

City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7920-0155-00

Planning Report Date: July 25, 2022

PROPOSAL:

- **OCP Amendment** to allow for an FAR of 1.3 within the Mixed Employment land use designation
- **Rezoning** from RA to CD (based on IB-3)
- **Development Permit**

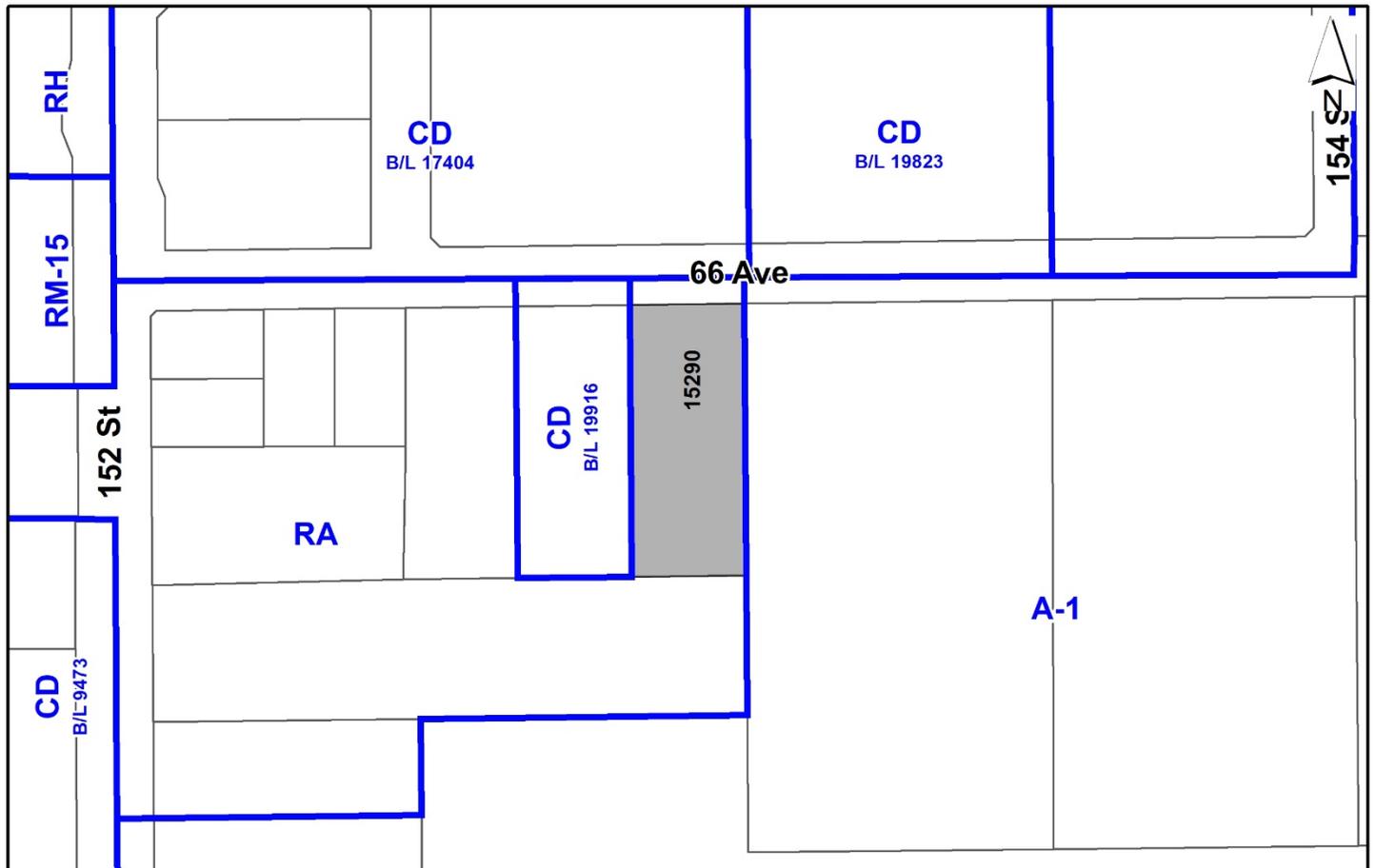
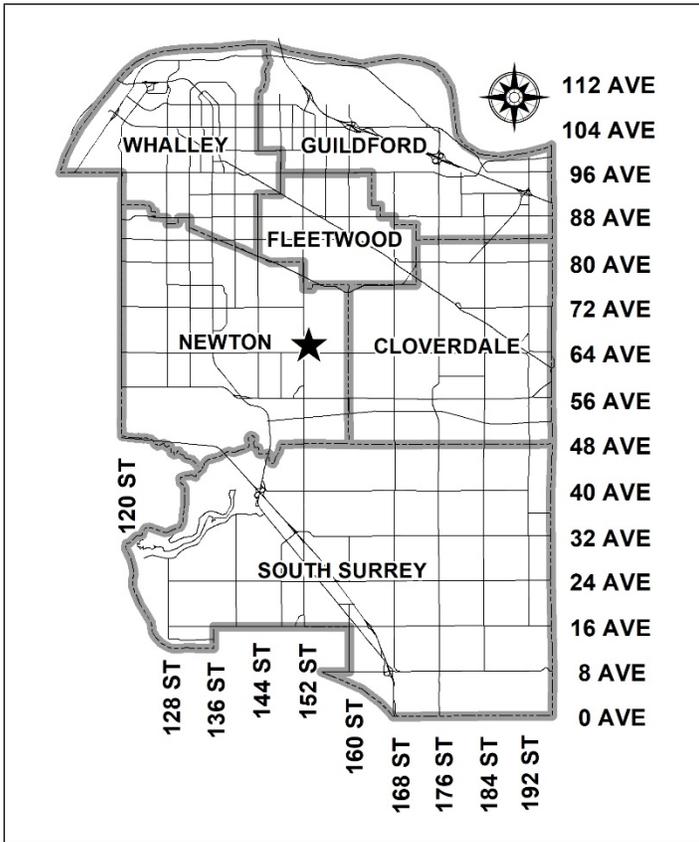
to permit the development of a 4,478 square metre business park building with accessory commercial uses.

LOCATION: 15290 - 66 Avenue

ZONING: RA

OCP DESIGNATION: Mixed Employment

NCP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an Amendment to the Official Community Plan (OCP) to allow for a Floor Area Ratio (FAR) of 1.3 within the Mixed Employment land use designation.

RATIONALE OF RECOMMENDATION

- The proposal requires an amendment to the Mixed Employment designation in the Official Community Plan (OCP) in order to increase the allowable density. The increased density will support the desirable intensification of employment uses.
- The proposal partially complies with the land use designation in the East Newton Business Park Plan.
- The proposed density and building form are appropriate for this part of East Newton Business Park fronting 66 Avenue.
- The proposal generally complies with the Development Permit requirements in the OCP for Form and Character.
- The office park building is attractive and provides a dynamic addition to the East Newton Business Park by continuing the high-standard for the form, design, and character of future business park buildings within the surrounding neighbourhood.
- At the Regular Council – Land Use meeting of June 13, 2022, Council directed staff to work with the applicant to bring the application forward for Council Consideration based on the current version of the proposal submitted by the Applicant.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP, 'Table 7a: Land Use Designation Exceptions' to allow for an FAR of 1.3 within the Mixed Employment land use designation and a date for Public Hearing be set.

"Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
Bylaw # 20XXX	Mixed Employment	15290 - 66 Avenue (012-192-198, Lot 5 Section 14 Township 2 New Westminster District Plan 1442)	Density permitted up to 1.3 FAR (net calculation)

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" based on the "Business Park 2 Zone (IB-3)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7920-0155-00 generally in accordance with the attached drawings (Appendix I).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (f) 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.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single family dwelling	Business Park	RA
North (Across 66 Avenue):	Business park building	Business Park	CD (Bylaw no. 17404)
East:	Business Park building	Business Park	A-1
South:	Single family dwelling	Business Park	RA
West:	Surface Parking Lot	Business Park	CD (Bylaw No. 19916)

Context & Background

- The subject site is approximately 0.35 hectares in size located at 15290 – 66 Avenue.
- The subject property is designated as "Mixed Employment" in the Official Community Plan (OCP) and designated as "Business Park" in the East Newton Business Park Neighbourhood Concept Plan (NCP). The subject site is currently zoned One-Acre Residential (RA) Zone.
- The East Newton Business Park NCP area is approximately 38 hectares (94.5 acres) in size. It is bounded by 152 Street to the west and the Agricultural Land Reserve ("ALR") to the north, east, and south. Major east-west streets that run through the plan area include 68 Avenue and 66 Avenue. This NCP was planned to support employment lands and is designated predominantly "Business Park". The NCP envisioned low-impact business park uses such as high-tech industries, development companies, light industrial/manufacturing, and corporate head offices.
- The East Newton Business Park NCP was amended on March 9, 2020, to replace the "Live & Work (of future business park)" designation with "Business Park". This included sites south of 66 Avenue. The NCP Amendment was proposed to maximize employment opportunities and bring the East Newton Business Park NCP into compliance with the City of Surrey employment policies.

- A Stage 1 report for Development Application No. 7920-0155-00 was presented to Council at the Regular Council – Land Use meeting of June 13, 2022 (Appendix V) seeking direction on the proposal. Staff recommended the application be referred back to staff to work with the applicant to increase the percentage of Floor Area Ratio (FAR) designated for industrial uses within the proposed mixed-use building. Staff expressed concerns that the approval of this proposal may lead to more requests for similar OCP amendments which will increase the amount of office space within the interior of the East Newton Business Park at the expense of lands available for industrial development.
- At the June 13, 2022, Regular Council – Land Use meeting Council directed staff to work with the applicant to bring the application forward for Council Consideration based on the current version of the proposal submitted by the Applicant.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes an OCP Amendment to increase the allowable density in the Mixed Employment designation from 1.0 FAR to 1.3 FAR; rezoning from "One-Acre Residential Zone (RA)" to Comprehensive Development Zone (CD) based on the "Business Park 3 Zone (IB-3)", and a Development Permit for Form and Character to permit the development of a 4,478 square metre business park building with accessory commercial uses.

	Proposed
Lot Area	
Gross Site Area:	3,452 m ²
Road Dedication:	N/A
Net Site Area:	3,452 m ²
Number of Lots:	1
Building Height:	19.2 metres
Floor Area Ratio (FAR):	1.3
Floor Area	
Industrial/Office:	4,008 m ²
Commercial:	470 m ²
Total:	4,478 m ²

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:	Parks accepts the removal of City Trees C ₁ , C ₂ , C ₃ and C ₄ as recommended by the submitted arborist report. Compensation is to be collected as part of the onsite Tree Cutting Permit application, payable before Final Adoption.
Surrey Fire Department:	No concerns.

Advisory Design Panel: The application was not referred to the ADP but was reviewed by staff and found satisfactory.

Transportation Considerations

- The existing 66 Avenue allowance has already achieved the 20 metre ultimate road right-of-way width. No additional dedication is required under the subject application.
- The applicant is required to construct the south side of 66 Avenue and register a 0.5 metre Statutory Right-of-Way (SRW) along the 66 Avenue frontage.
- Two accessible bus stops are located within 300 metres of the subject site on the east and west sides of 152 Street. TransLink's Bus Route No. 345 and 375 serve the area, connecting White Rock Centre and King George Station, and White Rock Centre and Guildford Centre, respectively.
- The Johnston Greenway multi-use path (MUP) will be constructed near to the subject site along 152 Street. Once the entirety of the Johnston Greenway is completed, the MUP will connect 64 Avenue in the south, the East Newton Business Park, and areas to the north with several other MUP's, including to Surrey Lake, Guildford Town Centre, and Bear Creek Park.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated Mixed Employment in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed business park building complies with the Mixed Employment designation.

Official Community Plan

Land Use Designation

- The subject site is designated Mixed Employment in the OCP. The Mixed Employment designation has a maximum Floor Area Ratio (FAR) of 1.0.
- The applicant proposes an Amendment to the OCP to allow for increased density within the Mixed Employment designation from 1.0 FAR to 1.3 FAR.

Amendment Rationale

- The East Newton Business Park Neighbourhood Concept Plan (NCP) was adopted by Council in 1999 and is reflective of the form of development that was appropriate at that time. There is currently a considerable shortage of industrial and business park lands in the region and since 1999, densities have steadily increased due to increased cost of land and changing market conditions. While staff have reservations about the increased density for office uses in the absence of industrial floor area at this site, which could set future precedent for more requests for similar OCP amendments, Council directed staff to bring forward the proposal for consideration.
- The applicant has agreed to eliminate certain parking intensive non-business park related accessory uses, including:
 - Community Services
 - Assembly halls;
 - Child care centres; and
 - Limiting eating establishments to a maximum size of 150 square metres.
- The elimination of these uses will mean that a greater percentage of floor area will be allocated to traditional business park uses and help mitigate parking concerns, as has been experienced with other properties in East Newton Business Park.

Themes/Policies

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

(The proposed development is oriented towards 66 Avenue with expansive two-level spandrel glazing.)

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

(The proposed development is compatible with the Mixed Employment designation and adds a significant number of employment opportunities in East Newton Business Park. The subject site is also located near the major arterial transportation corridor of 152 Street, which provides important connections into and out of East Newton Business Park.)

Secondary Plans

Land Use Designation

- The subject site is designated “Business Park” in the East Newton Business park Neighbourhood Concept Plan.
- The proposed business park development with accessory commercial uses complies with the land use designation for the site.

