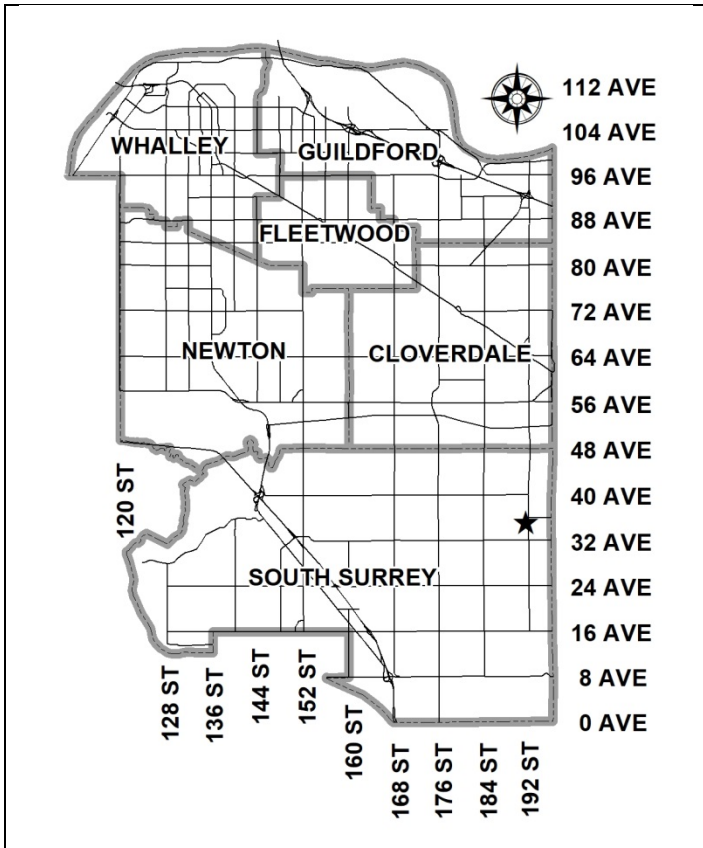


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0031-00

Planning Report Date: June 25, 2018



PROPOSAL:

- Development Permit
- Development Variance Permit

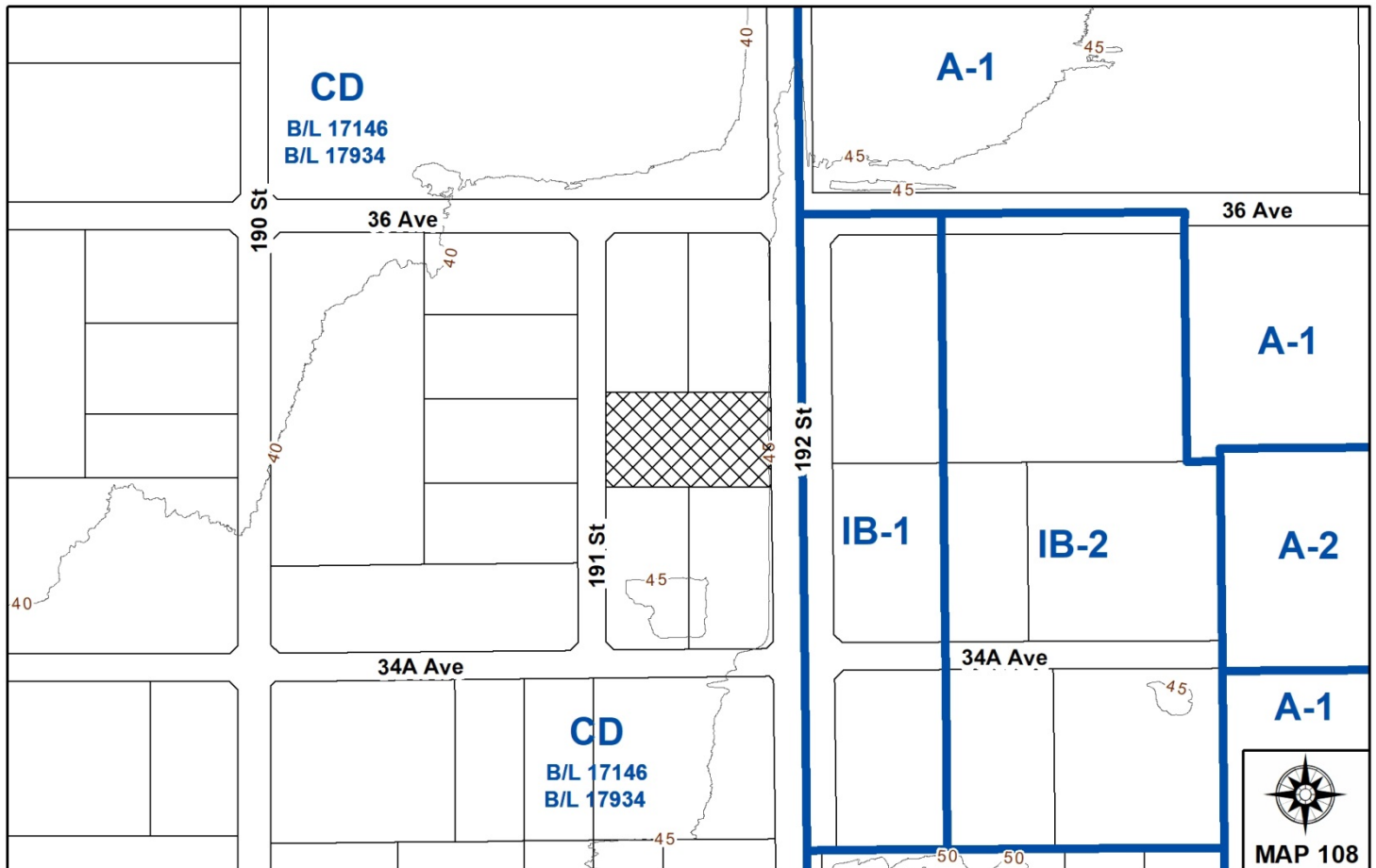
to permit the development of a 4,062 square metre (43,722 sq. ft.) single-tenant industrial building.

LOCATION: 3548 - 191 Street

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

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park and Landscaping Strips



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to reduce the required number of parking spaces.

RATIONALE OF RECOMMENDATION

- Complies with the "Mixed Employment" designation in the Official Community Plan (OCP) and the "Business Park" and "Landscaping Strips" designations in the Campbell Heights Land Use Plan (LAP).
- The form and character of the proposed building is appropriate for this part of Campbell Heights and is consistent with the guidelines outlined in the General Development Permit and Design guidelines for Campbell Heights North.
- The proposed variance is for a modest reduction in the number of required parking spaces from 52 spaces to 46 spaces, and is supported on the basis that the amount of parking provided is sufficient for the needs of the single tenant occupying the building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7918-0031-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7918-0031-00 (Appendix IV), to reduce the number of parking spaces required under Part 5 Parking and Loading/Unloading of Zoning By-law No. 12000 for the warehouse use from 1 parking space per 100 square metres (1,075 sq. ft.) of floor area to 0.83 parking spaces per 100 square metres (1,075 sq. ft.) of floor area, for up to 4,360 square metres [46,930 sq. ft.] of floor area within the building, to proceed to Public Notification.
3. 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; and
 - (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.

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: Undeveloped pre-serviced industrial land.

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
North:	Industrial Building and Vacant Industrial Land (Development Application 7917-0108-00 has been approved for a 3,243 square metre multi-tenant industrial building)	Business Park and Landscaping Strips	CD (By-law No. 17146 as amended by By-law No. 17934)
East (Across 192 Street):	Vacant Industrial Land (Development Application 18-0166 is pre-Council and proposes a Development Permit for a 10,530 square metre industrial building)	Business Park (Office) and Landscaping Strips	IB-1
South:	Vacant Industrial Land (Development Application 7917-536-00 has been approved for a 2,401 square metre multi-tenant industrial building)	Business Park and Landscaping Strips	CD (By-law No. 17146 as amended by By-law No. 17934)
West (Across 191 Street):	Vacant Industrial Land (Development Application 7916-0366-00 has been approved for a 3,110 square metre multi-tenant industrial building)	Business Park	CD (By-law No. 17146 as amended by By-law No. 17934)

DEVELOPMENT CONSIDERATIONSBackground:

- The 0.8 hectare (2 acre) subject site is located in the Campbell Heights North business park between 191 Street and 192 Street, south of 36 Avenue. The site is designated "Mixed Employment" in the Official Community Plan (OCP), and "Business Park" and "Landscaping Strips" 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.
- 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 subject site was created as part of a subdivision under Development Application No. 7912-0159-00, which was approved on October 30, 2014. The site was cleared and serviced for development as part of the subdivision.

Proposal:

- The applicant is proposing a Development Permit (DP) to allow a 4,061.9 square metre (43,722 sq.ft.) single-tenant industrial building on the site (Appendix II). The proposed floor area ratio (FAR) of 0.53 and 49.6% lot coverage comply with the maximum 1.0 FAR and 60% lot coverage respectively permitted under the CD Zone (By-law No. 17146 as amended by By-law No. 17934).
- 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.
- The applicant is also proposing a Development Variance Permit (DVP) to reduce the number of required parking spaces for the proposed development from 52 spaces to 46 spaces.

Access and Parking:

- The proposed development will have one vehicular entrance located on 191 Street.
- The main parking area for employees and visitors will be located at the west portion of the site adjacent to 191 Street, with additional parking spaces located along the south side of the building.
- The loading area will also be located on the south side of the building, away from public view, and screened by landscaping along the south and east property lines.
- The application is proposing 46 parking spaces, which is 6 parking spaces less than the Zoning By-law requirement of 52 parking spaces for the proposed warehouse and accessory office use.
- The proposed 3,764.6 square metre (40,522 sq. ft.) warehouse requires 37.6 parking spaces (1 space per 100 square metres) and 594.58 square metre (6,400 sq. ft.) office requires 14.8 parking spaces (2.5 spaces per 100 square metres), for a total of 52 parking spaces.
- The applicant is proposing a Development Variance Permit (DVP) to reduce the number of required parking spaces from 52 to 46. The applicant has suggested that the amount of parking provided is sufficient for the proposed single-tenant end user, with an estimated 30 employees anticipated at occupancy.
- The proposed tenant currently occupies a building within Campbell Heights at 19278 – 25 Avenue that meets the parking requirements in the Zoning Bylaw with 22 parking spaces. The applicant provided parking survey of the current location and found that less than 50% of the parking stalls were in use throughout a typical weekday.
- The BC Building Code allows up to 40% of the ground floor area to be constructed as second-storey mezzanine space, which would require additional parking spaces to be provided at the office use rate. The applicant has confirmed that the entirety of the building will be constructed under the current Development Permit application and associated Building Permit with no further mezzanine space to be added.

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 businesses that require a Metro Vancouver air quality permit from locating on the site.

PRE-NOTIFICATION

A development proposal sign was installed on the site on April 6, 2018 and the proposal was referred to the Little Campbell Watershed Society (LCWS) for review and comment. To date staff have not received any comments.

