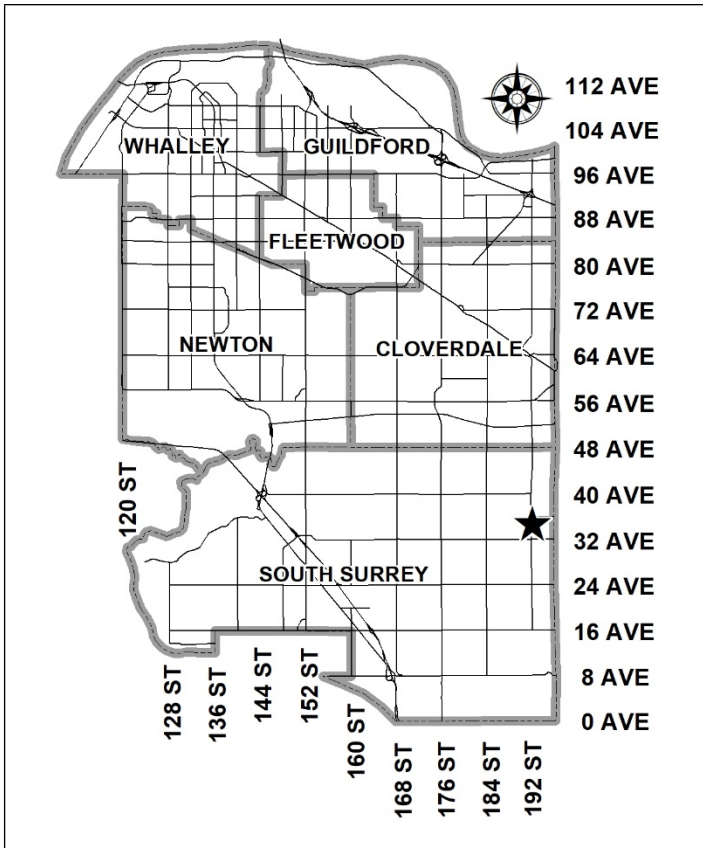


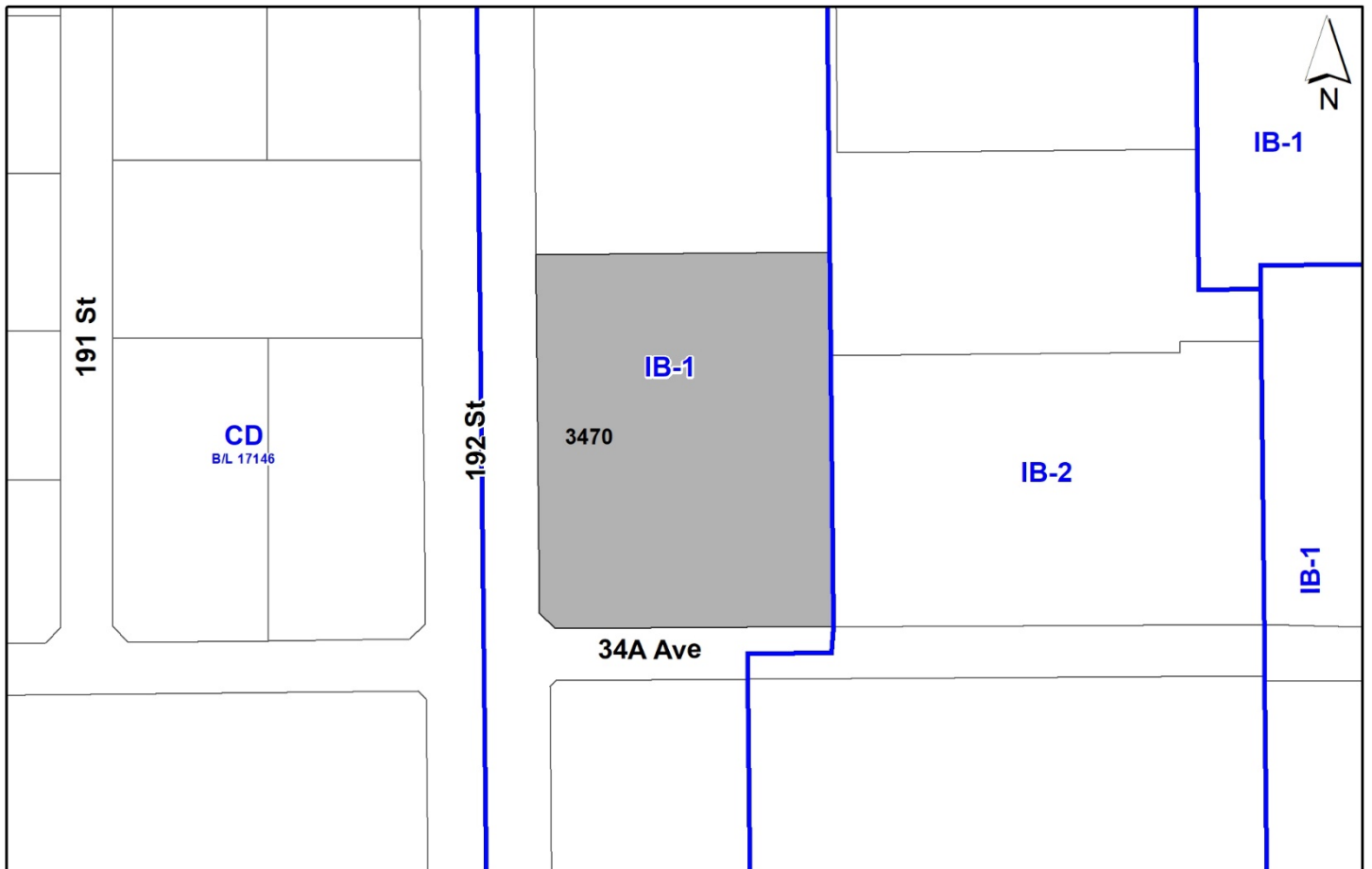
City of Surrey
PLANNING & DEVELOPMENT REPORT
 Application No.: 7923-0212-00
 Planning Report Date: December 4, 2023



PROPOSAL:

- **Development Permit**
 in order to permit the development of an 8,408 square metre industrial building.

