

**PROPOSAL:**

- **LAP Amendment** to reduce the Open Space Corridors/Buffer width
- **Rezoning** from A-1 to IB-1
- **Development Permit**
- **Development Variance Permit**

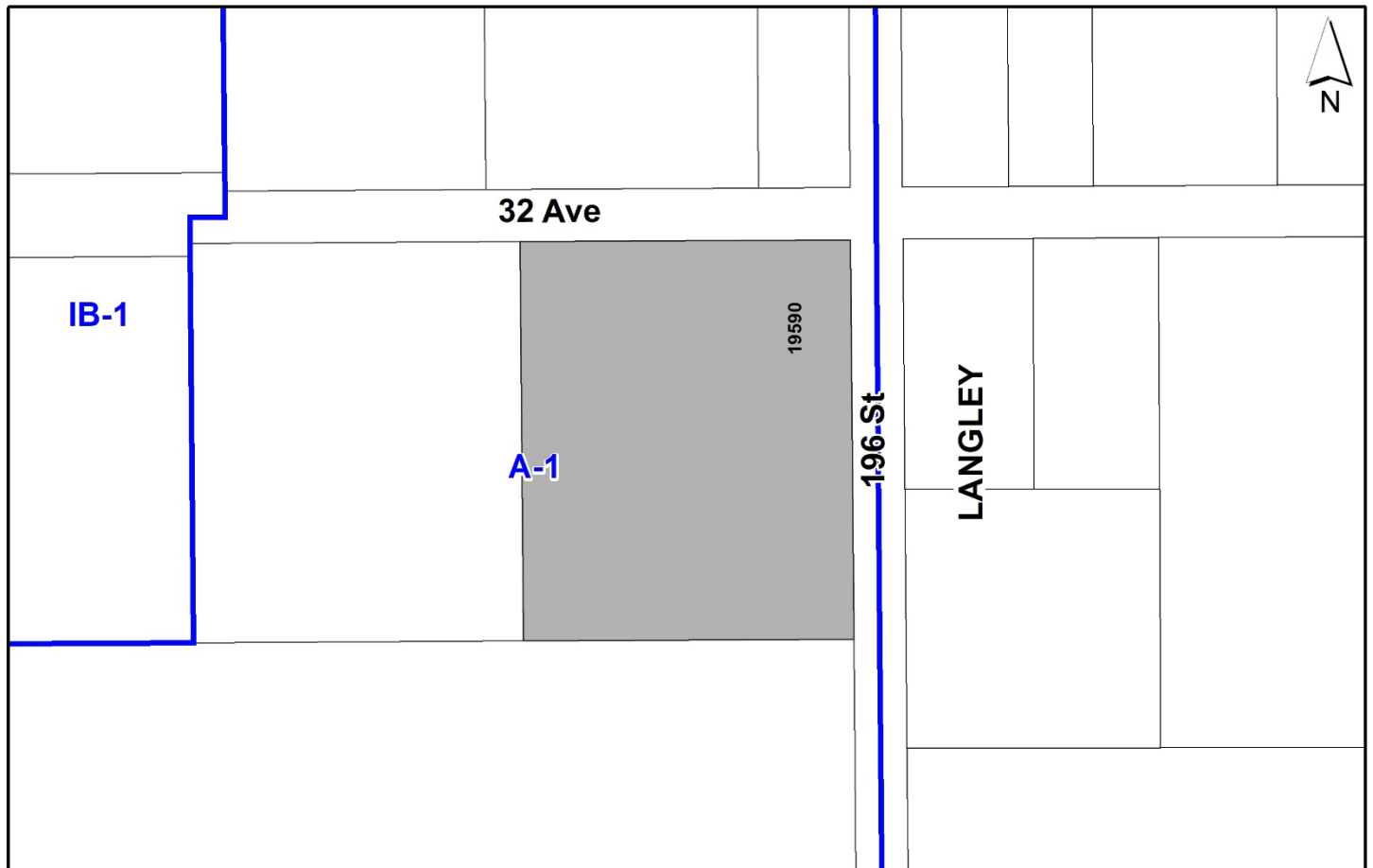
to permit the development of a light impact industrial business park building, 9,026 square metre in size.

**LOCATION:** 19590 - 32 Avenue

**ZONING:** A-1

**OCP DESIGNATION:** Mixed Employment

**LAP DESIGNATION:** "Business Park," "Open Space Corridors/Buffers," and "Landscaping Strips"



## RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.
- Approval to draft Development Permit for Form and Character and Sensitive Ecosystems.
- Approval for Development Variance Permit to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Campbell Heights Local Area Plan (LAP) to reduce the width of the Open Space Corridors/Buffers along 196 Street.
- The applicant is proposing to reduce building setbacks and to reduce the industrial parking rate to permit fewer parking stalls than required by the Zoning Bylaw.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Mixed Employment designation in the Official Community Plan (OCP).
- The proposal generally complies with the land use designations in the Campbell Heights Local Area Plan (LAP) with the exception of seeking a reduced landscape buffer on 196 Street.
- The proposal complies with the Employment designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal partially complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Green Infrastructure Areas) by protecting a 20-metre wide Green Infrastructure Network corridor.
- 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, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- The Campbell Heights LAP was adopted by Council in December 2000 and is reflective of the form of development that was appropriate at that time. Since 2000, densities have steadily increased, the cost of industrial land has increased significantly, and there is a shortage of available industrial land in Metro Vancouver. For these reasons, it is appropriate to consider a reduction to the Open Space Corridors/Buffers width (the “landscape buffer”) provided that a robust landscape buffer is still achieved.

- The reduced landscape buffer is consistent with the same condition that was achieved under Development Application No. 7919-0256-00, and Development Application No. 7921-0188-00, north of 32 Avenue along 196 Street. To offset the reduced landscape buffer width, the applicant proposes to erect a three metre high sound attenuation wall along the landscape buffer boundary.
- The proposed reduced building setbacks are consistent with the reduced building setbacks supported under the adjacent development application No. 7919-0035-00 and will not have a negative impact on the adjacent properties, or the 32 Avenue public realm. The reduced setbacks will also allow for a more efficient use of industrial lands.
- The proposed vehicle parking variance is supportable on the basis that the applicant has committed to completing road infrastructure improvements to support sustainable transportation modes.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "General Agriculture Zone (A-1)" to "Business Park 1 Zone (IB-1)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7921-0247-00, generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan.
3. Council approve Development Variance Permit No. 7921-0247-00 (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum south yard setback of the IB-1 Zone from 7.5 metres to 4.75 metres to the principal building face;
  - (b) to reduce the minimum west yard setback of the IB-1 Zone from 9.0 metres to 7.5 metres to the principal building face;
  - (c) to reduce the minimum north yard setback of the IB-1 Zone from 7.50 metres to 6.0 metres to the principal building face for a portion, and to 4.5 metres to the principal building face for a portion, respectively;
  - (d) to vary off-street parking and loading/unloading space by allowing passenger vehicles to be located in front of overhead doors; and
  - (e) to reduce the rate at which parking is calculated for industrial floor area associated with the proposed building from 1 parking space per 100 square metres to 0.78 parking spaces per 100 square metres
4. 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) submission of a road dedication plan to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;



- 
- (g) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (i) registration of a Section 219 Restrictive Covenant restricting the building to a single tenant and one business license;
  - (j) 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;
  - (k) registration of a Section 219 Restrictive Covenant to prohibit any use that require a Metro Vancouver air quality permit from locating on the site; and
  - (l) registration of a Section 219 Restrictive Covenant for installation and maintenance of the landscape buffer.
5. Council pass a resolution to amend the Campbell Heights Local Area Plan (LAP) to reduce the Open Space Corridors/Buffers width from 30 metres to 20 metres, when the project is considered for final adoption.

**SITE CONTEXT & BACKGROUND**

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Single detached dwelling on acreage agricultural property (outside ALR)	“Business Park,” “Open Space Corridors/Buffers,” and “Landscaping Strips”	A-1
North (Across 32 Avenue):	Single detached dwelling on acreage agricultural property (outside ALR)	“Business Park,” “Open Space Corridors/Buffers,” and “Landscaping Strips”	A-1
East (Across 196 Street):	Single detached residential	Township of Langley	Township of Langley
South:	Forested City land	“Business Park” and “Open Space Corridors/Buffers,”	A-1
West:	Vacant agricultural land (outside ALR) under Development Application No. 7919-0035-00, which proposes to develop a 9,650 square metre multi-tenant industrial building, and was granted Conditional Approval at the December 12, 2022 Regular Council – Public Hearing meeting.	“Business Park” and “Landscaping Strips”	A-1

**Context & Background**

- The subject site is approximately 1.96 hectares in size and is located at the eastern boundary of Campbell Heights on 196 Street adjacent to the Township of Langley. The site is designated “Mixed Employment” in the Official Community Plan (OCP), “Business Park,” “Open Space Corridors/Buffers,” and “Landscaping Strips” in the Campbell Heights Local Area Plan (LAP). The property is zoned “General Agriculture Zone (A-1)”.
- Development Application Nos. 7919-0256-00 and 7921-0188-00, north of 32 Avenue along 196 Street, proposed similar landscape buffer reductions from 30 metres to 20 metres. Development Application No. 7919-0256-00 was granted Final Adoption at the November 22, 2021 Regular Council – Land Use meeting, and Development Application No. 7921-0188-00 was granted Final Adoption at the October 3, 2022 Regular Council – Land Use meeting.
- In response to neighbourhood feedback and in consultation with City staff, the applicant for both Development Application Nos. 7919-0256-00 and 7921-0188-00 proposed a 2-metre high landscape berm with a 3-metre tall sound attenuation wall atop the berm to alleviate interface concerns from the adjacent residents related to the reduced buffer width.

- Together, these two applications established the landscape buffer design standard for future applications along 196 Street.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant proposes to rezone the site from “General Agriculture Zone (A-1)” to “Business Park 1 Zone (IB-1),” a Development Permit for Form and Character and Sensitive Ecosystems (Green Infrastructure Areas), and a Development Variance Permit to permit the development of a 9,026 square metre single-tenant light impact industrial building.
- The applicant also proposes an amendment to the Campbell Heights LAP to reduce the “Open Space Corridors/Buffers” (the “landscape buffer”) on 196 Street from 30 metres to 20 metres in width.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	19,587 square metres
Road Dedication:	1,898 square metres
Undevelopable Area:	n/a
Net Site Area:	17,689 square metres
<b>Number of Lots:</b>	1
<b>Building Height:</b>	10.3 metres
<b>Floor Area Ratio (FAR):</b>	0.51
<b>Floor Area</b>	
Industrial:	7,678 square metres
Office:	1,348 square metres
Total:	9,026 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. Further review of potential impacts to City lands will be assessed during detailed design.  Latimer Park is the closest active park and contains amenities including, a future off-leash area, and natural area. The park is also 1,450 metres walking distance from the development.
Surrey Fire Department:	No concerns.

Advisory Design Panel:	The application was not referred to the ADP but was reviewed by staff and found satisfactory.
Township of Langley	A referral to the Township of Langley was made, however, no comments were provided by the time of this report writing.

## Transportation Considerations

### Road Network and Infrastructure

- Development Application No. 7919-0035-00 (to the west), established 195 Street as a new north-south road, south of 32 Avenue. 195 Street will connect to 194 Street and 28 Avenue in the future. 195 Street will provide access and circulation to several properties in this block, including the ability for full movement access, once fully constructed.
- The applicant will be required to provide the following improvements:
  - Dedication and construction of the east side of 195 Street, including sidewalk, boulevard with trees and lighting, curb, and pavement. Through the development of lands under Development Application No. 7919-0035-00, the west side of 195 Street will be delivered; and
  - Dedication and construction of the west side of 196 Street, including a multi-use pathway, boulevard with trees and lighting, curb, and pavement; and
  - Dedication width along 32 Avenue, including the construction of a sidewalk along the full site frontage.

