



# Corporate Report

NO: L013

COUNCIL DATE: October 6,

2003

## REGULAR COUNCIL – LAND USE

TO: Mayor & Council DATE: October 3, 2003  
 FROM: General Manager, Planning and Development (Campbell Heights) FILE: 6520-20  
 SUBJECT: Campbell Heights Local Area Plan – Implementation Report

## RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Receive this report as information;
2. Approve an amendment to the Official Community Plan to delete the lands illustrated in Appendix "A" from the Designated Development Permit Area and authorize the City Clerk to bring forward the required amendment by-law for the required readings and to set a date for a Public Hearing;
3. Approve amendments to Surrey Zoning By-law, 1993, No. 12000 to incorporate the Business Park 1 Zone (IB-1) and Business Park 2 Zone (IB-2) and other related text amendments, as documented in Appendices "B" and "C", respectively, and authorize the City Clerk to bring forward the required amendment by-law for the required readings and to set a date for a Public Hearing;
4. Authorize the City Clerk to bring forward a by-law for the required readings which will rezone the lands illustrated in Appendix "D" from Intensive Agriculture Zone (A-2) (By-law No. 12000) and Comprehensive Development Zone (By-law No. 5942) to Business Park 1 Zone (IB-1) (By-law No. 12000) and to set a date for the related Public Hearing;
5. Authorize the City Clerk to bring forward a by-law for the required readings which will rezone the lands as described in Appendix "D" of this report from General Agriculture Zone (A-1) (By-law No. 12000) and Comprehensive Development Zone (By-law No. 5942) to Business Park 2 Zone (IB-2) and to set a date be set for the related Public Hearing;
6. Authorize the City Clerk to bring forward a by-law for the required readings, which will rezone the lands shown in Appendix "D" of this report from Intensive Agriculture Zone (A-2) (By-law No. 12000) to Neighbourhood Commercial Zone (C-5) and to set a date for the related Public Hearing; and
7. Instruct staff to resolve the following issues prior to Final Adoption of the above by-laws:
  - (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) Ensure that the Purchaser (i.e., Kingswood Capital Corporation and Progressive Construction Ltd.) have signed an appropriate agreement and posted a letter of credit with the City that will act to guarantee the completion of the detailed design plans of the Development Cost Charge-funded engineering services for the Phase 1 lands; and
  - (c) Finalize the Campbell Heights Business Park Design Guidelines to the satisfaction of the General Manager, Planning and Development.

## INTENT

The purpose of this report is to provide Council with a summary of public input received at open houses held earlier this summer in relation to the proposed implementation of the Campbell Heights Local Area Plan related to the agreement between the City of Surrey and Kingswood Capital Corporation and Progressive Construction Ltd. to allow the Campbell Heights area to be opened for development. This report also documents the steps required to implement the first phase of industrial development in Campbell Heights, including the pre-zoning of some lands, preparation of design guidelines and the development of a design review and approval process.

## BACKGROUND

Council, on December 11, 2000, adopted the Campbell Heights Local Area Plan that provided a land use concept and engineering servicing strategy for the development of lands in the Campbell Heights area of the City.

On June 9 2003, Council considered Corporate Report No. L008 entitled "Campbell Heights Local Area Plan Amendments – Status Report" (Appendix "E") and approved the recommendations of the report, including authorizing staff to proceed to a public information meeting/open house to present information to and receive input from the public on the proposed implementation of the Campbell Heights Local Area Plan.

More recently, on July 24, 2003, Council approved a Purchase and Sales Agreement with Kingswood Capital Corporation and Progressive Construction Ltd. (the "Purchase") to sell approximately 265 acres (200 developable acres) of City-owned land on the east and west sides of 192 Street between 20 Avenue and 28 Avenue. The sale is under a partnership agreement with the City that includes an arrangement related to providing engineering services to the Campbell Heights area. The subject lands are illustrated in Appendix "F".

As part of the Purchase and Sales Agreement, approximately 100 acres of the land is to be used for "high-end", light impact industrial uses and approximately 100 acres of the land may be used for business park uses. The plan is proposed to be implemented through a Council-initiated rezoning of the subject lands to two new industrial zones, these being the Business Park 1 (IB-1) and Business Park 2 (IB-2) Zones.

## DISCUSSION

### A. Open Houses

Public open houses were held on June 23 and June 26, 2003, to receive public input on the proposed implementation plan for Campbell Heights. Approximately 266 people attended these two open houses. The open houses were held from 5:30 to 8:00 p.m. at the East Kensington Elementary School, located at 2705 – 184 Street on each date. A series of display panels were presented at the open houses, which included information on the proposed Business Park 1 (IB-1) and Business Park 2 (IB-2) Zones, the conceptual land use plan and zoning plan for the lands that the City is selling; draft design guidelines; the proposed design review process; environmental management strategies for fish and wildlife resources in the area; and conceptual engineering servicing strategies. Staff from the Planning and Development Department and the Engineering Department, as well as the City's consultant was in attendance to answer questions.

Attendees were asked to complete a comment sheet to document their opinion on various aspects of the proposed implementation plan. The comment sheet (attached as Appendix "G") included a series of statements on various aspects of the plan with structured responses after each statement ranging from "Strongly Agree" to "Strongly Disagree". In addition, the comment sheet included a number of open-ended questions.

### B. Summary of Comments

Of the 266 people who attended the two open houses, each of 37 people completed and returned a comment sheet. In addition, the Planning and Development Department also received a number of letters on various aspects of planning for the City-owned land.

The information gathered from the Open House comment sheets is summarized in the following table:

Issue	Strongly Agree/Agree	Disagree/Strongly Disagree	Neutral	No Response
The land uses proposed for Phase 1 City lands are generally consistent with the overall planning objectives for Campbell Heights	15 (41%)	7 (19%)	12 (31%)	3 (8%)
The significant environmental features of the Phase 1 lands are adequately preserved and protected.	12 (32%)	16 (43%)	8 (22%)	1 (3%)
The proposed road network provides good access to the Phase 1 City lands.	15 (41%)	13 (35%)	5 (14%)	4 (11%)
Preliminary design guidelines will see the development of buildings with a high quality of design and landscaping.	16 (43%)	9 (24%)	9 (24%)	3 (8.1%)
Proposed IB-1 and IB-2 Zones are generally supportable.	14 (38%)	15 (41%)	5 (14%)	3 (8.1%)

A synopsis of the comment sheet responses is provided in Appendix "H".

### C. Main Issues and Concerns

The responses and concerns expressed through the open houses can be grouped into a number of main issues. These are as follows:

1. **Loss of Fish and Wildlife Habitat and Open Space**

Concerns have been expressed that the proposed modifications to the Plan pay insufficient attention to the fish and wildlife values in the Plan area and that new development, if it is allowed to proceed, needs to be better integrated with the environmental values of the lands. Specific concerns focus around the loss of wildlife habitat and wildlife corridors, potential impacts of development on the Little Campbell River to the east and south and to the Twin Creeks to the west and south, of the Plan Area.

#### Staff Comments

A series of environmental reports have been completed for the City-owned lands in Campbell Heights. The proposed land use plan implementation incorporates the recommendations of these reports.

With respect to fish habitat, a fish habitat reconstruction concept plan has been prepared and has been generally supported by the Department of Fisheries and Oceans. This plan will see the reconstruction of three enhanced fish habitat corridors located adjacent to the alignments of 194 Street, 196 Street and 20 Avenue (Appendix "I"). These watercourse corridors will be approximately 60 to 66 metres in width and will be located to maximize the retention of existing habitat and vegetation features. As well, drainage mitigation works are proposed to protect water quantity and quality in the Little Campbell River located to the southeast of the project site and East Twin Creek located to the southwest of the project site.







