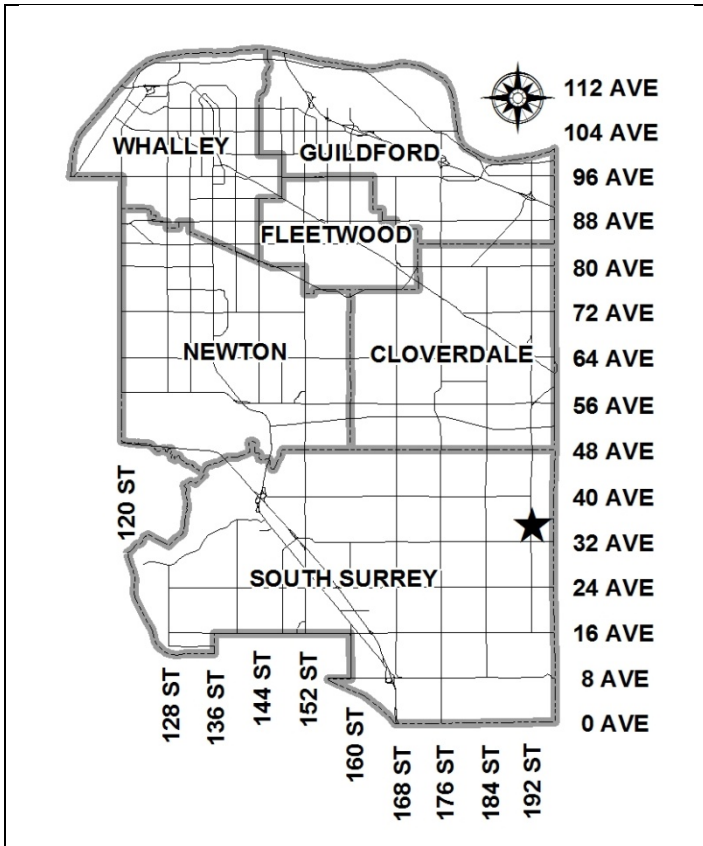


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7907-0326-00

Planning Report Date: September 9, 2013



**PROPOSAL:**

- **Rezoning** from A-1 to IB-1 and IB-2
  - **General Development Permit**
- to create eight (8) future business park lots

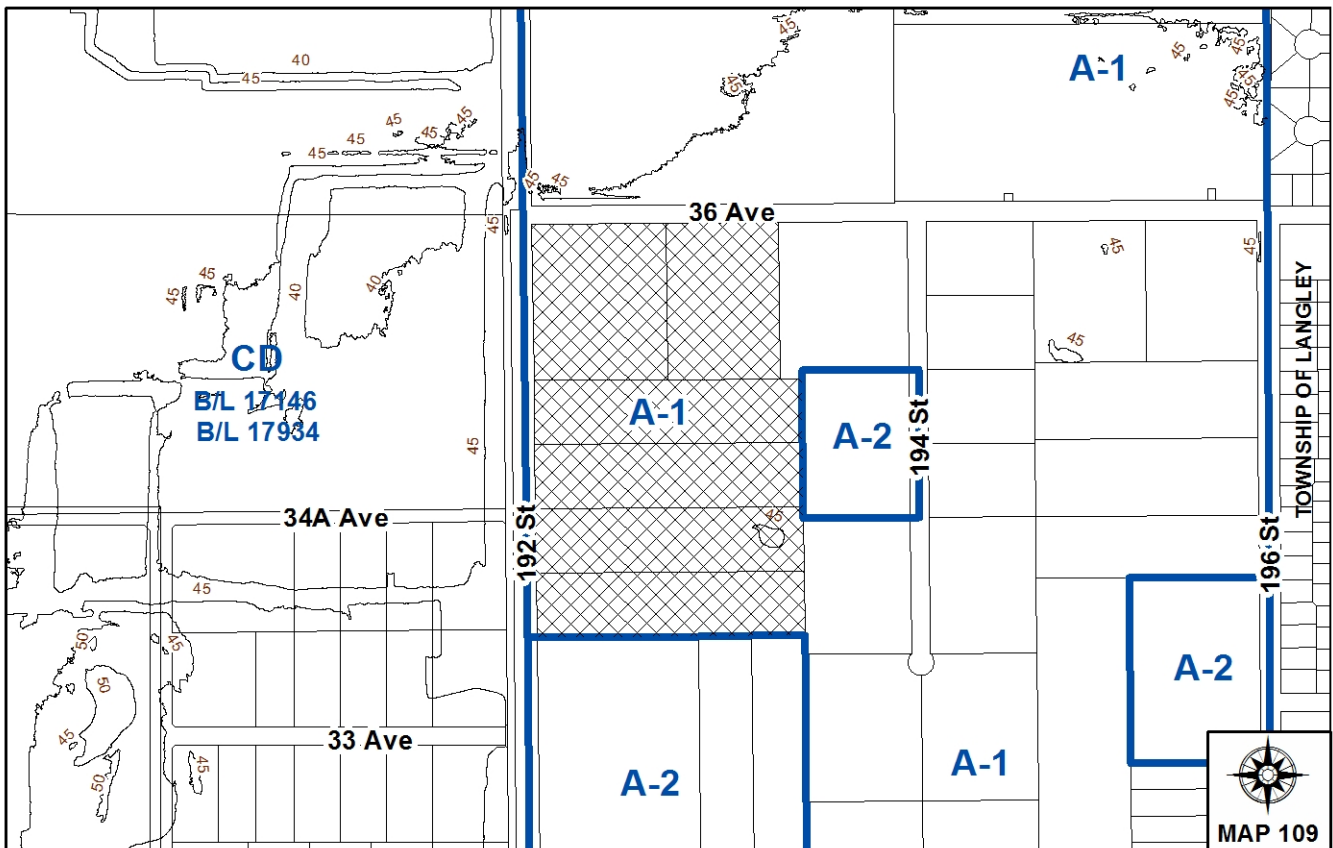
**LOCATION:** 3400- 3500 Block of 192 Street and 19200- 19300 Block of 36 Avenue

**OWNER:** 0758220 BC Ltd et al

**ZONING:** A-1

**OCP DESIGNATION:** Industrial

**LAP DESIGNATION:** Business Park



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning
- Approval to draft a General Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- The proposal complies with the Official Community Plan (OCP) "Industrial" designation and the Campbell Heights Local Area Plan "Business Park" designation.
- The General Development Permit (DP) will provide direction and context to the site's overall development and promote a high standard of architectural design consistent with the OCP DP Guidelines and the Campbell Heights Design Phase I Guidelines.
- The General DP will contain objectives and guidelines for on-site landscaping, coordinated streetscapes and signage, energy and water efficiency, stormwater management and tree retention.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the property shown on the Survey Plan (Appendix II) as follows:
  - (a) Block A from "General Agriculture Zone (A-1)" to "Business Park 1 Zone (IB-1)"; and
  - (b) Block B from "General Agriculture Zone (A-1)" to "Business Park 2 Zone (IB-2)".and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7907-0326-00 in accordance with the attached document (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant address the replacement tree deficit;
  - (e) completion of all urban design and tree retention issues in the General Development Permit to the satisfaction of the Planning and Development Department; and
  - (f) demolition of existing buildings and structures necessary to the satisfaction of the Planning and Development Department.

## REFERRALS

- |                              |   |
|------------------------------|---|
| Engineering:                 | The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III. |
| Parks, Recreation & Culture: | Parks supports the proposed application and notes a right-of-way is required for the Campbell Heights multi-use path along 192 Street.                  |

SITE CHARACTERISTICS

Existing Land Use: Heavily-treed large acreage residential properties

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 36 Avenue):	Agricultural	Industrial/ Technology Park or Business Park	A-1
East and South:	Agricultural, residential properties	Industrial/ Business Park	A-1, A-2
West (Across 192 Street):	SCDC lands under rezoning, subdivision - some with active DP applications.	Industrial/ Technology Park or Business Park	CD (By-law 17146)

DEVELOPMENT CONSIDERATIONSContext

- The development property is located on the southeast corner of 36 Avenue and 192 Street in Campbell Heights. The site is 12.6 hectares (31.1 acres) in area and is designated "Industrial" in the Official Community Plan. The Campbell Heights Land Use Plan designates the property for "Business Park" and "Business Park (Office)" and includes a "Walking/Cycling Pathway" adjacent to 192 Street.
- The site presently consists of six large residential properties zoned for general agricultural use. Several dwellings and accessory buildings are located on four of the six lots.

