

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0255-00

Planning Report Date: December 3, 2018

PROPOSAL:

- **Development Permit**
- **Development Variance Permit**

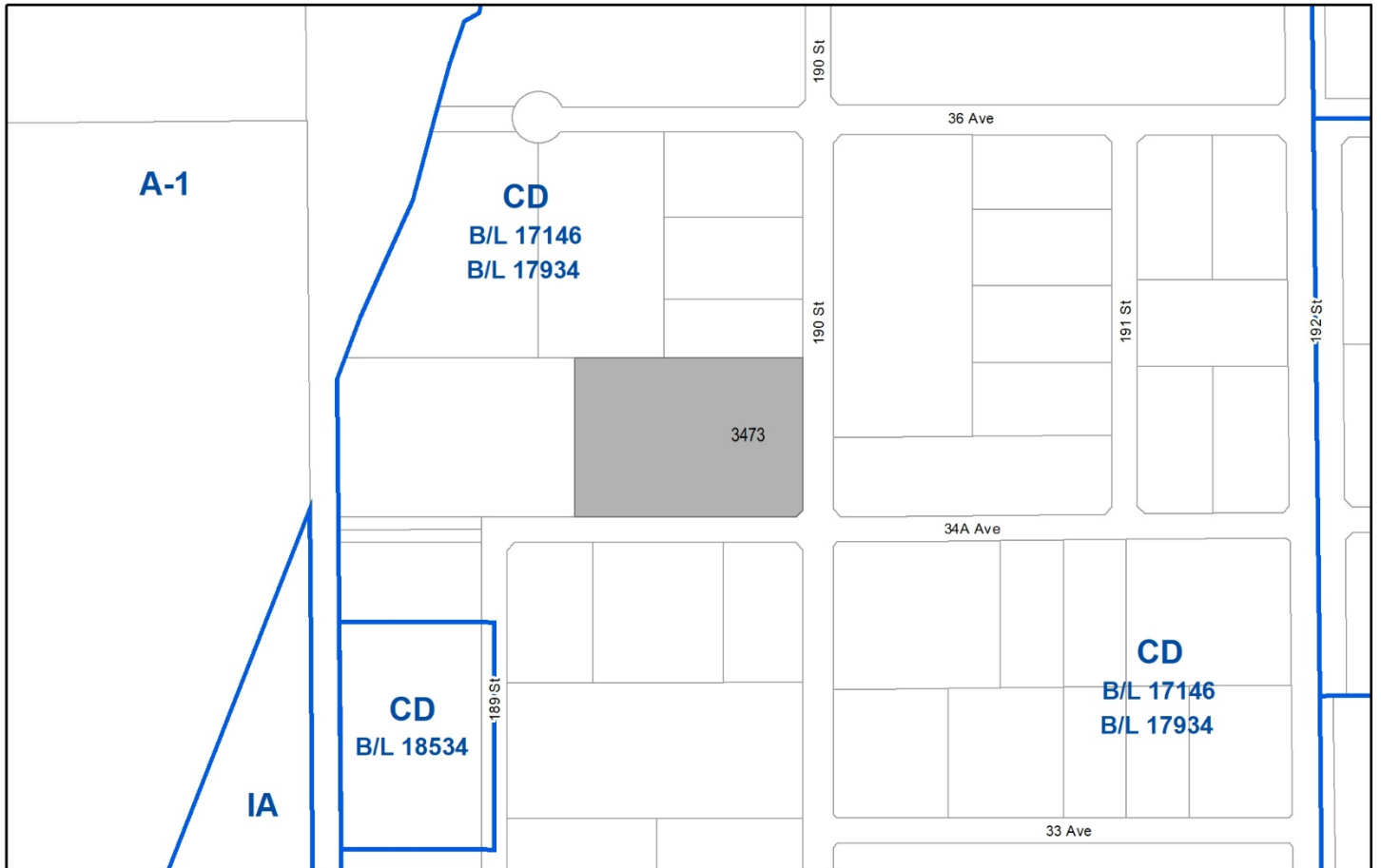
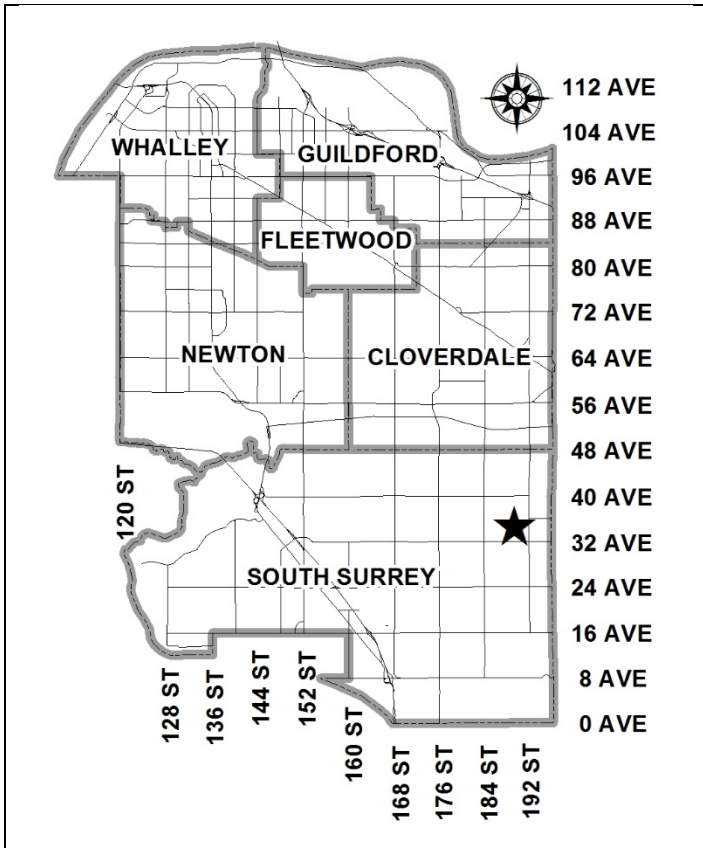
to permit the development of 12,839 square metres (138,198 sq.ft.) industrial building.

