

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0300-00

Planning Report Date: September 16, 2019

**PROPOSAL:**

- **Development Permit**

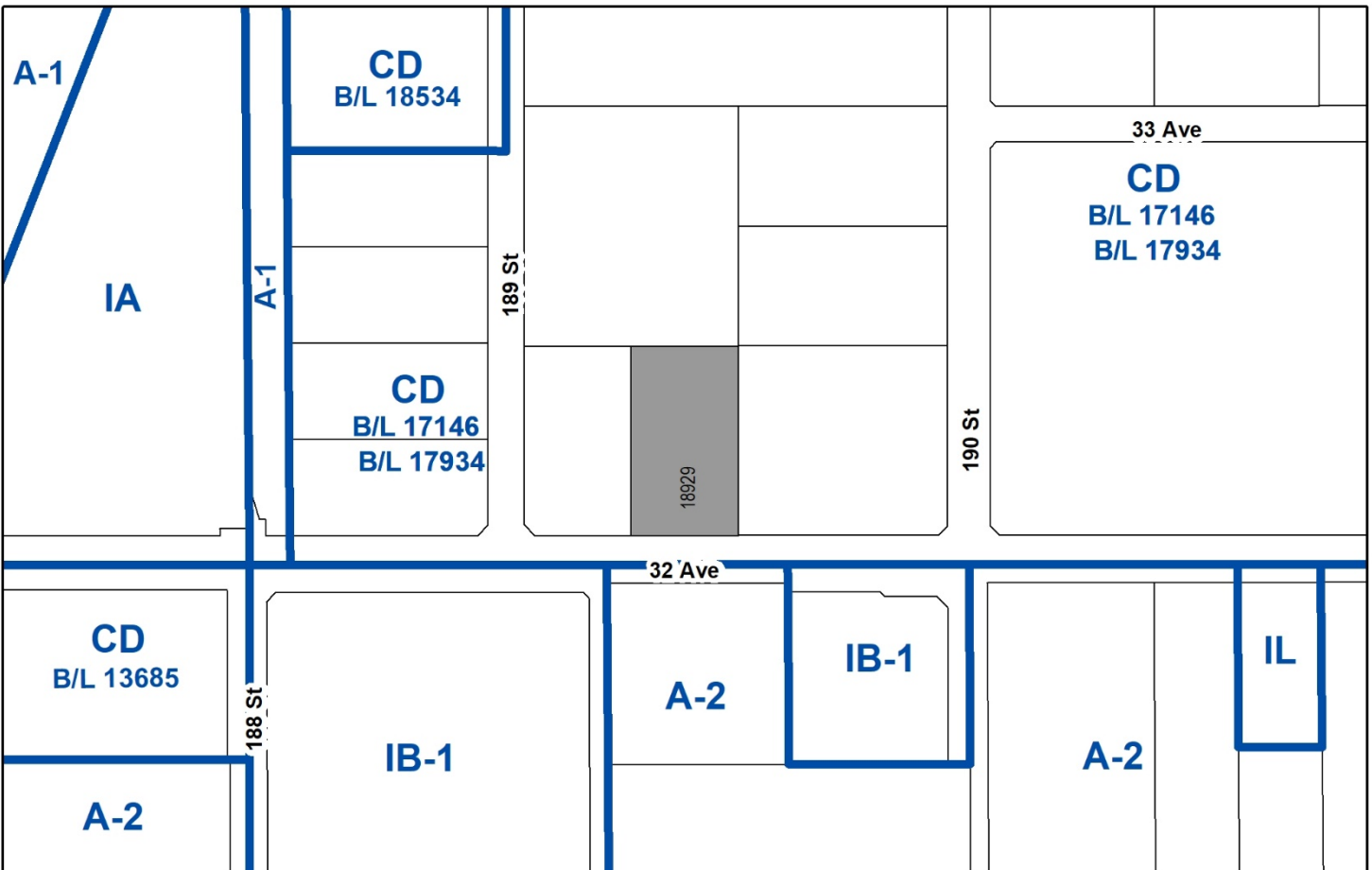
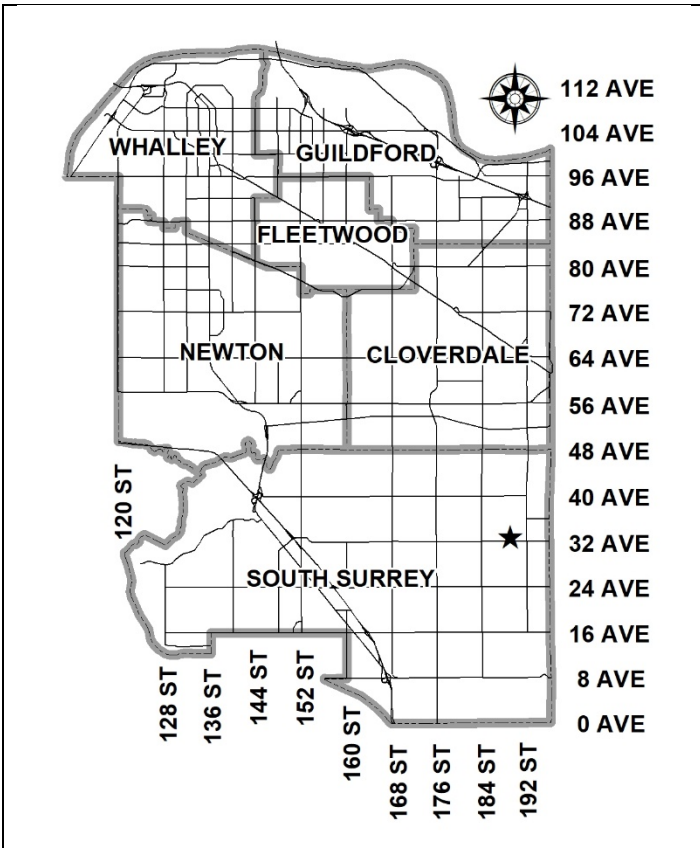
to permit the development of a 3,045 square metre (32,776 sq.ft.) industrial building.

