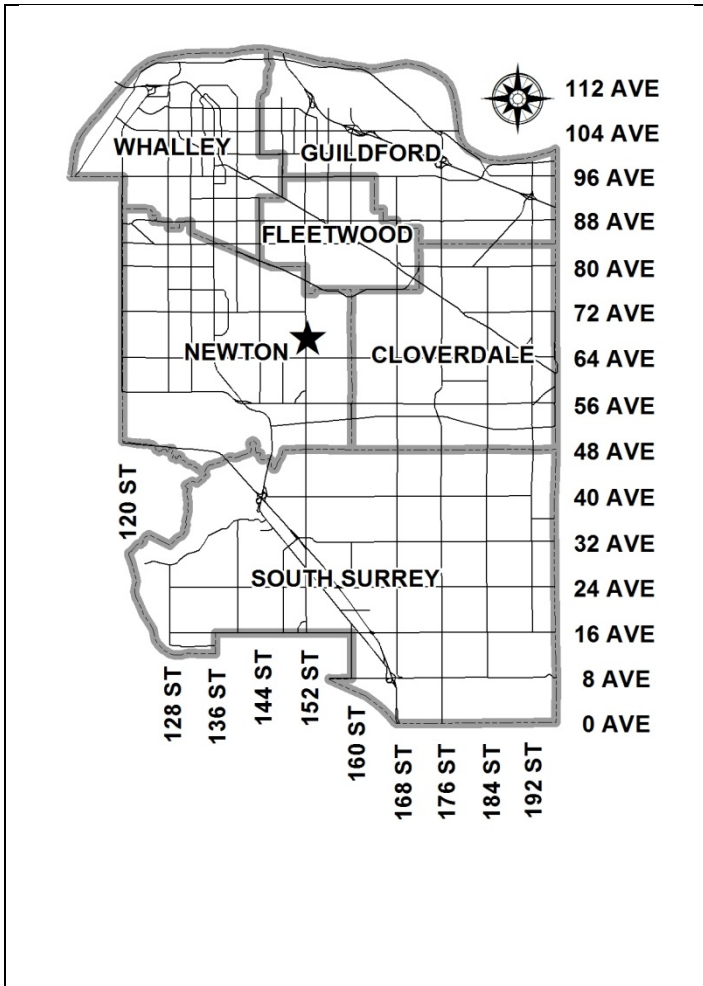


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0058-00

Planning Report Date: February 24, 2014



**PROPOSAL:**

- Development Permit
- Development Variance Permit

in order to permit the development of a four-storey multi-tenant business park building. A Development Variance Permit is requested to reduce the setbacks, overall height and landscape requirements under the CD By-law.

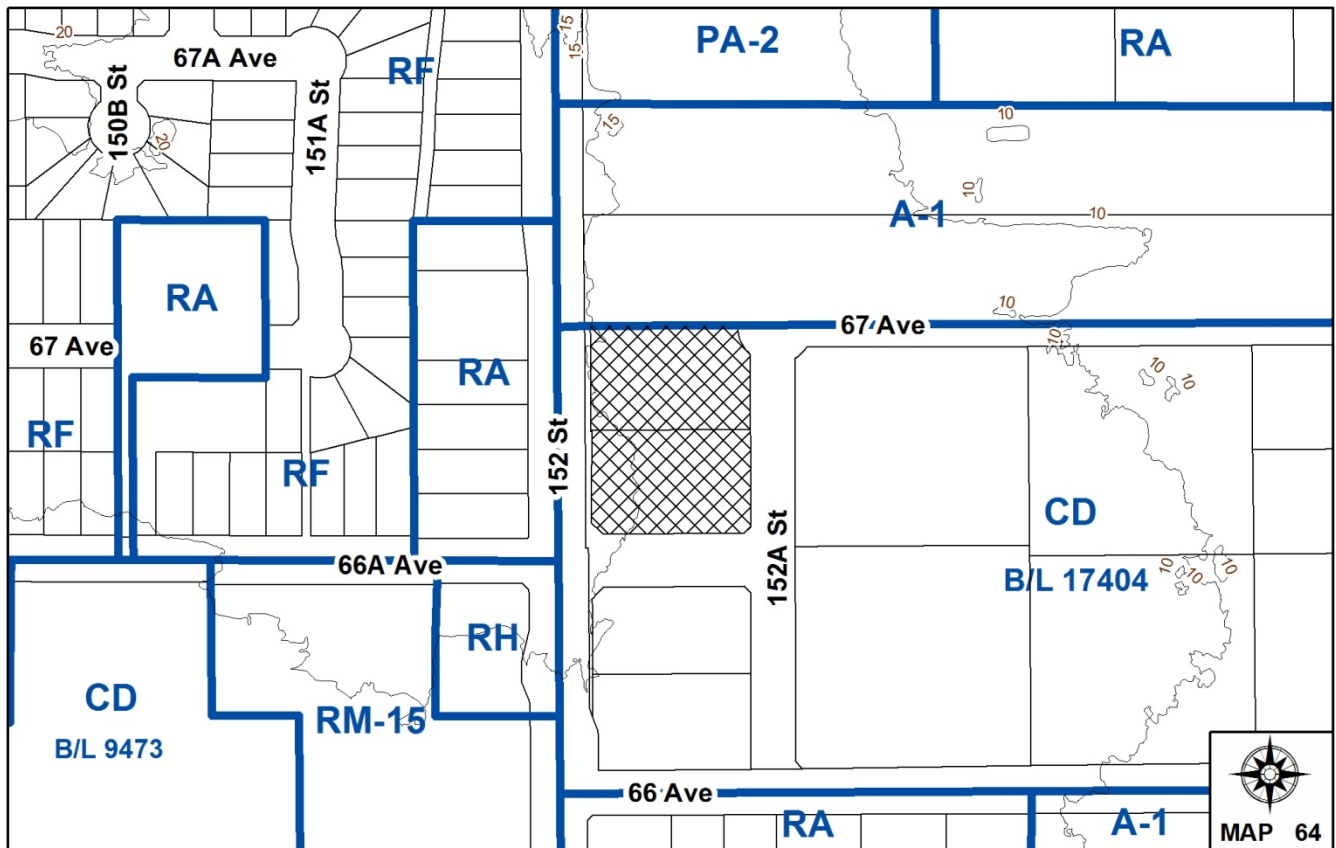
**LOCATION:** 6683 - 152A Street  
 6657 - 152A Street

**OWNER:** Surreal Properties Inc.

**ZONING:** CD (By-law No. 17404)

**OCP DESIGNATION:** Industrial

**NCP DESIGNATION:** Business Park



### RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a Development Variance Permit (DVP) in order to allow the following variances: [1] vary the building height from 12 metres (40 ft.) to 15.9 metres (52 ft.) for a portion of the building to allow for mechanical equipment screening and 12 metres (40 ft.) to 14 metres (46 ft.) for the remainder of the building; [2] reduce the minimum front yard setback from 7.5 metres (25 ft.) to 5 metres (16.4 ft.), rear yard setback from 7.5 metres (25 ft.) to 5 metres (16.4 ft.) as well as west side yard flanking setback from 7.5 metres (25 ft.) to 7 metres (23 ft.); and [3] eliminate the requirement for a 0.7 metre (2 ft.) high berm located within the 3 metre (10 ft.) wide landscaping buffer proposed along 152 Street, 66A Avenue and 152A Street.

### RATIONALE OF RECOMMENDATION

- The proposal complies with the East Newton Business Park NCP designation.
- The height variance is proposed in order to provide 6 metres (20 ft.) clearance floor-to-floor to adequately accommodate ground-floor industrial units as well as address grade changes on-site.
- The proposed variance for building height from 12 metres (40 ft.) to 15.9 metres (52 ft.) for a portion of the building will enable the applicant to properly screen the roof-top mechanical equipment from adjacent residential dwellings.
- The requested setback variances will enhance the streetscape along 152 Street by anchoring the building at the entrance to the business park.
- By eliminating the berm, the applicant can properly address the grade changes, reduce CPTED concerns along 152 Street and provide sufficient on-site parking without removing the bio-swale required on the eastern boundary of the subject property. The applicant will install the on-site trees, along the future boulevard, as per the CD By-law on all frontages.
- The proposed multi-tenant building is considered attractive, well-designed and provides an appealing addition to 152 Street as well as establishes a higher-standard in terms of the form, design and character of future industrial buildings within East Newton Business Park.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7913-0058-00, which includes a comprehensive sign design package, generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7913-0058-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the CD Zone (By-law No. 17404) from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.);
  - (b) to reduce the minimum rear yard setback of the CD Zone (By-law No. 17404) from 7.5 metres (25 ft.) to 5 metres (16.4 ft.);
  - (c) to reduce the minimum west side yard flanking setback of the CD Zone (By-law No. 17404) from 7.5 metres (25 ft.) to 7.0 metres (23 ft.);
  - (d) to vary the maximum building height of the CD Zone (By-law No. 17404) allowed from 12 metres (40 ft.) to 15.9 metres (52 ft.) for a portion of the building in order to properly screen the roof-top mechanical equipment and 12 metres (40 ft.) to 14 metres (46 ft.) for the remainder of the building; and
  - (e) to eliminate the requirement for a 0.7 metre (2 ft.) high berm located within the 3 metre (10 ft.) wide landscape buffer along 152 Street, 66A Avenue and 152A Street.
3. Council instruct staff to resolve the following issues prior to final approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) appropriate input and approval from Ministry of Environment regarding soil contamination;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (h) registration of reciprocal access and parking easements to accommodate the shared parking arrangement proposed between the subject property and 6680 – 152A Street (File No. 7913-0059-00); and
- (i) registration of a Section 219 Restrictive Covenant to limit the hours of operation for businesses located on-site to Monday through Friday, 6:00 a.m. to 7:00 p.m., except for first-floor general service uses which can utilize the twenty-nine additional stalls located in the underground parkade, in keeping with the shared parking agreement.

### 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:	All proposed landscaping along the Surrey Lake Greenway on 152 Street should be setback at least 0.5 metre (1.6 ft.) from the greenway and installed on private property.
Surrey Fire Department:	The applicant is required to provide an E-Comm Radio Building Amplification System and survey that identifies the type of radio amplification system required in accordance with By-law No. 15740. In addition, the building must be addressed off 152 Street in order to assist emergency response personnel.

### SITE CHARACTERISTICS

Existing Land Use: Vacant parcels

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Unauthorized Truck Park Facility	Industrial/ Business Park	A-1
East (Across 152A Street):	Vacant Parcel under DP application to allow a two-storey multi-tenant business park building.	Industrial/ Business Park	CD (By-law No. 17404)
South (Across 66A Avenue):	Vacant Parcel	Industrial/ Local Commercial	CD (By-law No. 17404)
West (Across 152 Street):	Single Family Residential	Urban/Urban Single Family Residential	RA



## DEVELOPMENT CONSIDERATIONS

### Background

- The property at 6657/6683 – 152A Street is designated "Industrial" in the Official Community Plan (OCP) and "Business Park" in the East Newton Business Park Neighbourhood Concept Plan (NCP). The property is regulated by a "Comprehensive Development Zone (CD)" (By-law No. 17404) which permits a broad range of light impact industrial, office, general service and personal service uses.

### Current Proposal

- The applicant proposes to construct a four-storey multi-tenant industrial building that provides roughly 4,903 square metres (52,780 sq. ft.) of ground-floor industrial with upper-storey general service, personal service as well as office space.
- The applicant is requesting a Development Variance Permit (DVP) to reduce the setbacks from 7.5 metres (25 ft.) to 5 metres (16.4 ft.) for the front yard, 5 metres (16.4 ft.) for the rear yard and 7 metres (23 ft.) for the west side yard flanking street setback. In addition, the applicant requests a DVP to increase the maximum building height from 12 metres (40 ft.) to 15.9 metres (52 ft.) for a portion of the building to allow for mechanical equipment screening and 12 metres (40 ft.) to 14 metres (46 ft.) for the remainder of the building as well as eliminate the requirement for a 0.7 metre (2.3 ft.) high berm located in the 3 metre (10 ft.) wide landscape buffer along 152 Street, 66A Avenue and 152A Street. The variances are discussed in greater detail below.
- The applicant is proposing a shared parking agreement with the adjacent property at 6680 – 152A Street in order to satisfy the minimum parking requirements under Zoning By-law No. 12000 and provide additional off-site parking for a proposed banquet hall facility on this adjacent property. A separate development application (File No. 7913-0059-00) was recently submitted for a two-storey multi-tenant business park building which includes 3,884 square metres (41,807 sq. ft.) of ground-floor industrial, office, general service and personal service uses as well as a second-floor banquet hall. The development application for the adjacent property at 6680 – 152A Street (File No. 7913-0059-00) is proceeding to Council in conjunction with this Planning Report on February 24, 2014.

