

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7919-0131-00

Planning Report Date: February 24, 2020

**PROPOSAL:**

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

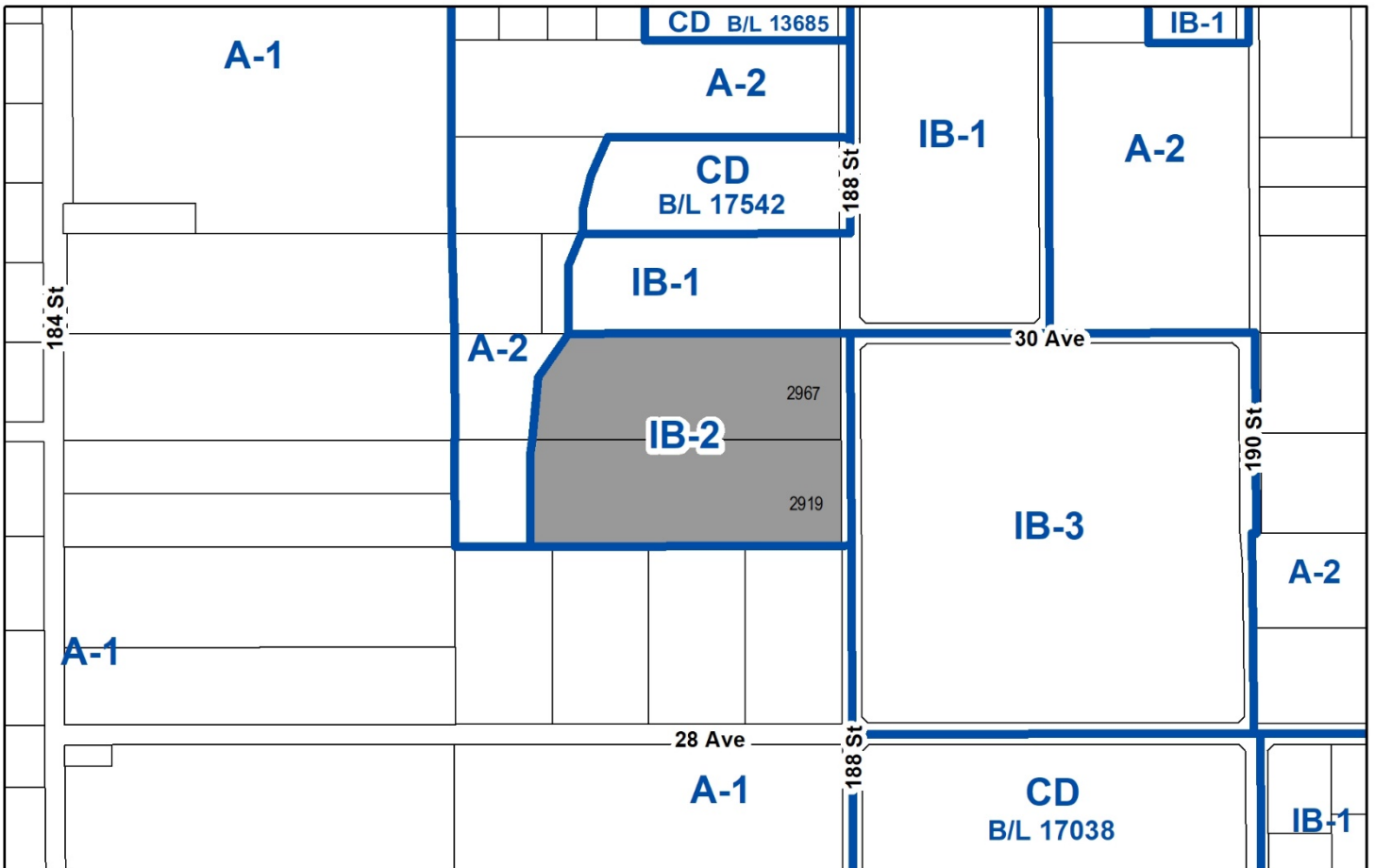
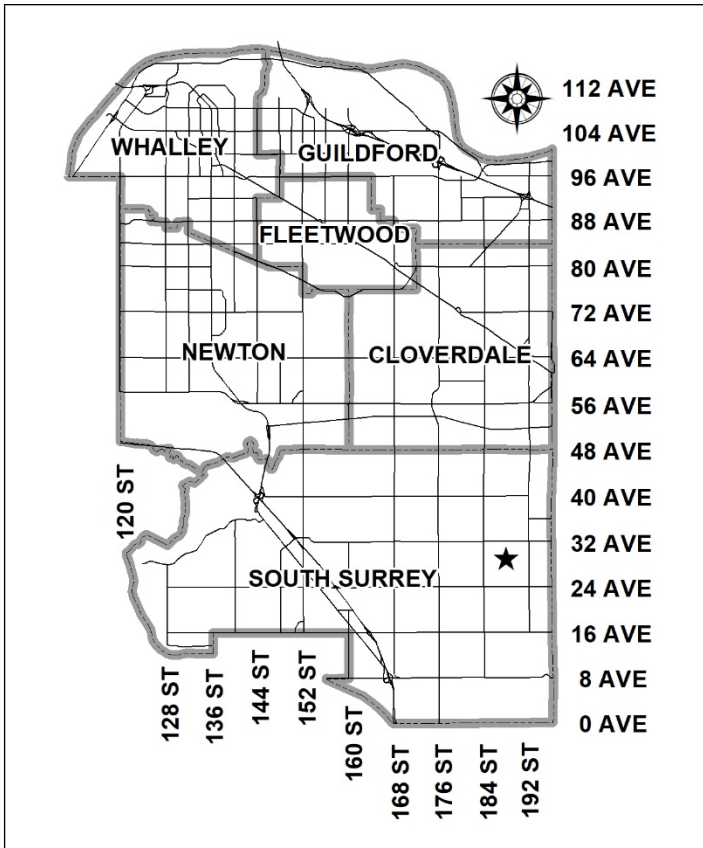
to permit the development of two (2) industrial business park buildings with a combined gross floor area of 33,471 square metres.

**LOCATION:** 2919 – 188 Street  
 2967 – 188 Street

**ZONING:** IB-2

**OCP DESIGNATION:** Mixed Employment

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



**RECOMMENDATION SUMMARY**

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

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- Proposing to reduce the front yard setback requirements of the "Business Park 2 Zone (IB-2)" from 7.5 metres to 6.0 metres for the canopy of Building A and Building B.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Mixed Employment designation in the Official Community Plan (OCP).
- The proposal complies with the Business Park and Landscaping Strips designation in the Campbell Heights Local Area Plan (LAP).
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed building achieves an attractive architectural built form, which utilizes high quality materials and contemporary features. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7919-0131-00, including a comprehensive sign design package generally in accordance with the attached drawings (Appendix I).
2. Council approve Development Variance Permit No. 7919-0131-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the "Business Park 2 Zone (IB-2)" from 7.5 metres to 6.0 metres to the canopy for Building A and Building B.
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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) registration of a shared access easement for mutual access and a parking and access easement over both properties to ensure access to the required parking; and
  - (g) registration of a Section 219 Restrictive Covenant to prohibit any use that require a Metro Vancouver air quality permit from locating on the site.

**SITE CONTEXT & BACKGROUND**

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant industrial property.	Business Park & Landscaping Strips	IB-2
North:	Cold storage and warehouse facility.	Business Park & Landscaping Strips	IB-1
East (Across 188 Street):	Vacant multi-tenant industrial building.	Business Park & Landscaping Strips	IB-3
South:	Keery Park	Open Space Corridors/Buffers	A-1
West:	City-owned greenbelt.	Open Space Corridors/Buffers	A-2

**Context & Background**

- The subject site is comprised of two properties (2919 & 2967 – 188 Street), which together are 6.5 hectares in size. The subject site is designated "Mixed Employment" in the Official Community Plan (OCP), "Business Park" & "Landscaping Strips" in the Campbell Heights Local Area Plan (LAP) and zoned "Business Park 2 Zone (IB-2)".
- The subject site was created through Development Application No. 7916-0052-00, which rezoned the site to IB-2 and conveyed approximately 1.75 hectares of land to the City for conservation purposes and to serve as a buffer to the adjacent agricultural lands to the west. Through this application the applicant was required to complete a Riparian Areas Regulation (RAR) report to protect Keery Creek, which was found to be acceptable by City staff. As such, the subject application 7919-0131-00 is exempted from the requirements of a Sensitive Ecosystem Development Permit.
- Development Application No. 7916-0052-00 did not propose any end user or building designs.

**DEVELOPMENT PROPOSAL**

**Planning Considerations**

- The applicant is proposing a Form and Character Development Permit and Development Variance Permit to permit the development of two (2) industrial business park buildings with a combined gross floor area of 33,471 square metres. One building will be constructed on each of the properties.

Proposed	
<b>Lot Area</b>	
Gross Site Area:	6.5 hectares
Road Dedication:	n/a
Undevelopable Area:	n/a

	Proposed
Net Site Area:	6.5 hectares
Number of Lots:	2
Building Height:	10 metres
Floor Area Ratio (FAR):	Building A: 0.51 / Building B: 0.52
<b>Floor Area</b>	
Industrial:	Building A: 14,525 m <sup>2</sup> / Building B: 15,602 m <sup>2</sup>
Office:	Building A: 1,591 m <sup>2</sup> / Building B: 1,617 m <sup>2</sup>
Total:	Building A: 16,116 m <sup>2</sup> / Building B: 17,219 m <sup>2</sup>

### Referrals

Engineering:	The Engineering Department has no objection to the project as outlined in Appendix II.
Parks, Recreation & Culture:	No concerns provided that the P-15 associated with Development Application No. 7916-0052-00 is completed for the subject site.
Surrey Fire Department:	No concerns.
Advisory Design Panel:	The application was not referred to the ADP but was reviewed by staff and found satisfactory.

### Transportation Considerations

- The subject site will be accessed via three driveways off 188 Street, with the central driveway dedicated primarily to truck movement.
- A shared access easement will be registered on both properties to allow for movement between both properties and will include a parking and access easement to allow for 27 parking spaces on Lot A to be utilized by the users of Lot B.

### Parkland and/or Natural Area Considerations

- Through the previous development application on the subject site (No. 7916-0052-00) the applicant conveyed 1.75 hectares of land to the City for conservation purposes. In addition, the applicant entered into a P-15 Agreement with the City for monitoring and maintenance of the plantings in the land conveyed to the City.
- Parks' staff has confirmed that the P-15 monitoring and maintenance period is underway and will be completed as part of the previous development application (7916-0052-00).

### Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

## POLICY & BYLAW CONSIDERATIONS

### Regional Growth Strategy

- The proposal complies with the "Mixed Employment" land use designation in the Metro Vancouver Regional Growth Strategy.

### Official Community Plan

#### Land Use Designation

- The proposal complies with the "Mixed Employment" land use designation in the Official Community Plan.

#### Themes/Policies

The proposed development is supported by the following policies of the Official Community Plan:

- B6.6 – Design buildings to enhance the activity, safety and interest of adjacent public streets, plazas and spaces.

*(The proposed development is oriented towards 188 Street with expansive two-level spandrel glazing and includes a small amenity plaza at the entrance of each building.)*

- E1.20 – Encourage the continued expansion of high-tech, research and development and light manufacturing to locate within Mixed Employment areas that are accessible to major transportation corridors and/or frequent transit services.

*(The proposed development is compatible with the Mixed Employment designation and builds upon the employment lands in Campbell Heights. The subject site is also located near the major transportation corridors of 32 Avenue, Highway 15, 192 Street and is also nearby border crossings. Transit service is provided along 192 Street, which is within walking distance of the subject site).*

- E1.31 – Support and encourage the high quality, environmentally responsible, sustainable development of employment lands.

*(The development proposes bioswales around the perimeter of the site for on-site stormwater management.)*

### Secondary Plans

#### Land Use Designation

- The proposal complies with the "Business Park" and "Landscaping Strip" land use designation in the Campbell Heights Local Area Plan.

