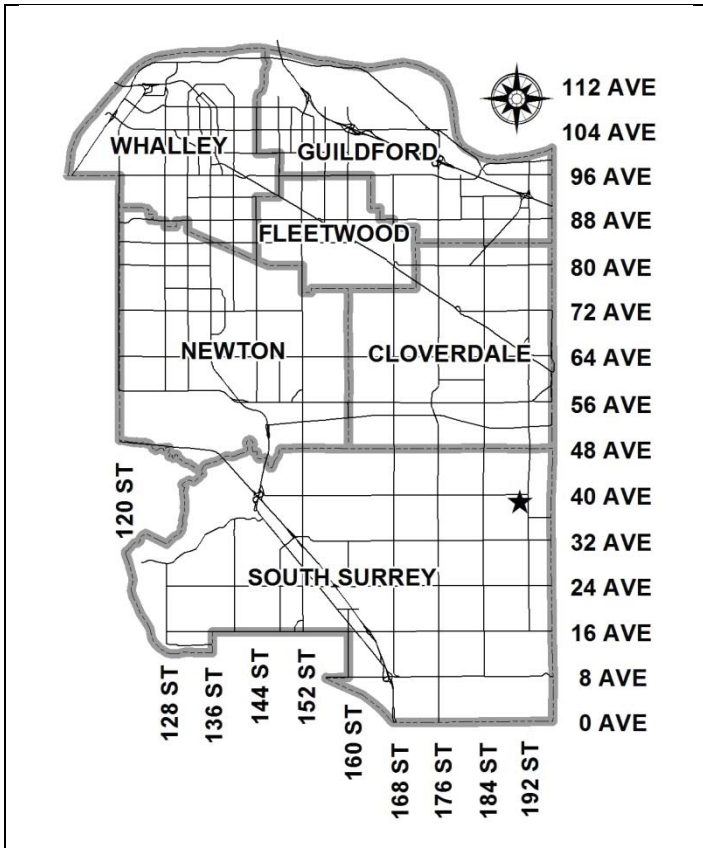


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0266-00

Planning Report Date: January 22, 2018



PROPOSAL:

- **Development Permit**

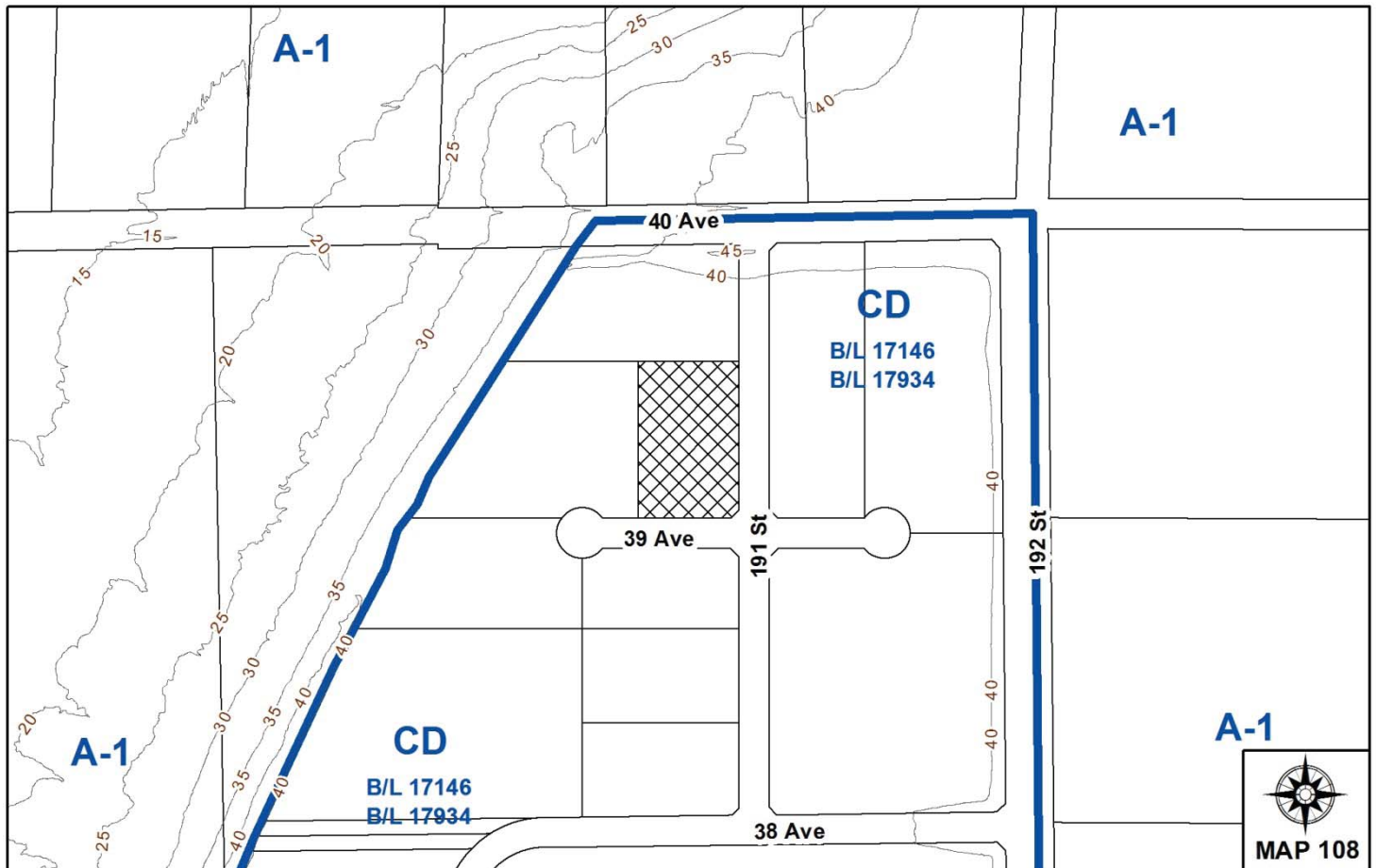
to permit the development of a 3,058 square metre (32,917 sq. ft.) single tenant industrial building.