## DESIGN PROPOSAL AND REVIEW

### Proposed Building

- The applicant proposes to construct a four-storey multi-tenant industrial building on the subject property that provides ground-floor industrial with upper-storey general service, personal service and office space. The proposed building is roughly 4,903 square metres (52,780 sq. ft.) in total area.
- A total of five ground-floor industrial units are proposed with another ten general service/personal service units on the first-floor and twenty-eight office units on the second- and third-floors, each with individual entrances. The ground-floor industrial units have overhead loading doors that face the surface parking spaces.
- The proposed building conforms to the Floor Area Ratio (FAR) and lot coverage in the CD Zone.

- The applicant is unable to provide the required parking on the subject property at 6657/6683 – 152A Street, as per the Zoning By-law. Therefore, a shared parking agreement is proposed with the adjacent property at 6680 – 152A Street (File No. 7913-0059-00). The applicant is required to register a Section 219 Restrictive Covenant to restrict the hours of operation for businesses on-site to ensure sufficient parking is maintained for the proposed tenants, in accordance with the requirements of the Zoning By-law.
- The concrete tilt-up building is attractive, well-designed and provides an appealing addition to East Newton Business Park by establishing a high-standard for the form, design and character of future industrial buildings within the surrounding neighbourhood. The building façade includes tinted windows with reflecting spandrel glass on the upper-levels, clear double-glazed storefront windows and doors for first-floor tenants, metal overhead roller doors for ground-floor industrial units as well as natural colour anodized aluminum screen doors for the underground parkade. In addition, the proposed building includes natural colour anodized aluminum shading on the west and south elevations as well as metal cladding in various colours which enhances visual interest.
- The proposed layout and building elevation drawings were referred to the Advisory Design Panel (ADP) on January 16, 2014. Although the applicant has satisfactorily addressed the comments and suggestions provided at ADP (Appendix V), the following urban design elements will need to be finalized before Council grants Final Approval to the Development Permit:
  - City staff are currently working with the applicant on the design and location of the proposed fascia signage. As a result, the fascia signage has not yet been finalized and may be subject to a separate Development Permit application in future;
  - The applicant is required to provide clear entry points along the northern and southern building facades which address CPTED concerns (e.g. glass enclosed with at-grade exits);
  - The applicant is required to submit a finalized landscape plan and cost estimate. No specialty features (e.g. paving materials) should be shown in the greenway on 152 Street or future road right-of-way. All landscaping should conform with the CD By-law, except for the request to eliminate the 0.7 metre (2 ft.) berm requirement on 152 Street, 66A Avenue and 152A Street;
  - The public plazas and gateway feature proposed on-site are required to conform to the approved drawings, as shown in the Design Guidelines, and should be coordinated with adjacent projects (File No. 7912-0331-00 and File No. 7912-0086-00).

#### Driveway Access, On-Site Parking and Shared Parking Agreement

- The multi-tenant building will obtain access from 152A Street, as per the Section 219 Restrictive Covenant registered on title.
- The applicant is proposing to provide 25 stalls within the underground parkade and 96 surface parking stalls for a total of 121 spaces. The amount of parking meets the minimum requirements under Zoning By-law No. 12000 based upon a combination of ground-floor industrial as well as upper-storey general service, personal service and office uses.

- On March 11, 2013, Council authorized an amendment to Zoning By-law No. 12000 that effectively increased the minimum parking requirement for banquet halls from 10 to 14 spaces per 100 square metres (1,075 sq. ft.). As a result, the banquet hall proposed under File No. 7913-0059-00 at 6680 – 152A Street now requires a total of 213 parking stalls with another 36 stalls for ground-floor tenants. To address the shortfall in parking and given the banquet hall activities occur largely on evenings or weekends, the adjacent owner will enter into a shared parking agreement with 6657/6683 – 152A Street (File No. 7913-0058-00). The subject property at 6657/6683 – 152A Street will provide a total of 121 parking spaces on-site that will be shared with the adjacent property located at 6680 – 152A Street. The parking stalls must be completed before the banquet hall receives an occupancy permit or business license.
- In order to ensure sufficient parking is provided for the proposed shared parking arrangement, the applicant will register a Section 219 Restrictive Covenant to limit the hours of operation for businesses on the subject property from Monday through Friday, 6:00 a.m. to 7:00 p.m. The limits on hours of operation will apply to all tenants except for first-floor general service uses which can utilize the twenty-nine additional stalls in the underground parking structure, as per the shared parking agreement.

#### Pedestrian Connectivity and Gateway Feature

- A 4 metre wide (13 ft.) wide pedestrian walkway (Surrey Lake Greenway) is currently protected under a statutory right-of-way along the western boundary of the subject property (152 Street).
- Additional walkways are proposed on-site to encourage pedestrian connectivity which include a walkway extending along the north lot line of the subject property from 152 Street to 152A Street.
- Pedestrian connectivity is enhanced by adding a gateway feature at the southwest corner of the subject property that includes the addition of low-level planting and ornamental landscaping.

#### Proposed Free-standing Signage

- The Surrey Sign By-law permits a free-standing sign with a maximum height of 6 metres (20 ft.) on 152 Street. However, the maximum permitted height for a free-standing sign is reduced to 2.4 metres (8 ft.), as per the Design Guidelines registered on title under File No. 7908-0128-00 for this portion of East Newton Business Park. The proposed free-standing sign is 2.4 metres (7.9 ft.) and, therefore, complies with the maximum height requirement specified in the Design Guidelines.
- The free-standing sign is 3.7 metres (12 ft.) wide and double-sided resulting in a total sign area of 9 square metres (96 sq. ft.). The Sign By-law permits a total sign area of 28 square metres (300 sq. ft.).
- The free-standing sign will consist of a concrete base with polished granite copy area and brick accent materials. The sign will identify the entrance to East Newton Business Park. There is no individual tenant signage permitted. The free-standing sign design is controlled through a S. 219 Restrictive Covenant (RC) registered on title.
- The applicant proposes a minimum setback of 2 metres (6.5 ft.) from the southern and western boundary of the subject property, in keeping with the setback requirements in the Sign By-law.

- The applicant is proposing to introduce additional landscaping around the base of the sign to improve the overall appearance, including low-lying shrubs as well as additional groundcover.

#### Proposed Fascia Signage

- The proposed fascia signage will be limited to one fascia sign per premise frontage and conform to the maximum allowable combined sign area per linear foot of premise frontage as well as not extend more than 0.5 metre (1.6 ft.) from the building façade, in keeping with the Sign By-law.
- The fascia signs will consist of individual channel letters with background illumination. The fascia signage will be located directly above the unit windows and doorway entrances. No fascia signage is permitted on architectural elements or design features on the exterior of the proposed building.
- Fascia signage is limited to first-floor tenants. No upper-storey fascia signs are proposed.
- City staff are currently working with the applicant on the design and location of the proposed fascia signage. As a result, the fascia signage has not yet been finalized and may be subject to a separate Development Permit application in future.

#### Proposed Landscaping

- The proposed landscaping complies with the CD Zone and Design Guidelines originally developed for this portion of East Newton Business Park under File No. 7908-0128-00. However, the applicant has requested a Development Variance Permit (DVP) to eliminate the requirement for a 0.7 metre (2.3 ft.) high berm located within the 3 metre (10 ft.) wide landscape buffer proposed on 152 Street, 66A Avenue and 152A Street in order to address grade changes and reduce CPTED concerns. The proposed landscaping includes a double row of trees, located on-site, lining the existing sidewalk, in keeping with the CD By-law.
- Significant landscaping is proposed around the bio-swale feature along the eastern boundary of the subject property (152A Street) which includes river rocks, small trees and evergreen shrubs.
- A variety of trees, shrubs as well as groundcover is proposed around the perimeter of the subject property with decorative features including benches, permeable unit pavers as well as pedestrian lighting. In addition, the applicant is proposing landscape diamonds in the surface parking areas.

#### Tree Preservation

- The Arborist Report indicates there is 1 by-law sized tree, a Sitka Spruce, on the subject property. The applicant proposes to remove this tree because it is in poor condition and located within the building envelope. In response, the applicant proposes roughly thirty-five replacement trees on-site. The Arborist Report was submitted recently and requires further review by City staff before Council grants Final Approval to the Development Permit and Development Variance Permit.

Tree Species	Number of Existing Trees	Number of Trees Proposed for Removal	Number of Trees Proposed for Retention
Sitka Spruce	1	1	0
<b>Total</b>	<b>1</b>	<b>1</b>	<b>0</b>

- Under the recently approved Tree Protection By-law, tree replacement is required at specified ratios. Alder and Cottonwood trees are replaced at a ratio of 1:1 while other trees, including the Sitka Spruce, are replaced at a ratio of 2:1. As 1 Sitka Spruce is proposed for removal, a total of 2 replacement trees would be required. The applicant is proposing roughly 35 replacement trees. As a result, there would likely be no deficit in tree replacement. However, the Arborist Report was submitted recently and requires more review by City staff in order to confirm these values (Appendix IV).

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject property in January, 2014. 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)	<ul style="list-style-type: none"> <li>The subject property is situated within the East Newton Business Park Neighbourhood Concept Plan (NCP). Moreover, the proposal complies with the land-use designation in the Official Community Plan (OCP) and East Newton Business Park NCP.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>The proposal complies with the density permitted in the CD Zone.</li> <li>The buildings provide a mixture of land-uses which include office, general service, personal service and ground-floor industrial uses.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>The applicant proposes Low Impact Development Standards (LIDS) that include absorbent soils, on-site infiltration trenches and/or sub-surface chambers, sediment control devices, bio-swales, permeable pavement as well as rain water wetlands and/or detention areas.</li> <li>The applicant is proposing additional landscaping which includes a total of 35 mature trees as well as low-lying shrubs and groundcover.</li> <li>The applicant proposes to install composting areas, provide organic waste pickup as well as provide garbage enclosures/recycling bins.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>The applicant is proposing a shared parking agreement with the adjacent property at 6680 – 152A Street (File No. 7913-0059-00).</li> <li>The applicant proposes electric vehicle plug-in stations.</li> <li>The proposal will support pedestrian as well as cycling-oriented activities through accessible sidewalks, pedestrian linkages to off-site multi-use pathways, pedestrian-scale lighting and bike racks.</li> </ul>

5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>The site plan and overall building design address CPTED principles by avoiding concealed spaces/entrances and high walls/fences, low-level planting, providing substantial glazing on building facades to promote natural surveillance and improving pedestrian linkages.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>The project is seeking third-party ratings (ASHRAE 90.1 and LEED).</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>N/A</li> </ul>

### ADVISORY DESIGN PANEL

The proposed layout and building elevation drawings were referred to the Advisory Design Panel (ADP) on January 16, 2014. The applicant has satisfactorily addressed the comments and suggestions (Appendix V).

### BY-LAW VARIANCE AND JUSTIFICATION

#### (a) Requested Variance:

- To vary the minimum front yard setback from 7.5 metres (25 ft.) to 5 metres (16.4 ft.).
- To vary the minimum rear yard setback from 7.5 metres (25 ft.) to 5 metres (16.4 ft.).
- To vary the minimum west side yard flanking setback from 7.5 metres (25 ft.) to 7 metres (23 ft.).

#### Applicant's Reasons:

- A reduced setback is required to anchor the building at the corner of 152 Street and 66A Avenue which further enables the applicant to provide additional on-site parking spaces.

