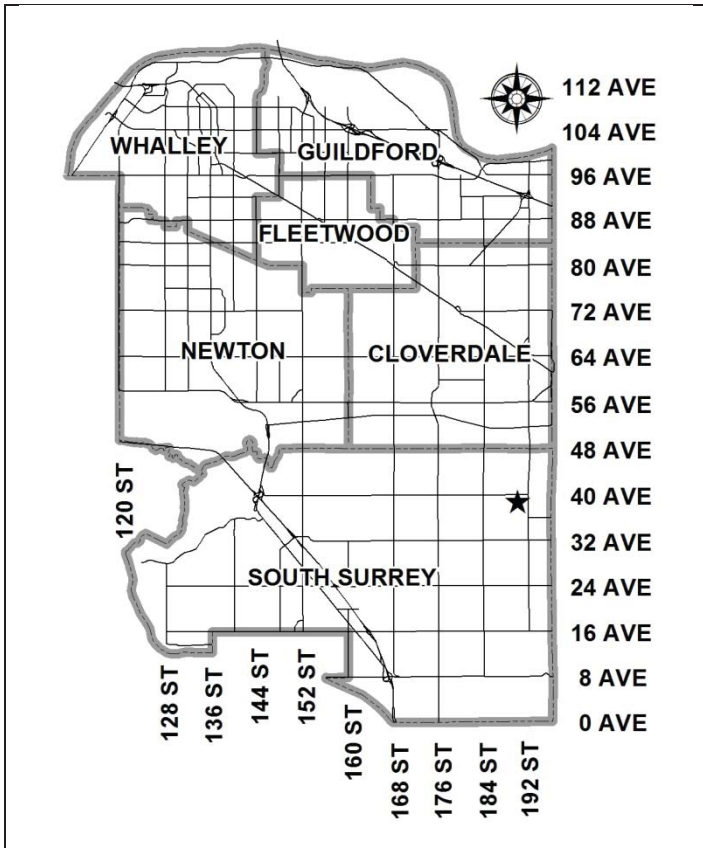


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0267-00

Planning Report Date: January 22, 2018



PROPOSAL:

- **Development Permit**

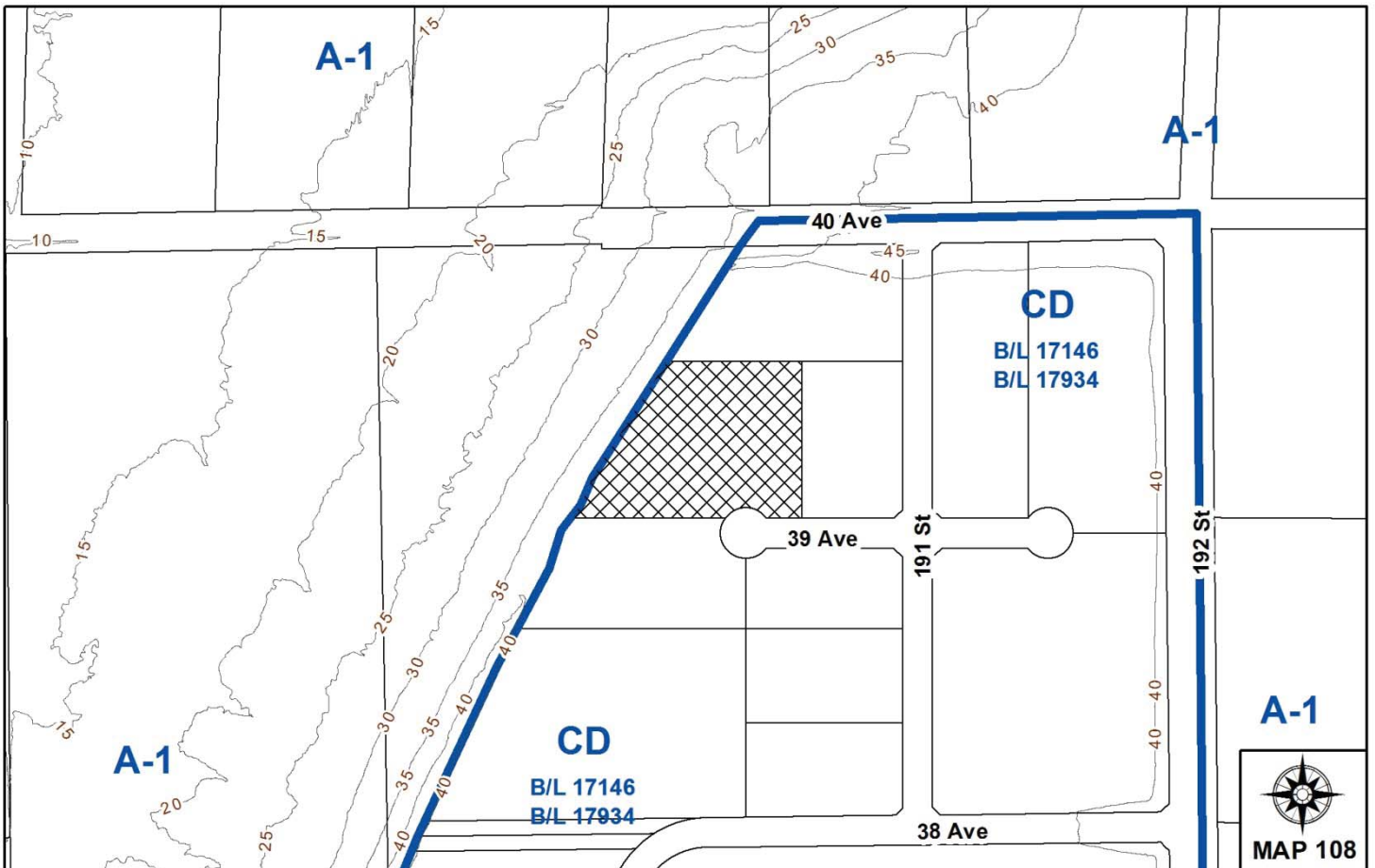
to permit the development of a 4,493 square metre (48,370 sq. ft.) single tenant industrial building.

