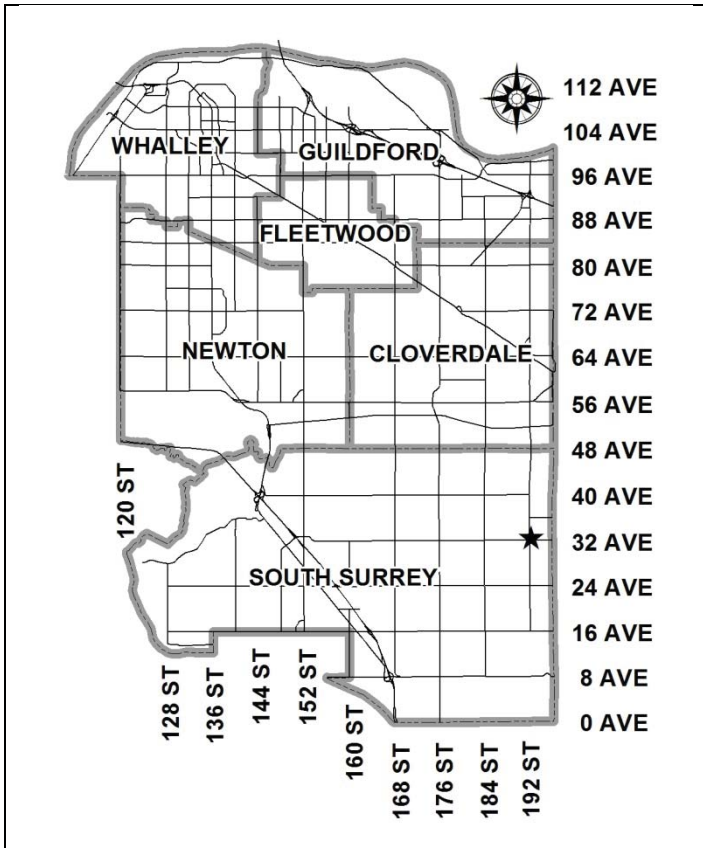


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0681-00

Planning Report Date: October 23, 2017



PROPOSAL:

- **Rezoning** from A-2 to IB-1 and IB-2
- **General Development Permit**

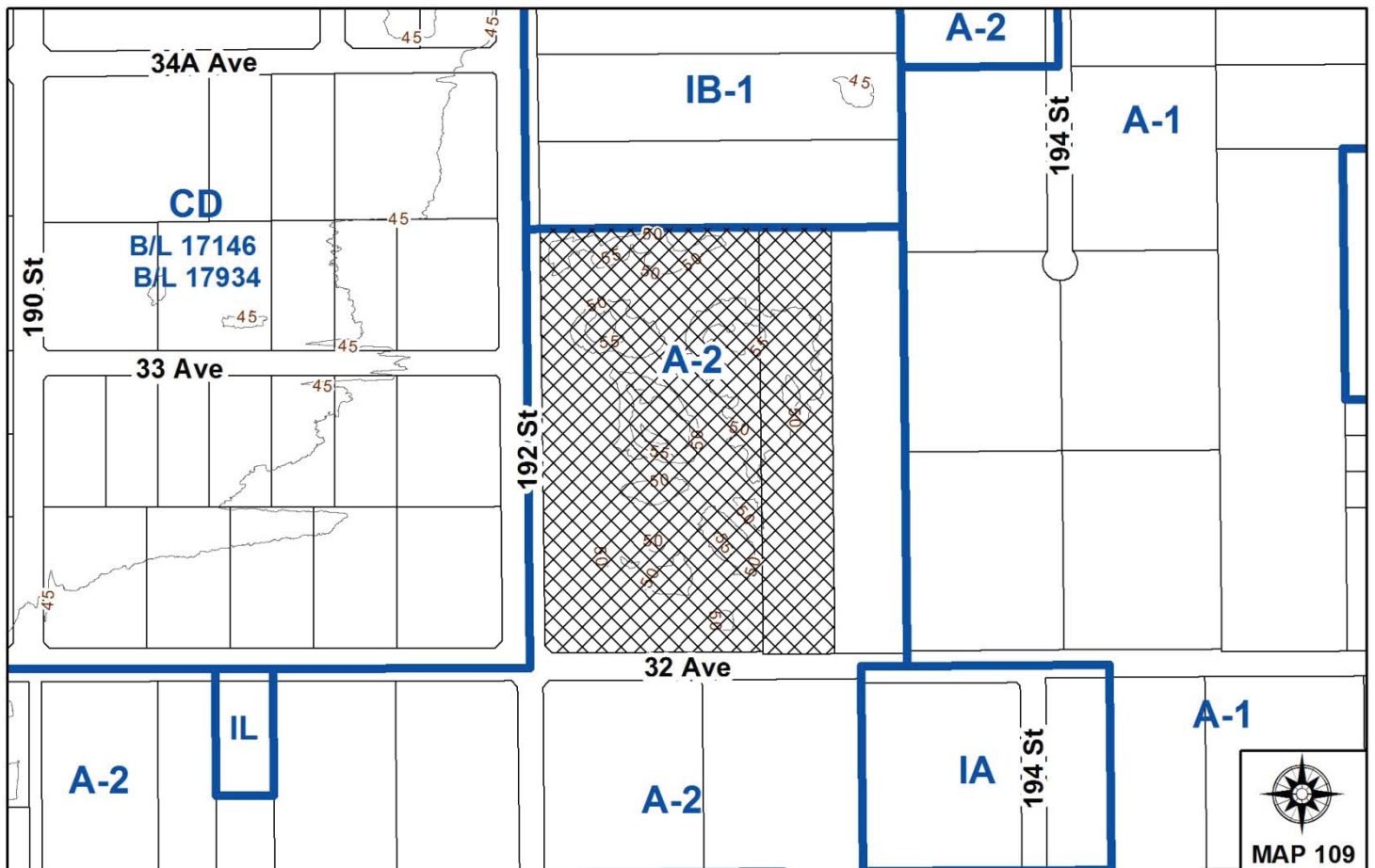
to permit the development of four industrial lots

LOCATION: 3230 - 192 Street (3294 - 192 Street)
 19317 - 32 Avenue

ZONING: A-2

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park (Office), Business Park, and Landscaping Strips



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the "Mixed Employment" designation of the Official Community Plan (OCP) and the "Business Park (Office)" and "Business Park" designation of the Campbell Heights Local Area Plan (LAP).
- A General Development Permit (DP) is proposed to establish guidelines and design standards to achieve high quality development. Individual detailed DPs will be required when any of the proposed four industrial lots are developed in the future.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject site from "Intensive Agriculture Zone (A-2)" to "Business Park 1 Zone (IB-1)" shown as Block A on the attached survey plan (Appendix II), and a portion of the subject site to "Business Park 2 Zone (IB-2)" shown as Block B on the attached survey plan, and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7916-0681-00 generally in accordance with the attached drawings (Appendix V).
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 to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a lot grading plan to the satisfaction of the Planning and Development Department;
 - (f) 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;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) registration of a Section 219 Restrictive Covenant to prohibit any use that requires a Metro Vancouver air quality permit from locating on the site; and
 - (i) registration of a Section 219 Restrictive Covenant on Lot 3 to prohibit any outdoor storage uses within 80 metres of 32 Avenue.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

Surrey Fire Department: The Fire Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings and soil processing operation.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Future business parks lots created under Development Application No. 7907-0326-00.	Mixed Employment/ Business Park (Office), Business Park, and Landscaping Strips	IB-1
East:	Single family dwelling on large lot.	Mixed Employment/ Business Park, and Landscaping Strips	A-2
South (Across 32 Avenue):	Single family dwellings on large lots.	Mixed Employment/ Business Park (Office), Business Park, and Landscaping Strips	A-2 and IA
West (Across 192 Street):	Business Park warehouse/office development and vacant business park lots.	Mixed Employment/ Business Park, and Landscaping Strips	CD (By-law Nos. 17146 & 17934)

DEVELOPMENT CONSIDERATIONS

Context

- The subject property is 7.9 hectares (19.5 acres) in size. It is located at 32 Avenue and 192 Street in Campbell Heights and is designated "Mixed Employment" in the Official Community Plan (OCP). The Campbell Heights Land Use Plan designates the majority of the property for "Business Park (Office)" and "Business Park," with the areas along the south and west boundaries designated "Landscaping Strips".