#### Staff Comments:

- City staff initially requested the applicant relocate the multi-tenant building closer to 152 Street and 66A Avenue to provide an attractive and pedestrian friendly streetscape, as per the East Newton Business Park NCP and Design Guidelines registered on title.
- The decision to anchor the proposed building at the corner will conceal on-site parking from passing motorists and provide an attractive addition to the business park entrance.

#### (b) Requested Variance:

- To vary the maximum building height from 12 metres (40 ft.) to 15.9 metres (52 ft.) for a portion of the building to allow for mechanical equipment screening and 12 metres (40 ft.) to 14 metres (46 ft.) for the remainder of the building.

Applicant's Reasons:

- The variance will enable the applicant to construct a four-storey multi-tenant building.

Staff Comments:

- The proposed increase in overall building height will address grade changes on-site. Due to site grades, the building presents a three-storey façade along 152 Street and four-storey façade along the interior (east façade) facing 152A Street. The three-storey elevation along 152 Street provides an appropriate interface with the existing single family residential uses on the west side of 152 Street.
- In addition, the requested variance will ensure 6 metres (20 ft.) clearance is provided floor-to-floor for ground-floor industrial units. The increase in height will improve the function of each ground-floor unit by providing future tenants with loading bay doors and sufficient overhead clearance to promote industrial activities on-site.
- The proposed variance for building height from 12 metres (40 ft.) to 15.9 metres (52 ft.) for a portion of the building enables the applicant to properly screen the roof-top mechanical equipment from adjacent residential drawings.

(c) Requested Variance:

- To eliminate the requirement for a 0.7 metre (2 ft.) high berm located within the 3 metre (10 ft.) wide landscape buffer along 152 Street, 66A Avenue and 152A Street.

Applicant's Reasons:

- The subject property is impacted by several grade changes from 152 Street to 152A Street.
- The applicant is required to provide a bio-swale along 152A Street which reduces the amount of space available to provide a berm without compromising on-site parking.

Staff Comments:

- Eliminating the requirement for a 0.7 metre (2.3 ft.) high berm on 152 Street will reduce CPTED concerns by promoting natural surveillance from pedestrian traffic and passing motorists along the western façade thereby reducing the potential for criminal activity.
- The grade change along the south lot line reduces any chance of creating a 0.7 metre high berm without requiring significant retaining walls adjacent to the surface parking spaces.
- The bio-swale located along the east lot line (152A Street) will serve as the 3 metre (10 ft.) wide landscape buffer required under the CD By-law. A berm would conflict with the bio-swale design and function. In addition, the applicant cannot provide the 3 metre wide landscape strip, 0.7 metre high berm as well as bio-swale feature without compromising on-site parking.
- The applicant will install the on-site trees, along each frontage, as per the CD By-law.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Layout, Building Elevation Drawings and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	ADP Comments
Appendix VI.	Development Variance Permit No. 7913-0058-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by WG Architecture Inc. and M2 Landscape Architecture, respectively, dated February 19, 2014 and February 17, 2014.

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

MRJ/da



Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:              Navi Jagpal  
                         Address:            16117 – 30 Avenue  
                                             Surrey, B.C. V3S 0Z8  
                         Tel:                    604-779-4949
  
2.      Properties involved in the Application
  - (a)      Civic Address:            6683 – 152A Street  
                                             6657 – 152A Street
  
  - (b)      Civic Address:            6683 – 152A Street  
                         Owner:                    Surreal Properties Inc.  
                         PID:                        028-737-857  
                         Lot 1 Section 14 Township 2 New Westminster District Plan BCP49715
  
  - (c)      Civic Address:            6657 – 152A Street  
                         Owner:                    Surreal Properties Inc.  
                         PID:                        028-737-865  
                         Lot 2 Section 14 Township 2 New Westminster District Plan BCP49715
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7913-0058-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with final approval of the associated Development Permit.

## DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 17404)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	N/A	6,626.91 sq. m.
Road Widening area		
Undevelopable area		
Net Total	N/A	N/A
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	N/A	N/A
Paved & Hard Surfaced Areas	N/A	N/A
Total Site Coverage	60%	20.43%
SETBACKS ( in metres)		
Front (south)	7.5 m.	5.2 m.
Rear (north)	7.5 m.	5 m.
Side #1 (East)	7.5 m.	7.5 m.
Side #2 (West)	7.5 m.	7 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m.	13.55 m.
Accessory	6 m.	N/A
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial		
General Service/Personal Service	N/A	1,234.63 sq. m.
Office	N/A	2,698.7 sq. m.
Total	N/A	3,933.3 sq. m.
FLOOR AREA: Industrial	N/A	679.27 sq. m.
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	N/A	4,903.41 sq. m. including staircases, mechanical rooms, elevators, etc.

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed	
DENSITY			
# of units/ha /# units/acre (gross)	N/A	N/A	
# of units/ha /# units/acre (net)	N/A	N/A	
FAR (gross)	N/A	N/A	
FAR (net)	0.75	0.74	
AMENITY SPACE (area in square metres)	N/A	N/A	
Indoor			
Outdoor			
PARKING (number of stalls)			
General Service/Personal Service	38 stalls	38 stalls	
Industrial	8 stalls	8 stalls	
Office	54 stalls	54 stalls	
Residential	N/A	N/A	
Institutional	N/A	N/A	
Total Number of Parking Spaces	100 stalls	121 stalls	
Number of disabled stalls	3 stalls	5 stalls	
Number of small cars	30 stalls	26 stalls	
Tandem Parking Spaces	N/A	N/A	
Size of Tandem Parking Spaces	N/A	N/A	
Heritage Site	NO	Tree Survey/Assessment Provided	YES

# INDUSTRIAL BUSINESS 6657, 6680 + 6683 152A STREET, SURREY, BC PARK

## LIST OF DRAWINGS

DP000 - TITLE SHEET

DP101 - CONTEXT PLAN  
 DP102 - SITE PLAN, STATISTICS  
 DP103 - BASE PLAN  
 DP104 - SURVEY PLAN  
 DP105 - SITE DETAILS

DP211 - BUILDING A FLOOR PLANS L1 + L2  
 DP212 - BUILDING A FLOOR PLANS ROOF

DP221 - BUILDING B FLOOR PLANS BASEMENT + L1  
 DP222 - BUILDING B FLOOR PLANS L2 + L3  
 DP223 - BUILDING B FLOOR PLANS ROOF

DP311 - BUILDING A ELEVATIONS

DP321 - BUILDING B ELEVATIONS

DP401 - BUILDING A & B SECTIONS

FEBRUARY 17, 2014 - ISSUED FOR DEVELOPMENT PERMIT APPLICATION

**Copyright Reserved**

This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimension. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

No.	Date	Revision Details



**WG  
ARCHITECTURE  
INC**

1030 - 470 GRANVILLE STREET  
 VANCOUVER, B.C. V6C 1V5  
 TEL: (604) 331 2378  
 FAX: (604) 683 7494

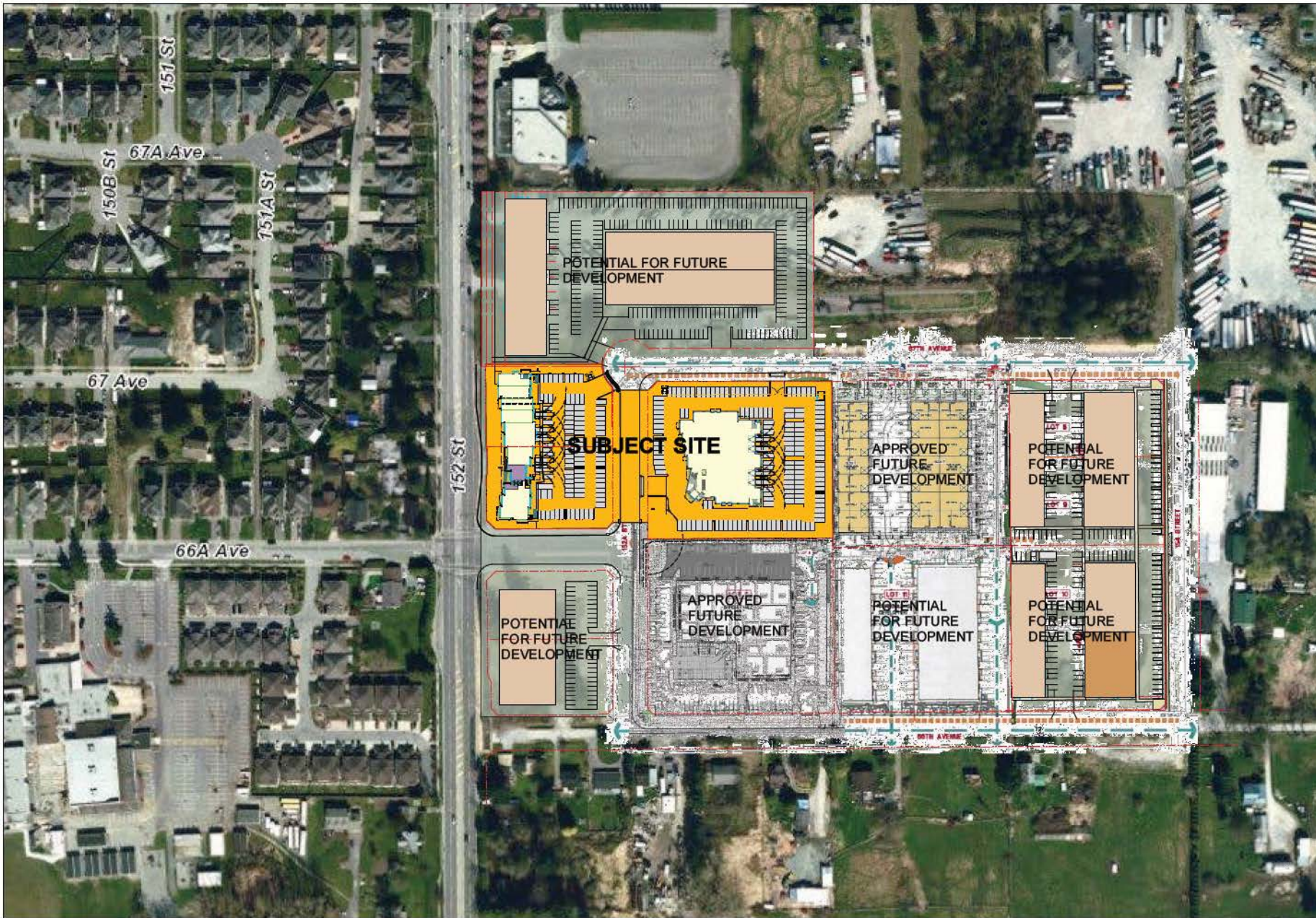
**Project Title:**  
 INDUSTRIAL BUSINESS  
 PARK  
 6657, 6680 + 6683  
 152A ST  
 SURREY, B.C.

**Drawing Title:**  
 TITLE SHEET

<b>Date:</b> February 2013	<b>Project Number:</b> 1215
<b>Scale:</b> NTS	<b>Drawn By:</b> YA, NC
<b>Approved By:</b> WG	<b>Project Number:</b> DP000

Appendix II





Copyright Reserved  
 This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Within dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

No:	Date:	Revision Details:



**WG ARCHITECTURE INC**  
 1030 - 470 GRANVILLE STREET  
 VANCOUVER, B.C. V6C 1V5  
 TEL: (604) 331 2378  
 FAX: (604) 683 7464

Project Title:  
**INDUSTRIAL BUSINESS PARK**  
 6657, 6680 + 6683  
 152A STREET  
 SURREY, B.C.

Drawing Title:  
**CONTEXT PLAN**

Date: FEB 2015	Project Number: 12 15
Scale: 1/16" = 1' - 0"	Drawn: DP101
Drawn By: YA, NC	
Approved By: WG	

DATE FEBRUARY 17, 2014



Copyright Reserved  
 This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Within dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and the office shall be informed of any variations from the dimensions and conditions shown on the drawing.

