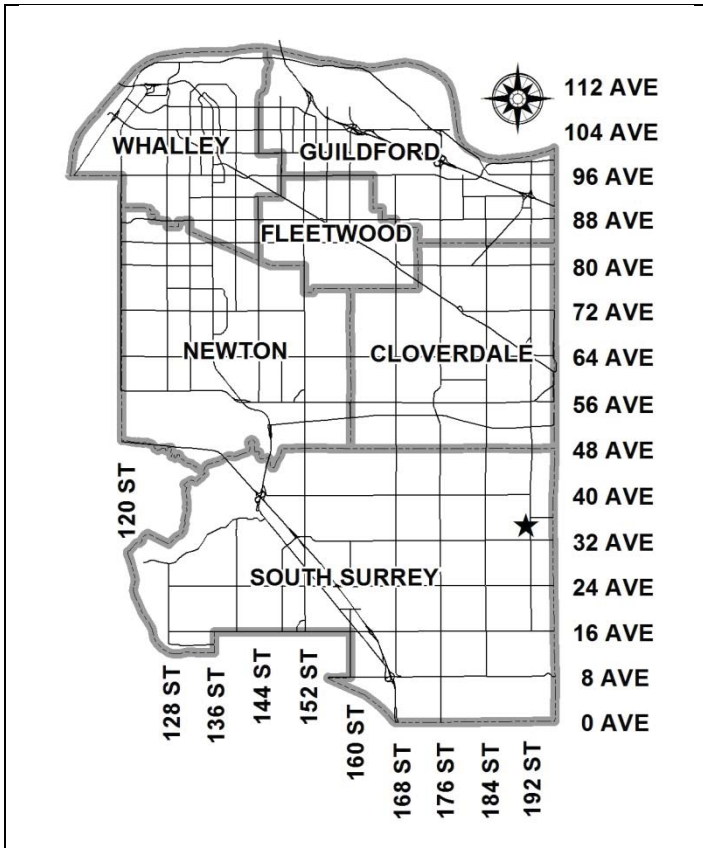


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0366-00

Planning Report Date: February 6, 2017



PROPOSAL:

- **Development Permit**

to permit the development of an industrial building.