Proposal

- The applicant is proposing to rezone the property from "General Agriculture Zone (A-1)" to "Business Park 1 Zone (IB-1)" and "Business Park 2 Zone (IB-2)" to allow for the creation of eight (8) business park lots.
- Specifically, the applicant is proposing to create three (3) IB-1 zoned lots along the east side of 192 Street, ranging in size from 1.0 ha (2.47 acres) to 1.3 ha (3.21 acres). The proposed IB-1 lots, which do not permit outdoor storage, will ensure a high quality of design and landscaping along the City's arterial road and provide an effective buffer to the IB-2 lots proposed at the interior of the site.
- The five (5) proposed IB-2 lots will permit limited outdoor storage, subject to location and screening requirements and vary in size from 1.0 ha (2.47 acres) to 2.9 ha (7.16 acres). Appendix II contains the Subdivision and the Zoning Block Plan identifying the boundaries between the two proposed industrial zones.



- As part of the development application, the applicant will be required to dedicate and construct a new local through road to service the properties - 34 Avenue off 192 Street – as well as provide dedication along 192 Street and 36 Avenue. The applicant will also be required to construct a multi-use pathway along the east side of 192 Avenue.
- As part of the application, a General Development Permit will be placed on the site to guide the form and character of future development on each of the proposed business park lots, as no buildings are proposed at this time.

### Tree Retention

- The site is heavily treed with a variety of mature, protected trees. In order to develop the site for the intended business park use, tree retention will be a challenge. Staff have worked extensively with the applicant and the project arborist to explore tree retention opportunities, as well as to develop a strategy to manage the necessary tree removal in stages.
- Under the current application, all of the site's trees will be retained, except for those which need to be removed to subdivide and service the site and to construct the multi-use pathway along 192 Street.
- As such the future retention and removal of trees on each business park lot will be dealt with on a site-by-site basis through the development permit process. To help guide the detailed site planning and development, the site's general DP will contain recommendations and guidelines for future tree retention and removal (See Design Proposal and Review section).
- The following table and paragraphs therefore pertain to only those trees which need to be removed at the present time in order to rezone and subdivide the industrial site based on the submitted arborist reports.
- Ultimately, the majority of trees along the City's arterials will be removed when the ultimate widening of 192 Street and 36 Avenue is required. The majority of trees on each new industrial business park lot will be removed as individual development applications are processed.

### 34 Avenue

- According to the applicant's arborist, 79 existing protected trees identified within the 20 metre (66 ft.) road allowance and 0.5 metre (1.6 ft.) SROW required for new 34 Avenue will need to be removed. The new avenue is a local through road which will be required to provide access to the industrial business park lots. The following is a breakdown of these trees by species:

<b>Tree Species</b>	<b>Total No. of Trees</b>	<b>Trees to be Removed</b>
Douglas Fir	68	68
Western Redcedar	4	4
Western Flowering Dogwood	1	1
Shorepine	0	0
Western White Pine	2	2
Western Hemlock	4	4
Paper Birch	0	0

<b>Tree Species</b>	<b>Total No. of Trees</b>	<b>Trees to be Removed</b>
Pacific Willow	0	0
Black Cottonwood	0	0
<b>TOTAL</b>	<b>79</b>	<b>79</b>

### 192 Street and 36 Avenue

- In addition to the trees listed above, a number of trees will need to be removed along 192 Street and 36 Avenue. The final number of trees to be removed along the City arterials to complete the servicing and subdivision of the site is, however, not yet known.
- Through the present application, the applicant will be required to dedicate 10.9 metres (36 ft.) of road allowance along 192 Street and 4.9 metres (16 ft.) of road allowance along 36 Avenue. The applicant will also be required to register a 2.7 metre (9 ft.) SROW on the development site to complete the construction of the 4.0 metre (13 ft.) multi-use path called for in the Campbell Heights plan.
- According to the submitted arborist reports, there are 203 protected trees within the required road dedication along 192 Street, 123 protected trees within the required road dedication along 36 Avenue and another 51 protected trees within the SROW required for the path. See table below for breakdown.

<b>Tree Species</b>	<b>192 Street Dedication</b>	<b>36 Avenue Dedication</b>	<b>Multi-Use Path 2.7 SROW</b>	<b>Total</b>
Bitter Cherry	0	1		1
Douglas Fir	115	59	30	204
Ponderosa Pine	1	0		1
Red Alder	0	4		4
Western Flowering Dogwood	1	0		1
Western Hemlock	7	8		15
Western Redcedar	79	51	20	150
Western White Pine			1	1
<b>TOTAL</b>	<b>203</b>	<b>123</b>	<b>51</b>	<b>377</b>

- To date, initial indications suggest 213 protected trees or approximately 80% of the trees within the 192 Street road dedication and all of the trees within the SROW will need to be removed to construct the multi-use pathway. In addition, an unknown number of trees will need to be removed within the 36 Avenue road dedication to provide servicing connections to the site.
- Final engineering drawings will be required to detail the interim boulevard treatment, servicing and lot grading requirements in order to assess the how many trees may be retained along the City's arterials in the interim. An additional arborist report will also be required to evaluate the health and wind firmness of the remaining trees once these design drawings are complete.

- City staff will work to retain as many trees as possible until the ultimate widening of the arterials is required. In an effort to retain trees, staff will also work with the applicant to meander the path onto the development site and into the landscape buffer, if any tree stands within the path alignment are healthier or more suitable candidates for long term retention.

#### Cash-in-Lieu

- Cash-in-lieu will be collected for the City's Green Fund for all trees which need to be removed.
- Given the collective area of the required dedications, SROWs and adjacent root zones under investigation is roughly 17,099.8 m<sup>2</sup> (4.23 acres), the maximum the City will likely collect under the City's Green fund will be up to \$63,450.00.

#### Ecosystem Management Study (EMS)

- The City's EMS study includes an ecosystem corridor which dissects the site on a diagonal basis. The corridor was initially identified to provide a connection between the Campbell Heights West Terrestrial Hub (#80) and the Campbell Heights North East Terrestrial Hub (#84).
- The corridor has, however, been increasingly constrained by development. As such it is no longer identified in the draft Biodiversity Conservation Strategy (BCS). In lieu of this, efforts are being made to strengthen and expand regional corridor connections within the Campbell Heights area.

#### PRE-NOTIFICATION

- On November 23, 2012, a pre-notification letter was sent out for this application and a development sign posted on-site.
- In response, on December 18, 2012, the City received a letter from the Little Campbell Watershed Society expressing concern about the loss of farmland and the industrial development of the Campbell Heights area.
- Specifically, the letter referred to the loss of a significant ecosystem corridor, the sensitive nature of the local ecosystem, the wholesale removal of trees and the loss of animal habitat and permeable soil structures which might impact the aquifer and the Little Campbell River. The letter also asked about the future stormwater management plans and drainage for the site.

*(In response, on April 11, 2013, the Planning Department sent a letter to the Society clarifying the nature and intent of the application to rezone and subdivide the property and that no buildings were being proposed at this time. The letter further noted the General DP would include recommendations for tree retention to influence and inform future patterns of development.*

*On April 23, 2013, staff followed up with the Society clarifying how future tree retention was being pursued on the site. Engineering has also confirmed that storm water management and servicing issues will be reviewed as part of the subdivision approval*

*process. A more detailed review will be done when specific development plans for each lot are submitted at the detailed DP stage).*

## DESIGN PROPOSAL AND REVIEW

### General Development Permit (DP)

- While no buildings or structures are being proposed at this time, the applicant has worked with staff to develop a General Development Permit (DP) to guide the future development of the site and to promote a high standard of architectural design. The resulting document is consistent with the OCP DP Guidelines and Campbell Heights Design Guidelines for Phase I (See Appendix II).
- Specifically, the General DP will provide direction to development and layout of the eight (8) business park lots. As such, it contains detailed sections on site design (layout, access and circulation), architectural design (integrity, form and articulation, exterior material, lighting, roof scapes), landscaping, coordinated signage and streetscapes. The general DP also contains sections on environmental management and sustainability, focusing on energy efficiency and stormwater management.