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed business park building on the subject site. The proposed CD By-law for the identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Business Park 3 Zone (IB-3)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the IB-3 Zone and the proposed CD By-law is illustrated in the following table:

Zone	IB-3 Zone	Proposed CD Zone
Unit Density:	n/a	n/a
Floor Area Ratio:	1.0	1.3
Lot Coverage:	60%	60%
Yards and Setbacks		
North:	7.5 m	7.5 m
East:	7.5 m	5.0 m
South:	7.5 m	7.5 m
West:	7.5 m	7.5 m
Height of Buildings		
Principal buildings:	14 m	19.85 m
Accessory buildings:	6 m	6 m
Permitted Uses:	<ul style="list-style-type: none"> • Light impact industry • Office uses • General service uses • Warehouse uses • Distribution centres • Liquor Manufacturing • Accessory Uses <ul style="list-style-type: none"> ○ Personal service uses with some limitations ○ Recreational facilities ○ Eating establishments limited to 200 seats ○ Community service uses ○ Assembly halls limited to churches ○ Child care centres ○ Dwelling unit 	<ul style="list-style-type: none"> • Light impact industry • Office uses • General service uses • Warehouse uses • Distribution centres • Liquor Manufacturing • Accessory Uses <ul style="list-style-type: none"> ○ Personal service uses with some limitations ○ Eating establishments limited to 150 square metres ○ Dwelling unit
Parking (Part 5)	Required	Proposed
Number of Stalls		
Commercial:	12	12
Industrial:	3	3
Office:	95	95
Total:	110	110
Small (%):	39 (35%)	24 (22%)

- The proposed CD Zone includes the following changes to the IB-3 Zone:

- Increase in permitted floor area ratio from 1.0 to 1.30;
- Increase in building height from 14 metres to 19.85 metres;
- Decreased setback on the east property line; and
- Elimination of certain parking intensive uses such as:
 - Community Services;
 - Assembly halls;
 - Child care centres; and
 - Limiting the size of eating establishments to a maximum of 150 square metres.
- Banquet halls, child care centres, and larger eating establishments require a significant amount of parking in accordance with Part 5 of the Surrey Zoning By-law. The elimination of these uses and restricting eating establishments exceeding 150 square metres among other uses, will limit future parking shortages on the property. In exchange for eliminating and restricting these uses, the CD Zone allows for an increase in the permitted Floor Area Ratio.
- The "Business Park 3 Zone (IB-3)" accommodates a maximum of three-storeys or 14 metres. The increased building height will accommodate one additional floor along with the required screening of mechanical equipment on the roof.
- The reduced setbacks on the east property line will facilitate a more efficient building layout given the smaller size of the site.

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 June 2, 2022, and the Development Proposal Signs were installed on May 31, 2022. Staff did not receive any responses from neighbouring residents in response to the public engagement documents.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the East Newton Business Park Plan.

- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the East Newton Business Park Plan.
- The office park building is attractive and provides a dynamic addition to the East Newton Business Park by continuing the high-standard for the form, design, and character of future business park buildings within the surrounding neighbourhood. The building façade features a high-quality curtain wall system with tinted and spandrel glazing on the upper levels. Other building materials include hardie panels in neutral colours and designed in projecting fins, and salvaged wood details in natural wood tone. Clear double-glazed storefront glazing and doors are provided for first-floor tenants.
- The remaining three floors are designated as office uses in keeping with the intent of the "Business Park" land use designation in the East Newton Business Park NCP.
- The applicant is proposing fascia signage for the ground floor tenants, facing 66 Avenue, and towards the eastern property line. The fascia signage is proposed in channel lettering above each tenant entry. Future tenants will need to submit a Sign Permit Application in accordance with this DP and the Sign By-law.
- If the same tenant occupies several units, only two signs per tenant will be permitted provided they are not located on the same façade, as per the Sign By-law.

Landscaping

- The proposed landscaping consists of a 7.5 metre wide landscape buffer on 66 Avenue and a 1.2-2.0 metre landscape buffer on the interior property lines abutting neighbouring lots.
- The landscape plan proposes a total of 34 trees to be planted on the site including deciduous and coniferous trees: Columnar Bowhall Maple, Pacific Sunset Maple, Jubilee Alaskan Cedar, Worplesdon Sweet Gum, and Serbian Spruce. The proposed tree plantings will be complimented by a variety of shrubs and ground cover.

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 refinement to the eastern property line interface grades.
- 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

- Jeff Ross, 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 tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
Locust, black	3	3	0
Plum sp.	1	1	0
Coniferous Trees			
Cedar, western red	2	2	0
Cypress, Lawson	1	1	0
Falsecypress, Boulevard	1	1	0
Total (excluding Alder and Cottonwood Trees)	9	9	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		35	
Total Retained and Replacement Trees		35	
Contribution to the Green City Program		N/A	

- The Arborist Assessment states that there are a total of 9 mature trees on the site and no Alder and Cottonwood trees. It was determined that 0 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 18 replacement trees on the site. The applicant is proposing 34 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Columnar Bowhall Maple, Pacific Sunset Maple, Jubilee Alaskan Cedar, Worplesdon Sweet Gum, and Serbian Spruce.
- In summary, a total of 35 trees are proposed to be replaced on the site. As the applicant is exceeding the tree replacement requirements no contribution to the Green City Program is required.

INFORMATION ATTACHED TO THIS REPORT

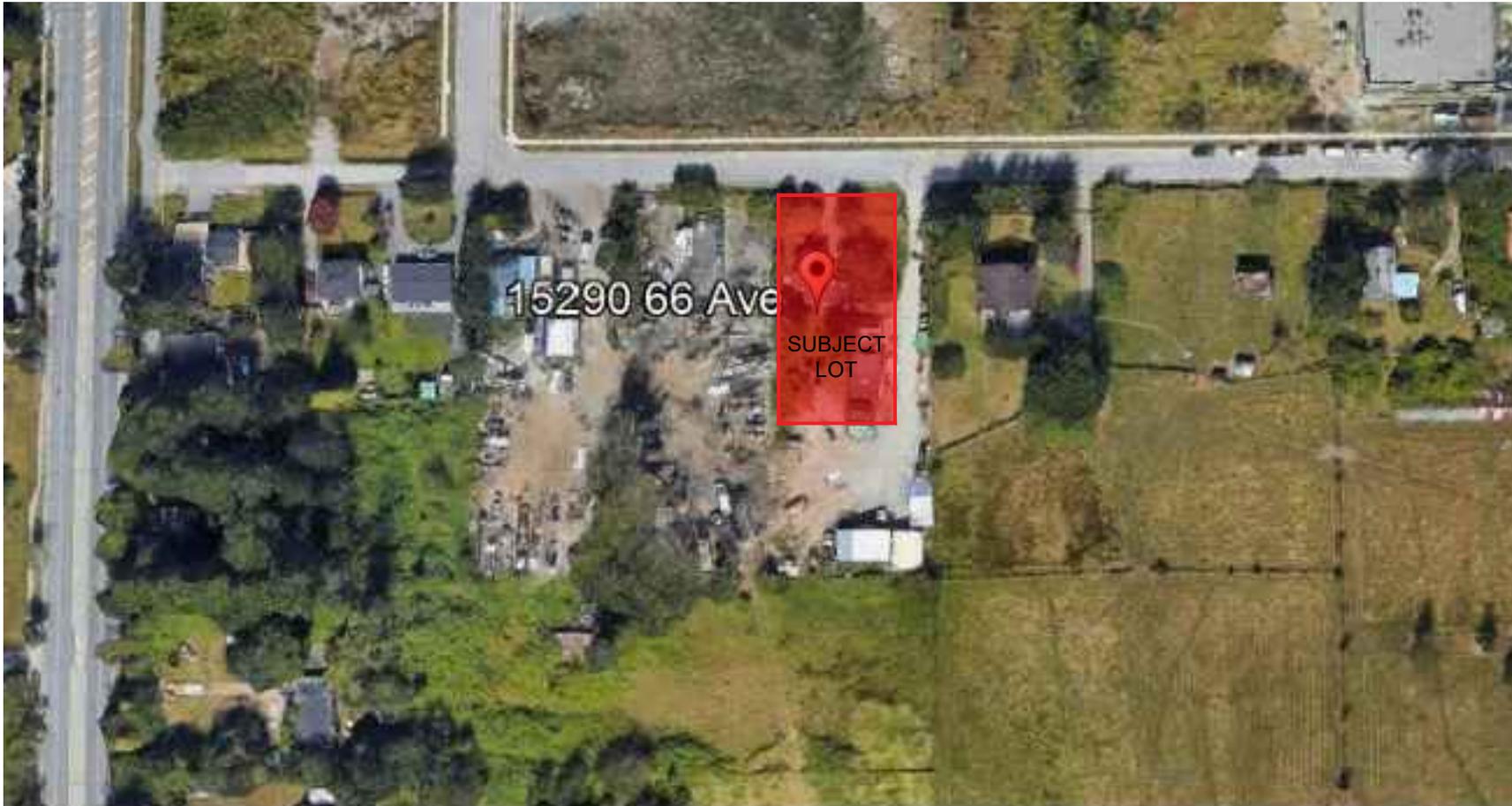
The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. Summary of Tree Survey and Tree Preservation
- Appendix IV. OCP Redesignation Map
- Appendix V. Original Planning Report dated June 13, 2022 (with appendices removed)

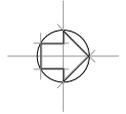
approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

WS/cm



NOTES:



2022-07-14	J	DP RESUBMISSION
2022-07-08	H	DP RESUBMISSION
2022-06-01	C	DP RESUBMISSION
2022-02-15	F	DP RESUBMISSION
2021-11-10	E	DP RESUBMISSION
2021-07-16	D	DP RESUBMISSION
2021-03-18	C	DP RESUBMISSION
2020-05-15	A	FOR CLIENT REVIEW
2020-01-20	A	DP SUBMISSION



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PROJECT:
MIXED USE INDUSTRIAL
DEVELOPMENT
15290 - 66 AVENUE,
SURREY, BC

CLIENT:
KULJIT MINHAS
EMPIRE PARK INC.
6611 - 152A STREET,
SURREY, BC

PROPOSED MIXED USE INDUSTRIAL DEVELOPMENT

15290 - 66TH AVENUE, SURREY,
BRITISH COLUMBIA

**PROJECT
DIRECTORY**

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ARBORIST
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**DRAWING SHEET
SCHEDULE**

A-001	COVER PAGE
A-002	PROJECT DATA
A-003	SURVEY PLAN
A-004	BASE PLAN
A-100	SITE PLAN
A-101	FIRE DEPT. SITE PLAN
A-201 TO A-205	FLOOR PLANS
A-301 TO A-302	ELEVATIONS
A-303	STREETSCAPE
A-401 TO A-402	SECTIONS
A-501	DETAILS

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SCALE: N.T.S.	
JOB No.: SUR 112	
DATE: JULY 2022	
SHEET TITLE: 07/19/2022	

COVER SHEET

DRAWING NO.:	J
A-001	



2022-01-01	DP REVISION
2022-08-01	DP REVISION
2023-01-11	DP REVISION
2023-11-14	DP REVISION
2024-01-11	DP REVISION
2024-03-11	DP REVISION
2024-05-11	DP REVISION
2024-07-11	DP REVISION
2024-08-11	DP REVISION
2024-09-11	DP REVISION



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ET
 MIXED USE INDUSTRIAL
 DEVELOPMENT
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 SURREY, BC

KULIT MINHAS
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 6611 - 152A STREET,
 SURREY, BC



DATE: 07/19/2022
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 CHECKED BY: [Signature]
 PROJECT NO.: 15200-66
 SHEET NO.: 1 OF 1
 07/19/2022

SURVEY PLAN

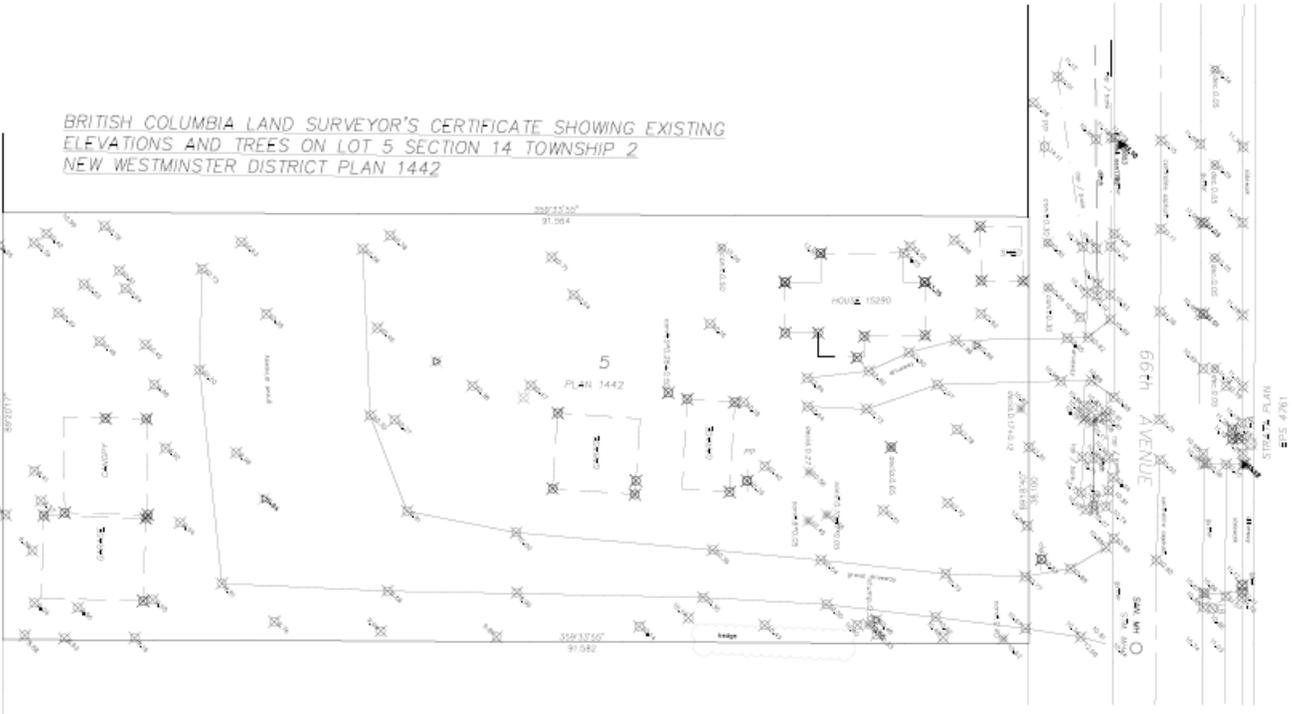
A-003 J

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING
 ELEVATIONS AND TREES ON LOT 5 SECTION 14 TOWNSHIP 2
 NEW WESTMINSTER DISTRICT PLAN 1442

- LE (E) ... denotes catch basin
- LN (O) ... denotes manhole
- LP (X) ... denotes low basin
- LS (X) ... denotes lamp standard
- SAN (M) ... denotes sanitary manhole
- SGV (S) ... denotes sign
- SM (M) ... denotes storm manhole
- PP (O) ... denotes power pole
- CT (X) ... denotes container tree
- WC (X) ... denotes deck/over tree
- TR (O) ... denotes tree
- SP (O) ... denotes spot elevation

