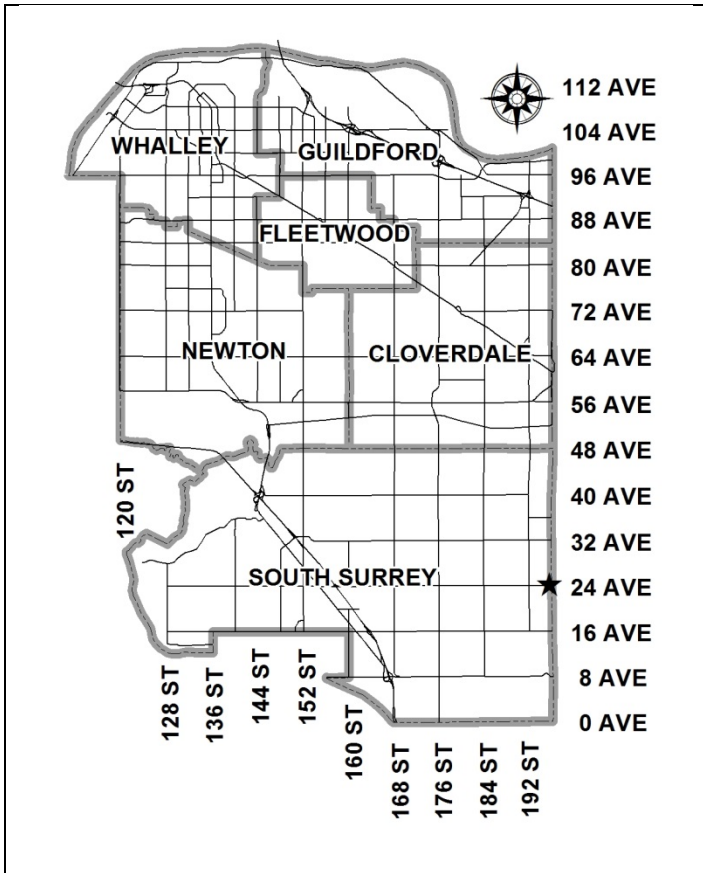


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0009-00
 7917-0009-01

Planning Report Date: July 9, 2018



PROPOSAL:

- **Rezoning** from A-1 and IB-1 to CD (based on IB-2)
- **Development Permit** (Sensitive Ecosystems and Hazard Lands)
- **General Development Permit**

to allow subdivision into four (4) business park lots.

LOCATION:

- 19525 - 20 Avenue
- 19526 - 24 Avenue
- 19475 - 26 Avenue
- 19500 - 26 Avenue

ZONING:

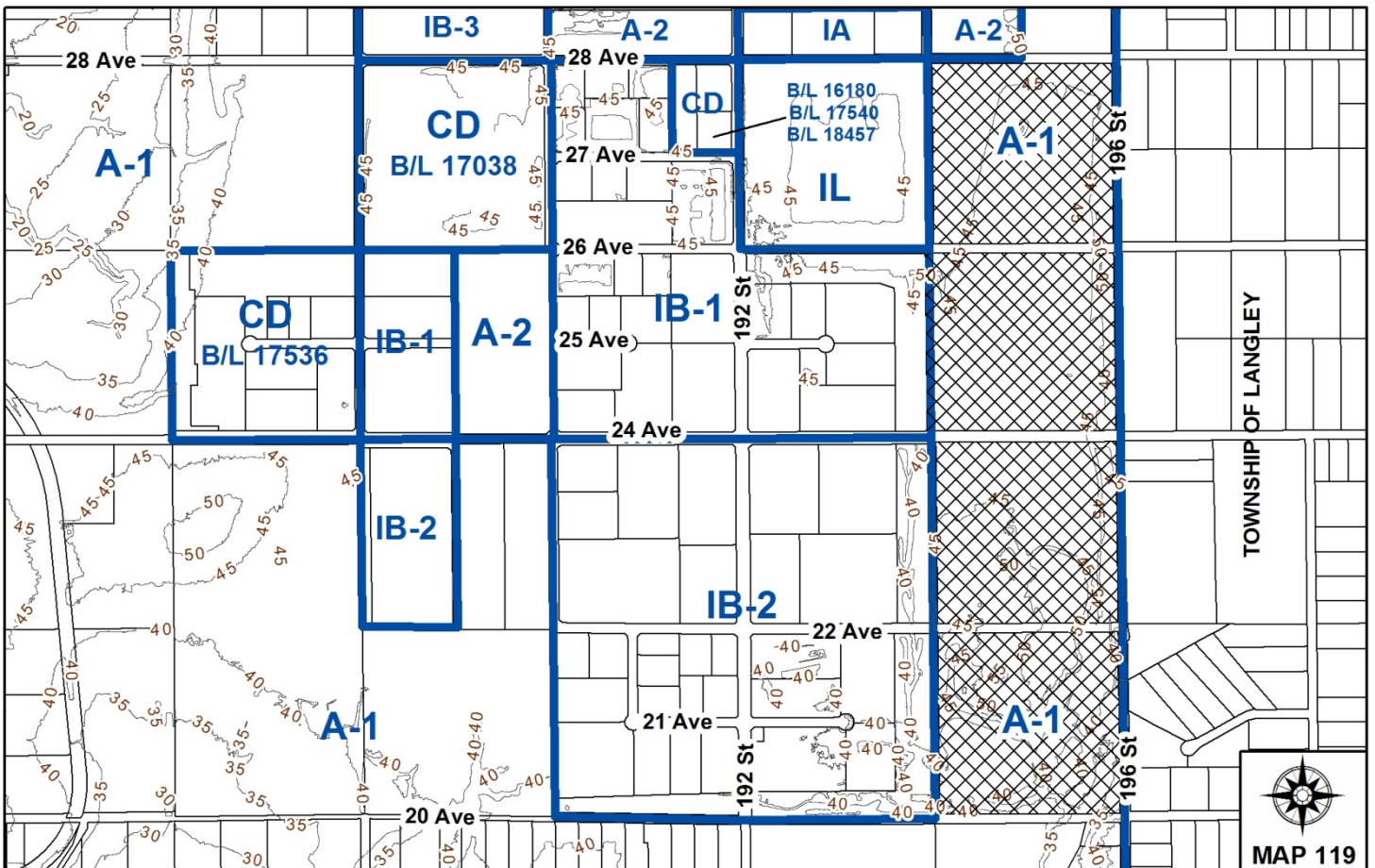
A-1 and IB-1

OCP DESIGNATION:

Mixed Employment and Agricultural

LAP DESIGNATION:

Business Park, Open Space Corridors/Buffers, Landscape Strips and City Park



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft a General Development Permit to facilitate future development on this site, and a Development Permit for Sensitive Ecosystem (Streamside Areas and Green Infrastructure Network) and Hazard Lands (Steep Slopes).

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the "Mixed Employment" designation in the Official Community Plan (OCP) and the "Business Park", "Open Space Corridors/Buffers", "Landscape Strips" and "City Park" designations in the Campbell Heights Local Area Plan (LAP).
- Complies with objectives of the Biodiversity Conservation Strategy Green Infrastructure Network objectives.
- A General Development Permit (DP) is proposed to establish guidelines and design standards to achieve high quality developments. This DP also includes a Hazard Lands DP (Steep Slopes) and Sensitive Ecosystem DP (Streamside Protection and Green Infrastructure Network). Detailed development permits will be required when development is proposed in the future.
- A CD Zone is proposed to achieve the appropriate range of industrial uses. This will allow for some outdoor storage, while carrying a comprehensive set of restrictions to the maintain aesthetic character of the area.
- The proposal is to create four (4) large properties, while dedicating significant amounts of land for conservation purposes, under City ownership, to achieve the objectives of the Biodiversity Conservation Strategy.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the properties 19475 26 Avenue and 19500 26 Avenue from "General Agricultural Zone (A-1)" and "Business Park 1 Zone (1B-1)" to "Comprehensive Development Zone (CD)" (Appendix V.a) and a date be set for Public Hearing.
2. A By-law be introduced to rezone the properties 19526 24 Avenue and 19525 20 Avenue from "General Agricultural Zone (A-1)" to "Comprehensive Development Zone (CD)" (Appendix V.b) and a date be set for Public Hearing.
3. Council authorize staff to draft General Development Permit No. 7917-0009-00 generally in accordance with the attached drawings (Appendix II).
4. Council authorize staff to draft Development Permit No. 7917-0009-01 for Sensitive Ecosystems and Hazard Lands, generally in accordance with the environmental report prepared by Envirowest Consultants Inc. dated June 22, 2018, and the geotechnical study prepared by GeoPacific Consultants Ltd., dated January 6, 2017.
5. 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) 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;
 - (e) registration of a Section 219 Restrictive Covenant to prohibit any use that requires a Metro Vancouver air quality permit from locating on the site;
 - (f) submission of a monitoring plan for stormwater and groundwater monitoring conditions;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) completion of a P-15 Agreement, to the satisfaction of the Parks, Recreation and Culture Department; and
 - (i) approval from BC Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD) under the Water Sustainability Act.

REFERRALS

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
- Parks, Recreation & Culture:
- Parks will accept the areas shown as open space on sketch 35A, as parkland. All areas should be conveyed to the City as park lots.
 - Plans for relocated watercourses must include dimensions and labeling with top of bank, setbacks and total areas, to be reviewed by Parks. Existing treed areas should be retained.
 - All proposed paths to be built and paid for by the applicant. Paths to be approximately 2 metres (6 ft.) wide and made of gravel and field fit through the retained natural areas. Path should not be closer than 3 metres (10 ft.) to the property line and must stay out of the Riparian Areas Regulation (RAR) setback area. A path is also required in the east-west connection.
 - A unique x-section for BCS corridors 55 & 56 as well as the path crossing 24 Avenue is required.
 - A P-15 agreement is required for the monitoring and maintenance of replantings in the conveyed riparian areas. A detailed planting plan is required for review and approval by Parks.
 - Fencing is required adjacent to parkland, it should be located on private property; 0.25 metres (0.8 ft.) from property line. Fencing must be black metal picket fence, 1.8 metres (6 ft.) is recommended, maximum 2.5 metres (8 ft). The amount and location of fencing within parkland and around the riparian area is to be determined through detailed design and submission of P-15 drawings.
 - The developer is required to construct the half road fronting conveyed and existing parkland.
- Water Sustainability Act (WSA) The application is under review for the proposed creek relocation.

SITE CHARACTERISTICS

Existing Land Use: Soil movement.

Adjacent Area:

| Direction | Existing Use | LAP Designation | Existing Zone |
|---------------------------|---|--|------------------|
| North (Across 28 Avenue): | City owned lands with agricultural uses occurring on it. | Open Space Corridors/ Buffers, Landscape Strips and Business Park | A-1 / A-2 |
| East (Across 196 Street): | Single family residential, manufactured home park and agricultural uses in the Township of Langley. | n/a | n/a |
| South (Across 20 Avenue): | Single family residential and Little Campbell River | Business Park or Live/Work in Cluster Housing Form and Open Space Corridors/ Buffers | A-1 |
| West (Across 194 Street): | Latimer Park and riparian areas | Open Space Corridors/ Buffers and City Park | IL / IB-1 / IB-2 |

DEVELOPMENT CONSIDERATIONSContext

- The subject site, comprised of four (4) lots ranging in size between 14.6 hectares (36 acres) and 15.1 hectares (37 acres), is approximately 59 hectares (146 acres) in size, and situated in the southeast portion of the Campbell Heights Industrial Area, bounded by 196 Street to the east, 28 Avenue to the north, 20 Avenue to the south and 194 Street to the west. The southeastern corner of the area is adjacent to the Little Campbell River. Latimer Lake and a channelized watercourse on the 194 Street alignment make up the western boundary.
- The lands commonly referred to as Stokes Pit occupy a large portion of the Campbell Heights East area.
- The site is designated "Mixed Employment" in the Official Community Plan (OCP), with a small triangular portion at the southeast corner designated "Agricultural".
- The subject site is mostly zoned "General Agricultural (A-1) Zone", with a small portion of one of the lots zoned "Business Park 1 (IB-1) Zone". Most of the lands are designated "Business Park" in the Campbell Heights Local Area Plan, with areas to the east and south designated "Open Space Corridors/ Buffers", an area on the northwest corner designated "City Park", and a portion of the lands along the north and south of 24 Avenue designated "Landscape Strips".

Ecological Context

- This area contains some features that have high ecological value and other portions (Stokes Pit) that have been used for storage of the City's excavation waste.
- The Campbell Heights East area was included within the scope of the South Campbell Heights environmental study, which was prepared by Madrone Environmental Services and was presented to Council at the June 29, 2015 meeting (corporate report No. R141).

- The proximity of the Campbell Heights East lands to the Little Campbell River and the 194 Street channel, both of which are fish-bearing watercourses, and the presence of mature forest coverage mean that parts of this area have high ecological value. The Biodiversity Conservation Strategy (BCS) identifies a hub that extends into the southern portion of the lands and north-south corridors located generally along the 194 Street and 196 Street alignments. The environmental report which is referred to above gives more detailed information about the ecology of this area.

Historical Context

- In 2007, the Surrey City Development Corporation applied to develop the Campbell Heights East lands (Development Application Mo. 7907-0170-00). The proposal was for rezoning from General Agriculture Zone A-1 to Business Park 2 Zone (IB-2) to create approximately 61 industrial lots. The area under application at that time included lands north of 28 Avenue which are excluded from the current application.
- Development Application No. 7907-0170-00 was not presented to Council. As a result of public opposition during the application review stage, in October 2008, a nine-year development moratorium was placed on the subject lands. The moratorium was intended to ensure that environmentally sensitive areas could be appropriately studied and ultimately protected before development occurs. The nine-year development moratorium expired in October, 2017.
- In 2015, the Surrey City Development Corporation initiated a consultation process with local environmental groups in anticipation of the current application. These groups included A Rocha, the Semiahmoo Fish and Game Club, Surrey Environmental Partners (SEP) and the Little Campbell Watershed Society (LCWS). Throughout 2015 and 2016, the applicant worked with stakeholders and with consultants Dialog and PFS Studio to prepare three development options that were presented to the public at a series of open houses. The subject application represents the option that received the most public support at the final pre-application open house in September, 2016. More information on the consultation process is provided later in this report.

Proposal

- The Surrey City Development Corporation (SCDC) has beneficial interest on the two northern lots, and a Right of First Refusal for 20 years on the two southern lots. In the short term, City Engineering Operations will continue to operate on the two southern lots. Two separate rezoning by-laws are proposed to accommodate the timing of the development. The northern portion is expected to proceed in advance of the southern portion, but they would both be subject to the same General Development Permit, and all environmental issues would be addressed concurrently.
- SCDC has a potential tenant on one of the proposed lots, and would like to proceed with the northern portion of the site before the southern portion being vacated by City Engineering Operations.