## Business Park 2 Zone

### Part 47B

### IB-2

#### A. Intent

This Zone is intended to accommodate and regulate the development of *light impact industry*, office and limited service uses with a high standard of design that are generally compatible with one another and with adjoining zones.

#### B. Permitted Uses

Land and structures shall be used for the following uses only, or for a combination of such uses:

- Light impact industry* including the wholesale and retail sale of products produced within the business premises or as part of the wholesale or warehouse operations provided that the total floor area used or intended to be used for retail sales and display to the public shall not exceed 20% of the *gross floor area* for each individual business or establishment or 460 square metres [5,000 sq.ft.], whichever is less.
- Warehouse uses*.
- Office uses excluding:
  - Social escort services;
  - Methadone clinics; and
  - Offices of professionals including without limitation, accountants, lawyers, doctors, dentists, chiropractors, physiotherapists, massage therapists and related health care practitioners and notary publics, nor the offices of real estate, advertising and insurance.
- Accessory uses* including the following:
  - Coffee shops* provided that the seating capacity shall not exceed 35 and the said *coffee shop* is not licensed by the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, as amended.
  - General service uses* excluding drive-through banks;
  - Child care centres*; and
  - Dwelling units* provided that the *dwelling units* is (are):
    - Contained within the *principal building*;
    - Occupied by the owner or a caretaker, for the protection of the businesses permitted;
    - Restricted to a maximum number of:
      - One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 sq. ft.] in floor area;
      - Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq. ft.] or greater in floor area;
      - Notwithstanding Sub-sections B.4 (d) i.a. and i.b., the maximum number shall be two *dwelling units for lots* less than 4.0 hectares [10 acres] in area, and three *dwelling units for lots* equal to or greater than 4.0 hectares [10 acres] in area, and where a *lot* has been subdivided by a strata plan then there shall only be one 140-square metre [1,500- sq. ft.] *dwelling unit* within the strata plan.
    - Restricted to a maximum floor area of:
      - 140 square metres [1,500 sq. ft.] for one (first) *dwelling unit* on a *lot*;
      - 90 square metres [970 sq. ft.] for each additional *dwelling unit*; and
      - Notwithstanding Sub-sections B.4(e) i.v.a. and i.v.b., the maximum floor area shall not exceed 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained.
- For purposes of Subsection B.1 and B.2 of this Zone, parking, storage or service of trucks and trailers on any portion of the *lot* not associated with the uses or operations permitted thereof shall be specifically prohibited.

#### C. Lot Area

Not applicable to this Zone.

#### D. Density

- In Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the maximum *floor area ratio* shall not exceed 0.1 or a *gross floor area* of 300 square metres [3,230 sq. ft.] whichever is smaller. The maximum *floor area ratio* may be increased to 1.00 if amenities are provided in accordance with Schedule G of this By-law.
- In areas other than the ones in Sub-section D.1 of this Zone, the maximum *floor area ratio* (FAR) shall not exceed 1.00.

#### E. Lot Coverage

The maximum *lot coverage* shall be 60%.

#### F. Yards and Setbacks

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

Use	Setback Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal and Accessory Buildings and Structures</i>	16 m.* [52 ft.]	7.5 m. [25 ft.]	7.5 m.** [25 ft.]	9.0 m.*** [30 ft.]

Measurements to be determined as per Part 1 Definitions, of this By-law.

\* The *front yard setback* may be reduced to 7.5 m [25 ft.] if the area between the front face of any *building or structure* and a *highway* is not used for parking and is landscaped.

\*\* One (1) *side yard setback* shall be 7.5 metres [25 ft.] or 0.0 metre if the said *side yard* abuts land which is *commercial or industrial*.

\*\*\* The *side yard setback* on a *flanking street* may be reduced to 7.5 m [25 ft.] if the area between the *flanking street* face of any *building or structure* and a *highway* is not used for parking and is landscaped.

#### G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law.

- Principal building*: The *building height* shall not exceed 14 metres [45 ft.].
- Accessory buildings and structures*: The *building height* shall not exceed 6 metres [20 ft.].

#### H. Off-Street Parking and Loading/Unloading

- Refer to Table C.3, Part 5 Off-Street Parking and Loading/Unloading of this By-law.
- Notwithstanding Subsection D.3(a)(i) of Part 5 Off-Street Parking and Loading/Unloading of this By-law, additional areas for parking of trucks and trailers associated with the uses and operations allowed on the *lot* may be permitted within the designated loading/unloading areas provided that:
  - the number of *parking spaces* shall not exceed the number of loading spaces and/or shipping/receiving doors; and
  - the *parking spaces* shall not be visible from the *highways* abutting the *lot*.

#### I. Landscaping

- All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
- Along the developed sides of the *lot* which abut a Major Road, as shown in the *Official Community Plan*, a continuous *landscaping* strip of not less than 6.0 metres [30 ft.] in width shall be provided within the *lot*.
- Along the developed sides of the *lot* which abut all *highways* other than a Major Road, as shown in the *Official Community Plan*, a continuous landscape strip of not less than 3.0 metres [10 ft.] shall be provided within the *lot*.
- The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at driveways.
- A continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided along all *side lot lines* between a *highway* and 3.0 metres [10 ft.] back from the front face of the closest *principal building* fronting a *highway*.
- A continuous *landscaping* strip of not less than 6.0 metres [20 ft.] shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lot*.
- Loading areas, garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings, a landscaping* screen, a solid decorative fence, or a combination thereof.

#### J. Special Regulations

- Land and structures* shall be used for the uses permitted in this Zone only if such uses:
  - Constitute no unusual fire, explosion or safety hazard;
  - Do not emit noise in excess of 70 dB measured at any point on any boundary of the *lot* on which the use is located, provided that where a *lot* abuts a *lot* other than an *industrial lot* the noise level shall not exceed 60 dB; and
  - Do not produce heat or glare perceptible from any *lot line* of the *lot* on which the use is located.
- Areas for outdoor display and storage of any goods, materials or supplies shall:
  - Not be located within any *front or side yard*;
  - Not to be used for storage of trucks or trailers;
- Not exceed a total area greater than the *lot* area covered by the *principal building*; and
  - Be completely screened to a height of at least 2.5 metres [8 ft.] by *buildings* and/or substantial *landscaping* strips of not less than 2.5 metres [8 ft.] in height and not less than 1.5 metres [5 ft.] in width. No display or storage of material shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screen and in no case shall these materials be piled up to the height of more than 3.5 metres [12 ft.].
- Loading areas shall not be located within any required *front yard setback* or *flanking street setback* or within any required *setback* adjacent any *residential lot*.
- Garbage containers and *passive recycling containers* shall not be located within any required *front or flanking street setback*, or any required *setback* adjacent any *residential lot*.

5. *Child care centres* shall be located on the lot such that these centres have direct access to an open space and play area within the lot.

**K. Subdivision**

Lots created through subdivision in this Zone shall conform to the following minimum standards:

Lot Size	Lot Width	Lot Depth
1,800 sq. m. (0.5 acres)	30 metres (100 ft.)	30 metres (100 ft.)

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

**L. Other Regulations**

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the IB-2 Zone as set forth in Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Signs regulations are as set out in Surrey Signs By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building permits* shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended, and the Surrey Development Cost Charge By-law, 2002, No. 14650, as amended, and the development cost charges shall be based on the IB-2 Zone.
8. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
9. Development permits may be required in accordance with the Surrey Official Community Plan, 1996, By-law No. 12900, as amended.
10. Provincial licensing of *child care centres* is regulated by the Community Care Facility Act R.S.B.C. 1996, c. 60, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 31989/213.

