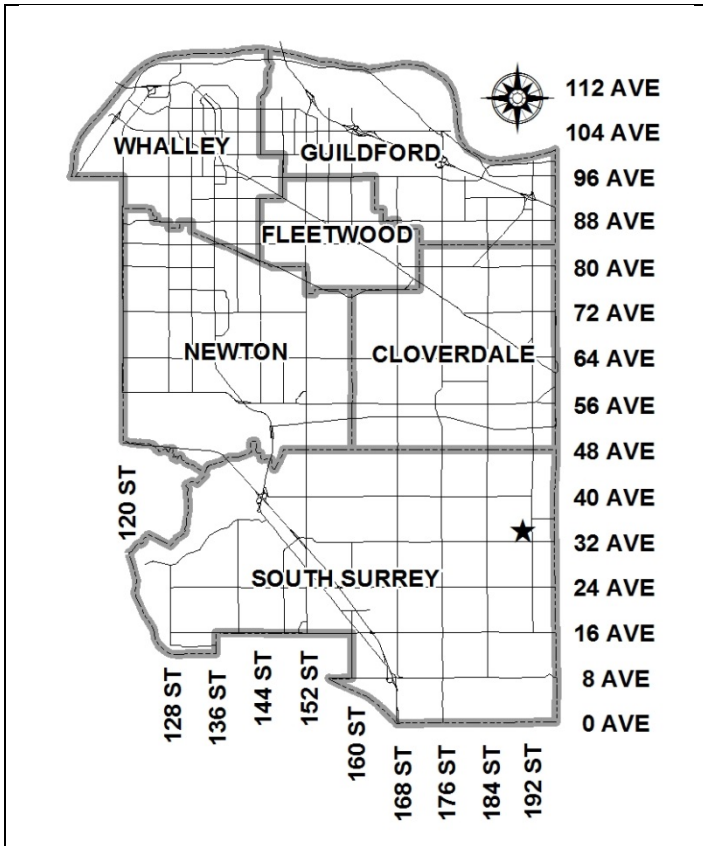


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0203-00

Planning Report Date: September 29, 2014

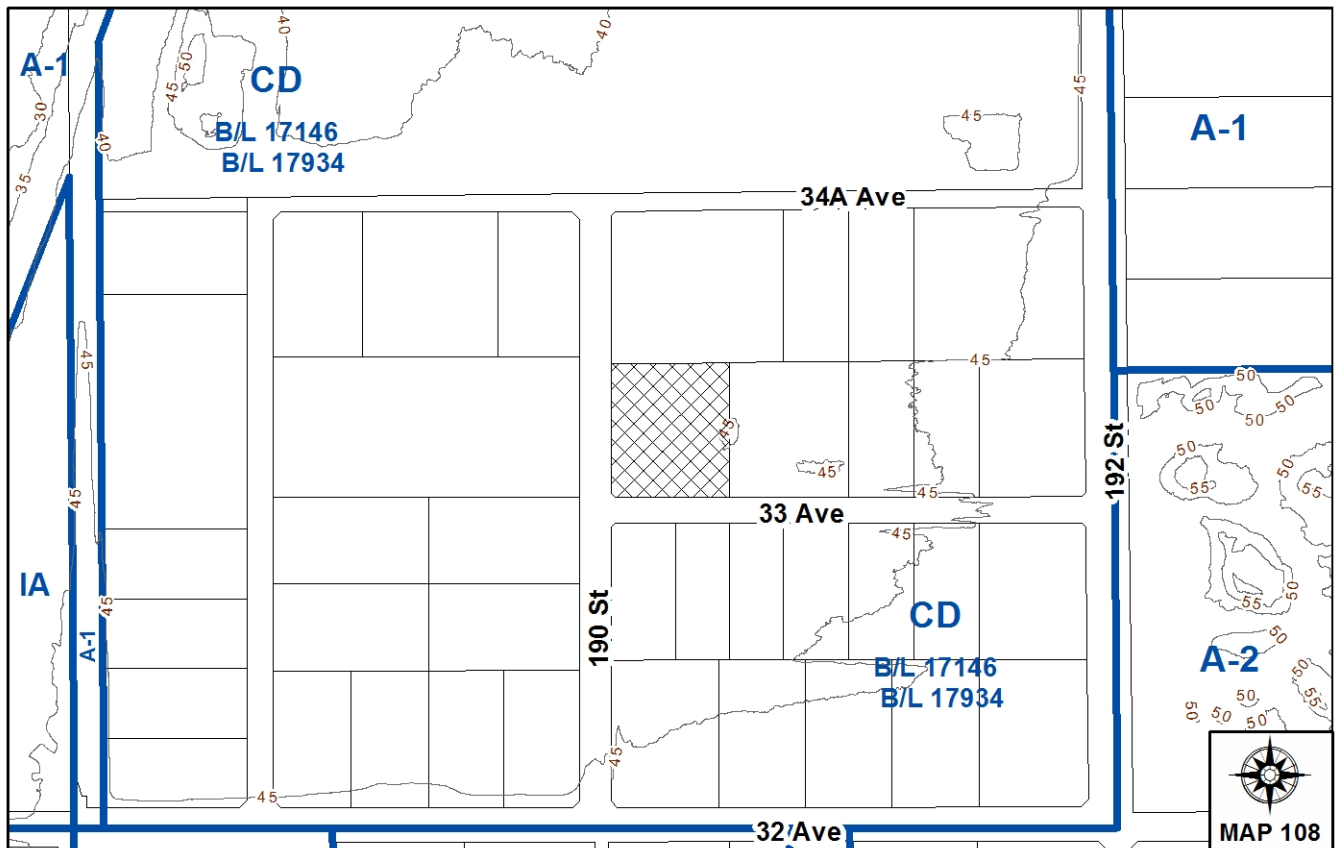


**PROPOSAL:**

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

in order to permit the development of a 4,136 sq.m. (44,524 sq.ft.) multi-tenant industrial building.

**LOCATION:** 3338 - 190 Street  
**OWNER:** Farrell Estates Ltd.  
**ZONING:** CD (By-law Nos. 17146 & 17934)  
**OCP DESIGNATION:** Industrial  
**LAP 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

- Proposed Development Variance Permit (DVP) to permit reduced front (33 Avenue) and rear yard setbacks.

### RATIONALE OF RECOMMENDATION

- Complies with the "Industrial" designation in the Official Community Plan (OCP) and the "Business Park" designation in the Campbell Heights Land Use Plan (LAP).
- The proposed density and building form are appropriate for this part of Campbell Heights and is consistent with the design guidelines outlined in the general Development Permit and Design Guidelines for Campbell Heights North.
- The proposed DVP to reduce the required front (33 Avenue) and rear yard setbacks has been requested to:
  - Orient the main façade of the building to face 190 Street (side yard on flanking street);
  - Be consistent with the collector status of 190 Street requiring 6 metres (20 feet) of landscaping for this higher status road compared to only 3 metres (10 feet) of landscaping required for 33 Avenue, a local road; and
  - Utilize the site more efficiently.
- Sustainable design strategies are integral to the design of the proposed facility in accordance with LEED (Leadership in Energy and Environmental Design) standards.

**RECOMMENDATION**

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7914-0203-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7914-0203-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback (33 Avenue) of CD Bylaw No. 17146, as amended by Bylaw No. 17934, from 16 metres (52 ft.) to 15 metres (49 ft.); and
  - (b) to reduce the minimum rear yard setback of CD Bylaw No. 17146, as amended by Bylaw No. 17934, from 7.5 metres (25 ft.) to 0 metres (0 ft.).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering.

**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: No concerns.

**SITE CHARACTERISTICS**

Existing Land Use: Vacant industrial land

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/LAP Designation</b>	<b>Existing Zone</b>
North:	Constructed industrial building under File No. 7912-0254-00 consisting of a 5,041 sq.m. (54,256 sq.ft.) pulley manufacturing facility with an outdoor display of a conveyor pulley.	Industrial/ Business Park	CD (Bylaw Nos. 17146 and 17934)