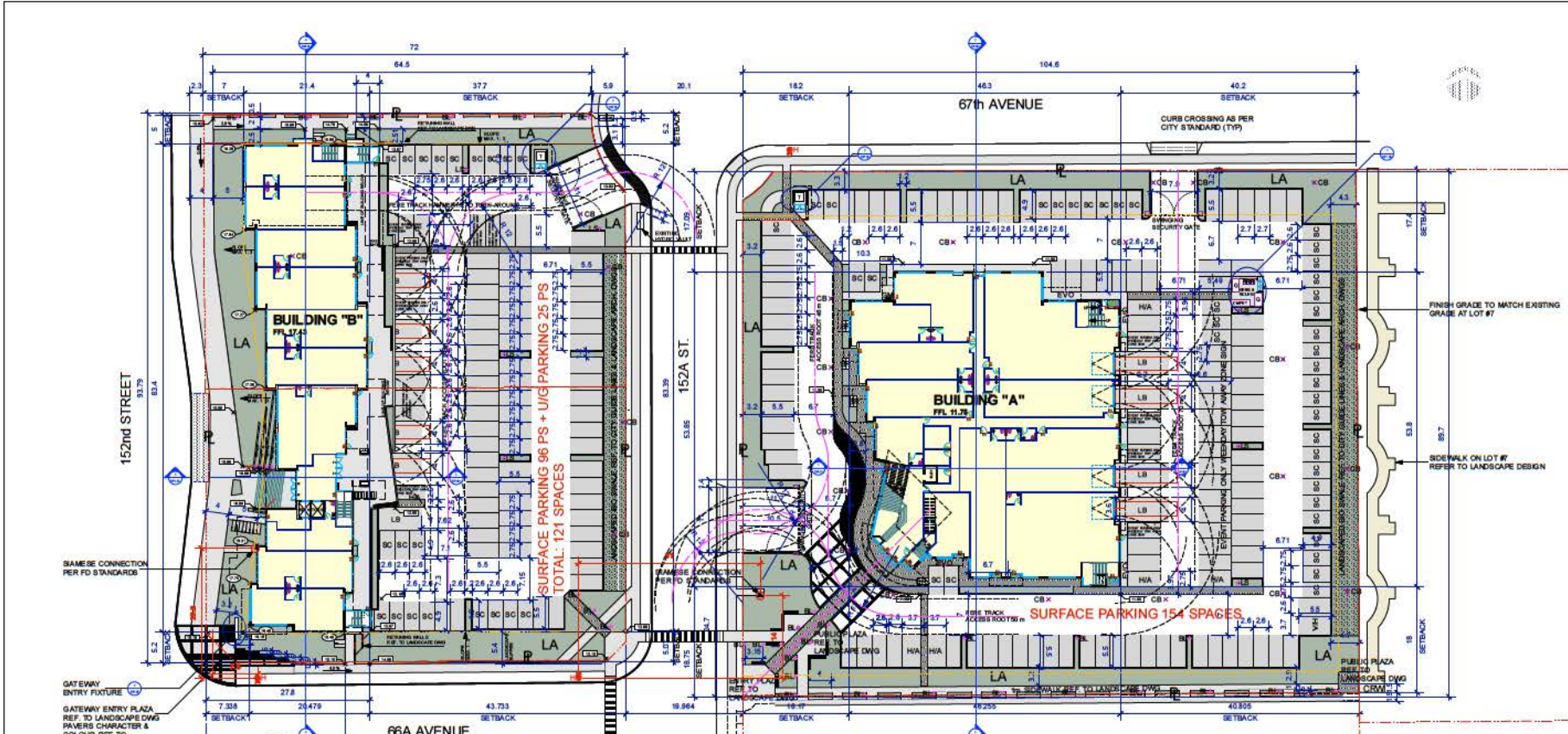
No.	Date	Revision Details:



Project Title:  
**INDUSTRIAL BUSINESS PARK**  
 6657, 6680 + 6683  
 152A ST  
 SURREY, B.C.

Drawing Title:  
**SITE PLAN**

Date: February 2013	Project Number: 12 15
Scale: 1/16" = 1' - 0"	Sheet: <b>DP102</b>
Drawn By: YA, NC	Approved By: WG



**BUILDING B**  
 SITE AREA = 6,826.91 m<sup>2</sup>  
 FAR = 0.75

**BUILDING FLOOR AREA:**  
 - INDUSTRIAL = 679.27 m<sup>2</sup>  
 - MECHANICAL = 17.94 m<sup>2</sup>  
 - ELEVATORS = 14.28 m<sup>2</sup>  
 - EL LOBBY = 21.90 m<sup>2</sup>  
 - STAIRWAY = 9.24 m<sup>2</sup>  
 TOTAL BASEMENT: 741.70 m<sup>2</sup>

**LEVEL 1:**  
 - SERVICES = 1,234.63 m<sup>2</sup>  
 - STAIRWAYS = 34.83 m<sup>2</sup>  
 - ELEVATORS = 14.28 m<sup>2</sup>  
 - EL LOBBY = 70.37 m<sup>2</sup>  
 TOTAL LEVEL 2: 1,401.27 m<sup>2</sup>

**LEVEL 2:**  
 - OFFICES = 1,337.99 m<sup>2</sup>  
 - STAIRWAYS = 40.23 m<sup>2</sup>  
 - ELEVATORS = 14.28 m<sup>2</sup>  
 TOTAL LEVEL 3: 1,410.47 m<sup>2</sup>

**LEVEL 3:**  
 - OFFICES = 1,380.08 m<sup>2</sup>  
 - STAIRWAYS = 40.23 m<sup>2</sup>  
 - ELEVATORS = 14.28 m<sup>2</sup>  
 TOTAL LEVEL 4: 1,415.16 m<sup>2</sup>

**TOTAL BLDG "B" 4,988.80 m<sup>2</sup> / 8,461 ft<sup>2</sup>**

**BUILDING "B" OFF-STREET PARKING:**  
 - INDUSTRIAL = 679 x 100 x 1 = 6 PS  
 - SERVICES = 1,234 x 100 x 3 = 38 PS  
 - OFFICES = 2,086 x 100 x 2 = 54 PS  
**TOTAL PARKING REQUIRED: 100 PS**  
**PARKING PROVIDED ON SITE "B": 121 PS**

**BUILDING "B" BICYCLE PARKING:**  
 REQUIRED:  
 - INDUSTRIAL = 679 x 100 x 0.06 = 4.06 BP  
 - OFFICES = 3,901 x 100 x 0.12 = 47.73 BP  
**TOTAL REQUIRED: 51.79 BP**  
**BICYCLE PARKING PROVIDED: 12.8 BP**

**BUILDING A + B**  
 SITE AREA = 16,000.14 m<sup>2</sup>  
 FAR = 0.55

**BUILDING FLOOR AREA:**  
 LEVEL 1:  
 - INDUSTRIAL = 1,008.59 m<sup>2</sup>  
 - SERVICES = 780.33 m<sup>2</sup>  
 - OFFICE = 98.39 m<sup>2</sup>  
 - MECHANICAL = 35.86 m<sup>2</sup>  
 - STAIRWAYS = 112.49 m<sup>2</sup>  
 - ELEVATOR = 7.49 m<sup>2</sup>  
 - EL LOBBY = 34.83 m<sup>2</sup>  
 TOTAL LEVEL 1: 2,087.81 m<sup>2</sup>

**LEVEL 2:**  
 - BANQUET HALLS = 1,239.39 m<sup>2</sup>  
 - STAIRWAYS = 98.39 m<sup>2</sup>  
 - ELEVATOR = 7.49 m<sup>2</sup>  
 TOTAL LEVEL 2: 1,755.91 m<sup>2</sup>

**OPEN DECKS = 250.32 m<sup>2</sup>**

**TOTAL BUILDING "A" 3,833.72 m<sup>2</sup> / 41,265.81 ft<sup>2</sup>**

**BUILDING "A" OFF-STREET PARKING:**  
 - INDUSTRIAL = 1008 x 100 x 1 = 10 PS  
 - SERVICES = 780 x 100 x 3 = 23 PS  
 - OFFICE = 68 x 100 x 1 = 2 PS  
**PARKING REQUIRED: 35 PS**

**BANQUET HALLS = 1,239 x 100 x 14 = 181 PS**  
**OPEN DECKS = 230 x 100 x 14 = 32 PS**  
**MAXIMUM SHARED PARKING REQUIRED: 213 PS**

**PARKING PROVIDED ON SITE "A": 152 PS**

**SMALL CAR ALLOWED: 154 PS x 25% = 39 PS**  
**SMALL CAR PROVIDED: 39 PS**  
**ELECTR. CAR REQUIRED: 104 PS x 3% = 5 PS**  
**ELECTR. CAR PROVIDED: 5 PS**  
**HVA PARKING REQUIRED: 154 PS x 50 PS = 8 PS**  
**HVA PARKING PROVIDED: 6 PS**

**BUILDING "A" BICYCLE PARKING:**  
 REQUIRED:  
 - INDUSTRIAL = 1008 x 100 x 0.06 = 6.06 BP  
 - OTHER USE = 2,825 x 100 x 0.12 = 33.90 BP  
**TOTAL REQUIRED: 39.96 BP**  
**BICYCLE PARKING PROVIDED: 12.8 BP**

**NOTES:**  
 - 40' LONG DELIVERY TRACKS TO BE USED FOR INDUSTRIAL UNITS  
 - TYPE CHARACTER, MATERIAL AND COLOUR OF PAVEMENTS REFER TO LANDSCAPE DRAWINGS  
 - FINISH MATERIAL AND COLOUR OF RETAINING WALLS AND RANDED PLANTERS REFER TO LANDSCAPE DRAWINGS  
 - GATEWAY FUTURE DESIGN REFER TO LANDSCAPE DRAWINGS  
 - DESIGN OF CORNER PLAZAS REFER TO LANDSCAPE DWGS  
 - FINAL GRADING AND SITE DRAINAGE REFER TO CIVIL ENGINEER DRAWINGS

- LEGEND**
- EXISTING GRADING
  - FINISH GRADE
  - SURFACE DRAINAGE
  - ASPHALT PAVING
  - BOLLARD LIGHT
  - BICYCLE RACK
  - CATCH BASIN
  - CURB CUT
  - CONCRETE PAVERS
  - CONCRETE ROLL-OVER CURB
  - CITY RIGHT OF WAY
  - CONCRETE SIDEWALK
  - ELECTRICAL VEHICULAR OUTLET
  - FIRE DEPT ACCESS
  - GAS METERS
  - FIRE HYDRANT
  - LANDSCAPED AREA
  - LIGHT STANDARD
  - MAIL BOX
  - PRIVACY SCREEN 3
  - PRIVACY SCREEN 9
  - RETAINING WALL
  - SMALL CAR PARKING
  - TRANSFORMER

