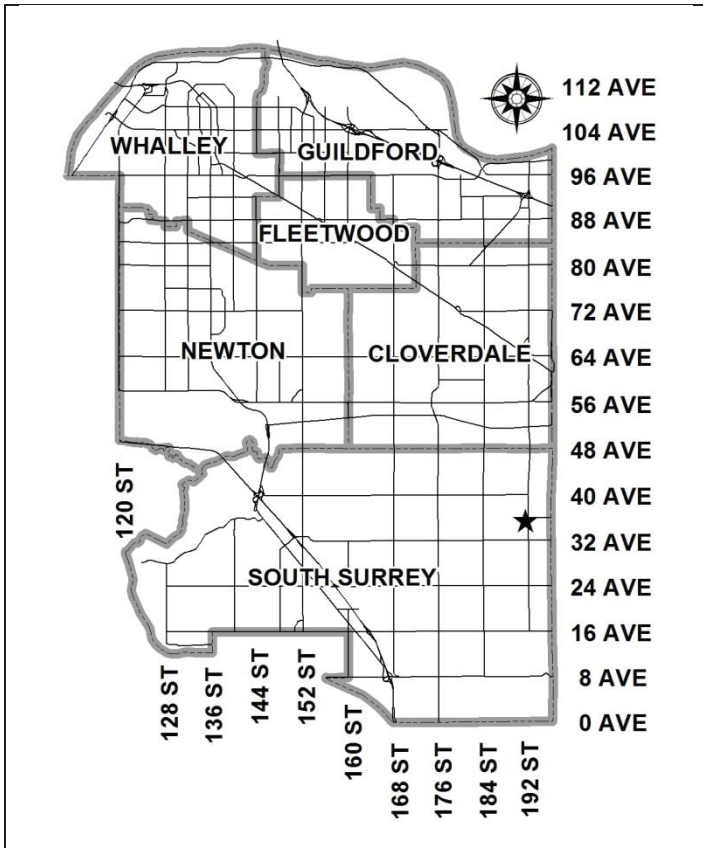


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0108-00

Planning Report Date: January 8, 2018



**PROPOSAL:**

- **Development Permit**

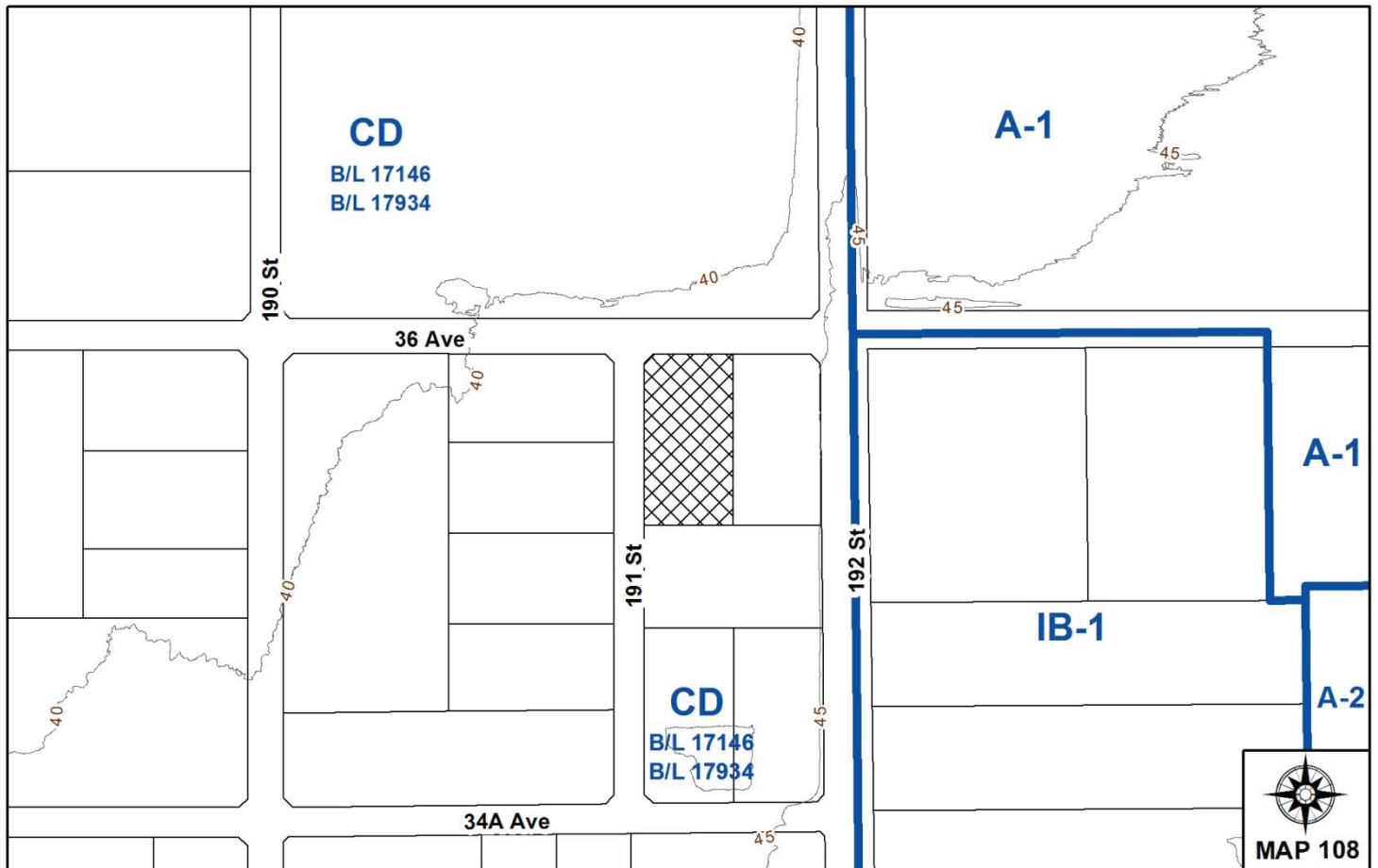
to permit the development of an industrial building.

