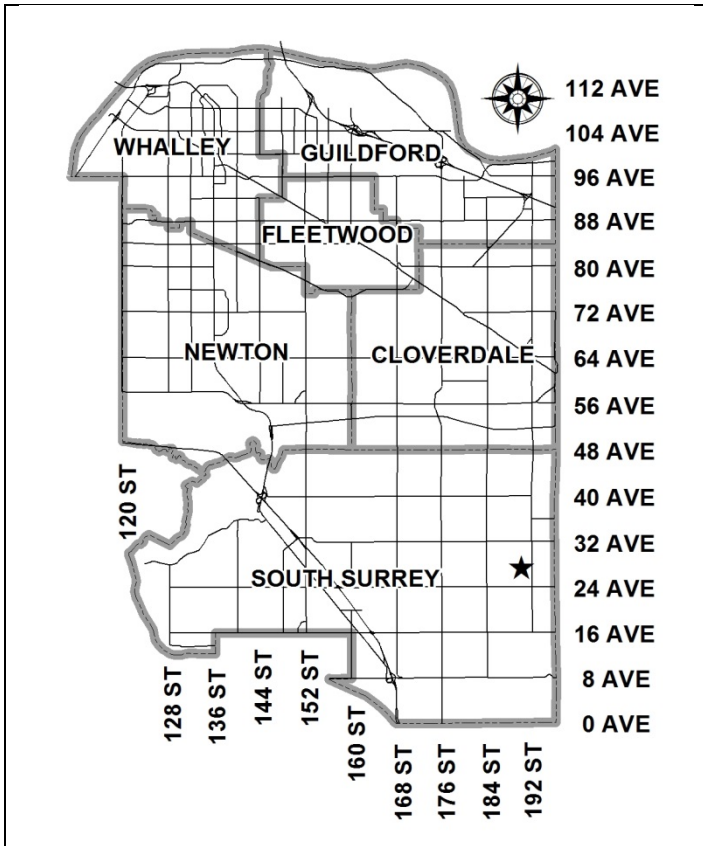


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0230-00

Planning Report Date: July 27, 2015



PROPOSAL:

- **Development Permit**

to permit an electrical substation in the front yard setback

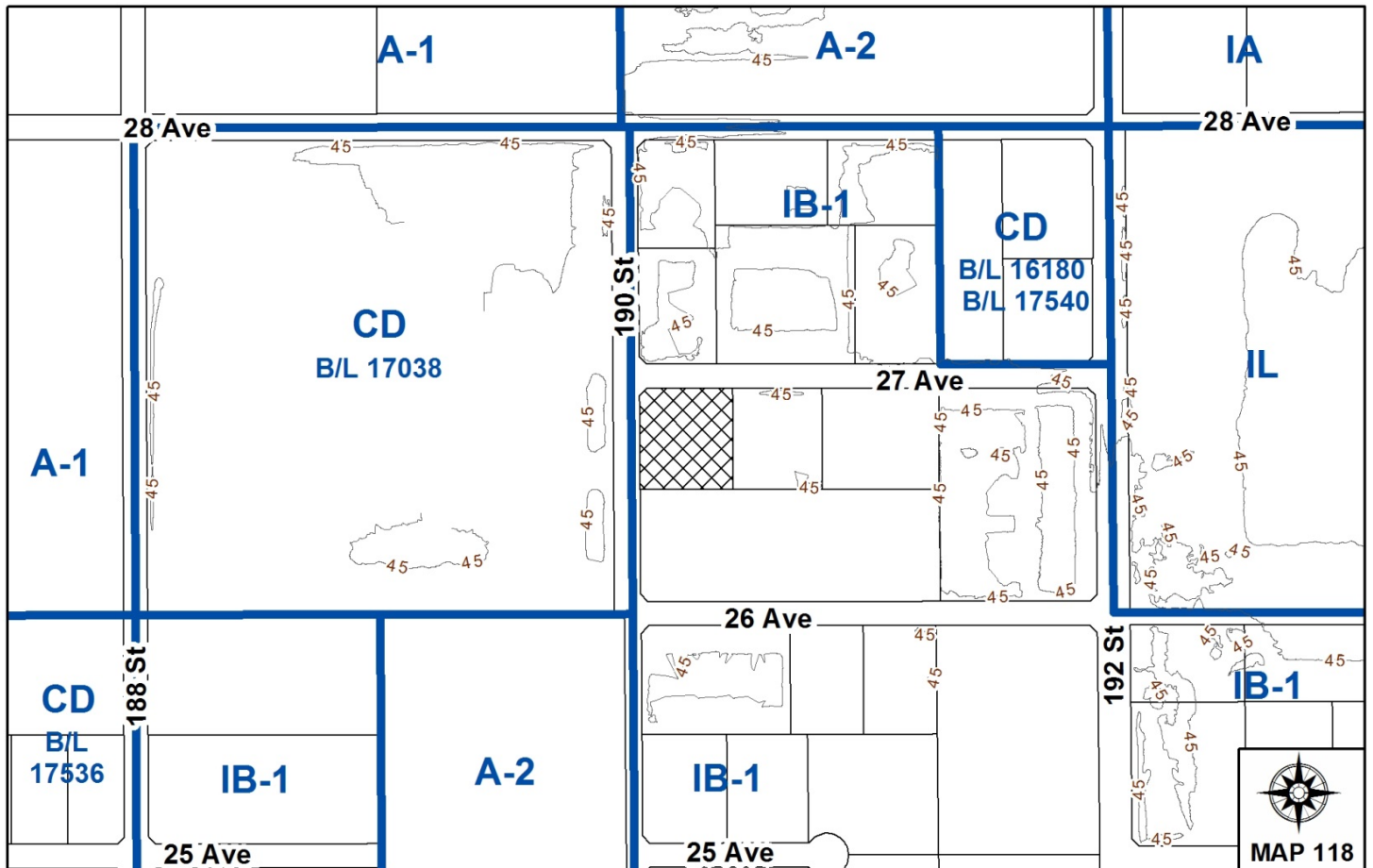
LOCATION: 19028 - 27 Avenue

OWNER: F-Pacific Optical Communication Co. Ltd.

ZONING: IB-1

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Technology Park or Business Park



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to locate an electrical substation in the front yard setback of the subject property.

RATIONALE OF RECOMMENDATION

- The applicant has provided high quality screening and landscaping to minimize the visual impact of the substation. The location in the front yard setback should have minimal impact on adjacent properties.
- The proposal is consistent with the Campbell Heights Design Guidelines registered on the site.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Permit No. 7915-0230-00 and authorize the Mayor and Clerk to execute the Permit.

NOTE: If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, Council may refer the Development Permit back to staff with direction regarding any of these matters.

REFERRALS

Engineering: The Engineering Department has no objection to the proposal.

SITE CHARACTERISTICS

Existing Land Use: Existing multi-tenant light impact industrial building.

Adjacent Area:

Direction	Existing Use	OCP/ LAP Designation	Existing Zone
North (Across 27 Avenue):	Multi-tenant industrial building	Mixed Employment/ Technology Park or Business Park and Landscaping Strips	IB-1
East:	Multi-tenant industrial building	Mixed Employment/ Technology Park or Business Park	IB-1
South:	Multi-tenant industrial building	Mixed Employment/ Technology Park or Business Park and Landscaping Strips	IB-1
West (Across 190 Street):	Warehouse and distribution facility	Mixed Employment/ Technology Park or Business Park	CD (By-law No. 17038)

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located on the southeast corner of 27 Avenue and 190 Street in Campbell Heights, within Phase I of the business park.
- The property was created in May 2005. A permit to construct a 3,126 square metre (33,648 square feet) industrial building was issued December 2005 (Application No. 7905-0223-00).

Current Proposal:

- In June 2015, the Planning and Development Department received a landlord improvement permit application which proposed to locate a substation in the property's front yard setback. The substation is required to upgrade the electrical system for the owner's unit within the existing building to meet the electrical requirements of their operations.
- The property owner, F-Pacific Optical Communication Co. Ltd. currently operates a manufacturing facility in Richmond. The company is expanding its manufacturing facilities to add 30 – 40 employees at the subject site and the approval of the proposed location of the substation is critical for the owner to meet their timeline to commence operations in August.
- The substation, measuring 2.06 metres (6.75 feet) wide by 7.34 metres (24 feet) long, and 2.3 metres (7.5 feet) tall, is proposed to be located adjacent to the existing building at the northwest corner of the property within the front yard setback.
- The substation will be mounted on a concrete pad and enclosed on three sides with 2.5 metre (8 feet) high, colour coated galvanized ribbed metal panels, with chain link fence in the interior. Additional screening of the substation will be provided with landscaping consisting of 24 cedars and a variety of shrubs and bushes. The proposed and landscaping will greatly reduce the visual impact of the substation from the public realm.
- The existing pedestrian connection to 190 Street will be relocated to connect to 27 Avenue to accommodate the location of the substation. The walkway will require a crossing over the existing bioswale in the form of a wood bridge.
- In order to accommodate the location of the substation, two (2) parking spaces (including one handicap space) will be removed from the front parking lot. A handicap parking space will be redesignated in the front parking lot and one replacement parking space will be added to the rear of the building. In total, 43 parking spaces will be provided on site which exceeds the Zoning By-law requirement of 32 spaces.
- The location of the substation meets the required side yard setback from 190 Street of 7.5 metres (25 feet).

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. Site Plan and Landscape Plan
- Appendix III. Development Permit No. 7915-0230-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

DH/dk

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KD 7/23/15 11:45 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Jin Li
 F-Pacific Optical Communication Co. Ltd.
 Address: 1991 - Savage Road, Unit 110
 Richmond, BC V6V 3A5

 Tel: 778-883-4327

2. Properties involved in the Application

- (a) Civic Address: 19028 - 27 Avenue

- (b) Civic Address: 19028 - 27 Avenue
 Owner: F-Pacific Optical Communication Co. Ltd.
 PID: 026-288-991
 Lot 10 Section 21 Township 7 New Westminster District Plan BCP17694

3. Summary of Actions for City Clerk's Office

- (a) Proceed with issuance and execution of Development Permit No. 7915-0230-00 by the Mayor and City Clerk.