LOCATION: 19087 – 39 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

- The proposal complies with the site's "Mixed Employment" designation in the OCP.
- The proposal complies with the site's "Business Park" designation in the Campbell Heights Local Area Plan.
- 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

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7917-0266-00 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 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 mezzanine space.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements under Development Application No. 7916-0289-00 as outlined in Appendix III.
Parks, Recreation & Culture:	No concerns.
Surrey Fire Department:	No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant industrial land.

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
North:	Vacant industrial land. Development Permit No. 7917-0118-00 was issued on November 20, 2017 to permit the construction of a 2,934 square metre (31,583 sq. ft.) industrial warehouse building.	Business Park and Landscaping Strips	CD (By-law No. 17146 as amended by By-law No. 17934)
East (Across 191 Street):	Vacant industrial land. Development Application No. 7917-0135-00 proposes a Development Permit for a 4,540 square metre (48,890 sq. ft.) multi-tenant industrial building. This application was granted "Approval to Draft Development Permit" at the Regular Council – Land Use meeting on October 2, 2017.	Business Park and Landscaping Strips	CD (By-law No. 17146 as amended by By-law No. 17934)
South (Across 39 Avenue):	Vacant industrial land. Development Application No. 7917-0552-00 proposes a Development Permit for a 9,035 square metre (97,250 sq. ft.) multi-tenant industrial building. This application is in the initial review stage.	Business Park	CD (By-law No. 17146 as amended by By-law No. 17934)
West:	Vacant industrial land. Development Application No. 7917-0267-00 proposes a Development Permit for a 4,500 square metre (48,440 sq. ft.) industrial building. This application is to be considered concurrently with the subject application at the Regular Council – Land Use meeting on January 22, 2018.	Business Park	CD (By-law No. 17146 as amended by By-law No. 17934)

DEVELOPMENT CONSIDERATIONSContext

- The subject 0.71 hectare (1.75 acre) site is located at the northwest corner of 39 Avenue and 191 Street in Campbell Heights North. The site is designated "Mixed Employment" in the Official Community Plan (OCP) and "Business Park" in the Campbell Heights Local Area Plan (LAP).

- On June 7, 2010, the subject site was rezoned from "General Agricultural Zone (A-1)" to "Comprehensive Development Zone (CD)" (By-law No. 17146) under Development Application No. 7910-0032-00). CD By-law No. 17146 was subsequently amended by By-law No. 17934 on June 17, 2013 under Development Application No. 7912-0160-00, to adjust the outdoor storage area boundaries. The subject site was created as part of a subdivision under Development Application No. 7916-0289-00, which was approved on June 23, 2017.
- CD By-law No. 17146, as amended by By-law No. 17934, permits light impact industry, warehouse uses, distribution centres, transportation industry, office uses, and other accessory uses, forming part of a comprehensive design.
- The site has been cleared and will be serviced for development under Development Application No. 7916-0289-00.

Proposal

- The applicant is proposing a Development Permit (DP) to allow a 3,058 square metre (32,917 sq. ft.) single tenant industrial building on the site, including mezzanine (Appendix II).
- The proposed building has a floor area ratio (FAR) of 0.44 and lot coverage of 39%, which complies with the maximum 1.0 FAR and 60% lot coverage permitted under the CD Zone (By-law No. 17146 as amended by By-law No. 17934). The height of the proposed building is 8.8 metres (29 ft.).
- The form, character, and density of the proposed development complies with the Campbell Heights Local Area Plan (LAP) and the proposed development meets the requirements of the CD Zone (By-law No. 17146 as amended by By-law No. 17934), including floor area, lot coverage, building height, and building setbacks.

Access and Parking

- The proposed development will have two vehicular accesses. The vehicular entrance from 191 Street will primarily provide access to the truck bays and a limited number of parking spaces, while the entrance from 39 Avenue will provide access to the main parking lot.
- The proposal includes a total of 42 parking spaces, which exceeds the Zoning By-law requirement of 38 parking spaces.
- The BC Building Code permits up to 40% of the ground floor area to be constructed as second-storey mezzanine space. The applicant does not anticipate additional mezzanine space in the future and has agreed to register a Section 219 Restrictive Covenant prohibiting mezzanine space to be constructed to avoid a situation where there may be insufficient parking for the development in the future.
- The proposed truck bays are located at the rear of the building on the northern side of the site and away from public view. This area will be screened by the proposed building and landscaping that is to be installed along 191 Street.
- Pedestrian access to the site will be through an entry plaza at the corner intersection of 39 Avenue and 191 Street and a path from 191 Street to the main entrance of the building.

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.
- At this time the review of the business park zones has not been completed. Staff are therefore recommending that the applicant register a Section 219 Restrictive Covenant prohibiting any business that requires a Metro Vancouver air quality permit from locating on the site. The applicant has agreed to register a restrictive covenant for this purpose.

PRE-NOTIFICATION

- A development proposal sign was installed on the site on August 23, 2017. To date, staff have received no comments on the proposal.

