

PROPOSAL:

- **OCP Amendment** to allow for an FAR of 1.27 within the Mixed Employment land use designation
- **Rezoning** from CD (Bylaw Nos. 17146 & 17934) to CD (based on IB-3)
- **Development Permit**

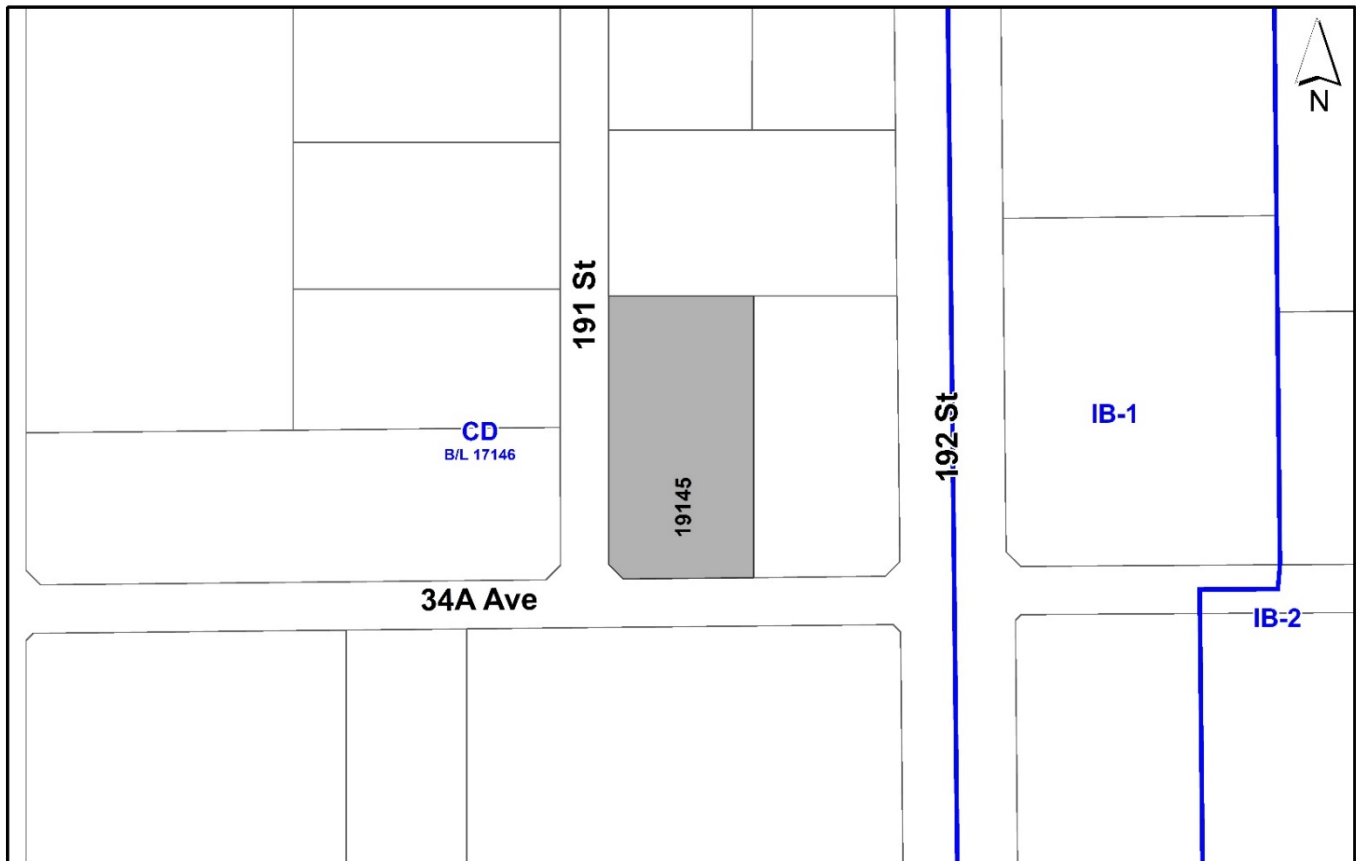
to permit the development of an 8,884 square metre light impact industrial building with ancillary self-storage warehouse space on the third storey

LOCATION: 19145 - 34A Avenue

ZONING: CD (Bylaw Nos. 17146 & 17934)

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

- Council rescind Third Reading of Official Community Plan Amendment Bylaw No. 20848, granted by Resolution RES. R23-434 at the March 6, 2023 Regular Council – Public Hearing meeting.
- Council rescind Second Reading of Official Community Plan Amendment Bylaw No. 20848, granted by Resolution RES. R23-253 at the February 13, 2023 Regular Council – Land Use meeting.
- Council amend Official Community Plan Amendment Bylaw No. 20848 by increasing the permitted floor area ratio from 1.23 to 1.27 as shown in Appendix II.
- Council consider Second Reading of Official Community Plan Amendment Bylaw No. 20848, as amended, and set a date for Public Hearing.
- Council rescind Third Reading of Rezoning Bylaw No. 20849, granted by Resolution RES. R23-435 at the March 6, 2023 Regular Council – Public Hearing meeting.
- Council rescind Second Reading of Rezoning Bylaw No. 20849, granted by Resolution RES. R23-256 at the February 13, 2023 Regular Council – Land Use meeting.
- Council amend Rezoning Bylaw No. 20849 by increasing the permitted floor area ratio from 1.23 to 1.27.
- Council consider Second Reading of Rezoning Bylaw No. 20849, as amended, and set a date for Public Hearing.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) to allow for a Floor Area Ratio (FAR) of 1.27 within the Mixed Employment land use designation.

RATIONALE OF RECOMMENDATION

- The proposal requires an amendment to the Mixed Employment designation in the Official Community Plan in order to increase the allowable density. The increased density will support the desirable intensification of light-impact industrial employment uses.
- The proposal complies with the Business Park designation in the Campbell Heights Local Area Plan (LAP).
- The proposal complies with the Employment designation in the Metro Vancouver Regional Growth Strategy (RGS).
- At the February 13, 2023 Regular Council – Land Use meeting, the subject application was considered by Council to permit the development of a 8,573 square metre light-impact industrial building with ancillary self-storage warehouse space on the third storey. The

proposal contemplated a floor area ratio of 1.23 to support the intensification of employment lands. The proposal was subsequently granted Third Reading to both the Official Community Plan Amendment Bylaw (No. 20848) and the Rezoning Bylaw (No. 20849).

- Since that time, the applicant has undertaken detailed building design work to facilitate the proposed construction once the project is granted Fourth Reading. As part of this work, the applicant's structural engineer has made recommendations with regards to the buildings' structure that has necessitated an increase to the mezzanine floor area by relocating the structural columns. As a result of these design changes, the proposed building floor area ratio has increased from 1.23 to 1.27.
- While the proposed FAR is greater than originally contemplated, the marginal increase in floor area will facilitate the cost-effective delivery of employment uses in Campbell Heights, including the intensification of employment lands.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council rescind Third Reading of Official Community Plan Amendment Bylaw No. 20848, granted by Resolution RES. R23-434 at the March 6, 2023 Regular Council – Public Hearing meeting.
2. Council rescind Second Reading of Official Community Plan Amendment Bylaw No. 20848, granted by Resolution RES. R23-253 at the February 13, 2023 Regular Council – Land Use meeting.
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6. Council rescind Second Reading of Rezoning Bylaw No. 20849, granted by Resolution RES. R23-256 at the February 13, 2023 Regular Council – Land Use meeting.
7. Council amend Rezoning Bylaw No. 20849 by increasing the permitted floor area ratio from 1.23 to 1.27.
8. Council consider Second Reading of Rezoning Bylaw No. 20849, as amended, and set a date for Public Hearing.
9. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) all conditions of approval outlined in the Initial Planning & Development Report No. 7921-0017-00 dated February 13, 2023 (Appendix V); and
 - (b) submission of finalized geotechnical and hydrogeological reports, including a peer review, to the satisfaction of the General Manager, Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Vacant	Business Park	CD (By-law No. 17146 & 17934)
North:	Light impact industrial building	Business Park and Landscaping Strips	CD (By-law No. 17146 & 17934)
East:	Multi-tenant light impact industrial building	Business Park and Landscaping Strips	CD (By-law No. 17146 & 17934)
South (Across 34A Avenue):	Van Gogh Designs Furniture Warehouse	Business Park and Landscaping Strips	CD (By-law No. 17146 & 17934)
West (Across 191 Street):	Multi-tenant light impact industrial buildings	Business Park	CD (By-law No. 17146 & 17934)

Context & Background

- The subject site is approximately 0.69 hectares in size and is located in Campbell Heights North, at the northeast corner of 34A Avenue and 191 Street. The site is designated “Mixed Employment” in the Official Community Plan (OCP) and “Business Park” in the Campbell Heights Local Area Plan (LAP).
- The property was rezoned to Comprehensive Development Zone (CD By-law 17146) under Development Application No. 7910-0032-00, which was subsequently amended by CD By-law No. 17934) in 2013 under Development Application No. 7912-0160-00. The site was created through a larger subdivision of 22 lots under Development Application No. 7912-0159-00, which was approved in October 2014.
- At the February 13, 2023 Regular Council – Land Use meeting, the subject application was considered by Council to permit the development of a 8,573 square metre light-impact industrial building with ancillary self-storage warehouse space on the third storey. The proposal contemplated a floor area ratio of 1.23 to support the intensification of employment lands. The proposal was subsequently granted Third Reading to both the Official Community Plan Amendment Bylaw (No. 20848) and the Rezoning Bylaw (No. 20849).
- Since that time, the applicant has undertaken detailed building design work to facilitate the proposed construction once the project is granted Fourth Reading. As part of this work, the applicant’s structural engineer has made recommendations with regards to the buildings’ structure that has necessitated an increase to the mezzanine floor area by relocating the structural columns. As a result of these design changes, the proposed building floor area ratio has increased from 1.23 to 1.27.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes the following to permit the development of an 8,884 square metre light-impact industrial building with ancillary self-storage warehouse space on the third-storey:
 - OCP Amendment to increase the allowable floor area ratio permitted within the Mixed Employment designation to 1.27 FAR;
 - Rezoning from “Comprehensive Development Zone (CD By-laws No. 17146 & 17934)” to “Comprehensive Development Zone (CD) based on “Business Park 1 Zone (IB-1)””; and
 - Development Permit for Form and Character.
- With the exception of the increased floor area to accommodate the structural requirements of the building, there are no other changes proposed from the original proposal that was presented at the February 13, 2023 Regular Council – Land Use meeting.
- As part of the detailed design for the building, the applicant has requested to lower the parkade slab elevation by 0.3 m to accommodate the proposed structural design. The applicant will be required to resolve all geotechnical and hydrogeological conditions, including registration of a restrictive covenant requiring future construction to abide by the recommendations in both reports, particularly as it relates to the timing of construction and to refine the detailed geotechnical and hydrogeological designs.

	Proposed
Lot Area	
Gross Site Area:	6,994
Road Dedication:	n/a
Undevelopable Area:	n/a
Net Site Area:	6,994
Number of Lots:	1
Building Height:	14.7 metres
Floor Area Ratio (FAR):	1.27
Floor Area	
Industrial:	3,661 square metres
Office:	1,211 square metres
Self-storage:	4,012 square metres
Total:	8,884 square metres

Referrals

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in the Initial Planning Report No. 7921-0017-00 in Appendix V.
- Surrey Fire Department: No concerns.
- Advisory Design Panel: The application was not referred subject to review by the ADP but was reviewed by staff and found satisfactory.

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

Land Use Designation

- The subject site is designated Mixed Employment in the OCP. The Mixed Employment designation has a maximum Floor Area Ratio of 1.0.
- The applicant proposes an Amendment to the OCP to allow for increased density within the Mixed Employment designation from 1.0 FAR to 1.27.

Amendment Rationale

- The maximum floor area ratio in the Mixed Employment OCP designation is reflective of the form of development that is typical for light-impact industrial and/or business park developments. However, the cost of industrial land has increased significantly in recent years and there is a significant shortage of industrial land in Metro Vancouver. The proposed additional density is intended to accommodate the self-storage facility on the third storey but will not compromise the more intensive light-impact industrial/business park uses.
- The site was created through a subdivision in 2014 (No. 7912-0159-00) and the site size is moderately constrained to accommodate the required truck maneuvering, loading, and parking. The proposed amendment to allow increased floor area will make the underground parking viable, thereby facilitating the intensification of employment uses on the site.
- The proposed increase in density above the originally considered 1.23 FAR is considered appropriate to facilitate the structural requirements of the proposed building. The additional floor area is contained within the same original footprint that was previously considered by Council at the February 13, 2023 Regular Council – Land Use meeting.
- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed multi-tenant light-impact industrial building with ancillary self-storage space on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Business Park 1 Zone (IB-1)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the IB-1 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	IB-1 Zone (Part 47A)	Proposed CD Zone	
Floor Area Ratio:	1.00	1.27	
Lot Coverage:	60%	60%	
Yards and Setbacks	Front yard: 16.0 m (7.5 m without parking) Rear yard: 7.5 m Side yard: 7.5 m Side yard on flanking: 9.0 m	Front yard: 7.0 m Rear yard: 7.5 m Side yard: 7.5 m Side yard on flanking: 7.0 m	
Principal Building Height:	14 metres	14.7 metres	
Permitted Uses:	<u>Principal Uses</u> <ul style="list-style-type: none"> Light impact industry Warehouses uses Distribution centres Office uses (with exclusions) <u>Accessory Uses</u> <ul style="list-style-type: none"> General service uses Eating establishments Community services Child care centre Caretaker unit 	<u>Principal Uses</u> <ul style="list-style-type: none"> Light impact industry Warehouses uses Distribution centres Office uses (with exclusions) <u>Accessory Uses</u> <ul style="list-style-type: none"> General service uses Eating establishments Community services Child care centre Caretaker unit Self-storage warehouse 	
Parking (Part 5)		Required	Proposed
Number of Stalls			
Self-Storage Warehouse:		19	
Industrial:		37	
Office		26	
Total:		82	93
Small (%):		(max 35%)	n/a

- The only change to the CD Bylaw that was considered at the February 13, 2023 Regular Council – Land Use meeting, is an increase to the permitted floor area ratio from 1.23 to 1.27. All other provisions of the proposed CD Bylaw remain the same.

PUBLIC ENGAGEMENT

- Amended Pre-notification letters noting the increase in floor area ratio were sent to adjacent land owners on September 28, 2023 and the amended Development Proposal Signs were installed on October 3, 2023. Staff did not receive any responses from neighbouring property owners or businesses.

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.	OCP Redesignation Map Redlined Version
Appendix III.	Bylaw No. 20848 Redlined Version
Appendix IV.	Bylaw No. 20849 Redlined Version
Appendix V.	Initial Planning Report No. 7921-0017-00, dated February 13, 2023

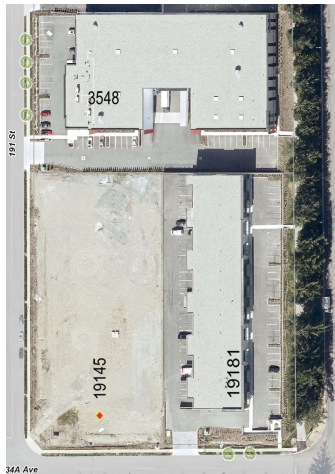
approved by Shawn Low

Don Luymes
General Manager
Planning and Development

KS/ar



CONTEXT PLAN



NEIGHBOURING PROPERTIES CONTEXT PLAN

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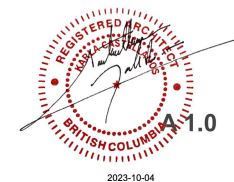
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16	2023 09 19	RE-ISSUED FOR DP
17	2023 10 03	RE-ISSUED FOR DP

SITE DATA	
CIVIC ADDRESS	
3480 191 STREET, SURREY, BC,	
LEGAL DESCRIPTION	
LOT 13 SECTION 28 TOWNSHIP 7 NWD PLAN EPP41342 PID 029 430 313	
ZONING	
IB 1 LIGHT INDUSTRIAL	
SITE AREA	
SITE AREA	75,284.25 SF (6,994.13 SM)
BUILDING FOOTPRINT	
PROPOSED BUILDING	39,403.82 SF (3,660.73 SM)
GROSS FLOOR AREA	
LEVEL 1	
WAREHOUSE	37,359.62 SF (3,470.82 SM)
MINI-STORAGE LOBBY	1,493.16 SF (138.72 SM)
UTILITIES	551.04 SF (51.19 SM)
SUBTOTAL	39,403.82 SF (3,660.73 SM)
MEZZANINE	
OFFICE	11,686.10 SF (1,085.67 SM)
STAIRS/EXITS	1,353.78 SF (125.77 SM)
SUBTOTAL	13,039.88 SF (1,211.44 SM)
LEVEL 2	
WAREHOUSE	43,186.94 SF (4,012.20 SM)
MINI-STORAGE	43,186.94 SF (4,012.20 SM)
SUBTOTAL	43,186.94 SF (4,012.20 SM)
TOTAL	95,630.64 SF (8,884.37 SM)
UNDERGROUND PARKADE	
	36,130.89 SF (3,356.67 SM)
DENSITY	
PERMITTED	1.00
PROPOSED	1.27
SITE COVERAGE	
PERMITTED	60.0%
PROPOSED	52.3%
BUILDING HEIGHT	
ALLOWED	14.00 M (45.93')
PROPOSED	14.70 M (48.30')
SETBACKS	
SIDE YARD (191 ST)	7.5 M PERMITTED 7.0 M PROVIDED VARIANCE REQUIRED
SIDE YARD (EAST)	7.5 M PERMITTED 7.5 M PROVIDED
FRONT YARD (34A AVE)	7.5 M PERMITTED 7.0 M PROVIDED VARIANCE REQUIRED
REAR YARD (NORTH)	7.5 M PERMITTED 7.5 M PROVIDED
PARKING	
REQUIRED FOR	
INDUSTRY, LIGHT IMPACT	3,470.82 / 100 * 1.0 = 34.71
OFFICE USE (MEZZANINE)	2.5 space per 100 m ² of G,F,A 1,211.44 / 100 * 2.5 = 30.28
MINI-STORAGE USE	0.5 space per 100 m ² of G,F,A (138,72 + 4,012,20) / 100 * 0.5 = 20.75
TOTAL REQUIRED	85.74
TOTAL PROVIDED	93
ACCESSIBLE PARKING	
REQUIRED	If proposed more than 12 spaces 2% are required accessible (2% * 86 = 1.72)
PROVIDED	2
LOADING	
LOADING AT EACH DOOR	
3 LOADING SPACES IN FRONT OF MINI-STORAGE ENTRANCE	



X34A
COLONY CONSTRUCTION
New Development for 3480 191 Street
City of Surrey, BC

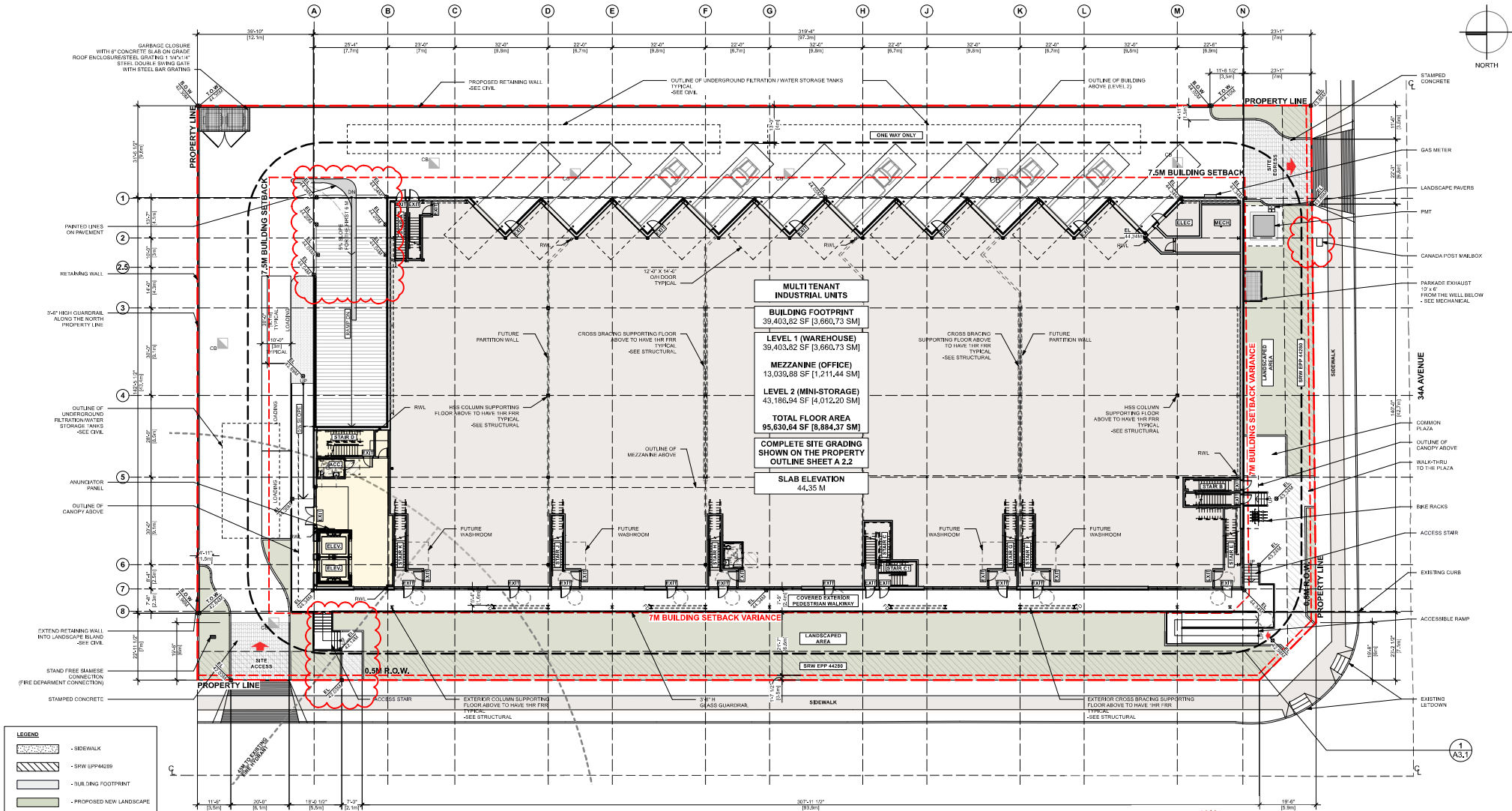
PROJECT DATA



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SCALE: NTS
FILE: 2001

KCC Architecture & Design Ltd. kccarchitecture.com
Unit 409 1493 Foster Street White Rock BC V4B 0C4 Tel 866 382 4717

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CIVIL	
STUART MCGREGOR PENG KM CIVIL CONSULTANTS LTD	
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DOUG BIRCH PENG STRUCTLING KRAHN ENGINEERING LTD	
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SURVEYOR	
SEBASTIANO LOCONTE MATSON PECK & TOPLISS, SURVEYORS & ENGINEERS	
Office: 604 270 9331 Email: info@mpl.bc.ca	



LEGEND

- SIDEWALK
- SRW EPP 44289
- BUILDING FOOTPRINT
- PROPOSED NEW LANDSCAPE
- MINI-STORAGE VESTIBULE
- FIRE TRUCK ACCESS

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NO.	DATE	ISSUANCE
21	2022 10 28	RE-ISSUED FOR DP
22	2023 01 12	ISSUED FOR COORDINATION
23	2023 01 26	ISSUED FOR COORDINATION
24	2023 01 30	ISSUED FOR COORDINATION
25	2023 02 01	RE-ISSUED FOR DP
26	2023 02 07	RE-ISSUED FOR DP
27	2023 04 06	RE-ISSUED FOR DP
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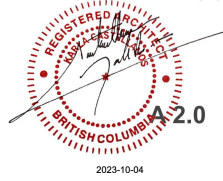


191 STREET

X34A COLONY CONSTRUCTION

New Development for 3480 191 Street
City of Surrey, BC

SITE PLAN

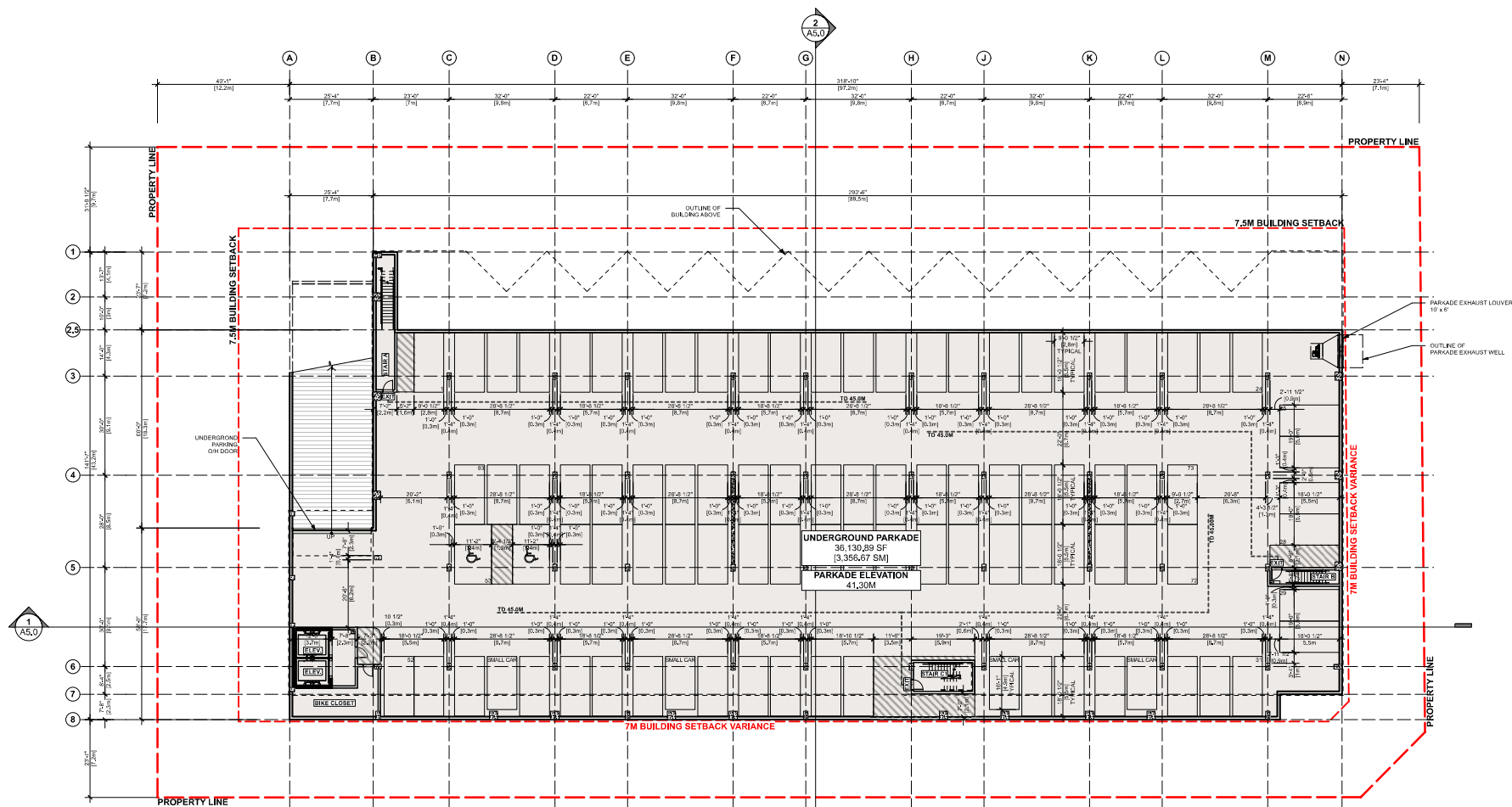


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2023-10-04

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LEGEND	
	- PAINTED STRIP SIGN ON FLOOR
	- BUILDING FOOTPRINT

GENERAL NOTES

-PARKING INTERIORS SHOULD BE PAINTED WITH LIGHT COLORS TO IMPROVE VISIBILITY AND LIGHTING EFFICIENCIES.