Direction	Existing Use	OCP/LAP Designation	Existing Zone
East:	Constructed industrial building under File No. 7912-0063-00 consisting of a 3,128 sq.m. (33,675 sq.ft.) food warehouse and processing facility.	Industrial/ Business Park	CD (Bylaw Nos. 17146 and 17934)
South (Across 33 Avenue):	Vacant industrial land.	Industrial/ Business Park	CD (Bylaw Nos. 17146 and 17934)
West (Across 190 Street):	Vacant industrial land. Conditionally approved industrial development under File No. 7914-0098-00 to permit the construction of a 11,759 sq.m. (126, 577 sq.ft.) office, warehouse, and mechanical pipe manufacturing facility.	Industrial/ Business Park	CD (Bylaw Nos. 17146 and 17934)

## DEVELOPMENT CONSIDERATIONS

### Context

- The site is designated "Industrial" in the Official Community Plan (OCP) and "Business Park" in the Campbell Heights Local Area Plan (LAP).
- In May 2012, the site was rezoned from "General Agricultural Zone (A-1)" to "Comprehensive Development Zone (CD)" under By-law No. 17146 (Application File No. 7910-0032-00), and later subdivided as part of the Campbell Heights North (Phase II) development (Application File No. 7912-0160-00). In May 2013, CD By-law No. 17146 was amended (under By-law No. 17934) to adjust the outdoor storage area boundaries.
- CD By-law No. 17146, as amended by By-law 17934, permits light impact industry, warehouse uses, distribution centres, transportation industry, office uses, and other accessory uses, forming part of a comprehensive design.
- Under the original rezoning and subdivision applications, the site was cleared and serviced for development. There are no trees or vegetation on the site.

### Proposal

- The proposed Development Permit (DP) will permit a multi-tenant industrial building on the subject site. Currently, no tenants or future users have been identified.
- The proposed development includes a total floor area of 4,136 sq.m. (44,524 sq.ft.) with a proposed building height of 10.4 m. (34 ft.).

- The form, character and density of the proposed development complies with the Campbell Heights Local Area Plan (LAP) and the proposed development meets the requirements of the CD By-law No. 17146, as amended by By-law No. 17934, including floor area, lot coverage, building height and building setbacks. A Development Variance Permit (DVP) has been requested to permit reduced front (33 Avenue) and rear yard setbacks and is discussed later in the report.
- The proposal includes a total of 48 parking stalls, meeting the parking requirements of the Zoning By-law for light impact industrial uses.
- Two (2) vehicular accesses are proposed to the site. One (1) access is proposed on 33 Avenue to provide access for both trucks and passenger vehicular traffic. The second access is proposed on 190 Street and will provide access for passenger vehicles only. Both accesses meet the requirements of the Engineering Department.
- The proposed truck bays are located in close proximity to the truck access on 33 Avenue and the loading areas will be screened to a height of at least 2.5 m. (8 ft.) with walls, fencing and landscaping in accordance with the requirements of the Zoning By-law.

#### PRE-NOTIFICATION

- A development proposal sign was posted on the site and the project was referred to the Little Campbell Watershed Society (LCWS) for review and comment. The LCWS indicated that they do not have any concerns with the proposal.

#### DESIGN PROPOSAL AND REVIEW

- The proposed building is consistent with the design guidelines outlined in the Campbell Heights North Design Guidelines and the OCP, and is reflective of the existing standards within the area. The development concept behind Campbell Heights is a high quality, sustainable industrial business park.
- Overall, the building is proposed to have a modern linear appearance. Architectural emphasis is placed on the main entrance to the building that is proposed to be sited at the corner of 33 Avenue and 190 Street with extensive use of glazing and articulation to provide visual interest. In addition to the main entrance, each individual tenant entrance is proposed to provide articulation and "eyes on the street" in accordance with Crime Prevention Through Environmental Design (CPTED) principles on 190 Street.
- The proposed building construction is a combination of concrete tilt up and tinted glazing as the main cladding materials. The colour scheme proposed is grey with blue and red accents.
- The proposed stormwater management plan consisting of bioswales demonstrates the requirement in Campbell Heights North to accommodate on-site storm water in a sustainable manner and will need to meet the requirements of the Engineering Department.

- Pedestrian linkages and substantial landscaping is proposed along both 190 Street and 33 Avenue, and includes a 3 m. (10 ft.) wide landscaped strip along 33 Avenue and a 6 m. (20 ft.) wide landscaped strip on 190 Street. The proposed landscaping will consist of a variety of trees including Japanese Maple, European Hornbeam, Dogwood, Copper Beech, Ash, and Sweet Gum. This will be complemented by a variety of shrubs and ground cover.
- The applicant has indicated that they are not proposing any signage at this time.

