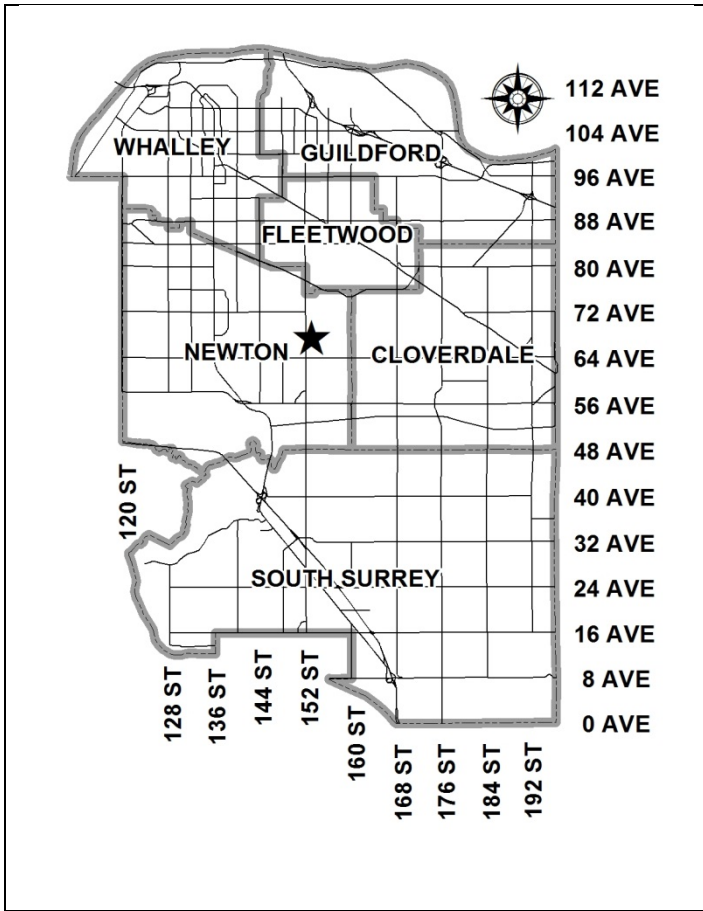


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0059-00

Planning Report Date: February 24, 2014

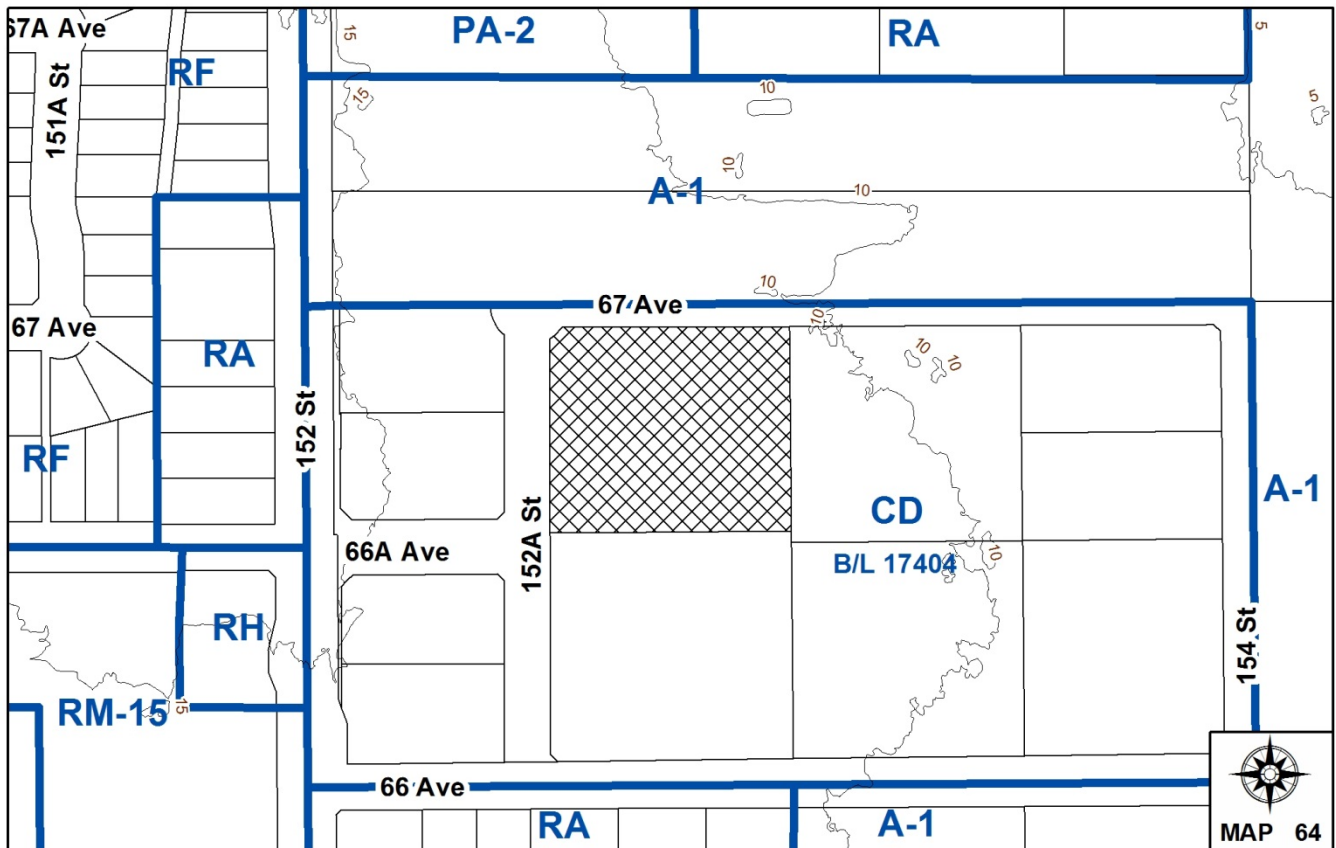


PROPOSAL:

- **Development Permit**
- **Development Variance Permit**

in order to permit the development of a two-storey multi-tenant business park building. A Development Variance Permit is required to increase the maximum building height permitted under the CD By-law.

LOCATION: 6680 - 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) to increase the maximum building height allowed under the CD Zone from 12 metres (40 ft.) to 15.8 metres (52 ft.) for a portion of the building at the southwest corner. In addition, the applicant proposes to increase the building height from 12 metres (40 ft.) to 14.6 metres (48ft.) for the remainder of the building.

RATIONALE OF RECOMMENDATION

- The proposal complies with the East Newton Business Park NCP designation.
- The requested variance will provide 6 metres (20 ft.) clearance floor-to-floor and improve the function of each ground-floor industrial unit by providing tenants with loading bay doors and sufficient overhead clearance to promote industrial activities on-site. In addition, the variance will enable the applicant to extend the spandrel glazing at the southwest corner of the building and construct an attractive main lobby which provides access to the second-floor banquet hall.
- The proposed multi-tenant building is considered attractive, well-designed and provides an appealing addition to 152A Street as well as establishes a high-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. 7913-0059-00, which includes a comprehensive sign design package, generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7913-0059-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to vary the maximum building height under the CD Zone (By-law No. 17404) allowed from 12 metres (40 ft.) to 15.8 metres (52 ft.) for a small portion of the building at the southwest corner and 14.6 metres (48 ft.) for the remainder of the proposed building.
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) appropriate input and approval from Ministry of Environment regarding soil contamination;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design Development Department;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant to prohibit future enclosure of the second-floor balconies;
