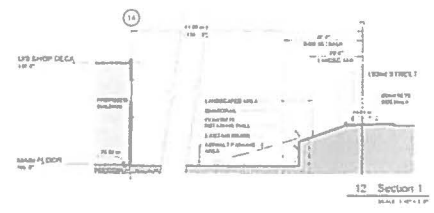
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1/2" PROPORTION architect

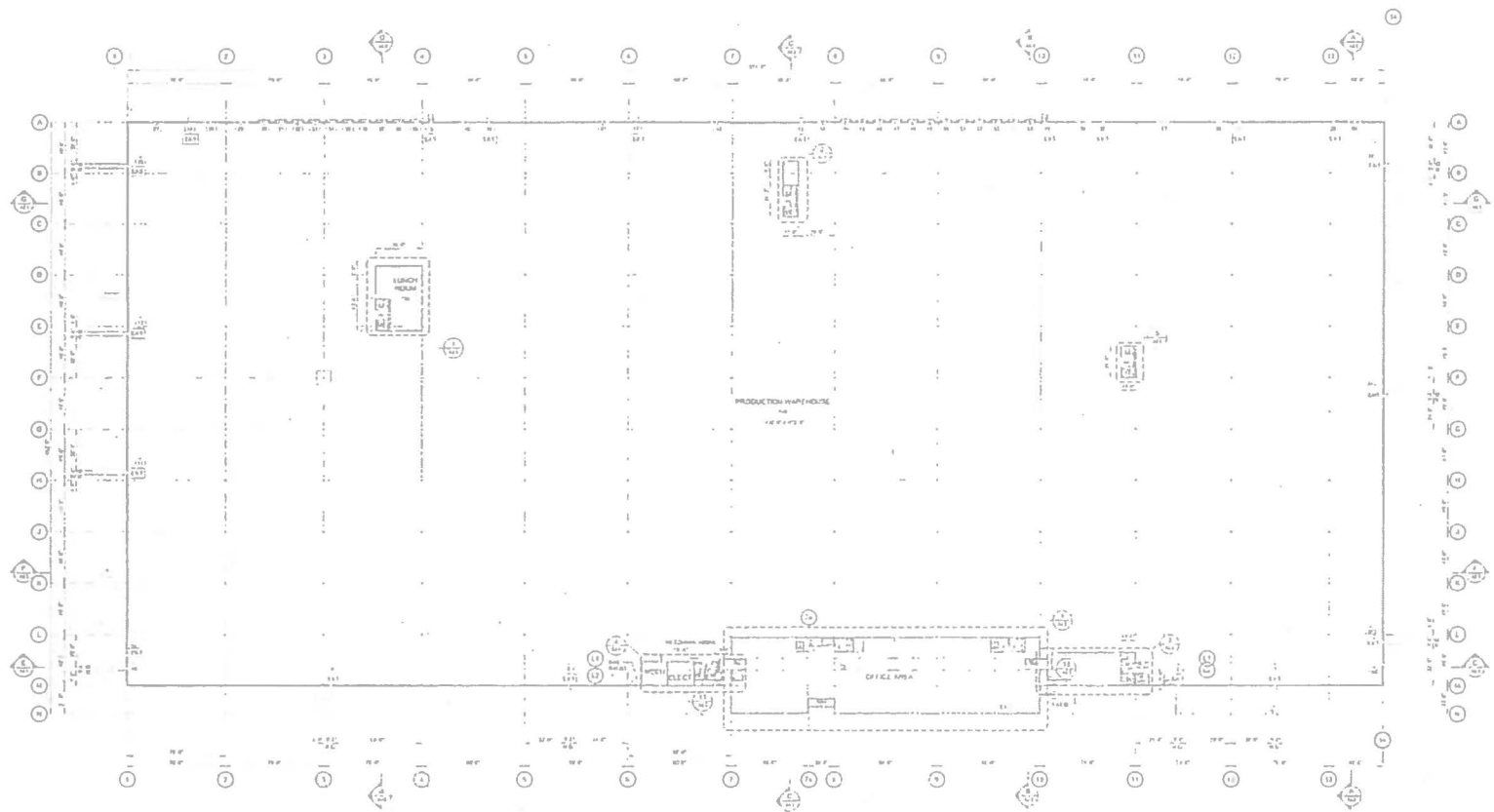
Starlene Windows -  
Production Facility