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 appearance with architectural emphasis placed on the main façade facing west towards 191 Street and the south-west corner of the building located near the driveway entrance to the site. The building will feature storefront and spandrel glazing, and is articulated to provide visual interest to the areas within public view from 191 Street and 192 Street.
- The main entrance and second-storey office facing 191 Street will provide "eyes on the street" in accordance with Crime Prevention Through Environmental Design (CPTED) principles.
- The proposed building construction consists largely of insulated concrete tilt up sandwich panels with pre-finished metal wall cladding and glazing. The building will be constructed to ASHRAE 90.1 standards and will utilize elements such as recycled construction materials, highly efficient thermal glazing, and mechanical and electrical systems. The interior will be finished with low VOC paint, LED lighting throughout the finished office and warehouse, and skylights to provide access to natural daylight.
- Pedestrian linkages are proposed to connect to the sidewalk on 191 Street and to the multi-use pathway on 192 Street. The east (192 Street) landscaping strip will be heavily planted with CPTED strategies in mind, while also providing a buffer from the site for users of the existing multi-use pathway on 192 Street.
- The connection to the multi-use pathway encourages use of sustainable forms of transportation, including biking and walking, and is within walking distance of the transit stop at the intersection of 32 Avenue and 192 Street. Bicycle racks will be provided on site, located near the main entrance to the building.

Landscaping:

- The landscaping for this site proposes 33 new trees, including Red Maple, Dogwood, Flowering Ash, Daybreak Flowering Cherry, Nootka Cypress, Vine Maple, Autumn Brilliance Serviceberry and Crab Apple, along with shrubs, perennials, and groundcovers to be planted on-site along the west and south facades of the building, within the parking lot, and in the landscaping strips surrounding the perimeter of 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, screen parking, and enhance the presence of the site.
- A 3 metre (10 ft.) wide landscaping strip is proposed along 191 Street and 7.5 metre (25 ft.) wide landscaping strip along 192 Street, in accordance with the zoning requirements, the Campbell Heights Local Area Plan, and the General Development Permit and Design guidelines for Campbell Heights North. The landscape strip along 192 Street will incorporate a planted rain garden and bioswale to manage storm water runoff and allow for on-site bio-filtration as required within Campbell Heights.
- A 1.5 metre (4 ft.) wide landscaping strip will also be provided along the south property line to provide screening and buffering between the subject site and the properties to the south.
- The vehicular access to the site will be finished with saw cut concrete.
- The pad-mounted transformer (PMT) will be located near 191 Street within the landscaping strip along the south property line (screened by landscaping), in keeping with the Campbell Heights design guidelines.

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.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 22, 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)	• 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)	• The proposed density and FAR is in keeping with the CD Bylaw

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; ○ On-lot infiltration trenches or sub-surface chambers; ○ Cisterns/Rain Barrels; ○ Bioswales; ○ Sediment control devices; and ○ Permeable Pavement/Surfaces.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The development design includes connections to off-site pedestrian and multi-use paths, pedestrian specific lighting, pedestrian linkages to transit stops, showers and change facilities, and bike racks and/or lockers.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Crime Prevention Through Environmental Design (CPTED) principles have been incorporated in the following manner: <ul style="list-style-type: none"> ○ Natural access control by clearly defining entries to the building; and ○ Exterior lighting of the building providing visibility on the site. ○ Security lighting over all overhead doors adjacent to main doors. ○ Landscaping design with dense planting along 192 Street ensures unimpeded sight lines along the multi-use pathway and no opportunities for public gathering.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • A development proposal sign was installed on the site on April 6, 2018 and the proposal was referred to the Little Campbell Watershed Society (LCWS) for review and comment.

BY-LAW VARIANCE AND JUSTIFICATION

a) Requested Variance:

- To vary the off-street parking rate for the warehouse use from 1 parking space per 100 square metres (1,075 sq. ft.) of floor area to 0.83 parking spaces per 100 square metres (1,075 sq. ft.) of floor area, for up to 4,360 square metres [46,930 sq. ft.] of floor area within the building.

Applicant's Reasons:

- The amount of parking provided is sufficient for the proposed single-tenant end user, with an estimated 30 employees anticipated at occupancy.
- The entirety of the building will be constructed under the current Development Permit application and associated Building Permit with no further mezzanine space to be added.

- The developer is extremely confident that the proposed parking exceeds the demand for the proposed development. The proposed tenant (owner) has been operating their business in Campbell Heights for a number of years in a building developed by the current developer. The developer has carefully coordinated the proposed site plan to ensure the parking provided is more than adequate to serve the client, employees and patrons. This process involves extensive coordination and the amalgamation of information collected through client meetings, analysis of the developer's portfolio, as well as forecasting the clients' anticipated future growth. To date, the developer has not received any complaints or concerns with respect to employee and visitor parking for any of their projects in the Campbell Heights area.
- The developer is committed to developing first class projects and ensures that on-site parking is sufficient to adequately serve the needs of its present and future clients.
- The proposed tenant (owner) currently occupies a building at 19278 – 25 Avenue within Campbell Heights, which has 22 parking spaces. The developer is confident that adequate parking is being provided based specifically on the tenant's existing facility which is a single tenant freestanding building very similar to what is currently proposed. The existing facility was approved and constructed based on the warehouse parking rate of 1 parking stall per 100 square metres for the entire building (including the associated office space), which was permitted under the Zoning By-law at the time of development.
- The tenant's existing facility is undersized for their current needs and is the reason for the proposed new development. Even with the tenant's rapid business growth, the undersized facility is adequately parked. The unique situation where the tenant is operating in an existing, single-tenant building in Campbell Heights, while concurrently proposing a larger facility utilizing the same parking calculation, gives the developer undeniable confidence that the proposed facility will have adequate on-site parking.
- The applicant surveyed the number of parking spaces in use at the tenant's existing location during peak times on Wednesday, June 20, 2018, and found that 9 of the 22 parking spaces were occupied at 10:00 am and 2:00 pm. The applicant also found that one employee was parking on street on 25 Avenue, out of personal preference (off-street parking spaces were available). This demonstrates that the amount of parking provided is sufficient for the number of employees and visitors to this tenant.

Staff Comments:

- Staff support the variance on the basis that the amount of parking provided is sufficient for the proposed single-tenant building with warehouse as the principal use.
- Through a parking survey of the tenant's current location at 19278 – 25 Avenue, the applicant has demonstrated that the proposed parking supply will meet the anticipated parking demand of the owner-occupant.
- The owner acknowledges that no additional office expansion, including second-storey mezzanine space, would be permitted with the proposed reduced number of parking

spaces. Any expansion of office and/or mezzanine space would require additional parking spaces to be provided on site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Action Summary (Confidential) and Development Data Sheet
- Appendix II. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. Development Variance Permit No. 7918-0031-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

EM/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 17146 & 17934)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		8,174.65 m ²
Road Widening area		
Undevelopable area		
Net Total		8,174.65 m ²
LOT COVERAGE (in % of net lot area)	60%	49.7%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (W)	16.0 m	18.91 m
Rear (E)	7.5 m	7.5 m
Side #1 (N)	7.5 m or 0 m	0 m
Side #2 (S)	9.0 m	19.17 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m	12.5 m
Accessory		
FLOOR AREA: Office		594.58 m ²
FLOOR AREA: Industrial		3764.6 m ²
FLOOR AREA: Institutional		n/a
TOTAL BUILDING FLOOR AREA		4,359.18 m ²
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)	1.0	0.53
FAR (net)	1.0	0.53

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		48.06 m ²
PARKING (number of spaces)		
Industrial	37.6	46
Office	14.8	
Total Number of Parking Spaces	52	46
Number of accessible spaces	1	1
Number of small cars		11
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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NORTH-WEST VIEW



SOUTH-EAST VIEW



NORTH-WEST STREET VIEW (191 STREET)

PROPOSED BUILDING:
MAGNUM[®]
 N U T R A C E U T I C A L S
ADDRESS: 3548 191 STREET, SURREY, BC.
LEGAL: Lot 12, Section 28, Township 7,
NWD, Plan EPP41342



SOUTH-WEST VIEW

ARCHITECTURAL DRAWING LIST

COVER SHEET	_____	A-0
SITE PLAN	_____	A-1
CONTEXT PLANS	_____	A-1a
BASE PLAN	_____	A-1b
FLOOR PLANS	_____	A-2
ROOF PLAN	_____	A-4
SIGHT LINE SECTIONS	_____	A-4a
ELEVATIONS	_____	A-7

Beedie
 3030 GILMORE DIVISION, BURNABY, V5G 3B4
 TEL: (604) 436-3321 FAX: (604) 432-7349

CHIP BARRETT ARCHITECT
 #40-15055 20 AVENUE, SURREY, B.C. V4A 9X8
 IN ASSOCIATION WITH
D.FORCE DESIGN INC.
 2625A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
 TEL: (604) 677-5655 EMAIL: DARC@DFORCE.CA

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21		
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18		
17		
16		
15	JUN. 19. 18	ISSUED FOR REVISED D.P. SUBMISSION
14	JUN. 13. 18	ISSUED FOR INTERNAL BEEDIE COORDINATION
13	MAY. 18. 18	RE-ISSUED FOR DEVELOPMENT PERMIT
12	MAY. 16. 18	RE-ISSUED FOR DEVELOPMENT PERMIT
11	MAY. 09. 18	RE-ISSUED FOR DEVELOPMENT PERMIT
10	MAY. 03. 18	DEVELOPMENT PERMIT RE-SUBMISSION
9	APR. 23. 18	ISSUED FOR BUILDING PERMIT
8	APR. 23. 18	ISSUED FOR BUILDING PERMIT
7	APR. 16. 18	ISSUED FOR CLIENT COORDINATION
6	MAR. 13. 18	ISSUED FOR CONSULTANT USE
5	JAN. 31. 18	ISSUED FOR CONSULTANT USE
4	JAN. 23. 18	RE-ISSUED FOR D.P.
3	JAN. 17. 18	ISSUED FOR D.P.
2	JAN. 03. 18	ISSUED FOR INTERNAL REVIEW-2
1	DEC. 20. 17	ISSUED FOR INTERNAL REVIEW
NO.	DATE	DESCRIPTION