- The applicant is proposing to rezone the site from "General Agricultural Zone (A-1)" and "Business Park 1 Zone (IB-1)" to "Comprehensive Development Zone (CD)", based on IB-2, with special provisions that will allow for some outdoor storage, while carrying a comprehensive set of restrictions to maintain aesthetic character of the area.
- Road dedication for 26 Avenue has already been achieved, but the road is not planned to be built at this time. Instead, a pedestrian pathway is planned to connect from the new 194 Street to 196 Street along the road allowance.
- Overall, the proposal includes 34 hectares (84 acres) of developable land, 22 hectares (56 acres) of open space / environmental area, and 5 hectares (12 acres) of road allowance.

CD By-law

- The CD By-law is based on IB-2 (Appendix V.a and Appendix V.b). The lot coverage, floor area ratio and general provisions are the same as in the IB-2 Zone.
- As noted above, while the CD By-law for both sites will be identical, they will be secured under separate By-laws to facilitate the proposed development timing and to maintain the existing operations on the south portion of the site.
- The main differences between the IB-2 Zone and the proposed CD By-law are highlighted below:
 - A few different accessory uses, like restriction on size of eating establishment;
 - Side yard on IB-2 can be typically reduced to 0.0 m on one side, but the maximum reduction, given the environmental context, on the proposed CD Zone is 3.6 metres (12 ft.); and
 - No outdoor storage is permitted within 80 metres (262 ft.) of arterial or collector roads while the IB-2 only restricts outdoor storage within front and side yards.

Biodiversity Conservation Strategy

- The subject site includes or is adjacent to several Green Infrastructure Network (GIN) features identified by the City of Surrey Biodiversity Conservation Strategy (BCS). These features include Corridors 52, 55 and 56, Hub I and Latimer Park. The GIN drawing prepared by Envirowest Consultants Inc. attached as Appendix VII.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Regional BCS Corridor within the subject site, in the Campbell Heights BCS management area, with a High ecological value.

- A portion of Hub I is located in the southeastern corner of the site. Hub I is a large intact forested area with important aquatic and riparian habitat and is deemed to have moderate risk of development and high ecological value. It includes two reaches of the Little Campbell River and a large portion is owned by the City. The BCS recommends the protection of the area as park through acquisition as well as the creation of wetland habitat in old fields adjacent to forested habitat.
- Corridor 52 is a riparian corridor for a tributary of Little Campbell River, and is deemed to be of moderate risk of development and of high ecological value. This corridor provides movement east to west south of the Campbell Heights industrial area. This corridor is identified as a Regional Corridor with a target width of 60 metres (197 ft.).
- Corridor 55 is located adjacent to the western edge of the subject site and is a riparian corridor for an unnamed tributary to the Little Campbell River that has been protected as park. It provides a connection between Latimer Lake and Hub I. Corridor 55 is deemed to be of low risk to development and of high ecological value. It is identified as a Regional Corridor with a target width of 70 metres (230 ft.).
- Corridor 56 is a corridor of mature forest habitat adjacent to the Surrey-Langley border at the north end and, on the subject site, includes riparian habitat of an unnamed tributary to the Little Campbell River. It is deemed to be of moderate risk of development and of high ecological value. This corridor provides connectivity to the natural areas of Langley to the east. This corridor is identified as a Regional Corridor with a target width of 100 metres (328 ft.).
- No development will occur within Corridor 52 (and its target width will be maintained) while Corridor 56 will be partially retained and partially reconstructed/enhanced (the width of this corridor will be narrower than the target width, ranging between about 35 and 65 metres).
- Corridor 55 occurs immediately west of the subject site and will be expanded (widened) by additional dedication within the subject site. The target width of Corridor 55 will be exceeded, partially offsetting the reduced width of Corridor 56. The functionality of the various corridors will be maintained and enhanced relative to current conditions.
- The development proposal conserves/enhances 224,790 square meters (56 acres) of the subject site through Parkland Conveyance. This method of GIN retention/enhancement will assist in the long term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.

Sensitive Ecosystem (Streamside Areas and Green Infrastructure Network)

- Parts of the site are identified within Development Areas for Sensitive Ecosystem (Streamside Areas and Green Infrastructure Network). A Sensitive Ecosystem Development Plan report prepared by Envirowest Consultants Inc. has been submitted by the applicant to respond to this condition.
- The Green Infrastructure Network area is along the west side of the site, and the Streamside Area is adjacent riparian areas located primarily along the east and south portions of the site.

- There is one red-coded watercourse along the south and east side of the two southern properties, two yellow-coded watercourses along the east and middle portions of the two central properties, and one green-coded watercourse along the east side of the northern property. These watercourse classifications are based on a recent assessment.
- The Little Campbell River, a regionally significant stream, flows across the southeast corner of the site. No development is proposed within 30 metres of the top-of-bank, and compliance with the City's Zoning By-law and Province's Riparian Areas Regulation (RAR) is achieved.
- A stormwater detention pond is located at the south end of the site. While this pond was constructed in conjunction with the development of the lands to the west, it has naturalized and there are no barriers preventing fish access. Therefore, a minimum 30 metres (100 ft.) setback from top-of-bank was also applied to the pond. The pond is planned to be enhanced as part of the compensation works described below, and the top-of-bank has been calculated for the planned pond footprint, with a 3:1 slope away from the pond.
- The Class B (yellow-coded) watercourses on the site are proposed to be relocated and reconstructed as an enhanced channel along the east side of the property. The proposed setback of the reconstructed channel will have an average that exceeds 15 metres. This proposed flexed setbacks is compliant with both the Zoning By-law and RAR. The proposed alteration of the watercourses requires a Water Sustainability Act (WSA) change approval by the BC Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD).
- The applicant has indicated that the timing for moving this application forward is critical on their part, given there is some uncertainty resulting from the application being contingent on the proposed Water Sustainability Act (WSA) Approval, the applicant has demonstrated that they would still have an adequate development site should they not be successful in achieving the WSA Approval.
- If this application is not successful, the proposed rezoning and DP would still be viable given the size of the lands, but with a reduced developable area. In that case, the applicant would proceed with the plan shown as "Plan B" (Appendix II). The WSA is independent from the City.
- If the WSA is successful, the applicant proposes to proceed with "Plan A", and convey all areas shown in green to the City at no cost. A P-15 agreement will be required.
- The Proposed Streamside Protection Area will be permanently protected by the erection of a permanent fence (with signage), and with the area being conveyed as parkland to the City. Even though the Proposed Streamside Protection Area will be dedicated as Park to the City, Streamside Protection Area enhancement is proposed, including for the revegetation with native plant species, instream restoration and enhancement, and a 5-year maintenance and monitoring program.

- The areas shown as parkland along the northwest portion of the site are part of the DP for Green Infrastructure Area as they are adjacent to a Biodiversity Conservation Strategy (BCS) corridor and Latimer Park. The proposed parkland also takes into account the existing forest edge on the northwest portion of the site, as well as grades for the proposed 194 Street.

Hazard Lands (Steep Slope)

- The site is identified as a Hazard Land (Steep Slope) DP area, and a Geotechnical Report prepared by GeoPacific Consultants Ltd., and dated January 06, 2017, has been submitted by the applicant. Previous tests were conducted by Trow Consulting Engineers Inc. in 2007 to determine suitability and site preparation requirements.
- Trow concluded that the underlying soil conditions comprise native compact sand and gravel and most likely would be similar to the current Campbell Heights industrial lands where warehouses are constructed without any preloading or piling requirements.
- Staff have reviewed the GeoPacific's findings to confirm that they adequately respond to the requirements identified in the OCP.
- Geopacific's report identified a large amount of fill on the site. Some of the fill is structural and reusable, but some of the fill should not be used for structural requirements. Given the proposed creek realignment/relocation, much of the area currently identified as "steep slope" will be regraded and changed.
- The application complies with all minimum riparian area setbacks and no additional setbacks were identified for any escarpment or slope.
- GeoPacific's findings have confirmed that the site is suitable for the proposed use and there are no conflicts between the proposal and the slope on the site.

PRE-NOTIFICATION

- Pre-notification letters were sent on May 29, 2017 and February 09, 2018 to 393 properties within 100 metres (328 ft.) of the subject site and to the Little Campbell Watershed Society and the Cloverdale District Chamber of Commerce. The Township of Langley has also been contacted for comments, and a development proposal sign was installed on the site on November 30, 2017.
- In response, staff have received one email in support and some detailed comments from the Little Campbell Watershed Society. The City has also received detailed comments from the Township of Langley, primarily pertaining to road connectivity.

Pre-Application Consultation Process

- In 2015, and in anticipation of the moratorium on development expiring in October 2017, SCDC moved forward with a consultant team and a conceptual plan for Campbell Heights East. In 2015 and 2016, SCDC held several meetings and Open Houses with stakeholders for early public consultation process. After this initial round of consultations, SCDC submitted an application in early 2017, and continued to meet with different groups and local residents as more detailed design advanced.
- As part of the consultation process, the guiding principles of the development were:
 - Strengthen Ecosystems – Protect and enhance ecosystems, including waterways and habitat for salmon and other species. Respect important natural features such as existing wooded areas, allowing them to help shape design.
 - Connect People with Nature – Provide views and community access to natural areas, creating opportunities for appreciation, use, and stewardship.
 - Support Transportation Choice – Provide amenities and connections that encourage cycling to and from the site, and that create an enjoyable walking experience while there.
 - Integrate Public Realm Amenities – Create a comfortable and attractive public realm where employees and the public can visit, eat, and recreate with one another.
 - Enable Economic Success – Optimize efficiency and flexibility in the site design in order to create an industrial park that is highly marketable and poised for success.
- Below is a summary of the stakeholders' main concerns and responses from SCDC:
 - Interconnected Environmental Elements - Participants are interested in seeing all of the environmental elements of the site considered not in isolation but rather as part of a whole system.

Walking Trail Along Entire Edge - Low impact walking trail along the surrounding edge of the development create a recreational loop around the site. Trees planted along this western edge may provide shade to the 194 Street watercourse.

Feature Area North of 24 Avenue – Some forested areas have higher ecological value within the development, one of these areas is a knoll just north of the 24th Avenue road. This has been retained in the plan as a feature area along the 196 Street corridor.

- Future Elements - Across engagement activities, the elements identified as being desirable for the future of the site were: access to nature; environmental stewardship; and a healthy and productive fish habitat.

Riparian area dedication – all riparian areas are proposed to be conveyed to the City at no cost. There is also a treed area along the northwest corner of the site that is to be conveyed as park.

- Tree and Forest Retention - The forested area to the east of Latimer Lake and the gully in the southeast of the site surrounding the Little Campbell River were frequently identified as sites to be retained.

Retain Tree Buffers - The treed corridor along the perimeters of the site, specifically the eastern edge at 196 Street is retained and serves as a buffer for Langley residents and provides continuous habitat.

- 196 Street Corridor - There is a desire to preserve the green corridor along 196 Street.

196 Street as Key North/South Recreational Corridor – 196 Street is enhanced and maintained as a key recreational corridor, including the feature area at the future 24 Avenue intersection.

- Watershed Consideration, Fish Habitat And Other Environmental Priorities - Another reoccurring theme was the importance of considering the watershed and Brookwood aquifer in future development. This includes protection of fish habitat and specifically salmon habitat; protection of wildlife habitat and forested areas; and existing stream retention were all strong themes.

Watershed And Fish Habitat Mitigation Measures - Water Quality and Water Quantity Measures will be carried out in two phases. Runoff from the proposed development will be conveyed to the existing stormwater detention pond using a dual drainage minor and major system. The minor system will be used to capture frequent storm events (2 and 5-year) within each development lot. The minor system will include infiltration trenches, bioswales (i.e., landscape elements designed to concentrate or remove debris and pollution out of surface runoff) and oil and grit separators on each site. The major system is designed to convey overland flows for events greater than the 5-years event through the curb and gutter system in the roads and will include infiltration trenches, catch-basin sumps, perforated pipe, drainage ditches and the stormwater detention pond.

- Groundwater monitoring - Proper groundwater monitoring must be done so ground water contamination can be identified if it occurs in the future.

Monitoring wells will be installed and baseline groundwater and surface water samples will be obtained prior to an Occupancy Permit being issued for each of the development sites. Inspection of on-site oil and grit separators and a sampling of the wells will be completed. Details of the monitoring would be made available to all interested parties. The provisions of the monitoring program will be attached to the title of the property through a restrictive covenant, including identification of the appropriate third-party qualified environmental professional required to complete the monitoring, and requirement for the site operator to possess on-site a spill kit suitable for containing small spills that will contain absorptive pads, booms and granular absorptive media.

DESIGN PROPOSAL AND REVIEW

- The applicant has hired Dialog and PFS Studio to prepare a set of Design Guidelines (Appendix VI), which will be included in the General Development Permit, and will help guide future Development Permits for each individual site.
- There are four main principles in the Design Guidelines:
 - Strengthen Ecosystems
 - Connect People with Nature
 - Support Transportation Choice
 - Integrate Public Realm Amenities
- The following specific areas are detailed in the Design Guidelines:
 - Layout, including Site Layout; Site Access; On-Site Circulation; Parking Requirements; Off-Street Loading; Outside Storage and Display Areas
 - Architectural Design, including Architectural Design Integrity; Form and Articulation; Exterior Material; Architectural Lighting; Windows and Entrances; Roofscapes
 - Streetscape, including Gateways and Boulevards
 - Landscaping, including General; Front Yard Landscaping; Side/Rear Yard; Buffers; Parking Area Landscaping; Screening and Fencing; Site Lighting
 - Signage
 - Environment / Sustainability, including Sustainable Buildings and Design; Energy and Water Efficiency; Planting and Landscape Management; Stormwater Management; Alternative Transportation Options
 - CPTED (Crime Prevention Through Environmental Design)
- Detailed Development Permits will be required when development is proposed on each lot within the site.

