

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0043-00

Planning Report Date: December 16, 2024

PROPOSAL:

- **Development Permit**

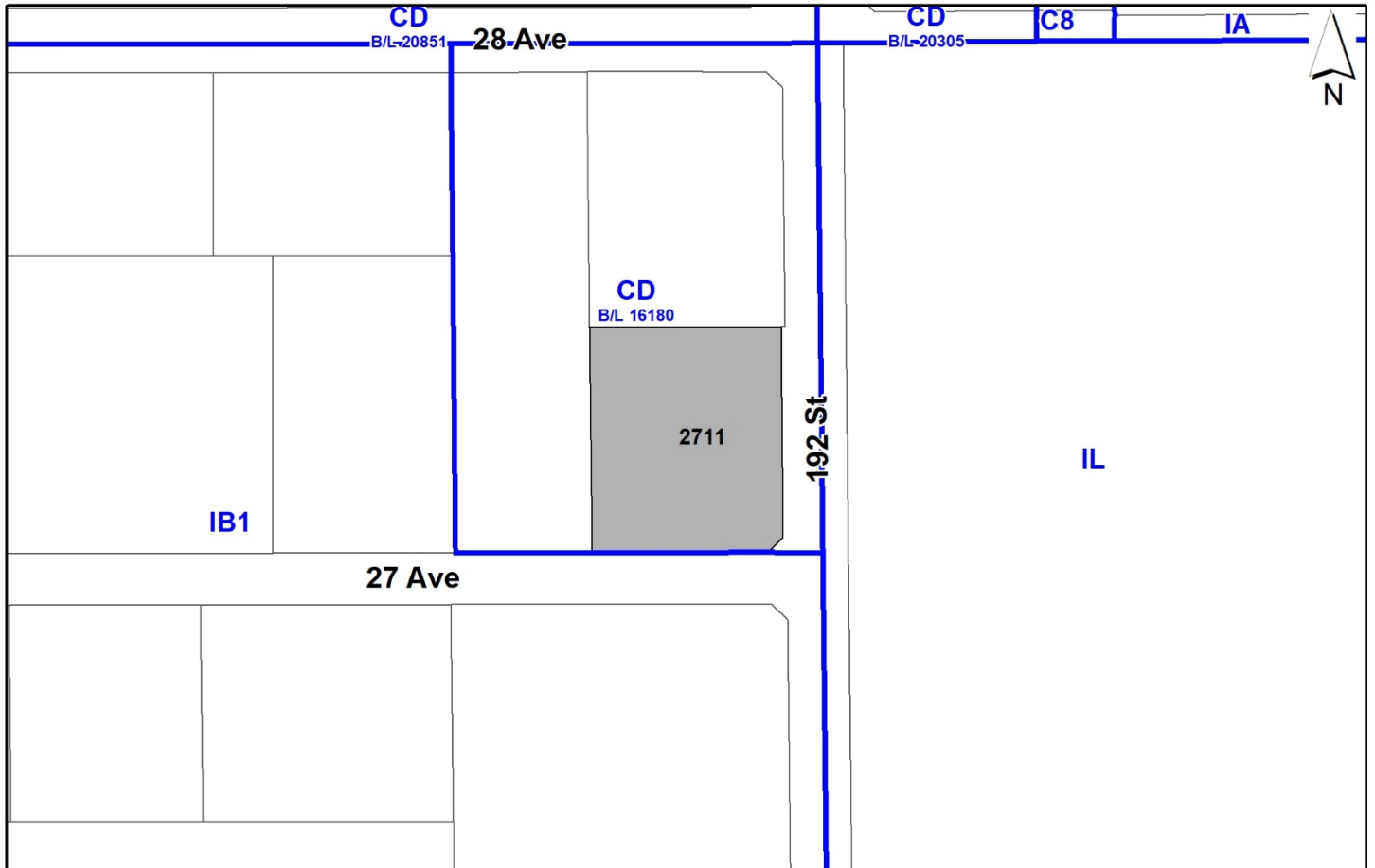
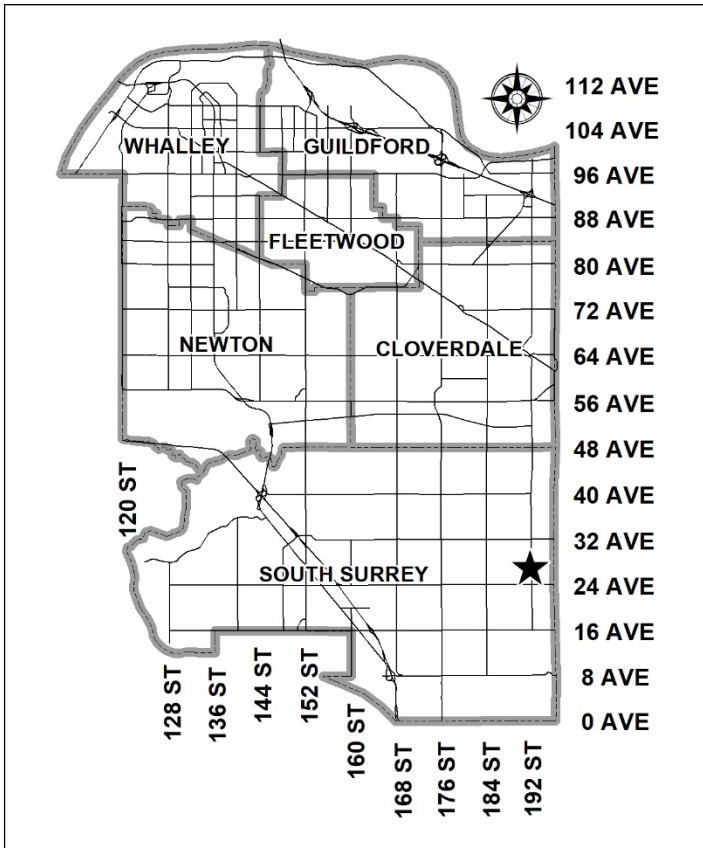
to permit the development of a single storey, single tenant commercial retail building on an existing multi-tenant commercial property.