 - (h) registration of a Section 219 Restrictive Covenant to ensure that neither an occupancy permit nor a business license is issued for the banquet hall facility until all the shared parking is constructed and available for use on 6657/6683 – 152A Street and 6680 – 152A Street;
 - (i) registration of reciprocal access and parking easements to accommodate the shared parking arrangement proposed between the subject property and 6657/6683 – 152A Street (File No. 7913-0058-00); and

- (j) registration of a Section 219 Restrictive Covenant to limit the hours of operation for ground-floor businesses located on-site to Monday through Friday, 6:00 a.m. to 7:00 p.m. and limit the hours of the second-floor banquet hall facility to Monday through Friday, 7:00 p.m. to 6:00 a.m. and all day on weekends.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

Surrey Fire Department: The on-site turning radius must comply with the B.C. Building Code in order to allow fire trucks to reach the lower-floor units.

SITE CHARACTERISTICS

Existing Land Use: Vacant parcel

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 67 Avenue):	Unauthorized Truck Park Facility	Industrial/Business Park	A-1
East:	Proposed Business Park Building Recently Approved Under File No. 7912-0331-00	Industrial/Business Park	CD (By-law No. 17404)
South:	Proposed Business Park Building Recently Approved Under File No. 7912-0086-00	Industrial/Business Park	CD (By-law No. 17404)
West (Across 152A Street):	Vacant Parcel Under DP Application (File No. 7913- 0058-00) for a four-storey business park building	Industrial/Business Park	CD (By-law No. 17404)

DEVELOPMENT CONSIDERATIONS

Background

- The property at 6680 – 152A Street is designated "Industrial" in the Official Community Plan (OCP) as well as "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.

- Under the CD Zone (By-law No. 17404), the subject property is permitted one eating establishment provided the total floor area not exceed 2,137 square metres (23,000 sq. ft.). In addition, a Section 219 Restrictive Covenant was previously registered on title under File No. 7908-0128-00 to ensure the eating establishment does not occupy more than 49% of the total floor area of all buildings on-site. The proposed banquet hall facility will comply with the CD Zone and Section 219 Restrictive Covenant.