LOCATION: 3473 - 190 Street

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to reduce the west side yard setback from 7.5 m (25 ft.) to 5.3 m (17 ft.).

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 is consistent with the design guidelines outlined in the general Development Permit and Design Guidelines for Campbell Heights North.
- The proposed west side yard setback relaxations for the principal building are supportable. The west side of the proposed building is a side yard condition, adjacent to the proposed drive aisle shared with the property to the west. The proposed relaxation will allow for site to meet the parking requirement of the Zoning By-law.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorizes staff to draft Development Permit No. 7918-0255-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7918-0255-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard (west) setback of CD By-law Zone No. 17146 as amended by By-law No. 17934 from 7.5 metres (25 ft.) to 5.3 metres (17 ft.).
3. Council instruct staff to resolve the following issues prior to 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 subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant prohibiting any business that requires a Metro Vancouver air quality permit from locating on the site; and
 - (h) 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.

SITE CHARACTERISTICS

Existing Land Use: Vacant industrial land

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
North, East (across 190 Street), South (across 34A Avenue) and West:	Industrial	Business Park	CD (Bylaw No. 17146 as amended by By-law No. 17934)

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is 2.29 hectares (5.7 acres) in size. It is located at the northwest corner of 34A Avenue and 190 Street in Campbell Heights and is designated "Mixed Employment" in the Official Community Plan (OCP). The Campbell Heights Land Use Plan designates the property for "Business Park".
- In May 2012, the site was rezoned from "General Agricultural Zone (A-1)" to "Comprehensive Development Zone (CD)" under By-law No. 17146 (Application File No. 7910-0032-00), and subsequently subdivided as part of the Campbell Heights North (Phase III) development (Application File No. 7912-0159-00). In May 2013, CD By-law No. 17146 was amended (under By-law No. 17934) to adjust the outdoor storage area boundaries.
- 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.
- Under the original rezoning and subdivision applications, the site was cleared and serviced for development. There are no trees or vegetation on the site.

Proposal

- The applicant is proposing a Development Permit in order to allow the development of a multi-tenant industrial building. The applicant is also proposing a Development Variance Permit to reduce the west side yard setback.
- The development proposes a gross floor area of 12,839 square metres (138,198 sq. ft.), representing a net floor area (FAR) of 0.56, which is less than the 1.0 FAR allowed under the CD Zone. The proposed building is 12.1 metres (40 ft.) high.
- There are no set tenants at this time, however, the development is being marketed for large distribution warehouse users.

Building Design

- The façade consists of simple concrete tilt-up panels, and includes glazing and a metal canopy to help define the main entrances into the building. The colour scheme utilizes tones of grey and white. The proposed building incorporates high quality materials and design.
- Overall, the building is proposed to have a modern linear appearance. Architectural emphasis is placed on the main entrances to the units with the use of glazing and articulation to provide visual interest. The units will provide "eyes on the street" in accordance with Crime Prevention Through Environmental Design (CPTED) principles on 190 Street and 34A Avenue.
- 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, including floor area, lot coverage and building height, with the exception of the west side yard setback, which is proposed to be reduced from 7.5 metres (25 ft.) to 5.3 metres (17 ft.).

Access & Parking

- Three (3) accesses are proposed on this site. A main entrance access on 34A Avenue for passenger vehicle traffic, a shared access (shared access easement) at the west property line, and an access on 190 Street to facilitate both trucks and passenger vehicular traffic.
- The proposal includes a total of 152 parking stalls, which meets the parking requirements of the Zoning By-law for light impact industrial uses (150 spaces required).
- 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 restricting the mezzanine space to be constructed to avoid a situation where there may be insufficient parking for the development in the future. Mezzanine space will be restricted to a maximum of 12.5% of the ground floor area.
- The proposed truck bays are located along the north side of the building away from public view. The truck bays will be screened by the proposed building, fencing and landscaping in accordance with the requirements of the Zoning By-law.

Landscaping

- A pedestrian linkage and substantial landscaping is proposed on 190 Street and includes a 6.0 m (20 ft.) wide landscaped strip on 190 Street, and 3.0 metres (10 ft.) landscape strip on 34A Avenue. The proposed landscaping will consist of Red Maple, Dogwood, Flowering Ash, Sweet Gum, Western Red Cedar trees, as well as a variety of shrubs and grass covers.
- The proposed stormwater management plan consisting of bioswales demonstrates the requirement in Campbell Heights North to accommodate on-site storm water in a sustainable manner. Detailed design of these bioswales will be undertaken as part of the servicing review by the Engineering Department.

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 posted on the site and the project was referred to the Little Campbell Watershed Society (LCWS) for review and comment. To date no correspondence has been received concerning the application.

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 July 3, 2018. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> The site is located in the Campbell Heights LAP and the proposed development is reflective of the land use designation.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The proposed density and FAR is in keeping with the Zoning By-law.
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"> Bio-swales to provide on-site stormwater detention; and Sediment control devices.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> Bicycle parking will be provided on site.
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.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum west side yard setback of CD Zone By-law No. 17146 as amended by By-law No. 17934 from 7.5 metres (25 ft.) to 5.3 metres (17 ft.).

Applicant's Reasons:

- The setback variance has been requested for the west side yard. The site plan originally illustrated parking spaces perpendicular to the cross access easement (located along the west property line); however, this was not supported by staff.
- The layout was revised and building was shifted towards the west to allow for parking to be accommodated on the south and east portion of the property.