Themes/Objectives

- The proposed development is supported by the following guidelines in the Campbell Heights Local Area Plan:
- 6.5.1.4 – Design Guidelines: Business Park – The use of glass and high quality materials and finishes is required of buildings facing the street. Blank walls should be avoided.

*(The proposed development incorporates expansive two-level spandrel glazing along the 188 Street frontage. Where blank walls are proposed along 188 Street, large coniferous trees are proposed to serve as visual screening.)*

- 6.5.1.4 – Design Guidelines: Business Park – Variations in massing and changes in height and horizontal planes are encouraged.

*(The proposed development incorporates a variation in building height between the office component and industrial warehousing component. A notch in each of the building's office component also serves to break up the horizontal plane.)*

- 6.5.1.5 – Design Guidelines: Business Park – The exterior of buildings should be coordinated in the design on all elevations with regard to colours, materials, architectural form and detailing to achieve design harmony and continuity.

*(The proposed buildings are architecturally coordinated with a modern appearance that promotes harmony through its use of cladding materials, glazing, signage and landscaping.)*

**Zoning Bylaw**

- The subject site was rezoned to "Business Park 2 Zone (IB-2)" through Development Application No. 7916-0052-00. The proposal complies with the IB-2 Zone other than the variance noted in this report.
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning Bylaw, including the "Business Park 2 Zone (IB-2)" and parking requirements. The table includes information for each of the buildings (Building A and Building B).

IB-2 Zone (Part 47B)	Permitted and/or Required	Proposed
<b>Floor Area Ratio:</b>	1.0	A: 0.51 B: 0.52
<b>Lot Coverage:</b>	60%	A: 48% B: 50%
<b>Yards and Setbacks</b>		
North:	7.5 m	A: 22.7 m    B: 16.9 m
East:	7.5 m	A: 6.0 m    B: 6.0 m
South:	7.5 m	A: 18.4 m    B: 22.9 m
West:	7.5 m	A: 15 m    B: 22.2 m

<b>IB-2 Zone (Part 47B)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Height of Buildings</b>		
Principal buildings:	14 metres	A: 10 metres B: 10 metres
<b>Streamside (Part 7A)</b>	<b>Required</b>	<b>Proposed</b>
<b>Streamside Setbacks</b>		
Class B (yellow-coded) Stream:	15 metres	>15 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Office:	A: 40    B: 41	
Industrial:	A: 145    B: 156	
Total:	A: 185    B: 197	A: 213    B: 170
Tandem (%):	A: 50%    B: 50%	A: 8%    B: 8%
<b>Bicycle Spaces</b>		
Visitor:	n/a	21 bicycle parking spaces

- Based on the proposed floor area and uses, Lot A is required to provide 185 parking spaces while Lot B is required to provide 197 parking spaces, in accordance with Part 5 Off-Street Loading/Unloading of the Zoning By-law. As Lot A is providing more than the required number of spaces, 27 of the parking spaces on Lot A will be allocated for the exclusive use of Lot B to ensure Lot B meets the required number of parking spaces. This will be noted with painted parking numbers to designate each stall.
- The 27 parking spaces on Lot A will be reserved through a Parking and Access Easement/Restrictive Covenant.

#### Setback Variance

- The applicant is requesting the following variance:
  - (a) to reduce the minimum front yard setback of the IB-2 Zone from 7.5 metres to 6.0 metres to the canopy for Building A and Building B.
- The setback to the building face on Lot A and Lot B meets the minimum 7.5 metre front yard setback. The reduced setback is for an architecturally coordinated canopy feature and is only proposed on a portion of Building A and Building B adjacent to the public entry of each of the buildings. The canopy adds visual interest to the tilt-up panel buildings.
- Staff support the requested variances to proceed for consideration.

#### Signage

- The applicant is proposing a comprehensive sign package. All signs are proposed to meet the Sign By-law. See discussion of the proposed type of signage in the Development Permit Form and Character section.



## **PUBLIC ENGAGEMENT**

- A Development Proposal Sign was installed on June 17, 2019. Staff received no responses.

## **DEVELOPMENT PERMITS**

### **Sensitive Ecosystems (Streamside Areas) Development Permit Requirement**

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas and Green Infrastructure Areas in the OCP, given the location of an existing Class B (yellow-coded) watercourse and Green Infrastructure Network Hub south of the subject site. The Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams and protect environmentally sensitive and/or unique natural areas from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning Bylaw, a Class B (yellow-coded) watercourse requires a minimum streamside setback of 15 metres, as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning Bylaw.
- An Ecosystem Development Plan, prepared by Ryan Preston *P. Ag.*, of Enkon Environmental and dated December 8, 2019 was reviewed by staff and found to be generally acceptable. Given that the riparian area was previously evaluated and protected through conveyance of approximately 1.75 hectares to the City under Development Application No. 7916-0052-00 on the subject site, a Sensitive Ecosystem Development Permit is not required.

### **Hazard Lands (Steep Slope) Development Permit Requirement**

- The subject site falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the site contains steep slopes in excess of 20% gradient (or is within 30 metres from the top of a slope/or 10 metres from the base of a slope in excess of 20%). Given that the geotechnical hazards were evaluated through Development Application No. 7916-0052-00, the Hazard Land (Steep Slope) Development Permit is not applicable to this project.

### **Form and Character Development Permit Requirement**

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Campbell Heights Local Area Plan (LAP)
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Campbell Heights Local Area Plan (LAP).
- The applicant has worked with staff to orientate the glazed office component of each building towards 188 Street in order to provide an improved street presence.

- Overall, the building is proposed to have a modern linear appearance. Architectural emphasis is placed on the entrances to each building, one at the northeast corner of 2967 – 188 Street and the other at the southeast corner of 2919 – 188 Street. The entrances are enhanced with expansive two-level spandrel glazing which is notched from the main building façade to provide visual interest. Similarly, each entrance includes a visual cue in the form of a yellow ("Mardi Gras Gold") painted panel. The tilt-up concrete will be composed of combination of neutral colours including white ("White Wisp"), light gray ("Whale Gray"), and dark gray ("Gray").
- A free-standing sign is proposed at the entry to each building. The free standing signs are architecturally integrated with the building and also serve to provide a seating feature within the entry plaza. The free-standing signs include channel lettering affixed on-top of the base, which includes signage locations for each of the tenants.
- Fascia signs are proposed for each of the 4 units on both Building A and Building B with individual channel letters mounted to the building face with a maximum letter height of 0.5 metres. The channel letter colours will be per future tenant requirements.
- An additional fascia sign is proposed on the second floor of each building for the tenant that occupies the largest percentage of total floor area above the first storey. This fascia sign is proposed with individual channel letters with a maximum letter height of 1.2 metres. The channel letter colours will be per future tenant requirements.
- In addition, each building includes one fascia sign above the first storey to identify the address of the building.

### Landscaping

- The proposed landscaping consists of a 6.0 metre wide landscape strip along 188 Street. Additionally, there is a minimum 3.0 metre wide landscape buffer around the entire perimeter of the site.
- The proposed landscaping will consist of a variety of trees, including: Vine Maple, Serbian Spruce, Red Maple, and Skinny Genes Oak. The Serbian Spruce trees will be planted along the 188 Street frontage to provide visual screening of the tilt-up concrete panels from 188 Street and were included to offset the removal of two additional trees of significance that had been identified by staff. The proposed tree plantings will be complemented by a variety of shrubs and ground covers.

### **TREES**

- Mike Harray, ISA Certified Arborist of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
<b>Coniferous Trees</b>			
Redwood	2	2	0
Hemlock	1	0	1
Cedar	2	2	0
Douglas Fir	1	0	1
<b>Total</b>	<b>7</b>	<b>5</b>	<b>2</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)		<b>74</b>	
<b>Total Retained and Replacement Trees</b>		<b>76</b>	
<b>Contribution to the Green City Program</b>		<b>\$0</b>	

- The Arborist Assessment states that there is a total of seven (7) mature trees on the site. There are no Alder or Cottonwood trees on the site. It was determined that two (2) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of ten (10) replacement trees on the site. The applicant is proposing seventy-four (74) replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including: Vine Maple, Serbian Spruce, Red Maple, and Skinny Genes Oak.
- In addition to the replacement trees, boulevard street trees will be planted on 188 Street. This will be determined by the Engineering Department during the servicing design review process.
- There were significant considerations for tree retention on the property. Staff identified trees in Keery Park to the south and three on-site trees along the 188 Street frontage that were candidates for retention. All trees wholly located within the parkland (i.e. non-shared trees), were required to be retained and the applicant worked with staff towards achieving this. Ultimately, due to site and building constraints, it was determined that one on-site tree and one shared tree within City parkland could be retained. To off-set these removals, the applicant has agreed to plant significant coniferous trees along the entirety of the frontage along 188 Street.
- In summary, a total of seventy-six (76) trees are proposed to be retained or replaced on the site.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

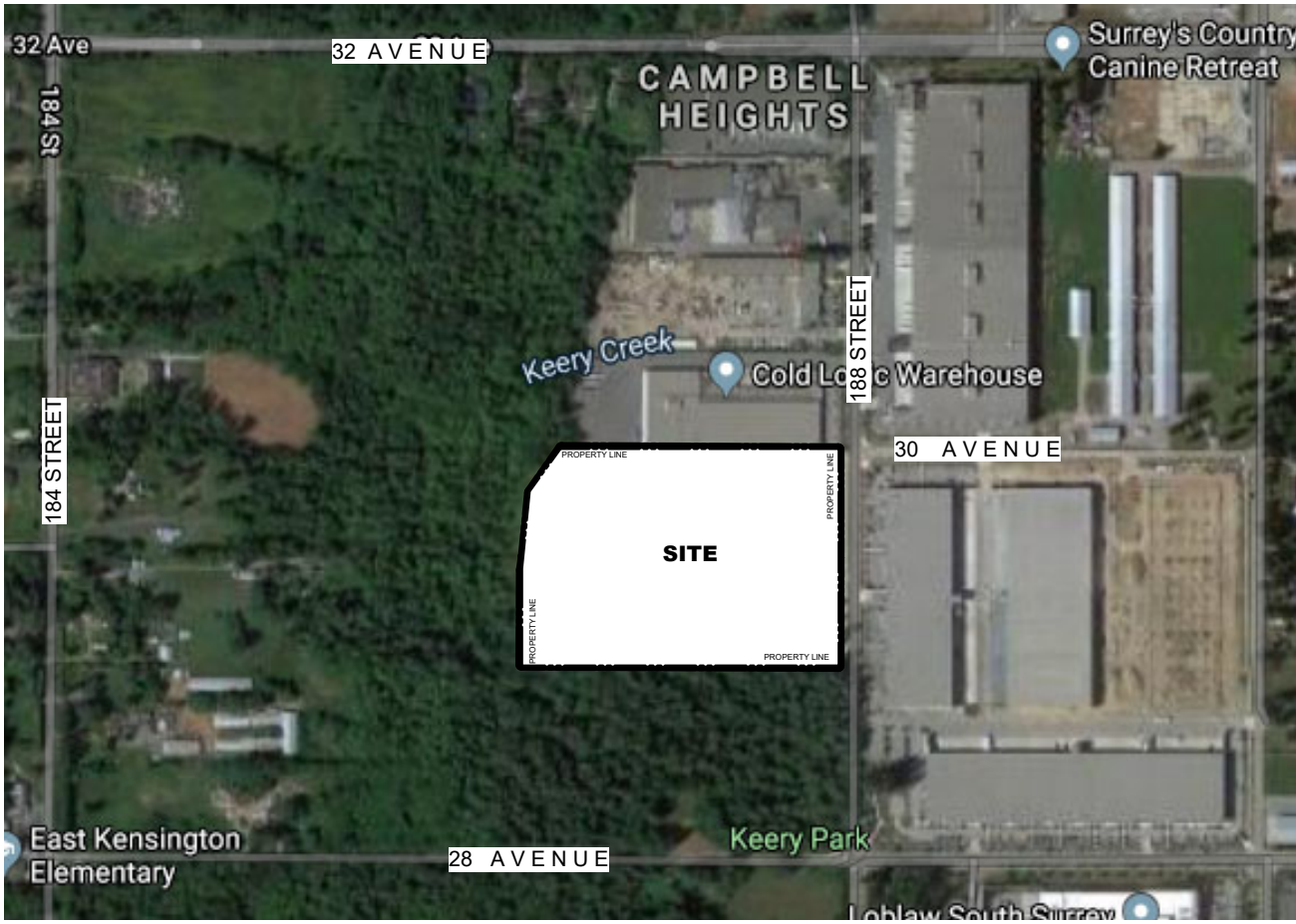
- Appendix I. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. Summary of Tree Survey and Tree Preservation
- Appendix IV. Development Variance Permit No. 7919-0131-00

