

City of Surrey  
PLANNING & DEVELOPMENT REPORT

File: 7918-0262-00

Planning Report Date: December 17, 2018

**PROPOSAL:**

- Development Permit
- Development Variance Permit

to permit the development of a 49,291 square metre (530,563 sq. ft.) warehouse and distribution facility.

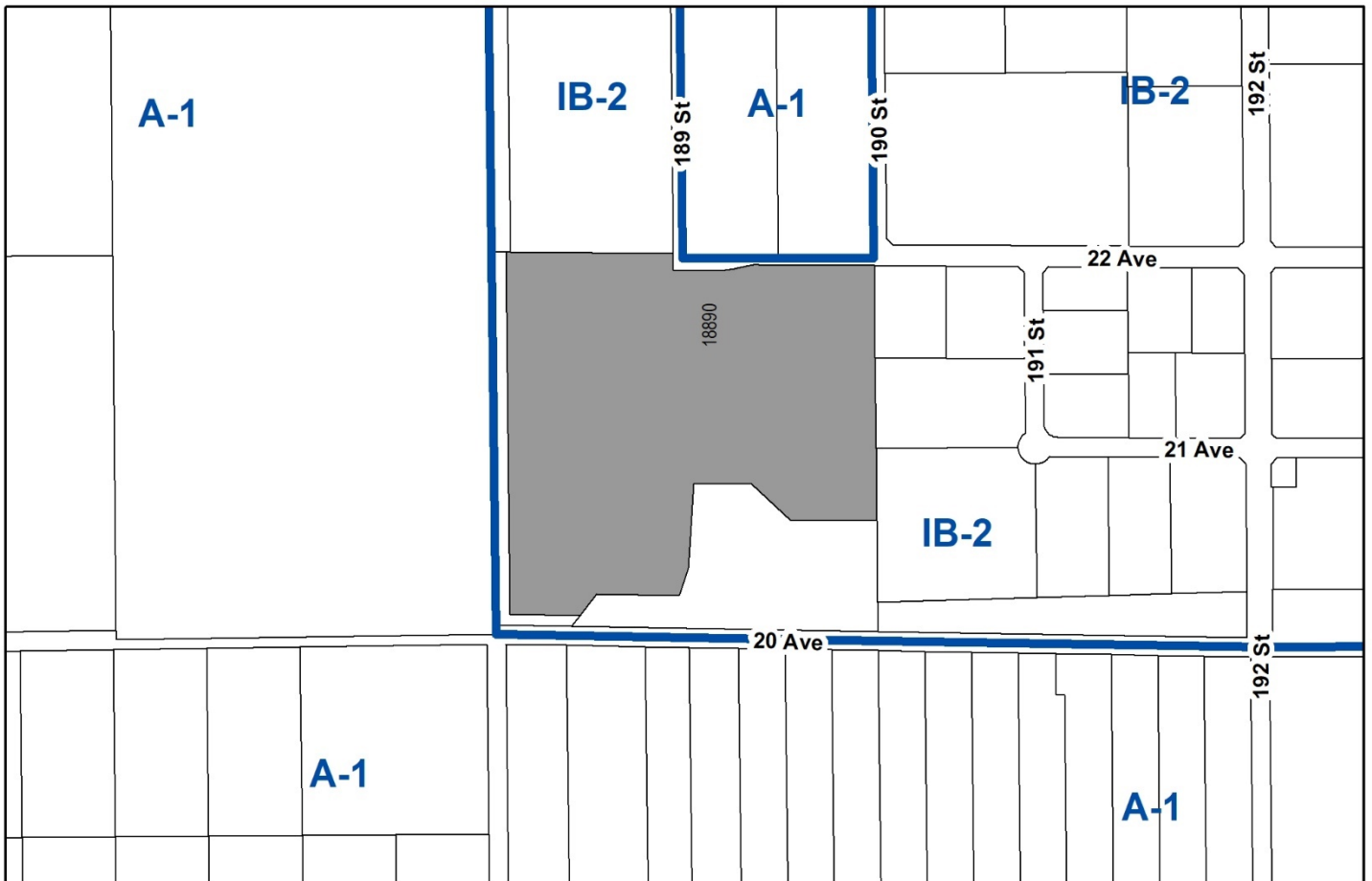
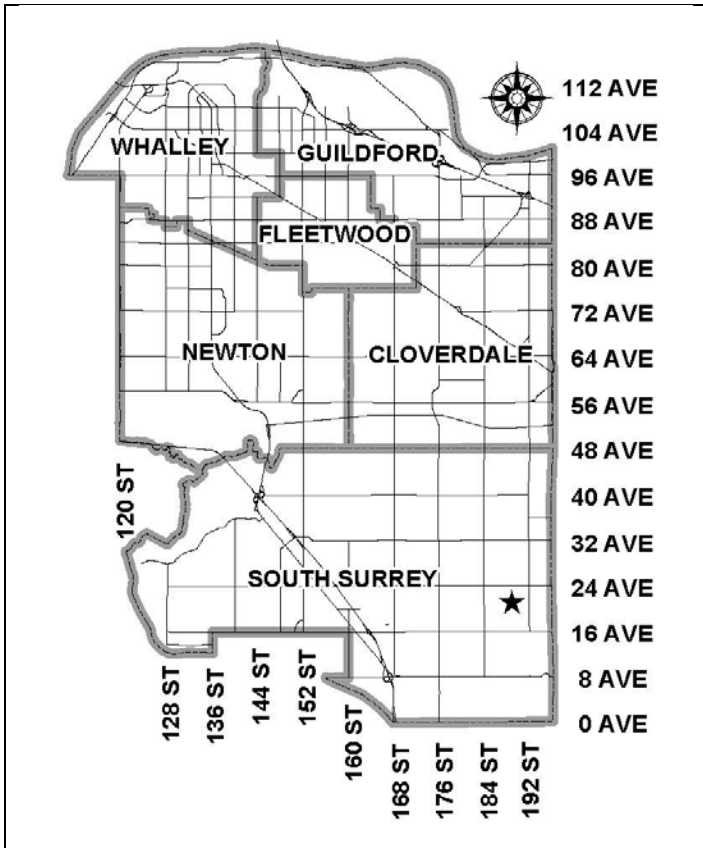
**LOCATION:** 18890 - 22 Avenue

**ZONING:** IB-2

**OCP DESIGNATION:** Mixed Employment

**LAP DESIGNATION:** Business Park

**DESIGNATION:**



### 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 a Development Variance Permit to:
  - Reduce the number of required parking spaces;
  - Increase the allowable number of parking spaces for trucks and trailers within the Loading/Unloading area;
  - Increase the maximum building height; and
  - Reduce the minimum distance (setback) from top of bank of a Natural Class B Stream.
- The applicant is proposing to vary the Sign By-law, through a comprehensive sign design package, to permit a mural on the east façade of the building near the main building entrance.

### RATIONALE OF RECOMMENDATION

- The proposal complies with the site's Mixed Employment designation in the Official Community Plan (OCP) and with the site's Business Park designation in the Campbell Heights Local Area Plan (LAP).
- The proposed vehicle parking variance is supportable as the applicant has demonstrated that the number of parking spaces provided is sufficient to meet the peak parking demand based on the maximum employee shift requirements.
- The proposed variance to allow increased truck loading/unloading bays is necessary to accommodate a truck/trailer staging area and fleet parking on-site.
- The proposed variance to increase the building height follows recent trends and best practices for refrigerated buildings whereby increasing the interior height improves efficiency and reduces the energy required to power the cooling systems in the building.
- The proposed variance to reduce the setback from top of bank is supportable as the proposed development adheres to an Environmental Review Committee (ERC) decision of November 2012, a Water Sustainability Act Approval granted in August 2016, and the current Provincial Riparian Areas Regulation (RAR). The land was conveyed to the City for protection of the riparian area as part of the rezoning requirements and was premised on the approvals received prior to the adoption of the streamside protection setbacks in the Zoning By-law.

- The proposed streamside setback variance occurs at only one point along the south boundary of the site where a storm water headwall was constructed in accordance with the August 2016 Water Sustainability Act approval. Otherwise, most of the proposed development adheres to the minimum required streamside setbacks of the Zoning By-law.
- The proposed mural will provide visual interest and emphasize the main entrance of the building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7918-0262-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7918-0262-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to increase the maximum height of a building in the IB-2 Zone from 14.0 metres (46 ft.) to 18.5 metres (61 ft.);
  - (b) to reduce the minimum number of on-site parking spaces from 512 spaces to 293 spaces;
  - (c) to increase the maximum number of parking spaces for trucks and trailers within the Loading/Unloading area from 100 to 262; and
  - (d) to reduce the minimum setback distance from top of bank of a Natural Class B Stream from 15.0 metres (50 ft.) to a minimum of 0.0 metres (0 ft.) at one location along the south boundary of the site north of the stormwater headwall, as shown on Schedule A in Appendix VI.
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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (e) registration of a Section 219 Restrictive Covenant to require full parking requirements should the use change in the future; and
  - (f) 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 as outlined in Appendix IV.
Parks, Recreation & Culture:	Parks preference is for black metal picket fencing, rather than chain link, along the west property line abutting the ALR buffer.
Surrey Fire Department:	No concerns.
Agricultural and Food Security Advisory Committee (AFSAC):	This application proceeded for consideration at the September 6, 2018 AFSAC Meeting (Item D.1. in Appendix V). The Committee supported the Development Application as proposed and commented that it was designed in accordance with the farm protection development permit guidelines, making it suitable for development adjacent to the ALR.

SITE CHARACTERISTICS

Existing Land Use: Vacant 11.8-hectare (29.2 acre) lot.

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
North (Across 22 Avenue):	Industrial Warehouse development (under construction)	Business Park & Open Space Corridors/Buffers	IB-2 & A-1
East:	Industrial Business Park developments	Business Park, Open Space Corridors/Buffers & Landscaping Strips	IB-2
South:	Parkland (dedicated)	Open Space Corridors/Buffers	IB-2
West:	Agricultural properties	Agricultural (Agricultural Land Reserve)	A-1
West (directly adjacent):	Parkland (dedicated)	Open Space Corridors/Buffers	IB-2

DEVELOPMENT CONSIDERATIONSBackground

- The subject site, located at 18890 – 22 Avenue, is approximately 11.8 hectares (29.2 acres) in size, and is situated in the Campbell Heights Industrial Area.
- The subject site is designated "Mixed Employment" in the Official Community Plan (OCP), "Business Park" in the Campbell Heights Local Area Plan (LAP) and is zoned "Business Park 2 Zone (IB-2)".

- Under Development Application No. 7912-0069-00, the subject site was rezoned from "General Agriculture Zone (A-1)" to "Business Park 2 Zone (IB-2)" and the Campbell Heights LAP was amended to remove a proposed stormwater detention facility, change the location of a multi-use trail from the west side of the site to the east side, and to adjust the open space corridor area. A General Development Permit was also issued for the site as part of Development Application No. 7912-0069-00.
- In 2013, at the time Development Application No. 7912-0069-00 proceeded to Council, the applicant was proposing five (5) industrial lots, along with a Park lot for riparian protection, and Park dedication for an agricultural buffer adjacent to the Agricultural Land Reserve (ALR) to the west.
- Subsequently, the applicant revised their application from five (5) industrial lots, to one (1) industrial lot, with the riparian and Park dedication remaining unchanged.
- Water Sustainability Act Approval was granted in August 2016 permitting the applicant to fill an unnamed ditch located on the subject property.
- The site was previously cleared of trees following the conclusion of Development Application No. 7912-0069-00.

#### Current Proposal

- The applicant is proposing a Development Permit to facilitate the development of a 49,291 square metre (530,563 sq. ft.) fresh and frozen grocery warehouse and distribution facility.
- The applicant is also proposing a Development Variance Permit (DVP) to:
  - Increase the maximum building height;
  - Reduce the minimum number of required on-site parking spaces;
  - Increase the maximum number of parking spaces for trucks and trailers within the Loading/Unloading area; and
  - Reduce the minimum setback distance from top of bank of a Natural Class B Stream.
- The proposed facility will form a critical component of Sobeys' supply chain immediately and into the future. The facility will allow for continued growth throughout mainland BC and Vancouver Island and provide critical access to the labour required to facilitate this growth.
- The facility will allow Sobeys to centralize distribution operations and generate significant logistical efficiencies. The state of the art refrigerated facility is designed with cross-dock loading/unloading, distribution, and storage for produce, dairy, poultry, frozen foods, and grocery.
- The applicant advises that the distribution facility is expected to employ approximately 200 full-time equivalent (FTE) positions in four (4) daily shifts.
- The proposed 42,921 square metre (530,563 sq. ft.) building represents a Floor Area Ratio (FAR) of 0.41, which is less than the maximum of 1.0 FAR permitted under the IB-2 Zone.
- Similarly, the proposed site coverage of 41% is less than the maximum 60% coverage permitted in the IB-2 Zone.

- The applicant has proposed landscaping along the northern portion of the site to break-up the large scale of the building. The proposed landscaping treatments are described in more detail later in this report.

#### Agricultural Land Reserve (ALR) Interface

- The subject site is located to the east of the Agricultural Land Reserve (ALR) boundary.
- For non-residential uses, the OCP Farm Protection Guidelines recommend a minimum building setback from the ALR boundary of 30.0 metres (100 ft.), with a minimum 15.0 metre (50 ft.) vegetated buffer.
- Under Development Application 7912-0069-00, a 15.0 metre (50 ft.) wide strip of land adjacent to the ALR was dedicated to the City as Park for the purposes of establishing a landscape buffer.
- The landscape buffer is to include a 3.0 metre (10 ft.) wide gravel walkway along the eastern portion, with native plantings along the western portion adjacent to the ALR to be maintained by the Parks Department. Within the subject site, an additional 1.2 metre (4 ft.) wide landscape strip is proposed adjacent to the Park.
- The building will be further buffered from the ALR boundary by a two-way drive aisle and a 1.5 metre (5 ft.) wide walkway.
- The proposed building setback varies between 10.3 metres (34 ft.) at the southwest corner and 12.4 metres (41 ft.) at the northwest corner from the property line. This equates to a building setback from the ALR boundary of between 25.3 metres (83 ft.) and 27.4 metres (90 ft.), which is a small reduction from the recommended minimum setback within the Farm Protection Guidelines in the OCP.
- Due to the building design and required interior dimensions, the applicant is unable to modify the building plan to accommodate the full 30.0 metre (100 ft.) building setback recommended in the OCP.
- The proposed development is supported by the Agricultural and Food Security Advisory Committee (AFSAC) as presented.

#### Riparian Area Interface

- In October 2011 and November 2012, the Environmental Review Committee (ERC), consisting of a representative from Fisheries and Oceans Canada and City staff from Engineering, Parks, and Planning, reviewed the proposal under Development Application No. 7912-0069-00 for the protection of the riparian area around the tributaries of the eastern reach of Twin Creeks.
- The proposal included recommendations for minimum setbacks from the tributaries and the establishment of a riparian protection area to maximize preservation of woodland habitat in the southeast corner of the site, thereby maximizing fish and wildlife habitat functions and values.

