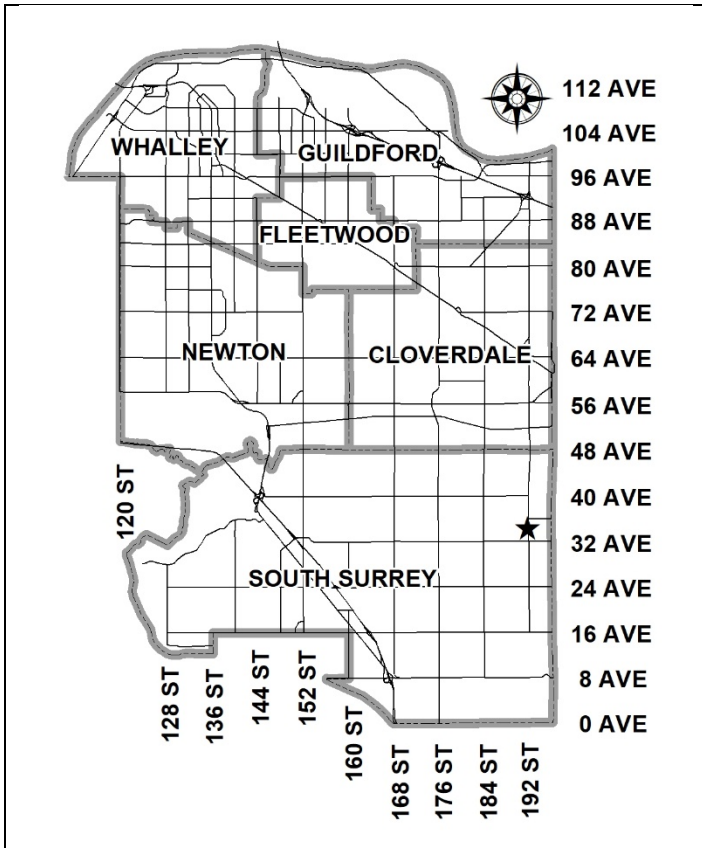


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0383-00

Planning Report Date: April 29, 2019



**PROPOSAL:**

- Development Permit
- Development Variance Permit

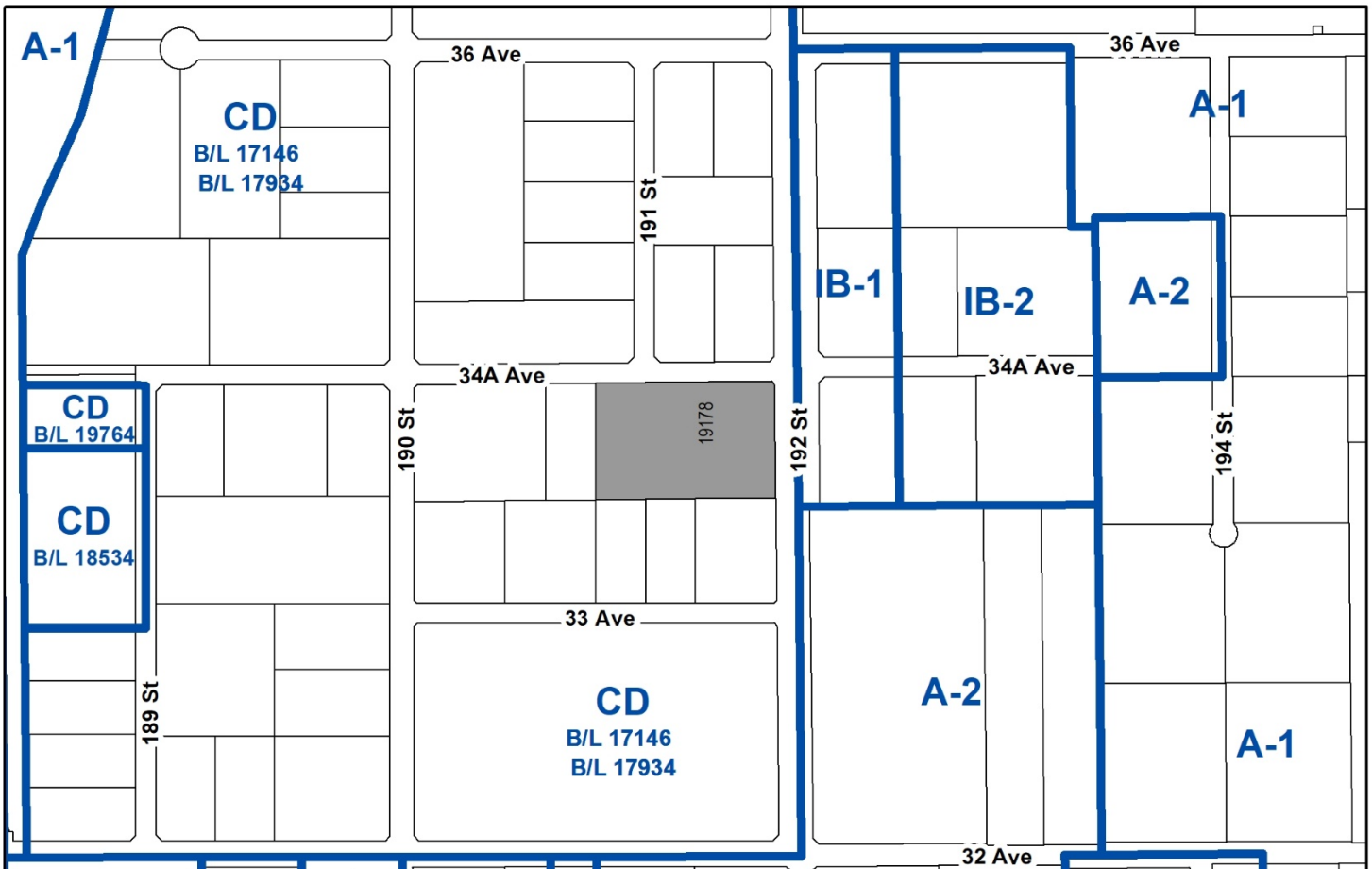
to permit the development of a 4,007 square metre (43,136 sq. ft.) industrial building.

**LOCATION:** 19178 – 34A Avenue

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

**OCP DESIGNATION:** Mixed Employment

**NCP DESIGNATION:** Business Park and Landscaping Strips



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to reduce the minimum rear yard setback.

### RATIONALE OF RECOMMENDATION

- The proposed development complies with the "Mixed Employment" designation in the Official Community Plan (OCP) and the "Business Park" designation in the Campbell Heights Local Area Plan (LAP).
- The form and character of the proposed building are appropriate for this part of Campbell Heights and is consistent with the guidelines outlined in the General Development Permit that was previously registered on the property under Development Application No. 7910-0032-00 and the Design Guidelines for Campbell Heights North.
- The applicant Van Gogh Designs is seeking to reduce the rear yard setback to 0.0 metres (0 ft.). The CD Zone (By-law No. 17146, as amended by By-law No. 17934) allows a 0.0 metre (0 ft.) setback for one of the side yards. The proposed reduced rear yard setback is necessary to match the siting of the existing Van Gogh Designs building located on the east portion of the subject site, thereby allowing the site to be used more efficiently.
- The reduced rear yard setback will not impact the public interface on 34A Avenue and the adjacent property at 19062 – 34A Avenue is zoned CD (By-law No. 17146, as amended by By-law No. 17934) which will allow for one side yard setback to be 0.0 metres (0 ft.). Therefore, the reduced rear yard setback does not result in any appreciable impact for the neighbouring property or public interface on 34A Avenue.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7918-0383-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7918-0383-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of CD Zone (By-law No. 17146, as amended by By-law No. 17934) from 7.5 metres (25 ft.) to 0.0 metres (0 ft.).
3. Council instruct staff to resolve the following issues prior to final approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space; and
  - (e) registration of a Section 219 Restrictive Covenant to prohibit any uses that requires a Metro Vancouver air quality permit from locating on the site.

## REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

Surrey Fire Department: No concerns.

## SITE CHARACTERISTICS

Existing Land Use: Van Gogh Designs (furniture warehousing, manufacturing and office) and vacant industrial land.

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
North (Across 34A Avenue):	Vacant property currently under Development Application No. 7918-0359-00 to permit development of a light impact industrial/office building and a recently constructed light impact industrial/office building.	Business Park and Landscaping Strips	CD (By-law No. 17146, as amended by By-law No. 17934)
East (Across 192 Street):	Vacant property currently under Development Application No. 7919-0082-00 to permit development of two light impact industrial/business park buildings.	Business Park (Office) and Landscaping Strips	IB-1
South:	Light impact industrial/business park buildings.	Business Park	CD (By-law No. 17146, as amended by By-law No. 17934)
West:	Vacant property.	Business Park	CD (By-law No. 17146, as amended by By-law No. 17934)

DEVELOPMENT CONSIDERATIONSContext

- The subject site is approximately 2.1 hectares (5.2 acres) in size and is located at the southwest corner of 192 Street and 34A Avenue in Campbell Heights. The site is designated "Mixed Employment" in the Official Community Plan (OCP), "Business Park" and "Landscaping Strips" in the Campbell Heights Local Area Plan and zoned CD (By-law No. 17146, as amended by By-law No. 17934).
- The site is bounded by mixed-employment and business park designated lands on all sides, with landscaping strips and a greenway (multi-use pathway) along both sides of 192 Street.
- The property was rezoned from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)" (based on IB-2) as part of Development Application No. 7910-0032-00, that also created design guidelines through a General Development Permit. Development Application No. 7910-0179-00 further subdivided the site to create the subject site.

- CD By-law No. 17146, as amended by By-law No. 17934, permits light impact industry, warehouse uses, distribution centres, transportation industry, office uses, and other accessory uses, forming part of a comprehensive design.
- A portion of the site was developed in 2014 under Development Application No. 7913-0279-00, which permitted the development of an 8,412 square metre (90,549 sq. ft.) industrial building for Van Gogh Designs. At that time, the applicant undertook an internal lot line cancellation to create one parcel from two separate parcels that were created under Development Application No. 7910-0179-00.
- Under the original rezoning and subdivision applications, the site was cleared and serviced for development. There are no trees or vegetation on the portion of the site that is proposed for development.

### Proposal

- The applicant is proposing a Development Permit to construct an addition to the existing Van Gogh Designs industrial warehousing and office building. The proposed addition will be 4,007 square metres (43,136 sq. ft.) in floor area resulting in a gross floor area on the site of 12,419 square metres (133,685 sq. ft.). The addition will include a 2,492 square metre (26,831 sq. ft.) warehouse for Van Gogh Designs, a second warehouse 757 square metres (8,149 sq. ft.) in size, and a two-storey office component totaling 641 square metres (6,906 sq. ft.) in floor area with an additional 103 square metre (1,113 sq. ft.) terrace space for the office. The additional warehouse unit and office space will be leased to tenants.
- The proposed Development Permit will allow Van Gogh Designs to expand the existing furniture warehousing, manufacturing and office building on the subject site.
- The form, character and density of the proposed addition complies with the Campbell Heights Local Area Plan (LAP) and the proposed development meets the requirements of the CD By-law No. 14146, as amended by By-law No. 17934, including floor area, lot coverage, and building height.
- The proposal includes a total of 140 parking stalls, meeting the requirements of the Zoning By-law.
- The existing two (2) vehicular accesses onto 34A Avenue are proposed to be retained. One access will be primarily for passenger vehicular traffic, and the second access will provide for both trucks and passenger vehicular traffic. Both accesses meet the requirements of the Engineering Department.
- The proposed truck bays are located in close proximity to the truck access on 34A Avenue and the loading areas will be screened to a height of at least 2.5 metres (8 ft.) with a solid metal sliding gate.