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June 2003

Appendix "D"

**Corporate Report** NO: L602  
COUNCIL DATE: June 9, 2003

Appendix "E"

**REGULAR COUNCIL – LAND USE**

TO: Mayor & Council DATE: June 2, 2003  
FROM: General Manager, Planning and Development FILE: 6520-20 (Campbell Heights)  
SUBJECT: **Campbell Heights Local Area Plan Amendments - Status Report**

**RECOMMENDATION**

The Planning and Development Department recommends that Council:

1. Receive this report as information;
2. Endorse, in principle, the proposed Business Park 1 (IB-1) and Business Park 2 (IB-2) Zones for the Campbell Heights Group lands;
3. Endorse, in principle, the Campbell Heights design review process as described in this report; and
4. Authorize staff to proceed to a Public Information Meeting/Open House to present information to and receive input from, the public on the proposed amendments to the Campbell Heights Local Area Plan.

**INTENT**

This report provides Council with an overview of the work, to date, on proposed amendments to the Campbell Heights Local Area Plan to include an allowance for a portion of the land in the Campbell Heights area to be used for "high-end" light impact industrial uses. These amendments are being undertaken in consideration of the Memorandum of Understanding between the City of Surrey and The Campbell Heights Group that was approved by Council in July 2002.

**BACKGROUND**

**Campbell Heights Local Area Plan**

Council, on November 22, 2000, approved a local area plan for Campbell Heights. Campbell Heights comprises about 798 hectares (1,971 acres) of land located south of 44 Avenue, east of 186 Street, north of 18 Avenue and west of the Surrey/Langley border (196 Street) (as illustrated on Appendix I). The Campbell Heights Local Area Plan (the "Plan") includes a land use concept plan featuring a variety of high technology, research, office and business park uses, planning policies, design guidelines and an engineering servicing strategy. The development of the subject Plan included a program of consultation with the public, City Departments and external agencies. The Plan put an emphasis on attracting large anchor users, especially in the high-tech sectors, to kick start development in Campbell Heights. For example, the Plan identified three large Technology Park sites ranging from 80 hectares (198 acres) to 101 hectares (249 acres).

## Agreement with Campbell Heights Group

More recently, Council on July 24, 2002, approved a Memorandum of Understanding (the "MOU") with the Campbell Heights Group (the "CHG") to sell approximately 250 acres of City-owned land within the Campbell Heights area to the CHG, subject to a number of conditions. The mutual objective of the City and the CHG, with respect to the subject land, is as follows:

"To create an internationally recognized industrial business park which has been competitively positioned and marketed so that it will be a catalyst for significant business investment and job creation in Surrey".

The purpose of this report is to provide Council with an update on the work which has been undertaken, to date, in relation to preparing amendments to the Plan in support of the MOU and to obtain Council approval in respect of the general approaches to land use and zoning; engineering servicing and design review. This report also includes a proposed work program/schedule to complete Plan amendments, including a public information meeting/open house to receive community input on the proposed Plan amendments.

## DISCUSSION

### Current Plan Designations

The Campbell Heights Group lands (the "CHG lands") comprise approximately 250 acres and are generally bounded by 28 Avenue to the north, 190 Street to the west, 20 Avenue to the south and 194 Street to the east (as illustrated in Appendix II). The Plan currently designates the CHG lands, north of 24 Avenue on the west side of 192 Street, as Technology Park or Business Park and the balance of the CHG lands as Business Park (Appendix III). The Technology Park designation provides for high technology, science-based industries and industries with a significant research and development component, which are carried out in a campus-like setting. The Business Park designation allows light impact industrial, high-tech industrial, warehouse, office and service uses. These uses are to be enclosed in buildings forming part of a comprehensively designed development.

### Proposed Local Area Plan Amendments

The Business Park designation requires that all permitted uses be enclosed in buildings. While the range of uses within the Business Park designation is not proposed to be modified, it is proposed that a limited amount of outdoor storage be permitted in conjunction with light impact industrial, warehouse and distribution uses on the CHG lands designated "Business Park" and located on the south side of 24 Avenue (Appendix IV). These lands cover an area of approximately 136 acres.

The engineering servicing strategy component of the Plan is being updated to reflect a change in the location of the first phase of development in Campbell Heights and to reflect a reduced level of utility construction in the initial years of development in the area. This reflects the fact that the original plan had assumed a semi-conductor plant as the first development in the area. This use placed a much higher demand on engineering services than is now expected on the CHG lands.

The proposed amendments also include modifications to open space corridors and the location of stormwater drainage ponds to reflect updated studies.

### Plan Amendment Process to Date

Staff of the Planning and Development Department and the Engineering Department have worked closely with representatives of the CHG and their consultants to prepare the proposed amendments to the Plan.

The process has included the following work:

- An evaluation of the proposed amendments on all aspects of the Plan, including land use, environment and open space, engineering services, roads and transportation and the funding of services;
- The preparation of draft zones to implement the proposed Plan amendments;
- The preparation of preliminary design guidelines to control the form and character of the built environment within Campbell Heights; and
- The development of an alternative design review process.

The following sections of this report provide a brief summary of each of these elements of work.

### Consultant Studies

A comprehensive engineering servicing study and servicing plan was prepared as part of the Plan. The overall servicing plan addresses sanitary sewer, water supply, transportation/roads, storm water management and development phasing. As well, an environmental review of the Campbell Heights area was conducted.

To provide input to the current Plan amendment process, an engineering consultant was retained to review the original servicing study and update this study, as necessary, to reflect the changes proposed for the initial phase of development. The development on the CHG lands will itself be staged. The engineering study will also identify works necessary for the development of the CHG lands and will establish a services phasing schedule to reflect the new development phasing. The original servicing study envisioned development proceeding from the north part of the Campbell Heights area to the south. The City lands are located in the south part of Campbell Heights.

An overview of each of the various consultant studies, which have been completed or are in process, is outlined below.

### Environmental

The CHG lands have been the subject of a series of environmental studies. As part of the 2000 Campbell Heights Local Area Plan Review, Gartner Lee undertook a comprehensive environmental study of the entire Campbell Heights area. This study examined the fish, wildlife, vegetation and groundwater resources. The Gartner Lee report documented the CHG lands as moderately sensitive with management priorities being to relocate existing ditches/creeks to enhance the fish habitat and to consider retaining a wildlife corridor.

More specific environmental site analyses for the CHG lands, relating to aquatic habitat, wildlife, vegetation and contamination, were carried out by Dillon Consulting in 1999, and 2002 and by ECL Envirotest Consultants in 2003. Additional studies are underway to classify wildlife and vegetation values in the area.

### Roads and Transportation

A traffic consultant, Ward Consulting Group, has been retained to update the previous work undertaken as part of the 2000 Local Area Plan study to reflect the changes associated with the CHG lands being the initial phase of development in Campbell Heights. The consultant has established a list of recommended road improvements to be constructed in conjunction with development of the CHG lands as outlined in Appendix V.

### Engineering Services

An engineering consultant, New East Consulting Services Ltd., has been retained to update the previous work completed for the 2000 Local Area Plan review. The results of the engineering servicing study, to date, are outlined in Appendix V.

### Proposed IB-1 and IB-2 Zones

To address the mutual objectives of the City and the CHG to create an internationally recognized business park within the context of the larger planning objectives of the Plan and to reflect the requirements of the MOU between the City and the CHG, two new zones are proposed for the CHG lands. These two zones have been developed in consultation with and have the support of the CHG. These are described in the following sections.

### Business Park 1 Zone (IB-1)

A new IB-1 Zone is proposed that is modelled after the existing IB - Business Park Zone with modifications to the range of Permitted Uses, Yards and Setbacks and Landscaping. A full description of this zone is contained in Appendix VI. This zone is intended to apply to the CHG Lands located on the north side of 24 Avenue in the area of the Plan designated Technology Park/Business Park (Appendix IV).