LOCATION: 3470 192 Street
ZONING: IB-1
OCP DESIGNATION: Mixed Employment
NCP DESIGNATION: Business Park and Landscape Strip



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the “Industrial” designation in the Official Community Plan (OCP) and the “Business Park” designation in the Campbell Heights Land Use Plan (LAP).
- The proposed density and building form are appropriate for this part of Campbell Heights and is consistent with the design guidelines outlined in the general Development Permit and Design Guidelines for Campbell Heights North.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7923-0212-00 generally in accordance with the attached drawings (Appendix I).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) 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
 - (e) registration of a Section 219 Restrictive Covenant for installation and maintenance of the landscape buffer.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant	Business Park (Office)	IB-1
North:	Vacant	Business Park (Office)	IB-1
East:	Industrial Business Park	Business Park	IB-2
South (Across 34A Ave):	Industrial Business Park	Business Park (Office)	IB-1
West (Across 192 Street):	Industrial Business Park	Business Park	CD (Bylaw No. 17146 & 17934)

Context & Background

- The subject site is located at 3470 192 Street in Campbell Heights. The site is designated "Mixed Employment" in the Official Community Plan (OCP), "Business Park" in the Campbell Heights Local Area Plan and zoned "Business Park 1 Zone (IB-1)".
- The site was rezoned from "General Agriculture Zone (A-1)" to "Business Park 2 Zone (IB-2)" as part of Development Application No. 7907-0326-00, that also created design guidelines through a General Development Permit.

- The subject lands are associated with Development Application No. 7918-0139-00 which received Final Adoption on July 20, 2019. As part of this proposal, a subdivision of the lands associated with that application were completed, which included the subject site.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to construct multiple industrial warehousing and office buildings on the overall site plan created under Development Application No. 7907-0326-00. The development and build out of the overall site will occur in four (4) phases. The subject application represents Phase 3 of this construction plan, with a further development application expected for the last phase.
- The application requires a detailed Development Permit in order to construct one warehouse as part of the Phase 3 construction plan for this site. The Rezoning, Subdivision, General Development Permit for the entire site, and Development Permit for Phase 1 was completed under Development Application No. 7918-0139-00 at the June 22, 2019 Land Use Meeting. The Development Permit for Phase 2 was completed under Development Application No. 7918-0166-00 at the June 22, 2019 Land Use Meeting.

	Proposed
Lot Area	
Site Area:	14,895 square metres
Building Height:	12.0
Floor Area Ratio (FAR):	0.59
Floor Area	
Residential:	1,929 square metres
Industrial:	6,497 square metres
Total:	8,408 square metres

Referrals

- Engineering: The Engineering Department has no objection to the project as outlined in Appendix II.
- Parks, Recreation & Culture: There is no active park within walking distance from the development. Campbell Heights Biodiversity Preserve is the closest park with natural area and is 1,550 metres walking distance from the development.

Transportation Considerations

- Access to the subject site is proposed via 34A Avenue as a shared driveway with the adjacent property to the east.
- According to the Zoning Bylaw, a total of 113 parking spaces are required to be provided on site. The applicant is proposing to provide a total of 116 parking spaces, exceeding the Zoning Bylaw requirements.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

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

Themes/Policies

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

(The proposed development has attractive elevations along 192 Street and 34A Avenue with expansive two-level spandrel glazing at the intersection corner. There is also a public plaza provided at this corner).

- 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 to the east side of the site to minimize public view, and to allow for the building to be used as screening from 192 Street. The parking and loading are accessed from 34A Avenue to the south, with a 10 feet high screening wall along that frontage).

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

(The proposed development is compatible with the Mixed Employment designation and builds upon the employment lands in Campbell Heights. The subject site is also located near the major transportation corridors of 36 Avenue, Highway 15, 192 Street and international border crossings).

Secondary Plans

Land Use Designation

- The proposal complies with the Business Park designation in the Campbell Heights Local Areas Plan (LAP) as follows:

Themes/Objectives

- 6.5.1.4 – Design Guidelines: Business Park – The use of glass and high quality materials and finishes is required of buildings facing the street. Blank walls should be avoided.

(The proposed development incorporates expansive two-level spandrel glass at the intersection corner and along 192 Street frontage).

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

(The proposed development incorporates a variation in building height at the unit entrances, and the corner has a detail with spandrel glass).

- 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 building is architecturally coordinated with a modern appearance that promotes harmony by using consistent cladding materials, glazing, and landscaping).

PUBLIC ENGAGEMENT

- The Development Proposal Signs were installed on October 23, 2023. Staff received no responses from neighbouring land owners.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed building is consistent with the guidelines outlined in the General Development Permit that was previously registered on the property under Development Application No.

7907-0326-00 and is reflective of the existing standards within the area. The development concept behind Campbell Heights is a high quality, sustainable industrial business park.

- Overall, the building is proposed to have a modern appearance. The proposed construction is a combination of concrete tilt-up panels and tinted double glazing. The colours for the concrete panels are proposed in light gray, dark gray and navy blue. The building façade is accented with metal panel canopy in a cedar appearance.