LOCATION: 19067 – 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. 7917-0267-00 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 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 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:	Vacant industrial land. Development Application No. 7917-0266-00 proposes a Development Permit for a 3,050 square metre (32,830 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)
South (Across 39 Avenue):	Vacant industrial land and Development Application No. 7917-0552-00, which 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:	Forested parkland	Open Space Corridors or Buffers	A-1

DEVELOPMENT CONSIDERATIONSContext

- The subject 1.28 hectare (3.17 acre) site is located at 19067 – 39 Avenue 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 4,493 square metre (48,370 sq. ft.) single tenant industrial building on the site, including mezzanine (Appendix II).
- The proposed building has a floor area ratio (FAR) of 0.35 and lot coverage of 33%, 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 11.0 metres (36 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 one vehicular access from 39 Avenue.
- The proposal includes a total of 65 parking spaces, which exceeds the Zoning By-law requirement of 53 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 west side of the building away from public view. The truck bays will be screened by the proposed building and landscaping that is to be installed along the southern property line.
- Pedestrian access to the site will be from a path from 39 Avenue to the main entrance of the building.

Hazard Lands- Steep Slope Interface

- The western side of the subject site is adjacent to a Hazard Lands Development Permit Area for steep slopes located within the parkland to the West. A geotechnical report was prepared as part of Development Application File No. 7908-0266-00, whereby a 5 metre (16 feet) setback area was established from the property line. A restrictive covenant is registered on title protecting the 5 metre (16 feet) area from the construction of any drainage infiltration works in, on or under the covenant area. In addition, CD By-law No. 17146 requires that all buildings be setback at least 5 metres (16 feet) from this lot line. The west side yard setback for the proposed building complies with the CD By-law and the restrictive covenant registered on title.
- The western portion of the site adjacent to the slope is proposed to be used for personal vehicle parking and truck loading and maneuvering. The proposed building is located 24 metres (79 ft.) from the edge of the restrictive covenant area. Staff has no concerns from a hazard lands perspective, as the proposed development will be setback sufficiently from the steep slopes.

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 September 3, 2017. To date, staff have received no comments on the proposal.

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 on the southeast corner of the building facing the corner of 39 Avenue, with the use of glazing and articulation to provide visual interest.
- The main entrance is framed by red accents, aluminum sun shading, and a sloped steel and glass entrance canopy.

- The proposed building construction is a combination of concrete tilt up and tinted glazing as the main cladding materials with pre-finished metal panels and horizontal aluminum solar sunshades as accent materials. The colour scheme proposed is Stone White, Smoke Grey, and Red Rock.

Landscaping

- Landscaping is proposed in accordance with the Zoning By-law requirements and will consist of a 3.0 metre (10 ft.) landscape buffer on the south property line fronting 39 Avenue frontage. A 5 metre (16 ft.) wide landscaped area is proposed on the west property line adjacent to the parkland and Biodiversity Conservation Area (BCS). For the portion of the property abutting future industrial development to the east, a 1.5 metre (5 ft.) wide landscape buffer is proposed.
- The proposed landscaping will consist of 51 new trees, including Pacific Silver Fir, Vine Maple, Autumn Brilliance Serviceberry, Weeping Nootka Cypress, Arie Peters Flowering Ash, and Crabapple, complemented by a variety of shrubs, and ground cover. 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 portions of the site on the west abutting the parkland will be fenced using a high-quality architectural black metal picket fence, consistent with the fencing required as part of other development applications to the north and south of the subject site. The applicant proposes a 1.8 metre (6 ft.) high chain-link fence along the north property line and portions of the east property line adjacent to future industrial development. The applicant has indicated that they are not proposing any fencing for the portions of the site facing city streets. If any additional fencing is proposed in the future, it will require separate review and approval from the City. The garbage and recycling enclosure will be located in the west side yard, away from the street and adjacent to the vehicle parking.
- The vehicular access to the site will be finished with charcoal colored decorative pavers. Additional finished on-site pathways will provide direct pedestrian connections between the street and the building. An outdoor amenity area including a table and chairs will be provided at the southeast corner of the site for employees and visitors.

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 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 density and FAR is in keeping with the CD By-law.