Current Proposal

- The applicant proposes to construct a two-storey multi-tenant building which provides roughly 2,098 square metres (22,583 sq. ft.) of ground-floor industrial, general service, personal service and office space as well as a 1,395 square metre (15,016 sq. ft.) second-floor banquet hall facility.
- The proposed building conforms in all respects to the provisions of the current CD Zone (By-law No. 17404), except for maximum building height, for which the applicant has requested a variance.
- The applicant is requesting a Development Variance Permit (DVP) to increase the maximum building height from 12 metres (40 ft.) to 14.6 metres (48 ft.) in order to ensure 6 metres (20 ft.) clearance floor-to-floor and improve the function of ground-floor industrial units by providing tenants with loading bay doors and sufficient overhead clearance to promote industrial activities.
- In addition, the applicant is proposing a variance from 12 metres (40 ft.) to 15.8 metres (52 ft.) for a small portion of the southwest corner of the building in order to extend the spandrel glass and construct an attractive main lobby which provides access to the second-floor banquet hall.
- The applicant is proposing a shared parking agreement with the adjacent property at 6657/6683 – 152A Street to satisfy the minimum parking requirements under Zoning By-law No. 12000 and provide additional off-site parking for the proposed banquet hall facility. A separate development application (File No. 7913-0058-00) was recently submitted for a four-storey multi-tenant business park building which includes 4,903 square metres (52,775 sq. ft.) of ground-floor industrial as well as upper-storey general service, personal service and office uses. The development application for the adjacent property at 6657/6683 – 152A Street (File No. 7913-0058-00) 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 two-storey multi-tenant industrial building on the subject property that provides ground-floor industrial, general service, personal service and office space with a second-floor banquet hall facility. The proposed building is roughly 3,493 square metres (37,598 sq. ft.) in total area.
- The ground-floor includes eleven industrial, general service, personal service and office units, each with individual entrances. The industrial units have overhead loading doors that face the surface parking areas while the general service, personal service and office units have significant glazing with storefront entrances. In contrast, the second-floor eating establishment is directly accessed from a grand staircase and two-storey entrance at the southwest corner of the proposed building.

- The proposed building conforms in all respects to the provisions of the current CD Zone (By-law No. 17404), except for maximum building height, for which the applicant has requested a variance.
- The applicant is unable to provide the required parking on the subject property at 6680 -152A Street, as per the Zoning By-law. Therefore, a shared parking arrangement is proposed with the adjacent property at 6657/6683 – 152A Street (File No. 7913-0058-00). The applicant is required to register a Section 219 Restrictive Covenant to restrict the hours of operation for ground-floor units to Monday through Friday, 6:00 a.m. to 7:00 p.m. In contrast, the banquet hall facility is restricted to Monday through Friday, 7:00 p.m. to 6:00 a.m. and all day on weekends thereby ensuring that sufficient parking is provided for the proposed land-uses on-site.
- 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 tenants and metal canopies with hardie board finish on the eastern building façade. In addition, the proposed building includes a painted steel deck structure with hardie board accent materials and wood trellis feature which enhances visual interest along the eastern building façade.
- 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:
 - The applicant is required to return the signed statutory right-of-way document for the 1.5 metre (5 ft.) wide pedestrian walkway along the southern boundary of 6680 – 152A Street;
 - 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 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;
 - 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 and 67 Avenue.
- The applicant is proposing a total of 153 surface parking spaces on the subject property which includes 36 stalls for ground-floor industrial, general service, personal service and office uses.

- In order to achieve the 7.5 metre (25 ft.) wide drive aisle for loading bays required in the Zoning By-law, the applicant proposes to allow tractor trailers and larger delivery vehicles to drive over several vehicle parking spaces along the eastern building façade. Future conflict between tractor trailers/larger delivery vehicles accessing the ground-floor industrial units during regular business hours (i.e. 6:00 a.m. to 7:00 p.m., Monday through Friday) and passenger vehicles will be avoided by restricting parking to banquet hall customers who utilize the facility in the evenings and over the weekend. Any vehicles parking in these spaces during regular business hours will be towed, as per the on-site signage.
- 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 on-site, the applicant will register a Section 219 Restrictive Covenant to limit the hours of operation for ground-floor tenants on the subject site from Monday through Friday, 6:00 a.m. to 7:00 p.m. In contrast, the banquet hall facility will be restricted to Monday through Friday, 6:00 a.m. to 7:00 p.m. and all day on weekends, as per the shared parking agreement.