LOCATION: 2711 - 192 Street

ZONING: CD Bylaw No. 16180

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the "Mixed Employment" designation in the Official Community Plan (OCP).
- The proposal complies with the "Commercial" designation in the Campbell Heights Local Area Plan (LAP).
- The proposal generally complies with the Development Permit requirements in the OCP for Form and Character.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7924-0043-00 for Form and Character generally in accordance with the attached drawings (Appendix I).
2. 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; and
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Multi-tenant Commercial Retail	Mixed Employment in the OCP; Commercial in the Campbell Heights LAP	CD (Bylaw No. 16180)
North (Abutting):	Multi-tenant Commercial Retail	Mixed Employment in the OCP; Commercial in the Campbell Heights LAP	CD (Bylaw No. 16180)
East (Across 192 Street):	City Park (Latimer Park)	Conservation and Recreation in the OCP; City Park in the Campbell Heights LAP	IL
South (Across 27 th Avenue):	Technology Park or Business Park	Mixed Employment in the OCP; Technology or Business Park in the Campbell Heights LAP	IB1
West (Abutting):	Light impact industrial building	Mixed Employment in the OCP; Technology or Business Park in the Campbell Heights LAP	CD (Bylaw No. 16180)

Context & Background

- The subject site is located at 2711 192 Street in Cambell Heights Business Park.
- The subject site is approximately 6,384 square metres in size, designated "Mixed Employment" in the Official Community Plan (OCP), "Commercial" in the Campbell Heights Local Area Plan (LAP) and zoned "Comprehensive Development Zone" (Bylaw No. 16180).
- The site is part of a principal commercial node for Campbell Heights and is intended to provide supportive commercial services to businesses and workers in the area.
- The property was rezoned and received a Development Permit for Form and Character under Development Application No. 7906-201-00, which permitted construction of a commercial/industrial complex.
- The site currently has one commercial/retail building with five units including a drive through restaurant.

- The approved rezoning under CD Bylaw No. 16180 includes several separate "blocks" within which the permitted uses differ. The subject site is located within Block B of CD Bylaw No. 16180.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Development Permit for Form and Character to develop a one-storey commercial building on the north side of the site, with a licensed childcare operator committed to the entire space, 371 square metres in gross floor area.
- The applicant has indicated that the proposed Child Care Centre will be licensed for up to 60 children, requiring 10 employees, and was previously approved by the Fraser Health Authority.
- The proposal aligns with the Official Community Plan's (OCP) policy for Healthy Neighbourhoods, B4.14: "Ensure neighbourhoods are well served by civic and community facilities such as indoor and outdoor recreation centres, childcare centres, neighbourhood parks, and amenities specifically geared to youth."
- The proposal aligns with Economic Policy 6.2.5. in the Campbell Heights Local Area Plan (LAP): "Child care is one of the essential support services to be provided to the employees in a technology or business park development. Child care centres will be permitted in the Technology Park and Business Park designations, as well as in the commercial node at 192 Street and 28 Avenue."
- The proposal exceeds the required parking spaces for Surrey's Parking Bylaw No. 12000. The site will provide 79 regular parking spaces compared to 49 required, and 3 accessible parking spaces compared to 2 required.

Referrals

Engineering:	The Engineering Department has no objection to the project as the proposed development permit will not trigger additional works and services for the subject lot. A review of service connections will be administered through the Building Permit review process.
Parks Department:	Latimer Park is the closest active park and contains amenities including a dog off-leash area, walking paths, and natural area. The park is 350 metres walking distance from the development.

Advisory Design Panel: At the Regular Council – Land Use meeting on December 18, 2023, Council endorsed Corporate Report No. R214 (2023) which amended the Terms of Reference of the City’s Advisory Design Panel (ADP) which permits commercial proposals supported by City staff, to proceed to Council for By-law introduction, without review and/or comment from the ADP.

The subject development proposal is generally supported by City staff and the applicant has agreed to resolve any outstanding items, to the satisfaction of the Planning and Development Department, prior to consideration of Final Adoption of the Rezoning By-law as well as issuance of the Development Permit. The project will not be subject to review by the ADP.

