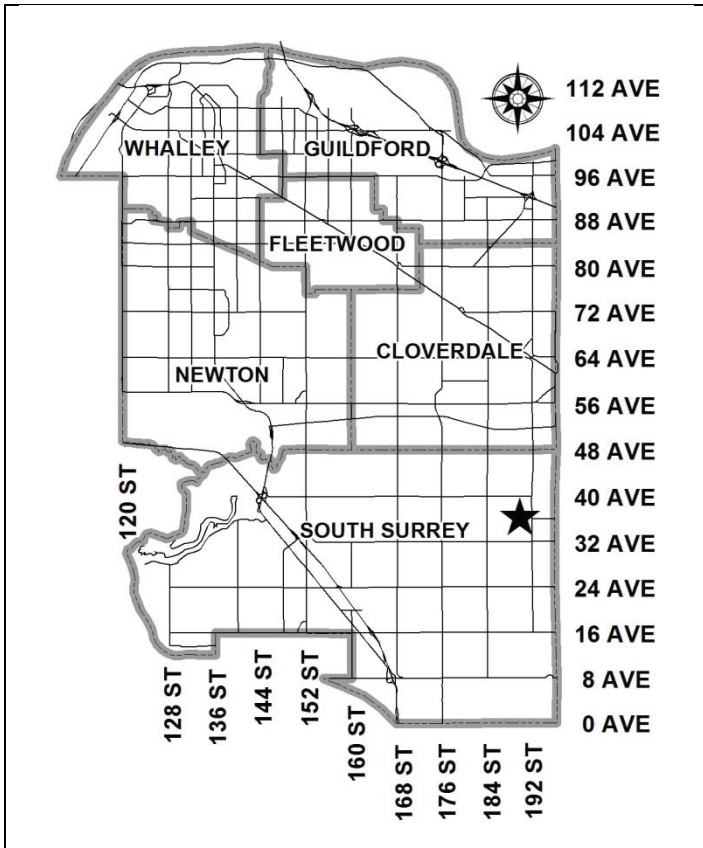


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0716-00

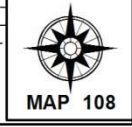
Planning Report Date: May 29, 2017



PROPOSAL:

- **Development Permit**
 to permit the development of an industrial building.

LOCATION: 3487 - 191 Street
OWNER: D Gibb Investments Inc.
 KBG Investments Inc.
ZONING: CD (By-law Nos. 17146 and 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 "Mixed Employment" designation in the OCP.
- The proposal complies with the "Business Park" designation in the Campbell Heights LAP.
- The proposal is consistent with the design guidelines outlined in the Campbell Heights Local Area Plan and the general Development and Design Guidelines for Campbell Heights North.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7916-0716-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

REFERRALS

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

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant parcel

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
North:	Vacant parcel. Development Permit issued for a multi-tenant industrial building (Development Application No. 7916-0366-00).	Business Park	CD (By-law Nos. 17146 and 17934)

Direction	Existing Use	LAP Designation	Existing Zone
East (Across 191 Street):	Vacant parcel	Business Park	CD (By-law Nos. 17146 and 17934)
South:	Industrial building.	Business Park	CD (By-law Nos. 17146 and 17934)
West:	Vacant parcel. Development Permit issued for a multi-tenant industrial building (Development Application No. 7915-0384-00).	Business Park	CD (By-law Nos. 17146 and 17934)

DEVELOPMENT CONSIDERATIONS

Background

- The subject property 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 No. 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. 7912-0160-00, 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).
- The CD By-law permits a range of light impact industrial, warehouse uses, distribution centres, transportation industry, office uses and other accessory uses, forming part of a comprehensive design.
- The subject property was cleared and serviced for development under the original rezoning and subdivision applications. As such, there are no trees or vegetation on the site.

Current Proposal

- The applicant is proposing to construct a multi-tenant industrial building with 2,815 square metres (30,300 sq. ft.) of ground-floor light impact industrial and warehouse space.
- The proposed building conforms in all respects to provisions of the current CD Zone (By-law No. 17146 and 17934).