### On-Site Tree Retention

- The DP also contains a section on tree retention given the development site is comprised of several heavily forested properties. As part of the application, the owner was required to engage the services of a professional arborist to assess and inventory polygons of trees for their retention value (See Appendix IV).
- The resulting General DP identifies 10 wind firm tree stands to be retained on the edges of the development site. The tree stands, suitable for retention, include dominant healthy trees growing above the main canopy adapted to oncoming winds.
- The stands will inform and influence the future pattern of development (site plans, access locations etc.). The retention of all viable trees, however, along the corners and edges of the newly created lots will be assessed and encouraged through the detailed DP stage.
- The DP also makes note of the required six metre landscape strips required along 192 Street and 36 Avenue and the required 3 metre landscaping strip along 34 Avenue and states every effort to retain existing trees within and immediately adjacent to the landscape strip should be made.

## SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 8, 2012. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	• The proposal complies with the Campbell Heights LAP
2. Density & Diversity (B1-B7)	• N/A. No buildings are being proposed at this time.
3. Ecology & Stewardship (C1-C4)	• None. The final development will incorporate required on-site bioswales as per the Campbell Heights Requirements. Recycling and organic waste facilities and programs will also be utilized.
4. Sustainable Transport & Mobility (D1-D2)	• The development will provide for continuation of the City's multi-use path on the east side of 192 Avenue.
5. Accessibility & Safety (E1-E3)	• None
6. Green Certification (F1)	• None
7. Education & Awareness (G1-G4)	• None

#### ADVISORY DESIGN PANEL

- On January 24, 2013, the Advisory Design Panel (ADP) reviewed the General DP Guidelines and made some recommendations concerning tree retention, sustainability measures and accessibility. The Panel asked the applicant to address and resubmit the DP to the ADP at the discretion of staff.
- In response, the applicant has now included a new section on tree retention and expanded the sustainability section to deal with some of the issues raised by the Panel. The present General DP is supported by staff.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Block Plan, Subdivision Layout, General Development Permit Guidelines
Appendix III.	Engineering Summary
Appendix IV	Summary of Tree Survey and Tree Preservation
Appendix VI	ADP Comments

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

HP/da



- (e) Civic Address: 19242 - 36 Avenue  
 Owner: 0821371 BC Ltd  
Director Information:  
 Prabhdev Singh Khera  
  
Officer Information as at April 7, 2012:  
 Prabhdev Singh Khera (President)  
 PID: 007-103-204  
 Lot 11 Section 27 Township 7 New Westminster District Plan 35085
- (f) Civic Address: 19310 - 36 Avenue  
 Owner: 0727677 BC Ltd  
Director Information:  
 Zhi De Cheng  
  
Officer Information as at June 17, 2012:  
 Zhi De Cheng (President, Secretary)  
 PID: 007-103-247  
 Lot 12 Except: Part Subdivided by Plan 40296; Section 27 Township 7 New Westminster District Plan 35085
- (g) Civic Address: 3398 - 192 Street  
 Owner: 0758220 BC Ltd  
Director Information:  
 Parmjit Singh Boparai  
 Chandrakant Gopalji Shah  
  
Officer Information as at May 19, 2012:  
 Parmjit Boparai (President)  
 Chandrakant Shah (Secretary)  
 PID: 008-859-906  
 Parcel "A" (Explanatory Plan 32476) Lot 7 Section 27 Township 7 New Westminster District Plan 26854

### 3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the property.

## SUBDIVISION DATA SHEET

Proposed Zoning: IB-1/ IB-2

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	31.14
Hectares	12.6
<b>NUMBER OF LOTS</b>	
Existing	6
Proposed	8
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	80 - 174 m
Range of lot areas (square metres)	10,000 - 29,000 sq.m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	IB-1/IB-2 0.59 Lots/Hectare & 0.24 Lots/Acre 0.73 Lots/Hectare & 0.30 Lots/Acre
Lots/Hectare & Lots/Acre (Net)	0.62 Lots/Hectare & 0.25 Lots/Acre 0.91 Lots/Hectare & 0.37 Lots/Acre
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	60%
<b>PARKLAND</b>	
Area (square metres)	-
% of Gross Site	-
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	NO
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
	NO
Road Length/Standards	
Works and Services	
Building Retention	
Others	









# **CAMPBELL HEIGHTS Industrial Subdivision**

**CAMPBELL HEIGHTS BUSINESS PARK**

**MASTER DEVELOPMENT PERMIT  
7907-0326-00**

APLIN & MARTIN CONSULTANTS LTD.  
201 - 12448 82 AVENUE  
SURREY BC V3W 3E9

**APLIN &  
MARTIN**  
CONSULTANTS LTD

PROJECT No. 10-252  
JULY 2013



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**APPENDICES**

<b>Appendix A:</b>	Subdivision Layout
<b>Appendix B:</b>	Overview Assessment Report
<b>Appendix C:</b>	Possible Tree Retention Plan
<b>Appendix D</b>	Tree Survey



## 1.0 GENERAL DEVELOPMENT PERMIT CONCEPT

### 1.1 INTENT

The general Development Permit concept provides direction and context to the overall planning and design of the proposed eight (8) business park lots located in the Campbell Heights Local Area Plan (LAP) east of 192 Street running north/south, and between 32 Avenue and 36 Avenue running east/west.

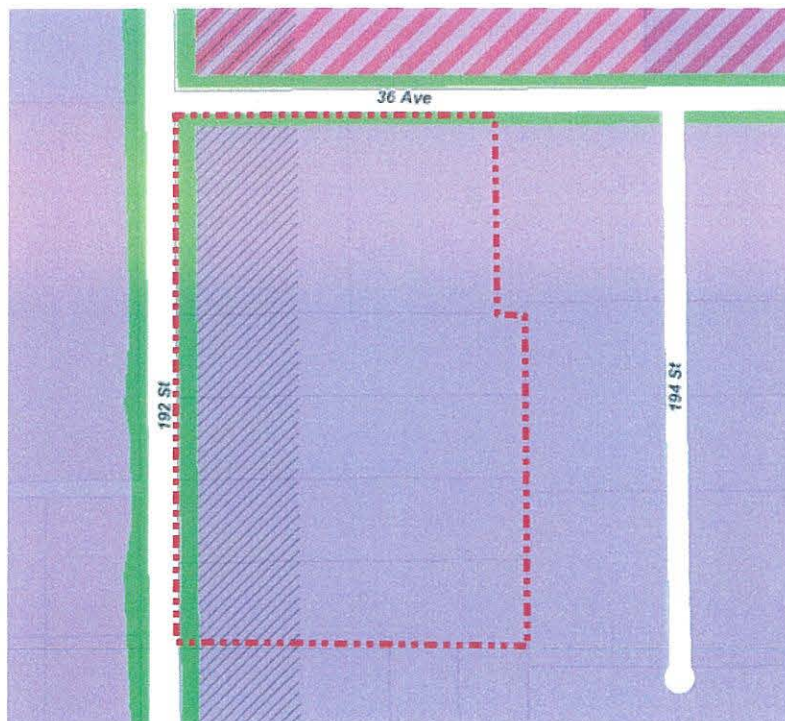
The following guidelines promote a high standard of development and design consistent with the Surrey Official Community Plan (OCP) Development Permit Area Guidelines and the Campbell Heights Business Park Neighbourhood Concept Plan Design Guidelines. Regulatory requirements from the above mentioned Municipal strategies, the Industrial Business Park (IB-1) and Industrial Business Park 2 (IB-2) zoning bylaw, and principals from the Surrey Sustainability Charter also apply.