Sustainability Criteria	Sustainable Development Features Summary
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Low impact development standards (LIDs) are incorporated in the design of the project including: <ul style="list-style-type: none"> ○ Absorbent soils; ○ Bio-swales; ○ Natural landscaping; and ○ Sediment control devices.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Sustainable transportation options will be accommodated through available bicycle racks and connections to off-site pedestrian pathways.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Crime Prevention Through Environmental Design (CPTED) principles have been incorporated into the design of the building.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • N/A

ADVISORY DESIGN PANEL

- The 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

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		12,0806 m ²
Road Widening area		
Undevelopable area		
Net Total		12,0806 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	38%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	16.0 m	16.2 m
Rear	7.5 m	8.7 m
Side #1 (E)	7.5 m	15.9 m
Side #2 (W)	7.5 m	18.4 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m	11 m
Accessory		
FLOOR AREA: Industrial		4,803 m ²
TOTAL BUILDING FLOOR AREA		4,803 m ²
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.0	0.38
PARKING (number of stalls)		
Industrial	63	65
Total Number of Parking Spaces	63	65
Number of accessible stalls	1	1

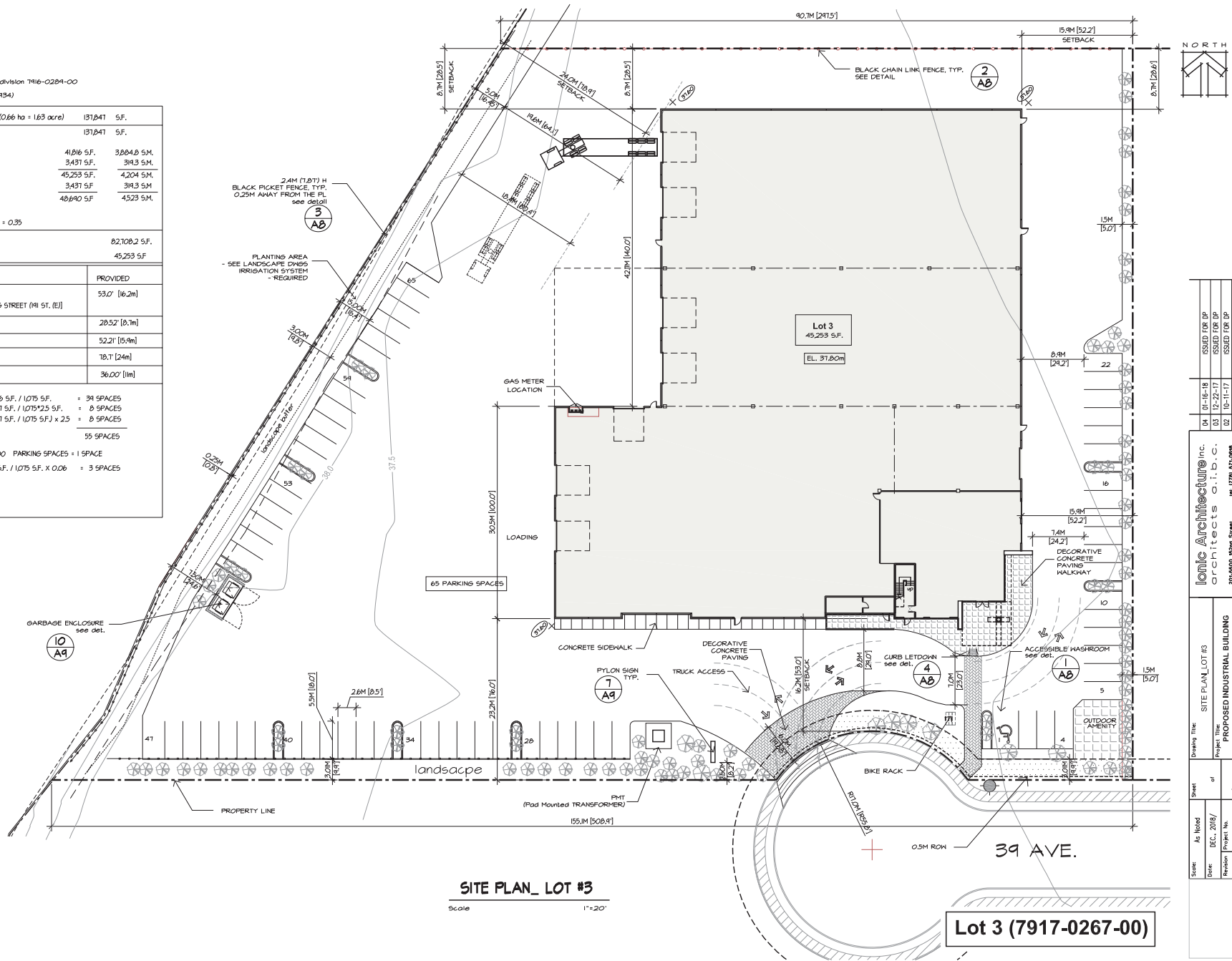
Heritage Site	YES/NO	Tree Survey/Assessment Provided	YES/NO
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* If the development site consists of more than one lot, lot dimensions pertain to the entire site.

site statistics

ADDRESS: 11067 39 AVE., Surrey BC
 Lot 3 (7917-0267-00) under Subdivision 1916-0284-00
 ZONING: GD (SURREY BY LAW # 17146 & 17434)