CAMPBELL HEIGHTS NORTH  
SURREY BC

PERSEPECTIVES



with production by architect  
Starline Windows -  
Production Facility  
CAMPBELL HEIGHTS NORTH,  
SURREY, BC  
SITE DETAILED PLANS  
& DETAILS



1 OVERALL MAIN FLOOR PLAN  
SCALE 1/8" = 1'-0"

JOHN BISHOP & ASSOCIATES

Slating Windows -  
Production Facility

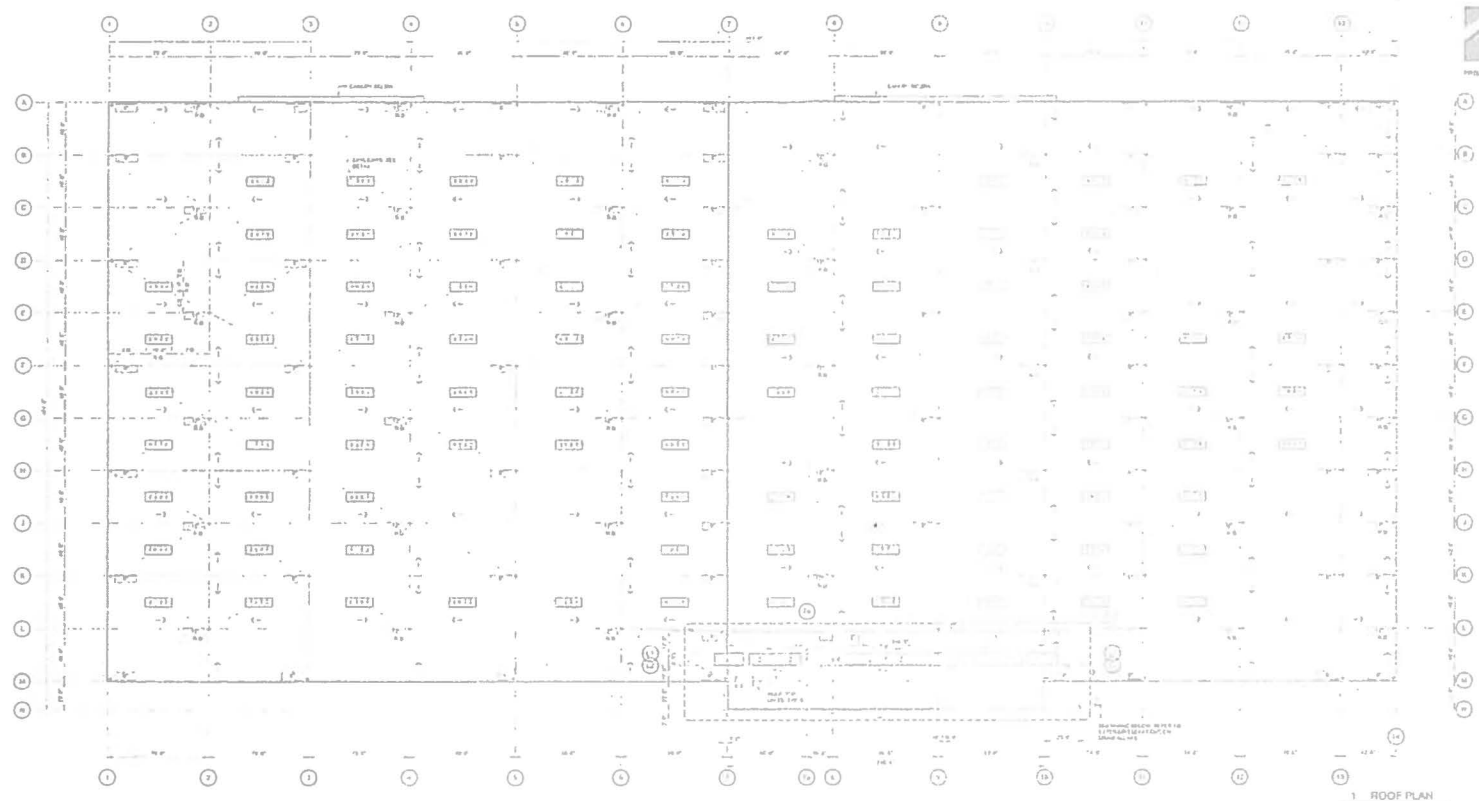
CAMPBELL HEIGHTS NORTH  
SURREY, BC

OVERALL MAIN FLOOR

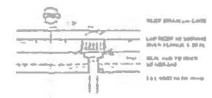
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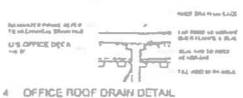
**Krahn**  
 GROUP OF COMPANIES  
 ROOFING & CLADDING  
 10000 W. 10th Ave. Suite 100  
 Denver, CO 80202  
 (303) 751-1000  
 www.krahn.com



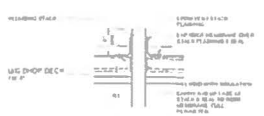
1 ROOF PLAN  
 SCALE: 1/8" = 1'-0"



3 ROOF DRAIN DETAIL  