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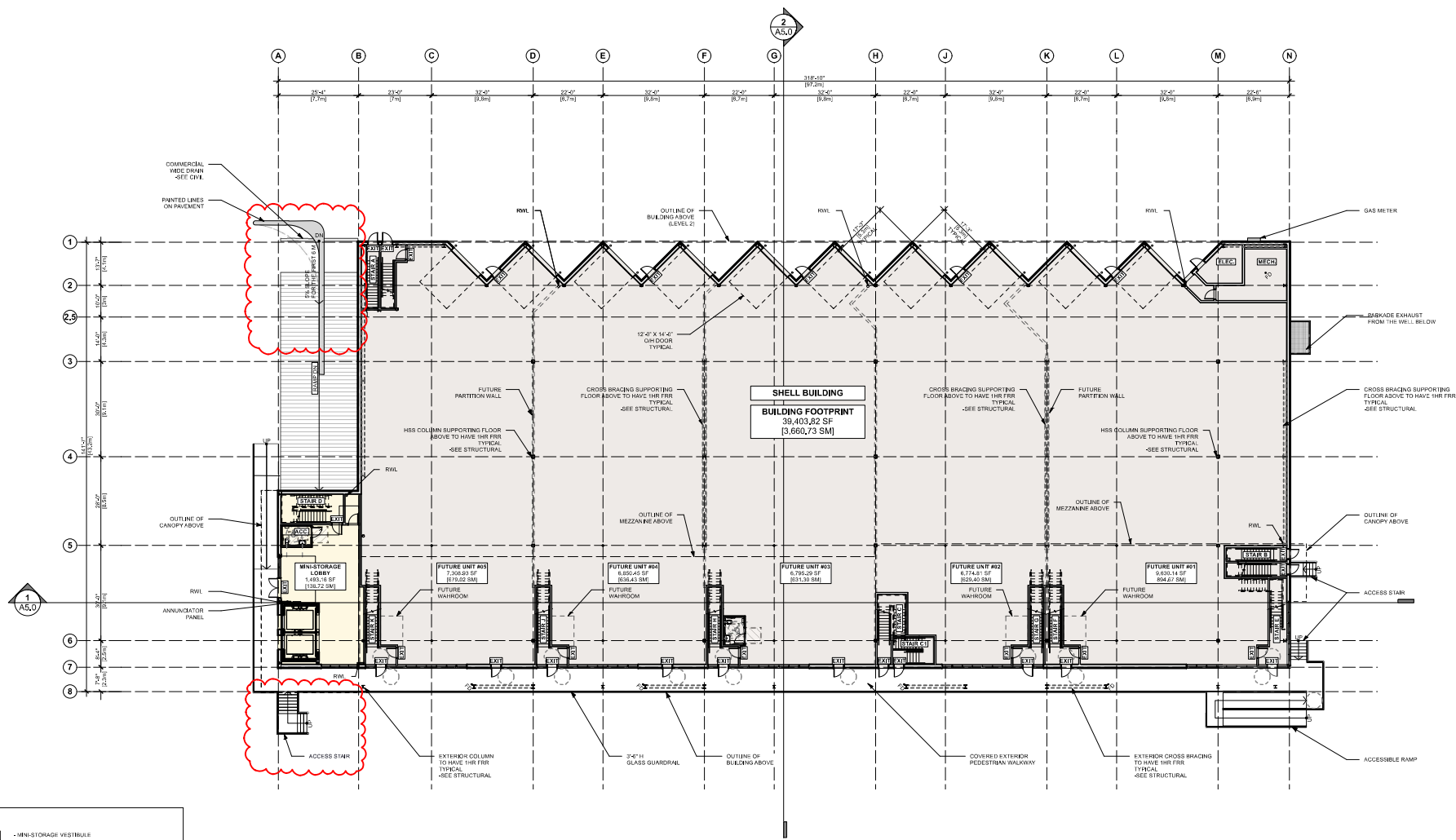
PARKADE FLOOR PLAN A.3.0



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2023-10-04

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LEGEND	
	- MINI-STORAGE VESTIBULE
	- BUILDING FOOTPRINT

NO.	DATE	ISSUANCE
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21	2022 10 17	ISSUED FOR REVIEW
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23	2023 01 12	ISSUED FOR COORDINATION
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X34A
COLONY CONSTRUCTION
New Development for 3480 191 Street
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LEVEL 1 FLOOR PLAN A.3.1

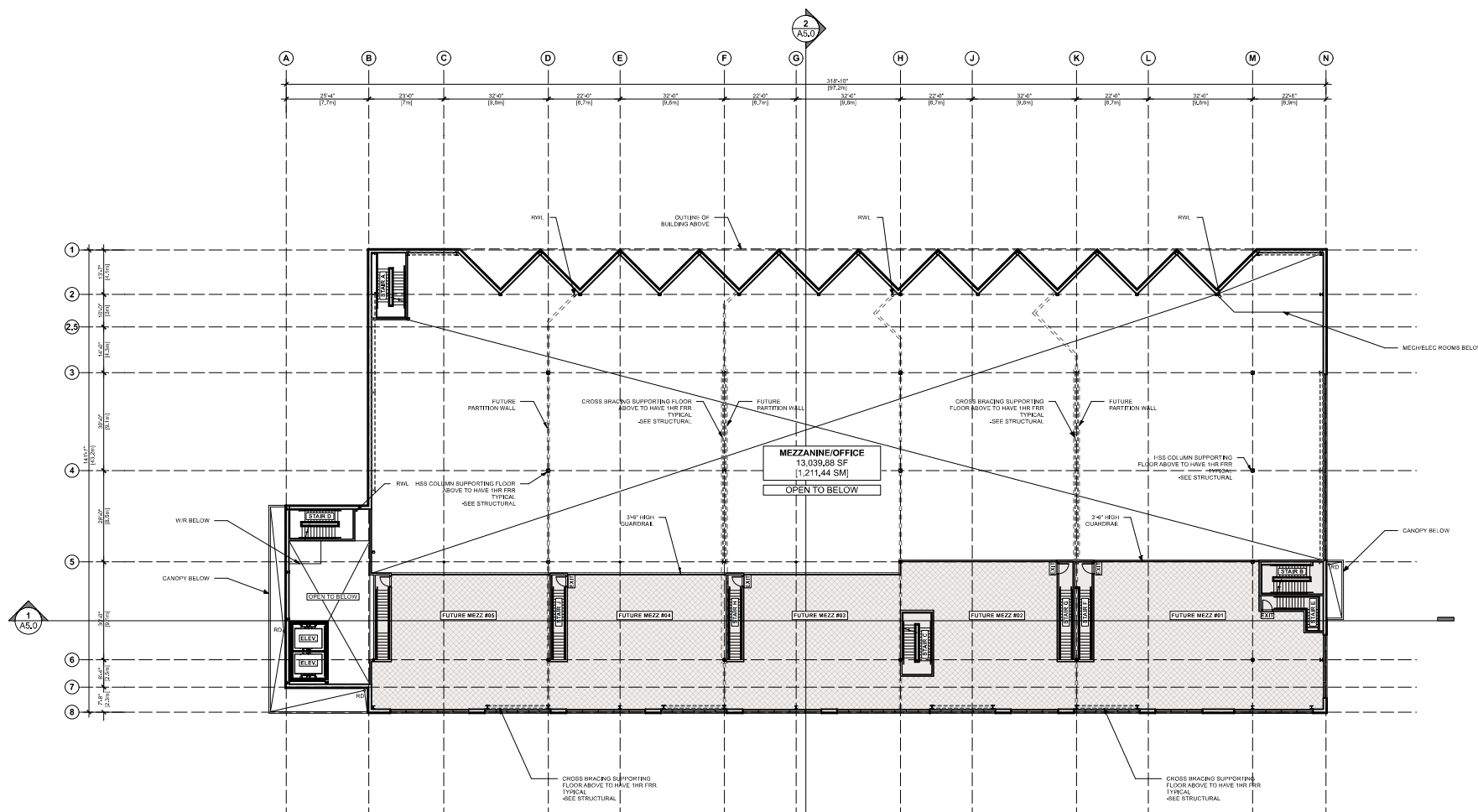


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LEGEND	
	- OPEN TO BELOW
	- MEZZANINE FOOTPRINT

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X34A
 COLONY CONSTRUCTION
 New Development for 3480 191 Street
 City of Surrey, BC

MEZZANINE FLOOR PLAN A.3.2

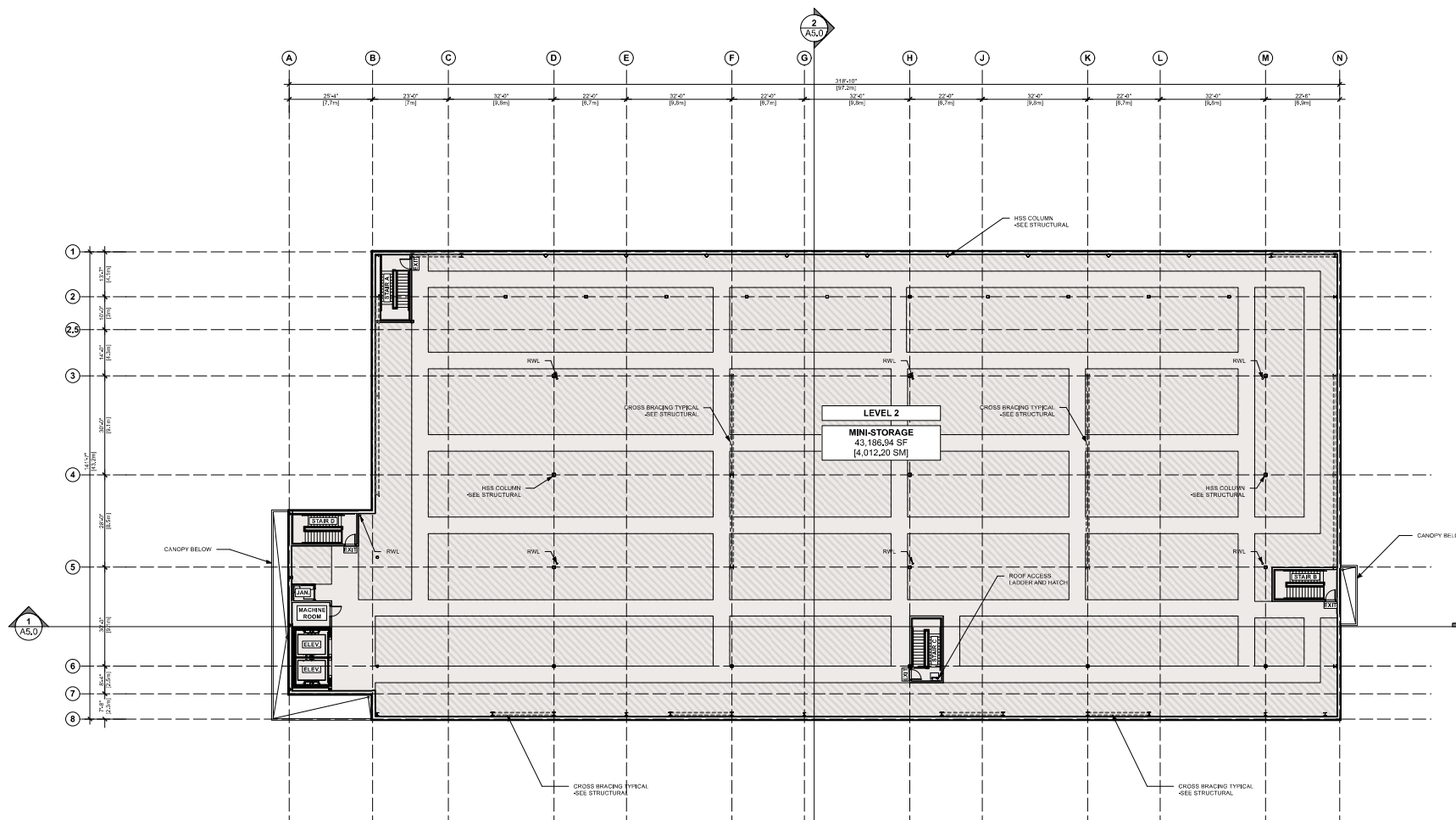


2023-10-04



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 SCALE: 1/32 = 1'-0"
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LEGEND	
	- MINI-STORAGE UNITS LAYOUT BY OTHERS
	- MINI-STORAGE AREA

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20	2023 02 01	RE-ISSUED FOR DP
21	2023 02 07	RE-ISSUED FOR DP
22	2023 04 06	RE-ISSUED FOR DP
23	2023 08 28	RE-ISSUED FOR DP
24	2023 09 19	RE-ISSUED FOR DP
25	2023 10 03	RE-ISSUED FOR DP

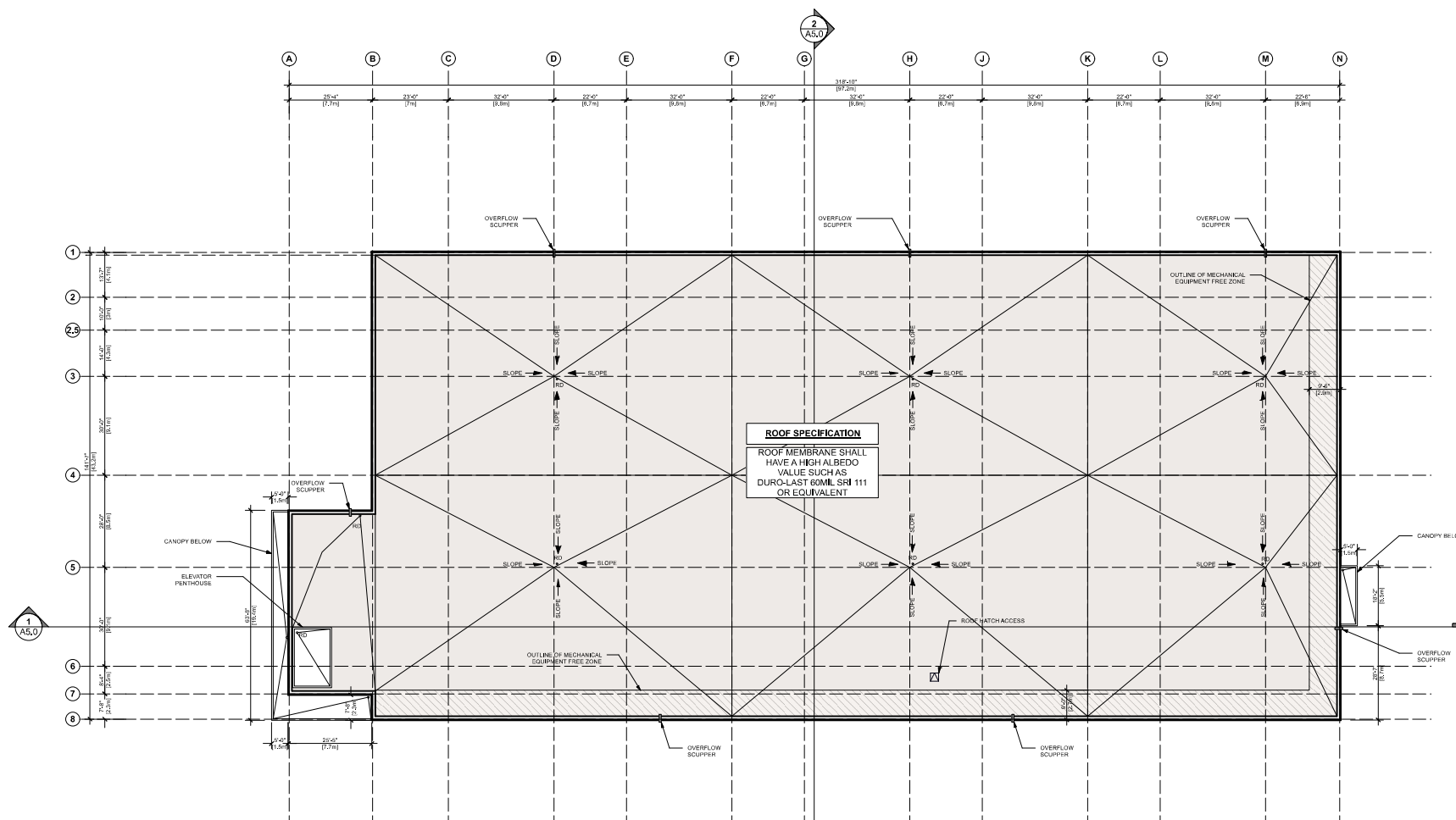


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COLONY CONSTRUCTION
New Development for 3480 191 Street
City of Surrey, BC



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ROOF SPECIFICATION
 ROOF MEMBRANE SHALL
 HAVE A HIGH ALBEDO
 VALUE SUCH AS
 DURKLAST 80ML SH 111
 OR EQUIVALENT

LEGEND	
	- EQUIPMENT-FREE ZONE
	- ROOF AREA

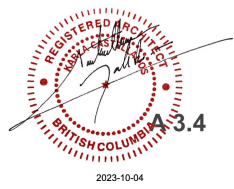
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NO.	DATE	ISSUANCE
11	2022 05 19	ISSUED FOR COORDINATION
12	2022 09 08	ISSUED FOR COORDINATION
13	2022 10 17	ISSUED FOR REVIEW
14	2022 10 28	RE-ISSUED FOR DP
15	2023 01 12	ISSUED FOR COORDINATION
16	2023 02 01	RE-ISSUED FOR DP
17	2023 02 07	RE-ISSUED FOR DP
18	2023 04 06	RE-ISSUED FOR DP
19	2023 06 28	RE-ISSUED FOR DP
20	2023 09 19	RE-ISSUED FOR DP
21	2023 10 03	RE-ISSUED FOR DP



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ROOF PLAN

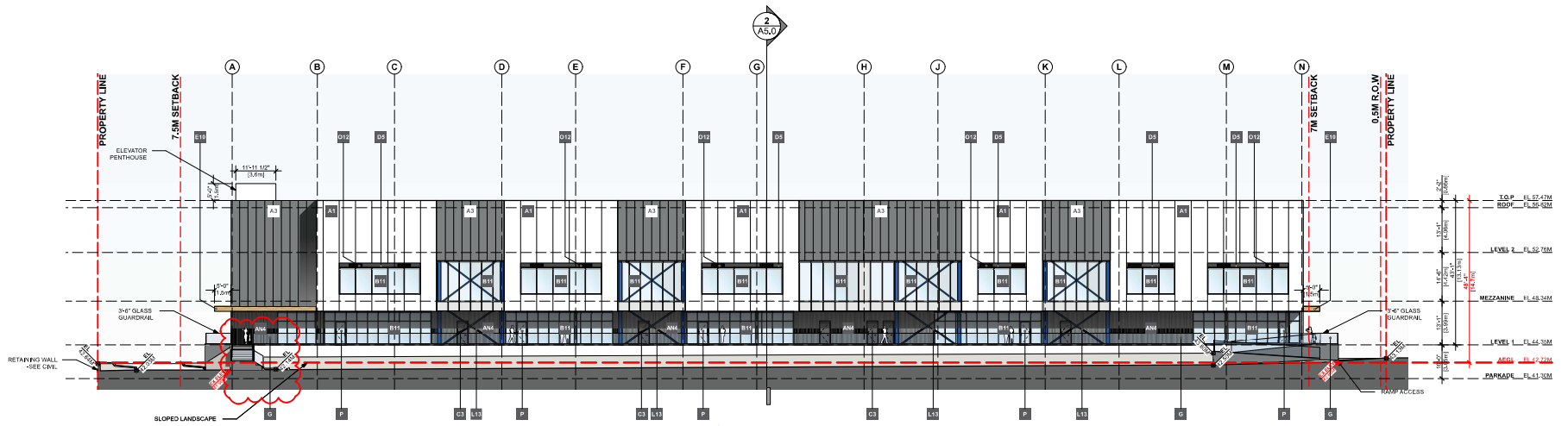


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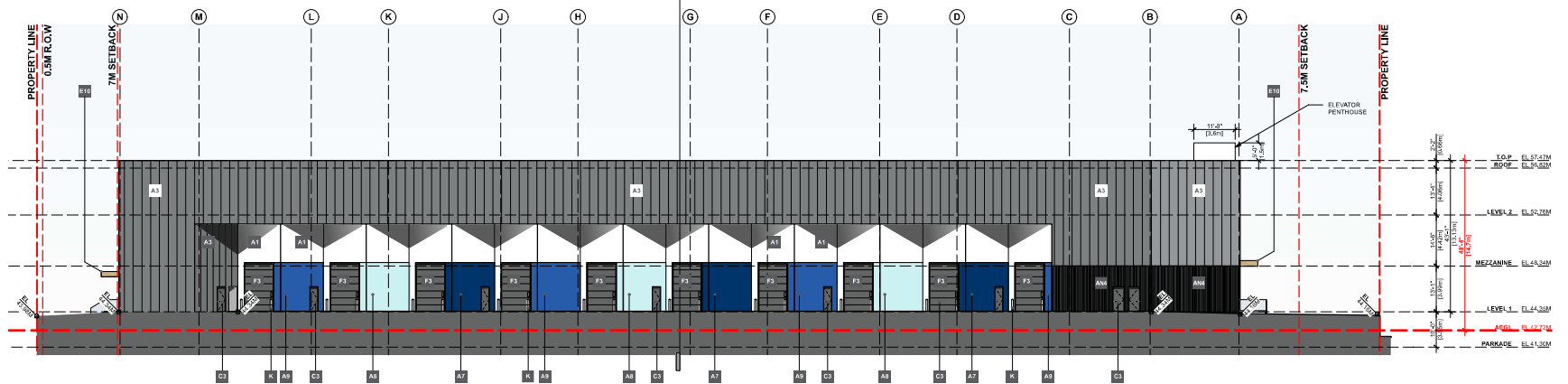


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WEST ELEVATION - 191 STREET
1/32" = 1'0"



EAST ELEVATION
1/32" = 1'0"

MATERIAL LEGEND

- A INSULATED METAL PANEL PRE-FINISHED CURTAIN WALL WINDOW
- B MAN DOOR
- D PAINTED TRIM
- E CANGPY
- F OVERHEAD DOOR PAINTED
- G GLASS GUARDRAIL
- H TRET-UP WALL
- P GAS METER
- K BOLLARDS
- L CROSS BRACING
- M EXTERIOR STAIR
- N METAL CORRUGATED
- O VENTILATION LOUVERS
- P GLASS DOOR

COLOR LEGEND

- 1 BENJAMIN MOORE WHITE
- 2 BENJAMIN MOORE DARK GRAY
- 3 BENJAMIN MOORE LIGHT GRAY
- 4 BENJAMIN MOORE LIGHTER GRAY
- 5 BENJAMIN MOORE BLACK
- 6 BENJAMIN MOORE DARK GREEN
- 7 BENJAMIN MOORE DARK BLUE
- 8 BENJAMIN MOORE TURQUOISE
- 9 BENJAMIN MOORE COLONY CONSTRUCTION BLUE
- 10 VIVWEST WOOD CLADDING
- 11 BLACK ALUMINUM FRAME & TRANSPARENT DOUBLE GLASS UNIT
- 12 BLACK ALUMINUM
- 13 BENJAMIN MOORE LIGHTER TURCOISE