PROJECT:
MAGNUM
 N U T R A C E U T I C A L S
 ADDRESS: 3548 191 STREET, SURREY, BC.
 DRAWING
COVER SHEET

SEAL	JOB NO. 18-004	DRAWN D.F.
	DESIGNED	
	CHECKED C.B.	
	PLOT DATE JUN 19 18	

PROJECT - DRAWING NUMBER **A-0** REV. **15**

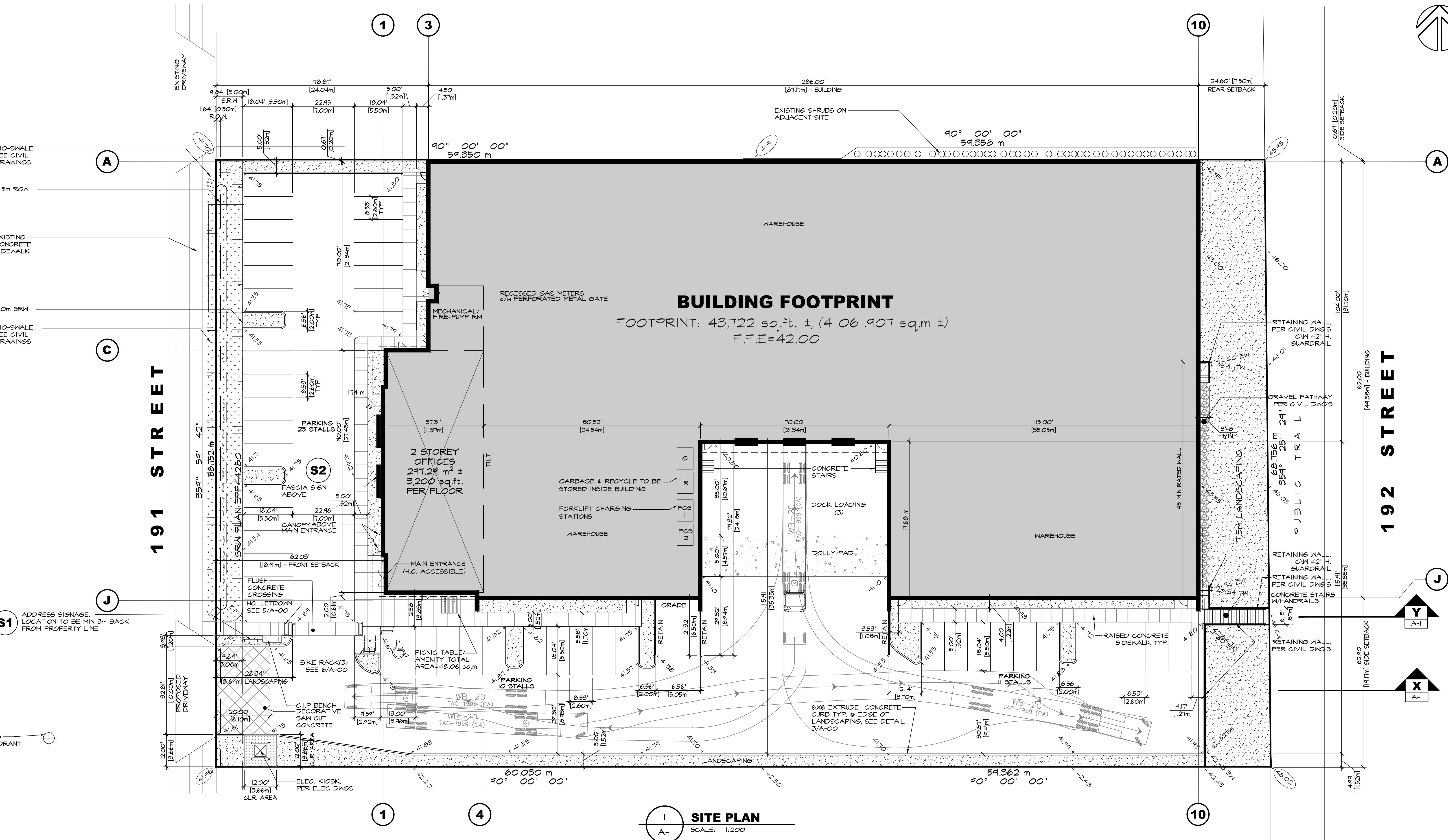
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NO.	DATE	DESCRIPTION
25	JUN.13.18	ISSUED FOR INTERNAL BEEDIE COORDINATION
24	JUN.07.18	ISSUED FOR CONSULTANT REVIEW
23	MAY.23.18	RE-ISSUED FOR DEVELOPMENT PERMIT
22	MAY.18.18	RE-ISSUED FOR DEVELOPMENT PERMIT
21	MAY.18.18	RE-ISSUED FOR DEVELOPMENT PERMIT
20	MAY.29.18	RE-ISSUED FOR DEVELOPMENT PERMIT
19	MAY.23.18	DEVELOPMENT PERMIT RE-SUBMISSION
18	APR.23.18	ISSUED FOR BUILDING PERMIT
17	APR.18.18	ISSUED FOR CLIENT COORDINATION
16	APR.18.18	ISSUED FOR CLIENT COORDINATION
15	MAR.13.18	ISSUED FOR CONSULTANT USE
14	JAN.31.18	ISSUED FOR CONSULTANT USE
13	JAN.23.18	SIGNAGE DETAILS ADDED
12	JAN.22.18	RE-ISSUED FOR D.P
11	JAN.17.18	ISSUED FOR D.P
10	JAN.16.18	ISSUED FOR COORDINATION
9	JAN.03.18	ISSUED FOR INTERNAL REVIEW-2
8	DEC.20.17	ISSUED FOR INTERNAL REVIEW
7	DEC.14.17	PRE-APP COMMENTS
6	NOV.22.17	PLANNING REVIEW
5	NOV.20.17	CONSULTANT USE
4	OCT.13.17	PLANNING REVIEW
3	OCT.2.17	CLIENT APPROVAL
2	SEPT.21.17	CLIENT APPROVAL
1	JUN.16.17	PRELIMINARY REVIEW

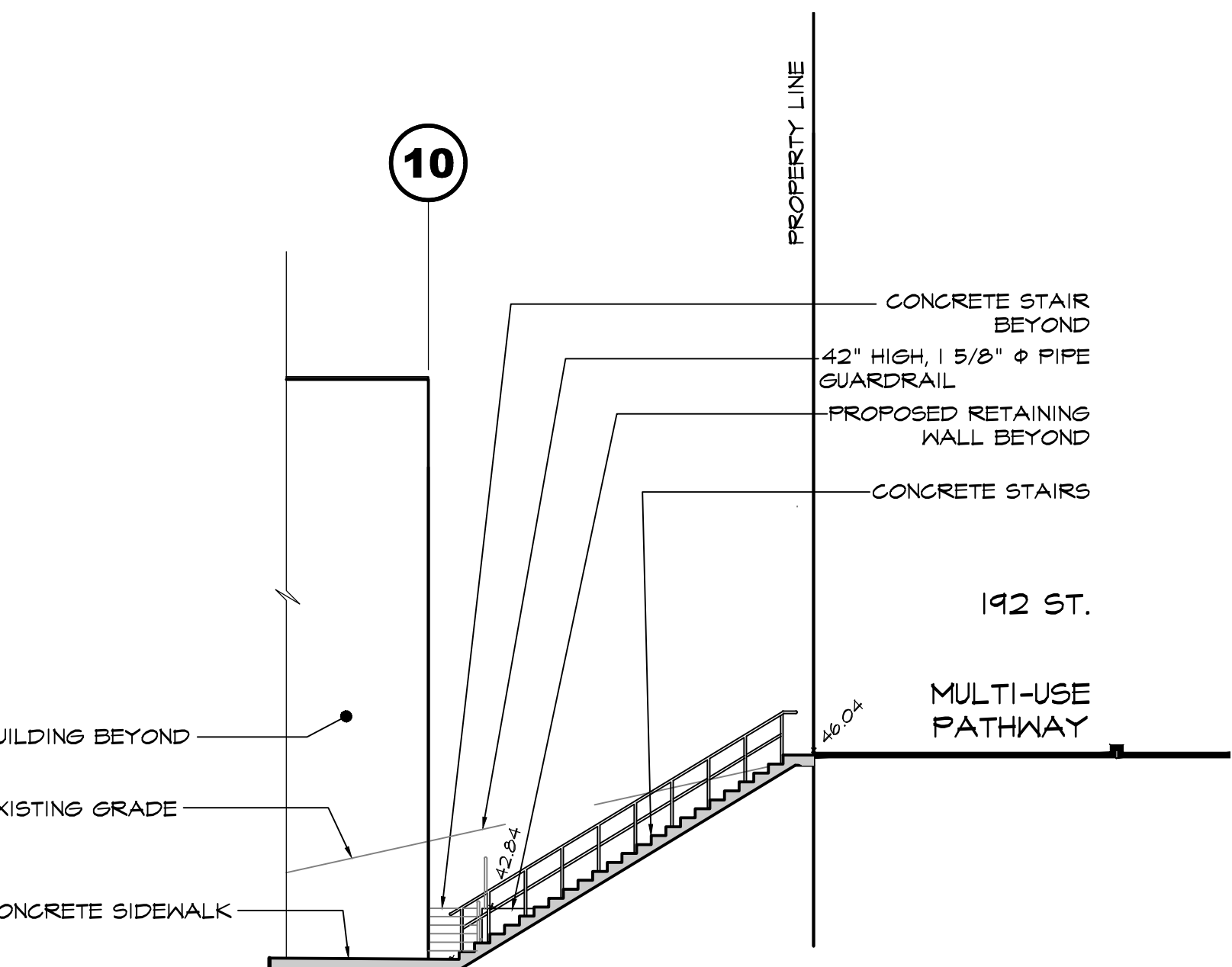
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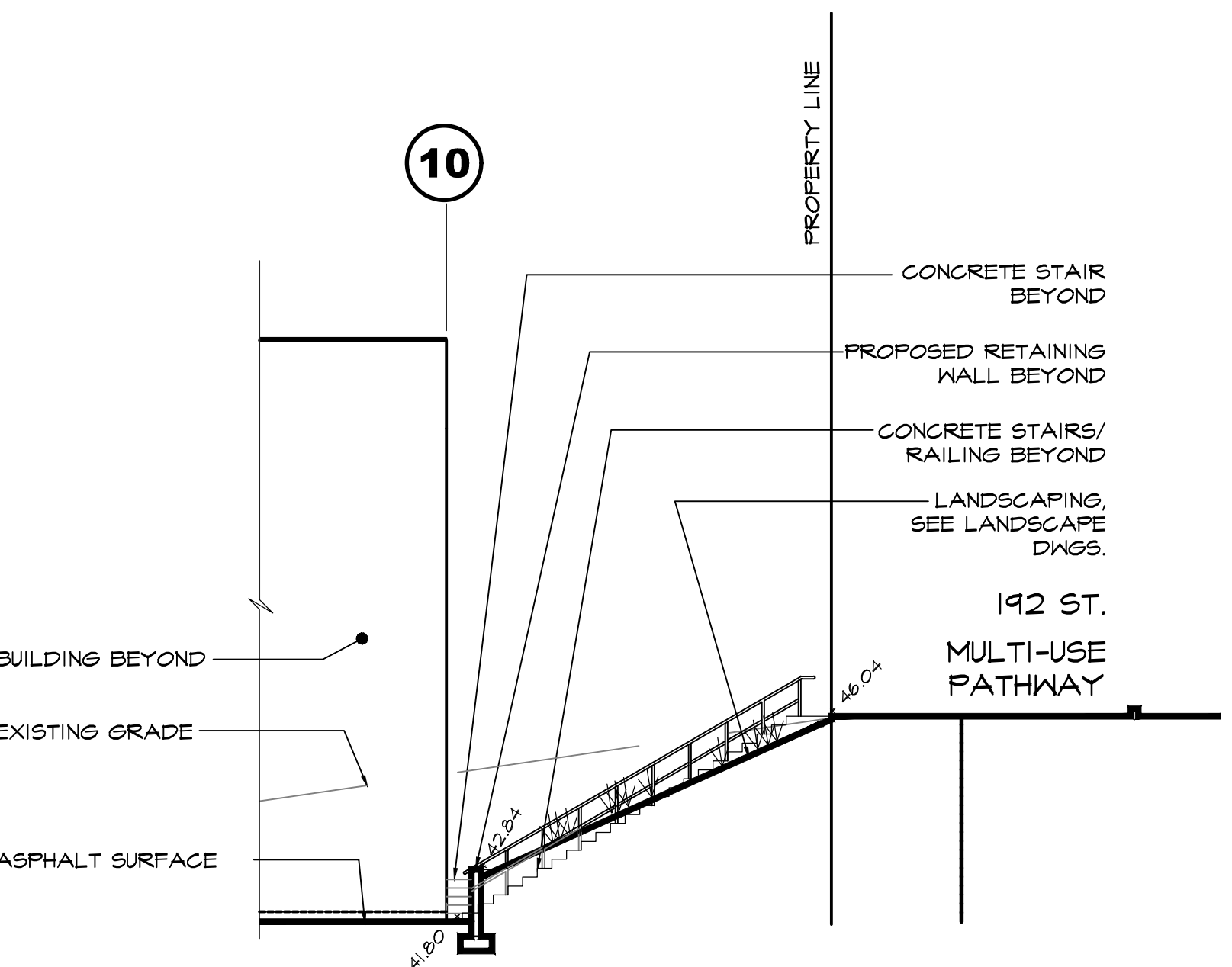
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		DESIGNED
		CHECKED
		C.B.
		PLOT DATE
		JUN.13.18
PROJECT - DRAWING NUMBER		REV.
A-1		25