## PRE-NOTIFICATION

- A development proposal sign was erected on the subject site and the project was referred to the Little Campbell Watershed Society (LCWS) for review and comment. The LCWS enquired about stormwater runoff on the property. Staff confirmed to the LCWS that the property will provide 100% on-site infiltration. No other phone calls or emails were received regarding the proposal.

## DESIGN PROPOSAL AND REVIEW

- The proposed building is consistent with the design guidelines outlined in the Campbell Heights North Design Guidelines and the OCP and is reflective of the existing standards within the area. The development concept behind Campbell Heights is a high quality, sustainable industrial business park.
- Overall, the building is proposed to have a modern linear appearance. Architectural emphasis is placed on the main entrance to the building's office component fronting onto 34A Avenue with extensive use of glazing and articulation to provide visual interest. In addition, the proposed office space is proposed to extend beyond the industrial units of the new building to provide screening from the proposed loading bays associated with the new building.
- The proposed building construction is a combination of concrete tilt-up panels and black tinted double glazing. Colours for the concrete panels are proposed in light and dark grey and are complemented by black metal cladding and lime green concrete panel features.
- The proposed truck loading/unloading area will be screened by a 2.5 metre (8 ft.) black metal sliding gate.

## Signage

- No free-standing sign is proposed. A fascia sign is proposed for the office space fronting 34A Avenue and will be considered under a separate permit.

## Landscaping

- The proposed landscaping consists of a 3.0 metre (10 ft.) wide landscaping strip along 34A Avenue.
- Landscaping has been designed with high quality drought resistant planning. Planting includes the following trees and shrubs: Japanese Zelkova, English Laurel, Hybrid Rhododendron, Osier Dogwood, and Skyrocket Juniper and a variety of other perennials, ground covers, and grasses.
- Benches are provided at the front of the building facing 34A Avenue and an amenity area with table seating is located near the western property line, facing 34A Avenue. This amenity area is to be used mostly by staff.
- Bicycle racks are provided adjacent to the amenity area.

### Access and Parking

- A pedestrian linkage is proposed to connect the office component with 34A Avenue. Vehicular access is maintained onto 34A Avenue in its current location and an expanded truck loading/unloading area will be constructed adjacent to the existing loading/unloading area for the Van Gogh Designs building.
- The existing Van Gogh Designs building provides eighty-four (84) parking spaces which met the parking provisions in the Zoning By-law at the time the Development Permit was issued under Development Application No. 7913-0279-00. Since that time, the parking rate for office floor area increased from 2 spaces per 100 square metres (1,075 sq. ft.) to 2.5 spaces per 100 square metres (1,075 sq. ft.). The proposed development is required to meet the parking provisions based on the floor area of the proposed building but can grandparent the floor area of the existing building given this was previously proposed under the previous Zoning By-law requirements.
- Based on the proposed industrial and office floor area, a total of forty-nine (49) parking spaces are required to be provided, in addition to the 84 existing parking spaces on-site. The applicant proposes a total of fifty-six (56) new parking spaces, including four (4) accessible parking spaces which exceeds the minimum parking spaces required under the Zoning By-law. Based on the existing eighty-four parking spaces, and the additional forty-nine (49) required parking spaces, there are a total of seven (7) excess parking spaces in relation to the new floor area, on-site. Most of the parking is located along the north property line, with some stalls for staff located south of the proposed sliding metal gate. There are 5 loading stalls proposed.

### 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 currently does not include any mezzanine space. The additional fifty-six (56) parking spaces that results in seven (7) excess parking spaces would accommodate a mezzanine area of 280 square metres (3,013 sq. ft.). 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.

### TREES

- An Arborist Report was not required as the trees and vegetation on site are on the area where the existing building is located, outside of where the proposed development is located.

### ADVISORY DESIGN PANEL

- Industrial developments are not subject to review by the Advisory Design Panel (ADP), but the design was reviewed by City staff and found to be generally 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 October 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 subject site is located within the Campbell Heights Local Area Plan (LAP)</li> <li>• The proposed development conforms to the land use designation of the Campbell Heights LAP and the Official Community Plan (OCP)</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed density is 0.58 FAR, which is below the maximum 1.0 FAR.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The proposed development will include natural landscaping.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The proposed development includes bicycle parking and/or lockers.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Exterior lighting at night will provide improved safety.</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>

**BY-LAW VARIANCE AND JUSTIFICATION**

## (a) Requested Variance:

- To reduce the minimum rear yard setback of CD By-law No. 17146, as amended by By-law No. 17934, from 7.5 metres (25 ft.) to 0.0 metres (0 ft.)

## Applicant's Reasons:

- The proposed variance is sought to provide a suitable addition to the existing Van Gogh Designs building while maintaining the existing truck bays and parking.
- The rear yard setback does not front onto any public streets and will not impact the public interface.



**Staff Comments:**

- Under CD By-law No. 17146, as amended by By-law No. 17934, one side yard setback is permitted to be reduced from 7.5 metres (25 ft.) to 0.0 metres (0 ft.). The existing Van Gogh Designs industrial building utilized this provision for a 0.0 metre (0 ft.) side yard setback on the south property line. In order to utilize the site more efficiently, and match the siting of the existing building, the applicant has requested to reduce the rear yard setback from 7.5 metres (25 ft.) to 0.0 metres (0 ft.).
- The site directly adjacent to the west is currently vacant but is designated for Business Park in the Campbell Heights LAP and zoned CD By-Law No. 17146, as amended by By-law No. 17934. Therefore, this property can also utilize a 0.0 metre (0 ft.) side yard setback.
- The reduced side yard setback will not have any impact on the public interface from 34A Avenue.
- For these reasons, staff support the proposed variance.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7918-0383-00

**INFORMATION AVAILABLE ON FILE**

- Complete Set of Architectural and Landscape Plans prepared by KCC Architecture and the Krahn Group, respectively, dated March 28, 2019.

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

KS/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## SUBDIVISION DATA SHEET

Existing Zoning: CD By-law No. 17146, as amended by By-law No. 17934

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	5.20
Hectares	2.10
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	1
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	N/A
Range of lot areas (square metres)	
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	N/A
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	48%
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	NO
<b>MODEL BUILDING SCHEME</b>	
	NO
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	YES/NO
Works and Services	YES/NO
Building Retention	YES/NO
Others	YES/NO

## DEVELOPMENT DATA SHEET

Existing Zoning: CD By-law No. 17146, as amended by By-law No. 17934

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		21,057 sq. m.
Road Widening area		
Undevelopable area		
Net Total		21,057 sq. m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	60%	48%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front	16.0 m	20. 6 m.
Rear	7.5 m	0.0 m
Side Yard Flanking (N)	9.0 m	24.8 m
Side Yard (S)	0.0 m	0.0 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	14 m	14 m
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>	N/A	N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>	N/A	N/A
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		641 sq. m.
Total		641 sq. m.
<b>FLOOR AREA: Industrial</b>		3,262 sq. m.
<b>FLOOR AREA: Institutional</b>		N/A
<b>TOTAL BUILDING FLOOR AREA</b>		4,007 sq. m.

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.00	0.59
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Office	16	
Industrial	33	
Existing Building	84	
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	133	140
Number of accessible stalls	2	4
Number of small cars		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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**GEOTECHNICAL CONSULTANT**

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WSP CANADA INC

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Email: reza.berry@wsp.com

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**LANDSCAPE CONSULTANT**

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KD PLANNING & DESIGN LTD

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**ARCHITECT**

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**CLIENT**

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**SURVEY CONSULTANT**

FINNY PHILIP  
TARGET LAND SURVEYING

Office: 604 583 6161  
Email: finny@targetlandsurveying.ca

NO.	DATE	ISSUANCE	PROJECT NAME / CLIENT	TITLE
1	2018 06 25	ISSUED FOR REVIEW	<p>PROPOSED NEW DEVELOPMENT</p> <p><b>VANGOGH DESIGNS</b></p> <p>19108 34A AVENUE SURREY, BC</p>	<p><b>COVER SHEET</b></p> <p><b>SUBDIVISION</b></p>
2	2018 10 10	ISSUED FOR DP		
3	2018 11 30	ISSUED FOR DP		
4	2019 03 28	RE ISSUED FOR DP		

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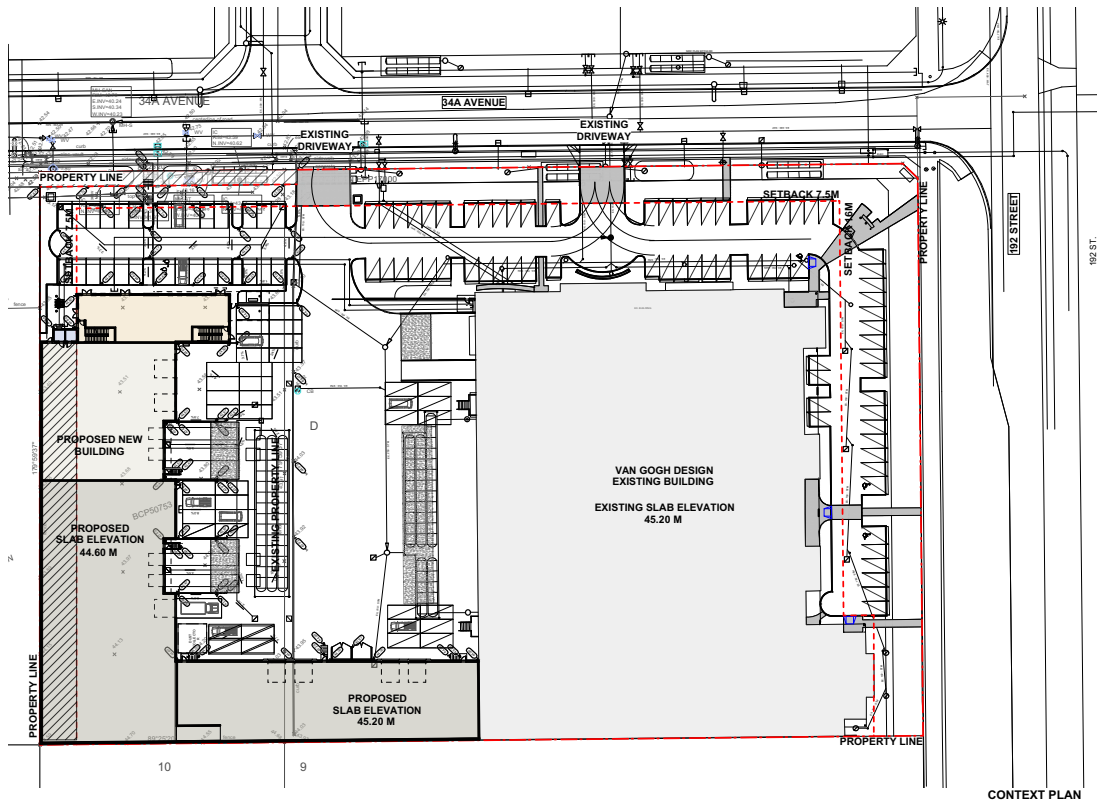
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CHECKED: KC SCALE: NA FILE: 1714