Pedestrian Connectivity and Gateway Feature

- A 1.5 metre (5 ft.) wide pedestrian walkway is currently proposed along the south lot line of the subject property and will be protected under a statutory right-of-way. The pedestrian walkway will provide further linkages through East Newton Business Park from 152 Street to 154 Street. In addition, the walkway will complete the east-west pedestrian connection previously registered on the north lot line of the adjacent property at 6638 – 152A Street under File No. 7912-0086-00.
- Pedestrian connectivity is enhanced by constructing a public plaza at the northwest corner and southeast corner as well as creating a gateway feature located at the southwest corner of the site, as per the East Newton Business Park NCP. The public spaces are designed to include low-level planting, ornamental landscaping and pedestrian-scale lighting in addition to benches, garbage receptacles and distinct paving materials. The applicant will co-ordinate these design elements with the public plaza and gateway feature recently approved on adjacent properties at 6638 – 152A Street (File No. 7912-0086-00) and 15336/15338 – 67 Avenue (File No. 7912-0331-00).

Proposed Free-standing Signage

- No free-standing signage is proposed on-site under this development application.

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.

Proposed Landscaping

- The proposed landscaping complies with the CD Zone, Neighbourhood Concept Plan and Design Guidelines established for this portion of East Newton Business Park and includes a 0.7 metre (2.3 ft.) high berm and double-row of trees, located on-site, which line the existing sidewalk along 152A Street and 67 Avenue.
- Significant landscaping is proposed around the bio-swale feature along the eastern boundary of the subject property which includes river rocks, small trees as well as low-lying 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 are 25 by-law sized trees on the subject property consisting largely of alder and cottonwood. The applicant proposes to remove all 25 trees because they are located either within proposed building envelopes, the driveway or assessed as hazardous. The applicant, in response, proposes to provide more than forty (40) 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 (DP) and Development Variance Permit (DVP).

Tree Species	Number of Existing Trees	Number of Trees Proposed for Removal	Number of Trees Proposed for Retention
Alder and Cottonwood	25	25	0
Total	25	25	0

- Under the recently approved Tree Protection By-law, tree replacement is required at specific ratios. Alder and Cottonwood trees are replaced at a ratio of 1:1. As 25 alder trees/cottonwood trees are proposed for removal, a total of 25 replacement trees would be required. In response, the applicant is proposing more than 40 replacement trees. As a result, there would likely be no deficit in tree replacement (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"> 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.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The proposal complies with the density permitted in the CD Zone. The buildings provide a mixture of land-uses which include office, general service, personal service and ground-floor industrial uses.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> 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. The applicant is proposing additional landscaping that includes roughly 40 mature trees as well as low-lying shrubs and groundcover. The applicant proposes to install composting areas, provide organic waste pickup as well as provide garbage enclosures/recycling bins.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The applicant is proposing a shared parking agreement with the adjacent property at 6657/6683 – 152A Street (File No. 7913-0058-00). The applicant proposes electric vehicle plug-in stations. 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.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> 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.
6. Green Certification (F1)	<ul style="list-style-type: none"> The project is seeking third-party ratings (ASHRAE 90.1 and LEED).
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> N/A

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 all comments/suggestions (Appendix V).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the maximum building height from 12 metres (40 ft.) to 15.8 metres (52 ft.) for a portion of the building located at the southwest corner as well as 12 metres (40 ft.) to 14.6 metres (48 ft.) for the remainder of the proposed building.

Applicant's Reasons:

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

Staff Comments:

- The requested variance for building height 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 ground-floor units by providing future tenants with loading bay doors and sufficient overhead clearance to promote industrial activities on-site.
- The increased building height will enable the second-floor banquet hall to achieve a floor-to-ceiling height of 6 metres (20 ft.) which is more functional and enhances the environment and comfort level for patrons of the banquet hall facility. In addition, the applicant is proposing a variance in height from 12 metres (40 ft.) to 15.8 metres (52 ft.) for a small portion of the southwest corner of the building to increase the spandrel glass and build an attractive main lobby that provides access to the second-floor banquet hall.

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. 7913-0059-00

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

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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: 6680 – 152A Street

 - (b) Civic Address: 6680 – 152A Street
 Owner: Surreal Properties Inc.
 PID: 028-737-873
 Lot 6 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. 7913-0059-00 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	9,373.23 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%	21.2%
SETBACKS (in metres)		
Front	7.5 m.	7.5 m.
Rear	7.5 m.	7.5 m.
Side #1 (North)	7.5 m.	7.5 m.
Side #2 (South)	7.5 m.	7.5 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m.	14.63 m./15.76 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	789.73 sq. m.
Office	N/A	68.39 sq. m.
Total	N/A	858.12 sq. m.
FLOOR AREA: Industrial	N/A	1008.58 sq. m.
FLOOR AREA: Banquet Hall Facility	N/A	1,289.39 sq. m.
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	N/A	3,492.73 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	0.37
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
General Service/Personal Service	24 stalls	24 stalls
Industrial	10 stalls	10 stalls
Office	2 stalls	2 stalls
Residential	N/A	N/A
Institutional	N/A	N/A
Banquet Hall Facility	213 stalls	213 stalls under shared parking agreement
Total Number of Parking Spaces	213 stalls for banquet hall facility	274 stalls (153 stalls on-site and 121 stalls off-site)
Number of disabled stalls	3 stalls	6 stalls
Number of small cars	38 stalls	36 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
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No.	Date	Revision Details:



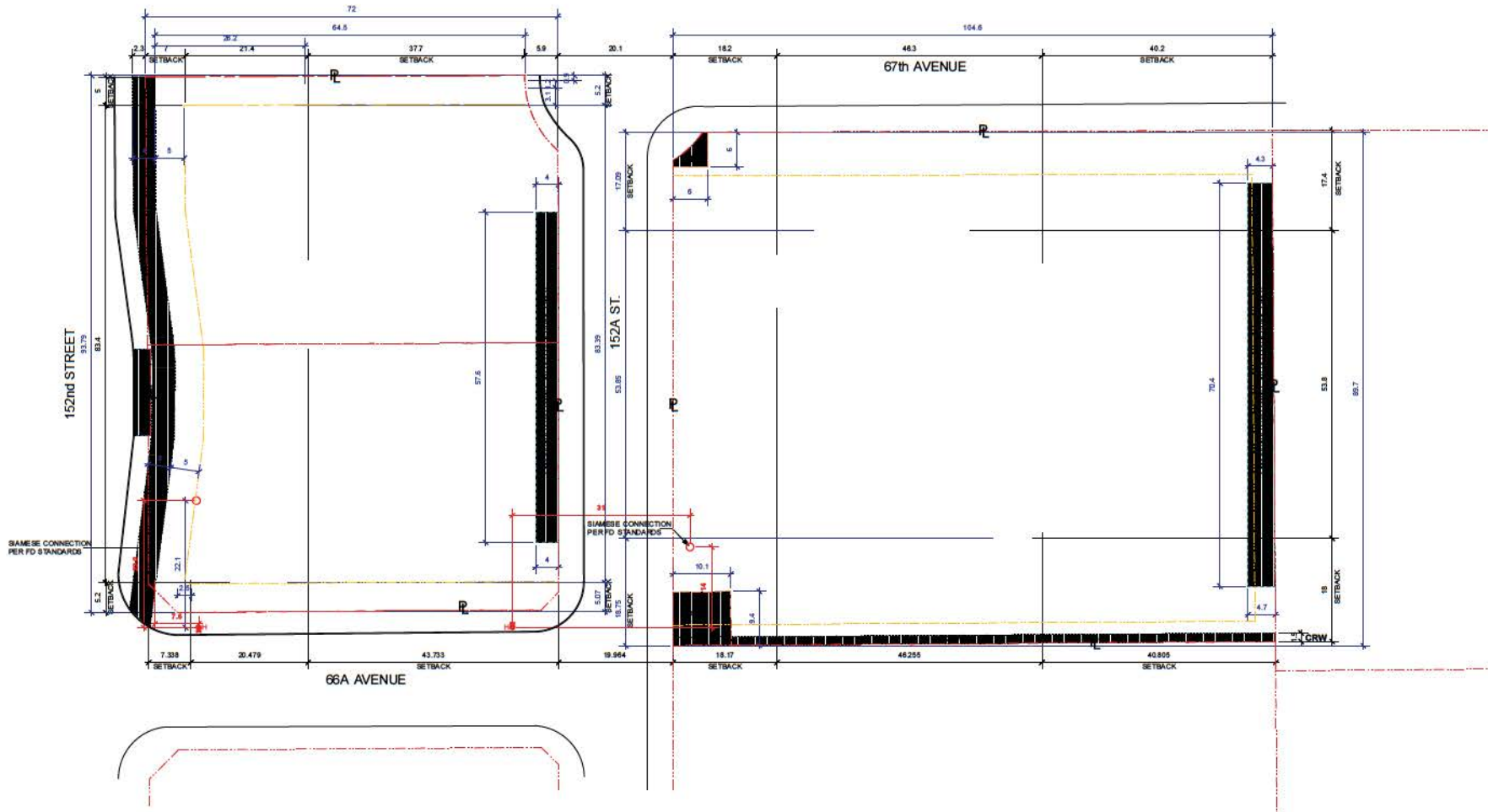
WG ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