TREES

- Jeff Ross, ISA Certified Arborist of Mike Fadum and Associates Ltd. 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 |
|---|----------|--------|--------|
| TREES WITHIN 10 METERS OF PROPOSED PROPERTY LINES | | | |
| Alder and Cottonwood Trees | | | |
| Alder / Cottonwood | 44 | 41 | 3 |
| Deciduous Trees (excluding Alder and Cottonwood Trees) | | | |
| Birch, Paper | 4 | 2 | 2 |
| Cherry, Bitter | 2 | 1 | 1 |
| Maple, Bigleaf | 3 | 1 | 2 |
| Plum | 1 | 0 | 1 |
| Honeylocust, Thornless | 1 | 1 | 0 |

| Tree Species | Existing | Remove | Retain |
|--|------------|---------------------|-----------|
| Coniferous Trees | | | |
| Cedar, Western Red | 46 | 35 | 11 |
| Douglas Fir | 49 | 34 | 15 |
| Pine, Shore | 6 | 4 | 2 |
| TREES IN DEVELOPMENT AREA | | | |
| Alder / Cottonwood | 270 | 270 | 0 |
| Other trees | 179 | 179 | 0 |
| Total (excluding Alder and Cottonwood Trees) | 291 | 257 | 34 |
| TREES IN POND EXPANSION AREA | | | |
| Alder / Cottonwood | 35 | 35 | 0 |
| Other trees | | | |
| Cherry, Bitter | 1 | 0 | 1 |
| Maple, Bigleaf | 19 | 14 | 5 |
| Douglas Fir | 8 | 2 | 6 |
| Cedar, Western Red | 3 | 1 | 2 |
| Total (excluding Alder and Cottonwood Trees) | 31 | 17 | 14 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) | | TBD | |
| Total Retained and Replacement Trees | | TBD | |
| Contribution to the Green City Fund | | \$278,800.00 | |

- Given the size of the site, a detailed survey was not requested for the entire site. Trees were surveyed in detail around an off-set area of 10 metres from the proposed property lines, and trees further into the site are referred to as "Trees in Development Area". There was also a detailed survey of the trees within the pond expansion area on the south portion of the site. Trees within the proposed parkland and riparian area were reviewed as part of the Environmental Report.
- "Trees within 10 meters of proposed property lines" were looked at separately, as those trees have higher retention potential, as they can often be incorporated within a landscape buffer, and are typically outside of the building setbacks. 34 of 78 trees (excluding Alder and Cottonwood trees) located within the 10-metre area are proposed for retention (44%).
- The Arborist Assessment states that there are a total of 291 protected trees on the site, excluding Alder and Cottonwood trees. 314 existing trees (including trees within 10 metres of proposed property lines and trees in the development area), approximately 52% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 37 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.

- All trees that are located within areas that are to be conveyed to the City as either open space or within riparian areas will be retained, except where removal is required due to hazardous conditions. These areas total approximately 22 hectares (56 ac) or approximately 37 percent of the total site area. Any trees that are required to be removed due to a hazardous condition will be identified at a later time, in consultation with the City's Parks, Recreation and Culture Department.
- Trees that are located within the riparian area are captured in the Sensitive Ecosystem Report, and will be dealt with as part of the creek relocation proposal.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees that are to be planted in the conveyed riparian area.
- As the application is proposed to proceed in two phases with two separate rezoning by-laws, the trees have also been separated between "north of 24 Avenue" (Phase 1) and "south of 24 Avenue" (Phase 2), as fees and permits would be issued separately as each portion is complete and receives final approval.
- For those trees that cannot be retained, the applicant will be 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 will require a total of 697 replacement trees on the site. Since no landscape plans have been provided at this time, it is unknown how many replacement trees can be accommodated on the site, so the deficit of 697 replacement trees will require a cash-in-lieu payment of \$278,800.00, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, no trees outside of dedicated Parks land are proposed to be retained or replaced on the site, and a contribution of \$278,800.00 to the Green City Fund is required.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 26, 2018. 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 CD Zone has an FAR compatible with other industrial sites in the area. |

| Sustainability Criteria | Sustainable Development Features Summary |
|---|--|
| 3. Ecology & Stewardship (C1-C4) | <ul style="list-style-type: none"> • The development conveys 224,790 square meters (56 acres) of parkland to the City (GIN and streamside areas), and incorporates rain water management design in the Design Guidelines: <ul style="list-style-type: none"> ○ Absorbent soils (≥ 300 mm in depth) ○ On-lot infiltration trenches / sub-surface chambers ○ Bio-swales ○ Sediment control devices ○ Perforated pavement / surfaces |
| 4. Sustainable Transport & Mobility (D1-D2) | <ul style="list-style-type: none"> • Parkland will include a pathway system • Design Guidelines include provision of bicycle parking |
| 5. Accessibility & Safety (E1-E3) | <ul style="list-style-type: none"> • CPTED principles have been added to the Design Guidelines. |
| 6. Green Certification (F1) | <ul style="list-style-type: none"> • None provided. |
| 7. Education & Awareness (G1-G4) | <ul style="list-style-type: none"> • Consultation with environmental groups pre- and during application process. |

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential), Project Data Sheets and Survey Plan
- Appendix II. Proposed Subdivision Layout (A and B)
- Appendix III. Engineering Summary
- Appendix IV. Summary of Tree Survey and Tree Preservation and Tree Plans
- Appendix V.a Proposed CD By-law – Phase 1
- Appendix V.b Proposed CD By-law – Phase 2
- Appendix VI. Design Guidelines
- Appendix VII. Green Infrastructure Network (GIN) Drawing

INFORMATION AVAILABLE ON FILE

- Geotechnical Study Prepared by GeoPacific Consultants Ltd., Dated January 06, 2017
- Environmental Report Prepared by Envirowest Consultants Inc, Dated June 22, 2018
- Conceptual Stormwater Management Plan Prepared by McElhanney, Dated June 25, 2018

Jean Lamontagne
General Manager
Planning and Development

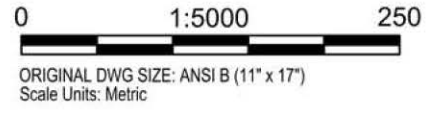
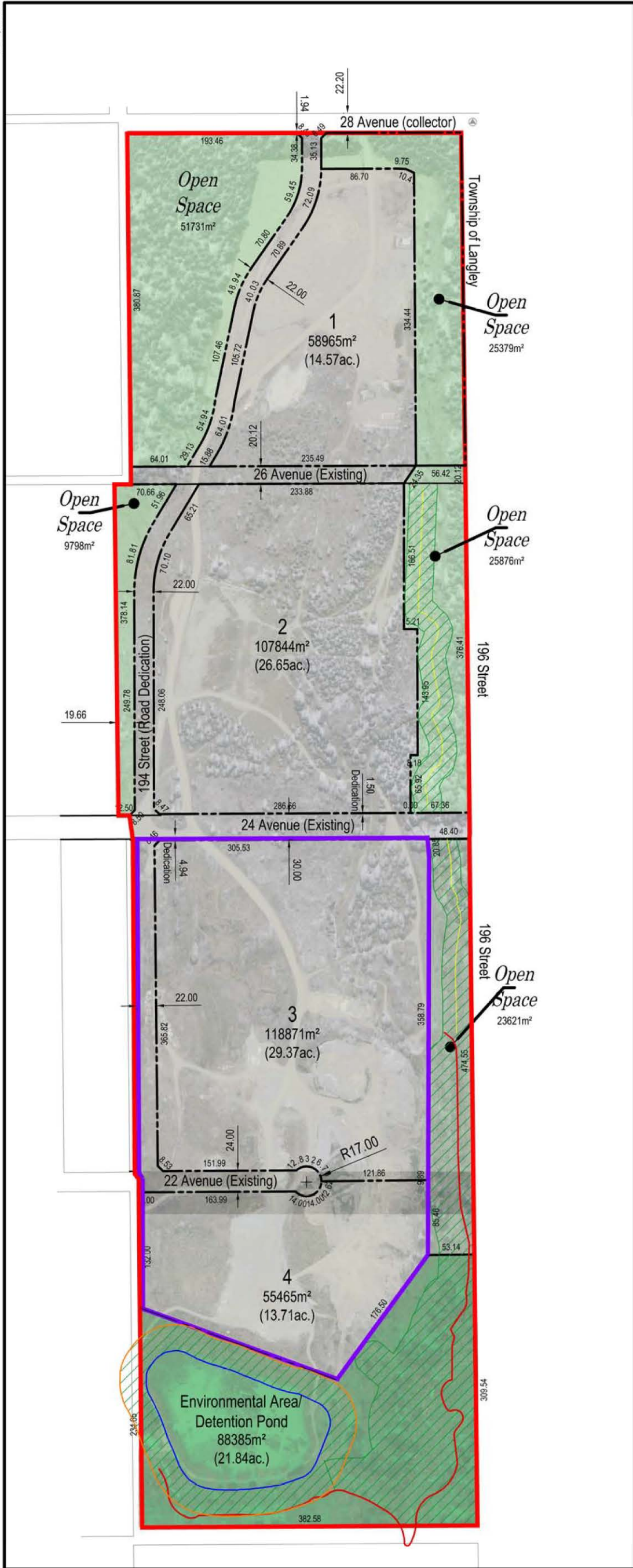
APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on IB-2)

| Requires Project Data | Proposed |
|--|--|
| GROSS SITE AREA | |
| Acres | 146 |
| Hectares | 59 |
| | |
| NUMBER OF LOTS | |
| Existing | 4 |
| Proposed | 4 + park dedication |
| | |
| SIZE OF LOTS | |
| Range of lot widths (metres) | 225 m - 390 m |
| Range of lot areas (square metres) | 58,965 m ² - 118,871 m ² |
| | |
| DENSITY | |
| Lots/Hectare & Lots/Acre (Gross) | 0.06 uph / 0.03 upa |
| Lots/Hectare & Lots/Acre (Net) | 0.12 uph / 0.05 upa |
| | |
| SITE COVERAGE (in % of gross site area) | n/a |
| | |
| PARKLAND | |
| Area (square metres) | 224,790 m ² |
| % of Gross Site | 37% |
| | |
| | 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 |

APPENDIX II.



Legend

- Lot Boundary
- Open Space
- Proposed Realigned Stream (Class B)
- Class A Stream
- SPEA Area (As determined by QEP)
- Environmental Area
- Top of Bank
- 30m Setback from Top of Bank
- Phase One Boundary
- Phase Two Boundary

Land Areas

| Site area land use | Area (m ²) | Hectares | Acres | % of Phase Area |
|---------------------------|------------------------|--------------|---------------|-----------------|
| Phase One | | | | |
| Developable Area | 166,809 | 16.68 | 41.22 | |
| Open Space | 136,405 | 13.64 | 33.71 | 32% |
| Environmental Area / Pond | 88,385 | 8.84 | 21.84 | |
| Road | 35,855 | 3.59 | 8.86 | 8% |
| Total Phase One | 427,454 | 42.75 | 105.62 | |
| Phase Two | | | | |
| Developable Area | 174,336 | 17.43 | 43.08 | |
| Road Area | 13,607 | 1.36 | 3.36 | 7% |
| Total Phase Two | 187,943 | 18.79 | 46.44 | |
| Total Area | 615,397 | 61.54 | 152.06 | |

NOTES:

- THIS DRAWING IS FOR PRELIMINARY LAYOUT ONLY, AND SUBJECT TO MUNICIPAL APPROVAL
- THE AREAS AND DIMENSIONS SHOWN ON THE DRAWINGS ARE SUBJECT TO DETAILED SURVEY AND CALCULATIONS, AND MAY VARY.
- THIS DRAWING IS NOT TO BE USED FOR LEGAL TRANSACTIONS
- WIDTH OF 194 ST CONFIRMED BY CITY OF SURREY ENGINEERING DEPARTMENT, TRANSPORTATION

SCENARIO A: WATER SUSTAINABILITY ACT APPROVAL

DRAFT

FOR DISCUSSION ONLY

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McElhanney
McElhanney Consulting Services Ltd.

13450-102 Ave.
Suite 2300
Surrey BC
Canada V3T 5X3
Tel 604 596 0391

Prepared for: SCDC

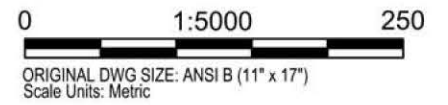
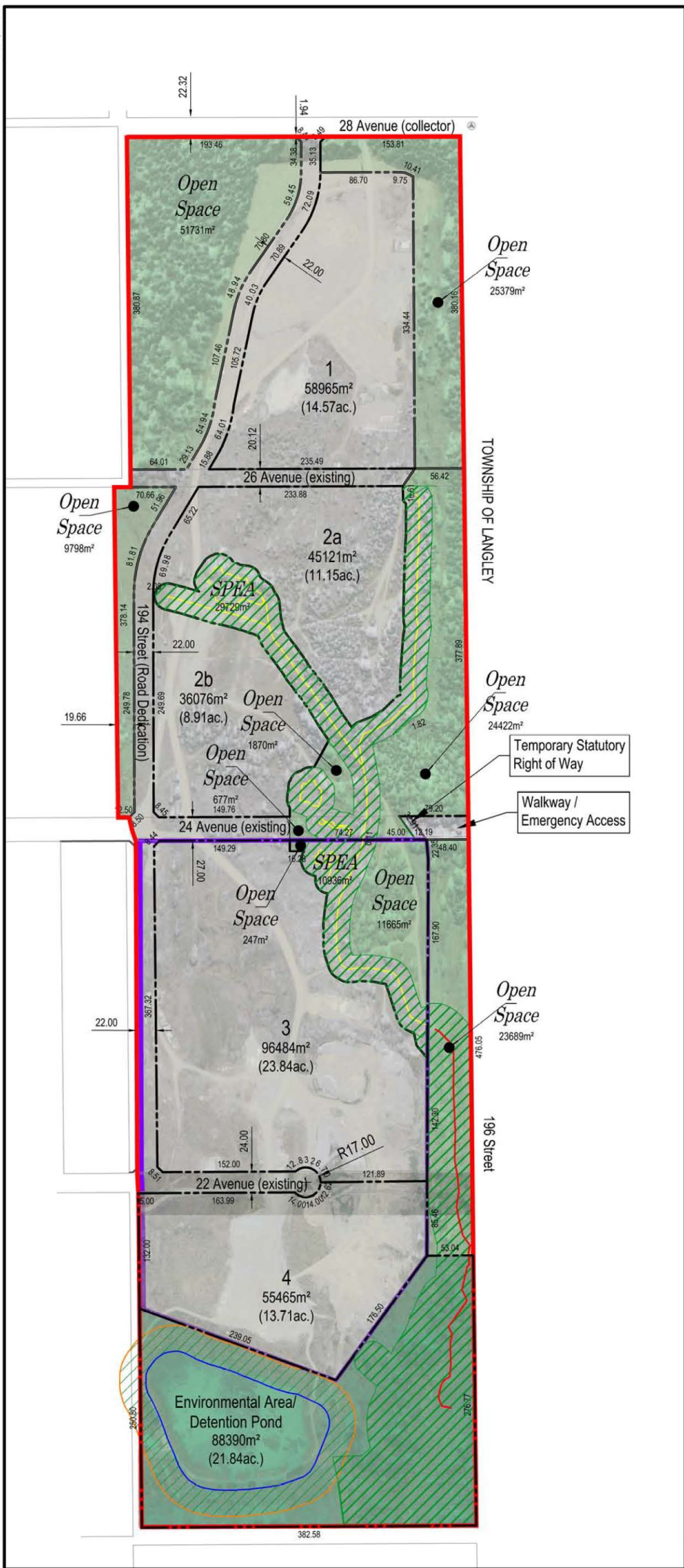
Development Concept- Phase 1
19475 and 19500 26 Ave/
Surrey, BC
June 18, 2018

Drawing No.