DEVELOPMENT DATA SHEET

Existing Zoning: IB-1

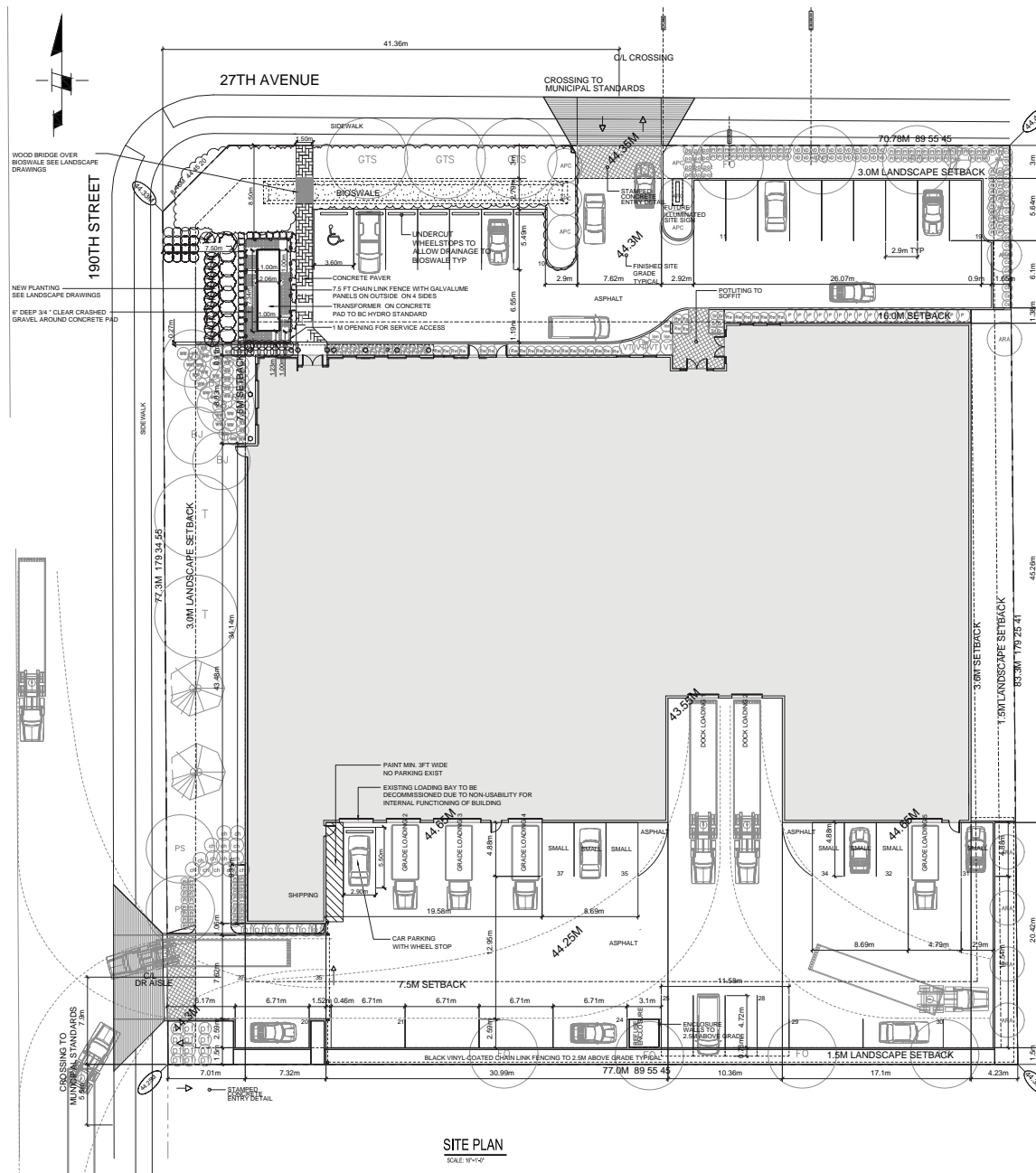
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		6,390m ²
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	16.0m	8.5m
Rear	7.5m	7.62m
Side #1 (E)	3.6m	4.23m
Side #2 (W)	7.5m	7.5m
BUILDING HEIGHT (in metres/storeys)		
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		3,126 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		3,126 m ²

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

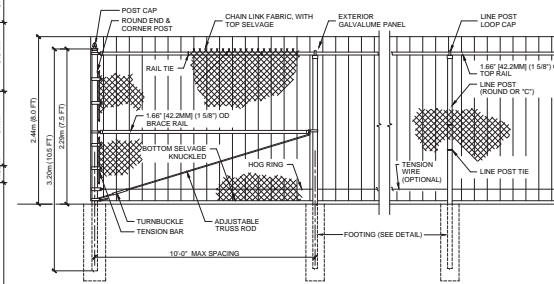
Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	32	43
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		43
Number of disabled stalls		1
Number of small cars		7
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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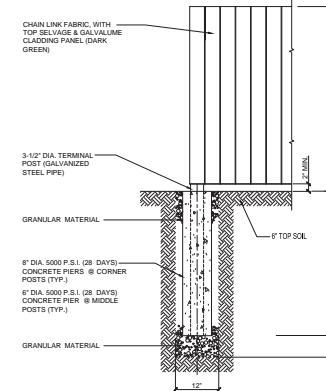


SITE PLAN
SCALE: 1/4"=1'-0"

DESIGN ELEVATION TYPICAL PER NEW EAST CONSULTING LOT GRADING PLAN 7603-0422-00



CHAIN LINK FENCE DETAILS (view from inside)
SCALE: N.T.S.