DESIGN PROPOSAL AND REVIEW

Proposed Building

- The proposed multi-tenant building will offer about 2,815 square metres (30,300 sq. ft.) of ground-floor space for warehouse and light impact industrial uses. A total of seven units are proposed, each with individual entrances and overhead loading doors facing the parking area.
- The proposed industrial building conforms to the Floor Area Ratio (FAR), maximum building height, lot coverage and minimum setback requirements in the CD Zone (By-law No. 17146 and 17934).
- The building reflects a modern linear design with coloured reveals, double-glazed anodized aluminum doorframes and windows, prefinished metal flashing, metal roller doors, wood on steel tenant canopies, an inset feature surround anchored to the tilt-up concrete panels and glazing elements that wrap around the southeast building façade.
- The proposed building is consistent with the Campbell Heights North Design Guidelines and reflects existing standards within the surrounding neighbourhood which includes high-quality and sustainable business park developments.

Driveway Access and On-site Parking

- Driveway access is proposed at one location on 191 Street.
- Under the Zoning By-law, 33 parking spaces are required on-site based upon a combination of ground-floor warehouse and light impact industrial uses. The applicant proposes a total of 58 parking spaces which exceeds the requirement in the Zoning By-law.
- The applicant is proposing to provide one parking space per 100 square metres (1,075 sq. ft.) of gross floor area for ground-floor warehouse and light impact industrial uses. The B.C. Building Code permits up to 40% of the ground-floor area to be constructed as second-storey mezzanine space. As such, the applicant has agreed to provide an additional 25 parking stalls on-site which amounts to 2.5 parking spaces per 100 square metres (1,075 sq. ft.) of gross floor area for future potential mezzanine space.
- Loading/unloading spaces with overhead roller doors are provided for each unit.
- A pedestrian linkage is proposed connecting the primary building entrance and 191 Street.

Proposed Free-standing Signage

- The Sign By-law permits a free-standing sign with a maximum height of 6 metres (20 ft.) on 191 Street. However, the maximum permitted height for free-standing signs is reduced to 2.4 metres (8 ft.), per the Design Guidelines in the Campbell Heights LAP. As such, the applicant proposes a free-standing sign that is 2.4 metres (8 ft.) in height which, therefore, will comply with the maximum height requirement specified in the Design Guidelines.

- The free-standing sign is 1.52 metres (5 ft.) wide and double-sided resulting in a total sign area of 2.22 square metres (24 sq. ft.). The Sign By-law permits a total sign area of 28 square metres (300 sq. ft.).
- The free-standing sign is comprised of a steel frame with segmented tenant signage panels that provide advertising exposure for each tenant. In addition, the sign includes individual channel letters that identify the development name and a stacked stone panel veneer on a reinforced concrete base.
- The applicant proposes a minimum setback of 2 metres (6 ft.) from the eastern boundary of the subject property, in keeping with the setback requirements identified in the Sign By-law.
- The applicant is proposing to introduce additional landscaping around the sign base to improve the overall appearance, including low-lying shrubs and additional groundcover.

Proposed Under-Canopy Signage

- The proposed under-canopy signage is limited to one sign per premises and complies with all other aspects of the Sign By-law.
- The under-canopy signage will consist of a metal sign box suspended from a steel frame.
- No upper-storey tenant signage is proposed on the multi-tenant industrial building.

Proposed Landscaping

- The proposed landscaping complies with the CD Zone and Design Guidelines in the Campbell Heights Design Guidelines. It includes, wherever possible, a row of trees (located on-site) that line the existing sidewalk on 191 Street.
- Significant landscaping is proposed around the bio-swale feature along the eastern boundary of the subject property (191 Street) which includes cobblestones, boulders, small trees as well as evergreen shrubs.
- A variety of trees, shrubs and groundcover are proposed along the perimeter of the subject property with several decorative features including distinctive paving materials at driveway entrances.
- The garbage enclosure will be sited at the rear of the building away from public view and will be architecturally coordinated with the design of the building.