Sketch 35A

Project Number
2111-03747-00

Rev.
0



Legend

- Lot Boundary
- Open Space
- Environmental Area
- SPEA (As determined by QEP)
- Phase One Boundary
- Phase Two Boundary
- Class A Stream
- Class B Stream
- Detention Pond (Top of Bank)
- 30m Setback from Top of Bank

Land Areas

| Site area land use | Area (m ²) | Hectares | Acres | % of Phase Area |
|---------------------------|------------------------|--------------|---------------|-----------------|
| Phase One | | | | |
| Developable Area | 140,162 | 14.02 | 34.63 | |
| Lot 1 | 58,965 | 5.90 | 14.57 | |
| Lot 2 | 81,197 | 8.12 | 20.06 | |
| Open Space | 137,566 | 13.76 | 33.99 | 33% |
| Environmental Area / Pond | 88,390 | 8.84 | 21.84 | |
| SPEA Area | 29,729 | 2.97 | 7.35 | |
| Road | 31,462 | 2.59 | 6.39 | 6% |
| Total Phase One | 427,309 | 42.17 | 104.20 | |
| Phase Two | | | | |
| Developable Area | 151,949 | 15.19 | 37.55 | |
| Lot 3 | 96,484 | 9.65 | 23.84 | |
| Lot 4 | 55,465 | 5.55 | 13.71 | |
| Open Space | 11,912 | 1.19 | 2.94 | 6% |
| SPEA Area | 10,936 | 1.09 | 2.70 | |
| Road Area | 13,627 | 1.36 | 3.37 | 7% |
| Total Phase Two | 188,424 | 18.84 | 46.56 | |
| Total Area | 615,733 | 61.02 | 150.76 | |

NOTES:

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- WIDTH OF 194 ST CONFIRMED BY CITY OF SURREY ENGINEERING DEPARTMENT, TRANSPORTATION

SCENARIO B: NO WATER SUSTAINABILITY ACT APPROVAL

DRAFT

FOR DISCUSSION ONLY

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McElhanney
McElhanney Consulting Services Ltd.

13450-102 Ave.
Suite 2300
Surrey BC
Canada V3T 5X3
Tel 604 596 0391

Prepared for: SCDC

Development Concept- Phase 1
19475 and 19500 26 Ave/
19526 24 Ave and 19525 20 Ave
Surrey, BC
June 18, 2018

Drawing No.

Sketch 35B

Project Number
2111-03747-00

Rev.
0



INTER-OFFICE MEMO

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

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

DATE: **July 5, 2018** PROJECT FILE: **7817-0009-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 19475/19500 - 26 Avenue, 19525-20 Avenue and 19526-24 Avenue**

PHASING CONSIDERATIONS

Two separate rezoning by-laws are being proposed for the subject lands to accommodate potential phased development of the site. The requirements noted below are in support of both phases. Engineering requirements may be modified to address phasing should this approach be pursued.

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- dedicate 22.0m for 194A Street for a 22.0 metre modified industrial collector.
- dedicate 5.0 metres on the north side of 24 Avenue for a 30.0 metre arterial road standard.
- dedicate 8.442 metres on the south side of 24 Avenue for a 30.0 metre arterial standard.
- dedicate 1.942 metres on 28 Avenue for a 24.0 metre industrial collector standard.
- dedicate 2.00 metres on 22 Avenue complete with a 17.0 metre radius Cul De Sac bulb for a 22.0 metre industrial local standard.
- dedicate 5.0m x 5.0m corner cuts at the intersection of 24 Avenue and 194A Street.
- dedicate 5.0m x 5.0m corner cuts at the intersection of 28 Avenue and 194A Street.
- dedicate 6.0m x 6.0m corner cut at the intersection of 22 Avenue and 194A Street.
- register 0.5 metre ROWs fronting 194A Street, 22 Avenue, 24 Avenue and 28 Avenue.

Works and Services

- construct 194A Street complete with 12.2 metre asphalt pavement, barrier curbs, 1.8 metre concrete sidewalks, street lights and street trees.
- construct 24 Avenue to an ultimate 30.0 metre arterial standard complete with asphalt pavement, barrier curb, concrete sidewalks, street lights and street trees.
- construct south half of 28 Avenue to collector standard complete with 11.0 metres asphalt pavement, barrier curb, 1.8 metre concrete sidewalk, street lights and street trees.
- construct 22 Avenue to local road standard with 11 metre pavement, 1.5 metre concrete sidewalk, street lights and street trees and 17.0 metre cul-de-sac bulb.
- provide cash in lieu for future design, engineering and construction of the west half of 196 Street.
- construct sanitary sewers, storm sewers and watermains to service the proposed development.
- construct 4.0 metre walkway complete with pedestrian lighting along 26 Avenue corridor.

NOTE: Detailed Land Development Engineering Review available on file

- construct stormwater detention facilities and channels to support the development as recommended in the updated drainage and environmental reports.
- secure water act approval prior to detailed design.
- complete and/or update drainage and geotechnical reports in support of the detailed design.
- Provide/update environmental reports in support of development.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements associated with the Development Permit beyond those noted above.



Rémi Dubé, P.Eng.
Development Services Manager
LR1

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS


Tree Preservation Summary

Surrey Project No: 17-0009-00

Address: Campbell Heights East Business Park-Stokes Pit

Registered Arborist: Jeff Ross #PN-7991A

TOTAL NUMBER OF TREES (NORTH AND SOUTH OF 24 AVENUE)- 515

| On-Site Trees North of 24 Avenue | 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) | 322 |
| Protected Trees to be Removed | 322 |
| Protected Trees to be Retained (excluding trees within proposed open space or riparian areas) | 0 |
| Total Replacement Trees Required: <div style="text-align: center;"> Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 175 X one (1) = 175 <hr style="width: 10%; margin: 0 auto;"/> </div> <div style="text-align: center;"> All other Trees Requiring 2 to 1 Replacement Ratio 147 X two (2) = 294 <hr style="width: 10%; margin: 0 auto;"/> </div> | 469 |
| Replacement Trees Proposed | TBD |
| On-Site Trees South of 24 Avenue | Number of Trees |
| Protected Trees Identified (Including Pond extension area) (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas) | 193 |
| Protected On-Site Trees to be Removed | 179 |
| Protected Trees to be Retained (excluding trees within proposed open space or riparian areas) | 14 |
| Total Replacement Trees Required: <div style="text-align: center;"> Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 130 X one (1) = 130 </div> <div style="text-align: center;"> All other Trees Requiring 2 to 1 Replacement Ratio 49 X two (2) = 98 </div> | 228 |
| Replacement Trees Proposed | TBD |
| Replacement Trees in Deficit | TBD |
| Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd. | |
| Signature of Arborist:  | Date: June 19, 2018 |



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



CITY OF SURREY

BYLAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

- (a) FROM: GENERAL AGRICULTURE (A-1)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 017-339-987
 Lot A (BE64642) Section 22 Township 7 New Westminster District Plan 2226
 19475 - 26 Avenue

- (b) FROM: GENERAL AGRICULTURE (A-1) AND BUSINESS PARK 1 ZONE (IB-1)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 026-447-614
 Lot 3 Section 22 Township 7 New Westminster District Plan BCP19916
 19500 - 26 Avenue

(hereinafter both 1.(a) and (b) shall be referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of *light impact industry*, *warehouse uses*, *distribution centres*, limited office uses and limited ancillary uses forming part of a *comprehensive design*.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Light impact industry.*
2. *Warehouse uses.*
3. *Distribution centres.*
4. Office uses excluding:
 - (a) *social escort services;*
 - (b) *methadone clinics; and*
 - (c) *offices of professionals including without limitation, accountants, lawyers, doctors, dentists, chiropractors, physiotherapists, massage therapists and related health care practitioners and notary publics, and the offices of real estate, advertising and insurance.*
5. *Accessory uses* limited to the following:
 - (a) *General service uses* excluding *drive-through banks*, and each *general service use* limited to a *gross floor area* of 465 square metres [5,000 sq. ft.];
 - (b) *Eating establishments* excluding *drive-through restaurants*, and each *eating establishment* limited to a maximum of 200 seats;
 - (c) *Community services;*
 - (d) *Child care centres; and*
 - (e) *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
 - i. Contained within a *principal building;*
 - ii. Occupied by the owner or a caretaker, for the protection of the businesses permitted;
 - iii. Restricted to a maximum number of:
 - a. One *dwelling unit* in each *principal building* less than 2,800 square metres (30,000 sq. ft.) in floor area;
 - b. Two *dwelling units* in each *principal building* of 2,800 square metres (30,000 sq. ft.) in floor area; and

- c. Notwithstanding Subsections B.6(e) iii.a. and iii.b., the maximum number shall be two *dwelling units* for *lots* less than 4.0 hectares [10 acres] in area, three *dwelling units* for *lots* equal to or greater than 4.0 hectares [10 acres] in area, and where a *lot* has been subdivided by a strata plan then there shall only be one 140-square-metre [1,500-sq. ft.] *dwelling unit* within the strata plan; and
- iv. Restricted to a maximum floor area of:
 - a. 140 square metres [1,500 sq. ft.] for one (first) *dwelling unit* on a *lot*;
 - b. 90 square metres [970 sq. ft.] for each additional *dwelling unit*; and
 - c. Notwithstanding Sub-sections B.6(e) iv.a. and iv.b., the maximum floor area shall not exceed 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained.

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 0.1 or a *gross floor area* of 300 square metres [3,230 sq.ft.], whichever is smaller. The maximum *density* may be increased to a *floor area ratio* of 1.00 if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.

E. Lot Coverage

The *lot coverage* shall not exceed 60%.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum setbacks:

| Use | Setback | Front Yard | Rear Yard | Side Yard | Side Yard on Flanking Street |
|--|----------------|---------------------|-------------------|---------------------|-------------------------------------|
| <i>Principal Buildings, Accessory Buildings and Structures</i> | | 16.0 m* [52 ft.] | 7.5 m [25 ft.] | 7.5 m** [25 ft.] | 9.0 m*** [30 ft.] |

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

- * The *front yard setback* may be reduced to 7.5 metres [25 ft.] if the area between the front face of *any building or structure* and a *highway* is not used for parking and is landscaped.
- ** One (1) *side yard setback* may be reduced to 3.6 metres [12 ft.] if the *side yard* abuts land which is *commercial, industrial or mixed employment*. No reduction shall be considered where the lands abut a *residential* use.
- *** The *side yard setback* on a *flanking street* may be reduced to 7.5 metres [25 ft.] if the area between the *flanking street* face of *any building or structure* and a *highway* is not used for parking and is landscaped.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings*: The *building height* shall not exceed 14 metres [45 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 6 metres [20 ft.].

H. Off-Street Parking and Loading/Unloading

1. Refer to Table C.1 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Notwithstanding Sub-section E.1 (b) of Part 5 Off-Street Parking and Loading/Unloading of this By-law, additional areas for parking of trucks and trailers associated with the uses and operations allowed on the *lot* may be permitted within the designated loading/unloading areas provided that:
 - (a) The number of *parking spaces* shall not exceed the number of loading spaces and/or shipping/receiving doors;

- (b) The *parking spaces* shall not be visible from the *highways* abutting the *lot*; and
- (c) *Tandem parking* may be permitted for company fleet *vehicles*.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut an Arterial Road or Collector Road, as shown in Schedule "D" - Surrey Road Classification Map (R-91) in Subdivision and Development By-law No. 8830, as amended, a continuous *landscaping* strip of not less than 6 metres [20 ft.] in width shall be provided within the *lot*.
3. Along the developed sides of the *lot* which abut all *highways* other than an Arterial Road or Collector Road, as shown in Schedule "D" - Surrey Road Classification Map (R-91) in Subdivision and Development By-law No. 8830, as amended, a continuous landscape strip of not less than 3.0 metres [10 ft.] in width shall be provided within the *lot*.
4. A continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided along all *side lot lines* between a *highway* and 3.0 metres [10 ft.] back from the front face of the closest principal building fronting a *highway*.
5. A continuous *landscaping* strip of not less than 6.0 metres [20 ft.] shall be created along all *lot lines* separating the developed portion of the *lot* from any *residential lot*.
6. Loading areas, garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings, a landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. Land and *structures* shall be used for the uses permitted in this Zone only if such uses:
 - (a) Constitute no unusual fire, explosion or safety hazard;
 - (b) Do not emit noise in excess of 70 dB measured at any point on any boundary of the *lot* on which the use is located, provided that where a *lot* abuts a *lot* other than an *industrial lot*, the noise level shall not exceed 60 dB; and
 - (c) Do not produce heat or glare perceptible from any boundary of the *lot* on which the use is located.

2. Area for outdoor display and storage of any goods, materials or supplies, and areas for parking of trucks and trailers associated with the uses and operations allowed on the *lot* other than the loading spaces in front of loading doors shall:
 - (a) Not be located within any *front* or *side yard* or within 80 metres [265 ft.] of an Arterial Road or Collector Road, as shown in Schedule "D" - Surrey Road Classification Map (R-91) in Subdivision and Development By-law No. 8830, as amended;
 - (b) Not exceed a total area greater than the *lot* area covered by the *principal building*; and
 - (c) 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. No display or storage of materials shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of said screen and in no case shall these materials be piled up to the height of more than 3.5 metres [12 ft.].
3. Parking, storage or service of trucks and trailers on any portion of the *lot* not associated with the uses or operations permitted in Section B shall be specifically prohibited.
4. Loading areas shall not be located within any required *front yard setback* or *flanking street setback* which abuts an Arterial Road or Collector Road, as shown in Schedule "D" - Surrey Road Classification Map (R-91) in Subdivision and Development of Land By-law No. 8830, or any required *setback* adjacent any *residential lot*.
5. Garbage containers and *passive recycling containers* shall not be located within any required *front yard setback* or *flanking street setback* or any required *setback* adjacent any *residential lot*.
6. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

| <i>Lot Size</i> | <i>Lot Width</i> | <i>Lot Depth</i> |
|----------------------------|------------------------|------------------------|
| 2,000 sq. m. [0.5 acre] | 30 metres [100 ft.] | 30 metres [100 ft.] |

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the IB-1 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2016, No. 18664, as may be amended or replaced from time to time, and the development cost charges shall be based on the IB-2 Zone.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

PASSED FIRST READING on the _____ th day of _____, 20 .