- In August 2016, the applicant received Water Sustainability Act Approval from the Ministry of Forests, Lands and Natural Resource Operations to fill an unnamed Class C ditch, as well as the first 55 metres (180 ft.) (headwaters) of the Class B stream, that led from the north property line of the subject site to the south property line bordering the proposed riparian lot. These works would be completed with the understanding that the remainder of the Class B stream would be enhanced by the placement of an outfall system, resulting in no net loss of in-stream habitat and nutrient potential.
- The riparian protection area, a 2.96 hectare (7.3 acre) parcel, was conveyed to the City without compensation as part of Development Application No. 7912-0069-00, with the protection area exceeding the area required under the Provincial Riparian Areas Regulation (RAR).
- On September 12, 2016, Council gave Final Adoption to Text Amendment By-law No. 18809, which incorporates streamside protection regulations as Part 7A in the Zoning By-law and establishes minimum setbacks from top of bank for streams.
- Consequently, the current proposal now requires a variance to the City's streamside setback, which is discussed in further detail in the By-law Variances section of this report.

#### 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.
- As the review of the business park zones has not been completed, staff are recommending that the applicant register a restrictive covenant to prohibit any business that requires a Metro Vancouver air quality permit from locating on the site.
- Sobeys will be operating a fresh and frozen grocery warehouse and distribution facility from the subject site. There are no emissions anticipated for these operations which would trigger the requirement of a permit from Metro Vancouver.

#### DESIGN PROPOSAL AND REVIEW

##### Building and Site Design

- The proposed building is generally consistent with the design guidelines outlined in the Campbell Heights Local Area Plan and the OCP, as well as the site specific Campbell Heights Southwest Business Park Design Guidelines.
- The building is oriented towards 22 Avenue, which provides the only access to the site. Although the office component is located at the rear of the building (south portion), the main entrance has been designed to emphasize it as the front of building.
- To portray a primary frontage, the main entry features an extensive glass curtain wall, portal canopy framing of its doorway, an embedded historical graphic on the façade, and signage. Furthermore, the primary building frontage features a full-length covered walkway leading to the building entrance.



- The building is setback substantially from 22 Avenue to address the scale of the building adjacent to the street.
- The main façade of the building is comprised of insulated concrete tilt-up panels broken up by frosted glass panels with fins to create visual interest. The fins act as functional solar shading along the east elevation and are decorative along the north elevation. The glass curtain wall delineates the main entrance by providing visual relief and contrast to the solid concrete façade.
- The roof top mechanical units, required for the refrigeration of the building are screened with insulated metal panels.
- The loading area at the eastern end of the building is screened from view with a combination of 2.5 metre (8 ft.) high black solid metal fence and a 1.8 metre (6 ft.) high cedar hedge.
- Similarly, exterior-placed generators at the western end of the building are screened by a 2.5 metre (8 ft.) high black solid metal fence, cedar hedging, and conifer trees along the east and north sides.

#### Access and Parking

- The site has three access points off of 22 Avenue. The two easterly access points provide access and egress to employees and visitors to the parking lots along the north side of the building and in the northeast corner of the site. The third, more westerly access point is at the termination of 22 Avenue and will provide access and egress to the Loading/Unloading area and truck/trailer parking at the rear of the site.
- Access to the site will be controlled by manual swing gates and aluminum traffic arms along the northern drive aisle west of the truck entrance and along the eastern drive aisle south of the eastern-most access point.
- The applicant has proposed 293 car parking spaces on-site and 262 spaces for truck and trailer parking. This proposal requires a Development Variance Permit that is discussed in further detail in the By-law Variance section below.

#### Landscaping

- The proposed landscaping consists of a 6.0 metre (20 ft.) wide landscape buffer along 22 Avenue, a 1.2 metre (4 ft.) wide landscape buffer along the west property line, adjacent to the Park/ALR buffer, and a landscape buffer varying in width from 1.2 metres (4 ft.) to 5.6 metres (18 ft.) along the rear property line, adjacent to the Park/riparian area.
- Additionally, landscaping islands have been provided in the parking lots and an outdoor amenity space for employees has been provided to the west of the main entrance to the building.
- The proposed landscaping will consist of a variety of trees, including: Japanese Maple, Columnar Maple, Sweet Gum, Beech, Kobus Magnolia, Katsura, Nootka Cypress, Western Hemlock, and Western Red Cedar.

- A 1.8 metre (6 ft.) high black chain link fence is proposed around the perimeter of the site.

### Signage

- For site signage, the applicant is proposing three fascia signs, three free standing signs, and one monument sign.
- The three fascia signs proposed will include: (1) the company name on the eastern edge of the north façade; (2) the address number above the front entrance; and (3) an historical graphic and the company name on the east façade next to the front entrance.
- The historical graphic is considered a mural under the Surrey Sign By-law, 1999. Murals are prohibited under the Sign By-law unless approved by Council and therefore requires a variance. The applicant is proposing to vary the Sign By-law by way of a comprehensive sign design package, as described in Appendix II.
- The three free standing signs are proposed adjacent to each driveway entrance to the site, while the monument sign is proposed half-way between the western two entrances. The proposed signs are architecturally coordinated with the design of the building.

### Sustainability Features

- As part of the previous rezoning and subdivision application (No. 7912-0069-00) a linear park was provided to provide a buffer with the Agricultural Land Reserve (ALR) lands to the west of the subject site and a 2.96 hectare (7.3 acre) parcel, was conveyed to the City without compensation for the purposes of riparian protection and enhancement.
- The landscape design includes native and drought resistant plant species to minimize the need for ongoing irrigation.
- The site has been designed to infiltrate all stormwater up to a 100 year storm event on-site. Stormwater will be treated through an interceptor and dispersed back into the ground through underground tanks.
- The proposed building height has been increased in order to greatly increase the energy efficiency of the building and reduce the energy consumption for the life of the building.
- The building systems include heat recovery systems, which will utilize the heat generated by the refrigeration equipment and utilize it for heating the office space.
- LED lighting with motion detection will be utilized throughout the building to reduce energy consumption.
- Low flow plumbing fixtures will be used throughout the building to reduce water consumption for the life of the building.
- Conduit for electric vehicle charging stations are being provided at locations in the passenger vehicle parking area, as well as in truck parking locations.

- Sobeys has launched holistic sustainability efforts to reduce the environmental footprint of their operations, including acquiring increasingly efficient vehicles and backhauling wherever possible to reduce vehicle related greenhouse gas emissions.
- Sobeys has also been working with their suppliers and waste management partners to reduce the amount of paper, cardboard, plastic, and organic waste sent to landfills.

#### PRE-NOTIFICATION

- A development proposal sign was installed on the site and the proposal was referred to the Little Campbell Watershed Society (LCWS) for review and comment. To date, staff have received no comments on the proposal.
- In August 2018, the applicant met with the LCWS to discuss their proposal. A summary of the meeting was provided to staff by the applicant and confirmed by the LCWS to provide an accurate representation of the discussion. The main points discussed were:
  - Revised proposal from five (5) industrial lots to one (1) industrial lot to accommodate a single tenant, with the Park dedication for riparian protection and an agricultural buffer remaining the same;
  - Amendment from the original proposal for stormwater management design to now infiltrate up to the 1 in 100 year storm event on-site and cap the recently installed stormwater outfall;
  - Erosion and sediment control during site preparation activities and construction; and
  - Site plan and building layout.
- The LCWS provided the following comments in response:
  - No issues with the revisions to the subdivision plan. The LCWS is pleased the Park dedication for riparian protection and the ALR buffer are to remain the same;
  - Satisfied with the proposed on-site stormwater management plan to infiltrate stormwater into the ground and not discharge it into Twin Creeks and with clarification of the existing stormwater outfall;
  - Advised the applicant that they do not want any development related sediment to enter into the creek system; and
  - No issues with the proposed site plan.

*(Through subsequent review of the proposal, it has been determined that small amounts of water will be provided through the storm water outfall to ensure the ongoing viability of the riparian area habitat. The applicant's QEP has advised that there will be no change in overall hydrology a result of the development.)*

**SUSTAINABLE DEVELOPMENT CHECKLIST**

The applicant prepared and submitted a sustainable development checklist for the subject site on July 10, 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.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>The site is located in the Campbell Height LAP area. The proposed development is reflective of the land use designation.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>The proposed density of 0.41 FAR complies with the maximum of 1.0 FAR allowed under the IB-2 Zone.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>Low Impact Development Standards (LIDS) are incorporated into the design of the project including: <ul style="list-style-type: none"> <li>Absorbent Soils (minimum 300 mm in depth);</li> <li>Roof Downspout Disconnection;</li> <li>On-lot infiltration sub-surface chambers;</li> <li>Vegetated swales;</li> <li>Natural landscaping; and</li> <li>Sediment control devices.</li> </ul> </li> <li>The applicant is proposing to plant 145 trees on site.</li> <li>The development is adjacent to BCS Corridors (#52 and 54) for which land was conveyed to the City by the applicant without compensation under Development Application No. 7912-0069-00.</li> <li>Recycling and organic waste facilities will be provided and managed by the tenant.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>A multi-use path is being provided within the Park dedication to the west, provided under Development Application No. 7912-0069-00.</li> <li>Bicycle parking is provided near the main entrance to the building.</li> <li>A covered walkway is provided along the east side and front of the building.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>Crime Prevention Through Environmental Design (CPTED) principles have been incorporated through site design to <ul style="list-style-type: none"> <li>Maximize sight lines from public areas;</li> <li>Ensure there are no dark corners; and</li> <li>Provision of lighting throughout the site.</li> </ul> </li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>None proposed.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>Public notification has taken place through the installation of a development proposal sign on-site.</li> <li>The applicant met with the Little Campbell Watershed Society (LCWS) to discuss the proposal and seek comments.</li> </ul>

ADVISORY DESIGN PANEL

- The application was not referred to the Advisory Design Panel (ADP), but was reviewed by City staff and found to be acceptable. The proposed development was evaluated based on compliance with the design guidelines within the Campbell Heights Local Area Plan, the Official Community Plan (OCP), and the site specific Campbell Heights Southwest Business Park Design Guidelines.

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- To increase the maximum height of a building in the IB-2 Zone from 14.0 metres (46 ft.) to 18.5 metres (61 ft.).

## Applicant's Reasons:

- The proposed use requires much of the building to be refrigerated to allow for the handling of produce and other food products.
- The recent trend and best practice with refrigerated buildings is to increase the interior height to improve the efficiency of the refrigeration and reduce the environmental footprint of the building. Taller buildings are more efficient and reduce the energy required to power the cooling systems in the building.

## Staff Comments:

- The applicant is proposing to set the building back from the street frontage along 22 Avenue by 27.3 metres (90 ft.), which exceeds the 16.0 metres required under the IB-2 Zone, and will help reduce the building's massing as viewed from the street.

## (b) Requested Variance:

- To reduce the minimum number of on-site parking spaces from 512 spaces to 293 spaces.

## Applicant's Reasons:

- The proposed 293 parking spaces are sufficient to accommodate the peak employee and visitor parking requirements.
- The facility will operate with four shifts. The maximum number of employees per shift will be 110 and when accounting for overlap between shifts, there will be a maximum of 160 employees on-site at any given time.

## Staff Comments:

- Should the proposed use for the subject site change in the future, the proposed staging and parking area for trucks and trailers could be converted to additional passenger vehicle parking spaces to meet the Zoning By-law parking requirements.
- The applicant has agreed to register a Restrictive Covenant on title to require full parking requirements should the use of the site change in the future.

## (c) Requested Variance:

- To increase the maximum number of parking spaces for trucks and trailers within the Loading/Unloading area from 100 to 262.

## Applicant's Reasons:

- The proposed 262 parking spaces for trucks and trailers are required to accommodate staging and fleet parking requirements.

## Staff Comments:

- The IB-2 Zone allows for additional areas for loading/unloading of trucks and trailers, provided the number of additional parking spaces does not exceed the number of loading docks on the building and that these areas are screened from the street.
- The additional truck and trailer parking spaces are required to meet the operational requirements of the operator.
- The parking spaces are located at the rear of the building and are therefore screened from 22 Avenue by the building. A landscape buffer varying in width from 4.4 metres (14 ft.) to 5.6 metres (18 ft.) comprised of conifer trees with a black metal picket fence is proposed at the southwest corner of the site to ensure the truck and trailer parking is adequately screened from 20 Avenue.

## (d) Requested Variance:

- To reduce the minimum setback distance from top of bank of a Natural Class B Stream from 15.0 metres (50 ft.) to 0.0 metres (0 ft.).

## Applicant's Reasons:

- The subject site and the riparian lot to the south were created under a previous rezoning and subdivision application (No. 7912-0069-00) following the policies and procedures that were in place at that time for the protection of streamside areas. This included review by the Environmental Review Committee (ERC).
- The proposal adheres to the Environmental Review Committee (ERC) decision, a Water Sustainability Act Approval granted in August 2016, and the current Provincial Riparian Areas Regulation (RAR).

- The variance is required in order to comply with the City's streamside setback requirements that were subsequently adopted in September 2016.

Staff Comments:

- In 2016, the applicant received Water Sustainability Act Approval from the Ministry of Forests, Lands and Natural Resource Operations to fill an unnamed Class C ditch and the first 55 metres (180 ft.) (headwaters) of the Class B stream that led from the north property line of the subject site to the south property line bordering the proposed riparian lot.
- Due to on-site grading requirements, a proposed retaining wall is to be located 0.30 metres (1 ft.) north of the property line and will effectively become the top of bank for the remaining portion of the stream. The relocated stream is now considered as starting from the stormwater outfall headwall, which is located approximately 24.9 metres (80 ft.) south of the retaining wall within the riparian lot.
- Under the Provincial Riparian Areas Regulation (RAR) the stormwater outfall headwall would be considered the high water mark for this watercourse. The provincially required Streamside Protection and Enhancement Area (SPEA) for this watercourse is 10 metres (33 ft.) from high water mark.
- Under the City's Streamside Setback requirements, the retaining wall, as top of bank, would require an additional 15 metre (49 ft.) setback into the subject site. As such, the City's streamside protection requirements are more stringent than those of the province.
- The applicant's proposal exceeds the provincially required SPEA by 14.9 metres (48 ft.). The applicant's QEP has indicated that the total proposed setback of 24.9 metres (80 ft.) from the outfall (high water mark) to the retaining wall provides an acceptable protection area for the subject watercourse.
- Furthermore, while the proposed variance is to reduce the City's Streamside Setback requirement to 0.0 metres (0 ft.) from top of bank at the property line in this location, the minimum 15.0 metre (50 ft.) setback required under the Zoning By-law is met or exceeded elsewhere, with the result being a larger protected riparian area than is required under both RAR and the City's Zoning By-law, encompassing the entirety of the riparian lot.
- Staff support the proposed variance for a reduced streamside setback to proceed to Public Notification based on the proposal exceeding the minimum setback requirements of RAR and the proponent's compliance with their Water Sustainability Act approval.