DEVELOPMENT SITE AREA	(12,806.4 SQM) (0.66 ha = 1.63 acre)	131,841 S.F.
DENSITY ALLOWED	FAR OF 1.0	131,841 S.F.
LOT #3		
GROUND FLOOR:	WAREHOUSE	41,816 S.F. / 3,884.8 S.M.
	OFFICE	3,431 S.F. / 319.3 S.M.
SECOND FLOOR:		45,253 S.F. / 4,204 S.M.
		3,431 S.F. / 319.3 S.M.
		48,684 S.F. / 4,523 S.M.
TOTAL FLOOR AREA		
DENSITY PROVIDED:	48,680 S.F. / 131,841 S.F. = 0.35	
COVERAGE ALLOWED	60 %	82,708.2 S.F.
COVERAGE PROVIDED	33 %	45,253 S.F.
SETBACK	REQ'D	PROVIDED
FRONT (S)	16.0 M [52.5']	53.0' [16.2m]
	[SIDE FLANKING STREET (91 ST. (E))]	
REAR (N)	15 M [24.6']	20.52' [6.2m]
SIDE (E)	15 M [24.6']	52.21' [15.9m]
SIDE (W)	15 M [24.6']	78.7' [24m]
MAX. HEIGHT PROVIDED	14 M	36.00' [11m]
PARKING REQUIRED:		
GROUND FLOOR: WAREHOUSE (1/075)	41,816 S.F. / 1,075 S.F.	= 34 SPACES
GROUND FLOOR: OFFICE (2.5/1,075)	3,431 S.F. / 1,075*2.5 S.F.	= 8 SPACES
SECOND FLOOR: OFFICE (2.5/1,075)	3,431 S.F. / 1,075 S.F. X 2.5	= 8 SPACES
		55 SPACES
ACCESSIBLE SPACE	required: 1 PER 100 PARKING SPACES = 1 SPACE	
BIKE PARKING	required: 48,680 S.F. / 1,075 S.F. X 0.06 = 3 SPACES	
PARKING PROVIDED:	65 SPACES	
	+ 1 ACCESSIBLE + 3 BIKE RACKS	



SITE PLAN_ LOT #3

Scale 1"=20'

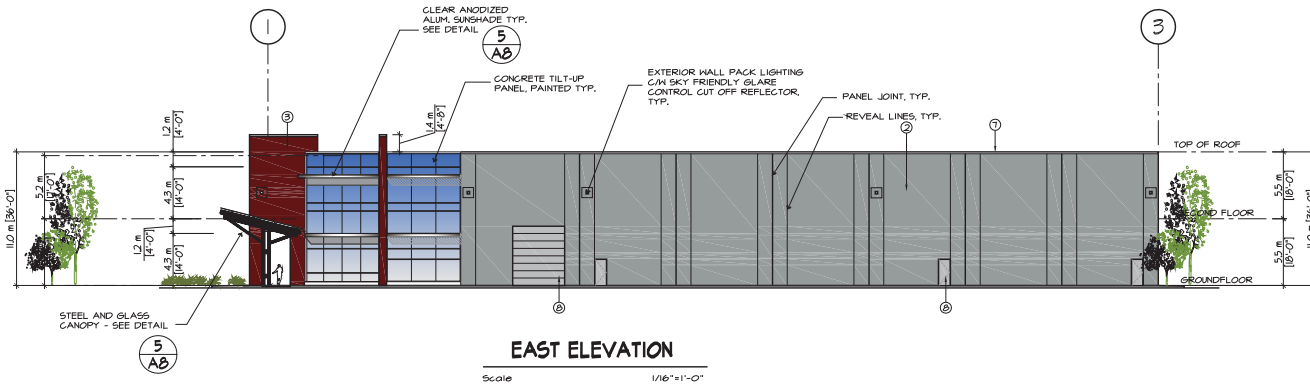
Lot 3 (7917-0267-00)



Rev.	Date	Description
01	06-01-17	ISSUED FOR DP
02	10-11-17	ISSUED FOR DP
03	12-22-17	ISSUED FOR DP
04	01-16-18	ISSUED FOR DP

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 architects o.i.b.c.
 370-6600 West Street
 Surrey B.C. V3C 5J9
 Tel: 778-871-0889
 www.ionic-architecture.com

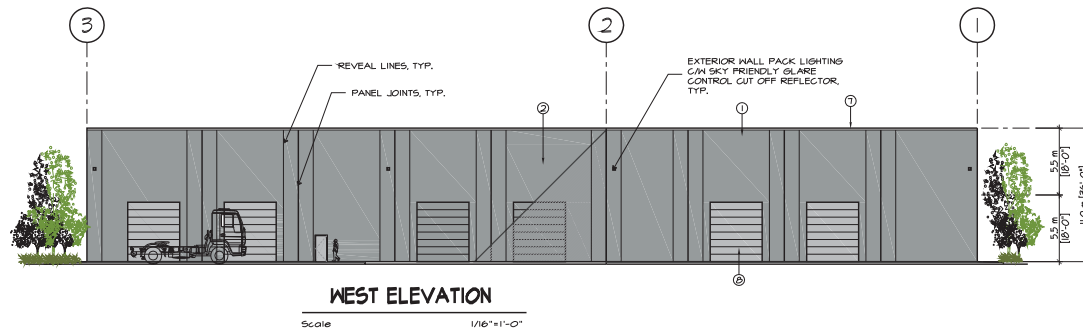
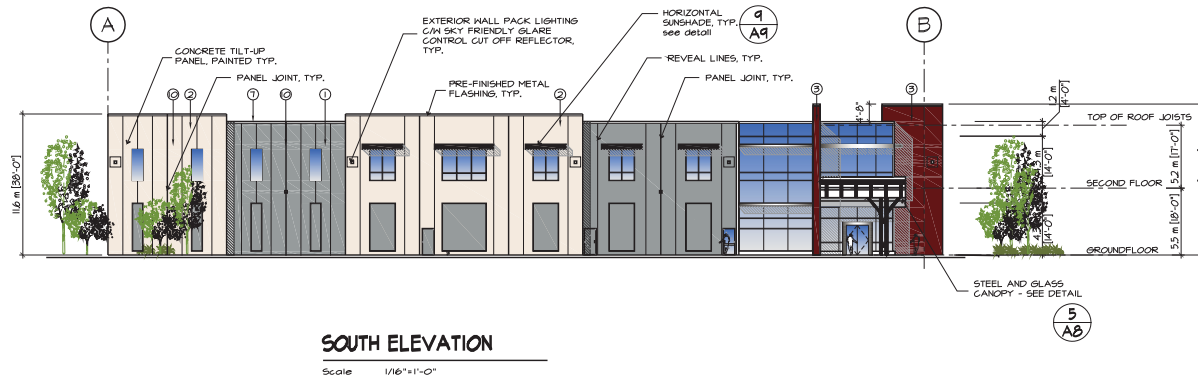
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Date:	DEC. 2018	of	
Revision:	16-1672	Project Title:	PROPOSED INDUSTRIAL BUILDING
		Address:	19067 39 AVE. SURREY BC