PASSED SECOND READING on the _____ th day of _____, 20 .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20 .

PASSED THIRD READING on the _____ th day of _____, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

_____ MAYOR

_____ CLERK

CITY OF SURREY

BYLAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: GENERAL AGRICULTURE (A-1)
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 017-691-834
 Lot A (BF51753) Section 15 Township 7 New Westminster District Plan 1904
 19525 - 20 Avenue

Parcel Identifier: 017-691-761
 Lot B (BF56587) Section 15 Township 7 New Westminster District Plan 1834
 19526 - 24 Avenue

(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of *light impact industry*, *warehouse uses*, *distribution centres*, limited office uses and limited ancillary uses forming part of a *comprehensive design*.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

- 1. *Light impact industry.*
- 2. *Warehouse uses.*

3. *Distribution centres.*
4. Office uses excluding:
 - (a) *social escort services;*
 - (b) *methadone clinics; and*
 - (c) offices of professionals including without limitation, accountants, lawyers, doctors, dentists, chiropractors, physiotherapists, massage therapists and related health care practitioners and notary publics, and the offices of real estate, advertising and insurance.
5. *Accessory uses limited to the following:*
 - (a) *General service uses* excluding *drive-through banks*, and each *general service use* limited to a *gross floor area* of 465 square metres [5,000 sq. ft.];
 - (b) *Eating establishments* excluding *drive-through restaurants*, and each *eating establishment* limited to a maximum of 200 seats;
 - (c) *Community services;*
 - (d) *Child care centres; and*
 - (e) *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
 - i. Contained within a *principal building;*
 - ii. Occupied by the owner or a caretaker, for the protection of the businesses permitted;
 - iii. Restricted to a maximum number of:
 - a. One *dwelling unit* in each *principal building* less than 2,800 square metres (30,000 sq. ft.) in floor area;
 - b. Two *dwelling units* in each *principal building* of 2,800 square metres (30,000 sq. ft.) in floor area; and
 - c. Notwithstanding Subsections B.6(e) iii.a. and iii.b., the maximum number shall be two *dwelling units* for *lots* less than 4.0 hectares [10 acres] in area, three *dwelling units* for *lots* equal to or greater than 4.0 hectares [10 acres] in area, and where a *lot* has been subdivided by a strata plan then there shall only be one 140-square-metre [1,500-sq. ft.] *dwelling unit* within the strata plan; and

- iv. Restricted to a maximum floor area of:
 - a. 140 square metres [1,500 sq. ft.] for one (first) *dwelling unit* on a lot;
 - b. 90 square metres [970 sq. ft.] for each additional *dwelling unit*; and
 - c. Notwithstanding Sub-sections B.6(e) iv.a. and iv.b., the maximum floor area shall not exceed 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained.

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 0.1 or a *gross floor area* of 300 square metres [3,230 sq.ft.], whichever is smaller. The maximum *density* may be increased to a *floor area ratio* of 1.00 if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.

E. Lot Coverage

The *lot coverage* shall not exceed 60%.

F. Yards and Setbacks

Buildings and *structures* shall be sited in accordance with the following minimum *setbacks*:

| Use | Setback | <i>Front Yard</i> | <i>Rear Yard</i> | <i>Side Yard</i> | <i>Side Yard on Flanking Street</i> |
|--|----------------|-----------------------|----------------------|----------------------|---|
| <i>Principal Buildings, Accessory Buildings and Structures</i> | | 16.0 m* [52 ft.] | 7.5 m [25 ft.] | 7.5 m** [25 ft.] | 9.0 m*** [30 ft.] |

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

- * The *front yard setback* may be reduced to 7.5 metres [25 ft.] if the area between the front face of *any building or structure* and a *highway* is not used for parking and is landscaped.
- ** One (1) *side yard setback* may be reduced to 3.6 metres [12 ft.] if the *side yard* abuts land which is *commercial, industrial or mixed employment*. No reduction shall be considered where the lands about a *residential use*.
- *** The *side yard setback* on a *flanking street* may be reduced to 7.5 metres [25 ft.] if the area between the *flanking street* face of *any building or structure* and a *highway* is not used for parking and is landscaped.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings*: The *building height* shall not exceed 14 metres [45 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 6 metres [20 ft.].

H. Off-Street Parking and Loading/Unloading

1. Refer to Table C.1 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Notwithstanding Sub-section E.1 (b) of Part 5 Off-Street Parking and Loading/Unloading of this By-law, additional areas for parking of trucks and trailers associated with the uses and operations allowed on the *lot* may be permitted within the designated loading/unloading areas provided that:
 - (a) The number of *parking spaces* shall not exceed the number of loading spaces and/or shipping/receiving doors;
 - (b) The *parking spaces* shall not be visible from the *highways* abutting the *lot*; and
 - (c) *Tandem parking* may be permitted for company fleet *vehicles*.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.

2. Along the developed sides of the *lot* which abut an Arterial Road or Collector Road, as shown in Schedule "D" - Surrey Road Classification Map (R-91) in Subdivision and Development By-law No. 8830, as amended, a continuous *landscaping* strip of not less than 6 metres [20 ft.] in width shall be provided within the *lot*.
3. Along the developed sides of the lot which abut all *highways* other than an Arterial Road or Collector Road, as shown in Schedule "D" - Surrey Road Classification Map (R-91) in Subdivision and Development By-law No. 8830, as amended, a continuous landscape strip of not less than 3.0 metres [10 ft.] in width shall be provided within the *lot*.
4. A continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided along all *side lot lines* between a *highway* and 3.0 metres [10 ft.] back from the front face of the closest principal building fronting a *highway*.
5. A continuous *landscaping* strip of not less than 6.0 metres [20 ft.] shall be created along all *lot lines* separating the developed portion of the *lot* from any *residential lot*.
6. Loading areas, garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. Land and *structures* shall be used for the uses permitted in this Zone only if such uses:
 - (a) Constitute no unusual fire, explosion or safety hazard;
 - (b) Do not emit noise in excess of 70 dB measured at any point on any boundary of the *lot* on which the use is located, provided that where a *lot* abuts a *lot* other than an *industrial lot*, the noise level shall not exceed 60 dB; and
 - (c) Do not produce heat or glare perceptible from any boundary of the *lot* on which the use is located.
2. Area for outdoor display and storage of any goods, materials or supplies, and areas for parking of trucks and trailers associated with the uses and operations allowed on the *lot* other than the loading spaces in front of loading doors shall:
 - (a) Not be located within any *front* or *side yard* or within 80 metres [265 ft.] of an Arterial Road or Collector Road, as shown in Schedule "D" - Surrey Road Classification Map (R-91) in Subdivision and Development By-law No. 8830, as amended;

- (b) Not exceed a total area greater than the *lot* area covered by the *principal building*; and
 - (c) 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. No display or storage of materials shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of said screen and in no case shall these materials be piled up to the height of more than 3.5 metres [12 ft.].
3. Parking, storage or service of trucks and trailers on any portion of the *lot* not associated with the uses or operations permitted in Section B shall be specifically prohibited.
 4. Loading areas shall not be located within any required *front yard setback* or *flanking street setback* which abuts an Arterial Road or Collector Road, as shown in Schedule "D" - Surrey Road Classification Map (R-91) in Subdivision and Development of Land By-law No. 8830, or any required *setback* adjacent any *residential lot*.
 5. Garbage containers and *passive recycling containers* shall not be located within any required *front yard setback* or *flanking street setback* or any required *setback* adjacent any *residential lot*.
 6. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

| Lot Size | Lot Width | Lot Depth |
|----------------------------|------------------------|------------------------|
| 2,000 sq. m. [0.5 acre] | 30 metres [100 ft.] | 30 metres [100 ft.] |

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

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RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

_____ MAYOR

_____ CLERK



CAMPBELL HEIGHTS EAST

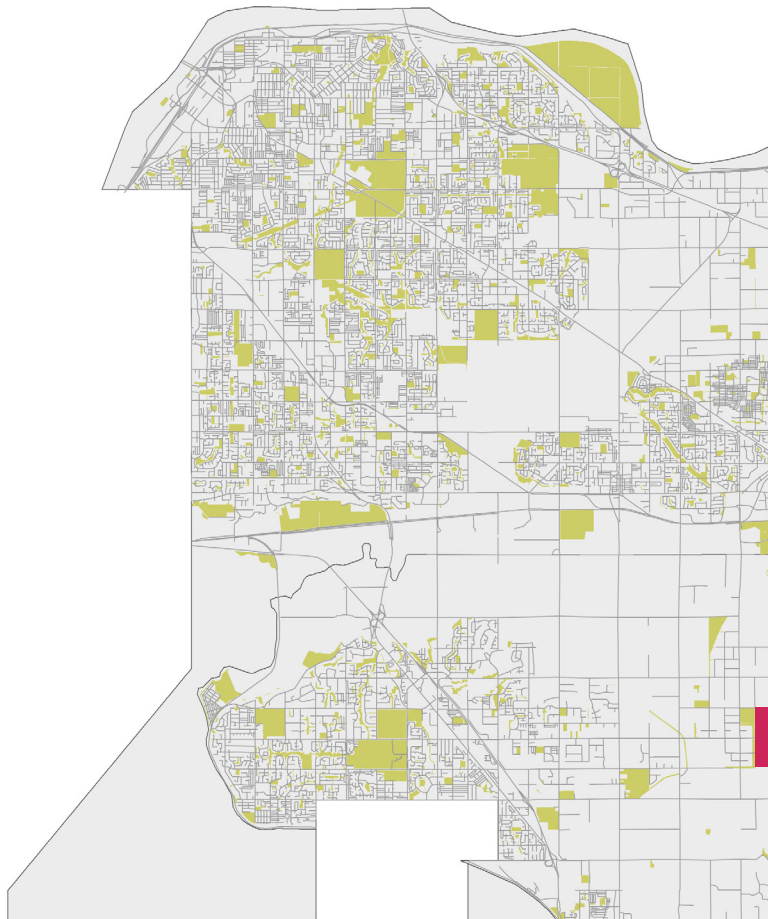
DESIGN GUIDELINES

The following report was prepared by DIALOG and PFS Studio
for SCDC as part of the Master Plan development for Campbell
Heights East.



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Municipal context



Secondary context

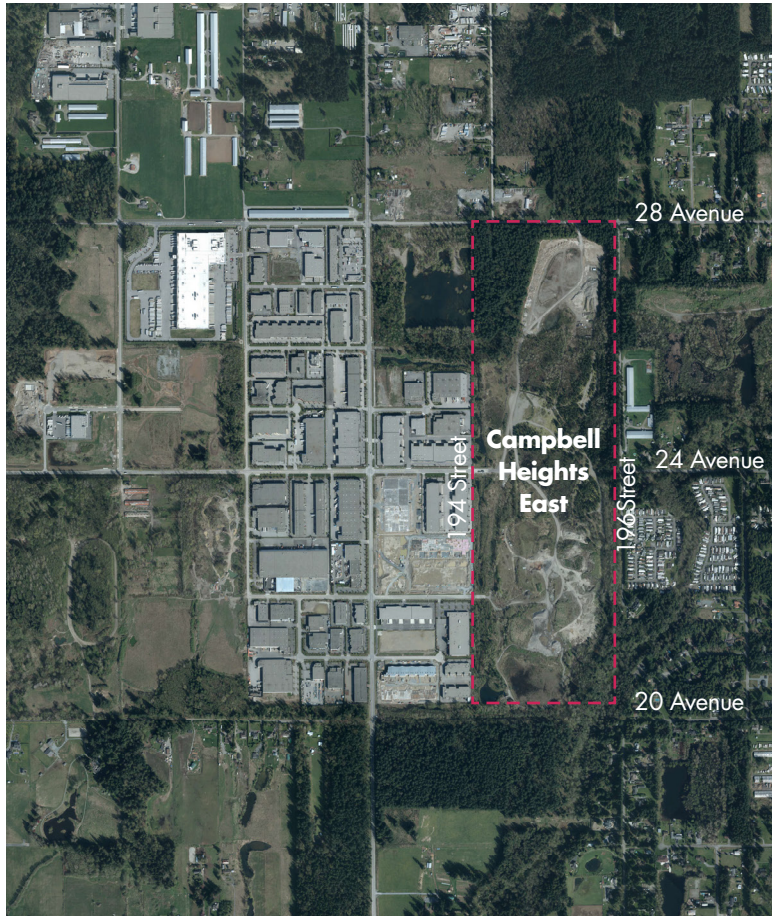
1 APPLICATION AND INTENT

1.1 INTENT

- The intent of these guidelines is to provide direction, guidance and context to the planning and design of Campbell Heights East in order to promote a sustainable, cohesive, high quality business park.

1.2 APPLICATION

- These guidelines will ensure that the design of individual parcels in Campbell Heights East Business Park are compatible with adjacent lands and contribute to realizing the overall vision for the business park.
- These guidelines are to be used in conjunction with the development policies and design guidelines for the Campbell Heights industrial area contained within the Campbell Heights Local Area Plan and the Development Permit Area Guidelines contained in the Surrey Official Community Plan.



Local area context



Site context

2 BACKGROUND

2.1 BACKGROUND

The Campbell Heights East Business Park (CHEBP) is located in the Campbell Heights East area of Surrey, BC. It is centrally located within the Greater Vancouver Regional District, and is part of the larger Campbell Heights Industrial area.

CHEBP is comprised of approximately 151 acres (61 hectares) of land, it is bounded generally by 28th Avenue to the north, 194th Street to the west, 196th Street to the east and 20th Avenue to the south. The objective of the City is to create an environmentally sensitive industrial business park that is competitively positioned and marketed to be a catalyst for significant business investment and job creation in the City of Surrey.

The site is located within the traditional Coast Salish territories of the Semiahmoo First Nation, and of the Sto:lo and Tsleil-Waututh First Nations. In the 1950s and 1960s the site began to be used by the City of Surrey, primarily as a gravel extraction site, and at this time earned its moniker “Stokes Pit”. Throughout the 80s and 90s, gravel extraction continued and a portion of the site was used as a RCMP shooting range. Today, it is being used as a soil deposition site for the City of Surrey’s Operations Division. Informal recreational trails run throughout the site that take advantage of the Little Campbell River and ecological networks.

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3 DESIGN OBJECTIVES

3.1 OBJECTIVES

There are five objectives for the Campbell Heights East Business Park. These were served as the foundation of the development of the plan for Campbell Heights East. City of Surrey policy, especially the Biodiversity Conservation Strategy, also was foundational to the development of this plan.