DESIGN PROPOSAL AND REVIEW

- The proposed tilt-up concrete building is consistent with the design guidelines outlined in the Campbell Heights North Design Guidelines and the Official Community Plan (OCP), and is reflective of the existing standards within the area. The development concept for Campbell Heights is a high quality, sustainable industrial business park.
- Overall, the building is proposed to have a modern linear appearance. Architectural emphasis is placed on the main entrance facing the corner of 39 Avenue and 191 Street, with the use of glazing, articulation, and a structural steel canopy to provide visual interest. The main entrance will provide "eyes on the street" in accordance with Crime Prevention Through Environmental Design (CPTED) principles.
- The proposed building construction is a combination of concrete tilt up and tinted glazing as the main cladding materials. Metal panels, flashing, and canopies will be used for accent materials. The proposed colour scheme is grey, white, and red.
- The north elevation of the building will facilitate truck loading operations with four dock bays and two 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. Details for the architectural screen wall will be required as a condition of resolving the outstanding urban design issues.

Landscaping

- The landscaping plan for the site proposes 28 new trees, including Vine Maple, Autumn Brilliance Serviceberry, Arie Peters Flowering Ash, Crabapple, and Bruns Serbian Spruce. The trees will be complemented by a variety of shrubs, groundcovers, and grasses.

- The proposal will provide a 6 metre (20 ft.) wide landscape strip along 39 Avenue and a 9 metre (30 ft.) wide landscape strip along 191 Street. The landscape strips along 39 Avenue and 191 Street will incorporate planted bio-swales to treat storm water runoff and allow for bio-filtration as required within Campbell Heights. The bio-swales will utilize boulders to slow runoff flows and use river rock on filter fabric to collect sediments.
- Bench and cluster seating will be provided at the southeast entry plaza for staff and visitors.
- Bike racks will be provided near the main entrance to the building.
- In keeping with the Campbell Heights design guidelines, the garbage area, located at the rear of the building, will be enclosed and screened and the pad-mounted transformer (PMT), located at the southwest corner of the site. The enclosure comprises of a decorative metal front gate, 2.4 metre (8 ft.) concrete side and rear walls, and a steel trellis roof. A 1.8 metre (6 ft.) chain link fence, along with landscaping, will screen the enclosure from the street and adjacent industrial users.

ADVISORY DESIGN PANEL

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

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 5, 2017. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The proposed development is located in the Campbell Heights LAP and is consistent with the site's land use designation.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density is consistent with the site's existing zoning.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Low impact development standards (LIDS) are incorporated into the design of the project including: bio-swales, natural landscaping, absorbent soils, and sediment control devices. • Recycling pickup will be made available. • The applicant proposes to plant 28 new trees on-site.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Bicycle parking will be provided on-site. • The site will be connected to off-site pedestrian paths.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The proposal will incorporate Crime Prevention Through Environmental Design (CPTED) principles.

Sustainability Criteria	Sustainable Development Features Summary
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• N/A

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

Original signed by Ron Hintsche

Jean Lamontagne
 General Manager
 Planning and Development

CB/da

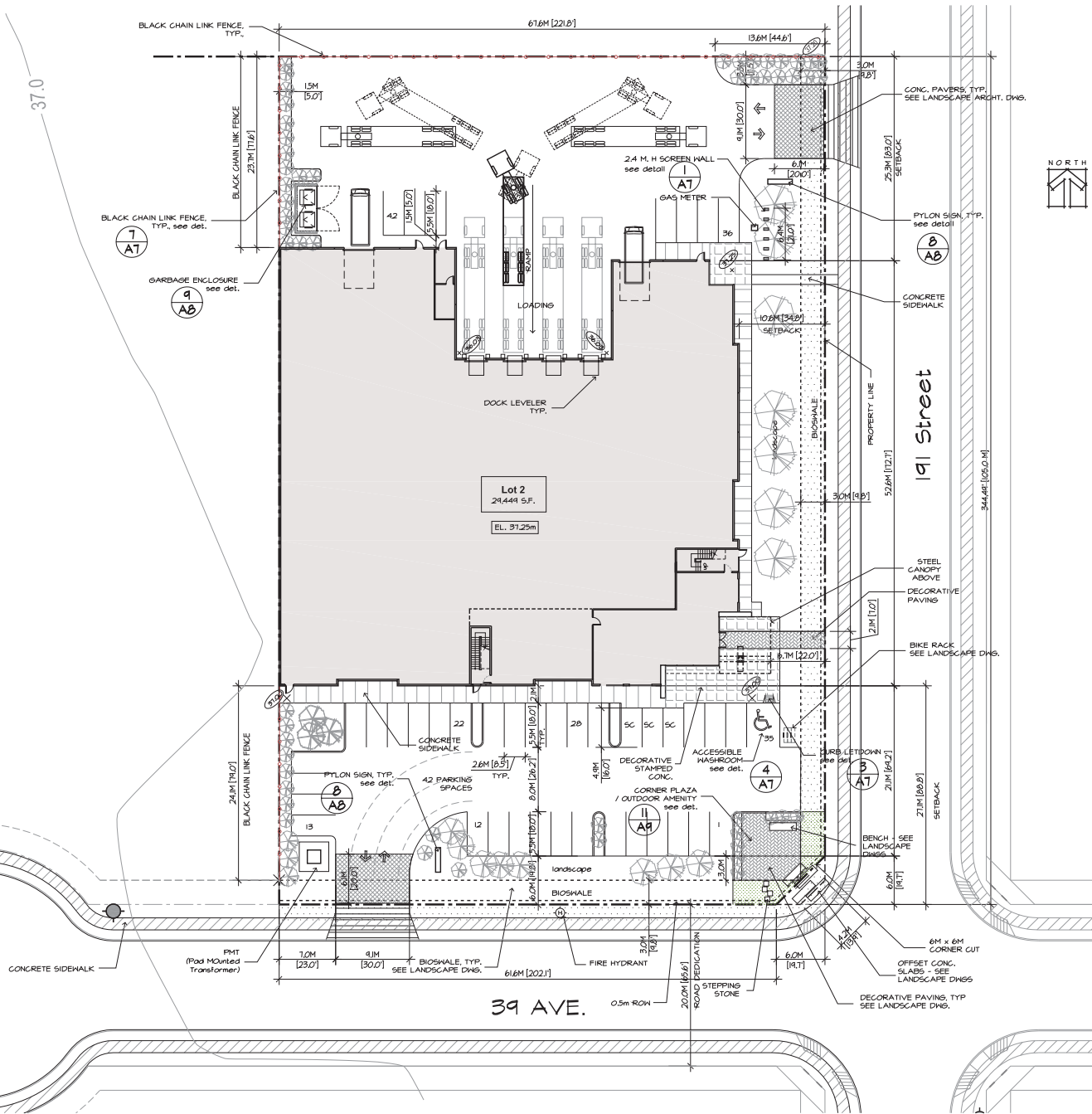
APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