SITE PLAN
 SCALE: 1" = 10'-0"



SITE SECTION (@ THE STAIR IN SOUTH EAST OF THE SITE)
 SCALE: 1" = 10'-0"



SITE SECTION @ PROPOSED SITE RETAINING WALL
 SCALE: 1" = 10'-0"

SIGNAGE INFORMATION

TWO ON SITE SIGNS PROPOSED:
 - INFO PROVIDED IS TO SHOW GENERAL COMPLIANCE WITH SIGNAGE BYLAWS FOR THE PURPOSES OF DEVELOPMENT PERMIT
 - BUILDING TENANT RESPONSIBLE FOR SIGN PERMIT APPLICATION
 - ALL SIGNS TO COMPLY WITH SIGNAGE BYLAWS

S1 SIGN 1) FREESTANDING SIGN
 - ONE 6'-5" LONG BY 3'-4" HIGH FREESTANDING CONCRETE SIGNAGE, PAINTED TO MATCH BUILDING
 SIGN AREA: 2.25 m² (MAX AREA: 14 m²)
 - SIGN LOCATED OUTSIDE OF ALL ROW & 3M AWAY FROM WEST FL
 - SIGN TO BE 8" PAINTED REINFORCED CONCRETE c/w CONCRETE FOOTING (DESIGN BY OTHERS)

S2 SIGN 2) FASCIA SIGN
 - ONE 9.4m WIDE BY 1.22m HIGH FASCIA SIGN
 MAX SIGN AREA: 49.4m² (MAX SIGN AREA: 11.45m²)
 - SIGN NOT TO EXTEND BEYOND EDGE OF BUILDING OR ABOVE ROOF LINE - SEE ELEVATIONS
 - SIGN NOT TO PROJECT MORE THAN .5m FROM BUILDING FACE

SITE DATA

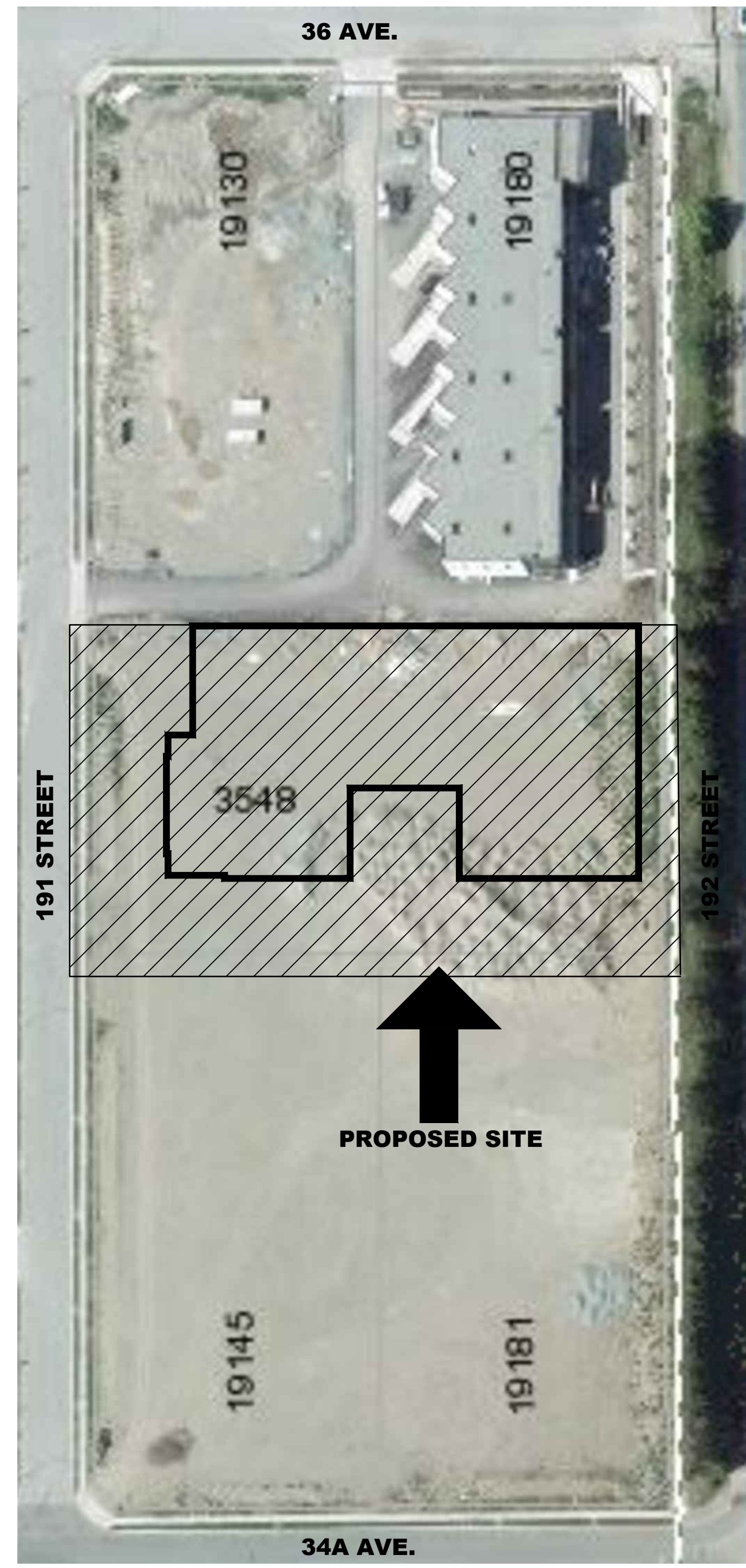
CIVIC ADDRESS: 3548 191 STREET, SURREY, B.C.
 LEGAL DESCRIPTION: TOPOGRAPHIC SURVEY PLAN OF LOT 12, SECTION 28, TOWNSHIP 7, NEW WESTMINSTER DISTRICT, PLAN EPP41942
 EXISTING ZONING: COMPREHENSIVE DEVELOPMENT ZONE (CD)
 GROSS LOT AREA: 818 ha / 2.02 acres (88,102 sq. ft.)
 PROPOSED BUILDING AREA (FOOTPRINT): 4 061.9 m² [43,722 sq.ft.]
 SITE COVERAGE (60% MAX): 43,722 / 88,102 = 49.6 %
 F.A.R. (1.0 MAX): 43,722 + 3,155 / 88,102 = 552
 SETBACKS: MIN. PROPOSED
 FRONT (WEST): 16m [52.0'] 18.91m [62.03']
 SIDE (NORTH): 7.5m [25.0']** 0.20m [67"]
 SIDE (SOUTH): 9.0m [29.5']** 19.17m [62.03']
 REAR (EAST): 7.5m [25.0'] 7.5m [25.0']
 ** ONE (1) SIDE YARD SETBACK MAY BE 7.5 METRES OR 0.0 METERS IF THE SIDE YARD ABUTS LAND WHICH IS COMMERCIAL, INDUSTRIAL, OR MIXED EMPLOYMENT.

HEIGHT: 14.0 m [45.0'] MAX. 12.5 m [41'-0"]
 PARKING REQUIRED: 43,722 + 3,155 / 1075 = 44 STALLS (43.61)
 PARKING PROVIDED: 46 STALLS

+ 0.25	PROPOSED GRADES
+ 0.25	MEET EXISTING ELEVATION
+ 0.25	BOTTOM OF WALL ELEVATION
+ 0.25	TOP OF WALL ELEVATION



1 OVERALL CONTEXT PLAN
SCALE: N.T.S.



2 CONTEXT PLAN
SCALE: N.T.S.

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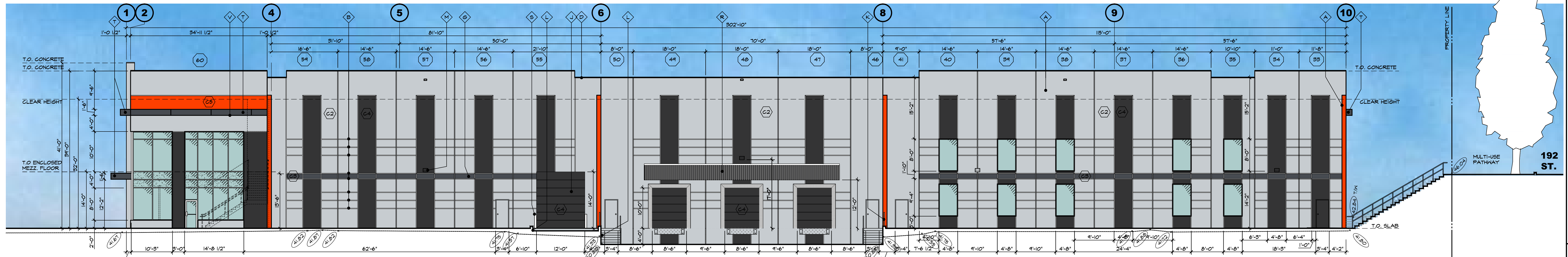
NO.	DATE	DESCRIPTION
10	MAY 18 18	RE-ISSUED FOR DEVELOPMENT PERMIT
9	MAY 16 18	RE-ISSUED FOR DEVELOPMENT PERMIT
8	MAY 03 18	DEVELOPMENT PERMIT RE-SUBMISSION
7	APR 23 18	ISSUED FOR BUILDING PERMIT
6	MAR 13 18	ISSUED FOR CONSULTANT USE
5	JAN 17 18	ISSUED FOR D.P.
4	JAN 16 18	ISSUED FOR COORDINATION
3	JAN 03 18	ISSUED FOR INTERNAL REVIEW-2
2	DEC 20 17	ISSUED FOR INTERNAL REVIEW
1	DEC 14 17	PRE-APP COMMENTS

PROJECT:
MAGNUM
NUTRACEUTICALS

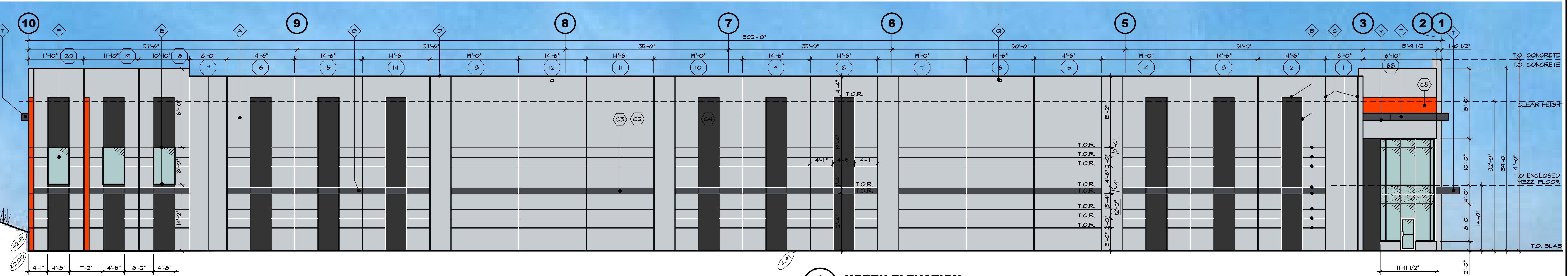
ADDRESS: 3548 191 STREET, SURREY, BC.