Proposal

- The applicant proposes to rezone the site from "Intensive Agriculture Zone (A-2)" to "Business Park 1 Zone (IB-1)" and "Business Park 2 Zone (IB-2)", in order to allow the creation of four business park lots (Appendix II). Lots 1 and 4 on the west of the site are proposed as IB-1, and Lots 2 and 3 are proposed as IB-2.
- A General Development Permit (DP) for form and character is proposed to establish guidelines and design standards to achieve high quality developments and includes parameters for the detailed site, building and landscape design of the lands (Appendix V). No

detailed development permits are proposed at this time. Individual detailed DPs will be required when the 4 proposed business park lots are developed in the future.

- The subdivision proposes 4 business park lots ranging in size between 1.1 hectares (2.7 acres) to 2.4 hectares (5.9 acres), as well as the dedication of 32A Avenue through the site.
- Access to the proposed lots will be from 32A Avenue and all vehicular traffic will be directed to 192 Street. No access is permitted directly onto 192 Street and 32 Avenue, both of which are classified as arterial roads.
- As part of the development, the applicant will be required to dedicate and construct a multi-use pathway along 192 Street and along 32 Avenue.

General Development Permit for Form and Character

- The proposed General Development Permit (DP) was drafted based on the Official Community Plan (OCP) Guidelines for industrial developments and the Campbell Heights LAP Design Guidelines (Appendix V). It will be used to guide future development on the subject site. Future detailed DPs will be needed for development of each proposed lot and the Generalized DP establishes the guidelines to evaluate the future DPs. The following specific areas are detailed in the General DP:
 - Site design, form and architectural character, including exterior materials, architectural lighting, windows, entrances, roofscapes, and outdoor storage;
 - Transportation considerations, including site access, onsite circulation, and off-street loading;
 - Landscaping, including tree retention, site lighting, screening and fencing;
 - Signage;
 - Crime Prevention Through Environmental Design (CPTED); and
 - Sustainability considerations, including sustainable buildings and design, energy and water efficiency, and stormwater management.

Outdoor Storage Areas

- The IB-1 Zone proposed for Lots 1 and 4 allow no outdoor storage. Conversely, the IB-2 Zone proposed for Lots 2 and 3 does permit outdoor storage. The IB-2 Zone requires outdoor storage areas be completely screened to a minimum height of 2.5 metres (8 feet) by buildings, solid decorative fencing and/or substantial landscaping.
- Lots 2 and 3 are located 80 metres from 192 Street, and any outdoor storage uses on Lots 2 and 3 will ultimately be screened from 192 Street by the future buildings on Lots 1 and 4.
- Proposed Lot 3 fronts both 32 Avenue and 192 Street. Staff discussed the option of rezoning Lot 3 to IB-1 rather than IB-2 to avoid a situation where outdoor storage uses would be facing 32 Street. However, staff agreed to proceed with the IB-2 for Lot 3 provided a restrictive

covenant is registered on Lot 3 to prohibit outdoor storage within 80 metres (262 ft.) of 32 Avenue. This approach preserves the option of a future owner of the site to design a building or buildings that screen outdoor storage uses that may be located on the north portion of this lot to the satisfaction of staff. Additionally, the charge on title will make any future owner of the site aware of the outdoor storage limitations.

- The IB-2 Zone limits the area used for outdoor storage to less than or equal to the lot area covered by the principal building. The design guidelines for the General Development Permit (Appendix V) further limit the maximum site coverage for outdoor storage areas to 40% of the site. This is consistent with the outdoor storage uses permitted in Campbell Heights North, located to the west of the subject site.
- The IB-2 Zone limits also requires that outdoor storage areas be completely screened to a height of at least 2.5 metres (8 ft.) by buildings and/or solid decorative fencing and/or substantial landscaping strips of not less than 2.5 metres (8 ft.) in height and not less than 1.5 metres (5 ft.) in width. The maximum height of stored materials is 2.5 metres (8 ft.) within 5 metres (16 ft.) of the screen, and a maximum of 3.5 metres (12 ft.) elsewhere on site.
- The design guidelines required that outdoor storage be screened from general public view behind buildings or a solid screen wall at least 2.4 m high. The screen wall should be in combination with tall landscaping in front.

Air Emissions

- At the April 3, 2017 Regular Council –Land Use meeting, Council instructed staff to review the City’s business park zones and subsequently provide a report regarding the Metro Vancouver air emissions permitting process.
- Because the review of the business park zones has not been completed, staff are recommending that the applicant register a restrictive covenant to prohibit any business that requires a Metro Vancouver air quality permit from locating on the site.
- If any applicable amendments to the business park zones are completed before the subject application receives final approval, the requirement for the restrictive covenant may no longer apply.

DESIGN PROPOSAL AND REVIEW

- The design guidelines provided by the applicant (Appendix V) have been reviewed by staff and found to be acceptable.

PRE-NOTIFICATION

Pre-notification letters were mailed to the owners of 129 houses within 100 metres (330 ft.) of the subject site and the Little Campbell Watershed Society on January 30, 2017, and a Development Proposal Sign was installed in front of the property on August 18, 2017. In response, staff have received 1 email. A summary is provided below with staff comments provided in italics:

- 1 respondent requested more information about the proposed subdivision.

(Staff responded by providing a more detailed description of the proposed development and a current site plan showing the proposed subdivision layout).

TREES

- Austen Peterson, ISA Certified Arborist of Van Der Zalm & Associates 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			
Cottonwood	1	0	1
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Catalpa	1	1	0
Cherry	9	8	1
Elm	1	1	0
Walnut	2	1	1
Willow	1	1	0
Coniferous Trees			
Cypress	2	2	0
Douglas Fir	88	38	50
Grand Fir	1	0	1
Hemlock	3	0	3
Pyramidalis Cedar	1	1	0
Red Cedar	29	0	29
Total (excluding Alder and Cottonwood Trees)	138	53	85
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
Total Retained and Replacement Trees		85	
Contribution to the Green City Fund		\$42,400	

- The Arborist Assessment states that there are a total of 138 protected trees on the site, excluding Cottonwood trees. There is 1 Cottonwood tree on the site, representing approximately 1 % of the total trees on the site. It was determined that 85 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading. The 85 on-site trees will be retained as part of the current application and will be reviewed in further detail as part of the future detailed Development Permits.