**KCC Architecture**  
kccarchitectureanddesign.ca

Unit 600 1285 West Broadway  
Vancouver BC  
V6H 3X8

Tel 604 909 1267

kcastellanos@kccarchitecture.com



**SITE DATA**

**CIVIC ADDRESS**

19181 34A AVENUE SURREY BC &  
19178 34A AVENUE SURREY BC  
**CONSOLIDATED SITES**

**ZONING**

CD/IB-1

**SITE AREA**

SITE AREA 21,057.51 SM (226,661.20 SF)

**BUILDING AREAS**

**EXISTING BUILDING**

BUILDING AREA (FOOTPRINT) 6,507.2 SM (70,045.53 SF)  
UPPER FLOOR AREA 1,904.8 SM (20,503.88 SF)  
SUBTOTAL 8,412.0 SM (90,549.4 SF)

**NEW BUILDING**

BUILDING AREA (FOOTPRINT) 3,578.6 SM (38,520.22 SF)  
LEVEL 2 316.2 SM (3,403.30 SF)  
TERRACES 103.4 SM (1,113.02 SF)  
SUBTOTAL 3,998.2 SM (43,036.26 SF)

**TOTAL 12,410.2 SM (133,582.28 SF)**

**DENSITY**

PERMITTED 1.00  
PROPOSED 0.58

**SITE COVERAGE**

PERMITTED 60%  
PROPOSED 48%

**BUILDING HEIGHT**

ALLOWED 14.00 M  
PROPOSED 14.00 M

**PARKING NEW ADDITION ONLY**

**EXISTING (PER THE APPLICABLE BY-LAW)**

REQUIRED 84  
PROVIDED 84

**NEW BUILDING**

REQUIRED Office 2.5 x 100 SM  
641.6/100= 6.41X2.5=16.04  
Warehouse 1 x 100 SM  
3.250/100= 32.5  
SUBTOTAL 48.54

TOTAL REQUIRED 132.54  
PROVIDED 140

4 ACCESSIBLE PARKING SPACES PROVIDED

LOADING 19 SPACES IN TOTAL  
(5 NEW, 14 EXISTING)

**ARCH DRAWING LIST**

- A 0.0 Cover Sheet
- A 1.0 Project Data
- A 2.0 Master Site Plan
- A 2.1 Site Plan
- A 2.2 Outline of Site Plan
- A 3.0 Floor Plan
- A 3.1 Level 2
- A 3.2 Roof Plan
- A 4.0 Site Elevations
- A 4.1 Elevations
- A 4.2 Elevations
- A 4.3 Sections
- A 4.4 Street Section
- A 5.0 Iso Views
- A 5.1 Iso Views
- A 6.0 Site Details

NO.	DATE	ISSUANCE	PROJECT NAME / CLIENT
1	2018 10 10	ISSUED FOR DP	
2	2019 03 28	RE ISSUED FOR DP	

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PROPOSED NEW DEVELOPMENT

**VANGOGH DESIGNS**

19108 34A AVENUE  
SURREY, BC

TITLE

**PROJECT DATA**

DRAWN: KC  
CHECKED: KC

SCALE: NA

1714  
**A 1.0**

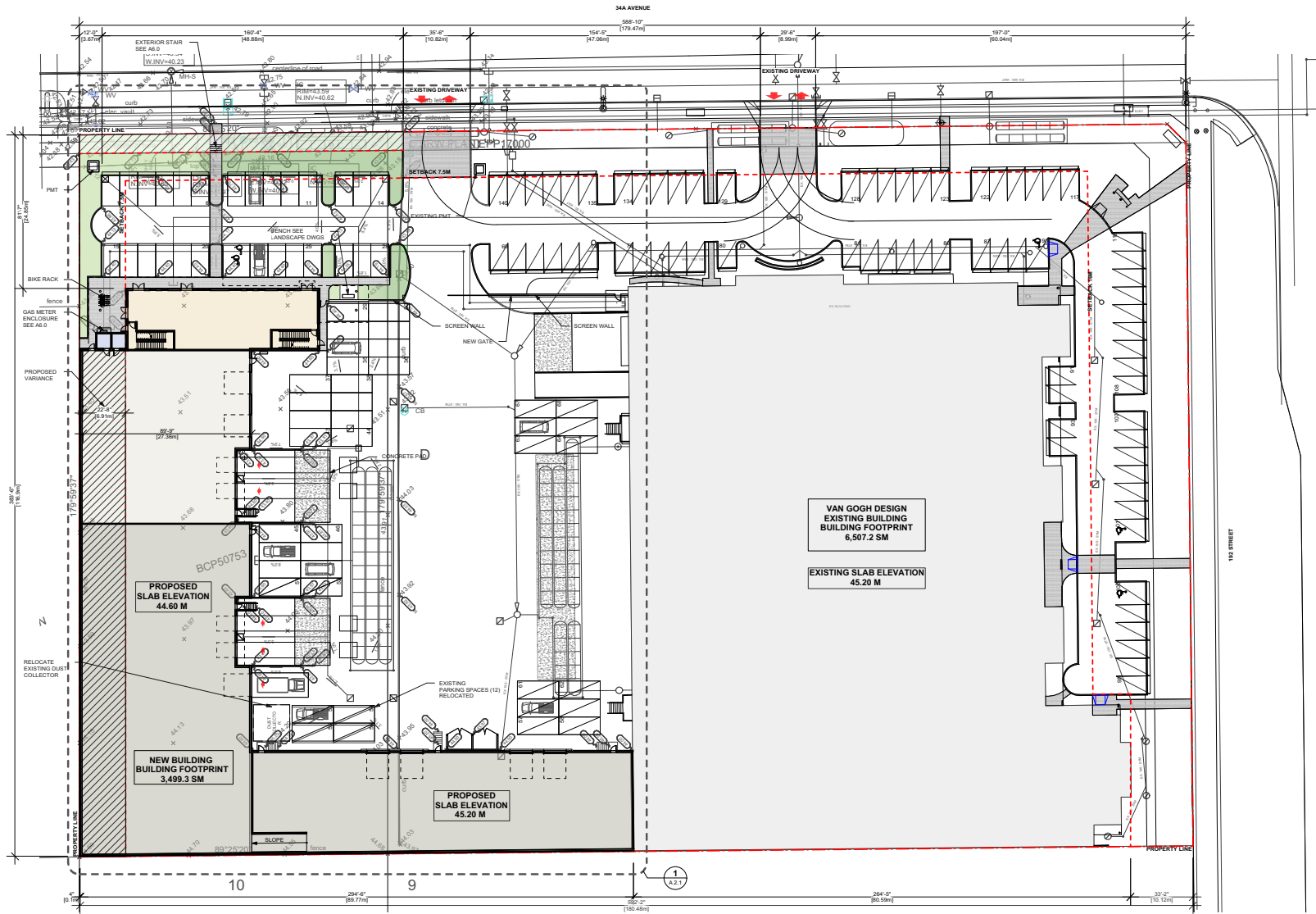
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V6H 3X8

Tel 604 909 1267

kcastellanos@kccarchitecture.com

FILE: 1714



VAN GOGH DESIGN  
EXISTING BUILDING  
FOOTPRINT  
6,507.2 SM

EXISTING SLAB ELEVATION  
45.20 M

PROPOSED  
SLAB ELEVATION  
44.60 M

NEW BUILDING  
BUILDING FOOTPRINT  
3,499.3 SM

PROPOSED  
SLAB ELEVATION  
45.20 M

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1	2018 06 25	ISSUED FOR REVIEW	
2	2018 08 01	ISSUED FOR COORDINATION	
3	2018 09 05	ISSUED FOR REVIEW	
4	2018 09 19	ISSUED FOR REVIEW	
5	2018 10 10	ISSUED FOR DP	
6	2019 03 28	RE ISSUED FOR DP	



PROPOSED NEW DEVELOPMENT  
VANGOGH DESIGNS

19108 34A AVENUE  
SURREY, BC

TITLE  
MASTER SITE PLAN

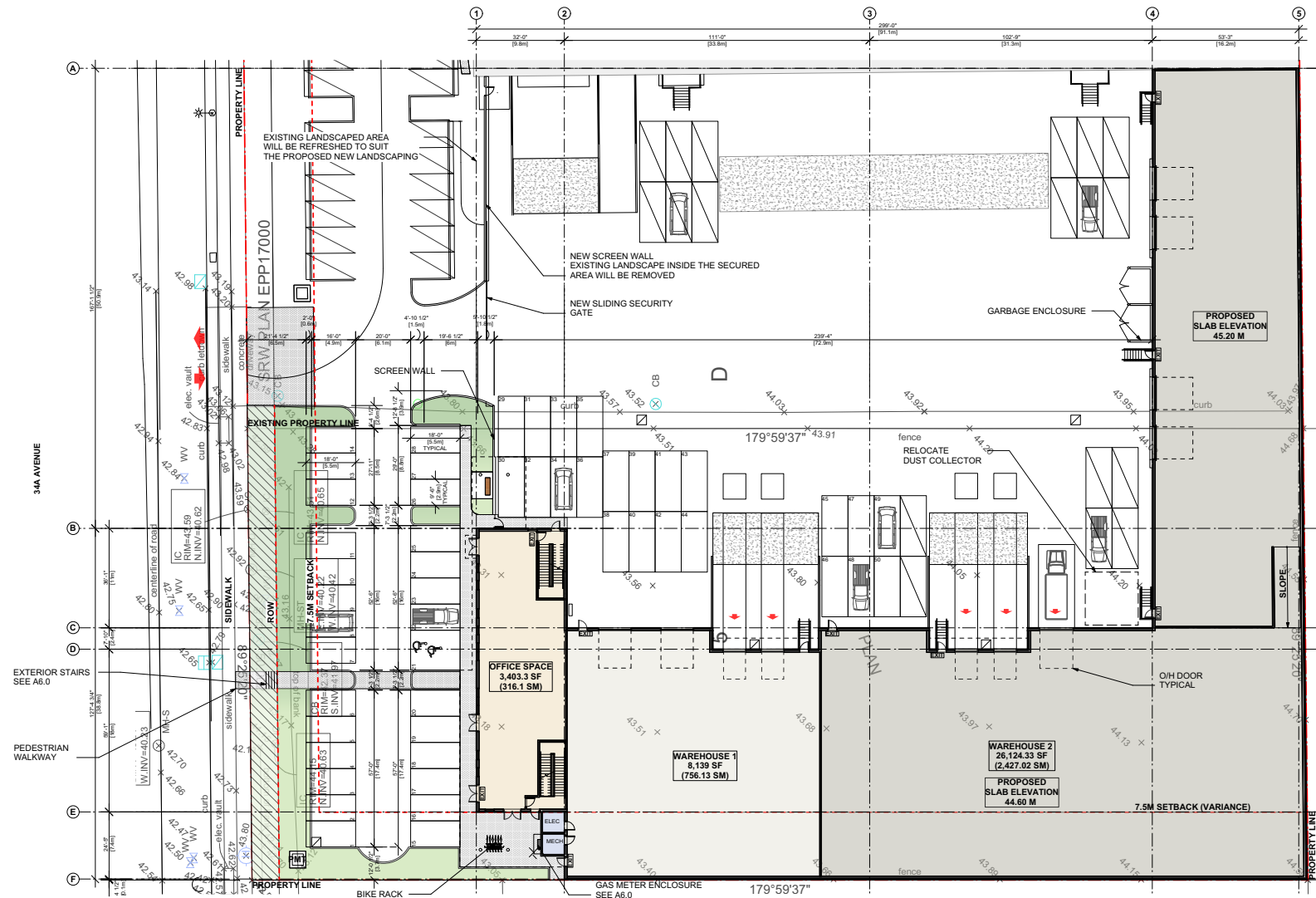
DRAWN: KC  
CHECKED: KC  
SCALE: 1:650

1714  
A 2.0

FILE: 1714

**KCC Architecture**  
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1	2018 06 25	ISSUED FOR REVIEW
2	2018 08 01	ISSUED FOR COORDINATION
3	2018 09 05	ISSUED FOR REVIEW
4	2018 10 13	ISSUED FOR REVIEW
5	2018 10 10	ISSUED FOR DP
6	2019 03 28	RE ISSUED FOR DP