See **Appendix A** – Subdivision Layout.

## 2.0 BACKGROUND

### 2.1 SUBJECT SITE

The subject site is comprised of eight (8) parcels of land designated as 'industrial' in the Surrey OCP; and designated Business Park (Offices) and Business Park in Campbell Heights LAP. The total land area equals 12.6 hectares / 31.2 acres. The site is bound by 36 Avenue to the north and 192 Street to the west (see **Figure 1**). The Agricultural Land Reserve boundary does not border the identified parcels.



The subject lands make up a segment of a larger area designated as the Campbell Heights Business Park, within the Campbell Heights LAP. Proposed development in the area will provide needed employment opportunities to the surrounding residential neighbourhood. The subject site will be governed by the IB-1 and IB-2 Zones, intended to accommodate and regulate the comprehensive design of light industrial business park development within the designated parcels (see **Figure 1**).

**Figure 1: Subject Site**

### 3.0 DESIGN OBJECTIVES

The overall development concept for the subject area is that of a high quality, attractive and accessible business park environment. The design objectives for development are to:

- Promote business investment and increase the attractiveness of Campbell Heights through high quality sustainable design and good planning principles.
- Accommodate a wide range of user types within the context of the Campbell Heights LAP.
- Promote environmental stewardship through urban design by promoting the use of high-quality, sustainable materials.
- Promote a cohesive character and a high level of visual identity through compatible development within the site.
- Preserve and enhance natural site features through tree retention and landscape buffering.

### 4.0 SITE DESIGN

The development of individual sites within the subject area should conform to the guidelines provided. The design of the new development shall emphasize a high quality of built form, site layout and landscaping. Land use shall be consistent with standards specified in the Campbell Heights LAP, the City of Surrey OCP and the IB-1 & IB-2 Zones.





#### **4.1 SITE LAYOUT**

- Cooperation and coordination is expected between individual sites to ensure attractive and compatible interface.
- Buildings shall be oriented towards the street with the primary public functions located at the front of the building.
- A strong architectural edge shall be created along 192 Street through the provision of minimal building setbacks, combined with rear and side-yard parking.
- On corner sites, the principal building shall be anchored at the corner and designed to be visually attractive from both abutting streets.
- Building locations shall be determined in accordance with the setbacks outlined in the IB-1 & IB-2 Zones.
- Outdoor storage and loading areas should not be visible to public view along any street fronts. Outdoor storage is permitted only on Lots zoned IB-2, and only in accordance with the provisions of that zone.
- Consideration of pedestrian movement shall be incorporated into the design of individual sites. Onsite walkways should be provided for a midblock connection and shall be linked to public sidewalks to minimize conflict with vehicular traffic.
- Provisions are also encouraged for the allocation of outdoor pedestrian space such as small plazas with seating, where appropriate; in order to enhance the environment for workers by providing areas to eat lunch, take breaks, etc.
- CPTED design principles should be applied (see section 10.0).
- Allow for increased building footprints in exchange for amenities or tree retention.

#### **4.2 SITE ACCESS**

- All site access points shall conform to the City of Surrey Engineering standards, and be located to provide the most efficient and functional flow of traffic while mitigating potential conflicts with adjacent streetscapes and site features.
- A single point of entry to individual sites is preferred; however, where high volume of access is required, a right-in/right-out turn should be utilized.
- Site access must not be located within 3.5 metres of the side property line, except in a shared access arrangement.
- Site access to corner lots flanking 192 Street shall be located on the flanking roads.
- Common easements for shared entrances between adjacent sites are encouraged.
- Site access directly to 192 Street is not permitted.

#### **4.3 ONSITE CIRCULATION**

- Parking lots and driveways shall be designed to minimize conflict between vehicular and pedestrian traffic.
- Walkways shall be provided to facilitate pedestrian movement to and from main entrances, as well as connect to parking areas and public sidewalks.



- Features such as distinct paving, special landscaping with trees, benches and overhead weather protection should be incorporated into pedestrian pathways design.
- All truck turning movement must be accommodated on site.

#### 4.4 PARKING REQUIREMENTS

- Parking should conform to the City of Surrey Off-Street Parking and Loading/Unloading Bylaw.
- Parking spaces at the end of a row shall be protected from turning vehicles by a cubed landscaped area with a minimum of 1.5 metres width.
- Accessible parking spaces shall be located near building entrances, abutting or within easy access of a landscaped island with curb-cuts or curb let-downs to accommodate wheelchair/scooter movement.
- At-grade bicycle storage should be provided close to building entrances, in areas with good lighting and visibility.
- Permeable paving should be used wherever possible.



#### 4.5 OFF STREET LOADING

- Loading bays/overhead garage doors will not be permitted to face 192 Street. Loading in front yard setbacks and flanking yard setbacks are not permitted. Loading areas are permitted in the rear or side yards of buildings / flanking side yards on collector and local roads only.
- Loading is restricted within all required setbacks along 192 Street.

- Loading areas shall be screened to a height of at least 2.5 metres by buildings, a landscape screen, a sold decorative fence, or a combination thereof.
- Active loading areas shall be separated from vehicle parking.

#### 4.6 OUTSIDE STORAGE, STAGING AND DISPLAY AREAS

- Outdoor storage is permitted in compliance with the IB-2 Zone only.
- Outdoor storage is prohibited along the site within an area of 80 metres from the road flanking along 192 Street.
- Outside displays, if permitted, shall be located so as not to detract from the character of the building.
- Garbage and recycling bins shall not be located within front yard / flanking yards. They must be incorporated into the face of the building and shall be screened, to a height of at least 2.5 metres, by buildings, landscape screen, solid fence or combination thereof.



Example Landscaped Screening Wall



#### 5.0 ARCHITECTURAL DESIGN

Compatibility of building design with the character, scale and form of other buildings in the Business Park shall be considered.

##### 5.1 ARCHITECTURAL DESIGN INTEGRITY

- Building design in terms of scale, architectural character, rooflines and building mass shall be compatible with other buildings on neighboring sites.
- Ancillary or secondary building mass shall be designed and constructed consistent with the architecture of the principle building.
- The exterior of buildings shall be coordinated with design on all elevations with regards to colors, materials, architectural form and detailing to achieve design harmony and continuity. All doors and windows should be trimmed with a treatment compatible to the architectural style of the buildings when applicable.



- In commercial areas, blank walls facing a street should be avoided. Windows and glazing should be considered to allow for a visual connection to the interior space from outside.

## **5.2 FORM AND ARTICULATION**

- Building facades along arterial and collector streets should add visual interest to the streetscape through architectural design.
- Special attention shall be given to the architectural expression, articulation of massing, and exterior finishing materials on buildings along primary roads, particularly 192 Street.
- Building design should be appropriate to the use intended and responsive to site opportunities and conditions.
- Buildings should be articulated to differentiate the major functional parts within them.
- Office components at the front face buildings should be visually distinguished from the functional use through the use of setbacks and higher quality finishes.
- Facades facing the street, in particular, must be articulated to establish scale and identity.
- Development should avoid the use of large, undifferentiated wall areas; therefore, textures, patterns, colours, secondary material and building form variations must be incorporated into expansive building elevations.
- Articulations should be achieved using architectural methods and details more substantial than paint and decoration.
- Glazing is encouraged on all street facades.
- Public related Elements, such as the main entries, should be located and designed so as to be clearly identified from the public entry drive.
- Variations in massing and changes in height and horizontal planes are encouraged. Consider a break in façade for every 60 metres if the length of facade exceeds 120 metres.
- Building must orient towards the street with the primary functions located at the front of the building.
- On a corner site, the principal building shall be oriented towards the corner and be designed to be visually attractive from both abutting streets.
- Promote green, “living walls” to break up massing and add visual interest to buildings.
- Mechanical equipment including electrical kiosks, gas meters, etc., must be screened from the street.