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

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		7,080 m ²
Road Widening area		
Undevelopable area		
Net Total		7,080 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	39%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	16.0 m	27.1 m
Rear	7.5 m	23.3 m
Side #1 (W)	0.0 m	0.0 m
Side #2 (E)	9.0 m	10.6 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m	9.8 m
Accessory		
FLOOR AREA: Industrial	7,080 m ²	3,058 m ²
TOTAL BUILDING FLOOR AREA	7,080 m ²	3,058 m ²
PARKING (number of stalls)		
Commercial (Office)	13	13
Industrial	25	29
Total Number of Parking Spaces	38	42
Number of accessible stalls		1
Number of small cars		3

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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site statistics

ADDRESS: 19087 - 39 Avenue
 Lot 2 (7917-0266-00) under Subdivision 7916-0284-00
 ZONING: CD (SURREY BY LAW # 17146 & 17134)

DEVELOPMENT SITE AREA	(7,079.95 SQ.M)	(0.71 ha = 1.75 acre)	76,200 SF.
DENSITY ALLOWED	FAR OF 1.0		76,200 SF.
LOT #2			
GROUND FLOOR: WAREHOUSE		21,400 SF.	25,455 S.M.
OFFICE		2,044 SF.	190 S.M.
		29,444 SF.	2,136 S.M.
SECOND FLOOR: OFFICE		3,481 SF.	323 S.M.
		32,930 SF.	3,054 S.M.
TOTAL FLOOR AREA			
DENSITY PROVIDED :	32,930 SF / 76,200 SF. = 0.43		
COVERAGE ALLOWED	60 %		45,124 SF
COVERAGE PROVIDED	34 %		24,449 SF
SETBACK	REQ'D		PROVIDED
FRONT (S)	16.0 M		80.0' [27.1m]
REAR (N)	7.5 M		83' [25.3m]
SIDE (E)	9.0 M (29.5') or 15 M (24.6') [SIDE FLANKING STREET (91 ST. (E))]		34.8' [10.6m]
SIDE (W)	7.5 M (24.6') or 0.0 M		0.0
MAX. HEIGHT PROVIDED	14 M		29.00' [8.8m]
PARKING REQUIRED:			
WAREHOUSE:	21,400 SF. / 1,075 SF.	=	25.48 SPACES
OFFICES:	5,530 SF. / 1,075 SF. x 25	=	12.86 SPACES
			38 SPACES
ACCESSIBLE SPACE	required: 1 PER 100 PARKING SPACES		= 1 SPACE
BIKE PARKING	required: 32,930 SF. / 1,075 SF. x 0.06		= 2 SPACES
PARKING PROVIDED :			
	41 PARKING SPACES + 1 ACCESSIBLE + 3 BIKE RACKS		

SITE PLAN LOT #2
 Scale 1" = 20'

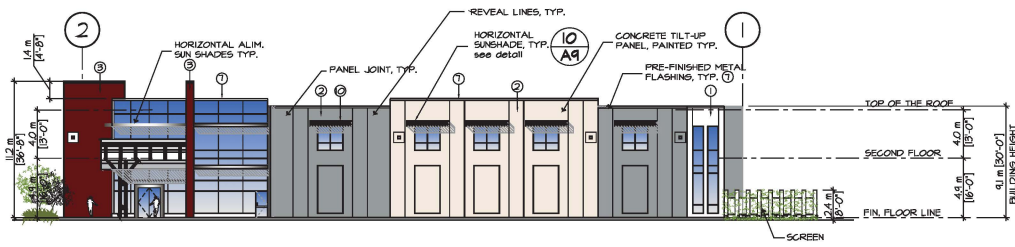
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03	12-22-17	ISSUED FOR DP		
02	10-11-17	ISSUED FOR DP		
01	06-01-17	ISSUED FOR DP		
	Rev.	Date		Description

Ionic Architecture Inc.
 architects o.i.b.c.
 204409 40th Street
 Surrey B.C. V2S 5P9
 Tel: (778) 871-0889
 ionic@ionic-architecture.com

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 Project Title: PROPOSED INDUSTRIAL BUILDING
 19087 - 39 Avenue

Sheet of A-4
 Date: 16-1672
 Revision: 01



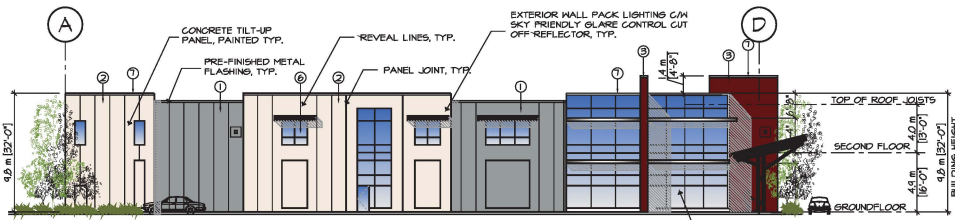
EAST ELEVATION

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EXTERIOR MATERIALS & FINISHES:

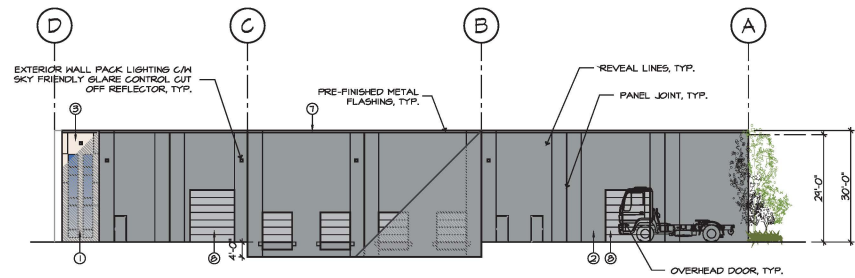
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② CONCRETE TILT-UP PANEL	SMOKE GRAY 201-40
③ CONCRETE TILT-UP PANEL	RED ROCK 2005-10
④ METAL PANELS / (CLEAR ANODIZED)	PRE FINISHED
⑤ ALUMINUM WINDOWS & DOORS	CLEAR ANODIZED
⑥ GLASS	TINTED BLUE
⑦ METAL FLASHING - PREFIN METAL	CLEAR ANODIZED
⑧ STEEL DOORS & FRAMES - PAINT	TO MATCH SMOKE GRAY
⑨ METAL CANOPY	CLEAR ANODIZED
⑩ METAL CANOPY	BLACK

* PAINT COLORS ARE BENJAMIN MOORE



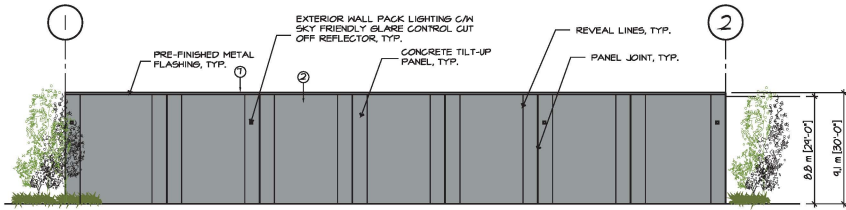
SOUTH ELEVATION

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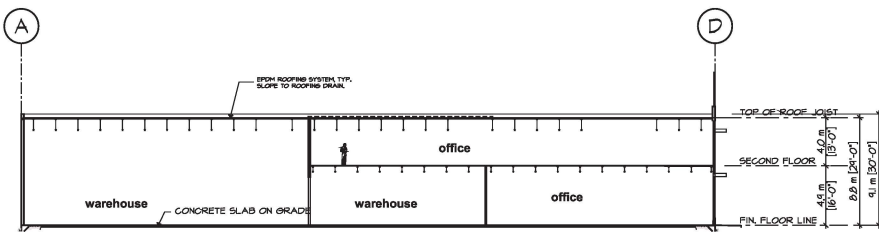
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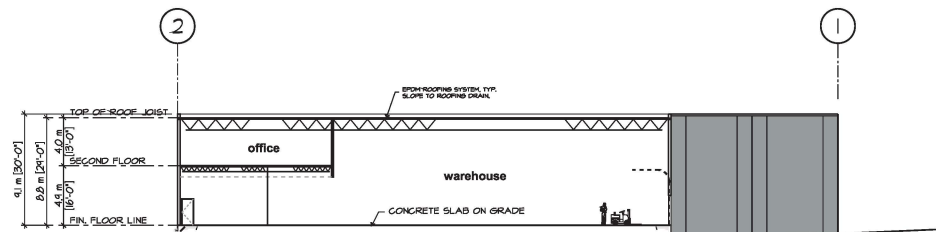
WEST ELEVATION

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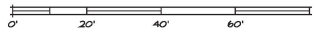
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SECTION B