EXTERIOR MATERIALS & FINISHES :

MATERIAL / FINISH -	COLOR -
1 CONCRETE TILT-UP PANEL	STONE WHITE 200-10
2 CONCRETE TILT-UP PANEL	SMOKE GRAY 201-10
3 CONCRETE TILT-UP PANEL	RED ROCK 200-10
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 STEEL CANOPY	BLACK
10 METAL FIN	BLACK

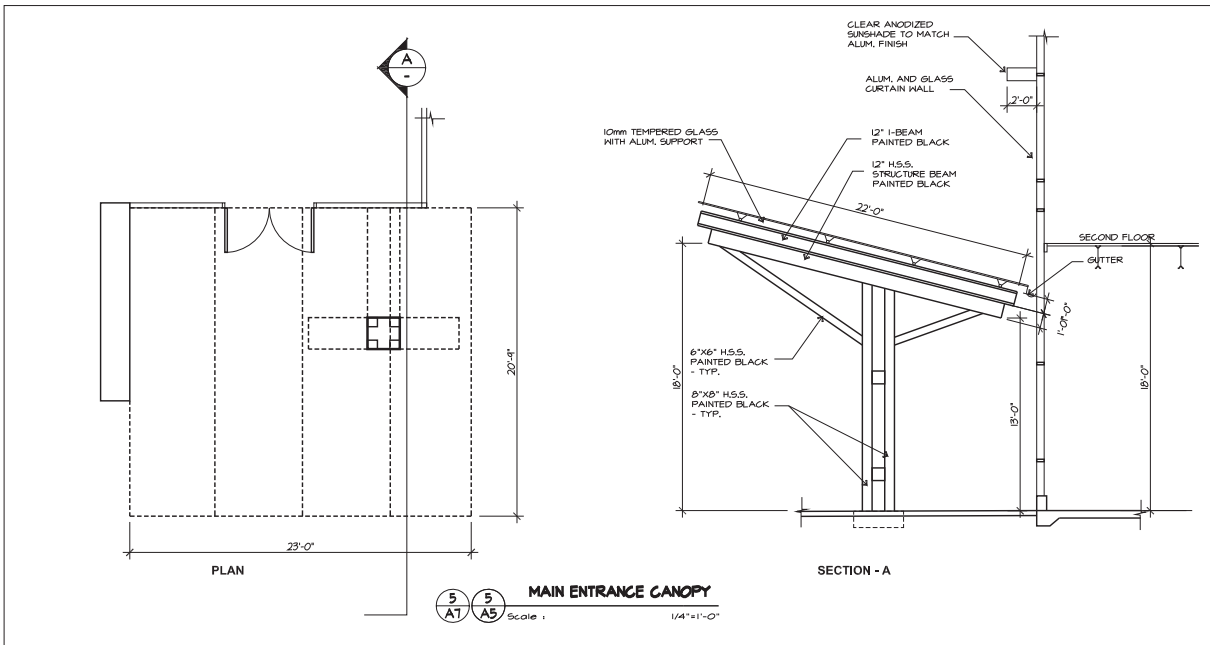
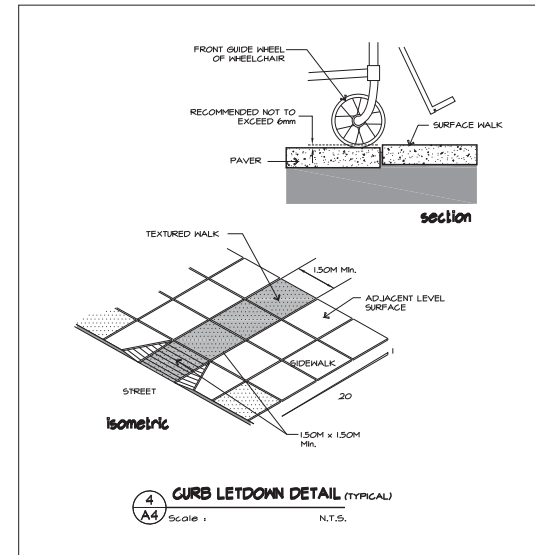
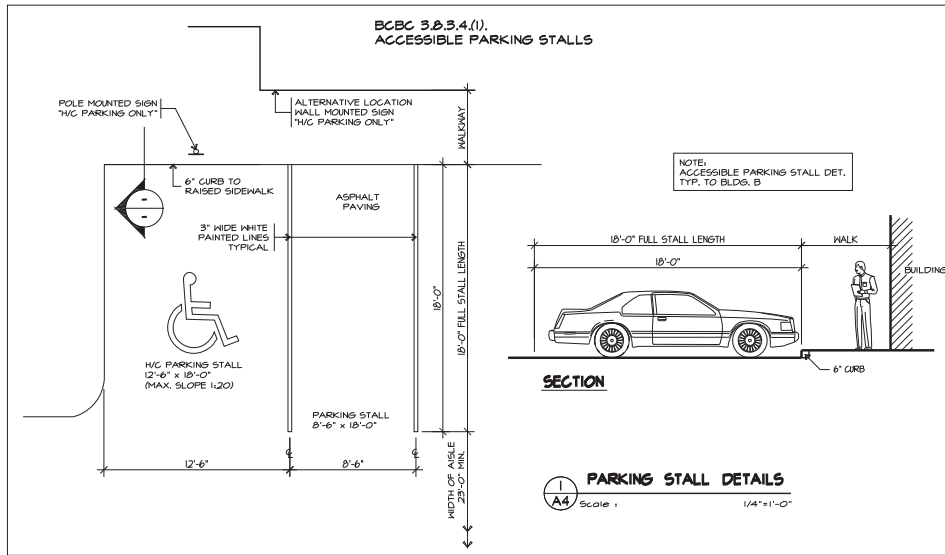
* PAINT COLORS ARE BENJAMIN MOORE