1. To realize a clear development vision for the Campbell Heights East area.
2. To maximize pedestrian comfort, safety, and security within a high quality public realm.
3. To improve pedestrian and bike access and linkages.

4. To integrate opportunities to respect, enhance, and incorporate the natural environment into the function and character of the site.
5. To minimize the environmental impact and long term maintenance of buildings and landscapes through a range of innovative strategies and best practices.

3.2 VISION

Campbell Heights East is home to flourishing natural systems. It is a place for industry, a place for nature, and a place for people—including those who work, play, and steward the environment there.

3.3 PRINCIPLES

- Strengthen Ecosystems - Protect and enhance ecosystems where possible, including waterways and habitat for salmon and other species. Respect important natural features such as existing wooded areas, allowing them to help shape design.
- Connect People with Nature - Provide views and community access to natural areas, creating opportunities for appreciation, use, and stewardship.
- Support Transportation Choice - Provide amenities and connections that encourage cycling to and from the site, and that create an enjoyable walking experience while there.
- Integrate Public Realm Amenities - Create a comfortable and attractive public realm where employees and the public can visit, eat, and recreate with one another.

4 SITE DESIGN

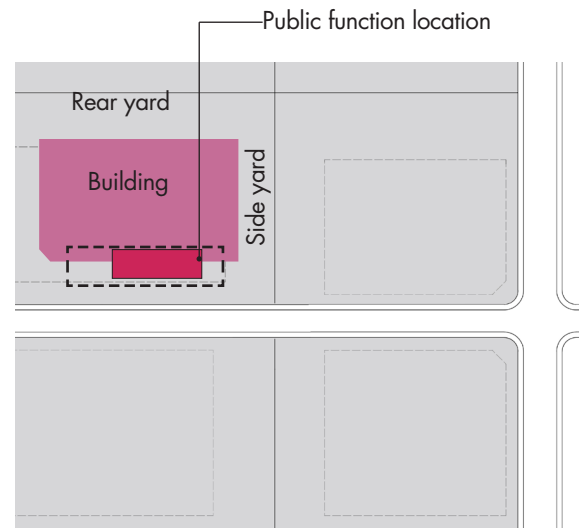
This section is intended to assist developers and their design consultants in the planning and design of individual sites within the Campbell Heights East Business Park.

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

4.1 SITE LAYOUT

- Cooperation and coordination is encouraged between sites in terms of layout and design to ensure a harmonious and compatible interface.
- Buildings shall be oriented towards the street with the primary public functions located at the front of the building.
- On corner sites, the principal building should be anchored at the corner and designed to be visually attractive from both abutting streets.
- Consideration of pedestrian movement should be central to the design of individual sites. On-site walkways should be linked to public sidewalks by well-defined paths to minimize conflict with vehicular traffic.
- Building locations on site shall be determined in accordance with the setbacks outlined in the zoning bylaw.

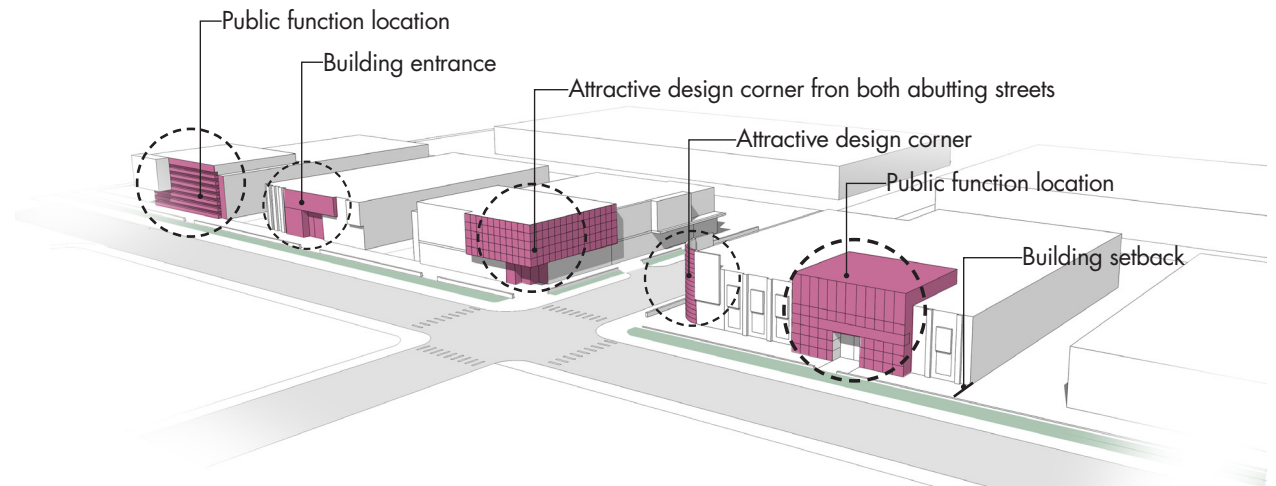


Primary public functions located at the front of the building.

- A strong architectural edge should be created along 194th Street and 24th Avenue through the provision of minimal building setbacks combined with rear and side-yard parking. Avoid placing parking areas along these street frontages.
- Outdoor storage and loading areas should not be visible to public view. Avoid placing parking areas along these street frontages.



An example of a strong architectural edge.

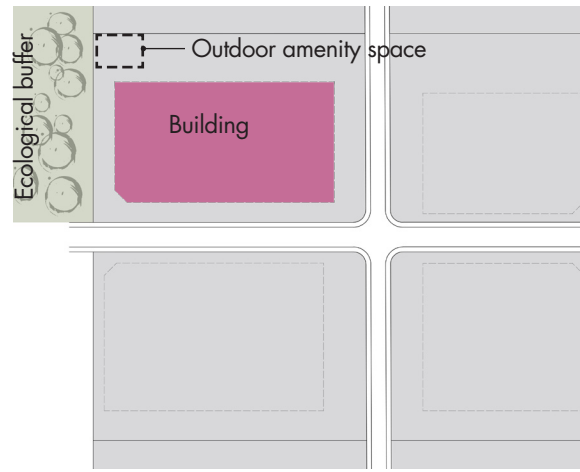


A strong architectural edge is integrated into the design. This includes attractive design at corners and public functions located along building frontages

- Provisions for outdoor amenity space, such as small gathering places with fixed seating and lunch areas are required. Consider locating them adjacent to the ecological buffer.



High quality amenity spaces enhance the environment for workers.



An outdoor amenity space located adjacent to the office space and ecological area creates access to nature for employees.

4.2 SITE ACCESS

- All site access points shall conform to 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, intersections, and site features.
- Site access must not be located within 3.5 metres of the side property line, except in a shared access arrangement.
- Common easements for shared entrances between adjacent sites are preferred.

4.3 ON-SITE CIRCULATION

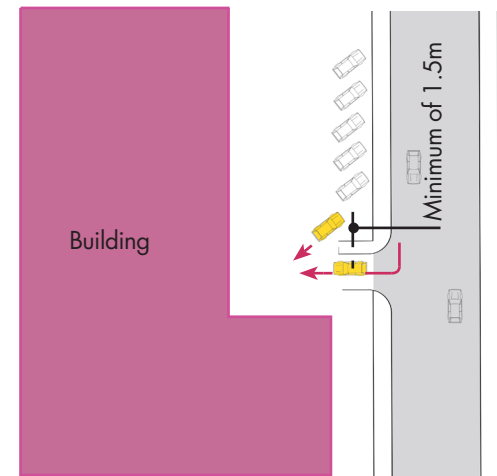
- When common easements for shared entrances are not possible, a single point of entry to individual sites is preferred.
- Where a high volume of heavy truck access is required, provisions may be made for a shared service entry point, provided it is clearly identified as such and is separated from visitor / on site parking.
- Parking lots and driveways shall be designed so as to minimize conflicts between vehicles and pedestrians.
- All truck turning movements must be accommodated on site.
- Walkways shall be provided for pedestrian movement to and from entrances, connecting to parking areas and public sidewalks, and use contrasting paving when crossing parking areas.

4.4 PARKING REQUIREMENTS

- Parking should conform to the City of Surrey Zoning By-law.
- Parking spaces at the end of the row shall be protected from turning movements of other vehicles by a curbed landscaped area with a minimum of 1.5 metres width.
- Parking for persons with disabilities shall be located near building entrances, preferably abutting a landscaped island.
- Incorporate bike racks (covered where possible), or at grade bicycle storage close to building entrances. Ensure that these areas have good lighting and visibility.
- Permeable paving should be used in any location that does not drain directly into the integrate stormwater management infrastructure on site.
- Screen parking areas and drive aisles visible from the street with a minimum of 3m landscape buffering.
- In each row of parking, introduce a landscape break with a minimum 1.5m treed landscaped area along this length of the parking stall, between every 6 parking stalls, and at the end of the parking row.



Parking for persons with disabilities near building entrances.



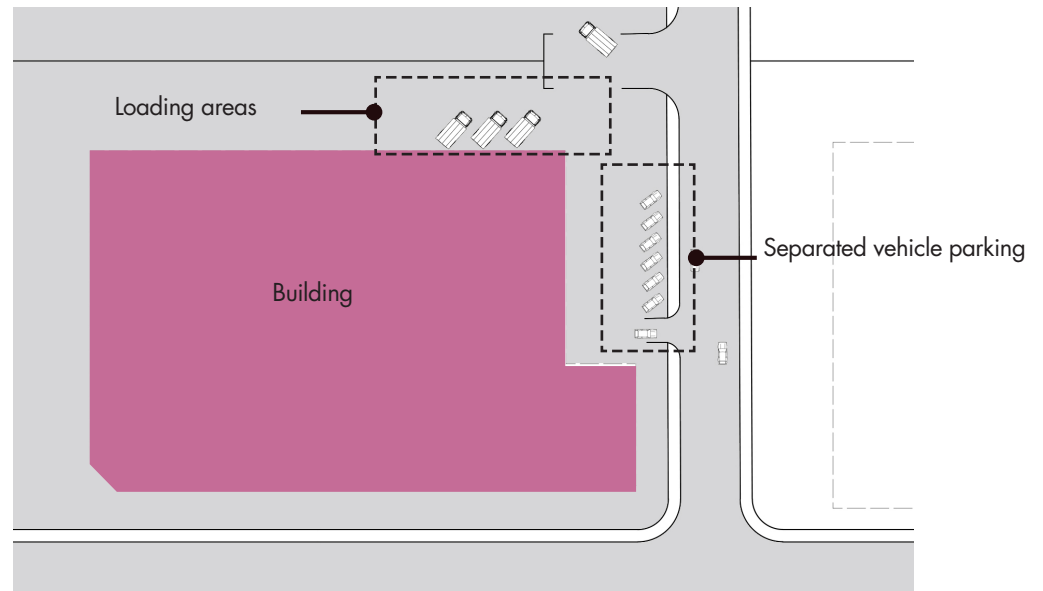
Provide enough space for the vehicles at the end of the row for turning movements.

4.5 OFF STREET LOADING

- Loading in front yards abutting street is not permitted.
- Active loading areas must be separated from vehicle parking.
- Loading areas shall be screened to a height of at least 3 metres (10 feet) by buildings, a landscape screen, a solid decorative fence with layered landscaping in front, or a combination thereof (see Section 7.0 – Landscaping).



Example of screening with landscape element.



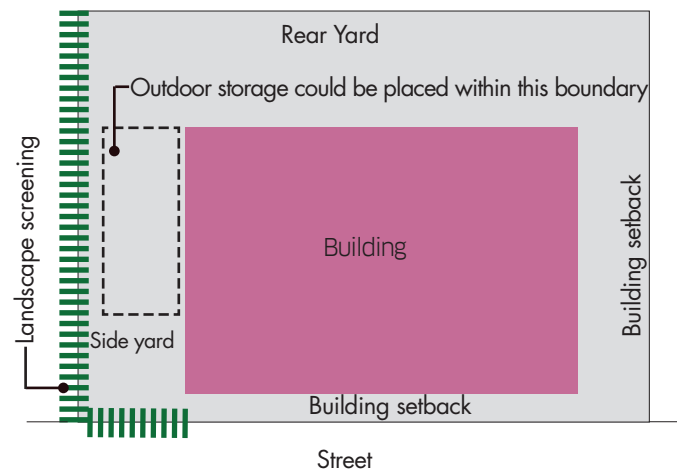
Provide loading entry on the local roads and separated from vehicle parking.

4.6 OUTSIDE STORAGE, AND DISPLAY AREAS

- Outdoor storage may be located in the rear or side yard, subject to appropriate screening by a building, landscaping or fence. Site specific designs will be considered in the event of varying lot configurations.
- Storage should not encroach on required minimum setbacks and should not exceed 40% of the site.
- Outdoor displays shall be limited to examples of equipment, products, or other items directly related to the business or industry located on the site.
- Outside displays, if permitted, shall be located so as not to detract from the character of the building.

- All outside display areas shall be adequately screened and landscaped.
- Garbage and recycling bins shall be screened to a height of at least 3m metres (10 feet) by buildings, a landscaping screen, solid decorative fence with layered landscaping in front, or a combination thereof, where visible from the street.

- Garbage and recycling bins shall not be located within yards fronting a street.
- Outdoor storage or staging areas shall not be located in any yard facing a street.



Site with screened outside display.

5 ARCHITECTURAL DESIGN

This section is intended to guide owners and their consultants in the design of buildings to ensure that the built form of Campbell Heights is of the highest possible quality within the framework of functional requirements and cost effectiveness so as to create a positive and inviting built environment.

5.1 ARCHITECTURAL DESIGN INTEGRITY

- Building scale, architectural character, rooflines and building mass shall be compatible with other buildings on neighbouring sites.
- Ancillary or secondary buildings shall be designed and constructed to be consistent with the architecture of the principal building.
- Blank walls facing a street should be avoided. Windows and glazing should be incorporated whenever possible to both improve the building's relationship to the street and to improve the well-being of inhabitants within the building.
- Where adjacent to the east-west corridor, buildings should front the park with active windows and glazing.

- The exterior of buildings shall be coordinated on all elevations with regard to colours, materials and architectural detailing to achieve design harmony and continuity. Functions associated with office uses and visitor areas should be street - fronting. Mark these areas with windows and a clearly identified front entry with pedestrian weather protection. All doors and windows should be trimmed whenever such treatment would be compatible with the architectural style of the building. Painted or false detailing that detracts from the integrity of structures should be avoided.