### Permitted Uses

The IB Zone permits a variety of non-industrial commercial uses. These uses are inconsistent with the objectives for the CHG lands. Accordingly, the proposed IB-1 Zone includes the following modifications to the existing IB Zone:

1. The IB-1 Zone limits the amount of retail sales area associated with the manufacturing, processing, research and warehousing activities to a maximum of 20% of the gross floor area of each individual business or 460 square metres (5,000 sq. ft.), whichever is less. The IB Zone does not regulate the amount area that can be used for commercial/retail uses;
2. The IB-1 Zone excludes professional office uses such as accountants, lawyers, doctors and real estate agencies, which are permitted in the IB Zone. The IB-1 Zone will accommodate larger corporate office uses that are seeking to locate in an industrial business park setting;
3. *General service uses* (industrial first aid training, trade schools, appliance repair services, etc.) excluding *drive-through banks* are permitted as an accessory use. These uses are permitted as a principal use in the IB Zone;
4. *Personal service uses* (barber shop, beauty parlour, shoe repair shop, etc.) are not permitted in the IB-1 Zone. They are permitted as an accessory use in the IB Zone. The Campbell Heights Local Area Plan identifies a commercial node at 24 Avenue and 192 Street. Personal service uses are better suited to this commercial node;
5. *Eating establishments*, excluding *drive-through restaurants* as an accessory use, are limited in the IB-1 Zone to a maximum of 200 seats. The IB Zone does not regulate the number of seats that are permitted in eating establishments;
6. *Recreational facilities* are not a permitted use in the IB-1 Zone while they are a permitted use in the IB Zone;
7. *Assembly halls*, limited to *churches*, are not a permitted use in the IB-1 Zone while they are a permitted use in the IB Zone.

### Yards and Setbacks

The IB Zone requires a 7.5 metre [25 ft.] front, side and rear setback except that one side yard may be reduced to 3.6 metres [12 ft.] if the side yard abuts land which is zoned commercial or industrial. To provide for wider landscaping strips along public streets, the IB-1 Zone requires a front yard setback of 16 metres [52 ft.] and a side yard on a flanking street of 9.0 metres [30 ft.]. However, both the front yard setback and the side yard setback on a flanking street may be reduced to 7.5 metres [25 ft.] if the area between the face of the building or structure and the public street is not used for parking.

### Landscaping

The proposed IB-1 Zone includes a number of modifications to the landscaping requirements of the IB Zone. While the IB Zone requires a continuous landscape strip of not less than 3 metres [10 ft.] in width be provided along the developed sides of a lot which abut a street measured from back of curb or projected future curb location, the proposed IB-1 Zone requires a 6 metre [20 ft.] continuous landscape strip along major roads and prescribes in some detail the treatment of this landscape strip. This modification is intended to assist in defining the image of Campbell Heights as a high quality and well-landscaped business park.

### Special Regulations

In keeping with the overall objective of creating an industrial business park with a high quality of design and landscaping, the proposed IB-1 Zone includes a prohibition on the location of loading areas and garbage containers in any front yard. The current IB Zone only requires that garbage containers not be located adjacent to any residential lot.

### Business Park 2 (IB-2) Zone

The proposed draft IB-2 Zone is intended to accommodate "high-end" light impact industrial uses and is similar to the proposed draft IB-1 Zone with one significant difference. The details of this zone are contained in Appendix VII. This zone is intended to apply to the CHG lands located on the south side of 24 Avenue, which are designated in the Plan as Business Park (Appendix IV).

Whereas the IB-1 Zone requires that all uses be carried out within an enclosed building, the proposed IB-2 Zone permits a limited amount of outdoor storage and display. More specifically, outdoor storage and display will be permitted within a rear yard only and the area covered by such outdoor storage including accessory truck parking, cannot exceed the area of the lot covered by the principal building. The zone also contains requirements with respect to screening of and the maximum height of any outdoor storage.

Truck parking and loading, other than that accessory to a principal use such as light impact industrial, warehouse or distribution, is specifically prohibited in both the IB-1 and IB-2 Zones. As well, the combined area of outdoor storage and accessory truck parking is not to exceed an area greater than the area covered by the principal building on the same lot.

### Proposed Design Review Process

To assist in positioning Campbell Heights competitively within the international marketplace, a design review process, which will replace the Development Permit process, is proposed. This design review process is intended to assist in reducing the amount of time the lapses between the time when land is purchased and when a building permit may be issued. Currently the Development Permit process involves several steps with design proposals being assessed by City staff against Development Permit Area guidelines contained within the City's Official Community Plan and then involving a review before the Advisory Design Panel (the "ADP") and, subsequently, approval by City Council. The current process can cause prospective purchasers to feel uncertain as to the cost and timing of construction on the lot they are considering for purchase and discourage them from purchasing the lot.

To increase the level of certainty for prospective purchasers of land with respect to design criteria and timing, it is proposed that a detailed set of design guidelines, which clearly specify the design requirements for the CHG lands, be developed and approved by Council. These guidelines would be similar to a building scheme (used in single family residential subdivisions) and would be registered on the title of each lot comprising the CHG lands. In place of the development permit application process, the design of sites within the CHG lands would be reviewed and approved by a Design Review Committee (the "Committee") based on the approved design guidelines. Submission requirements for the Committee will be clearly documented within the design guidelines. It is proposed that the Committee consist of a representative of the CHG, the Project Design Consultant for the CHG and the City Architect or other staff person designated by the General Manager, Planning and Development. The Committee would be a results oriented team focused on identifying design issues and assisting the applicant to develop solutions in a timely way. The Committee will review all site planning, architectural and landscape design, signage and other design-related items normally reviewed through the development permit process, based on the Council-approved design guidelines registered on title. The design review process will include specific timelines (for both the applicant and the Committee) to ensure that the various steps in the process are completed in a timely manner.

The Committee will function on a consensus basis. For a project to be approved by the Committee, all members of the Committee must approve all aspects of the project design. If the members of the Committee cannot reach consensus, the specific aspects of the design lacking consensus will be forwarded to the ADP for review. The ADP's recommendations on those specific aspects of the design will be considered final. Any additional suggestions the ADP may offer on other aspects of the design will be for reference only and will not be binding.

A flow chart illustrating the proposed design review process is illustrated in Appendix VIII.

### Design Guidelines

The design guidelines will provide overall direction, guidance and context to assist future owners of lots in the CHG lands and their consultants in the planning of site development. The objectives of the design guidelines are as follows:

- To ensure that private investment in Campbell Heights is enhanced through careful planning and design;
- To encourage urban design excellence by promoting a high level of visual identity and quality;
- To maintain a high standard of quality in landscape and building design;
- To integrate urban design and environmental protection into the development process to maintain, protect and preserve important elements of the natural environment including creeks, wildlife corridors and trees;
- To ensure that a cohesive and harmonious image is maintained; and
- To ensure that the integrity of the public and private domains within the Campbell Heights Business Park are not compromised by the development of any particular lot.





### Engineering Servicing Summary

The engineering servicing studies prepared for 2000 Campbell Heights Local Area Plan Review have been updated to reflect a change in location of the first phase of Campbell Heights and to reflect lower initial utility requirements in the initial years without a high demand chip plant. This study identifies the required roads and municipal utility services as well as the private utility requirements for the development of the subject lands and surrounding areas as well as identified appropriate phasing. In summary, municipal servicing requirements have been identified as:

- 1. Sanitary sewer- new pump station and combination of force main and gravity sewers along 192<sup>nd</sup> St. to the GYSSDD trunk sewer line at 189 Street and 52 Avenue.