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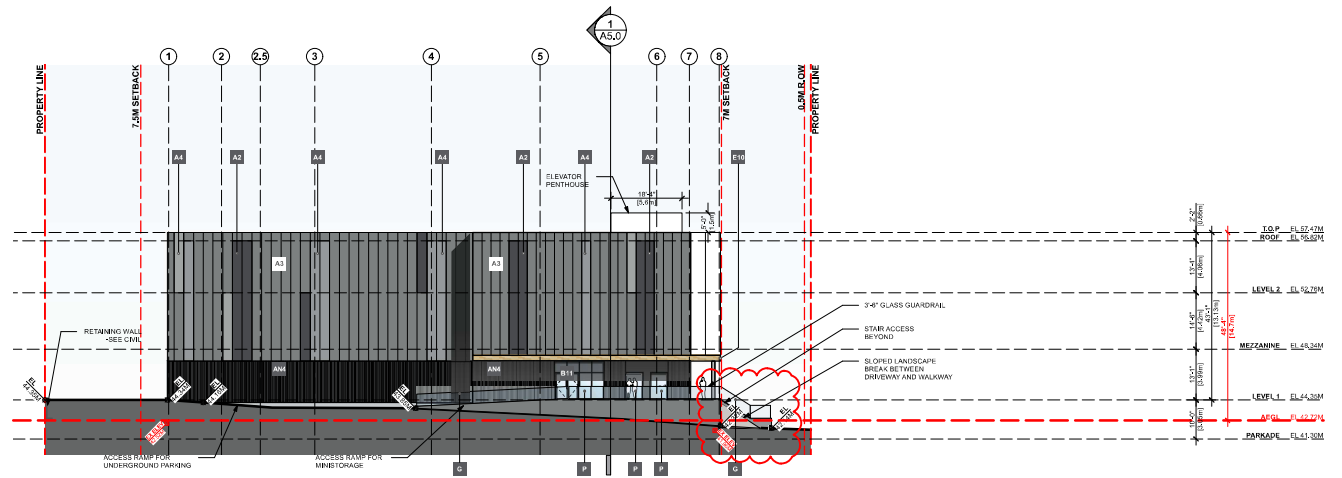
ELEVATIONS



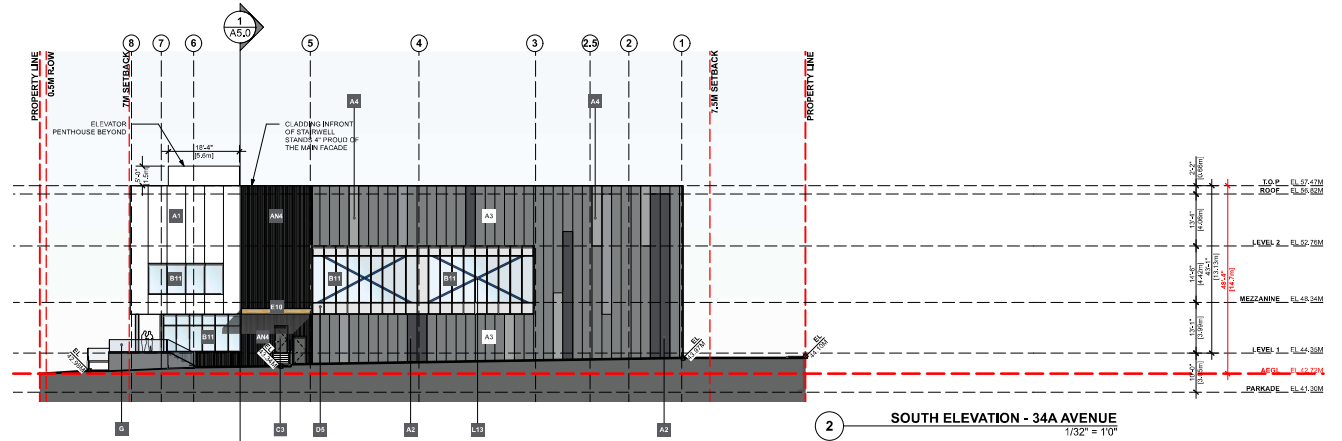
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1 NORTH ELEVATION
1/32" = 10'



2 SOUTH ELEVATION - 34A AVENUE
1/32" = 10'

MATERIAL LEGEND		COLOR LEGEND	
A	INSULATED METAL PANEL PRE-FINISHED	1	BENJAMIN MOORE WHITE
B	CURTAIN WALL WINDOW	2	BENJAMIN MOORE DARK GRAY
C	MAN DOOR	3	BENJAMIN MOORE LIGHT GRAY
D	PAINTED TRIM	4	BENJAMIN MOORE LIGHTER GRAY
E	CANOPY	5	BENJAMIN MOORE BLACK
F	OVERHEAD DOOR PAINTED	6	BENJAMIN MOORE DARK GREEN
G	GLASS GUARDRAIL	7	BENJAMIN MOORE DARK BLUE
H	TIE-UP WALL	8	BENJAMIN MOORE TURQUOISE
I	METAL CORRUGATED	9	BENJAMIN MOORE COLONY CONSTRUCTION BLUE
J	GAS METER	10	BENJAMIN MOORE BLACK
K	BOLLARDS	11	BLACK ALUMINUM FRAME & TRANSPARENT DOUBLE GLASS UNIT
L	CROSS BRACING	12	BLACK ALUMINUM
M	EXTERIOR STAR	13	BENJAMIN MOORE LIGHTER TURQUOISE
N	VENTILATION LOUVERS	14	BENJAMIN MOORE LIGHTER TURQUOISE
O	GLASS DOOR	15	BENJAMIN MOORE LIGHTER TURQUOISE
P	GLASS DOOR	16	WIDEST WOOD CLADDING

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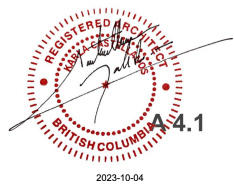
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17	2023 10 03	RE-ISSUED FOR DP

RE-ISSUED FOR DP
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ELEVATIONS



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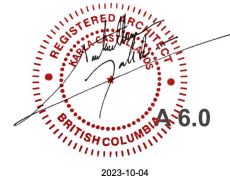
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5	2021 07 15	ISSUED FOR FINAL REVIEW
6	2021 07 28	RE-ISSUED FOR DP
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8	2021 10 26	RE-ISSUED FOR DP
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ISO VIEWS



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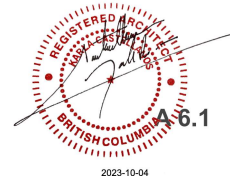
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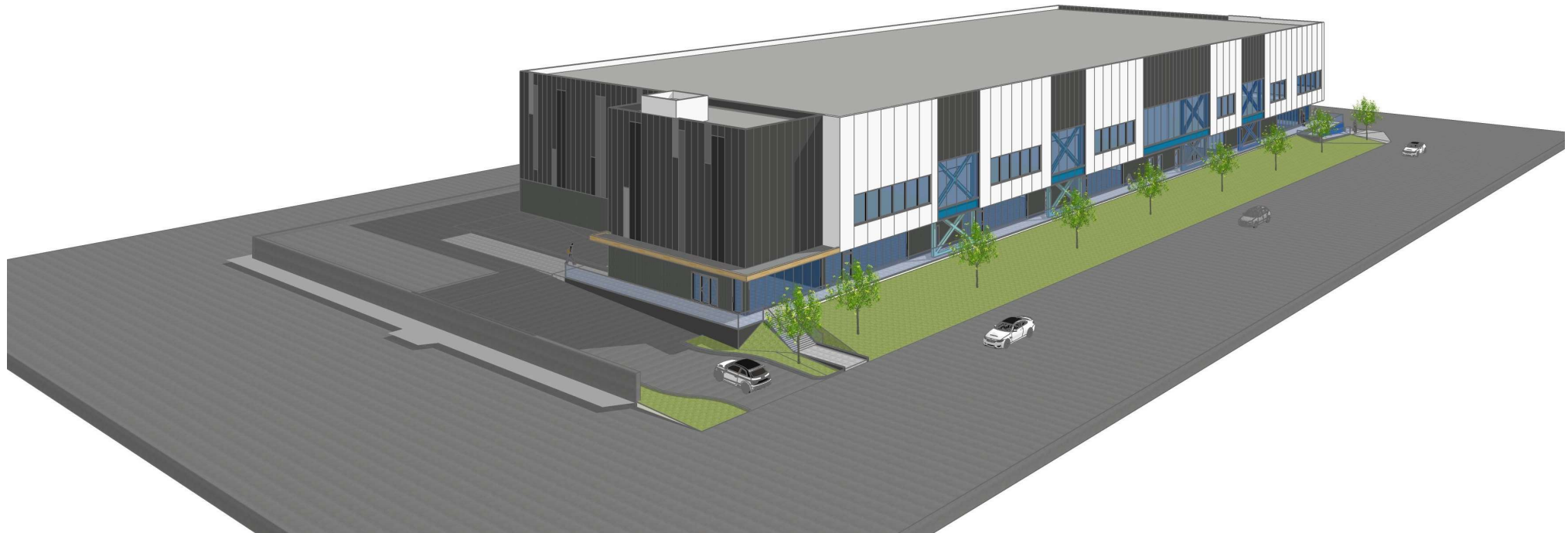
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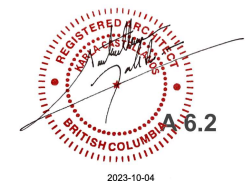
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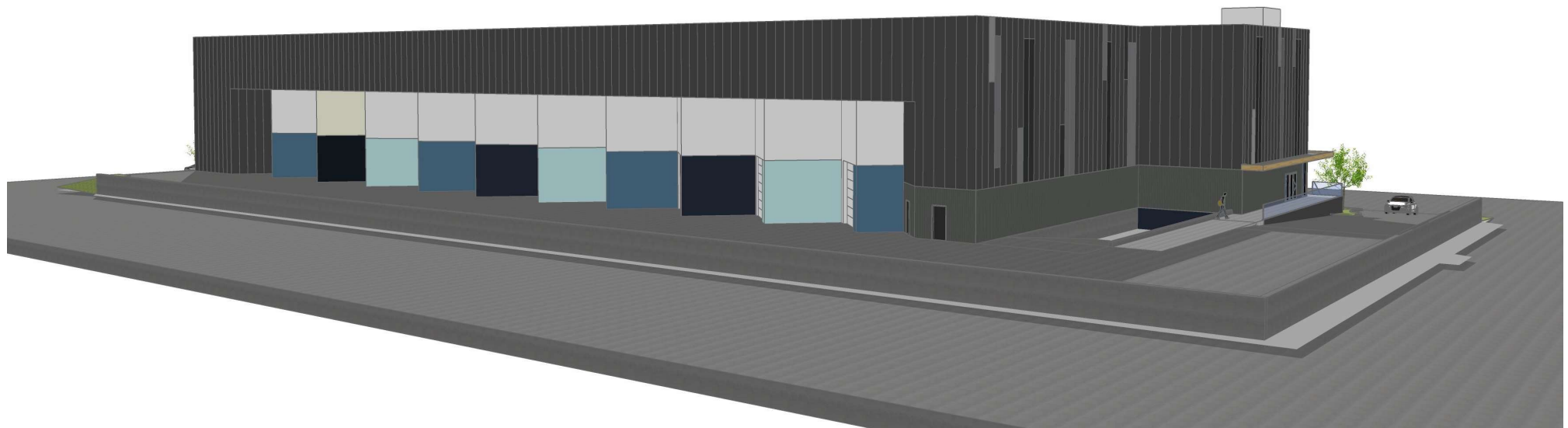
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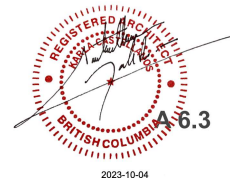
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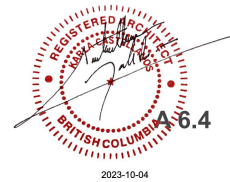
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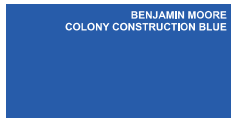
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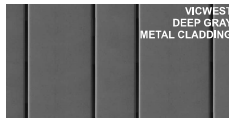
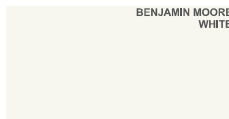
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EXTERIOR PAINT-ACCENT COLOURS



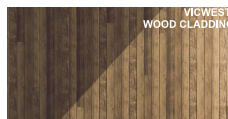
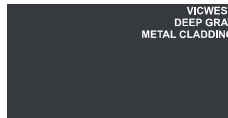
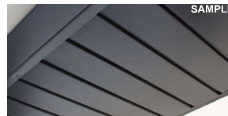
NOTE:
- PARAPET FLASHING TO MATCH ADJACENT WALL COLOUR

INSULATED METAL PANEL

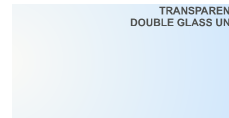
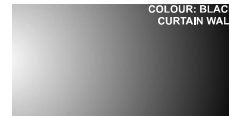


NOTE:
- PARAPET FLASHING TO MATCH ADJACENT WALL COLOUR

SOFFIT



GLAZING & ALUMINIUM MULLIONS



GUARDRAIL DESIGN REFERENCE



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NO.	DATE	ISSUANCE
1	2023 02 07	RE-ISSUED FOR DP
2	2023 04 06	RE-ISSUED FOR DP
3	2023 08 28	RE-ISSUED FOR DP
4	2023 09 19	RE-ISSUED FOR DP
5	2023 10 03	RE-ISSUED FOR DP



X34A
COLONY CONSTRUCTION
New Development for 3480 191 Street
City of Surrey, BC

MATERIAL SAMPLES

A 8.0



DRAWN: AA
CHECKED: KC
SCALE: NTS
FILE: 2001

KCC Architecture & Design Ltd.
Unit 409 1493 Foster Street White Rock BC V4B 0C4 Tel 866-382-4717
kccarchitecture.com



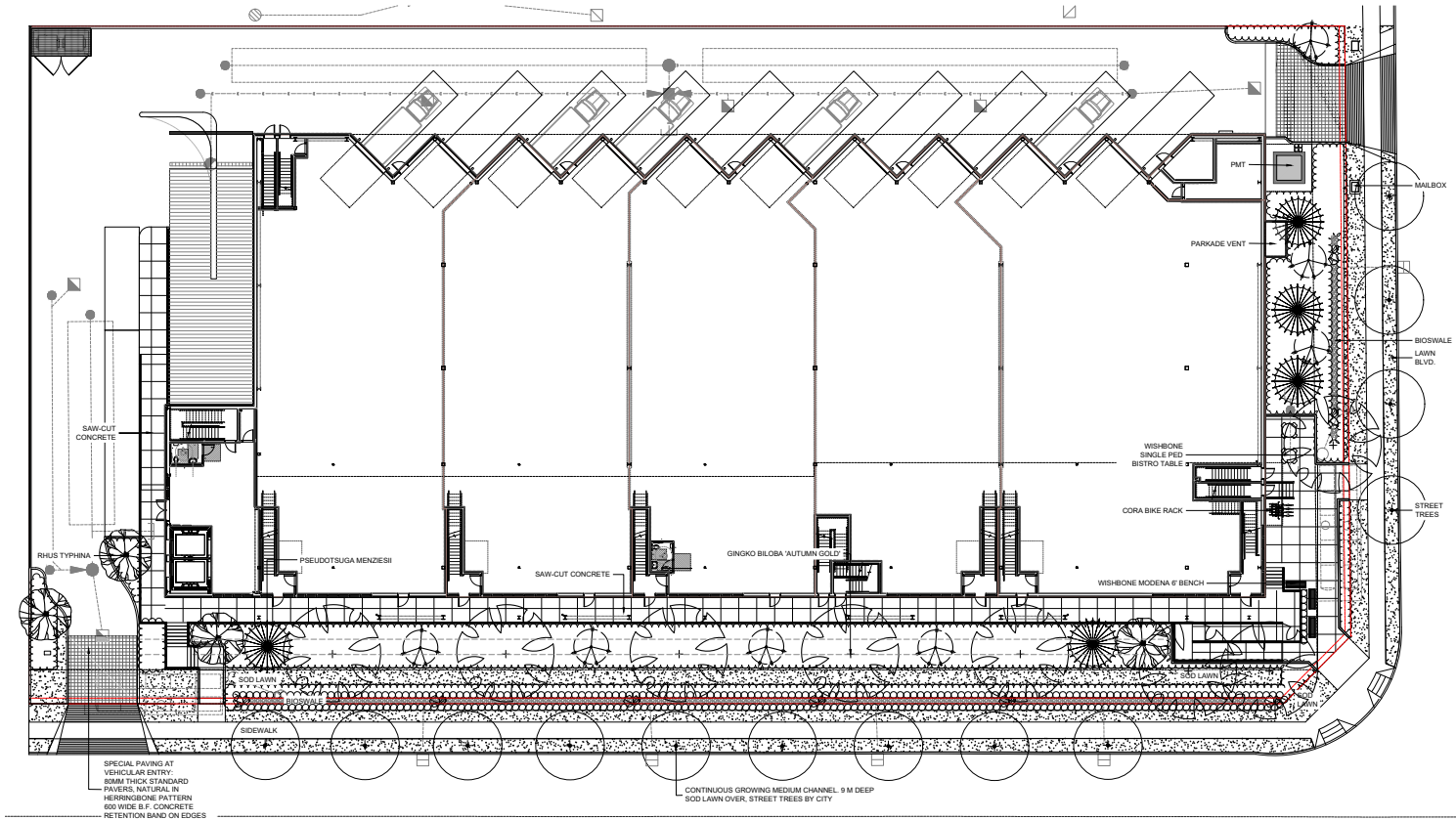
GINKGO BILOBA 'AUTUMN GOLD'



PSEUDOTSUGA MENZIESII



RHUS TYPHINA



TREE SCHEDULE				PMG PROJECT NUMBER: 20-144
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	8	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	60CM CAL; 2M STD; B&B
	7	PICEA ABIES 'ACROCONA'	ACROCONA NORWAY SPRUCE	3M HT; B&B
	5	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	3M HT; B&B
	4	RHUS TYPHINA	STAGHORN SUMAC	2M HT; B&B; WELL BRANCHED 3 STEM OR MORE
	13	STREET TREE	BY CITY	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. * DEFINITION OF CONDITIONS OF AVAILABILITY: * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



WISHBONE SINGLE PED BISTRO TABLE



CORA BIKE RACK W3606 6 CAPACITY



WISHBONE MODENA 6' BENCH



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CLIENT:

NO.	DATE	REVISION DESCRIPTION	DR.
9	2023.10.10	NEW SITE PLAN	MC
8	23 SEP 25	RF PRELIMINATION	RR
7	23 AUG 15	RF PRELIMINATION	RR
6	23 JUN 09	NEW SITE PLAN	MC
5	23 MAY 31	RF COORDINATION	RR
4	23 APR 08	REVISE PER CITY COMMENTS, SITE PLAN	RR
3	22 JUN 25	NEW SITE PLAN	SA
2	21 JUN 19	NEW SITE PLAN	JR
1	21 JUL 08	PLANNING PLAN & INITIAL PLAN UPDATES	JR

PROJECT:

CAMPBELL HEIGHTS WAREHOUSE DEVELOPMENT

19145 34A AVENUE
SURREY

SEAL:

DRAWING TITLE:

LANDSCAPE
PLAN

DATE: 20 NOV 12

SCALE: 1:200

DRAWN: JR

DESIGN: JR

CHKD: PC

DRAWING NUMBER:

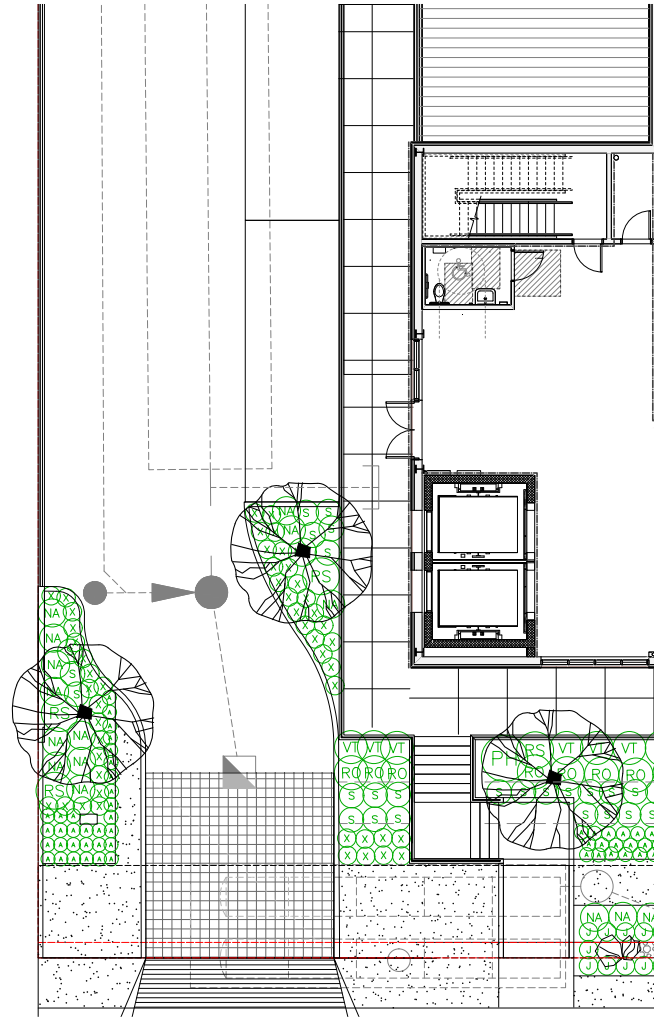
L1

OF 4

PMG PROJECT NUMBER:

20-144

20144-8.2P



SHRUB SCHEDULE

PMG PROJECT NUMBER: 20-144

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(X)	263	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT, 40CM
(CC)	53	CORNUS SERICEA 'KELSEY'	DWARF KELSEY DOGWOOD	#2 POT, 50CM
(M)	239	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#3 POT, 50CM
(C)	31	PHYSOCARPUS OPULIFOLIUS 'DIABOLO'	PURPLE NINEBARK	#5 POT, 90CM
(S)	31	RIBES SANGUINEUM	RED FLOWERING CURRANT	#3 POT, 60CM
(M)	95	ROSA 'PRAIRIE DAWN'	PRAIRIE DAWN ROSE	#3 POT, 60CM
(S)	170	SPIRAEA JAPONICA 'WALBUMA'	MAGIC CARPET SPIREA	#2 POT, 40CM
(V)	35	VIBURNUM DAVIDII	DWARF VIBURNUM	#2 POT, 30CM
GRASS				
(J)	378	JUNCUS EFFUSUS	COMMON RUSH	#1 POT
GC				
(A)	386	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINKINKINICK	#1 POT, 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



20144-8.2/P

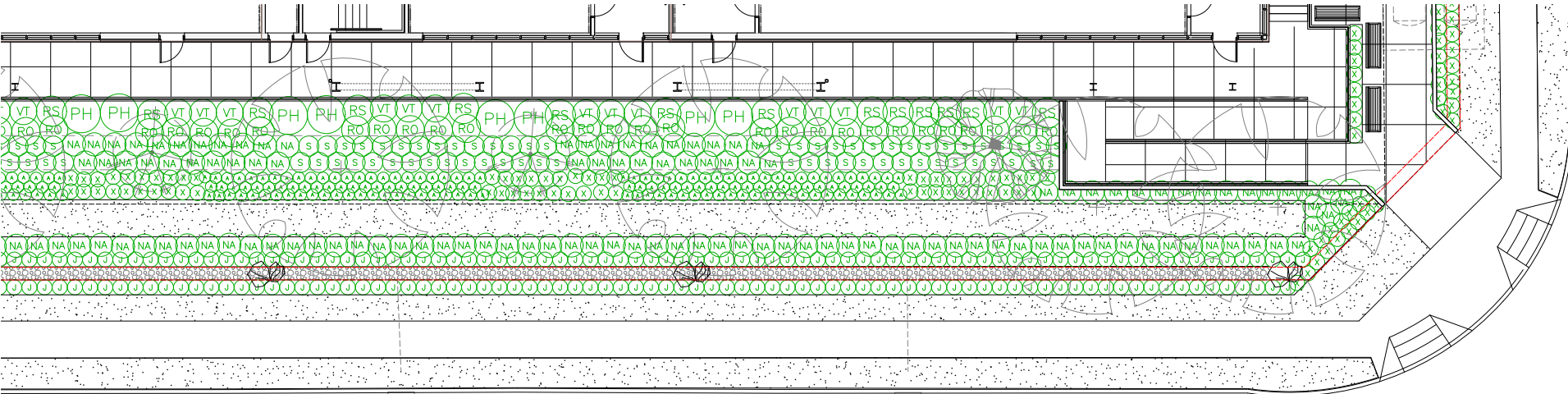
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7	23 AUG 18	RF REGULATIONS	RR
6	23 JUN 09	NEW SITE PLAN	MC
5	23 MAY 31	RF COORDINATION	RR
4	23 APR 08	REVISE PER CITY COMMUNITY SITE PLAN	RR
3	22 SEP 25	NEW SITE PLAN	SA
2	21 SEP 19	NEW SITE PLAN	JR
1	21 JUL 08	PLANTING PLAN & DETAIL PLAN UPDATES	JR