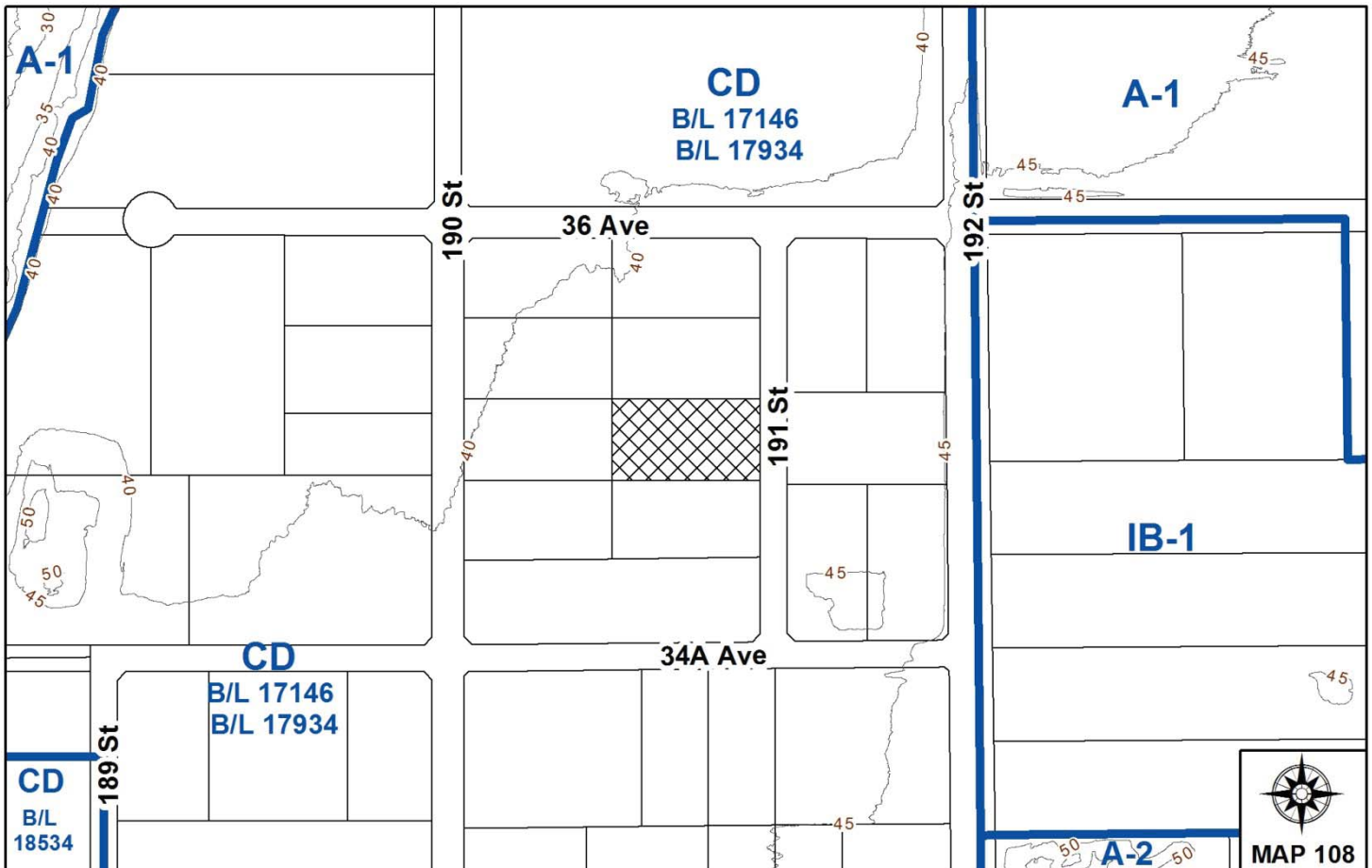
LOCATION: 3525 - 191 Street

OWNER: Macava Holdings Ltd.

ZONING: CD (By-law No. 17146 as amended by By-law No. 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 proposal complies with the site's "Mixed Employment" designation in the OCP.
- The proposal complies with the site's "Business Park" designation in the LAP.
- The proposed density and building form are appropriate for this part of Campbell Heights and consistent with the design guidelines outlined in the general Development and Design Guidelines for Campbell Heights North.

RECOMMENDATION

1. Council authorize staff to draft Development Permit No. 7916-0366-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (b) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III, prior to the issuance of a Building Permit.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant land.

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
North:	Industrial building.	Business Park	CD (By-law No. 17146 as amended by By-law No. 17934)
East (Across 191 Street):	Vacant 2 acre lot.	Business Park	CD (By-law No. 17146 as amended by By-law No. 17934)
South:	Vacant 1.5 acre under Development Application No. 7916-0716-00 (Pre-Council).	Business Park	CD (By-law No. 17146 as amended by By-law No. 17934)
West:	Vacant 1.5 acre lot.	Business Park	CD (By-law No. 17146 as amended by By-law No. 17934)

DEVELOPMENT CONSIDERATIONS

Context

- The 1.5 acre subject site is located between 34A Avenue and 36 Avenue, on the west side of 191 Street in Campbell Heights North. The site is designated "Mixed Employment" in the Official Community Plan (OCP) and "Business Park" in the Campbell Heights Local Area Plan (LAP).
- The site was previously rezoned from "General Agricultural Zone (A-1)" to "Comprehensive Development Zone (CD)" (By-law 17146) under Development Application No. 7910-0032-00 on June 7, 2010. CD By-law No. 17146 was subsequently amended (By-law No. 17934) on June 17, 2013 under Development Application No. 7912-0170-00, to adjust the outdoor storage area boundaries. The site was then subdivided as part of the Campbell Heights North phased development (Development Application No. 7912-0160-00).
- CD By-law No. 17146, as amended by By-law No. 17934, permits light impact industry, warehouse uses, distribution centres, transportation industry, office uses, and other accessory uses, forming part of a comprehensive design.
- The site was cleared and serviced for development under the original rezoning and subdivision applications. There are no trees or vegetation on the site.