**LOCATION:** 18929 - 32 Avenue

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

**OCP DESIGNATION:** Mixed Employment

**LAP DESIGNATION:** Business Park & Landscape Strip



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the site's Mixed Employment designation in the Official Community Plan (OCP).
- The proposal complies with the site's Business Park and Landscape Strip designation in the Campbell Heights Business Park Local Area Plan (LAP).
- The form and character of the proposed building meets the intent of the Campbell Heights Development Design Guidelines and the Campbell Heights North Design Guidelines registered on title.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7918-0300-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (c) registration of a Section 219 Restrictive Covenant prohibiting any business that requires a Metro Vancouver air quality permit from locating on the site; and
  - (d) 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, as part of the Building Permit application.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use:

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
North:	Industrial warehouse building.	Business Park	CD (By-law No. 17146 as amended by 17934)

Direction	Existing Use	LAP Designation	Existing Zone
East:	Multi-tenant industrial buildings.	Business Park	CD (By-law No. 17146 as amended by 17934)
South (Across 32 Avenue):	Agricultural land.	Business Park (Office) and Landscape strips	A-2
West:	Industrial warehouse building.	Business Park and Landscape strips	CD (By-law No. 17146 as amended by 17934)

## DEVELOPMENT CONSIDERATIONS

### Context

- The subject 0.63-hectare (1.54 acres) site is located at 18929 - 32 Avenue and is designated Mixed Employment in the Official Community Plan (OCP), and Business Park/Buffer in the Campbell Heights Local Area Plan (LAP).
- The property is located in the Campbell Heights North Business Park and was created under Subdivision Application No. 7912-0160-00 in August 2013. There is a General Development Permit (No. 7910-0032-00) registered on the property which provides design guidelines.

### Proposal

- The applicant is proposing a Development Permit for a single-tenant industrial building.
- The development proposes a gross floor area of 3,045 square metres (32,776 sq. ft.).
- Of the total proposed floor area, 2,277 square metres (24,509 sq. ft.) is proposed for industrial use, 287 square metres (3,089 sq. ft.) is for office space, along with an additional 481 square metres (5,177 sq. ft.) reserved for future upper floor office space.
- The form, character and density of the proposed development comply with the Campbell Heights Local Area Plan (LAP) and the proposed development meets the requirements of the CD By-law No. 17146, as amended by By-law No. 17934, including for floor area, lot coverage, building height and building setbacks.

### Access and Parking

- The proposal includes a total of 44 parking stalls, which exceeds the 42 parking spaces required under the Zoning By-law. The 42 parking spaces include the parking requirements for the proposed (future) 481 square metres (5,177 sq.ft.) upper floor office space.



- Right-in/right-out only access to the site is provided from 32 Avenue. In addition, access is provided from the property located to the west at 18905 - 32 Avenue, which provides full-movement access to 32 Avenue.

### Mezzanine Space

- The BC Building Code permits up to 40% of the ground floor area to be constructed as second-storey mezzanine space. The proposed development proposes 33.7% mezzanine space. The applicant has agreed to register a Section 219 Restrictive Covenant restricting the maximum mezzanine space to be constructed to avoid a situation where there may be insufficient parking for the future development of the site.

### DESIGN PROPOSAL AND REVIEW

- The proposed building is consistent with the design guidelines outlined in the Campbell Heights North Design Guidelines and the OCP and is reflective of the existing design standards within the area. The development concept behind Campbell Heights is a high quality, sustainable industrial business park.
- Overall, the building is proposed to have a modern linear appearance. Architectural emphasis is placed on the main entrance to the building, which is proposed on 32 Avenue. The front façade includes considerable glazing and a metal canopy to help define the main entrance into the building. The front elevation will have a significant amount of glazing and building articulation to provide visual interest.
- The proposed building construction includes tilt up panels, concrete panels, and glazing systems. The proposed colour scheme uses shades of grey with red accents.
- The building is expected to have one industrial tenant. Access to the offices would be provided from the main entrance, with truck access to the site provided along the northern portion of the site. The loading bays are not visible from the public realm.
- The applicant has indicated that they are not proposing any signage at this time.