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.	Proposed Sign By-law Variances Tables
Appendix III.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Agricultural and Food Security Advisory Committee Minutes
Appendix VI.	Development Variance Permit No. 7918-0262-00

INFORMATION AVAILABLE ON FILE

- Environmental Report Prepared by Envirowest Consultants Inc. dated November 28, 2018
- Complete Set of Architectural and Landscape Plans prepared by Taylor Kurtz Architecture + Design Inc. and LandSpace Design Inc., respectively, dated November 27, 2018

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

CB/cm





## DEVELOPMENT DATA SHEET

Existing Zoning: IB-2

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		11.8 ha (29.2 ac.)
Road Widening area		
Undevelopable area		
Net Total		11.8 ha (29.2 ac.)
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	60%	41%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front	16.0 m	27.3 m
Rear	7.5 m	44.2 m
Side #1 (N)	7.5 m	29.3 m
Side #2 (W)	7.5 m	10.3 m
Side #3 (E)	0.0 m	14.0 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	14.0 m	18.5 m
Accessory		
<b>FLOOR AREA: Industrial</b>		
Industrial		48,065 m <sup>2</sup>
Office		1,226 m <sup>2</sup>
<b>TOTAL BUILDING FLOOR AREA</b>		49,291 m <sup>2</sup>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		0.41
FAR (net)		0.41
<b>PARKING</b> (number of stalls)		
Industrial	481	
Office	31	
Total Number of Parking Spaces	512	293
Number of accessible stalls		4
Number of small cars		42

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----

## PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow a mural in the form of an historical graphic.	A mural is not permitted unless it has received approval from Council or from any Committee appointed by Council to approve such mural (Part 1, Section 5(5)).	The proposed mural will provide visual interest and emphasize the main entrance of the building.



① 3D VIEW OF NORTH ENTRANCE  
1:4

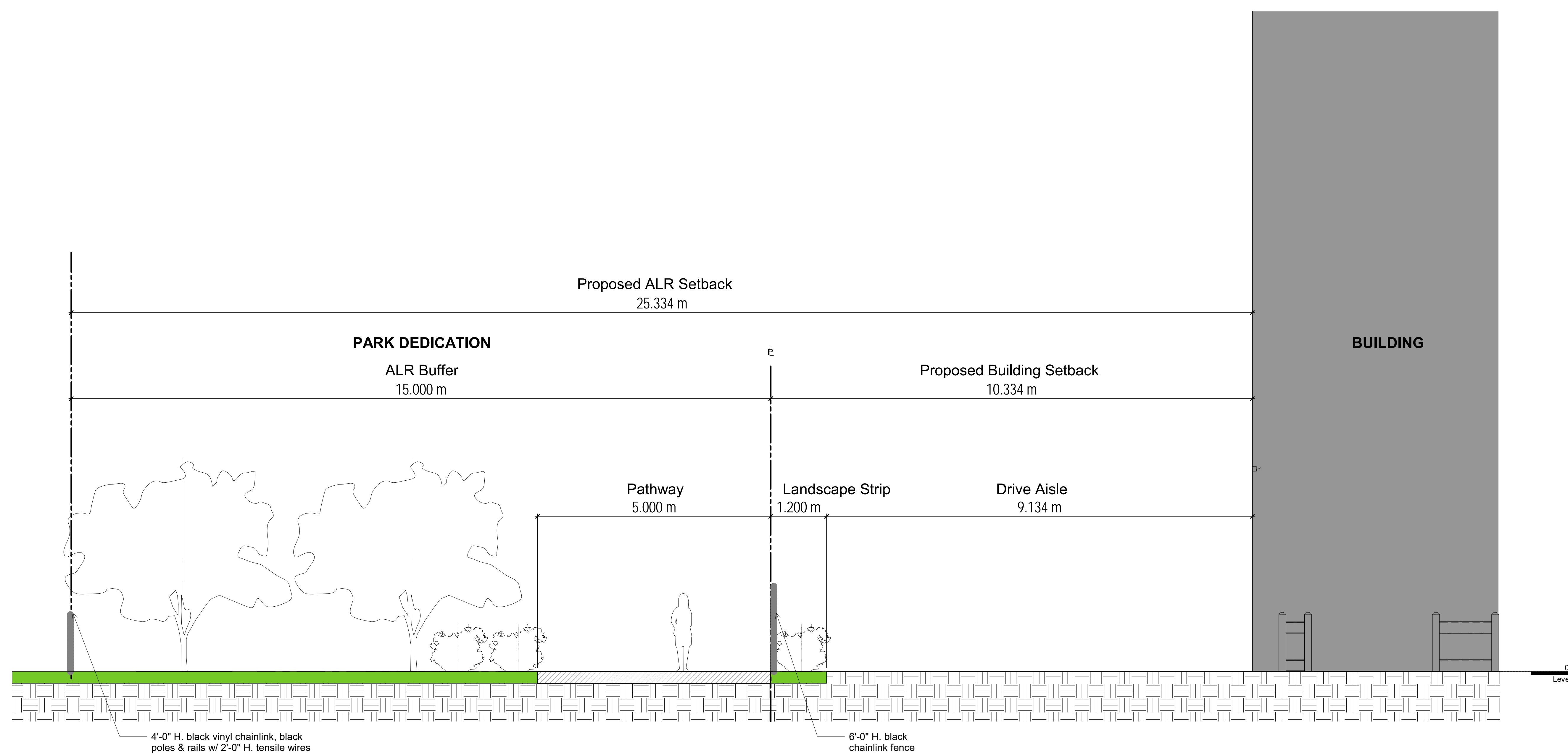
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PROJECT NUMBER	18020	
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PATH	C:\Users\tdouglas\Documents\Project	11/27/2018

**Beedie**  
TAYLOR KURTZ  
ARCHITECTURE + DESIGN INC.

Project Orion  
18890 22nd Ave, Surrey BC

3D View of North  
Entrance  
PLOT DATE: 11/27/2018 11:53:06 AM

A.002



1 Section @ ALR Setback.  
1:48

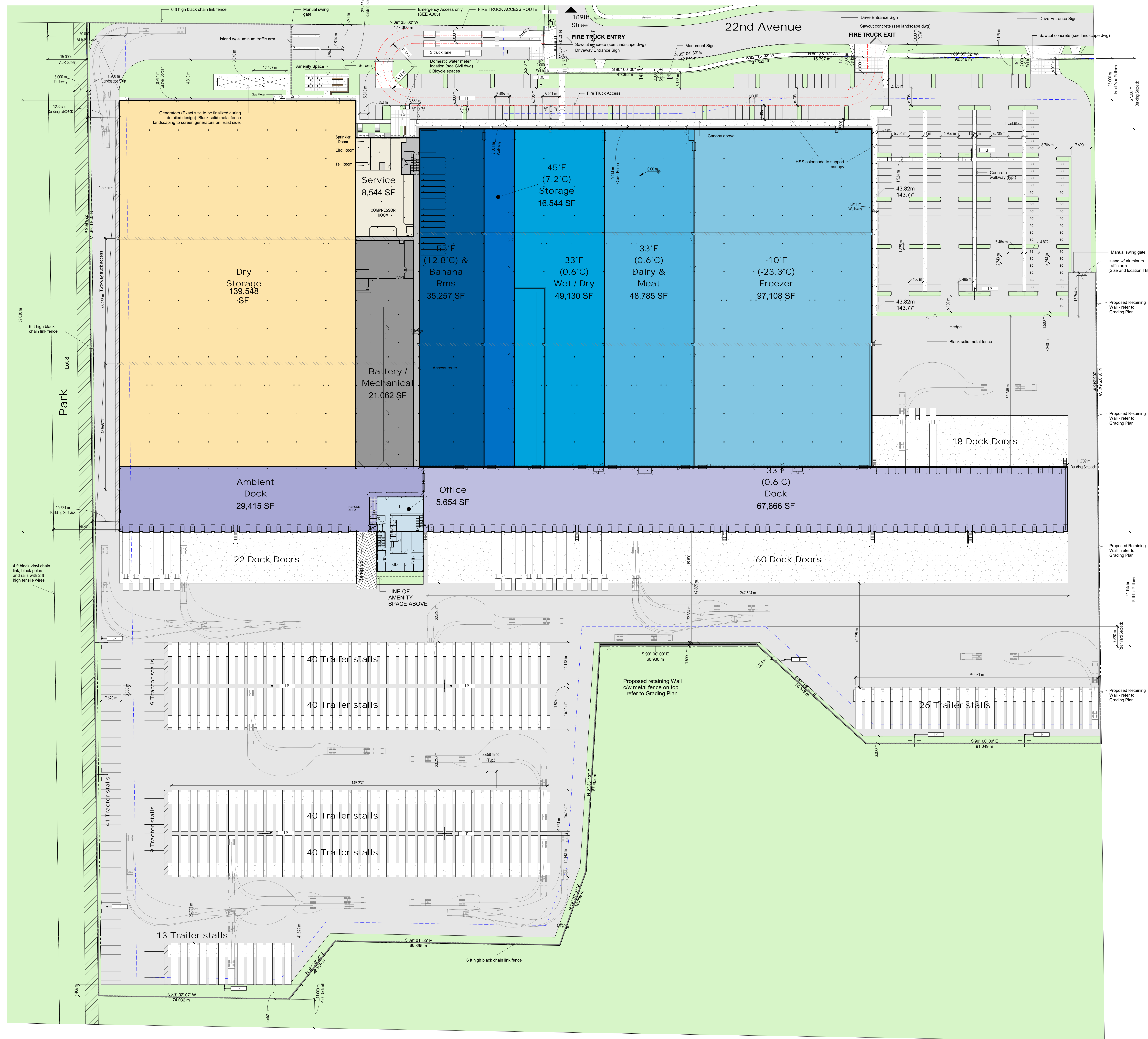
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PROJECT NUMBER	18020			
FILE PATH	C:\Users\Author\Documents\Project\18020\18020.dwg	PLOT DATE	11/27/2018	10:17:05 AM

**Beedie**  
TAYLOR KURTZ  
ARCHITECTURE + DESIGN INC.

Project Orion  
18890 22nd Ave, Surrey BC

ALR Setback Plan & Section  
PLOT DATE: 11/27/2018 10:17:05 AM

A.008



1 Site Plan.  
1:480

REV	DATE	DESCRIPTION
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PLOT	11/27/2018 10:20:47 AM	

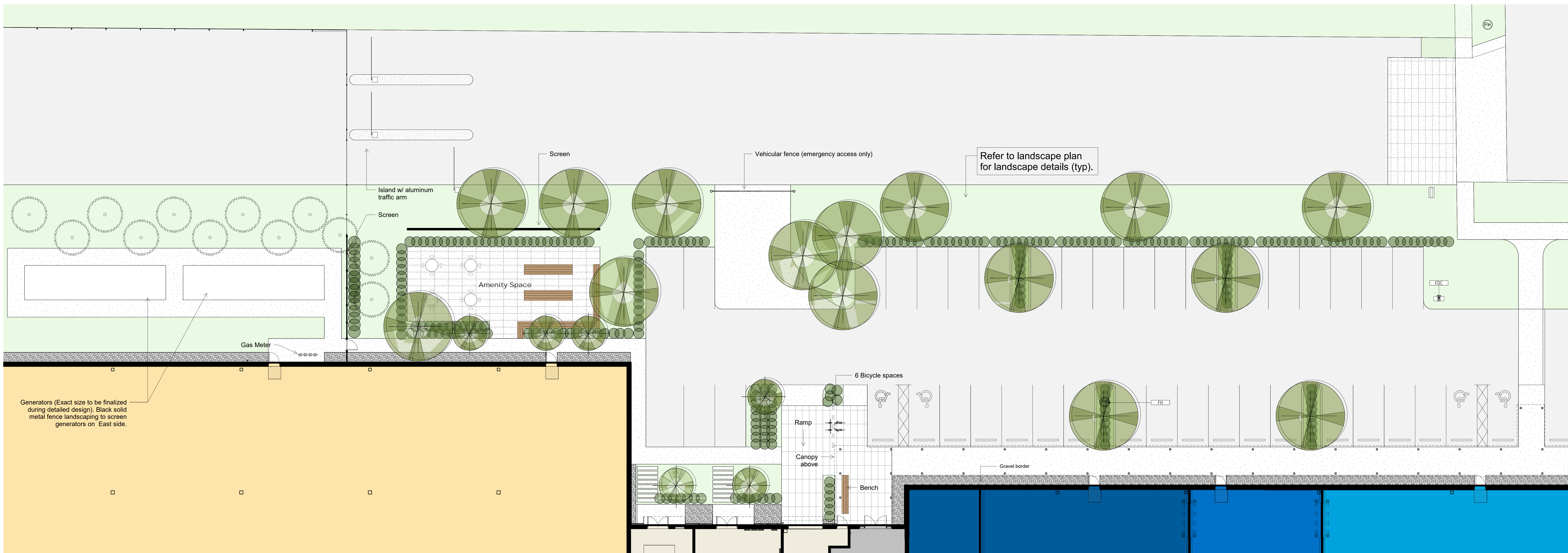
**Beedie**

TAYLOR KURTZ  
ARCHITECTURE + DESIGN INC.

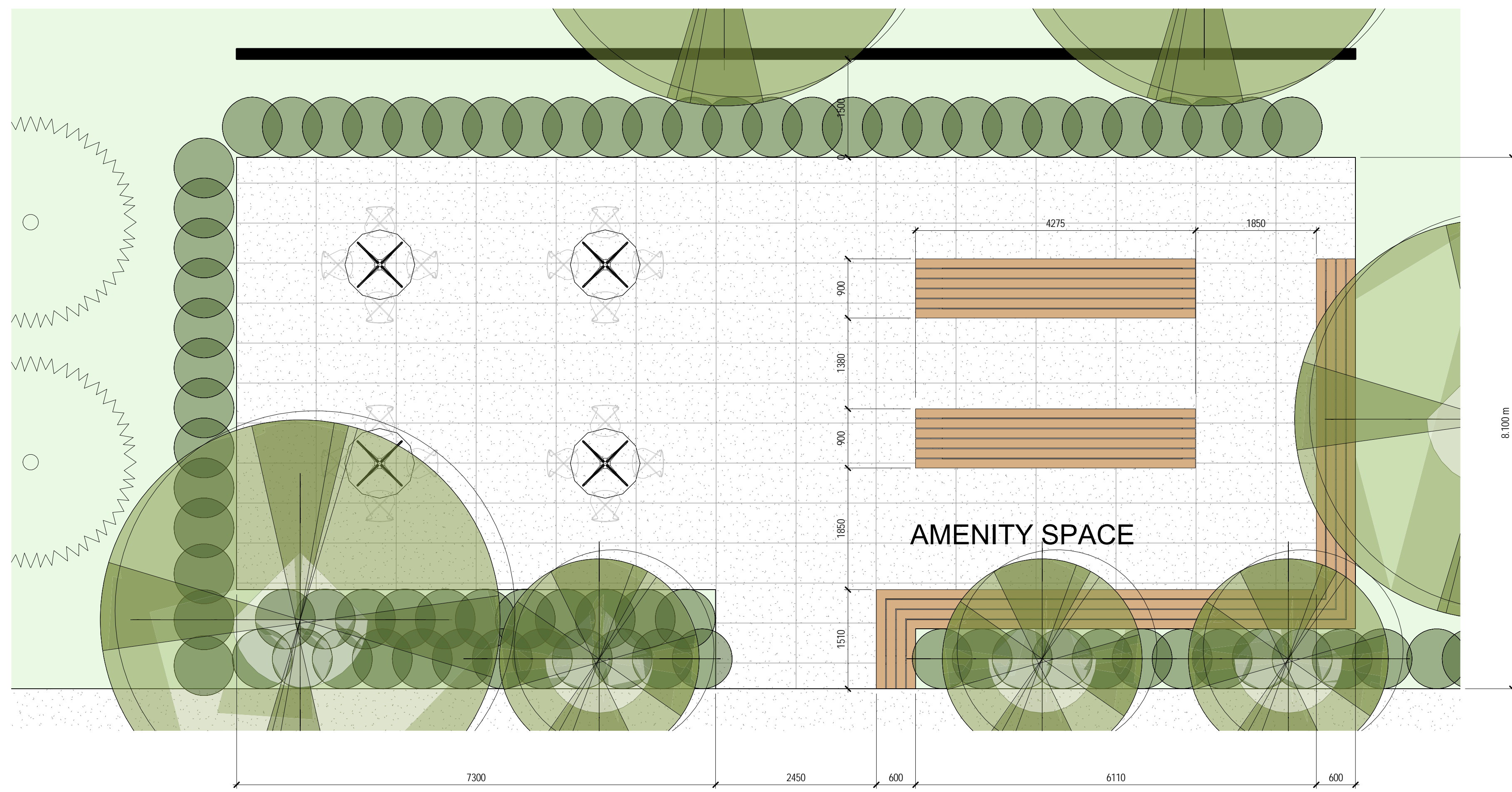
Project Orion  
18890 22nd Ave, Surrey BC