FENCE POST & FOOTING DETAILS (view from outside)
SCALE: N.T.S.

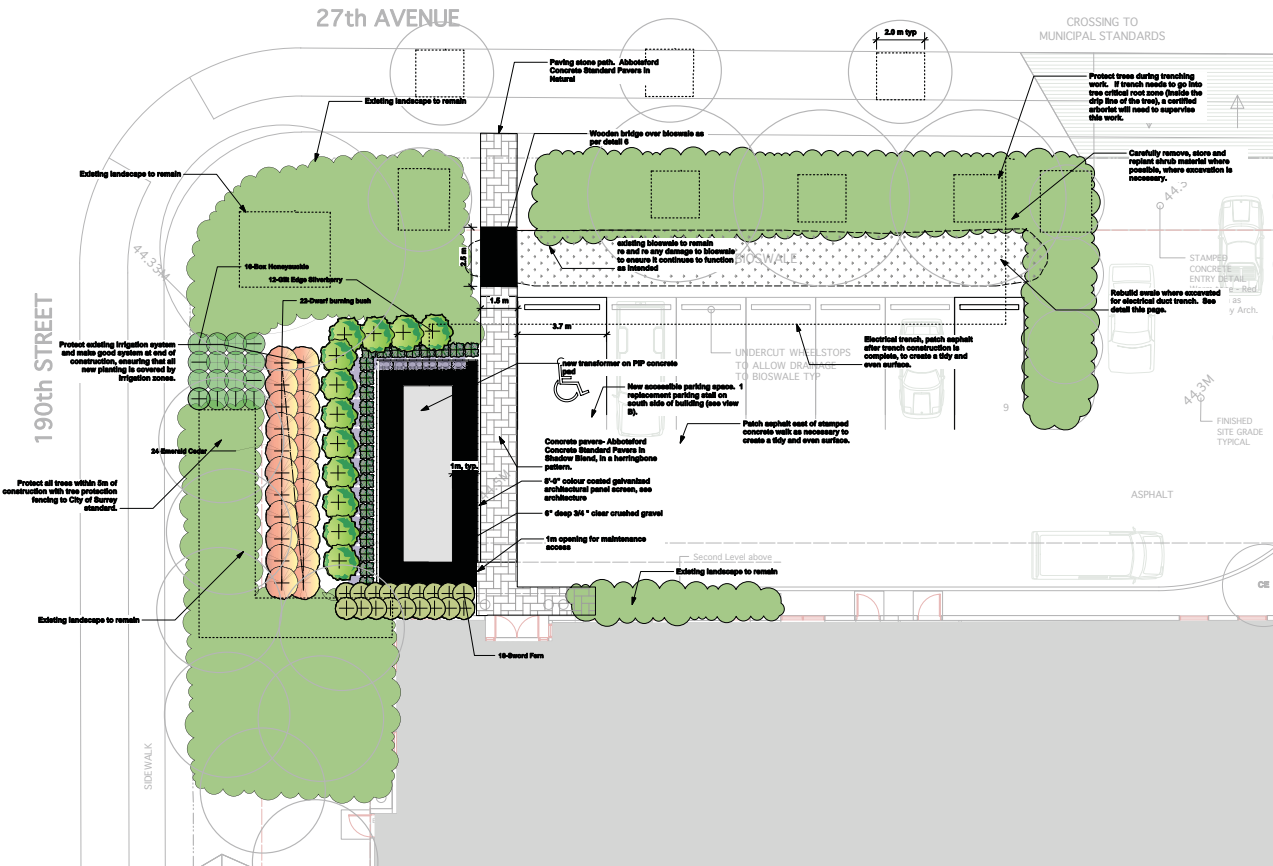
- NOTES:
1. FENCING TO BE TIED TO TOP RAILS AND LINE POSTS WITH # 9 GA. WIRE SPACED AT 12"
 2. BRACE ALL CORNERS & TERMINAL POSTS WITH 1.34" DIAMETER GALVANIZED STEEL PIPE & APPROPRIATE FASTENERS.
 3. FOOTING WIDTH TO BE 4X POST WIDTH. MINIMUM DEPTH 36" (914MM)
 4. PRIVACY PANEL TO BE 1050540 ARCHITECTURAL RIBBED PANEL WITH DARK GREEN COLOR PAINTING.
 5. INSTALLATION TO MEET MANUFACTURER'S INSTRUCTION.