### Landscaping

- The proposed landscaping consists of a 4.0-metre (13 ft.) wide landscape strip along 32 Avenue, which is in addition to the existing 4.0-metre (13 ft.) wide multi-use pathway. In areas along 32 Avenue where no parking is proposed between the property line and the building, landscaping is 7.5-metre (25 ft.) width.
- The proposed landscaping will consist of a variety of trees, including Maple, Crabapple, Pine, and Littleleaf Linden. These trees will be complemented by a variety of shrubs and ground cover.
- A 9.0-metre (30 ft.) wide section of specialty paving is proposed at the driveway entrance, in a brick parquet pattern.

PRE-NOTIFICATION

- On May 29, 2019 a development sign was posted on the site and the project was referred to the Little Campbell Watershed Society (LCWS) for review and comment. At the time of drafting this report, staff have received no responses for the proposal.

TREES AND LANDSCAPING

- An arborist report was not required as there are currently no trees and very little vegetation on the property.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 20, 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 proposal complies with the OCP designation, the Campbell Heights LAP designation and the existing zoning.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• Includes public and private outdoor amenity areas.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• None proposed.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• A SROW for a multi-use pathway is provided along 32 Avenue.</li> <li>• An access easement was previously secured for the property to the west, to facilitate full movement vehicular access on 32 Avenue.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• CPTED design principles have been applied, including lighting, glazing and landscaping.</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>• None proposed.</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 satisfactory. The proposed development was evaluated based on compliance with the design guidelines for Campbell Heights North and the OCP.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Project Data Sheets
- Appendix II. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

HS/cm

## DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: CD

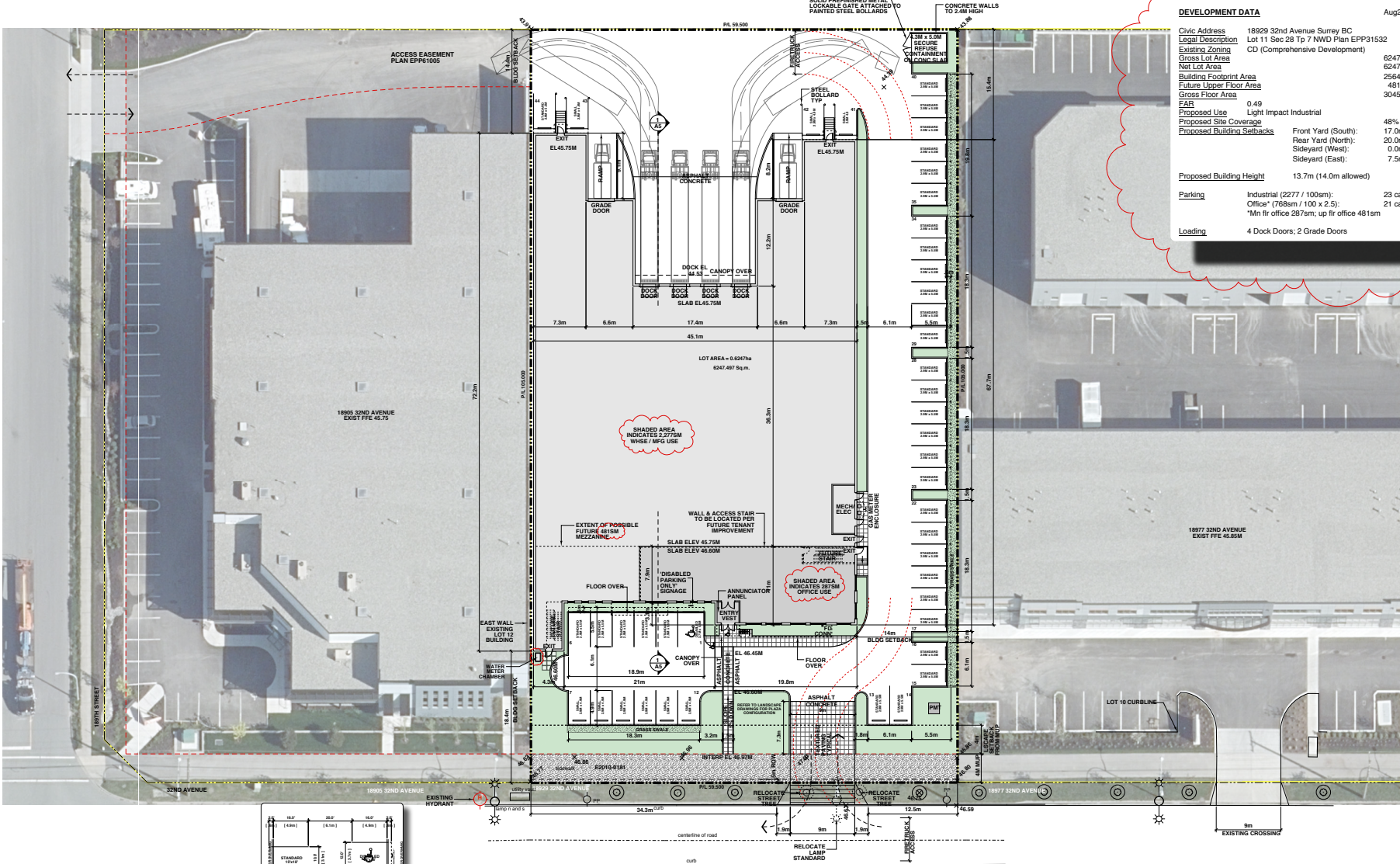
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		6,248
Road Widening area		
Undevelopable area		
Net Total		6,248
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		42%
Paved & Hard Surfaced Areas		42%
Total Site Coverage		84%
SETBACKS ( in metres)		
Front	16 m	18.4 m
Rear	7.5 m	14.4 m
West	8.0 m	0.0 m
East	7.5 m	12.4 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m	10.7 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Office		287 sq.m
Future Office		481 sq.m.
Total		
FLOOR AREA: Industrial		2,277 sq.m.
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		3,045 sq.m.