- For those trees that cannot be retained, the applicant is 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 requires a total of 106 replacement trees on the site. Since there are no replacement trees proposed at this time, the deficit of 106 replacement trees will require a cash-in-lieu payment of \$42,400, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- While no tree replacement is proposed at this time, trees will be planted on each of the proposed parcels as part of the detailed DP process on each lots in the future. In addition, boulevard street trees will be planted on 32 Avenue and 192 Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 85 trees are proposed to be retained on the land that will be conveyed to the City for the protection of environmental areas with a contribution of \$42,400 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 12, 2017. 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 property is located within the Campbell Heights Local Area Plan (LAP), and is designated "Business Park (Office)", "Business Park", and "Landscaping Strips". • The proposed development meets the intent of the OCP and the LAP as the site is intended for business park or light industrial uses in the Campbell Heights LAP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Permitted Gross Density: 1.00 FAR (based on the proposed IB-1 and IB-2 zoning)
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Proposed development will incorporate rain water management design considerations, including absorbent soils, bio-swales, dry swales, natural landscaping, and permeable pavement/surfaces. • As per the Campbell Heights LAP requirements, the development will provide extensive green space, including high quality landscaping design and treatment.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Approximately 550 metres of sidewalks are proposed on site. • Bike racks will be provided as part of the ultimate development of the site. • Pedestrian lighting and links to transit stops will be provided.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The development will provide an outdoor gathering space for employees and a corner plaza feature that will include fixed seating and landscaping, as per the design guidelines.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • N/A

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheet
Appendix II.	Survey Plan, Proposed Subdivision Layout, and Site Plan
Appendix III.	Engineering Summary
Appendix IV	Summary of Tree Survey and Tree Preservation
Appendix V	Building Design Guidelines

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

RJG/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

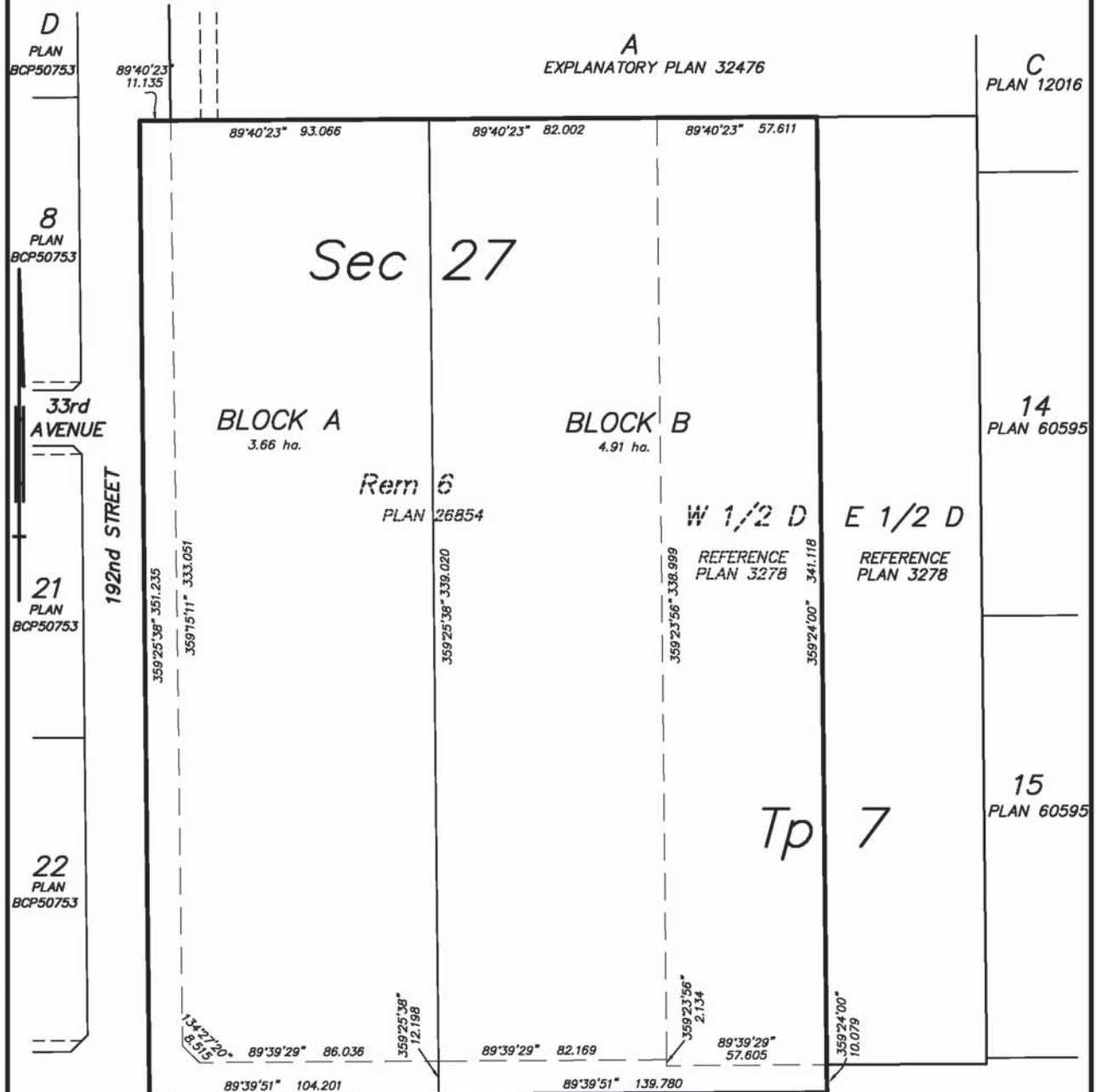
Proposed Zoning: IB-1 and IB-2

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	19.5
Hectares	7.9
NUMBER OF LOTS	
Existing	2
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	80.0 m – 139.4 m
Range of lot areas (square metres)	11,600 m ² – 24,000 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	0.6 lots/hectare 0.2 lot/acre
Lots/Hectare & Lots/Acre (Net)	0.7 lots/hectare 0.3 lot/acre
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	60%
Estimated Road, Lane & Driveway Coverage	5%
Total Site Coverage	65%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	n/a
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	NO
HERITAGE SITE Retention	NO
FRASER HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

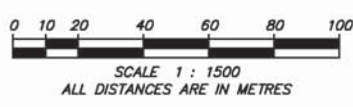
SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW _ _ _
OVER

LOT 6, SECTION 27, TOWNSHIP 7, PLAN 26854,
EXCEPT PLAN EPP40227

AND
WEST HALF OF PARCEL 'D' (REFERENCE PLAN 3278)
OF THE SOUTHWEST QUARTER, SECTION 27, TOWNSHIP 7,
NEW WESTMINSTER DISTRICT



MURRAY & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
201-12448 82nd AVENUE
SURREY, BC V3W 3E9
(604) 597-9189