**PROPOSED NEW DEVELOPMENT**  
**VANGOGH DESIGNS**

19108 34A AVENUE  
 SURREY, BC

**TITLE**  
**SITE PLAN**

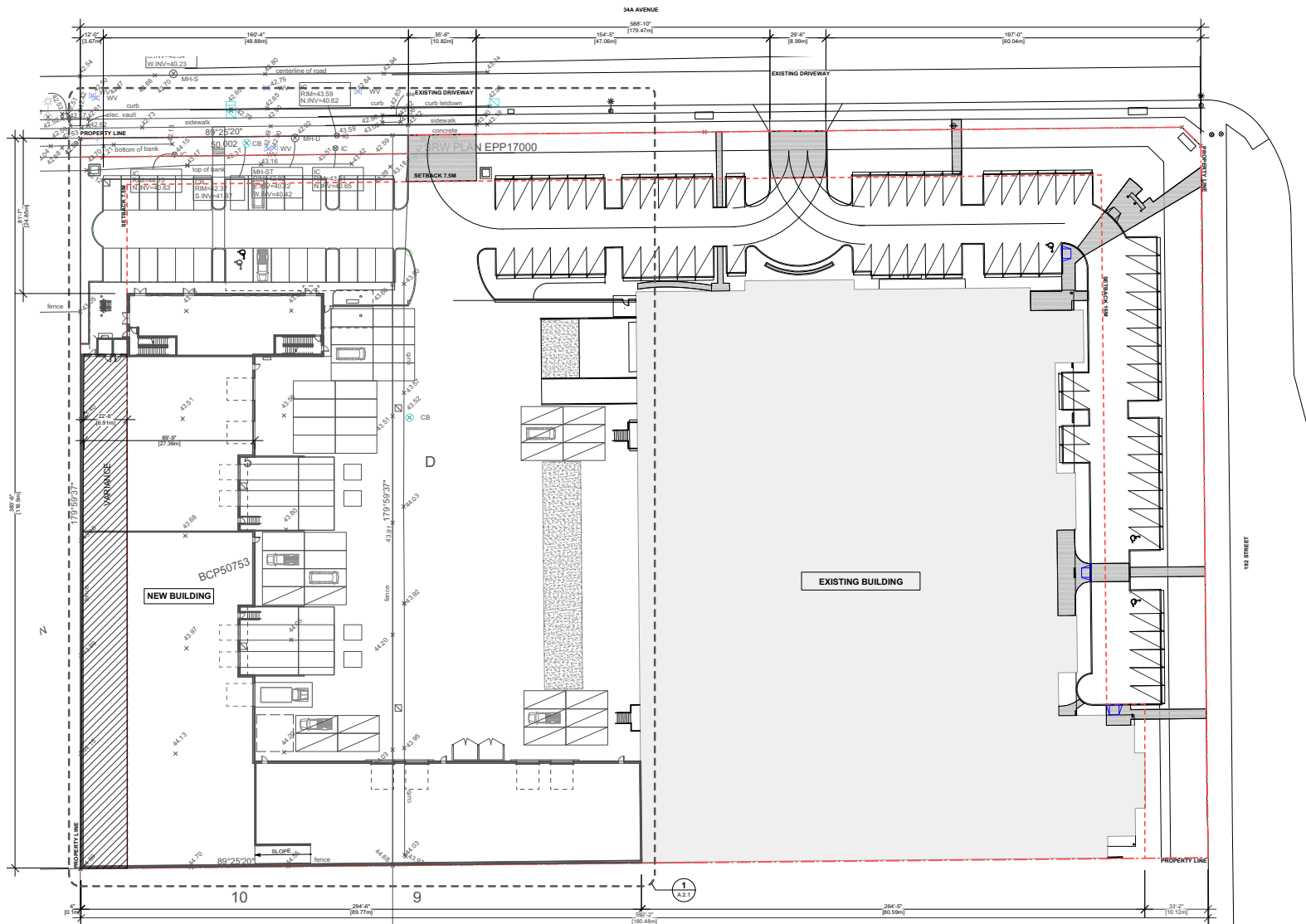
DRAWN: KC  
 CHECKED: KC

SCALE: 1:450

1714  
**A 2.1**

FILE: 1714

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1	2018 06 25	ISSUED FOR REVIEW	<p style="text-align: center;">   <b>VANGOGH DESIGNS</b>            19108 34A AVENUE            SURREY, BC         </p>
2	2018 08 01	ISSUED FOR COORDINATION	
3	2018 09 05	ISSUED FOR REVIEW	
4	2018 09 18	ISSUED FOR REVIEW	
5	2018 10 10	ISSUED FOR DP	
6	2019 03 28	RE ISSUED FOR DP	

1714

A 2.2

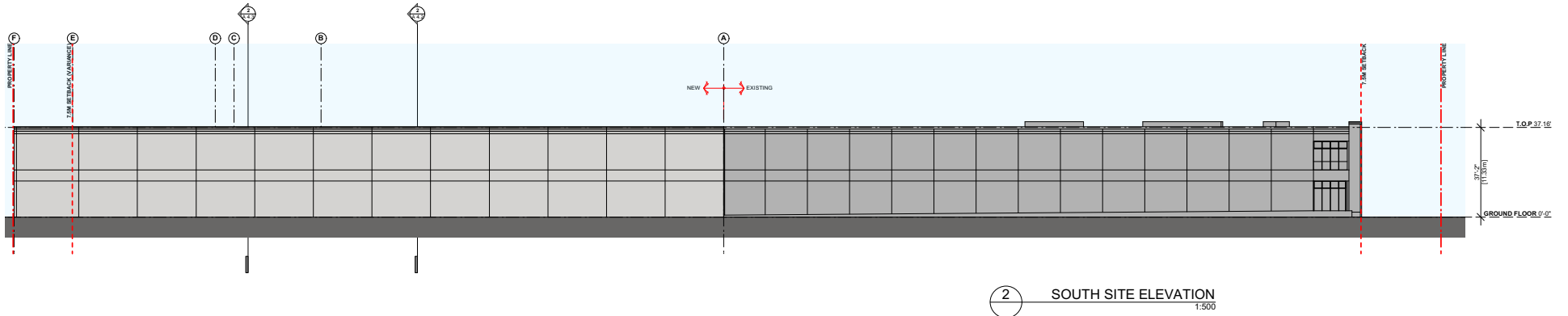
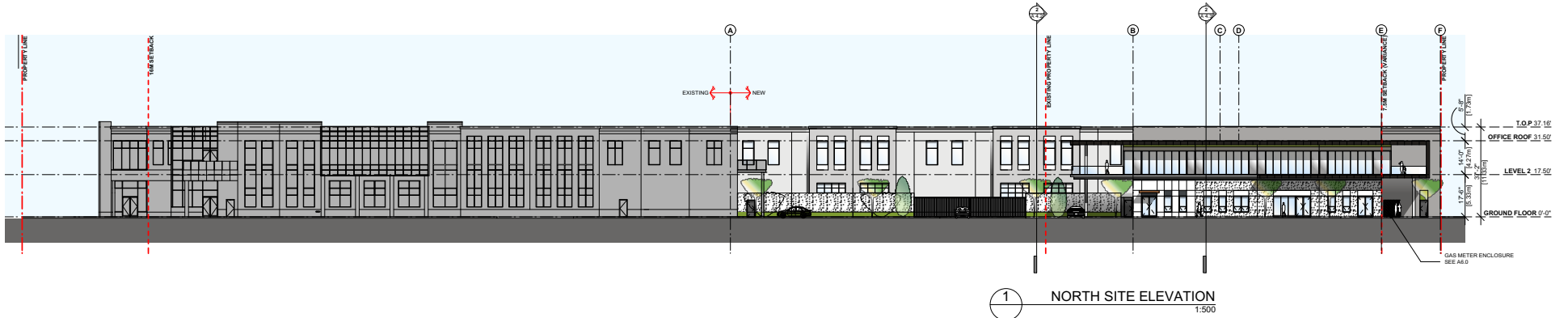
OUTLINE OF SITE PLAN

DRAWN: KC  
CHECKED: KC

SCALE: 1:650

FILE: 1714

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PROPOSED NEW DEVELOPMENT  
**VANGOGH DESIGNS**  
 19108 34A AVENUE  
 SURREY, BC