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

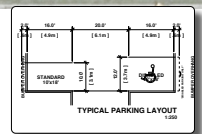
**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)	1.0	
FAR (net)	1.0	0.48
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		16 sq.m.
PARKING (number of stalls)		
Office	19	21
Industrial	23	23
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	30	
Future Office	12	
Total	42	44
Number of accessible stalls	1	1
Number of small cars	15	9
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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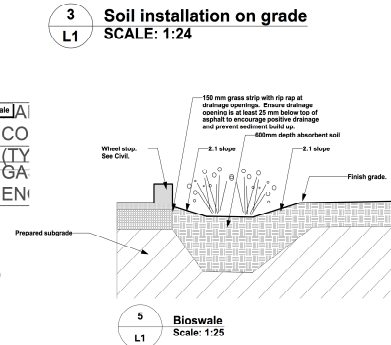
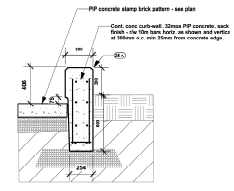
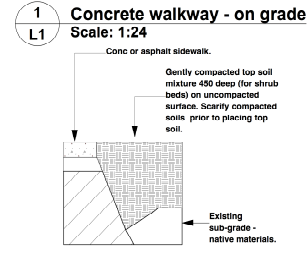
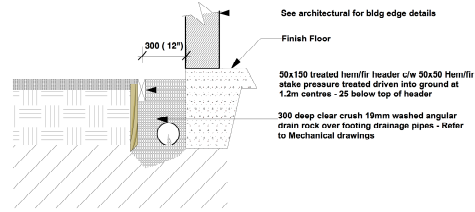
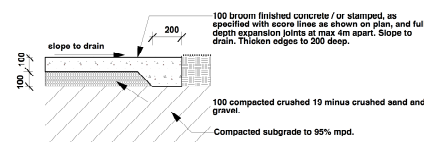
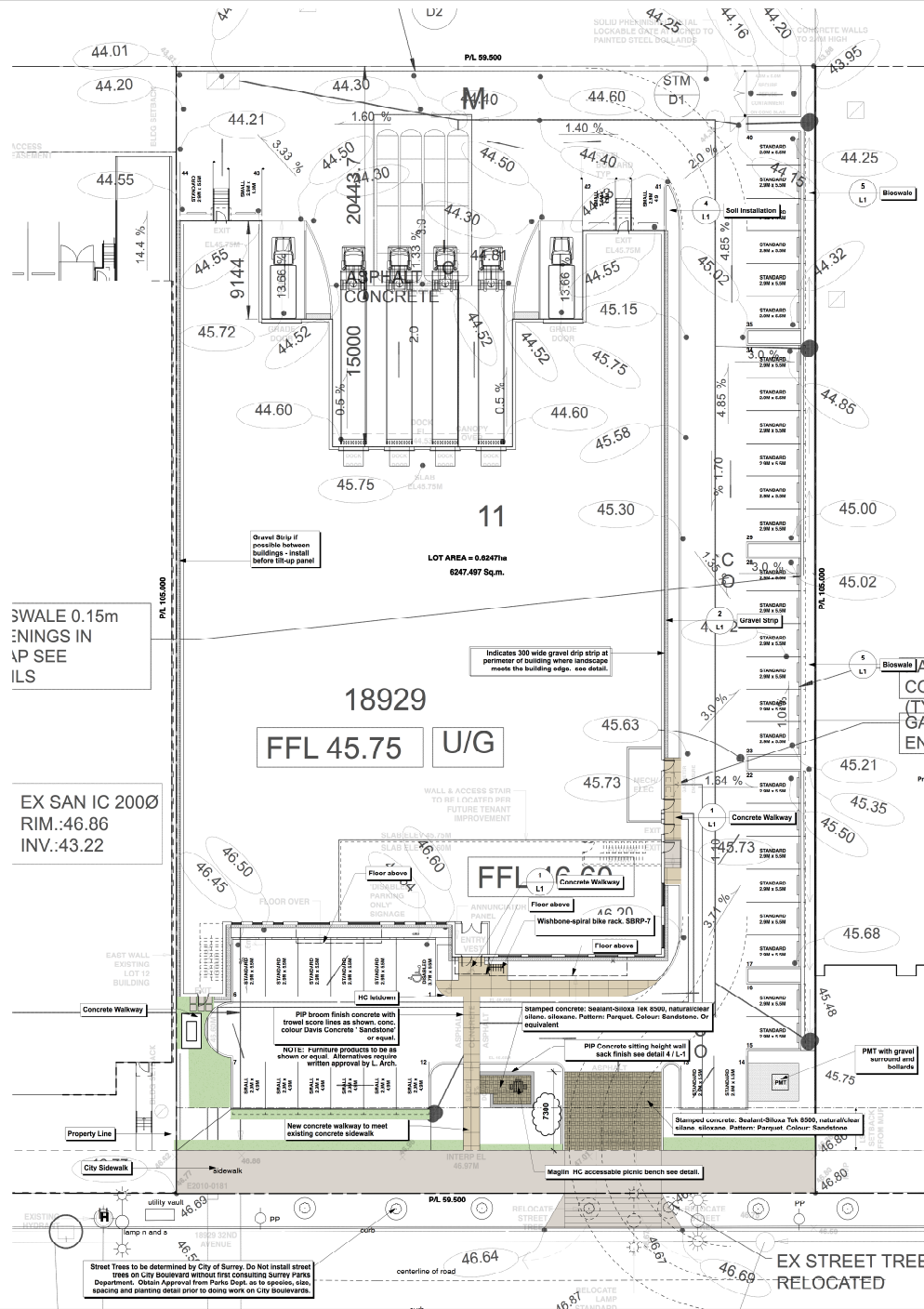
DEVELOPMENT DATA		Aug29.19
Civic Address	18929 32nd Avenue Surrey BC	
Legal Description	Lot 11 Sec 28 Tp 7 NWD Plan EPP31532	
Existing Zoning	CD (Comprehensive Development)	
Gross Lot Area	6247.5sm	
Net Lot Area	2564.0sm	
Building Footprint Area	451.0sm	
Future Upper Floor Area	3045.0sm	
Gross Floor Area		
FAR	0.49	
Proposed Use	Light Impact Industrial	
Proposed Site Coverage	48%	
Proposed Building Setbacks	Front Yard (South): 17.0m (16.0m allowed)	
	Rear Yard (North): 20.0m (7.5m allowed)	
	Sideway (West): 0.0m (0.0m allowed)	
	Sideway (East): 7.5m (7.5m allowed)	
Proposed Building Height	13.7m (14.0m allowed)	
Parking	Industrial (2277 / 100sm): 23 cars (23 required)	
	Office* (768sm / 100 x 2.5): 21 cars (19 required)	
	*Mn fir office 2875m; up fir office 4815m	
Loading	4 Dock Doors; 2 Grade Doors	