Landscaping

- The proposed landscaping includes a 13.5 metre wide landscape buffer along 192 Street and 10 metre landscaping along 34A Avenue, which will create an attractive public realm. Landscaping has been designed with high quality drought resistant planting. Planting includes the following trees: Malus Fusca and Robinia Pseudo Frisia, and a variety of low-lying shrubs and plants.
- Benches and tables are provided in the amenity area located in the corner feature plaza at the intersection of 192 Street and 34A Avenue. Bicycle racks are also provided near amenity areas.
- The portions of the proposed truck loading/unloading area visible from 34A Avenue will be screened by a 3 metre high swing gate and screen wall.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include confirmation of location for PMT and BC Hydro kiosk with sufficient landscape design, design resolution for the corner plaza feature, and some minor adjustments to the design of the building. The roof material has not yet been confirmed with the applicant, however, they have noted that it will be a high albedo value finish material of at least SRI value 75. The screen wall along 34A avenue needs to be embedded into the design of the building as well.
- 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

- Joey Banh, ISA Certified Arborist of Diamond Head Consulting 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
Alder and Cottonwood Trees			
Cottonwood	5	5	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bitter Cherry	1	1	0
Pacific Dogwood	1	0	1
Coniferous Trees			
Douglas Fir	67	42	25
Western Hemlock	33	33	0
Western Red Cedar	118	82	36
Western White Pine	1	1	0
Total (excluding Alder and Cottonwood Trees)	226	164	62
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		33	
Total Retained and Replacement Trees Proposed		95	
Estimated Contribution to the Green City Program		\$159,500	

- The Arborist Assessment states that there are a total of 221 mature trees on the site, excluding Alder and Cottonwood trees. 5 existing trees, approximately 2% of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain 62 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.
- 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 323 replacement trees on the site. Since the proposed 33 replacement trees can be accommodated on the site, the proposed deficit of 290 replacement trees will require an estimated cash-in-lieu payment of \$159,500, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Malus Fusca and Robinia Pseudo Frisia, and a variety of low-lying shrubs and plants.

- In summary, a total of 95 trees are proposed to be retained or replaced on the site with an estimated contribution of \$159,500 to the Green City Program.

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 |


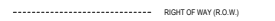






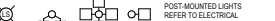



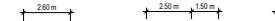

approved by Shawn Low

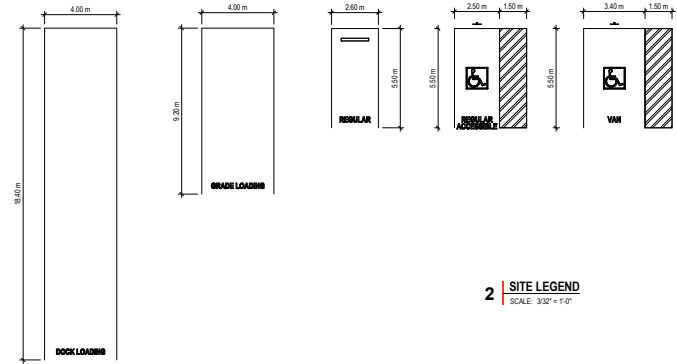
Don Luymes
General Manager
Planning and Development