SHRUB SCHEDULE

PMG PROJECT NUMBER: 20-144

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(X)	263	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
(CC)	53	CORNUS SERICEA 'KELSEY'	DWARF KELSEY DOGWOOD	#2 POT; 50CM
(M)	239	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#3 POT; 50CM
(PH)	31	PHYSOCARPUS OPUULIFOLIUS 'DIABOLO'	PURPLE NINEBARK	#5 POT; 90CM
(RS)	31	RIBES SANGUINEUM	RED FLOWERING CURRANT	#3 POT; 60CM
(RO)	95	ROSA x 'PRAIRIE DAWN'	PRAIRIE DAWN ROSE	#3 POT; 60CM
(S)	170	SPIRAEA JAPONICA 'WALBUMA'	MAGIC CARPET SPIREA	#2 POT; 40CM
(V)	35	VIBURNUM DAVIDII	DWARF VIBURNUM	#2 POT; 30CM
GRASS				
(J)	378	JUNCUS EFFUSUS	COMMON RUSH	#1 POT
(A)	386	ARCTOSTAPHYLOS UVA-URSIS 'VANCOUVER JADE'	KINKKINICK	#1 POT; 20CM

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20144-8.2/P



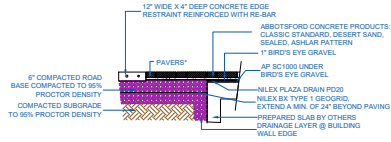
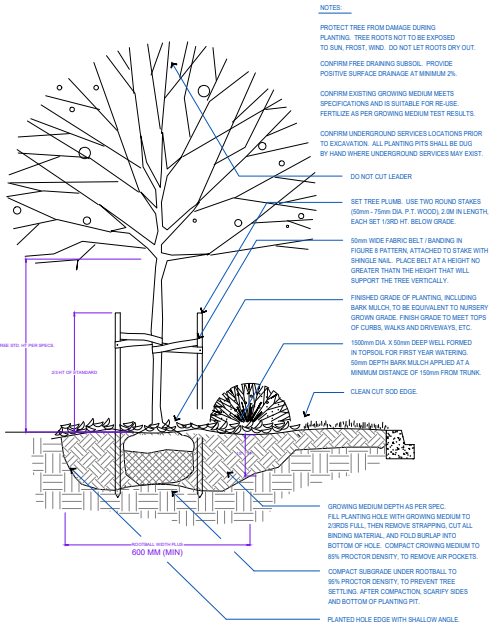
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7	23.05.25	RF PRELIMMISSION	RR
6	23.06.09	NEW SITE PLAN	MC
5	23 MAY 31	RF COORDINATION	RR
4	23.03.01	REVISE PER CITY COMMENTS, SITE PLAN	RR
3	22.10.25	NEW SITE PLAN	SA
2	21.10.19	NEW SITE PLAN	JR
1	21.02.08	PLANTING PLAN & DETAIL PLAN UPDATES	JR

PROJECT: **CAMPBELL HEIGHTS WAREHOUSE DEVELOPMENT**
19145 34A AVENUE
SURREY

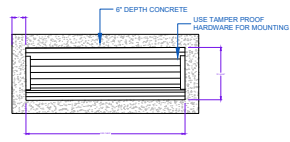
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DATE: 20 NOV 12
SCALE: 1:75
DRAWN: JR
DESIGN: _____
CHKD: PC
DRAWING NUMBER: _____

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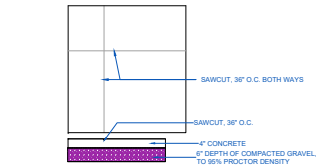


1 PAVERS ON GRADE AND SLAB
N.T.S.

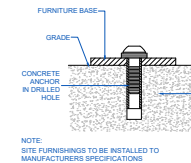


3 BENCH ON CONCRETE PAD
1:40

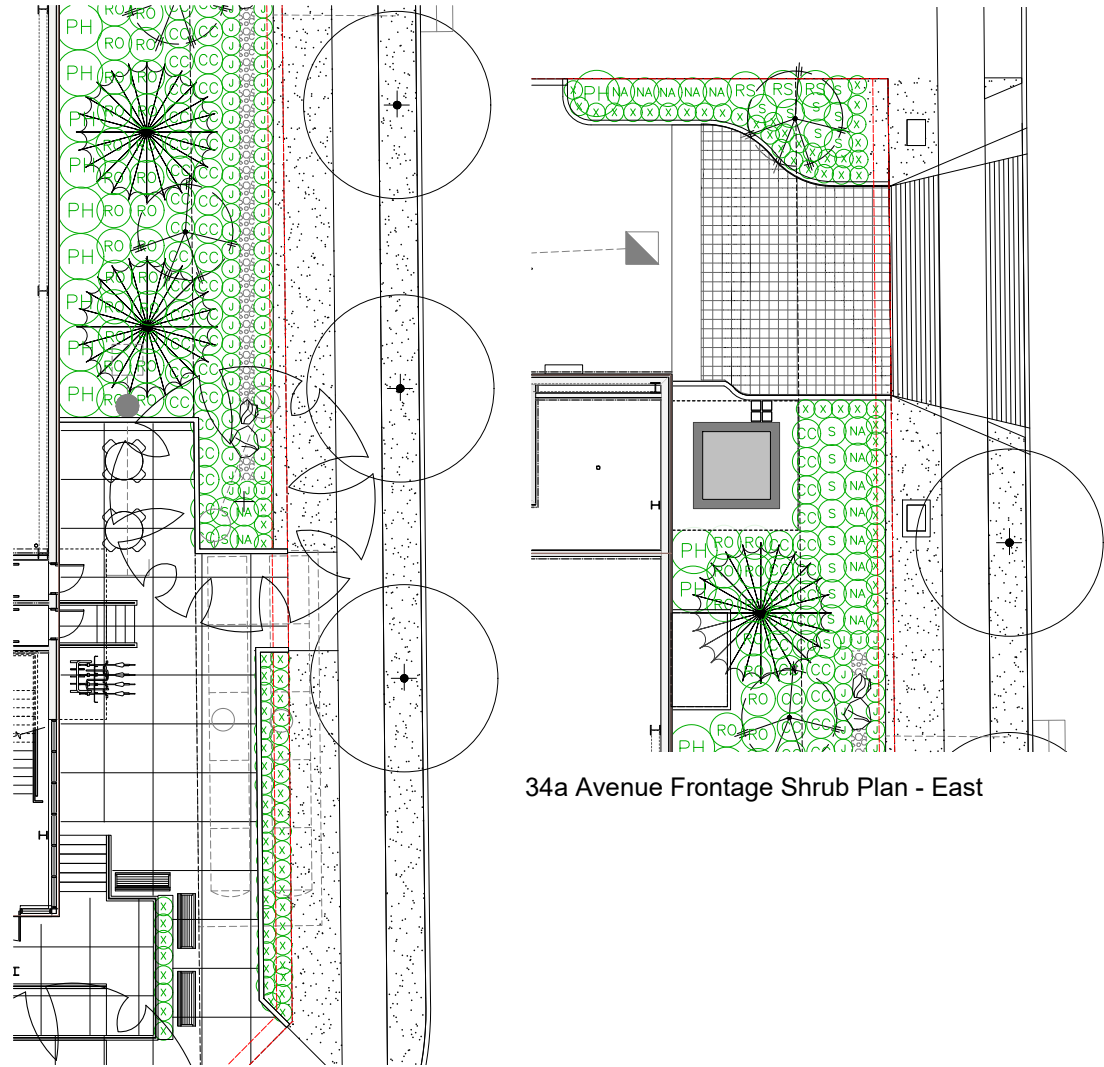
2 TREE AND SHRUB PLANTING AT GRADE
1:40



4 CONCRETE SAW CUTS
N.T.S.



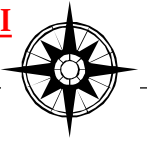
5 SITE FURNITURE MOUNTING
N.T.S.



34a Avenue Frontage Shrub Plan - West

34a Avenue Frontage Shrub Plan - East

NO.	DATE	REVISION DESCRIPTION	DR.
9	2023.10.10	NEW SITE PLAN	MC
8	23 SEP 25	RF PRELIMINATION	RR
7	23 AUG 15	RF PRELIMINATION	RR
6	23 JUN 09	NEW SITE PLAN	MC
5	23 MAY 30	RF COORDINATION	RR
4	23 JUN 08	REVISE PER CITY COMMENTS, SITE PLAN	RR
3	22 JUN 25	NEW SITE PLAN	SA
2	21 JUN 19	NEW SITE PLAN	JR
1	21 JUN 08	PLANTING PLAN & DETAIL PLAN UPDATES	JP



36 Ave

“Proposed Amendment to allow for a FAR of ~~1.23~~ 1.27 within the Mixed Employment land use designation”

191 St

ME

192 St

34A Ave

OCP Amendment

“Proposed Amendment to allow for a FAR of ~~1.23~~ 1.27 within the Mixed Employment land use designation”



CITY OF SURREY

BYLAW NO. 20848

A bylaw to amend the provisions of Surrey Official
Community Plan Bylaw, 2013, No. 18020, as amended.

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended, is hereby further amended by modifying "Table 7A: Land Use Designation Exceptions" to include 19145 - 34A Avenue, as shown below:

Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
"Bylaw # 20848	Mixed Employment	19145 - 34A Avenue Lot 13 Section 28 Township 7 NWD Plan EPP41342	Density permitted up to 1.23 1.27 FAR (net calculation)"

- 2. This Bylaw shall be cited for all purposes as "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20848".

PASSED FIRST READING on the 13th day of February, 2023.

PASSED SECOND READING on the 13th day of February, 2023.

PUBLIC HEARING HELD thereon on the 6th day of March, 2023.

PASSED THIRD READING on the 6th day of March, 2023.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20__.

_____MAYOR

_____CLERK

CITY OF SURREY

BYLAW NO. 20849

A Comprehensive Development bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended

.....

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015 c. 1, as amended, for the following lands:

Address: As described in Appendix "A".
Legal: As described in Appendix "A".
PID: As described in Appendix "A".

as follows:

- (a) by creating a new Comprehensive Development Zone 100 (CD 100), attached as Appendix "A" and forming part of this bylaw;
- (b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:
 FROM: COMPREHENSIVE DEVELOPMENT ZONE (CD)
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and
- (c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 100" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 100	19145 - 34A Avenue	Lot 13, Plan EPP41342	20849	17146"

- 2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 100 (CD 100), Bylaw, 2023, No. 20849".
- 3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17146" and all amendments thereto is hereby repealed.

PASSED FIRST READING on the 13th day of February, 2023.

PASSED SECOND READING on the 13th day of February, 2023.

PUBLIC HEARING HELD thereon on the 6th day of March, 2023.

PASSED THIRD READING on the 6th day of March, 2023.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

_____MAYOR

_____CLERK

APPENDIX "A"

COMPREHENSIVE DEVELOPMENT ZONE 100 (CD 100)

In this Comprehensive Development Zone 100 (CD 100), **Part 47A, Business Park (IB-1) Zone**, as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following lands:

Address	Legal Descriptions	PID
19145 – 34A Avenue	Lot 13, Section 28, Township 7, NWD, Plan EPP41342	029-430-313

(collectively the "Lands")

except as follows:

1. Permitted Uses

After Sub-section B.9. in Section B. Permitted Uses, add a new Sub-section as follows:
 "10. *Self-storage warehouse.*"

2. Density

Delete Sub-section D.1.(b) in Section D. Density and replace it with a new Sub-section D.1(b) as follows:

"(b) Permitted Density Increases:

If amenity contributions are provided in accordance with Schedule G, maximum *density* may be increased to a *floor area ratio* of ~~1.23~~ **1.27**."

3. Yards and Setbacks

Delete Section "F. Yards and Setbacks" and replace it with a new Section "F. Yards and Setbacks" as follows:

"F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum setbacks:

USES:	SETBACKS:			
	Front Yard	Rear Yard	Side Yard	Street Side Yard
<i>Principal and Accessory Buildings and Structures</i>	7.0 m ¹	7.5 m ²	7.5 m ²	7.0 m ¹ "

1. Stairs with more than three risers, accessibility ramps, and canopies may be permitted within the *front yard setback* and *street side yard setback*.
2. The *rear yard setback* and *side yard setback* may be reduced to 0.0 metres for a retaining wall.

4. Height of Buildings

Delete Sub-section G.1. in Section G. Height of Buildings and replace it with a new Sub-section G.1. as follows:

"1. Principal Buildings:

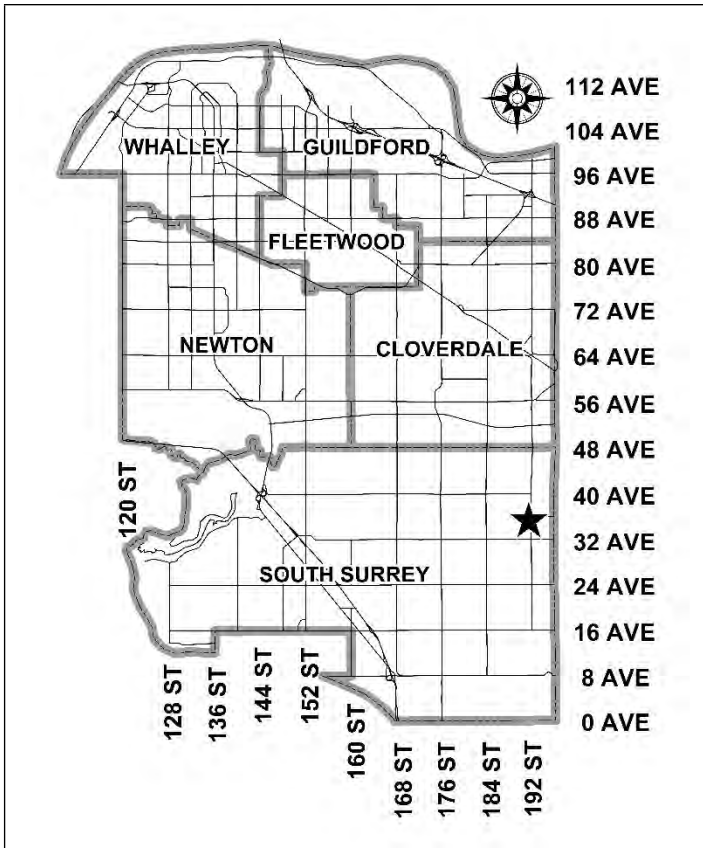
Principal building height shall not exceed 14.7 m."

APPENDIX V

**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: 7921-0017-00

Planning Report Date: February 13, 2023



PROPOSAL:

- **OCP Amendment** to allow for an FAR of 1.23 within the Mixed Employment land use designation
- **Rezoning** from CD (By-law Nos. 17146 & 17934) to CD (based on IB-1)
- **Development Permit**

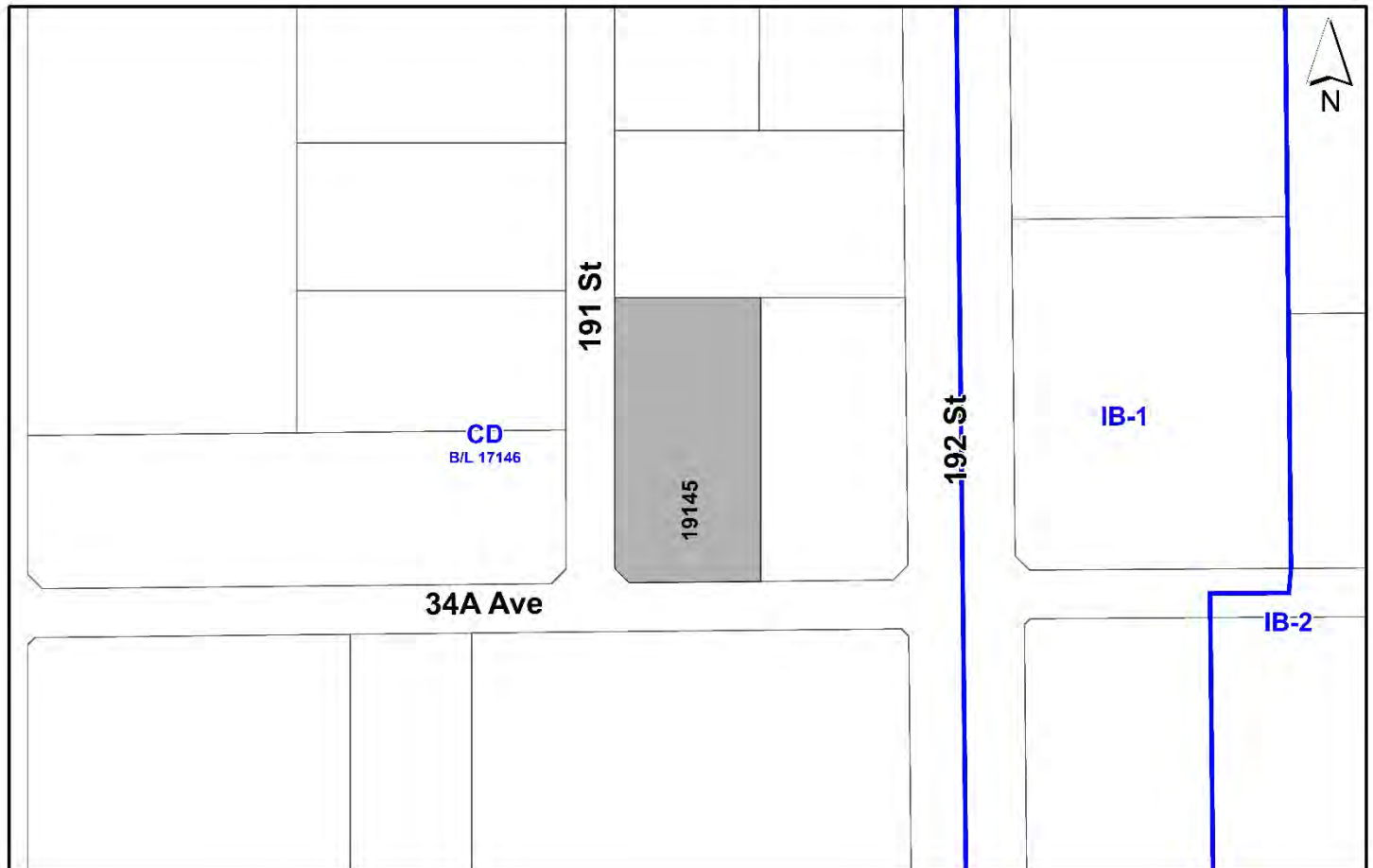
to permit the development of an 8,573 square metre light-impact industrial building with ancillary self-storage warehouse space on the third-storey

LOCATION: 19145 - 34A Avenue

ZONING: CD (By-law Nos. 17146 & 17934)

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) to allow for a Floor Area Ratio (FAR) of 1.23 within the Mixed Employment land use designation.

RATIONALE OF RECOMMENDATION

- The proposal requires an amendment to the Mixed Employment designation in the Official Community Plan (OCP) in order to increase the allowable density. The increased density will support the desirable intensification of light-impact industrial employment uses.
- The proposal complies with the Business Park designation in the Campbell Heights Local Area Plan (LAP).
- The proposal complies with the Mixed Employment designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal generally 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 lines. The street interface has been designed to a high quality to achieve a positive experience between the proposed building and the public realm.
- The proposed underground parking is located within an area of Campbell Heights with a high groundwater table. In support of this proposal, the applicant submitted a Geotechnical Report and Hydrogeological Report, both of which were peer reviewed. The reports and peer review confirmed that, should the proposed construction recommendations, construction timing, and building design follow the recommendations in both reports, the proposed development will not result in long-term impacts to the regional groundwater regime and would not result in long-term settlements or long-term impacts to adjacent properties, roads, or sidewalks, retaining walls, and utilities.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to amend the OCP, 'Table 7a: Land Use Designation Exceptions' to allow for an FAR of 1.23 within the Mixed Employment land use designation and a date for Public Hearing be set.

"Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
Bylaw #	Mixed Employment	19145- 34A Avenue (029-430-313, Lot 13 Section 28 Township 7 New Westminster District Plan EPP41342)	Density permitted up to 1.23 FAR (net calculation)

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD Bylaw Nos. 17146 & 17934)" to "Comprehensive Development Zone (CD)" based on the "Business Park 1 Zone (IB-1)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7921-0017-00 generally in accordance with the attached drawings (Appendix I).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (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) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;

- (e) registration of a Section 219 Restrictive Covenant to prohibit any use that require a Metro Vancouver air quality permit from locating on the site;
- (f) registration of a Section 219 Restrictive Covenant to ensure future construction and operations are in accordance with the recommendations in the approved Geotechnical and Hydrogeological reports; and
- (g) registration of a Section 219 Restrictive Covenant to restrict the self-storage floor area to self-storage use unless the parking requirements for any new use can be met on-site.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Vacant	Business Park	CD (By-law No. 17146 & 17934)
North:	Light impact industrial building	Business Park and Landscaping Strips	CD (By-law No. 17146 & 17934)
East:	Multi-tenant light impact industrial building	Business Park and Landscaping Strips	CD (By-law No. 17146 & 17934)
South (Across 34A Avenue):	Van Gogh Designs Furniture Warehouse	Business Park and Landscaping Strips	CD (By-law No. 17146 & 17934)
West (Across 191 Street):	Multi-tenant light impact industrial buildings	Business Park	CD (By-law No. 17146 & 17934)

Context & Background

- The subject site is approximately 0.69 hectares in size and is located in Campbell Heights North, at the northeast corner of 34A Avenue and 191 Street. The site is designated “Mixed Employment” in the Official Community Plan (OCP) and “Business Park” in the Campbell Heights Local Area Plan (LAP).
- The property was rezoned to Comprehensive Development Zone (CD By-law 17146) under Development Application No. 7910-0032-00, which was subsequently amended by CD By-law No. 17934) in 2013 under Development Application No. 7912-0160-00. The site was created through a larger subdivision of 22 lots under Development Application No. 7912-0159-00, which was approved in October 2014.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes the following:

- OCP Amendment to increase the allowable floor area ratio permitted within the Mixed Employment designation to 1.23 FAR;
- Rezoning from “Comprehensive Development Zone (CD By-laws No. 17146 & 17934)” to “Comprehensive Development Zone (CD) based on “Business Park 1 Zone (IB-1)””; and
- Development Permit for Form and Character

to permit the development of an 8,573 square metre light-impact industrial building with ancillary self-storage warehouse space on the third-storey.

- The proposed increase in floor area will facilitate the addition of a third-storey, which is to be utilized for a self-storage warehouse. See the “Official Community Plan” section in “Policy and By-law Considerations” for further discussion on the proposed OCP Amendment.
- The applicant proposes underground parking to satisfy the entire off-street passenger vehicle parking requirements. Due to the high-groundwater table in Campbell Heights, staff expressed concerns with the underground parking and potential for impacts on groundwater resources and the potential impact on adjacent properties and infrastructure associated with the displacement of groundwater by the parkade.
- The applicant submitted a Geotechnical Report and Hydrogeological report demonstrating the peak groundwater elevation (41.5 metres geodetic) and proposed top of slab elevation (41.6 metres geodetic). The underground parking is proposed with a raft slab of approximately 0.9 metres in thickness meaning the maximum excavation level would be 40.7 metres. The Hydrogeological report states that an additional 1 metre rise of groundwater could occur due to potential storm/atmospheric river events.
- As a result of this data, the applicant proposes a “tanked” foundation, which involves a waterproofing barrier to the walls and base slab to ensure the entire envelope of the below grade structure is protected from water ingress. The Geotechnical Engineer, Hydrogeologist, and Peer Reviewer concurred that, should the proposed construction recommendations, construction timing, and building design follow the recommendations in the Geotechnical and Hydrogeological reports, that the proposed development will not result in long-term impacts to the regional groundwater regime and would not result in long-term settlements or long-term impacts to adjacent properties, roads or sidewalks, retaining walls, and utilities.
- A restrictive covenant will be registered on title to ensure future construction and operations adhere to the recommendations in both the Geotechnical Report and Hydrogeological Report.

	Proposed
Lot Area	
Gross Site Area:	6,994
Road Dedication:	n/a
Undevelopable Area:	n/a
Net Site Area:	6,994

	Proposed
Number of Lots:	1
Building Height:	14.7 metres
Floor Area Ratio (FAR):	1.23
Floor Area	
Industrial:	3,712 square metres
Office:	1,029 square metres
Self-storage:	3,832 square metres
Total:	8,573 square metres

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
Parks, Recreation & Culture:	No concerns. The closest active park is Latimer Park, which includes recreational walking trails, and is approximately 1.3 kilometres away, and the closest natural area is Campbell Heights Biodiversity Preserve and is approximately 780 metres away.
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 two driveways: one access at the northwest corner via 191 Street and one access at the southeast corner via 34A Avenue. The site is designed for one-way traffic with the 191 Street access serving as the ingress to the site and 34A Avenue reserved for exiting.
- A multi-use pathway (Latimer Greenway) is located on either side of 192 Street. Through future development in Campbell Heights, Redwood Heights, and Grandview Heights, the Latimer Greenway is intended to connect to the Grandview Heights Greenway at 24 Avenue, which will ultimately connect to Grandview Heights and the surrounding residential/commercial areas in South Surrey.
- The closest transit option is at the corner of 32 Avenue and 192 Street where there is an accessible bus stop serving TransLink's Bus Route No. 531, which connects White Rock and Willowbrook.

Sustainability Considerations

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

- In addition, the applicant has highlighted the following additional sustainable features:
 - The applicant proposes to provide a high-albedo roof with a Solar Reflectance Index (SRI) value of 75 to meet the intent of the Climate Adaptation Strategy for reducing the urban heat island effect.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the “Mixed Employment” land use designation in the Metro Vancouver Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- The subject site is designated Mixed Employment in the OCP. The Mixed Employment designation has a maximum Floor Area Ratio of 1.0.
- The applicant proposes an Amendment to the OCP to allow for increased density within the Mixed Employment designation from 1.0 FAR to 1.23.