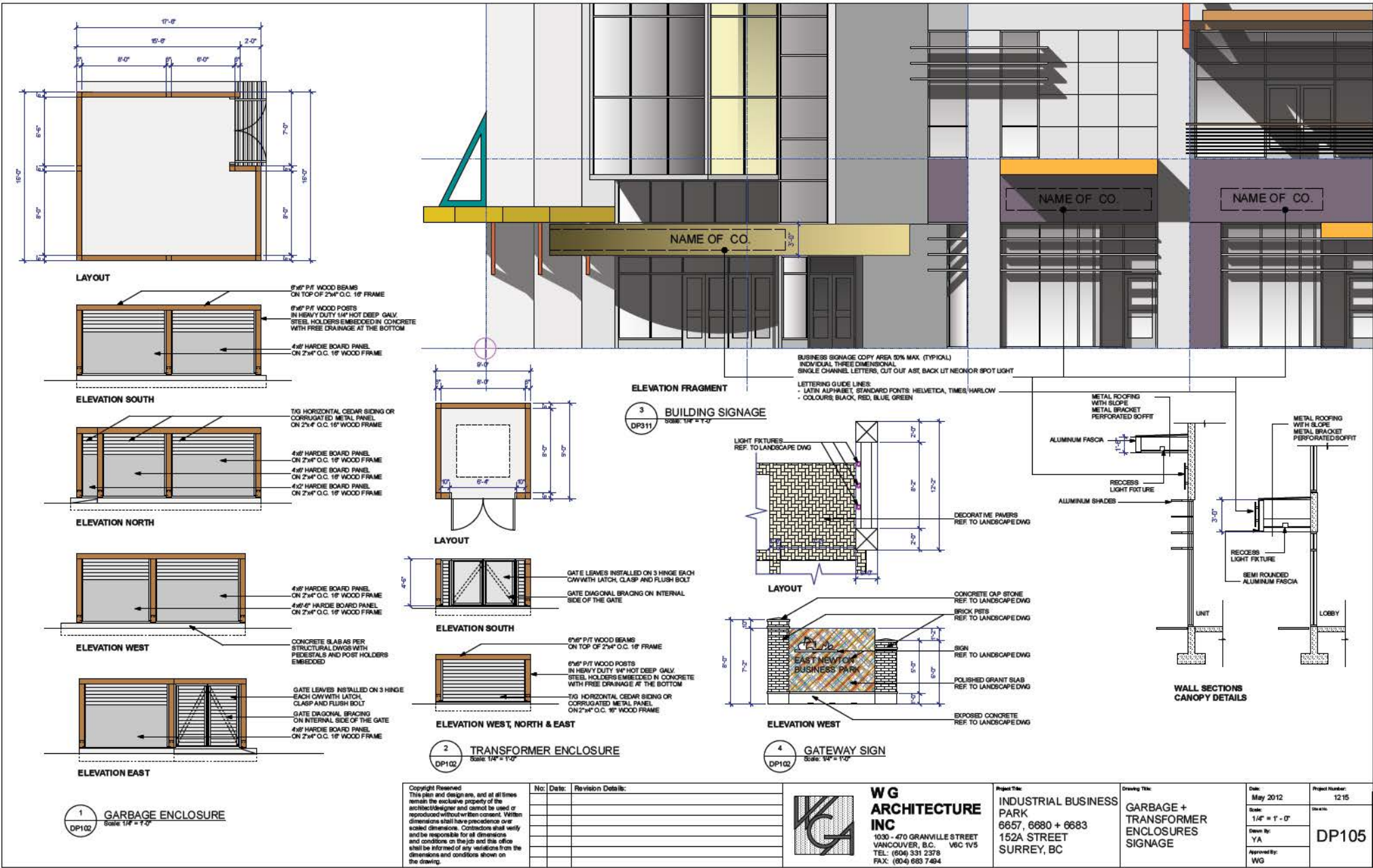
**TOTAL SHARED PARKING REQUIRED ON LOTS "A" + "B" 276 PS**

**TOTAL SHARED PARKING PROVIDED ON LOTS "A" + "B" 276 PS**

**SITE PLAN**







Copyright Reserved  
 This plan and designs, and all times  
 remains the exclusive property of the  
 architect/designer and cannot be used or  
 reproduced without their consent. Written  
 dimensions shall have precedence over  
 scaled dimensions. Contractors shall verify  
 and be responsible for all dimensions  
 and conditions on the job and this office  
 shall be informed of any variations from the  
 dimensions and conditions shown on  
 the drawing.

No.	Date	Revision Details

**WG ARCHITECTURE INC**  
 1030 - 470 GRANVILLE STREET  
 VANCOUVER, B.C. V6C 1V5  
 TEL.: (604) 331 2378  
 FAX: (604) 683 7494

Project Title:  
**INDUSTRIAL BUSINESS PARK**  
 6657, 6680 + 6683  
 152A STREET  
 SURREY, BC

Drawing Title:  
**GARBAGE + TRANSFORMER ENCLOSURES SIGNAGE**

Date:  
 May 2012

Scale:  
 1/4" = 1'-0"

Drawn By:  
 YA

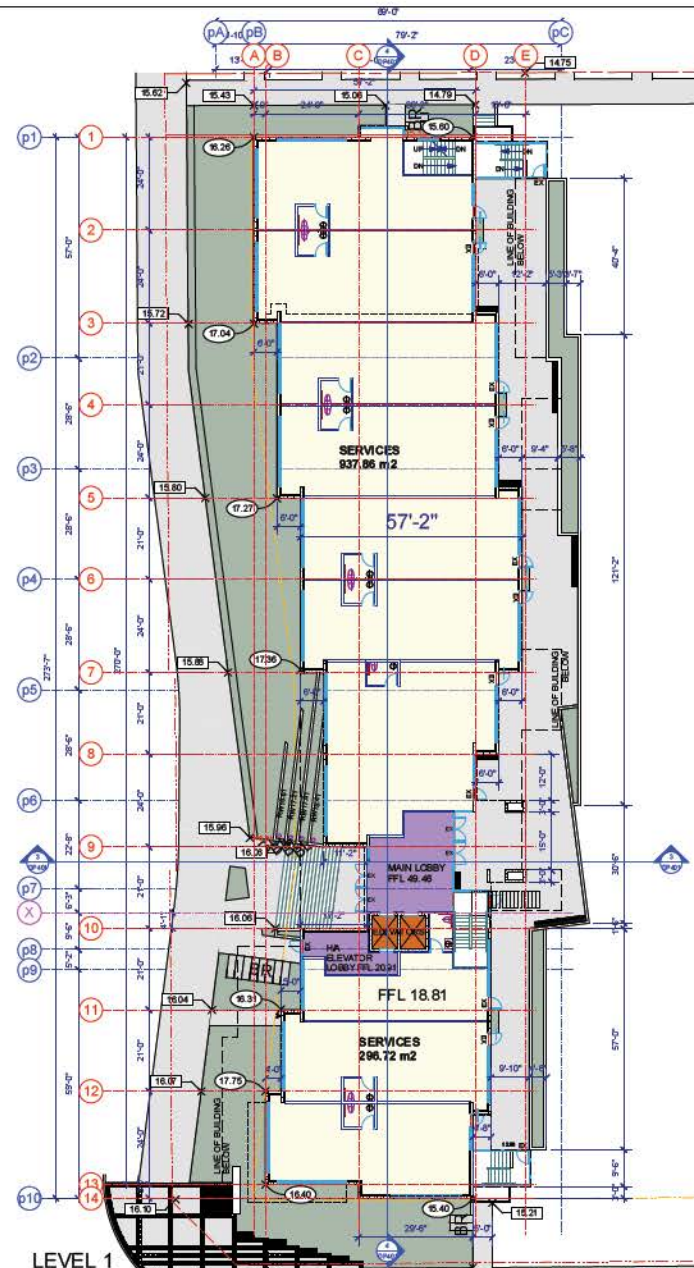
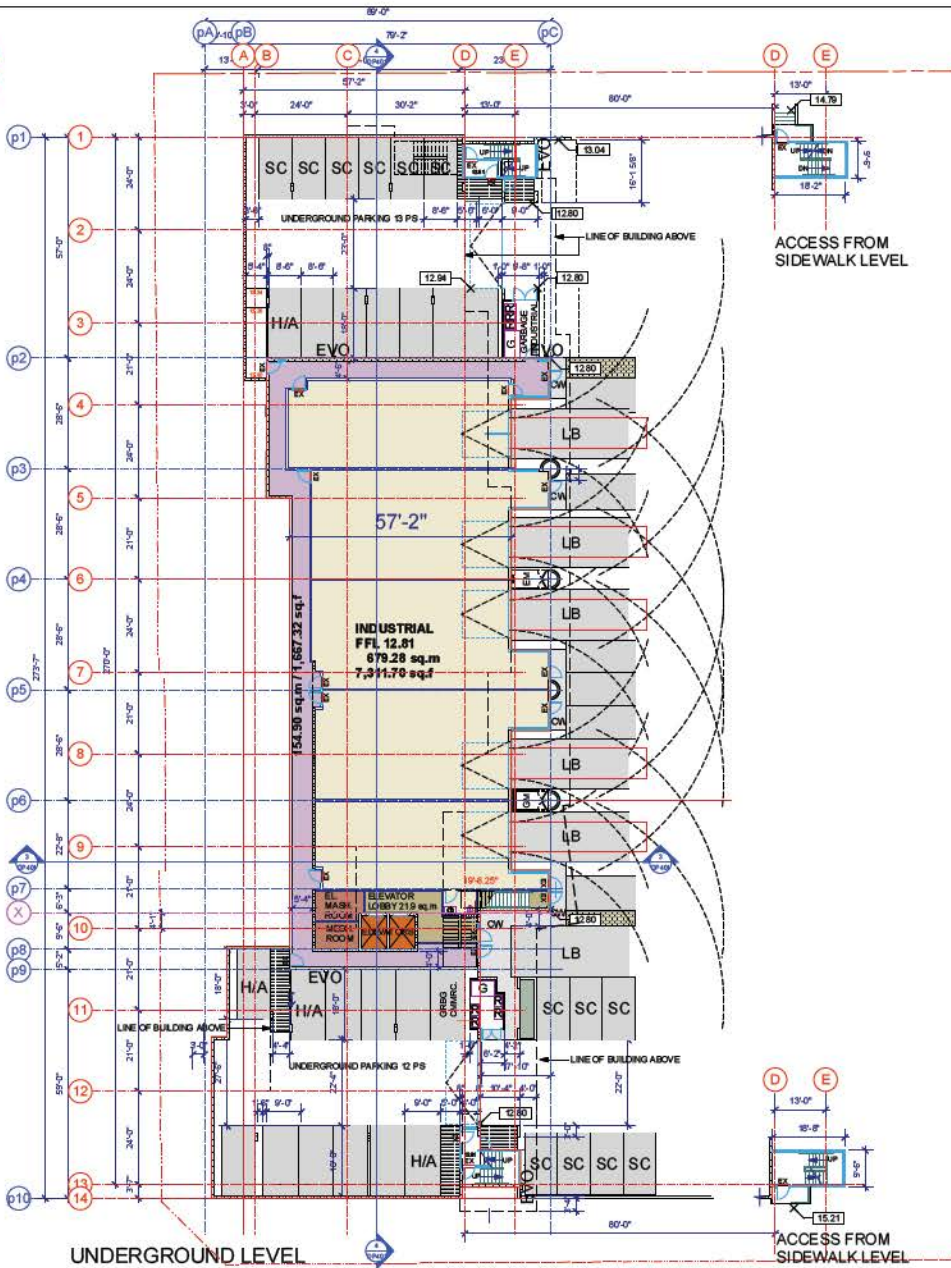
Approved By:  
 WG

Project Number:  
 1215

Sheets:  
**DP105**

DATE: FEBRUARY 17, 2014





Copyright Reserved  
This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Within dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and the office shall be informed of any variations from the dimensions and conditions shown on the drawing.