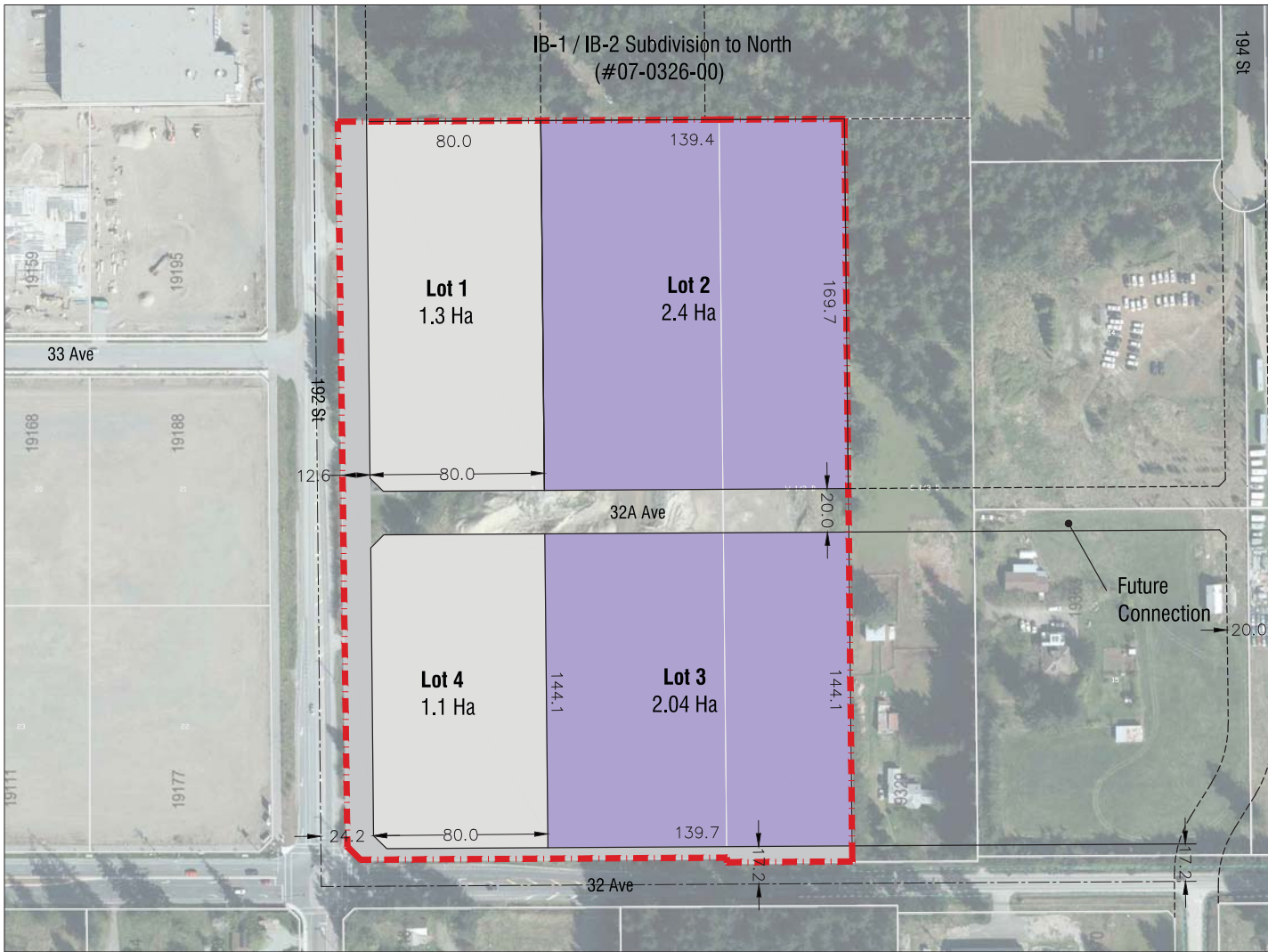
CERTIFIED CORRECT ACCORDING TO SURVEY.
DATED THIS 18th DAY OF OCTOBER, 2017.

B. C. L. S.
FILE 10128-02 C3D

CONCEPT SUBDIVISION PLAN

Proposed Zoning

-  IB-1 Business Park 1 (Office)
-  IB-2 Business Park 2



LEGAL DESCRIPTION

PID: 008-861-218
 LOT 6 SECTION 27 TOWNSHIP 7
 NEW WESTMINSTER DISTRICT PLAN 26854
 EXCEPT PLAN EPP40227

PID: 001-320-696

THE WEST HALF OF PARCEL "D" (REFERENCE PLAN 3278)
 OF THE SOUTH WEST QUARTER
 SECTION 27 TOWNSHIP 7 NEW WESTMINSTER DISTRICT

GROSS SITE AREA

7.9 hectares / 19.5 acres (approx.)

NET SITE AREA

6.9 hectares / 17 acres (approx.)

EXISTING DESIGNATIONS

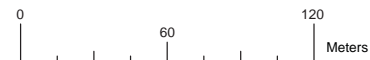
Zoning: A-2
 LAP: Business Park, Business Park (Office)
 OCP: Mixed Employment

PROPOSED DESIGNATIONS

Zoning: IB-1, IB-2
 NCP: Business Park, Business Park (Office)
 OCP: Mixed Employment

LOT YIELD

Existing Number of Lots: 2
 Proposed Number of Lots: 4



**APLIN
 MARTIN**

Project No.: 14-084
 Date: 17 / 10 / 2017

Drawing
1

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

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

DATE: **October 17, 2017** PROJECT FILE: **7816-0681-00**

RE: **Engineering Requirements (Industrial)
Location: 3230-192 Street, 19317-32 Avenue**

REZONE/SUBDIVISION

Property and Statutory Right-of-Way (SRW) Requirements

- 192 Street: dedicate approximately 10.0 metres (tapering) for ultimate 47.4 metre unique road allowance, register 0.5 metre SRW along property line for connection features together with 6.0 metre SRW for multi-use pathway
- 32 Avenue: dedicate 2.808m to 4.942m for ultimate 15.0 metre road allowance from center line and 6.0 by 6.0 metre corner cut truncation at 192 Street, dedicate as road the gazetted road for the north 10.058 meters, register 0.5 metre SRW along property line
- 33 Avenue: dedicate ultimate 20.0 metres road allowance together with 6.0 by 6.0 metre corner cut truncation at 192 Street, register 0.5 metre SRW along property line

Works and Services

- construct multi-use pathway along 192 Street
- build 33 Avenue to through local roadway standard
- extend storm sewer on 33 Avenue to service the site and complete a Stormwater Management Plan to detail the proposed low impact development (LID) features
- construct water main on 33 Avenue and confirm need for water main on 32 Avenue; alternatively provide cash-in-lieu for the 32 Avenue main
- install sanitary sewer on 33 Avenue and verify need for sewer on 32 Avenue; alternatively provide cash-in-lieu for the 32 Avenue sewer
- provide adequately sized water, sanitary and storm sewer connections to each lot
- pay 100% of the Sanitary DCC in accordance to Sanitary Frontender Agreement 8207-0395-00-1

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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

For 
Rémi Dubé, P.Eng.
Development Services Manager
KH

NOTE: Detailed Land Development Engineering Review available on file

Tree Preservation Summary

Surrey Project No:

Address:

Registered Arborist: Austin Peterson PN 1570A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	139
Protected Trees to be Removed	53
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	85
Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 0 </u> X one (1) = 0 All other Trees Requiring 2 to 1 Replacement Ratio <u> 53 </u> X two (2) = 106	106
Replacement Trees Proposed	0
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	0
Off-Site Trees	
	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> </u> X one (1) = 0 All other Trees Requiring 2 to 1 Replacement Ratio <u> </u> X one (2) = 0	
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by: Austin Peterson PN 1570A



(Signature of Arborist)

Date: August 14, 2017



Building Design Guidelines

Site Address: 3230 192nd Street & 19317 32nd Avenue, Surrey, BC
Surrey File No.: 16-0681

Project No. 14-084

Version 2: October 17, 2017

Aplin & Martin Consultants Ltd.



APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

1.0 GENERAL DEVELOPMENT PERMIT CONCEPT

1.1 Background

The development site at 3230 192nd Street and 19317 32nd Avenue is designated 'Mixed Employment' in the City of Surrey's Official Community Plan (OCP); and a mix of 'Business Park' and 'Business Park (Office)' in the Campbell Heights Local Area Plan (LAP). The total site area measures 7.9 hectares (19.5 acres) in size and the site is bounded by 32nd Avenue to the south and 192nd Street to the west (**See Appendix A – Subject Site and Appendix B – Site Plan**).

The site is currently zoned A-2 'Intensive Agricultural', but is proposed to be rezoned to IB-1 'Business Park 1' and IB-2 'Business Park 2' (Surrey File No. 16-0681). These zones are intended to permit development of industrial business parks, light impact industry, offices and services with a high design standard.

The site is mostly cleared of trees with fill material deposited on site. Trees are located around the existing single family dwellings, at the edges of the property along the south and west property lines.

The purpose of this general Development Permit is to prepare the site for development through road dedication, rezoning, and landscaping in advance of a final industrial use being secured. This is a similar process that was approved at 19242 36th Avenue, located north of the subject site (Surrey File No. 07-0326).

1.2 Intent

This general Development Permit provides direction and context to the overall planning and design of the proposed business park lot in Campbell Heights, on the north-east corner of 32nd Avenue and 192nd Street.

The following guidelines promote a high standard of design consistency with the Development Permit Guidelines in the OCP, the Campbell Heights LAP and other Business Park Design Guidelines used in the Campbell Heights area. Development and future layout of the lot shall conform to the Industrial Business Park IB-1 and IB-2 Zones.

2.0 DESIGN OBJECTIVES

Future development should create a high quality, attractive, sustainable and accessible business park environment. The design objectives for development are to:

- Promote business investment and increase the attractiveness of Campbell Heights through high quality sustainable design and good planning principles.
- Promote a harmonious and cohesive character with surrounding development.
- Accommodate a range of user types within the context of the Campbell Heights Land Use Plan.
- Integrate urban design and environmental stewardship within the development process.
- Encourage a pedestrian-friendly environment.

3.0 SITE DESIGN

This section is intended to guide the design of the subject site within the context of the Campbell Heights Business Park. It will provide guidance towards creating an aesthetically pleasing and functional relationship between physical site elements such as buildings, parking, loading areas, landscaping, and open spaces.

Overall, the design of the new development shall be reflective of the characteristics of surrounding development while enhancing the area through quality architecture, landscaping and site layout.

- The development of the site must conform to Zoning Bylaw requirements and the guidelines provided.
- The design will emphasize high quality built form, site layout and landscaping, while retaining as many viable trees as possible (Figure 1).



Figure 1 - Landscaping

3.1 Site Layout

- The subject site is expected to respect the surrounding sites to ensure an attractive and compatible interface.
- The principal building shall be anchored at the corner of 32nd Avenue and 192nd Street and is designed to be visually attractive from both streets.
- Buildings shall be oriented towards the street with the primary public functions located at the front of the building.
- Building setbacks shall be determined in accordance with the proposed IB-1 and IB-2 zones similar to neighbouring sites on 32nd Avenue and 190th Street.
- Consideration of pedestrian movement shall be incorporated into the site design. Links shall be provided between the main building entrances and the City sidewalk with on-site sidewalks.
- **Allocated outdoor area of respite for workers at the corner of 32nd Avenue and 192nd Street. The outdoor area of respite is to contain fixed seating, landscaping and decorative paving.**
- **Allocated corner feature plaza at the corner of 32nd Avenue and 192nd Street. The corner feature plaza is to contain fixed seating, landscaping and decorative paving.**
- Crime Prevention Through Environmental Design (CPTED) principles should be applied (See Section 8.0).

3.2 Site Access

- All site access points shall conform to the City of Surrey Engineering standards, and be located to provide the most efficient and functional flow of traffic while mitigating potential conflicts with adjacent streetscapes and site features.
- Site access must not be located within 3.5 metres of the side property line, except in a shared access arrangement.
- Site access directly from 32nd Avenue is not permitted at this time but is subject to City review at the time of **Development Permit** submission.
- Primary two-way site access is to be located on 192nd Street.

3.3 Onsite Circulation

- All truck turning movement must be accommodated on site.
- Parking lots and driveways shall be designed to minimize conflict between vehicular and pedestrian traffic.
- Place speciality paving on the driveway entrance for a minimum distance of 12 metres (if off 32nd Avenue) or 6 metres (if off 192nd Street) from the property line, of which stamped asphalt is not acceptable.
- Walkways shall be provided to facilitate pedestrian movement to and from main entrances, as well as connect to parking areas and public sidewalks.
- Features such as distinct paving, special landscaping with trees, benches and overhead weather protection shall be incorporated into pedestrian pathway design (Figure 2).



Figure 2 - Landscaped Pedestrian Route

3.4 Parking Requirements

- Parking will conform to the City of Surrey Off-Street Parking and Loading / Unloading Bylaw.
- Parking spaces at the end of a row shall be protected from turning vehicles by a curbed landscaped area with a minimum of 1.5-metre width.
- Accessible parking spaces shall be located near building entrances, abutting or within easy access of a landscaped island with curb-cuts or curb let-downs to accommodate wheelchair / scooter movement.
- At-grade bicycle storage shall be provided close to building entrances, in areas with good lighting and visibility.

3.5 Off-Street Loading

- Loading bays / overhead garage doors are not permitted along 192nd Street nor along the side of the building fronting 32nd Avenue. Loading areas are only permitted in the rear or side yard of building along shared property lines, and must be separated from vehicle parking.
- Loading areas shall be screened to a height of at least 2.5 metres by buildings, a landscape screen, a solid decorative fence, or a combination thereof.

3.6 Outside Storage, Staging and Display Areas

- Outdoor storage of any goods, materials, or supplies is not permitted in the IB-1 zone.
- Areas for outdoor display and storage of any goods, materials or supplies in the IB-2 zone must not be located within any front or side yard. **Using a combination of solid fencing and solid landscaping**, they must be completely screened to a height of at least 2.5 meters in height and not less than 1.5 metres in width.
- Garbage and recycling bins shall not be located within front yard or side yards. They must be incorporated in the building or screened, to a height of at least 2.5 meters (Figure 3)
- Such areas shall not encroach on required minimum setbacks and shall not exceed 40% of the site.

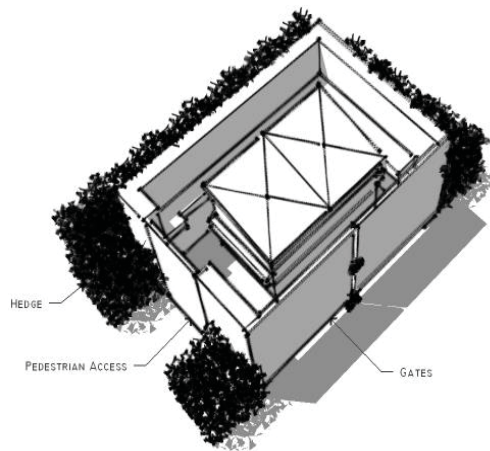


Figure 3 - Example of Garbage and Recycling Bin Screening

4.0 ARCHITECTURAL DESIGN

Guidelines in this section are meant to create a positive and unique built environment by ensuring the highest quality of built form that is possible within the framework of functional requirements and cost effectiveness.