Staff Comments:

- The applicants were originally proposing parking perpendicular to an existing cross access easement. The easement is for access and for the main thoroughfare for the adjacent site. Due to the higher volume of traffic and conflict of movement, parking off the cross access easement is not supported by Transportation Engineering staff.
- The west side of the proposed building is a side yard condition, adjacent to the proposed drive aisle shared with the property to the west. The proposed relaxation will accommodate sufficient parking on the site to meet the minimum requirements of the Zoning By-law.
- Staff supports this variance proceeding to Public Notification.

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
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7918-0255-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

HS/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

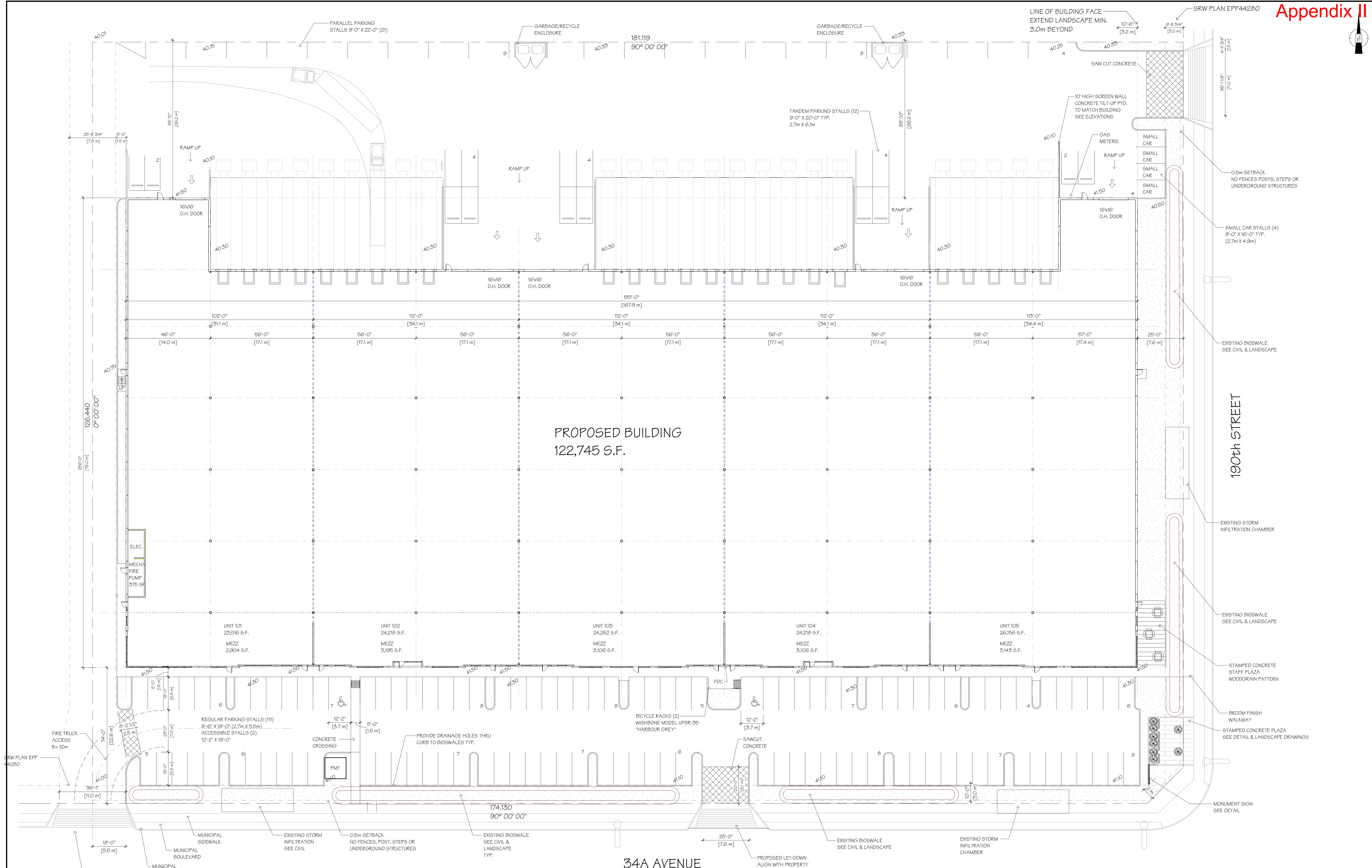
Proposed/Existing Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		12,839
LOT COVERAGE (in % of net lot area)	60%	50%
SETBACKS (in metres)		
South	16.0 m	22.6 m
North	7.5 m	26.2 m
East	7.5 m	7.6 m
West	7.5 m	5.3 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14.0 m	12.1 m
FLOOR AREA: Industrial		12,839 sq.m.
TOTAL BUILDING FLOOR AREA		12,839 sq.m.
DENSITY		
FAR (net)	1.0	0.56
PARKING (number of stalls)		
Industrial	150	152
Total Number of Parking Spaces	150	152
Number of accessible stalls		2
Number of small cars		4
Tandem Parking Spaces: Number / % of Total Number of Units		12 / 8%
Size of Tandem Parking Spaces width/length		9' x 20'

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

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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REV	DATE	DESCRIPTION
1	11 JUL 18	ISSUED FOR CP
2	24 SEP 18	ISSUE RESPONSE