<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>REMARKS</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>FEB22.19</td> <td>DP RESUBMISSION</td> </tr> <tr> <td>B</td> <td>APR15.19</td> <td>DP RESUBMISSION</td> </tr> <tr> <td>C</td> <td>JUL123.19</td> <td>DP RESUBMISSION</td> </tr> <tr> <td>D</td> <td>AUG19.19</td> <td>ACCESS EASEMENT PLAN # NOTED</td> </tr> <tr> <td>E</td> <td>AUG29.19</td> <td>DEVELOPMENT DATA PROVIDED; WATER METER COVERED LOCK NOTED</td> </tr> </tbody> </table>	REV	DATE	REMARKS	A	FEB22.19	DP RESUBMISSION	B	APR15.19	DP RESUBMISSION	C	JUL123.19	DP RESUBMISSION	D	AUG19.19	ACCESS EASEMENT PLAN # NOTED	E	AUG29.19	DEVELOPMENT DATA PROVIDED; WATER METER COVERED LOCK NOTED	<p>TOPOGRAPHIC SURVEY INFORMATION</p> <p>2025/05/19 PLAN REF: 1004</p>		<p>ARCHITECTURE &amp; ENGINEERING</p> <p>722.888.8888 724.888.7267</p> <p>2025/05/19 PROJECT: 18929 32ND AVENUE ARCHITECT ABC AAA ARCHITECTURE &amp; ENGINEERING</p> <p><small>Written observations and site measurements over actual dimensions. The General Contractor shall verify all dimensions. Where not shown prior to site preparation, do not proceed with any work until in possession of "TOP CONSTRUCTION" (2025) approved. This drawing and all other drawings are the intellectual property of CTA Design Group. This drawing and any other drawings shall not be reproduced or altered without written consent of CTA Design Group.