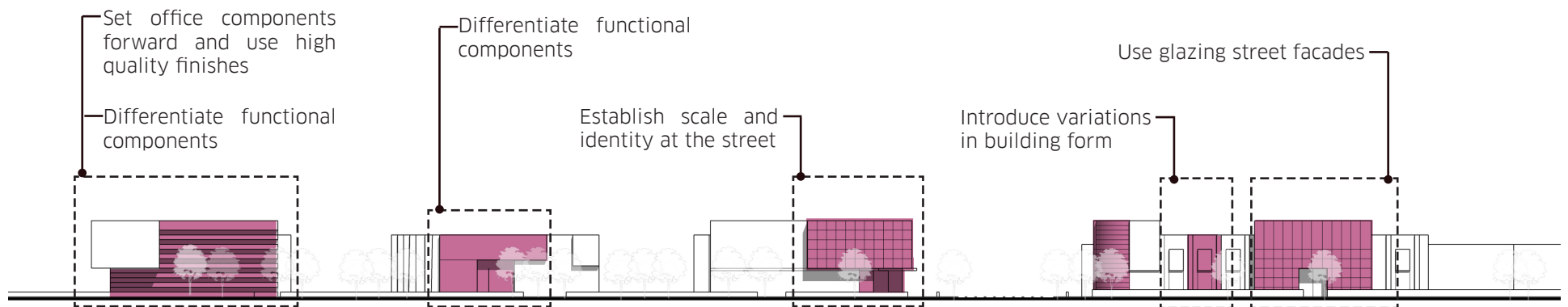
Example of the exterior building with clear facade and weather protection.



Glazing and patterning of exterior finishing materials creates visual interest from the street.

5.2 FORM AND ARTICULATION

- Building facades along 194th Street Diversion, 24th Avenue and 22nd Avenue should add visual interest to the streetscape through architectural design.
- Special attention shall be given to the architectural expression, articulation of massing, and exterior finishing materials on buildings along primary roads, particularly along 194th Street Diversion, 24th Avenue and 22nd Avenue.
- Building design should be appropriate to the intended use and responsive to site opportunities and conditions.
- Buildings should be articulated to differentiate the major functional parts within them.
- Office components should be located at the front face of buildings and should be visually distinguished from the functional use through the use of setbacks, and higher quality finishes.
- Facades facing the street must be articulated to establish scale and identity.
- Avoid the use of large, undifferentiated wall areas; therefore, windows, textures, patterns, colours, secondary materials and building form variations or 'living walls' (see page 26 for example) must be incorporated into expansive building elevations.
- Articulation should be achieved using architectural methods and details more substantial than paint and decoration.



The above elevation suggests a range of approaches for interface with the street.

- Glazing is encouraged on all street facades to provide daylight and surveillance to the street.
- Elements to which the public relate, such as the main entries, should be located and designed so as to be clearly identified from the public entry drive.
- Variations in massing and changes in height and horizontal planes are encouraged. Consider a break in facade for every 60 metres if the length of facade exceed 120 metres.
- On a corner site, the principal building shall be oriented towards the corner and be designed to be visually attractive from both abutting streets.
- Promote green 'living walls' to break-up massing, and add visual interest to buildings.



Good example of corner expression on buildings addressing both the public street and pedestrian walkway.



Green 'living walls' to add visual interest to buildings.

- Avoid placing parking areas along both street frontages.
- Mechanical equipment including electrical kiosks, gas meters etc., must be screened from the street.
- Mechanical/ Electrical room entry doors should avoid facing the streets.



High quality materials and glazing on street facade.

5.3 EXTERIOR MATERIAL

- All metal products must be preformed, pre-finished and installed using the appropriate manufactures accessories. Panel systems are recommended for office components.
- 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 exterior form construction method should be tilt up or poured in place concrete, with quality reveals, and a panel system or curtain wall style glazing for office components. Construction must be detailed to avoid extensive blank or uniform wall surfaces.
- 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.
- 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.
- 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.



High quality materials with glazing on all street facades.



Suitable colour, pattern, texture, and finishing for blank walls and concrete facades.

5.4 ARCHITECTURAL LIGHTING

- Wood siding may be used as an accent material only.
- The use of glass and high quality materials and finishes is required of buildings facing the streets.
- Entrances to buildings should be illuminated to enhance their visibility.
- Where building facades comprise a significant area of opaque materials visible to public roads and paths, decorative flood-lighting is encouraged to accent recessed or articulated surfaces.
- Where building mounted lighting is proposed on the front facade, it must be integrated with the architectural expression of the building.
- Lighting should be minimized where adjacent to Biodiversity Conservation Strategy corridors.



Illuminated entrance to the buildings.



Architectural expression is integrated with building's lighting.

5.5 WINDOWS AND ENTRANCES

- Facade articulation such as recessed window and door areas are encouraged to create depth and variation.
- Window sizes should respond to interior functions (i.e. the expression of showrooms with large windows).
- Residential style windows are not permitted.
- A main public entrance must have pedestrian weather protection and be easily identifiable from the street.
- All primary entrances into individual units must also have pedestrian weather protection.
- Employee and service entrances must be clearly marked by architectural as well as graphic means.

5.6 ROOFSCAPES

- Whenever possible, roof vents and stacks must be grouped.
- All roof top equipment must be considered as part of the architectural vocabulary, setback and 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. If the exact location is not yet determined, a designated area where the rooftop equipment would not be exposed to the street must be shown with the minimum setbacks from the parapet and the limit of the height of equipment or otherwise, behind an area where screening is to be installed.
- Promote living green roofs where possible.
- Promote roof designs for outdoor use where possible.



Identifiable main public entrance from the street.



Good example of living green roofs.

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6 STREETScape

6.1 GATEWAYS

- Key public street entry points, excluding parkland, will be identified by gateway features. These gateways could reference the unique characteristics of the site, particularly the ecological framework. This treatment will also be applied to the northern entry point of the 194th Street Diversion and the eastern entry of 24th Avenue once the City of Surrey Operations Worksyard is moved elsewhere and 24th Avenue is completed and continues through to Langley.
- Gateway features should incorporate unique lighting and landscaped medians.
- Main entry signs or major area identification signs should be of high quality, durable materials, and should be co-ordinated with the architecture of buildings in the area.
- Public Art is encouraged at gateways and other prominent locations.
- The minimum building setback from all street frontages is 7.5m.

6.2 BOULEVARDS

- Tree species and location are subject to final determination by City of Surrey Parks, Recreation and Culture Department.

7 LANDSCAPING

This section is intended to assist owners and their consultants in the design and installation of landscape works that will enhance the character of Campbell Heights East Business Park. The general landscape intent for private lots is to create a coherent landscape which responds to and reinforces the character of adjacent streetscapes and open spaces.

7.1 GENERAL

- Landscaping adjacent to pedestrian routes should have a 1m high clear zone starting from 1m above the ground to promote visibility, where not located adjacent to loading areas, outdoor storage, garbage containers, and utility boxes.
- Shrubs, flowers, and ground covers are encouraged to be grouped together in clusters rather than in individual scattered locations.
- Selection of plant materials should be based on year-round interests as well as form, texture, shape and drought tolerance. The use of species that enhance environmental qualities and provide wildlife habitat is encouraged.
- Site elements such as outdoor lighting, signage, garbage storage and fencing should be included on the landscaping plans since they are integral elements of the landscape.



Providing one meter landscape clear zone between top of ground plantings and bottom of tree canopy for visibility.

- Avoid retaining walls facing a street if possible and instead use a 3:1 landscape slope if grading is required.
- All landscape and plant materials shall meet Canadian Landscape Standards, or the current edition of the BC Landscape Standard.
- All landscape work shall be completed within 60 days after substantial completion of construction of any improvements constructed on the building site. If watering restrictions are in place when substantial completion is met, then tree, shrub and ground cover installation may be delayed to within 30 days after the restriction is lifted.
- All landscape works shall include a one year material guarantee.
- A minimum of 5% of trees are to be coniferous.
- All future Development Permits and Building Permits will be subject to environmental development permit areas.

7.2 FRONT YARD LANDSCAPING

- A continuous landscape strip of not less than 6.0 metres (20 feet) in width shall be provided within the lot along the developed side of properties fronting 194th Street Diversion and 24th Avenue. This strip shall include trees at 15m spacing and shrub planting to provide continuous low screening of parking areas. The landscape strip should not be narrowed by paving or hardscaping.
- A continuous landscape strip of not less than 3.0 metres (10 feet) in width shall be provided within the lot along the developed side of properties fronting all other roadways. All landscape strips should not be narrowed by paving or hardscaping.

- Areas not surfaced with driveway or walkway paving or ornamental planting shall be lawn.
- Feature trees, shrubs, and perennials/annuals shall be installed adjacent to signage, entry plazas, drive aisle entries, and pedestrian accesses from the sidewalk.
- Avoid retaining walls facing a street if possible and instead use a 3:1 landscape slope if grading is required.

7.3 SIDE/REAR YARD

- A continuous landscape strip of not less than 1.5m in width shall be provided along all side lot lines measured from the front property line to 3.0 metres (10 feet) back from the front face of the closest principle building fronting the street except where a side yard abuts a roadway (refer to 7.2 Front Yard Landscaping).
- All landscaping but especially that which interfaces with the Biodiversity Conservation Strategy corridor should be native species and be complimentary to the park corridors. Irrigation required for landscaping buffers should be along the sides/ backs of lots.

7.4 BUFFERS

- A swale to capture and filter rainwater is to be provided in areas abutting environmental areas, greenways and other areas as required. These can be managed a variety of ways and specific dimensions and approaches may be determined at the design phase.
- Where the minimum top of bank set back is not met from water channels within the environmental area west of 196th street, an additional buffer, planted with native plant material, may be required.
- An additional 1.5m landscape buffer is required along eastern edge of the property line.
- The buffer along the back or side adjacent to parkland must be 3m in width.

7.5 PARKING AREA LANDSCAPING

- Provide landscaping within and at the periphery of surface parking lots in order to visually break up and partially screen parking from public streets and neighbouring properties. Landscaping should also be used to define parking clusters, highlight pedestrian routes, increase human comfort, provide visual relief, and interrupt paved surfaces to increase natural drainage.
- Provide shade trees in landscape strips between parking ranks at a spacing of 10 metres with minor variations to suit light standards, bioswales, and site servicing. Trees to be a minimum of 6cm caliper.
- Landscape strips within parking areas, a minimum of 2.5 metres in width, and contain a combination of shrubs and groundcover plants in addition to the shade trees.
- Provide at least one shade tree at the ends of a single row of parking, and two shade trees at the ends of two adjoining rows.
- Provide landscape islands in parking rows between a maximum of each six stalls. The island is to be planted with a shade tree and shrubs and groundcover plants.

7.6 SCREENING AND FENCING

- Loading areas, outdoor storage, service areas, garbage containers, and utility boxes shall be screened from the street view.
- Avoid using fences along property lines butting streets. Any security issue attempting to be mitigated, should first apply measures directly to the building with an architecturally compatible integration before fencing the site.
- If fencing is still specifically required for security when other building measures cannot be accommodated directly on the building, it must be setback at least behind the street fronting landscape buffer and show substantial landscape screening to the height of the fencing.
- Fencing should only be installed where required for specific screening, security and safety reasons.
- Fencing is required adjacent to riparians/ environmental parkland. A maximum 2.5m and minimum 1.2m black metal picket fence should be used along property lines that interfaces parkland. Black metal picket fences combined with landscaping (such as hedge or shrubs) must be provided 0.25m from the property line.
- Razor or barb wire above fencing is not permitted.

7.7 SITE LIGHTING

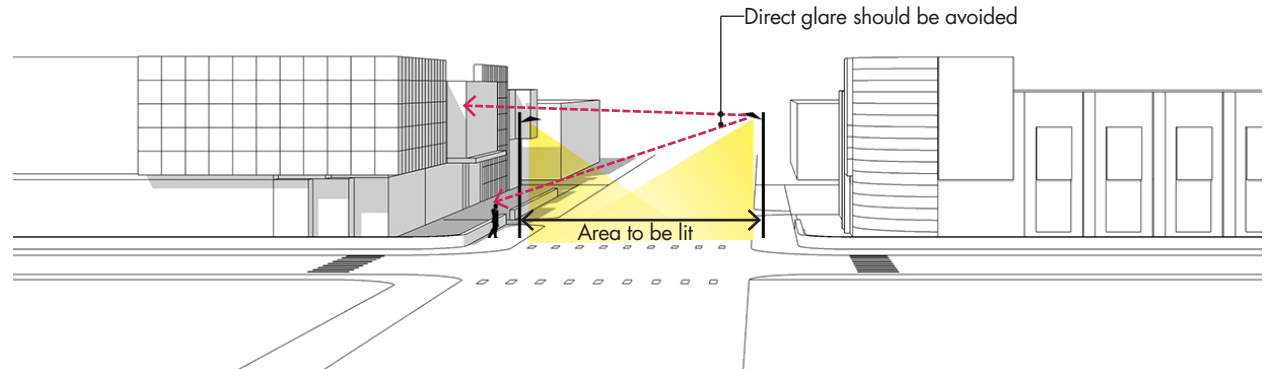
- Outdoor luminaires shall, in all instances, provide downlighting only.
- Sidewalk lighting should be mounted as to direct light onto the walking surfaces. Bollard lighting is recommended for pedestrian areas.
- Specially lit and landscaped identification signs, decorative pavers, and enhanced landscaped medians are encouraged.
- For consistency between developments, the type of street lamps on public streets, their height, intensity, and spacing, etc., will be co-coordinated by the Engineering Department through the servicing agreement process.
- Public spaces, entrances, outdoor amenities, and pedestrian routes should be well lit.
- In landscaped open spaces, particular attention should be given to the relationship between lighting and planting.
- Where appropriate, consider installing outdoor lighting activated by photocells and/or timers.
- Design, location, and distribution of lighting to ensure even illumination where needed.



Eliminate light intrusion into adjacent ecological areas to reduce the ecological consequences of night-time light pollution.

- Consider light intrusion to residences and glare to motorists/ pedestrians when providing appropriate light levels. This may 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.
- All lighting must be designed so as to eliminate light intrusion into adjacent ecological areas.
- No uplighting shall be used to avoid light pollution.
- Avoid locating trees in areas that conflict with lighting patterns for pedestrian or parking areas.
- Lamps to be located in stairwells should protect the bulb from removal and breakage.
- Vandal-proof bollard fixtures are often suitable for walkways. Where security and identification are primary importance, posttop units 3-6 metres in height may be more appropriate.
- Lighting along pedestrian pathways is recommended and should not exceed 4 metres (13 feet) in height. Fixtures and poles should be in a colour that complements the building 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 compliments the building's architecture.

- For consistency between developments, the type of street lamps on public streets, their height, intensity, and spacing, etc., will be co-ordinated by the Engineering Department through the servicing agreement process.
- Building lighting should be considerate of potential impacts on wildlife corridors, and sensitive to the interfacing adjacent environmental areas.
- Locate luminaries in difficult to reach places. Mount fixtures high on walls, in inaccessible locations or recessed into the building structure.
- Consider limiting building lighting on upper stories and use motion sensors where possible.