Proposal

- The applicant is proposing a Development Permit (DP) that will permit a 3,110 square metre (33,476 sq.ft.) multi-tenant industrial building on the site (Appendix II).
- The proposed industrial facility will consist of two units occupying a total of 2,696 square metres (29,020 sq.ft.) of industrial space on the main floor, and a combined total of 395 square metres (4,252 sq.ft.) of associated office space on the main floor and second-storey mezzanine. The proposal represents a floor area ratio (FAR) of 0.46, which complies with the maximum 1.0 FAR permitted under the CD (By-law No. 17146 as amended by By-law No. 17934). The height of the proposed building is 8.5 metres (28 ft.).
- Tenant 1 (the southerly unit) is proposed to be occupied by Medtrica, a medical supply company, and consists of 2,172 square metres (23,380 sq.ft.) of floor area. Tenant 2 consists of 919 square metres (9,892 sq.ft.) of floor area, and its tenant has yet to be determined.
- The form, character and density of the proposed development complies with the Campbell Heights Local Area Plan (LAP) and the proposed development meets the requirements of the CD By-law No. 17146, as amended by By-law No. 17934, including floor area, lot coverage, building height and building setbacks.

Access and Parking

- One (1) vehicular access from 191 Street is proposed at the south end of the site. The proposed access meets the requirements of the Engineering Department.
- The proposal includes a total of 40 parking spaces, which exceeds the Zoning By-law requirement of 38 parking spaces.

- The BC Building Code permits up to 40% of the ground floor area to be constructed as second-storey mezzanine space. The applicant proposes 5% mezzanine space (153 square metres [1,647 sq.ft.]) in Tenant 1. To address potential parking concerns, the applicant has agreed to register a Section 219 Restrictive Covenant prohibiting mezzanine space in Tenant 2 to avoid a situation where there is insufficient parking for the development in the future.
- The proposed truck bays are located at the rear of the building on the western side of the site, away from street view.

PRE-NOTIFICATION

- A development proposal sign was posted on the site on September 21, 2016 and the proposal was referred to the Little Campbell Watershed Society (LCWS) for review and comment. A response has yet to be received.

DESIGN PROPOSAL AND REVIEW

- The proposed building is consistent with the design guidelines outlined in the Campbell Heights North Design Guidelines and the Official Community Plan (OCP), and is reflective of the existing standards within the area. The development concept for Campbell Heights is a high quality, sustainable industrial business park.
- Overall, the building is proposed to have a modern linear appearance. Architectural emphasis is placed on the main entrance facing 191 Street with the use of a vertical blue fin and second-storey balcony.
- The proposed building construction consists of a combination of a structural insulated metal panel system and tinted glazing. The alternating vertically oriented metal panel system (grey) and glazing enclosed in a grey frame, identify the office component occupying the majority of the front of the building, while white metal panels indicate the warehouse component. The vertical blue fin guides visitors to the main entrance and provides a unique mark to the building.
- The significant amount of glazing on the building front will provide opportunities for natural visual surveillance on 191 Street in accordance with Crime Prevention Through Environmental Design (CPTED) principles.

Pedestrian Circulation

- A pedestrian linkage is proposed on the site connecting the main entrance of the building to 191 Street.

Landscaping

- Landscaping is propose in accordance with the Zoning By-law requirements and will consist of a 3.9 metre (13 ft.) wide landscaped area with bioswales fronting 191 Street.
- A 1.5 metre (5 ft.) wide landscaped strip along the north and south property lines flanking the parking area is also proposed. The proposed landscaping will consist of a combination of Autumn Purpose Ash and Princeton Sentry Maidenhair trees. This will be complemented by a variety of shrubs and groundcover, including Boxwood, Dogwood, and Bamboo.
- The applicant proposes a black vinyl chain link fence enclosing the western half of the site for security purposes.
- The garbage enclosure will be situated at the rear of the building away from public view and will be architecturally coordinated with the design of the building.