PRE-NOTIFICATION

A development proposal sign was installed on-site on February 22, 2017 and the proposal was referred to the Little Campbell Watershed Society (LCWS) for review and comment. To date, staff have not received any responses.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 7, 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 proposal complies with the land-use designation in the Official Community Plan (OCP) and Campbell Heights Local Area Plan (LAP).
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposal complies with the density permitted in the CD Zone.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposal includes vegetated bio-swales and/or rain gardens.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The proposal includes visible/secure all-weather bicycle parking. • The proposal includes secure bike racks and/or lockers.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • N/A
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

ADVISORY DESIGN PANEL

The proposal was not forwarded to the Advisory Design Panel (ADP) for comment but reviewed internally by City staff and deemed generally acceptable in terms of form, design and character.

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 Elevation Drawings and Landscape Plans
- Appendix III. Engineering Summary

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Tohmm Cobban Architect and LandSpace Design Inc., respectively, dated March 22, 2017 and April 6, 2017.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

MRJ/da

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	N/A	6,395 sq. m.
Road Widening area		
Undevelopable area		
Net Total	N/A	N/A
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	N/A	N/A
Paved & Hard Surfaced Areas	N/A	N/A
Total Site Coverage	60%	44%
SETBACKS (in metres)		
Front	16 m./7.5 m.	7.5 m.
Rear	7.5 m.	15 m.
Side #1 (North)	7.5 m.	0 m.
Side #2 (South)	0 m.	24.38 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m.	10.02 m.
Accessory	6 m.	N/A
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial	N/A	N/A
FLOOR AREA: Industrial	N/A	2,814.96 sq. m.
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	N/A	2,814.96 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)	N/A	N/A	
# of units/ha /# units/acre (net)	N/A	N/A	
FAR (gross)	N/A	N/A	
FAR (net)	1.00	0.44	
AMENITY SPACE (area in square metres)	N/A	N/A	
Indoor			
Outdoor			
PARKING (number of stalls)			
Commercial	N/A	N/A	
Industrial	33 spaces	58 spaces	
Residential	N/A	N/A	
Institutional	N/A	N/A	
Total Number of Parking Spaces	33 spaces	58 spaces	
Number of accessible stalls	1 space	1 space	
Number of small cars	N/A	N/A	
Tandem Parking Spaces	N/A	N/A	
Size of Tandem Parking Spaces	N/A	N/A	
Heritage Site	NO	Tree Survey/Assessment Provided	N/A

Proposed Commercial Tilt-Up Building Surrey, BC

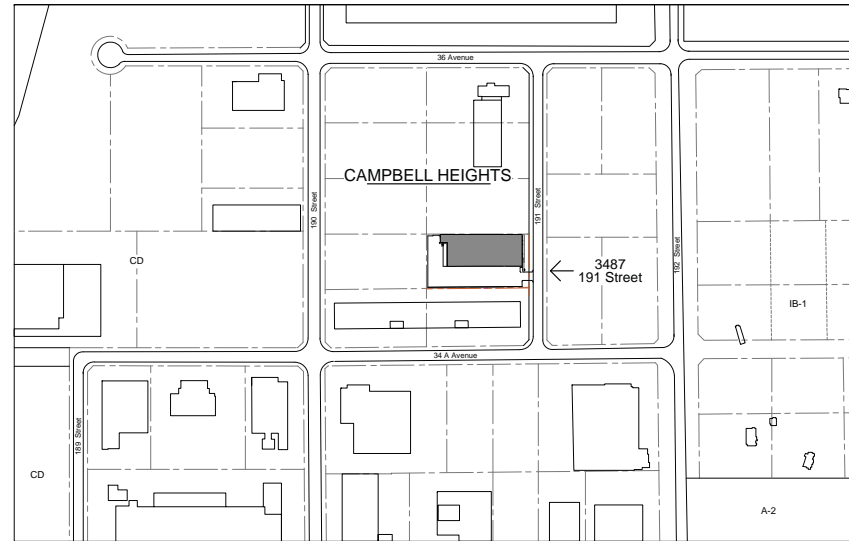
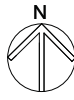
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TOHMM COBBAN Architect is responsible for the architectural interpretation of the client's requirements and shall not be held responsible for any errors or omissions in the drawings or specifications prepared by the client or any other professional engineer registered in the Province of British Columbia.