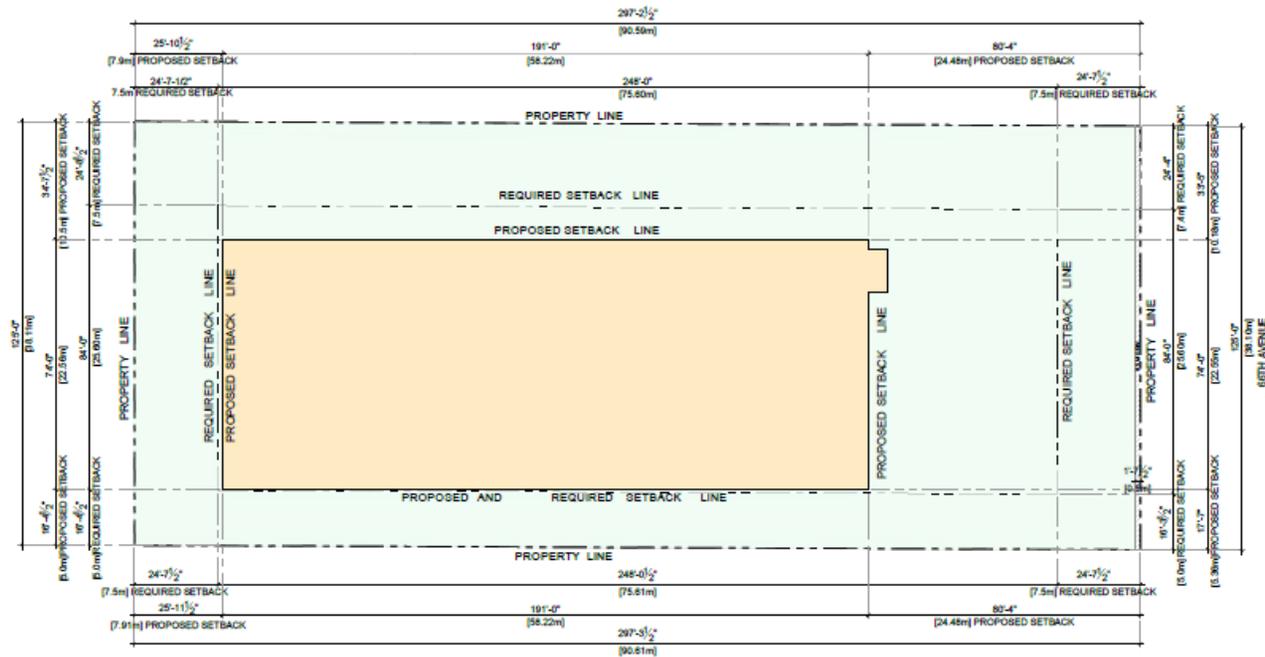
- GENERAL NOTES:
- All dimensions are in metres.
 - This plan is NOT to be used for location of property lines.
 - Measurements are based on GPS Observations.
 - On the subject lot, only trees with a diameter of at least 0.20m are shown.
 - This plan does not show non-tolerant changes, liens or interests.
 - Property dimensions are derived from Land Title Office records.

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 Fax: 1-800-591-1011
 Drawn by: DK



1 SURVEY PLAN
 A-003

NOTES:



1 BASE PLAN
A-004 SCALE: 1/8" = 1'-0"

2022-07-11	DF PROLIFERATION
2022-07-02	DF PROLIFERATION
2022-06-17	DF PROLIFERATION
2022-03-10	DF PROLIFERATION
2021-11-11	DF PROLIFERATION
2021-03-01	DF PROLIFERATION
2021-03-01	DF PROLIFERATION
2020-07-11	DF PROLIFERATION
2020-07-11	DF PROLIFERATION



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100% MIXED USE INDUSTRIAL
DEVELOPMENT
15200 - 66 AVENUE,
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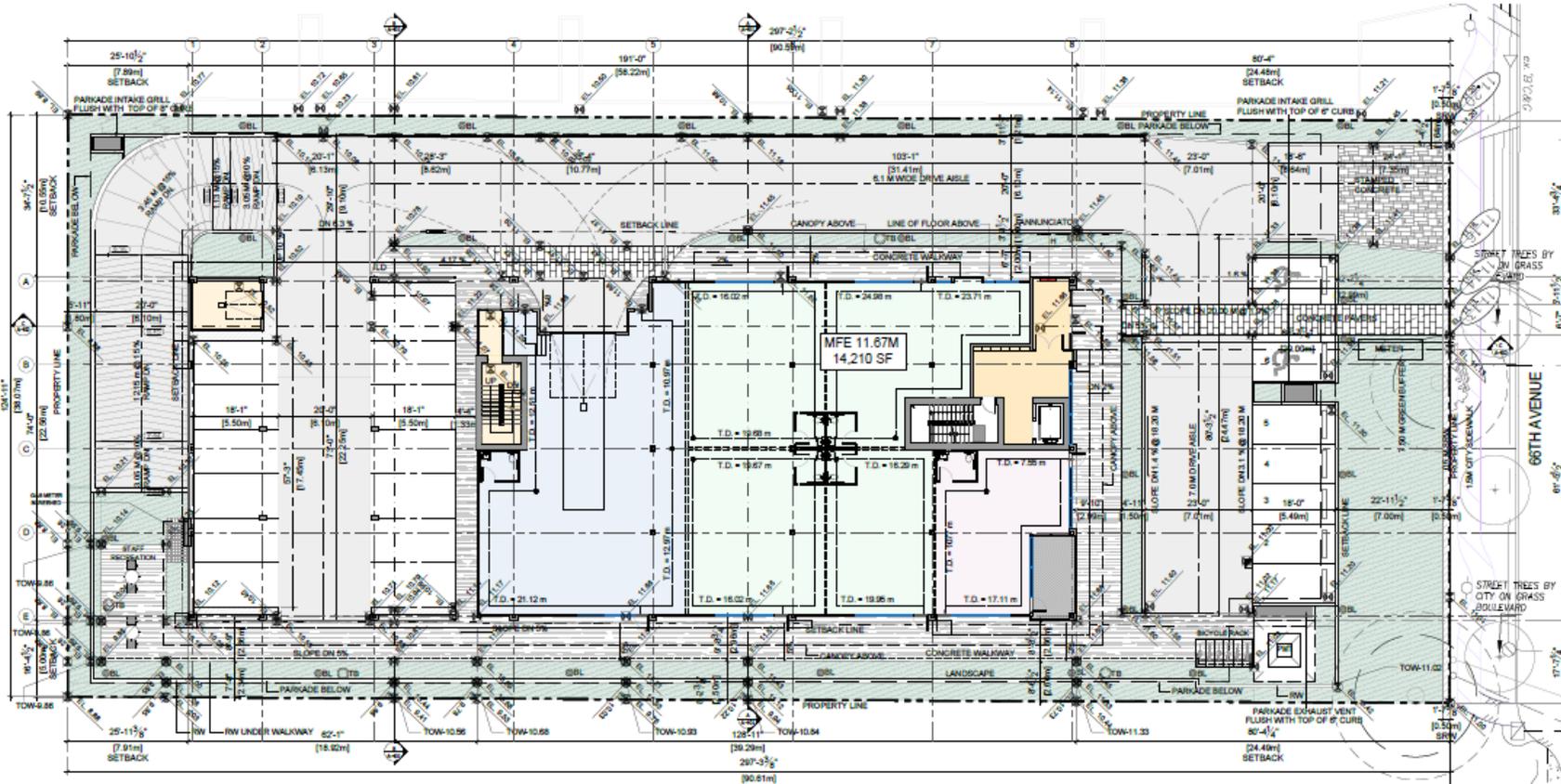
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DATE: 07/19/2022

BASE PLAN

Sheet No.	A-004
Revision	J

NEIGHBORING LOT 1527-86TH AVENUE

NEIGHBORING LOT 15310-86TH AVENUE



- NOTES:
- CHARACTERS AND COLOR OF CONCR. PAVERS REF. TO LANDSCAPE DRWS.
 - ALL PLANTING MATERIAL AND LANDSCAPE DESIGN AREA REF. TO LANDSCAPE DRWS.
 - ALL GRADING, LOCATION OF CATCH BASIN, CURB ALIGNMENT, PEDESTRIAN CROSSING REF. TO CIVIL.

- LEGEND:
- ⊙ BOLLARD LIGHT
 - ⊙ TRASH BIN
 - REFER TO LANDSCAPE DRAWING FOR EXACT LOCATION AND DETAILS

NO.	DESCRIPTION	DATE
0001	PRELIMINARY	07/19/2022
0002	REVISED	07/19/2022
0003	REVISED	07/19/2022
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0100	REVISED	07/19/2022

df
ARCHITECTURE
INC.

300-1081 WHELLEDGE WAY
RICHMOND, BRITISH COLUMBIA
CANADA V6V 2W9
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F: (604) 273-8889
info@dfarchitecture.ca

PROJECT
MIXED USE INDUSTRIAL
DEVELOPMENT
15250 - 86 AVENUE,
SURREY, BC

CLIENT
KULIT MINHAS
EMPIRE PARK INC.
8611 - 152A STREET,
SURREY, BC

DATE: 07/19/2022

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

PROJECT NO.: A-100

DATE: 07/19/2022

PROJECT NO.: A-100

SITE PLAN

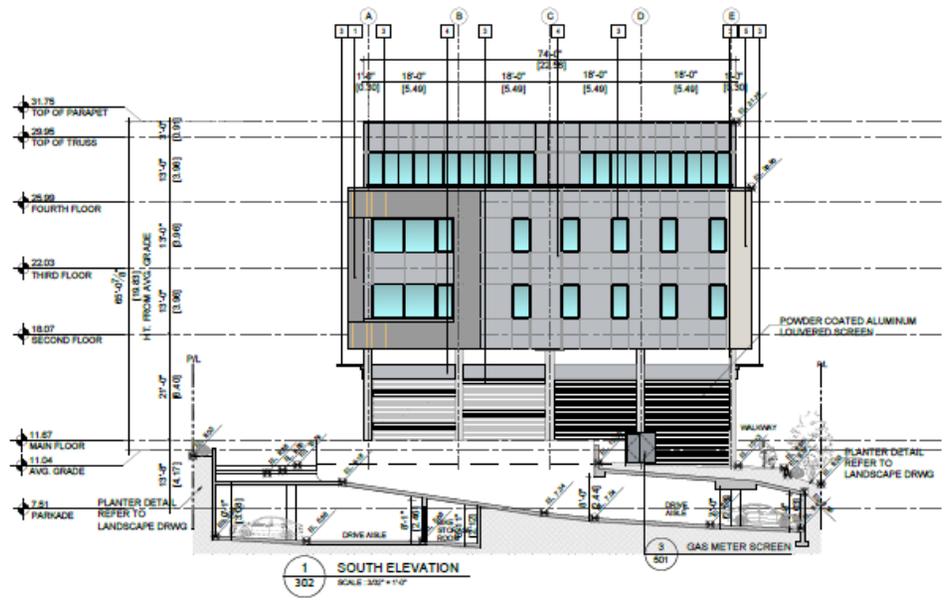
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A-100

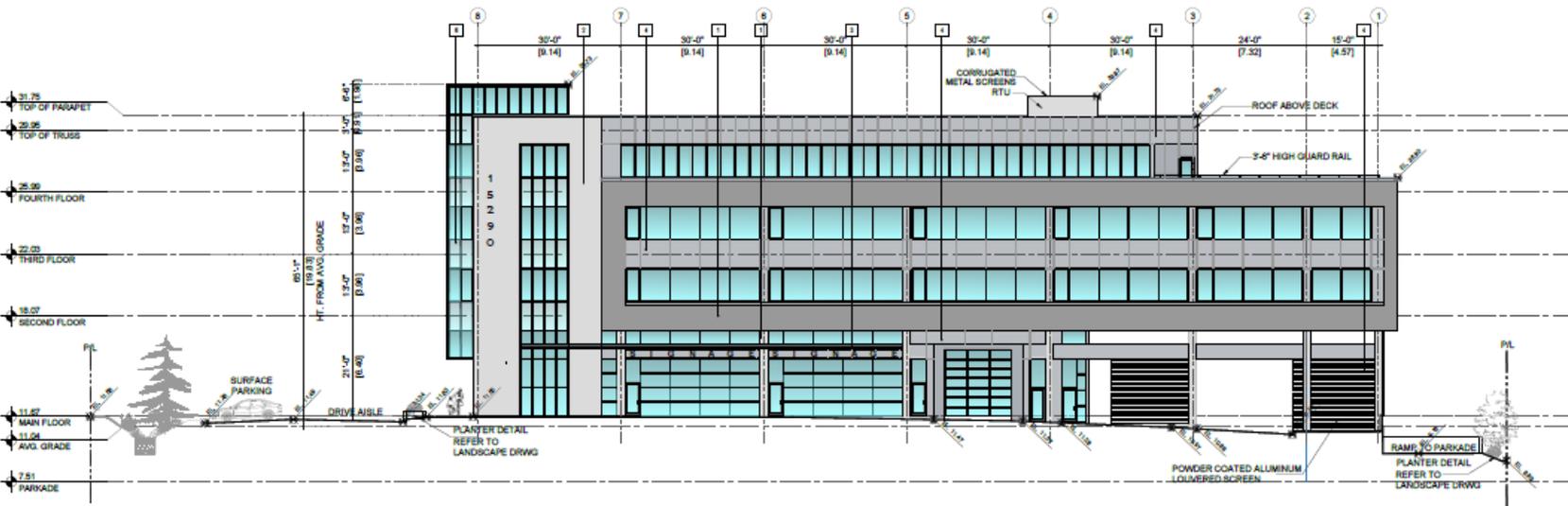
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1 SITE PLAN
SCALE: 1/8" = 1'-0"

NOTES:



1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



2 WEST ELEVATION
SCALE: 3/32" = 1'-0"

SCHEDULE OF FINISHES:

1. COLOR: TO MATCH BENJAMIN MOORE DORSET GOLD HC-8
 - CORRUGATED SHEET METAL ON STEEL FRAME
2. COLOR: TO MATCH HIGH REFLECTIVE WHITE SW 7757
 - SMOOTH FINISH HARDE PANEL PAINTED WITH HARDE REVEAL SYSTEM 2.0
 - FASTENERS AND REVEALS COLOR TO MATCH
3. COLOR: TO MATCH OCEAN FLOOR 1630
 - CORRUGATED SHEET METAL ON STEEL FRAME
 - ALUMINUM WINDOWS, THERMALLY BROKEN FRAME DOUBLE GLAZED
 - TINTED SAFETY GLAZING
 - 12X 1-4 OVER HEAD GLAZED DOOR
 - SCREENS
 - CAP FLASHING
 - CORRUGATED METAL FASCIA, STEEL FRAME GLAZED CANOPY
 - STOREFRONT WINDOWS AND DOORS, THERMALLY BROKEN FRAME, DOUBLE GLAZED CLEAR SAFETY GLAZING
 - ALUMINUM STORE FRONT WINDOW DOUBLE GLAZED CLEAR GLASS
 - ALUMINUM WINDOW DOUBLE GLAZED CLEAR WITH SPANDREL GLASS
4. COLOR: TO MATCH DUSTBLU SW 9151
 - SMOOTH FINISH HARDE PANEL PAINTED WITH HARDE REVEAL SYSTEM 2.0
 - FASTENERS AND REVEALS COLOR TO MATCH
5. COLOR: TO MATCH DRIFT OF MIST SW 9166
 - CORRUGATED SHEET METAL ON STEEL FRAME
6. ALUMINUM CURTAIN WALL SYSTEM - IC2 TO MATCH SW 6471 HAZEL
 - DOUBLE GLAZED CLEAR SAFETY GLAZING
 - ALUMINUM WINDOW DOUBLE GLAZED CLEAR WITH SPANDREL GLASS
7. COLOR: TO MATCH BENJAMIN MORE ICED CUBE SILVER 2121-50
 - PIN MOUNTED ALUMINUM CHANNEL LETTER