Sustainability Considerations

- The applicant has met all the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable features:
 - Measures will be taken to enhance building performance such as low-flow fixtures, lighting occupancy sensors, and energy efficient electric heat pumps for heating/cooling.
 - The massing form is simple and rectilinear, with minimal corners and joints to minimize loss of heating energy.
 - The building envelope uses insulated metal panels to enhance overall energy efficiency and reduce carbon emissions.
 - Provision of sufficient daylighting at east, south and west facades complete with high-performance glazing system reduces energy consumption for artificial lighting, heating and cooling.

DEVELOPMENT PERMITS

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 proposed to address deficiencies in pedestrian safety by providing additional pedestrian barriers on the site plan. In lieu of landscape beds lining the edge of the curb, the applicant proposes a line of bollards. The applicant also proposes a large 2.3-metre-wide southern walkway for stroller parking, which has been approved by Fraser Health.

- The applicant has provided a fenced, rooftop outdoor play area that meets Fraser Health requirements for size. The final design of the outdoor Play area will be submitted by the tenant during the Building Permitting stage.
- The proposed white rooftop fencing is well integrated with the building form.
- In lieu of a second bench near the entry lobby, the applicant has included stroller parking wrapping around the south and east face of the building by the entry lobby.
- The applicant has proposed a modern and playful building form for the childcare facility in alignment with urban design guidelines.

Proposed Signage

At this time, a comprehensive sign design package has not been submitted. However, the owner is only anticipating the installation of one sign on the northeast side of the elevation. The current design is described as "letter signage w/bottom metal plate mount, powder-coated orange" and it appears to comply with the City of Surrey's Sign By-Law. The final design will be captured through a sign permit process.

Landscaping and Outdoor play area

- Along the North side of the site, a 3-metre setback is proposed along with a row of trees and landscaping acts as a buffer to effectively screen the existing drive-through abutting the site to the north (shown in Appendix I).
- The final design of the Outdoor Play area will be submitted by the tenant during the Tenant Improvement Permit application process.
- New bicycle parking will be provided at the building's entrance.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include the final design of the Outdoor Play, which will be submitted by the tenant during the Tenant Improvement Permit application process for both the interior fit-out and outdoor play area.
- Staff has also requested that the applicant remove the fencing at the south end of the building to allow for full pedestrian movement around the building.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- **Glenn Murray**, ISA Certified Arborist of **Froggers Creek Tree Consultants Ltd.** prepared an Arborist Assessment for the subject site. The table below provides a summary of the proposed tree retention and removal. A detailed list of the proposed tree retention and removal by tree species can be found in (Appendix II):
- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

Table 1: Summary of Proposed Onsite Tree Preservation by Tree Species:

	Existing	Remove	Retain
Alder/Cottonwood	0	0	0
Deciduous Trees	12	2	10
Coniferous Trees	1	0	1
Onsite Tree Totals	<u>13</u>	<u>2</u>	<u>11</u>
Onsite Replacement Trees Proposed	4		
Total Onsite Retained and Replacement Trees	15		

- The Arborist Assessment states that there is a total of 10 bylaw protected trees on the site and 3 city trees that could be impacted by the development. 2 trees are proposed for removal, requiring a proposed total of 4 replacement trees on the site, meeting City requirements.
- No City trees are proposed for removal as part of the subject proposal.

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. Summary of Tree Survey, Tree Preservation and Tree Plans