TITLE  
**SITE ELEVATIONS**

1714  
**A 4.0**

DRAWN: KC  
 CHECKED: KC

SCALE: AS NOTED

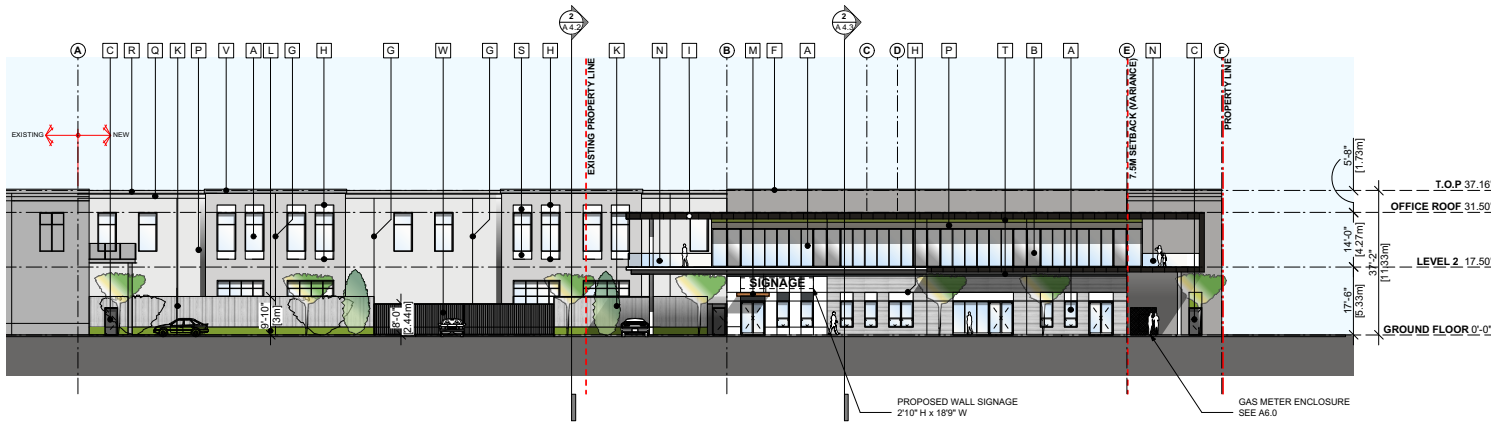
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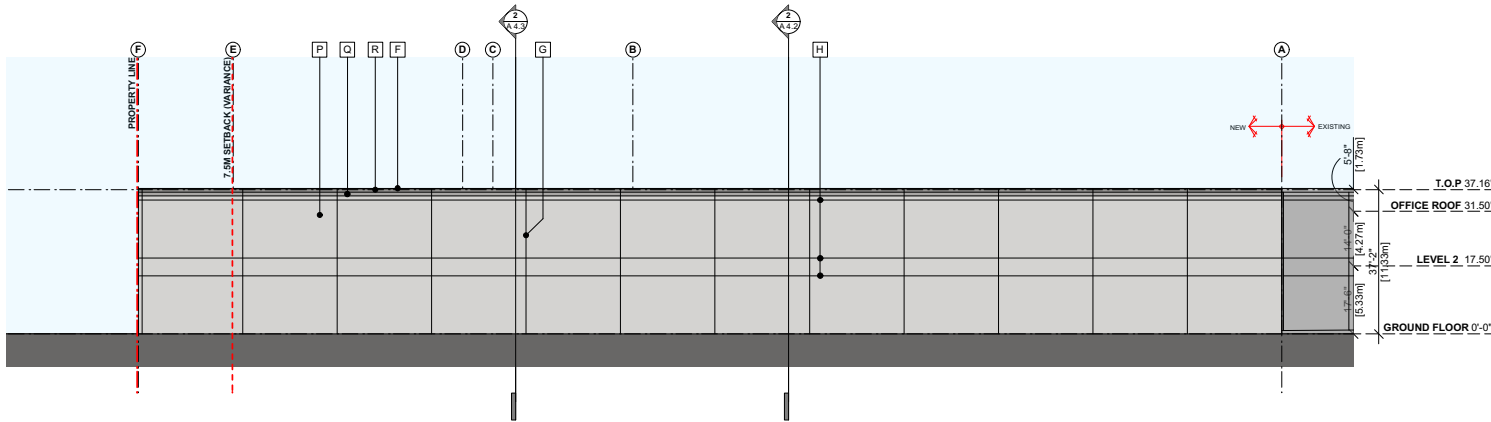
Unit 600 1285 West Broadway  
 Vancouver BC  
 V6H 3X8

Tel 604 909 1267

kcastellanos@kccarchitecture.com



1 NORTH ELEVATION  
1/32"=1'-0"



2 SOUTH ELEVATION  
1/32"=1'-0"

**MATERIAL LEGEND**

- A** ALUMINUM FRAME WINDOW  
W/DOUBLE GLAZED UNITS  
COLOUR BLACK
- B** ALUMINUM FRAME WINDOW  
W/SPANDREL  
COLOUR
- C** METAL MAN DOOR  
PAINTED BENJAMIN MOORE  
DEEP SPACE 2125-20
- D** OVERHEAD DOOR  
PAINTED BENJAMIN MOORE  
SEA HAZE 2137-50
- E** BOLLARD  
PAINTED SAFETY YELLOW
- F** PRE-FINISHED METAL  
FLASHING COLOUR  
TO MATCH ADJACENT WALL
- G** PANEL JOINT
- H** PANEL REVEAL
- I** CANOPY W/  
ROOF/WALL CLADDING  
MATERIAL METAL PANEL  
GALAXY BLACK  
AL 13 CODE SD 333
- J** SOFFIT  
MATERIAL KNOTWOOD  
ATLANTIC CEDAR
- K** SCREEN WALL 10' HI NON-INSULATED  
TILT-UP PANEL- US FROM LINER  
COLOUR NATURAL CONCRETE
- L** SCREEN WALL TILT-UP PANEL  
COLOUR BENJAMIN MOORE  
TEQUILA LIME 2028-30
- M** MAIN ENTRANCE DOOR CANOPY  
MATERIAL KNOTWOOD  
ATLANTIC CEDAR
- N** GLASS GUARDRAIL
- O** METAL CANOPY  
MATERIAL:  
VICWEST GREY BERRY
- P** INSULATED TILT-UP PANEL  
PAINTED BENJAMIN MOORE  
ANGELICA AF 665
- Q** INSULATED TILT-UP PANEL  
PAINTED BENJAMIN MOORE  
NIGHTINGALE AF-670
- R** INSULATED TILT-UP PANEL  
PAINTED BENJAMIN MOORE  
FUSION AF-675
- S** INSULATED TILT-UP PANEL  
PAINTED BENJAMIN MOORE  
WHITE WISP 2137-70
- T** INSULATED TILT-UP PANEL  
PAINTED BENJAMIN MOORE  
TEQUILA LIME 2028-30
- U** INSULATED TILT-UP PANEL  
PAINTED BENJAMIN MOORE  
DOUGLAS FIR 2028-20
- V** INSULATED TILT-UP PANEL  
PAINTED BENJAMIN MOORE  
DEEP SPACE 2125-20
- W** SOLID 8'-0" SLIDING METAL GATE  
PAINTED BENJAMIN MOORE  
DEEP SPACE 2125-20
- X** VERTICAL METAL SUNSHADE  
COLOUR WHITE

NO.	DATE	ISSUANCE	PROJECT NAME / CLIENT	TITLE
1	2018 06 25	ISSUED FOR REVIEW		1714
2	2018 09 18	ISSUED FOR REVIEW		A 4.1
3	2018 10 10	ISSUED FOR DP		
4	2019 03 28	RE ISSUED FOR DP		
5	2019 04 24	RE ISSUED FOR DP		

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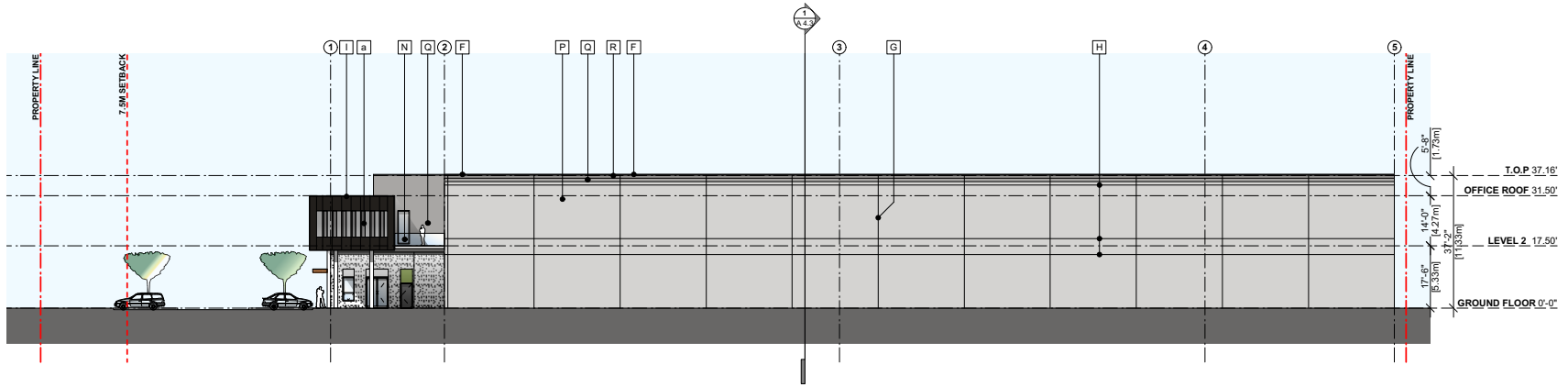
THE ART OF COMFORT  
**vangogh**  
DESIGNS

PROPOSED NEW DEVELOPMENT  
**VANGOGH DESIGNS**  
19108 34A AVENUE  
SURREY, BC

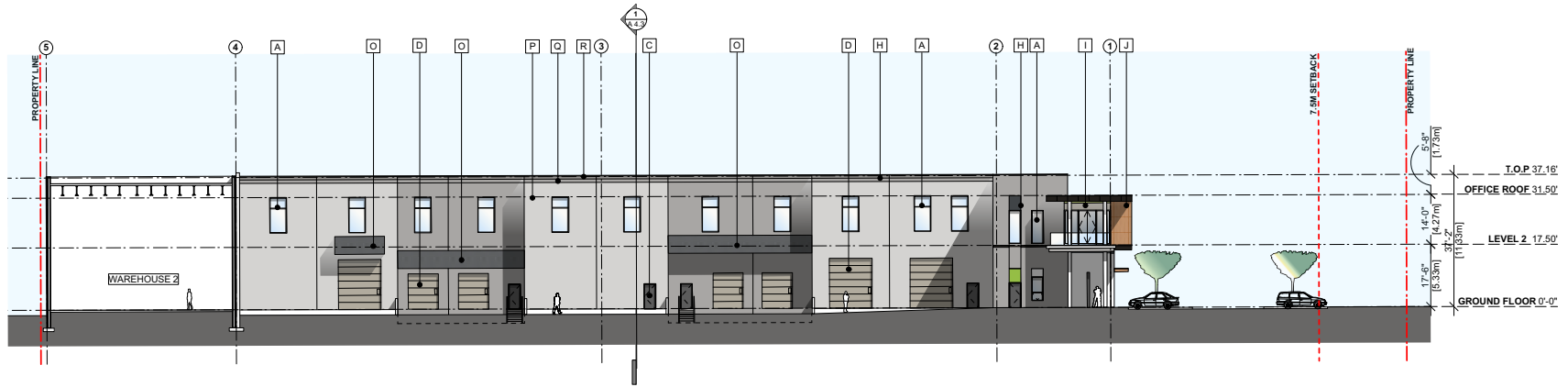
**BUILDING ELEVATIONS**

DRAWN: KC  
CHECKED: KC  
SCALE: AS NOTED  
FILE: 1714

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Tel 604 909 1267  
kcastellanos@kccarchitectre.com



1 WEST ELEVATION  
1/32"=1'-0"



2 EAST INTERIOR ELEVATION  
1/32"=1'-0"

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4	2019 03 28	RE ISSUED FOR DP	