 SCALE: 1" = 1'-0"



4 OFFICE ROOF DRAIN DETAIL  
 SCALE: 1" = 1'-0"



5 VENT DETAIL  
 SCALE: 1" = 1'-0"

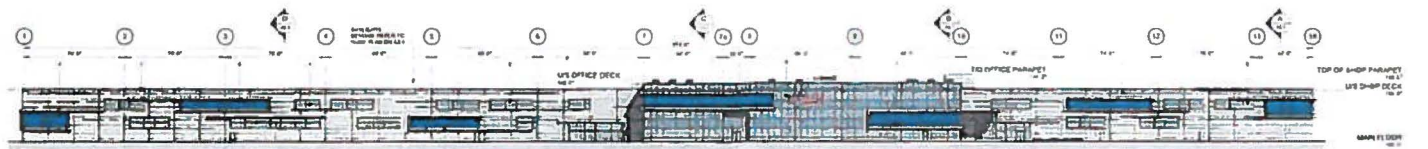


2 OFFICE ROOF PLAN  
 SCALE: 1/8" = 1'-0"

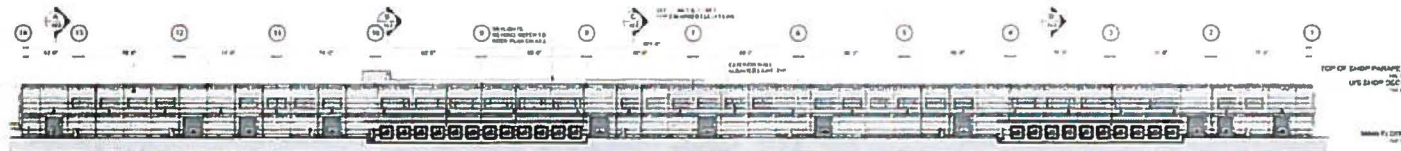
W/PT BY P. B. J. BRENNER  
 11/22/2011 - 10:00 AM CST - 11/22/11

Starline Windows -  
 Production Facility  
 11/22/2011  
 CAMPBELL HEIGHTS NORTH  
 DENVER, CO

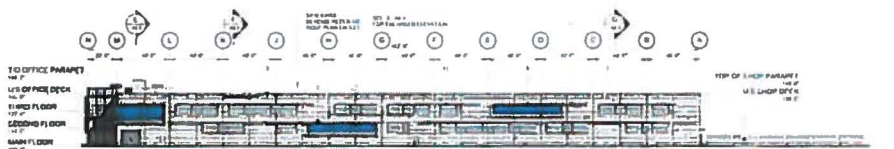
ROOF PLAN



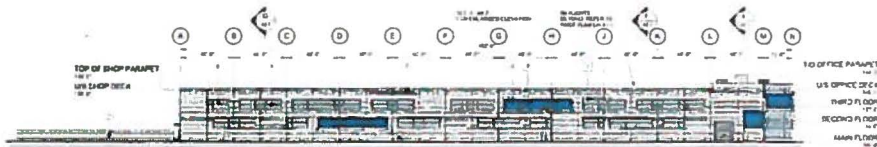
1 SOUTH ELEVATION - 38th AVENUE



2 NORTH ELEVATION



3 EAST ELEVATION - 192nd STREET



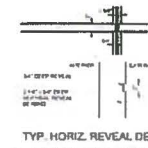
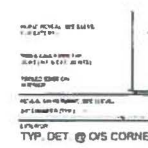
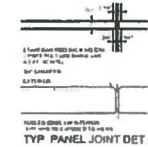
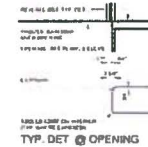
4 WEST ELEVATION - 19th STREET