Water - new connection to the Grandview Heights reservoir and new feeder main along 24<sup>th</sup> Ave. from 146<sup>th</sup> St. to 192<sup>nd</sup> St. and 28<sup>th</sup> Ave. to connect to the GVRD main.

Storm drainage - in the excavated area of the Stokes Pit a conventional drainage system serviced by storm sewers, open ditches and a detention pond. The location of the detention pond will be finalized pending soils investigations at the site. In the unexcavated area where the water table is sufficiently low to permit ground water recharge, an exfiltration system is being considered in conjunction with the environmental consultant, hydrogeologist and DFO to ensure water of an acceptable quality is being returned to the ground water.

Roads - interim and ultimate intersection and road widening will be required along portions of 32<sup>nd</sup> Avenue, 24<sup>th</sup> Avenue, and 192<sup>nd</sup> St. south of 32 Avenue plus several of the area intersections.

Environmental – Envirowest Consultants is currently working with DFO to create an integrated wildlife / aquatic corridor linking the Twin Creeks system in the south west to the Lalimer Lake Park in the north and the Little Campbell River area in the south east via an enhanced creek and wildlife corridor along 20<sup>th</sup> Ave. and the 194<sup>th</sup> St. alignment. This system of creek / wildlife corridors will create a viable link between the significant forest corridor along the entire western edge of Campbell Heights with the Little Campbell River in the southeast plus create an enhanced link to Lalimer Park. More site specific environmental analysis have identified that the open space corridor along the 190<sup>th</sup> St. alignment and 24<sup>th</sup> Avenue would provide a more effective wildlife corridor by not leading towards a major intersection with 5 lanes in each direction at 24<sup>th</sup> and 192<sup>nd</sup> but rather follow an enhanced creek and forest corridor along 20<sup>th</sup> Ave. and 194<sup>th</sup> St. alignments.

Ground Water Studies – Piseau and Associates have carried out geology (ground water) studies for the 2000 Local Area Plan and more site specific studies for the CHG lands. The purposes of these studies were to ensure that groundwater flows can be maintained by stormwater exfiltration without adversely affecting groundwater quality or discharge into surrounding creeks while ensuring that winter high water tables do not adversely impact the planned industrial development. The consultant has been working with the environmental consultants to devise a system of exfiltration and creek enhancements to achieve these objectives.

### Business Park 1 Zone

#### Part 47 - 1B, Business Park Zone

#### Part 47 IB-1

- A. **Intent**  
This zone is intended to permit development of industrial business parks with a high standard of design consisting of *light impact industrial* uses, high technology industry, industry with a significant amount of research and development activity, warehouse, offices and service uses carried out in enclosed buildings forming part of a comprehensive designed development. These uses shall be carried out such that no nuisance is apparent outside an enclosed building.

- B. **Permitted Uses**  
  - Amendments: B1, L201, #72594; B1, L275, L28490; B1, L594, L13696; B1, L293, M1799; B1, L595, B1298; B1, L296, B12296

Land and structures shall be used for the following uses only, or for a combination of such uses:

1. *Light impact industry* including wholesale and retail sales of products produced within the business premises or as part of the wholesale or warehouse operations provided that the total floor area used or intended to be used for retail sales and display to the public shall not exceed 20% of the gross floor area for each individual business or establishment or 460 square metres (5,000 sq.ft.) whichever is less.
2. *Warehouse uses.*
3. *Office uses* excluding:
  - (a) *social escort services*
  - (b) *methadone clinics*

(c) offices of accountants, lawyers, doctors, dentists, chiropractors, physiotherapists, massage therapists and related health care practitioners and notary publics, nor the offices of real estate, advertising, insurance, travel and ticket agencies.

4. Accessory uses including the following:

- (a) General service uses excluding drive-through banks;
- (b) Eating establishments, excluding drive-through restaurants, limited to a maximum of 200 seats;
- (c) Community services;
- (d) Child care centres; and
- (e) Dwelling units<sup>(i)</sup> provided that the dwelling unit(s) is (are):
  - i. Contained within a principal building;
  - ii. Occupied by the owner or a caretaker, for the protection of the businesses permitted;
  - iii. Restricted to a maximum number of:
    - a. One dwelling unit in each principal building less than 2,800 square metres [30,000 sq. ft.] in floor area;
    - b. Two dwelling units in each principal building of 2,800 square metres [30,000 sq. ft.] or greater in floor area; and
    - c. Notwithstanding Sub-sections B.5 (g) iii.a. and iii.b., the maximum number shall be two dwelling units for lots less than 4.0 hectares [10 acres] in area and three dwelling units for lots equal to or greater than 4.0 hectares [10 acres] in area.
  - iv. Restricted to a maximum floor area of:
    - a. 140 square metres [1,500 sq. ft.] for one (first) dwelling unit on a lot and where a lot has been subdivided by a strata plan then there shall only be one 140-square metre [1,500-sq. ft.] dwelling unit within the strata plan;
    - b. 90 square metres [970 sq. ft.] for each additional dwelling unit; and
    - c. Notwithstanding Sub-sections B.5 (g) i.v.a. and iv.b., the maximum floor area shall not exceed 33% of the total floor area of the principal building within which the dwelling unit is contained.

5. For the purpose of Subsections B.1 and B.2, parking, storage or service of trucks and trailers on any portion of the lot not associated with the uses or operations permitted thereof shall be specifically prohibited.

C. Lot Area

The minimum site area for subdivision shall be 4 hectares [10 acres], except in the case of a remainder lot, where the lots including the remainder lot which were created by the same plan of subdivision are zoned IB.

D. Density

**Amendment: RL 1105, 2019/06 1041, 11 0101**

1. In Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the maximum density shall not exceed a floor area ratio (FAR) of 0.1 or a building area of 300 square metres [3,220 sq. ft.] whichever is smaller. The maximum density may be increased to a maximum floor area ratio (FAR) of 1.00 if amenities are provided in accordance with Schedule G of this By-law.
2. In areas other than the ones in Sub-section D.1 of this Zone, the maximum density shall not exceed a floor area ratio (FAR) of 1.00.

E. Lot Coverage

The maximum lot coverage shall be 45%.

F. Yards and Setbacks

Measurements to be determined as per Part 1 Definitions, of this By-law:

Use	Setback From Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal and Accessory Buildings and Structures	16.0 m* [52 ft.]	7.5 m [25 ft.]	7.5 m** [25 ft.]	9.0 m*** [30 ft.]

Measurements to be determined as per Part 1 Definitions, of this By-law.

- \* The front yard setback may be reduced to 7.5 m [25 ft.] if the area between the front face of any building or structure and a highway is not used for parking and is landscaped.
- \*\* One (1) side yard setback may be reduced to 3.6 metres [12 ft.] if the side yard abuts land which is commercial or industrial.
- \*\*\* The side yard setback on a flanking street may be reduced to 7.5 m [25 ft.] if the area between the flanking street face of any building or structure and a highway is not used for parking and is landscaped.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. Principal buildings: The height shall not exceed 14 metres [45 ft.].
2. Accessory buildings and structures: The height shall not exceed 6 metres [20 ft.].

H. Off-Street Parking and Loading/Unloading

**Amendment: RL 1374, 01 2019**

1. Refer to Table C.3, Part 5 Off-Street Parking and Loading/Unloading of this By-law.
2. Notwithstanding Subsection D.3(a)(ii) of Part 5 Off-Street Parking and Loading/Unloading of this By-law, additional areas for parking of trucks and trailers associated with the uses and operations allowed on the lot may be permitted within the designated loading/unloading areas provided that:
  - (a) the number of parking spaces shall not exceed the number of loading spaces and/or shipping/receiving doors; and
  - (b) the parking spaces shall not be visible from the highways abutting the lot.