HS/ar

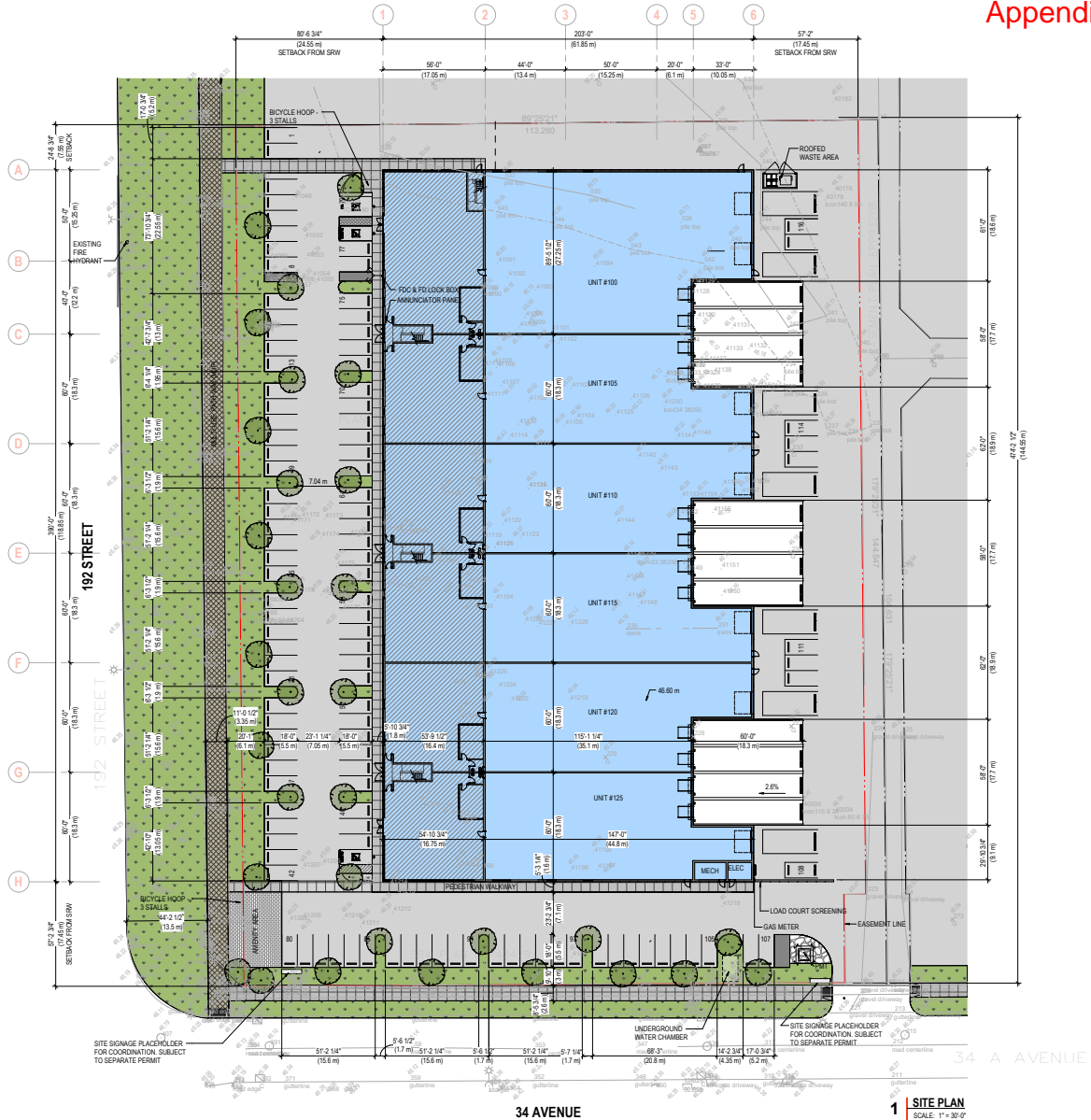
SITE LEGEND

-  PROPOSED BUILDING FOOTPRINT
-  GRASS AREA - REFER TO LANDSCAPE
-  CONCRETE SIDEWALK - COORDINATE WITH LANDSCAPE
-  CONCRETE PAD
-  ASPHALT PAVING
-  ASPHALT PAVING - NO PARKING
-  AMENITY - REFER TO LANDSCAPE
-  PLANTING / BARKMULCH AREA - REFER TO LANDSCAPE
-  GRAVEL - REFER TO LANDSCAPE
-  PMT CW BOLLARDS - REFER TO ELECTRICAL
-  PROPOSED FIRE HYDRANT - REFER TO CIVIL

-  PROPERTY LINE
-  EASEMENT
-  RIGHT OF WAY (R.O.W.)
-  BUILDING SETBACK
-  CHAINLINK / MESH FENCE
-  CONCRETE SOUND BARRIER
-  OMEGA FENCE
-  RETAINING WALL - REFER TO CIVIL AND STRUCTURAL
-  CATCH BASIN AND LAWN DRAIN - REFER TO CIVIL AND MECHANICAL
-  TRENCH DRAIN - REFER TO CIVIL AND MECHANICAL
-  TRAVEL DIRECTION ARROWS
-  BUILDING FACADE LIGHTS - REFER TO ELECTRICAL
-  POST MOUNTED LIGHTS - REFER TO ELECTRICAL
-  SITE FURNITURE - REFER TO LANDSCAPING

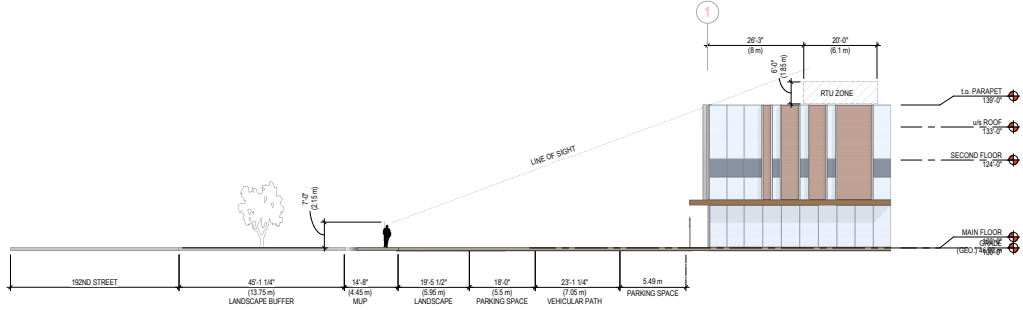


2 | SITE LEGEND
SCALE: 3/32" = 1'-0"

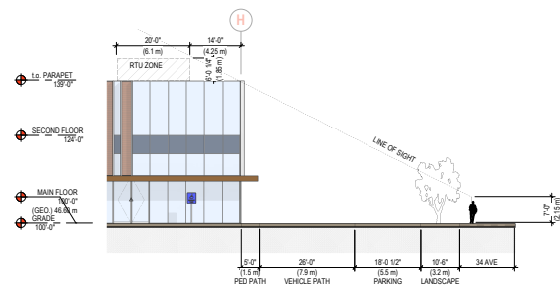


1 | SITE PLAN
SCALE: 1" = 30'-0"