No.	Date	Record of revisions
2	21/07/2015	REVISE SITE PLAN PER CITY COMMENTS
1	15/07/2015	REVISE SITE PLAN FOR TRANSFORMER

No.	Date	Record of Issues

PACIFIC ARCHITECTURAL INC.
 3028 West 14th Avenue,
 Vancouver, British Columbia
 Canada, V6K 2X8
 Tel: (604) 672-7855
 Fax: (604) 672-7825

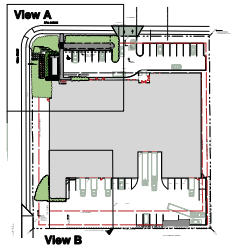
Project		PROPOSED RENOVATION FOR F - PACIFIC
Drawing Title		1114 - 19028-21 AVE. SURREY, B.C.
Drawing No.		SITE PLAN 7915-0230-00
Date	JULY 15, 2015	Job No. 15-03
Rev.		Drawing No.
Scale	AS SHOWN	A-0



Tree Protection Specifications for Construction (See Surrey Tree Bylaw for more information)

- 1.2 m (-4') height
2. 2" x 4" to be used for vertical posts, top and bottom rails and cross-bracing (in an "X"); round, un-treated vertical posts may be used with a minimum diameter of 9 cm
3. Spacing between vertical posts to be no further apart than 3.7 m (12') on centre.
4. Structure must be sturdy with vertical posts driven firmly into the ground.
5. Continuous plastic mesh screening (e.g. orange safety fencing).
6. Posted with visible signage advising that encroachment inside the protected area is forbidden

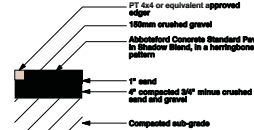
NOTE: All on site protected trees are under 20cm diameter, however, these trees still need to be protected during construction.



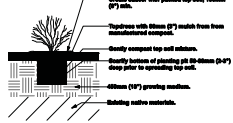
Common Name	Latin Name	Quantity	Scheduled Size
Box Honeysuckle	Lonicera plantica	16 @ 2' pot	
Dwarf Burning Bush	Euonymus alata 'Compacta'	2 @ 3' pot	
Emerald Cedar	Thuja occidentalis 'Smaragd'	2 @ 1.25m ht	
Gilt Edge Silverberry	Elaeagnus x ebbingei 'Gilt Edge'	12 @ 3' pot	
Swirl Fern	Polystichum munitum	18 @ 1' pot	

LANDSCAPE NOTES

1. Sizes on the planting plan shall be considered minimum sizes.
2. All landscape construction to meet the current edition of the British Columbia Landscape Standards as a minimal acceptable standard. Plant material to the satisfaction of the Landscape Standards for nursery stock. Extensive search for plant material to Washington, Oregon, California, and B.C.
3. Root balls to be free of pernicious weeds.
4. Top soil mixtures for the project shall be tested for particle size, Ph, and Nutrient levels, and recommendations provided and amendments made to bring the soil up to acceptable horticultural quality for the desired plant material, trees, or turf planting. Off site, min. soil depths are 6" for lawn areas, 12" for shrub beds and ground cover plantings. Install 2 inches of composted organic mulch on all shrub beds after planting and rake smooth.
5. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%. The prepared sub-grade shall be approved by the Consultant prior to application of top soil mixtures and finish grading. Slope towards lawn basins at min. 4%.
6. Landscape Contractor is to provide 55 days of maintenance after the date of Substantial Completion. Maintain to level 2 'Groomer' as per British Columbia Landscape Standards. Contractor to provide a one year guarantee for all plant material. Plants installed prior to June (Between Jan 1 and June 1) shall be under extended warranty until the June 1 of the following year.
7. Protection of existing trees/shrubs to remain: Install temporary tree protection fencing at drip line of existing hedges, trees, and shrub beds which are to remain. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction until final landscape work is being done in the vicinity. Remove protective fencing and landscape as directed.
8. Planting material on City Boulevard to have the approval of the Parks Dept. prior to installation. Size, species and location require approval at the time of installation.
9. All landscaping to have high efficiency irrigation system to IABC standards.

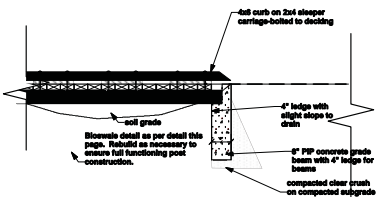


3 Planting Detail 1/2"=1'



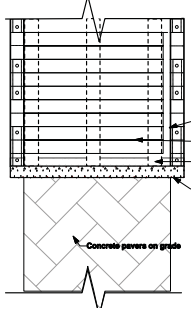
NOTES:
 1. 2" x 4" lumber stakes and rail equal to BC landscape standards for Nursery
 2. Posts of stamped, dressed, or rough hewn oak posts.
 3. In dry areas, water to 100% during installation process, water plant roots well prior to planting and water thoroughly following planting.

4 1/2"=1' Planting Detail

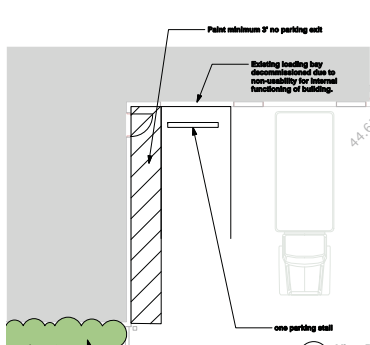


6 Wooden Bridge over Bioswale 1/2"=1'

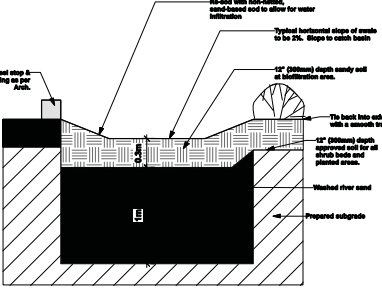
NOTE: All wood to be pressure treated
 All metal hardware to be galvanized or stainless steel