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

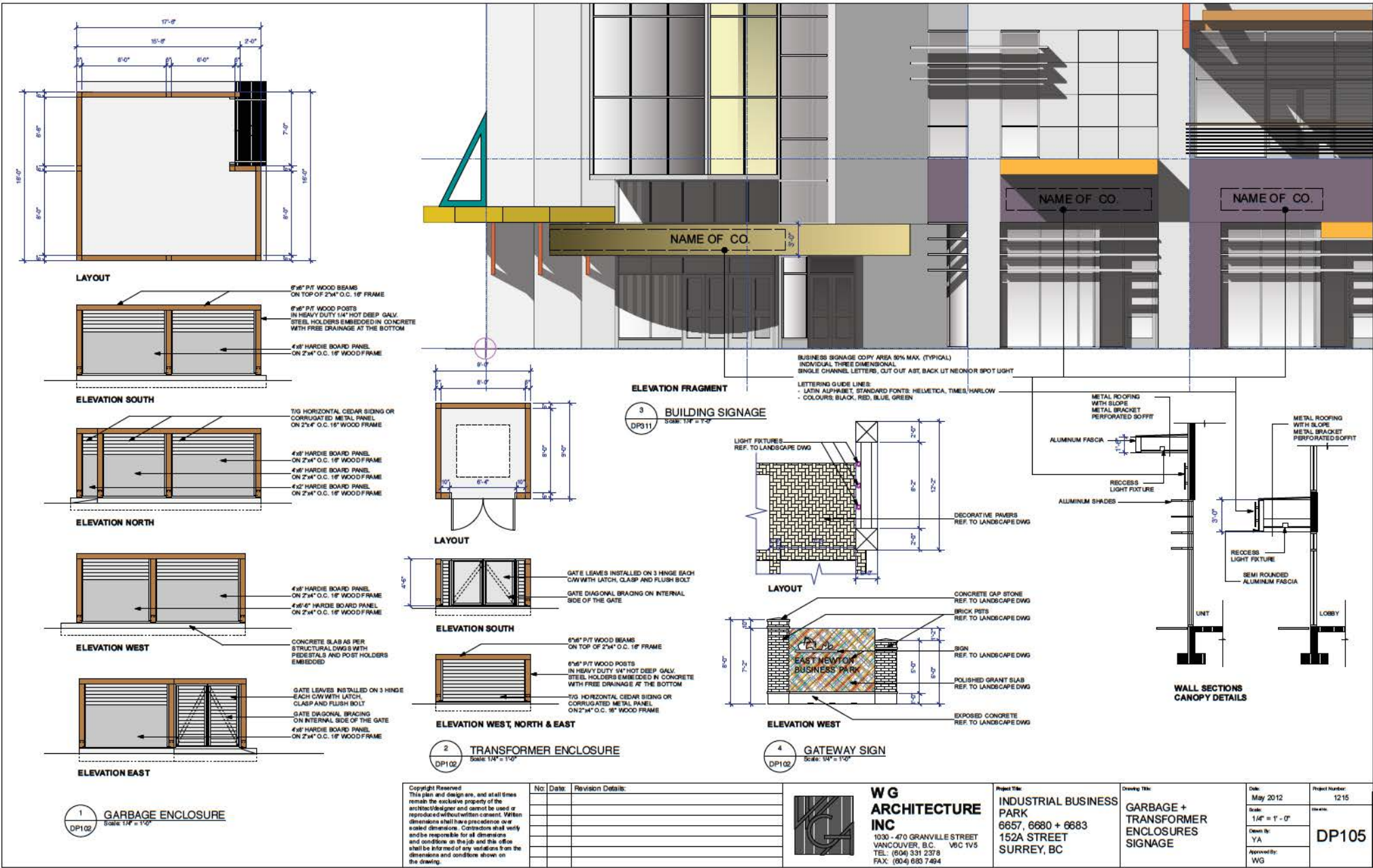
Drawing Title:
SITE PLAN

Date: February 2013	Project Number: 1215
Scale: 1/16" = 1' - 0"	Drawn By: YA, NC
Approved By: WG	DP103