### Access & Transportation

- The subject site will be accessed via three separate driveways, two of which are from 195 Street (west property boundary) and another access from 32 Avenue (north property boundary). One of the 195 Street accesses is intended solely for passenger vehicles, while the southerly access is intended for outbound truck traffic.
- The access on 32 Avenue will be restricted to ingress only, which will direct truck traffic to 194 Street and away from the Township of Langley.
- TransLinks Bus Route #531 currently runs along 32 Avenue traveling past the subject site and connecting White Rock to the west and Willowbrook to the east. An accessible bus stop is located northeast of the subject site at the intersection of 32 Avenue and 196 Street, approximately 60 metres away.
- A multi-use pathway is constructed on the north side of 32 Avenue, just north of the site, and a multi-use pathway exists along 192 Street. Through the subsequent development of lands along 192 Street (both east and west sides), the 192 Street multi-use pathway (Latimer

Greenway) will connect 20 Avenue to 40 Avenue. Additional on-street bicycle lanes (non-separated) are available on surrounding roads connecting to the site.

### Parking

- The Zoning Bylaw requires 76 spaces for the proposed industrial use and 31 spaces for the proposed office use, requiring 107 spaces in total.
- The applicant is proposing to provide 91 parking spaces in a surface parking lot, resulting in a shortfall of 16 spaces. A parking variance is proposed (discussed in the Variance section below) to resolve the deficiency in the required parking.
- In support of the proposed reduction for the number of required parking spaces, the applicant has agreed to construct, at their own cost, the sidewalk on 32 Avenue and multi-use pathway on 196 Street, above and beyond the typical local road standard requirements.

### **Parkland and/or Natural Area Considerations**

- The applicant proposes to retain a 20-metre wide landscape buffer to buffer the proposed development from the Township of Langley. This property is also encumbered by a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor. See the Development Permit section for discussion of the landscape buffer and GIN Corridor.

### **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 minimum Solar Reflectance Index value of 75, to help support the goals of the Climate Change Action Strategy, which was adopted by Council on July 24, 2023.

## **POLICY & BY-LAW CONSIDERATIONS**

### **Regional Growth Strategy**

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

### **Official Community Plan**

#### Land Use Designation

- The proposal complies with the “Mixed Employment” land use designation in the Official Community Plan (OCP).

### Themes/Policies

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

*(The proposed building presents an attractive interface along 32 Avenue and 195 Street through the use of two-level storefront glazing that forms part of an architecturally significant component that is situated at the intersection. There is also a public amenity at the northwest corner of the site.)*

- C2.38 – Ensure the loading and on-site access of goods delivery vehicles is considered in conjunction with overall urban development site design.

*(Site access and loading bays have been designed and located on the east side to minimize public view, and to allow for the building to be used as screening for portions of the site. The loading is accessed from 32 Avenue, with a 3-metre tall sound attenuation wall and 20-metre wide landscape buffering for screening along 196 Street. There is a one-way drive-aisle on the south side of the building that will provide full movement access for trucks, directing future truck traffic away from the Township of Langley.)*

- 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 employment opportunities in Campbell Heights. The subject site is also located near major arterial transportation corridors of 192 Street and 32 Avenue, which provide important connections into and out of Campbell Heights.)*

### **Secondary Plans**

#### Land Use Designation

- The proposal complies with the “Business Park” and “Landscaping Strips” land use designations in the Campbell Heights Local Area Plan (LAP); however, the applicant proposes to amend the “Open Space Corridors/Buffers” designation by reducing the landscape buffer width from 30 metres to 20 metres.

#### Amendment Rationale

- The proposed reduced “Open Space Corridors/Buffers” landscape buffer width from 30 metres to 20 metres will allow for a more efficient industrial development to be achieved. While the buffer will be reduced in width, the buffer itself will be enhanced through dense plantings and the construction of a 3 metre tall sound attenuation wall, meeting the intent of the 30 metre wide landscape buffer, which is to serve as a visual, physical, and noise buffer to the adjacent residential uses in the Township of Langley.
- The Campbell Heights Local Area Plan was adopted by Council in December 2000 and is reflective of the form of development that was appropriate at that time. Since 2000, densities

have steadily increased, the cost of industrial land has increased significantly, and there is a shortage of available industrial land in Metro Vancouver. For those reasons, it is appropriate to consider a reduction to the landscape buffer provided that a robust landscape buffer is still delivered.

### Themes/Objectives

- The proposed development complies with the “Business Park” and “Landscape Strips” designation in the Campbell Heights LAP as follows:
- 6.5.1.4 – Design Guidelines – Business Park – The use of glass and high-quality materials and finishes is required of buildings facing the street. Blank walls should be avoided.

*(The proposed development incorporates expansive, two-level storefront glazing at the intersection of 195 Street and 32 Avenue, and is carried across the 195 Street frontage. There is also added articulation for the building at the northwest corner.)*

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

*(The proposed building is architecturally coordinated with a modern appearance that promotes harmony through the use of consistent cladding materials, glazing, and landscaping. There is a variation in building height at unit entrances and the northwest corner is architecturally highlighted through building articulation and a change in building colour.)*

### **Zoning By-law**

- The applicant proposes to rezone the subject site from "General Agriculture Zone (A-1)" to "Business Park 1 Zone (IB-1)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Business Park 1 Zone (IB-1)" and parking requirements.

<b>IB-1 Zone (Part 47)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Unit Density:</b>	n/a	n/a
<b>Floor Area Ratio:</b>	1.0	0.51
<b>Lot Coverage:</b>	60%	43%
<b>Yards and Setbacks</b>		
North:	7.5 m	4.5 m/6.0 m
East:	7.5 m	4.3 m
South:	7.5 m	4.7 m
West:	9.0 m/7.5 m	7.5 m
<b>Height of Buildings</b>		
Principal buildings:	14 m	10.3 m

<b>IB-1 Zone (Part 47)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
Accessory buildings:	6 m	n/a
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Office:	31	*91
Industrial:	76	
<b>Total:</b>	107	
Accessible (%):	2	
<b>Bicycle Spaces</b>		
Visitor:	6	6

### Setback and Parking Variances

- The applicant is requesting the following variances:
  - (a) to reduce the minimum south yard setback of the IB-1 Zone from 7.5 metres to 4.75 metres to the principal building face;
  - (b) to reduce the minimum west yard setback of the IB-1 Zone from 9.0 metres to 7.5 metres to the principal building face;
  - (c) to reduce the minimum north yard setback of the IB-1 Zone from 7.50 metres to 6.0 metres to the principal building face for a portion, and to 4.5 metres to the principal building face for a portion, respectively;
  - (d) to vary off-street parking and loading/unloading space by allowing passenger vehicles to be located in front of overhead doors; and
  - (e) to reduce the rate at which parking is calculated for industrial floor area associated with the proposed building from 1 parking space per 100 square metres to 0.78 parking spaces per 100 square metres.
- The proposed building setback reduction on the south portion of the site will facilitate expanded floor area in conjunction with the significant site constraints of the 20 metre wide landscape buffer and 195 Street road dedication. As a result, the drive aisle will be restricted to one-way traffic heading towards 195 Street.
- The proposed west yard building setback reduction at the intersection of 195 Street and 32 Avenue will facilitate a building with an increased presence at the corner of the site in keeping with the Campbell Heights LAP design guidelines.
- The proposed building setback reduction on the north portion of the site is required to accommodate the corner office and to visually anchor the building along the 32 Avenue road frontage. The reduced setback will help offset the significant impact of the 20 metre wide landscape buffer and road dedication for 195 Street.
- The proposed passenger vehicle parking spaces located in front of overhead doors is considered acceptable as each of the proposed industrial units have their own large bay loading docks. The overhead doors are planned to be ancillary to the large bay loading docks



and the proposed parking spaces are not anticipated to negatively impact future site operations or parking availability.

- The proposed vehicle parking variance is equivalent to a 15% reduction, which is similar to other parking variances supported in Campbell Heights, including for the adjacent development application No. 7919-0035-00.
- In support of the proposed reduction for the number of required parking spaces, the applicant has agreed to completing road infrastructure improvements on 32 Avenue and 196 Street fully at the applicant's cost to support sustainable transportation modes.
- Staff support the requested variances to proceed for consideration.

### 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 July 27, 2023 and the Development Proposal Signs were installed on August 4, 2023. Staff received one response from neighbouring residents (*staff comments in italics*):

- Concern about tree removal and the design of the landscape buffer

*(Staff have worked with the applicant to retain the majority of trees within the 20-metre wide landscape buffer. While the landscape buffer along 196 Street that was achieved on developments further north included both a 2 metre tall landscape berm and 3-metre tall sound attenuation wall, the retention of the majority of trees within the landscape buffer precludes the implementation of a landscape berm. Instead, in addition to the retention of trees and planting of additional trees and shrubs within the buffer, the applicant will include a 3-metre tall sound attenuation wall at the edge of the buffer. This will provide additional visual, physical and noise buffering to the adjacent residential area in the Township of Langley.*

- Concern about truck traffic entering Township of Langley

*(As per the City's Highway and Traffic Bylaw, trucks are required to use the shortest route to and from a truck route. For the subject site, the nearest designated truck route is 192 Street, so truck traffic entering the site would need to use 32 Avenue, and exiting the site must reach 32 Avenue to travel towards 192 Street as the nearest truck route. Given that the 32 Avenue access will be restricted to ingress only, trucks existing the site will be required to utilize the one-way drive aisle south of the building to exit from 195 Street.*

*In the future, 195 Street will connect to 194 Street and 28 Avenue to provide greater full movement ability to trucks. In the interim, trucks will utilize 195 Street and 32 Avenue to reach the 192 Street truck route. This will ensure there is no truck traffic traveling through the Township of Langley.)*

## DEVELOPMENT PERMITS

### Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor] that bisects the site. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Regional BCS Corridor within the subject site, in the Campbell Heights BCS management area, with a High ecological value.
- The BCS further identifies the GIN area of the subject site as having a Moderate habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 100 meters.
- The development proposal conserves/enhances 2,980 square meters of the subject site through Registering a Restrictive Covenant which is 17% of the total net area of subject site. This method of GIN retention/enhancement will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- In order for the proposal to fully comply with the BCS target recommendations, an additional 11,220 square meters of the GIN area would be required on the subject site. This has not been provided by the development proposal due to the impact this would have on the development potential of the site.
- An Ecosystem Development Plan, prepared by Chris Lee *R.P. Bio.*, of Aquaterra and dated August 18, 2023 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

### 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 enhance the building interface along 32 Avenue, increase building articulation and screening, and retain trees within the 20-metre landscape buffer.

- The general site design consists of a single light impact industrial business park building consisting of a potential 8 units, with a 20 metre wide landscape buffer along the eastern boundary, buffering the Township of Langley. The site accommodates a one-way truck access from 32 Avenue to 195 Street, with passenger vehicle stalls provided in a surface parking lot along 195 Street, and additional tandem parking stalls at the rear of the building within the loading court. A publicly accessible open space plaza is featured at the northwest corner of the site at the future 195 Street/32 Avenue intersection.
- Overall, the building is proposed to have a modern, linear appearance with architectural emphasis placed at the intersection through the use of expansive, two-level storefront glass and building massing articulation that includes a feature metal canopy.
- The length of the building along 195 Street is visually scaled down with a series of indented bays and variation in roof parapet height that provides a comfortable proportion. The building is proposed to be constructed of concrete tilt-up panels in shades of brown, white, and grey, which have ample street-oriented glazing on both storeys along 195 Street and 32 Avenue. Individual units are emphasized through the use of a green metal canopy.
- Individual unit fascia signage in channel lettering is proposed for all units, complying with the Sign Bylaw. Future tenants will need to submit separate Sign Permit applications that comply with the Sign Bylaw.