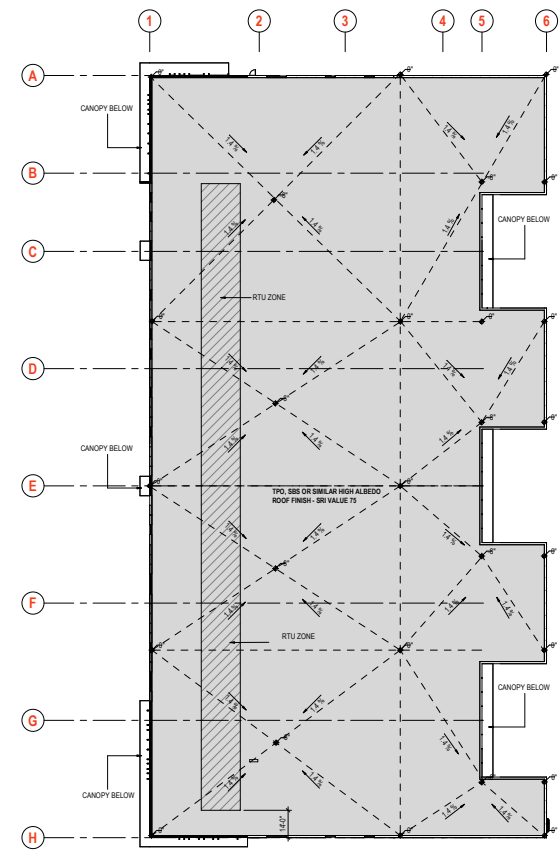




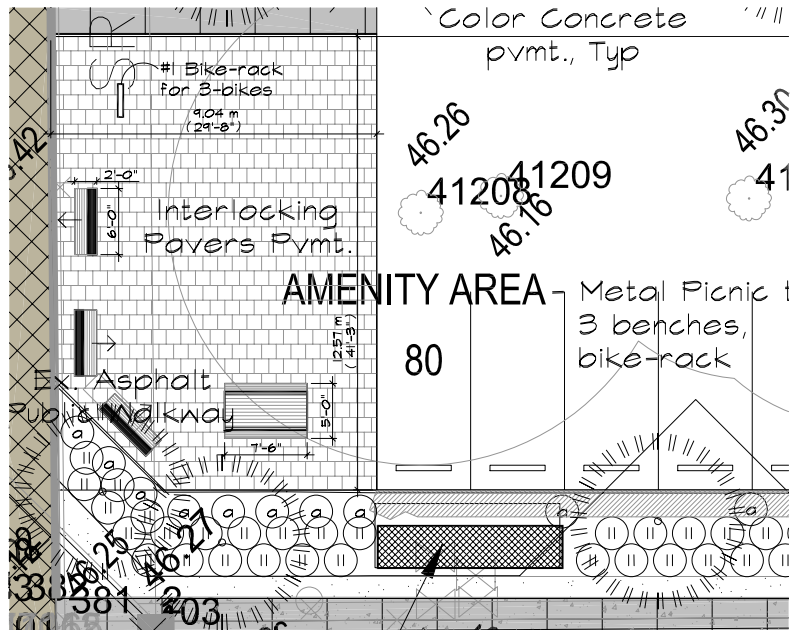
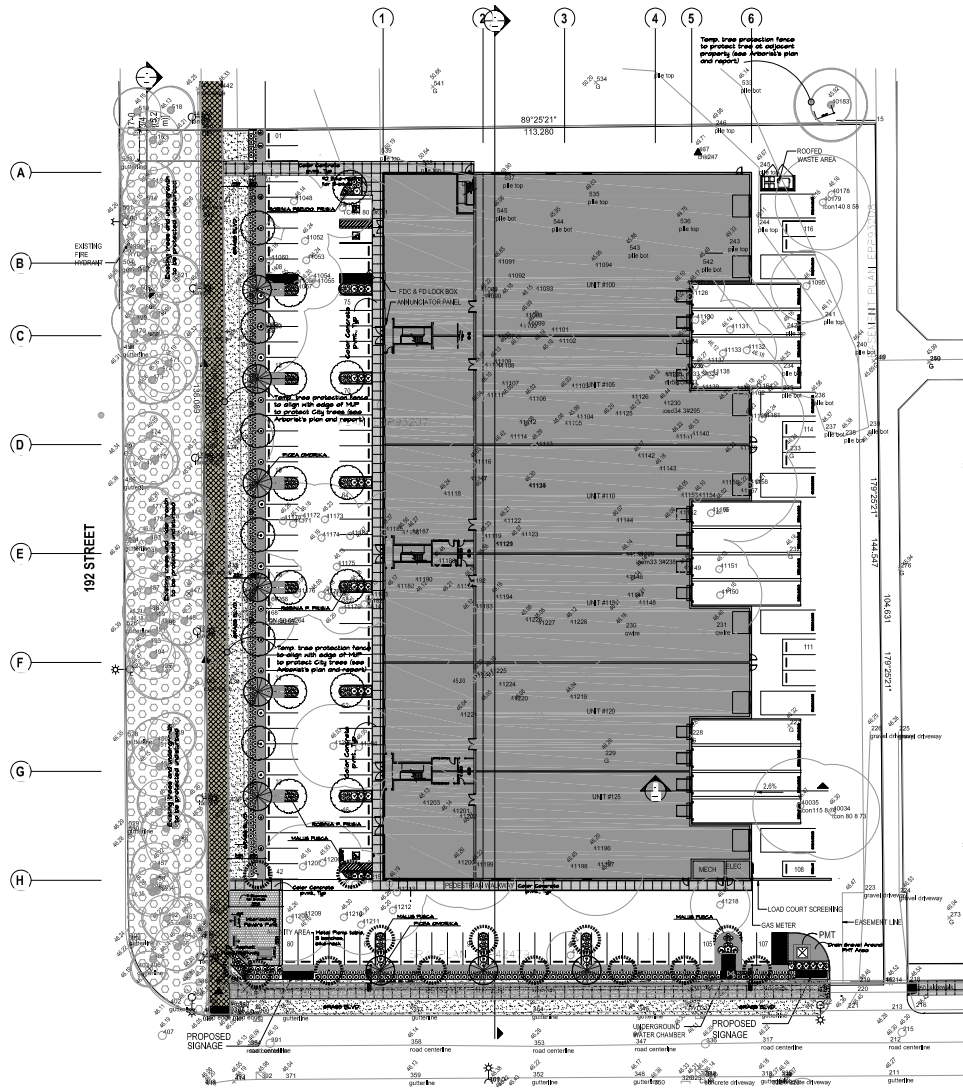
2 | 192ND STREET SECTION
SCALE: 1/16" = 1'-0"



3 | 34 AVE STREET SECTION
SCALE: 1/16" = 1'-0"



1 | ROOF PLAN
SCALE: 1" = 30'-0"



AMENITY AREA
Scale: 3/16" = 1'-0"

PLANT LIST - Preliminary		Project No. 230301.CTA 2023-11-28		
KEY	QTY.	BOTANICAL NAME	COMMON NAME	PLANTED SIZE
	4	PICEA OMORICA	Serbian Spruce	B&B 5M+ ht.
	14	MAIUS FURCA	Female Crabapple	B&B 6M cal. 1.75m std.
	18	ROBINIA PSEUDO-FRISIA	Yellow-Leaved Locust	B&B 10M cal. 1.80m std.
	27	ABELIA EDWARD GAUCHER	Dwarf Abelia	#2 pot 40cm ht.
	240	ARCTOSTAPHYLOS UJ. YANG JADE	Vancouver Jade Kimmikimick	#1 pot Heavy
	13	CORNUS STOLONIFERA	Redwing Dogwood	#5 pot 100cm ht. Heavy
	12	ELONYMUS ALATA COMPACTA	Dwarf Burning Bush	#5 pot 80cm ht. Heavy
	550	GAULTHERIA SHALLON	Solal	#1 pot Heavy
	21	HYDRANGEA ASPERA	Aspera Hydrangea	#5 pot 60cm ht. Bushy
	166	LAVENDULA SPICA MINSTEAD	English Lavender	#2 pot 35cm ht.
	340	LEUCOTHOE AXILLARIS	Leucotohos	#3 pot 40cm ht. Spd.
	30	VIBURNUM BURKWOODII	Burkwood Viburnum	#5 pot 60cm ht. Bushy
	12	PHILADELPHUS VIRGINALIS	Virginal Mock Orange	#5 pot 60cm ht. Bushy