THE ART OF COMFORT  
**vangogh** DESIGNS

PROPOSED NEW DEVELOPMENT  
**VANGOGH DESIGNS**  
19108 34A AVENUE  
SURREY, BC

TITLE

**BUILDING ELEVATIONS**

DRAWN: KC  
CHECKED: KC

SCALE: AS NOTED

1714

**A 4.2**

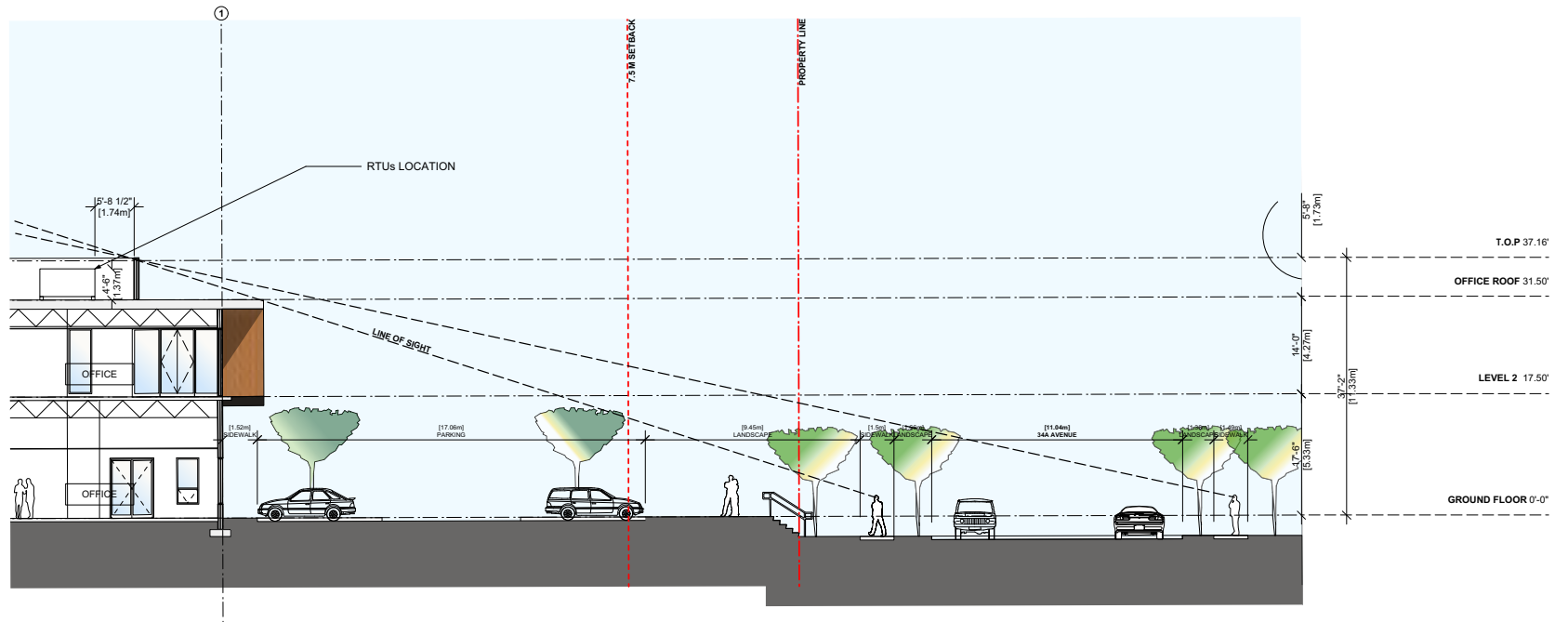
FILE: 1714

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1 STREET SECTION/ 34A AVENUE  
1:200

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3	2019 03 28	RE ISSUED FOR DP	



PROPOSED NEW DEVELOPMENT  
**VANGOGH DESIGNS**  
19108 34A AVENUE  
SURREY, BC

TITLE  
**STREET SECTION**

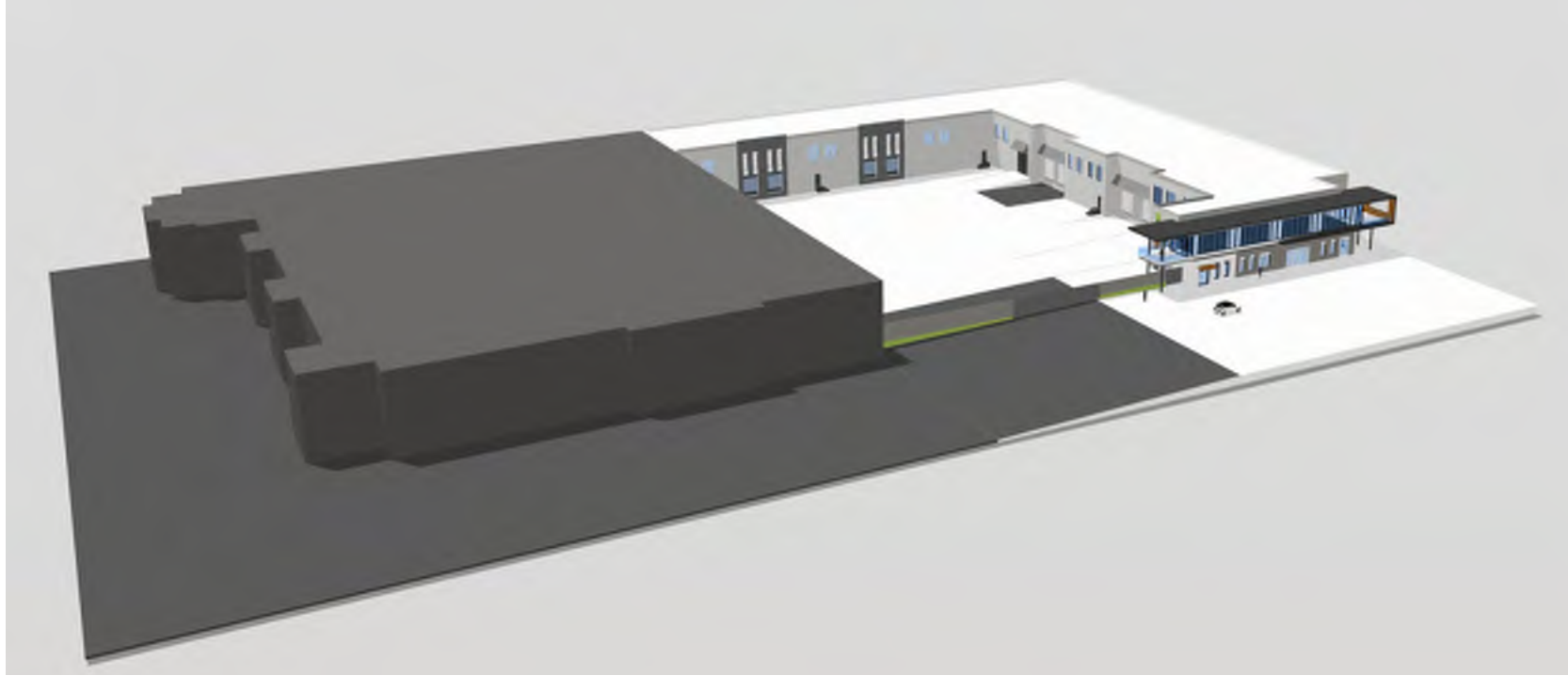
DRAWN: KC  
CHECKED: KC

SCALE: AS NOTED

1714  
**A 4.4**

FILE: 1714

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NORTH SITE VIEW

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4	2018 10 01	ISSUED FOR DP
5	2019 03 28	RE ISSUED FOR DP



PROPOSED NEW DEVELOPMENT  
**VANGOGH DESIGNS**  
 19108 34A AVENUE  
 SURREY, BC

TITLE  
**ISO VIEWS**

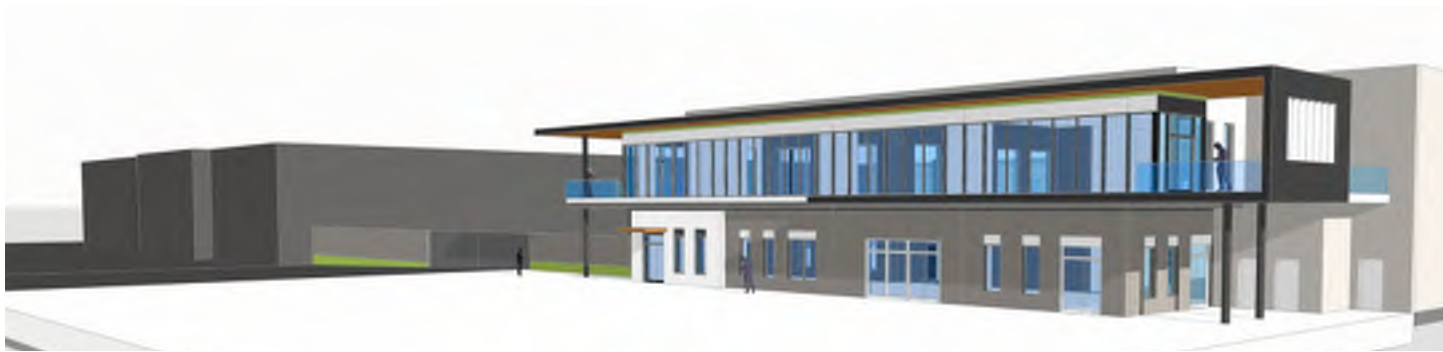
DRAWN: KC  
 CHECKED: KC

SCALE: NA

1714  
**A 5.1**

FILE: 1714

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 V6H 3X8  
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NORTH WEST SITE VIEW



NORTH EAST SITE VIEW

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NO.	DATE	ISSUANCE	PROJECT NAME / CLIENT	TITLE
1	2018 06 25	ISSUED FOR REVIEW	<p>THE ART OF COMFORT  <b>vangogh</b>  <small>DESIGNS</small></p> <p>PROPOSED NEW DEVELOPMENT  <b>VANGOGH DESIGNS</b>                      19108 34A AVENUE                      SURREY, BC</p>	<p><b>ISO VIEWS</b></p>
2	2018 09 05	ISSUED FOR REVIEW		
3	2018 10 01	ISSUED FOR DP		
4	2019 03 28	RE ISSUED FOR DP		

1714  
**A 5.2**  
 SCALE: NA  
 FILE: 1714

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LEGEND

- TURF GRASS
- CONCRETE SIDEWALK PAVING
- SAWCUT CONCRETE
- EXISTING LANDSCAPING
- CLUSTER SEATING
- BIKE RACK
- BENCH

1	27/03/19	RESUBMITTED FOR DP
2	27/11/18	ISSUED FOR CHANGES TO PLANTS
3	31/01/18	ISSUED FOR DP
4	26/09/18	ISSUED FOR REVIEW
5	14/09/18	ISSUED FOR REVIEW
NO.	DATE	DESCRIPTION
ISSUES & REVISIONS:		