I. Landscaping

1. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.
2. Along the developed sides of the lot which abut a Major Road as shown in the Official Community Plan, a continuous landscaping strip of not less than 6 metres [20 ft.] in width shall be provided within the lot.
3. Along the developed sides of the lot which abut all highways other than a Major Road, a shown in the Official Community Plan, a continuous landscape strip of not less than 3.0 metres [10 ft.] in width shall be provided within the lot.
4. A continuous landscape strip of not less than 1.5 metres [5 ft.] in width shall be provided along all side lot lines between a highway and 3.0 metres [10 ft.] back from the front face of the closest principal building fronting a highway.
5. A continuous landscaping strip of not less than 6.0 metres [20 ft.] shall be created along all lot lines separating the developed portion of the lot from any residential lot.
6. Loading areas, garbage containers and passive recycling containers are specifically prohibited between the front of a principal building and a highway, and shall be screened to a height of at least 2.5 metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. Land and structures shall be used for the uses permitted in this Zone only if such uses:
  - (a) Constitute no unusual fire, explosion or safety hazard;
  - (b) Do not emit noise in excess of 70 dB(A) measured at any point on any boundary of the lot on which the use is located, provided that where a lot abuts a lot other than an industrial lot the noise level shall not exceed 60 dB(A); and
  - (c) Do not produce heat or glare perceptible from any boundary of the lot on which the use is located.
2. Outdoor storage of any goods, materials or supplies is specifically prohibited.
3. Loading areas, garbage containers and passive recycling containers shall not be located within any required front or flanking street setback and shall be screened to a height of at least 2.5 metres [8 ft.] by buildings, a landscape screen, a solid decorative fence, or a combination thereof.
4. Child care centres shall be located on the lot such that these centres have direct access to an open space and play area within the lot.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

Lot Size	Lot Width	Lot Depth
2,000 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions of this By-law.

L. Other Regulations

**Amendment: RL 1301, 01 2019; RL 1374, 01 2019**

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in part II Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".
2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.
3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.
4. Sign regulations are as provided in Surrey Sign By-law No. 13656.
5. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.
6. Floodproofing regulations are as set out in Part 8 Floodproofing, of this By-law.
7. *Building permits* shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".
8. Development permits may be required in accordance with the *Official Community Plan*.
9. Safety regulations are as set out in the Health Act R.S.B.C. 1979, c. 161 and the "Surrey Fire Prevention By-law".
10. Permits may be required for the storage of *special wastes* in accordance with the Waste Management Act R.S.B.C.
11. Provincial licensing of *child care centres* is regulated by the Community Care Facility Act R.S.B.C. 1979, c. 57 and the Child Care Regulations set out under B.C. Reg 319/89.



**Business Park 2**

**Part 4B - IL, Light Impact Industrial Zone**

**Part 4B**

**IB-2**

**A. Intent**

This Zone is intended to accommodate and regulate the development of *light impact industry*, office and limited service uses with a high standard of design that are generally compatible with one another and with adjoining zones.

**B. Permitted Uses**

**Amendments:** **BL 1203, 072594; BL 1273, 121049; BL 1381, 091697; BL 1311, 168697; BL 1393, 042099; BL 1326, 041706; BL 1408, 111605.**

Land and structures shall be used for the following uses only, or for a combination of such uses:

1. *Light impact industry* including the wholesale and retail sale of products produced within the business premises or as part of the wholesale or warehouse operations provided that the total floor area used or intended to be used for retail sales and display to the public shall not exceed 20% of the gross floor area for each individual business or establishment or 460 square metres (5,000 sq. ft.), whichever is less.
2. *Warehouse uses*.
3. Office uses excluding:
  - (a) Social escort services;
  - (b) Methadone clinics;
  - (c) Offices of accountants, lawyers, doctors, dentists, chiropractors, physiotherapists, massage therapists and related health care practitioners and notary publics, nor the offices of real estate, advertising, insurance, travel and ticket agencies;
4. *Accessory uses* including the following:
  - (a) *Coffee shops* provided that the seating capacity shall not exceed 35 and the said *coffee shop* is not licensed by the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, as amended.
  - (b) *General service uses* excluding drive-through banks;
  - (c) *Child care centres*; and
  - (d) *Dwelling units* provided that the *dwelling units* is (are):
    - i. Contained within the *principal building*;
    - ii. Occupied by the owner or a caretaker, for the protection of the businesses permitted;
    - iii. Restricted to a maximum number of:
      - a. One *dwelling unit* in each *principal building* less than 2,800 square metres (30,000 sq. ft.) in floor area;
      - b. Two *dwelling units* in each *principal building* of 2,800 square metres (30,000 sq. ft.) or greater in floor area; and
      - c. Notwithstanding Sub-sections B.10 (f) iii.a. and iii.b., the maximum number shall be two *dwelling units for lots* less than 4.0 hectares (10 acres) in area and three *dwelling units for lots* equal to or greater than 4.0 hectares (10 acres) in area.
    - iv. Restricted to a maximum floor area of:
      - a. 140 square metres (1,500 sq. ft.) for one (*first dwelling unit* on a lot and where a lot has been subdivided by a strata plan then there shall only be one 140-square metre (1,500- sq. ft.) *dwelling unit* within the strata plan;
      - b. 90 square metres (970 sq. ft.) for each additional *dwelling unit*; and
      - c. Notwithstanding Sub-sections B.10 (f) iv.a. and iv.b., the maximum floor area shall not exceed 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained.
5. For purposes of Subsection B.1 and B.2, parking, storage or service of trucks and trailers on any portion of the lot not associated with the uses or operations permitted thereof shall be specifically prohibited.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

**Amendments:** **BL 1203, 020996.**

1. In Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the maximum density shall not exceed a *floor area ratio*(FAR) of 0.1 or a *building area* of 300 square metres (3,230 sq. ft.) whichever is smaller. The maximum density may be increased to a maximum *floor area ratio* (FAR) of 1.00 if amenities are provided in accordance with Schedule G of this By-law.
2. In areas other than the ones in Sub-section D.1 of this Zone, the maximum density shall not exceed a *floor area ratio* (FAR) of 1.00.

**E. Lot Coverage**

The maximum lot coverage shall be 60%.

**F. Yards and Setbacks**

**Amendments:** **BL 1203, 072594.**

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

Use	Setback Yard	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal and Accessory Buildings and Structures	16 m.* [52 ft.]	7.5 m. [25 ft.]	7.5 m.** [25 ft.]	7.5 m.** [25 ft.]	9.0 m.*** [30 ft.]

Measurements to be determined as per Part 1 Definitions, of this By-law.

\* The front yard setback may be reduced to 7.5 m (25 ft.) if the area between the front face of any building or structure and a highway is not used for parking and is landscaped.

\*\* One (1) side yard setback shall be 7.5 metres (25 ft.) or 0.0 metre if the said side yard abuts land which is commercial or industrial.

\*\*\* The side yard setback on a flanking street may be reduced to 7.5 m (25 ft.) if the area between the flanking street face of any building or structure and a highway is not used for parking and is landscaped.

**G. Height of Buildings**

Measurements to be determined as per Part 1 Definitions, of this By-law.

1. *Principal building*: The height shall not exceed 14 metres (45 ft.).
2. *Accessory buildings and structures*: The height shall not exceed 6 metres (20 ft.).

**H. Off-Street Parking and Loading/Unloading**

**Amendments:** **BL 1394, 071696.**

1. Refer to Table C.3, Part 5 Off-Street Parking and Loading/Unloading of this By-law.
2. Notwithstanding Subsection D.3(a)(i) of Part 5 Off-Street Parking and Loading/Unloading of this By-law, additional areas for parking of trucks and trailers associated with the uses and operations allowed on the lot may be permitted within the designated loading/unloading areas provided that:
  - (a) the number of parking spaces shall not exceed the number of loading spaces and/or shipping/receiving doors; and





Thank you for attending our Open House. Please take a few minutes to complete the following comment sheet. Your input will help us to prepare modifications to the Campbell Heights plan and related policies for the first phase of development within this area.