Date: February 15, 2014



BASE PLAN



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No.	Date	Revision Details

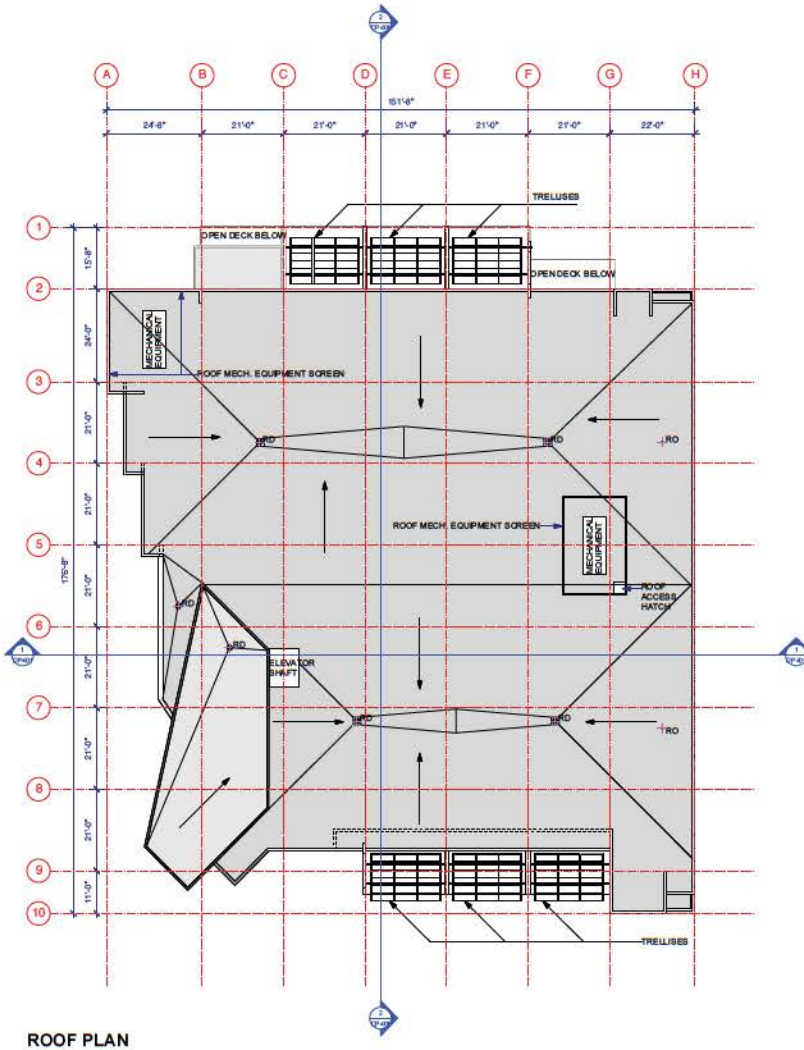
WG ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL.: (604) 331 2378
 FAX: (604) 683 7494

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
Sheet: DP105
Date: FEBRUARY 17, 2014



ROOF PLAN

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No.	Date	Revision Details:



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 FAX: (604) 683 7494

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

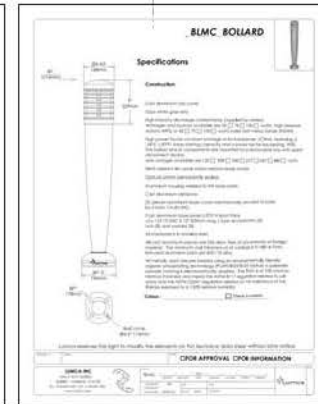
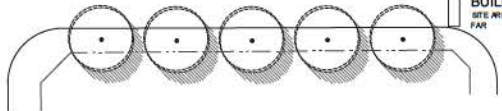
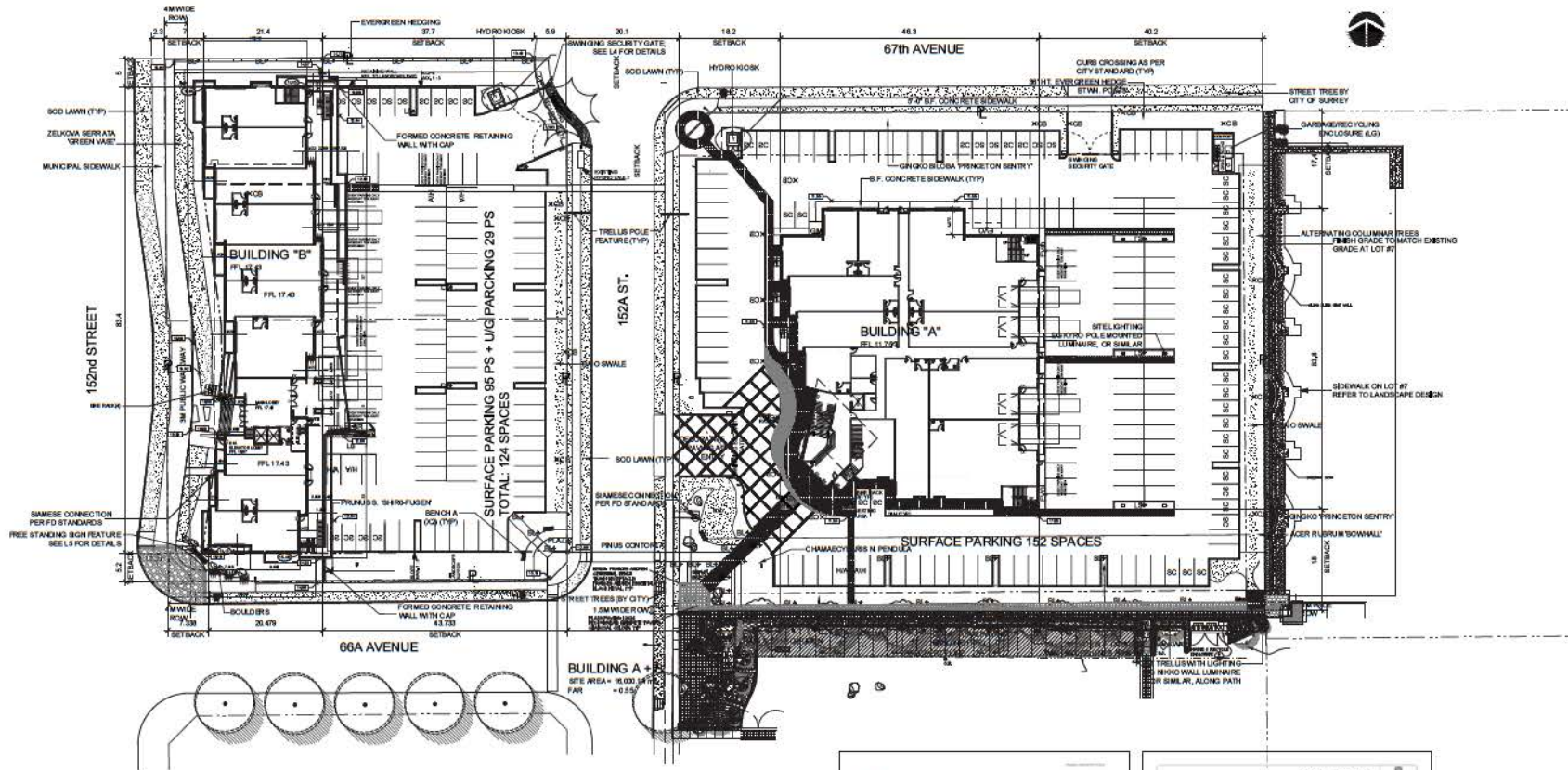
Drawing Title:
**BUILDING 'A'
 ROOF PLAN**