1 SITE PLAN
1" = 20'-0"

LEGEND

- PROPERTY LINE
- EASEMENT / ROW
- LANDSCAPED AREA
- SAWCUT CONCRETE

LEGAL DESCRIPTION:
 LOT 18, SEC 28, TWP 7, NWD PLAN EPP41342

MUNICIPAL ADDRESS:
 3473 190th STREET
 SURREY, BC

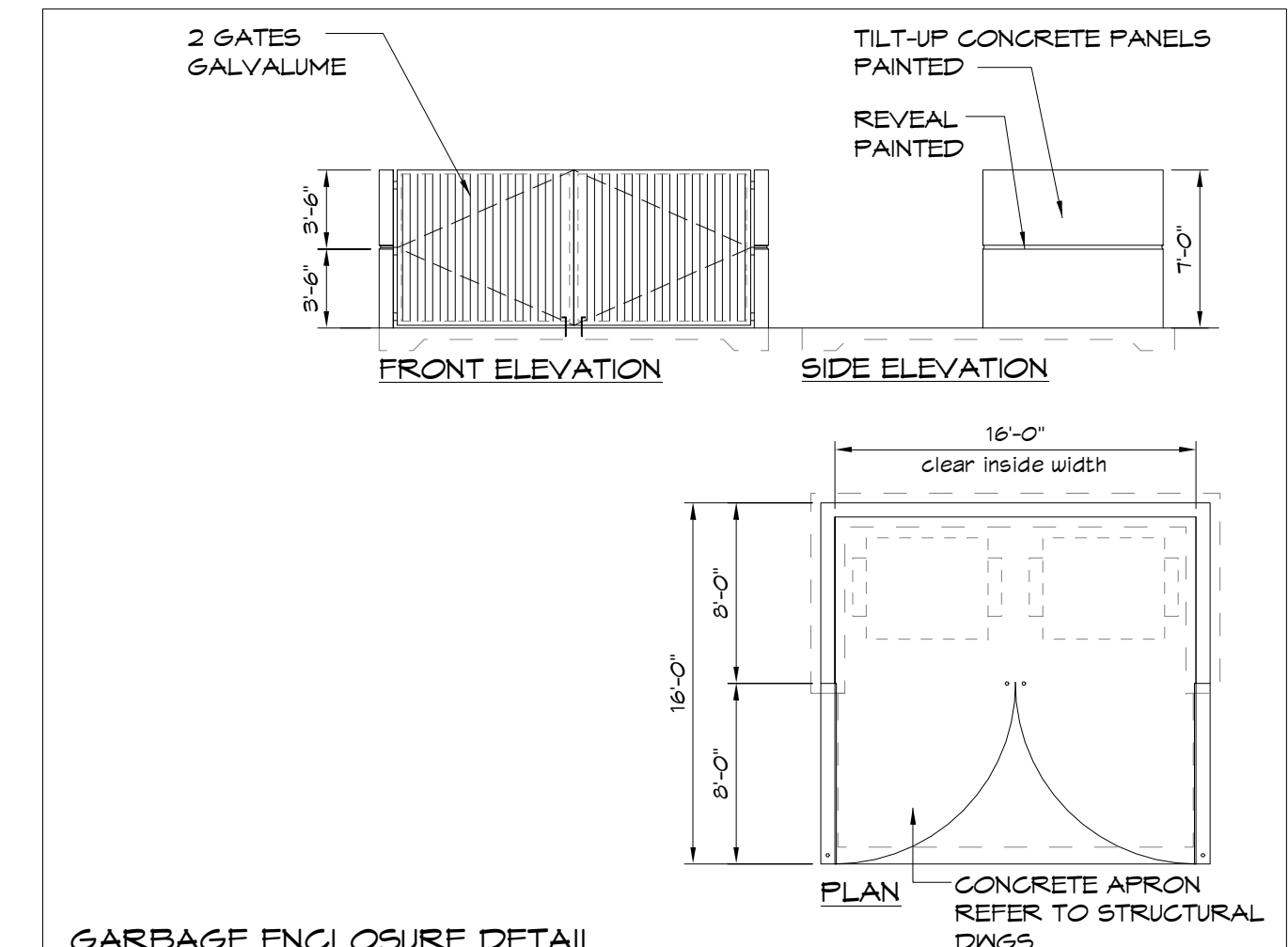
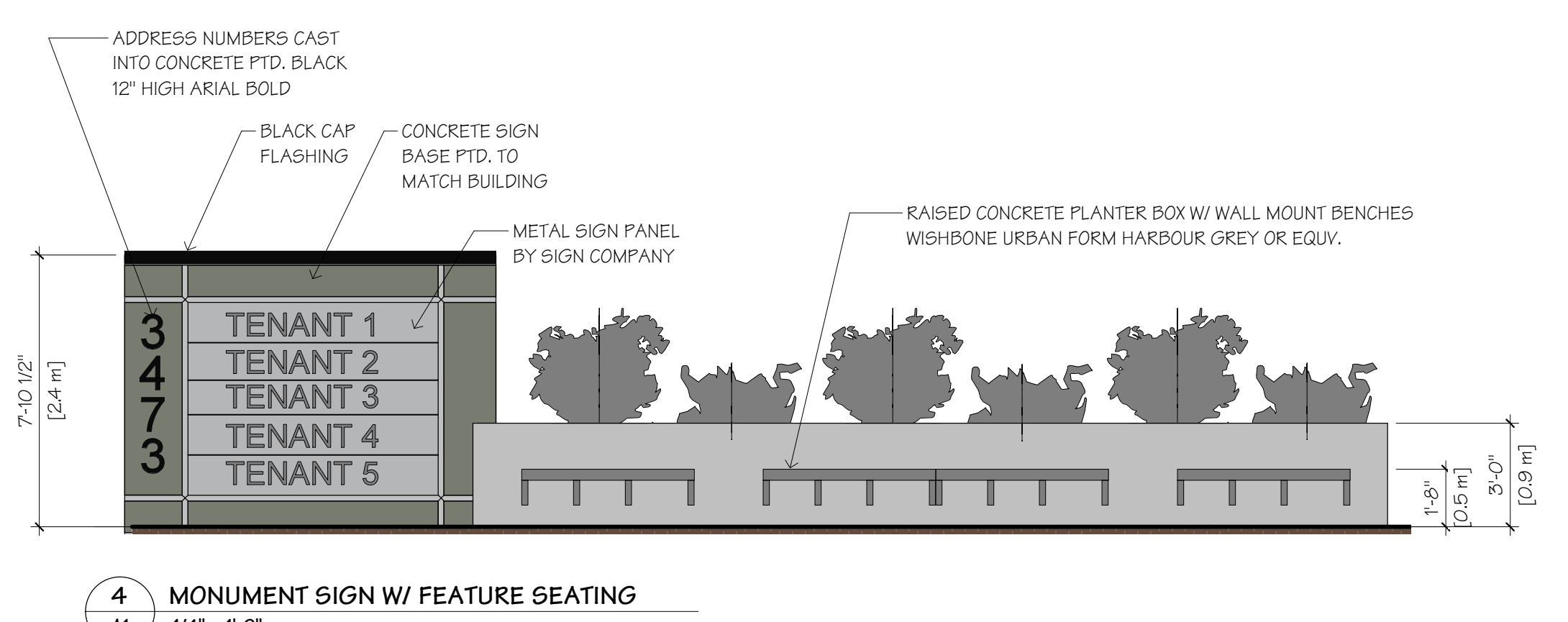
SITE INFORMATION:
 SITE AREA: 5.66 Ac. 246,307 S.F. [22,883m²]
 ZONING: CD
 SITE COVERAGE: 50%
 FAR: 0.56