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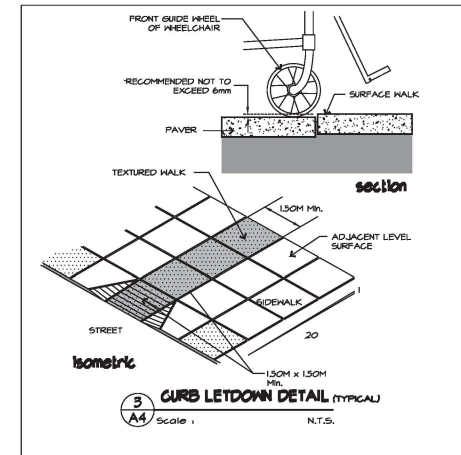
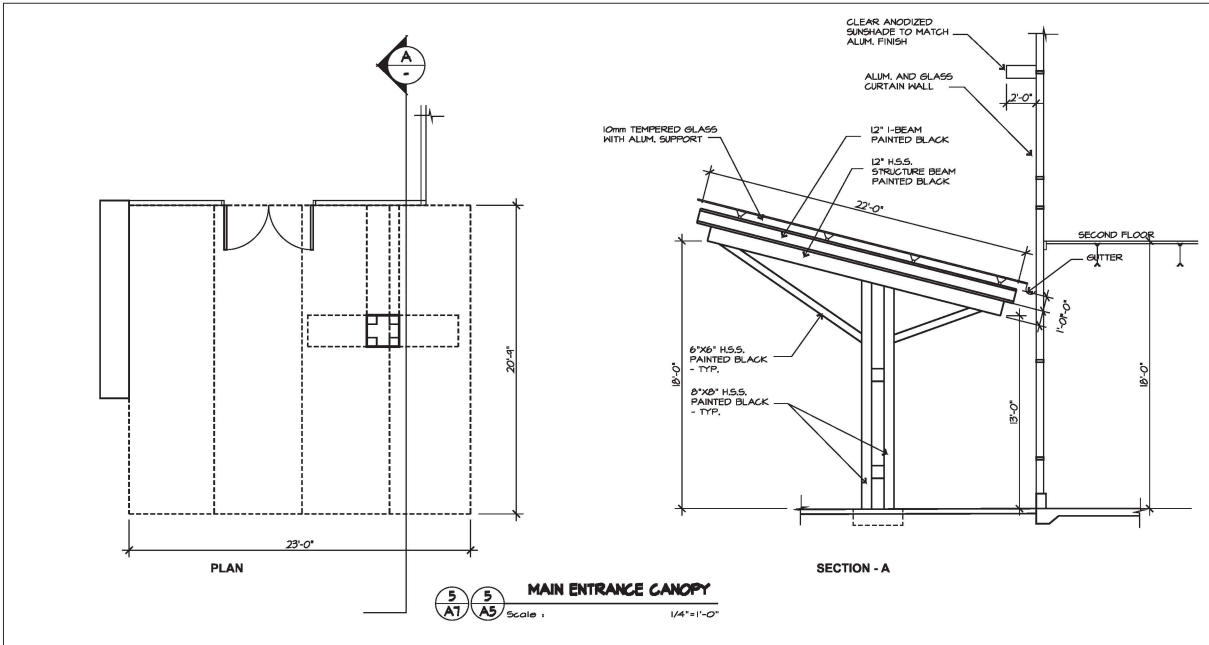
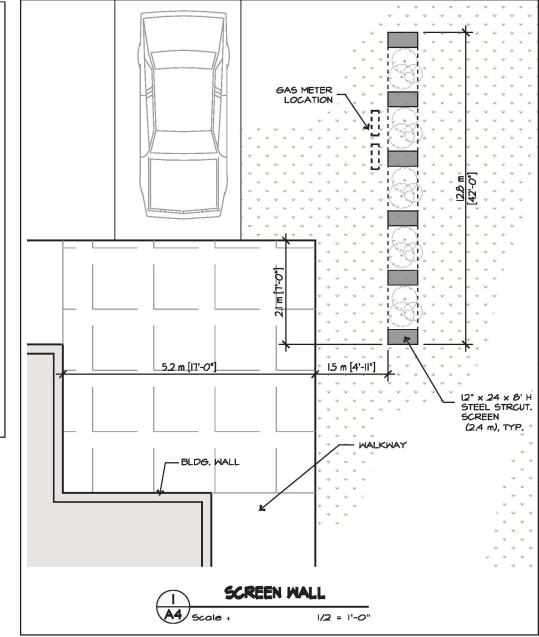
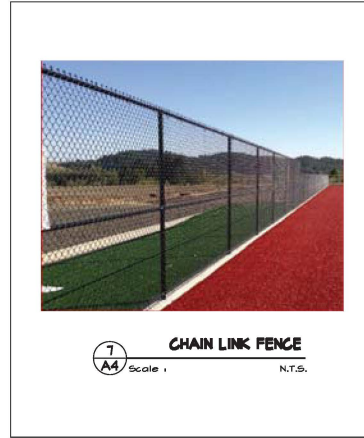
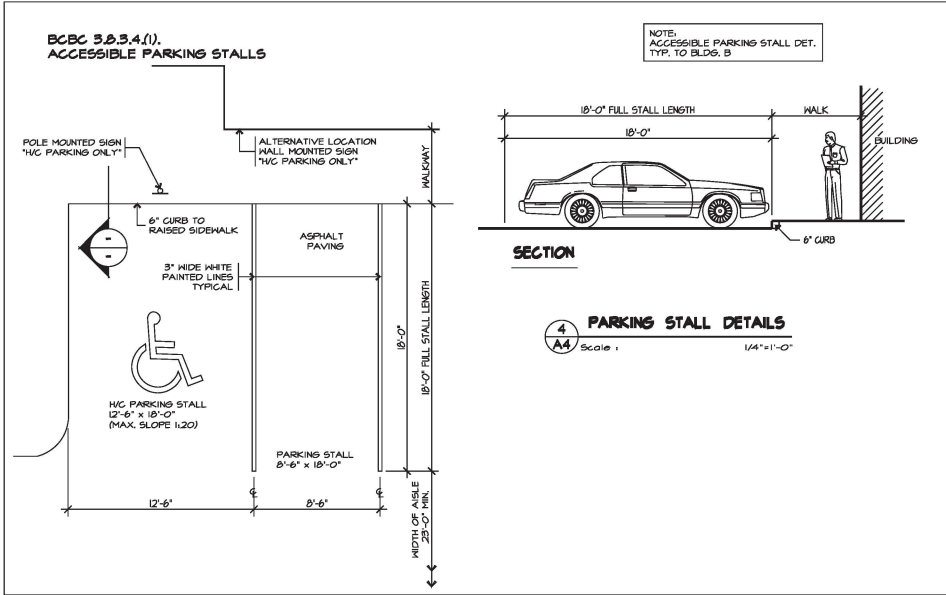


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03	12-22-17	ISSUED FOR DP
02	10-11-17	ISSUED FOR DP
01	06-01-17	ISSUED FOR DP

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Drawing Title: ELEVATIONS & SECTIONS
 Project Title: PROPOSED INDUSTRIAL BUILDING
 19087 - 39 Avenue
 SURREY, BC

Sheet: A-6
 of: 1
 Scale: As Noted
 Date: DEC, 2017
 Revision: Project No.: 16-1672