DRAWING
CONTEXT PLANS

SEAL	JOB NO.	DRAWN
	16-004	D.F.
	DESIGNED	
	CHECKED	C.B.
	PLOT DATE	MAY 18 18



1 SOUTH ELEVATION
SCALE: 3/32"=1'-0"



2 NORTH ELEVATION
SCALE: 3/32"=1'-0"

- MATERIAL LEGEND**
- ◆ CONCRETE SANDWICH TILT-UP WALL PANEL TYP. - PAINTED
 - ◆ REVEAL IN CONCRETE - PAINTED
 - ◆ PANEL JOINT
 - ◆ PRE-FINISHED METAL CAP FLASHING
 - ◆ STOREFRONT FRAMES - BLACK ANODIZED ALUMINUM
 - ◆ STOREFRONT OR CURTAIN WALL GLASS - CLEAR LOW-E
 - ◆ PAINT STRIPE
 - ◆ STEEL MANDOORS - PAINTED
 - ◆ STEEL SECTIONAL OVERHEAD DOORS - PAINTED
 - ◆ STEEL GUARDRAILS - PAINTED
 - ◆ CONCRETE RETAINING WALLS - NATURAL FINISH UNPAINTED TYP.
 - ◆ LIGHT FIXTURE - SEE ELECTRICAL DWG'S
 - ◆ SPANDREL GLAZING (OBSCURE)
 - ◆ SCUPPER
 - ◆ METAL GLAD CANOPY-FRE FINISHED BLACK
 - ◆ STEEL BOLLARD - PAINTED
 - ◆ CANOPY (ACM FINISH)
 - ◆ LONGBOARD SOFFIT - CORDOBA CHERRY

NOTE:
 - NOT ALL MATERIALS ARE APPLICABLE
 - SPANDREL GLAZING
 - LONGBOARD SOFFIT - CORDOBA CHERRY
 - 6" V-GROOVE

LEGEND
 + 88.00 PROPOSED GRADE
 + 88.00 EXISTING GRADE

PROJECT COLOURS
 ALL COLOURED SURFACES TO BE BENJAMIN MOORE PAINT.

- ◆ (C1) FIELD ACCENT COLOUR 2: FULL MOON (2114-10)
- ◆ (C2) MAIN FIELD COLOUR 1: SILVER LINING (2114-60)
- ◆ (C3) FIELD ACCENT COLOUR 3: BABY SEAL BLACK (2114-50)
- ◆ (C4) ACCENT COLOUR 1: SPACE BLACK (2114-10)
- ◆ (C5) ACCENT COLOUR 2: RUBY RED (2001-10)

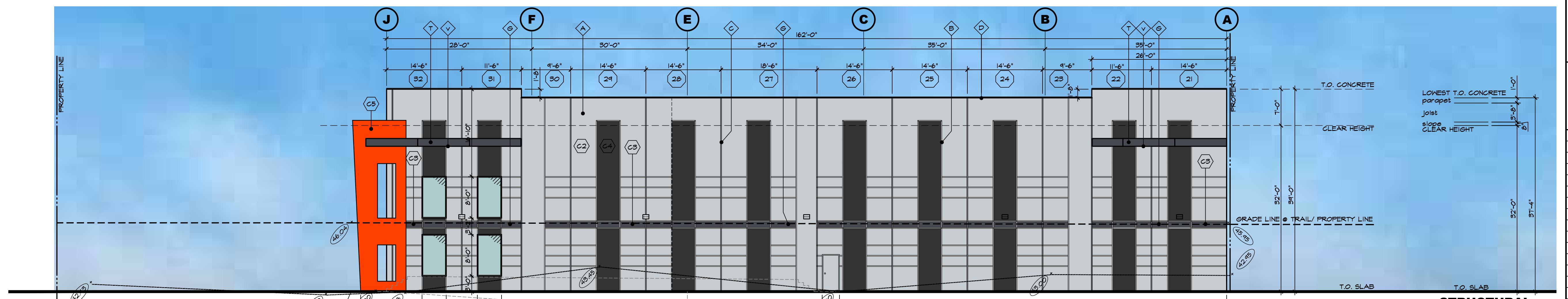
ACM CANOPY GLADDING: REYNOLDS ACM, CLASSIC BRONZE 20-50 (R.B. 21)
 DOCK CANOPY GLADDING: WHITE-WHITE (GC89-17)
 EXTERIOR GUARDRAILS: POWDER COAT BLACK VELVET
 ALUMINUM STOREFRONT MULLIONS: BLACK ANODIZED ALUMINUM
 TYPICAL GLAZING: CLEAR (LOW E, ASHRAE 90.1 2010 COMPLIANT)
 TYPICAL METAL CAP FLASHING: C1 - POLAR WHITE (GC1820-R)
 TO MATCH ADJACENT PAINTED SURFACE: C5 - BRIGHT RED (GC8906)
 SPANDREL: MEDIUM GRAY

* NOTE: CONFIRM ALL COLOURS & FINISHES WITH THE OWNER PRIOR TO FABRICATION &/OR PAINTING.

NOTES:
 - ALL GLAZING TO BE ASHRAE 90.1 2010 COMPLIANT, PROVIDE ALL REQUIRED DOCUMENTATION.
 - EXTERIOR GLAZING TO BE GUARDIAN SFX 62/71 OR APPROVED EQUAL IN THERMALLY BROKEN CLEAR ANODIZED ALUMINUM FRAMES. THE LOW E SEALED GLAZING WILL BE FILLED WITH ARGON.

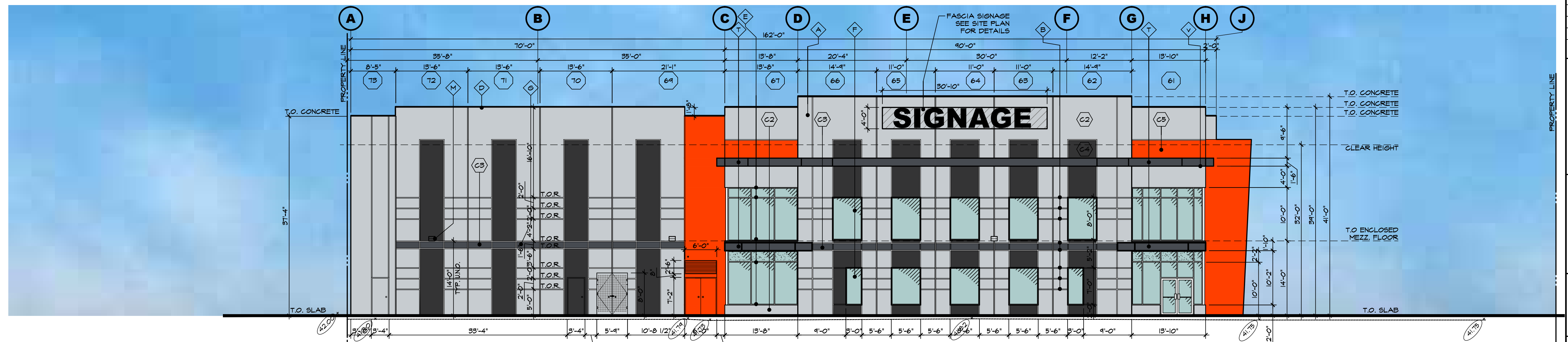
* ALL GRADES APPROXIMATE, CIVIL DRAWINGS TO SUPERSEDE ARCH. DRAWINGS

5 TYP. REVEAL DETAIL
FULL SCALE



3 EAST ELEVATION (VIEW FROM 192 STREET)
SCALE: 3/32"=1'-0"

STRUCTURAL ENGINEER TO CONFIRM HEIGHT



4 WEST ELEVATION (VIEW FROM 191 STREET)
SCALE: 3/32"=1'-0"

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NO	DATE	DESCRIPTION
25		
24		
23		
22	JUN. 19.18	ISSUED FOR REVISED D.P. SUBMISSION
21	JUN. 13.18	ISSUED FOR INTERNAL BEEDIE COORDINATION
20	MAY. 18.18	RE-ISSUED FOR DEVELOPMENT PERMIT
19	MAY. 16.18	RE-ISSUED FOR DEVELOPMENT PERMIT
18	MAY. 09.18	RE-ISSUED FOR DEVELOPMENT PERMIT
17	MAY. 03.18	DEVELOPMENT PERMIT RE-SUBMISSION
16	MAY. 02.18	MESH SILL/LOWER AND GENERAL REVISIONS
15	APR. 23.18	ISSUED FOR BUILDING PERMIT
14	APR. 16.18	ISSUED FOR CLIENT COORDINATION
13	APR. 11.18	ISSUED FOR CLIENT REVIEW
12	APR. 06.18	ISSUED FOR CONSULTANT USE
11	APR. 05.18	ISSUED FOR CLIENT REVIEW
10	MAR. 13.18	ISSUED FOR CONSULTANT USE
9	JAN. 31.18	ISSUED FOR CONSULTANT USE
8	JAN. 23.18	SIGNAGE DETAILS ADDED
7	JAN. 22.18	RE-ISSUED FOR D.P.
6	JAN. 17.18	ISSUED FOR D.P.
5	JAN. 03.18	ISSUED FOR INTERNAL REVIEW-2
4	DEC. 20.17	ISSUED FOR INTERNAL REVIEW
3	NOV. 22.17	PLANNING REVIEW
2	SEPT. 22.17	CLIENT APPROVAL
1	AUG. 03.17	CLIENT REVIEW

PROJECT:
MAGNUM
 NUTRACEUTICALS
 ADDRESS: 3548 191 STREET, SURREY, BC.