approved by Shawn Low

Ron Gill
 General Manager
 Planning and Development

NH/cb

CAMPBELL STATION BUILDING E CHILDCARE FACILITY

2711 192 STREET, SURREY, BC



DEVELOPMENT PERMIT RESUBMISSION

JUNE 04, 2024



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PROJECT NAME

CAMPBELL STATION
BUILDING E
CHILDCARE FACILITY
2711 192 STREET, SURREY, BC

NO	DATE	REVISED FOR	BY
1	JAN 18, 2024	DEVELOPMENT PERMIT	AG
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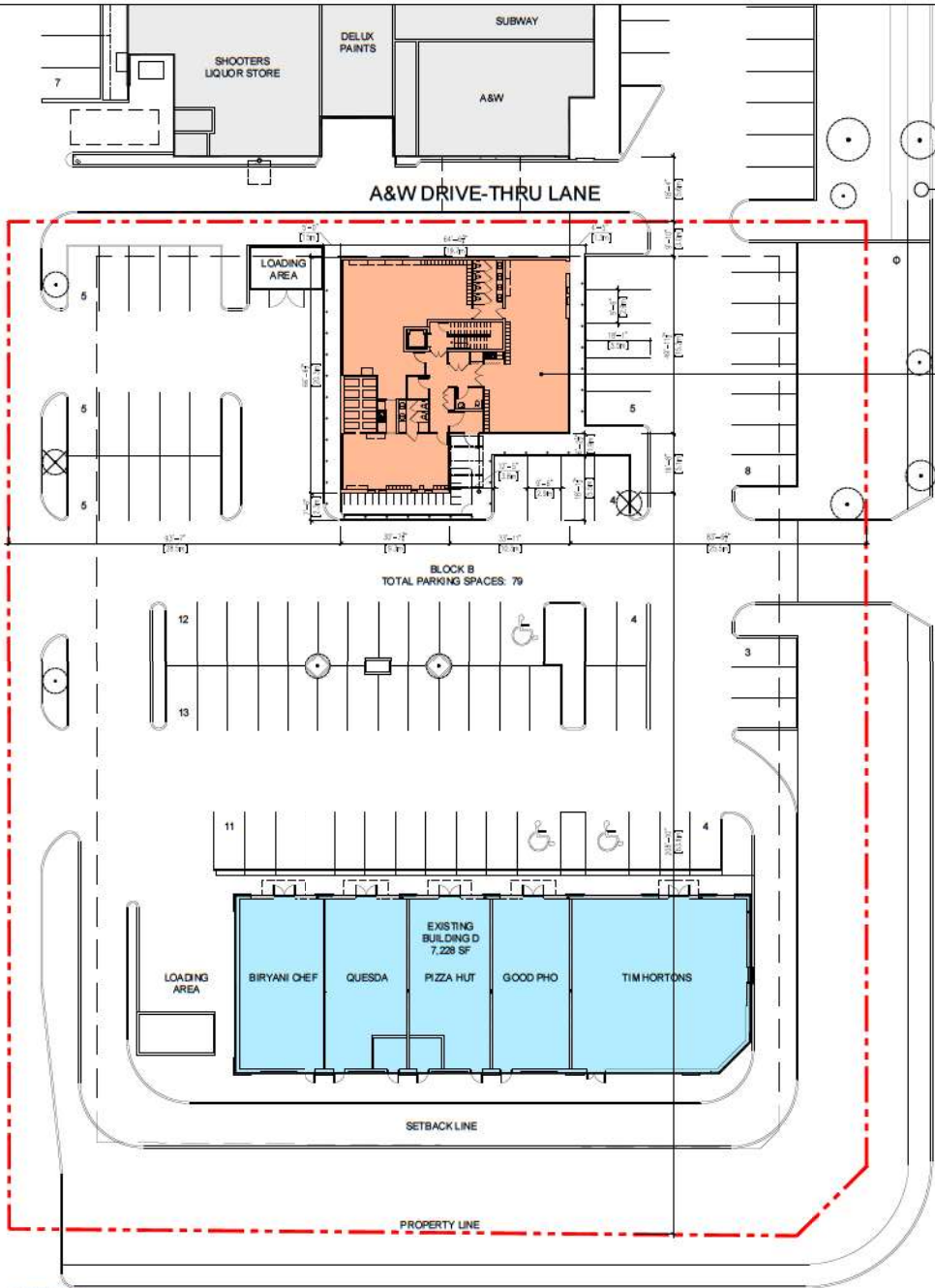
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1-STORY BUILDING E
CHILD CARE CENTRE
3,998 SF
ROOFTOP
OUTDOOR AREA
3,134 SF

PROJECT STATISTICS - BUILDING E

STREET ADDRESS	2711 192 STREET, SURREY, BC
LEGAL DESCRIPTION	LOT 2 SECTION 11 TO WASHIP 7 PLAN BCP25993 NWD
EXISTING ZONING	CD - COMPREHENSIVE DEVELOPMENT ZONE
PROPOSED ZONING	CD - COMPREHENSIVE DEVELOPMENT ZONE
EXISTING USE	VACANT LAND - NOT USED
PROPOSED USE	CHILD CARE CENTRE
SITE AREA	0.64 ha (6,384 sq.m.)
GROSS BUILDING AREA - PROPOSED	371 sq.m. (3,998 sq.ft.)
GROSS BUILDING AREA - EXISTING D	672 sq.m. (7,233 sq.ft.)
GROSS BUILDING AREA - TOTAL	1043 sq.m. (11,231 sq.ft.)
ALLOWABLE SITE COVERAGE	30%
PROPOSED BUILDING COVERAGE	1043/6384 = 16.3%
ALLOWABLE FAR (CD)	0.3
PROPOSED FAR (CD)	1043/6384 = 0.163
ALLOWABLE HEIGHT (CD)	9m (30')
PROPOSED HEIGHT (CD)	1 STOREY - 7.11m (23'-4")
NORTH YARD SETBACK	ALLOWED 3.0m (9'-10") PROPOSED 3.0m (9'-10")
SOUTH YARD SETBACK	ALLOWED 7.9m (26'-2 1/2") PROPOSED 63.8m (209'-4")
EAST YARD SETBACK	ALLOWED 7.9m (26'-2 1/2") PROPOSED 35.5m (116'-10")
WEST YARD SETBACK	ALLOWED 7.9m (26'-2 1/2") PROPOSED 18.5m (61'-0")
LANDSCAPE AREA	tbc

PARKING

PLAN MARK	PARKING BYLAW USE CATEGORY	PARKINGS / USE AREA	USE AREA	REQUIRED PARKING
ORANGE	CHILD CARE CENTRE	67 SPACE / EMPLOYEE + 0.15 SPACE / CHILD	30 EMPLOYEE + 50 CHILDREN 371 sq.m.	16 SPACES (7+9)
BLUE	EATING ESTABLISHMENTS	10 SPACE / 100 sq.m. 3 SPACE < 150 sq.m. 3 SPACE < 150 sq.m. 3 SPACE < 150 sq.m.	TIM HORTONS 232 sq.m. GOOD PHO 109 sq.m. PIZZA HUT 103 sq.m. QUESDA 110 sq.m. BIRYANI CHEF 118 sq.m. TOTAL 672 sq.m.	23 SPACES 3 SPACES 3 SPACES 3 SPACES