NOTE:

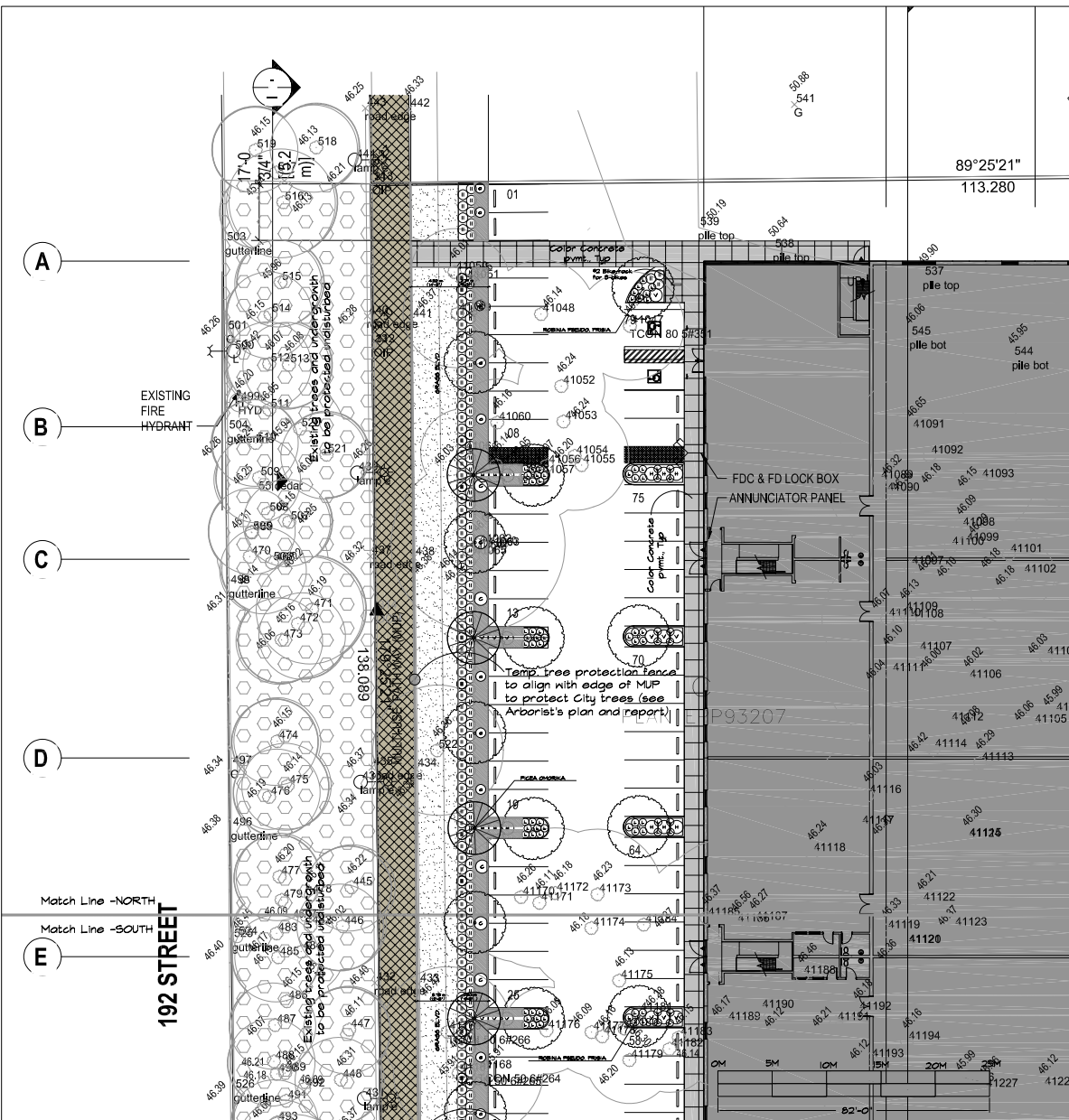
- All plant materials shall meet or exceed BCSLA/BCSIA Standard.
- All grass areas shall be sodded unless otherwise indicated.
- "Hyb. TBD" denotes hybrids to be determined at the nursery during plant material inspection.
- For all other requirements, see Landscape Specifications & Details on B5"x11" sheets. (Spec. is to be included for tendering & construction use)

NO.	DATE	REVISIONS
#2	Nov.28.2023	Overall changes and upgrading as per City's comment and requests. Upgraded for B.P. submission.
#1	Nov.28.2023	Planting removed from PMT area, replaced with drain gravel, added No Parking note, Revised Plant list.



34 AVENUE

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FRED LIU & ASSOCIATES, INC.
 BCSLA CSLA ASLA
 -Vancouver BC- VSP 4M1
 Email: landarch8000@gmail.com TEL: (604) 321-7541



BIKE RACK FOR 3 BIKES
Not To Scale



WOOD BENCHES
Not To Scale

METAL PICNIC TABLE
Deluxe A-Frame

Similar Picture shown

METAL PICNIC TABLE
Not To Scale

All-American classic. For parks, walking paths and picnic areas. Made in the USA.