Signage

- No signage is proposed at this time. The applicant will address signage through a separate permitting process.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 29, 2016. 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 site is located in the Campbell Heights LAP and the proposed development is reflective of the land use designation.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density and FAR is in keeping with the Zoning By-law.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • N/A
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Bicycle parking will be provided on site.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Crime Prevention Through Environmental Design (CPTED) principles have been incorporated in the following manner: <ul style="list-style-type: none"> ○ Natural access control by clearly defining entries to the building; ○ Exterior materials will be impact resistant and graffiti resistant; ○ Landscaping will be kept at a low level to improve visibility and reduce concealment opportunities; and ○ Exterior lighting of the building providing visibility on the site.

6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• A Development Proposal Sign was installed on the site.

ADVISORY DESIGN PANEL

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

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, Building Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Collabor8 Architecture + Design Inc. and PMG Landscape Architects, respectively, dated December 13, 2016 and October 16, 2016.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DH/da

Information for City Clerk

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

1. (a) Agent: Name: Jordan Levine
 Collabor8 Architecture + Design Inc.
 Address: 355 - Burrard Street, Unit 180
 Vancouver, BC V6C 2G8

2. Properties involved in the Application
 - (a) Civic Address: 3525 - 191 Street

 - (b) Civic Address: 3525 - 191 Street
 Owner: Macava Holdings Ltd.
 PID: 029-430-267
 Lot 8 Section 28 Township 7 New Westminster District Plan EPP41342

3. Summary of Actions for City Clerk's Office

DEVELOPMENT DATA SHEET

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

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		6,711 sq.m
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	44%
Paved & Hard Surfaced Areas		50%
Total Site Coverage		94%
SETBACKS (in metres)		
Front (191 Street)	16 m	21 m
Rear	7.5 m	19.21 m
Side (North)	7.5 m/0 m	0 m
Side (South)	7.5/ 0 m	8.25 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m	8.53 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		395 sq.m
Total		
FLOOR AREA: Industrial		2,715 sq.m
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		3,110 sq.m

** 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)	1.0	0.46
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	11	13
Industrial	27	27
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	38	40
Number of accessible stalls	1	1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

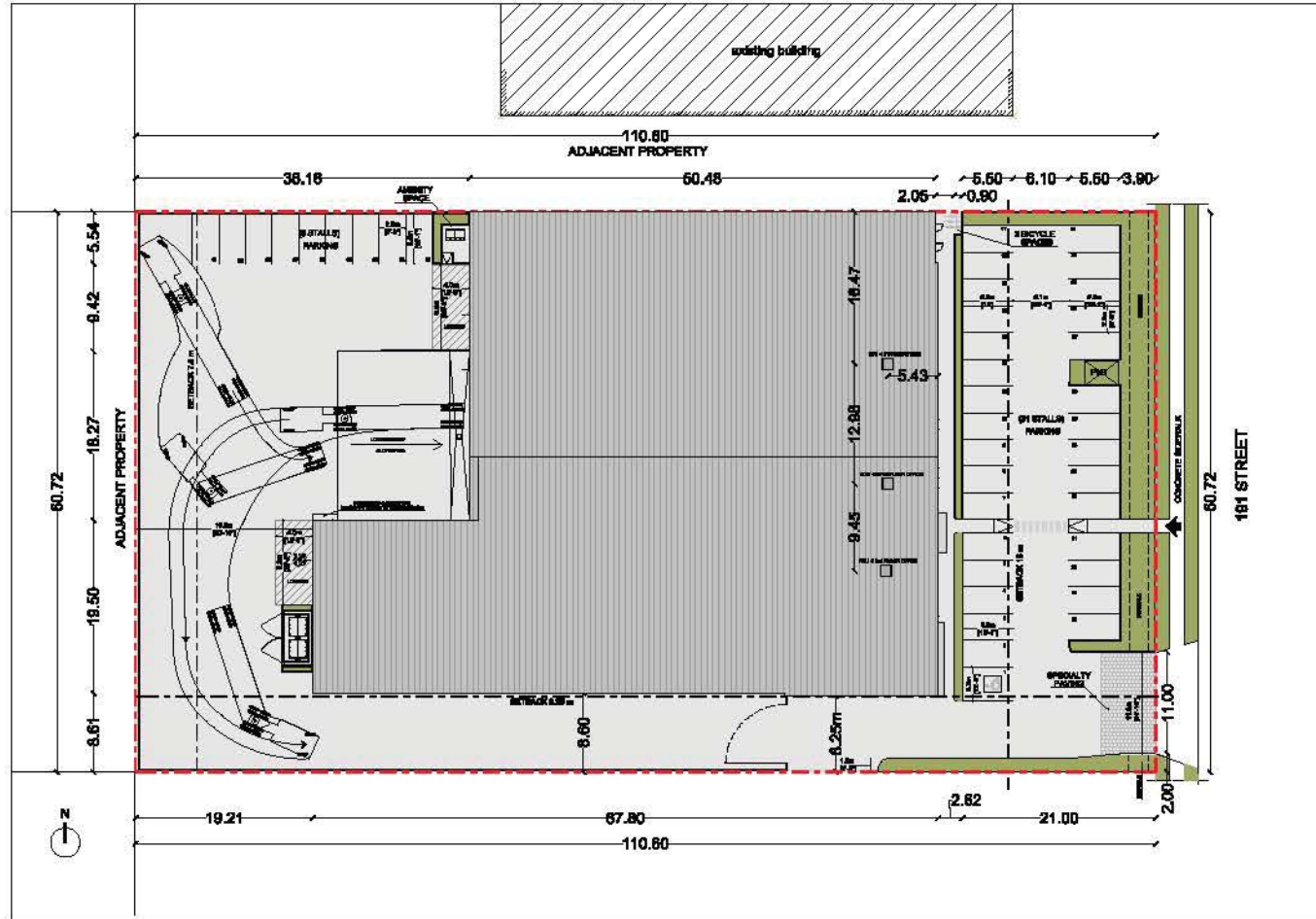
Heritage Site	NO	Tree Survey/Assessment Provided	N/A
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SITE LOCATION