### Landscaping

- The proposed landscaping consists of a 6-metre wide landscape buffer on 32 Avenue and a 3-metre wide landscape buffer on 195 Street. In addition, a 20-metre wide landscape buffer is provided on the eastern boundary to meet the intent of the “Open Space Corridors/Buffers” designation in the Campbell Heights LAP.
- The proposed on-site landscaping consists of a variety of trees including Red Maple, Dawyck Beech, and Raywood Ash. The tree plantings are complimented by a variety of shrubs and groundcover.
- The proposed 20-metre landscape buffer will include extensive tree retention and is complimented by the planting of numerous coniferous and deciduous trees, including Serbian Spruce and Western Red Cedar. The trees are complimented by a variety of shrubs and groundcover. In addition, the buffer is enhanced through the inclusion of a 3-metre high sound attenuation wall at the boundary to the loading court, which will provide further visual, physical, and noise separation from the adjacent residential uses in the Township of Langley.
- The 2-metre tall landscape berm that was implemented within the 196 Street landscape buffer for projects north of 32 Avenue will not be carried through to the subject site given the extensive tree retention proposed.
- The corner feature publicly accessible open plaza at 195 Street and 32 Avenue was expanded to also serve as an employee amenity area. Benches and picnic seating areas will be provided and shaded through the introduction of trees.

## TREES

- Corey Plester, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder/Cottonwood	13	10	3
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Paper Birch	8	8	0
Bitter Cherry	10	9	1
Bigleaf Maple	1	1	0
Vine Maple	7	1	6
<b>Coniferous Trees</b>			
Western Red Cedar	18	18	0
Douglas Fir	254	224	30
Falsecypress	1	1	0
Sitka Spruce	2	2	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>301</b>	<b>264</b>	<b>37</b>
<b>Additional Trees in the existing City land (south)</b>	<b>11</b>	<b>5</b>	<b>6</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>72</b>	
<b>Total Retained and Replacement Trees Proposed</b>		<b>118</b>	
<b>Estimated Contribution to the Green City Program</b>		<b>\$199,784</b>	

- The Arborist Assessment states that there are a total of 301 mature trees on the site, excluding Alder and Cottonwood trees. 13 existing trees, approximately 4 % of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain 40 trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Several City boulevard trees along 32 Avenue and 196 Street are proposed for removal to accommodate the required road widening and frontage upgrades. Additional trees within the City-owned land to the south are proposed for removal to accommodate the proposed drive-aisle along the southern boundary of the building.
- The proposed alignment of the multi-use pathway on 196 Street was altered in order to maximize tree preservation in the 20-metre wide landscape buffer. Staff will work with the

applicant during the detailed design to determine precise construction methodologies and tree protection requirements that may be needed to preserve trees along this edge.

- Table 1 includes an additional 11 protected trees that are located within the City-owned land to the south. The trees within the city-owned land will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of 538 replacement trees on the site. Since only 72 replacement trees can be accommodated on the site, the proposed deficit of 466 replacement trees will require an estimated cash-in-lieu payment of \$199,784 based on \$41,250 per gross acre.
- The new trees on the site will consist of a variety of trees including Red Maple, Dawyck Beech, Raywood Ash, Serbian Spruce, and Western Red Cedar.
- In summary, a total of 118 trees are proposed to be retained or replaced on the site with an estimated contribution of \$199,784 to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix IV.	NCP Plan
Appendix V.	Development Variance Permit No. 7921-0247-00

*approved by Shawn Low*

Don Luymes  
General Manager  
Planning and Development

KS/ar



**SHEET LIST**

ARCHITECTURE	CIVIL	LANDSCAPE
A01 COVER	C1 .....	L1 LANDSCAPE PLAN
A02 PERSPECTIVES		L2 PLANTING PLAN
		L3 DETAILS
A10 SITE PLAN		
A11 SITE PLAN - BASE		
A12 FIRE DEPARTMENT SITE PLAN		
A13 SITE SECTIONS		
A14 SITE DETAILS		
A15 TRUCK TURNING		
A21 MAIN FLOOR		
A22 MEZZANINE PLAN		
A23 ROOF PLAN		
A41 WEST ELEVATIONS		
A42 NORTH & SOUTH ELEVATIONS		
A43 EAST ELEVATIONS		
A51 BUILDING SECTIONS		

KRAHN PROJECT No. 230181

**PROJECT TEAM**

**ARCHITECT OF RECORD**

LARRY PODHORA | ARCHITECTURE INC.  
 1407 HOWCREST RD.  
 NORTH SAANICH, BC, V8L 9K1  
 EMAIL: LARRY@KRAHN.COM  
 PRINCIPAL IN CHARGE: LARRY PODHORA, ARCHITECT ABC, MRAC

**BUILDING DESIGN**

KL TECH ENGINEERING LTD.  
 400 - 3407 GLADYS AVENUE  
 ABOTTSFORD, BC, V2S 3E9  
 PHONE: 604.853.8831  
 EMAIL: CURTIS@KROKRAIN.COM  
 PROJECT MANAGER: CURTIS GREY  
 TECH LEAD: SITU SONU & BLAKE WHITE

**CIVIL**

CENTRAS ENGINEERING LTD.  
 8218 - 2636 CROYDON DRIVE  
 SURREY, BC, V2S 8T3  
 PHONE: 604.771.3587  
 EMAIL: GURPREET@CENTRAS.CA  
 PROJECT MANAGER: GURPREET PARMAR

**SURVEY**

ALPIN & MARTIN GEOMATICS LAND SURVEYING LTD.  
 201 - 12448 82ND AVENUE  
 SURREY, BC, V2W 3E8  
 PHONE: 604.597.8189  
 EMAIL: SURVEY@MURRAYLS.COM  
 PROJECT MANAGER: ZUZANA FULKOVA

**LANDSCAPE**

KD PLANNING & DESIGN LTD.  
 400 - 3407 GLADYS AVENUE  
 ABOTTSFORD, BC, V2S 3E8  
 PHONE: 604.853.8831  
 EMAIL: JESSICA@KROKRAIN.COM  
 PROJECT MANAGER: JESSICA THESSEN



CONTEXT PLAN



THE KRAHN GROUP OF COMPANIES  
 ABBOTSFORD • EDMONTON • VANCOUVER  
 ABBOTSFORD OFFICE  
 1407 HOWCREST RD. ABOTTSFORD, BC, V2S 3E8  
 TEL: 604.853.8831 F: 604.853.8832 WWW.KRAHN.COM

**larry podhora | architecture inc**  
 1407 HOWCREST RD. NORTH SAANICH, BC, V8L 9K1



**SEVEN HORSES 32 AVENUE**  
 19590 32 AVENUE

**COVER**

9/2023/1006 ISSUED FOR CITY COMMENTS  
**230181 | A01**





NORTH PERSPECTIVE



NORTH-WEST PERSPECTIVE



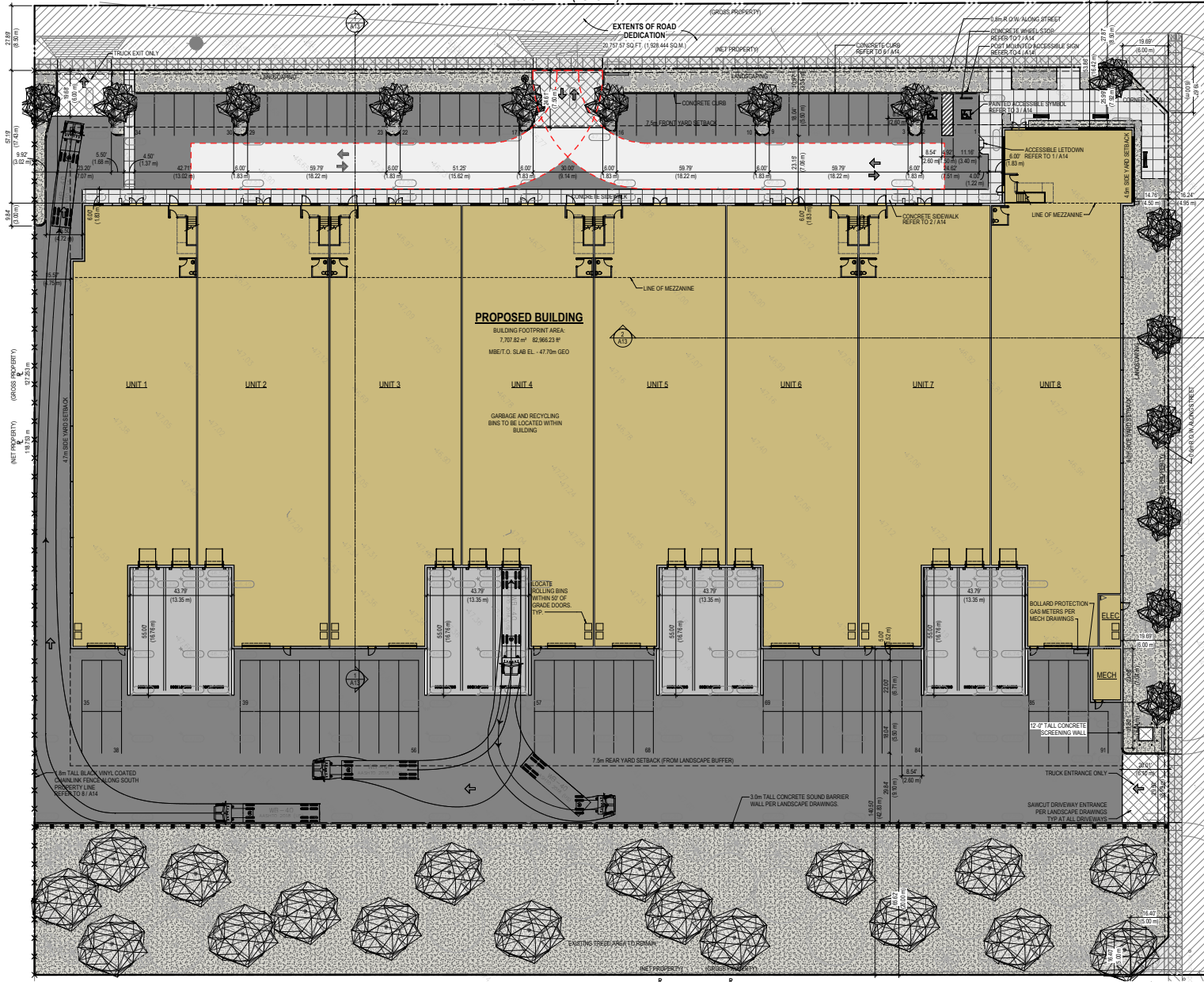
PARKING PERSPECTIVE



SOUTH-WEST PERSPECTIVE



195 STREET (FUTURE)



ZONING BY-LAW ANALYSIS

PROJECT DATA

CIVIC ADDRESS: 19590 32 AVENUE BUILDING USE: MULTI-TENANT MEDIUM HAZARD INDUSTRIAL  
 LEGAL ADDRESS: LOT 28, SECTION 22, TOWNSHIP 7 N WESTMINSTER DISTRICT PLAN 1467 PG. 006-154-073  
 BUILDING AREA (MAIN FLOOR): 7,707.82 m<sup>2</sup> 82,966.23 ft<sup>2</sup>  
 GROSS FLOOR AREA: 8,942.08 m<sup>2</sup> 96,251.71 ft<sup>2</sup>

ZONING BY-LAW ANALYSIS (CITY OF SURREY)