## **5.3 EXTERIOR MATERIAL**

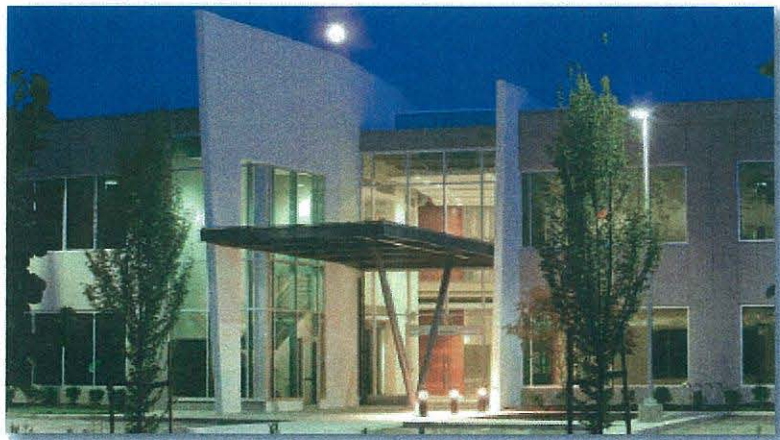
- Materials are to be of high quality with a sense of permanence; therefore, entirely pre-engineered or pre-fabricated metal buildings are not acceptable. In addition, the use of sheet and profiled metal cladding is strongly discouraged as a primary cladding material and will not be acceptable except in cases of significant architectural merit.
- All metal products must be pre-formed, pre-finished and installed using the appropriate manufactures’ accessories. Panel systems are recommended for office components.
- Materials are encouraged to be unfinished, clear coated or painted with a “natural” finish. Articulation can be achieved by reveal lines, texturing and recessing of materials.

- Materials shall be high quality (commercial or industrial in character), demonstrating a sense of permanence.
- Buildings along 192 Street shall be designed to include glazing as a major component.
- Blank walls facing arterial streets should be avoided. Use building mass, façade variation, texture surfaces, architectural detailing, graphics and/or colours to reduce visual impact of any unavoidable blank walls.
- 



#### 5.4 ARCHITECTURAL LIGHTING

- Entrances of buildings should be well illuminated as a way-finding and safety feature.
- Proposed building mounted lighting must be integrated with the architectural expression of the building.
- Full cut-off fixtures shall be utilized to avoid over lighting and light pollution.
- Where building facades comprise significant areas of opaque materials visible to public roads and paths, decorative floodlighting is encouraged to accent recessed or articulated surfaces.

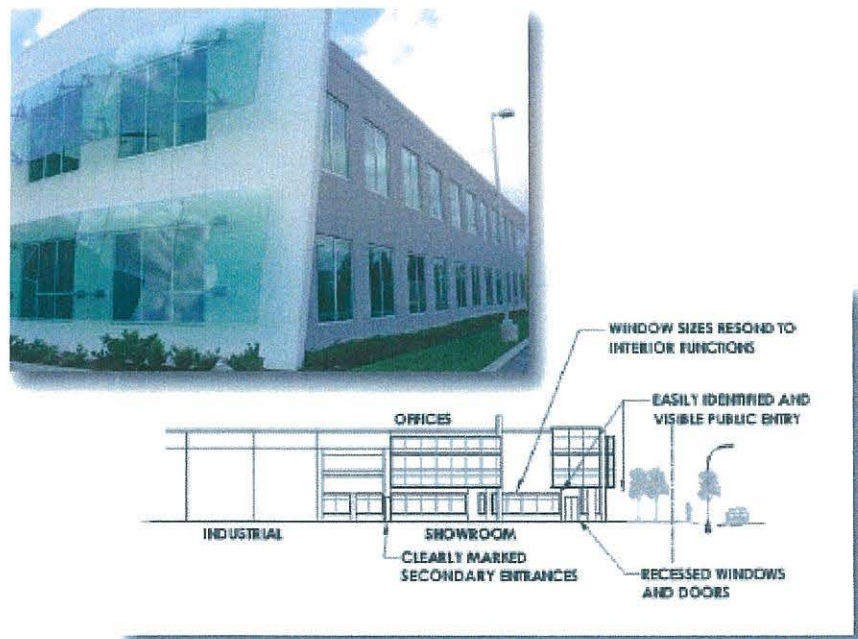






### 5.5 WINDOWS AND ENTRANCES

- Windows should conform to interior function and scale of building.
- Residential style windows are not permitted.
- Facade articulation, such as recessed window and doors areas, are encouraged to create depth and variation.
- Windows that provide high levels of natural light to building interiors are encouraged.
- Main public entrances must be easily identifiable from the street.
- Employee and service entrances must be clearly marked by architectural as well as graphic means.



Example Windows and Entrances

## **5.6 ROOFSCAPES**

- Whenever possible, rooftop equipment must be setback from building edge to minimize exposure to the streets and public access routes.
- Rooftop equipment along 192 Street should be set back to avoid direct view from the street.
- Whenever possible, roof vents and stacks must be grouped.
- Sustainable options for roofscapes should be explored at time of development.
- Buildings along 192 Street are encouraged to have two-storey components to balance the dropping site grade with street elevation.
- Rooftops on lots fronting the northern end of 192 Street should be given special design consideration as building heights here could drop below the grade of the adjacent road.
- Promote living green rooftops where possible. Encourage a roof design that allows access and use by building employees.

## **6.0 STREETScape**

Aesthetically pleasing and functioning streetscapes that help to maintain and promote neighbourhood character are encouraged.

### **6.1 192 STREET**

- Roads shall be designed and built in accordance with City of Surrey Engineering Department standards and requirements.
- 192 Street is to be designed as an arterial road with a proposed 44 metre dedication width, plus a 2.5 metre Statutory Right-of-Way on the east side of the street for a multi-use pathway.

### **6.2 BOULEVARD**

- The streetscape of arterial and collector roads throughout the business park shall feature a landscaped boulevard with a public sidewalk on both sides of the street.
- The landscape concept for local roads is a regular row of street trees at intervals within a grassed boulevard strip.
- Street trees shall be planted at an interval of 10 metres, with minor variations to suit entry driveways and site servicing.

## **7.0 LANDSCAPING**

### **7.1 GENERAL**

- Landscaping elements should function to define public spaces and provide a transition to private spaces.



- Landscaping adjacent to pedestrian corridors and between 192 Street greenway and adjacent buildings should have a vertical clear zone from 1.2 metres above-ground to approximately 2.0 metres. This will promote pedestrian safety and increase visibility.
- Significant trees recommended for retention by the certified Arborist should be incorporated into the landscape design.
- Plant selection should be based on compatibility with soil and solar exposure. Incorporate native plant species wherever possible.
- All landscape work shall include a one-year material guarantee collected at the time of development, in accordance with City of Surrey policy.
- Landscaping adjacent to places where pedestrians move should have a clear zone from 1.2 metre above the ground, to promote visibility.
- Shrubs, flowers and ground covers are encouraged to be grouped together in clusters rather than in individual scattered locations.
- Selection of plant materials should be based on their year-round interests as well as their form, texture and shape. The use of native species that enhance environmental qualities and provide wildlife habitat is encouraged.
- Site elements such as outdoor lighting, signage, garbage storage and fencing should be included on the landscaping plans since they are integral elements of the landscape.
- All landscape and plant materials shall meet BC Society of Landscape Architect / BC Nursery Trades Association Standards.
- All landscape work shall be completed within one year of the start of construction.



## 7.2 VEGETATION & TREE RETENTION

Arborist Reports have been prepared by Diamondhead Consultants Ltd. (DHC) to determine tree retention potential on the subject site. Tree assessment is based on the health and location of trees with consideration for the future, industrial site design and parcel layout.