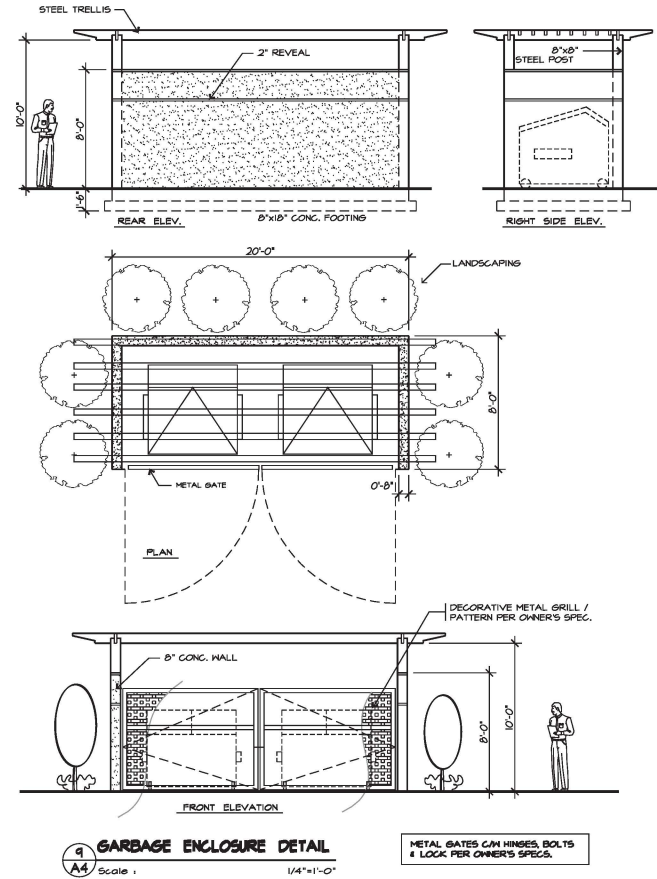
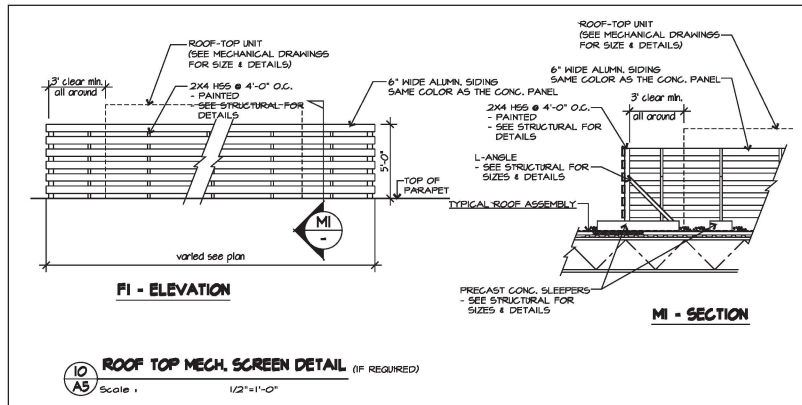
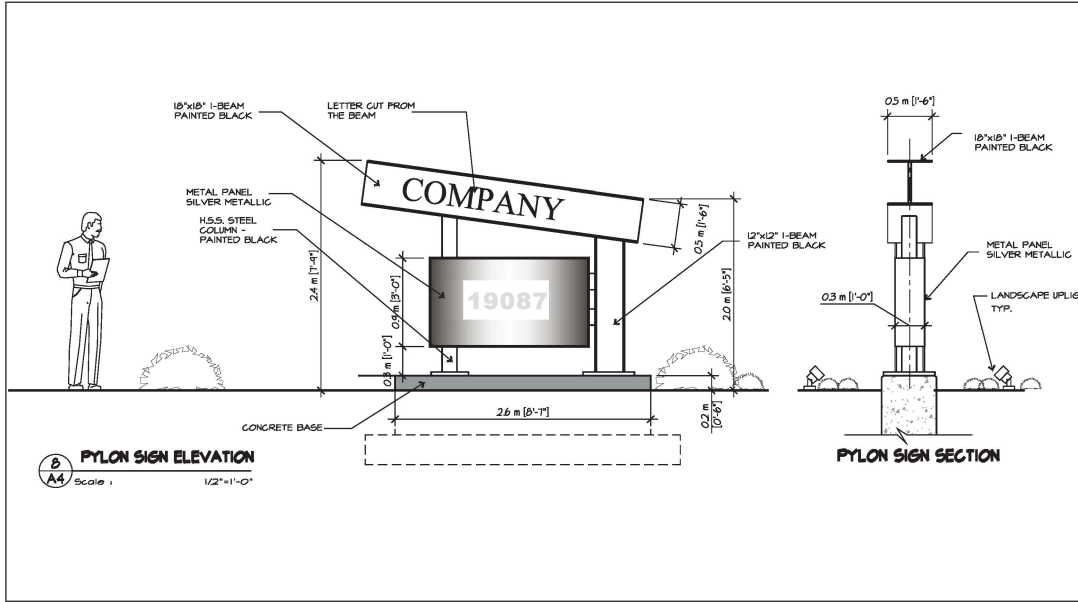
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01	08-01-17	ISSUED FOR DP

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Drawing Title: **DETAILS**
Project Title: **PROPOSED INDUSTRIAL BUILDING**
19087 ~ 39 Avenue
SURREY, BC

Scale: As Noted
Date: DEC. 2017
Revision: Project No. 16-1672

Sheet: **A-7**
of: **16-1672**



Rev.	Date	Description
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03	12-22-17	ISSUED FOR DP
04	01-16-18	ISSUED FOR DP

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284-6009-4366 Surrey B.C.
www.ionic-architecture.com

DETAILS
Project Title: **PROPOSED INDUSTRIAL BUILDING**
Project No.: **19087 - 39 Avenue**
SURREY, BC

Scale: As Noted
Date: DEC. 2017
Revision: 16-1672

Sheet: **A-8** of **A-8**

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LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604.294-0011 • f. 604.294-0022



NO.	DATE	REVISION DESCRIPTION	DR.
1	18 JAN 12	UPDATE PER COMMENTS / RESOLVE	CS
2	17 DEC 21	UPDATE PER COMMENTS / RESOLVE	CS
3	23 SEP 21	REV. PER SURVEY COMMENTS	BA
4	27 MAY 20	ISSUED FOR GP	BA
5	17 MAY 21	ADD VIEWS TO TELLUS AT BLDG 2	BA