4.1 Architectural Design Integrity

- Building design in terms of scale, architectural character, rooflines and building mass shall be compatible with other buildings on neighbouring sites.
- Ancillary or secondary building mass shall be designed and constructed consistent with the architecture of the principle building.
- The exterior of buildings shall be coordinated with design on all elevations with regards

to colours, materials, architectural form and detailing to achieve design harmony and continuity.

- All doors and windows shall be trimmed whenever such treatment would be compatible with the architectural style of the buildings. Painted or false detailing that distracts from the integrity of structures shall be avoided.
- Windows and glazing that allow for a visual connection to the interior space from outside shall be integrated with the architectural form and character of the building.

4.2 Form and Articulation

- Special attention will be given to the architectural expression, articulation of massing, and exterior finishing materials on buildings facing 32nd Avenue and 192nd Street. In particular, facades facing the street must be articulated to establish scale and identity.
- Articulation should be achieved using architectural methods and details more substantial than paint and decoration.
- Variations in massing and changes in height and horizontal planes are encouraged.
- Promote green 'living walls' to break-up massing, and add visual interest to buildings.
- Building design shall be appropriate to the use intended, differentiating the major functional parts within them, and shall be responsive to site opportunities and conditions.
- Office components at the front face buildings shall be visually distinguished from the Warehouse/Industrial use through the use of setbacks and higher quality finishes (Figure 4 & Figure 5).
- Mechanical equipment including electrical kiosks, gas meters, etc., **are to be located away from general public view. If visible along a street frontage**, they must be screened from the street.



Figure 4 - Example of Office Building Design



Figure 5 - Example of Industrial Warehouse Design

4.3 Exterior Material

- Materials are to be of high quality with a sense of permanence; therefore, entirely pre-engineered or pre-fabricated metal buildings are not acceptable. In addition, the use of sheet and profiled metal cladding is strongly discouraged as a primary cladding material and will not be acceptable except in cases of significant architectural merit (Figure 6).
- All metal products must be pre-formed, pre-finished and installed using the appropriate manufactures' accessories. Panel systems are recommended for office components.
- Materials are encouraged to be unfinished, clear coated or painted with a "natural" finish. Articulation can be achieved by reveal lines, texturing and recessing of materials.
- Standard concrete block is not acceptable as an exterior finish anywhere on the building. Where concrete block is employed, specific attention should be paid to colour, pattern, texture, and finishing. All block must be installed in compliance with good industry practice.
- The predominant method of exterior construction should be tilt up or poured in place concrete, with quality reveals, **form liner textures**, and a panel system or curtain wall style glazing for office components. Construction must be detailed to avoid extensive blank or uniform wall surfaces.
- Stucco use is to be limited and must be applied in conformance with good industry practice, paying particular attention to joint details and potential staining problems arising from the local climate.
- The use of stucco is not acceptable on the office component.
- Wood siding may be used as an accent material only.
- The use of glazing and high quality materials and finishes is required of buildings facing a street. Blank walls shall be avoided.



Figure 6 – High Quality Exterior Material

4.4 Architectural Lighting

- Full cut-off fixtures shall be utilized to avoid excessive lighting, glare and light pollution.
- Where building facades comprise significant area of opaque materials visible to public roads and paths, decorative floodlighting is encouraged to accent recessed or articulated surface.
- Proposed building mounted lighting must be integrated with the architectural expression of the building (Figure 7).
- Entrances shall be well illuminated as a way-finding and safety feature (Figure 8).



Figure 7 – Architectural Expression



Figure 8 – Way-Finding

4.5 Windows and Entrances

- Windows should respond to interior function and scale of building.
- Residential style windows are not permitted.
- Facade articulation, such as recessed window and doors areas, are encouraged to create depth and variation.
- Windows that provide high levels of natural light to building interiors, such as clerestory windows, are encouraged.
- Main public entrances must be easily identifiable from the street.
- Employee and service entrances must be clearly marked by architectural as well as graphic means.



Figure 9 – Window Treatment

4.6 Roofscapes

- All rooftop equipment must be considered as part of the architectural vocabulary, screened so that it is invisible from the street, and incorporated into the design in a manner consistent with the overall architecture of the building.
- Sustainable options for roofscapes shall be explored at time of development (e.g. high albedo or green roofs).
- Incorporate living green rooftops where possible. Encourage a roof design that allows access and use by building employees.
- The use of skylights to allow for daylight penetration into building interiors is encouraged.

5.0 LANDSCAPING

This section is intended to guide the design and installation of landscaping that will enhance the character of Campbell Heights Business Park, by creating a coherent landscape which responds to and reinforces the character of adjacent streetscapes and open spaces.

5.1 General Landscaping

- Landscaping elements shall function to define public spaces and provide a transition to private spaces.
- The layout and design of planted areas shall respond to the site and building form and function. Where space permits create layered planting arrangements.
- Plant selection will be based on compatibility with soil and solar exposure. Shrubs, flowers and ground covers are encouraged to be grouped together in clusters rather than in individual scattered locations.
- Plant materials shall provide year-round interest e.g., include a mix of evergreen and flowering plant material as well as form, texture and shape.
- Highlight trees (e.g. specimen or larger calliper trees, highlight shrubs and perennials / annuals) shall be installed adjacent to signage, entry plazas, drive aisles entries and pedestrian accesses from the sidewalk. A double row of alternating trees shall be planted to achieve a canopy affect over all sidewalks adjacent to public roads. Trees should be planted on both sides of sidewalks (i.e. one row within the property line and one row within the public right-of-way).
- Landscaping (trees and shrubs) adjacent to pedestrian corridors shall provide a vertical clear zone from 1.2 metres above-ground to approximately 2.0 metres. This will promote pedestrian safety and increase visibility.
- Native plant species that enhance environmental qualities and provide wildlife habitat shall be incorporated wherever possible.
- Consider the mature state of plants, as long term maintenance is often inconsistent.
- All landscape and plant materials shall meet BC Society of Landscape Architect / BC Nursery Trades Association Standards. All landscape work shall be completed within one year of the start of construction and shall include a one-year material guarantee.
- Landscaping shall be prepared as per the Zoning Bylaw.

5.2 Tree Retention in Landscaping

- Site analysis will consider significant trees identified through arborist assessment, as defined in Surrey's Tree Protection Bylaw.
- Every effort is to be made to retain existing trees within and immediately adjacent to

-
- landscaping strips.
 - Significant trees recommended for retention by a certified Arborist, at the time of the Development Permit, are to be incorporated into the landscape design.