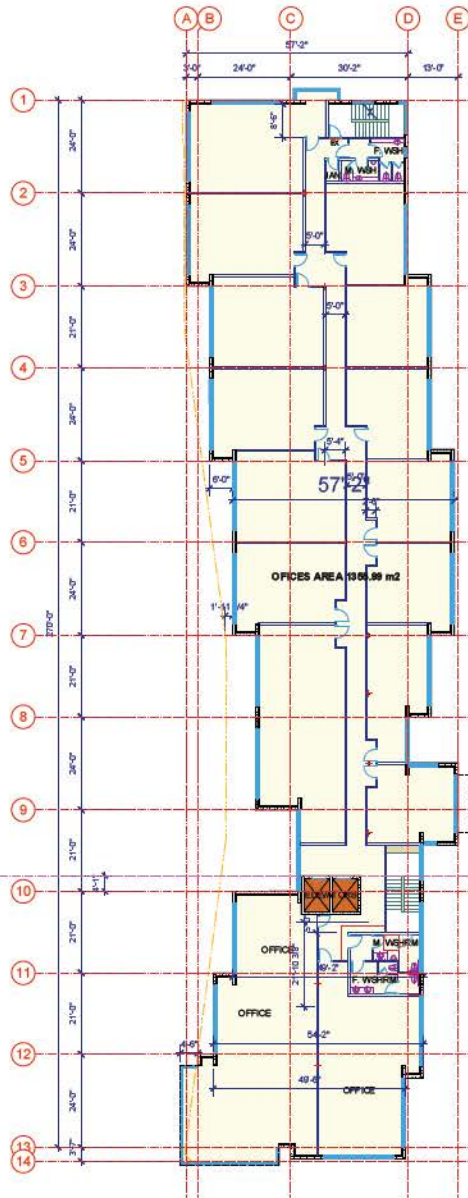
No.	Date	Revision Details

**WG ARCHITECTURE INC**  
1030 - 470 GRANVILLE STREET  
VANCOUVER, B.C. V6C 1V5  
TEL: (604) 331 2378  
FAX: (604) 683 7494

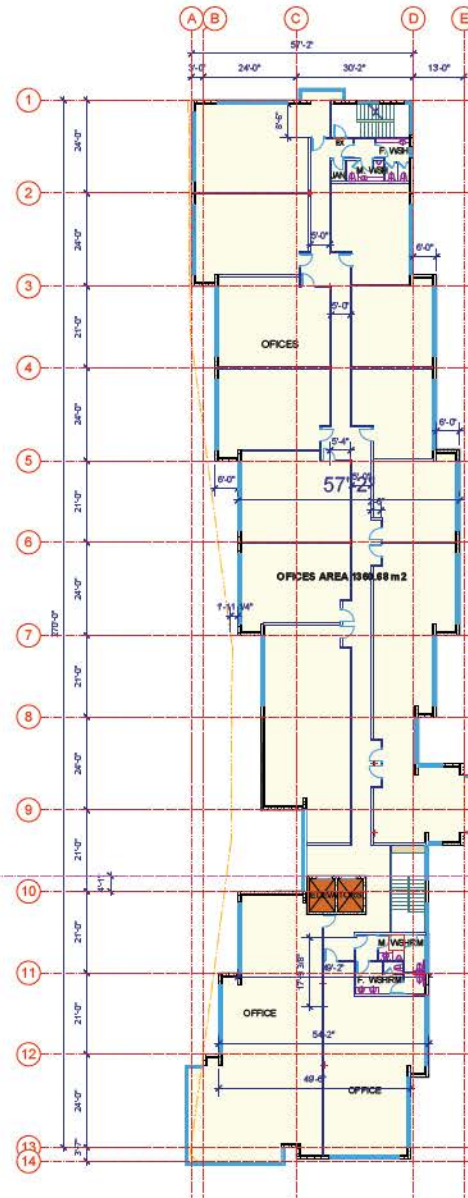
Project Title:  
**INDUSTRIAL BUSINESS PARK**  
6657, 6680 + 6683  
152A STREET  
SURREY, BC

Drawing Title:  
**BUILDING 'B'  
FLOOR PLANS  
BASEMENT LEVEL  
+ LEVEL 1**

Date: August 2012	Project Number: 12 15
Scale: 1/16" = 1' - 0"	Drawn By: YA
Approved By: WG	<b>DP221</b>



LEVEL 2



LEVEL 3

Copyright Reserved  
 This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and the office shall be informed of any variations from the dimensions and conditions shown on the drawing.

No.	Date	Revision Details:



**WG ARCHITECTURE INC**  
 1030 - 470 GRANVILLE STREET  
 VANCOUVER, B.C. V6C 1V5  
 TEL: (604) 331 2378  
 FAX: (604) 683 7494

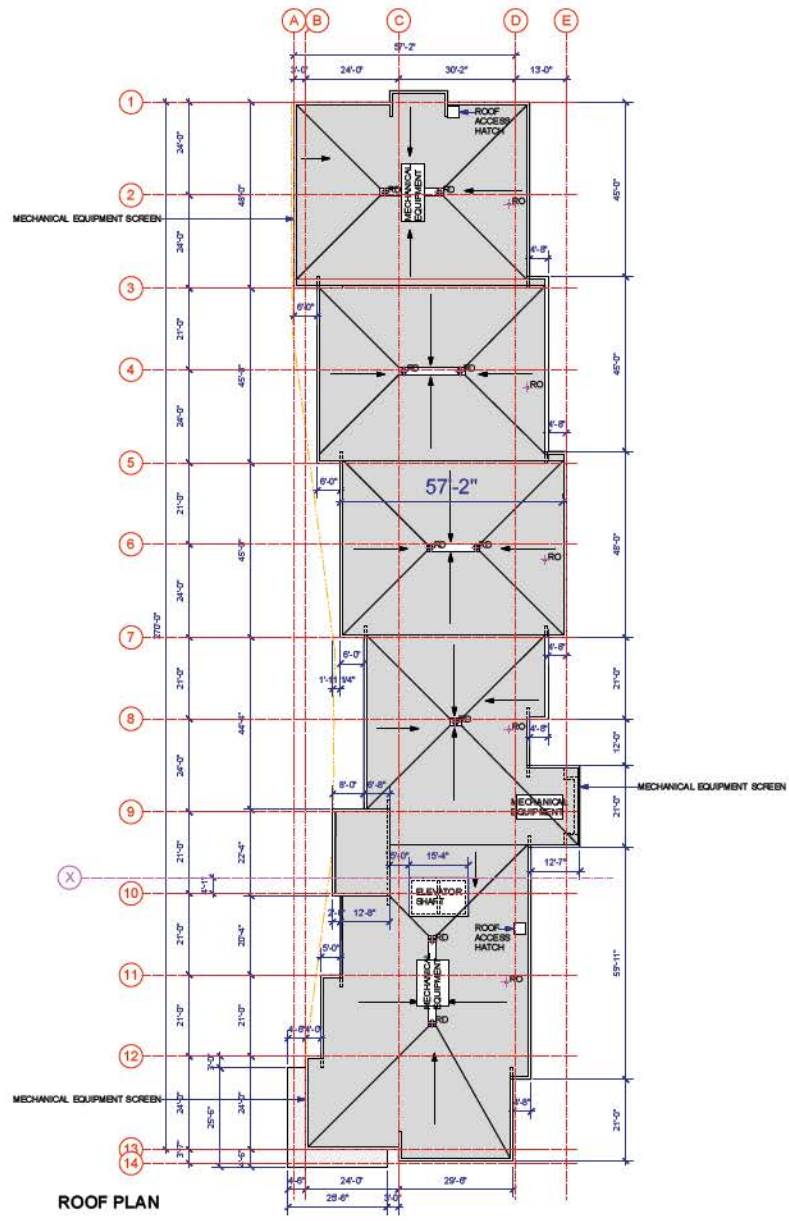
Project Title:  
**INDUSTRIAL BUSINESS PARK**  
 6657, 6680 + 6683  
 152A STREET  
 SURREY, BC

Drawing Title:  
**BUILDING 'B'  
 FLOOR PLANS  
 LEVEL 2 + LEVEL 3**

Date: August 2012	Project Number: 1215
Scale: 1/16" = 1' - 0"	Drawn By: YA
Drawn By: YA	Approved By: WG
	<b>DP222</b>

DWG: FEBRUARY 17, 2014





Copyright Reserved  
 This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Within dimensions shall take precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and the office shall be informed of any variations from the dimensions and conditions shown on the drawing.

No.	Date	Revision Details:



**WG ARCHITECTURE INC**  
 1030 - 470 GRANVILLE STREET  
 VANCOUVER, B.C. V6C 1V5  
 TEL: (604) 331 2378  
 FAX: (604) 683 7494

Project Title:  
**INDUSTRIAL BUSINESS PARK**  
 6657, 6680 + 6683  
 152A STREET  
 SURREY, BC

Drawing Title:  
**BUILDING 'B'  
 FLOOR PLANS  
 ROOF PLAN**

Date: August 2012	Project Number: 1215
Scale: 1/16" = 1' - 0"	Sheet: DP223
Drawn By: YA	
Approved By: WG	

dwg FEBRUARY 17, 2014



Copyright Reserved  
 This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Within dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

No:      Date:      Revision Details:

No:	Date:	Revision Details:



**WG ARCHITECTURE INC**  
 1030 - 470 GRANVILLE STREET  
 VANCOUVER, B.C. V6C 1V5  
 TEL: (604) 331 2378  
 FAX: (604) 683 7494

Project Title:  
**INDUSTRIAL BUSINESS PARK**  
 6657, 6680 + 6683  
 152A STREET  
 SURREY, B.C.

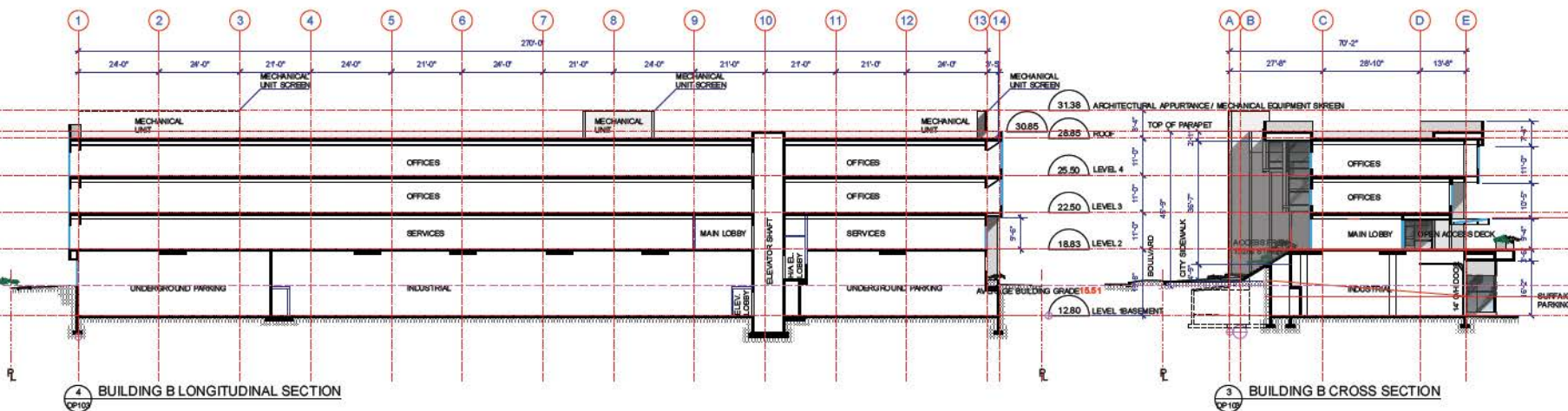
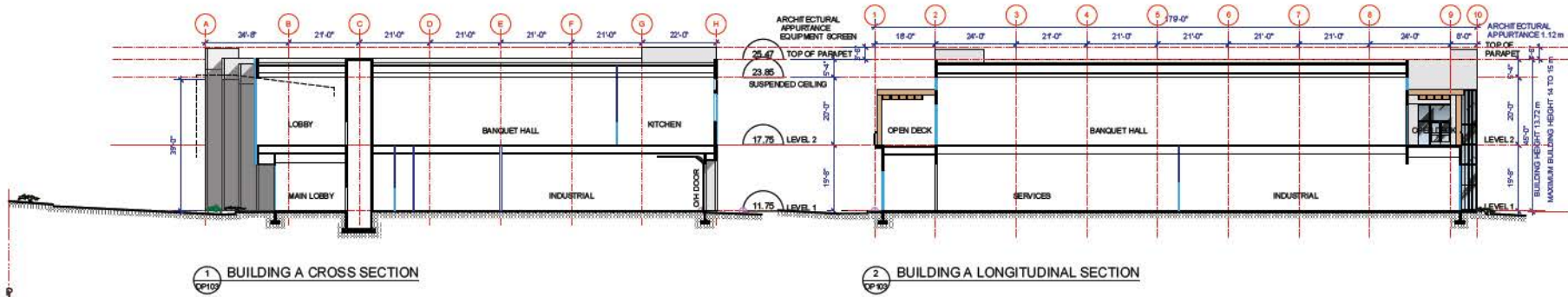
Drawing Title:  
**BUILDING 'B' ELEVATIONS**

Date: February 2013      Project Number: 1215  
 Scale: 1/16" = 1' - 0"      Sheets:  
 Drawn By: YA, NM, NC      **DP321**  
 Approved By: WG

Date: February 19, 2014

Copyright Reserved  
 This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

No.	Date	Revision Details



**WG ARCHITECTURE INC**  
 1030 - 470 GRANVILLE STREET  
 VANCOUVER, B.C. V6C 1V5  
 TEL: (604) 331 2378  
 FAX: (604) 683 7484

Project Title:  
**INDUSTRIAL BUSINESS PARK**  
 6657, 6680 + 6683  
 152A STREET  
 SURREY, B.C.