TOHMM COBBAN
Architect
201-309 West Cordova Street
Vancouver B.C. V6B 2E5 • 604-685-6210



2 Aerial View
SC: NTS



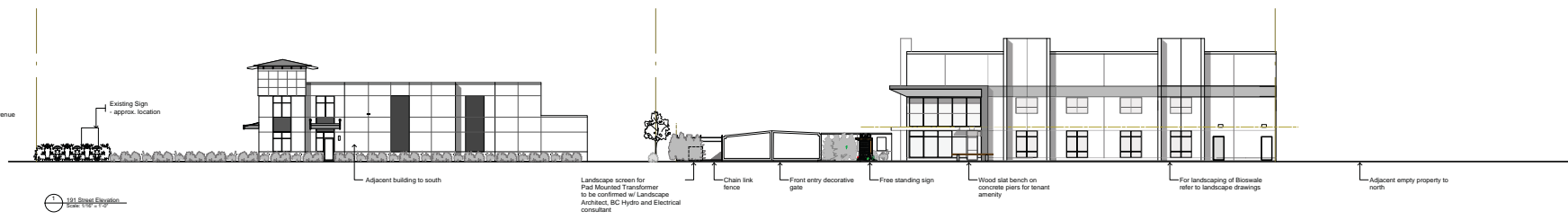
1 Context Plan
SC: NTS



**Proposed
Tilt-Up
Building**
3487 191 Street
Surrey, BC.

- ▲ Apr. 07 '17 - Revid for resubmission to City of Surrey for a DP
- ▲ Jan 6-10 '17 - Revisions and additions
- ▲ Dec. 20 '16 - Revisited, issued to submit to City of Surrey for a DP
- ▲ Nov. 22 '16 - Revisited, issued for client review as per Nov 14 '16
- ▲ Nov. 10 '16 - Issued for contractor, client review
- ▲ Oct. 27 '16 - Issued for contractor, client review
- ▲ Oct. 24 '16 - Issued for check set, client review
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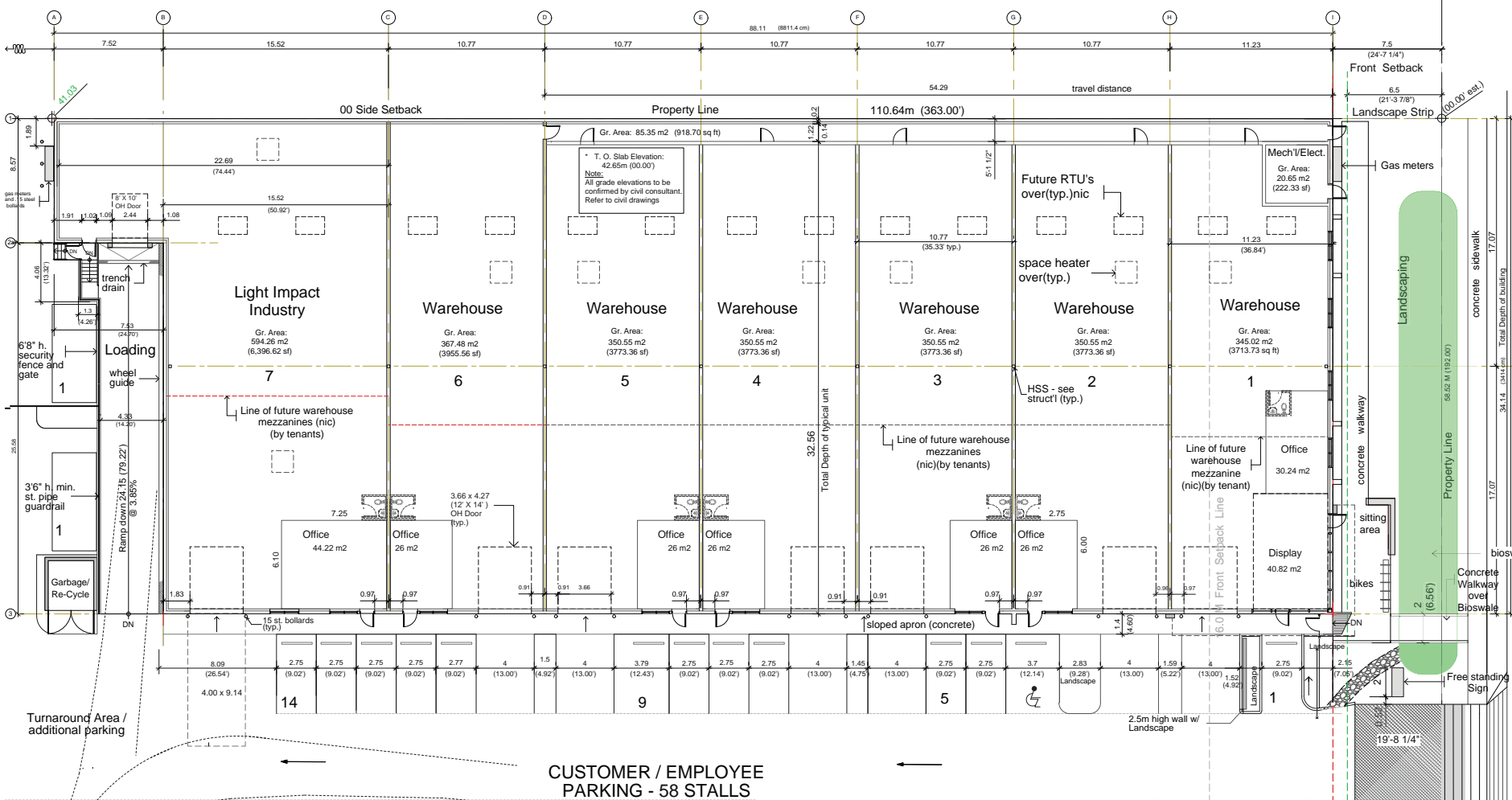
Notes:



191 Stage Elevation
Scale: 1/4" = 1'-0"

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TOHMM COBBAN Architect
 201-309 West Cordova Street
 Vancouver B.C. V6B 2E5 - 604-685-6210

Proposed Tilt-Up Building
 3487 191 Street
 Surrey, B.C.

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Notes:

1 GROUND FLOOR PLAN
 S.C. 33'2" x 11' 0" Area = 30,000 sq.ft.

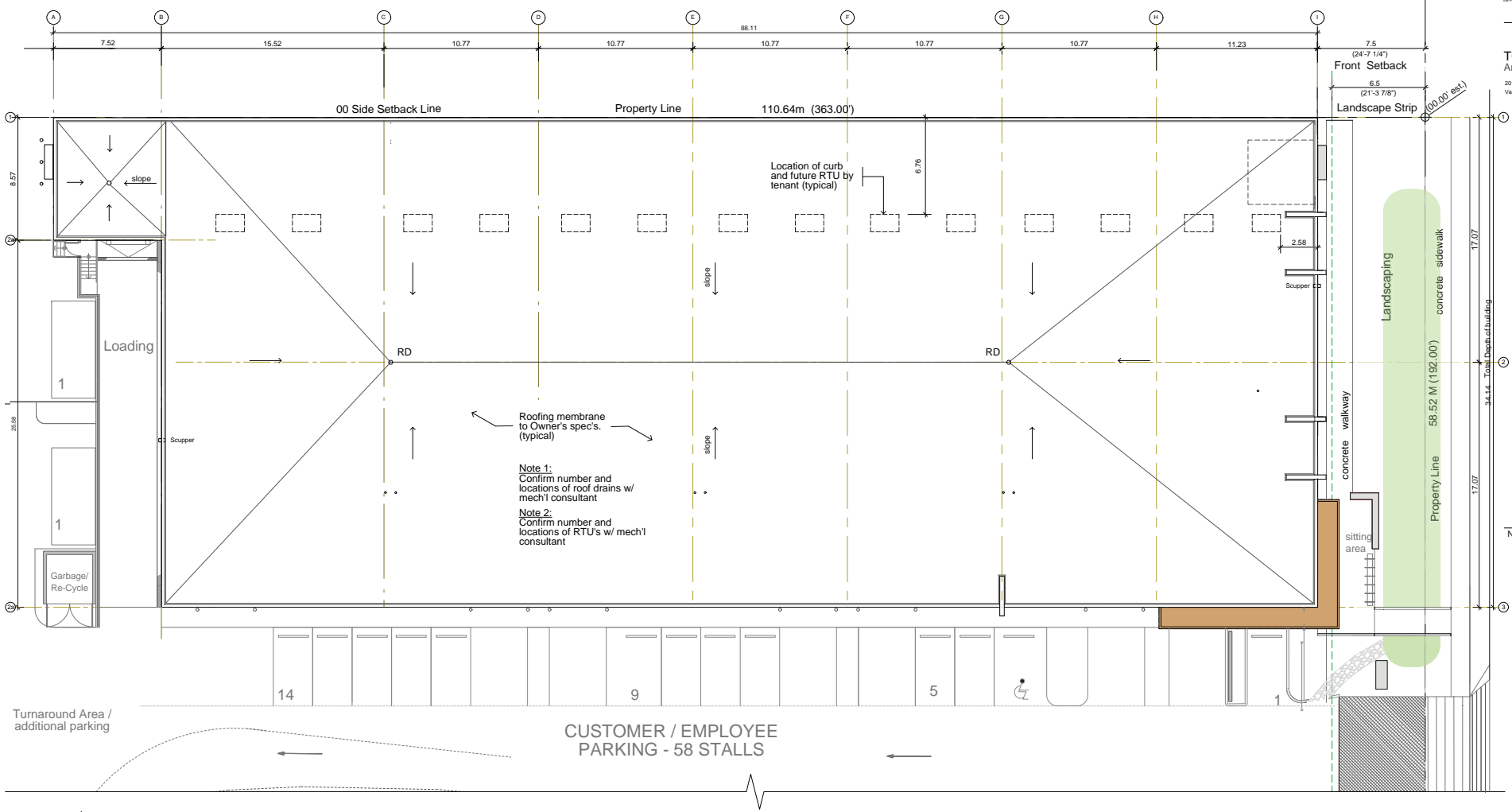


Project No. 2016-20