5.3 Parking Area

- Provide landscaping within and at the periphery of surface parking lots in order to visually break up and screen parking from public streets and neighbouring properties. Landscaping shall also be used to define parking clusters, highlight pedestrian routes, increase human comfort, provide visual relief and interrupt paved surfaces to increase natural drainage.
- Landscape strips shall be provided at the ends of each parking row, and between every six parking spaces. They shall be at least 1.5 metres wide and include a shade tree (6-centimetre [2.5-inch] callipers preferred) and plant material.
- Provide shade trees and landscaping at the ends of each parking rank (i.e. a group of parking spaces separated by driving aisles) within a landscaping strip located along the side of parking spaces. There shall be at least one shade tree at the ends of a single row of parking spaces and two shade trees at the ends of two adjoining rows (front to front) of parking spaces.
- A maximum distance of approximately 20 meters (66 feet) shall be maintained between trees within a fronting street parking lot.
- Reduce the amount of impermeable asphalt paving in parking areas by introducing a variation in paving materials (e.g. concrete, decorative pavers and a continuous, shallow concrete gutter or swale with rolled edges). Typical locations for decorative paving include vehicle entrances, pedestrian crossings and adjacent to the main building entrance.
- Permeable paving should be used wherever possible (Figure 10).



Figure 10 – Permeable Pavement

5.4 Screening and Fencing

- Loading areas, outdoor storage, service areas, and garbage containers shall be screened from general public view behind buildings or a solid screen wall at least 2.4 m high. The screen wall should be in combination with tall landscaping in front.
- Utility boxes are to be located away from general public view or screened with landscaping. If visible along a street frontage, the landscape screening is to be at least 2 m high.
- Define areas for private use and public use through landscaping and architectural features (such as bollards and raised planters). Screen features shall be designed to

-
- maintain opportunities for casual surveillance from the street.
 - Avoid using fencing along property lines that abut streets. When a fence is unavoidable, a transparent fence combined with other landscaping features **in front of the fence** shall be used.
 - Fencing or gating shall only be installed when required for specific screening, security, or safety purposes.
 - Gates are to be of high quality design and material, such as custom metal fabrication. Chain-link material is to be avoided.

5.5 Site Lighting

- Public spaces, entrances, outdoor amenities and pedestrian routes shall be well lit. Concentrate brighter levels in areas such as entries and paths, and create a transition to lower light levels away from areas where light is not needed.
- Sidewalk lighting shall be mounted as to direct light onto the walking surfaces. Bollard lighting is recommended for pedestrian areas.
- Specially lit and landscaped identification signs, ponds, fountains, decorative pavers, and enhanced landscaped medians are encouraged.
- Avoid up-lights and other light polluting fixtures.
- Consider glare to motorists and adjacent properties when providing appropriate light levels. Utilize “Full cut-off fixtures” where appropriate (Figure 11).
- In landscaped open spaces, particular attention should be given to relationships between lighting and planting.
- For consistency between developments, the type of street lamps on public streets, their height, intensity, and spacing, etc., will be coordinated by Surrey’s Engineering Department through the servicing agreement process.
- Where appropriate, consider installing outdoor lighting activated by photocells and/or timers.
- Lighting along pedestrian pathways shall not exceed 4 metres (13 feet) in height. Fixtures and poles should be in a colour that complements the building’s architecture and parking lot lighting.
- Parking lot light standards are not to exceed 9 metres (30 feet) in height. Fixtures and poles should be in a colour that complements the building’s architecture.
- Locate luminaires in difficult to reach places. Mount fixtures high on walls, in inaccessible locations or recessed into the building structure, to help prevent vandalism.



Figure 11 – Full Cut-Off Fixtures

6.0 SIGNAGE

Guidelines in this section are intended to regulate development signage within an overall signage system that will both contribute to and reinforce the character and image of the Business Park.

- All signage shall meet the requirements of the City of Surrey Sign Bylaw.
- Building facade signs shall be oriented to a single fronting street, subject to the requirements of the Surrey Sign Bylaw.
- Signage should clearly identify businesses and reflect the aesthetic integrity of the neighbourhood.
- Integrate signs into the building design where possible and design signs to present a unified appearance.
- Free-standing signs shall be integrated into the site landscaping and designed to complement the architecture of the buildings on site.
- Free-standing signs shall fully minimize the structure and design of non-copy areas.
- Maximum height of any free-standing sign is 2.4 meters (8 feet) above grade. The grade at the base of the sign should not exceed the average adjacent grade by more than 0.6 meters (2 feet).
- Avoid backlit acrylic or plastic “box” type signs unless they are integrated into the overall building design. Avoid locating illuminated signs next to residential sites.
- Animated electronic signs are not permitted.
- Single or double pole freestanding pylon signs are not permitted.

7.0 ENVIRONMENT AND SUSTAINABILITY

7.1 Sustainable Buildings and Design

- Projects should be planned and designed to address guidelines for sustainable development contained in the Campbell Heights LAP. In addition, projects are encouraged to use LEED (Leadership in Energy and Environmental Design) or similar green building rating systems and include features such as sustainable sites, water conservation, energy efficiency, renewable, recycled and local materials and good indoor air quality, for example:
 1. On-site storm water management; designated carpool parking stalls and on-site bicycle racks;
 2. Water Conservation - Lower volume plumbing fixtures Low maintenance / drought resistant landscaping and permeable paving;
 3. Energy Efficiency - Energy efficient mechanical and lighting systems; and
 4. Materials - Green materials such as FSC Certified wood. Green construction methods (construction waste management).

Developers are also encouraged to take advantage of energy efficiency programs, incentives, and design support offered by utilities such as BC Hydro or Fortis BC.

7.2 Energy and Water Efficiency

- Buildings should be designed to reduce energy consumption by incorporating solar access, shading, maximizing the amount of daylight into interior spaces and by providing windows that can open, where possible. For example:

- Maximize the southern exposure and provide shading devices to minimize heat gain during the summer;
- Maximize the amount of glazing and windows on south facing exterior walls; and,
- Incorporate skylights, interior courtyards, or provide terracing that allows for daylight penetration into building interiors, etc.
- Explore opportunities for the use of energy efficient mechanical and electrical equipment and fixtures such as LED lighting and water conserving plumbing fixtures.
- Consider incorporating alternative and renewable energy production systems at the outset of the design stage to reduce dependence on traditional energy sources for heating, lighting and cooling purposes.
- Work with BC Hydro and City of Surrey to explore district energy options, promote high performance buildings and reduce the use of electricity overall.
- Consider using permeable materials for outdoor surfaces, subject to considerations of the water table in the area and approval of the Engineering Department.
- Work with the City of Surrey to set minimum standards for energy efficiency for new development.

7.3 Stormwater Management – Lot Drainage

- Reduce stormwater run-off and maximize pervious surfaces through the use of features such as bio-swales, rain gardens and infiltration trenches.
- Bio-swales are to be located on private property flanking public sidewalks or parking areas.
- Consider using permeable materials for outdoor surfaces such as parking areas (subject to consideration of the water table in the area, and approval by the Engineering Department).
- Promote living green roofs and green walls where appropriate.
- Implement onsite exfiltration systems to mitigate the increased imperviousness of individual lots as they are developed.
- Roof top downspouts are to be directed to the onsite stormwater features, such as bio-swales, rain gardens and infiltration trenches. Controlled flow roof drains shall be considered for onsite detention.
- Provide civil site plan to show onsite storm water management and grading concept at Development Permit stage.



Figure 12 – Bio-swale

7.4 Vegetation

- Apply erosion and sedimentation controls to protect/reuse top soil and prevent storm sewer sedimentation.
- Implement a minimum depth of 450 millimetres of topsoil in all landscaped areas to

-
- allow for greater runoff retention.
 - Maximize the quantity of native plant species, but take into consideration energy efficiency and conservation in the selection of plant material (e.g. use species that conserve water, moderate the effects of wind, provide shade in summer to reduce energy requirements for cooling, allow sunlight and daylight to buildings, and/or reduce the extent of paved surfaces to allow natural drainage).
 - Incorporate green-screen/living-screen walls that utilize landscaping and vines rather than concrete material on conjunction with landscaping features such as berming, and screening.
 - Include tree species with large canopies where appropriate.