</small></p>	<p>PROPOSED NEW INDUSTRIAL BUILDING FOR</p> <p>18929 32ND AVE S SURREY BC</p>	<p>TITLE: -SITE / MAIN FLOOR PLAN</p> <p>DRAWN: JK CHECKED: JK</p> <p>SCALE: 1:250 FILE:</p> <p>DRAWING NUMBER: **** VERSION: E</p>
REV	DATE	REMARKS																					
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PICNIC TABLE - Maglin MLP 400 series MLPT 400-S-DB- BM Wheelchair /Gameboard Colour Black



BICYCLE RACK -Cora Bike Racks Expo Series # 3606 - Black - install with tamper proof hardware.

LANDSCAPE FURNITURE

F	19-8-30	Issue with water chamber
E	19-7-22	Issue with UP comments
D	19-4-24	General Revisions-Issue for review
C	19-2-5	General Revisions - issue for review
D	10-00-10	Re-issued for development Permit
A	18-06-18	issued for DP submission

Date: \_\_\_\_\_ Issue Notes: \_\_\_\_\_

**Prospect & Refuge**  
LANDSCAPE ARCHITECTS  
Building on 25 years of history as Southern Lakes, Ltd.  
1902-1661 W 2nd Ave. | Vancouver, BC | V6Z 1K3  
t: 604-699-1003 | e: info@prospectandrefuge.ca | w: prospectandrefuge.ca

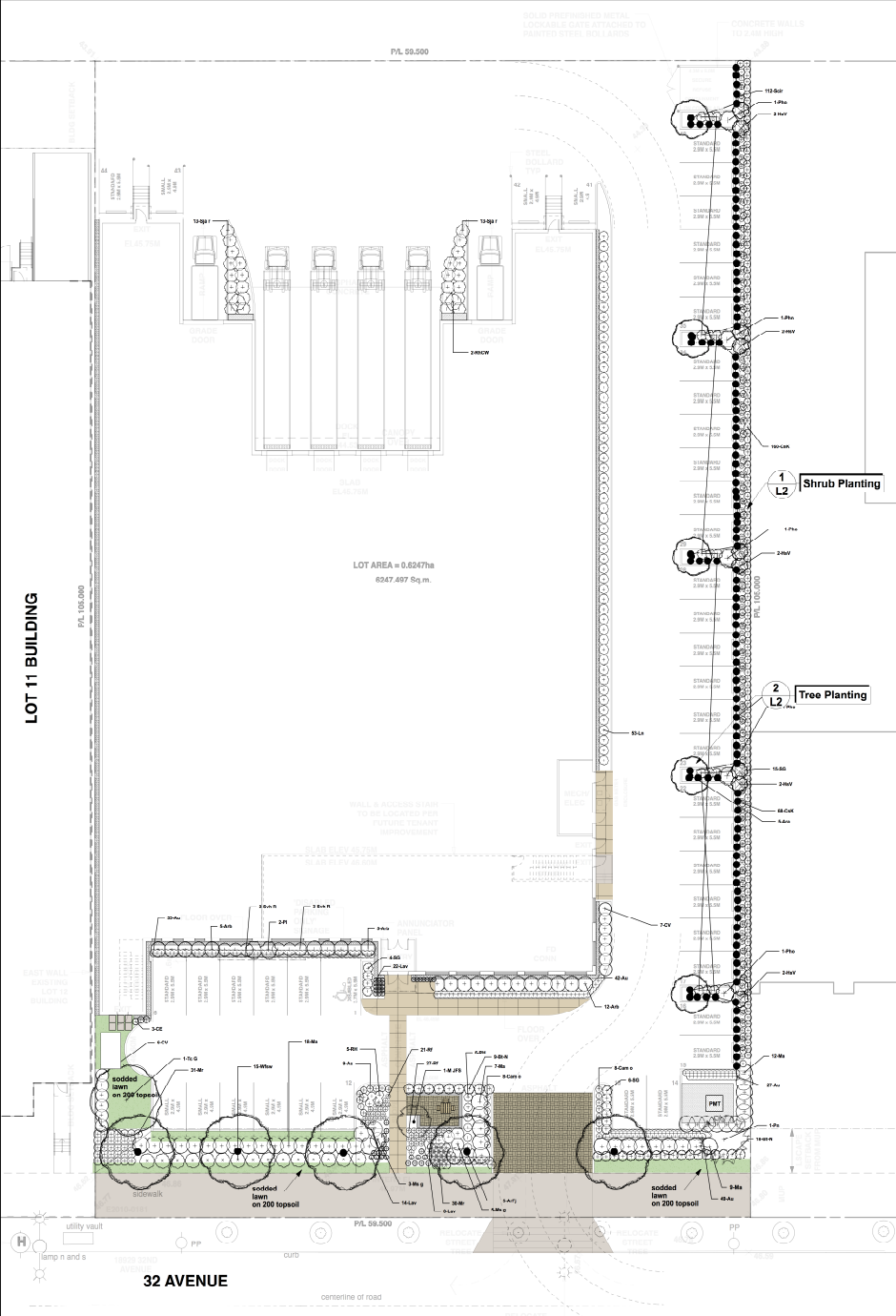
Project Title and Address  
Lot 11 Campbell Heights  
19829 32nd Ave.  
Surrey, B.C.