Amendment Rationale

- The maximum floor area ratio in the Mixed Employment OCP designation is reflective of the form of development that is typical for light-impact industrial and/or business park developments. However, the cost of industrial land has increased significantly in recent years and there is a significant shortage of industrial land in Metro Vancouver. The proposed additional density is intended to accommodate the self-storage facility on the third-storey but will not compromise the more intensive light-impact industrial/business park uses.
- The site was created through a subdivision in 2014 (7912-0159-00) and the site size is moderately constrained to accommodate the required truck maneuvering, loading, and parking. The proposed amendment to allow increased floor area will make the underground parking viable, thereby facilitating the intensification of employment uses on the site.
- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

Themes/Policies

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

(The proposed building is “anchored” to the corner of 191 Street and 34A Avenue with extensive glazing and a publicly accessible plaza leading from the intersection into the site.)

- E1.5 – Encourage the full utilization and efficient use of industrial and other employment lands in order to maximize jobs and economic activity per hectare.

(The applicant proposes underground parking to better utilize the site, thereby facilitating the intensification of employment lands.)

- 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 adds a significant number of employment opportunities in Campbell Heights.)

Secondary Plans

Land Use Designation

- The proposal complies with the “Business Park” land use designation in the Campbell Heights Local Area Plan (LAP).

Themes/Objectives

- The proposed development is supported by the following guidelines in the Campbell Heights LAP:
- 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 store-front glazing over two-storeys, wrapping the corner of the building near 34A Avenue to serve as an architectural focal point.)

- 6.5.1.4 – Design Guidelines – Business Park – The exterior of buildings should be coordinated in the design on all elevations with regard to colour, 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 the use of consistent cladding materials, glazing, and landscaping.)

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed multi-tenant light-impact industrial building with ancillary self-storage space on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Business Park 1 Zone (IB-1)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the IB-1 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	IB-1 Zone (Part 47A)	Proposed CD Zone	
Floor Area Ratio:	1.00	1.23	
Lot Coverage:	60%	60%	
Yards and Setbacks	Front yard: 16.0 m (7.5 m without parking) Rear yard: 7.5 m Side yard: 7.5 m Side yard on flanking: 9.0 m	Front yard: 7.0 m Rear yard: 7.5 m Side yard: 7.5 m Side yard on flanking: 7.0 m	
Principal Building Height:	14 metres	14.7 metres	
Permitted Uses:	<u>Principal Uses</u> <ul style="list-style-type: none"> • Light impact industry • Warehouses uses • Distribution centres • Office uses (with exclusions) <u>Accessory Uses</u> <ul style="list-style-type: none"> • General service uses • Eating establishments • Community services • Child care centre • Caretaker unit 	<u>Principal Uses</u> <ul style="list-style-type: none"> • Light impact industry • Warehouses uses • Distribution centres • Office uses (with exclusions) <u>Accessory Uses</u> <ul style="list-style-type: none"> • General service uses • Eating establishments • Community services • Child care centre • Caretaker unit • Self-storage warehouse 	
Parking (Part 5)		Required	Proposed
Number of Stalls			
Self-Storage Warehouse:	19		
Industrial:	37		
Office	26		
Total:	82		93
Small (%):	(max 35%)		n/a

- The proposed CD By-law retains the majority of the same provisions as the “Business Park 1 Zone (IB-1),” with the following amendments:
 - The addition of “self-storage warehouse” as a permitted accessory use;
 - Increased floor area ratio from 1.00 to 1.23;
 - Reduced setbacks on the front and street side yard from 7.5 metres and 9.0 metres, respectively, to 7.0 metres, including the allowance for stairs with more than three risers, accessibility ramps, and canopies to encroach into the front yard and side yard flanking setbacks and for a retaining wall to be located at 0.0 m setback for the rear yard and side yard; and
 - Increased building height from 14 metres to 14.7 metres
- The proposed addition of “self-storage warehouse” is considered appropriate because the use does not compromise the use of these lands for other traditional light impact industrial uses and is not anticipated to impact on on-site or adjacent site operations.

- The increase in floor area and building height will facilitate the addition of the third-storey for the self-storage warehouse.
- The reduced setbacks for the front yard and side yard on a flanking street will facilitate greater utilization of the lands on a constrained site, allowing for sufficient maneuvering on-site to accommodate the underground parking.

Public Art Policy

- The applicant will be required to provide public art or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on January 23, 2023 and the Development Proposal Signs were installed on March 29, 2021. Staff received one comment from the Little Campbell Watershed Society noting that the proposal is located in the Nicomekl Watershed. The property is in fact located in the Erickson Integrated Storm Water Management Plan (ISMP) boundary. The Friends of the Semiahmoo Bay Society also provided comments (staff comments below in *italics*):
 - Confirmation that “self-storage use” does not mean outdoor storage.
(No outdoor storage is permitted on the site and the self-storage use will be confined to the third storey.)
 - Confirmation that the underground parking reduces the industrial land footprint.
(The proposed underground parking reduces the overall surface parking/pavement areas that would otherwise have been required if surface parking were proposed. The underground parking facilitates the intensification of employment lands by providing more land dedicated to the building itself.)
 - Confirmation that stormwater will be treated on-site.
(The proposed development is required to construct on-site/off-site water infiltration and water treatment features as per the Campbell Heights Local Area Plan requirements, the servicing requirements outlined in 7812-0159-00, and restrictive covenants registered on title.)
 - Confirmation that the reduced yard setbacks will not impact the ability to plant trees.
(The proposed reduced setbacks on the west and south property lines will not compromise the ability to plant trees.)

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 worked with staff to resolve interface issues related to the raised underground parking structure and re-orienting the self-storage warehouse lobby vestibule.
- The applicant proposes underground parking on the site to accommodate the required parking. Due to the presence of a high groundwater table elevation, the permitted excavation level for the underground parking will not negatively impact the local groundwater regime remains relatively high. Therefore, the proposed parkade top of slab is situated at an elevation of 41.60 metres relative to the sidewalk elevation of 42.35 metres.
- The result is a partially buried underground parkade that increases the elevation of the building entrances on level one relative to the public sidewalk. The proposed unit entrances are approximately 1.7 metres above the sidewalk grade resulting in an interface that does not achieve seamless connections between the public sidewalk and the building.
- To accommodate this, the applicant worked with staff to create an appropriate interface that includes a landscape berm with a 3:1 slope that is meant to hide exposed portions of the parkade above grade. Further, to limit the number of stairs and crossings of the landscape buffer, the building is inset at level one to provide a common walkway to each of the units with levels two and three cantilevered over the walkway to maintain a strong street architectural street edge.
- The applicant also worked with staff to situate the self-storage lobby vestibule at the street edge along 191 Street. The applicant has successfully revised the proposal which now includes the self-storage lobby vestibule on the same plane as the remainder of the light-impact industrial building, anchored to the street edge of 191 Street.
- Overall, the building is proposed to have a modern appearance with architectural emphasis placed along the street façade elevations of 191 Street and 34A Avenue through the use of curtain wall glazing, painted insulated metal panels in a variety of colours such as grey, blue and white, and structural cross bracing to support the cantilevered floor area.
- No signage is contemplated at this time, however, all future signage is to comply with the Sign By-law.

Landscaping

- The proposed landscaping consists of a 6.0 metre-wide landscape buffer along 191 Street and 34A Avenue.
- The proposed landscaping consists of a variety of trees, including Douglas Fir, Starlight Hybrid Dogwood, Autumn Gold Maidenhair, and Staghorn Sumac. The tree plantings are complimented by a variety of shrubs and groundcover.
- The landscape berm along 191 Street and 34A Avenue with a 3:1 slope will serve to screen portions of the raised parkade that are above grade.

Outstanding Items

- There are a limited number of Urban Design items and Transportation items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include the following key considerations:
 - Reducing the grade of the underground parkade ramp;
 - Confirming passenger vehicle maneuvering in the underground parkade and truck maneuvering for the southwest loading bay;
 - Relocating the mechanical room underground and electrical room away from public frontage;
 - Relocating the PMT to be accessed via the site rather than 34A Avenue; and
 - Other minor drawing revisions and clarifications.
- 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

- There are no trees on the property or impacted by the proposed project. Therefore, no Arborist Report is required.

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.	OCP Redesignation Map

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

KS/ar



**New Development for Colony Construction, City of Surrey BC
Development Permit Application**

KCC Architecture & Design Ltd. kccarchitecture.com
Unit 300 15300 Croyden Drive Surrey BC V3Z 0Z5 Tel 604 283 0912



CONTEXT PLAN



NEIGHBOURING PROPERTIES CONTEXT PLAN

	PARKING AREA SF	LEVEL 1 AREA SF	MEZZANINE AREA SF	LEVEL 3 AREA SF	SUBTOTAL SF
UNDERGROUND PARKING	37,039.54				37,039.54
STORAGE VESTIBULE		1,517.40			1,517.40
UNIT 1		10,332.08	2,773.29		13,105.37
UNIT 2		6,872.83	1,899.46		8,772.29
UNIT 3		6,906.39	2,113.40		9,019.79
UNIT 4		6,932.72	2,152.04		9,084.76
UNIT 5		7,400.74	2,143.14		9,543.88
LEVEL 3				41,245.12	41,245.12
GROSS FLOOR AREA (PARKING CALCULATION)		39,962.16	11,081.33	41,245.12	92,288.6
BUILDING AREA	37,039.54	39,962.16	11,081.33	41,245.12	129,328.2

SITE DATA

CIVIC ADDRESS

19145 34A AVE
SURREY, BC.

LEGAL DESCRIPTION

LOT 13 SECTION 28 TOWNSHIP 7 NWD PLAN EPP41342
PID 029 430 313

ZONING

IB 1 LIGHT INDUSTRIAL

SITE AREA

SITE AREA 75,284.25 SF (6,994.13 SM)

GROSS FLOOR AREA

PROPOSED BUILDING FOOTPRINT 39,962.16 SF (3,712.60 SM)
MEZZANINE LEVEL 2 11,081.33 SF (1,029.48 SM)
LEVEL 3 - STORAGE 41,245.12 SF (3,831.79 SM)

TOTAL 92,288.6 SF (8,573.89 SM)

UNDERGROUND PARKING 37,039.54 SF (3,441.06 SM)

DENSITY

PERMITTED 1.00
PROPOSED 1.225

SITE COVERAGE

PERMITTED 60%
PROPOSED 53%

BUILDING HEIGHT

ALLOWED 14.00 M (45'93")
PROPOSED 13.08 M (42'92")

SETBACKS

SETBACK	PROPOSED	PERMITTED
SIDE YARD (191 ST)	7.0 M	7.5 M
SIDE YARD (EAST)	7.5 M	7.5 M
FRONT YARD (34A AVE)	7.5 M	7.5 M
REAR YARD (NORTH)	7.0 M	7.5 M

PARKING

REQUIRED Office 1,029.48 SM / 100 X 2.5= 25.73
Warehouse 3,712.60 SM / 100 = 37.12
Mini-Storage 3,831.79 / 100 x 0.5= 19.15
SUBTOTAL 82

TOTAL REQUIRED 82
PROVIDED **TOTAL PROVIDED 93**

ACCESSIBLE PARKING

Total Parking 83 X 2% = 1.66
2 PROVIDED

LOADING

LOADING AT EACH DOOR
3 LOADING SPACES IN FRONT OF MINI-STORAGE ENTRANCE

CLIENT

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COLONY CONSTRUCTION

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ARCHITECT

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KCC ARCHITECTURE AND DESIGN LTD

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PMG LANDSCAPE ARCHITECTS

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Email: doug@krahn.com

SURVEYOR

WILLIAM PWONG
MATSON PECK & TOPLISS, SURVEYORS & ENGINEERS

Office: 604 270 9331
Email: info@mpt.bc.ca



2023-02-07

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NO.	DATE	ISSUANCE
8	2021 08 18	RE-ISSUED FOR DP
9	2021 10 26	RE-ISSUED FOR DP
10	2022 10 17	ISSUED FOR REVIEW
11	2023 02 01	RE-ISSUED FOR DP
12	2023 02 07	RE-ISSUED FOR DP
13	2023 02 07	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT

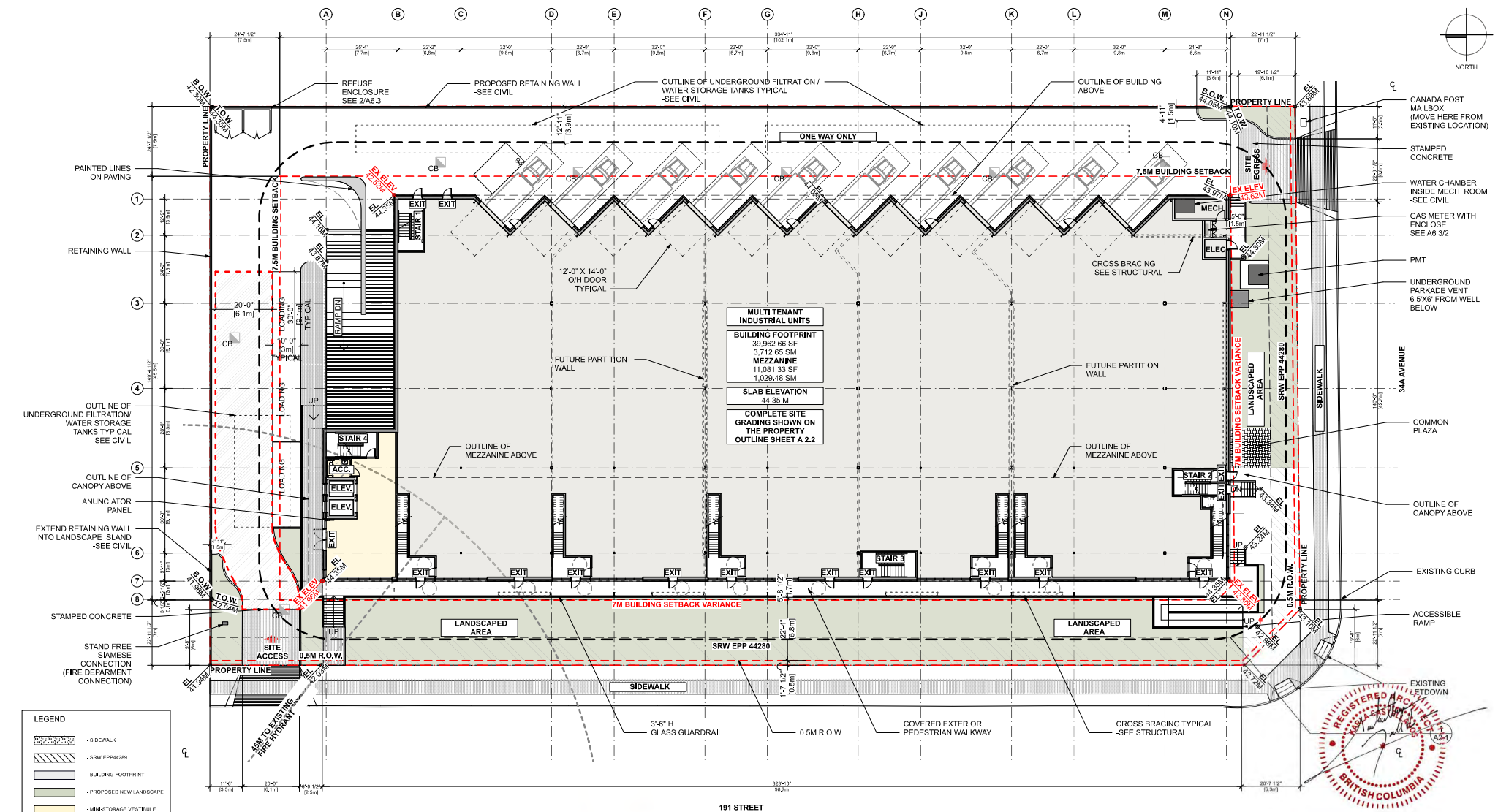
COLONY CONSTRUCTION NEW FACILITY
19145 34A Avenue Surrey BC

PROJECT DATA A 1.0

KCC ARCHITECTURE

DRAWN: GG
CHECKED: KC
SCALE: NTS
FILE: 2001

KCC Architecture & Design Ltd. kccarchitecture.com
Unit 300 15300 Croydon Drive Surrey BC V3Z 0Z5 Tel: 604 283 0912



MULTI TENANT INDUSTRIAL UNITS
BUILDING FOOTPRINT
 39,962.66 SF
 3,712.65 SM
MEZZANINE
 11,081.33 SF
 1,029.48 SM
SLAB ELEVATION
 44.35 M
COMPLETE SITE GRADING SHOWN ON THE PROPERTY OUTLINE SHEET A 2.2

LEGEND

- SIDEWALK
- SRW EPP44289
- BUILDING FOOTPRINT
- PROPOSED NEW LANDSCAPE
- MINI-STORAGE VESTIBULE
- FIRE TRUCK ACCESS

NO.	DATE	ISSUANCE
19	2022 10 17	ISSUED FOR REVIEW
20	2022 10 24	ISSUED FOR COORDINATION
21	2022 01 28	RE-ISSUED FOR DP
22	2023 01 12	ISSUED FOR COORDINATION
23	2023 01 26	ISSUED FOR COORDINATION
24	2023 01 30	ISSUED FOR COORDINATION
25	2023 02 01	RE-ISSUED FOR DP
26	2023 02 07	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT
 COLONY CONSTRUCTION NEW FACILITY
 1915 34A Avenue Surrey BC

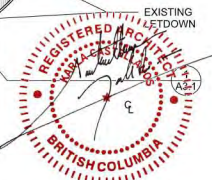
SITE PLAN

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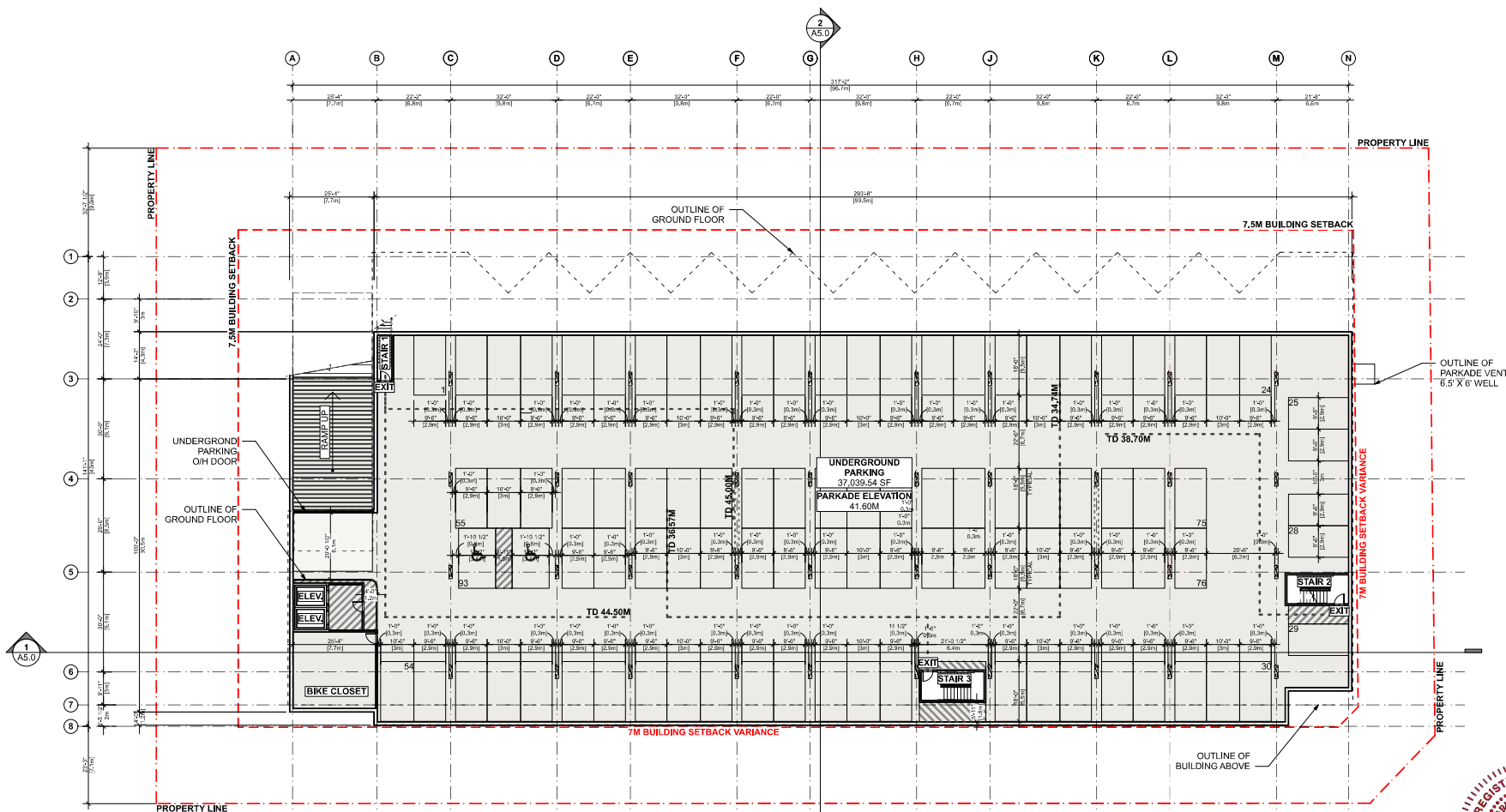


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 Unit 300 15300 Croydon Drive Surrey BC V3Z 0Z5
 Tel: 604 263 0912
 kccarchitecture.com



2023-02-07



LEGEND	
	- PAINTED STRIP BEAM ON FLOOR
	- BUILDING FOOTPRINT

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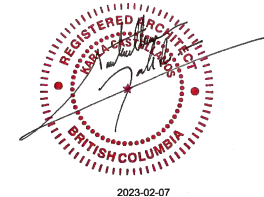
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16	2022 09 08	ISSUED FOR COORDINATION
17	2022 10 17	ISSUED FOR REVIEW
18	2022 10 28	RE-ISSUED FOR DP
19	2023 01 12	ISSUED FOR COORDINATION
20	2023 02 01	RE-ISSUED FOR DP
21	2023 02 01	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT
 COLONY CONSTRUCTION NEW FACILITY
 19145 34A Avenue Surrey BC

UNDERGROUND FLOOR PLAN

A 3.0

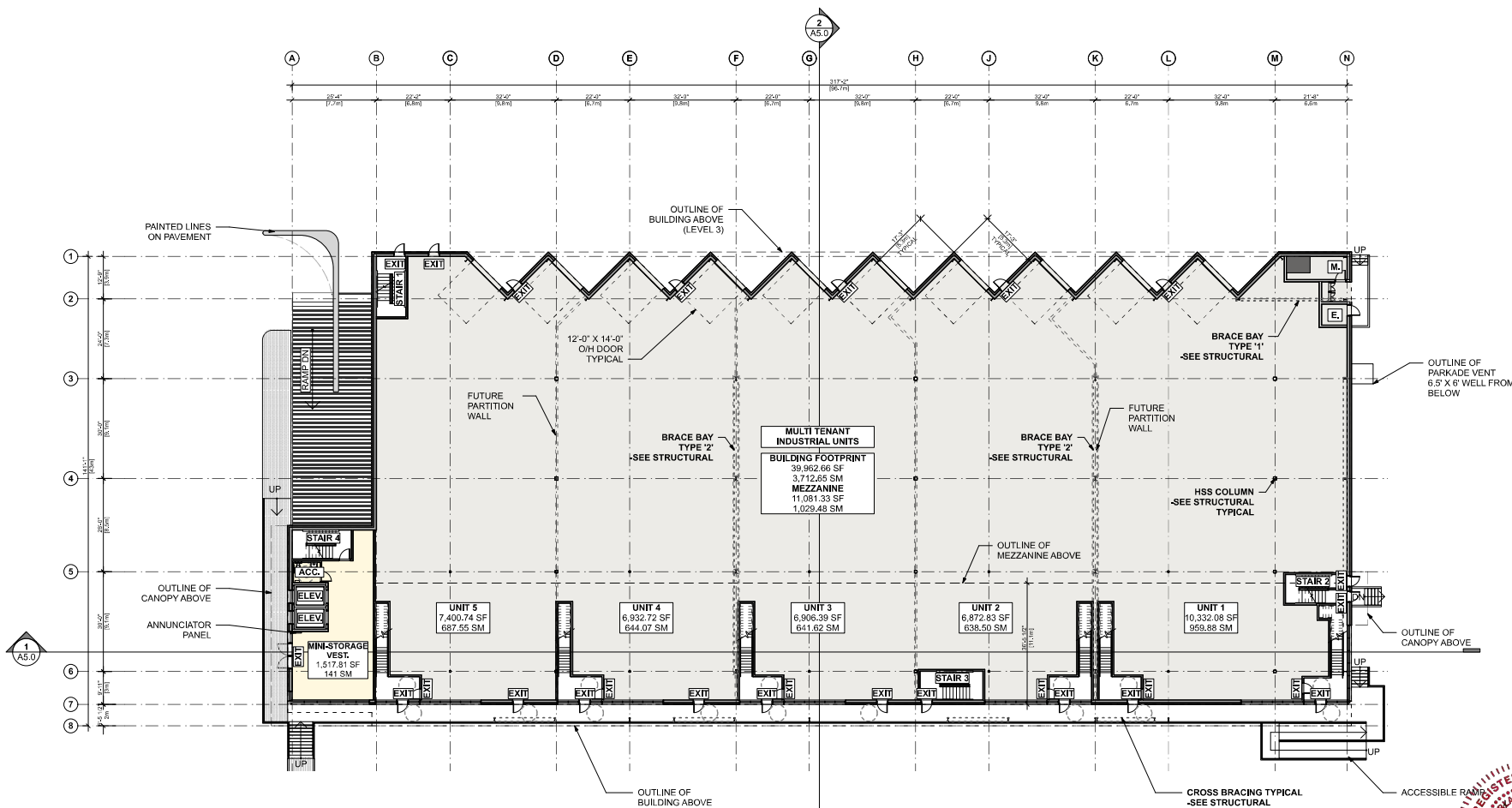


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 FILE: 2001

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LEGEND	
	- MINI-STORAGE VESTIBULE
	- BUILDING FOOTPRINT

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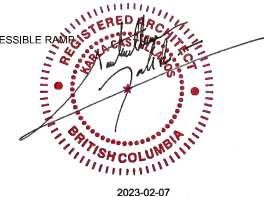
NO.	DATE	ISSUANCE
20	2022 09 08	ISSUED FOR COORDINATION
21	2022 10 17	ISSUED FOR REVIEW
22	2022 10 28	RE-ISSUED FOR DP
23	2023 01 12	ISSUED FOR COORDINATION
24	2023 02 01	RE-ISSUED FOR DP
25	2023 02 07	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT
 COLONY CONSTRUCTION NEW FACILITY
 19145 34A Avenue Surrey BC