Rev.	Date	Description
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02	12-22-17	ISSUED FOR DP
03	10-11-17	ISSUED FOR DP
04	08-01-17	ISSUED FOR DP

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Scale:	As Noted	Sheet	ELEVATIONS
Date:	DEC., 2017	of	
Revision:	16-1672	A-7	
Project Title: PROPOSED INDUSTRIAL BUILDING 19067 39 AVE., SURREY, BC			



2
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CHAIN LINK FENCE

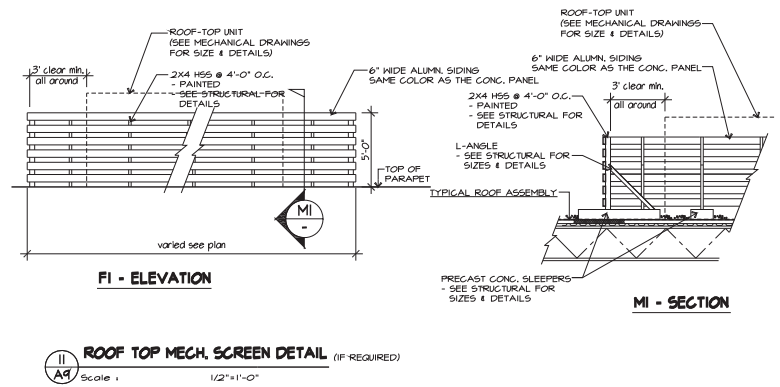
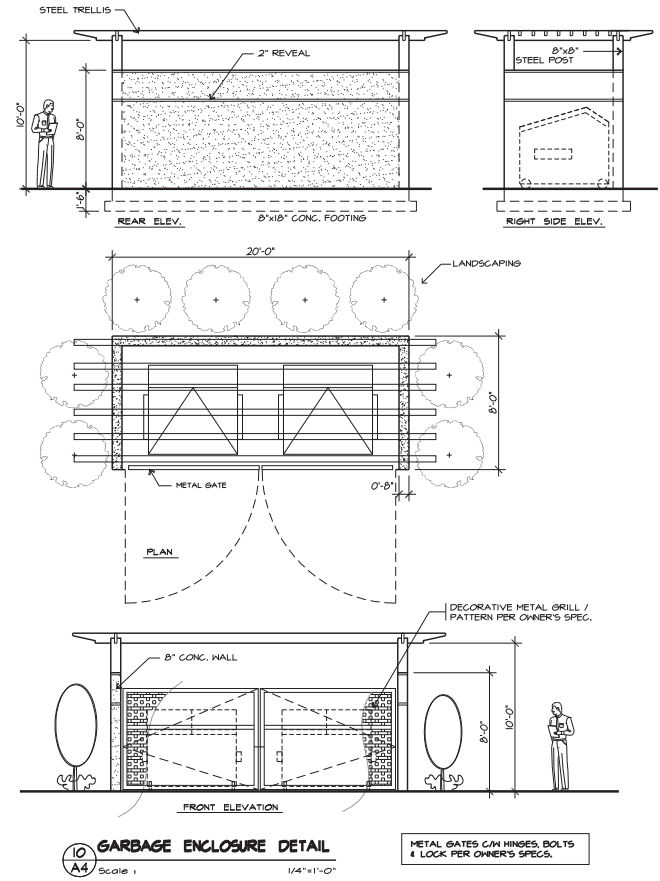
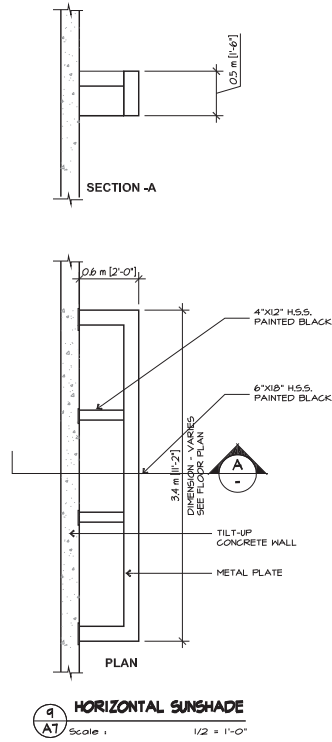
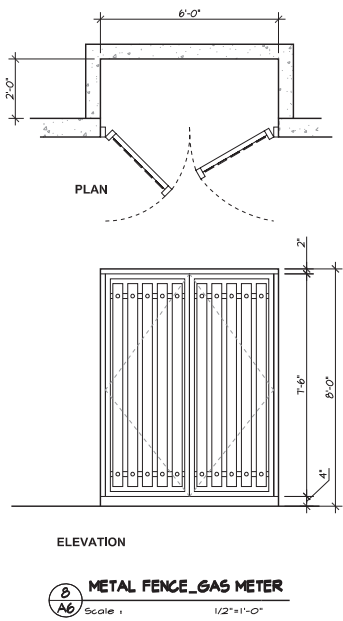
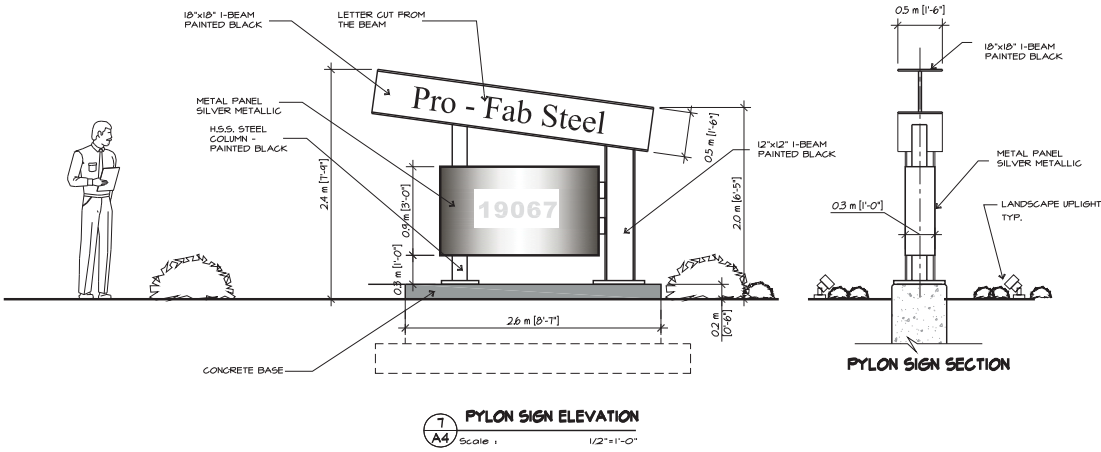


3
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BLACK PICKET FENCE

Rev.	Date	Description
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02	10-11-17	ISSUED FOR DP
03	12-22-17	ISSUED FOR PERMIT
04	01-16-18	ISSUED FOR DP

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Scale:	As Noted	Sheet	of	Drawing Title
Date:	dec., 2017	16-1672	A-8	DETAILS
Revision:				PROJECT TITLE
				PROPOSED INDUSTRIAL BUILDING
				19067 - 39 AVE.,
				SURREY, BC



Rev.	Date	Description
01	08-01-17	ISSUED FOR DP
02	10-11-17	ISSUED FOR DP
03	12-22-17	ISSUED FOR PERMIT
04	01-16-18	ISSUED FOR DP

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Scale	As Noted	Sheet	Details
1/2" = 1'-0"	dec., 2017	of	PROPOSED INDUSTRIAL BUILDING
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			SURREY, BC
			Revision
			Project No.
			16-1672
			A-9

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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia V5C 6G9
p. 604-294-0011 · f. 604-294-0022

SEAL:



1	18 JAN 12	UPDATE PER COMMENTS/ISSUE	GG
2	17 DEC 21	UPDATE PER COMMENTS / RESOLVE	GG
3	27 SEP 22	REV PER SURVEY COMMENTS	BA
4	27 MAY 23	ISSUED FOR GP	BA
5	27 MAY 23	ADD VINES TO TRELLIS AT BLDG 2	BA
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