Drawing Title:  
**BUILDING "B" & "A" SECTIONSTIONS**

Date:	Project Number: 12 15
Scale: 1/16" = 1' - 0"	Sheet: <b>DP401</b>
Drawn By: YA, NM, NC	
Approved By: WG	

Date: February 17, 2014



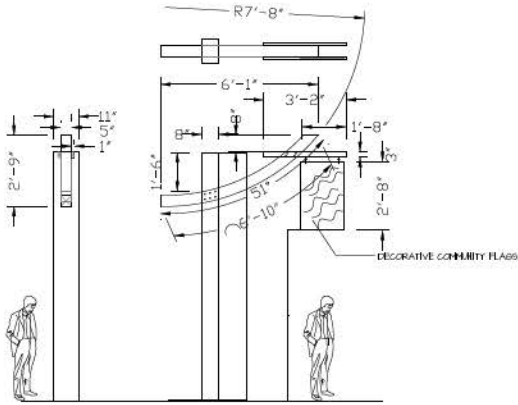




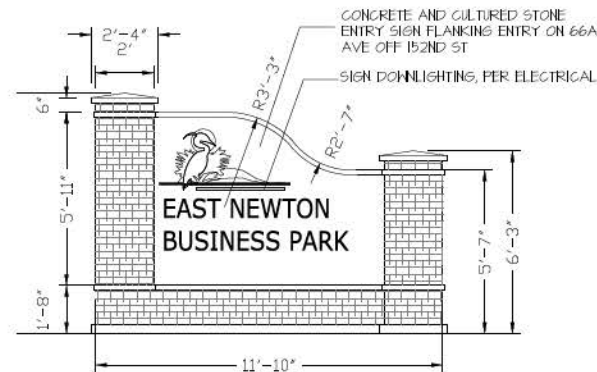




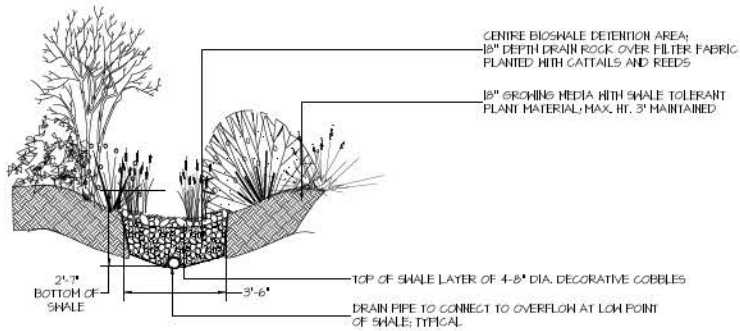




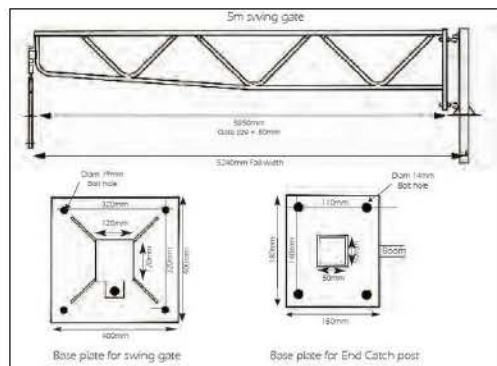
15 DECORATIVE POSTS AT AMENITY AREA  
SCALE: 1/2\"/>



16 FREE STANDING SIGN  
SCALE: 1/2\"/>



4 BIO-SHALE SECTION  
SCALE: 1/2\"/>



17 SECURITY GATE  
SCALE: 1/2\"/>



Copyright reserved. This drawing and design is the property of M2 Landscape Architecture and may not be reproduced or used for other projects without their permission.



220 - 26 Lorne Mews  
New Westminster, BC  
V3M 1B1  
Tel: 604.941.6258  
Fax: 604.434.3088

NO.	DATE	REVISION DESCRIPTION	DR.

PROJECT:  
**MIXED USE DEVELOPMENT**  
152nd Street + 66A Avenue  
Surrey, BC

DRAWING TITLE:  
**DETAILS**

DATE	(22 JAN 23)	DRAWING NUMBER:
SCALE	-	<b>L5</b>
DRAWN	BJ	
DESIGN		
CHKD	HTL/M	
MSLA PROJECT NUMBER:		<b>22-006</b>



## TREE PRESERVATION SUMMARY

Surrey Project No.: 7913-0058-00  
 Project Location: 6680 152A Street Surrey, BC  
 Consulting Arborist: Norman Hol

1 *Summary description of the existing tree resource. See also the arborist report on file*

2 *Summary of Proposed Tree Removal and Replacement*

Quantity of Bylaw Protected Trees Identified	(A)	<u>1</u>
Quantity of Bylaw Protected Trees to be Removed (Hazard)	(B)	<u>0</u>
Quantity of Bylaw Protected Trees to be Removed	(C)	<u>1</u>
Quantity of Bylaw Protected Trees to be Retained	(A-B-C) (D)	<u>0</u>
Quantity of Replacement Trees Required (2:1 ratio except for alder and cottonwood at 1:1 ratio)	(E)	<u>2</u>
Quantity of Replacement Trees Proposed	(F)	<u>2</u>
Quantity of Replacement Trees in Deficit	(E-F) (G)	<u>0</u>
Quantity of Retained Trees and Replacement Trees on Site	(D+F) (H)	<u>2</u>
Number of Lots Proposed in the Project	(I)	<u>NA</u>
Average Number of Trees per Lot	(H/I)	<u>NA</u>

3 Tree Survey and Preservation/Replacement Plan Attached **Yes**

This summary and the referenced documents are prepared and submitted by:



Norman Hol, Consulting Arborist

Dated: December 11, 2013

Direct: 604 813 9194  
 Email: norm@aclgroup.ca

**Present:**

Chair – L. Mickelson

**Panel Members:**E. Mashig  
B. Heaslip  
J. Makepeace  
G. Wylie  
N. Baldwin  
T. Bunting  
T. Wolf**Guests:**Igor Nardin, OCA Architects Inc.  
Meredith Mitchell, M2 Landscape Architecture  
Russ Vandergraaf, Fraser Health Authority  
Yuri Afanasiev, WG Architecture Inc.  
M. Jaszczewski, WG Architecture Inc.  
Navi Jagpal, Jagpal Development Ltd.  
Andrea Scott, PJ Lovick Architects Ltd.  
Mary Chan, PMG Landscape Architects.  
Bhupinder Johal, Carelink Investments Ltd.  
Kevin Shoemaker, Polygon Harvard Gardens  
Scott Baldwin, Polygon Harvard Gardens  
Keith Hemphill, Rositch Hemphill Architects  
Daryl Tyacke, Eckford Tyacke & Associates  
Paul Peters, Eckford Tyacke & Associates**Staff Present:**M. Rondeau, Acting City Architect -  
Planning & Development  
T. Ainscough, City Architect –  
Planning & Development  
H. Bello, Senior Planner - Planning  
& Development  
H. Kamitakahara, Planner,  
Planning & Development**A. RECEIPT OF MINUTES**

It was

Moved by J. Makepeace

Seconded by T. Wolf

That the minutes of the Advisory Design

Panel meeting of December 12, 2013, be postponed until the next meeting, due to the fact that several pages of the minutes are missing.

Carried**B. SUBMISSIONS****2. 5:08 PM**

File No.:	7913-0058/59-00
Description:	East Newton Industrial Park
Address:	6657/6680/6683 – 152A Street (Newton)
Developer:	Navi Jagpal, Jagpal Development Ltd.
Architect:	Yuri Afanasiev, WG Architecture Inc.
Landscape Architect:	Meredith Mitchell, M2 Landscape Architecture
Planner:	Misty Jorgensen
Urban Design Planner:	Hernan Bello

The **Urban Design Planner** presented an overview of the proposed project and highlighted the following:

- This project is in the East Newton Business Park. This proposal is similar to projects approved for sites to the north and east of this submission.
- The project is consistent with the NCP in terms of use. It is important that there is an industrial component in keeping with the business park designation.

- The project has been reviewed extensively by staff, essentially to find a solution that properly address grade constraints particularly for Building B, and incorporate the industrial component required in the NCP.

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

- Building A (Banquet/Industrial) has the main entry oriented to the corner plaza.
- Building B also has strong entrance on 152<sup>nd</sup> Street and the shape of the building flows with the multi-purpose walkway along 152<sup>nd</sup>.
- For site security, the balcony needs to be secured. What we are planning to do is put the roll-up screens (aluminum mesh) to cover the accesses at night. Also gates to parking when closed.
- For sustainability, the glazing is less than 40 percent. There are horizontal shades to reduce the impact. On the east elevation, the majority is spandrel (opaque) glass. The entry banquet hall glass has structural elements which create certain shades.
- For materials, we've been using the concept of contrast between glass and solid. Main building will be concrete and big surfaces of glass.

**The Landscape Architect** reviewed the landscape plans and highlighted the following:

- The landscape follows the master plan character for the general area.
- The parking area behind Building B is lower than the street so there is sloping landscape proposed at either side going down to the parking level.
- Maintained an overall character of plant material in texture and material for the overall campus of the area.
- There are bioswales incorporated that are typical of the area, that are fully incorporated as required by civil.
- Some permeable pavers are proposed.
- Garbage areas are fully screened.

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

##### **East Newton Industrial Park**

**6657/6680/6683 – 152A Street, Newton**

**File No. 7913-0058/59-00**

It was

Moved by N. Baldwin

Seconded by G. Wylie

That the Advisory Design Panel (ADP)

recommends that the applicant address the following recommendations and revise and resubmit to the Planning staff.

Carried

## STATEMENT OF REVIEW COMMENTS

### Site Design

- The site appears to be well laid out and a good resolution of the variety of uses proposed.
- Good to emphasize the area as a campus for continuity.
- The slope on the site has been well integrated with industrial tucked below.

### Form and Character

- It's a nice vocabulary with a lot happening.
- The design is ambitious for these types of buildings and the detailing will be very important to pull it off.
- The stepping of the tops of the concrete frames on the west elevation of the Banquet Building A could be deleted.
- Building B is the stronger one architecturally including the identification of the entrance from the street. But from the parking lot there is not the same prominence. That entry should be shown in a more forceful way. Maybe take the red feature on the west through to the east side entrance massing.
- Reflective glass, it was something that was sort of abandoned in the 1980s because it does not allow natural light into the building. You don't get to see outside. It is not a nice feeling inside with reflective glass and at night. The extent of reflective glass should be reconsidered.
- Entrance canopies are fairly heavy particularly on the banquet Building A.
- It's unusual to have the retail accessed from the back balcony. Balcony walkway should be covered with a less solid, more varied treatment.
- 250 ft. long corridor for office is unusual.
- The signage is good and should be locked into the drawings at this stage.
- The height of the banquet hall is low. Probably going to end up with 12 ft. height at the most.

### Landscape

- The landscaping is very good for an industrial project.
- The layered planting along 152<sup>nd</sup> Building B is good.
- The entrance to Building A banquet hall needs some more flushing out. It is really complex right now. Make sure your pedestrian zone crossing is well defined and is a safe place for people to walk to the building.
- You probably will have 1000 people in the banquet hall at some point, and there is no space in front or outside for people to congregate. Open space for people to talk to each other.
- Generally, the landscaping looks quite intensive for a project like this. Hopefully the outside spaces will be used.

### CPTED

- The efforts for site security were considered positive.

### Accessibility

- Make sure the elevator button panel is horizontal.
- Power doors at the entrances.
- Wheelchair accessible washrooms.
- Parking – 2 parking spaces for that building is inadequate. Increase that if possible to 4 to 6 for the banquet hall.