**LEVEL 1
 FLOOR PLAN**

A 3.1

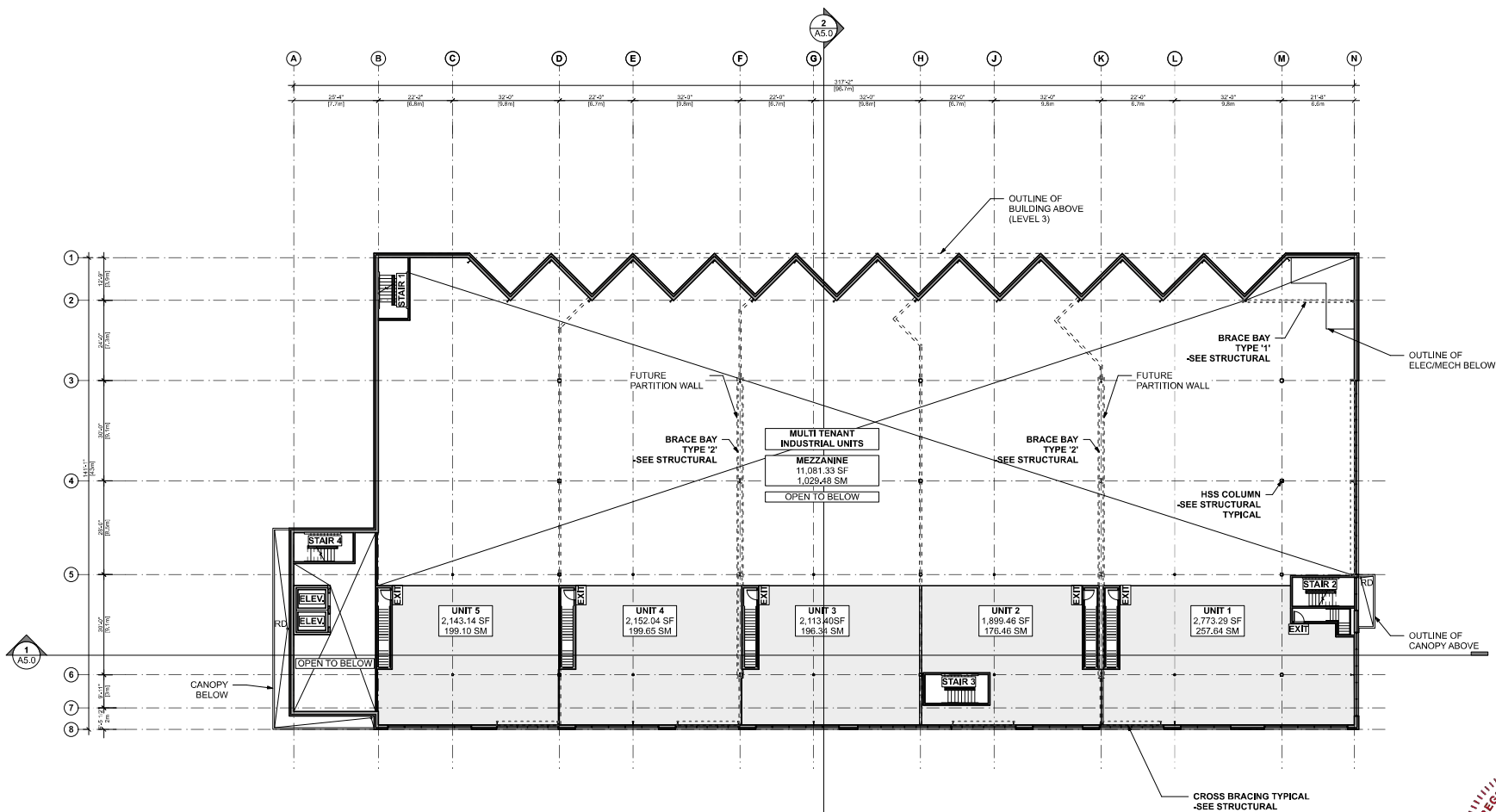


2023-02-07



DRAWN: GG
 CHECKED: KC
 SCALE: 1/32" = 1'-0"
 FILE: 2001

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LEGEND	
	- OPEN TO BELOW
	- MEZZANINE FOOTPRINT

NO.	DATE	ISSUANCE
14	2022 04 19	ISSUED FOR REVIEW
15	2022 05 19	ISSUED FOR COORDINATION
16	2022 09 08	ISSUED FOR COORDINATION
17	2022 10 17	ISSUED FOR REVIEW
18	2022 10 28	RE-ISSUED FOR DP
19	2023 01 12	ISSUED FOR COORDINATION
20	2023 02 01	RE-ISSUED FOR DP
21	2023 02 07	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT

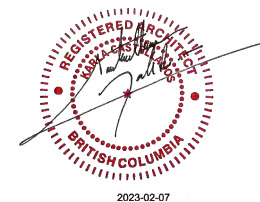
COLONY CONSTRUCTION NEW FACILITY
19145 34A Avenue Surrey BC

**LEVEL 2
FLOOR PLAN**

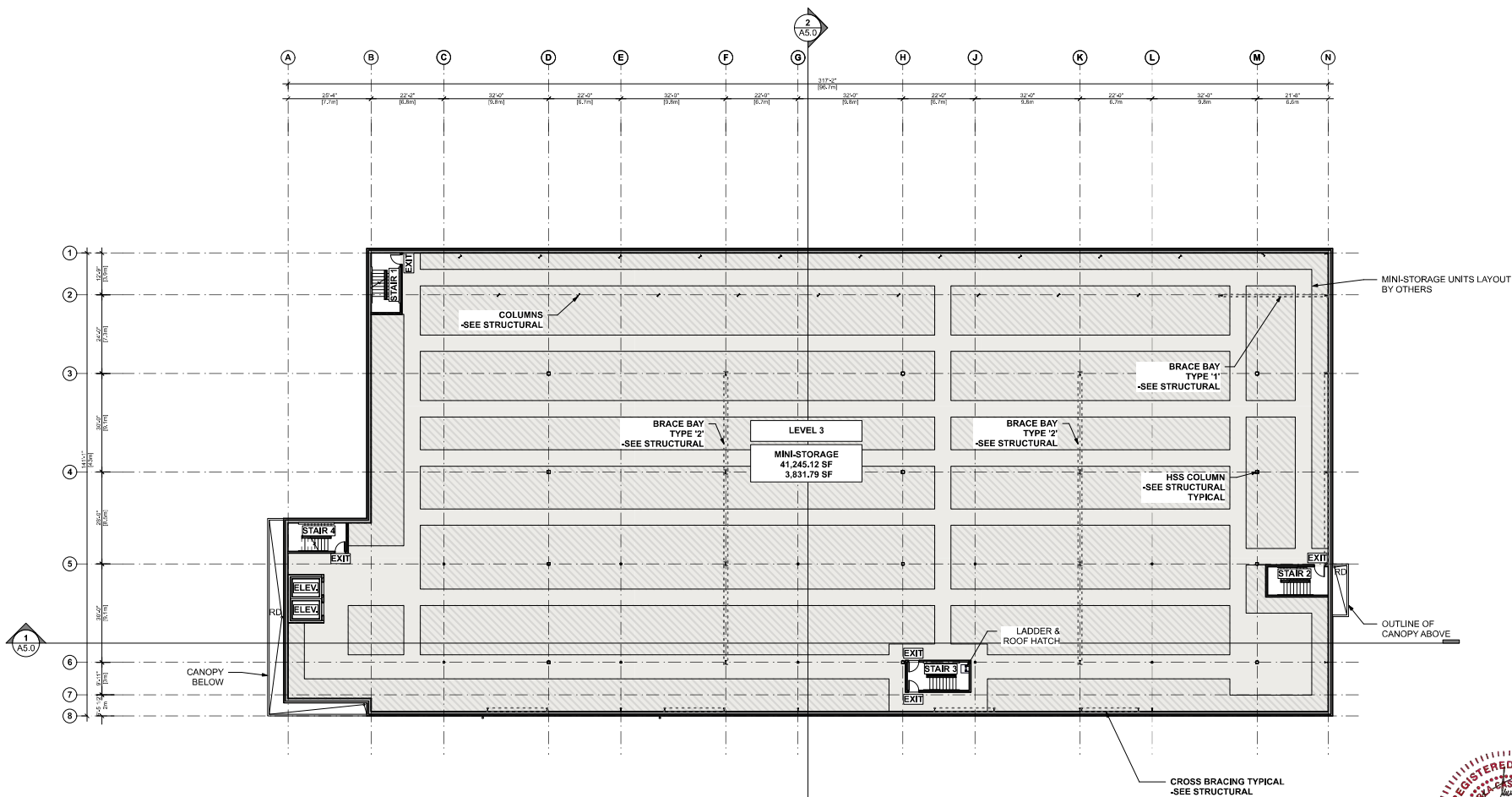
A 3.2

DRAWN: GG
CHECKED: KC

SCALE: 1/32" = 1'-0" FILE: 2001



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LEGEND	
	- MINI-STORAGE UNITS LAYOUT BY OTHERS
	- MINI-STORAGE AREA

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NO.	DATE	ISSUANCE
14	2022 04 19	ISSUED FOR REVIEW
15	2022 05 19	ISSUED FOR COORDINATION
16	2022 09 08	ISSUED FOR COORDINATION
17	2022 10 17	ISSUED FOR REVIEW
18	2022 10 28	RE-ISSUED FOR DP
19	2023 01 12	ISSUED FOR COORDINATION
20	2023 02 01	RE-ISSUED FOR DP
21	2023 02 07	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT
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LEVEL 3 FLOOR PLAN

A 3.3

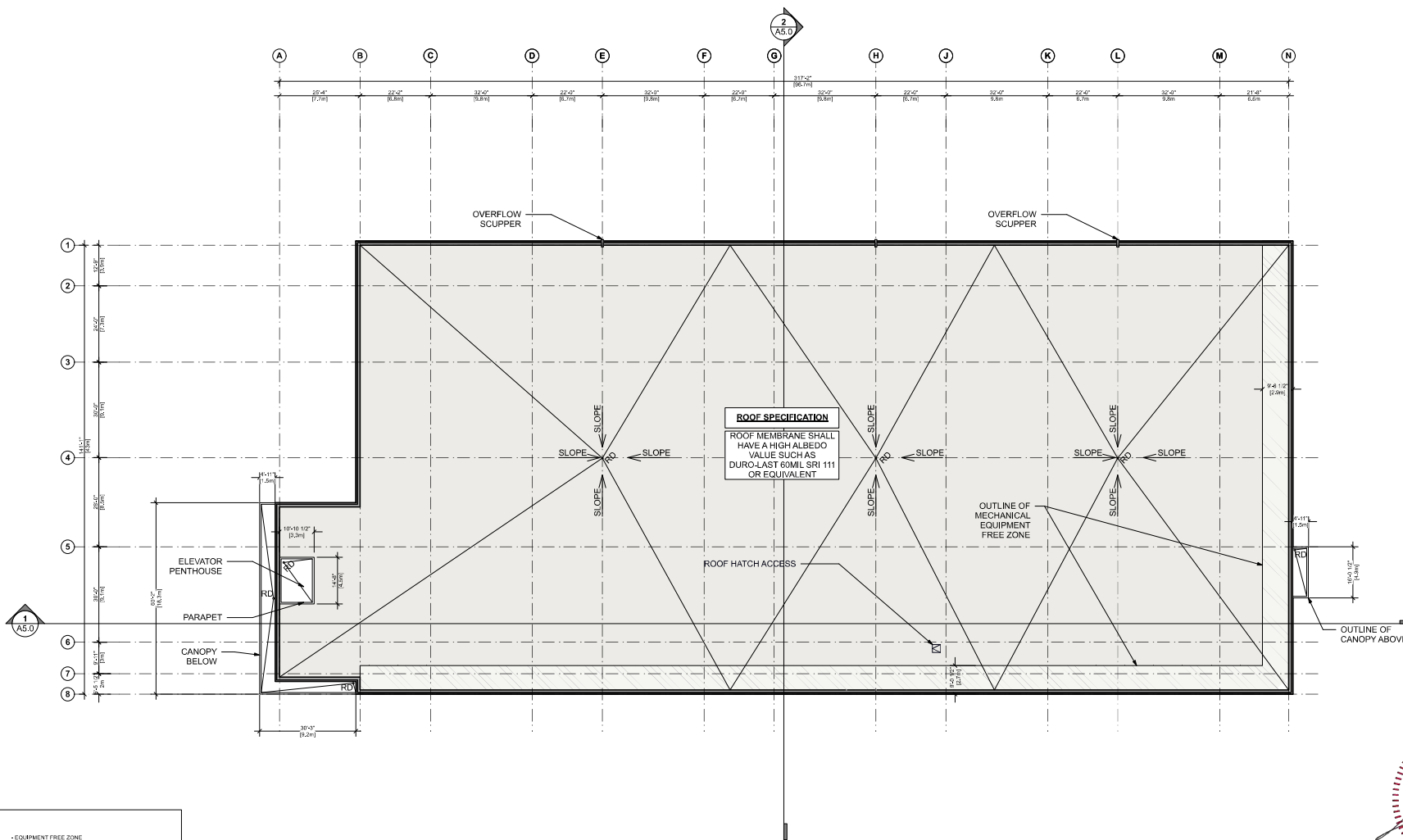
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 FILE: 2001



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ROOF SPECIFICATION
 ROOF MEMBRANE SHALL
 HAVE A HIGH ALBEDO
 VALUE SUCH AS
 DURO-LAST 60MIL SRI 111
 OR EQUIVALENT

LEGEND	
	- EQUIPMENT FREE ZONE
	- ROOF AREA

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NO.	DATE	ISSUANCE
11	2022 05 19	ISSUED FOR COORDINATION
12	2022 09 08	ISSUED FOR COORDINATION
13	2022 10 17	ISSUED FOR REVIEW
14	2022 10 28	RE-ISSUED FOR DP
15	2023 01 12	ISSUED FOR COORDINATION
16	2023 02 01	RE-ISSUED FOR DP
17	2023 02 07	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT
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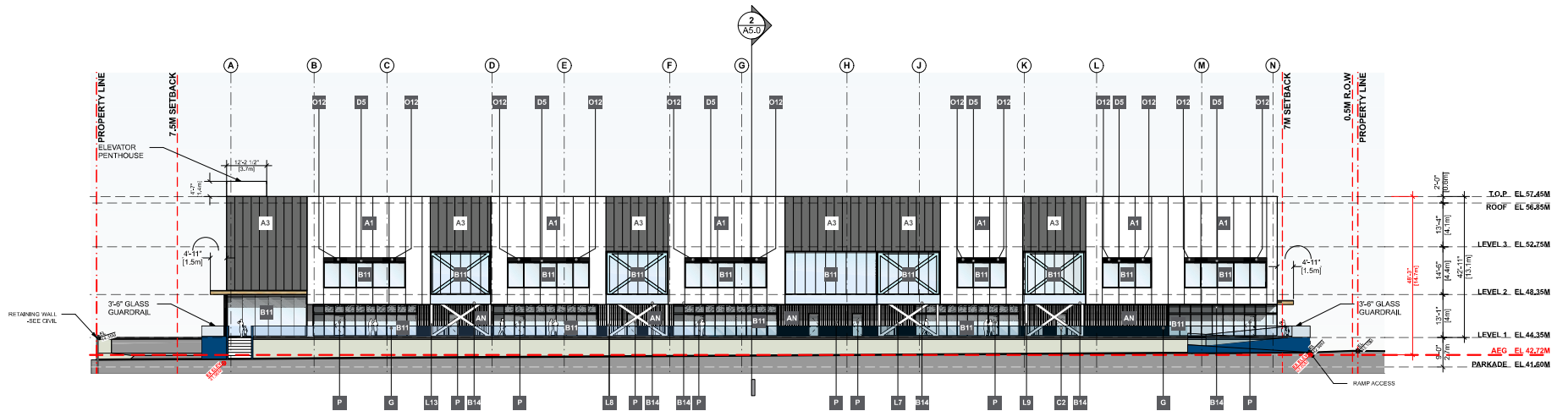
ROOF PLAN

A 3.4

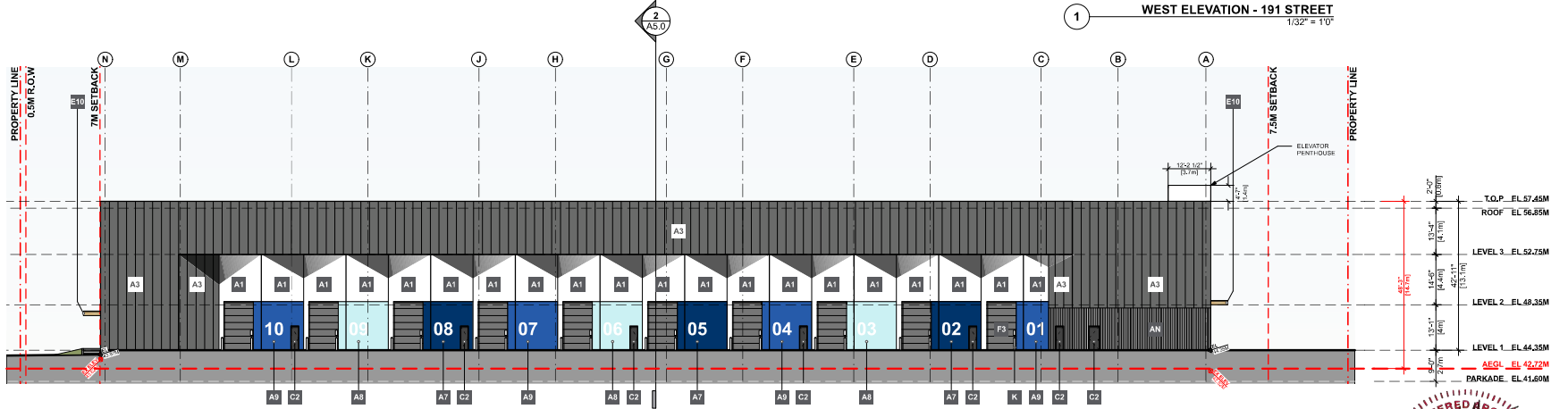


DRAWN: GG
 CHECKED: KC
 SCALE: 1/32" = 1'-0"
 FILE: 2001

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WEST ELEVATION - 191 STREET
1/32" = 10'



EAST ELEVATION
1/32" = 10'

MATERIAL LEGEND

- A INSULATED METAL PANEL PAINTED CURTAIN WALL WINDOW
- B MAN DOOR
- D PAINTED TRIM
- E CANOPY

- F OVERHEAD DOOR PAINTED
- G GLASS GUARDRAIL
- H TILT-UP WALL
- J GAS METER
- K BOLLARDS

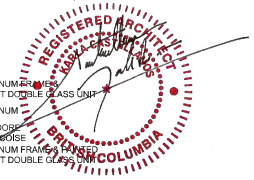
- L CROSS BRACING
- M EXTERIOR STAIR
- N METAL CLADDING
- O VENTILATION LOUVERS
- P GLASS DOOR

COLOUR LEGEND

- 1 BENJAMIN MOORE WHITE
- 2 BENJAMIN MOORE DARK GRAY
- 3 BENJAMIN MOORE LIGHT GRAY
- 4 BENJAMIN MOORE LIGHTER GRAY
- 5 BENJAMIN MOORE BLACK

- 6 BENJAMIN MOORE DARK GREEN
- 7 BENJAMIN MOORE DARK BLUE
- 8 BENJAMIN MOORE TURCOISE
- 9 BENJAMIN MOORE COLONY CONSTRUCTION BLUE
- 10 VICWEST WOOD CLADDING

- 11 BLACK ALUMINUM FRAME TRANSPARENT DOUBLE GLASS UNIT
- 12 BLACK ALUMINUM
- 13 BENJAMIN MOORE LIGHTER TURCOISE
- 14 BLACK ALUMINUM FRAME TRANSPARENT DOUBLE GLASS UNIT



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7	2021 07 28	RE-ISSUED FOR DP
8	2021 08 18	RE-ISSUED FOR DP
9	2021 10 26	RE-ISSUED FOR DP
10	2022 10 17	ISSUED FOR REVIEW
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12	2023 02 01	RE-ISSUED FOR DP
13	2023 02 07	RE-ISSUED FOR DP



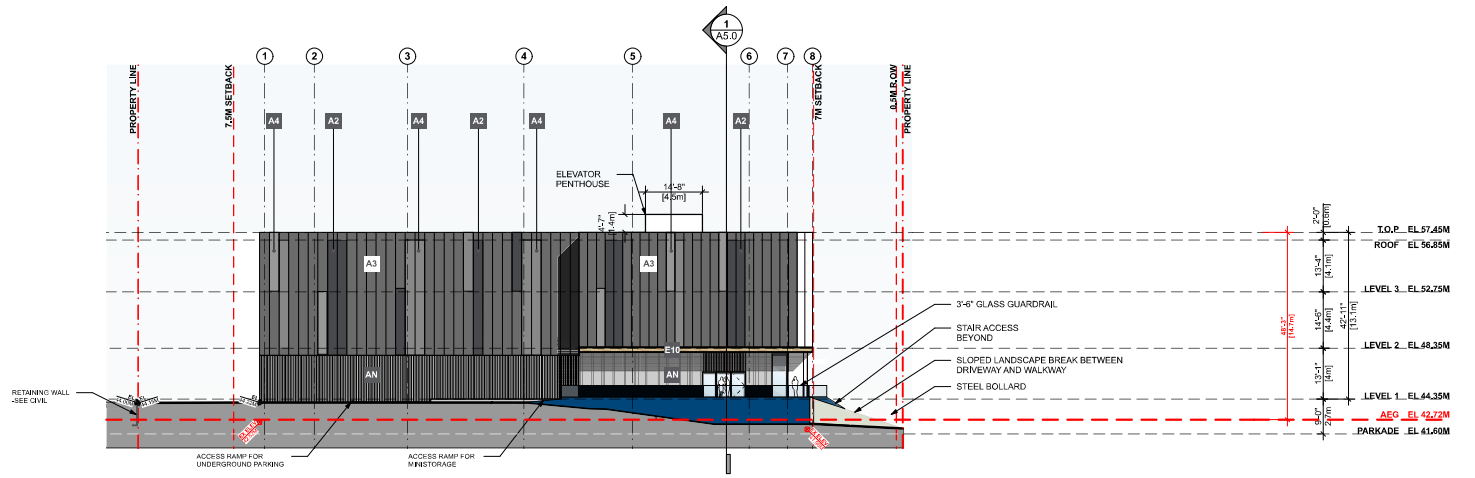
PROPOSED NEW DEVELOPMENT
COLONY CONSTRUCTION NEW FACILITY
19145 34A Avenue Surrey BC

BUILDING ELEVATIONS A 4.0

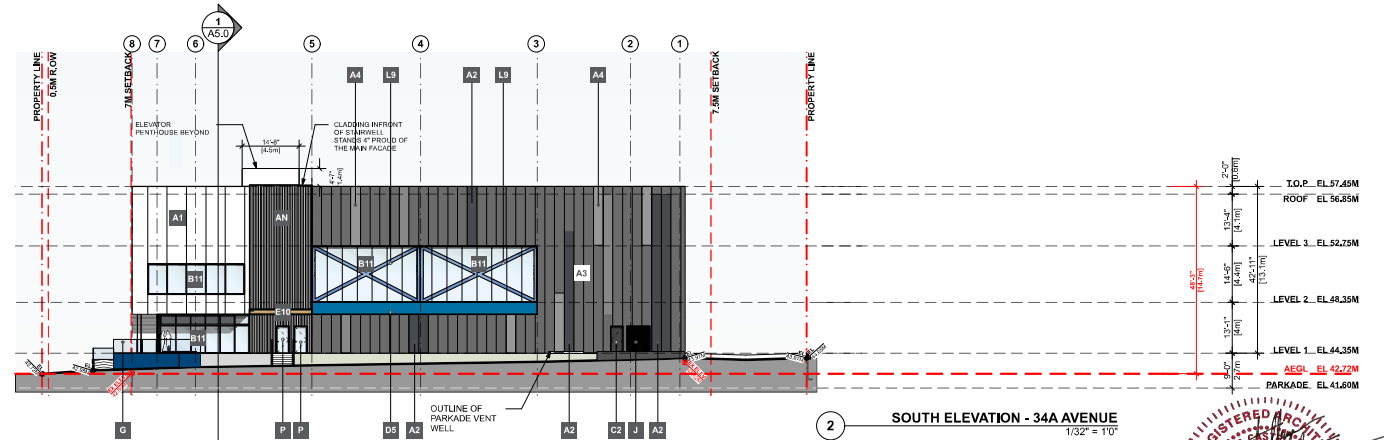


DRAWN: GG
CHECKED: KC
SCALE: AS NOTED
FILE: 2001

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1 NORTH ELEVATION
1/32" = 10'