1 View A-Transformer Landscape 1/8"=1'



2 View B-Replacement Parking 1/8"=1'



5 Bioswale Detail 1/2"=1'



Date	Revision
July 21, 15	Issue with changes
July 20, 15	Issue with changes
July 17, 15	Issue with changes
July 16, 15	For DP Amendment

Revisions:

 #100 - 1661 W. 2nd Ave.
 Vancouver, B.C. V6J 1K1
 PH: 604-689-1000
 E-mail: jlav@jonathanlavoie.com

Project:
Pacific Optical
#100-19028 27 Ave
Surrey, BC

7915-0230-00
 Sheet Title:
Landscape Plan

Scale:
1/8"=1'-0"
 Date:
 Project No.
 2015-28

L-1

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7915-0230-00

Issued To: F-PACIFIC OPTICAL COMMUNICATION CO. LTD.
("the Owner")

Address of Owner: Unit 110, 1991 - Savage Road
Richmond, BC V6V 3A5

1. This development permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development permit.
2. This development permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 026-288-991
Lot 10 Section 21 Township 7 New Westminster District Plan BCP17694

19028 - 27 Avenue

(the "Land")

3. This development permit applies to only to that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development permit.
4. The Land has been designated as a Development Permit Area in Surrey Official Community Plan By-law, 2013, No. 18020, as amended.
5. The character of the development including landscaping and the siting, form, exterior design and structures shall be in accordance with the drawings labelled Schedule A (the "Drawings") which are attached hereto and form part of this development permit.

6. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form, exterior design and structures on the Land, may be permitted subject to the approval of the City.

7.
 - (a) The landscaping shall conform to drawings labelled Schedule B (the "Landscaping").

 - (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.

 - (c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

Cash in the amount of \$13,165.99

(the "Security")

 - (d)
 - i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.

 - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.

 - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.

8. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Section F Yards and Setbacks of Part 47A "Business Park 1 Zone" to permit the front yard setback to be reduced from 16.0 metres [52 ft.] to 8.5 metres [28 ft.].

9. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.

10. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.

- 11. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

- 12. This development permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

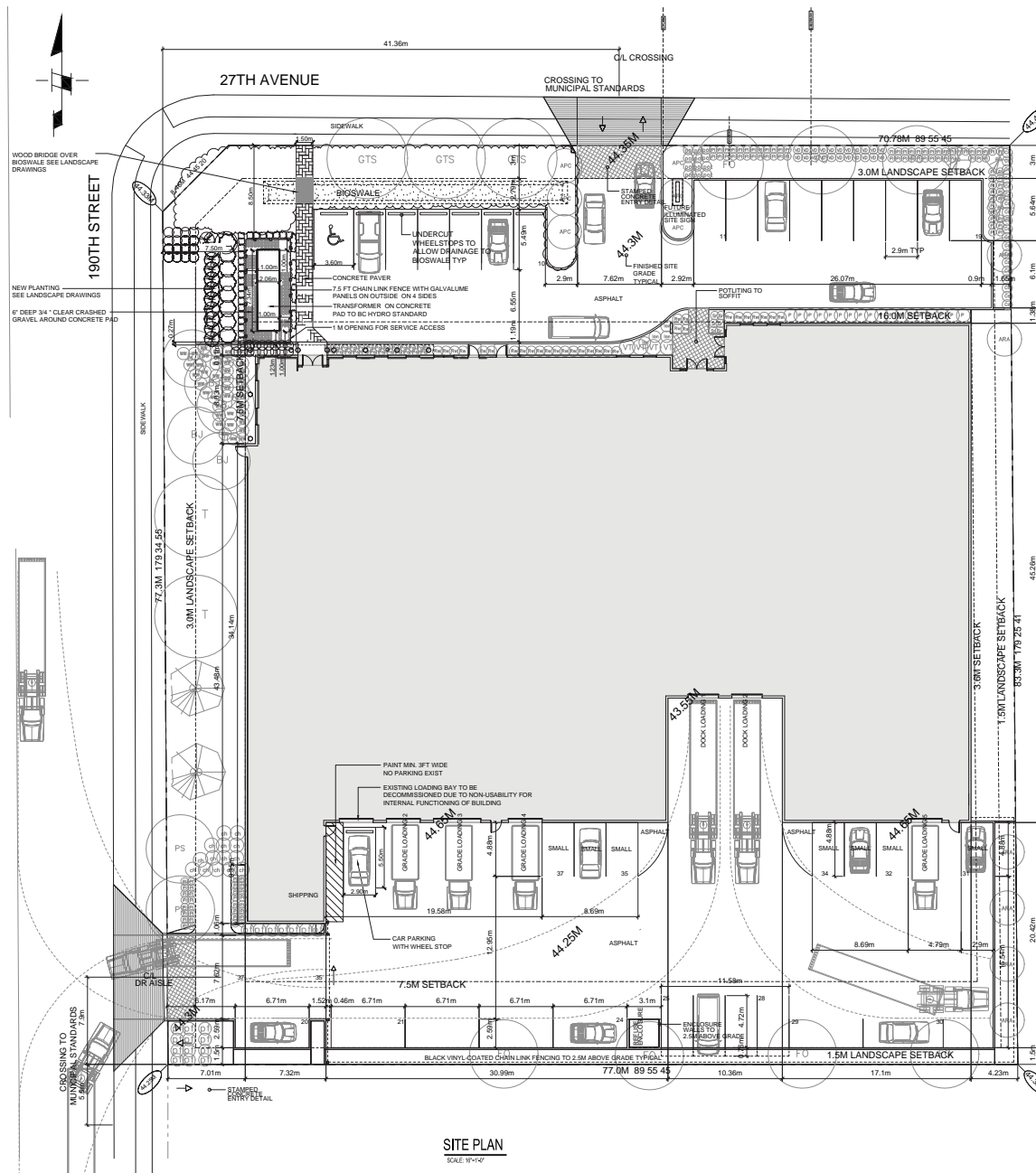
Authorized Agent: (Signature)