#### ADVISORY DESIGN PANEL

- The application was not referred to the Advisory Design Panel (ADP), but was reviewed by City Staff and found to be satisfactory. The proposed development was evaluated based on compliance with the design guidelines for Campbell Heights North and the OCP.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

- The applicant prepared and submitted a sustainable development checklist for the subject site on July 8, 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.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The site is located in the Campbell Heights LAP and the proposed development is reflective of the land use designation.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed density and FAR is in keeping with the Zoning By-law.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Low impact development standards (LIDs) are incorporated in the design of the project including: <ul style="list-style-type: none"> <li>○ Absorbent soils (minimum 300 mm in depth);</li> <li>○ Bio-swales to provide on-site stormwater detention; and</li> <li>○ Sediment control devices.</li> </ul> </li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• Bicycle parking will be provided on site.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Crime Prevention Through Environmental Design (CPTED) principles have been incorporated in the following manner: <ul style="list-style-type: none"> <li>○ Natural access control by clearly defining entries to the building; and</li> <li>○ Exterior lighting of the building providing visibility on the site.</li> </ul> </li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• Sustainable design strategies are integral to the design of the proposed facility in accordance with LEED (Leadership in Energy and Environmental Design) standards.</li> </ul>

### BY-LAW VARIANCE AND JUSTIFICATION

- Requested Variance:
  - to reduce the minimum front yard setback (33 Avenue) of CD Bylaw No. 17146, as amended by Bylaw No. 17934, from 16 metres (52 ft.) to 15 metres (49 ft.); and
  - to reduce the minimum rear yard setback of CD Bylaw No. 17146, as amended by Bylaw No. 17934, from 7.5 metres (25 ft.) to 0 metres (0 ft.).
- Justification for Variance:
  - For corner lots, the Zoning By-law states that the shortest frontage is the front lot line. In this case, the shorter frontage is 33 Avenue, a local road. Since 190 Street is a higher status collector road and the Zoning By-law requires a minimum of 6 m. (20 ft.) of landscaping on collector roads compared to 3 m. (10 ft.) of landscaping for local roads, the applicant has requested a DVP to reduce the front yard setback of 33 Avenue from 16 metres (52 ft.) to 15 metres (49 ft.). The setback for 190 Street will be maintained at 17.7 metres (58 ft.), appropriate for the collector status of this road. Furthermore, the applicant would like to orient the main façade of the building to face 190 Street, consistent with the addressing and optimal orientation of the site to face a collector street.
  - In order to utilize the site more efficiently, the applicant has also requested to reduce the rear yard setback from 7.5m (25 ft.) to 0 metres (0 ft.). The site directly adjacent to the rear yard setback is currently used for outdoor storage and parking, and therefore, no impacts are anticipated on the neighbouring property.
  - For these reasons, staff supports the proposed variances.

### 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 Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7914-0203-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

CL/da

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## DEVELOPMENT DATA SHEET

Existing Zoning: CD (based on IB-2)