Based on this assessment, the forested areas of the project area were delineated into polygons with similar stand and ecological characteristics. Within each polygon, a number of representative plots were



established for collecting stand characteristics. Information was then collected from each of these stand types including: species composition, stocking density, average diameters and heights, species distribution, age class and stand structure. Map 1, 2 & 3 illustrate the polygons identified in the overview assessment report (see Appendix B). Additionally, a focused assessment area was selected to provide a more comprehensive analysis of individual trees within areas offering the greatest opportunity for retention. Based on the above assessments, Map 4 illustrates “areas of interest” for future tree retention (see Appendix C). This map should assist in the preliminary site planning initiatives on the lots in the future.

The following guidelines for vegetation and tree retention shall be used:

- Every effort should be made to retain trees in the “area of interest” recommended for retention by certified Arborist. See Map 4 / Appendix C for further details.
- All trees are to be retained until Development Permits for individual lots are approved. Site analysis of all individual trees is required as part of Surrey Tree Protection Bylaw.
- Continuous landscape strip of not less than 6 metres in width is required to be provided within the lot along the developed side of properties fronting 36 Avenue & 192 Street. Every effort should be made to retain existing trees within and immediately adjacent to the landscape strip.
- A continuous landscape strip of not less than 3 metres in width is required to be provided within the lot along the development side of properties fronting 34A Avenue. Every effort should be made to retain trees within the landscape strip.
- Tree retention shall be among the determinants of lot entrance locations at the property line.

Please also see **Appendix D** – Tree Survey.

### **7.3 FRONT YARD LANDSCAPING**

- A continuous landscape strip of no less than 6 metres (20 feet) in width shall be provided within the lot along the developed side of properties fronting 36 Avenue.
- A continuous landscape strip of no less than 3 metres (10 feet) in width shall be provided within the lot along the developed side of properties fronting future proposed 34 Avenue.
- Areas not surfaced with driveway or walkway paving or ornamental planting shall be lawn.
- Highlight trees, highlight shrubs and perennials/annuals shall be installed adjacent to signage, entry plazas, drive aisles entries and pedestrian accesses from the sidewalk.

### **7.4 SIDE/REAR YARD**

- A continuous landscape strip of no less than 1.5 metres (5 feet) in width shall be provided along all side lot lines measured from the front property line to 3 metres (10 feet) back from the front face of the closest principle building fronting the street.
- A double row of alternating trees should be planted to achieve a canopy affect over all sidewalks adjacent to public roads. Trees should be planted on either side of sidewalks; one row within the property line and one row within the public right-of-way.



## **7.5 PARKING AREA**

- Provide landscaping within and at the periphery of surface parking lots in order to visually break up and partially screen parking from public streets and neighboring properties. Landscaping should also be used to define parking clusters, highlight pedestrian routes, increase human comfort, provide visual relief and interrupt paved surfaces to increase natural drainage.
- In addition to the landscaping and trees required at the periphery of surface parking areas, landscaping and shade trees (6cm caliper preferred) should be provided in parking areas. The following should also be considered:
  - Provide shade trees and landscaping at the ends of each parking rank (i.e. a group of parking spaces separated by driving aisles) within a landscaping strip located along the side of parking spaces. At least one shade tree at the end of a single row of parking spaces and two shade trees at the ends of two adjoining rows of parking spaces (front to front).
  - A distance of approximately 20 metres (66 feet) should be maintained between trees with a front facing street parking lot.
  - Each landscaping strip should be curbed and be at least 1.5 metres in width. It should contain a combination of shrubs and ground covering plants in addition to shade trees.
- Consider reducing the amount of impermeable asphalt paving in parking areas by introducing a variation in paving materials (e.g. concrete, decorative pavers and a continuous, shallow concrete gutter or swale with rolled edges).

## **7.6 SCREENING AND FENCING**

- Loading areas, outdoor storage, service areas, garbage containers and utility boxes shall be integrated into landscaping and screened from general public view.
- Define areas for private use and public use through landscaping and architectural features (such as bollards and raised planters). This will maintain opportunities for casual surveillance from the street.
- Avoid using fencing along property lines that abut streets. When a fence is unavoidable, a transparent fence combined with other landscaping features, should be used. Transparent fences combined with landscaping can be used at the property line.
- Fencing should only be installed when required for specific screening, security, or safety purposes.

## **7.7 SITE LIGHTING**

- All site lighting must be designed to minimize glare to adjacent properties, streets or skyward.
- Sidewalk lighting should be mounted as to direct light onto the walking surfaces. Bollard lighting is recommended for pedestrian areas.
- Specially lit and landscaped identification signs, ponds, fountains, decorative pavers, and enhanced landscaped medians are encouraged.

- For consistency between developments, the types of street lamps on public streets, their height, intensity and spacing, etc., will be coordinated by the Engineering Department through the servicing agreement process.
- Public spaces, entrances, outdoor amenities and pedestrian routes should be well lit.
- In landscaped open spaces, particular attention should be given to relationships between lighting and planting.
- Where appropriate, consider installing outdoor lighting activated by photocells and/or timers.
- Design, location and distribution of lighting should ensure even illumination where needed.
- Consider light intrusion to residences and glare to motorists/pedestrians when providing appropriate light levels. This may concentrate brighter levels in areas such as entries and paths, and create a transition to lower light levels away from areas where light is not needed.
- Lamps to be located in stairwells should protect the bulb from removal and breakage.
- Vandal-proof bollard fixtures are often suitable for walkways. Where security and identification are of primary importance, post-top units 3 – 6 metres in height may be more appropriate.
- Lighting along pedestrian pathways is recommended and should not exceed 4 metres (13 feet) in height. Fixtures and poles should be in a colour that complements the building's architecture and parking lot lighting.
- Parking lot light standards are not to exceed 9 metres (30 feet) in height. Fixtures and poles should be in a colour that compliments the building's architecture.
- For consistency between developments, the type of street lamps on public streets, their height, intensity and spacing, etc., will be coordinated by the Engineering Department through the servicing agreement process.
- Locate luminaries in difficult to reach places. Mount fixtures high on walls, in inaccessible locations or recessed into the building structure.
- Consider limiting building lighting on upper stories and use motion sensors where possible.

## **8.0 SIGNAGE**

- All signage shall meet the requirements of the City of Surrey Sign Bylaw.
- Signage should clearly identify businesses and reflect the aesthetic integrity of the neighborhood.
- Integrate signs into the building design and design signs to present a unified appearance.
- Avoid backlit acrylic or plastic "box" type signs unless they are integrated into the overall building design. Avoid locating illuminated signs next to residential sites.
- The signage system for any development shall integrate the various types of signs into the single aesthetic concept.
- Animated electronic signs are not permitted.
- Building facade signs shall be oriented to a single fronting street. Double fronting developments are anomalies and signage may be oriented accordingly, subject to the requirements of the Surrey Sign Bylaw.
- Free standing signs should be integrated into the site landscaping and designed to complement the architecture of the buildings on site.



- Both single and double pole freestanding pylon signs are not permitted.
- The maximum height of any free standing sign is 2.4 metres (8 feet) above grade. The grade at the base of the sign should not exceed the average adjacent grade by more than 0.6 metres (2 feet).



Proportional building façade sign



Free standing sign integrated into landscaping

## 9.0 ENVIRONMENT AND SUSTAINABILITY

Developers in the Business Park should strive to be environmental stewards by promoting functional sustainable design and by reflecting principles outlined in the Surrey Sustainability Charter.

### 9.1 ENERGY AND WATER EFFICIENCY

- Buildings should be designed to reduce energy consumption by incorporating consideration for solar access, shading, maximizing the amount of daylight into interior spaces and by providing windows that can open, where possible. For example:
  - Maximize the southern exposure with shading devices to minimize penetration of the interior by the high summer sun;
  - Maximize the amount of glazing and windows on south facing exterior walls;
  - Incorporate skylights, interior courtyards, or provide terracing that allows for daylight penetration into building interiors, etc.
- Explore opportunities for the use of low-energy mechanical equipment and fixtures such as LED lighting and low-flow plumbing.
- Consider incorporating alternative and renewable energy production systems at the outset of the design stage to reduce dependence on traditional energy sources for heating, lighting and cooling purposes.
- Work with BC Hydro and City of Surrey to explore district alternative energy options, promote high performance buildings and reduce the use of electricity overall.
- Consider using permeable materials for outdoor surfaces, subject to considerations of the water table in the area and approval of the Engineering Department.
- Work with the City of Surrey to set minimum standards for energy efficiency for all new development.