BUILDING AREAS:
 MAIN FLOOR: 122,745 S.F. [11,403.3m²]
 MEZZANINE: 15,454 S.F. [1,435.7m²]
 GFA: 138,199 S.F. [12,839.0m²]

BUILDING FOOTPRINT:
 122,745 S.F. [11,403.3m²]

PARKING REQUIREMENTS:
 REQUIRED:
 WAREHOUSE USE: 1 STALL/1,076 S.F.
 122,745 S.F. / 1,076 S.F. = 114 STALLS
 OFFICE USE: 2.5 STALL/1,076 S.F.
 15,454 S.F. / 1,076 S.F. = 36 STALLS

TOTAL REQUIRED: 150 STALLS
 TOTAL PROVIDED: 152 STALLS
 SMALL CARS: 4/151 = 2.6%



ATA
 ATA ARCHITECTURAL DESIGN LTD
 708-1201 West Pender St
 Vancouver BC V6E 2V2
 Tel: (604) 736-3730
 www.ataarchitect.ca

PROJECT
CH5 STRATA

3473 190 STREET, SURREY BC

TECK CONSTRUCTION

5197 - 216th STREET B.C.

PROJECT NUMBER

SHEET TITLE **SITE PLAN**

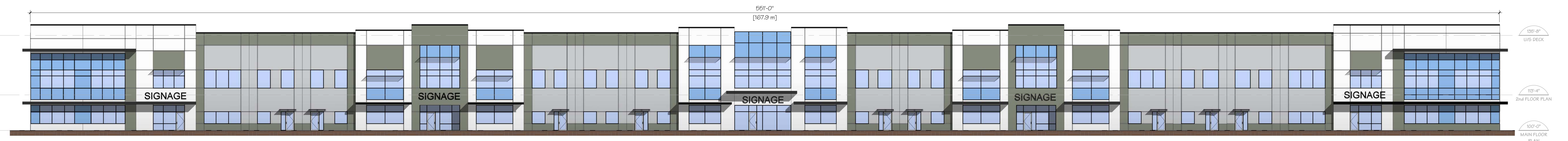
SCALE As indicated
 DATE 02 MAY 18
 CHK'D BY
 DRN BY SJ

SHEET NO. **A1** OF

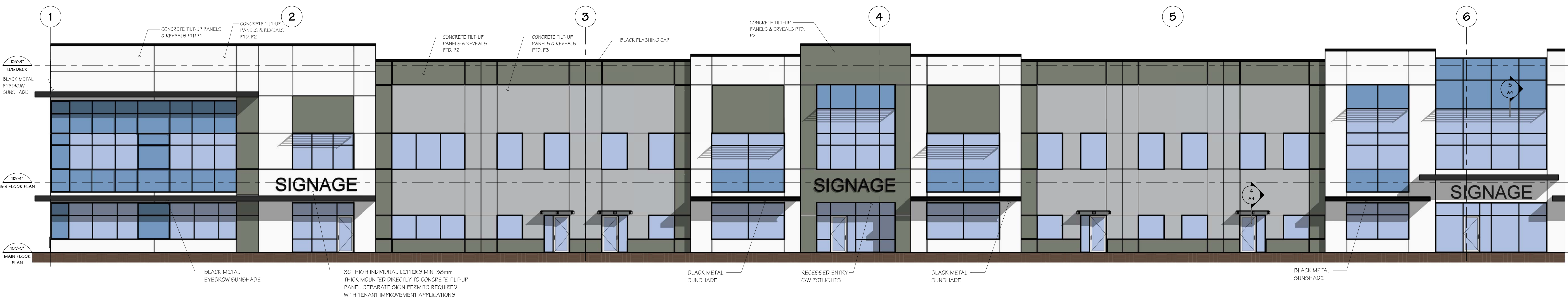
COPYRIGHT RESERVED
 EVERYTHING SHOWN HEREIN IS FOR USE ON THIS PROJECT ONLY AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