DATE	DESCRIPTION
2022-07-14	1P ROKA/AMERICAN
2022-07-08	1P ROKA/AMERICAN
2022-06-01	1P ROKA/AMERICAN
2022-05-27	7P ROKA/AMERICAN
2022-11-11	1P ROKA/AMERICAN
2022-07-14	1P ROKA/AMERICAN
2022-05-25	1P ROKA/AMERICAN
2022-05-12	1P ROKA/AMERICAN
2022-04-12	1P ROKA/AMERICAN



350-15651 SHILLINGHAM WAY
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PROJECT: MIXED USE INDUSTRIAL DEVELOPMENT
15290 - 86 AVENUE, SURREY, BC
 LBY: KULJIT MINHAS
EMPIRE PARK INC.
6611 - 152A STREET, SURREY, BC

REGISTERED PROFESSIONAL ARCHITECT
B.C. REG. NO. 12345
B.C. REG. NO. 12345

DATE: 07/19/2022
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: 3/32" = 1'-0"
 PROJECT NO.: A-302
 SHEET NO.: 07/19/2022

ELEVATION

DATE: 07/19/2022
A-302 **H**

NOTES



2022-07-01	1	3	100% DEVELOPMENT
2022-06-01	1	2	100% DEVELOPMENT
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2021-11-01	1	0	100% DEVELOPMENT
2021-07-01	1	0	100% DEVELOPMENT
2021-03-01	1	0	100% DEVELOPMENT
2020-07-01	1	0	100% DEVELOPMENT
2020-01-01	1	0	100% DEVELOPMENT



300-1001 SHILLINGTON WAY
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CLIENT
MIXED USE INDUSTRIAL
DEVELOPMENT
15290 - 86 AVENUE,
SURREY, BC

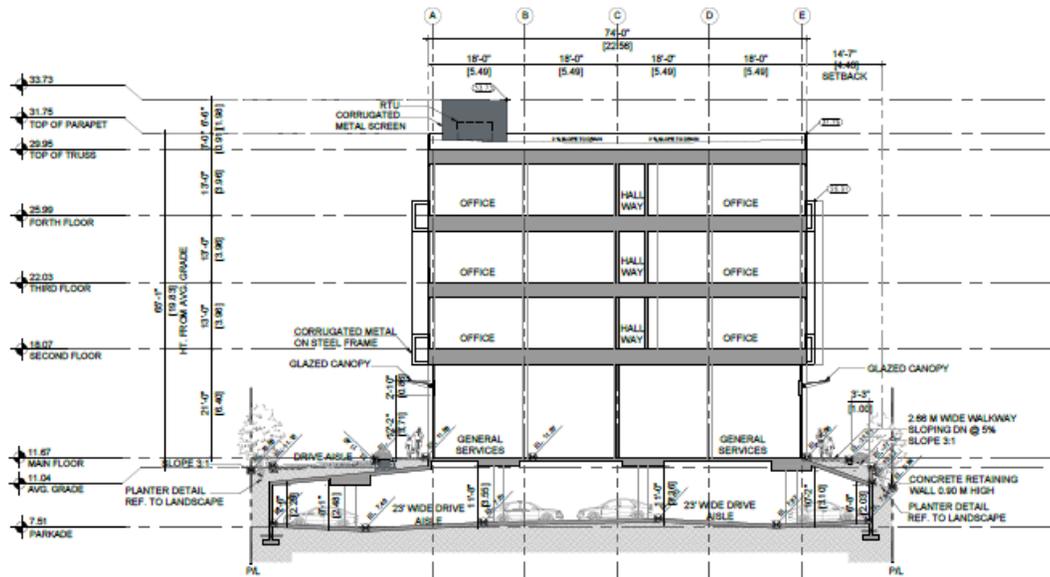
BY
KULJIT MINHAS
EMPIRE PARK INC.
8611 - 152A STREET,
SURREY, BC

Professional Engineer
B.C. REG. NO. 12345
KULJIT MINHAS
07/19/2022

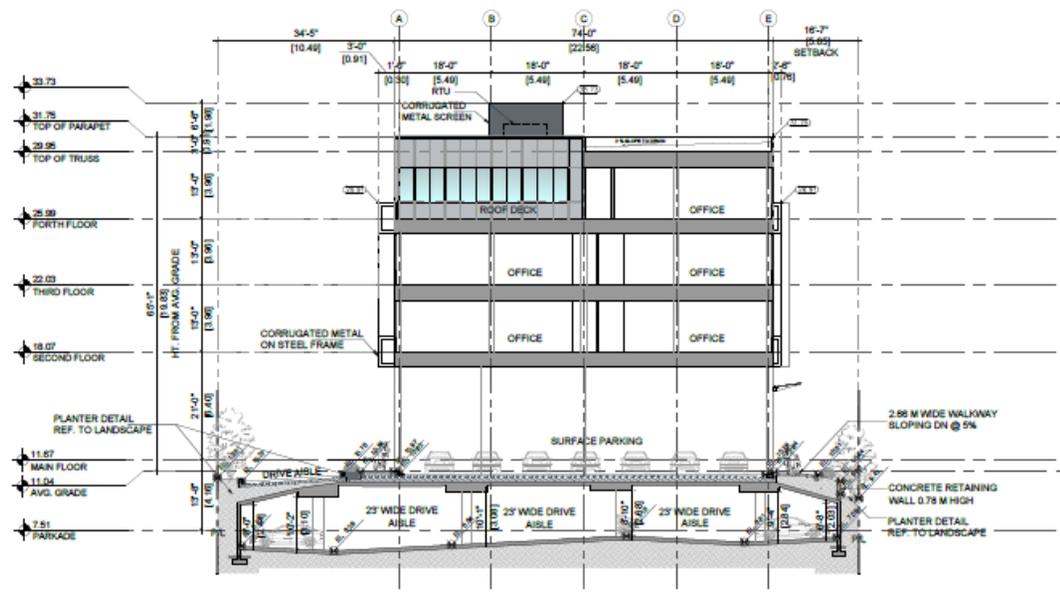
STREETSCAPE

A-303 | **J**

1 | **STREETSCAPE**
303 | SCALE: 1:200



1 SECTION A
A-401 SCALE: 3/32" = 1'-0"



2 SECTION B
A-401 SCALE: 3/32" = 1'-0"

NOTES:

2022-07-11	CP	PROBATION
2022-07-11	CP	PROBATION
2022-08-21	CP	PROBATION
2022-03-21	CP	PROBATION
2021-11-21	CP	PROBATION
2021-07-11	CP	PROBATION
2021-03-11	CP	PROBATION
2020-05-11	FOR CLARITY REVIEW	
2020-01-21	CP	PROBATION



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MIXED USE INDUSTRIAL
DEVELOPMENT
15250 - 88 AVENUE,
SURREY, BC

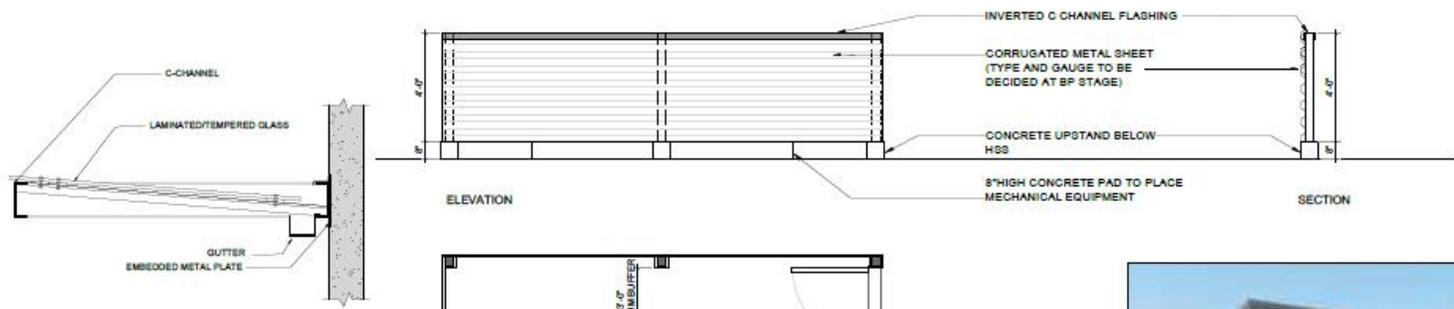
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KULJIT MINHAS
EMPIRE PARK INC.
8815 - 152A STREET,
SURREY, BC

GENERAL CONTRACTOR
11111 152A STREET, SURREY, BC V3R 4G1
SURREY, BC V3R 4G1

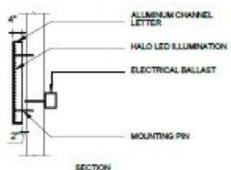
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Site: PL
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SECTIONS

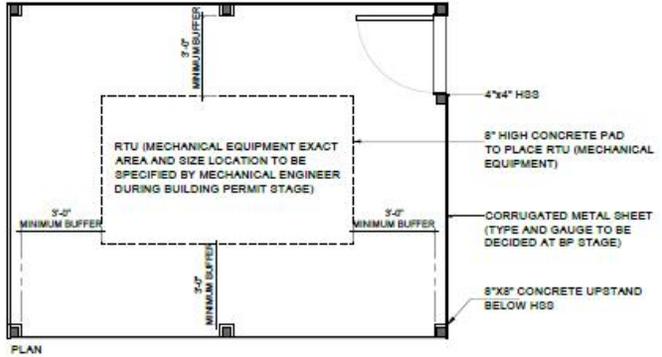
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A-401 J



5 CANOPY CONCEPT
A-501
SCALE: 1/4\"/>



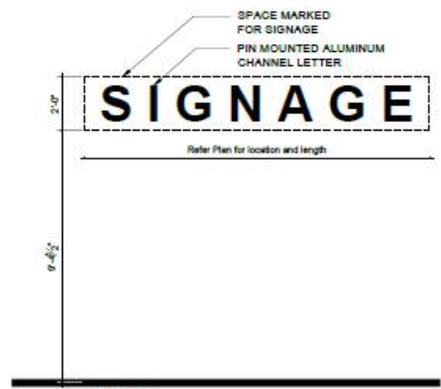
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SCALE: 1/2\"/>



1 SCREEN DETAIL
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SCALE: 1/2\"/>



REFERENCE IMAGE



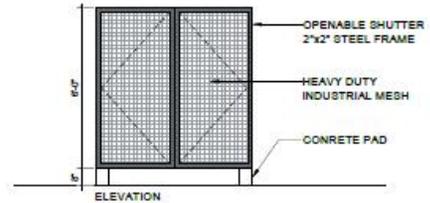
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SCALE: 1/2\"/>



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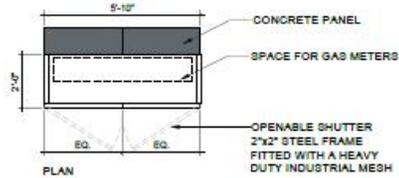
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ELEVATION



REFERENCE IMAGE - METAL MESH



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NOTES

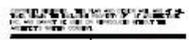
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2021-03-10	CP	REVISION
2020-06-15	CP	CLIENT REVIEW
2020-01-28	CP	REVISION



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PROJECT
MIXED USE INDUSTRIAL
DEVELOPMENT
15200 - 66 AVENUE,
SURREY, BC

DATE
KULVIT MINHAS
EMPIRE PARK, INC.
6611 - 152A STREET,
SURREY, BC



DATE
07/19/2022

DETAILS

Sheet No.	A-501
Job No.	J

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 V3M 3L7
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 Fax: 604.253.0043
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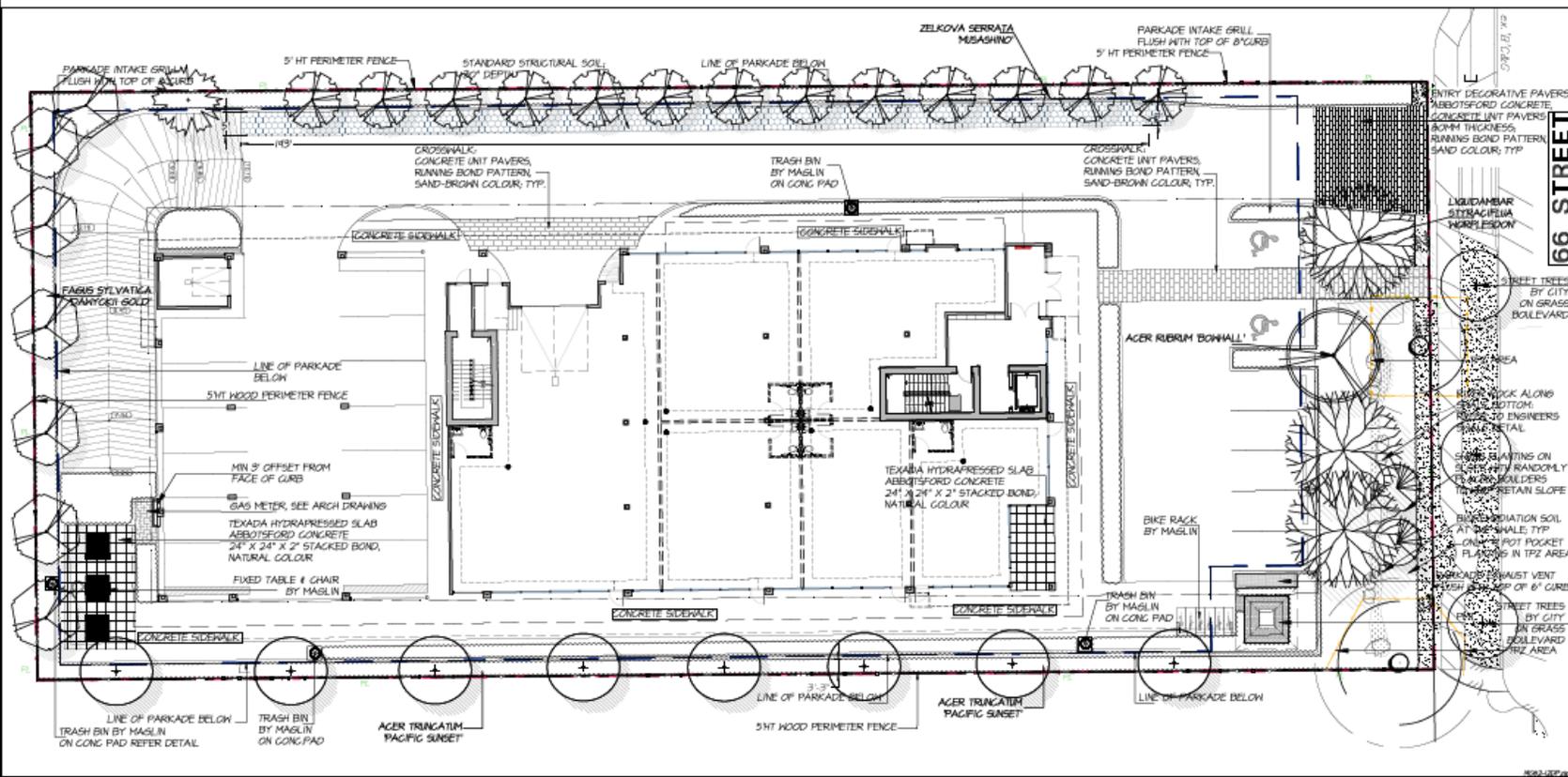