TOTAL USE AREA 1,043 sq.m

TOTAL REQUIRED PARKING 51 SPACES

PROVIDED PARKING SPACES

PARKING AND LOADING STALL SIZE BY TYPE	R 90 DEGREES HC ACCESSIBLE SC SMALL CAR LD LOADING AREA	W2.0m x L3.5m x H2.2m W4.0m x L5.5m x H2.2m W2.4m x L4.9m x H2.2m W4.0m x L9.2m x H4.5m
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aisle width 7.0 m

PLAN MARK	PARKING TYPES	NUMBER PROVIDED	NUMBER REQUIRED
R	REGULAR - 90 DEGREES	76	49
HC-B	ACCESSIBLE - MIN. 2%	3	2
SC	SMALL CAR - MAX. 35%	-	-
TOTAL PARKING		79	51

LOADING AND STORAGE TYPES

PLAN MARK	LOADING AND STORAGE TYPES	NUMBER PROVIDED	NUMBER REQUIRED
LD	LOADING AREA - W4.0m x L9.2m x H4.5m	2	2
	BICYCLE PARKING - CHILD CARE CENTRE < 30 PARKING SPACES	-	N/A
	EATING ESTABLISHMENTS 0.06 SPACE / 100 sq.m.	-	N/A

LEGEND

- EXISTING TREE PROPOSED FOR RETENTION
- EXISTING TREE PROPOSED FOR REMOVAL
- EXISTING BUILDING



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PROJECT NAME

CAMPBELL STATION BUILDING E CHILDCARE FACILITY
2711 192 STREET, SURREY, BC

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PROJECT NAME
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SITE PLAN & PROJECT STATISTIC

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PROFESSIONAL SEAL



SHEET NO.
A1.0

1 SITE PLAN
SCALE: 1/8" = 1'-0"



1 SOUTH-WEST PERSPECTIVE
SCALE: NTS



1 SOUTH-EAST PERSPECTIVE
SCALE: NTS

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CLIENT

PROJECT NAME

CAMPBELL STATION
BUILDING E
CHILDCARE FACILITY
2711 152 STREET, SURREY, BC

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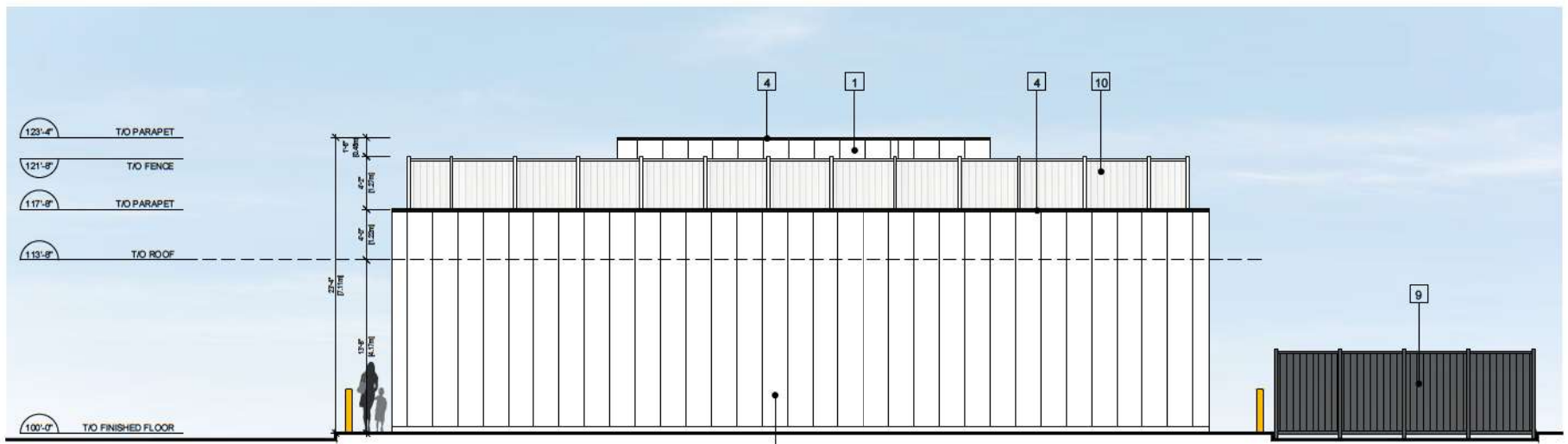
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PROFESSIONAL SEAL





1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION (A&W DRIVE-THRU LANE)
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