REAL  
B.C.S.L.A. #565



PROJECT NAME:  
**VAN GOGH DESIGNS ADDITION**

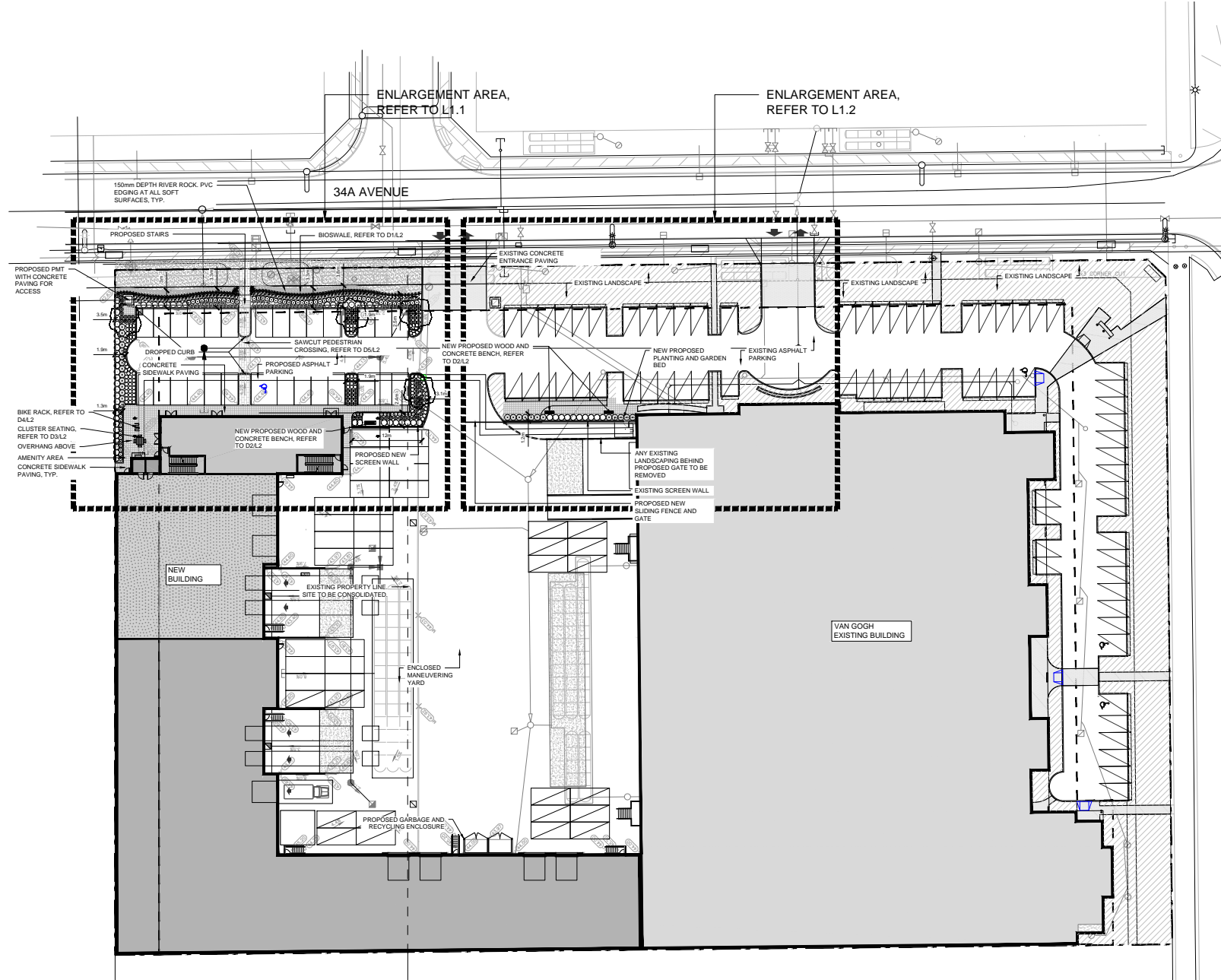
PROJECT ADDRESS:  
**19108 34A AVENUE  
SURREY, BC**

DRAWING TITLE:  
**OVERALL LANDSCAPE PLAN**

SCALE: 1:300  
DRAWN: JT  
CHECKED: ST  
PROJECT NO.: 180424L

DRAWING NO.

**L1**

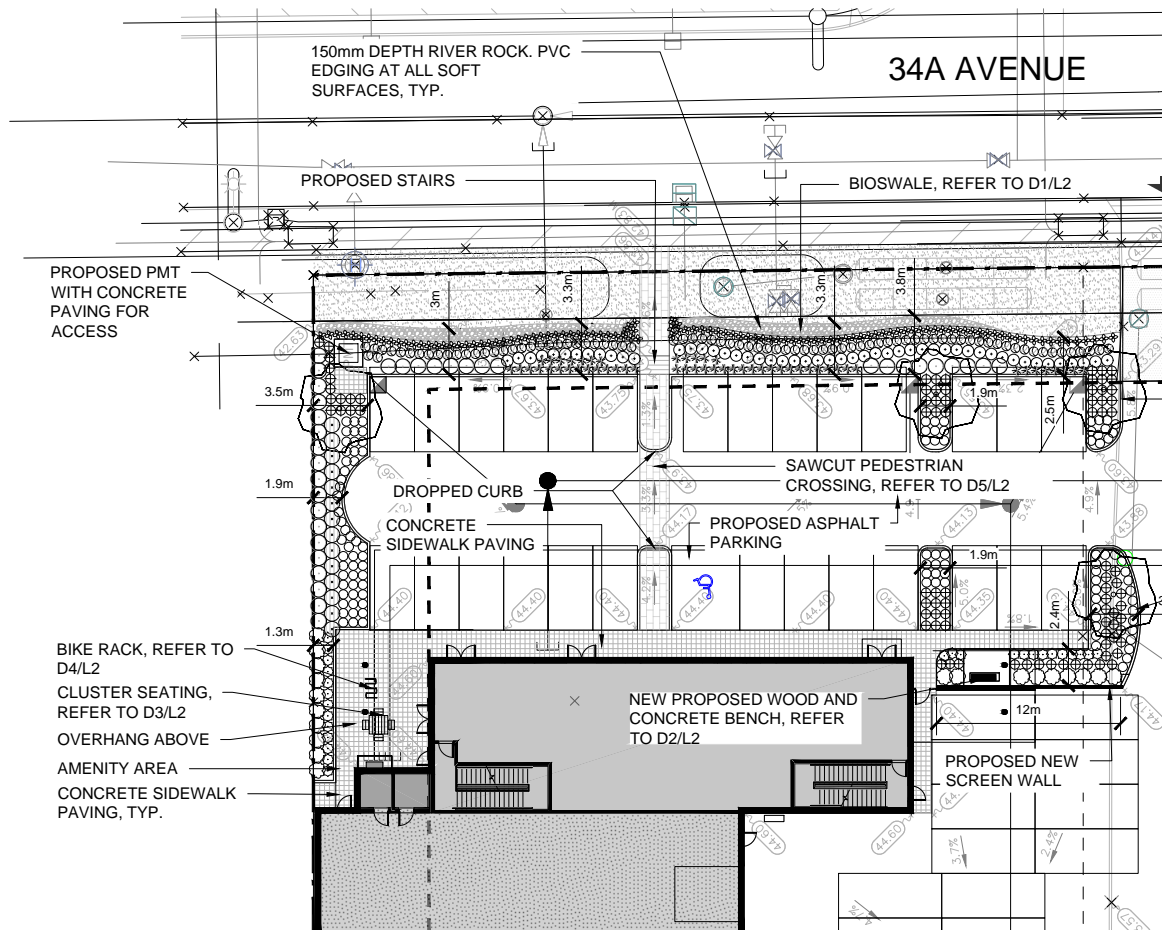


LEGEND

- TURF GRASS
- CONCRETE SIDEWALK PAVING
- SAWCUT CONCRETE
- EXISTING LANDSCAPING
- CLUSTER SEATING
- BIKE RACK
- BENCH

PLANTING AREA: 100 sq.m  
PLANTING SOIL VOLUME: 100x.6=60 cub.m  
REQUIRED 20 cub.m

ISLAND AREA: 48 sq.m  
ISLAND SOIL VOLUME: 48x.6=28.8 cub.m  
REQUIRED: 10 cub.m



PROPOSED PMT WITH CONCRETE PAVING FOR ACCESS

BIKE RACK, REFER TO D4/L2  
CLUSTER SEATING, REFER TO D3/L2  
OVERHANG ABOVE  
AMENITY AREA  
CONCRETE SIDEWALK PAVING, TYP.

NEW PROPOSED WOOD AND CONCRETE BENCH, REFER TO D2/L2

PROPOSED NEW SCREEN WALL

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
<b>DECIDUOUS TREES</b>						
5		Zelkova serrata	Japanese Zelkova	8 cm cal.	As per plan	W.B.
<b>SHRUBS</b>						
29		Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	1m H.	1.0 m	B & B
30		Coronilla variegata 'Yellow'	Kelly's Coronilla	30 cm H.	60 cm	#1 Pot
26		Viburnum davidii	Davis' Viburnum	60 cm sp.	1.0 m	#3 Pot
85		Prunus laurocerasus 'Mount Vernon'	Dwarf English Laurel	50 cm sp.	60 cm	#2 Pot
35		Rhododendron 'Jack Kinsinger'	Hybrid Rhododendron	60 cm H.	1.0 m	#3 Pot
<b>PERENNIALS, GROUND COVERS, AND GRASSES</b>						
108		Carex lasiocarpa	Sedge		45 cm	#1 Pot
50		Eriochloa purpurascens	Joe Pys Weed		45 cm	#1 Pot
54		Hemerocallis macrospora	Japanese Forest Grass		45 cm	#1 Pot
107		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily		45 cm	#1 Pot
26		Hosta	Hosta		45 cm	#1 Pot

- 1 27/03/19 ISSUED FOR DP
- 4 27/11/18 ISSUED FOR CHANGES TO PLANTS
- 3 31/01/18 ISSUED FOR DP
- 2 26/09/18 ISSUED FOR REVIEW
- 1 18/05/18 ISSUED FOR REVIEW

NO. DATE: APPROV. DESCRIPTION  
ISSUES & REVISIONS

REAL  
B.C.S.L.A. #565



PROJECT NAME:  
**VAN GOGH DESIGNS ADDITION**

PROJECT ADDRESS:  
**19108 34A AVENUE  
SURREY, BC**

DRAWING TITLE:  
**LANDSCAPE ENLARGEMENT AREA**

SCALE:  
1:150  
DRAWN: JT  
CHECKED: ST  
PROJECT NO.: 180424L

DRAWING NO.