*approved by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

KS/cm





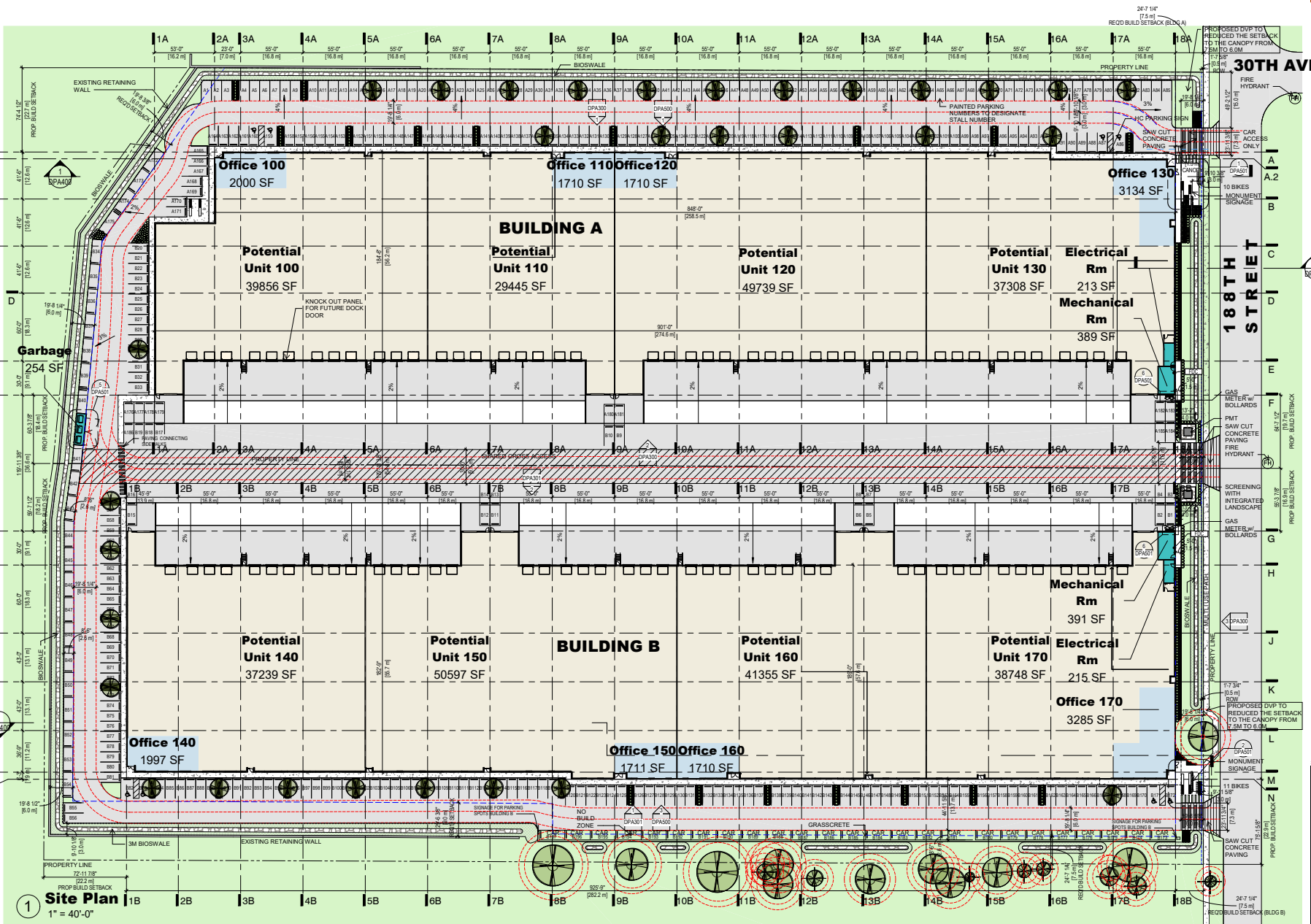
① **Context Plan DP**  
1" = 200'-0"

TKA+D ARCHITECTURE + DESIGN INC.  
2919-2967 188th Street, Surrey, BC

**Bentall 188th Street**  
2919-2967 188th St, Surrey, BC

Site Context  
PLOT DATE: 2/18/2020 3:19:37 PM

**DPA001**



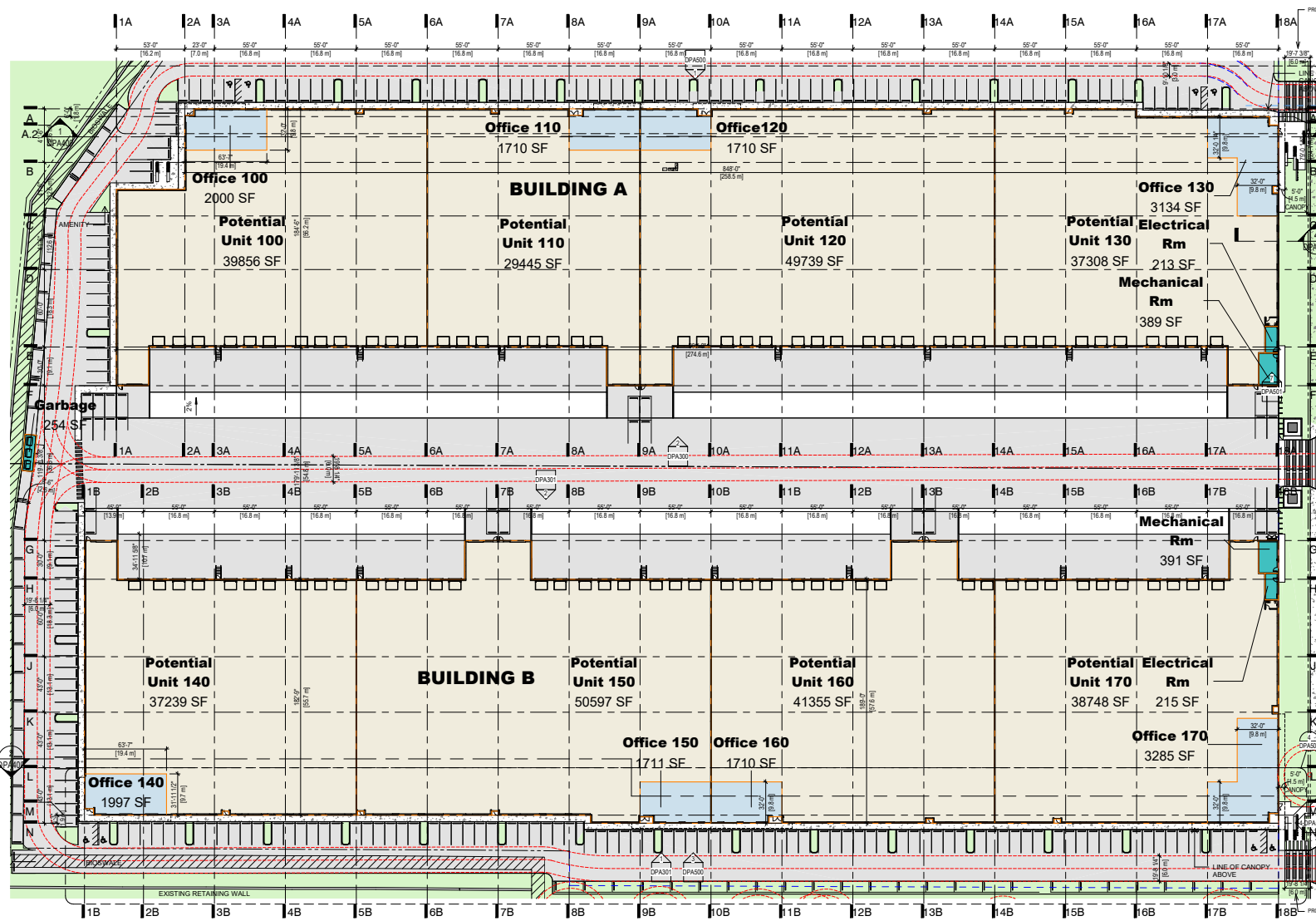
1 Site Plan  
1" = 40'-0"

TKA+D ARCHITECTURE + DESIGN INC.  
1875 WOODS STREET, VANCOUVER, BC V6L 4S6  
P: 604-271-8888

**Bentall 188th Street**  
2919-2967 188th St, Surrey, BC

Site Plan  
PLOT DATE: 2/19/2020 1:34:48 PM

**DPA100**



### ZONING SUMMARY: PROJECT ADDRESS:

2967-2919, 188th St, Surrey, BC

**LEGAL DESCRIPTION:**  
**Lot 2919:**  
 SECTION 21 TOWNSHIP 7 PLAN 5316 NWD PARCEL 1, LOT 4, 5, 6, 7, EXCEPT PLAN EPP69339, (N124713E) OF PARCEL "A" (EXPLANATORY PLAN 13275).  
**Lot 2967:**  
 SECTION 21 TOWNSHIP 7 PLAN 5316 NWD PARCEL 1, LOT 4, 5, 6, 7, EXCEPT PLAN EPP69339, (N124713E) OF PARCEL "A" (EXPLANATORY PLAN 13275).

**Area Summary - By Level**

Level	Area (SF)	Area (SM)
Level 1	165504 SF	15376 m <sup>2</sup>
Mezzanine	8573 SF	796 m <sup>2</sup>
Level 1	177503 SF	16491 m <sup>2</sup>
Mezzanine	8702 SF	808 m <sup>2</sup>
	360282 SF	33471 m <sup>2</sup>

**Area Summary - By Occupancy**

Occupancy	Area (SF)	Area (SM)
Office	34532 SF	3208 m <sup>2</sup>
Service	1462 SF	136 m <sup>2</sup>
Wholesale	324288 SF	30127 m <sup>2</sup>
	360282 SF	33471 m <sup>2</sup>

**Area Summary - By Building**

Building	Area (SF)	Area (SM)
A	174077 SF	16172 m <sup>2</sup>
B	186205 SF	17299 m <sup>2</sup>
	360282 SF	33471 m <sup>2</sup>

**Lot A (Building A):**  
 Front Yard Setback (188th): Proposed\*: 7.5m, Required\*\*: 7.5m  
 (\*\*with no parking) \*@ L2 Balc. \*@ L2 length

**Side Yard Setback (North):** Proposed: 22.7m, Required: 0m  
**Side Yard Setback (South Loading):** Proposed: 19.7m, Required: 0m  
**Rear Yard Setback:** Proposed: 16.9m, Required: 0m

**Lot B (Building B):**  
 Front Yard Setback (188th): Proposed\*: 7.5m, Required\*\*: 7.5m  
 (\*\*with no parking)

**Side Yard Setback (North Loading):** Proposed: 16.9m, Required: 0m  
**Side Yard Setback (South):** Proposed: 22.9m, Required: 7.5m  
**Rear Yard Setback:** Proposed: 22.2m, Required: 0m

**EASEMENTS:** T8A  
**AUTHORITY:** T8A  
**ZONE:** IB-2

**USES:** Industrial/Office

**Property Area Schedule**

**Lot A:** 342813 SF 7.87 acres  
**Lot B:** 357320 SF 8.20 acres

**Density (FSR):**  
 Lot A: Proposed: 0.51, Allowed: 1.0  
 Lot B: Proposed: 0.52, Allowed: 1.0

**Lot Coverage:**  
 Lot A: Proposed: 48%, Allowed: 60%  
 Lot B: Proposed: 50%, Allowed: 60%

**Lot A:** Proposed: 48%, Allowed: 60%  
**Lot B:** Proposed: 50%, Allowed: 60%

**Proposed:** 32'-8" clear  
**Allowed:** 45'/14m

**Parking Required**

Occupancy	Area (SF)	Parking Req'd Factor (1/Space)	Spaces
Office	17,126	430.0	39.8
Service	602	1,075.0	0.6
Wholesale	156,349	1,075.0	145.4
	174,077		185.8