 Date Aug. 2016
 Scale as noted

A2.1

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201-309 West Cordova Street
Vancouver B.C. V6B 2E5 - 604-685-6210

Proposed Tilt-Up Building
3487 191 Street
Surrey, BC.

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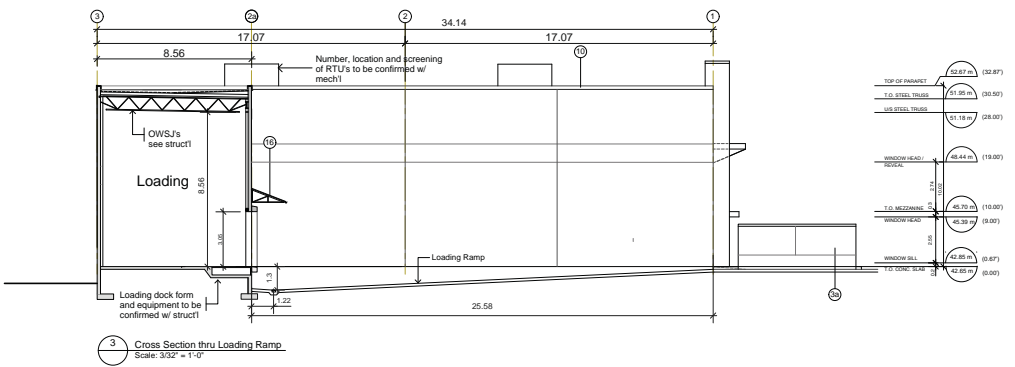
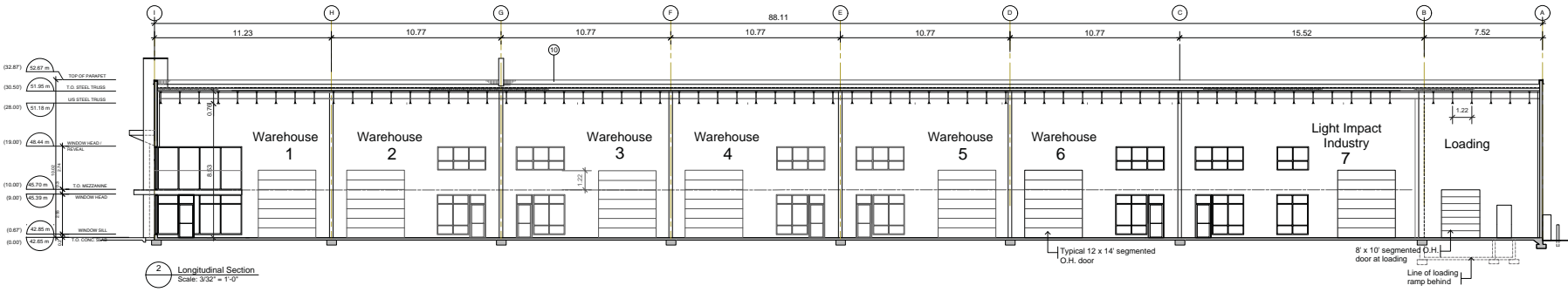
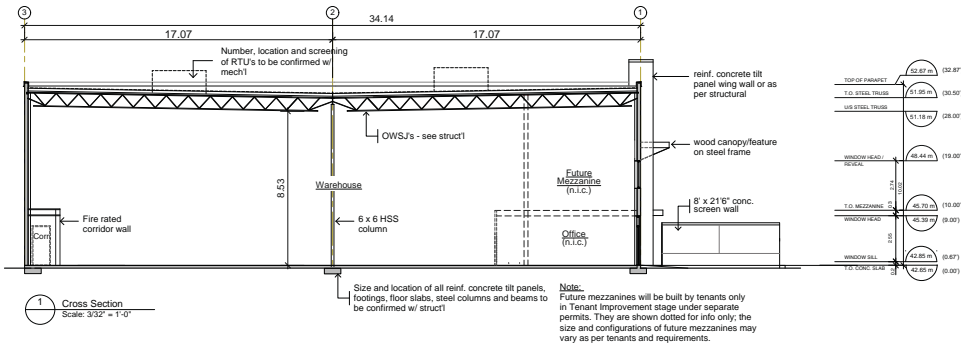
1 ROOF PLAN
Sc. 3/32"=1'-0"