DRAWING
COLOURED ELEVATION

SEAL	JOB NO.	DRAWN
	16-004	D.F.
		DESIGNED
		CHECKED
		PLOT DATE
		JUN. 19.18

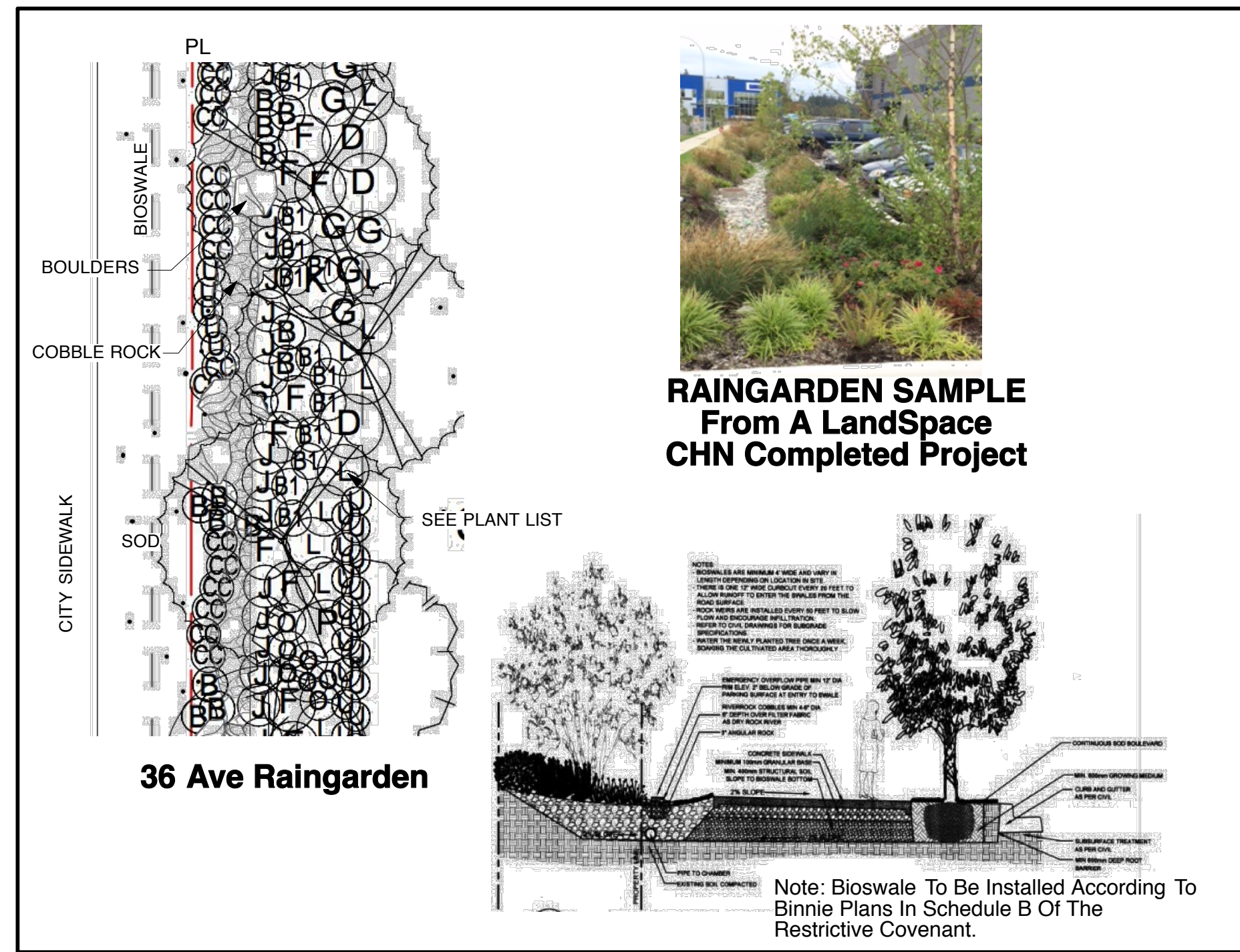
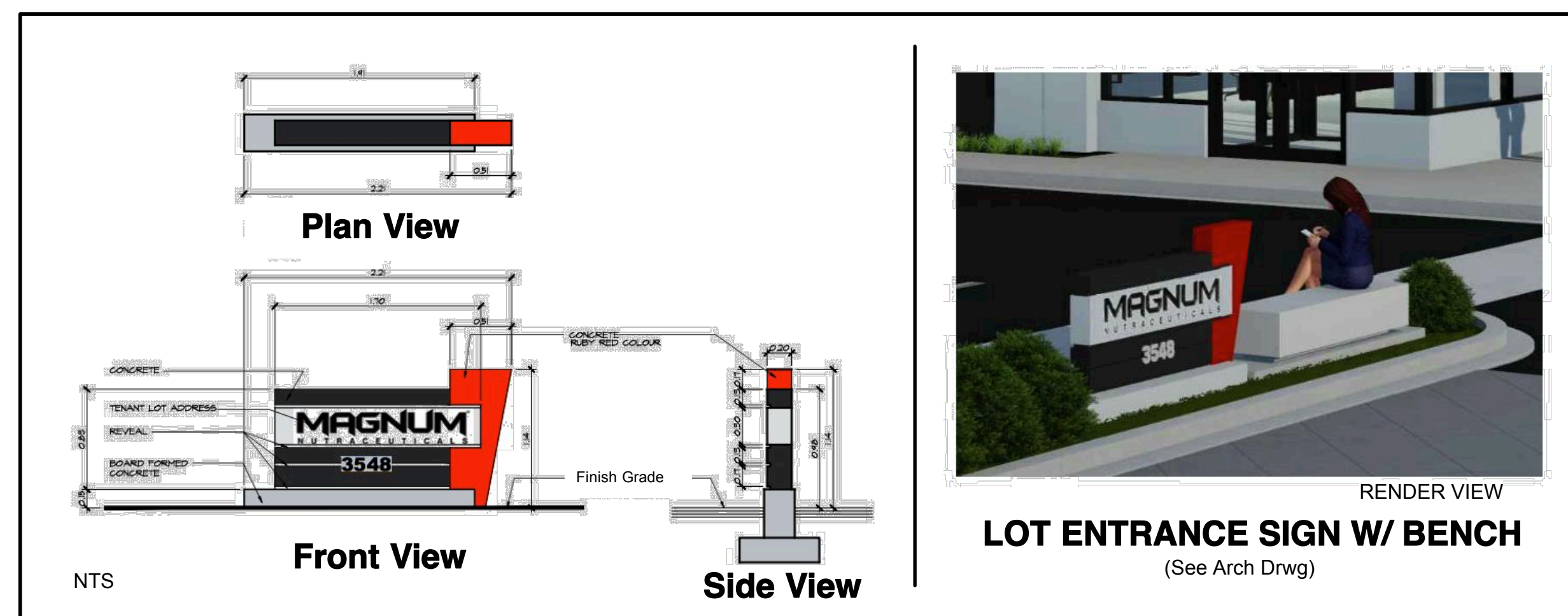
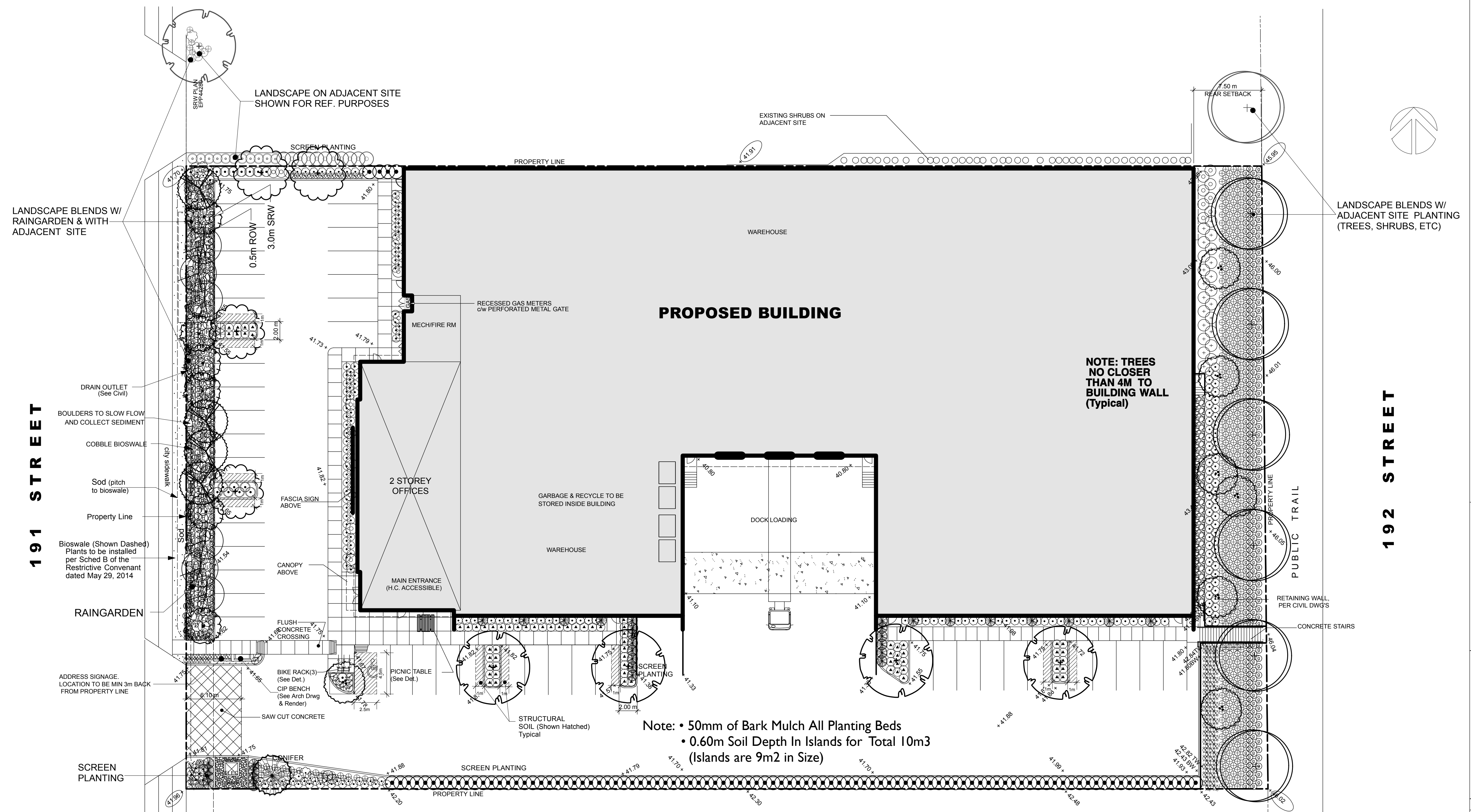
PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
Trees				
+	4	Acer rubrum 'Red Sunset'	Red Maple Var.	6cm cal. / 1.8m std
+	7	Amelanchier x grandiflora 'Autumn Brilliance'	Dogwood Var.	5cm cal. / 1.8m std
+	6	Fraxinus omus 'Arie Peters'	Flowering Ash	6cm cal. / 1.8m std
+	4	Prunus yedoensis 'Akebono'	Daybreak Flowering Cherry	6cm cal. / 1.8m std
+	1	Chamecyparis nootatensis	Nootka Cypress	2.5m ht. / natural form
Shrubs				
+	9	Azalea japonica 'Coral Bell'	Japanese Azalea	#2 pot
+	103	Carex morrowii 'Ice Dance'	Sedge	#2 pot
+	72	Sarcococca hookerana humilis	Sweet Box	#2 pot
+	468	Mahonia nervosa	Narrowleaf Oregon Grape	#1 pot
+	19	Lonicera pileata (low)	Evergreen Honeysuckle	#3 pot
+	22	Photinia fraserii	Photinia	#3 pot
+	21	Pieris japonica 'Temple Bells'	Japanese Andromeda	#3 pot
+	138	Prunus l. 'Otto Luyken'	Otto Luyken Laurel	#2 pot
+	6	Rhododendron 'Christmas Cheer'	Rhododendron (medium var.)	#3 pot
+	2	Rosa meiland 'Carefree Delight'	Hardy French Rose var.	#3 pot
+	6	Spirea x bumalda 'Anthony Waterer'	Spirea Var.	#3 pot
+	33	Thuja occidentalis 'smaragd'	Emerald Cedar	1.2m ht.
+	102	Thuja occidentalis 'smaragd'	Emerald Cedar	1.8m ht.
+	74	Viburnum davidii (low)	David's Viburnum	#2 pot
+	1	Weigelia 'Bristol Ruby'	Weigelia	#3 pot
Ground Covers/Perennials/Vines				
+	148	Arctostaphylos uva-ursi	Vancouver Jade	10cm pot / 45cm o.c. / heavy
+	294	Gaultheria shallon	Salal	#2 pot