REVISIONS

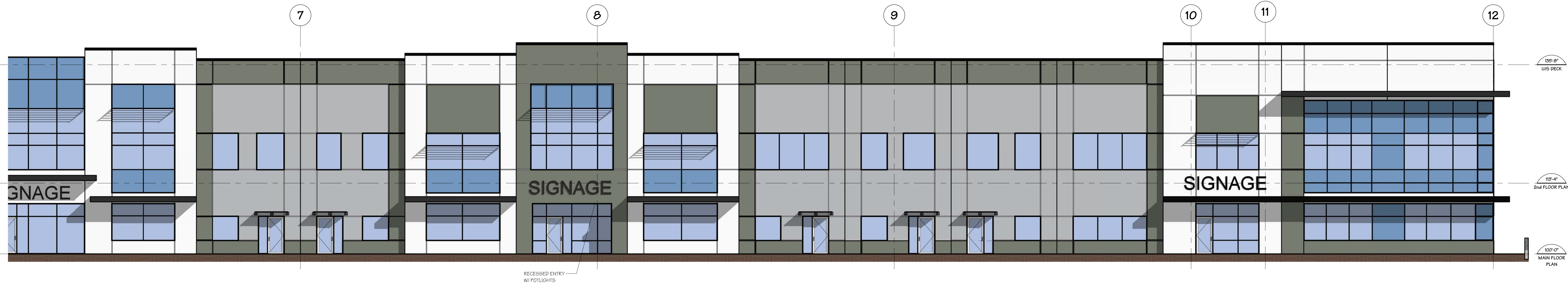
REV	DATE	DESCRIPTION
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2	24 SEP 18	ISSUE RESPONSE



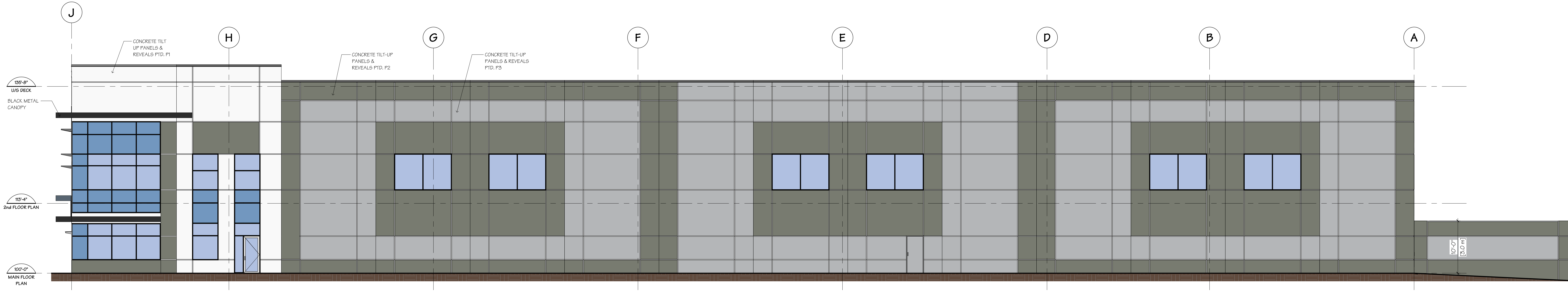
4 SOUTH ELEVATION (34A AVENUE)
 AS 1/16" = 1'-0"



1 SOUTH-WEST END
 AS 1/8" = 1'-0"



3 SOUTH-EAST END (34A AVENUE)
 AS 1/8" = 1'-0"



2 EAST (190 STREET)
 AS 1/8" = 1'-0"

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 Tel: (604) 736-3730
 www.ataarchitect.ca