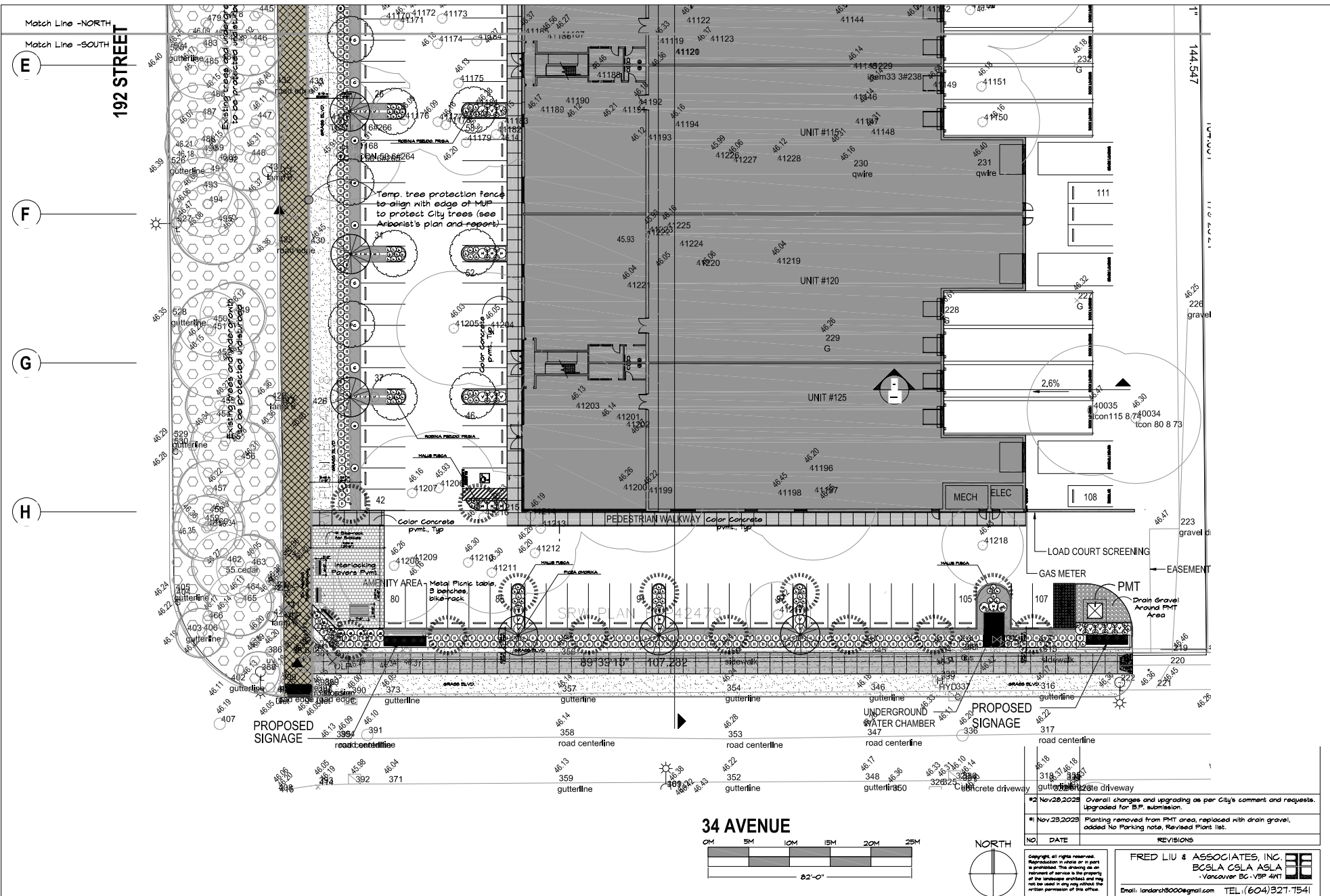
- [Redacted]
- [Redacted]
- Rust-resistant hardware included.

NO.	DATE	REVISIONS
#2	Nov.28,2023	Overall changes and upgrading as per City's comment and requests. Upgraded for B.P. submission.
#1	Nov.28,2023	Planting removed from PMT area, replaced with drain gravel, added No Parking note, Revised Plant list.



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FRED LIU & ASSOCIATES, INC.
BCSLA CSLA ASLA
-Vancouver BC-V3P 4K1
Small: landard8000@gmail.com TEL: (604) 321-7541



Match Line -NORTH
Match Line -SOUTH

192 STREET

E

F

G

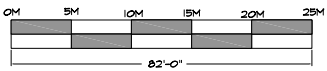
H

Temp. tree protection fence to align with edge of MUP to protect City trees (see Arborist's plan and report)

PROPOSED SIGNAGE

PROPOSED SIGNAGE

34 AVENUE



- Nov.28.2023 Overall changes and upgrading as per City's comment and requests. Upgraded for B.P. submission.
- Nov.28.2023 Planting removed from PMT area, replaced with drain gravel, added No Parking notes, Revised Plant list.

NO. DATE REVISIONS

FRED LIU & ASSOCIATES, INC.
BCSLA CSLA ASLA
-Vancouver BC-V5P 4K1

Email: landarch3000@gmail.com TEL: (604)321-7541

DRAWING NO. L-308 # PROJECT NO. 230309-C7A
 DATE: JUL 2023 SCALE: 1"=10'-0" DRAWN: MS CHECKED: FL
 REVISIONS: DATE REVISIONS: DATE REVISIONS: DATE REVISIONS:

Light Industrial Development
 340 - 192 Street, Sump, B.C.
 SOUTH PLANTING PLAN
 CTA ARCHITECTURE + DESIGN LTD.

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

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

DATE: **November 14, 2023** PROJECT FILE: **7923-0212-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 3470 192 St**

DEVELOPMENT PERMIT

There are no engineering requirements relative to the issuance of the Development Permit for the proposed industrial building.