- Notes:**
 1. Specification as per most recent BCSLA/BCNA 'Landscape Standards' and LandSpace Design Inc. 'Spec Notes'.
 2. The Contractor must satisfy the City Landscape Inspector for Completion Acceptance Approval

PLANT LIST - RAINGARDEN

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
Trees				
+	6	Acer circinatum	Vine Maple	1.5m ht; B&B; 3 stem clump
+	6	Amelanchier x Grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5m ht; B&B
+	4	Malus 'Red Jewel'	Crab Apple Var.	1.5m ht; B&B
Shrubs				
+	10	Cornus Sericea 'Kelsey'	Kelsey Dogwood	#3 pot
+	5	Philadelphus x Virginialis 'Dwarf Mock Org.'	Dwarf Snowflake Mock Orange	#3 pot
Grass				
+	55	Carex 'Ice Dance'	Silver Variegated Sedge	#1 pot
+	58	Juncus effusus	Common Rush	#1 pot
+	15	Koeleria cristata	June Grass	#1 pot
G.C.				
+	55	Blechnum spicant	Deerfern	#1 pot / 20cm
+	119	Arctostaphylos uva-ursi	Kinnicknick	#1 pot / 20cm
+	15	Cornus canadensis	Bunchberry	#1 pot / 20cm
+	14	Gaultheria shallon	Salal	#1 pot / 20cm
+	31	Lonicera pileata	Privet Honeysuckle	#1 pot / 25cm
+	33	Polystichum munitum	Western Sword Fern	#1 pot / 20cm
+	15	Gallium Odorum	Sweet Woodruff	#1 pot / 20cm



Beedie

3030 GILMORE DVSN., BURNABY, V5G 3B4
 TEL: (604) 435-3321 FAX: (604) 432-7349

LANDSCAPE ARCHITECT

LandSpace Design Inc. 16 604252 0000
 142 Gordon Dr. Unit B-2 Burnaby, BC V5A 4H4 Fax 604-252-9554

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4	JUN 19/18	REISSUE FOR DP (bioswale extended structural soil added)
3	MAY 23/18	REISSUE FOR DP
2	APR 25/18	ISSUE FOR BP
1	JAN 23/18	ISSUE FOR DP
NO.	DATE	DESCRIPTION

Surrey File # 7900-0018-0031

PROPOSED:

MAGNUM

ADDRESS: 3548 191 STREET, SURREY, BC
 DRAWING

LANDSCAPE PLAN

DRAWN	ACT
DESIGNED	
SCALE:	1"=20'-0"
PLOT DATE	JAN 18/18

PROJECT - DRAWING NUMBER
L-1

INTER-OFFICE MEMO

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

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

DATE: **Jun 20, 2018** PROJECT FILE: **7818-0031-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 3548 191 Street**

DEVELOPMENT PERMIT

There are no engineering requirements relative to the Development permit for a single-tenant light industrial building.

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; 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.



FOR Rémi Dubé, P.Eng.
Development Services Manager
LR1

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0031-00

Issued To:

(the Owner)

Address of Owner: 3548 - 191 Street
Surrey, BC V3Z 0P6

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 029-430-305
Lot 12 Section 28 Township 7 New Westminster District Plan EPP41342

3548 - 191 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section C.3. of Part 5 Off-Street Parking and Loading/Unloading, the number of Off-Street Parking Spaces is reduced from 1 parking space per 100 square metres [1,075 sq. ft.] of floor area for warehouse use to 0.83 parking spaces per 100 square metres [1,075 sq. ft.] of floor area for the warehouse use, for up to 4,360 square metres [46,930 sq. ft.] of floor area within the building.
 - (b) For floor area exceeding 4,360 square metres [46,930 sq. ft.], the provisions of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, shall apply.
4. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

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NO.	DATE	DESCRIPTION
25		
24		
23	MAY.23.18	RE-ISSUED FOR DEVELOPMENT PERMIT
22	MAY.16.18	RE-ISSUED FOR DEVELOPMENT PERMIT
21	MAY.16.18	RE-ISSUED FOR DEVELOPMENT PERMIT
20	MAY.09.18	RE-ISSUED FOR DEVELOPMENT PERMIT
19	MAY.03.18	DEVELOPMENT PERMIT RE-SUBMISSION
18	APR.23.18	ISSUED FOR BUILDING PERMIT
17	APR.18.18	ISSUED FOR CLIENT COORDINATION
16	APR.16.18	ISSUED FOR CLIENT COORDINATION
15	MAR.13.18	ISSUED FOR CONSULTANT USE
14	JAN.31.18	ISSUED FOR CONSULTANT USE
13	JAN.23.18	SIGNAGE DETAILS ADDED
12	JAN.22.18	RE-ISSUED FOR D.P.
11	JAN.17.18	ISSUED FOR D.P.
10	JAN.16.18	ISSUED FOR COORDINATION
9	JAN.03.18	ISSUED FOR INTERNAL REVIEW-2
8	DEC.20.17	ISSUED FOR INTERNAL REVIEW
7	DEC.14.17	PRE-APP COMMENTS
6	NOV.22.17	PLANNING REVIEW
5	NOV.20.17	CONSULTANT USE
4	OCT.13.17	PLANNING REVIEW
3	OCT.2.17	CLIENT APPROVAL
2	SEPT.21.17	CLIENT APPROVAL
1	JUN.16.17	PRELIMINARY REVIEW

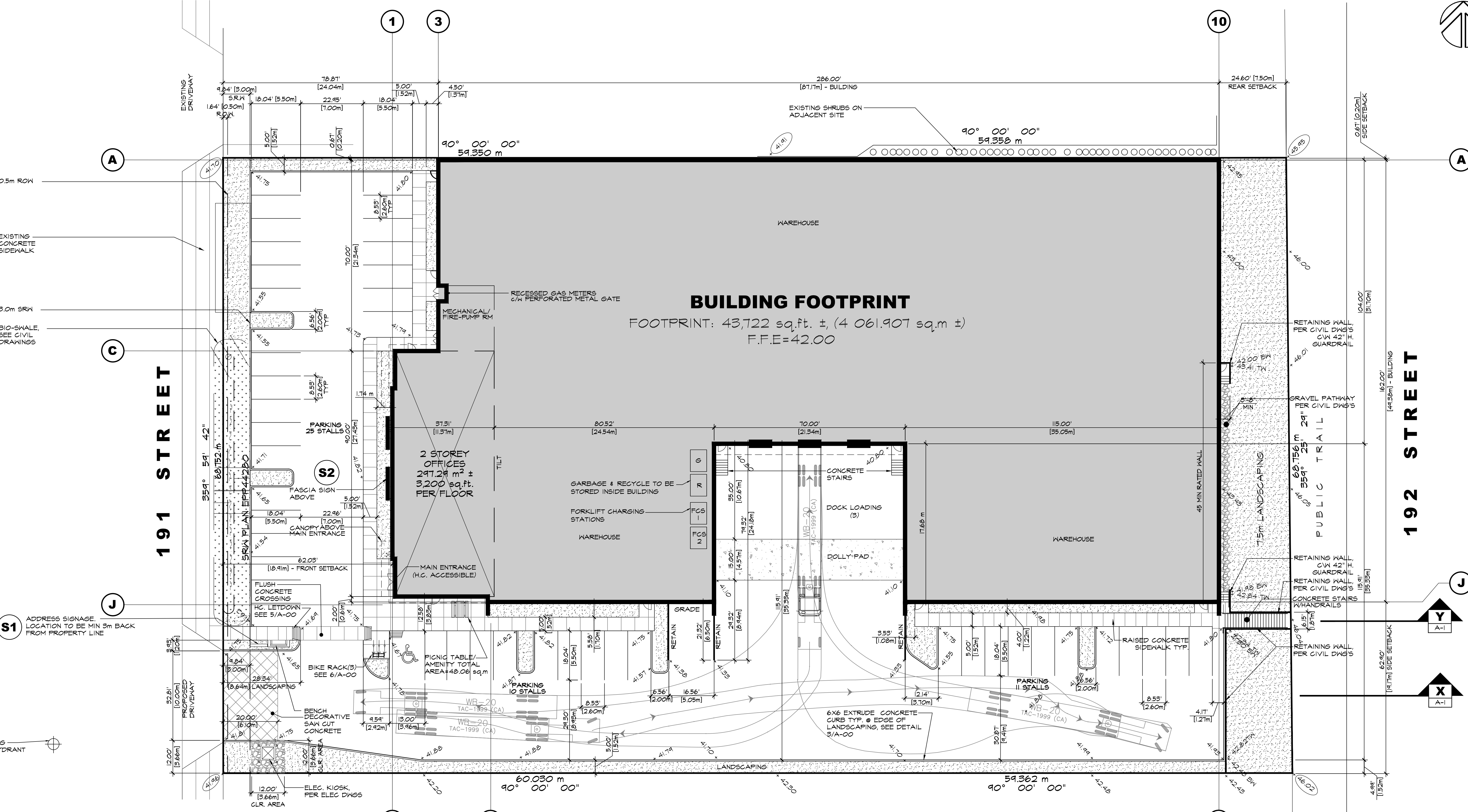
NO.	DATE	DESCRIPTION
10		
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PROJECT: **MAGNUM NUTRACEUTICALS**

ADDRESS: 3548 191 STREET, SURREY, B.C.