PROJECT
CH5 STRATA

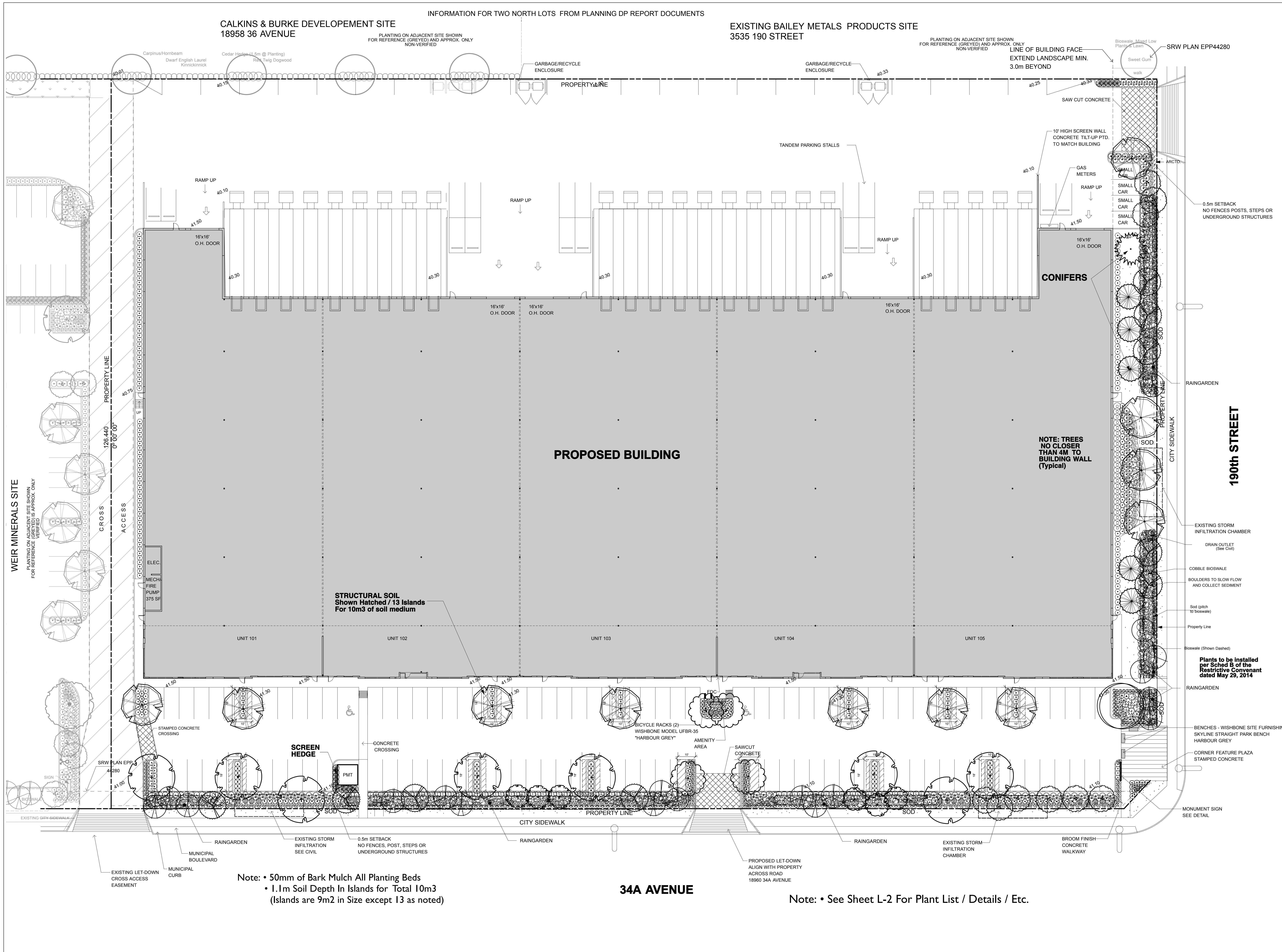
3473 190 STREET, SURREY BC

TECK CONSTRUCTION

5197 - 216th STREET B.C.
 PROJECT NUMBER

S & E ELEVATIONS

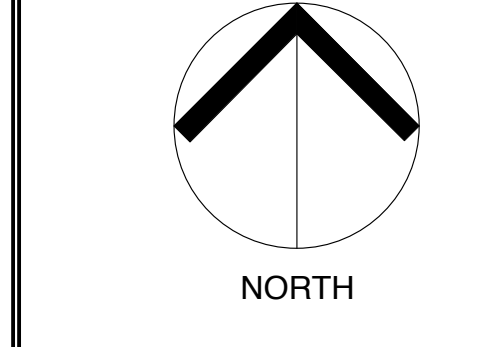
SCALE: As indicated SHEET NO.
 DATE: 01 MAY 18
 CHK'D BY: SJ
 DRN BY: SJ
A5 OF



CALKINS & BURKE DEVELOPEMENT SITE
18958 36 AVENUE

INFORMATION FOR TWO NORTH LOTS FROM PLANNING DP REPORT DOCUMENTS

EXISTING BAILEY METALS PRODUCTS SITE
3535 190 STREET

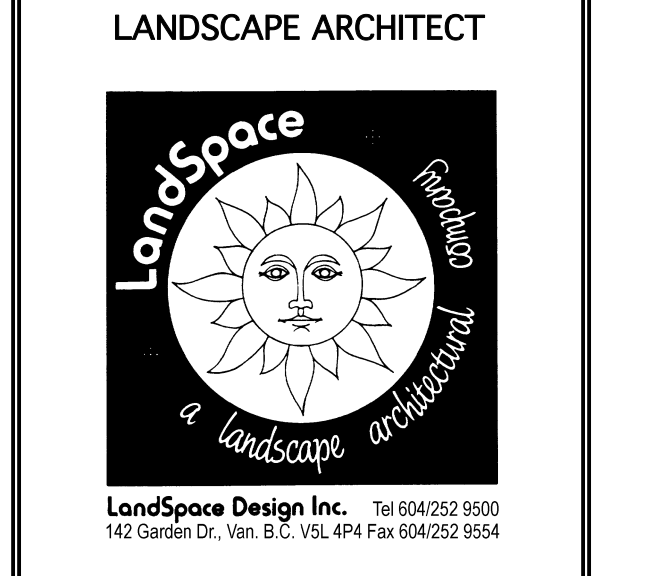


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NO.	DATE	DESCRIPTION
1	July 17'18	Issued for Development Permit Review
2	Sept 24'18	Reissued for Dev Permit Review
3	Oct 31'18	Reissued for Development Permit

NO.	DATE	DESCRIPTION

CITY FILE #79XX-XXXX-00



PROJECT
CH5 STRATA

3473 190 STREET
Surrey, B.C.

TECK CONSTRUCTION LLP

5197 - 216th STREET
LANGLEY B.C.

PROJECT NUMBER
SHEET TITLE
LANDSCAPE PLAN

SCALE 1"=20'-0"
PLOT May 30'18
SHEET NO.
CHKD BY
DRN BY ACT

L1
OF 2

Note: • 50mm of Bark Mulch All Planting Beds
• 1.1m Soil Depth In Islands for Total 10m3
(Islands are 9m2 in Size except 13 as noted)

Note: • See Sheet L-2 For Plant List / Details / Etc.

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

FROM: Development Services Manager, Engineering Department

DATE: Nov 27, 2018 **PROJECT FILE: 7818-0255-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 3473 190 Street**

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit

BUILDING PERMIT

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

- Evaluate services (e.g. driveways, water connections, sanitary sewer connections, storm water drainage) provided to the site by 7812-0160-00 and relocate/modify through the BP process. This will also include abandonment of redundant service connections as required;
- Construct driveway letdowns to City standard with sufficient setbacks from adjacent properties; and
- Design/Construct on site infiltration and water treatment features as per Campbell Heights Land Use Plan requirements and as described in servicing plans under City project 7816-0160-00 and Restrictive Covenants on title.