PLANT SCHEDULE-14 REPLACEMENT TREES REQUIRED M2 JOB NUMBER: 19 062

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	1	ACER RUBRUM BOWALLI	COLUMBIAN BOWALL HAWLE	6CH CAL. 1.0M STD: B/B
2	2	ACER TRUNCATUM PACIFIC SUNSET	PACIFIC SUNSET HAWLE	5CH CAL. 1.0M STD: B/B
3	2	GRANAEOPYRIS BOUOTATIBUS JUBILEE	JUBILEE ALASKAN CEDAR	3.0M H, B/B
4	1	FRAXIS SYLVATICA DANFORTH GOLD	GOLDEN PASTORATE BEECH	6CH CAL. 1.0M STD: B/B
5	3	LIQUIDAMBAR STRYACIFELIA WERFLESDON	WERFLESDON SHEET BLM	6CH CAL. 1.2M STD: B/B
6	1	PIEA OBTUSA	HERBARI OFFICE	3.0M H, B/B
7	13	ZELKOVA SERRATA MUSASHINO	DMARF SAMLEAF ZELKOVA	5CH CAL. 1.0M STD: B/B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CRMA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW PLANT MATERIAL AVAILABLE FOR CRITICAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



66 STREET

NO.	DATE	REVISION DESCRIPTION	BY
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PROJECT:
 15290-08 AVE,
 SURREY, BC
 CITY FILE #: 7820 0155 00

DRAWING TITLE:
TREE PLAN

DATE: 2014.05.21 DRAWING NUMBER:
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DESIGN: CE
 CHECK: MM
 MOLA PROJECT NUMBER: **JOB NO. 19 062** CP 4

PLANT SCHEDULE

M2 JOB NUMBER 19 062

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
36	ARENUS UNDO COMPACTA	COMPACT STRAWBERRY BUSH	1/2 POT, 80CM
24	BUXUS SEPIPERVIBES	COMMON BOXWOOD	1/2 POT
36	CORNUS SERICEA 'FLAVIRAEA'	YELLOWING DOGWOOD	1/2 POT, 50CM
12	CORNUS STELLARIA	DOGWOOD	1/2 POT, 50CM
22	OSMANthus BURKHODI	FALSE HOLLY, FRAGRANT HONE	1/2 POT
6	PIERIS JAPONICA 'TENTLE BELLS'	PIERIS	1/2 POT, 50CM
210	PRUNUS LUSITANICA	PORTUGUESE LAUREL	1/2 POT, 40CM
20	ROSA 'BONICA HEDLAND'	BONICA HEDLAND ROSE, HIK	1/2 POT, 40CM
34	ROSA 'WHITE HEDLAND'	WHITE HEDLAND ROSE	1/2 POT, 40CM
122	VIBURNUM DAVIDI	DAVID'S VIBURNUM	1/2 POT, 50CM
1	FESTUCA OVINA 'YLAUKA'	BLUE FESCUE	1/2 POT
27	JUNCUS EFFUSUS	COMMON RUSH	1/2 POT, HEAVY
71	SCORPUS HYCOCARPUS	SMALL FLOWERED BULRUSH	1/2 POT, HEAVY
286	ARCTOSTAPHYLOS UVA-URSI	KIMMELICE	1/2 POT, 20CM
133	PACHYSAINDRA TERMINALIS	JAPANESE SPURGE	1/2 POT, 8CM

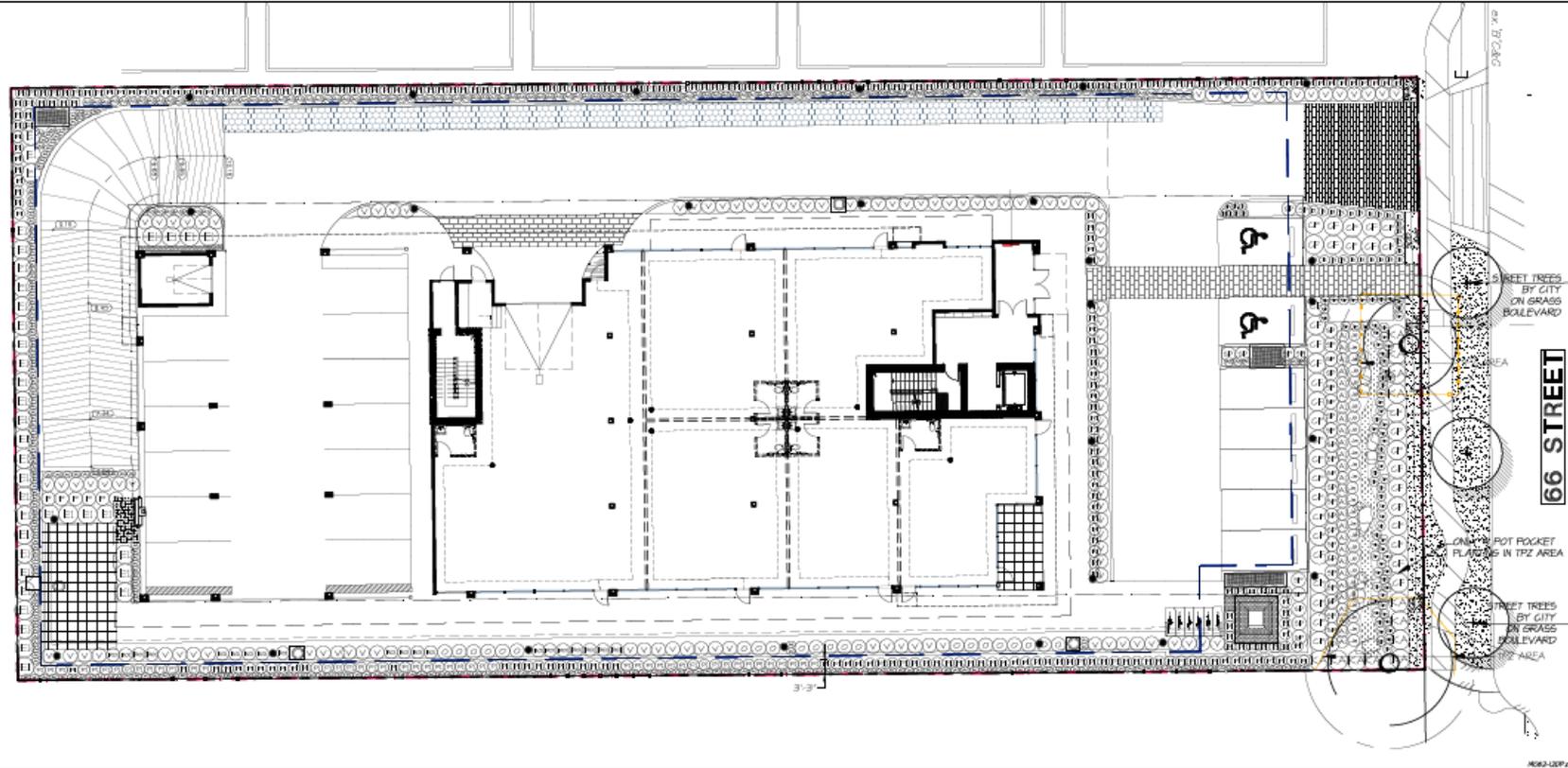
Notes: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITY STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER HEIGHTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR OPTIMAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DETERMINATION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

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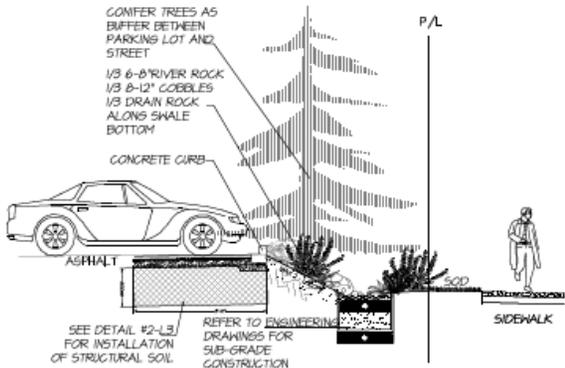


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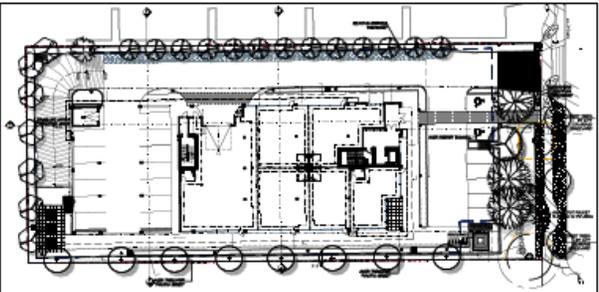
PROJECT:
15290-66 AVE,
SURREY, BC
CITY FILE#: 7920 0155 00

DRAWING TITLE:
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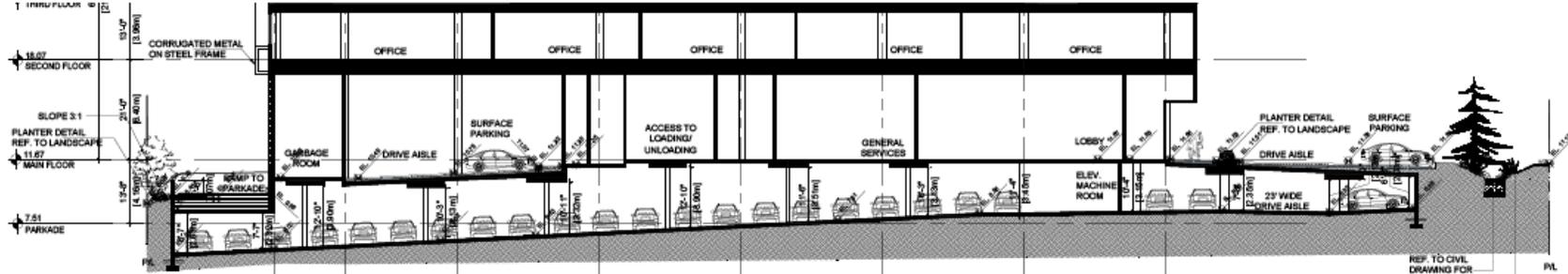
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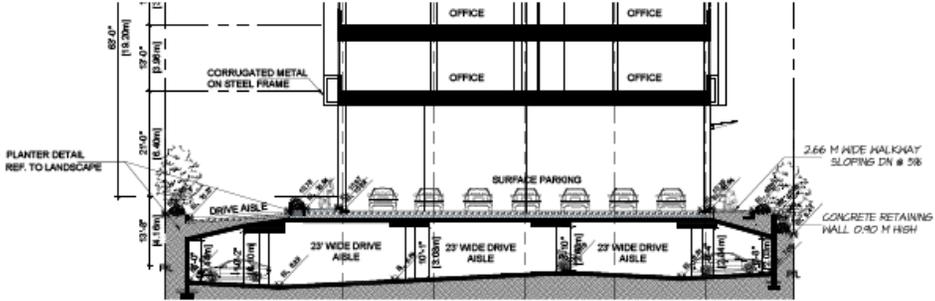
1 SECTION OF BIOSHALE ALONG 66TH
SCALE: 1/8"=1'-0"



2 KEY PLAN
SCALE: 1/8"=1'-0"



3 SECTION A
SCALE: 3/32"=1'-0"



4 SECTION B
SCALE: 3/32"=1'-0"

5 SECTION C
SCALE: 1/8"=1'-0"

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NO.	DATE	REVISION DESCRIPTION	BY
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PROJECT:
15290-86 AVE,
SURREY, BC
CITY FILE#: 7820 0155 00