- ZONING: RE-ZONE TO LIGHT IMPACT INDUSTRIAL (LI)
- SITE AREA: GROSS PROPERTY AREA 19,617.40 m<sup>2</sup> 1.96 hectares 211,189.92 ft<sup>2</sup> 4.85 acres  
NET PROPERTY AREA 17,638.96 m<sup>2</sup> 1.77 hectares 194,402.26 ft<sup>2</sup> 4.47 acres
- SITE COVERAGE + BUILDING AREAS:

BUILDING FOOTPRINT AREA CALCULATIONS		MAXIMUM SITE COVERAGE	
SQ M	%	SQ M	%
17,688.96 m <sup>2</sup>	150.4023%	17,043.28 m <sup>2</sup>	82.96623%
		11,241.49 m <sup>2</sup>	63.00%

FLOOR AREA CALCULATIONS		FLOOR AREA	
LEVEL	OCCUPANCY	SQ M	SQ FT
MEZZANINE		1,234.26 m <sup>2</sup>	13,285.48 ft <sup>2</sup>
MAIN FLOOR		7,707.82 m <sup>2</sup>	82,966.23 ft <sup>2</sup>
Net Floor		6,473.56 m <sup>2</sup>	70,000.91 ft <sup>2</sup>
<b>F.A.R. CALCULATIONS</b>		<b>8,942.08 m<sup>2</sup></b>	<b>96,251.71 ft<sup>2</sup></b>
SQ FT	PROPOSED F.A.R.	ALLOWABLE F.A.R.	
96,282.27 ft <sup>2</sup>	0.45	1.00	

- BUILDING HEIGHT: MAXIMUM HEIGHT 18.00 m (59.06)  
PROPOSED HEIGHT 11.79 m (38.67)
- REQUIRED SETBACKS: FRONT YARD (WEST) 7.50 m (24.61) PROVIDED 7.50 m (24.61)  
SIDE YARD (NORTH) 7.50 m (24.61) PROVIDED 4.50 m (14.76)  
SIDE YARD (SOUTH) 7.50 m (24.61) PROVIDED 6.50 m (21.33)  
REAR YARD (EAST) 7.50 m (24.61) PROVIDED 42.83 m (140.52)

- LANDSCAPING REQUIREMENTS: LANDSCAPING AREA, LANDSCAPING GREENS, AND FENCING SHALL COMPLY WITH CITY OF SURREY BY-LAW REQUIREMENTS.

- VEHICLE PARKING AND LOADING: REFER TO LOCAL ZONING REQUIREMENTS FOR USE CLASSIFICATION AND PARKING REQUIREMENTS. ALL AREAS ARE BASED ON GROSS AREA CALCULATIONS, UNLESS NOTED OTHERWISE.

LEVEL	PARKING CLASSIFICATION	BY-LAW DEFINITION/USE	CALCULATION		LOCAL BY-LAW REQUIREMENTS				
			SQ M	%	SQ FT	%			
MAIN FLOOR	SERVICE SPACE	N/A	N/A	13.13 m <sup>2</sup>	151.72 ft <sup>2</sup>	100	0	0.00 m <sup>2</sup>	0.00
MAIN FLOOR	WAREHOUSE	INDUSTRY - LIGHT IMPACT	1 SPACE PER 100m <sup>2</sup>	7,654.70 m <sup>2</sup>	82,394.49 ft <sup>2</sup>	1	1	100.00 m <sup>2</sup>	76.55
MEZZANINE	OFFICE	OFFICE USE	2.5 SPACES PER 100m <sup>2</sup>	1,234.26 m <sup>2</sup>	13,285.48 ft <sup>2</sup>	2.5	2.5	100.00 m <sup>2</sup>	36.86
TOTAL VEHICLE PARKING SPACES REQUIRED:			8,942.08 m <sup>2</sup>		96,251.71 ft <sup>2</sup>			107.40	

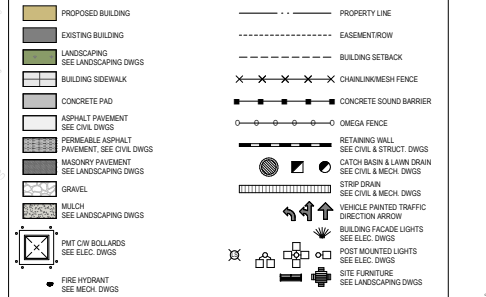
VEHICLE PARKING PROVIDED		No. of SPACES
PARKING TYPE	CLASSIFICATION	
ACCESSIBLE PARKING	2	
STANDARD PARKING	89	
TOTAL PARKING SPACES PROVIDED: 91		

STALL DIMENSIONS:	
STANDARD STALL	2.80 m (9.51) W x 5.50 m (18.04) L
STANDARD STALL ADJACENT STRUCTURE	2.80 m (9.51) W x 5.50 m (18.04) L
ACCESSIBLE STALL	3.40 m (11.15) W x 5.50 m (18.04) L
ACCESSIBLE STALL (VAN)	4.00 m (13.12) W x 6.50 m (21.33) L
LOADING STALL	4.00 m (13.12) W x 16.50 m (54.13) L

DRIVE AISLE WIDTH:	
DRIVE AISLE WIDTH:	4.00 m (13.12) @ 90° (TWO WAY)