Project No. 2016-20
Date Aug. 2016
Scale as noted

A2.2

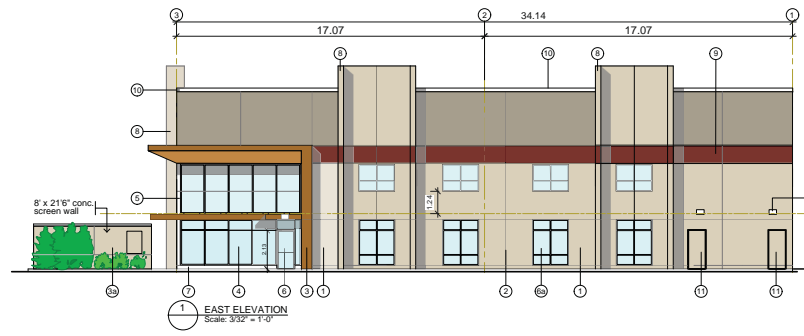
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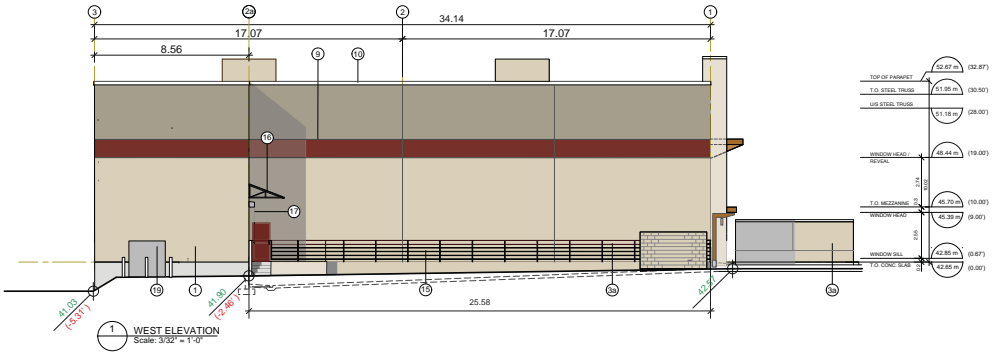
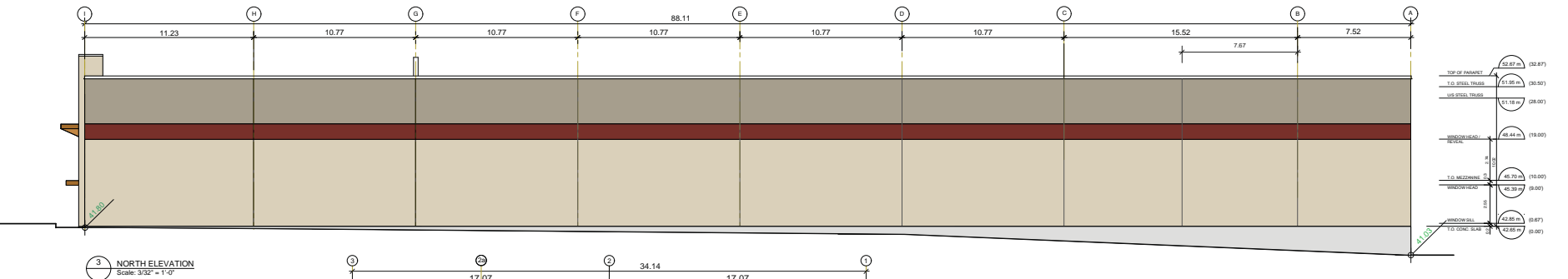
Notes:

Project No. 2016-20
Date Aug. 2016
Scale as noted



MATERIALS LEGEND - Elevations

- 1 TILT UP CONCRETE PANEL - Field colour to match Cloverdale Paint CAD5 - 'Quif'
- 2 TILT UP CONCRETE PANEL - Field colour to match Cloverdale Paint CAD5 - 'Quif' - Head to the Beach'
- 3 REVEAL IN TILT UP CONCRETE PANEL
- 4 INSET FEATURE BURROUND - Wood planking or CLT anchored to tilt up panels - paint or stain finish to owner's spec's. Landscaping protected steel cable.
- 5 SCREEN WALL - 2.4 m concrete wall w/ masonry base to Owner's spec's. Landscaping protected steel cable.
- 6 FEATURE ALUMINUM FRAME / GLAZED WALL - Clear anodized aluminum frame w/ low 'E' double glazing
- 7 ALUMINUM BREAKSHAPE / COLUMN - To match clear anodized aluminum frame
- 8 NEW DOUBLE E GLAZED ANODIZED ALUMINUM DOORS AND FRAMES
- 9 NEW DOUBLE GLAZED ANODIZED ALUMINUM WINDOWS AND FRAMES - low 'E' double glazing
- 10 CONCRETE UPSTAND
- 11 CONCRETE TOWER FEATURE - To match tilt up panel colour - Cloverdale CAD5 'Quif'
- 12 NEW CONTINUOUS PAINTED STRIP AND REVEALS CONFIGURATION - FIELD COLOUR: to match CAD5 'Cayenne'
- 13 PREPARED METAL FLASHING - To match Vicalor (B-4) at upper parapet
- 14 METAL DOOR AND FRAME - Frames - To match Cloverdale Paint CAD5 - 'Quif' - Doors - To match Cloverdale Paint CAD5 - 'Quif'
- 15 D.H. METAL DOOR AND FRAME - To match Cloverdale Paint - # 6033 Supreme Beak'
- 16 TENANT SIGNAGE (WOOD/TO TENANT'S SPEC'S SUSPENDED FROM WOOD FRAME BOLTED TO CONC. PANELS)
- 17 FLUSH MOUNTED LIGHT
- 18 LOADING BAY CONC. SCREEN WALL w/ steel pipe quarter
- 19 CANOPY OVER LOADING BAY - steel frame w/ standing seam metal roof and gutter
- 20 LOADING BAY TRUCK BUMPER/ SEALERS
- 21 TENANT CANOPIES - wood on steel frame, bolted to concrete panels
- 22 GAS METERS - with 15 dia. conc. filled steel bolted



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Notes:

Project No. 2016-20
 Date Aug. 2016
 Scale as noted

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

FROM: Development Services Manager, Engineering Department

DATE: May 16, 2017 **PROJECT FILE: 7816-0716-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 3487 191 Street**

DEVELOPMENT PERMIT

The applicant proposes a Development Permit in order to construct a 30,300 sq.ft. Industrial building with 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); 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
LR1