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LANDSCAPE SECTIONS

DATE: 20180327 DRAWING NUMBER:
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CHECKED BY: IL
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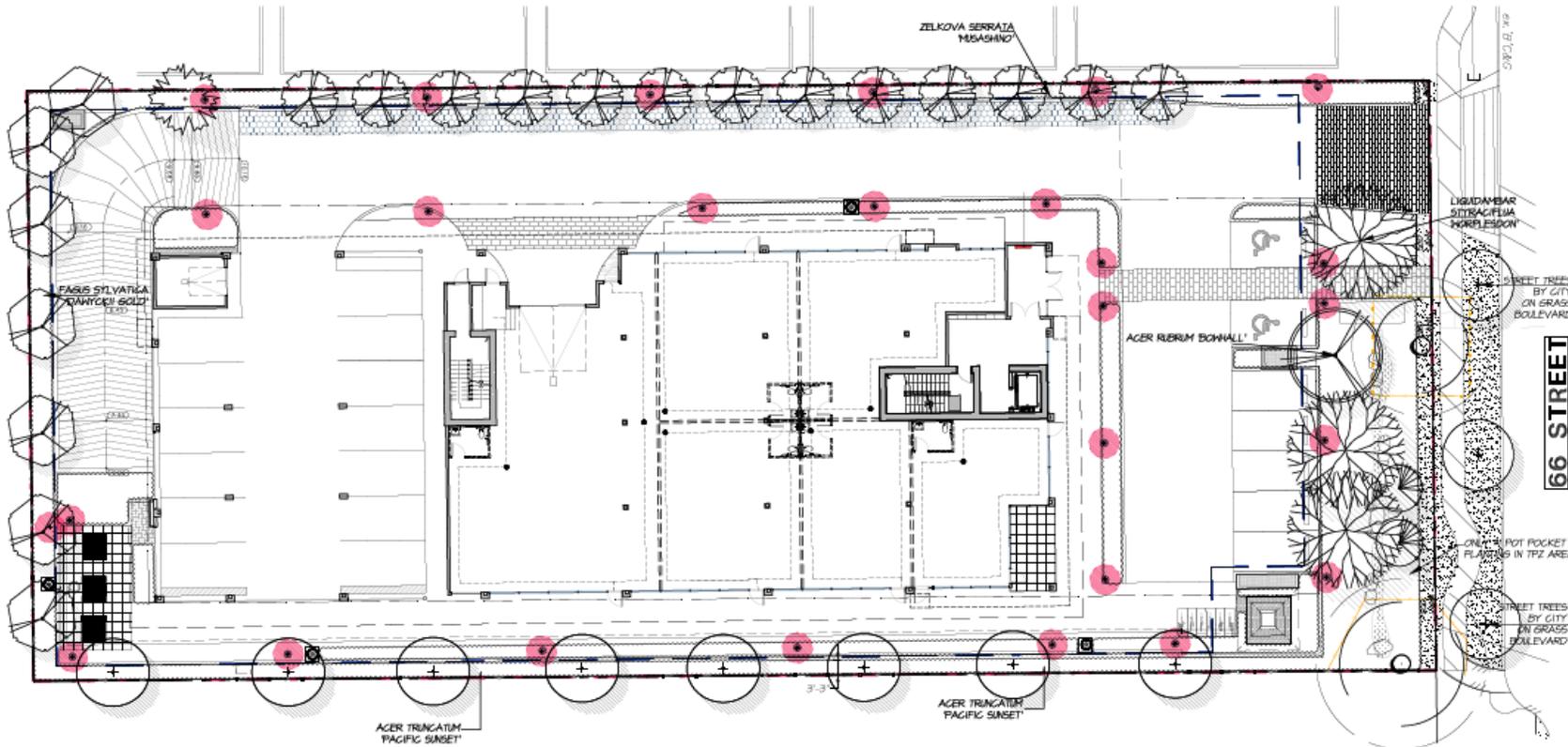
1862-02P4P

LEGEND



BOLLARD LIGHT

NOTE:
ALL LIGHTING NEEDS,
SPECS AND
INSTALLATION
TO BE CONFIRMED
WITH ELECTRICAL
CONSULTANTS; REFER
ELECTRICAL
DRAWINGS



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PROJECT:
15290-86 AVE,
SURREY, BC
CITY FILE#: 7820 0155 00

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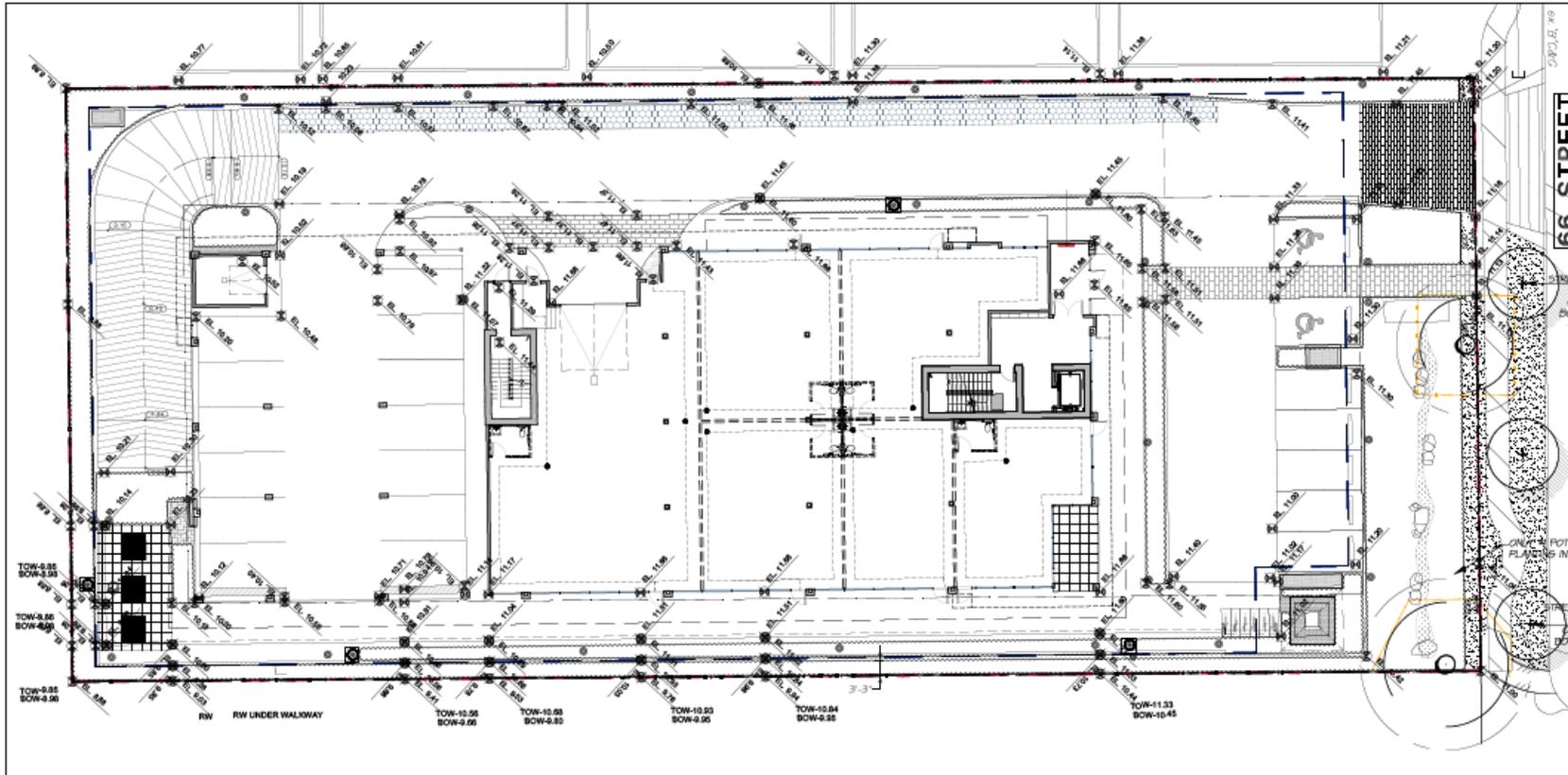
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66 STREET

NO.	DATE	REVISION DESCRIPTION	BY
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PROJECT:
 15290-88 AVE,
 SURREY, BC
 CITY FILE#: 7920 0155 00

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DRAWN: CL	
DESIGN: CL	
CHECK: MM	
MOLA PROJECT NUMBER:	JOB NO. 002

10042-0204a

LEGEND

— PROPERTY LINE

SURFACE MATERIAL LEGEND

ENVIRO DECORATIVE PAVERS
ABROTSPORD CONCRETE, CONCRETE UNIT
PAVERS BROWN THICKNESS RUNNING BOND
PATTERN, SAND COLOR, TYP

ORISSALIC
CONCRETE UNIT PAVERS,
RUNNING BOND PATTERN,
SAND-BROWN COLOR, TYP

TEKADA HYDRAPRESSED SLAB
ABROTSPORD CONCRETE
24" X 24" X 2" STAGGED BOND,
NATURAL COLOR

12" DRIP STRIP

STRUCTURAL SOIL

FENCE LEGEND

5 FT PERIMETER FENCE

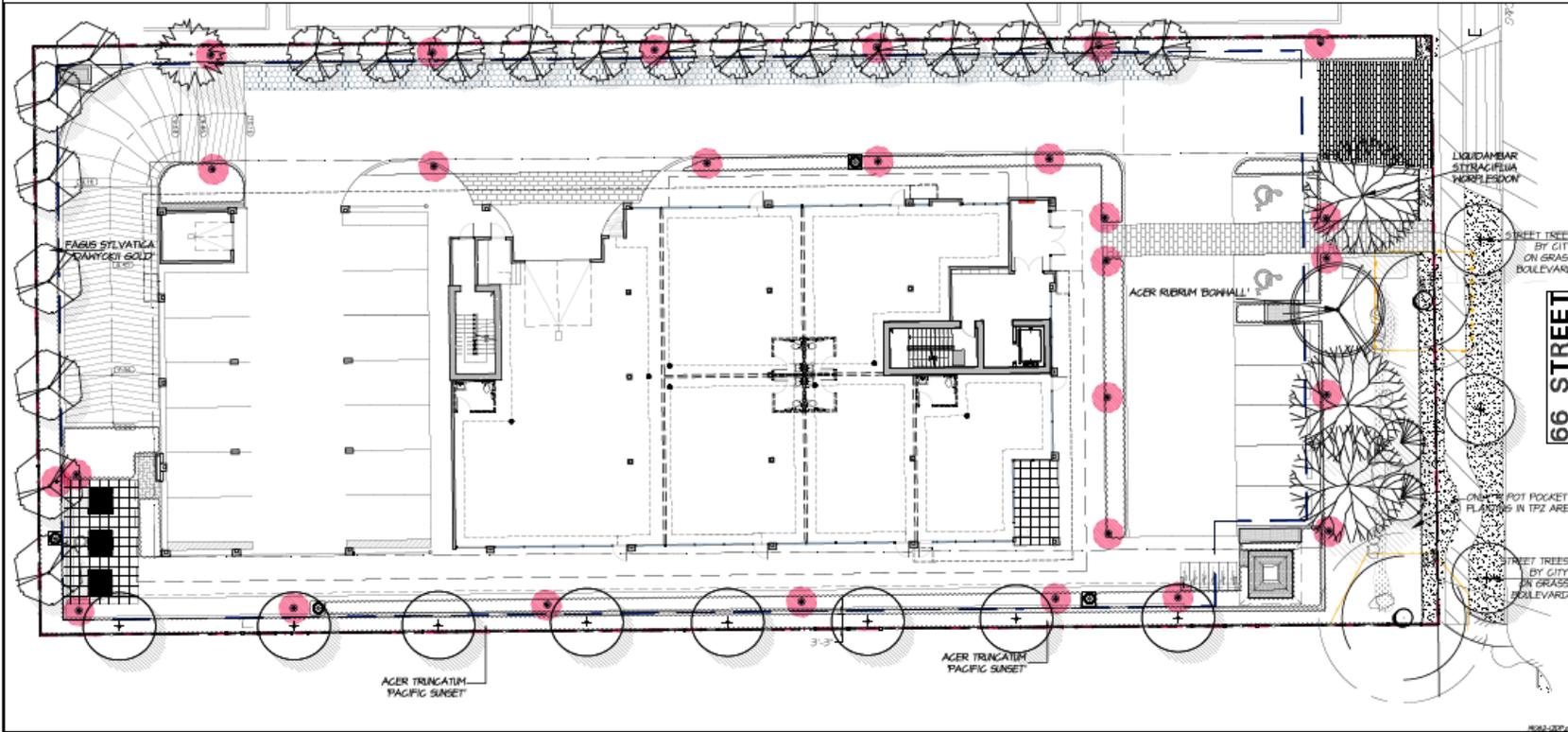
FURNITURE LEGEND

FIXED TABLE & CHAIR
BY HAGLIN

TRASH BIN
BY HAGLIN

BOLLARD LIGHT

BIKE RACK BY HAGLIN



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NO.	DATE	DESCRIPTION	BY
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66 STREET

PROJECT:

15230-66 AVE.
SURREY, BC
CITY FILE#: 7920 0155 00

DATE: 2015/07/27 DRAWING NUMBER:

SCALE: 1:25

DRAWN BY: L6

DESIGNER: ML

CHECK: ML

DATE: 2015/07/27

MLA PROJECT NUMBER: JOB NO. 19 082

DRAWING TITLE:

HARDSCAPE/ FURNISHING PLAN

DATE: 2015/07/27 DRAWING NUMBER:

SCALE: 1:25

DRAWN BY: L6

DESIGNER: ML

CHECK: ML

DATE: 2015/07/27

MLA PROJECT NUMBER: JOB NO. 19 082

INTER-OFFICE MEMO

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

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

DATE: **April 04, 2022** PROJECT FILE: **7820-0155-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 15290 66 Avenue**

REZONE

Property and Right-of-Way Requirements

- Register 0.5 m Statutory Right-of-Way (SRW) along 66 Avenue frontage

Works and Services

- Construct south side of 66 Avenue.
- Construct storm, sanitary, and water service connections.
- Construct drainage mitigation features as determined through detailed design.
- Conduct Fire Flow analysis to determine the required upsizing of water mains.
- Register applicable restrictive covenants on title.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit, other those stated above.