**LOCATION:** 19130 - 36 Avenue

**ZONING:** CD (By-law No. 17146 as amended by By-law No. 17934)

**OCP DESIGNATION:** Mixed Employment

**LAP DESIGNATION:** Business Park



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the "Mixed Employment" designation in the Official Community Plan (OCP) and the "Business Park" designation in the Campbell Heights Land Use Plan (LAP).
- The proposed density and building form are appropriate for this part of Campbell Heights and are consistent with the design guidelines outlined in the general Development Permit and Design Guidelines for Campbell Heights North.

RECOMMENDATION

1. Council authorize staff to draft Development Permit No. 7917-0108-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) registration of a Section 219 Restrictive Covenant to prohibit any use that requires a Metro Vancouver air quality permit from locating on the site; and
  - (e) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space.

REFERRALS

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

Surrey Fire Department: The Fire Department has no concerns with the proposal.

SITE CHARACTERISTICS

Existing Land Use: Vacant industrial land.

Adjacent Area:

Direction	Existing Use	OCP/ LAP Designation	Existing Zone
North (Across 36 Avenue):	Light industrial manufacturing/ warehouse facility	Mixed Employment/ Business Park	CD (By-law Nos. 17146 & 17934)
East:	Light industrial warehouse facility	Mixed Employment/ Business Park	CD (By-law Nos. 17146 & 17934)
South:	Undeveloped industrial land	Mixed Employment/ Business Park	CD (By-law Nos. 17146 & 17934)

Direction	Existing Use	OCP/ LAP Designation	Existing Zone
West (across 191 Street):	Light industrial warehouse facility	Mixed Employment/ Business Park	CD (By-law Nos. 17146 & 17934)

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject property is located in the Campbell Heights North area, within Phase III of the business park. The site is bounded by 36 Avenue to the north and 191 Street to the west. The net site area will measure approximately 0.68 hectares (1.68 acres).
- The site is designated "Mixed Employment" in the Official Community Plan (OCP) and "Business Park" in the Campbell Heights Local Area Plan (LAP).
- In June 2012, the site was rezoned from "General Agricultural Zone (A-1)" to "Comprehensive Development Zone (CD)" under By-law No. 17146 (Application No. 7910-0032-00). In June, 2013, CD By-law No. 17146 was amended (under By-law No. 17934) to adjust the outdoor storage area boundaries. The site was subdivided as part of the Campbell Heights North phased development (Application No. 7912-0160-00).
- CD By-law No. 17146, as amended by By-law 17934, permits light impact industry, warehouse uses, distribution centres, transportation industry, office uses, and other accessory uses, forming part of a comprehensive design.
- The site was cleared and serviced for development under the original rezoning and subdivision applications. There are no trees or vegetation on the site.

### Proposal

- The applicant is proposing a Development Permit (DP) that will permit a 3,243 square metre (34,920 sq. ft.) multi-tenant industrial building consisting of six (6) units of warehouse space with accessory office space.
- The proposed building is oriented towards 191 Street to the west. The development proposes a net floor area ratio (FAR) of 0.48 and a lot coverage of 36%, which complies with the maximum requirements of the CD Zone.
- The form, character and density of the proposed development complies with the Campbell Heights Local Area Plan (LAP) and Campbell Heights North Design Guidelines. The proposed development meets the requirements of CD By-law No. 17146, as amended by By-law No. 17934, including floor area, lot coverage, building height and building setbacks.

### Site Access and Parking

- The proposed building will be accessed by two (2) vehicular entrances. The main vehicular entry to the employee and visitor parking lot will be provided via accesses from 191 Street, west of the building. The primary truck access for loading and unloading will be provided via access from 36 Avenue at the north of the site. The site plan allows for vehicle circulation between the front and rear of the building via a drive aisle located on the south of the property.
- The proposal includes a total of 37 parking spaces, which meets the Zoning By-law requirement for the industrial warehouse and office space that is proposed.
- The BC Building Code permits up to 40% of the ground floor area to be constructed as second-storey mezzanine space. The proposed development includes 786 square metres (3,490 sq. ft.) of mezzanine office space, which represents approximately 13 % of the proposed industrial ground floor area. The applicant has agreed to register a Section 219 Restrictive Covenant restricting the maximum mezzanine space to be constructed to avoid a situation where there may be insufficient parking for the future development of the site.
- The proposal includes 10 loading bays which are located at the rear of the building (east) and away from public view.
- Passenger vehicle access to the site will be provided via 191 Street. Passenger vehicle circulation within the site will be accommodated with a two-way drive aisle that circulates the perimeter of the building. There is an existing access easement with the property to the east (19130 – 36 Avenue) to allow shared truck access from 36 Avenue and 191 Street.
- Pedestrian access to the site will be available via an entry plaza at the corner intersection of 36 Avenue and 191 Street.