Sheet Title  
Landscape layout & materials plan

Prepared By	TW	Project No.	2018-26
Drawn By	JL	Scale	1:200
Reviewed By	JL	Sheet No.	
Date	June 2018		<b>L1</b>

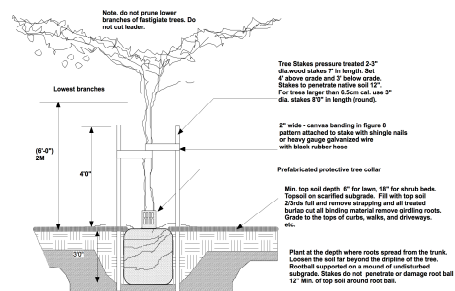
Street Trees to be determined by City of Surrey. Do Not install street trees on City property without first consulting Surrey Parks Department. Obtain Approval from Parks Dept. as to species, size, spacing and planting detail prior to doing work on City boulevards.





ID	Latin Name	Common Name	Quantity	Size	Notes
<b>PLANT LIST</b>					
<b>TREES</b>					
Ara	Acer rubrum 'Armstrong'	Armstrong Red Maple	5	5 cm	B & B MALL
A/FJ	Acer rubrum 'Frank Jr.' PP16769	Redpointe Maple	5	6cm cal.	B & B
M/ JFS	Malus 'JFS-KW703' PP 77554	Sparkling Sprite Crabapple	1	3cm cal. min.	B & B
Ph	Pinus nigra 'Select Green'	Austrarian Pine	1	3M ht.	B&B ***
Tc G	Tilia cordata greenspire	litttleleaf Linden	1	6cm cal. min.	B&B
<b>SHRUBS</b>					
As	Acanthus spinosus	Bear's Breeches	9	#1 pot	Cont. ***
Arb	Arbutus unedo 'Compacta'	Strawberry Tree	22	#2 pot	Cont. ***
Au	Arctostaphylos uva ursi	Kinnikinnick	171	#1 pot	Cont. ***
Bt-N	Berberis thunbergii var. atropurpurea 'Concorde'	Dwarf Japanese Barberry	27	#2 pot	Cont. ***
Cam	Calamagrostis x acutiflora 'Overdam'	Variegated Reed Grass	16	#2 pot	Cont. ***
Cb	Calliandra bodinieri var. giraldii 'Profusion'	Beauty Bush	1	#3 pot	Cont.
CE	Carex 'Evergold'	Golden Sedge Grass	3	#1 pot	Cont. ***
Lasi	Carex stilchensis	Sitka sedge	128	10cm pot	Cont. ***
CV	Ceanothus 'Victoria'	California Lilac	13	#3 pot	Cont.
CSK	Cornus sericea 'Kelsey'	Dwarf Dogwood	228	---	Cont. ***
HsV	Hibiscus syriacus 'Diane'	Rose of Sharon Diane	10	#3 pot	Cont.
Lav	Lavandula angustifolia	Lavender	44	#1 pot	Cont. ***
Ln	Lonicera nitida 'Red Tips'	Red Tip Honeysuckle	53	#2 pot	Cont.
M	Mahonia aquifolium	Tall Oregon Grape	46	#1 pot	---
Mf	Mahonia repens	Crooping Mahonia	61	#1 pot	Cont. ***
Ms g	Miscanthus sinensis 'Gracillimus'	Maiden Grass	8	#3 pot	Cont. ***
Pho	Philadelphus 'Belle Etoile'	Mock Orange	5	#3 pot	Cont. ***
Pl	Prunus lusitanica	Portuguese Laurel	2	#5 pot	Cont. ***
RHCW	Rhododendron 'Cunningham's White'	Cunningham's White Rhododendr	2	#5 pot	Cont.
RH	Rosa 'Hansa'	Double Old Fashioned rose	11	#2 pot	Cont. ***
RF	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black Eyed Susan	48	#2 pot	Cont. ***
Scir	Scirpus lacustris	Hard-stemmed bulrush	112	#1 pot	Cont. ***
Sja r	Skimmia japonica subsp. reevesiana	Reevesiana Skimmia	26	#3 pot	Cont.
SG	Spiraea 'Goldmound'	Goldmound Spirea	25	#2 pot	Cont. ***
Svh R	Spiraea x vanhouttei 'Renaissance'	Renaissance Spirea	6	#2 pot	Cont. ***
WIsW	Weigela florida 'Spilled Wine'	Spilled Wine Dwarf Weigela	15	#3 pot	Cont.