2 SOUTH ELEVATION - 34A AVENUE
1/32" = 10'

MATERIAL LEGEND

- A INSULATED METAL PANEL PAINTED
- B CURTAIN WALL WINDOW
- C MAN DOOR
- D PAINTED TRIM
- E CANOPY

- F OVERHEAD DOOR PAINTED
- G GLASS GUARDRAIL
- H TILT-UP WALL
- J GAS METER
- K BOLLARDS

- L CROSS BRACING
- M EXTERIOR STAIR
- N METAL CLADDING
- O VENTILATION LOUVERS
- P GLASS DOOR

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- 3 BENJAMIN MOORE LIGHT GRAY
- 4 BENJAMIN MOORE LIGHTER GRAY
- 5 BENJAMIN MOORE BLACK

- 6 BENJAMIN MOORE DARK GREEN
- 7 BENJAMIN MOORE DARK BLUE
- 8 BENJAMIN MOORE TURCOISE
- 9 BENJAMIN MOORE COLONY CONSTRUCTION BLUE
- 10 VICWEST WOOD CLADDING

- 11 BLACK ALUMINUM FRAMES
- 12 TRANSPARENT DOUBLE GLASS UNIT
- 13 BLACK ALUMINUM
- 14 BENJAMIN MOORE LIGHTER TURCOISE
- 15 BLACK ALUMINUM FRAMES
- 16 TRANSPARENT DOUBLE GLASS UNIT



2023-02-07

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NO.	DATE	ISSUANCE
8	2021 08 18	RE-ISSUED FOR DP
9	2021 10 26	RE-ISSUED FOR DP
10	2022 10 17	ISSUED FOR REVIEW
11	2022 10 28	RE-ISSUED FOR DP
12	2023 02 01	RE-ISSUED FOR DP
13	2023 02 07	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT

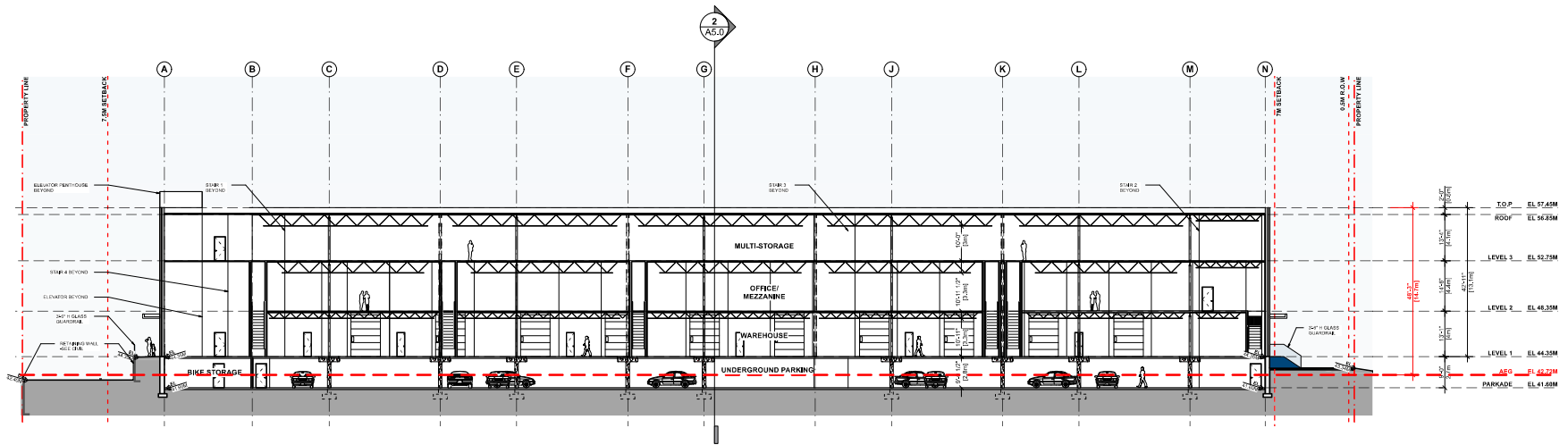
COLONY CONSTRUCTION NEW FACILITY
19145 34A Avenue Surrey BC

BUILDING ELEVATIONS A 4.1

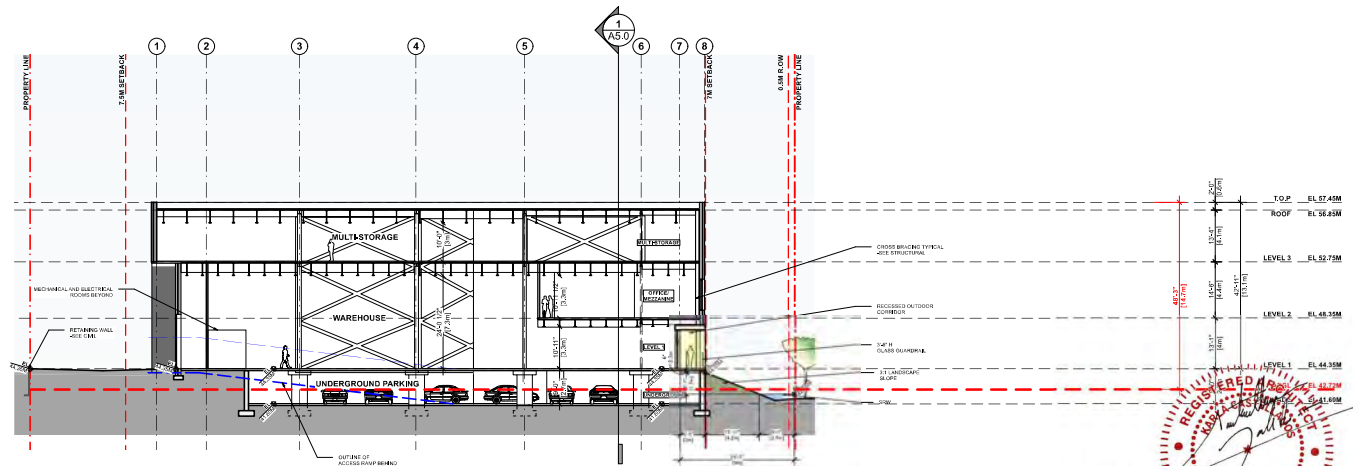


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CHECKED: KC
SCALE: AS NOTED
FILE: 2001

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1 SECTION 1
1/32" = 1'0"

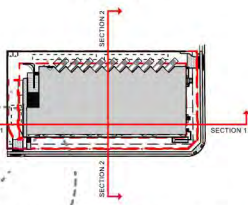


2 SECTION 2
1/32" = 1'0"



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KEY PLAN



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NO.	DATE	ISSUANCE
10	2021 11 02	RE-ISSUED FOR DP
11	2021 11 04	RE-ISSUED FOR DP
12	2022 07 15	ISSUED FOR REVIEW
13	2022 09 16	ISSUED FOR REVIEW
14	2022 10 17	ISSUED FOR REVIEW
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16	2023 02 01	RE-ISSUED FOR DP
17	2023 02 07	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT

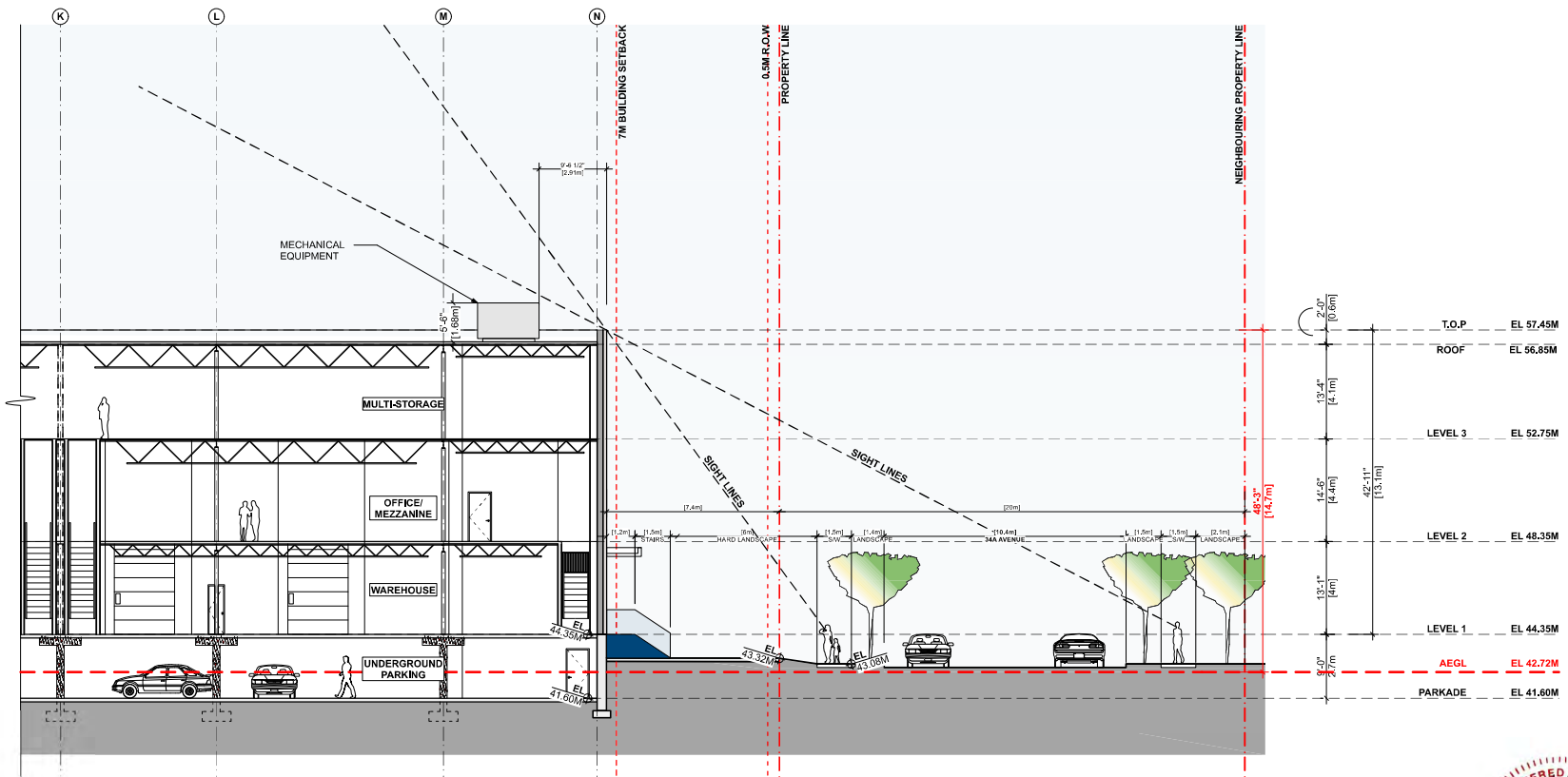
COLONY CONSTRUCTION NEW FACILITY
19145 34A Avenue Surrey BC

BUILDING SECTIONS A 5.0

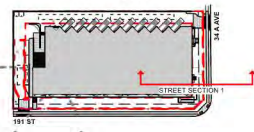


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CHECKED: KC
SCALE: AS NOTED
FILE: 2001

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KEY PLAN



① STREET SECTION 1 / 34A AVENUE
1:200



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5	2021 08 18	RE-ISSUED FOR DP
6	2021 10 26	RE-ISSUED FOR DP
7	2021 11 02	RE-ISSUED FOR DP
8	2021 11 04	RE-ISSUED FOR DP
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11	2023 02 01	RE-ISSUED FOR DP
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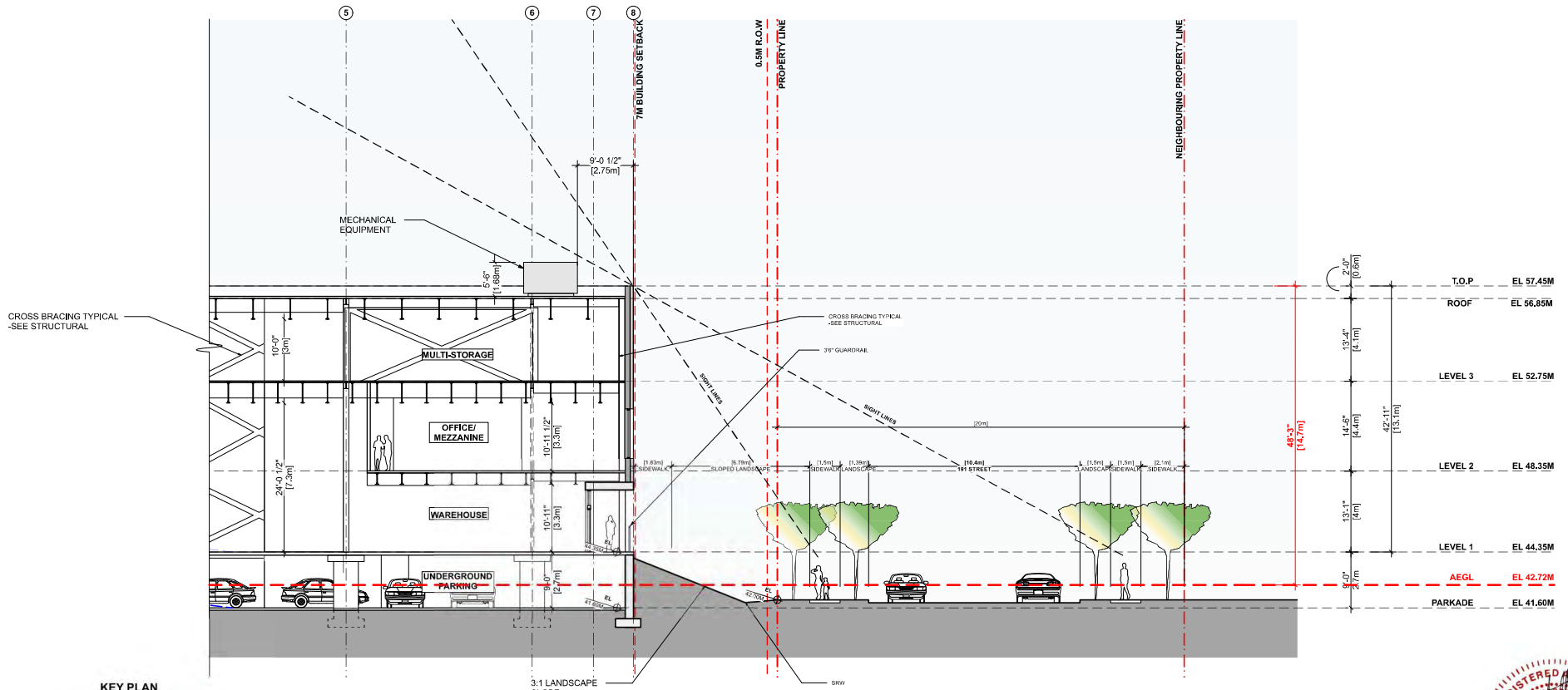
PROPOSED NEW DEVELOPMENT
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STREET SECTIONS A 5.1



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SCALE: AS NOTED
FILE: 2001

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① STREET SECTION 2/ 191 STREET
1:200



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7	2021 11 02	RE-ISSUED FOR DP
8	2021 11 04	RE-ISSUED FOR DP
9	2022 10 17	ISSUED FOR REVIEW
10	2022 10 28	RE-ISSUED FOR DP
11	2023 02 01	RE-ISSUED FOR DP
12	2023 02 07	RE-ISSUED FOR DP



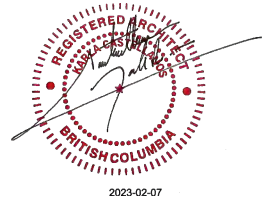
PROPOSED NEW DEVELOPMENT
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STREET SECTIONS A 5.2



DRAWN: GG
CHECKED: KC
SCALE: AS NOTED
FILE: 2001

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NO.	DATE	ISSUANCE
4	2021 01 07	ISSUED FOR DEVELOPMENT PERMIT
5	2021 07 15	ISSUED FOR FINAL REVIEW
6	2021 07 28	RE-ISSUED FOR DP
7	2021 08 18	RE-ISSUED FOR DP
8	2021 10 28	RE-ISSUED FOR DP
9	2022 10 28	RE-ISSUED FOR DP
10	2023 02 01	RE-ISSUED FOR DP
11	2023 02 07	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT
 COLONY CONSTRUCTION NEW FACILITY
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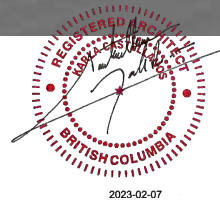
BUILDING VIEWS

A 6.0



DRAWN: GG
 CHECKED: KC
 SCALE: NTS
 FILE: 2001

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6	2021 07 28	RE-ISSUED FOR DP
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 COLONY CONSTRUCTION NEW FACILITY
 19145 34A Avenue Surrey BC

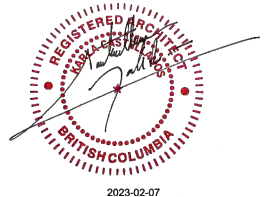
BUILDING VIEWS

A 6.1



DRAWN: GG
 CHECKED: KC
 SCALE: NTS
 FILE: 2001

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 Unit 300 15300 Croydon Drive Surrey BC V3Z 0Z5 Tel: 604 283 0912



2023-02-07

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NO.	DATE	ISSUANCE
4	2021 01 07	ISSUED FOR DEVELOPMENT PERMIT
5	2021 07 15	ISSUED FOR FINAL REVIEW
6	2021 07 28	RE-ISSUED FOR DP
7	2021 08 18	RE-ISSUED FOR DP
8	2021 10 28	RE-ISSUED FOR DP
9	2022 10 28	RE-ISSUED FOR DP
10	2023 02 01	RE-ISSUED FOR DP
11	2023 02 07	RE-ISSUED FOR DP



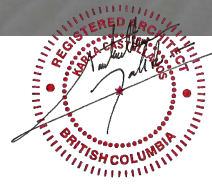
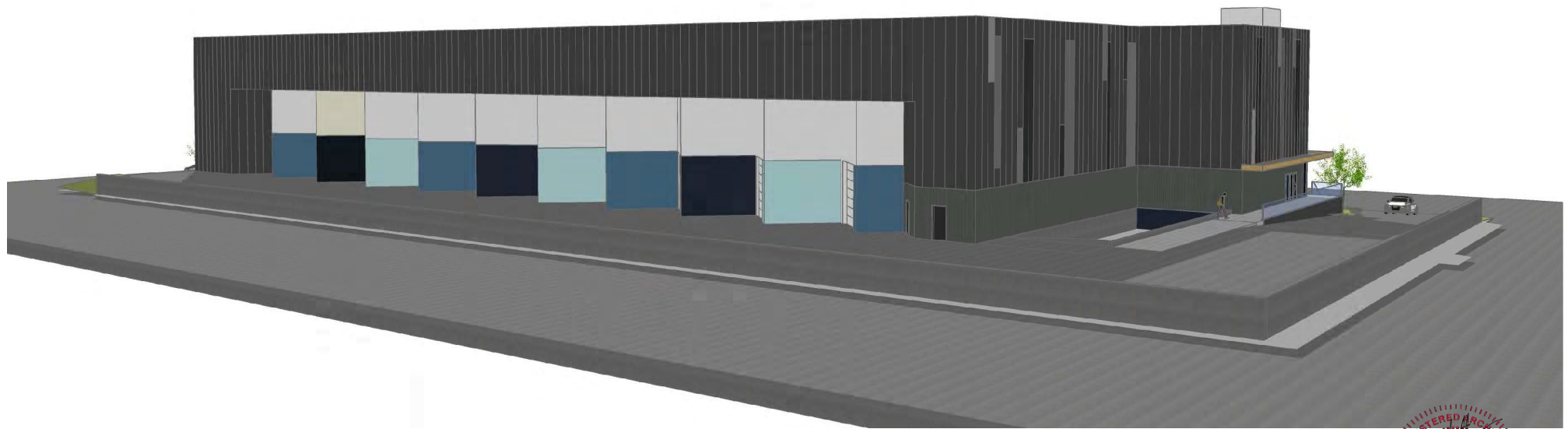
PROPOSED NEW DEVELOPMENT
 COLONY CONSTRUCTION NEW FACILITY
 19145 34A Avenue Surrey BC

BUILDING VIEWS A 6.2



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 CHECKED: KC
 SCALE: NTS
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NO.
1
2
3

DATE
2022 10 28
2023 02 01
2023 02 07

ISSUANCE
RE-ISSUED FOR DP
RE-ISSUED FOR DP
RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT

COLONY CONSTRUCTION NEW FACILITY
19145 34A Avenue Surrey BC

BUILDING VIEWS

A 6.3

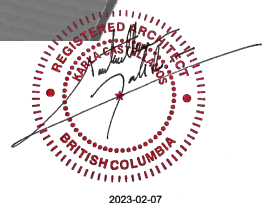


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SCALE: NTS

FILE: 2001

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NO.
1
2
3

DATE
2022 10 28
2023 02 01
2023 02 07

ISSUANCE
RE-ISSUED FOR DP
RE-ISSUED FOR DP
RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT

COLONY CONSTRUCTION NEW FACILITY
19145 34A Avenue Surrey BC

BUILDING VIEWS

A 6.4

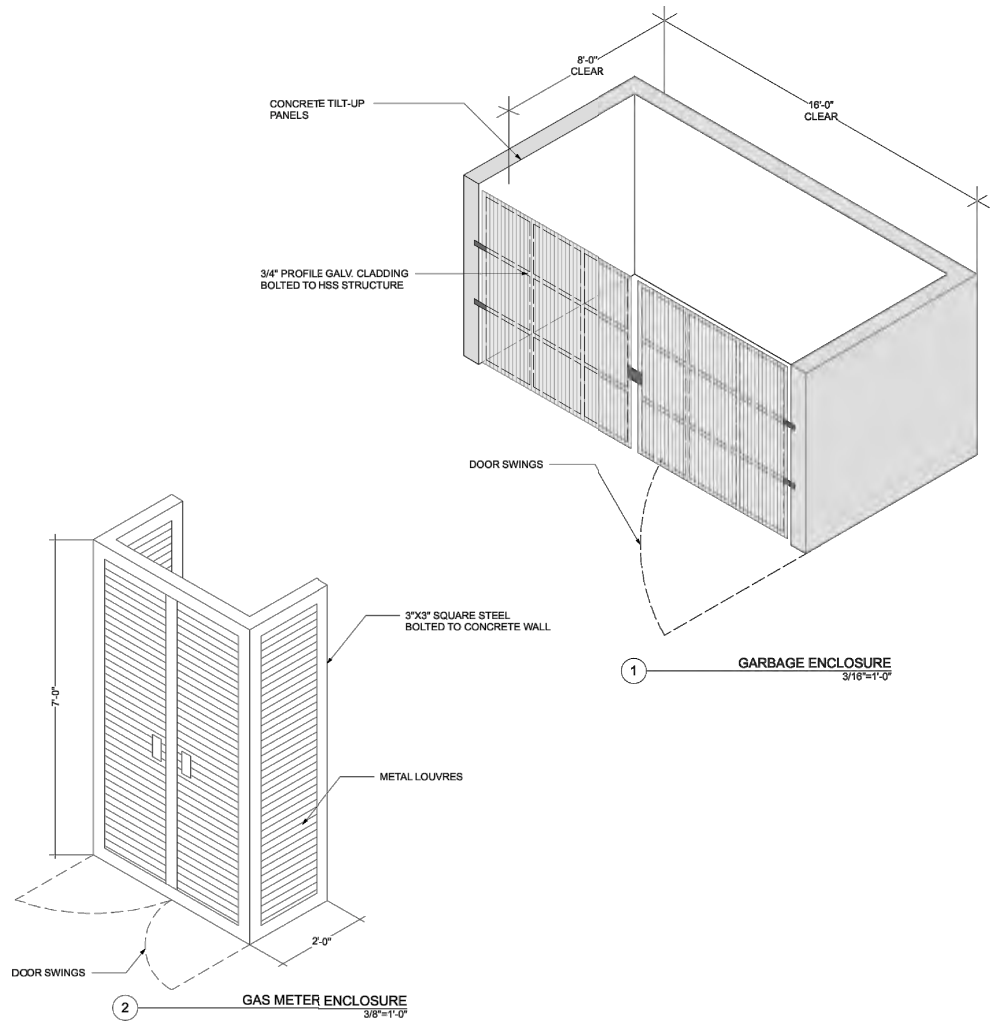


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CHECKED: KC

SCALE: NTS

FILE: 2001

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NO.	DATE	ISSUANCE
1	2022 10 17	ISSUED FOR REVIEW
2	2022 10 28	RE-ISSUED FOR DP
3	2023 02 01	RE-ISSUED FOR DP
4	2023 02 07	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT
 COLONY CONSTRUCTION NEW FACILITY
 19145 34A Avenue Surrey BC