### Design Proposal and Review

- The proposed building is consistent with the design guidelines outlined in the Campbell Heights North Design Guidelines and the Official Community Plan (OCP), and is reflective of the existing standards within the area. The development concept behind Campbell Heights is a high quality, sustainable industrial business park.
- Overall, the building is proposed to have a modern linear appearance. Architectural emphasis is placed on the main entrance facing the corner of 36 Avenue and 191 Street, with the use of glazing and cantilevered office space on the second storey to provide visual interest. The face of the office component is distinctively articulated with an emphasis on glazing, metal and wood appearance cladding, and a balcony with glass railing. The main entrances will provide "eyes on the street" in accordance with Crime Prevention Through Environmental Design (CPTED) principles on 36 Avenue and 191 Street.
- The proposed building construction is a combination of concrete tilt up and tinted glazing as the main cladding materials with cedar siding, pre-finished metal cladding, and vertical aluminum solar fins as accent materials. The proposed colour scheme is grey, white, and blue.

- The east elevation of the building will facilitate truck loading operations with four dock bays and six grade level bays. In keeping with the Campbell Heights guidelines, the loading area will be fully screened from the side yard view with an architectural screen and landscaping.

### Landscaping

- The landscaping plan for the site proposes 29 new trees, including Vine Maple, Autumn Brilliance Serviceberry, and Crabapple, along with shrubs, groundcovers, and grasses to be planted on-site in the parking lot and in the landscaping strips surrounding the site. The intent of the proposed landscaping is to introduce a variety of layered plantings to visually break up the scale of the building, partially screen parking, and enhance the presence of the site.
- The proposal will provide a 6 metre (20 ft.) wide landscaping strip along 36 Avenue and 3 metre (10 ft.) wide landscaping strip along 191 Street, as per the Zoning By-law requirements. The landscaping strips along 36 Avenue and 191 Street will incorporate planted bio-swales – complete with rain gardens, cobbles and other vegetation, to treat storm water runoff and allow for bio-filtration as required within Campbell Heights.
- The vehicular access to the site will be finished with saw cut and broom finished concrete. Additional finished on-site pathways and stairways will provide direct pedestrian connections between the street and the building where grades allow. Bench seating will be provided at the northwest entry plaza and main entry of the building for staff and visitors.
- Bike racks will be provided at the north end of the building in proximity to the main building entrance.
- The site's garbage area and pad-mounted transformer (PMT) are located at the rear of the building and will be screened in keeping with Campbell Heights design guidelines.

### Air Emissions

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

PRE-NOTIFICATION

- A Development Proposal sign was posted on the site April 27, 2017 and the proposal was referred to the Little Campbell Watershed Society (LCWS) for review and comment. To date, staff have received no comments from surrounding property owners regarding the proposal.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 3, 2017. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The proposed development is consistent with the OCP and Campbell Heights Land Use Plan.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed density is consistent with the existing zoning.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Rain water management design features including absorbent soils, bio-swale, natural landscaping, sediment control devices, and permeable surfaces will be incorporated.</li> <li>• Composting, recycling, and organic waste pickup will be made available.</li> <li>• The applicant proposes to plant 29 new trees on-site.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• Sustainable transportation options will be accommodated through available bicycle racks, connections to off-site pedestrian and multi-use pathways, on-site lighting, and entrance canopies.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The site will utilize Crime Prevention through Environmental Design (CPTED) principles.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• The building will be designed to implement the requirements of ASHRAE 90.1 standards as required by the current BC Building Code.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• n/a</li> </ul>

ADVISORY DESIGN PANEL

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

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheets
- Appendix II. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

RJG/da



APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## DEVELOPMENT DATA SHEET

Existing Zoning: CD (Bylaw Nos. 17146 and 17934)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	n/a	6,804 m <sup>2</sup>
Road Widening area		
Undevelopable area		
Net Total		6,804 m <sup>2</sup>
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	36%
Paved & Hard Surfaced Areas		
Total Site Coverage		36%
SETBACKS ( in metres)		
Front	7.5 m	7.5 m
Rear	7.5 m	10.0 m
Side #1 (E)	7.5 m	14.7 m
Side #2 (W)	9.0 m	14.7 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14.0 m	10.05 m
Accessory	6.0 m	n/a
FLOOR AREA: Industrial	6,804 m <sup>2</sup>	3,243 m <sup>2</sup>
TOTAL BUILDING FLOOR AREA	6,804 m <sup>2</sup>	3,243 m <sup>2</sup>
PARKING (number of stalls)		
Commercial (Mezzanine Office, 20%)	13	13
Industrial (Industrial Ground Floor)	24	24
Total Number of Parking Spaces		37
Number of accessible stalls		2
Number of small cars		1

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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ZONING SUMMARY: CD