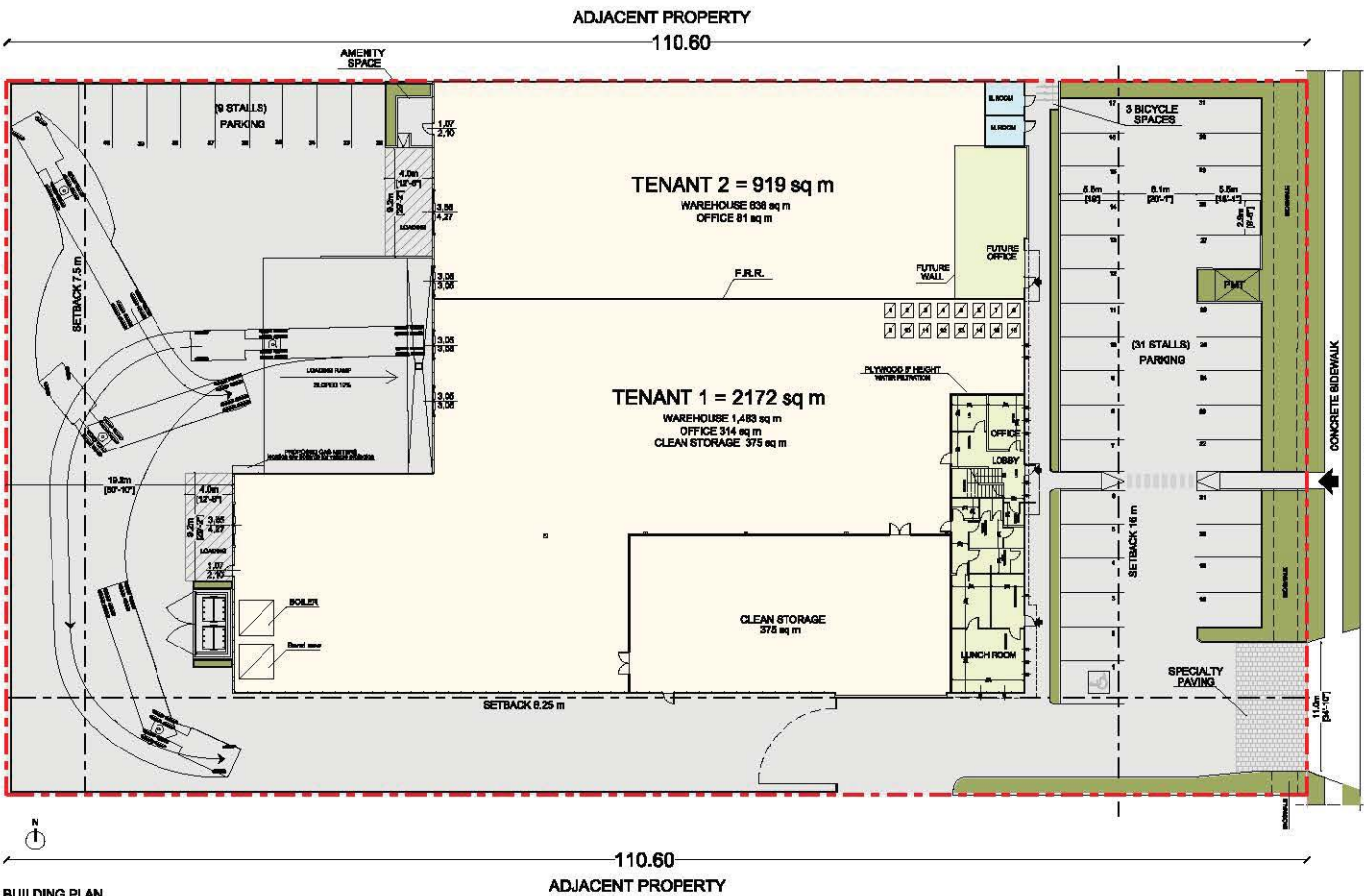
PROPERTY LINE

SITE STATISTICS		
ZONE : C3 (Comprehensive Development)		
	Area m ²	
LOT AREA	5,711	
BUILDING FOOT PRINT	2,937	
	PERMITTED	PROVIDED
BUILDING HEIGHT	14 m	8.47 m
LOT COVERAGE	60%	44%
FAR	1	0.45
BUILDING AREA		
	Area m ²	
WAREHOUSE	2,895	
OFFICE GROUND	242	
OFFICE UPPER	153	
TECHNICAL ROOMS	39	
TOTAL	3,110	
PARKING STATISTICS		