## Land Use Plan and Zoning

Please circle the response which best reflects your opinion on the following statements.

1. The proposed range of land uses envisioned for the Phase 1 lands is generally consistent with the overall planning objectives for Campbell Heights.

Strongly Agree Agree Neutral Disagree Strongly Disagree

2. The development of the Phase 1 lands adequately preserves and protects the significant environmental features of the area.

Strongly Agree Agree Neutral Disagree Strongly Disagree

3. The road network as shown provides good access to the Phase 1 lands.

Strongly Agree Agree Neutral Disagree Strongly Disagree

4. The preliminary design guidelines for the Phase 1 lands will see the development of buildings with a high quality of design and landscaping.

Strongly Agree Agree Neutral Disagree Strongly Disagree

5. The proposed Business Park 1 and Business Park 2 Zones (IB-1 and IB-2) are generally supportable.

Strongly Agree Agree Neutral Disagree Strongly Disagree

## Engineering Servicing Strategy

What aspects of the engineering servicing strategy do you like?

Are there any aspects of the engineering servicing strategy that you do not like?

## Environmental Management Strategy

What aspects of the environmental management strategy do you like?

Are there any aspects of the environmental management strategy that you do not like?

### Business Park 1 and Business Park 2 Zones (IB-1 and IB-2)

What aspects of the proposed IB-1 and IB-2 Zones do you like?

Are there any aspects of the proposed IB-1 and IB-2 Zones that you do not like?

## Preliminary Design Guidelines

What aspects of the preliminary design guidelines do you like?

Are there any aspects of the preliminary design guidelines that you do not like?

## Proposed Design Review Process

What aspects of the proposed design review process do you like?

Are there any aspects of the proposed design review process that you do not like?

## Other Comments

Please use the space below to make any other comments you may have regarding the information presented for the first phase of development of Campbell Heights.



Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Daytime phone number: \_\_\_\_\_

Please return completed comment sheets to the  
City of Surrey Planning & Development Department  
14245 – 56 Avenue, Surrey, B.C., V3X 3A2 or FAX to (604) 591-2507  
on or before July 4, 2003

The display materials shown at the Open House may be viewed in the City Hall Foyer during office hours between June 27 and July 11, 2003 or on our website at [www.city.surrey.bc.ca](http://www.city.surrey.bc.ca) beginning June 24, 2003.

Thank you very much for your comments

### COMMENT SHEET SYNOPSIS

#### Proposed Land Uses

Of the people completing the comment sheet, 41% either "Strongly Agree" or "Agree" that the range of land uses envisioned for the Phase 1 lands is generally consistent with the overall planning objectives for Campbell Heights. On the other hand, 19% either "Disagree" or "Strongly Disagree" that the range of land uses is generally consistent with the overall planning objectives for Campbell Heights and 32% are neutral. 8% did not answer this question. Setting aside those people not responding or indicating a neutral position, the results indicate that the public generally thinks that the proposed land uses are generally consistent with the overall planning objectives for Campbell Heights. In fact, the Campbell Heights Local Area Plan designates the subject lands north of 24 Avenue for Technology Park and/or Business Park use and the subject lands south of 24 Avenue are designated for Business Park uses. The Business Park designation would permit a range of business park, clean light industrial, warehouse and similar uses. While the Technology Park uses are intended for high technology, science-based industries and industries with a significant research and development component, business park uses would also be permitted. This range of uses is generally consistent with the current land use proposal.

#### Environmental Preservation and Protection

Of the people completing the comment sheet, a significant number of the respondents, (43%) either "Disagree" or "Strongly Disagree" that the development of the Phase 1 lands adequately preserves and protects the significant environmental features of the area, citing in particular, the negative impact on habitat and the loss of open space. The responses to the open-ended questions on the Environmental Management Strategy provide some more detailed explanations for these responses and are categorized as follows:

What aspects of the environmental strategy do you like?

- Like nothing (6)
- Like the proposed conservation green spaces (4)
- Appreciate that a study was done (1).
- Appreciate the acknowledgement that important species will be affected (1).

What aspects of the environmental strategy do you not like?

- Negative impact on habitat/loss of open space (8)
- Study done too quickly (1)
- Not enough detail (1)
- Over-committed to retaining second growth forest (1)
- A man-made area is labelled an environmental area to satisfy environmentalists (1)

#### Proposed Road Network

41% of people completing the comment sheet either "Strongly Agree" or "Agree" that the road network provides good access to the Phase 1 lands. On the other hand, 35% either "Disagree" or "Strongly Disagree" that the road network provides good access to the Phase 1 lands and 22% are neutral. The main transportation and traffic-related responses to the open-ended question on the engineering servicing study provide explanations for these responses and are categorized as follows:

What aspects of the engineering servicing strategy (as they relate to transportation and traffic) do you like?

- Like traffic improvements including 4 lanes at 24 Avenue and 192 Street: expanding 32 Avenue to 4 lanes: and the proposed new interchange at 24 Avenue.

What aspects of the engineering servicing strategy (as they relate to transportation and traffic) do you dislike?

- Truck route should be placed back on 32 Avenue.
- 24 Avenue should be extended into Langley.
- Road upgrades are insufficient.
- Highway 10 needs upgrading at various locations.
- Access to and from the south is poor.
- Traffic congestion and noise from trucks.
- Inadequate access for increased traffic.
- Truck routes should be 24 Avenue and 32 Avenue.
- 16 Avenue should not be 4 lanes within the ALR.
- 24 Avenue should be upgraded from 152 Street to 200 Street in Langley.

#### Preliminary Design Guidelines

Of the people completing the comment sheet, 43% either "Strongly Agree" or "Agree" that the preliminary design guidelines for the Phase 1 lands will see the development of buildings with a high quality of design and landscaping. Conversely, 24% either "Disagree" or "Strongly Disagree" that the preliminary design guidelines will see the development of buildings with a high quality design and 8% are neutral. The relevant answers to the open ended questions on the preliminary design guidelines provide some explanations for these responses and are categorized as follows (many of the responses to these questions deal with land use, the environment, and other non-design guideline matters):

What aspects of the preliminary design guidelines do you like?

- Attractive, high quality (3)
- Like the design review process (1)

Are there any aspects of the preliminary design guidelines do you not like?

- Dislike everything/not needed here (3)
- Loss of green space/habitat (2)
- Concerns over design review process (3)
- Should be of higher quality with guidelines like Gloucester Estates (1)

#### IB-1 and IB-2 Zones

Of the people completing the comment sheet, 38% either "Strongly Agree" or "Agree" that the proposed IB-1 and IB-2 Zones are generally supportable. Alternatively, 41% either "Disagree" or "Strongly Disagree" that the proposed IB-1 and IB-2 Zones are generally supportable and 13% are neutral. The main responses to the open-ended questions on the IB-1 and IB-2 Zones provide some explanations for these responses and are categorized as follows (many of the responses to this question are land use related and do not specifically address the IB-1 and IB-2 Zones and as such, are not recorded below):

What aspects of the proposed IB-1 and IB-2 Zone do you like?

- Like/okay (2)
- Like nothing (5)
- High quality development/building standards (2)
- No front truck parking (2)
- High end status of IB-1 Zone (1)

Are there any aspects of the proposed IB-1 and IB-2 Zones that you do not like?