**LEGAL DESCRIPTION:** Lot 10, Section 28, NWD Plan EPP 41342

**Front Yard Setback:** Proposed: 24.6' (7.5m)  
Required: 24.6' (7.5m)

**Rear Yard Setback:** Proposed: 33.0' (10.0m)  
Required: 24.6' (7.5m)

**Side Yard Setback:** Proposed: 48.2' (14.7m)  
Required: 24.6' (7.5m)

**Flanking Side Yard Setback:** Proposed: 57.3' (17.4m)  
Required: 30' (9m)

**EASEMENTS:** TBA

**AUTHORITY:** City of Surrey  
Campbell Heights Business Park Design Guidelines  
June 2010

**ZONE:** CD - Zone BY-LAW NO. 17146

**USES:** Light Industrial and Accessory Offices

**Gross Floor Area:** Main Floor: +/- 26,262sf  
Scaffold Floor: +/- 8,605sf  
Total: +/- 34,867sf

**Site Area:** 73,238.7 sf

**Floor Area Ratio:** Proposed: 0.48  
Permitted: 1.0

**Lot Coverage:** Proposed: 36%  
Permitted: 60%

**Height:** Proposed: +/- 32'  
Permitted: 45'

**Parking:** Proposed: 38 stalls  
Required: Total Area 34,902sf  
Office Area (10%) - 3,490sf  
Low Impact Industrial - 31,412sf

Office Parking: 25/1076 (3,490/1076) x 2.5 = 8  
Industrial Parking: 1/1076 (31,412/1076) = 29  
TOTAL STALLS RECD = 37

**Loading:** Proposed: 4 Dock Bays  
6 Grade Bays  
Required: TBA

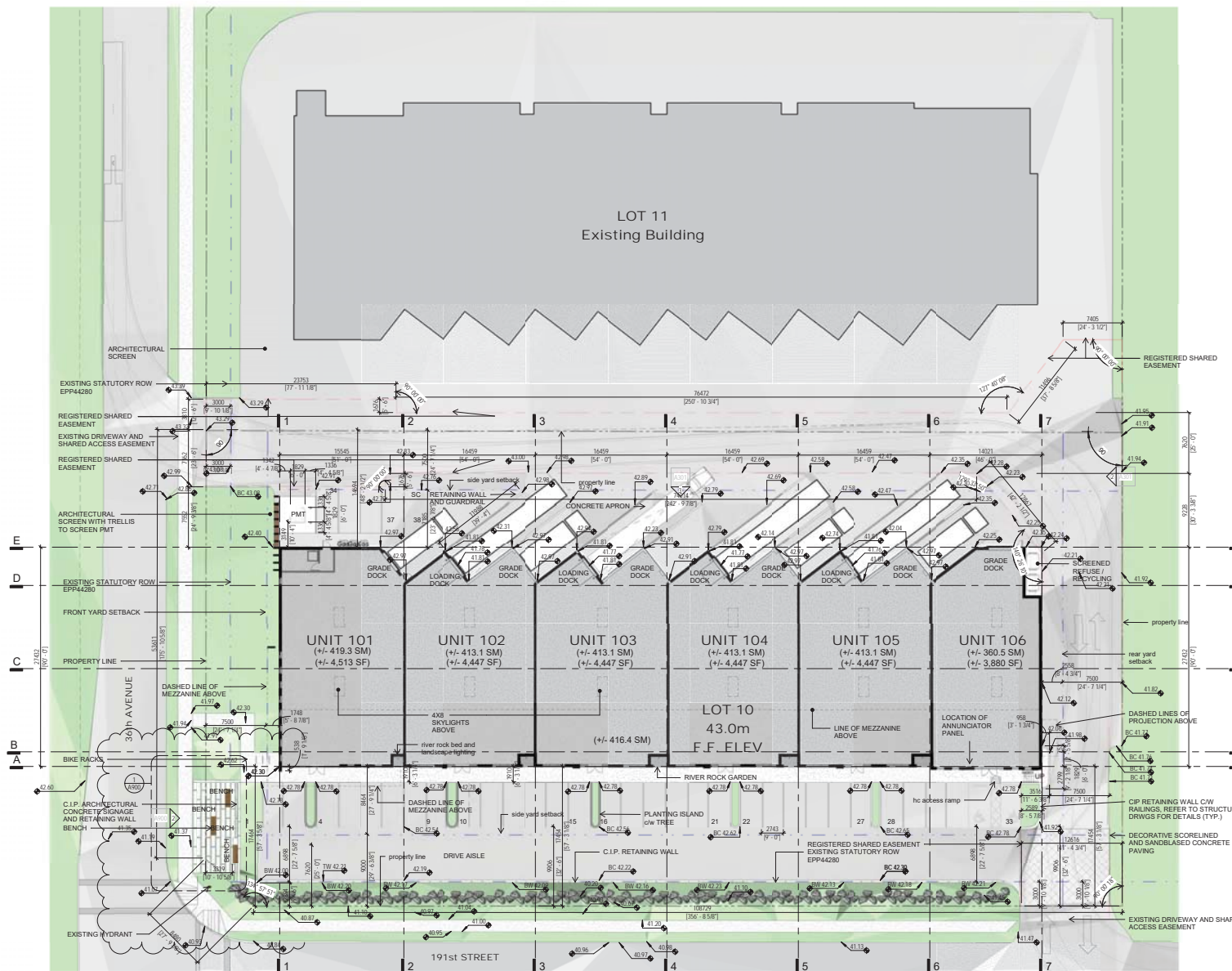
2 2017.11.06: DP Revisions  
1 2017.10.05: Development Permit Submission