**Parking Provided**

Category	Count
Parking Space - ADA - Mirror: 9' x 18' (5' Aisle)	2
Parking Space - ADA - VAN: 11'-2" x 18' (5' Aisle)	4
Parking Space - ADA - VAN: 11'-2" x 18' (5' Aisle)	2
Parking Space - ADA - VAN: 11'-2" x 18' (5' Aisle)	2
Parking Space - ADA - VAN: 11'-2" x 18' (5' Aisle)	46
Parking Space - ADA - VAN: 11'-2" x 18' (5' Aisle)	147
<b>Total</b>	<b>197</b>

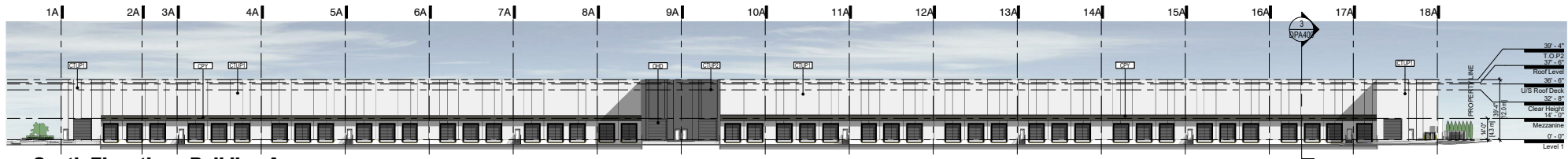
**Loading: Proposed Build. A:** 39 Dock Bays  
 4 Grade Bays  
**Proposed Build. B:** 40 Dock Bays  
 6 Grade Bays

① **Level 1**  
 1" = 40'-0"

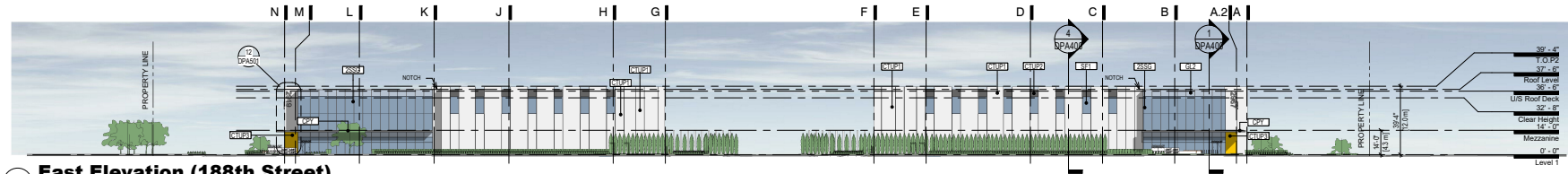




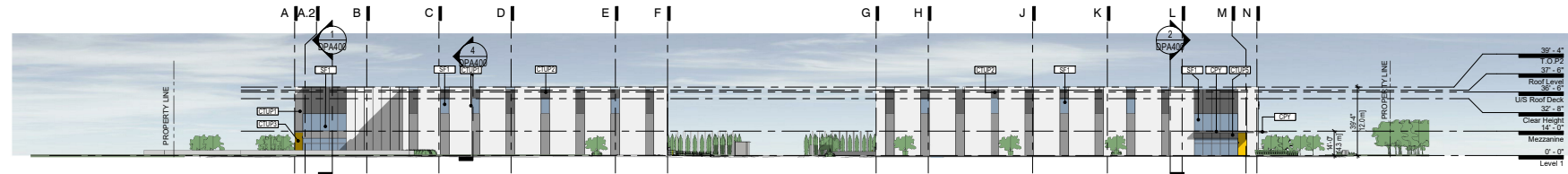
① North Elevation - Building A  
1/32" = 1'-0"



② South Elevation - Building A  
1/32" = 1'-0"



③ East Elevation (188th Street)  
1/32" = 1'-0"

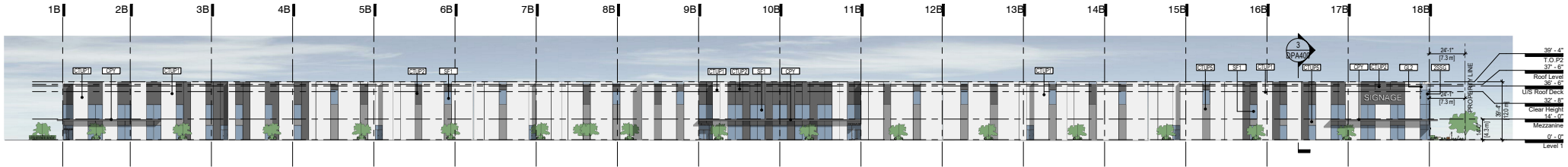


④ West Elevation  
1/32" = 1'-0"

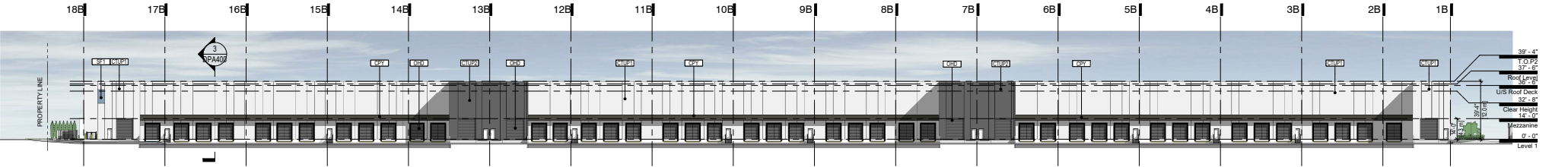
**KEYNOTE LEGEND**

TAG	DESCRIPTION
2SS0	2 SIDED STRUCTURAL GLAZING
CPV	CANOPY - VENTED WITH METAL GLAZING
CTUP1	CONCRETE - TILT UP - PAINTED P1
CTUP2	CONCRETE - TILT UP - PAINTED P2
CTUP3	CONCRETE - TILT UP - PAINTED P3
CTUP4	CONCRETE - TILT UP - PAINTED P4
GL2	SPANDREL GLAZING SEE GLAZING TYPES & FINISHES SCHEDULE
CND	OVERHEAD DOOR
SP1	SNOP FRONT GLAZING - TYPE 1

BENJAMIN MOORE WHITE WISP 2137-70  
 BENJAMIN MOORE GRAY 2121-10  
 BENJAMIN MOORE MARDI GRAS GOLD 2019-10  
 BENJAMIN MOORE NIGHT HORIZON 2134-10  
 BENJAMIN MOORE WHALE GRAY 2134-40



① South Elevation - Building B  
1/32" = 1'-0"



② North Elevation - Building B  
1/32" = 1'-0"

**KEYNOTE LEGEND**

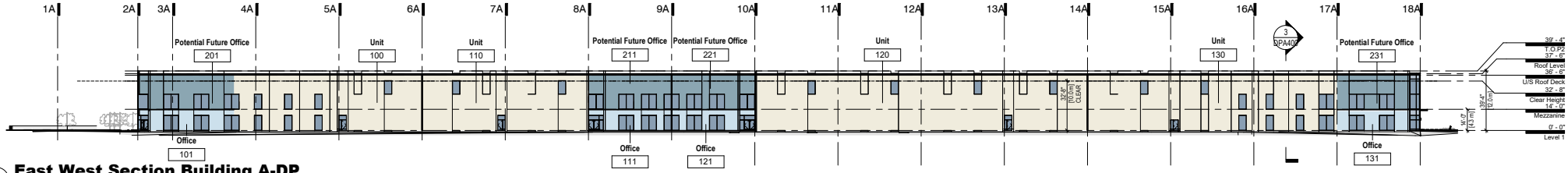
TAG	DESCRIPTION
ZS80	2 SIDED STRUCTURAL GLAZING CANOPY - VENTED WITH METAL CLADDING
CPY	CANOPY - VENTED WITH METAL CLADDING
CTUP1	CONCRETE - TILT UP - PAINTED P1
CTUP2	CONCRETE - TILT UP - PAINTED P2
CTUP3	CONCRETE - TILT UP - PAINTED P3
GL3	SPRINKLE GLAZING (SEE GLAZING TYPES & FINISHES SCHEDULE)
OHD	OVERHEAD DOOR
SF1	SHOP FRONT GLAZING - TYPE 1

BENJAMIN MOORE WHITE WISP 2137-70  
 BENJAMIN MOORE GRAY 2121-10  
 BENJAMIN MOORE WHALE GRAY 2134-40

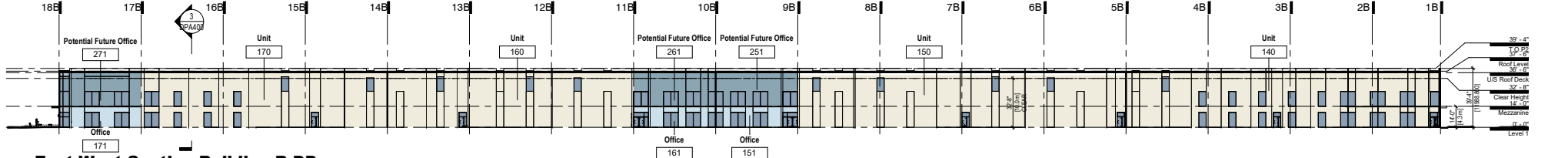
TKA+D ARCHITECTURE + DESIGN INC.  
 2919-2967 188th St, Surrey, BC  
**Bentall 188th Street**  
 2919-2967 188th St, Surrey, BC

**Elevations**  
 PLOT DATE: 2/18/2020 3:21:45 PM

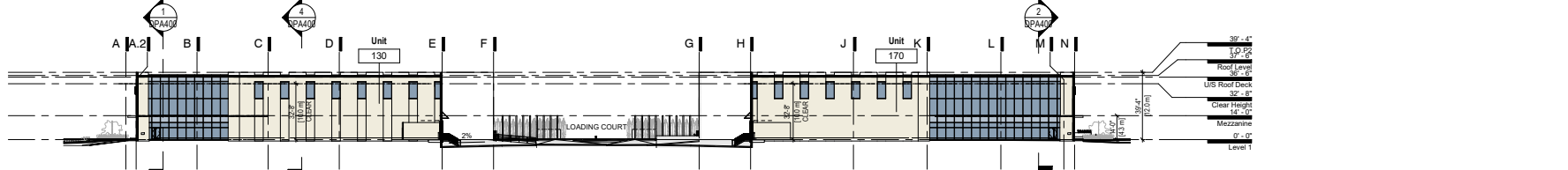
**DPA301**



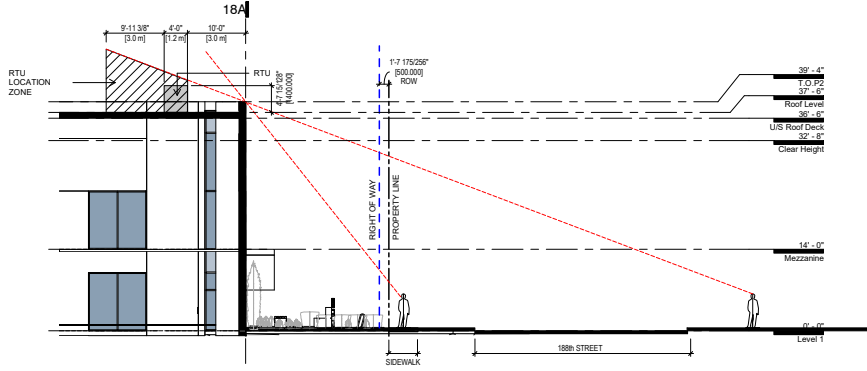
① East West Section Building A-DP  
1/32" = 1'-0"