**L1.1**

LEGEND

- TURF GRASS
- CONCRETE SIDEWALK PAVING
- SAWCUT CONCRETE
- EXISTING LANDSCAPING
- CLUSTER SEATING
- BIKE RACK
- BENCH

- 1 27/03/19 REISSUED FOR DP
  - 4 27/11/18 ISSUED FOR CHANGES TO PLANTS
  - 3 3/10/18 ISSUED FOR DP
  - 2 26/09/18 ISSUED FOR REVIEW
  - 1 10/05/18 ISSUED FOR REVIEW
- NO. DATE: APPROV. DESCRIPTION  
ISSUES & REVISIONS:

REAL  
B.C.S.L.A. #565



PROJECT NAME:  
**VAN GOGH DESIGNS  
ADDITION**

PROJECT ADDRESS:  
**19108 34A AVENUE  
SURREY, BC**

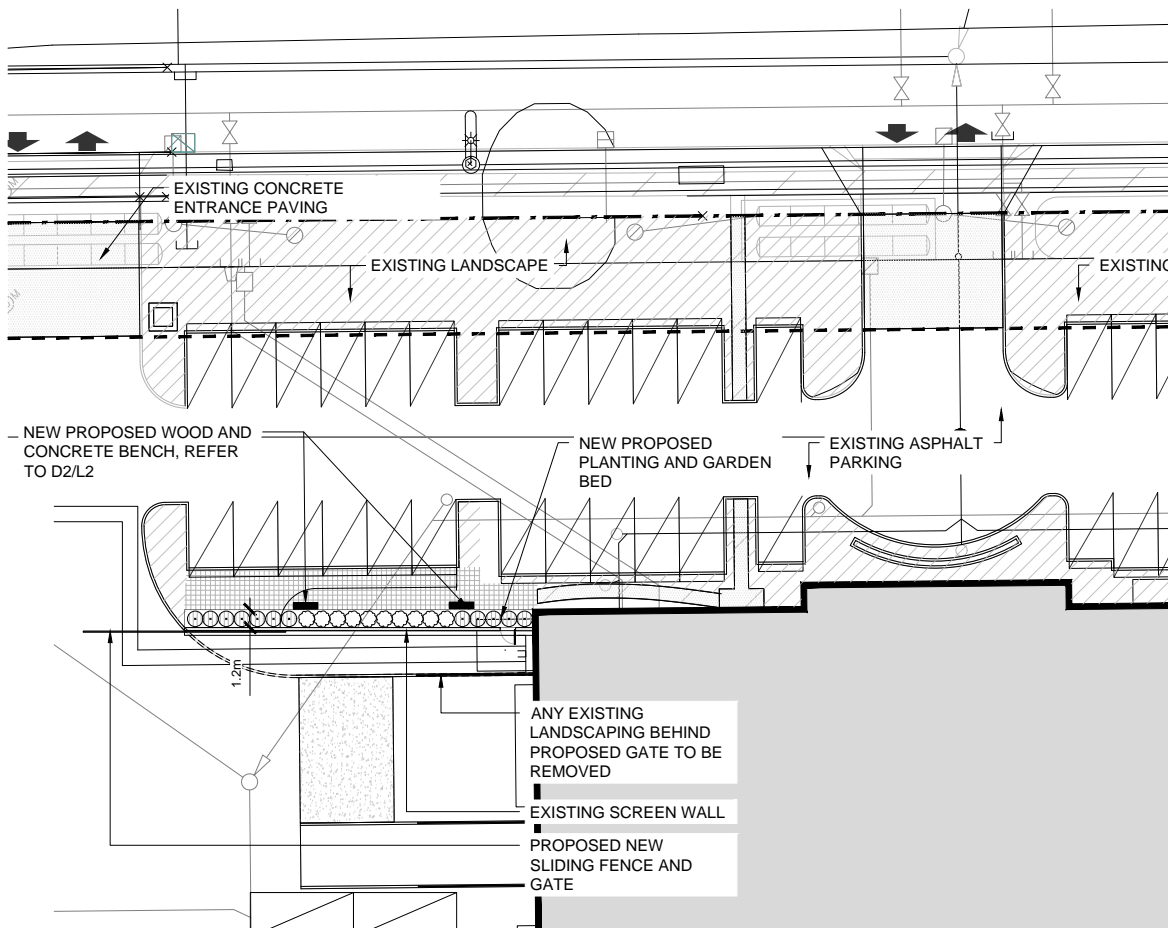
DRAWING TITLE:  
**LANDSCAPE  
ENLARGEMENT AREA**

SCALE:  
1:150  
DRAWN: JT  
CHECKED: ST

PROJECT NO. 180424L

DRAWING NO.

**L1.2**



PLANT LIST - ENTIRE SITE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
<b>DECIDUOUS TREES</b>						
5		Zelkova serrata	Japanese Zelkova	8 cm cal.	As per plan	WB
<b>SHRUBS</b>						
29		Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	Tri H.	1.0 m	B & B
30		Cornus sericea 'Yellow'	Kelley's Dwarf Red Osier Dogwood	30 cm H.	60 cm	#1 Pot
26		Viburnum davidii	Davis's Viburnum	60 cm sp.	1.0 m	#3 Pot
85		Phoraea taenariensis 'Mount Vernon'	Dwarf English Laurel	50 cm sp.	60 cm	#2 Pot
38		Rhododendron 'Jack Krieger'	Hybrid Rhododendron	60 cm H.	1.0 m	#3 Pot
<b>PERENNIALS, GROUND COVERS, AND GRASSES</b>						
108		Carex lasiocarpa	Sedge		45 cm	#1 Pot
50		Elymus repens	Joe Pys Weed		45 cm	#1 Pot
54		Hemerocallis macrospora	Japanese Forest Grass		45 cm	#1 Pot
107		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily		45 cm	#1 Pot
26		Hosta	Hosta		45 cm	#1 Pot



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

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

DATE: **Dec 19, 2018** PROJECT FILE: **7818-0383-00**

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RE: **Engineering Requirements (Commercial/Industrial)  
Location: 19108 & 19178-34A Avenue**

#### SUBDIVISION

There following issues are to be addressed as a condition of the lot consolidation:

- Remove and cap all redundant service connections.
- Review and evaluate all ROWs and Easements on the Lands. Modify as required.
- Construct driveway accesses in accordance with the proposed Development Permit.
- Provide service connections to support the proposed Development Permit.

#### DEVELOPMENT 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.



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

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0383-00

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: 030-665-850

Parcel E (Being a Consolidation of Lots 5, 6 and 7, See CA7146804) Section 28 Township 7  
New Westminster District Plan BCP50753)

19178 - 34A Avenue

(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:

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- (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:

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4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F. Sub-section 1 of Part 52 of the Surrey Zoning By-law, 1993, No. 12000, Amendment By-laws, 2010, No. 17146, and 2013, No. 17934, the minimum rear yard setback is varied from 7.5 metres (25 ft.) to 0.0 metres (0 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 .

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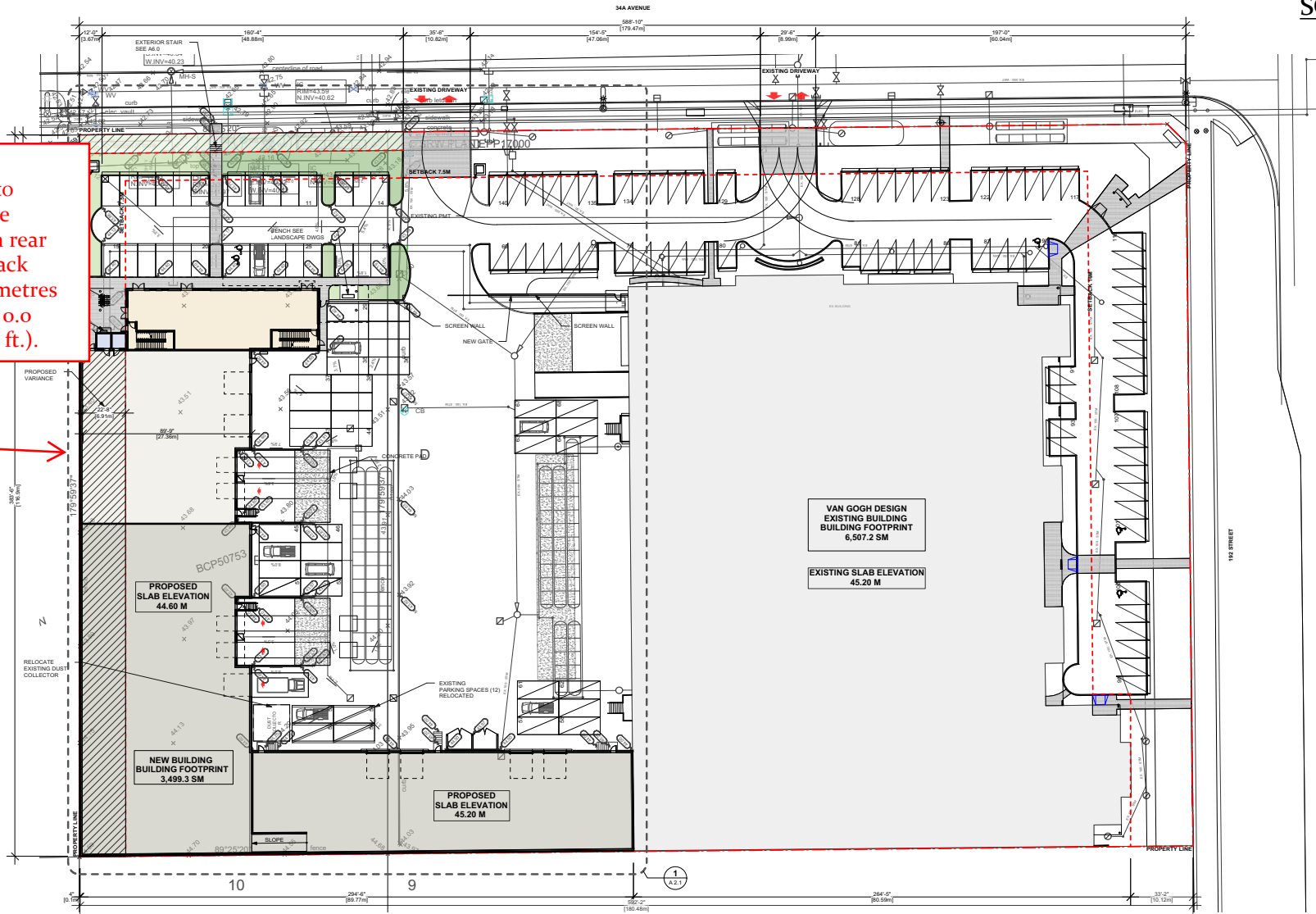
Mayor – Doug McCallum

---

City Clerk – Jennifer Ficocelli



Proposed variance to reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 0.0 metres (0 ft.).



VAN GOGH DESIGN  
EXISTING BUILDING  
BUILDING FOOTPRINT  
6,507.2 SM

EXISTING SLAB ELEVATION  
45.20 M

PROPOSED  
SLAB ELEVATION  
44.60 M

NEW BUILDING  
BUILDING FOOTPRINT  
3,499.3 SM

PROPOSED  
SLAB ELEVATION  
45.20 M

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DETAIL AND ELEVATIONS PERTINENT TO EXECUTING THE WORK. DISCREPANCIES AND VARIATIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST ISSUANCE OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED 'SUPERSEDED' WITH REFERENCE TO THE LATEST ISSUE AND, USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL, BUILDING CODES, JURISDICTIONAL CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE	PROJECT NAME / CLIENT
1	2018 06 25	ISSUED FOR REVIEW	
2	2018 08 01	ISSUED FOR COORDINATION	
3	2018 09 05	ISSUED FOR REVIEW	
4	2018 09 19	ISSUED FOR REVIEW	
5	2018 10 10	ISSUED FOR DP	
6	2019 03 28	RE ISSUED FOR DP	



PROPOSED NEW DEVELOPMENT  
**VANGOGH DESIGNS**  
19108 34A AVENUE  
SURREY, BC

TITLE  
**MASTER SITE PLAN**

1714  
**A 2.0**

DRAWN: KC  
CHECKED: KC  
SCALE: 1:650

FILE: 1714

**KCC Architecture**  
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Tel 604 909 1267  
kcastellanos@kccarchitecture.com