TAYLOR KURTZ  
ARCHITECTURE + DESIGN INC

Campbell Heights  
Lot 10 Campbell Heights - North

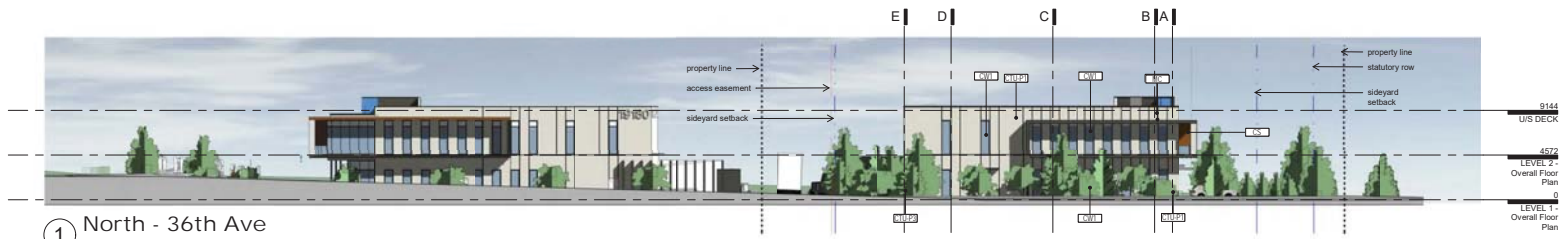
Site Plan

1 Site  
1:250  
A100

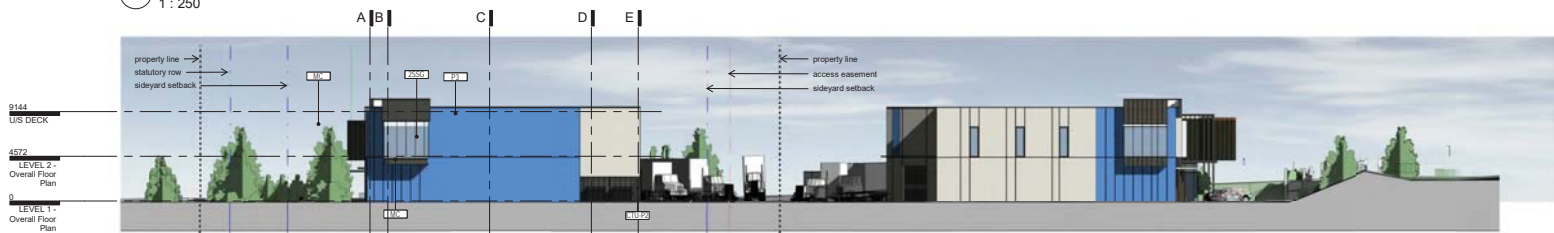


KEYNOTE LEGEND

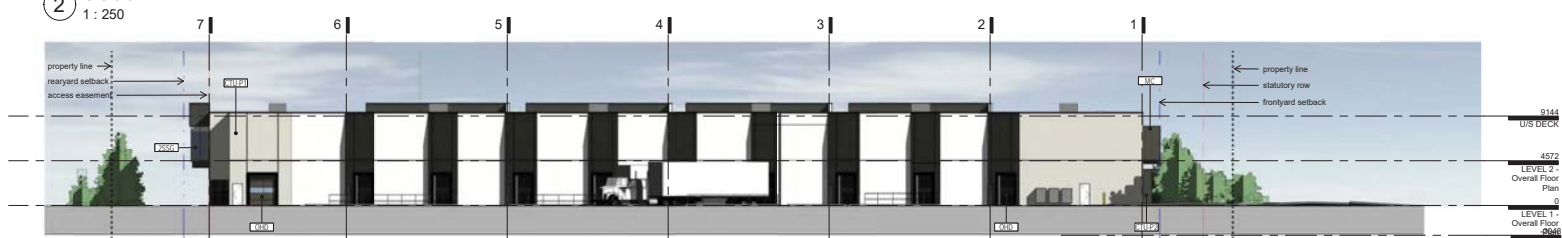
TAG	DESCRIPTION
2055	3 SIDED STRUCTURAL GLAZING
CS	EDGE SING
CTUP1	CONCRETE - TILT UP - PAINTED P1
CTUP2	CONCRETE - TILT UP - PAINTED P2
CTUP3	CONCRETE - TILT UP - PAINTED P3
CM	CURTAIN WALL - TYPE 1
GL1	FRAMLESS GLASS BALUSTRADE
GL2	GLAZING - TYPE 1
MC	METAL CLADDING
OD	OVERHEAD DOOR
P1	PANT - COLOUR 1