**Exterior Finish Legend**

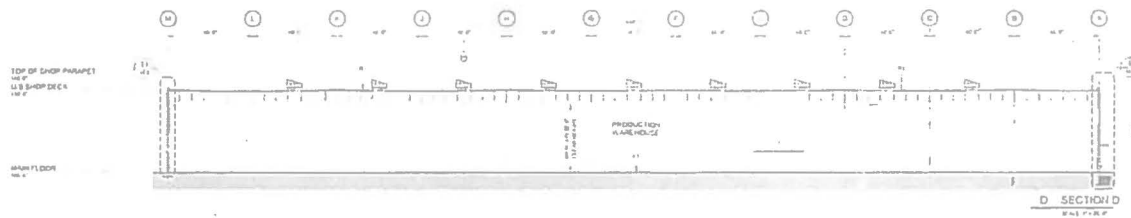
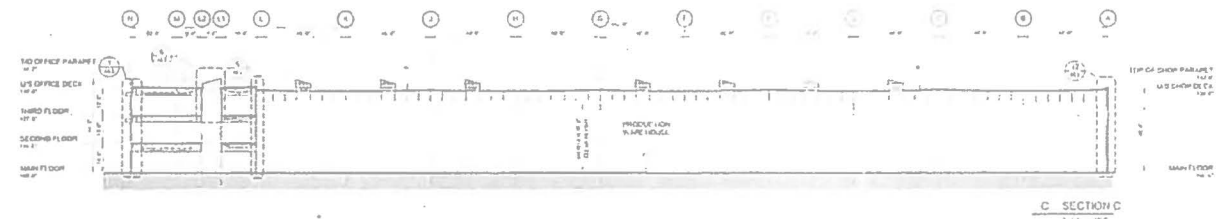
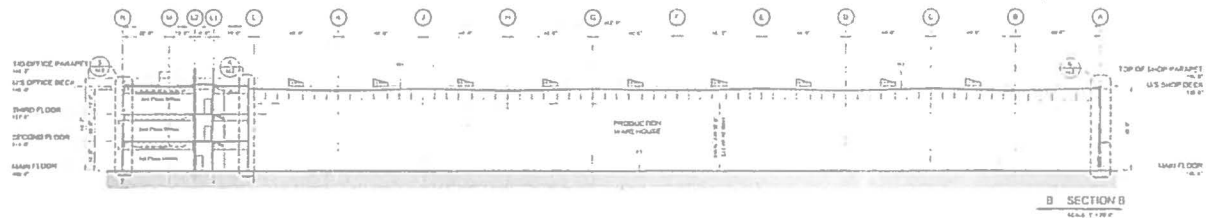
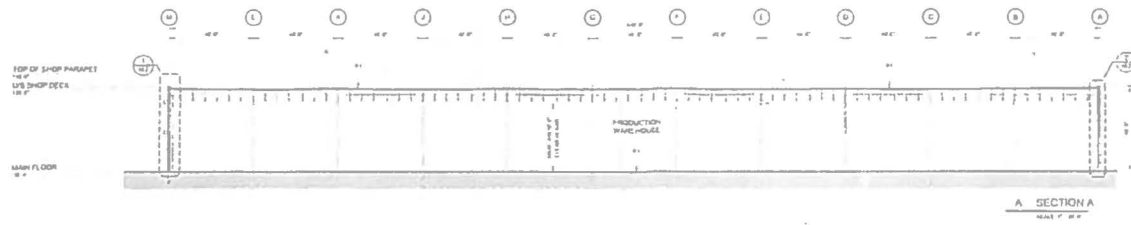
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**Project Colours:**

- 1. EXTERIOR WALL PANELS
- 2. EXTERIOR WALL PANELS



5 TYP. TILT-UP DETAILS



DATE: 11/11/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

Project: [Name]  
 Location: [Name]

Starline Windows -  
 Production Facility

CAMPBELL, HECHT & NORTH  
 CHARLOTTE, NC

BUILDING SECTIONS

## INTER-OFFICE MEMO

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

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

DATE: **May 20, 2015** PROJECT FILE: **7815-0028-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 3733 - 192 Street**

**DEVELOPMENT PERMIT**

There are no engineering requirements relative to the Development Permit.