Jeff Pang, P.Eng.
Acting Development Services Manager

AY

Tree Preservation Summary

Surrey Project No: 20-0155-00

Address: 15290-66 Avenue, Surrey, BC

Registered Arborist: Jeff Ross #PN-7991A & Rhythm Batra PN-8932A

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)	9
Protected Trees to be Removed	9
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 9 X two (2) = 18	18
Replacement Trees Proposed	35
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Park/ Riparian Areas]	NA

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

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 	Date: July 19, 2022
--	---------------------



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

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

15290 66 AVENUE
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	JUN02/22	MK	SITE PLAN
2	JUN17/22	MK	UPDATED SURVEY
3	JUL18/22	MK	SITE PLAN

SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN

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DRAWN

MK

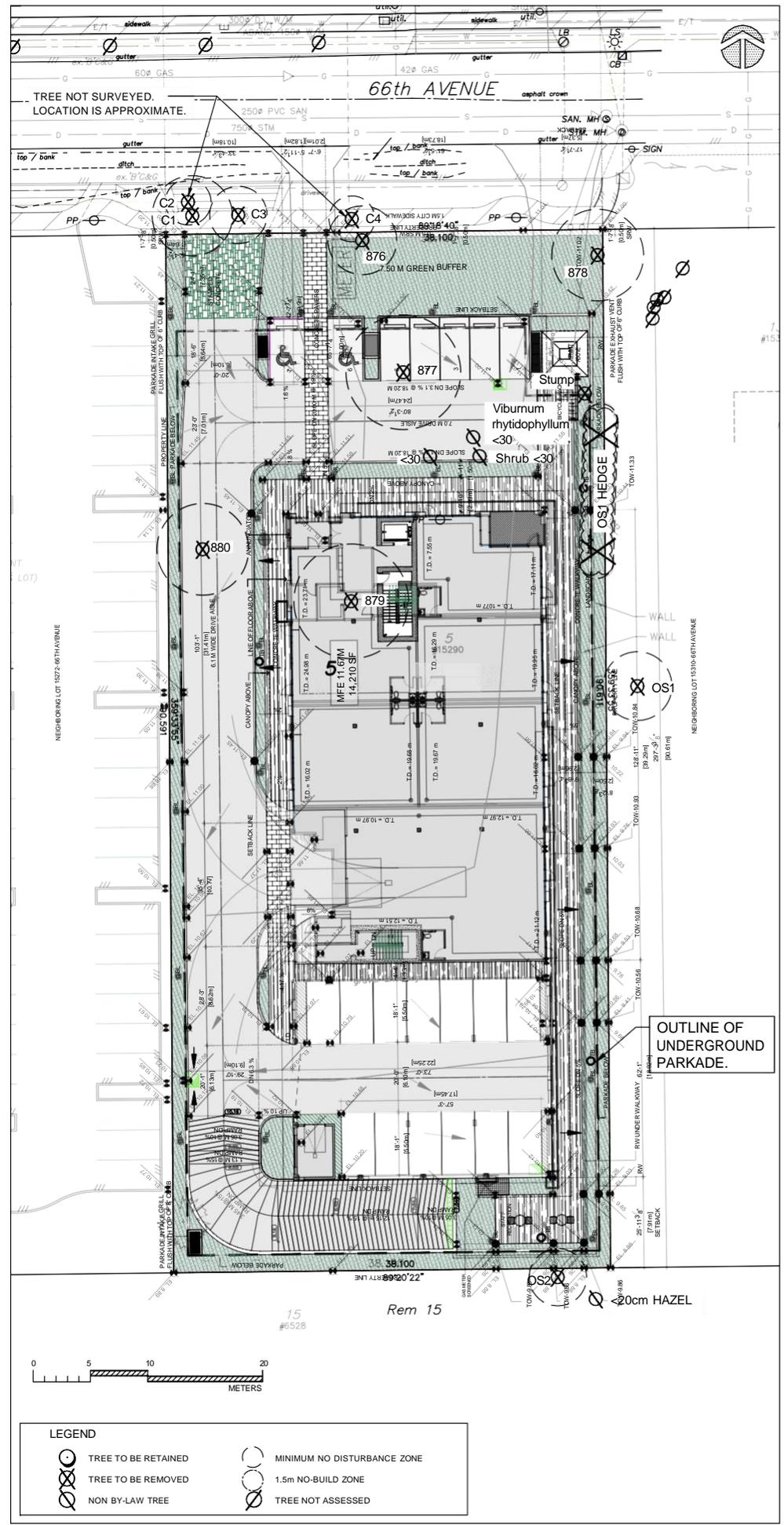
SCALE

AS SHOWN

DATE

JANUARY 2, 2020

T-1
 SHEET 1 OF 2



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

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FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

15290 66 AVENUE
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	JUN02/22	MK	SITE PLAN
2	JUN17/22	MK	UPDATED SURVEY
3	JUL18/22	MK	SITE PLAN

GENERAL NOTES:
 • NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
 • TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
 • REASSESS TREES WITH LOT GRADING PLANS.

SHEET TITLE

T2 - TREE PROTECTION PLAN

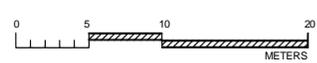
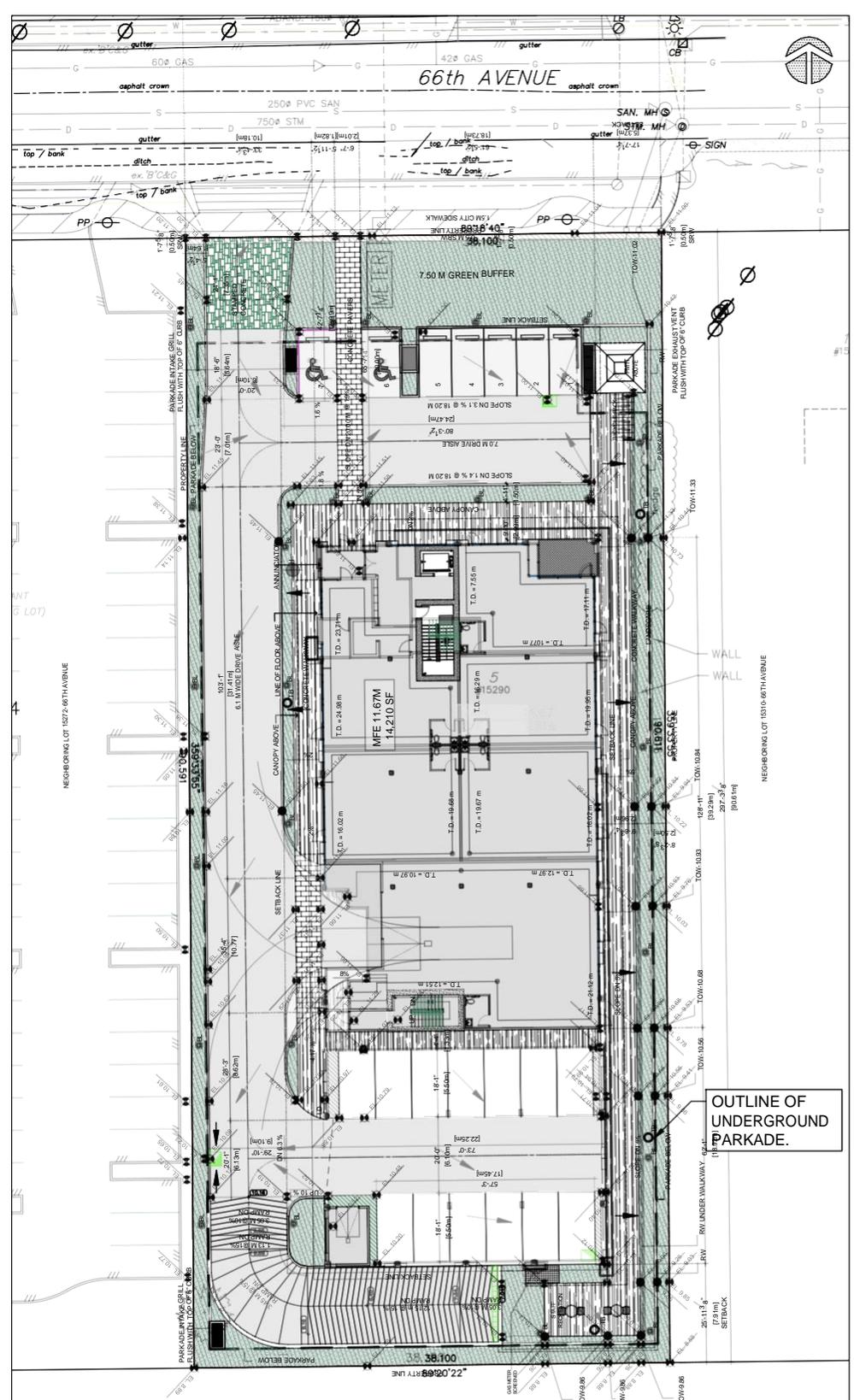
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DRAWN MK

SCALE AS SHOWN

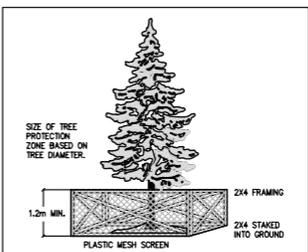
DATE JANUARY 2, 2020

T-2
 SHEET 2 OF 2



LEGEND

	TREE TO BE RETAINED		MINIMUM NO DISTURBANCE ZONE
	TREE PROTECTION FENCING		1.5m NO-BUILD ZONE
			TREE NOT ASSESSED





67 Ave

152 St

152A St

154 St

ME

66 Ave

URB

Proposed Amendment to allow for a FAR of 1.3 within the Mixed Employment land use designation.

AGR

OCP Amendment

Proposed Amendment to allow for a FAR of 1.3 within the Mixed Employment land use designation.



City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0155-00

Planning Report Date: June 13, 2022

PROPOSAL:

- **OCP Amendment** to allow a FAR of 1.3 within the Mixed Employment land use designation
- **Rezoning** from RA to CD (based on IB-3)
- **Development Permit**

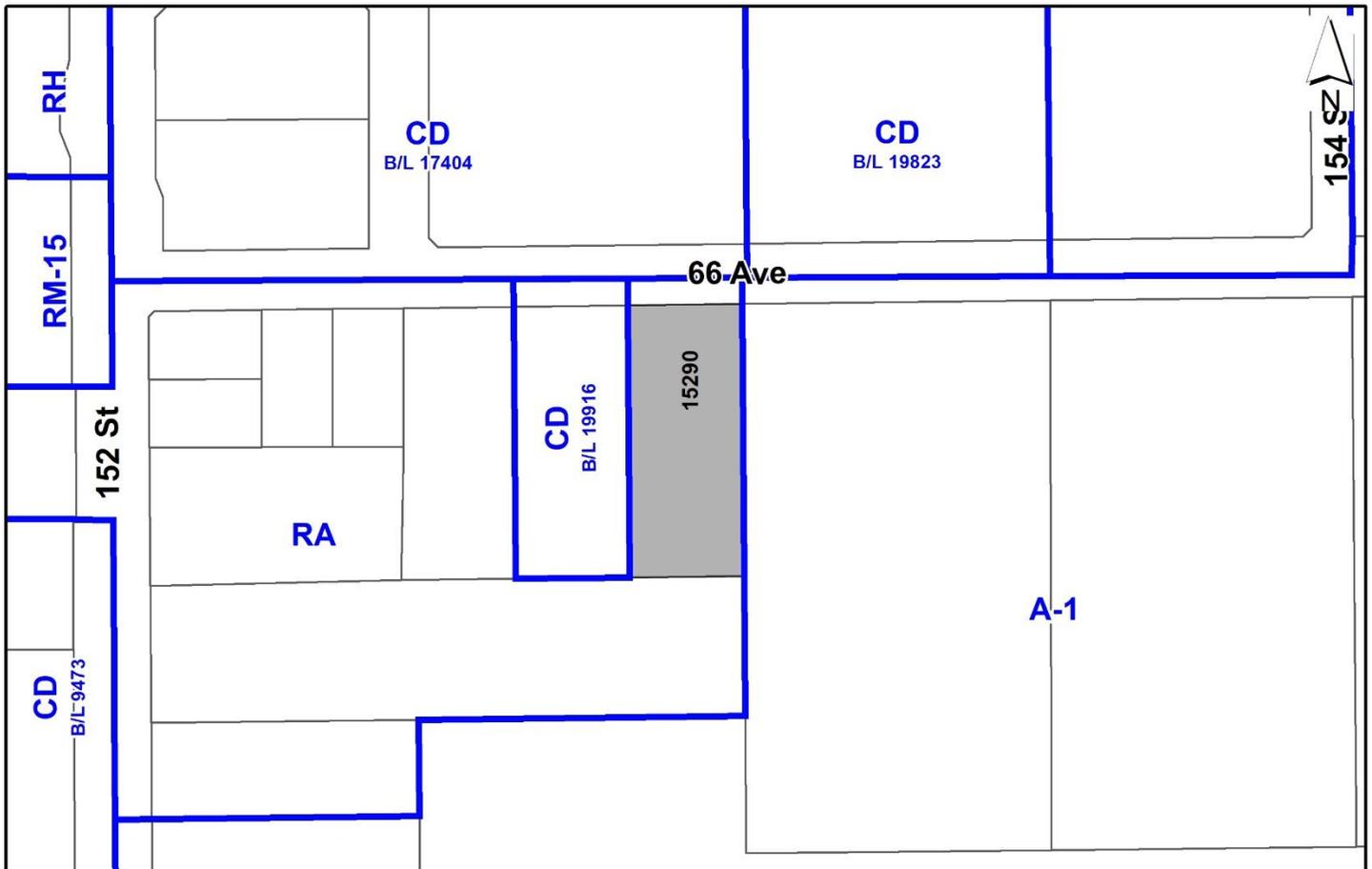
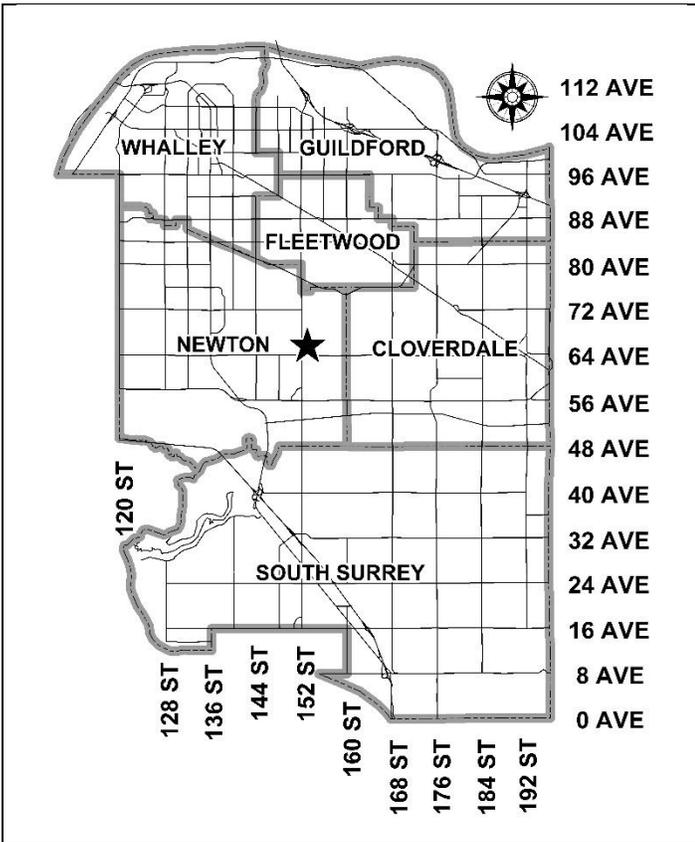
to permit the development of a 4,481 square metre business park building.

LOCATION: 15290 - 66 Avenue

ZONING: RA

OCP DESIGNATION: Mixed Employment

NCP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

- The Planning & Development Department recommends that this application be referred back to staff in order to work with the applicant to increase the percentage of Floor Area Ratio (FAR) designated for industrial uses within the proposed mixed-use building.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal does not comply with the "Mixed Employment" land use designation in the Official Community Plan (OCP).