① North - 36th Ave  
1: 250



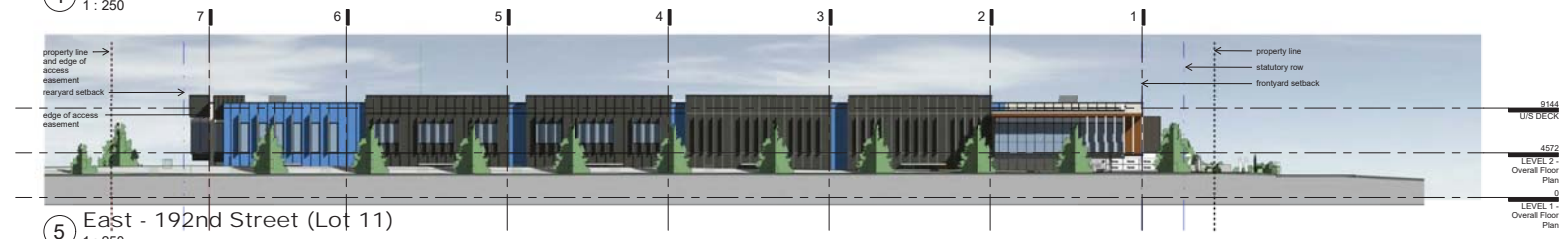
② South  
1: 250



③ East - Loading Court  
1: 250



④ West - 191st Street (Lot 10)  
1: 250



⑤ East - 192nd Street (Lot 11)  
1: 250



View from North East



View from North West



View from South West



View of Entries

TKA+D



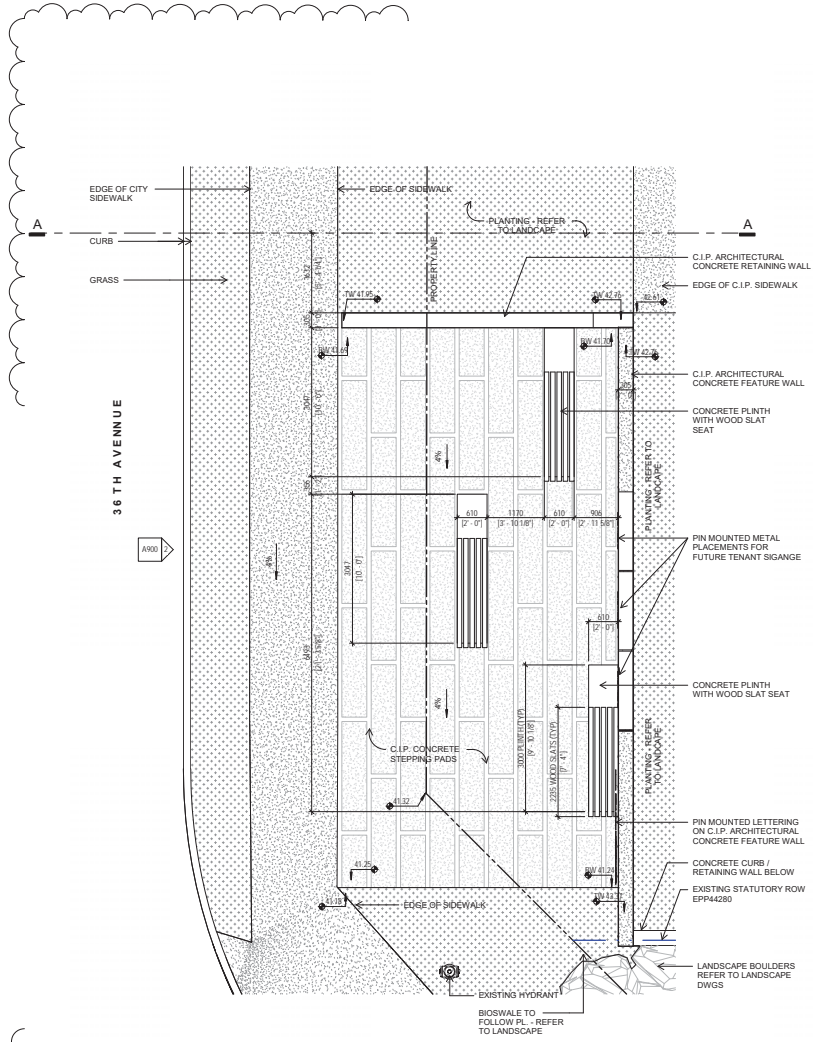
1 | 2017.10.05 Development Permit Submission

TAYLOR KURTZ  
ARCHITECTURE + DESIGN INC.

Campbell Heights  
Lot 10 Campbell Heights - North

3D VIEWS

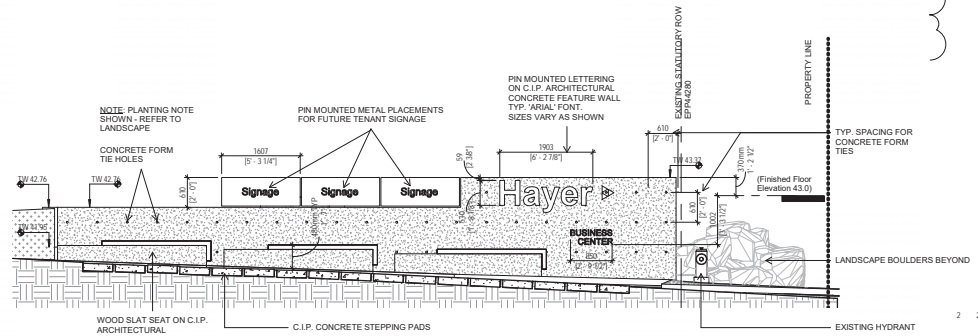
A303



① Plan - Signage/ Landscape Feature  
1:50



③ Perspective



② Elevation - Signage  
1:50

2 2017.11.06 DP Revisions

ISS DATE	DESCRIPTION

LANDSCAPE ARCHITECT:



LandSpace Design Inc. 70 BRASCO ROAD  
SCARBOROUGH, ON M1B 5C9 (416) 491-1000

### PLANT LIST - RAINGARDEN

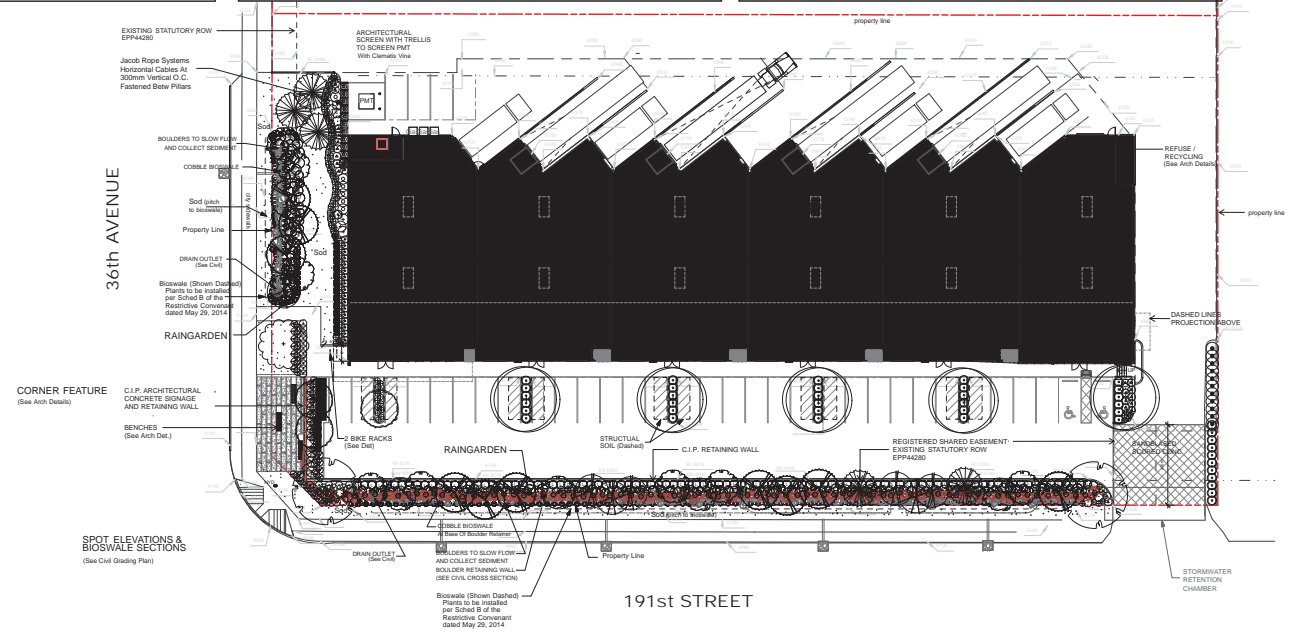
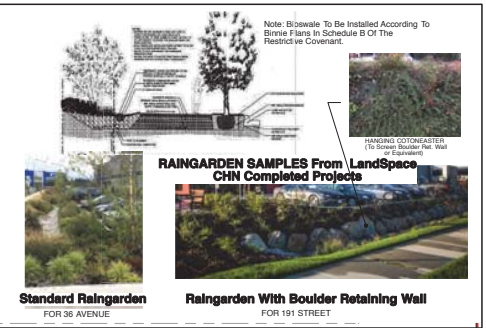
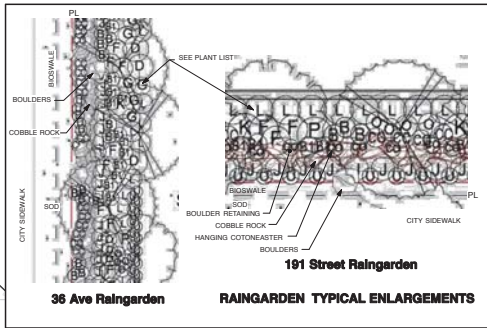
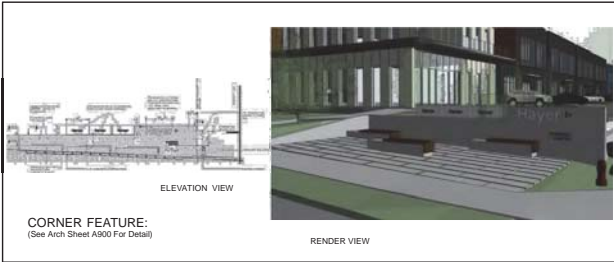
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
<b>Trees</b>				
7	1	Acer circinatum	Vine Maple	1.5m ht. BAB; 3 stem clump
12	1	Amaelanchier x Grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5m ht. BAB
10	1	Malus 'Red Jewel'	Crab Apple Var.	1.5m ht. BAB
<b>Shrubs</b>				
12	1	Cornus sericea 'Kelsey'	Kelsey Dogwood	#3 pot
5	1	Philadelphus x Virginalis 'Dwarf Mock Orp.'	Dwarf Snowflake Mock Orange	#3 pot
<b>Grass</b>				
71	1	Carex 'Ice Dance'	Silver Variegated Sedge	#1 pot
127	1	Juncus effusus	Common Rush	#1 pot
15	1	Koeleria cristata	June Grass	#1 pot
<b>G.C.</b>				
59	1	Elaeagnus spicant	Deerfern	#1 pot / 20cm
150	1	Arctostaphylos uva-ursi	Kinnikinnick	#1 pot / 20cm
15	1	Cornus canadensis	Bunchberry	#1 pot / 20cm
36	1	Gaultheria shallon	Salat	#1 pot / 20cm
113	1	Lonicera pileata	Priest Honeysuckle	#1 pot / 25cm
45	1	Polystichum muratum	Western Sword Fern	#1 pot / 20cm
15	1	Galium odoratum	Sweet Woodruff	#1 pot / 20cm
78	1	Cotoneaster dammeri	Cotoneaster (Hanging Vine)	#1 pot

### PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
<b>Trees</b>				
2	1	Acer rubrum 'Red Sunset'	Red Maple Var.	60m cal / 2m std
3	1	Cornus x rutalis 'Starlight'	Dogwood Var.	50m cal / 2m std
5	1	Fraxinus omnis 'Arie Peters'	Flowering Ash	60m cal / 2m std
1	1	Prunus yedoensis 'Akebono'	Daybreak Flowering Cherry	50m cal / 2m std
5	1	Chamaecyparis nootkanensis	Nootka Cypress	2.5m ht. / natural form
<b>Shrubs</b>				
53	1	Azalea japonica 'Coral Bell'	Japanese Azalea	#2 pot
17	1	Sarcococca hookeriana humilis	Sweet Box	#2 pot
101	1	Matsuba nervosa	Narrowleaf Oregon Grape	#1 pot
42	1	Lonicera pileata (low)	Evergreen Honeysuckle	#2 pot
3	1	Photinia fraseri	Photinia	#2 pot
6	1	Pieris japonica 'Temple Bells'	Japanese Andromeda	#3 pot

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
<b>Shrubs Continued ...</b>				
20	1	Prunus l. 'Otto Luyken'	Otto Luyken Laurel	#2 pot. dbil. all spacing
10	1	Rhododendron 'Christmas Cheer'	Rhododendron (medium var.)	#3 pot
6	1	Rosa midland 'Caroline Delight'	Hardy French Rose var.	#3 pot
1	1	Spiraea x bumalda 'Anthony Waterer'	Spiraea Var.	#3 pot
1	1	Thuja occidentalis 'smaragd'	Emerald Cedar	1.2m ht.
11	1	Thuja occidentalis 'smaragd'	Emerald Cedar	1.8m ht.
25	1	Viburnum davidii	David's Viburnum	#2 pot
5	1	Weigela 'Brillat Rubij'	Weigela	#3 pot
<b>Ground Covers/Perennials/Vines</b>				
1317	1	Arctostaphylos uva-ursi	Vancouver Jade	10cm pot / 45cm o.c. / heavy
10	1	Clematis x cartmanni 'Blava'	Avalanche Evergreen Clematis	#2 pot

**Notes:**  
 1. Specification as per most recent BCSLAB/CLNLA 'Landscape Standard' and Landscape Design Inc. 'Spec Notes'.  
 2. The Contractor must satisfy the City Landscape Inspector for Completion Acceptance Approval.



CITY FILE #7917-0108-00

**TAYLOR KURTZ**  
 ARCHITECTURE & DESIGN INC.

**HAYER BUSINESS CENTRE**  
 LOT 10 - Cambell Hts North  
 36 Ave & 191 Street, Surrey

**LANDSCAPE PLAN**  
 SCALE: 1"=20'-0"

**L1**

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

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

DATE: **January 2, 2018** PROJECT FILE: **7817-0108-00**

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RE: **Engineering Requirements (Commercial/Industrial)  
Location: 19130 36 Ave**

### DEVELOPMENT PERMIT

There are no engineering requirements relative to the Development Permit for a multi-tenant, light-industrial building with 6 tenant spaces (Hayer Business Centre).

### BUILDING PERMIT

The following are to be addressed prior to issuance of the Building Permit (BP):

- The site has been serviced through project 7812-0159-00. The applicant must evaluate adequacy of existing services (e.g. driveways, water connections, sanitary sewer connections, storm water drainage) provided to the site by 7812-0159-00 and relocate/modify as required through the BP process. This will also include abandonment of redundant service connections as required;
- Register shared access easement with the property located at 19180 36 Avenue, if not registered under project 7815-0131-00, to ensure adequate access is provided to these properties; and
- Design/Construct offsite/onsite infiltration and water treatment features as per Campbell Heights Land Use Plan requirements and as described in servicing plans under City project 7812-0159-00 and Restrictive Covenants on title. ***The onsite infiltration must be designed to achieve no runoff from the site up to the 100 Year return period event.***

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



Rémi Dubé, P.Eng.  
Development Services Manager  
IK1