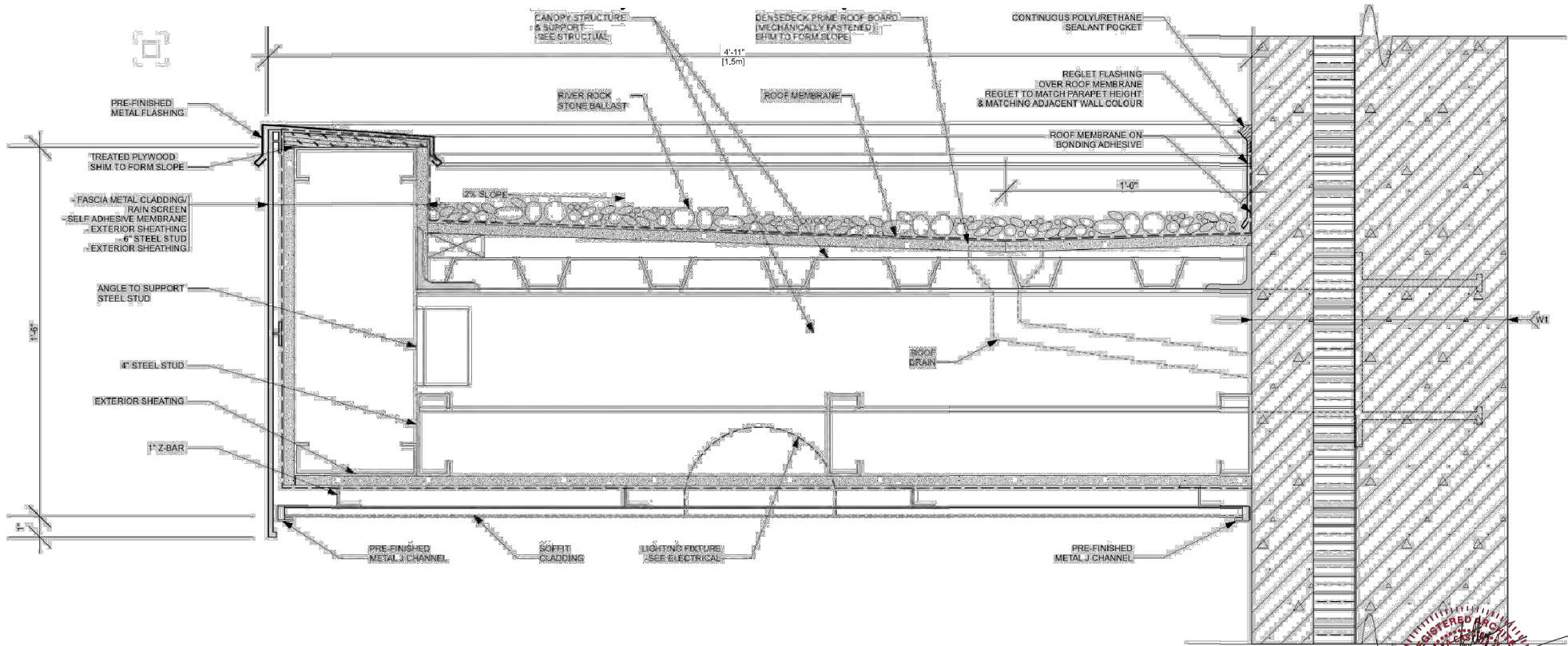
**MISCELLANEOUS
 DETAILS**

A 7.0

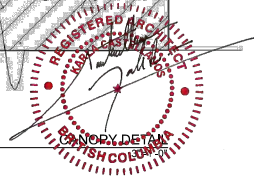
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2023-02-07

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NO.	DATE	ISSUANCE
1	2022 10 17	ISSUED FOR REVIEW
2	2022 10 28	RE-ISSUED FOR DP
3	2023 02 01	RE-ISSUED FOR DP
4	2023 02 07	RE-ISSUED FOR DP



PROPOSED NEW DEVELOPMENT
 COLONY CONSTRUCTION NEW FACILITY
 19145 34A Avenue Surrey BC

MISCELLANEOUS
 DETAILS

A 7.1



DRAWN: GG
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EXTERIOR PAINT-ACCENT COLOURS



BENJAMIN MOORE
DARK BLUE



BENJAMIN MOORE
COLONY CONSTRUCTION BLUE

NOTE:
- PARAPET FLASHING TO MATCH ADJACENT WALL COLOUR

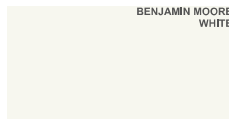
INSULATED METAL PANEL



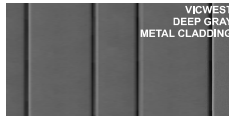
BENJAMIN MOORE
BRIARWOOD
HC-175



BENJAMIN MOORE
MOONSHINE
OC-56



BENJAMIN MOORE
WHITE



VICWEST
DEEP GRAY
METAL CLADDING

NOTE:
- PARAPET FLASHING TO MATCH ADJACENT WALL COLOUR

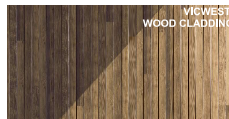
SOFFIT



SAMPLE



VICWEST
DEEP GRAY
METAL CLADDING



VICWEST
WOOD CLADDING

GLAZING & ALUMINUM MULLIONS



COLOUR: BLACK
CURTAIN WALL



TRANSPARENT
DOUBLE GLASS UNIT

GUARDRAIL DESIGN REFERENCE



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NO.
1

DATE
2023 02 07

ISSUANCE
RE-ISSUED FOR DP

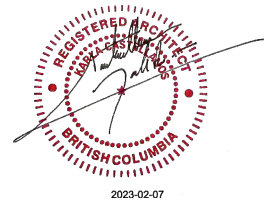


PROPOSED NEW DEVELOPMENT

COLONY CONSTRUCTION NEW FACILITY
19145 34A Avenue Surrey BC

MATERIAL SAMPLES A 8.0

DRAWN: GG
CHECKED: KC
SCALE: NTS
FILE: 2001



2023-02-07



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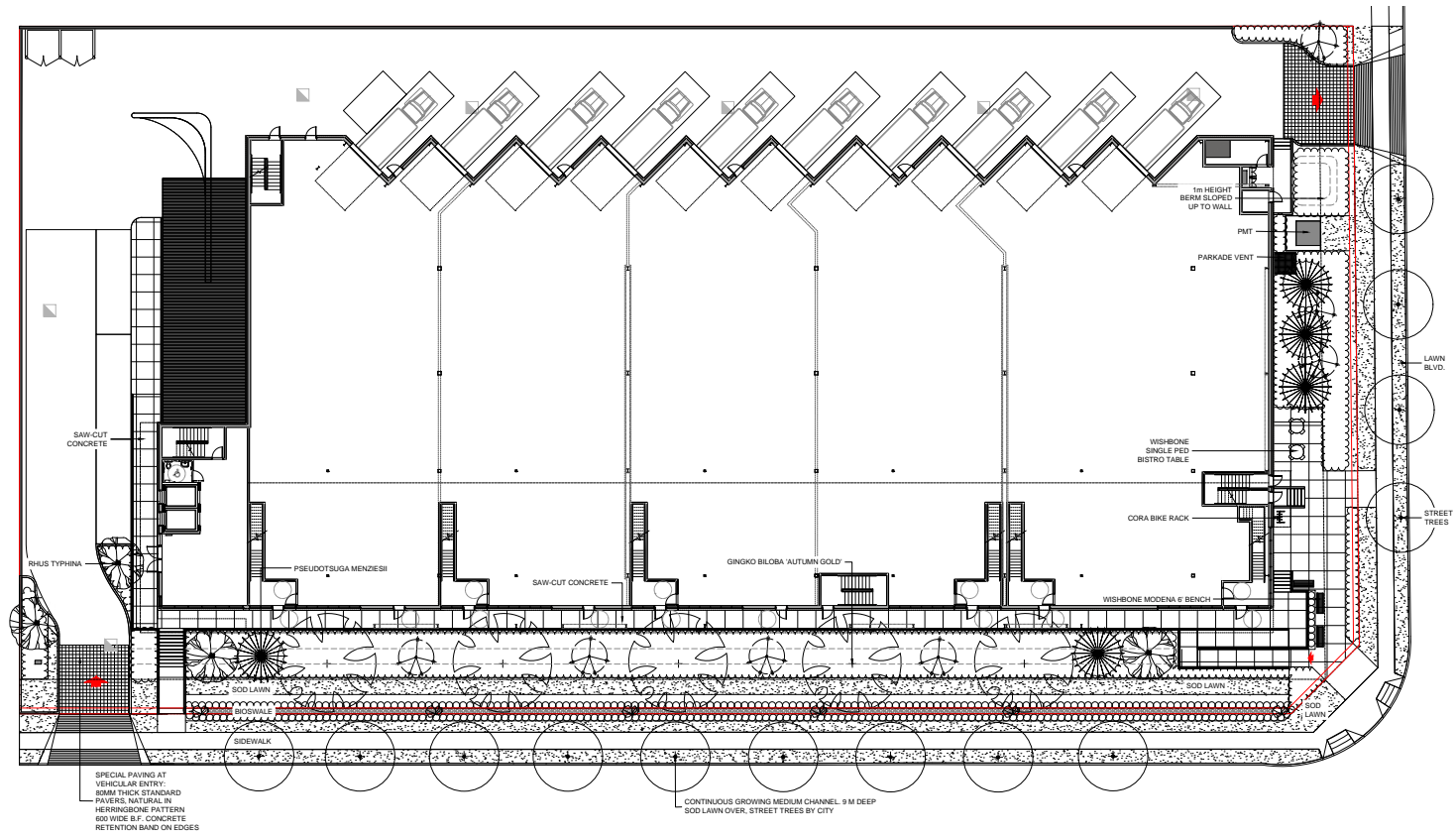
GINKGO BILOBA 'AUTUMN GOLD'



PSEUDOTSUGA MENZIESII



RHUS TYPHINA



TREE SCHEDULE				PMG PROJECT NUMBER: 20-144
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	5	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	60SM CAL; 2M STD; B&B
	7	PICEA ABIES 'ACROCONA'	ACROCONA NORWAY SPRUCE	3M HT; B&B
	5	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	3M HT; B&B
	4	RHUS TYPHINA	STAGHORN SUMAC	2M HT; B&B; WELL BRANCHED 3 STEM OR MORE
	13	STREET TREE	BY CITY	

NOTES: * PLANT TYPES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. * DEFINITION OF CONDITIONS OF AVAILABILITY: * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



WISHBONE SINGLE PED BISTRO TABLE



CORA BIKE RACK W3606 6 CAPACITY



WISHBONE MODENA 6' BENCH



CLIENT:



PROJECT:

CAMPBELL HEIGHTS WAREHOUSE DEVELOPMENT

19145 34A AVENUE
SURREY

SEAL:

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 20 NOV. 12

SCALE: 1:200

DRAWN: JR

DESIGN: JR

CHKD: PC

DRAWING NUMBER:

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NO.	DATE	REVISION DESCRIPTION	DR.
1	21.02.08	REVISE PER CITY COMMENTS, SITE PLAN	JR
2	21.02.08	NEW SITE PLAN	SA
3	21.02.08	NEW SITE PLAN	JR
4	21.02.08	PLANTING PLAN & DETAIL PLAN UPDATES	JR

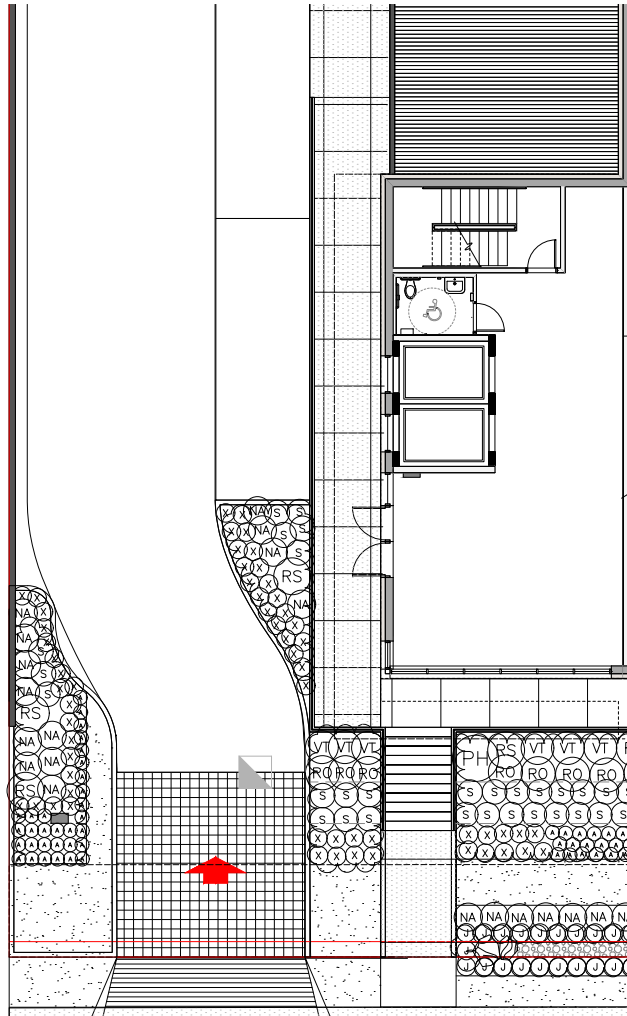
20144-4.ZIP

L1

OF 4

PMG PROJECT NUMBER:

20-144



SHRUB SCHEDULE

PMG PROJECT NUMBER: 20-144

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(X)	314	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
(CC)	52	CORNUS SERICEA 'KELSEY'	DWARF KELSEY DOGWOOD	#2 POT; 50CM
(NA)	262	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#3 POT; 50CM
(PH)	32	PHYSOCARPUS OPULIFOLIUS 'DIABOLO'	PURPLE NINEBARK	#5 POT; 90CM
(RS)	31	RIBES SANGUINEUM	RED FLOWERING CURRANT	#3 POT; 60CM
(RO)	81	ROSA x 'PRAIRIE DAWN'	PRAIRIE DAWN ROSE	#3 POT; 60CM
(S)	192	SPIRAEA JAPONICA 'WALBUMA'	MAGIC CARPET SPIREA	#2 POT; 40CM
(VT)	35	VIBURNUM DAVIDII	DWARF VIBURNUM	#2 POT; 30CM
GRASS				
(J)	322	JUNCUS EFFUSUS	COMMON RUSH	#1 POT
GC				
(A)	386	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINNIKINICK	#1 POT; 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



20144-4.2P



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CLIENT:

NO.	DATE	REVISION DESCRIPTION	DR.
4	21.02.08	REVISE PER CITY COMMUNITY SITE PLAN	NA
3	22.02.25	NEW SITE PLAN	SA
2	21.10.19	NEW SITE PLAN	JR
1	21.02.08	PLANTING PLAN & DETAIL PLAN UPDATES	JR

PROJECT:

CAMPBELL HEIGHTS WAREHOUSE DEVELOPMENT
19145 34A AVENUE
SURREY

SEAL:

DRAWING TITLE:

SHRUB PLAN

DATE: 20 NOV.12

SCALE: 1:75

DRAWN: JR

DESIGN: JR

CHKD: PC

DRAWING NUMBER:

L2

OF 4

PMG PROJECT NUMBER:

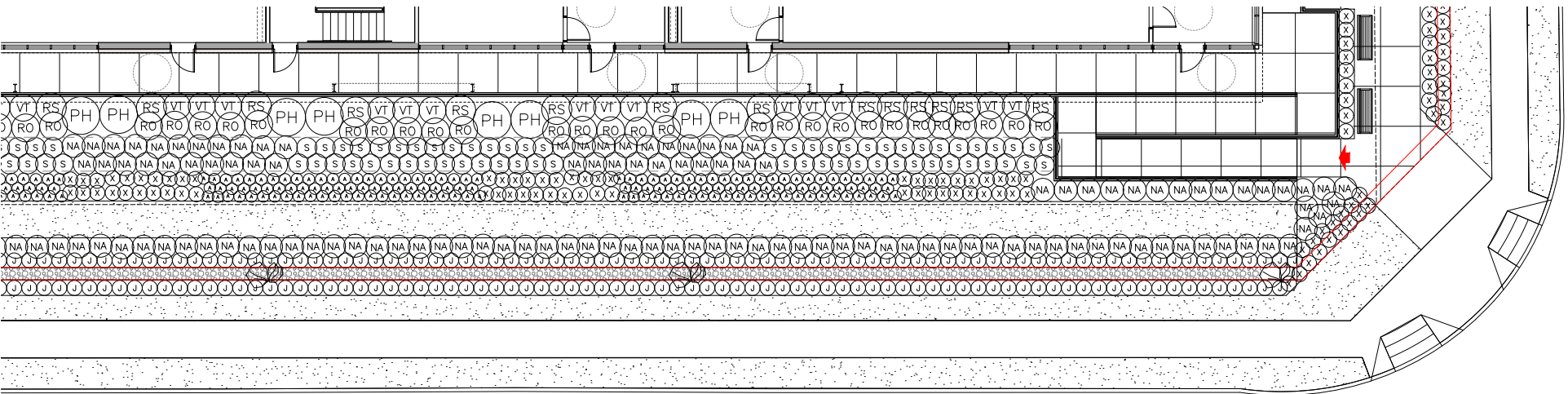
20-144

SHRUB SCHEDULE

PMG PROJECT NUMBER: 20-144

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(X)	314	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
(CC)	52	CORNUS SERICEA 'KELSEYI'	DWARF KELSEY DOGWOOD	#2 POT; 50CM
(NA)	262	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#3 POT; 50CM
(PH)	32	PHYSOCARPUS OPULIFOLIUS 'DIABOLO'	PURPLE NINEBARK	#5 POT; 90CM
(RS)	31	RIBES SANGUINEUM	RED FLOWERING CURRANT	#3 POT; 60CM
(RO)	81	ROSA x 'PRAIRIE DAWN'	PRAIRIE DAWN ROSE	#3 POT; 60CM
(S)	192	SPIRAEA JAPONICA 'WALBUMA'	MAGIC CARPET SPIREA	#2 POT; 40CM
(VI)	35	VIBURNUM DAVIDII	DWARF VIBURNUM	#2 POT; 30CM
GRASS				
(J)	322	JUNCUS EFFUSUS	COMMON RUSH	#1 POT
(GC)				
(A)	386	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINKINNICK	#1 POT; 20CM

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20144-4-2/P



CLIENT:



PROJECT:

CAMPBELL HEIGHTS WAREHOUSE DEVELOPMENT
 19145 34A AVENUE
 SURREY

SEAL:

DRAWING TITLE:

SHRUB PLAN

DATE: 20 NOV 12

SCALE: 1:75

DRAWN: JR

DESIGN:

CHKD: PC

DRAWING NUMBER:

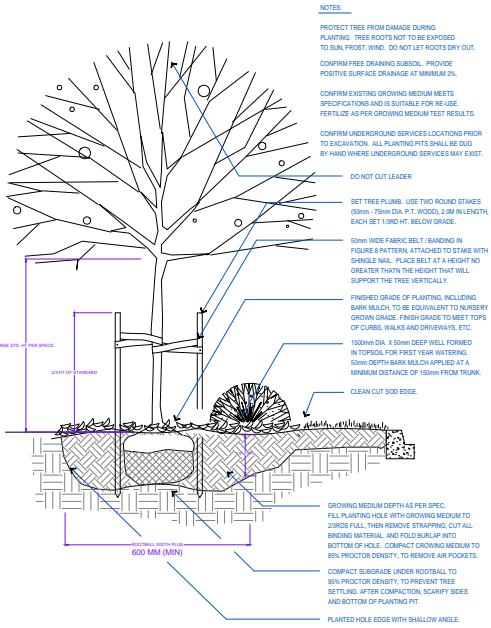
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OF 4

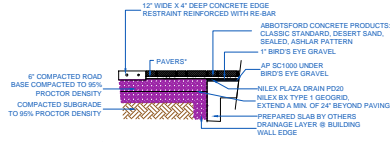
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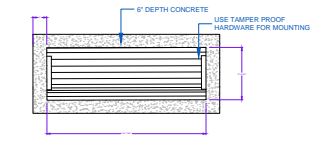
NO.	DATE	REVISION DESCRIPTION	DR.
4	23.03.08	REVISE PER CITY COMMENTS, SITE PLAN	DR
3	22.03.05	NEW SITE PLAN	SA
2	21.10.19	NEW SITE PLAN	JR
1	21.02.08	PLANTING PLAN & DETAIL PLAN UPDATES	JR



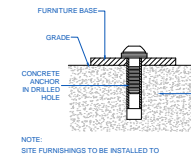
1 PAVERS ON GRADE AND SLAB
N.T.S.



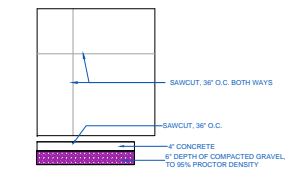
3 BENCH ON CONCRETE PAD
1:40



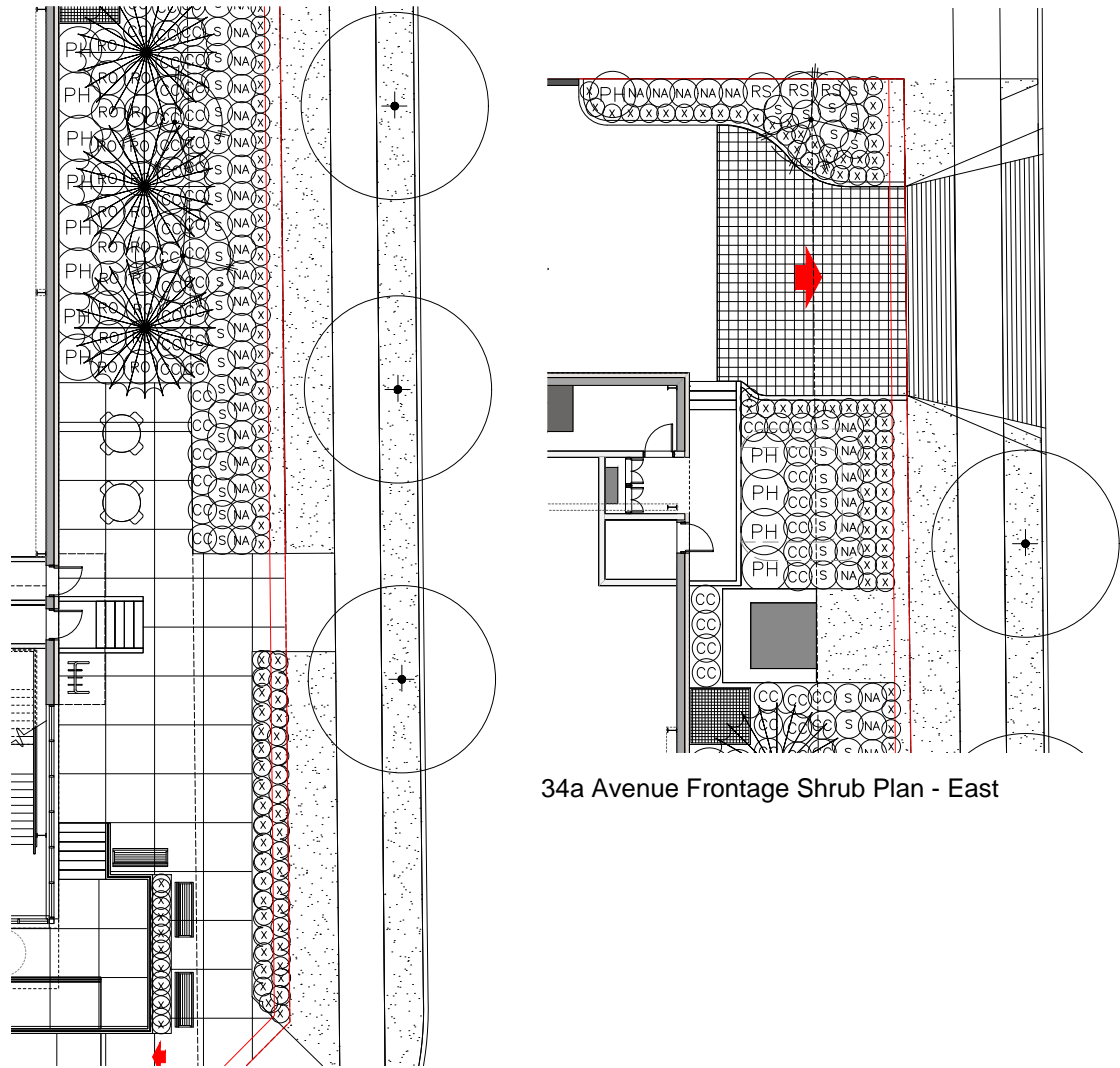
5 SITE FURNITURE MOUNTING
N.T.S.



2 TREE AND SHRUB PLANTING AT GRADE
1:40



4 CONCRETE SAW CUTS
N.T.S.



34a Avenue Frontage Shrub Plan - West

34a Avenue Frontage Shrub Plan - East

NO.	DATE	REVISION DESCRIPTION	DR.
4	23.02.08	REVISE PER CITY COMMENTS, SITE PLAN	JR
3	22.02.25	NEW SITE PLAN	SA
2	21.10.19	NEW SITE PLAN	JR
1	21.02.08	PLANTING PLAN & DETAIL PLAN UPDATES	JR

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

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

DATE: **February 03, 2023** PROJECT FILE: **7821-0017-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 19145 34A Ave**

REZONE/DEVELOPMENT PERMIT

There are no engineering requirements relative to the Rezoning from CD to CD, and a Development Permit for a multi-tenant industrial building.

BUILDING PERMIT

The following are to be addressed prior to issuance of the Building Permit (BP):

- The site has been serviced through project 7812-0159-00. The applicant must evaluate adequacy of existing services (e.g. driveways, water connections, sanitary sewer connections, storm water drainage) provided to the site by 7812-0159-00 and relocate/modify as required through the BP process. This will also include abandonment of redundant service connections as required;
- Register applicable Restrictive Covenants (RC's) to facilitate the proposed parking structure, including time of construction; and
- 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 project 7812-0159-00 and other RC's on title.

The applicant is advised to review the registered sustainable drainage and water quality control restrictive covenants prior to submitting the building permit application.



Jeff Pang, P.Eng.
Development Services Manager



36 Ave

“Proposed Amendment to allow for a FAR of 1.23 within the Mixed Employment land use designation”

191 St



ME

192 St

34A Ave