## **9.2 STORMWATER MANAGEMENT – LOT DRAINAGE**

- Reduce stormwater run-off and maximize pervious surfaces through the use of features such as bio-swales, rain gardens and infiltration trenches.
- Bio-swales are to be located on private property flanking public sidewalks or parking areas.
- Consider using permeable materials for outdoor surfaces such as parking areas (subject to consideration of the water table in the area, and approval by the Engineering Department).
- Roof top downspouts are to be directed to the onsite stormwater features, such as bio-swales, rain gardens and infiltration trenches. Controlled flow roof drains should be considered for onsite detention.
- Parking lot and onsite road drainage run-off shall be routed through an oil-water separator chamber prior to being discharged to the municipal system. The oil-water separator chamber is to be of a design with a proven high efficiency in removing hydrocarbons and sediments, and must include a high flow bypass system.
- Annual maintenance of the oil-water separator is required and may require legal agreements.

## **9.3 STORMWATER MANAGEMENT – ROAD DRAINAGE**

- Campbell Heights Business Park will modify the standard storm sewer system on 192 Street to include an exfiltration trench system rather than the standard solid piped system.
- The exfiltration trench system will be linear in design and located as per the City of Surrey engineering requirements for this area.
- The exfiltration trench system will be entirely subsurface and consist of a perforated pipe in a clear granular backfill.

## **9.4 VEGETATION AND TREE RETENTION**

- Apply erosion and sedimentation controls to protect/reuse top soil and prevent storm sewer sedimentation.
- Maximize the quantity of native plant species, but take into consideration energy efficiency and conservation in the selection of plant material (e.g. use species that conserve water, moderate the effects of wind, provide shade in summer to reduce energy requirements for cooling, allow sunlight and daylight to buildings, and/or reduce the extent of paved surfaces to allow natural drainage).
- Maximize the quality of native species and include planting materials that are drought resistant.
- Pedestrian pathways may be split to accommodate tree retention, where applicable.





#### 9.5 SUSTAINABLE BUILDINGS AND DESIGN

- The development will make use of sustainable building technologies; including elements of LEED (Leadership in Energy & Environmental Design) and Green Building programs. Together, the following features shall be proposed for the site:
  - Green construction methods (construction waste management)
  - On-site storm water management
  - Energy efficient mechanical and lighting systems
  - Lower volume plumbing fixtures
  - Low maintenance/drought resistant landscaping and permeable paving
  - Designated carpool parking stalls and on-site bicycle racks
  - Green materials such as FSC Certified wood

#### 9.6 INNOVATIVE PRACTICES

- Investigate eco-industrial networking in order to develop new local and regional business relationships. Eco-industrial networking allows industry to harness new and existing energy, material, water, human and infrastructure resources, to improve production efficiency, investment competitiveness, and community and ecosystem health.

## **9.7 ALTERNATIVE TRANSPORTATION OPTIONS**

- Provide incentives for alternative transportation methods, such as cycling, by incorporating bicycle racks and onsite shower facilities into site and building design.
- Provide preferred parking from carpools, vanpools, and/or car co-ops.
- Encourage the use of electric vehicles and/or vehicles reliant on alternative fuel sources. Explore opportunities to provide rapid recharge stations.

## **10.0 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN**

The development of individual sites within the subject area should conform to the guidelines provided. Crime Prevention through Environmental Design (CPTED) principles should be thoroughly explored at the design stage of development.

- Locate walkways and pathways on the periphery of the site, adjacent to arterial, connector and local roads.
- Consider the “front-back” nature of development and design to increase surveillance at the rear of buildings.
- Minimize opportunity for climbing onto roofs of industrial warehouse buildings.
- On-grade parking not visible from the street should be designed with gates to restrict access afterhours.
- Organize and design buildings and landscaping areas to allow for maximum overlook by Business Park users of adjacent streets, open spaces and plazas, parking areas and building entrances.
- Use durable external finishes that are resistant to vandalism (e.g. graffiti).
- Define public open space through high-quality design and landscape elements.

10-252-Master DP-JULY 2013





## Industrial Development Campbell Heights Business Park

### Tree Polygons



**NOTE:**

- This plan is conceptual only, is subject to change due to:
- Review and approval by appropriate municipal, regional, provincial and federal governments and outside agencies
  - Full environmental, geotechnical and soil assessments.
  - Legal and topographical survey.
  - Tree survey and assessment.
  - Park dedication requirements or cash in lieu of.
  - School site acquisition requirements and/or charges.
  - Storm water detention requirements.
  - Road dedication requirements.
  - Environmentally sensitive areas and setback requirements.
  - Building locations.
  - Right-of-way and/or easement requirements.

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Map  
**1**

Project 10-252  
2013 / July / 11





## Industrial Development Campbell Heights Business Park

### Non-Viable Trees



- NOTE:**  
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  - Environmentally sensitive areas and setback requirements.
  - Building locations.
  - Right-of-way and/or easement requirements.

Map  
2

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2013 / July / 11

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# Industrial Development Campbell Heights Business Park

## VIABLE TREES



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  - Storm water detention requirements.
  - Road dedication requirements.
  - Environmentally sensitive areas and setback requirements.
  - Building locations.
  - Right-of-way and/or easement requirements.

**APLIN  
MARTIN**  
CONSULTANTS LTD  
201 - 104th St. Regina, Saskatchewan S4S 0B6  
Tel: 306.274.0000 Fax: 306.274.0001 E: info@aplina.com

Map  
**3**

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# APPENDIX C

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## POSSIBLE TREE RETENTION PLAN





36 Avenue

Building Setback

Jagdev Khera  
Campbell Heights

### Tree Retention Recommendations

- Good Retention Potential
- Moderate Retention Potential
- Good Retention (Windfirm)
- Moderate Retention (Windfirm)
- ▨ Proposed Tree Stands to be Retained
- ▧ Tree Stands with 'Good' Tree Retention
- ▩ Tree Stands with 'Moderate' Tree Retention

Lot 1

Lot 2

Lot 3

Lot 4

Lot 5

192 Street

34 Avenue

Lot 6

Lot 7

Lot 8



Map  
1

Project 10-252  
30 / August / 2013



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# INTER-OFFICE MEMO

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

DATE: **September 4, 2013**

FILE: **7807-0326-00**

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

---

RE: **Engineering Requirements (Industrial)  
Location: 3398/3422/3450/3490-192 Street, 19242/19310-36 Avenue**

## REZONE/SUBDIVISION

### *Property and Statutory Right-of-Way (SRW) Requirements*

- dedicate to achieve ultimate road right-of-way as follows: 44.0-metres for 192 Street, 30.0-metres for 36 Avenue, and 20.0-metres for 34 Avenue; and
- register SRW for multi-use pathway on 192 Street, and SRW for sidewalk and service connection features on both 34 and 36 Avenues.

### *Works and Services*

- construct multi-use pathway on 192 Street, and provide cash-in-lieu for future traffic signal at 36 Avenue and 192 Street;
- construct 34 Avenue within the limits of the development;
- construct storm sewer from the site to the appropriate drainage receiving watercourse, extending along 34 and 36 Avenues;
- install watermain on 192 Street, 34 and 36 Avenues; and
- build section of off-site sanitary sewer on 40 Avenue west of 192 Street, and extend sewer from 192 Street along 34 and 36 Avenues.

A Servicing Agreement is required prior to completion of Rezone/Subdivision.