NO.	DATE	REVISION DESCRIPTION	DR.
1	18 JAN 12	UPDATE PER COMMENTS / RESOLVE	CS
2	17 DEC 21	UPDATE PER COMMENTS / RESOLVE	CS
3	23 SEP 21	REV. PER SURVEY COMMENTS	BA
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5	17 MAY 21	ADD VIEWS TO TELLUS AT BLDG 2	BA

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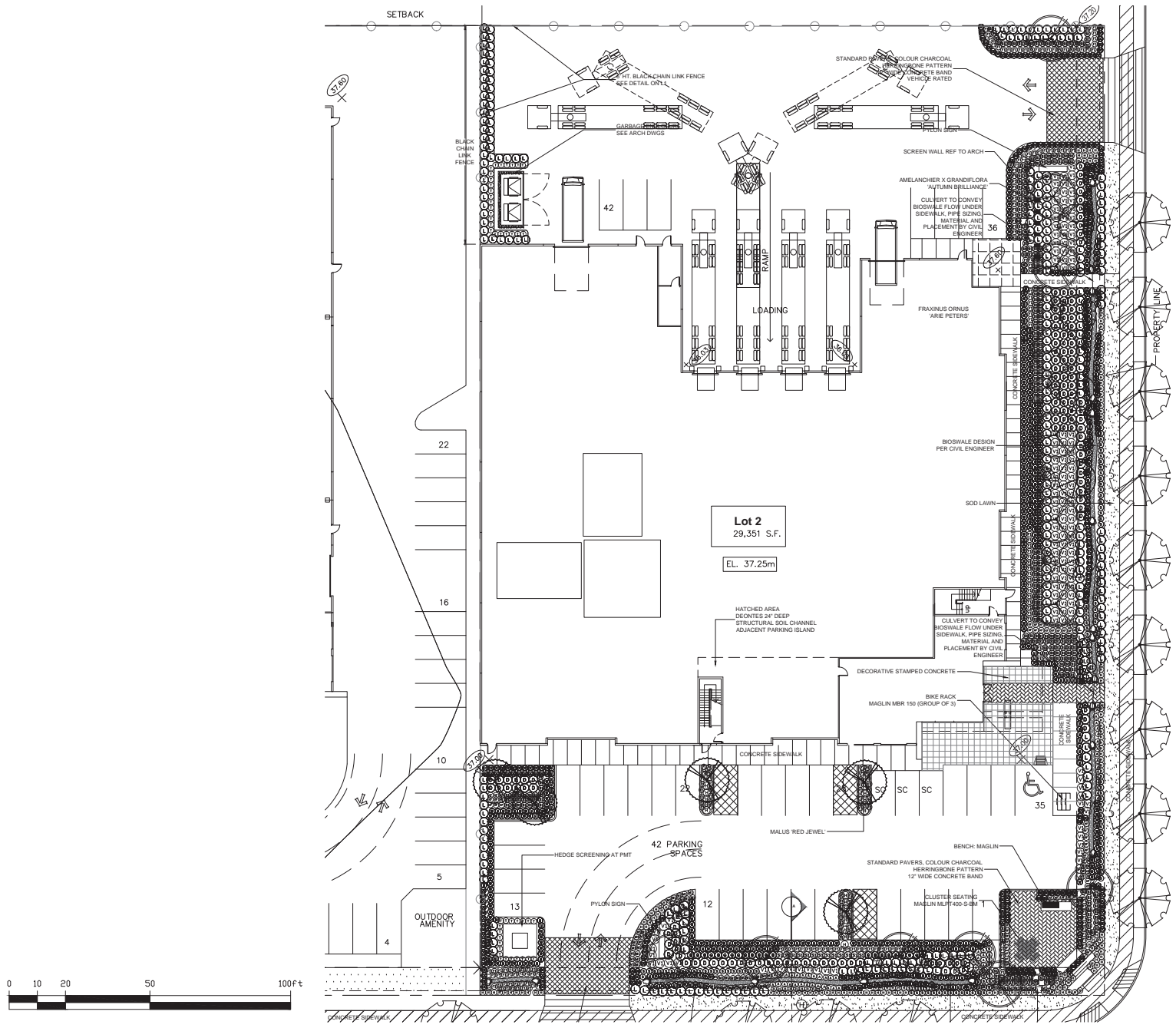
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INDUSTRIAL DEVELOPMENT
LOT 2 19087-39TH AVE
SURREY # 7917-0266-00

SURREY, BC

With Ionic Architecture
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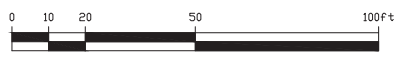
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CHKD: OFS

17030-6-2P PMG PROJECT NUMBER: 17030



191 Street

SETBACK



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

FROM: Development Services Manager, Engineering Department

DATE: January 16, 2018 PROJECT FILE: **7817-0266-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 19087 -39 Avenue**

DEVELOPMENT PERMIT

There are no engineering requirements relative to the Development Permit beyond those noted below.

BUILDING PERMIT

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

- Completion and acceptance of Surrey Project 7816-0289-00;
- Evaluate services (e.g. driveway letdowns, water connections, sanitary sewer connections, storm water drainage) provided to the site by 7816-0289-00 and relocate/modify through the BP process. This will also include abandonment of redundant service connections as required; and
- Design/Construction of onsite infiltration and water treatment features as per Campbell Heights Land Use Plan requirements and as described in servicing plans under City project 7816-0289-00 and Restrictive Covenants on title.

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



Rémi Dubé, P.Eng.
Development Services Manager
LR₁