Name: (Please Print)

OR

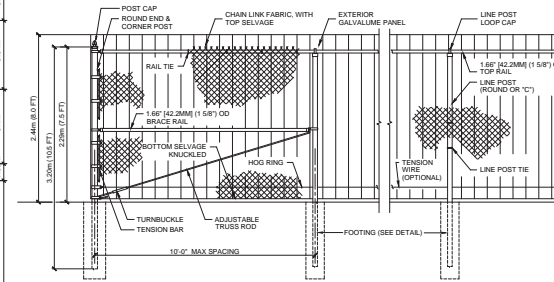
Owner: (Signature)

Name: (Please Print)

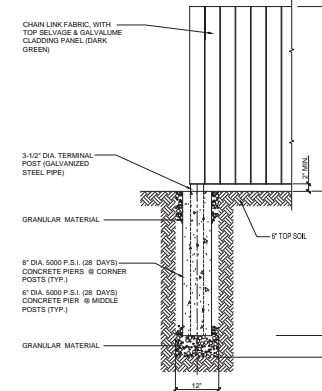


SITE PLAN
SCALE: 1/4"=1'-0"

DESIGN ELEVATION TYPICAL PER NEW EAST CONSULTING LOT GRADING PLAN 7603-0422-00



CHAIN LINK FENCE DETAILS (view from inside)
SCALE: N.T.S.



FENCE POST & FOOTING DETAILS (view from outside)
SCALE: N.T.S.

NOTES:

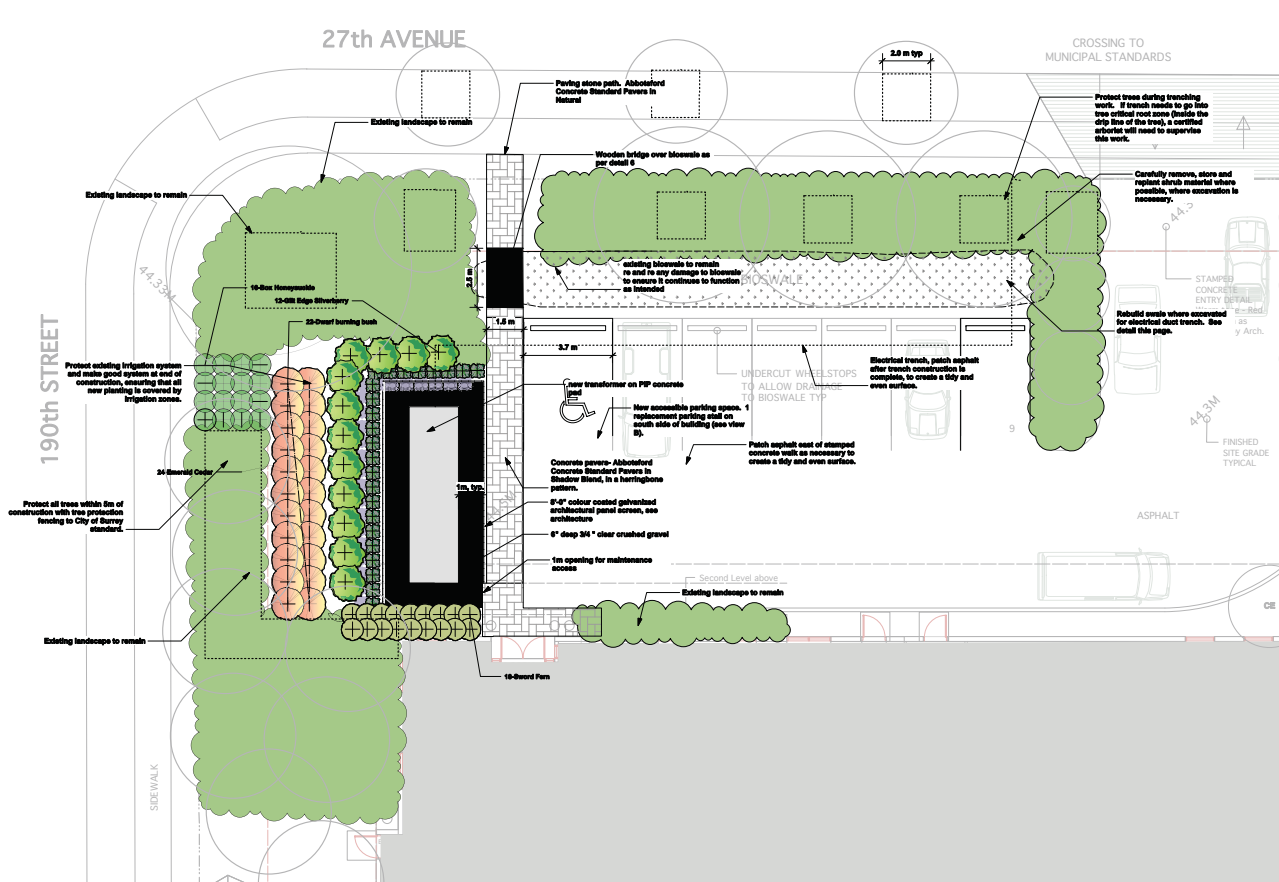
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3. FOOTING WIDTH TO BE 4X POST WIDTH. MINIMUM DEPTH 36" (914MM)
4. PRIVACY PANEL TO BE 1050S40 ARCHITECTURAL RIBBED PANEL WITH DARK GREEN COLOR PAINTING.
5. INSTALLATION TO MEET MANUFACTURER'S INSTRUCTION.