BUILDING PERMIT

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

- Confirm existing reciprocal access easement conforms with proposed on-site drive aisle.
- Evaluate adequacy of existing utilities connections and driveway provided under 7807-0326-00 and relocate/modify as required through the BP process.
- Provide on-site drainage mitigation following Campbell Heights Land Use Plan requirements and Restrictive Covenants on title.

A Servicing Agreement is not required.



Jeff Pang, P.Eng.
Development Services Manager

BD

4.0 Tree Preservation Summary

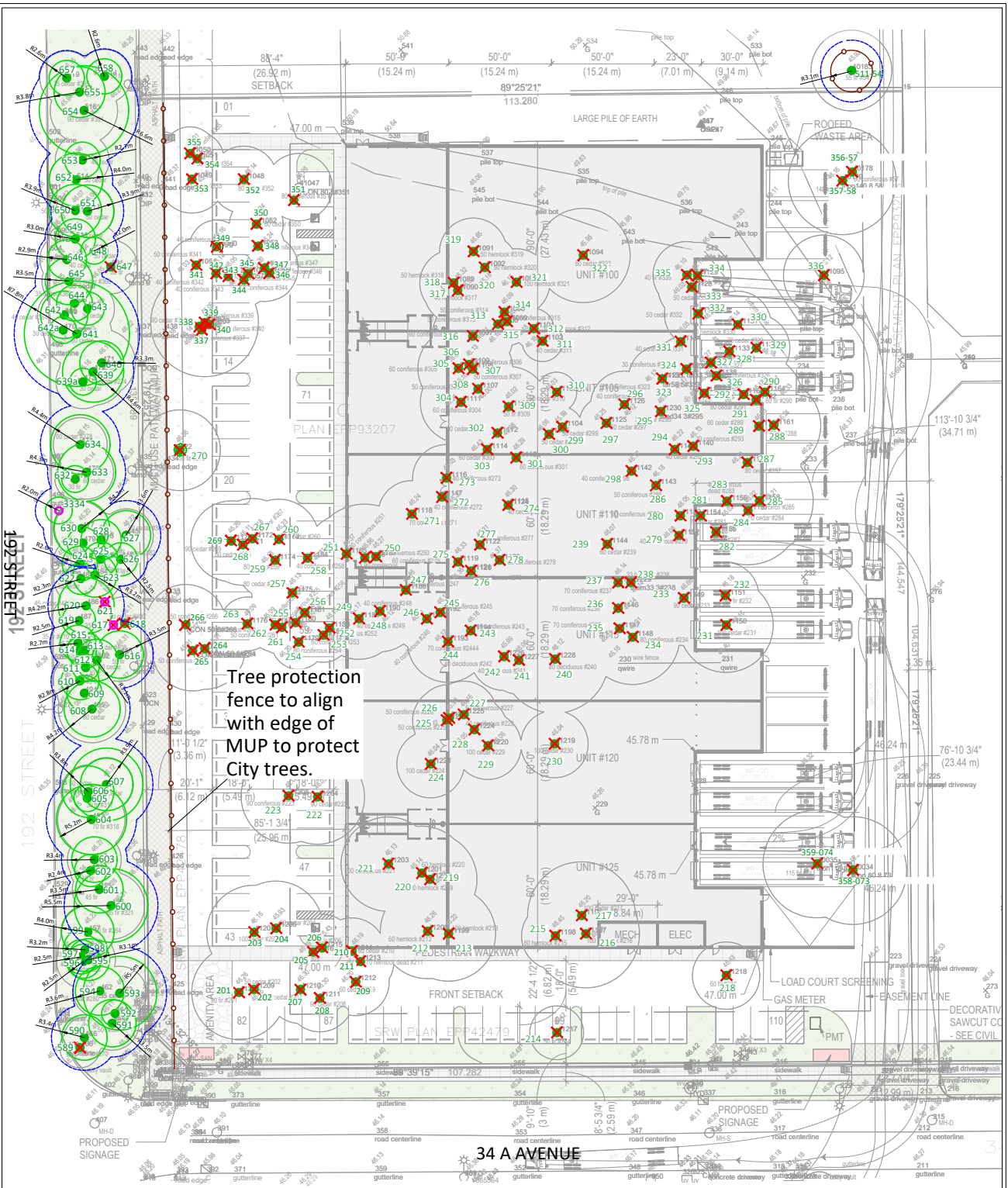
Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number 23-0212
 Site Address 3470 192nd Street
 Registered Arborist Joey Banh – PN-9035A

On-Site Trees	Number of Trees
Protected Trees Identified (On-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	On-site: 159 City: 67 Total: 226
Protected Trees to be Removed	On-site: 159 City: 5 Total: 164
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	On-site: 0 City: 62 Total: 62
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $5 \quad \times \quad \text{one (1)} \quad = \quad 5$ - All other Trees Requiring 2 to 1 Replacement Ratio $159 \quad \times \quad \text{two (2)} \quad = \quad 318$	323
Replacement Trees Proposed	33
Replacement Trees in Deficit	290
Protected Trees to be Retained in Proposed Open Space / Riparian Areas	0

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $0 \quad \times \quad \text{one (1)} \quad = \quad 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $0 \quad \times \quad \text{two (2)} \quad = \quad 0$	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by



Tree protection fence to align with edge of MUP to protect City trees.

- LEGEND**
- CRITICAL ROOT ZONE
 - NO BUILD ZONE
 - UN-SURVEYED TREE TO BE RETAINED
 - × TREE TO BE REMOVED
 - TREE PROTECTION ZONE AND FENCING
 - SURVEYED TREE TO BE RETAINED

- REFERENCE DRAWINGS**
1. Base Survey by: Target Land Surveying

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



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

Drawing title: Phase 4 - Tree Management Plan
Project address: 3470 192nd Street, Surrey BC
Client: North America Commerce Valley Development LTD

Drawing No: 003
Date: 2023/07/05
Drawn by: JB
Page Size: TABLOID 11"x17"

Page #
1 of 1