Date: August 2012	Project Number: 12 15
Scale: 1/16" = 1' - 0"	DWG NO: DP212
Drawn By: YA, NC	
Approved By: WG	

Iss: February 17, 2014

□ SITE LIGHT: EG KYRO POLE MOUNTED LUMINAIRE, OR SIMILAR

⊕ BOLLARD LIGHTING: BLMC BOLLARD, METAL GREY; SEE DISTRIBUTOR META WEST SALES, PHONE NO. 604-762-7832



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 Fax: 604.434.3088

NO.	DATE	REVISION DESCRIPTION	DR.
1		ISSUE FOR PERMITS	HMLM
2		REV. PER NEW SITE PLAN	HMLM
3		ISSUE FOR DP	HMLM

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

DRAWING TITLE:
**LIGHTING
 CONCEPT PLAN**

DATE: 02 JAN 23
 SCALE: 1/8"=1'-0"
 DRAWN: BJ
 DESIGN: HMLM
 CHECKED: HMLM
 DRAWING NUMBER:
L4
 of 8

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

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

DATE: **February 18, 2014** PROJECT FILE: **7813-0059-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 6680 152A St**

DEVELOPMENT PERMIT

The following matters, associated with the Development Permit, are to be addressed as a condition of issuance of the Building Permit:

- Construct 11.0 metre wide and 7.9 metre wide concrete letdowns.
- Provide a minimum queuing distance of 9.0 metres for the 67 Avenue entrance and 11.0 metres for the 152A Street Entrance. Any proposed gates must be installed a distance back from the property line equivalent to or greater than the queuing distance.
- Register a reciprocal access/parking easement with 6683-152 Street (Project 13-0058-00) to ensure that adequate access/parking is provided as described in the Planning Report. This is to address the parking stall deficiency for the Banquet Hall proposed as part of the development.
- The off-site works required to service the site have been completed through Project 7808-0128-00.
- A bio-filtration trench/drainage system is to be implemented on the subject site in accordance to the criteria defined within the Restrictive Covenant registered on the lands (Title Charge BB1358281).

A Servicing Agreement is not required prior to issuance of the Development Permit.

DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

CE



a division of:

ACL GROUP

ARBORTECH CONSULTING

Appendix _____

TREE PRESERVATION SUMMARY

Surrey Project No.: 7913-0059-00
 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>25</u>
Quantity of Bylaw Protected Trees to be Removed (Hazard)	(B)	<u>0</u>
Quantity of Bylaw Protected Trees to be Removed	(C)	<u>25</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>25</u>
Quantity of Replacement Trees Proposed	(F)	<u>25</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>25</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 152nd Street and the shape of the building flows with the multi-purpose walkway along 152nd.
- 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 152nd 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.: 7913-0059-00

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: 028-737-873
Lot 6 Section 14 Township 2 New Westminster District Plan BCP49715

6680 – 152A Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17404 is varied as follows:
 - In Section G.1., Height of Buildings, the principal building height is varied from 12 metres (40 ft.) to 15.8 metres (52 ft.) for a portion of the building at the southwest corner. The principal building height is further varied from 12 metres (40 ft.) to 14.6 metres (48 ft.) for the remainder of the proposed building.
4. 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.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. 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.

7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

8. 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