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



Tommy Buchmann, P.Eng.
Acting Development Services Manager
LR1

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0255-00

Issued To:

(the "Owner")

Address of Owner:

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: 029-430-364
 Lot 18 Section 28 Township 7 New Westminster District Plan EPP41342
 3473 - 190 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Part 51, Comprehensive Development Zone (CD) of Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

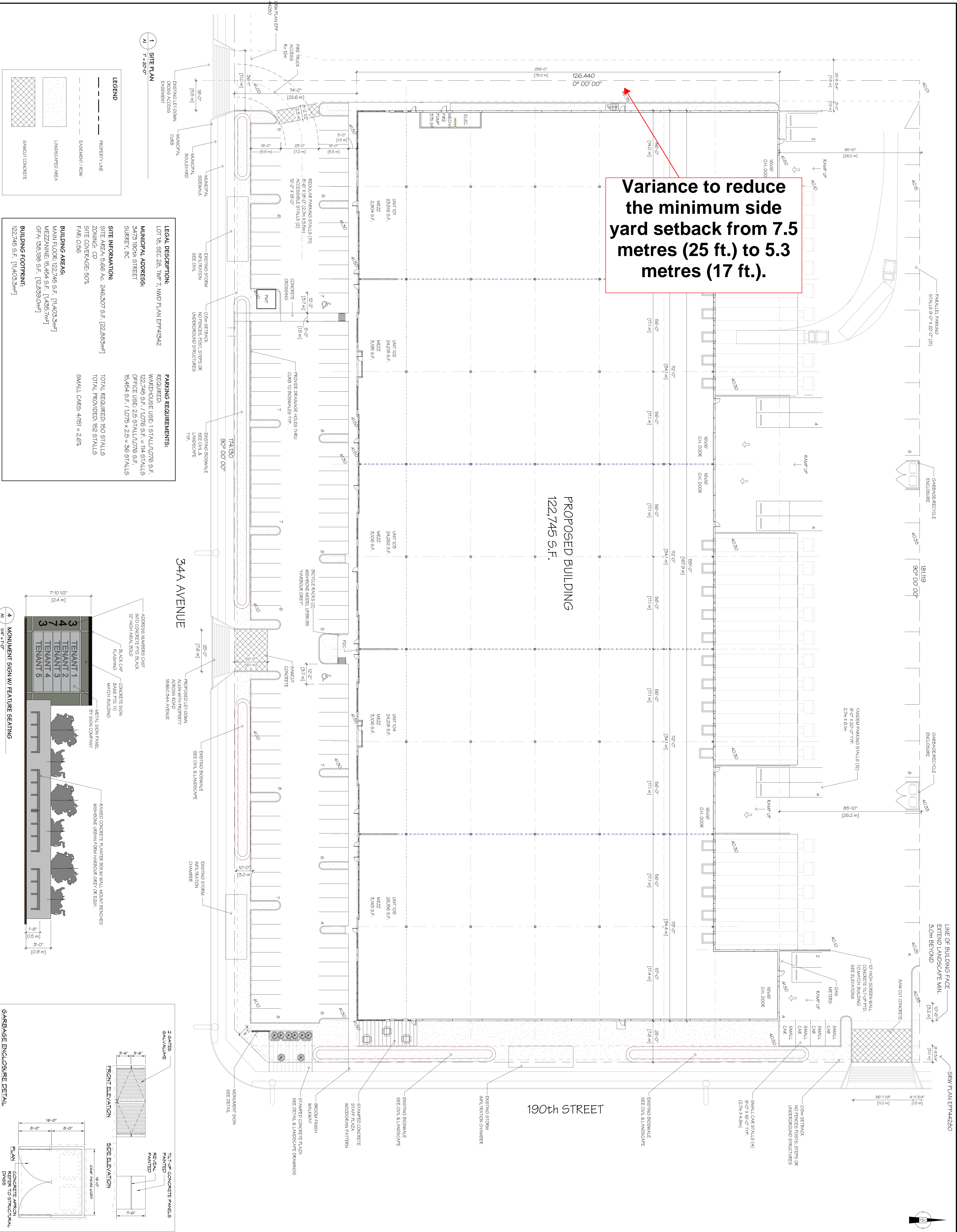
To reduce the minimum west side yard setback of CD Zone By-law No. 17146 as amended by By-law No. 17934 from 7.5 metres (25 ft.) to 5.3 metres (17 ft.).

5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. 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.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. 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 – Doug McCallum

City Clerk – Jane Sullivan



Variance to reduce the minimum side yard setback from 7.5 metres (25 ft.) to 5.3 metres (17 ft.).

PROPOSED BUILDING
122,745 S.F.

344 AVENUE

190th STREET

1 SITE PLAN
1/4" = 1'-0"

LEGEND

- PROPERTY LINE
- EASEMENT / ROW
- LANDSCAPED AREA
- SAW-CUT CONCRETE

LEGAL DESCRIPTION:
LOT 18, SEC 28, T1P7, W1D PLAN EPP41342

MUNICIPAL ADDRESS:
3473 190TH STREET
SURREY, BC

SITE INFORMATION:
SITE AREA: 9.66 AC. 246,207.9 S.F. [22,883m²]
ZONING: CD
SITE COVERAGE: 80%
FAR: 0.56

PARKING REQUIREMENTS:
REQUIRED: 150 STALLS
WAREHOUSE USE: 97 STALLS @ 1,076 S.F.
OFFICE USE: 25 STALLS @ 1,076 S.F.
TOTAL PROVIDED: 152 STALLS

BUILDING AREAS:
MAIN FLOOR: 122,745 S.F. [11,403.3m²]
MEZZANINE: 15,454 S.F. [1,435.7m²]
GF+1: 138,198 S.F. [12,830.1m²]

BUILDING FOOTPRINT:
122,745 S.F. [11,403.3m²]

SMALL CARS: 4/151 = 2.6%

4 MONUMENT SIGN W/ FEATURE SEATING
1/4" = 1'-0"

REVISIONS

REV DATE	DESCRIPTION
1	11.14.18 ISSUED FOR PERMITS
2	13.08.18 REVISED PERMITS
3	13.08.18 REVISED PERMITS

TECK CONSTRUCTION
5197 - 216th
STREET
BC

**3473 190 STREET,
SURREY BC**

ATA
ATA Architectural Design Ltd
708 - 1201 West Bender St
Vancouver BC V6E 2V2
Tel: (604) 270-7230
www.ataarchitect.ca

SCALE: As indicated
DATE: 02 MAY 18
CHKD BY: [Signature]
DRAWN BY: [Signature]

SHEET NO. A1 OF [Total]