Site Plan  
PLOT DATE: 11/27/2018 10:20:47 AM

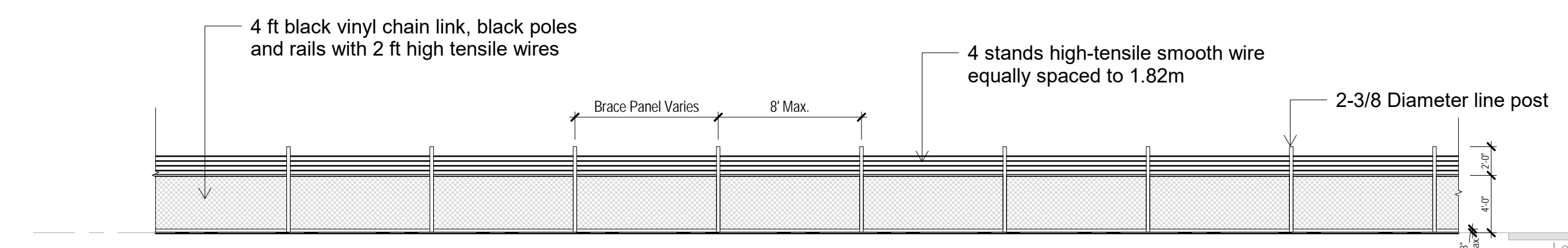
A.005



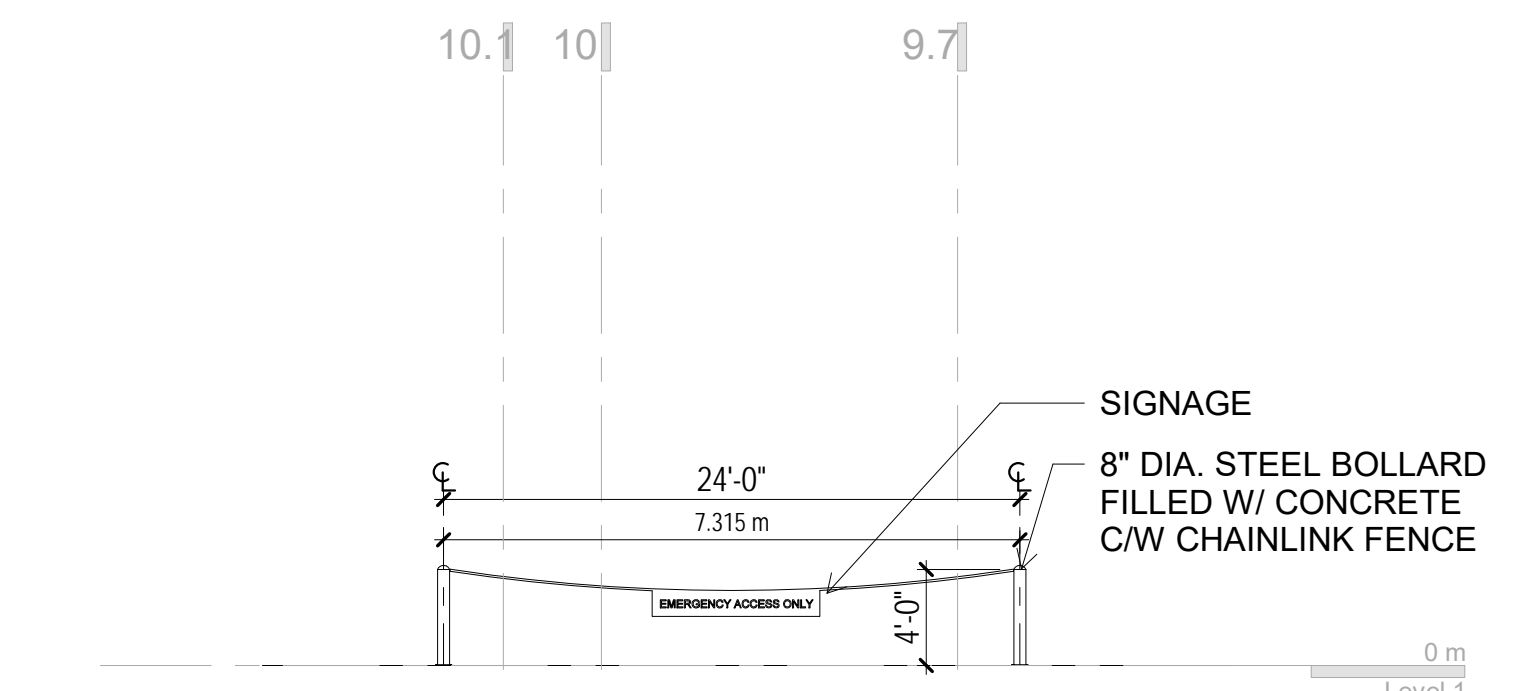
1 Large Scale Site Plan - North  
1:128



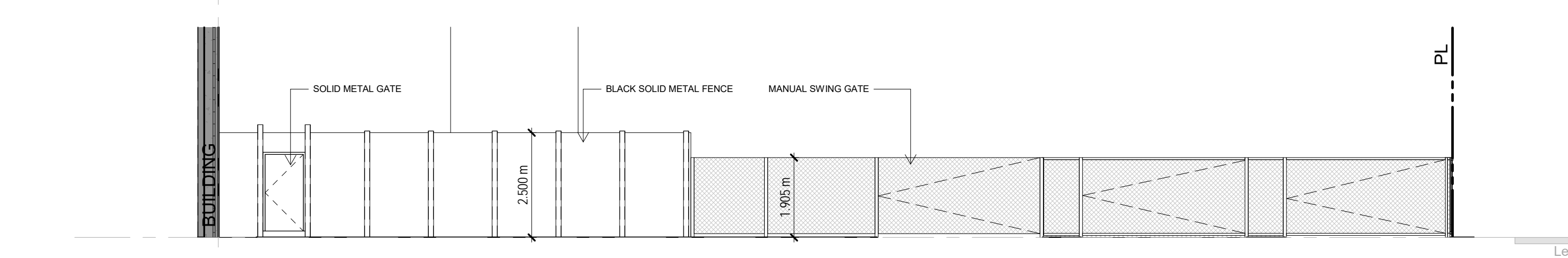
2 Benches Layout plan  
1:48



3 Elevation D-4' Fence  
1:96

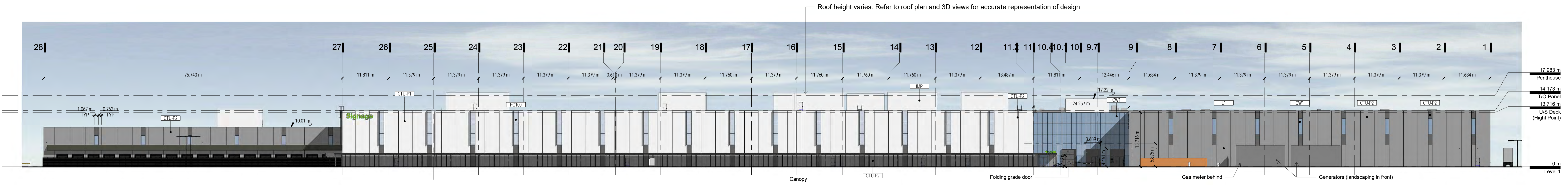


4 Elevation C-Emergency Access  
1:96

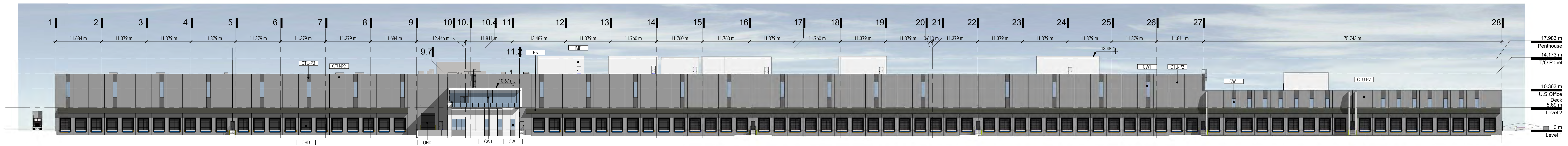


5 Elevation B-Swing Gate  
1:96

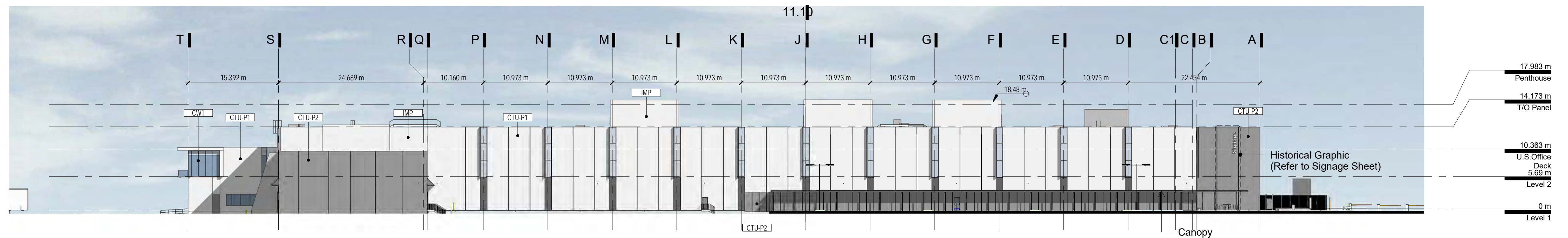
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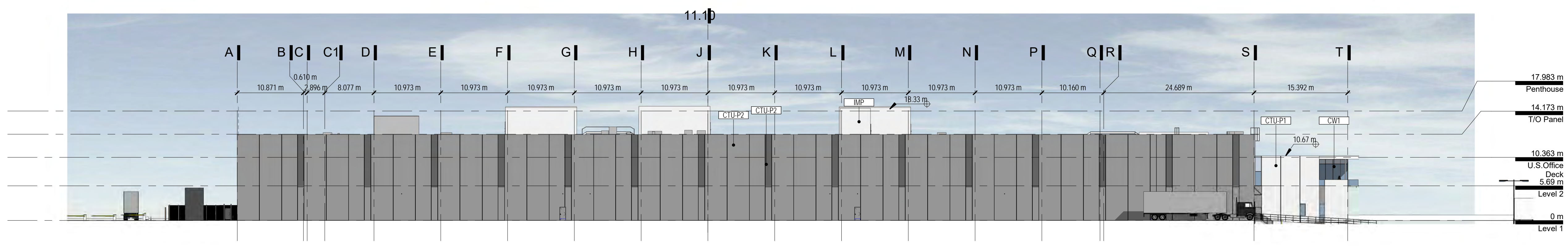
1 North (22nd Ave).  
1: 384



2 South.  
1: 384



3 East.  
1: 384



4 West.  
1: 384

KEY

CTUP1	CONCRETE - TILT UP - PAINTED P1
CTUP2	CONCRETE - TILT UP - PAINTED P2
CTUP3	CONCRETE - TILT UP - PAINTED P3
CW1	CURTAIN WALL - TYPE 1
FG00	FROSTED GLASS - 100%
IMP	INSULATED METAL PANEL
L1	LIGHT FEATURE - TYPE 1
OHD	OVERHEAD DOOR
PS	PAINTED STEEL

PROJECT ORION - EXTERIOR FINISHES SCHEDULE

CODE	MANUFACTURER / SUPPLIER	COLOUR / FINISH
CTUP1	BENJAMIN MOORE	COLOUR: MINERAL ICE 2132-10
CTUP2		COLOUR: WHALE GRAY 2134-10
CTUP3		COLOUR: GRAY 2121-10
CW1	GUARDIAN SXV 6207 OR APPROVED EQUAL	INBOARD LITE - CLEAR OUTBOARD LITE - CLEAR LOW E COATING TO #2 SURFACE
IMP	KINGSPIAN OR SIMILAR AND APPROVED	COLOUR: WHITE
PS	BENJAMIN MOORE	COLOUR: WROUGHT IRON 2134-10

REV	DATE	DESCRIPTION
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PROJECT NUMBER:	18020	
FILE:	Client\2018\08\08\18020\18020_PLOT	11/27/2018 10:13:44 AM
PATH:	Client\2018\08\08\18020\18020_PLOT	11/27/2018 10:13:44 AM

**Beedie**  
TAYLOR KURTZ  
ARCHITECTURE + DESIGN INC.

Project Orion  
18890 22nd Ave, Surrey BC

Elevations  
PLOT DATE: 11/27/2018 10:13:44 AM

A.300





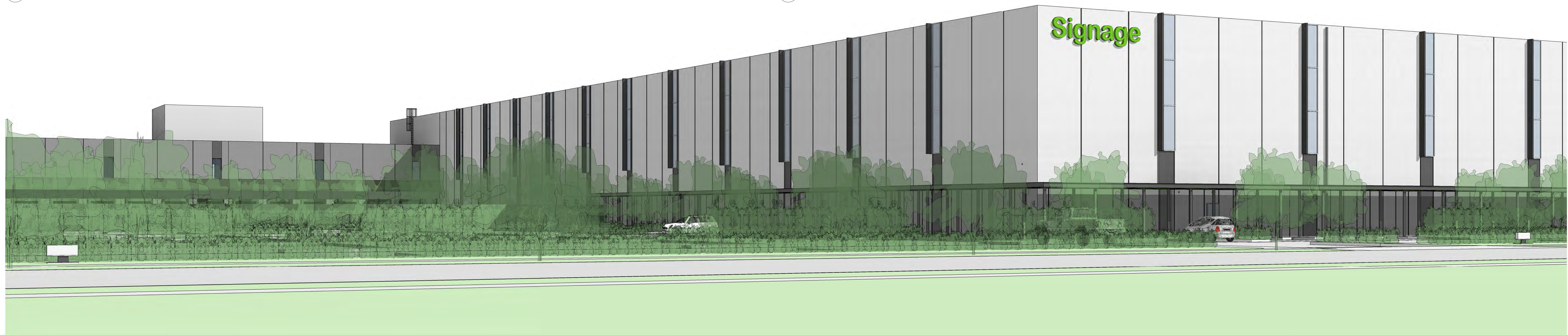
① 3D View - North Entrance.



② 3D View - Southwest (Office).



③ 3D View - Southeast (Office).



④ 3D View Northeast.



⑤ 3D View -Southeast.