## GENERAL DEVELOPMENT PERMIT

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

Rémi Dubé, P.Eng.  
Development Services Manager

KH





36 Avenue

Building Setback

Jagdev Khera  
Campbell Heights

### Tree Retention Recommendations

- Good Retention Potential
- Moderate Retention Potential
- Good Retention (Windfirm)
- Moderate Retention (Windfirm)
- ▨ Proposed Tree Stands to be Retained
- ▧ Tree Stands with 'Good' Tree Retention
- ▩ Tree Stands with 'Moderate' Tree Retention

Lot 1

Lot 2

Lot 3

Lot 4

Lot 5

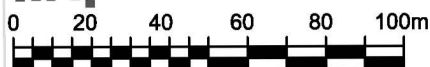
192 Street

34 Avenue

Lot 6

Lot 7

Lot 8



Map  
1

Project 10-252  
30 / August / 2013



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**CPTED**

- Good visibility all around building.
- No pre-existing crime in that area. Standard CPTED considerations would be sufficient. Tenant type could produce greater risk. In isolated locations have planters and bollards.

**Accessibility**

- Good distribution of B/F parking stalls.
- Provide power doors where applicable.
- Recommend one additional disabled parking stall (north east corner).
- Excellent.

**Sustainability**

- Form – Lack of registration of solar orientation – west façade looks like east façade but sun will work differently.
- Recommend as part of rezoning should Surrey insist on an energy efficiency minimum standard. Insist on a LEED Equivalent standard with minimum energy points and geothermal or equal system to all buildings.
- Recommend good solar heat gain factor windows to reduce solar load. East and west windows cannot be shaded well therefore need good glazing to compensate, and/or reduce glazing of east/west/north faces.
- Instead of code minimums, consider natural daylight in skylights, cross ventilation and geothermal which should be feasible on large multiphase development; perhaps energy star roof.
- Go geothermal and share load across future phases.
- Consider more energy efficiency HVAC
- VRF LED lighting at building exterior?
- No effort to address anything beyond base case.
- Acceptable given soil challenges

**2. 4:45 PM**

File No.:	<b>7907-0326-00</b>
New:	New
Description:	Rezoning from A-1 to IB-1 and IB-2. Subdivision into 8 business park lots. Master DP to provide design guidelines for future development. No development is proposed at this time.
Address:	<b>Campbell Heights</b> <b>192 St and 36 Avenue (SE corner)</b>
Developer:	Aplin & Martin Maggie Koka
Architect:	n/a
Landscape Architect:	n/a
Planner:	Melissa Johnson
Urban Design Planner:	Hernan Bello

The **Urban Design Planner** gave an overview of the guidelines and the following highlights.

- Campbell Heights Local Area Plan (LAP) was done in 2000 - 13 years ago, to allow developers to develop the area. This site is not part of the original and developer is to provide a set of guidelines similar to the original guidelines.
- How to create an industrial park looking to the future with quality architecture? The inspiration was to create a business park.

The **Developer** presented an overview of the guidelines and highlighted the following:

- The general development permit concept provides direction and context design guidelines consistent with the LAP to a better form and character for future incorporation into the zoning process.
- The site is situated at 192 Street south of 32 Avenue. No driveways from 192 Street.
- Features in the design guidelines have requirements for streetscape features. An Arborist assessment was done. No trees are proposed to be removed except for the roadway. The expectation is to retain as many trees on 192 Street as possible. A delineation of which trees are to be saved and not will be provided in the site plan. A 3 meter wide landscape buffer is incorporated.
- General guidelines are for design integrity, form articulation, massing and streetscapes, and landscape buffers. Site lighting and landscape.

Further clarification was provided:

- There are no planning requirements for a site like this to have illustrated plans identifying clusters of trees. At one time this site was a gravel pit, now there are a number of substantially sized trees. When the sites are prepared one at a time, the trees are mowed down to form a moonscape.
- Have a requirement to provide illustrated plans showing all; save trees in clusters. The retention pond is a feature. The road was designed as the major circulation; show how the entry will be designed.
- There is no identity for this area: 2,000 acres. The zoning is for a density industrial park and subdivision.

#### **ADVISORY DESIGN PANEL STATEMENT OF REVIEW**

Rezoning into 8 business park lots

**192 St and 36 Avenue (SE corner), Campbell Heights**

File No. **7907-0326-00**

It was

Moved by T. Ankenman

Seconded by J. Makepeace

That the Advisory Design Panel (ADP)

recommends that the applicant address the following recommendations and revise and resubmit to the ADP, at discretion of planning staff.

Carried

## STATEMENT OF REVIEW COMMENTS

City should apply the following comments to all types of projects.

- Encourage a "Master Plan" that outlines good basic planning principles. This should be an opportunity to do something unique and special.
- Consider:
  - Possible prepared typical siting for a lot
  - Try to be more specific with requirements: sustainability, design, retention of trees/buffers
- Go beyond the basic current requirements to create a better environment.
- Was the plan conceived with the trees on the site in mind, i.e. a zone of the best specimens. Have guidelines. Zoning and setbacks have to be determined.
- Schematic illustrator plans to define setbacks, curb edges in relation to public spaces for the overall piece of the subdivision.
- Real retention of the trees has to happen up front in the negotiating. Now. Or it won't happen on the site to site basis.
- Stronger language is needed to encourage stronger guidelines and better strength. Need to use language that can measure a standard, i.e. *must have 50% permeable paving or 50% green roof. Protect "X" amount of trees.*
- Should work to create a stronger identity.
- Should identify 'common' areas/circulation areas.
- Like the idea of incentives, as noted by panellist. However, this is a difficult path to follow as there are no standards.
- Should be able to have a caveat for some of the issues in the subdivision application.
- Instead of a Master Plan, consider encouraging performance: LEED, social space, tree retention, etc. with FSR incentives. It could be fun and encourage innovation, but you should have scenarios first. If not FSR, increase incentives, then CAC reduction, or similar.

### Site

- Okay, but ensure existing significant trees are retained – Subdivision Restrictive Covenant.

### Building Form and Character

- N/A, but LEED or equivalent should be mandatory.

### Sustainability

- Proposed wording okay.
- The guidelines should reduce the use of "encourage" certain requirements and formalize minimum standards even as:
  - Would like to see Sustainability addressed with "must use LEED..." The words "encouraged to build to..." means nothing.
  - "Maximizing glazing" is the wrong wording for the north side. Glazing can be good but there are ways of doing it. The idea at the time was to have a different appearance to allow for reflection of the landscape but this is to some degree a contradiction.
  - Must achieve "LEED Silver Equivalent" "or similar" standard.



- Must achieve a minimum energy standard, i.e. minimum building envelope, R-values, minimum energy usage, etc.
- Must use exterior shading on south glazing and minimize glazing on north/east/west walls.
- Specify storm retention minimum requirements
- Specific irrigation minimum requirements such as: reuse storm water, or drip irrigation only.

### Accessibility

- Recommend guidelines state:
  - That zoning will meet or exceed the minimum.
  - Standard for disabled access.

### 3. 5:30 PM

File No.:	<b>7912-0316-00</b>
New:	New
Description:	Rezoning and DP for proposed 6-storey, 68 unit apartment building incorporating supportive housing, transitional housing and affordable market apartment units and stand-alone multi-use building incorporating artists' studios, art gallery and café.
Address:	<b>13961, 13971, 13981 and 13991-100 Avenue, City Centre</b>
Developer:	The Phoenix Society Michael Wilson
Architect:	DYS Architecture John Davidson and Glenn Gardner
Landscape Architect:	Jonathan Losee Landscape Architecture Ltd. Jonathan Losee
Planner:	Pat Lau
Urban Design Planner:	Mary Beth Rondeau

The **Urban Design Planner** presented an overview of the proposed project and highlighted the following that the site is located near the Surrey Gateway station on the periphery of City Centre. The surrounding context is four storey multi residential and across 140<sup>th</sup> St will likely become multiple residential as well. The proposal generally meets the intent of planning policy and staff has no specific issues.

The **Project Architect** presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes and highlighted the following:

- Site is at the intersection of 100 Avenue and 140 Street. A greenway runs past with hydro lines and a pedestrian connection.
- Elevation drops down 3M down to greenway from 140 Street.
- A 4 storey apartment building is located to the south.