- No dislikes (2)
- Dislike everything/not needed here (2)
- IB-2 is of lower quality/additional controls needed/more landscaping (2)
- Chain link fencing (1)
- Should have no outdoor storage at all or should be further limited or screened in the IB-2 Zone (2)
- May deter development through limitations/exclusions of certain industrial land uses (1)
- Do not permit chemical waste (1)
- No noisy trucks or air conditioning (1)
- Requires monitoring of the site/building maintenance (1)

#### Other Comments

The Open House comment sheet also included a number of open-ended questions to seek community input on the engineering servicing strategy, the proposed design review process, and any other aspects of the material displayed at the Open Houses. The following provides a summary of paraphrased comments that were noted by more than one respondent.

##### Most Liked Aspects of the Engineering Servicing Strategy

- Approve/OK (3)
- Opposed/like nothing/stay away/not needed (5)
- Increased jobs, businesses, industrial areas (2)
- Sewer extension down 192 Street (2)
- Traffic improvements (3)

##### Most Disliked Aspects of the Engineering Servicing Study

- Decision has already been made (2)
- Dislike everything/not needed here (3)
- Road upgrades are insufficient (5)
- Traffic congestion/noise from trucks (2)
- Loss of natural area/leave for wildlife (2)

##### Most Liked Aspects of the Design Review Process

- Flexibility (2)
- That a process will be established for the review of design submissions (3)

##### Most Disliked Aspects of the Design Review Process

- Dislike everything/not needed here (3)
- Not enough opportunity for public debate/too late/too short (5)

Other General Comments

- Use other existing industrial land and maintain Campbell Heights as open space and park (3)
- Concerns over the conversion of the Stokes Pit (Lalmer Lake) recreational area into an industrial park (7)
- The decision to proceed has already been made and input will be disregarded (4)
- Keep 32 Avenue as a truck route (2)
- 24 Avenue needs to be major access route including trucks (2)
- Improvements to 32 Avenue and 192 Street should be made before 2014 (2)
- Traffic lights are needed at 192 Street and 32 Avenue (2)
- Do not disturb wildlife habitat and open space (5)
- Unfair to limit development to just Phase 1 - 4-year moratorium too harsh (6)
- Industrial development should not take place next to existing established residential/disruption of residential areas (3)

Appendix "J"



Appendix "J"



Appendix "K"



**MAIN DIFFERENCES BETWEEN THE IB AND PROPOSED IB-1 ZONES**

The proposed IB-1 Zone is modelled after the existing IB - Business Park Zone with modifications to the range of Permitted Uses, Yards and Setbacks and Landscaping. This zone is intended to apply to the lands located within the initial phase of development located on the north side of 24 Avenue in the area of the Plan designated Technology Park/Business Park.

**Permitted Uses**

The IB Zone permits a variety of non-industrial commercial uses. These uses are inconsistent with the objectives for the City lands. Accordingly, the proposed IB-1 Zone includes the following modifications to the existing IB Zone:

1. The IB-1 Zone limits the amount of retail sales area associated with the manufacturing, processing, research and warehousing activities to a maximum of 20% of the gross floor area of each individual business or 460 square metres (5,000 sq. ft.), whichever is less. The IB Zone does not regulate the amount area that can be used for commercial/retail uses;
2. The IB-1 Zone excludes professional office uses such as accountants, lawyers, doctors and real estate agencies, which are permitted in the IB Zone. The IB-1 Zone will accommodate larger corporate office uses that are seeking to locate in an industrial business park setting;
3. *General service uses* (industrial first aid training, trade schools, appliance repair services, etc.) excluding *drive-through banks* are permitted as an accessory use. These uses are permitted as a principal use in the IB Zone;
4. *Personal service uses* (barber shop, beauty parlour, shoe repair shop, etc.) are not permitted in the IB-1 Zone. They are permitted as an accessory use in the IB Zone. The Campbell Heights Local Area Plan identifies a commercial node at 24 Avenue and 192 Street. Personal service uses are better suited to this commercial node;
5. *Eating establishments*, excluding *drive-through restaurants* as an accessory use, are limited in the IB-1 Zone to a maximum of 200 seats. The IB Zone does not regulate the number of seats that are permitted in eating establishments;
6. *Recreational facilities* are not a permitted use in the IB-1 Zone while they are a permitted use in the IB Zone;
7. *Assembly halls*, limited to churches, are not a permitted use in the IB-1 Zone while they are a permitted use in the IB Zone.

**Yards and Setbacks**

The IB Zone requires a 7.5 metre (25 ft.) front, side and rear setback except that one side yard may be reduced to 3.6 metres (12 ft.) if the side yard abuts land which is zoned commercial or industrial. To provide for wider landscaping strips along public streets, the IB-1 Zone requires a front yard setback of 16 metres (52 ft.) and a side yard on a flanking street of 9.0 metres (30 ft.). However, both the front yard setback and the side yard setback on a flanking street may be reduced to 7.5 metres (25 ft.) if the area between the face of the building or structure and the public street is not used for parking.

**Landscaping**

The proposed IB-1 Zone includes a number of modifications to the landscaping requirements of the IB Zone. While the IB Zone requires a continuous landscape strip of not less than 3 metres (10 ft.) in width be provided along the developed sides of a lot which abut a street measured from back of curb or projected future curb location, the proposed IB-1 Zone requires a 6 metre (20 ft.) continuous landscape strip along major roads and prescribes in some detail the treatment of this landscape strip. This modification is intended to assist in defining the image of Campbell Heights as a high quality and well-landscaped business park.

**Special Regulation**

In keeping with the overall objective of creating an industrial business park with a high quality of design and landscaping, the proposed IB-1 Zone includes a prohibition on the location of loading areas and garbage containers in any front yard. The current IB Zone only requires that garbage containers not be located adjacent to any residential lot.

**Campbell Heights City Lands Servicing Summary**

The engineering consultant New East Consulting Services Ltd. has completed an engineering servicing study for the City owned lands in Campbell Heights. This study identifies the infrastructure required to service the initial 250 to 300 acres of City owned land along 192 Street south of 28 Avenue and provides an order of magnitude estimate for the servicing requirements based on the proposed land uses. The study includes an environmental review, storm water management and terrain analysis, land use and development, roads and transportation, water supply, sanitary sewer systems, non-municipal utility services and financing issues. In summary, engineering servicing requirements have been identified as follows and preliminary engineering of these services is currently underway.

- |                |   |
|----------------|---|
| Sanitary Sewer | - new pump station at 192 Street and 20 Ave<br>- combination of force main and gravity sewers along 192 Street to Latimer Pump Station at 52 Ave  |
| Water Supply   | - trunk main to connect to GVWD main at 28 Ave/192 St and 24 Ave/184 Street<br>- trunk main along 24 Avenue to Grandview Reservoir at 166 Street  |
| Storm Drainage | - conventional storm sewer system east of 192 Street in the Stokes Pt area with a detention pond north of 20 Ave at 1900 blk<br>- infiltration system is proposed in the area west of 192 Street that has not been excavated  |
| Roads          | - interim 2/3 lane upgrading of arterial roads 192 Street, 24 Avenue and 32 Avenue including paved shoulders, traffic signals and left turn lanes<br>- extension of 192 Street between 24 Ave and 16 Avenue to interim 2 lane standard<br>- 16 Ave to 20 Ave is optional but would be desirable from both traffic and marketing point of view |
| Environmental  | - create an integrated wildlife/aquatic corridor linking the Twin Creeks system in the southwest to the Latimer Lake Park in the north and the Little Campbell River area in the southeast via an enhanced creek/wildlife corridor along 20 Avenue and the 194 Street alignment   |

The preliminary engineering for these services is anticipated to be complete by the end of November 2003 and it is planned to proceed immediately to detailed design so that construction could proceed by the spring of 2004.