**BUILDING PERMIT**

The following are to be addressed prior to issuance of the Building Permit:

- Completion and acceptance of Surrey Project 7814-0294-00;
- Evaluate services (e.g. driveway letdowns, water connections, sanitary sewer connections, storm water drainage) provided to the site by 7814-0294-00 and relocate/modify through the BP process. This will also include abandonment of redundant service connections as required;
- Relocation and/or construction of curb letdowns to proposed new locations and associated modification to drainage features if required. 9 m letdowns along 36 Avenue to match 191 Street and accesses to project 7814-0361-00. 9 m letdown for south access to 190 Street and 11 m let down for northern access along 190 street, 4.5 m offset from north property line; and
- Design/Construction of onsite infiltration and water treatment features as per Campbell Heights Land Use Plan requirements and as described in servicing plans under City project 7814-0294-00 and Restrictive Covenants on title.

The applicant is advised to review the registered sustainable drainage and water quality control restrictive covenants prior to submitting the building permit application.



Rémi Dubé, P.Eng.  
Development Services Manager

LR



# Advisory Design Panel Minutes

City Hall  
13450 - 104 Avenue  
Surrey, B.C.  
THURSDAY, APRIL 23, 2015  
Time: 4:00 PM

**Present:**

Chair - E. Mashig

**Panel Members:**

D. Newby  
M. Ehman  
M. Vance  
K. Johnston  
S. Forrest  
D. Ramslie  
Cpl. M. Searle

**Guests:**

J. Prasad, J. Prasad & Associates  
L. Chorobik, Viewpoint Landscape Architects  
Y. Afanasiev, WG Architecture  
N. Grzybowicz, WG Architecture  
N. Mendiari, WG Architecture  
L. Podhora, Larry Podhora Architect  
C. Gray, Larry Podhora Architect  
S. Watt, Krahn Engineering  
S. Marcon  
M. Marcon

**Staff Present:**

H. Bello, Senior Planner - Planning & Dev.  
M. Rondeau, Senior Planner, Planning & Dev.  
Henry Ahking, Senior Planner, Planning & Dev.  
Ron Hintsche, Current Planning Manager,  
Planning & Development  
L. Luaifoa, Legislative Services

**A. RECEIPT OF MINUTES**

It was

Moved by M. Ehman  
Seconded by D. Newby  
That the minutes of the Advisory Design

Panel meeting of March 26, 2015, be received.

Carried

**B. NEW SUBMISSIONS****1. 4:00PM**

File No.:	7914-0076-00
New or Resubmit:	New
Description:	<b>Banquet Hall + Commercial Building</b>
Address:	<b>8910 - 120 Street</b>
Developer:	Jay Prasad
Architect:	Wojciech Grzybowicz, WG Architects
Landscape Architect:	Viewpoint Landscape Architects
Planner:	Keith Broersma
Urban Design Planner:	Hernan Bello

The Urban Design Planner presented an overview of the proposed project.

- This is a complicated site that accommodated limitations on the side and limitations of accessibility.
- Staff consider the proposal has responded well to site considerations and have no specific issues with the proposal.



- Recommend CTV throughout the entire area especially parking levels. Recommend very strong treatment of CCTV at entrances to capture vehicle description and license plates.

### Sustainability

- Consider vertical shading for the west facing glass and some treatment of the atrium as a cooling resource. The atrium needs to address solar loads much better. Consider passive ventilation for the atrium to be activated as required.
- Excellent opportunity to utilize daylight and the space in the banquet hall with skylights. There is potential to eliminate lighting for the day and use of controllable systems to provide block out for presentations etc.
- Explore opportunities for the roof to not only to cool, but provide storm water, passive cooling and habitat for pollinators.