	REQUIRED	PROVIDED
WAREHOUSE	2,895 m ²	26
OFFICE	395 m ²	13
TOTAL PARKING STALLS	38.81	40
Parking for Persons with Disabilities	1	1
Bicycle Spaces	3	3
TENANT 1		
	Area m ²	
WAREHOUSE	1,338	
OFFICE GROUND	161	
OFFICE UPPER	153	
TOTAL	3,172	
TENANT 2		
	Area m ²	
WAREHOUSE	838	
OFFICE GROUND	87	
TOTAL	919	

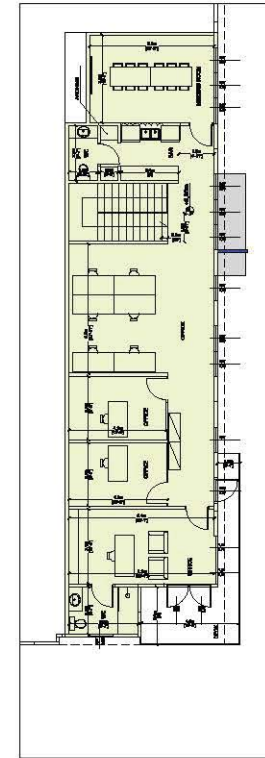
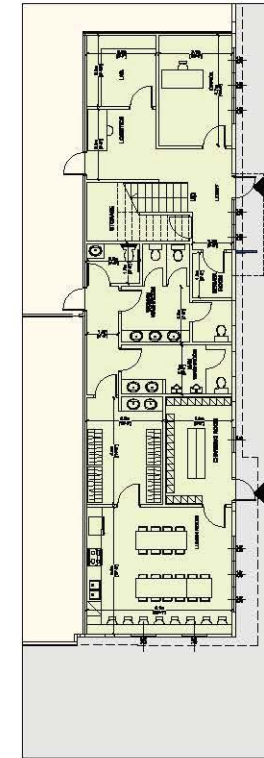