RATIONALE OF RECOMMENDATION

- The proposal does not comply with the Mixed Employment designation in the Official Community Plan (OCP).
- The "Mixed Employment" land use designation in the Official Community Plan (OCP) is intended to support a mix of industrial, commercial, business and office uses that are not suited for locations within Town Centres. Approval of this application may lead to more requests for similar Official Community Plan (OCP) amendments which will increase the amount of office space within the interior of the East Newton Business Park at the expense of lands available for industrial development. Further requests for density increases to accommodate office space may result in future office space being pulled from out of the Newton Town Centre.
- Development Application No. 7919-0347-00 received Third Reading on February 14, 2022 proposing an OCP Amendment to allow an FAR of 1.3 within the Mixed Employment designation for a site within the East Newton Business Park. Development Application No. 7919-0347-00 was on the edge of the business park along 152 Street which is an arterial road. The subject site is located on the interior of the East Newton Business Park and fronts 66 Avenue which is a local road standard.
- The proposed development includes a single industrial unit on the 1st level that amounts to 5% of the total FAR proposed on the subject site, with the remaining 95% of the FAR comprised of office space, general service uses and restaurant. Staff view the Newton Town Centre as a more appropriate location for larger office developments with the East Newton Business Park as an ideal location to provide a mix of industrial development alongside office space.
- Staff have requested the applicant provide a larger percentage of industrial uses to support the proposed density increase on the subject site.

RECOMMENDATION

The Planning & Development Department recommends that this application be referred back to staff to work with the applicant to increase the percentage of Floor Area Ratio (FAR) designated for industrial uses within the proposed mixed-use building.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single family dwelling	Business Park	RA
North (Across 66 Avenue):	Business Park building	Business Park	CD (Bylaw No. 17404)
East:	Single family dwelling	Business Park	A-1
South	Single family dwelling	Business Park	RA
West:	Surface parking lot	Business Park	CD (Bylaw No. 19916)

Context & Background

- The subject site is approximately 0.35 hectares in size located at 15290 – 66 Avenue.
- The subject property is designated as "Mixed Employment" in the Official Community Plan (OCP) and designated as "Business Park" in the East Newton Business Park Neighbourhood Concept Plan (NCP). The subject site is currently zoned One-Acre Residential (RA) Zone.
- The East Newton Business Park NCP area is approximately 38 hectares (94.5 acres) in size. It is bounded by 152 Street to the west and the Agricultural Land Reserve ("ALR") to the north, east, and south. Major east-west streets that run through the plan area include 68 Avenue and 66 Avenue. This NCP was planned to support employment lands and is designated predominantly "Business Park". The NCP envisioned low-impact business park uses such as high-tech industries, development companies, light industrial/manufacturing, and corporate head offices.
- The East Newton Business Park NCP was amended on March 9, 2020, to replace the "Live & Work (of future business park)" designation with "Business Park". This included sites south of 66 Avenue. The NCP Amendment was proposed to maximize employment opportunities and bring the East Newton Business Park NCP into compliance with the City of Surrey employment policies.

DEVELOPMENT PROPOSAL

Planning Considerations

- The subject application includes the following components:
 - An Official Community Plan amendment to increase the density of the Mixed Employment designation from 1.0 FAR to 1.3 FAR;
 - A Rezoning from One-acre Residential Zone (RA) to Comprehensive Development Zone (based on IB-3); and
 - Development Permit for Form & Character.
- Only the proposed OCP amendment is being presented for Council's consideration at this time. Given the departure from the City's plans, policies, and practices that the proposal entails, it was deemed appropriate to consult Council on the larger density and land use issue before proceeding further with the detailed review of the design of the proposed building and site planning components.
- According to the applicant's proposal, the development would consist of a four storey building with industrial, general service and restaurant uses on the ground floors and office units above. All aspects of the design, including but not limited to density, massing, building articulation and site layout, are subject to review and change should Council choose to refer the application back to staff.
- The land uses within the proposed building are broken down by percentage of total floor area below:
 - Industrial Use: 5.2%
 - General Service Uses: 2.5%
 - Restaurant Use: 2.7%
 - Office Use: 89.6%

Referrals

Engineering: Formal referral comments provided by Engineering staff will be finalized following the applicant and City staff agreeing on the proposed density and land uses on the subject site.

Parks, Recreation & Culture:	Formal referral comments provided by Parks staff will be finalized following the applicant and City staff agreeing on the proposed density and land uses on the subject site.
Trees & Landscaping:	Formal referral comments provided by Trees & Landscaping staff will be finalized following the applicant and City staff agreeing on the proposed density and land uses on the subject site.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The property is designated Mixed Employment in Metro Vancouver's Regional Growth Strategy (RGS). According to the RGS, "Mixed Employment areas are intended for industrial, commercial and other employment related uses to help meet the needs of the regional economy.... Mixed Employment areas located outside of Urban Centres and Frequent Transit Development Areas may contain office and retail uses provided that they are at lower densities than typically higher density Urban Centres and Frequent Transit Development Areas."
- The proposal complies with the RGS land use designation for the site.

Official Community Plan

Land Use Designation

- The subject site is designated "Mixed Employment" in the Official Community Plan (OCP).
- The Mixed Employment designation allows density up to 1.0 FAR in this area. A maximum of 1.5 FAR is permitted within Frequent Transit Development Areas and Urban Centres, but the subject site does not fall into either of these categories.
- The proposed density at 1.3 FAR does not comply with the OCP land use designation for the site.

Proposed Amendment

- The applicant proposes an OCP amendment to increase the density permitted under the Mixed Employment designation from 1.0 FAR to 1.3 FAR.
- According to the OCP, "Mixed Employment areas located away from Urban Centres or Frequent Transit Development Areas should still accommodate industrial and commercial uses, but office and retail uses shall be at a much smaller, lower density scale." Office uses, general services uses, and restaurant uses are permitted under the Zoning Bylaw and within the Mixed Employment designation. However, these types of uses should be secondary to providing industrial uses within Mixed Employment designated lands.

- Staff are not opposed to some office uses and other non-industrial uses as a component of the proposed development. However, staff support for an OCP Amendment for an increase in density under the Mixed Employment designation is contingent on providing an acceptable level of industrial uses that meets the intent of the Mixed Employment designation for areas outside of town centres.

Density

- Staff do not support the proposed OCP amendment for an increase in density from 1.0 to 1.3 FAR under the Mixed Employment designation based on the lack of industrial uses in the proposed building.
- According to the OCP, "Mixed Employment areas located away from Urban Centres or Frequent Transit Development Areas should still accommodate industrial and commercial uses, but office and retail uses shall be at a much smaller, lower density scale." Office uses, general services uses, and restaurant uses are permitted under the Zoning Bylaw and within the Mixed Employment designation. However, these types of uses should be secondary to providing industrial uses within Mixed Employment designated lands.
- If the proposed application is supported, the current Mixed Employment lands in the East Newton Business Park may come under pressure to shift to accommodate developments primarily focused on office development at the expense of future industrial uses.
- Staff are not opposed to some office uses and other non-industrial uses as a component of the proposed development. However, support for an OCP Amendment for an increase in density under the Mixed Employment designation is contingent on providing an acceptable level of industrial uses that meets the intent of the Mixed Employment designation for areas outside of town centres.
- The Newton Town Centre is approximately 3 kilometres from the subject site. Under the recently-updated Newton Town Centre plan, there are many redevelopment opportunities and mixed-use development is encouraged. Although densification of this Town Centre would have significant benefit for the community and the City as a whole, there has been limited development proposals. If areas around the Town Centre are permitted to densify with office space at the expense of land available for industrial uses, it will be very difficult to stimulate similar office use development within the Town Centre itself.
- An increase in density to facilitate an expansion in employment uses is not opposed by staff within the East Newton Business Park at this site. However, where a density increase is proposed on lands that are ideal for industrial development, other land uses should be considered ancillary to industrial uses. The current proposal requires an increase in density to accommodate additional uses that are not industrial. Staff have significant concerns that such a development could be precedent-setting for other sites on the interior of the East Newton Business Park.

Themes/Policies

- E 1.1: Ensure a sufficient supply of employment lands in Surrey, including designated industrial lands, to meet the current and future needs of the local and regional economy.

(This application could be precedent setting in encouraging future office development within the interior of the East Newton Business Park instead of achieving industrial uses on these lands.)

- E 1.19: Direct office uses, institutions and major retail centres to locations accessible by public transit such as City Centre, Town Centres and Frequent Transit Corridors.

(The applicant proposes an OCP Amendment for a density increase to achieve additional office use space on site. A density increase is better utilized for accommodating industrial uses within the East Newton Business Park. Additional office space should be located within the Newton Town Centre.)

- E 1.21: Support the vitality of Mixed Employment Areas and uses without compromising the role and composition of existing Town Centres.

(This application proposes an OCP Amendment for an increase in density to accommodate additional office uses as a component of the development. The application could be precedent-setting and may encourage the development focused on office development outside of the Newton Town Centre, which is a more appropriate location for large scale office space.)

Surrey Employment Lands Strategy (2008)

Surrey's Employment Lands Strategy, adopted by Council in 2008, outlines the City's commitment to maintaining employment lands for employment uses. This document identifies a recommended strategy option which advises that integrated industrial/office (i.e. industrial/office) may be considered in Industrial areas provided a number of stipulations can be met. One of the points of reference in the strategy advises that the proposed development should not affect the operations of adjacent existing and potential future industrial activity in the area.

(This application could be precedent setting in encouraging future office development within the interior of the East Newton Business Park instead of achieving industrial uses on these lands.)

Secondary Plans

Land Use Designation

- The subject site is designated "Business Park" in the East Newton Business Park Neighbourhood Concept Plan (NCP).
- The proposal complies with the NCP land use designation for the site.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on June 1, 2022, and the Development Proposal Signs were installed on June 6, 2022. Staff have not received any responses from the public on the proposal to date.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- This Planning Report is focused on the appropriateness of the proposed land uses and the percentage of the FAR designated for industrial uses as part of the development. The application is subject to a Form and Character Development Permit and detailed application review.
- The applicant has submitted detailed architectural drawings for the proposed mixed use building. The designs have been through several iterations and reviews by City staff since the application intake date of June 25, 2020. Staff are seeking a recommendation to address the lack of industrial uses proposed within the mixed use building prior to advancing further design reviews.

PROJECT EVALUATION

Applicant's Rationale

- The applicant has provided rationale in support of their proposed Official Community Plan (OCP) amendment for density. Key points from the applicant's rationale include the following (with staff comments in italics):
 - The OCP, NCP or Zoning By-law do not include any restrictions or regulations in regard to allowable percentage of the floor area designated for office use versus other uses. The proposed area of the offices was determined by the demand of the local businesses which expressed their intention of getting office space in the proposed development. The proposed uses for the ground floor were also based on the requests from the local businesses.
 - According to the applicant's marketing team research, there is a demand for small eating establishments in this area serving occupants of the Business Park, as well as a strong demand for general services and office space.
 - Several design reviews and revisions have occurred over the last two years in response to comments from City staff. At this stage of the project, after multiple revisions to the site and building design, any additional delays, related to the new revisions of the building program and its design, would have a very negative impact on the budget and feasibility of the project.

(Staff note that at the outset of the application review the concern over the large percentage of office uses was identified and relayed to the applicant. However, reviews of the application continued to advance in order to make progress on other issues.)

- In response to City staff comments that the restaurant use is more appropriate for Town Centres as opposed to a Business Park, due to the small area of the restaurant space proposed on the 1st floor of the building, it is designated as a coffee shop / sweet shop with an element of production of sweets, serving the workers of the proposed development and other businesses of the Business Park.
- The proposed uses for this development are based on the IB-3 Zoning. The applicant and City staff have had numerous discussions on the appropriate uses for the site dating back to 2019. The applicant is proposing uses on the subject site that are similar to 6638 - 152A Street and 6678 - 152 Street.

(Staff note that 6638 - 152A Street is across 66 Avenue to the North of the subject site. Staff note that Development Application Nos. 7912-0086-00 and 7915-0148-00 were proposed at 6638 - 152A Street to facilitate a mixed-use building with the first floor units intended as industrial and the 2nd floor as a banquet hall. A building height variance was considered based on rationale that this would allow for small-scale industrial uses to be accommodated on the first floor in order to preserve the industrial character of the area.

6678 - 152 Street is approximately 150 metres northwest of the subject site, on the edge of the East Newton Business Park fronting onto an arterial road (152 Street).

Staff Rationale

While the applicant's proposed increase in office use may be market viable, there are many more appropriate areas in the City, and in Newton Town Centre in particular, where a focus on office development is preferred from a land use mix perspective.

There are several key concerns with the lack of industrial uses proposed on site while requesting an increase in density for office uses:

- The protection of employment lands is a key objective of the City of Surrey. These policies seek to "encourage the full utilization and efficient use of industrial and other employment lands in order to maximize jobs and economic activity per hectare." The proposal has the possibility of encouraging office development within the East Newton Business park at the expense of achieving industrial development within the interior of the business park.
- There are ample opportunities for office use development in Newton Town Centre which would benefit significantly from new office development. Allowing mixed-use development with significant non-industrial uses will erode the development potential and vitality of the Town Centre and threaten land within the East Newton Business Park that are ideal for industrial development. Conversely, the supply of employment lands is limited throughout the City and must be protected.
- The proposed density of the development (1.3 FAR) is not supported based on the lack of industrial use proposed under the application. The industrial land use accounts for only 5% of the total FAR of the building.

- Recently approved Development Applications within the East Newton Business Park NCP have provided higher percentage of industrial uses:
 - Development Application no. 7919-0322-00 achieved final adoption on January 31, 2022, to rezone a site on the northern end of the business park from RA to IB-3 and subdivision into 3 industrial lots with a general development permit. The proposal indicates 5 mixed use buildings to ultimately be proposed each with a percentage of industrial uses greater than 39% of the total FAR for each building.
 - Development Application no. 7918-0438-00 achieved final adoption on November 4, 2019, to rezone 15315 – 66 Avenue to a CD Zone with a development permit and development variance permit to allow for a mixed use building. The proposed percentage of industrial uses on site account for 23% of the total floor area for the building.
- The East Newton Business Park NCP area was planned to support employment lands and is designated predominately as "Business Park". The NCP envisioned low-impact business park uses such as high-tech industries, research and development companies, light industrial/manufacturing, and corporate head offices under the former "Live & Work (or future business park)" designation. This designation was replaced with the "Business Park" designation under a NCP Amendment approved on March 9, 2020 (Corporate Report no. R051). The lack of industrial uses with the increase density of additional office space under the proposal would be more appropriately placed in an Office Park rather than a Business Park.

RECOMMENDATION

In light of the broader and longer-term plans of the City to protect employment lands and areas ideal for industrial development and encourage large-scale office uses in Town Centres, staff is not supportive of the proposed development, in its current form.

Accordingly, staff recommends that the subject application be referred back to staff to work with the applicant on increasing the percentage of industrial land uses to be accommodated under the application.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan and Building Elevations
- Appendix II. East Newton Business Park NCP Plan
- Appendix III. OCP Redesignation Map

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

WS/cm

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THE CITY CLERK'S OFFICE**