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No.	Date	Record of Issues

PACIFIC ARCHITECTURAL INC.
 3028 West 14th Avenue,
 Vancouver, British Columbia
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 Tel: (604) 672-7855
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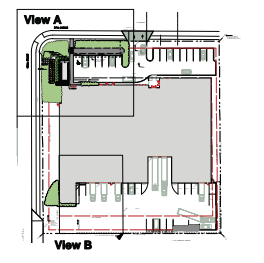
Project		PROPOSED RENOVATION FOR F - PACIFIC
Drawing Title		SITE PLAN 7915-0230-00
Date	JULY 15, 2015	Job No. 15-03
Rev.		Drawing No.
Scale	AS SHOWN	A-O



Tree Protection Specifications for Construction (See Surrey Tree Bylaw for more information)

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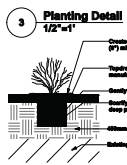
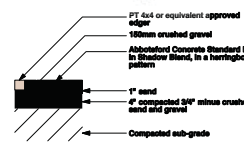
NOTE: All on site protected trees are under 20cm diameter, however, these trees still need to be protected during construction.



Common Name	Latin Name	Quantity	Scheduled Size
Box Honeyuckle	Lonicera planta	1.6	#2 pot
Dwarf Burning Bush	Euonymus alata 'Compacta'	2.2	#3 pot
Emerald Cedar	Thuja occidentalis 'Smaragd'	2-1	2.5m ht
Gilt Edge Silverberry	Elaeagnus x ebbingei 'Gilt Edge'	1.2	#5 pot
Swift Fern	Polystichum munitum	1.8	#1 pot

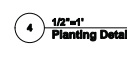


- LANDSCAPE NOTES**
1. Sizes on the planting plan shall be considered minimum sizes.
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 3. Root balls to be free of perennous weeds.
 4. Top soil mixtures for the project shall be tested for particle size, Ph, and Nutrient levels, and recommendations provided and amendments made to bring the soil up to acceptable horticultural quality for the desired plant material, trees, or turf planting. Off slab, min. soil depths are 6" for lawn areas, 12" for shrub beds and ground cover plantings. Install 2 inches of composted organic mulch on all shrub beds after planting and rake smooth.
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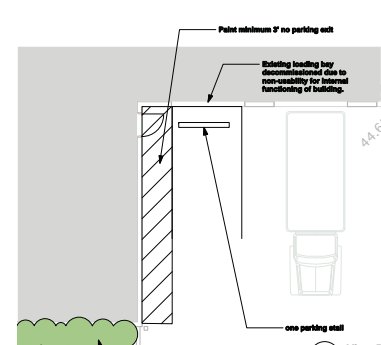


NOTES:

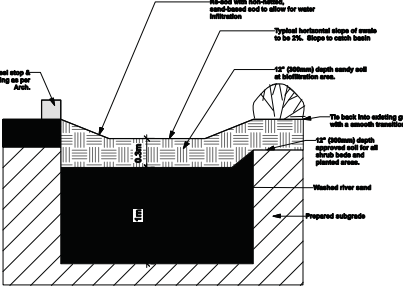
1. 50% remember sites and not agreed to BC landscape standards for Nursery
2. Plans of stamped, drained, or walk table and more.
3. Do not over mulch to 50' max during installation process, water plant roots well prior to planting and water immediately following planting.



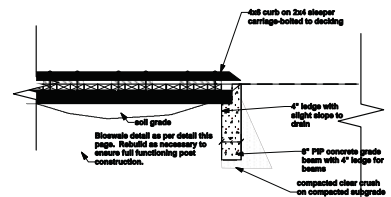
1 View A-Transformer Landscape 1/8"=1'



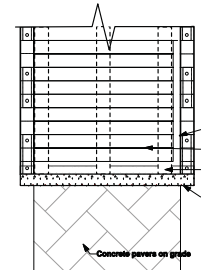
2 View B-Replacement Parking 1/8"=1'



5 Bioswale Detail 1/2"=1'



6 Wooden Bridge over Bioswale 1/2"=1'



Date	Description
July 21, 15	issue with changes
July 20, 15	issue with changes
July 17, 15	issue with changes
July 16, 15	For DP Amendment

Revisions:
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Sheet Title:
Landscape Plan

Scale:
1/8"=1'-0"
Date:
Project No.
2015-28

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