- LEGEND**
- PROPERTY LINE
 - ROAD
 - SIDEWALK
 - LANDSCAPE

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3525 191 ST. SURREY, BC

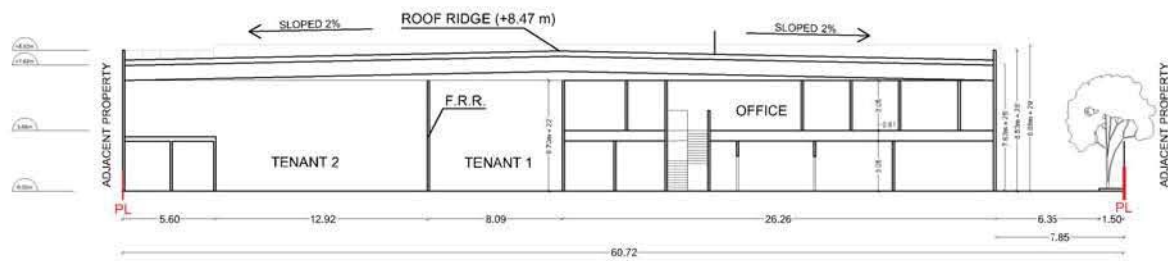


BUILDING PLAN
SCALE 1:200

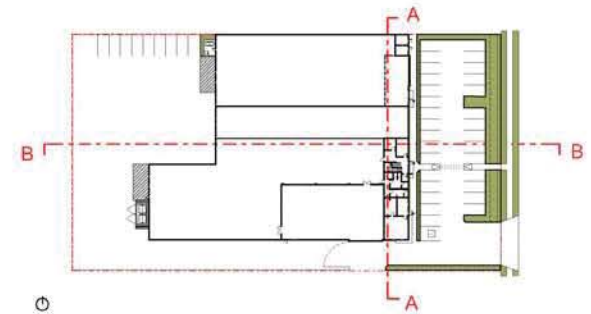


- LEGEND**
- PROPERTY LINE
 - ROAD
 - SIDEWALK
 - LANDSCAPE
 - TECHNICAL
 - WAREHOUSE
 - OFFICE

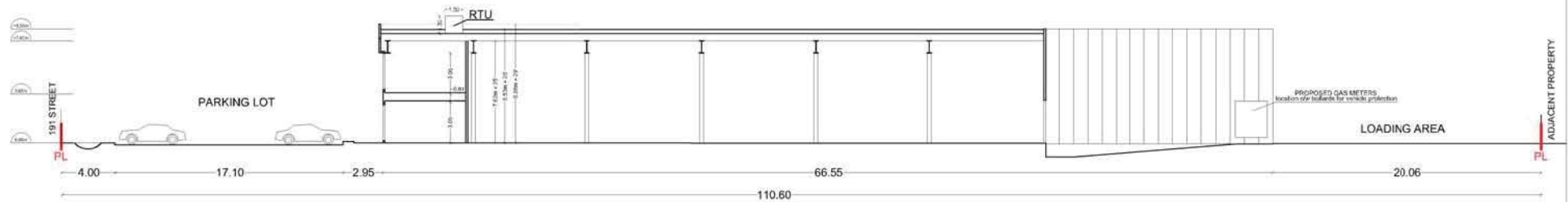
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SECTION AA