### 2. 5:00PM

File No.:	<b>7915-0028-00</b>
New or Resubmit:	<b>New</b>
Last Submission Date:	<b>N/A</b>
Description:	<b>Development Permit application for a 40,431 m<sup>2</sup> (419,440 ft<sup>2</sup>) window production facility and office in Campbell Heights North Business Park (Starline Windows)</b>
Address:	<b>3733 192 Street Parent Parcel (Note: Development parcel yet to be created)</b>
Developer:	<b>Krahn Engineering</b>
Architect:	<b>Larry Podhora Architect</b>
Landscape Architect:	<b>Stephen Watt</b>
Planner:	<b>Helen Popple</b>
Urban Design Planner:	<b>Mary Beth Rondeau</b>

**The Urban Design Planner** presented an overview of the proposed project.

- Staff has no issues with the density, form and use.
- The roads around the site are very sloped especially the south east corner. It is almost 5 m higher than the lowest part. This issue has been faced with other sites and has been dealt with.
- There are swales along most of the streets as part of the NCP stormwater management.

**The Project Architect** presented an overview of the site plan, building plans, elevations and highlighted the following:

- The building is one large window production facility box with specific production areas.
- The main office is a three storey structure located on the south side of the project, facing 36 Avenue. It is differentiated in function and appearance.

- The bright facility has lighting around the perimeter as well as use of skylights.
- The project is so large, no matter how many vertical gaps and reveals are put in place, it will still read horizontally. The design approach was to not fight the horizontality of the project. In order to help get into expressing horizontality, a series of deep reveals in the concrete perimeter were used, which are randomized and aren't painted out in any different colour.
- The rear or north elevation is much more functional and the area is much simpler and will be used for trucks.
- The signage is building applied.
- The very bold, somewhat deeply tinted glass is used to provide relief from base colour of the building.
- The parking count is more or less on target for requirements of the facility itself and the City Zoning Bylaw.

The Landscape Architect reviewed the landscape plans and highlighted the following:

- The building site is large. There are limited areas of landscaping to deal with.
- Where bioswales are, introduction of native plants coming up will occur.
- Introducing taller trees to break up that scale, variety of trees on edge, different colours and layering them.
- Mature trees will be situated along the east boundary line along 192 Street. The road will be expanded and the project does not come near those trees, for future use. The tree retention has not been addressed yet.

#### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

File No. 7914-0121-00

It was

Moved by D. Ramslie

Seconded by K. Johnston

That the Advisory Design Panel (ADP)

recommends that the applicant address the following recommendations and revise and resubmit to *Planning Staff*.

Carried

#### STATEMENT OF REVIEW COMMENTS

The Panel generally supported the use, form and density of the project and commended the form, design and reflection of the products that Starline produces.

##### Site

- Consider specialty paving of the parking in different patterns so events and after hours that space could be more identified or different

**Building Form and Character**

- Consider further focus on 192 Street due to high visibility. Suggest use of different shades of glass and concrete reveals to help punctuate building.
- The entry doesn't appear to have too much weather protection. Suggest refinement of that entrance element with some weather protection.
- Great provision including an employee area. Recommend that the employee area look outside or be re-located to the roof deck.

**Landscaping**

- The transition from street down to parking lot is steep, considering stabilizing the slope. Confirm any guardrail requirements.
- Consider more landscaping on 192 Street, or along the north property lines, not just cedar hedges.
- Suggest more consideration of perimeter walkway around site.
- Loading bays are too exposed consider providing some visual relief in rear lot.
- Suggest moveable rectangular planters along chain link fencing that can be removed if future facility is built.
- Consider tree islands into the parking area and more landscaping around the employee exterior space.

**CPTED**

- Security of back part of building is crucial. As a 24 hour operation, criminals will learn shift changes. Examine open source data for a shifting parking plan. Recommend putting night shift parking in a secure area or more condensed area.
- Recommend strong lighting and high resolution of CCTV.
- Recommended placement of building address on top of roof to help landmark building.

**Sustainability**

- Commend the use of natural day lighting, ventilation and triple glazing.
- Suggest making efforts to recover some of the process load inside for heating of water.

**C. OTHER COMPETENT BUSINESS****D. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, May, 28 2015.