**Sustainability**

- Building B is much better resolved for shading and Building A could follow better.
- Less glass would be better. If the building is only used at night, and it is only for the look, I think you could achieve the look without using so much glass.
- Good use of permeable paving and swales.
- Consider a mechanical system that goes beyond code minimums.

*B. Heaslip left the meeting at 6:00 PM*

---

Jane Sullivan, City Clerk

---

Leroy Mickelson, Chairperson,  
Advisory Design Panel

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0058-00

Issued To: SURREAL PROPERTIES INC.

("the Owner")

Address of Owner: Valley Centre  
P.O. Box 56109  
Langley, B.C. V3A 8B3

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
  
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 028-737-857  
Lot 1 Section 14 Township 2 New Westminster District Plan BCP49715

6683 - 152A Street

Parcel Identifier: 028-737-865  
Lot 2 Section 14 Township 2 New Westminster District Plan BCP49715

6657 - 152A Street

(the "Land")

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

Parcel Identifier:

\_\_\_\_\_

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

\_\_\_\_\_



4. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17404 is varied as follows:
  - (a) In Section F., Yards and Setbacks, the minimum front yard setback is varied from 7.5 metres (25 ft.) to 5 metres (16.4 ft.);
  - (b) In Section F., Yards and Setbacks, the minimum rear yard setback is varied from 7.5 metres (25 ft.) to 5 metres (16.4 ft.);
  - (c) In Section F., Yards and Setbacks, the minimum west side yard flanking setback is varied from 7.5 metres (25 ft.) to 7 metres (23 ft.);
  - (d) In Section G.1., Height of Buildings, the principal building height is varied from 12 metres (40 ft.) to 15.9 metres (52 ft.) for a portion of the building in order to allow for screening of mechanical equipment and 12 metres (40 ft.) to 14 metres (46 ft.) for the remainder of the building; and
  - (e) In Section I.2., Landscaping, eliminate the requirement for a 0.7 metre (2 ft.) high berm located within the 3 metre (10 ft.) wide landscape buffer along 152 Street, 66A Avenue and 152A Street.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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

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

---

Mayor – Dianne L. Watts

---

City Clerk – Jane Sullivan

Copyright Reserved  
This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

No: Date: Revision Details:

No:	Date:	Revision Details:



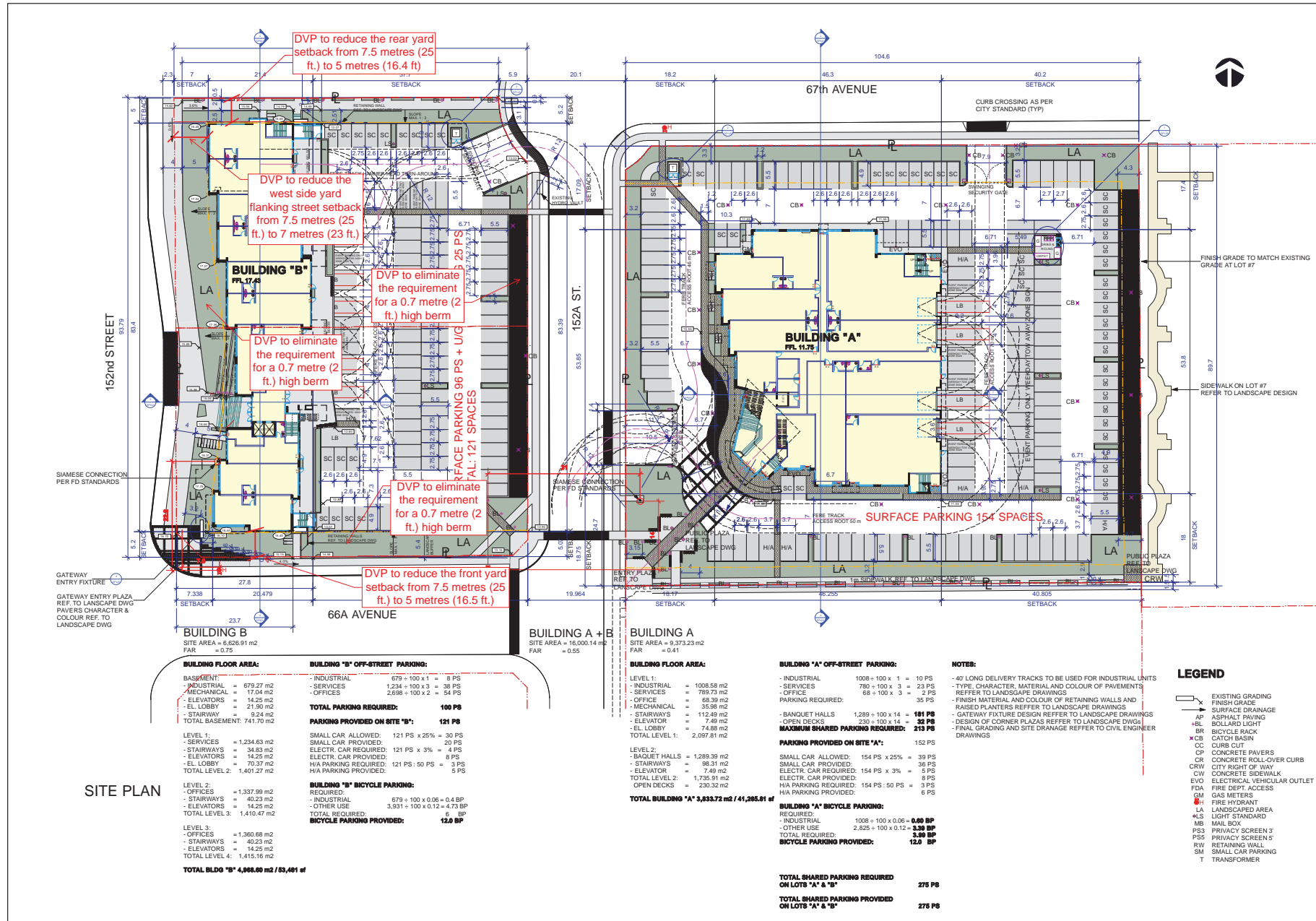
**WG ARCHITECTURE INC**  
1030 - 470 GRANVILLE STREET  
VANCOUVER, B.C. V6C 1V5  
TEL: (604) 331 2378  
FAX: (604) 683 7494

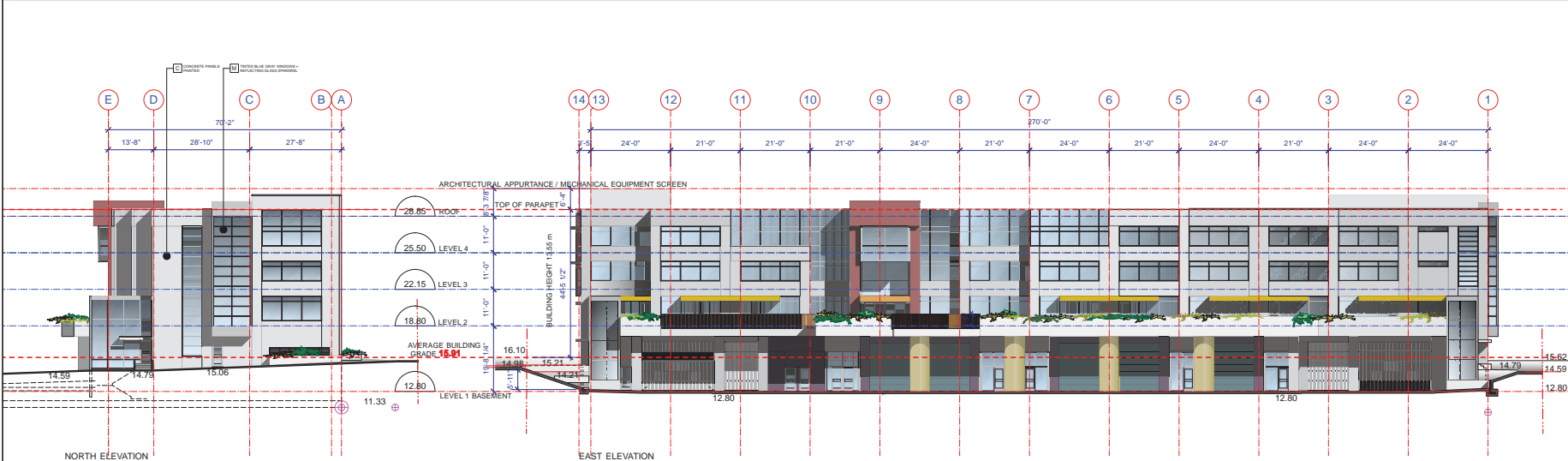
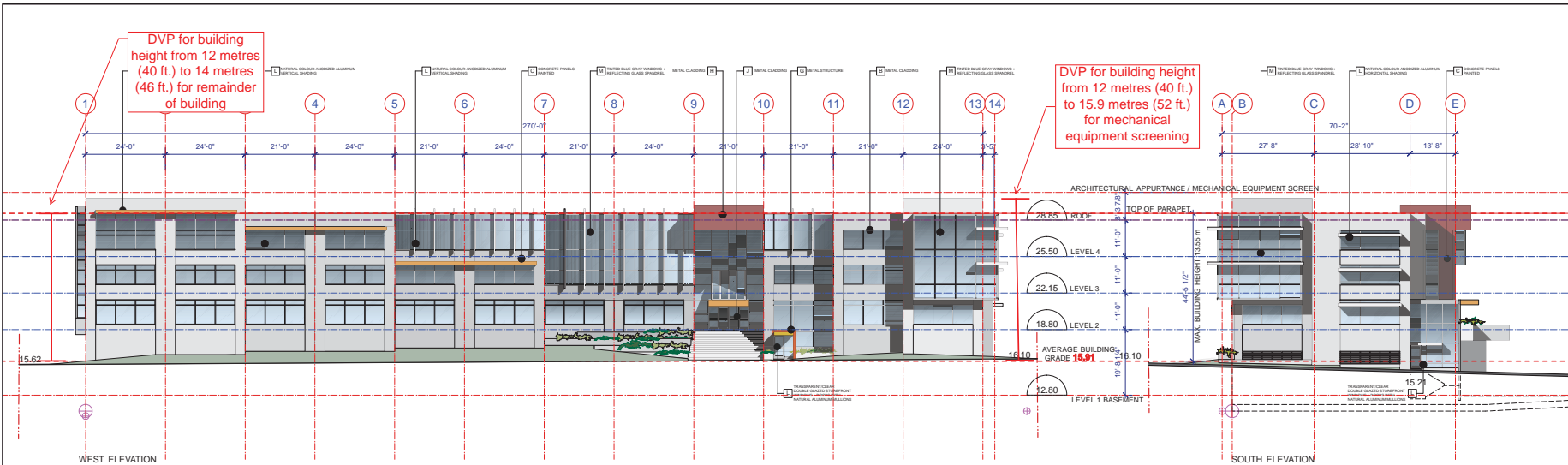
Project Title:  
**MIXED USE COMMERCIAL COMPLEX**  
6657, 6680 & 6683  
152A ST  
SURREY, B.C.

Drawing Title: **SITE PLAN**

Date:	Project Number:
February 2013	1215
Scale:	Draw No:
1/16" = 1' - 0"	
Drawn By:	
YA, NC	DP10
Approved By:	
WG	

Schedule A





Copyright Reserved  
 This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

No.	Date	Revision Details:



**WG ARCHITECTURE INC**  
 1030 - 470 GRANVILLE STREET  
 VANCOUVER, B.C. V6C 1V5  
 TEL: (604) 331 2378  
 FAX: (604) 683 7494

Project Title:  
**INDUSTRIAL BUSINESS PARK**  
 6657, 6680 + 6683  
 152A STREET  
 SURREY, B.C.

Drawing Title:  
**BUILDING 'B' ELEVATIONS**

Date: February 2013	Project Number: 1215
Scale: 1/16" = 1' - 0"	Drawn By: YA, NM, NC
Approved By: WG	<b>DP321</b>

Date: February 19, 2014