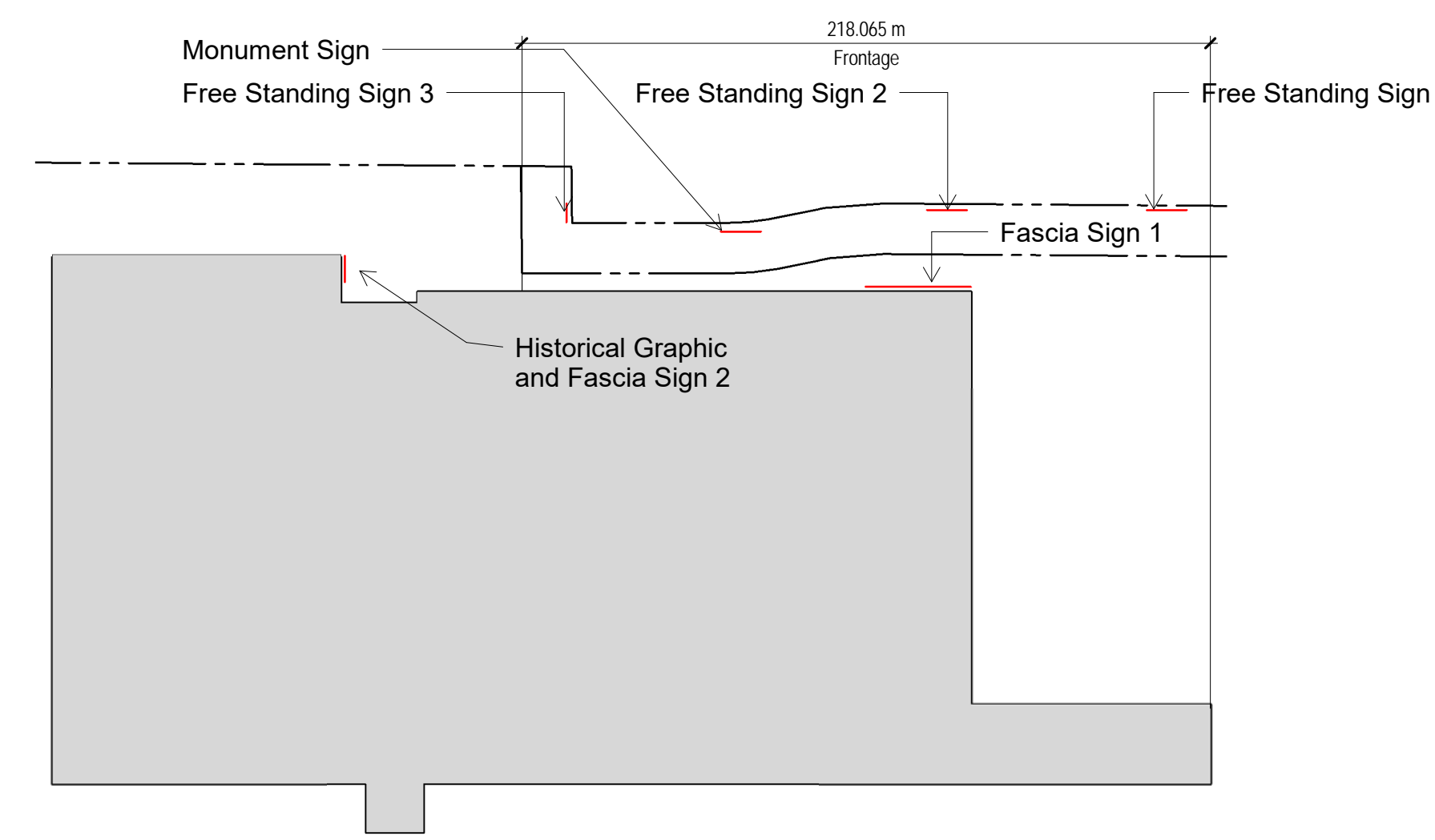
**Fascia Signage Summary:**  
 Allowable:  
 • 6 Fascia Signs (2 / 3,000 sq.m + 1 / each 1,000 sq.m floor area, up to max 6 signs)  
 • 218 sq.m total (1 sq. m / each linear m of building frontage)

Proposed:  
 • Fascia sign 1: 10.7 sq.m  
 • Fascia sign 2: 3.0 sq.m  
 Total Area Fascia Sign: 13.7 sq.m  
**Monument Signage Summary:**

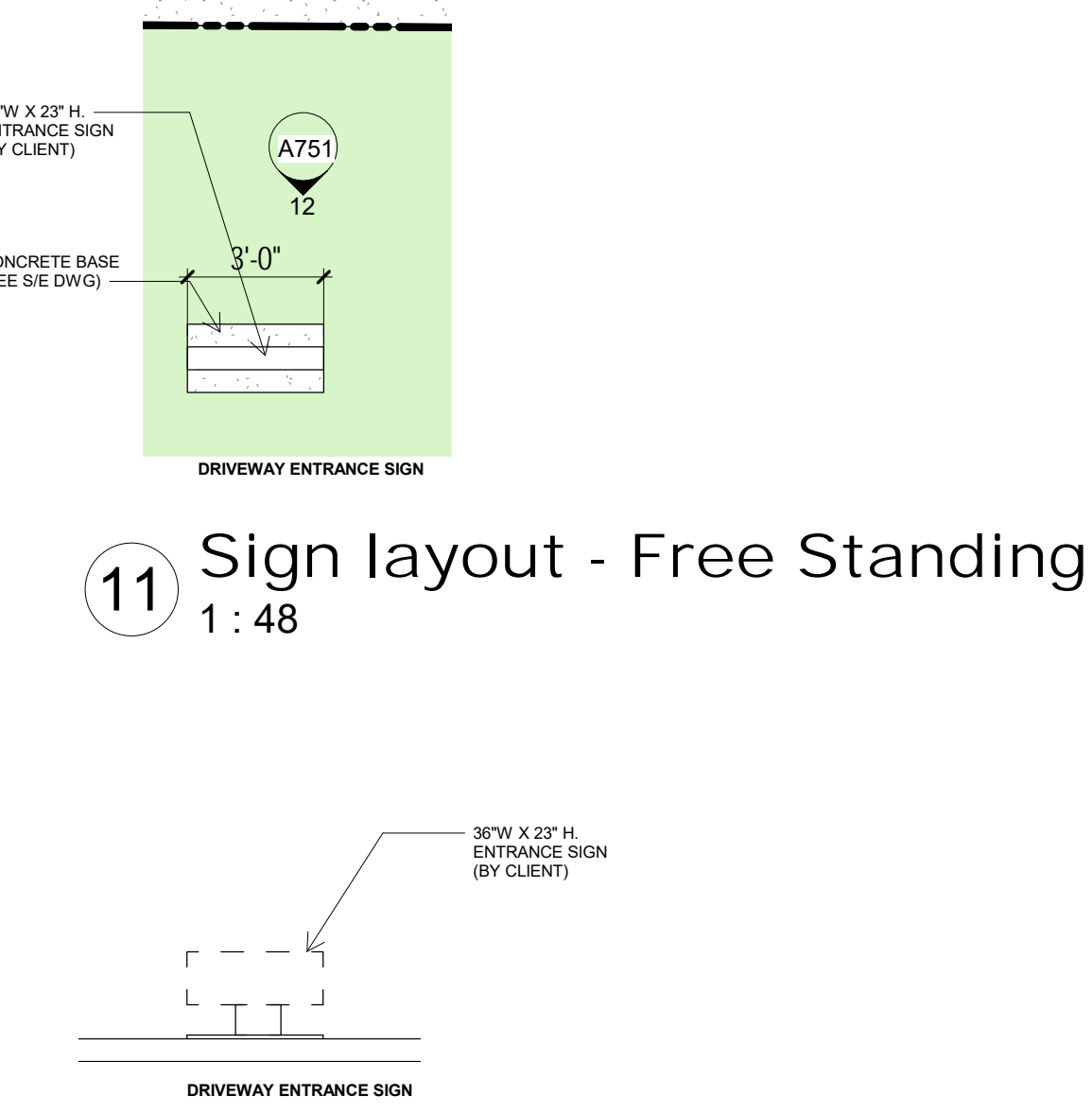
Allowable:  
 • Free-standing Sign 2m setback from lot line. Area - singles faced 14 sq.m (150 sq.ft.), double faced 28 sq.m (300 sq.ft.)  
 • Max. Height - 2.4 m (7.8 ft)  
 • Distance between free standing sign - Minimum 50 m (150 ft)

Proposed:  
 • 3 Free standing Monument signs  
 • Double faced 8.2' Wide x 7' Height (115 sq.ft.)  
 • Distance between free standing sign (varies, min. 160 sq.ft.)

Historical Graphic:  
 Proposed:  
 • Total graphic: 51.3 sq.m



1 Site Plan\_Signage  
1:1920

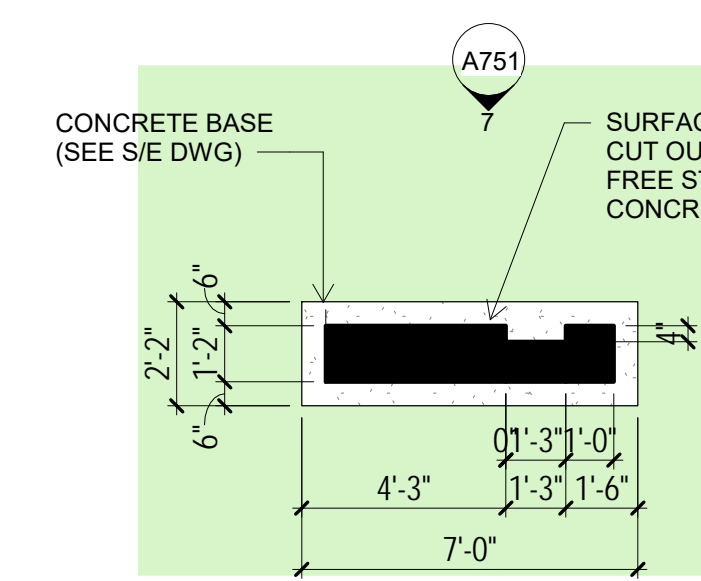


11 Sign layout - Free Standing  
1:48

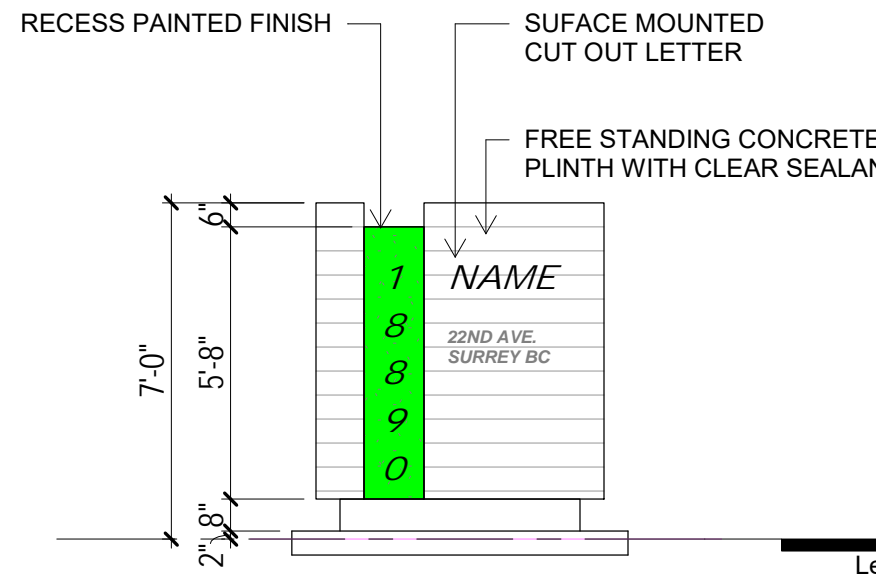


13 Free Standing Sign View

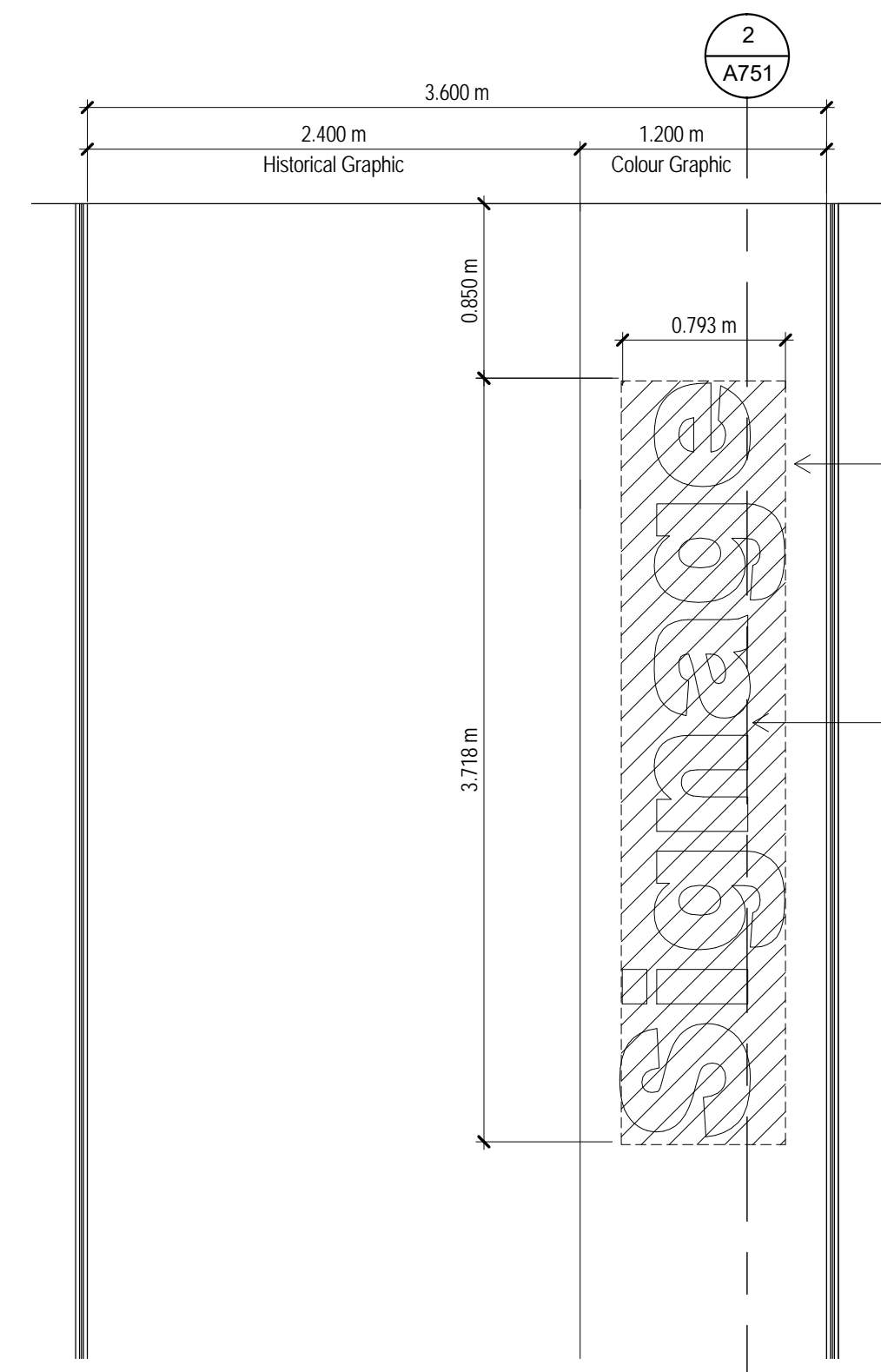
Note:  
 Exterior building and site signage under separate tenant signage application