- LANDSCAPE NOTES**
1. Sizes on the planting plan shall be considered minimum sizes.
  2. All landscape construction to meet the current edition of the British Columbia Landscape Standards as a minimal acceptable standard. Plant material to be installed at the satisfaction of the Landscape Standards for Nursery Block.
  3. Root balls to be free of perennials weeds.
  4. Top soil mixtures for the project shall be tested for particle size, pH, and nutrient levels, and recommendations provided and amendments made to bring the soil up to acceptable levels and quality for the desired plant material, trees, or turf planting. Of each, min. soil depth are 200 (8") for lawn areas, 400 (16") for shrub beds and ground cover plantings. Install 2 inches of composted organic mulch on all shrub beds after planting and stake smooth.
  5. Provide positive grades away from buildings and toward lawn drains and catch basins. Drape away from building at a minimum of 2%. The prepared sub-grade shall be approved by the Consultant prior to application of top soil mixtures and finish grading. Slope towards lawn basins at min. 4%.
  6. Landscape Contractor is to provide 30 days of maintenance after the date of Substantial Completion. Maintenance to include: 2 Commercial or better British Columbia Certified Operators to provide a one year guarantee for all plant material. Plants installed prior to June (Between Jan 1 and Jan 31) shall be OK for one season starting on the 1st of the following year.
  7. Protection of existing hedges/bushes to remain. Install temporary tree protection fencing at drip line of existing hedges, trees, and shrub beds which are to remain. Maintain the fencing during construction. No storage of materials or equipment or any other activities are allowed within the protection zone during construction until final landscape work is being done in the vicinity. Remove protective fencing and landscape as directed.
  8. Planting materials on City boulevard to have the approval of the Parks Dept. prior to installation. Size, species and location require approval at the time of installation.
  9. All Irrigation to be high efficiency irrigation system to BASC standards.



- NOTES:**
1. Min. container size and root spread to B.C.L.A./M.C.N.T.A. landscape standards for Nursery Block - current edition.
  2. Plants are damaged, diseased, or weak limbs and roots.
  3. Do not allow roots to clog or impede installation process, water table roots well prior to planting and water immediately following planting.
- 1 L2 Shrub Planting**
- 2 L2 Tree planting**
- Root ball with plus 24" Min. All wire baskets shall have the top 1/2 of the wire removed prior to planting.
- Keep the soil moist, not water-logged, to the full depth of the roots. If deep water formed, top soil for drainage first prior to watering. Prune 1/3 of all root circumference back, much over top of circumference. Do not round up. If soil over 1/2" deep, cut off root ball should not exceed 1" depth. Remove dead and dying branches. Wait until the second growing season to begin training cuts for shaping and to begin fertilizing.

Date	Issue Notes
F 19-8-30	Issue with water chamber
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**Prospect & Refuge**  
LANDSCAPE ARCHITECTS

Building on 25 years of history as Southern Lakes Ltd.  
1102-1661 W 2nd Ave. | Vancouver, BC | V6G 1R3  
t: 604-699-1003 | w: info@prospectandrefuge.ca | w: prospectandrefuge.ca

Project File and Address  
Lot 11 Campbell Heights  
19829 32nd Ave.  
Surrey, B.C.

Planting plan for  
Lot 11

Prepared by: **TW**      Project No.: **2018-26**  
Drawn by: **AS**      Scale: **1:200**  
Reviewed by: **AS**      Date: **AS**

Date: **June 2018**      **L2**

INTER-OFFICE MEMO

---

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

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

DATE: **Jul 30, 2019** PROJECT FILE: **7818-0300-00**

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RE: **Engineering Requirements (Commercial/Industrial)  
Location: 18929 32 Ave**

**DEVELOPMENT PERMIT**

There are no engineering requirements relative to the Development Permit.

**BUILDING PERMIT**

The following issues are to be addressed as a condition of the Building Permit:

- 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 projects 7810-0179-00, 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.
- Ensure adequate service connections are provided. Cap and abandon any redundant connections.
- Construct 9.0m driveway to City Standard. Relocate the existing water valve assembly vent located in the frontage boulevard to avoid conflict with the proposed driveway access.



Tommy Buchmann, P.Eng.  
Development Services Manager  
LR1