KEY PLAN



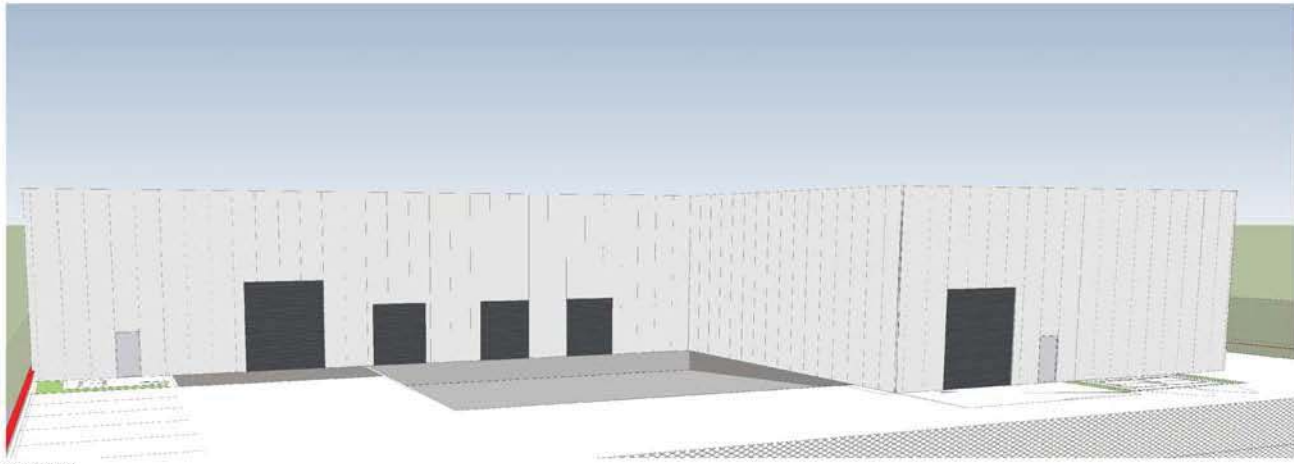
SECTION BB

MEDTRICA
3525 191 ST. SURREY, BC

<h1 style="margin: 0;">collabor8</h1> <p style="margin: 0; font-size: small;">ARCHITECTURE + DESIGN INC.</p>	PRINCIPALS Christopher Block BC ARCH. REG. NO. 40880 - A.P., P.A. O.A.S. 15-011-BC-0017	collabor8 architects + design inc. 200 - 1250 Burrard St. Vancouver BC V6Z 2B6 Tel: 604 681 1288 Fax: 604 681 2000 Email: info@coll8.com	© copyright reserved. This drawing and design are, and to all intents and purposes remain the intellectual property of collabor8 architects + design inc. No part of this drawing may be copied, reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written permission of collabor8 architects + design inc.	SECTIONS Date: _____ Scale: 1/4" = 1'-0" Drawing #: _____	<p style="margin: 0;">October 18, 2014</p> <p style="margin: 0;">114-1000-01</p> <p style="margin: 0;">10/14</p>
	Marcel S. Proskow P.A., P.L.D.				



FRONT VIEW



BACK VIEW

MEDTRICA
3525 191 ST. SURREY, BC

collabor8

ARCHITECTURE + DESIGN INC.

PRINCIPALS
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CMAA, LEED AP, LEED C
Marcel S. Proskow
A.I.A., CMAA

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PERSPECTIVES

Date: October 18, 2019
Scale:
Project:



FRONT VIEW



FRONT VIEW

MEDTRICA
3525 191 ST. SURREY, BC

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PERSPECTIVES

Date: October 18, 2019
Scale: 1/8" = 1'-0"
Project: 18030

A-7



INTER-OFFICE MEMO

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

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

DATE: **January 31, 2017** PROJECT FILE: **7816-0366-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 3525 191 St**

DEVELOPMENT PERMIT

The applicant proposes a Development Permit in order to construct a two-storey, 3,100 m² (33,335 ft²) industrial building with accessory offices. There are no engineering requirements relative to the Development Permit.

BUILDING PERMIT

The site was serviced under Surrey Project 7812-0159-00 which is currently on maintenance. The following are to be addressed prior to issuance of the Building Permit:

- Evaluate services (e.g. driveways, water connections, sanitary sewer connections, storm water drainage) provided to the site by 7812-0159-00 and relocate/modify through the BP process. This will also include abandonment of redundant service connections as required;
- Construct driveway letdowns to City standard (11.0m concrete driveway at 3.0 m offset from property line);
- Register a Restrictive Covenant for no mezzanine space for Unit 2 due to limited parking on-site; and
- Design/Construct on site infiltration and water treatment features as per Campbell Heights Land Use Plan requirements and as described in servicing plans under City project 7812-0159-00 and Restrictive Covenants on title.

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

Rémi Dubé, P.Eng.
Development Services Manager
M51