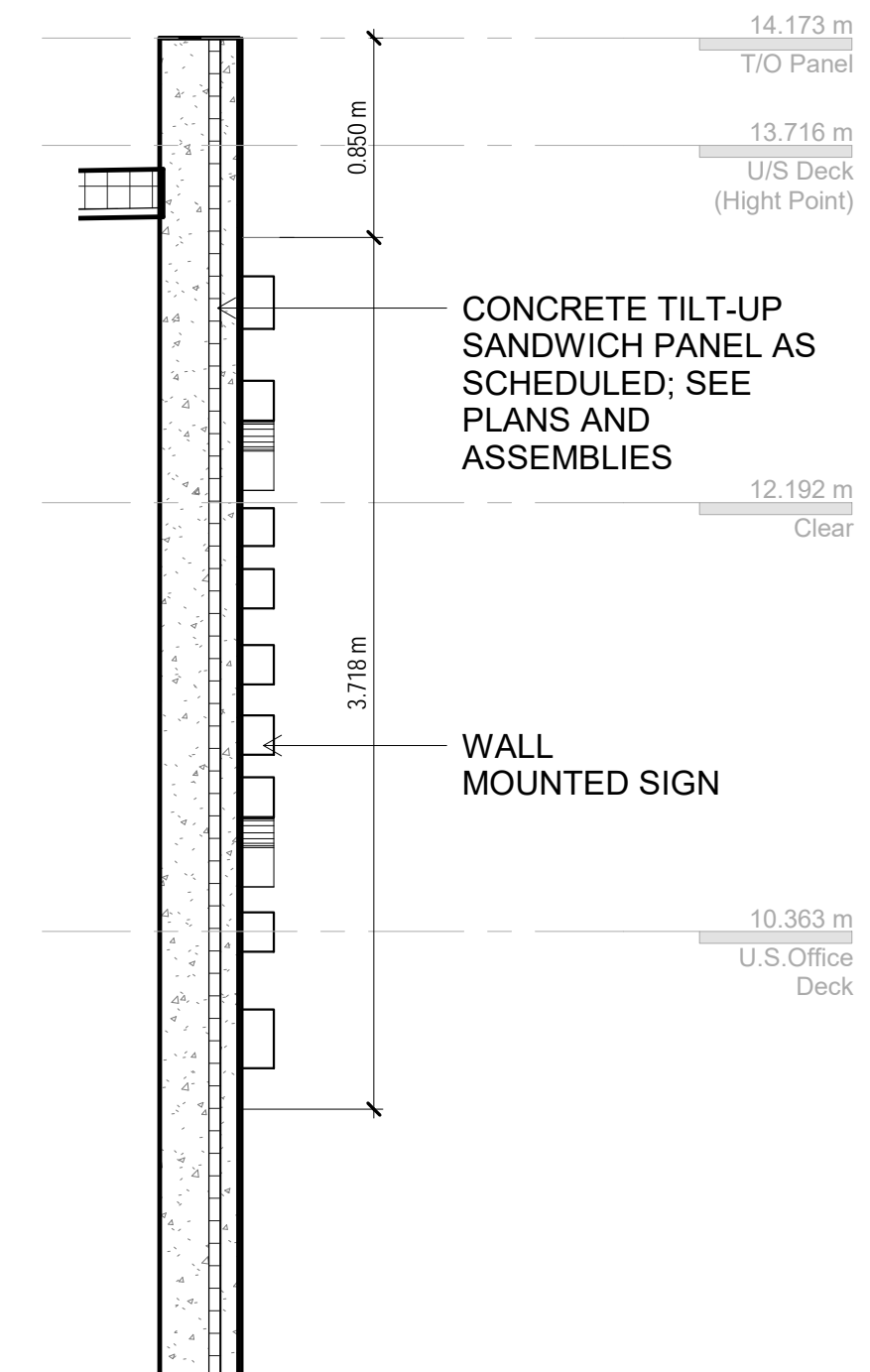
6 Sign layout - Monument  
1:48



7 Monument Sign Elevation  
1:48



3 Historical Graphic/Fascia sign 2  
1:32



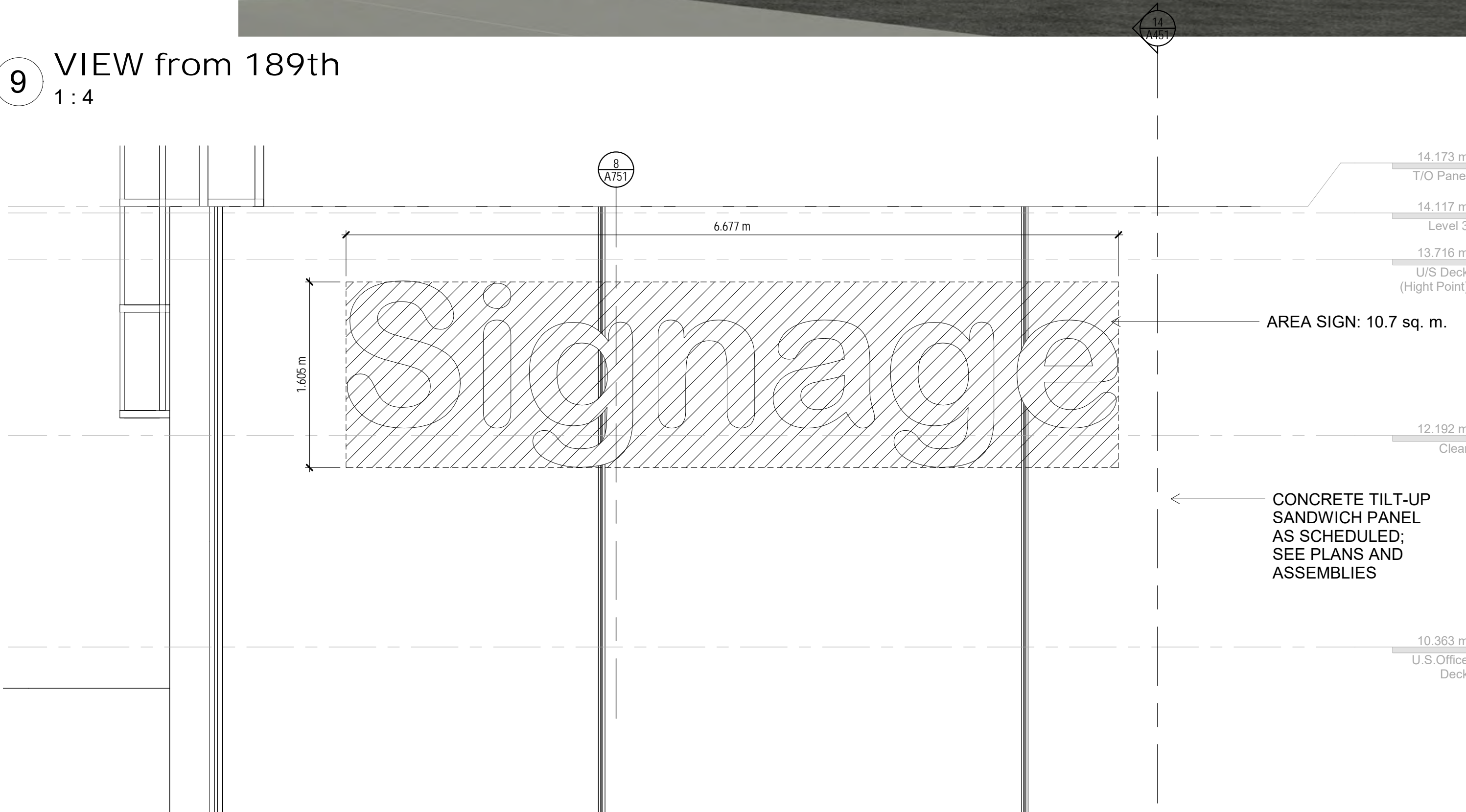
2 Sec. Det - Fascia Sign 2  
1:32



3 Historical Graphic and Fascia Sign 2  
1:50



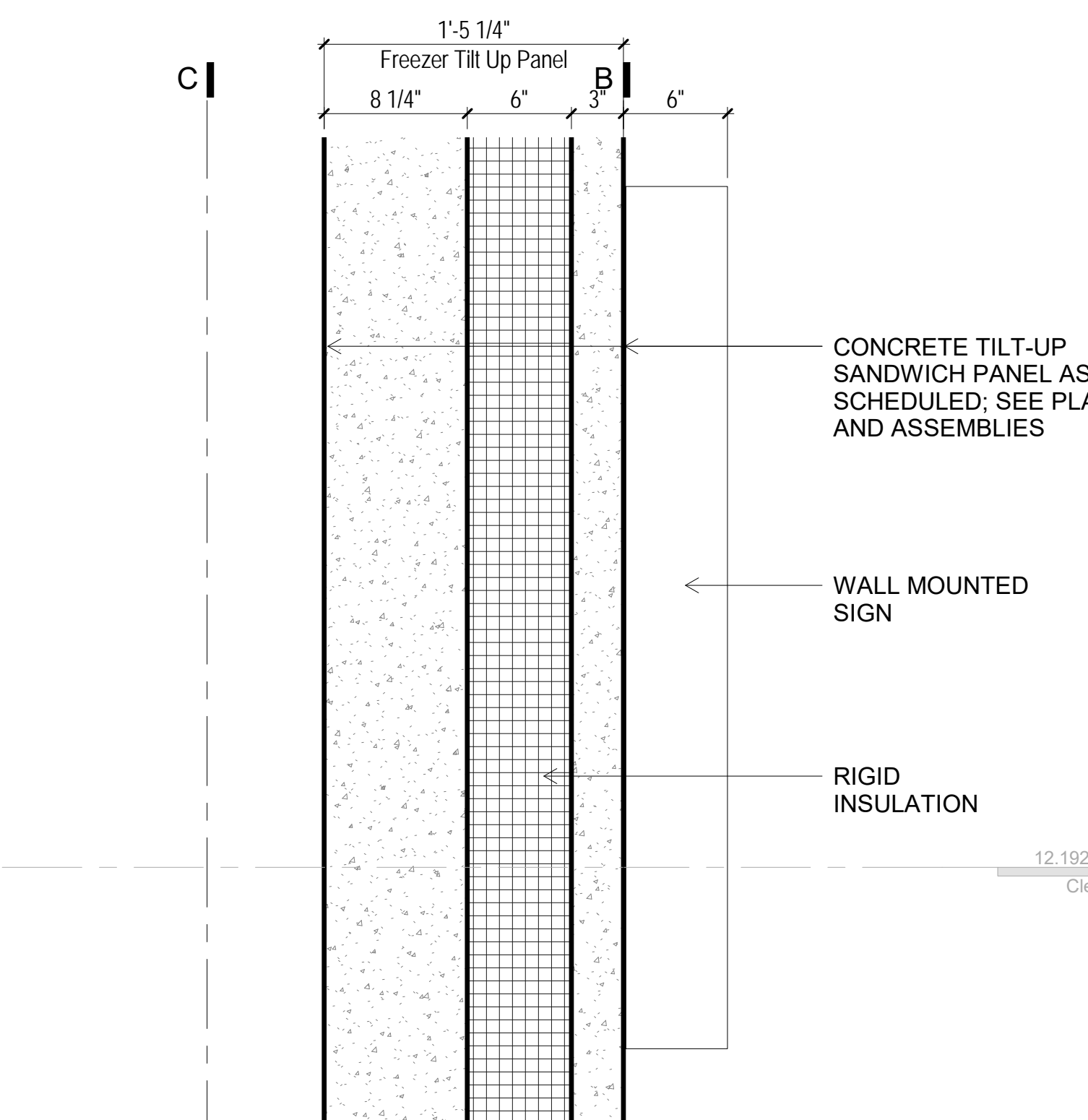
9 VIEW from 189th  
1:4



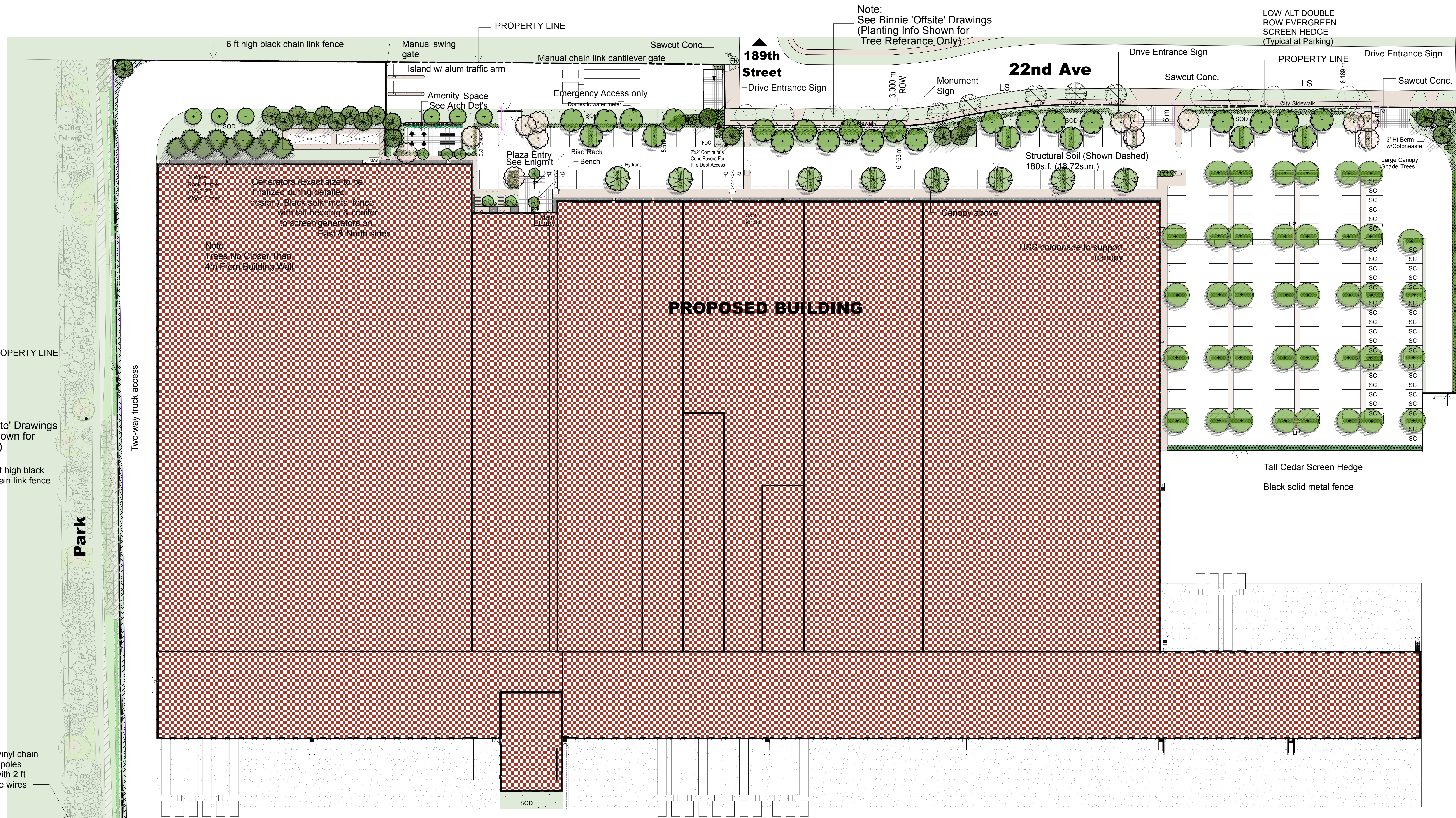
4 Elevation - Fascia Sign 1  
1:32



5 3D View - Fascia Sign 1



8 Sec. Det - Fascia Sign 1  
1:8

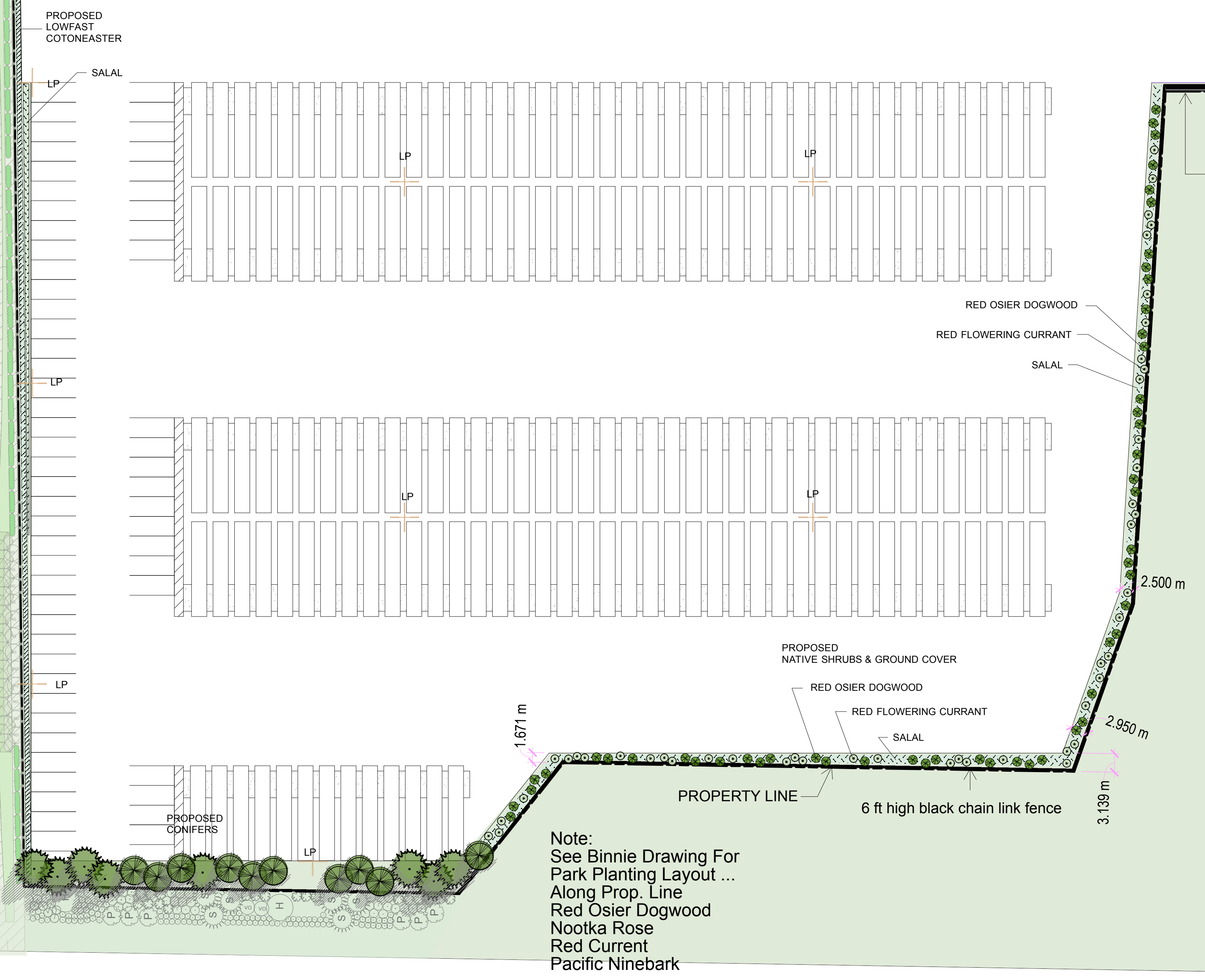


Note: See Binnie 'Offsite' Drawings (Planting Info Shown for Reference Only)

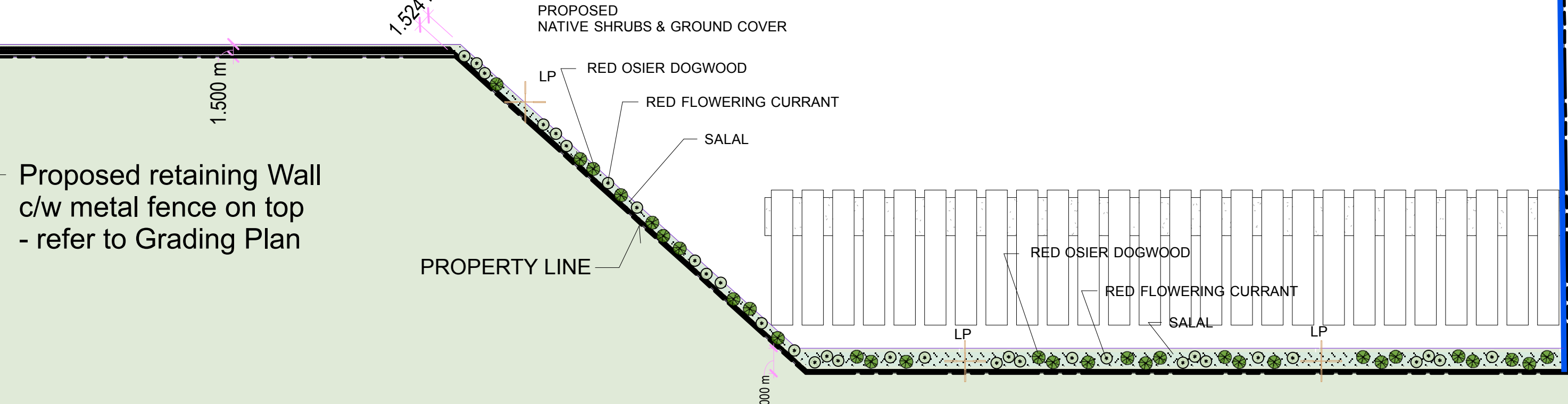
4 ft black vinyl chain link, black poles and rails with 2 ft high tensile wires

PROPOSED LOWFAST COTONEASTER

PROPOSED CONIFERS



Note: See Binnie Drawing For Park Planting Layout ... Along Prop. Line  
 Red Osier Dogwood  
 Nootka Rose  
 Red Currant  
 Pacific Ninebark



PLANT LIST				
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
<b>Trees</b>				
(Symbol)	7	Acer palmatum 'Osakasaki'	Japanese Maple Var.	3.0m ht. / s-stem
(Symbol)	6	Acer rubrum 'Armstrong'	Columnar Maple Var.	6cm cal. / 1.8m std.
(Symbol)	8	Liquidambar s. 'Worpleston'	Sweet Gum Var.	6cm cal. / 1.8m std.
(Symbol)	38	Fagus sylvatica	Beech Tree	6cm cal. / 1.8m std.
(Symbol)	13	Magnolia kobus	Kobus Magnolia	6cm cal. / 1.8m std.
(Symbol)	26	Cercidiphyllum japonicum	Katsura Tree	6cm cal. / 1.8m std.
(Symbol)	19	Chamaecyparis nootkatensis	Nootka Cypress	3.0m ht. / spr. form
(Symbol)	10	Tsuga heterophylla	Western Hemlock	2.5m ht.
(Symbol)	18	Thuja plicata	Western Red Cedar	3.0m ht. / tree form
(Symbol)	33	Azalea japonica 'Rosebud'	Japanese Azalea	#3 pot
(Symbol)	62	Ilex crenata (low)	Japanese Holly	#3 pot
<b>Shrubs</b>				
(Symbol)	82	Cornus stolonifera	Red Osier Dogwood	#3 pot / Native
(Symbol)	79	Ribes sanguineum	Red Flowering Currant	#3 pot / Native
(Symbol)	214	Lonicera pileata	Evergreen Honeysuckle	#3 pot
(Symbol)	38	Carex morrowii 'Aureo-variegata'	Variiegated Jap. Sedge	#1 pot
(Symbol)	14	Liriope muscari 'Big Blue'	Blue Lily-turf	#1 pot
(Symbol)	445	Prunus L. 'Otto Luken'	Otto Luken Laurel	#3 pot
(Symbol)	98	Prunus L. 'zabellana'	Zabell's Laurel	#2 pot
(Symbol)	70	Prunus lusitanica	Portugise Laurel	#3 pot
(Symbol)	26	Rhododendron 'Unique'	Rhododendron var.	#3 pot
(Symbol)	20	Rosa meidland (medial)	Hardy French Rose var.	#3 pot, select by I.A.
(Symbol)	90	Thuja occidentalis 'Smaragd'	Cedar Hedge	1.8m ht.
(Symbol)	36	Viburnum davidii	Viburnum	#2 pot / low
<b>Ground Covers</b>				
(Symbol)	1751	Gaurlheria shallon	Sisal	#1 pot / Native
(Symbol)	1207	Acoronaphysa var. 'Lowfast'	Cotoneaster var.	#1 pot

**Shrubs Continued**

82 Cornus stolonifera Red Osier Dogwood #3 pot / Native

79 Ribes sanguineum Red Flowering Currant #3 pot / Native

214 Lonicera pileata Evergreen Honeysuckle #3 pot

38 Carex morrowii 'Aureo-variegata' Variiegated Jap. Sedge #1 pot

14 Liriope muscari 'Big Blue' Blue Lily-turf #1 pot

445 Prunus L. 'Otto Luken' Otto Luken Laurel #3 pot

98 Prunus L. 'zabellana' Zabell's Laurel #2 pot

70 Prunus lusitanica Portugise Laurel #3 pot

26 Rhododendron 'Unique' Rhododendron var. #3 pot

20 Rosa meidland (medial) Hardy French Rose var. #3 pot, select by I.A.

90 Thuja occidentalis 'Smaragd' Cedar Hedge 1.8m ht.

36 Viburnum davidii Viburnum #2 pot / low

**Ground Covers**

1751 Gaurlheria shallon Sisal #1 pot / Native

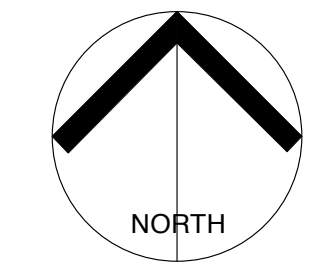
1207 Acoronaphysa var. 'Lowfast' Cotoneaster var. #1 pot

**Landscape Notes:**

1. Specification as per most recent BC 'Landscape Standards' and Landscape Design Inc. 'Spec Notes'
2. Plant Material to be selected by Landscape Architect at nursery.
3. Mulch planting beds 2" deep.

NOTE: ALL PLANTING BEDS TO HAVE 2" (50mm) BARK MULCH

STRUCTURAL SOIL WILL BE PROVIDED TO 0.6M DEPTH IN ALL TREETD PLANTING ISLANDS TO PROVIDE 10M3 SOIL / TREE



**Beedie**

3030 GILMORE DYSN, BURNABY, V4G 3B4  