LOADING CALCULATION:	
TOTAL LOADING SPACES REQUIRED	12
TOTAL LOADING SPACES PROVIDED	12

SITE LEGEND

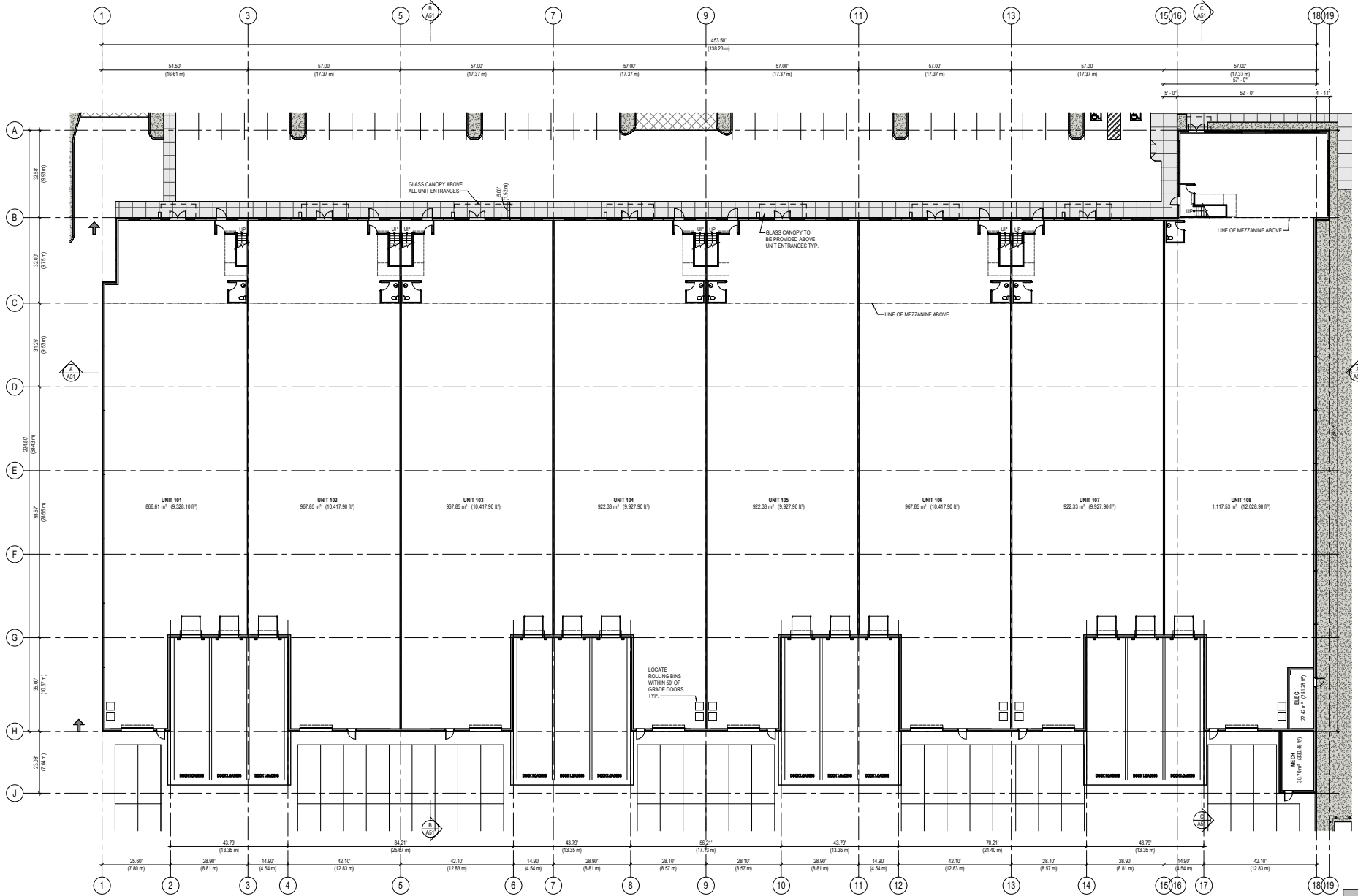


196 STREET 143,951 m 193,901 m

1 SITE PLAN SCALE: 1" = 20'-0"





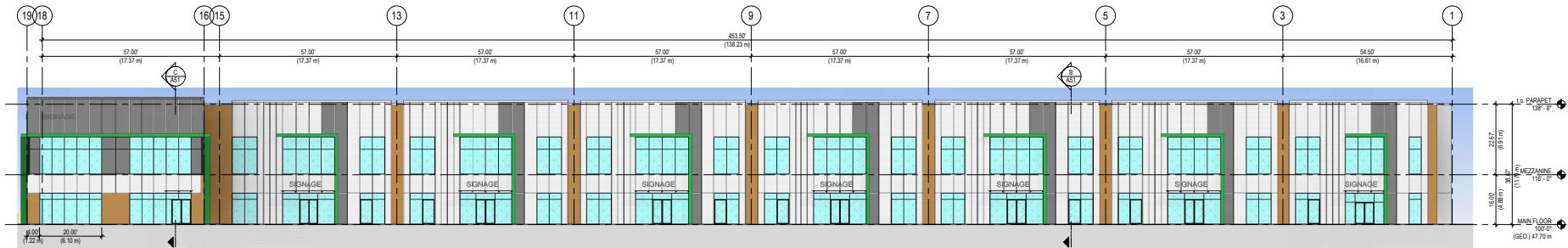


1 MAIN FLOOR PLAN  
SCALE: 1/8" = 1'-0"

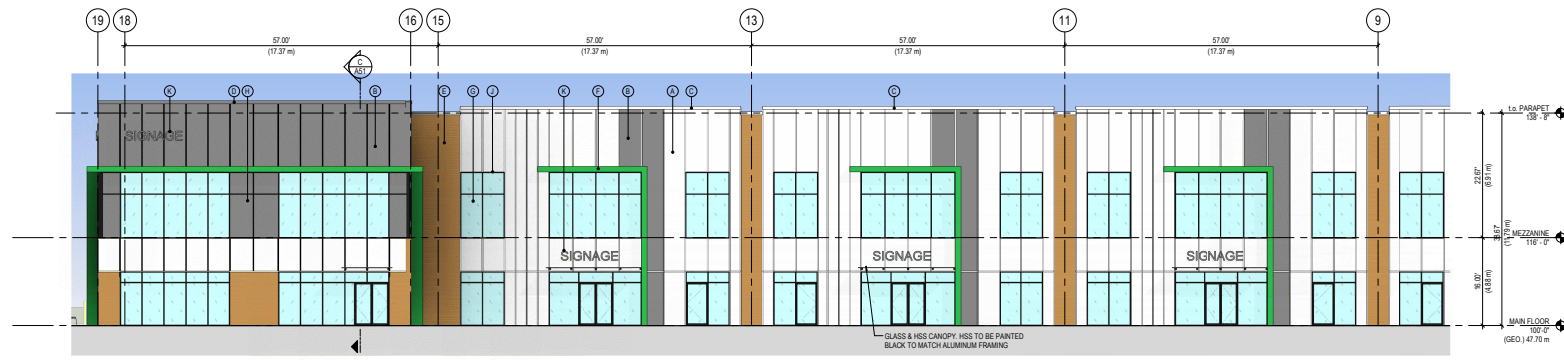




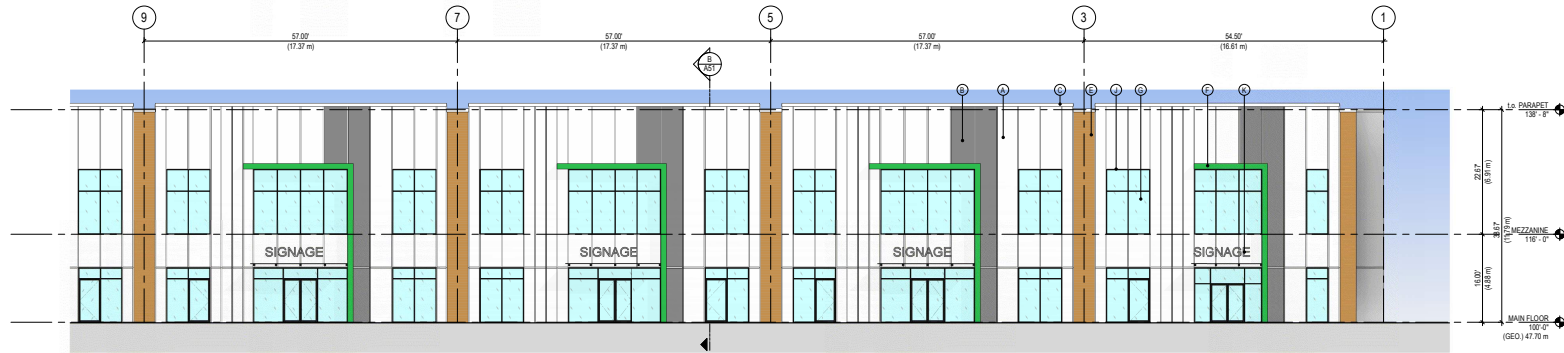




**4 WEST ELEVATION**  
SCALE: 1/16" = 1'-0"



**6 WEST- ENLARGED NORTH**  
SCALE: 3/32" = 1'-0"



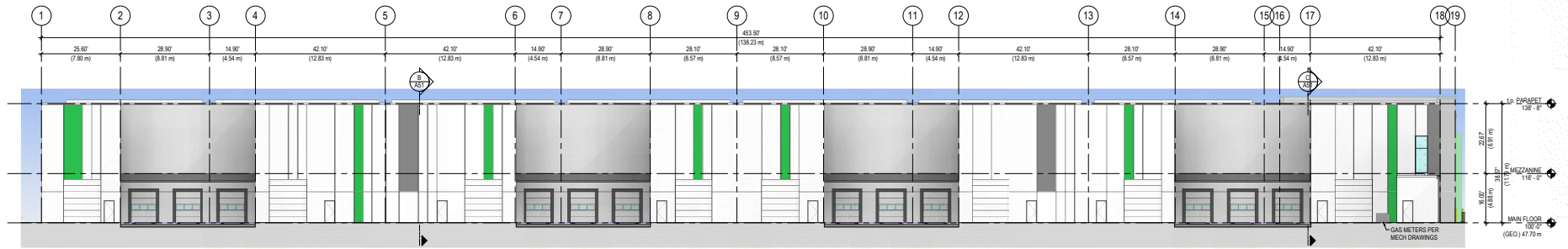
**5 WEST- ENLARGED SOUTH**  
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND	
TYPE	DESCRIPTION
A	CONCRETE TILT PANEL PAINTED: C1
B	CONCRETE TILT PANEL PAINTED: C2
C	PARAPET CAP FLASHING PREFINISHED: C3
D	PARAPET CAP FLASHING PREFINISHED: C4
E	LOWBOARD SIDING PREFINISHED: C7
F	PREFINISHED METAL BUILDOUT PREFINISHED: C7
G	STOREFRONT GLAZING VISION GLASS
H	STOREFRONT GLAZING SPANDREL: C5
J	STOREFRONT FRAMING BLACK ANODIZED
K	SIGNAGE PREFINISHED ALUMINUM LETTERS
L	OVERHEAD DOOR PAINTED: C1
M	METAL CANOPY PREFINISHED: C7
N	CONCRETE TILT PANEL PAINTED: C2
P	STEEL MANDOOK PAINTED: C1
Q	CONCRETE TILT PANEL PAINTED: C8
R	PARAPET CAP FLASHING PREFINISHED: C3

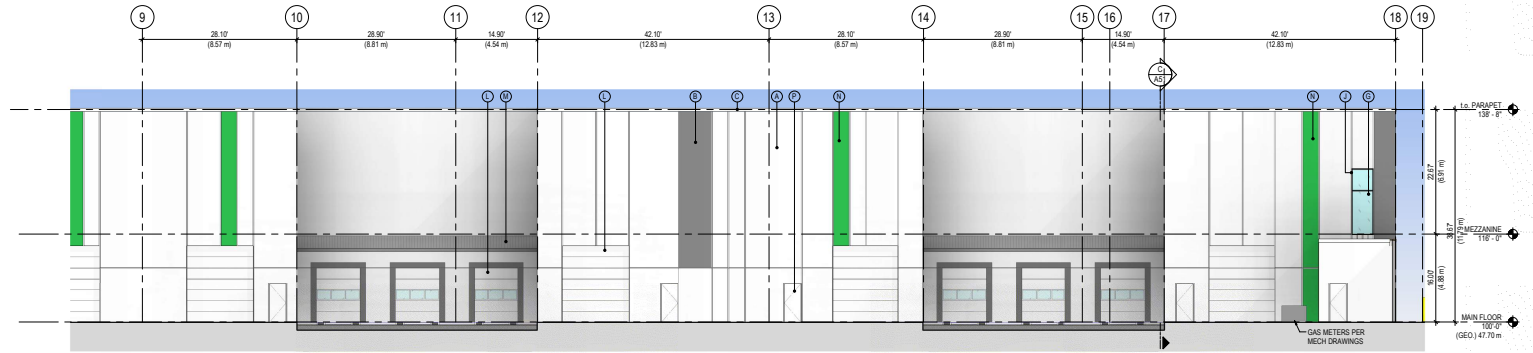
PROJECT COLOURS		
C1	BENJAMIN MOORE 2121-40 WHITE DIAMOND	
C2	BENJAMIN MOORE 2121-30 PEWTER	
C3	CASCADIA METALS WHITE	
C4	CASCADIA METALS LIGHT GREY	
C5	VITRUM SANTAS BEARD	
C6	PANT SEVEN HORSES GREEN	
C7	CASCADIA METALS SEVEN HORSES GREEN	
C8	KNOTWOOD SIDING LIGHT OAK	
C9	BENJAMIN MOORE 2160-50 TURMERIC	
C10	CASCADIA METALS TO MATCH BM TURMERIC	



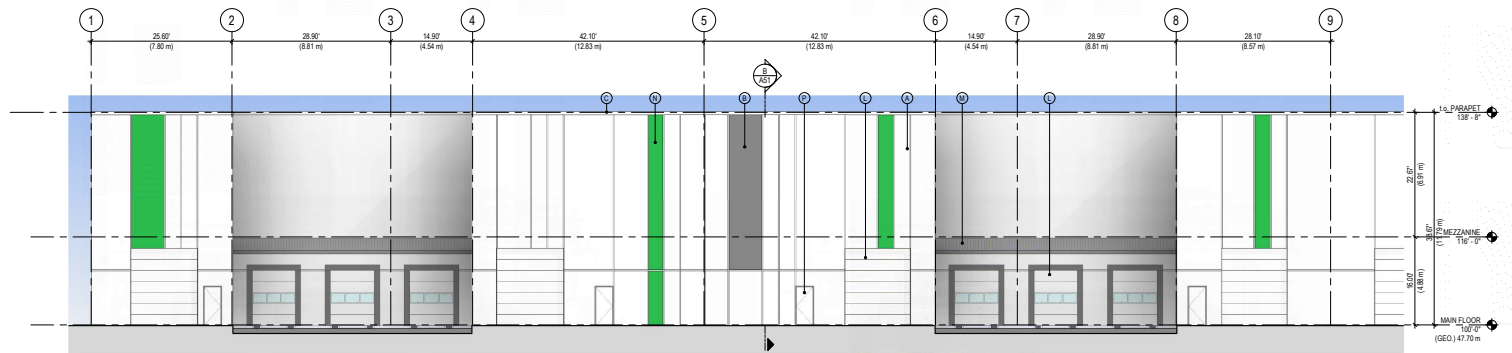




**1 EAST ELEVATION**  
SCALE: 1/16" = 1'-0"



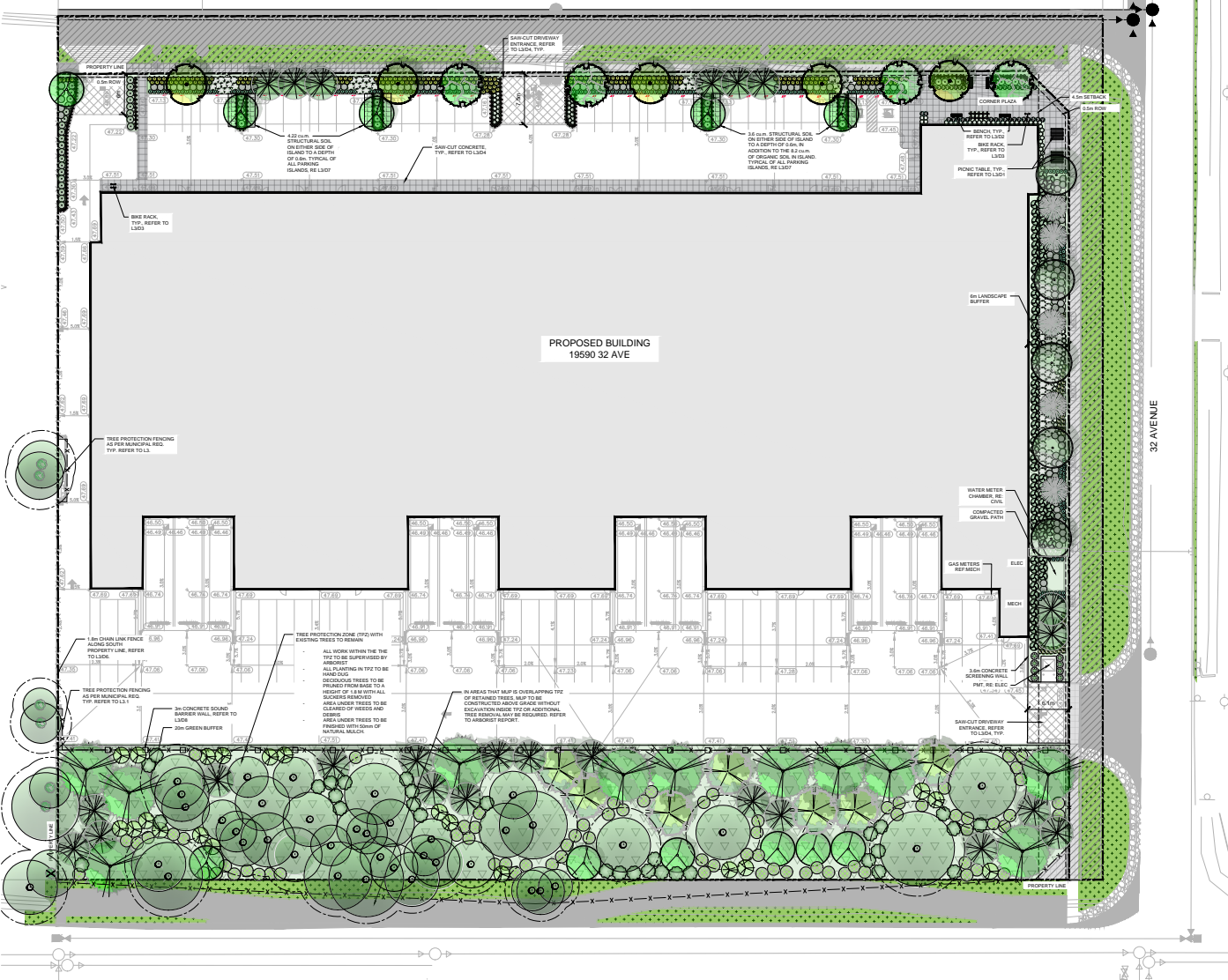
**2 EAST - ENLARGED NORTH**  
SCALE: 3/32" = 1'-0"