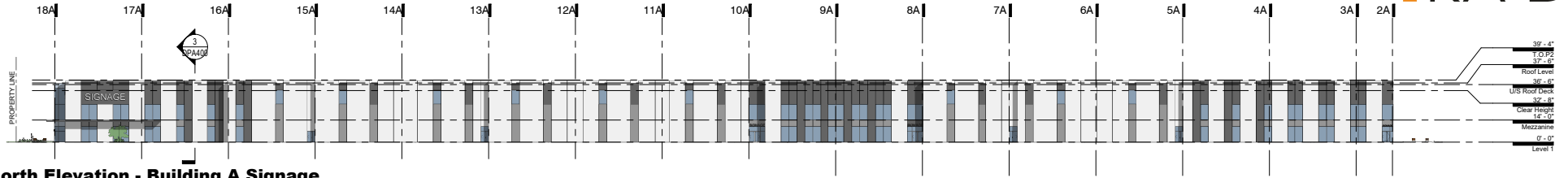
② East West Section Building B-DP  
1/32" = 1'-0"



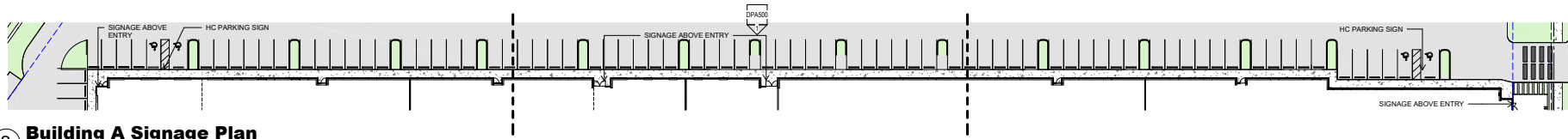
③ North South Section-DP  
1/32" = 1'-0"



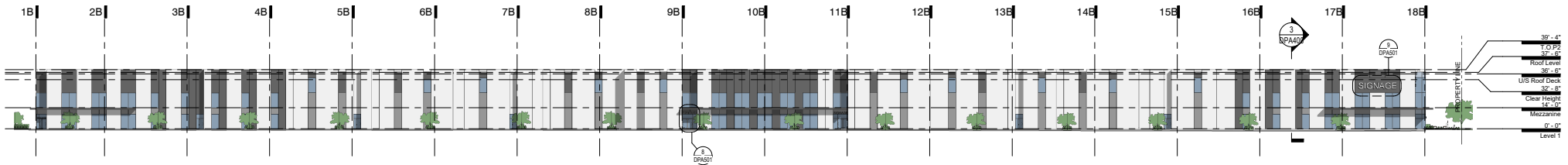
④ Roof Top Unit Section  
3/32" = 1'-0"



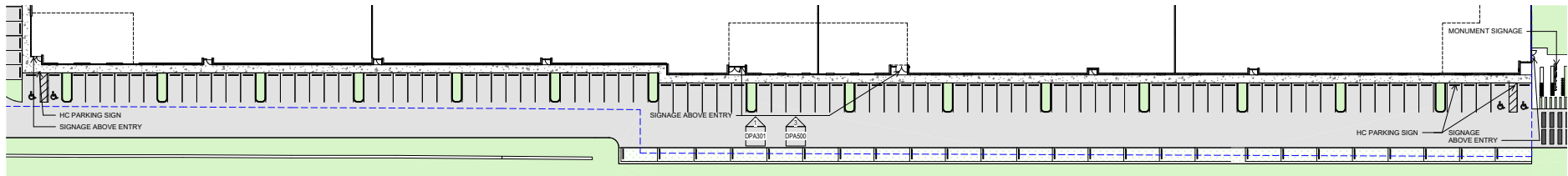
① North Elevation - Building A Signage  
1/32" = 1'-0"



② Building A Signage Plan  
1/32" = 1'-0"



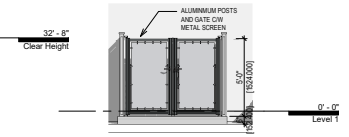
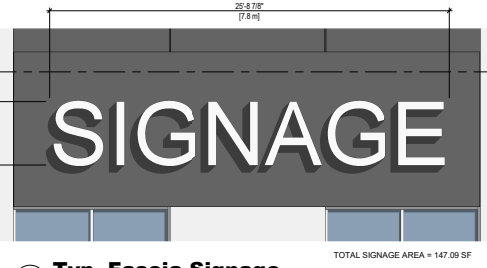
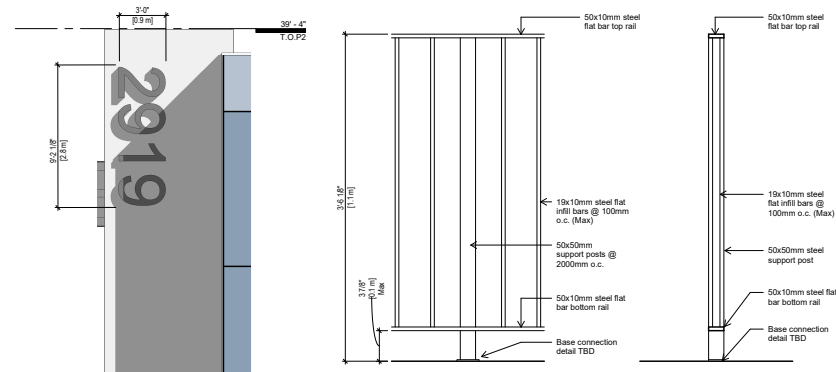
③ South Elevation - Building B Signage  
1/32" = 1'-0"



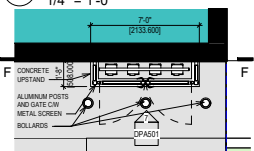
④ Building B Signage Plan  
1/32" = 1'-0"

**TOTAL PROPOSED SIGNAGE AREA**  
 8 TYPICAL UNIT ENTRY SIGNAGE = 16.15 SF x 8 = 129.2 SF  
 2 TYPICAL ADDRESS SIGNAGE = 27.13 SF x 2 = 54.26 SF  
 2 TYPICAL UNIT FACADE SIGNAGE = 106.5 SF x 2 = 213 SF  
 2 MONUMENT SIGNAGE = 12 SF x 2 = 24 SF

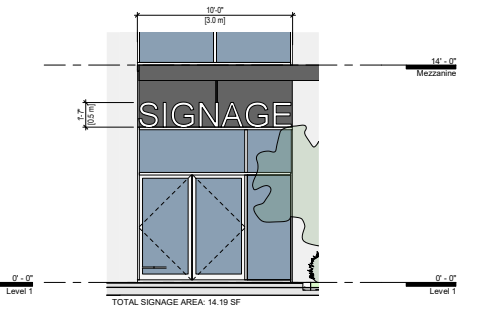
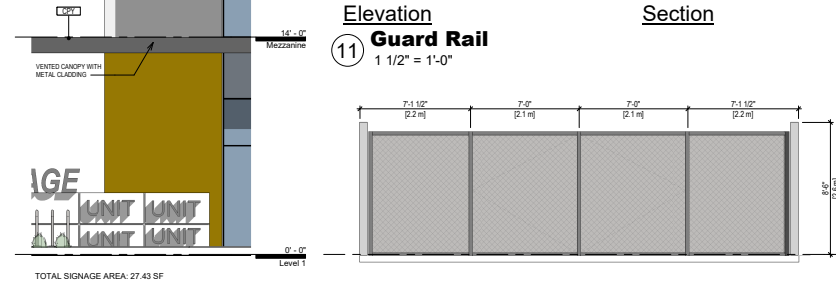
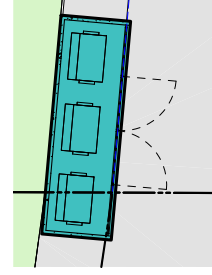
**TOTAL PROPOSED AREA = 417.48 SF**



**7 Gas Meter Enclosure Elevation**  
 1/4" = 1'-0"

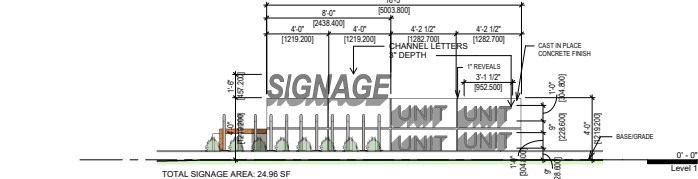


**6 Gas Meter Location**  
 1/4" = 1'-0"

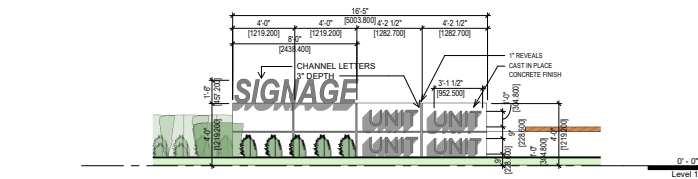


**12 Typ. Address Signage**  
 1/4" = 1'-0"

**10 Site - Garbage Enclosure Elevation**  
 1/4" = 1'-0"

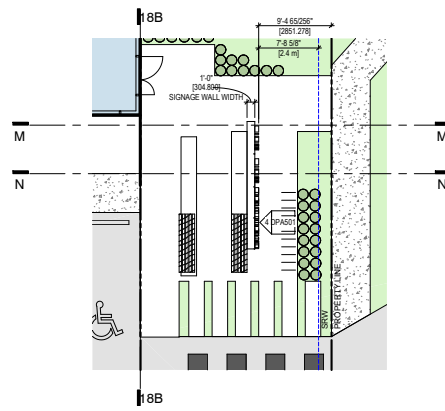


**4 Monument Signage - Building B**  
 1/4" = 1'-0"



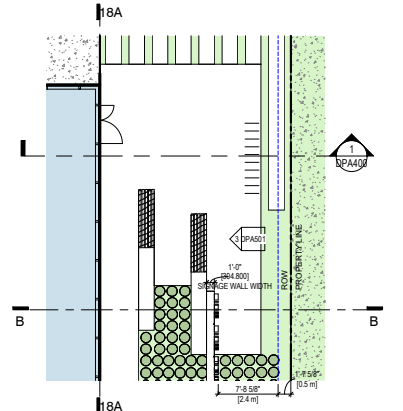
**3 Monument Signage - Building A**  
 1/4" = 1'-0"

**8 Typ. Unit Entry Signage**  
 1/4" = 1'-0"



**2 Monument Signage Plan - Building B**  
 1/8" = 1'-0"

**5 Garbage Enclosure Plan**  
 1/8" = 1'-0"



**1 Monument Signage Plan - Building A**  
 1/8" = 1'-0"



View from North West Bldg A



View from North East Bldg A



View From South East Bldg B



View from South West Bldg B



View from North - Mid Unity Entry



View From South East - Mid Unit Entry



View From North East Loading



View From South East Loading



View From North West Loading



View from South West Loading



Landscape Drawing List	
L-1.0	KEY PLAN
L-2.0	OVERALL PLAN
L-3.0	PLANTING PLAN NW
L-4.0	PLANTING PLAN SW
L-5.0	PLANTING PLAN NE
L-6.0	PLANTING PLAN SE
L-7.0	DETAILS
L-8.0	SECTIONS
L-9.0	SECTIONS