 TEL: (604) 435-3321 FAX: (604) 432-7349

LANDSCAPE ARCHITECT

Landscape Design Inc. 1184212100  
 1184212100

NO.	DATE	DESCRIPTION
25		
24		
23		
22		
21		
20		
19		
18		
17		
16		
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14		
13		
12		
11		
10		
9		
8		
7		
6	NOV 26 18	ISSUED FOR DP
5	NOV 23 18	ISSUED FOR DP
4	OCT 31 18	REISSUED FOR DP (misc adjmts)
3	OCT 24 18	REISSUED FOR DP (entry plans)
2	OCT 05 18	REISSUED FOR DP
1	JUL 05 18	ISSUED FOR DP

PROJECT PROPOSED BUILDING for:

**PROJECT ORION**  
 18890 22 AVENUE, SURREY, B.C.

DRAWING: **LANDSCAPE PLAN**

CITY # \_\_\_\_\_  
 DRAWN: ACT  
 SCALE: 1"=400'  
 PLOT DATE: JULY 4 18  
 PROJECT - DRAWING NUMBER: **L-1**

---

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

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

**DATE: September 13, 2018**                      **PROJECT FILE: 7818-0262-00**

---

**RE: Engineering Requirements (Commercial/Industrial)  
Location: 18821 20 Avenue**

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

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

**BUILDING PERMIT**

Complete servicing agreement under Surrey Project 7812-0069-00 prior to Building Permit.



Tommy Buchmann, P.Eng.  
Acting Development Services Manager

D. NEW BUSINESS

Appendix V

1. **Development Application 7918-0262-00**

Christa Brown, Planner

File: 7918-0262-00; 6880-75

The following comments were made:

- The subject property is approximately 16.1 hectares in area, designated Mixed Employment in the Official Community Plan (OCP), Business Park in the Campbell Heights Local Area Plan (LAP), and is zoned Business Park 2 Zone (IB-2). The Property is located to the east of the Agricultural Land Reserve (ALR) and is adjacent to a 15 metre wide park buffer.
- The applicant is proposing to construct a 49,313 square metre industrial warehouse and distribution centre on one industrial lot with associated parking for trucks and trailers utilized as part of the operations. The applicant is seeking a variance to increase the maximum building height allowable from 14.0 metres to 17.0 metres and reduce the number of required on-site parking spaces from 512 to 305 spaces. The subject application was previously brought to the March 14, 2013 AFSAC meeting proposing five industrial lots.

The Committee noted that the application is well planned and designed in accordance with farm protection development permit guidelines, which makes it suitable development beside the ALR.

It was

Moved by M. Bose

Seconded by J. Zelazny

That the Agriculture and Food Security

Advisory Committee recommend to the General Manager of Planning and Development to support Development Application 7918-0262-00.

Carried

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0262-00

Issued To:

Address of Owner:

(collectively referred to as "the 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: 030-539-684  
Lot 1 Section 16 Township 7 New Westminster District Plan EPP83234

18890 – 22 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section G.1. of Part 47B "Business Park 2 Zone (IB-2)", the maximum building height is increased from 14.0 metres (46 ft.) to 18.5 metres (61 ft);
  - (b) In Section C.1 of Part 5 "Off-Street Parking and Loading/Unloading", the minimum number of required off-street parking spaces is reduced from 512 spaces to 293 spaces;
  - (c) In Section H.2.(a) of Part 47B "Business Park 2 Zone (IB-2)", the maximum number of parking spaces for trucks and trailers is permitted to exceed the number of loading spaces and/or shipping/receiving doors in order to allow a total of 262 spaces; and

- (d) In Section B.1. of Part 7A “Streamside Protection”, the minimum distance from the top of bank for a “Natural Class B Stream” is reduced from 15.0 metres (50 ft.) to 0.0 metres (0 ft.).
4. 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.
  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.