**3 EAST - ENLARGED SOUTH**  
SCALE: 3/32" = 1'-0"



195 STREET (FUTURE)



PROPOSED BUILDING  
19590 32 AVE

**PLANT LIST - ENTIRE SITE**

NO.	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS
1		Salix glauca 'New Valley'	New Valley Weir Willow	800 Hx 100 W	As Shown	NR
2		Salix glauca 'White Weeper'	White Weeper Willow	800 Hx 100 W	As Shown	NR
3		Alnus incana 'Spiralis'	Spiral or Shrub Alder	800 Hx 100 W	As Shown	NR
4		Phacelia spicata 'Wheatseed'	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
5		Leptochloa spicata 'Wheatseed'	Wheatseed Grass	800 Hx 100 W	As Shown	NR
6		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
7		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
8		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
9		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
10		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
11		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
12		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
13		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
14		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
15		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
16		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
17		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
18		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
19		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
20		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
21		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
22		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
23		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
24		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
25		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
26		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
27		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
28		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
29		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
30		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
31		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
32		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
33		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
34		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
35		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
36		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
37		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
38		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
39		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
40		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
41		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
42		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
43		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
44		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
45		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
46		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
47		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
48		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
49		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR
50		Phacelia spicata	Wheatseed Phacelia	800 Hx 100 W	As Shown	NR

**KD Planning**  
SURREY LTD.

ARBORETOUR OFFICE  
401-3477 GLADYS AVE ARBORETOUR BC V0B 2S0  
T: 604-551-8881 F: 604-551-8886 www.kdplanning.com

VANCOUVER OFFICE  
110-2920 VICTORIA WAY VANCOUVER BC V6B 4Y3  
T: 604-264-8862 F: 604-264-8866 www.kdplanning.com

**LEGEND**

- SOI
- CONCRETE SIDEWALK PAVING
- RIVER ROCK
- BENCH
- PKNC TABLE
- BKE RACK
- PROPERTY LINE
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCING
- SOUND BARRIER WALL

- 1 23/10/05 ISSUED FOR REVIEW
  - 2 23/08/09 ISSUED FOR REVIEW
  - 3 23/01/13 ISSUED FOR CITY COMMENTS
  - 4 23/06/08 ISSUED FOR CITY COMMENTS
  - 5 23/07/08 ISSUED FOR DP
- NO. DATE (Y/M/D) DESCRIPTION  
ISSUES & REVISIONS:



PROJECT NAME  
**SEVEN HORSES 32 AVE**

PROJECT ADDRESS  
**19590 32 AVE  
SURREY, BC**

DRAWING TITLE  
**PLANTING PLAN**

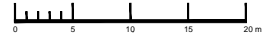
SCALE: 1:200

DRAWN: DC

CHECKED: JT

PROJECT NO: 230181-L

DRAWING NO:



**L2**

THIS DRAWING IS PROPERTY OF KDAHS GROUP OF COMPANIES AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT

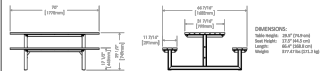
PLAN 1168  
POSTING: PL4  
LMP/33/24

11  
1  
PLAN  
1

**MLPT210-S-W 210 SERIES**



**MATERIALS:** Table frames are made from 2" x 2" ALP structural beams with slotted corners. Insecticide support bases are used for heavy-duty durability and chemical resistance. Surface treatment is by hand-applied.  
**FINISH:** All steel components are protected with a Coat-Not-Protecting. The Maglin Powdercoat System provides a durable finish on all metal surfaces.  
**INSTALLATION:** The MLPT210 Series Clear Sealing surface mount tables are delivered pre-assembled.  
**TO SPECIFY:** Select Model: MLPT210-S-W  
 Color: Powdercoat Color  
**OPTIONS:** - Seating Height (SH) - Standard Seating (ST) - Wheelchair accessibility (WCX)



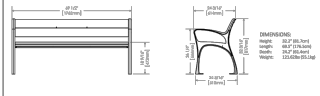
**COLOUR: BLACK**  
**QUANTITY: 2**  
**OR APPROVED EQUAL**



**MLB870-W 870 SERIES**



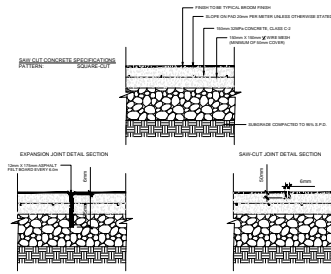
**MATERIALS:** Bench seats are made from solid oak slats. The seat supports are made of steel.  
**FINISH:** All steel components are protected with a Coat-Not-Protecting. The Maglin Powdercoat System provides a durable finish on all metal surfaces.  
**INSTALLATION:** The bench is delivered pre-assembled. Items (B) are provided in each lot for anchoring to base.  
**TO SPECIFY:** Select Model: MLB870-W  
 Color: Powdercoat Color



**COLOUR: BLACK**  
**QUANTITY: 4**  
**OR APPROVED EQUAL**



**MANUFACTURER: ULINE**  
**MODEL NUMBER: H-6572**  
**COLOUR: BLACK**  
**QUANTITY: 3**  
**OR APPROVED EQUAL**



**NOTES:**  
 1. CONCRETE SHALL BE 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.  
 2. CONCRETE SHALL BE PLACED AND FINISHED TO THE FINISH SURFACE.  
 3. CONCRETE SHALL BE CURED FOR 7 DAYS.  
 4. CONCRETE SHALL BE TESTED FOR COMPRESSIVE STRENGTH.  
 5. CONCRETE SHALL BE TESTED FOR AIR CONTENT.  
 6. CONCRETE SHALL BE TESTED FOR SLUMP.

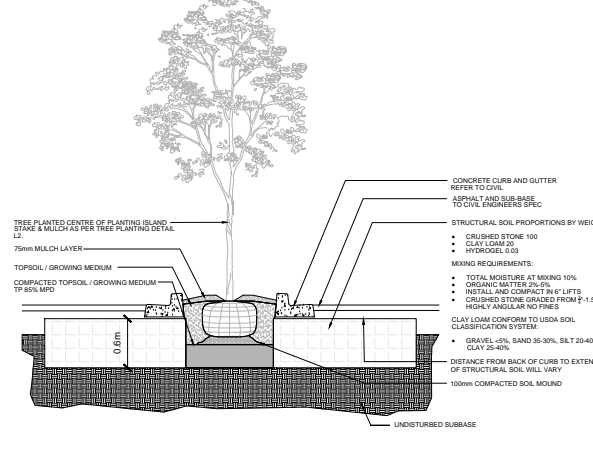
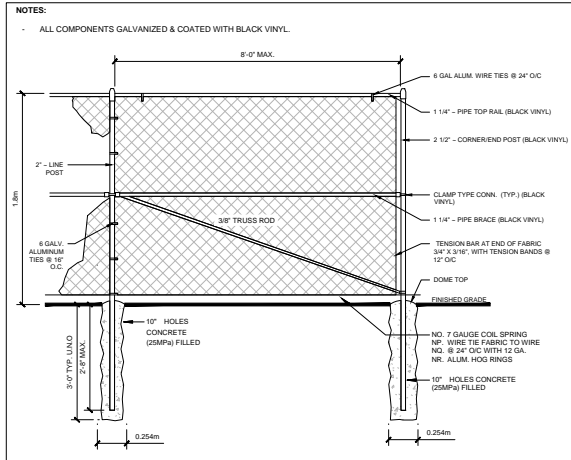
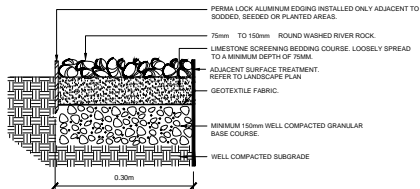
**D1 PICNIC TABLE N.T.S.**

**D2 BENCH N.T.S.**

**D3 BIKE RACK N.T.S.**

**D4 SAW-CUT CONCRETE N.T.S.**

- NOTES:**
- RIVER ROCK SHALL BE FREE FROM CRACKS AND FISSURES AND SHALL BE FREE FROM SAND, CLAY AND OTHER DELETERIOUS MATERIAL.
  - RIVER ROCK SHALL BE PLACES OVER THE SCREENING COURSE SUCH THAT AN OVERALL LEVEL APPEARANCE IS ACHIEVED WITHOUT VOIDS.
  - RIVER ROCK TO BE LIGHTLY COMPACTED TO EMBED INTO BEDDING COURSES.



**D5 RIVER ROCK N.T.S.**

**D6 1.8m CHAIN LINK FENCE N.T.S.**

**D7 STRUCTURAL SOIL N.T.S.**



**D8 CONCRETE SOUND BARRIER WALL N.T.S.**



NO.	DATE (Y/M/D)	DESCRIPTION	ISSUES & REVISIONS
1	23/10/05	ISSUED FOR REVIEW	
2	23/08/09	ISSUED FOR REVIEW	
3	23/01/13	ISSUED FOR CITY COMMENTS	
4	23/08/08	ISSUED FOR CITY COMMENTS	
5	23/07/06	ISSUED FOR DP	

PROJECT NAME
SEVEN HORSES 32 AVE

PROJECT ADDRESS
19500 32 AVE SURREY, BC

DRAWING TITLE
DETAILS

SCALE	AS NOTED
DRAWN	DC
CHECKED	JT
PROJECT NO.	230181-L
DRAWING NO.	L3

THIS DRAWING IS PROPERTY OF KVAHA GROUP OF COMPANIES AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT



---

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

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

DATE: **October 10, 2023** PROJECT FILE: **7821-0247-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 19590 32 Ave**

**REZONE**

***Property and Right-of-Way Requirements***

- Dedicate 4.942 m towards 32 Avenue.
- Dedicate 8.5 m towards 195 Street.
- Dedicate 1.942 m towards 196 Street.
- Dedicate 6.0 m x 6.0 m corner cut at 195 Street and 32 Avenue.
- Dedicate 5.0 m x 5.0 m corner cut at 196 Street and 32 Avenue.
- Register 0.50 m SRW along all road frontages.
- Register 4.0 m off-site SRW on 19518 32 Avenue along 195 Street, if needed.

***Works and Services***

- Construct 1.8 m concrete sidewalk along south side of 32 Avenue.
- Construct east side of 195 Street.
- Construct west side of 196 Street.
- Construct storm, sanitary, water mains along 32 Avenue and 195 Street.
- Construct water main along 196 Street.
- Complete sanitary and storm catchment analysis and resolve downstream constraints.
- Construct storm, sanitary and water service connections to service the development.
- Provide on-site stormwater mitigation and water quality features.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone.