- 1 VERTICAL PRE-FINISHED MILL-FINISHED METAL PANEL, HORIZONTALS: MICRO-SIPE EMBOSSED ZUR ENDER, COLOR: ANOBT WHITE
- 2 STOREFRONT GLAZING BLACK ANODIZED ALUMINUM FRAME
- 3 BLACK ANODIZED FRAME, CW VARIOUS COLORED FLASHING HEAD JAMB & SILL, REFER TO SCHEDULE 10
- 4 ALUMINUM GYP FLASHING, BLACK
- 5 GLASS CANOPY W METAL SUPPORTS
- 6 STEEL COLUMN POWDER-COATED ORANGE
- 7 INSULATED METAL (D OR), PAINTED ORANGE, REFER TO DOOR SCHEDULE 48 SPEC.
- 8 LETTER SIGNAGE W/ BOTTOM METAL PLATE MOUNT, POWDER-COATED ORANGE, TO CITY OF SURREY REQUIREMENTS
- 9 ALUMINUM GARAGE AND RECYCLING ENCLOSURE, CW DOUBLE SWING GATES, CHROME
- 10 PRE-FINISHED CORRUGATED METAL FENCE, ON ALUMINUM POSTS, VERTICAL, WHITE
- 11 ALUMINUM ENTRANCE DOOR, REFER TO DOOR SCHEDULE 48 SPEC.
- 12 PAINTED METAL BOLLARD
- 13 PRE-FINISHED PICKET FENCE



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CAMPBELL STATION BUILDING E
CHILD CARE FACILITY
2711 152 STREET, SURREY, BC

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SURREY, BC
2018-01-18
152 STREET, SURREY, BC
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REGISTERED ARCHITECT
SURREY, BC
2018-01-18
152 STREET, SURREY, BC
SURREY, BC
SURREY, BC



SHEET NO.
A3.0



1 192 STREET LOOKING AT WEST
SCALE: NTS



2 192 STREET LOOKING AT EAST
SCALE: NTS



3 PARKING LOT LOOKING AT SOUTH ELEVATION
SCALE: NTS

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PROJECT NAME

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CHILDCARE FACILITY
2711 192 STREET, SURREY, BC

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PROJECT NAME
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STREET VIEW

GWA PROJECT NO. 213
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CAMPBELL STATION BUILDING E CHILDRENS FACILITY
 2711 152 STREET, SURREY, BC