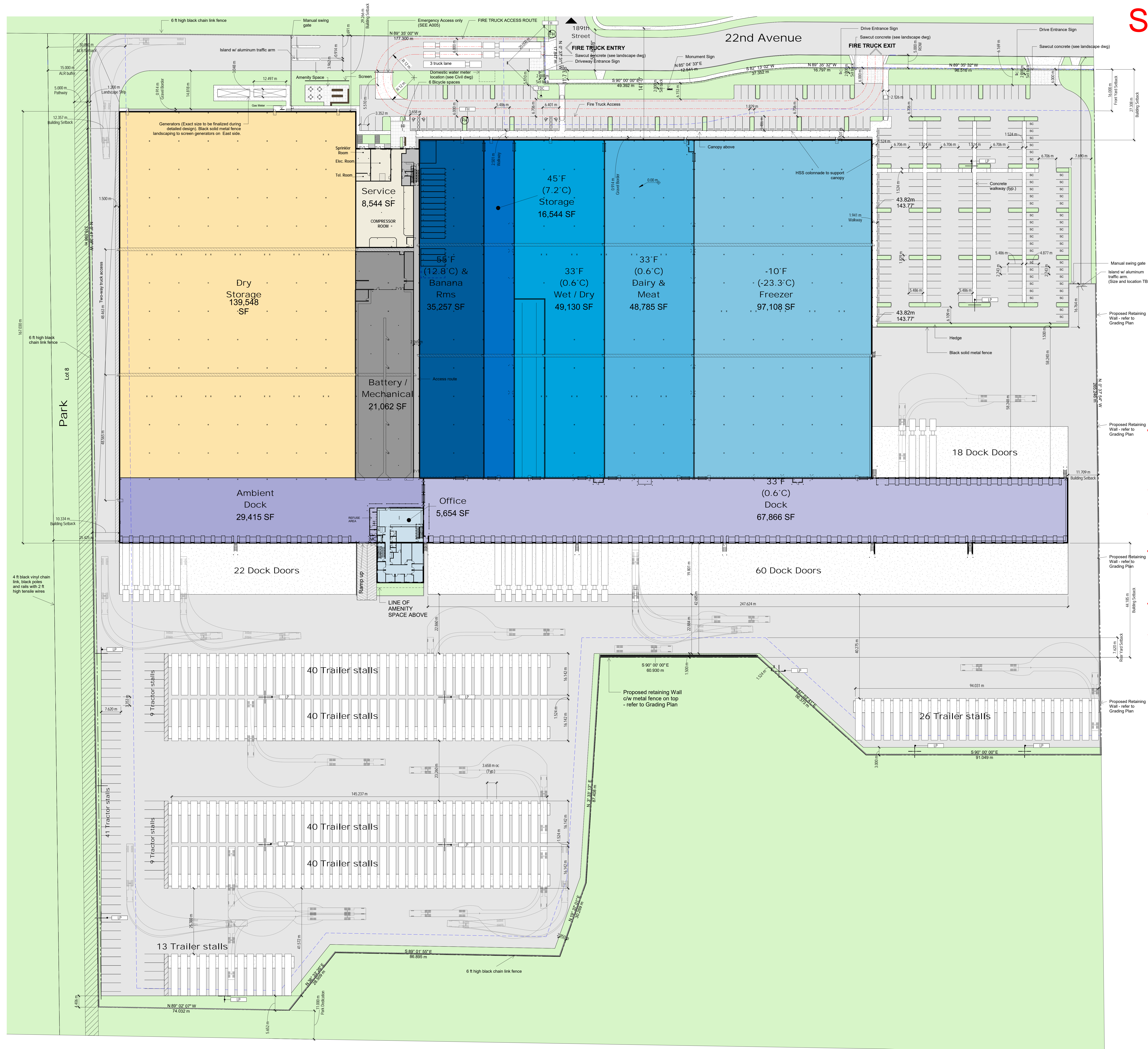
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20   .  
ISSUED THIS      DAY OF      , 20   .

---

Mayor – Doug McCallum

---

City Clerk – Jane Sullivan



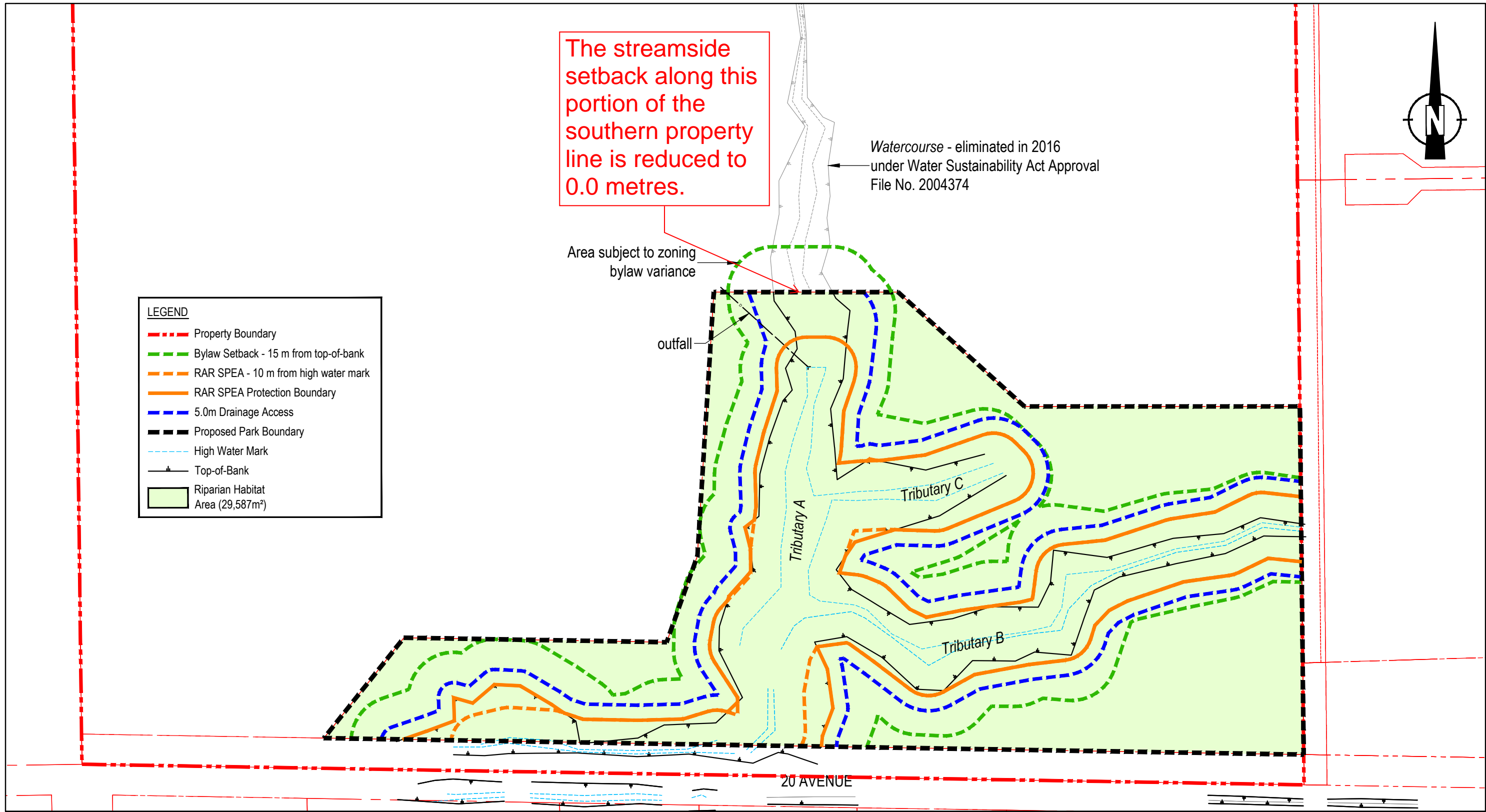
The minimum number of required off-street parking spaces is reduced to 293 stalls.

The maximum number of parking spaces for trucks and trailers is increased to 262 spaces.

REV	DATE	DESCRIPTION
SCALE	1" = 40'-0"	DATE: 2018.11.22 DRAWN: AUTH
PROJECT NUMBER	18020	
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DATE: 2018-11-28 - 11:21am  
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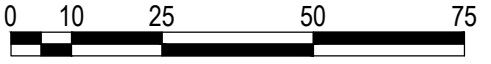


The streamside setback along this portion of the southern property line is reduced to 0.0 metres.

Watercourse - eliminated in 2016 under Water Sustainability Act Approval File No. 2004374

**LEGEND**

- - - Property Boundary
- - - Bylaw Setback - 15 m from top-of-bank
- - - RAR SPEA - 10 m from high water mark
- RAR SPEA Protection Boundary
- - - 5.0m Drainage Access
- - - Proposed Park Boundary
- - - High Water Mark
- ▲— Top-of-Bank
- Riparian Habitat Area (29,587m<sup>2</sup>)



**REFERENCE DRAWINGS**  
 1. Email: 11-301 - Survey-Legal Base.dwg. Received January 12, 2015; Binnie and Associates Ltd.  
 2. 2014 Legal Base from City of Surrey.

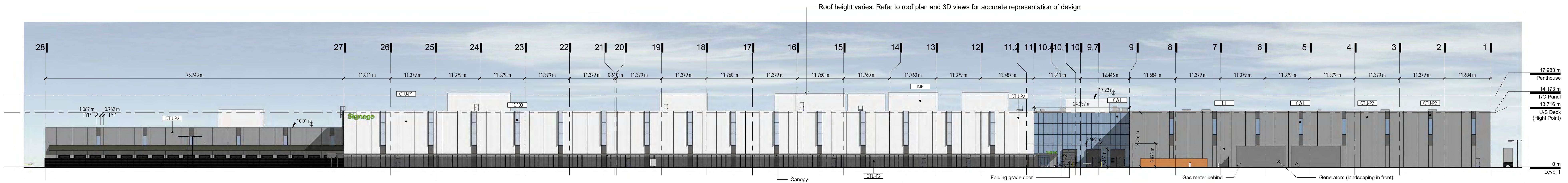
**THE BEEDIE GROUP**

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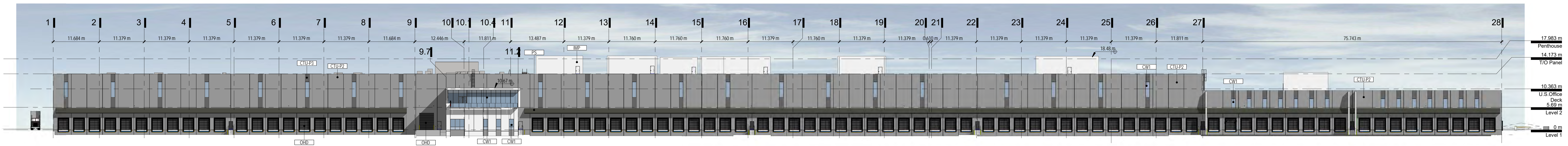
18821 20 AVENUE  
Surrey, BC

**envirowest consultants inc.**  
 Suite 101 - 1515 Broadway Street  
 Port Coquitlam, British Columbia  
 Canada V3C 6M2  
 office: 604-944-0502  
 facsimile: 604-944-0507  
[www.envirowest.ca](http://www.envirowest.ca)

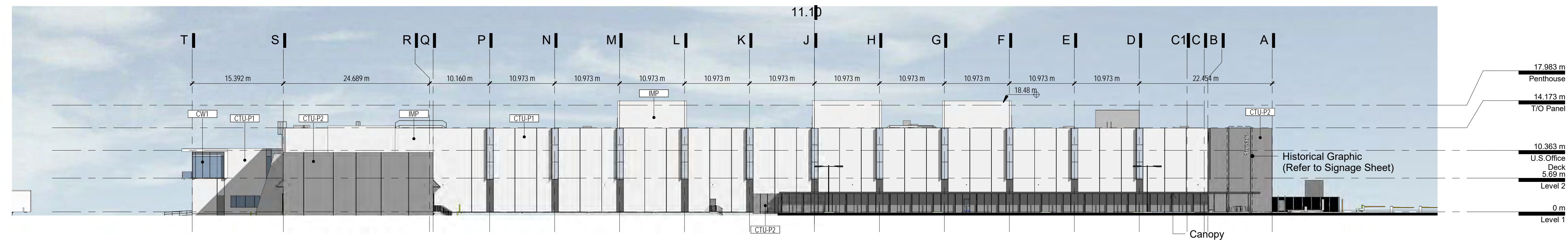
<b>STREAM SETBACKS AND HABITAT BALANCE</b>			
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SCALE: 1:1250		DRAWING NUMBER: 655-24-15	
DATE: June 01, 2017			



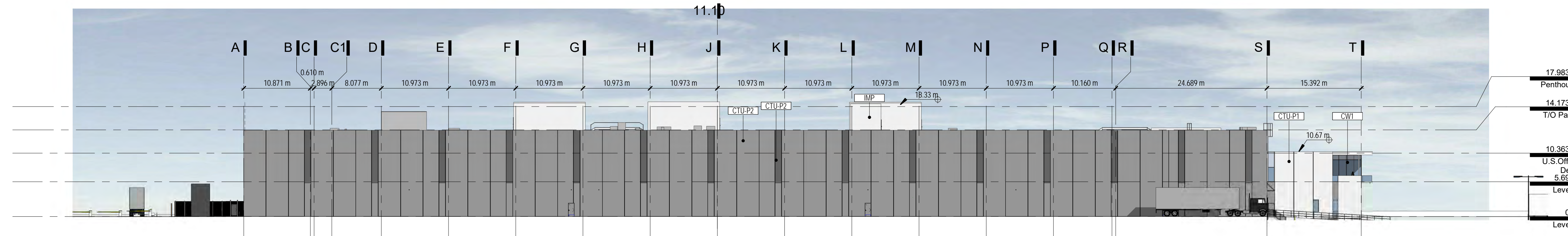
1 North (22nd Ave).  
1: 384



2 South.  
1: 384



3 East.  
1: 384



4 West.  
1: 384

KEY

- CTUP1 CONCRETE - TILT UP - PAINTED P1
- CTUP2 CONCRETE - TILT UP - PAINTED P2
- CTUP3 CONCRETE - TILT UP - PAINTED P3
- CW1 CURTAIN WALL - TYPE 1
- FG00 FROSTED GLASS - 100%
- IMP INSULATED METAL PANEL
- L1 LIGHT FEATURE - TYPE 1
- OHD OVERHEAD DOOR
- PS PAINTED STEEL

PROJECT ORION - EXTERIOR FINISHES SCHEDULE

CODE	MANUFACTURER / SUPPLIER	COLOUR / FINISH
CTUP1	BENJAMIN MOORE	COLOUR: MINERAL ICE 2132-10
CTUP2		COLOUR: WHALE GRAY 2134-10
CTUP3		COLOUR: GRAY 2121-10
CW1	GUARDIAN SXV 6207 OR APPROVED EQUAL	INBOARD LITE - CLEAR OUTBOARD LITE - CLEAR LOW E COATING TO #2 SURFACE
IMP	KINGSPAN OR SIMILAR AND APPROVED	COLOUR: WHITE
PS	BENJAMIN MOORE	COLOUR: WROUGHT IRON 2134-10

Maximum building height is increased to 18.5 metres.

REV	DATE	DESCRIPTION
SCALE:	As Indicated	DATE: 2018.11.22
PROJECT NUMBER:	18020	
FILE:	ClarendonDocument\Project_Plot	11/27/2018 10:13:44 AM
PATH:	ClarendonDocument\Project_Plot	11/27/2018 10:13:44 AM

**Beedie**  
TAYLOR KURTZ  
ARCHITECTURE + DESIGN INC.

Project Orion  
18890 22nd Ave, Surrey BC

Elevations  
PLOT DATE: 11/27/2018 10:13:44 AM

A.300