Minimize glare to adjacent properties and streets.

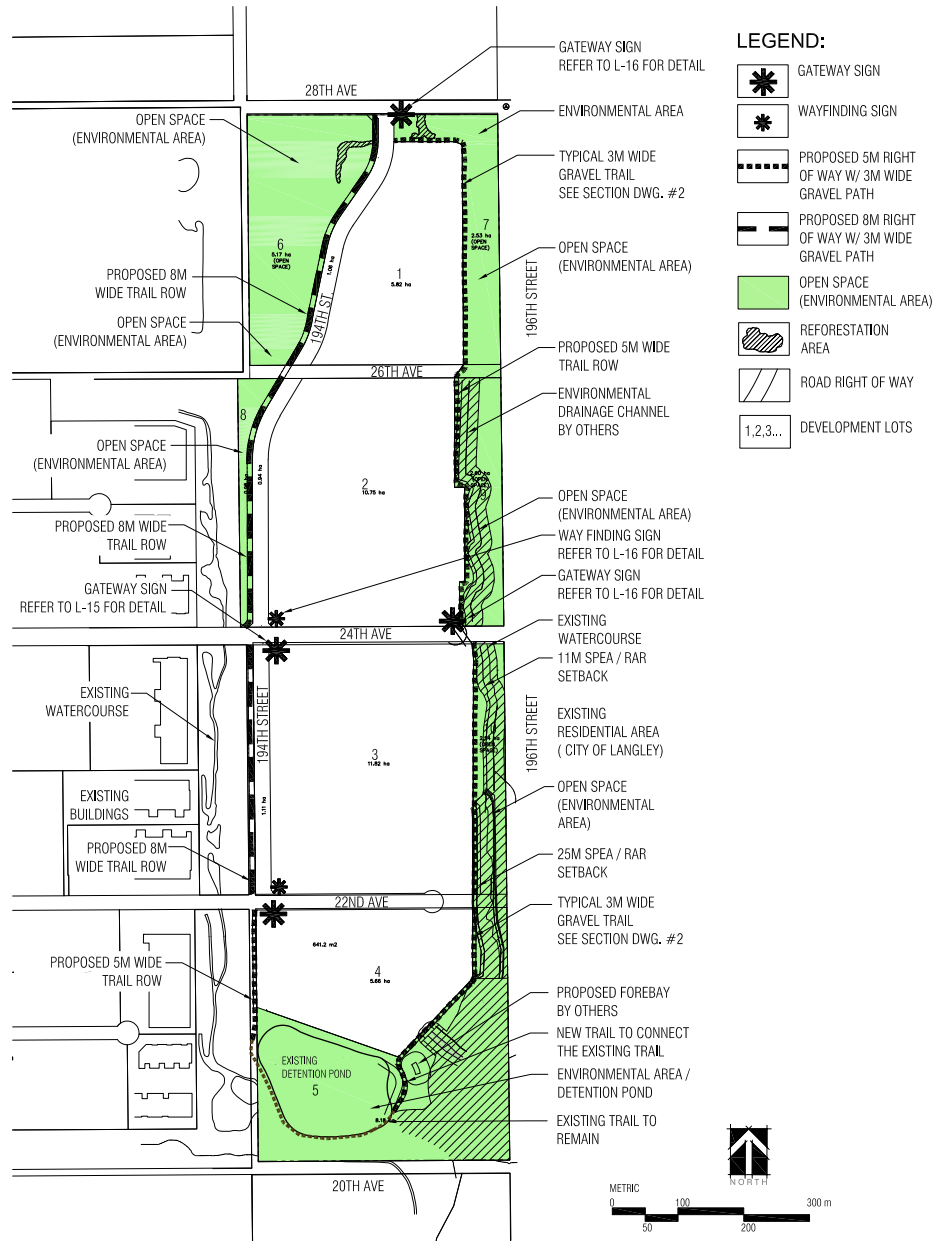
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8 SIGNAGE

This section is intended to assist owners and their consultants in accommodating development signage requirements 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.
- Integrate signs into the building design and design signs to present a unified appearance.
- Key public street entry points, at 22nd and 24th Avenues on the west side of the Business Park, will be identified by gateway signage. This signage could reference the unique characteristics of the site, particularly the ecological framework. This treatment will also be applied to the northern entry point of the 194th Street Diversion and the eastern entry of 24th Avenue once the City of Surrey Operations Worksyard is moved elsewhere and 24th Avenue is completed and continues through to Langley.
- Wayfinding signage shall be standardized and located in a high visibility location on the private lot.
- Avoid backlit acrylic or plastic “box” type signs. Avoid locating illuminated signs next to residential sites.
- The signage system for any development shall integrate the various types of signs into a single aesthetic concept.
- Animated electronic signs are not permitted.
- Building facade signs shall be oriented to a single fronting street. Double-fronting developments are anomalies and signage may be oriented accordingly subject to the requirements of the Surrey Sign By-law.
- The area of a building facade sign shall reflect the scale and proportion of the building subject to the requirements of the Surrey Sign By-law.

- Gateway signage, as shown in the map included to the right, should be not be on dedicated or environmental lands, so as to be highly visible to visitors of the park, and designed to complement the architecture of the buildings on site.
- Both single and double pole freestanding pylon signs are not permitted.
- The maximum height of any free-standing sign is 1.8 metres (6 feet) above grade. The maximum width should be 2.4 metres (8 feet). The grade at the base of the sign should not exceed the average adjacent grade by more than 0.6 metres (2 feet).
- Signage shall be placed 2 meters from the property line to ensure visibility.
- Landscaping immediately surrounding signage shall not be higher than 45 centimeters (18 inches) from the ground.



This map indicates main location gateway points where “Campbell Heights East” signs will be located.

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9 ENVIRONMENT/SUSTAINABILITY

A primary goal in the development of the Campbell Heights East Business Park is to be a leader in the implementation of sustainable design measures while acting on opportunities to preserve and enhance the natural environment where possible.

9.1 SUSTAINABLE BUILDINGS AND DESIGN

- New development is encouraged to use LEED (Leadership in Energy and Environmental Design) Silver or similar standards in areas such as sustainable sites, materials and resources, water efficiency, and indoor environmental quality.
- Consider materials which have been manufactured from recycled or waste materials for use during building construction or for outdoor paved areas. (eg. Structural components manufactured from wood chips or plywood waste, paving blocks made from recycled or discarded tires, recycled asphalt, etc.
- Development should consider methods to reduce heat island effects including tree shading, light coloured materials in non-roof impervious surfaces including parking areas and walkways.

9.2 ENERGY AND WATER EFFICIENCY

- Buildings should be designed to reduce energy consumption by incorporating such considerations as solar access, shading, maximizing the amount of daylight into the interior spaces, and providing windows that can open. For example:
 1. Maximize the southern exposure with shading devices to minimize penetration of the interior by the high summer sun.
 2. Maximize the amount of glazing and windows on the exterior walls.
 3. Incorporate skylights, interior courtyards, or provide terracing that allows for daylight penetration into the interior, etc.
- Explore opportunities for the use of low-energy appliances and fixtures such as such as LED lighting, and low-flow plumbing.
- Consider incorporating alternative and renewable energy production systems (river-source heat pumps, geothermal heat pumps, solar heating, wind turbines, or district heating in large developments, etc.) at the outset of the design stage to reduce dependence on traditional energy sources for heating, lighting and cooling purposes. Consider integrating the proposed new energy source into the overall design (e.g., a wind turbine as an architectural or visual art feature).



Reduce energy consumption by incorporating shading and using daylight.

9.3 PLANTING AND LANDSCAPE MANAGEMENT

- Maximize the use of native plant material that is adaptive to a commercial/ industrial environment.
- Minimize irrigation water volume with the use of drought tolerant plant material, high efficiency irrigation, and maintenance practices to maximize plant health.
- Incorporate green screens / living screens planted with vines that can be used in conjunction with landscape features such as berming for screening.
- Utilize Integrated Pest Management practices to manage plant health.
- Growing medium to meet Canadian Landscape Standard and / or BC Landscape Standard, current editions.
- Retaining walls are discouraged and must be entirely on private property. Retaining walls adjacent to parkland must be setback proportional to height. Lock Block or Allan Block walls are not permitted.

9.4 STORMWATER MANAGEMENT

The CHEBP is buffered on all four sides by natural habitat corridors. Buffers of native trees will be retained and enhanced along the north and east boundaries. Latimer Park and a constructed stream/riparian corridor form the western boundary. A naturalized detention pond and the Little Campbell River corridor form the southern boundary

- Reduce stormwater run-off and maximize pervious surfaces through the use of features such as bio-swailes and rain gardens.

- Consider using permeable materials for outdoor surfaces where appropriate such as parking areas (subject to consideration of the water table in the area, and approval by the Engineering Department.)
- Drainage from developed portions of the Campbell Heights East Business Park shall not flow directly into the sensitive environmental areas.



Rain garden beside a sidewalk.

9.5 ALTERNATIVE TRANSPORTATION OPTIONS

- Provide incentives for alternative transportation methods such as cycling, by incorporating bike racks (covered where possible) and on-site shower facilities into building and site design.
- Developers are encouraged to provide walkways to public sidewalks especially in locations near a transit stop.
- Provide at least 1 set of bicycle parking on site near the building's main entrance.



Covered bike racks on site.

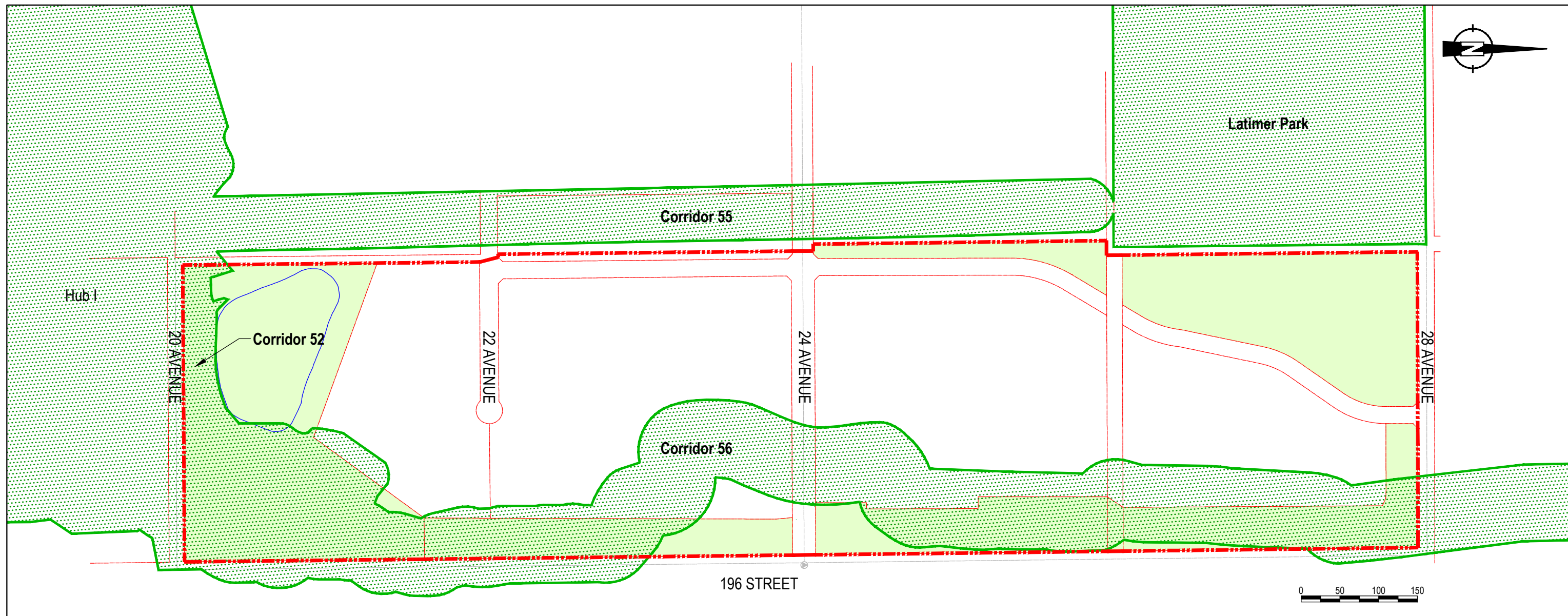
10 CPTED

10.0 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Design of the built environment has a significant impact on crime, nuisance behavior and citizens' sense of well-being. Implementing Crime Prevention Through Environmental Design (CPTED) principles is a proactive approach to addressing crime related issues at the design stage.

To address CPTED concerns, consideration at the design stage should occur towards building massing, location of windows, bollards, window grilles and landscaping etc. Some general recommendations from the Surrey OCP are:

1. Avoid "no-man's land" at rear of buildings, particularly for external exit corridors. Consider use of internal corridors which are often more desirable from a CPTED perspective.
2. Minimize opportunity for climbing onto the roof in industrial and commercial/ industrial warehouse buildings.
3. On-grade parking areas not readily visible from the street should be designed with gate(s) to restrict access after hours.
4. When gates are proposed, it shall be of high quality design and materials. Chainlink is not permitted.
5. Consider security cameras at main lobby entrances and parking lot.
6. Open space areas should be designed with reference to CPTED principles.



| LEGEND | |
|--------|----------------------------|
| | Existing Property Boundary |
| | Proposed Property Line |
| | Proposed Green Space |
| | Mapped GIN |

SURREY CITY DEVELOPMENT CORPORATION

CAMPBELL HEIGHTS
INDUSTRIAL LANDS
Surrey, BC



enviowest consultants inc.

Suite 101 - 1515 Broadway Street
Port Coquitlam, British Columbia
Canada V3C 6M2
office: 604-944-0502
facsimile: 604-944-0507

www.enviowest.ca

GREEN INFRASTRUCTURE NETWORK
(GIN)

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|-----------------------|-------------------|-----------------|-------------------------------|---------------------------------|
| DESIGN: TA | DRAWN: CEV/SCM | CHECKED: IWW | REVISION: 04 | REVISION DATE: June 19, 2018 |
| SCALE: 1:5000 | | | DRAWING NUMBER: 1504-02-03 | |
| DATE: May 30, 2017 | | | | |

REFERENCE DRAWINGS

1. Email: ACAD-18-06-18 03747-00 Sketch 35A for Export-Model.dwg. Received June 19, 2018; McElhanney Consulting Services Ltd.
2. Email: ACAD-18-01-16 3747-0 Sketch 21 For Export-Model.dwg. Received February 14, 2018; SCDC