General Notes	
<p><b>Planting Notes</b></p> <ol style="list-style-type: none"> <li>All plants / planting to be per BCNTA and BCCLA standards.</li> <li>Plant selection subject to availability at the time of planting.</li> <li>Contractor shall source specified plant material and only offer area of search has been exhausted will substitutions be considered.</li> <li>All trees to be staked in accordance with BCNTA Standards.</li> <li>All plants to be sourced from nurseries certified free of P. ramorum.</li> <li>Plant sizes and related container classes are specified according to the B.C. Landscape Standards current edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the standard; for all other plants, both plant size and container calls shall be as shown in the plant list. Specifically, when the plant list calls for #5 class containers, these shall be as defined in the BCNTA (ANSI) Standard.</li> <li>All trees to have minimum 10 cubic meters of growing medium unless otherwise specified.</li> <li>Lay sod smooth and flush with a-joining grass areas and paving and top surface of curbs unless shown otherwise on drawings. Ensure there is a full roll width between the new sod and a-joining surfaces. Small cut pieces from a full roll will not be accepted.</li> </ol>	<p><b>Soil Preparation and Placement Notes</b></p> <ol style="list-style-type: none"> <li>All growing medium placed on project to meet or exceed BCNTA and BC Landscape Standards latest edition.</li> <li>Submit sieve analysis by an approved independent soil testing laboratory for each type of growing medium being used on the project PRIOR to placement for review and approval. Clearly identify source and type for each. Resubmit as required until growing medium is approved. Provide one composite sample of each type of proposed growing medium for each different application within the project. Minimum 1 litre physical sample.</li> <li>Submittals shall be made of least seven (7) days prior placement.</li> <li>Contractor shall not move or work growing medium or additives when they are excessively wet, extremely dry, or frozen or in any manner which will adversely affect growing medium structure. Growing medium whose structure has been destroyed by handling under these conditions will be rejected. Growing medium shall not be handled in wet or frozen conditions.</li> </ol> <p><b>Irrigation Notes:</b> A temporary irrigation system is to be installed for plant establishment, see below for further information: The temporary irrigation system is to be a design build process. The expectation is the irrigation system is to operate for three growing seasons for plant establishment. The contractor is responsible to provide a design (shop drawing) that shall provide general watering coverage of all newly planted areas, including the bioswales. The irrigation design shall be reviewed by the Landscape Architect prior to installation. Above or below ground systems will be considered (which ever is more efficient and cost effective) and can be either drip irrigation or spray heads (or combination).</p>

Plant List				
Sym	Qty	Botanical Name	Common Name	Size /Spacing / Comments
<b>Trees</b>				
	9	Arbutus unedo	Strawberry Tree	5cm cal
	13	Acer circinatum	Vine Maple	5cm cal
	24	Acer rubrum 'Sun Valley'	Sun Valley red maple	7cm cal. min
	6	Crataegus crusgalli var. inermis	Thornless Cockspur hawthorne	7cm cal. min/WB (thornless)
	13	Picea omorika	Serbian Spruce	3m Ht
	11	Pyrus calleryana 'Aristocrat'	Callery Pear	5cm cal
	12	Fagus sylvatica 'Dawycyk' (Offsite)	Dawycyk beech	6cm cal. (columnar)
	24	Quercus robur x alba 'Skinny Genes	Skinny Genes oak	7cm cal. min (columnar)
<b>Shrubs, Grasses, Perennials, Groundcovers</b>				
	33	Artemisia 'Powis Castle'	Silver sage	#2 pot / 36" o.c.
	512	Festuca rubra	Red fescue	#1 pot / 18" o.c.
	1167	Scripus cyperinus	Woolly bulrush	#1 pot / 12" o.c.
	564	Rosa nutkana	Nootka rose	#2 pot / 24" o.c.
	774	Lilrope spicata	Lilyturf	#1 pot / 18" o.c.
	232	Cornus sericea 'Kelseyi'	Dwarf red-osier dogwood	#2 pot / 30" o.c.
	263	Cornus sericea 'Kelsey's Gold'	Kelsey's dogwood	#2 pot / 30" o.c. (Yellow leaf)
	1995	Pachysandra terminalis	Japanese sedge	#1 pot / 12" o.c.
	88	Festuca glauca 'Elijah Blue'	Elijah Blue fescue	#1 pot / 12" o.c.
	78	Taxus x media 'Hicksii'	Hicks yew hedge	1.2m ht B+B / RB to RB (male only)
	42	Miscanthus sinensis 'Morning Light'	Maiden Grass	#2 pot / 30" o.c.
	49	Perovskia 'Blue Spire'	Russian Sage	#2 pot / 24" o.c.
	65	Stipa tenuissima	Mexican Feather Grass	#2 pot / 24" o.c.
	400	Juncus effusus	Common rush	4" pot / 18" o.c.
	253	Juncus patens	Spreading rush	4" pot / 18" o.c.

Material Legend		
Detail	Key	Material
	P1	Cast in Place concrete (OnSite) Refer to Civil
	P2	Sawcut Cast in Place concrete Refer to Civil
	P3	Asphalt Refer to Civil
	P4	BioSwale Refer to Civil
	P5	Drain Rock 2" - 4" diameter
	P6	Sodded Lawn
	P7	Hydroseed Premier Pacific Seeds - Reclamation mix
		Streamside Protection Area Area within the Streamside Protection Area (SPA) setback to be reclamation hydroseed mix, or as confirmed by the City

Furniture Legend		
Detail	Key	Material
	F-1	Cip concrete bench w/ wood top
	F-2	Landscape boulders
	F-3	Landscape logs
	F-4	Bike Racks

04 Dec 12 2019 Issue for DP  
05 Sep 23 2019 Issue for DP  
04 Sep 12 2019 Issue for City's Review  
03 May 1 2019 Issue for DP  
02 Mar 26 2019 Issue for Client Review  
01 Mar 15 2019 Progress Plot

no.: | date: | item:

Revisions:

Durante Knoch Ltd.  
102 - 1637 West 5th Avenue  
Vancouver BC V6J 1N6  
t: 604 684 4611  
f: 604 684 0577  
www.dk.bc.ca

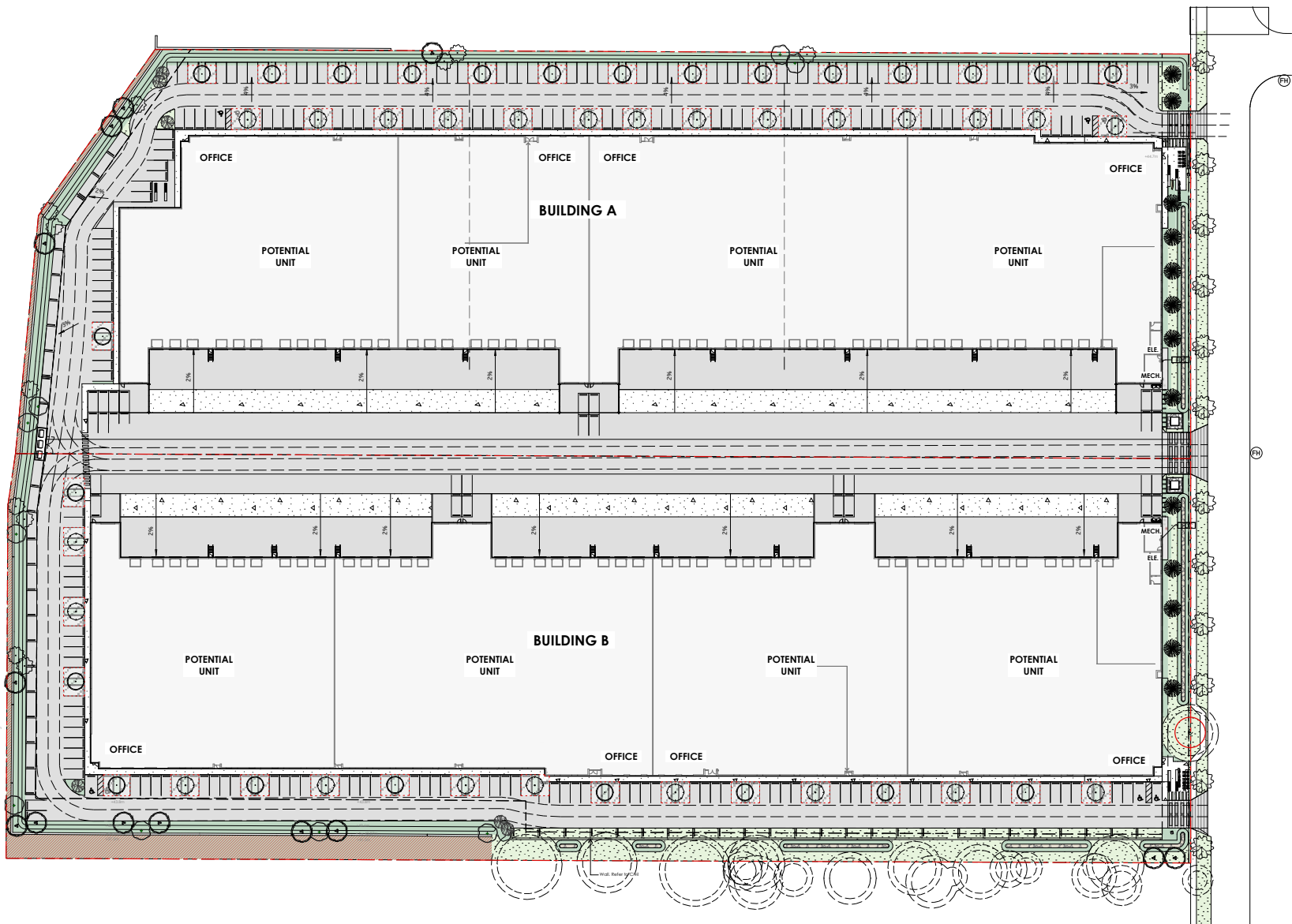
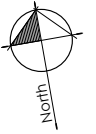
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**Bentall 188th Street  
Surrey BC**

Drawn by: AB  
Checked by: FK  
Date: April 29, 2019  
Scale: NTS

Drawing Title:  
**Key Plan**

Project No.:  
**19009**

Sheet No.:



04	Dec 12, 2019	Issue for DP
05	Sep 23, 2019	Issue for DP
04	Sep 12, 2019	Issue for City's Review
03	May 1, 2019	Issue for DP
02	Mar 29, 2019	Issue for Client Review
01	Mar 15, 2019	Progress Plot
no.	date	item

Revisions:

 Durante Kinoshita Ltd.  
102 - 1837 West 56th Avenue  
Vancouver BC V6J 1N6  
t: 604 684 4611  
f: 604 684 0577  
www.dk.bc.ca

Project:

**Bentall 188th Street  
Surrey BC**

Drawn by: AB

Checked by: FK

Date: April 29, 2019

Scale: 1" = 40'

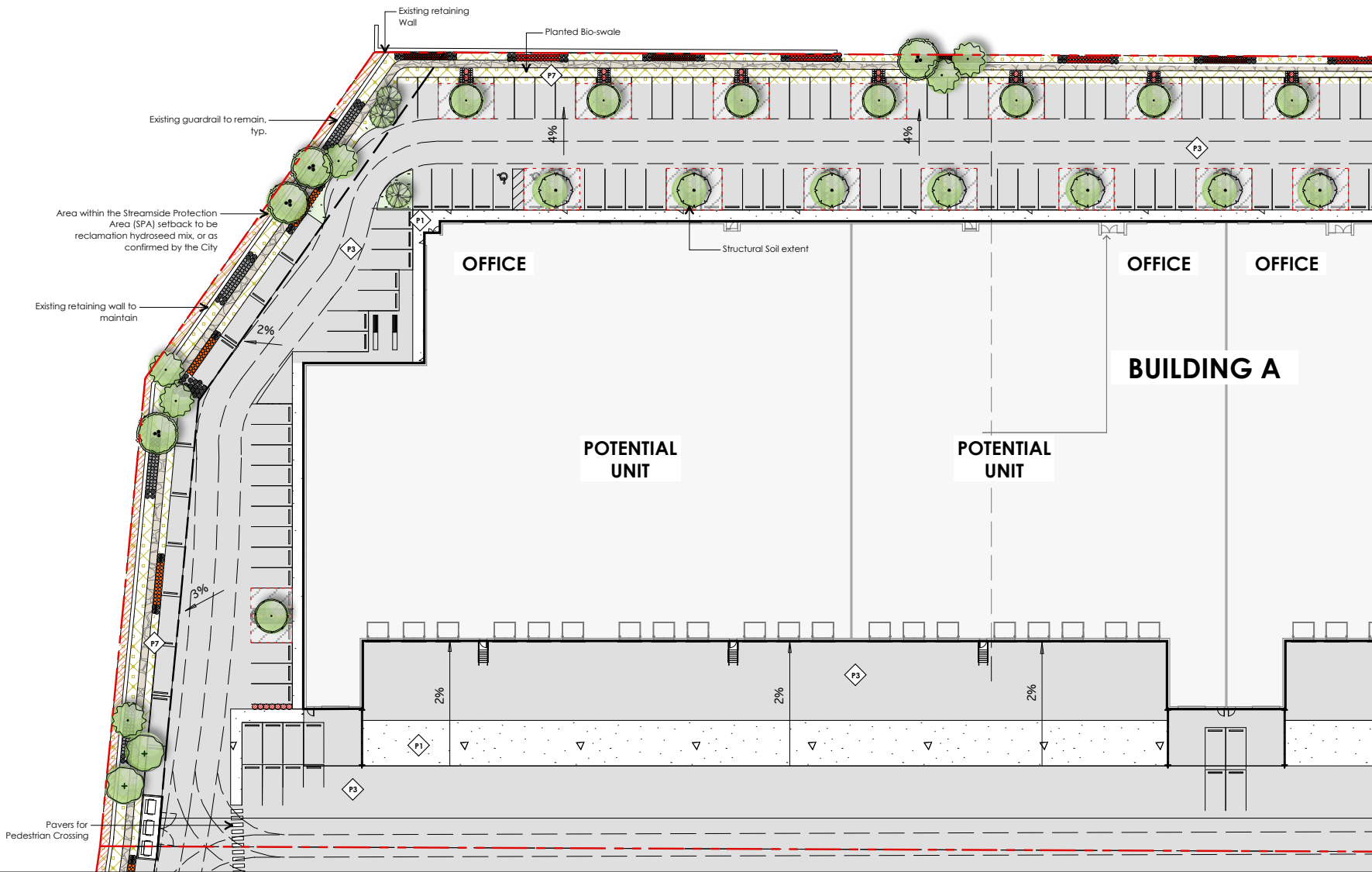
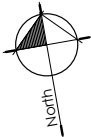
Drawing Title:

**Overall Landscape Plan**

Project No.:

**19009**

Sheet No.:



Revisions:

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05	Sep 12, 2019	Issue for City's Review
04	Sep 12, 2019	Issue for City's Review
03	May 1, 2019	Issue for DP
02	Mar 29, 2019	Issue for Client Review
01	Mar 15, 2019	Progress Plot
	no.   date:	Item:

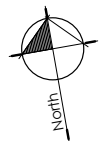
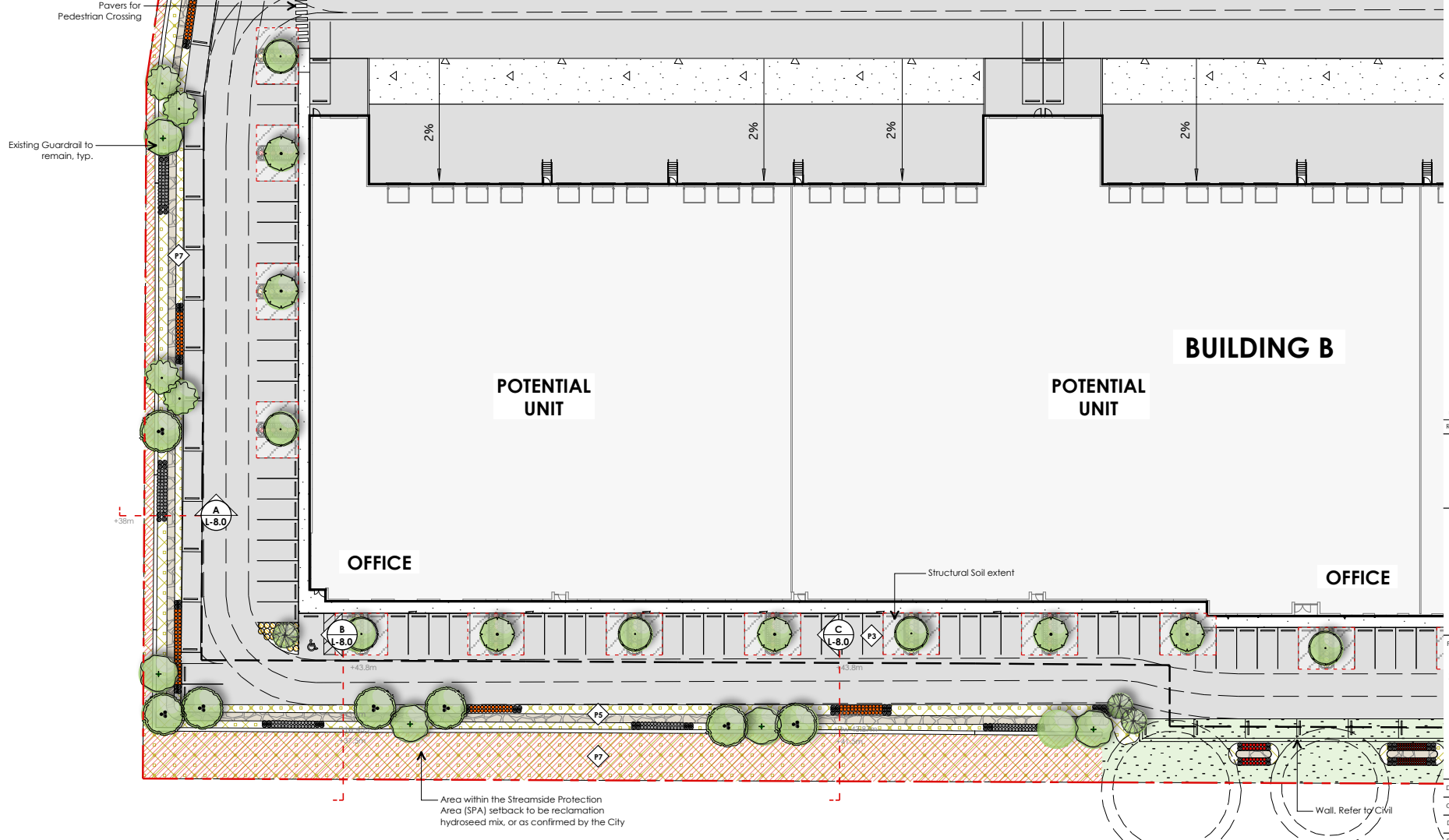
Durante Kreuk Ltd.  
 102 - 1637 West 5th Avenue  
 Vancouver BC V6J 1H5  
 T: 604 684 4611  
 F: 604 684 0577  
 www.dk.bc.ca

Project:  
**Bentall 188th Street  
 Surrey BC**

Drawn by: AB  
 Checked by: FK  
 Date: April 29, 2019  
 Scale: 1" = 20'

Drawing Title:  
**Planting Plan - NW**

Project No.:  
**19009**  
 Sheet No.:



05	Dec 12, 2019	Issue for DP
04	Sep 12, 2019	Issue for City's Review
03	May 01, 2019	Issue for DP
02	Mar 29, 2019	Issue for Client Review
01	Mar 15, 2019	Progress Plot
no.:	date:	item:

Revisions:

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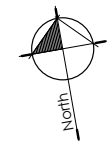
**dk** Durante Kreuk Ltd.  
 102 - 1637 West 5th Avenue  
 Vancouver BC V6J 1H5  
 t: 604 684 4611  
 f: 604 684 0577  
 www.dk.bc.ca

Project:  
**Bentall 188th Street  
 Surrey BC**

Drawn by: AB  
 Checked by: FK  
 Date: April 29, 2019  
 Scale: 1" = 20'

Drawing Title:  
**Planting Plan - SW**

Project No.:  
**19009**  
 Sheet No.:



05 Dec 12, 2019 Issue for DP  
 04 Sep 12, 2019 Issue for City's Review  
 03 May 01, 2019 Issue for DP  
 02 Mar 29, 2019 Issue for Client Review  
 01 Mar 15, 2019 Progress Plot  
 no.: | date: | Item:

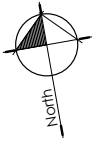
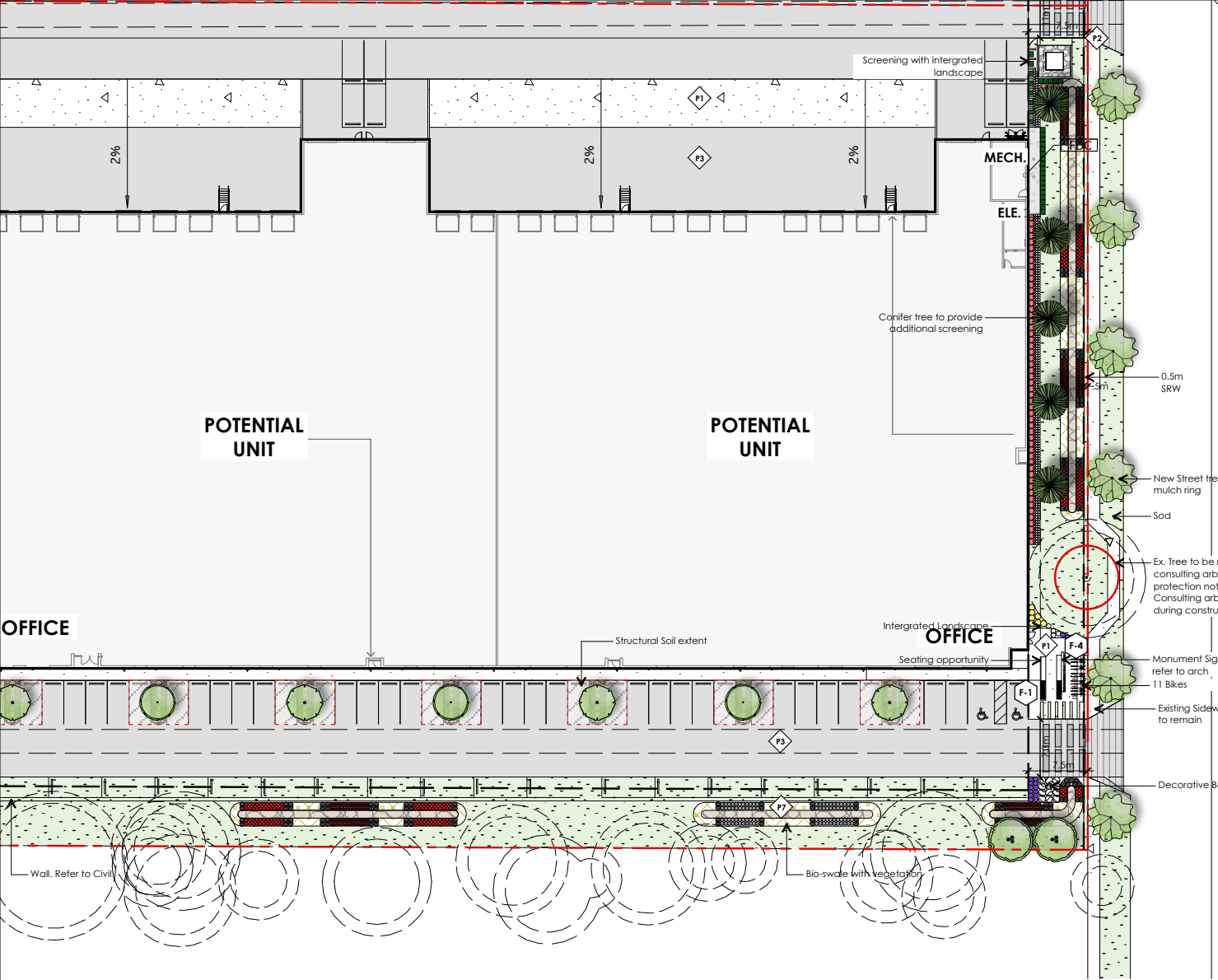


Project:  
**Bentall 188th Street**  
**Surrey BC**

Drawn by: AB  
 Checked by: FK  
 Date: April 29, 2019  
 Scale: 1" = 20'

Drawing Title:  
**Planting Plan - NE**

Project No.:  
**19009**  
 Sheet No.:



05	Dec 12, 2019	Issue for DP
04	Sep 12, 2019	Issue for City's Review
03	May 01, 2019	Issue for DP
02	Mar 29, 2019	Issue for Client Review
01	Mar 15, 2019	Progress Plot
no.:		Item:
date:		date:

Revisions:



Durante Kreuk Ltd.  
 102 - 1637 West 5th Avenue  
 Vancouver BC V6J 1H5  
 T: 604 684 4611  
 F: 604 684 0577  
 www.dk.bc.ca

Project:  
**Bentall 188th Street  
 Surrey BC**

Drawn by:	AB
Checked by:	FK
Date:	April 29, 2019
Scale:	1" = 20'

Drawing Title:  
**Planting Plan**

Project No.:  
**19009**  
 Sheet No.:

---

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

FROM: **Development Engineer, Engineering Department**

DATE: **February 18, 2020** PROJECT FILE: **7819-0131-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 2919/2967 - 188 Street**

**DEVELOPMENT PERMIT**

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

**BUILDING PERMIT**

The following issues are to be addressed as conditions of issuance of Building Permit:

- Complete all Works and Services required under Surrey Project 7816-0052-00.
- Construct concrete letdowns for all proposed accesses.
- Water quality treatment is required for all on-lot surface runoff prior to exfiltrating into the ground. Geotechnical infiltration testing will be required to confirm infiltration parameters during the onsite BP. Register restrictive covenants on both lots for the installation and future maintenance of the water quality sediment control facilities.
- Install permanent hard fencing along property lines bordering Keery Park and contact the Parks Development Inspector (604-501-5166) in the Park Development Services Section to coordinate the removal of hazardous trees in Keery Park.