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

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



Jeff Pang, P.Eng.  
Development Services Manager  
BD

NOTE: Detailed Land Development Engineering Review available on file


MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

**Tree Preservation Summary**

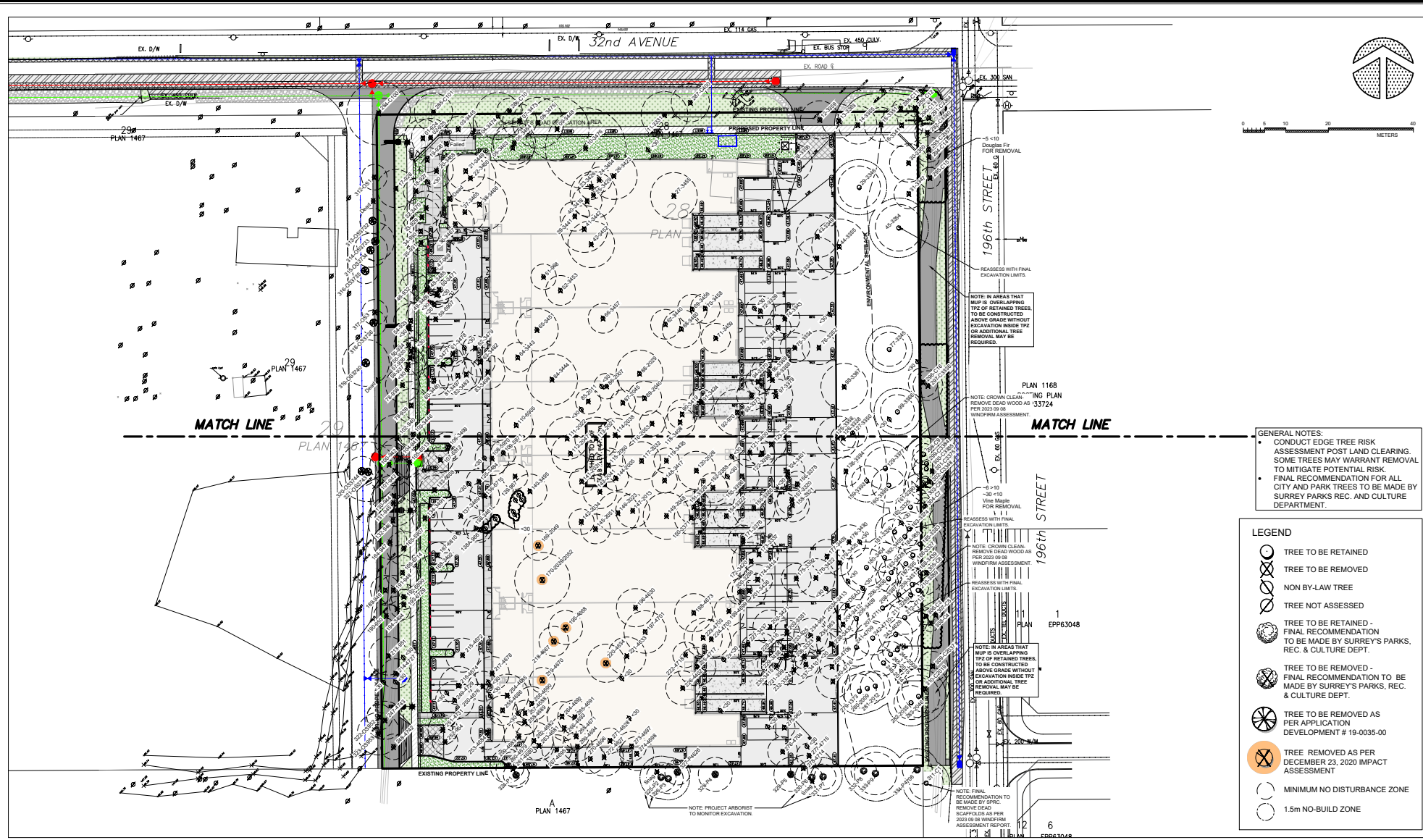
Surrey Project No: TBD  
Address: 19590-32 Avenue  
Registered Arborist: Corey Plester PN# 8523A

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	314
<b>Protected Trees to be Removed</b>	274
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	40
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 10 X one (1) = 10  - All other Trees Requiring 2 to 1 Replacement Ratio 264 X two (2) = 528	538
<b>Replacement Trees Proposed</b>	72
<b>Replacement Trees in Deficit</b>	466
<b>Protected Trees to be Retained in Proposed [Open Space / Park/ Riparian Areas]</b>	6

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	4
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio 4 X two (2) = 8	8
<b>Replacement Trees Proposed</b>	NA
<b>Replacement Trees in Deficit</b>	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.	
Signature of Arborist:  	Date: September 29, 2023





- GENERAL NOTES:**
- CONDUCT EDGE TREE RISK ASSESSMENT POST LAND CLEARING. SOME TREES MAY WARRANT REMOVAL TO MITIGATE POTENTIAL RISK.
  - FINAL RECOMMENDATION FOR ALL CITY AND PARK TREES TO BE MADE BY SURREY PARKS REC. AND CULTURE DEPARTMENT.

- LEGEND**
- TREE TO BE RETAINED
  - TREE TO BE REMOVED
  - NON-BY-LAW TREE
  - TREE NOT ASSESSED
  - TREE TO BE RETAINED - FINAL RECOMMENDATION TO BE MADE BY SURREY'S PARKS, REC. & CULTURE DEPT.
  - TREE TO BE REMOVED - FINAL RECOMMENDATION TO BE MADE BY SURREY'S PARKS, REC. & CULTURE DEPT.
  - TREE TO BE REMOVED AS PER APPLICATION DEVELOPMENT # 19-0035-00
  - TREE REMOVED AS PER DECEMBER 23, 2020 IMPACT ASSESSMENT
  - MINIMUM NO DISTURBANCE ZONE
  - 1.5m NO-BUILD ZONE

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	SEPT18/20	MK	SITE PLAN	6	MAY04/23	MK	CIVIL PLAN	11	SEPT29/23	MK	CIVIL PLAN
2	DEC08/20	MK	SITE PLAN	7	JUN28/23	MK	SITE PLAN				
3	SEPT21/21	MK	SITE PLAN	8	JUL05/23	MK	CIVIL PLAN				
4	APR12/23	MK	SITE PLAN	9	JUL31/23	MK	SITE PLAN				
5	APR24/23	MK	SITE PLAN	10	AUG10/23	MK	SITE & CIVIL PLAN				

**MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS**

#105, 8277 129 St.  
Surrey, British Columbia  
V3W 0A6  
Ph: (778) 593-0300  
Fax: (778) 593-0302  
Email: mfadum@fadum.ca

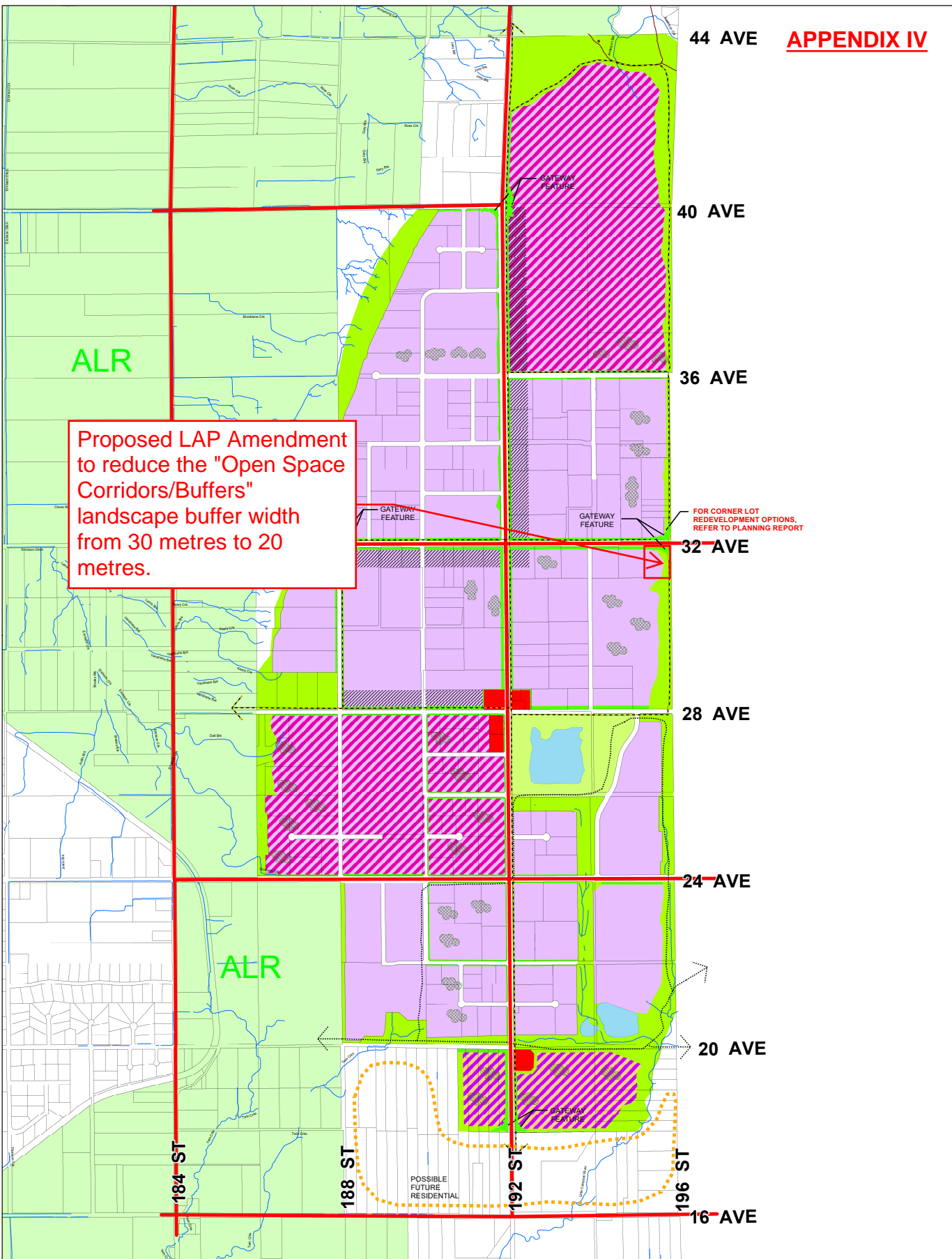
© Copyright Reserved.  
This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

PROJECT TITLE  
**19590 32 AVENUE**  
**SURREY, B.C.**

SHEET TITLE  
**T1 - TREE PRESERVATION PLAN**  
**PROPOSED NEW DEVELOPMENT**

DRAWN MK  
SCALE AS SHOWN  
DATE DECEMBER 6, 2019

**T-1**  
SHEET 1 OF 6



**CAMPBELL HEIGHTS LAND USE PLAN**

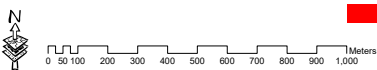
City of Surrey Planning & Development Department

**Legend**

- Campbell Heights Local Area Plan
- Business Park (Office)
- Business Park
- Technology Park or Business Park
- Business Park or Live/Work in Cluster Housing Form
- Commercial

- Campbell Heights Local Area Plan, City Park
- Open Space Corridors/Buffers
- Landscaping Strips
- Stormwater Management Facilities
- Creeks and Rivers

- ALR Boundary
- Tree Preservation Opportunities
- Multi-Use Trail (Walking, Cycling and Horseback Riding)
- Walking and Cycling Pathways
- Arterial Roads



Approved by Council: December 11, 2000  
Amended 20 October 2022

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0247-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 006-154-573

Lot 28 Section 22 Township 7 New Westminster District Plan 1467

19590 - 32 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

---

(b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

---

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) to reduce the minimum south yard setback of the IB-1 Zone from 7.5 metres to 4.75 metres to the principal building face;
  - (b) to reduce the minimum west yard setback of the IB-1 Zone from 9.0 metres to 7.5 metres to the principal building face;
  - (c) to reduce the minimum north yard setback of the IB-1 Zone from 7.50 metres to 6.0 metres to the principal building face for a portion, and to 4.5 metres to the principal building face for a portion, respectively;
  - (d) to vary off-street parking and loading/unloading space by allowing passenger vehicles to be located in front of overhead doors; and
  - (e) to reduce the rate at which parking is calculated for industrial floor area associated with the proposed building from 1 parking space per 100 square metres to 0.78 parking spaces per 100 square metres.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. This development variance permit is not a building permit.