DRAWING: **SITE PLAN**

SEAL	JOB NO.	DRAWN
	16-004	D.F.
		DESIGNED
		CHECKED
		C.B.
		PLOT DATE
		MAY.23.18
		REV.
		A-1
		23



SITE PLAN
 SCALE: 1:200

SIGNAGE INFORMATION
 TWO ON SITE SIGNS PROPOSED:
 - INFO PROVIDED IS TO SHOW GENERAL COMPLIANCE WITH SIGNAGE BYLAWS FOR THE PURPOSES OF DEVELOPMENT PERMIT
 - BUILDING TENANT RESPONSIBLE FOR SIGN PERMIT APPLICATION
 - ALL SIGNS TO COMPLY WITH SIGNAGE BYLAWS

- S1** SIGN 1) FREESTANDING SIGN
 - ONE 6'-10" WIDE BY 3'-4" HIGH FREESTANDING CONCRETE SIGNAGE, PAINTED TO MATCH BUILDING SIGN AREA: 2.4 m² (MAX AREA: 14 m²)
 - SIGN LOCATED OUTSIDE OF ALL ROW & 3M AWAY FROM WEST PL.
 - SIGN TO BE 8" PAINTED REINFORCED CONCRETE C/W CONCRETE FOOTING (DESIGN BY OTHERS)
 - SIGN COPY TO NOT EXCEED 1.2 m² (50%) OF SIGN AREA
- S2** SIGN 2) FASCIA SIGN
 - ONE 9.4m WIDE BY 1.22m HIGH FASCIA SIGN
 MAX SIGN AREA: 68.75m FRONTAGE X 3m x 2 = 20.62m²
 SIGN AREA: 11.46m²
 - SIGN NOT TO EXTEND BEYOND EDGE OF BUILDING OR ABOVE ROOF LINE - SEE ELEVATIONS
 - SIGN NOT TO PROJECT MORE THAN 3m FROM BUILDING FACE

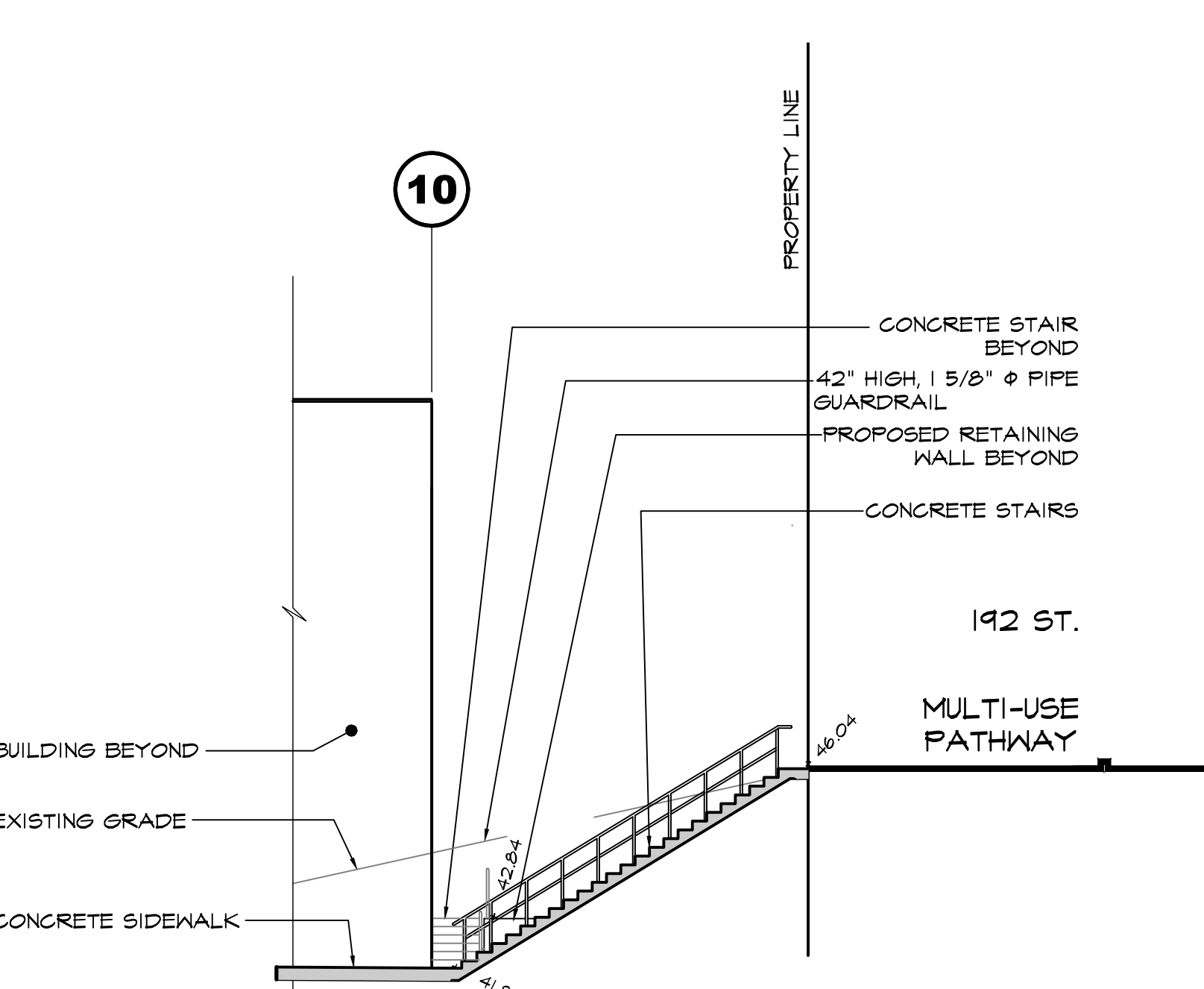
SITE DATA
 CIVIC ADDRESS: 3548 191 STREET, SURREY, B.C.
 LEGAL DESCRIPTION: TOPOGRAPHIC SURVEY PLAN OF LOT 12, SECTION 28, TOWNSHIP 1, NEWMINSTER DISTRICT, PLAN EPP41342

EXISTING ZONING: COMPREHENSIVE DEVELOPMENT ZONE (CD)
 GROSS LOT AREA: 818 ha / 2.02 acres (88,102 sq. ft.)
 PROPOSED BUILDING AREA (FOOTPRINT): 4,061.9 m² [43,722 sq.ft.]
 SITE COVERAGE (60% MAX): 43,722 / 88,102 = 49.6 %
 F.A.R. (1.0 MAX): 43,722 + 3,155 / 88,102 = 532
 SETBACKS: MIN. PROPOSED
 FRONT (WEST): 16m [52.0'] 18.91m [62.03']
 SIDE (NORTH): 7.5m [25.0']** 0.20m [6.6']
 SIDE (SOUTH): 9.0m [29.5']** 19.17m [62.03']
 REAR (EAST): 7.5m [25.0'] 7.5m [25.0']

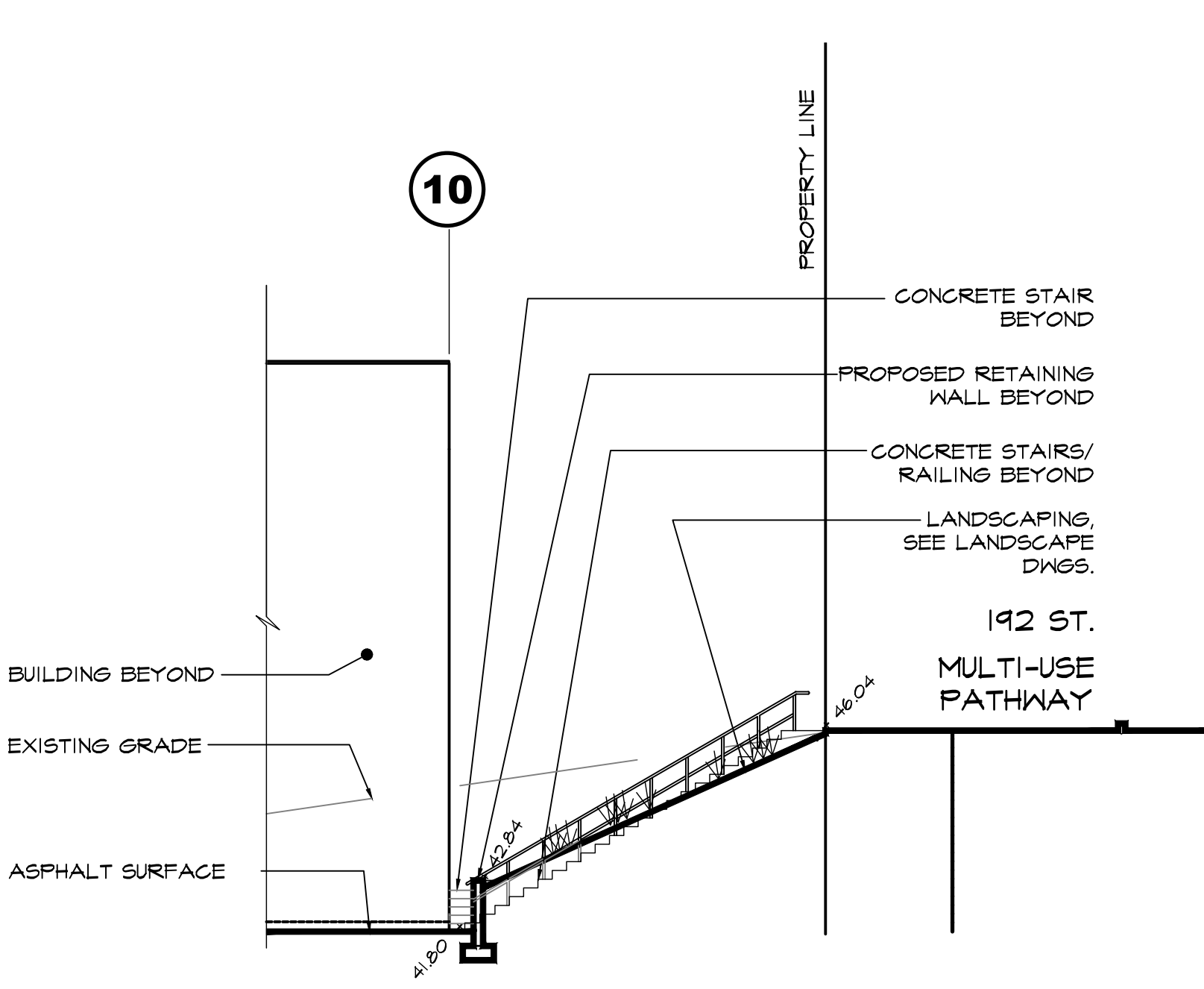
** ONE (1) SIDE YARD SETBACK MAY BE 7.5 METRES OR 0.0 METERS IF THE SIDE YARD ABUTS LAND WHICH IS COMMERCIAL, INDUSTRIAL, OR MIXED EMPLOYMENT.

HEIGHT: 14.0 m [45.0'] MAX. 12.5 m [41'-0"]
 PARKING REQUIRED: 43,722 + 3,155 / 1,075 = 44 STALLS (43.64)
 PARKING PROVIDED: 46 STALLS

46 parking spaces



SITE SECTION @ THE STAIR IN SOUTH EAST OF THE SITE
 SCALE: 1" = 10'-0"



SITE SECTION @ PROPOSED SITE RETAINING WALL
 SCALE: 1" = 10'-0"

- + 82.5 PROPOSED GRADES
- + 82.5 M MEET EXISTING ELEVATION
- + 82.5 BH BOTTOM OF WALL ELEVATION
- + 82.5 TH TOP OF WALL ELEVATION