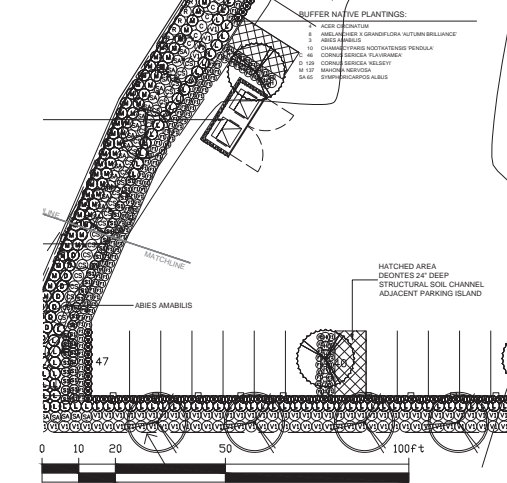
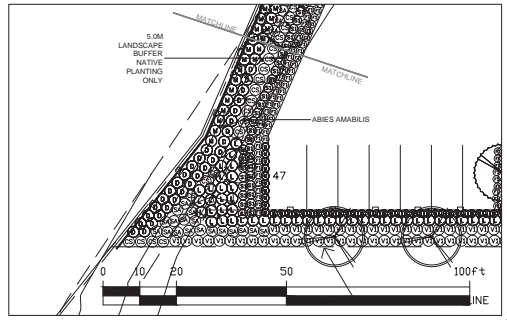
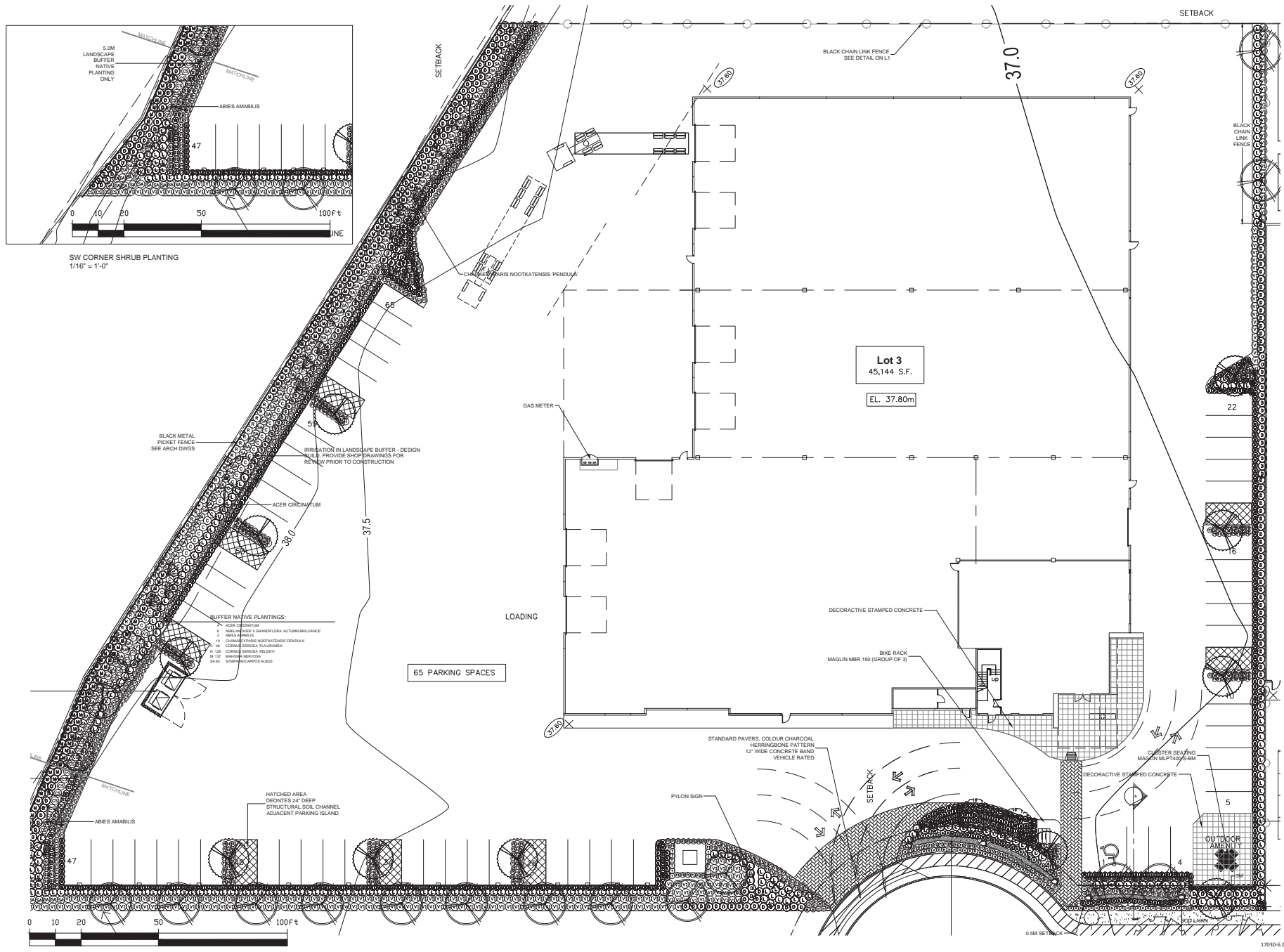
PROJECT:
INDUSTRIAL DEVELOPMENT

**LOT 3 19067-39TH AVE
SURREY # 7917-0257-00
SURREY, BC**

With Ionic Architecture
DRAWING TITLE:
**LOT 3
SHRUB PLAN**

DATE: 17.FEB.23 DRAWING NUMBER:
SCALE: 1/16" = 1'-0"
DRAWN: BA **L2**
DESIGN: BA
CHKD: **L2** OF 5

PMG PROJECT NUMBER: 17030



17030-6-DP

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

FROM: Development Services Manager, Engineering Department

DATE: January 16, 2018 **PROJECT FILE:** 7817-0267-00

RE: Engineering Requirements (Commercial/Industrial)
Location: 19067-39 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