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

ISSUED THIS    DAY OF           , 20   .

---

Mayor – Brenda Locke

---

City Clerk – Jennifer Ficocelli



# SCHEDULE A

195 STREET (FUTURE)

## ZONING BYLAW ANALYSIS

**PROJECT DATA**

CIVIC ADDRESS: 19590 32 AVENUE BUILDING USE: MULTI-TENANT MEDIUM HAZARD INDUSTRIAL  
 LEGAL ADDRESS: LOT 28, SECTION 22, TOWNSHIP 7 WESTMINSTER DISTRICT PLAN 1467 PG. 006-154-073

BUILDING AREA (MAIN FLOOR): 7,707.82 m<sup>2</sup> 82,966.23 ft<sup>2</sup>  
 GROSS FLOOR AREA: 8,942.08 m<sup>2</sup> 96,251.71 ft<sup>2</sup>

**ZONING BYLAW ANALYSIS (CITY OF SURREY)**

1. ZONING: RE-ZONE TO LIGHT IMPACT INDUSTRIAL (LI)  
 2. SITE AREA: GROSS PROPERTY AREA 19,617.40 m<sup>2</sup> 1.96 hectares 211,189.92 ft<sup>2</sup> 4.85 acres  
 NET PROPERTY AREA 17,688.96 m<sup>2</sup> 1.77 hectares 194,402.36 ft<sup>2</sup> 4.47 acres

3. SITE COVERAGE + BUILDING AREAS:

BUILDING FOOTPRINT AREA CALCULATIONS		MAXIMUM SITE COVERAGE	
SITE AREA	PROP. SITE COVERAGE	BUILDING AREA	%
50.0 m <sup>2</sup> [50.00 m <sup>2</sup> ]	100.00%	50.00 m <sup>2</sup> [50.00 m <sup>2</sup> ]	100.00%
17,688.96 m <sup>2</sup> [190,426.36 ft <sup>2</sup> ]	143.57%	7,707.82 m <sup>2</sup> [82,966.23 ft <sup>2</sup> ]	60.00%

4. BUILDING HEIGHT:  
 MAXIMUM HEIGHT: 18.00 m (59.00 ft)  
 PROPOSED HEIGHT: 11.96 m (39.40 ft)

5. REQUIRED SETBACKS:  
 FRONT YARD (WEST): 7.50 m (24.61 ft) PROVIDED: 7.50 m (24.61 ft)  
 SIDE YARD (NORTH): 7.50 m (24.61 ft) PROVIDED: 4.50 m (14.76 ft)  
 SIDE YARD (SOUTH): 7.50 m (24.61 ft) PROVIDED: 6.50 m (21.33 ft)  
 REAR YARD (EAST): 7.50 m (24.61 ft) PROVIDED: 42.83 m (140.52 ft)

6. LANDSCAPING REQUIREMENTS:  
 LANDSCAPING AREA, LANDSCAPING GREENS, AND FENCING SHALL COMPLY WITH CITY OF SURREY BYLAW REQUIREMENTS.

7. VEHICLE PARKING AND LOADING:  
 REFER TO LOCAL ZONING REQUIREMENTS FOR USE CLASSIFICATION AND PARKING REQUIREMENTS. ALL AREAS ARE BASED ON GROSS AREA CALCULATIONS, UNLESS NOTED OTHERWISE.

Proposing to reduce the minimum west yard setback of the IB-1 Zone from 9.0 metres to 7.5 metres

Proposing to reduce the minimum south yard setback of the IB-1 Zone from 7.5 metres to 4.75 metres

Proposing to reduce the minimum north yard setback of the IB-1 Zone from 7.5 metres to 6.0 metres for a portion, and to 4.5 metres to a portion

Proposing to reduce the rate at which parking is calculated for industrial floor area associated with the proposed building from 1 parking space per 100 square metres to 0.78 parking spaces per 100 square metres

Proposing to vary off-street parking and loading/unloading space by allowing passenger vehicles to be located in front of overhead doors

3. SITE COVERAGE + BUILDING AREAS:

BUILDING FOOTPRINT AREA CALCULATIONS		MAXIMUM SITE COVERAGE	
SITE AREA	PROP. SITE COVERAGE	BUILDING AREA	%
50.0 m <sup>2</sup> [50.00 m <sup>2</sup> ]	100.00%	50.00 m <sup>2</sup> [50.00 m <sup>2</sup> ]	100.00%
17,688.96 m <sup>2</sup> [190,426.36 ft <sup>2</sup> ]	143.57%	7,707.82 m <sup>2</sup> [82,966.23 ft <sup>2</sup> ]	60.00%

4. BUILDING HEIGHT:  
 MAXIMUM HEIGHT: 18.00 m (59.00 ft)  
 PROPOSED HEIGHT: 11.96 m (39.40 ft)

5. REQUIRED SETBACKS:  
 FRONT YARD (WEST): 7.50 m (24.61 ft) PROVIDED: 7.50 m (24.61 ft)  
 SIDE YARD (NORTH): 7.50 m (24.61 ft) PROVIDED: 4.50 m (14.76 ft)  
 SIDE YARD (SOUTH): 7.50 m (24.61 ft) PROVIDED: 6.50 m (21.33 ft)  
 REAR YARD (EAST): 7.50 m (24.61 ft) PROVIDED: 42.83 m (140.52 ft)

6. LANDSCAPING REQUIREMENTS:  
 LANDSCAPING AREA, LANDSCAPING GREENS, AND FENCING SHALL COMPLY WITH CITY OF SURREY BYLAW REQUIREMENTS.

7. VEHICLE PARKING AND LOADING:  
 REFER TO LOCAL ZONING REQUIREMENTS FOR USE CLASSIFICATION AND PARKING REQUIREMENTS. ALL AREAS ARE BASED ON GROSS AREA CALCULATIONS, UNLESS NOTED OTHERWISE.

4. BUILDING HEIGHT:  
 MAXIMUM HEIGHT: 18.00 m (59.00 ft)  
 PROPOSED HEIGHT: 11.96 m (39.40 ft)

5. REQUIRED SETBACKS:  
 FRONT YARD (WEST): 7.50 m (24.61 ft) PROVIDED: 7.50 m (24.61 ft)  
 SIDE YARD (NORTH): 7.50 m (24.61 ft) PROVIDED: 4.50 m (14.76 ft)  
 SIDE YARD (SOUTH): 7.50 m (24.61 ft) PROVIDED: 6.50 m (21.33 ft)  
 REAR YARD (EAST): 7.50 m (24.61 ft) PROVIDED: 42.83 m (140.52 ft)

6. LANDSCAPING REQUIREMENTS:  
 LANDSCAPING AREA, LANDSCAPING GREENS, AND FENCING SHALL COMPLY WITH CITY OF SURREY BYLAW REQUIREMENTS.

7. VEHICLE PARKING AND LOADING:  
 REFER TO LOCAL ZONING REQUIREMENTS FOR USE CLASSIFICATION AND PARKING REQUIREMENTS. ALL AREAS ARE BASED ON GROSS AREA CALCULATIONS, UNLESS NOTED OTHERWISE.

VEHICLE PARKING REQUIREMENT CALCULATIONS		LOCAL BYLAW REQUIREMENTS	
LEVEL	PARKING CLASSIFICATION	BY-LAW DEFINITION / CALCULATION USED	PERCENTAGE OF SPACES (AREA) (GROSS AREA) (SQM) (SQ FT) (SPACES REQUIRED)
MAIN FLOOR	SERVICE SPACE	N/A	13.13 m <sup>2</sup> [141.72 ft <sup>2</sup> ] 100
MAIN FLOOR	WAREHOUSE	INDUSTRY - LIGHT IMPACT	1 SPACE PER 100m <sup>2</sup> 7,654.70 m <sup>2</sup> [82,964.49 ft <sup>2</sup> ] 1
MEZZANINE	OFFICE	OFFICE USE	2.5 SPACES PER 100m <sup>2</sup> 1,234.26 m <sup>2</sup> [13,265.44 ft <sup>2</sup> ] 100
TOTAL VEHICLE PARKING SPACES REQUIRED:			8,942.08 m <sup>2</sup> 96,251.71 ft <sup>2</sup> 107.40

VEHICLE PARKING PROVIDED

PARKING TYPE	No. of SPACES
ACCESSIBLE PARKING	2
STANDARD PARKING	89
TOTAL PARKING SPACES PROVIDED BY:	91

STALL DIMENSIONS:  
 STANDARD STALL: 2.80 m (9.51 ft) W x 5.50 m (18.04 ft) L  
 STANDARD STALL ADJACENT STRUCTURE: 2.80 m (9.51 ft) W x 5.50 m (18.04 ft) L  
 ACCESSIBLE STALL: 3.50 m (11.50 ft) W x 5.50 m (18.04 ft) L  
 ACCESSIBLE STALL (VAN): 3.40 m (11.15 ft) W x 5.50 m (18.04 ft) L  
 LOADING STALL: 4.00 m (13.12 ft) W x 16.50 m (54.13 ft) L

DRIVE AISLE WIDTH:  
 7.06 m (23.16 ft) @ 90° (TWO WAY)

TOTAL LOADING SPACES REQUIRED: 12  
 TOTAL LOADING SPACES PROVIDED: 12

**SITE LEGEND**

[Yellow Box] PROPOSED BUILDING	[Dashed Line] PROPERTY LINE
[Grey Box] EXISTING BUILDING	[Dashed Line] EASEMENT ROW
[Green Box] LANDSCAPING SEE LANDSCAPING DWGS	[Dashed Line] BUILDING SETBACK
[Light Green Box] BUILDING SIDEWALK	[X-X-X-X] CHAINLINKMESH FENCE
[White Box] CONCRETE PAD	[X-X-X-X] CONCRETE SOUND BARRIER
[Dark Grey Box] ASPHALT PAVEMENT SEE CIVIL DWGS	[O-O-O-O] OMEGA FENCE
[Light Grey Box] PERMEABLE ASPHALT PAVEMENT SEE CIVIL DWGS	[---] RETAINING WALL SEE CIVIL & STRUCT DWGS
[Dark Grey Box] MASONRY PAVEMENT SEE LANDSCAPING DWGS	[---] CATCH BASIN & LAWN DRAIN SEE CIVIL & MECH DWGS
[Light Grey Box] GRAVEL	[---] STRIP DRAIN SEE CIVIL & MECH DWGS
[Dark Grey Box] MULCH SEE LANDSCAPING DWGS	[---] VEHICLE PAINTED TRAFFIC DIRECTION ARROW SEE ELEC. DWGS
[Square with X] PMT CHW BOLLARDS SEE ELEC. DWGS	[---] POST MOUNTED LIGHTS SEE ELEC. DWGS
[Circle with X] FIRE HYDRANT SEE MECH. DWGS	[---] SITE FURNITURE SEE LANDSCAPING DWGS