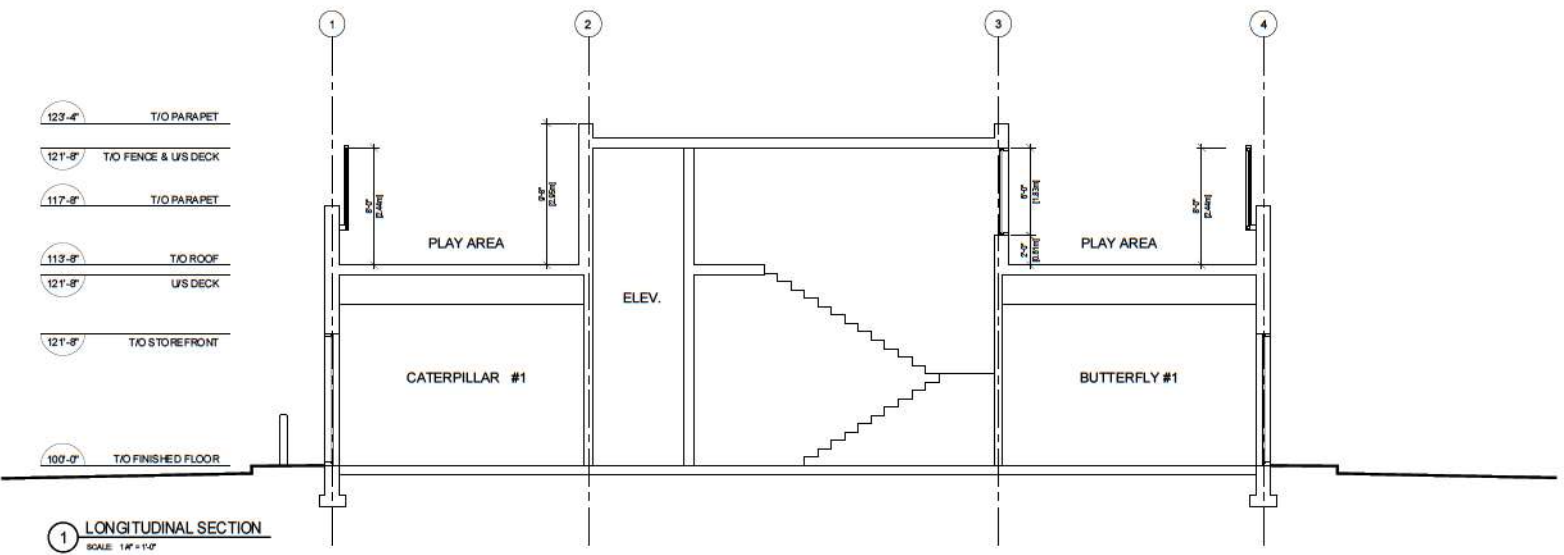
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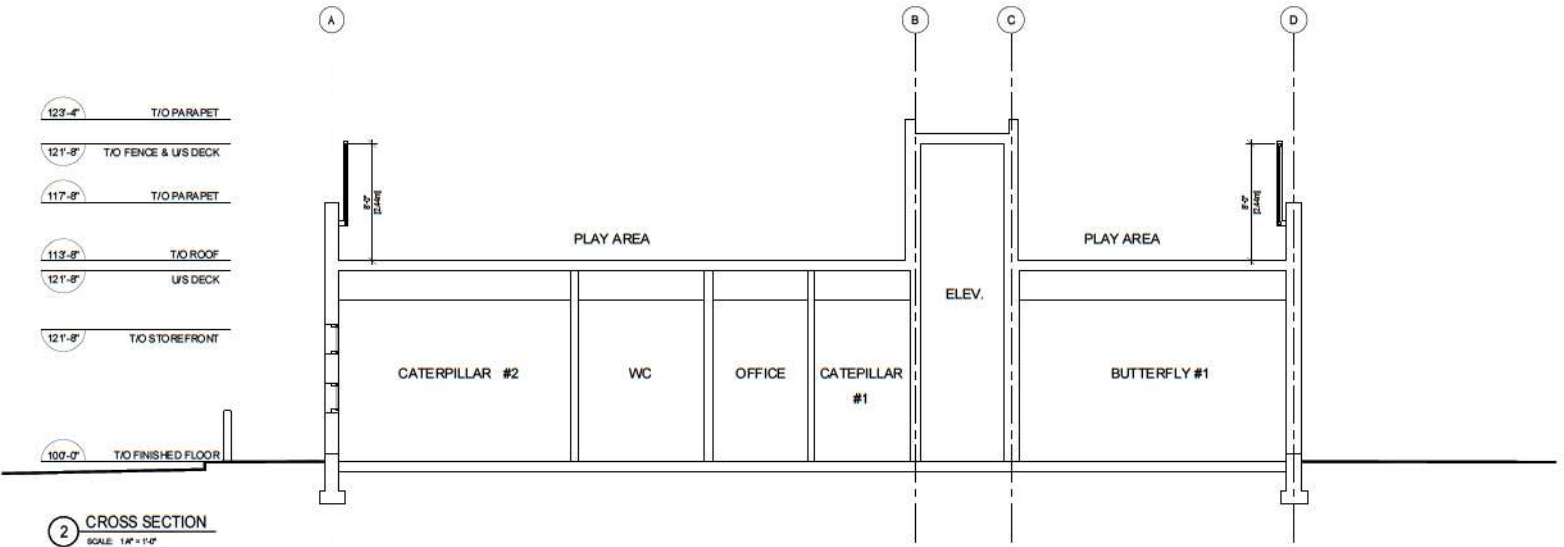
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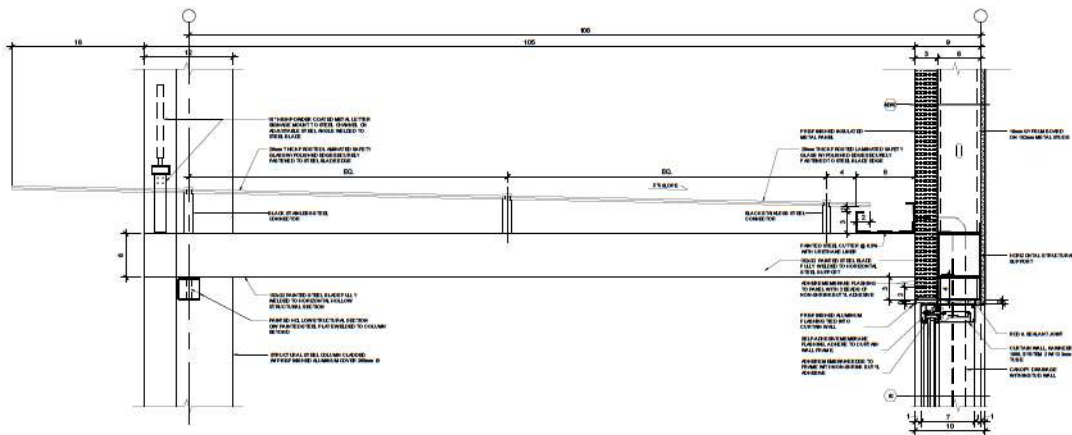
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2 CROSS SECTION
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1 CANOPY SECTION DETAIL
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PROJECT NAME
**DEVELOPMENT PERMIT
RESUBMISSION**

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CANOPY DETAIL

GWA PROJECT NO. 213
SCALE AS SHOWN
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PROFESSIONAL SEAL



SHEET NO.
A5.0

Tree Preservation Summary

Surrey Project No:

Address: 2711 192nd Street Surrey

Registered Arborist: Glenn Murray

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	10
Protected Trees to be Removed	2
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	8
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 0 </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 2 </u> X two (2) = 4	4
Replacement Trees Proposed	
Replacement Trees in Deficit	4
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

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

Summary, report and plan prepared and submitted by:

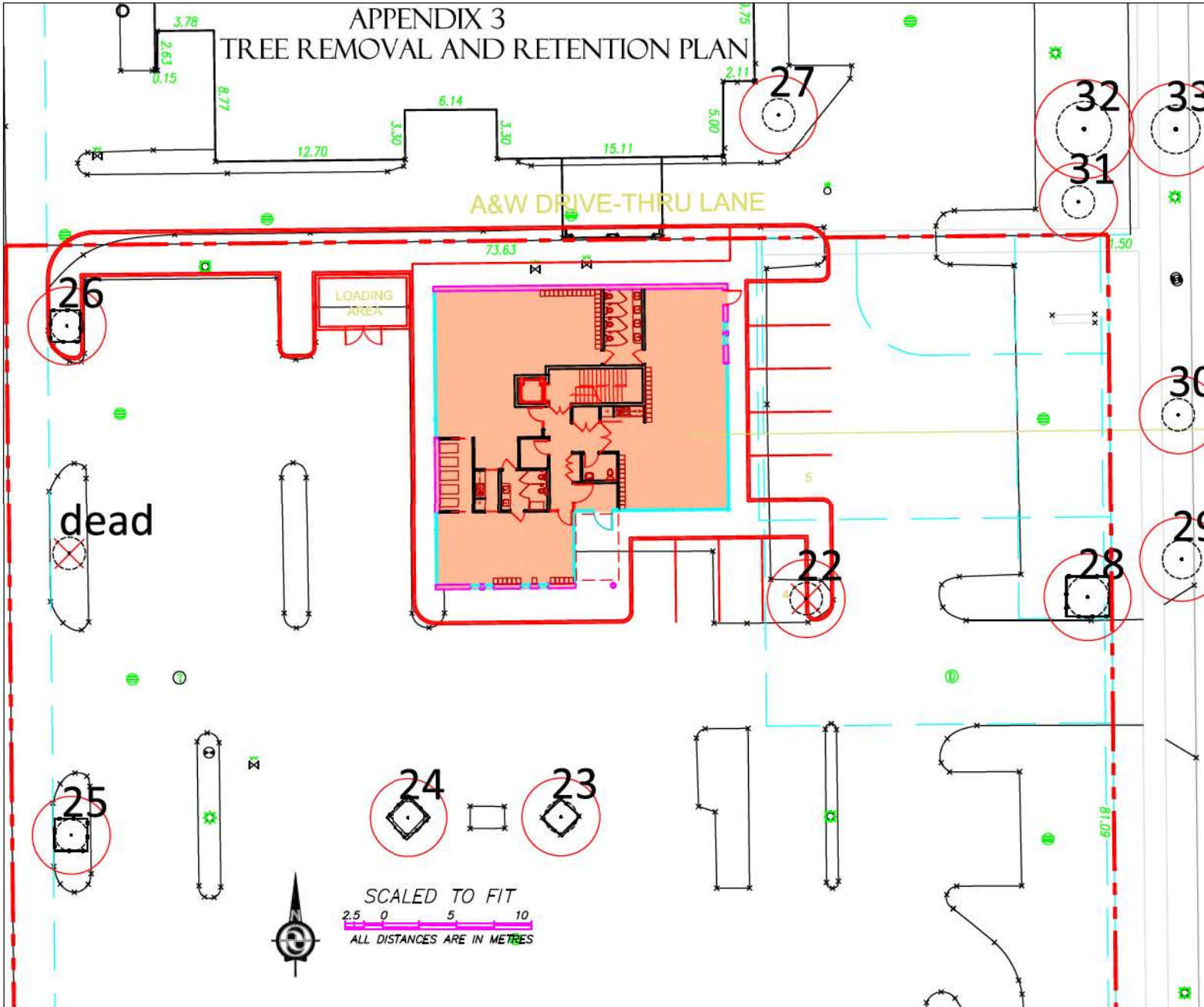


(Signature of Arborist)

July 16, 2024

Date

APPENDIX 3 TREE REMOVAL AND RETENTION PLAN



TREE INVENTORY

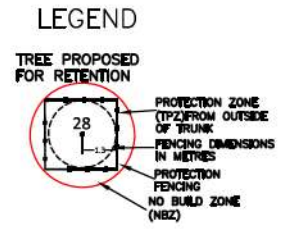
#	Type	Action	DBH	TPZ
22	Katsura	Remove	13cm	1.0m
23	Green Ash	Retain	10cm	1.0m
24	Green Ash	Retain	9cm	1.0m
25	Katsura	Retain	12cm	1.0m
26	Katsura	Retain	7cm	1.0m
27	Kobus Magnolia	Retain	12cm	1.0m
28	Green Ash	Retain	22cm	1.3m
29	Green Ash	Retain	20cm	1.2m
30	Green Ash	Retain	13cm	1.0m
31	Katsura	Retain	15cm	1.0m
32	Beech	Retain	28cm	1.7m
33	White Pine	Retain	25cm	1.5m
Dead	Katsura	Remove	10cm	0.0m

DBH=trunk diameter, TPZ=protection zone

TREE PROTECTION FENCING

Minimum Radial Distance from trunk

#	Type	DBH	Metres	Feet
23	Green Ash	10cm	1.0m	3.3ft
24	Green Ash	9cm	1.0m	3.3ft
25	Katsura	12cm	1.0m	3.3ft
26	Katsura	7cm	1.0m	3.3ft
28	Green Ash	22cm	1.3m	4.3ft



- NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
 2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
 3. ALL MEASUREMENTS ARE METRIC

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TREE REMOVAL AND RETENTION PLAN
THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

July 16, 2024