A Servicing Agreement is not required. A processing fee of \$1,674.75 (GST included) is needed to administer the legal documents required above. Applicable service connections and/or driveway can be constructed subject to issuance of a City Road and Right-of-Way Permit obtainable at the Engineering Counter upon payment of securities and all associated permit fees.



Jeff Pang, P.Eng.  
Development Engineer  
LR1

## 4.0 Tree Preservation Summary

Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Site Address: 2919, 2967 188<sup>th</sup> Street

Registered Arborist: Michael Harrhy (PN-8025A)

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (On-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>7</b>
<b>Protected Trees to be Removed</b>	<b>5</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>2</b>
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 5 X two (2) = 10	<b>10</b>
<b>Replacement Trees Proposed</b>	<b>76</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>
<b>Protected Trees to be Retained in Proposed Open Space / Riparian Areas</b>	<b>0</b>

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>0</b>
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	<b>0</b>
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary, report and plan prepared and submitted by

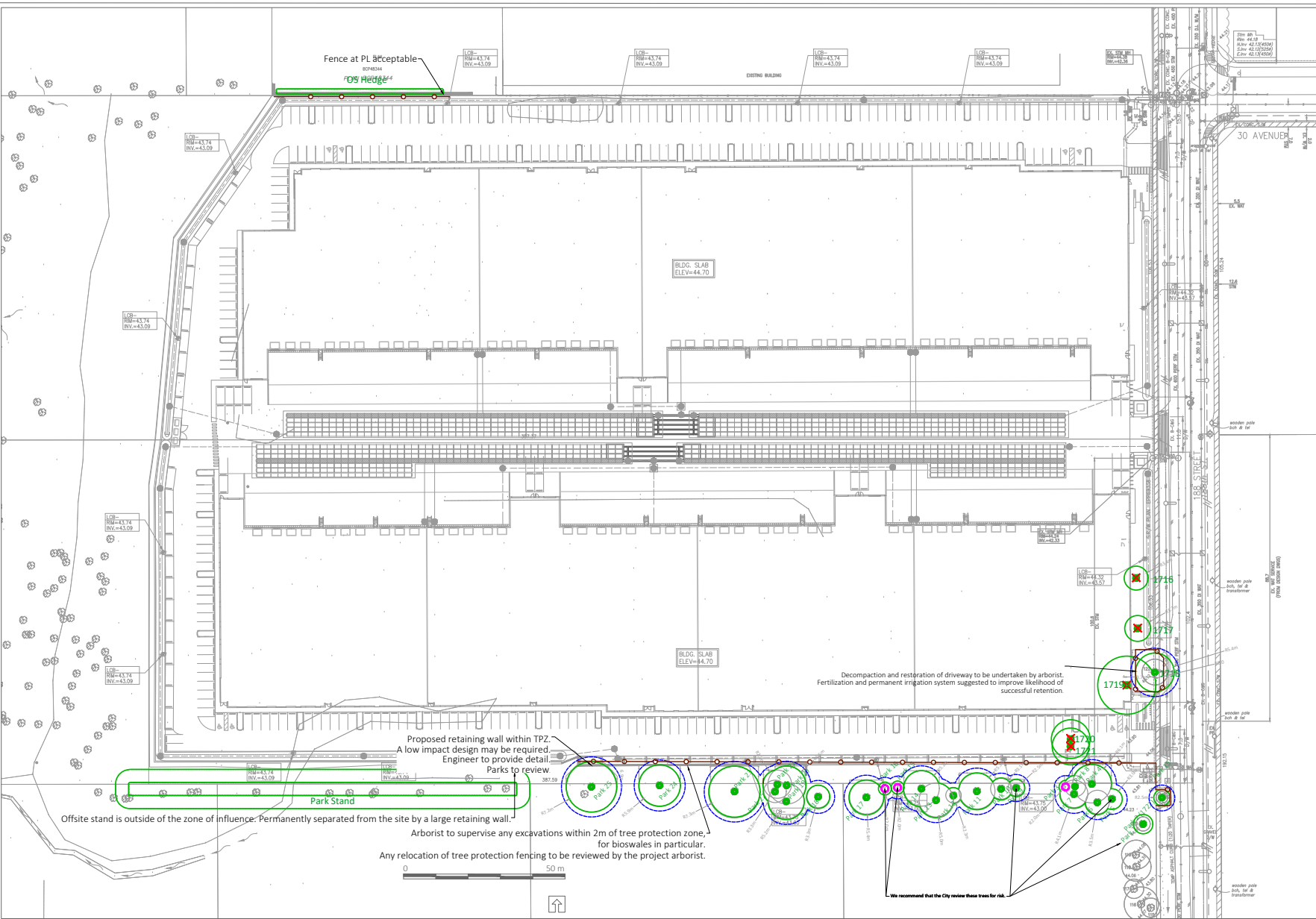


Signature of Arborist

Feb 12 2020

Date





- LEGEND**
- CRITICAL ROOT ZONE
  - - - NO-BUILD ZONE
  - TREE PROTECTION ZONE AND FENCING
  - SURVEYED TREE TO BE RETAINED
  - UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
  - ✗ TREE TO BE REMOVED

- NOTES**
1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
  2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
  3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (½ the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
  4. No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
  5. The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
  6. Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
  7. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
  8. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

- REFERENCE DRAWINGS**
1. Base drawing: Onsite civil plans from Hub, Feb 11, 2020



3559 COMMERCIAL STREET  
VANCOUVER BC | V5N 4E8  
T 604.733.4886 | F 604.733.4879

Drawing title: Tree Management Plan  
Project address: 2919 & 2967 188th Street  
Client: Bentall Green Oak

Drawing No: 4  
Date: 2020/02/12  
Drawn by: MH  
Page Size: TABLOID 11"x17"

Page #  
1 of 1

(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7919-0131-00

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: 011-152-605

Parcel "One" (N124713E) of Parcel "A" (Explanatory Plan 13275) of Lots 4, 5, 6 and 7 Section 21 Township 7 New Westminister District Plan 5316, Except Plan EPP69339

2919 - 188 Street

Parcel Identifier: 011-152-567

North Half Parcel "A" (Explanatory Plan 13275) Lots 4, 5, 6 and 7 Section 21 Township 7 New Westminister District Plan 5316, Except Plan EPP69339

2967 - 188 Street

(the "Land")

3. (a) 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 Subsection F. Yards and Setbacks of Part 47B Business Park 2 Zone (IB-2), the minimum front yard setback is reduced from 7.5 metres to 6.0 metres to the canopy of Building A and Building B.

5. This development variance permit applies to 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.

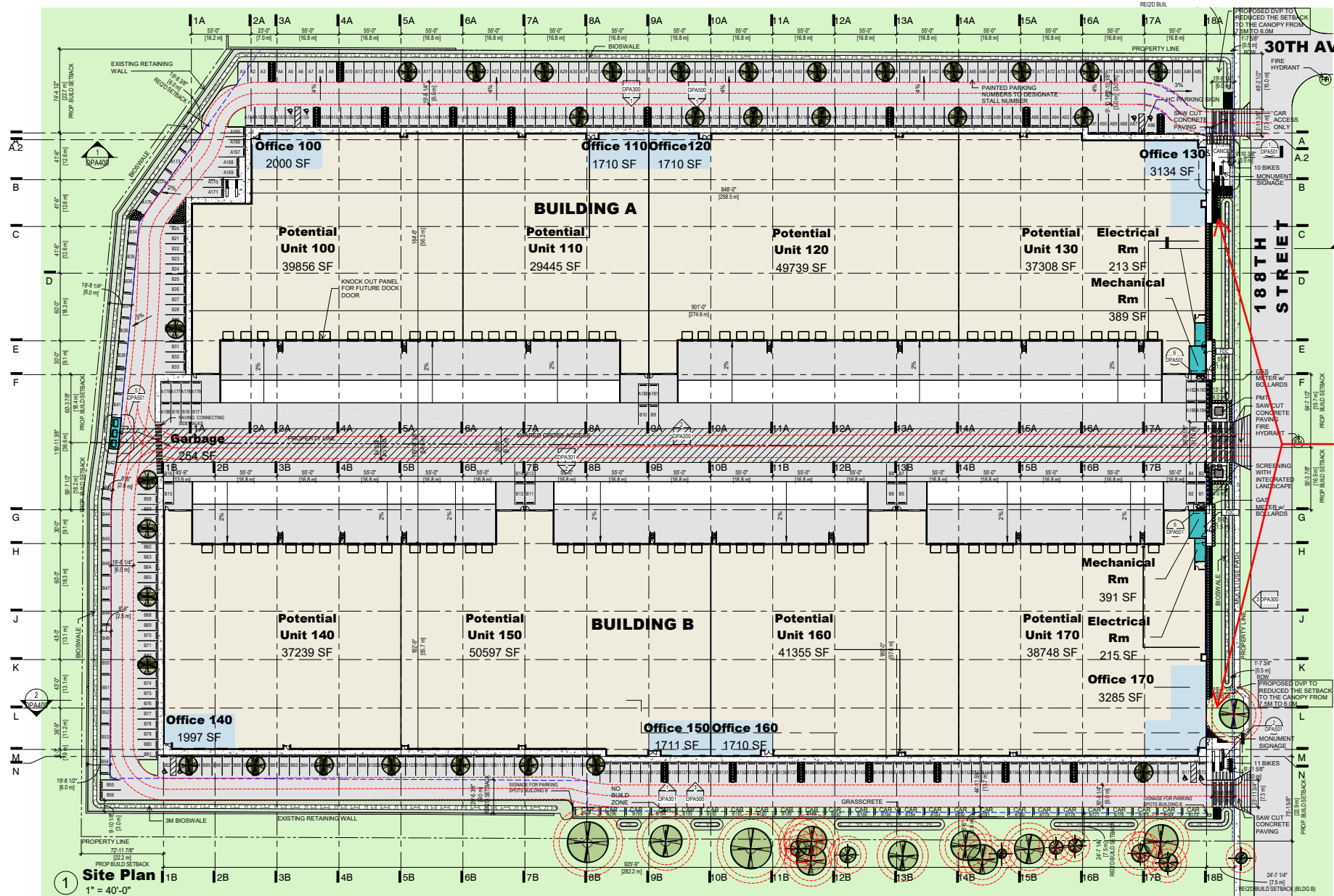
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli



Proposed variance to reduce the minimum front yard setback from 7.5 metres to 6.0 metres for the canopy of Building A and Building B.

1 Site Plan  
1" = 40'-0"

TKA+D ARCHITECTURE + DESIGN INC  
1075 WOODS STREET, VANCOUVER, BC V6P 4R6  
**Bentall 188th Street**  
2919-2967 188th St, Surrey, BC

Site Plan  
PLOT DATE: 2/16/2020 3:20:37 PM

DPA100