7.5 Innovative Practices

- Investigate eco-industrial networking in order to develop new local and regional business relationships. Eco-industrial networking allows industry to harness new and existing energy, material, water, human and infrastructure resources, to improve production efficiency, investment competitiveness, and community and ecosystem health.
- Provide incentives for alternative transportation methods such as cycling, by incorporating bike racks (covered where possible) and onsite shower facilities into building and site design.
- Provide preferred parking for carpools, vanpools, and/or car co-ops.
- Encourage the use of electric vehicles and/or vehicles reliant on alternative fuel sources. Explore opportunities to provide rapid recharge stations.

8.0 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The development of individual sites within the subject area shall conform to Crime Prevention Through Environmental Design (CPTED) principles.

- Define onsite open space by creating a clear transition from public to private areas through the use of landscaping elements such as entry features, planting, paving, and lighting.
- Define public open space through high-quality design and landscape elements.
- Where required, provide fencing to limit access to areas not visible from the street. Fencing is not supported in street facing setback areas.
- Organize and design buildings and landscape areas to allow for maximum overlook by Business Park users of adjacent streets, open spaces and plazas, parking areas and building entrances.
- Locate walkways and pathways on the periphery of the site, adjacent to arterial, connector and local roads.
- Consider the “front-back” nature of development and design to increase surveillance at the rear of buildings.
- Minimize opportunity for climbing onto roofs of industrial warehouse buildings.
- On-grade parking and loading areas not visible from the street shall be designed with gates to restrict access afterhours.
- Use durable external finishes that are resistant to vandalism (e.g. graffiti).

APPENDIX I

SUBJECT SITE



Address: 3230 192 Street and 19317 32 Avenue

Scale: 1:4,000



The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



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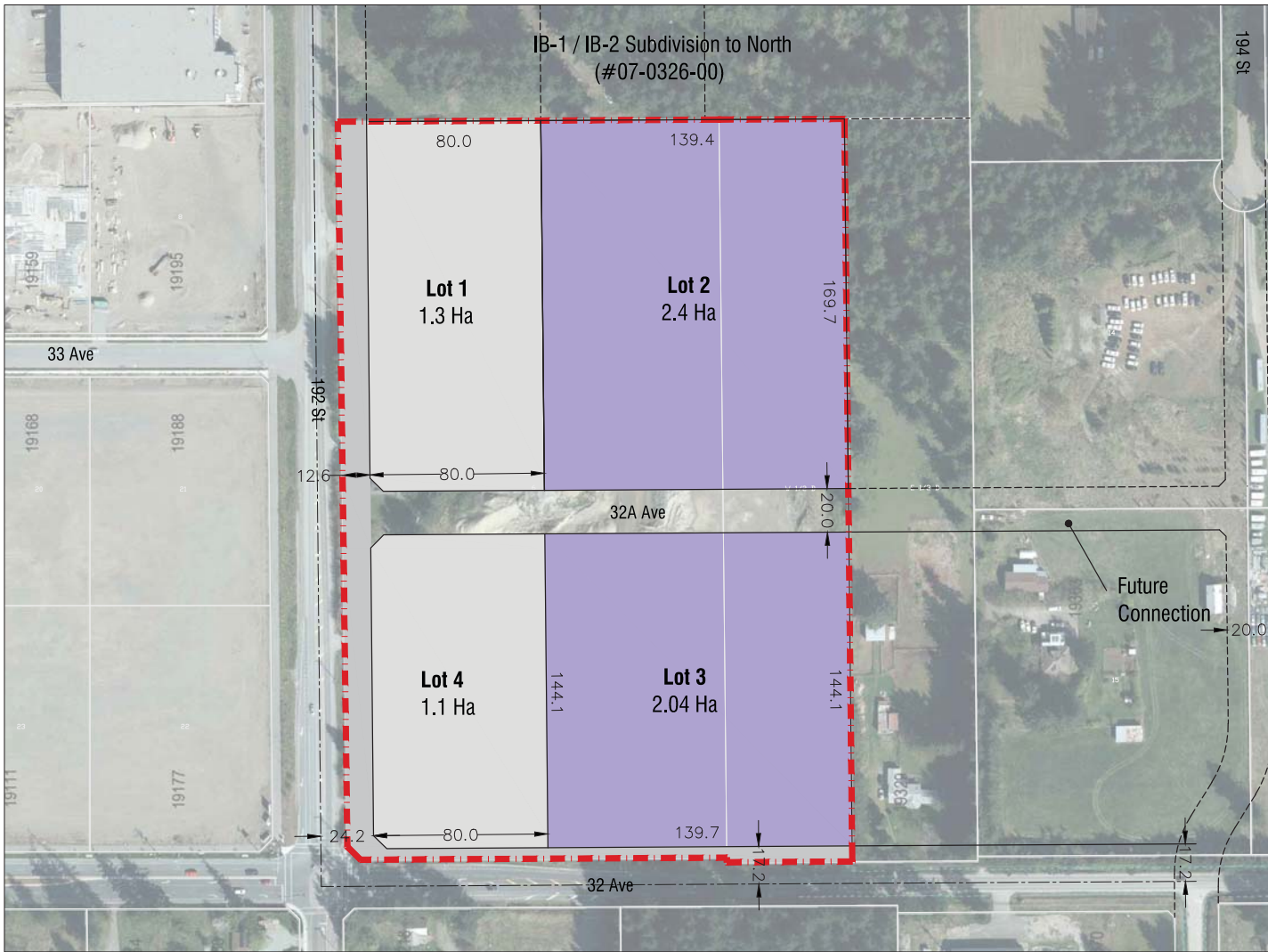
APPENDIX II

SUBDIVISION PLAN

CONCEPT SUBDIVISION PLAN

Proposed Zoning

-  IB-1 Business Park 1 (Office)
-  IB-2 Business Park 2



LEGAL DESCRIPTION

PID: 008-861-218
 LOT 6 SECTION 27 TOWNSHIP 7
 NEW WESTMINSTER DISTRICT PLAN 26854
 EXCEPT PLAN EPP40227

PID: 001-320-696

THE WEST HALF OF PARCEL "D" (REFERENCE PLAN 3278)
 OF THE SOUTH WEST QUARTER
 SECTION 27 TOWNSHIP 7 NEW WESTMINSTER DISTRICT

GROSS SITE AREA

7.9 hectares / 19.5 acres (approx.)

NET SITE AREA

6.9 hectares / 17 acres (approx.)

EXISTING DESIGNATIONS

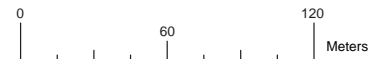
Zoning: A-2
 LAP: Business Park, Business Park (Office)
 OCP: Mixed Employment

PROPOSED DESIGNATIONS

Zoning: IB-1, IB-2
 NCP: Business Park, Business Park (Office)
 OCP: Mixed Employment

LOT YIELD

Existing Number of Lots: 2
 Proposed Number of Lots: 4



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Project No.: 14-084
 Date: 17 / 10 / 2017

Drawing
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APLIN MARTIN

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