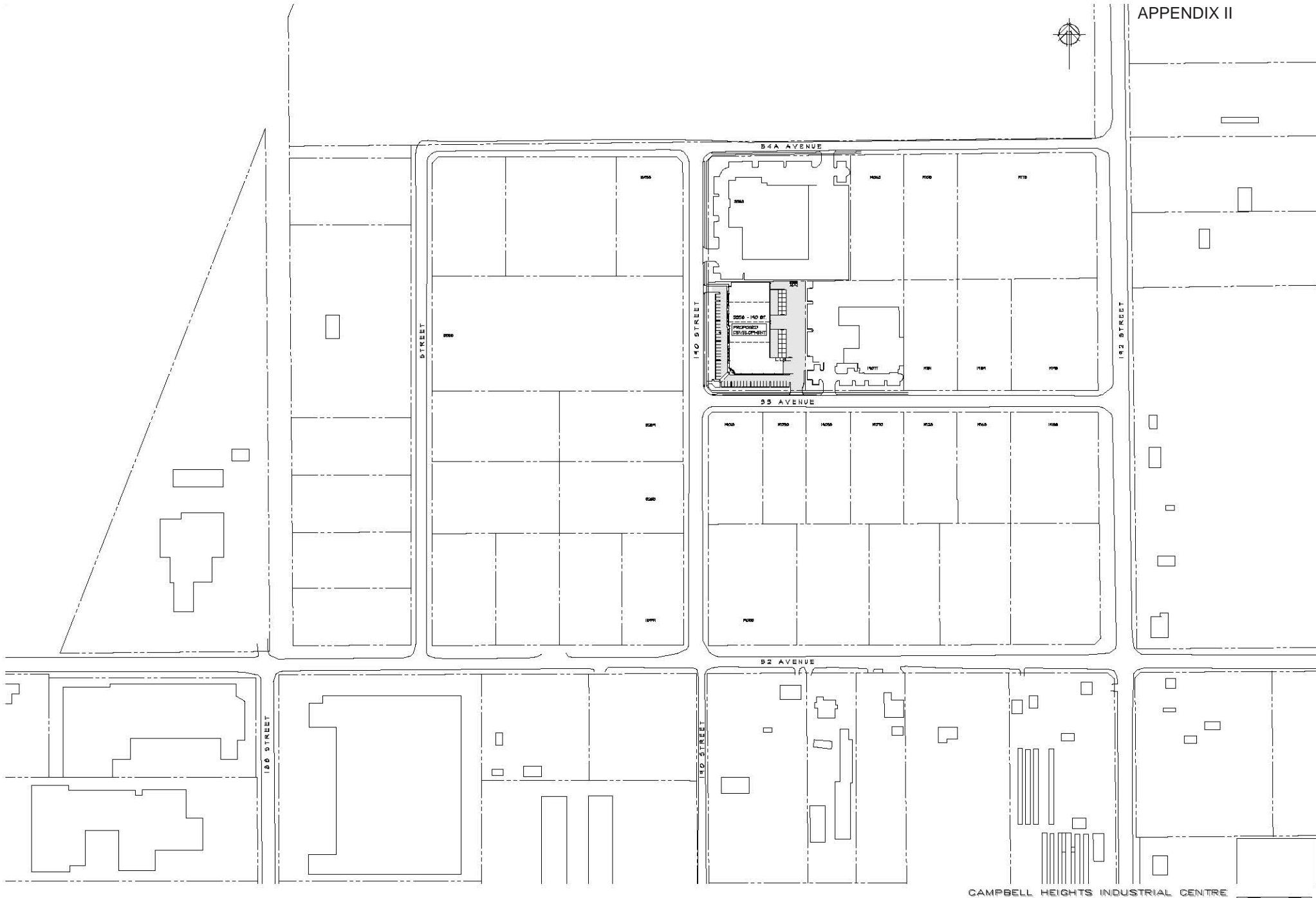
Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		9,360 sq.m.
Road Widening area		
Undevelopable area		
Net Total		9,360 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	60%	40%
<b>SETBACKS</b> ( in metres)		
Front (190 Street)	16 m.	17.7 m.
Rear	7.5 m.	21.2 m.
Side Yard Flanking Street (33 Avenue)	9.0 m.	15.4 m.
Side Yard (North)	0.0 m.	0.0 m.
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	14.0 m.	10.4 m.
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		4,136 sq.m.
<b>TOTAL BUILDING FLOOR AREA</b>		4,136 sq.m.

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

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.0	0.44
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	48	48
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	48	48
Number of disabled stalls		1
Number of small cars	12	10
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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CAMPBELL HEIGHTS INDUSTRIAL CENTRE

NO.	DATE	DESCRIPTION	BY	CHK	DESCRIPTION
A	JULY 2014	ISSUED FOR DEVELOPER PERMIT			
B	AUG 2014	PROPOSED PLAN DEVELOPMENT PERMIT			

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 BUILDING & INTERIOR DESIGN CONSULTANTS  
 116 BILLIAMSBURY BLVD. WITH LES STUDIO AND INTERIOR  
 2508 - 5761 JACOBSON ROAD • RICEMOND, B.C. V6V 2R4 • TEL: 604-275-0114 • FAX: 604-275-0880 • E-MAIL: [office@sanford-design.com](mailto:office@sanford-design.com)

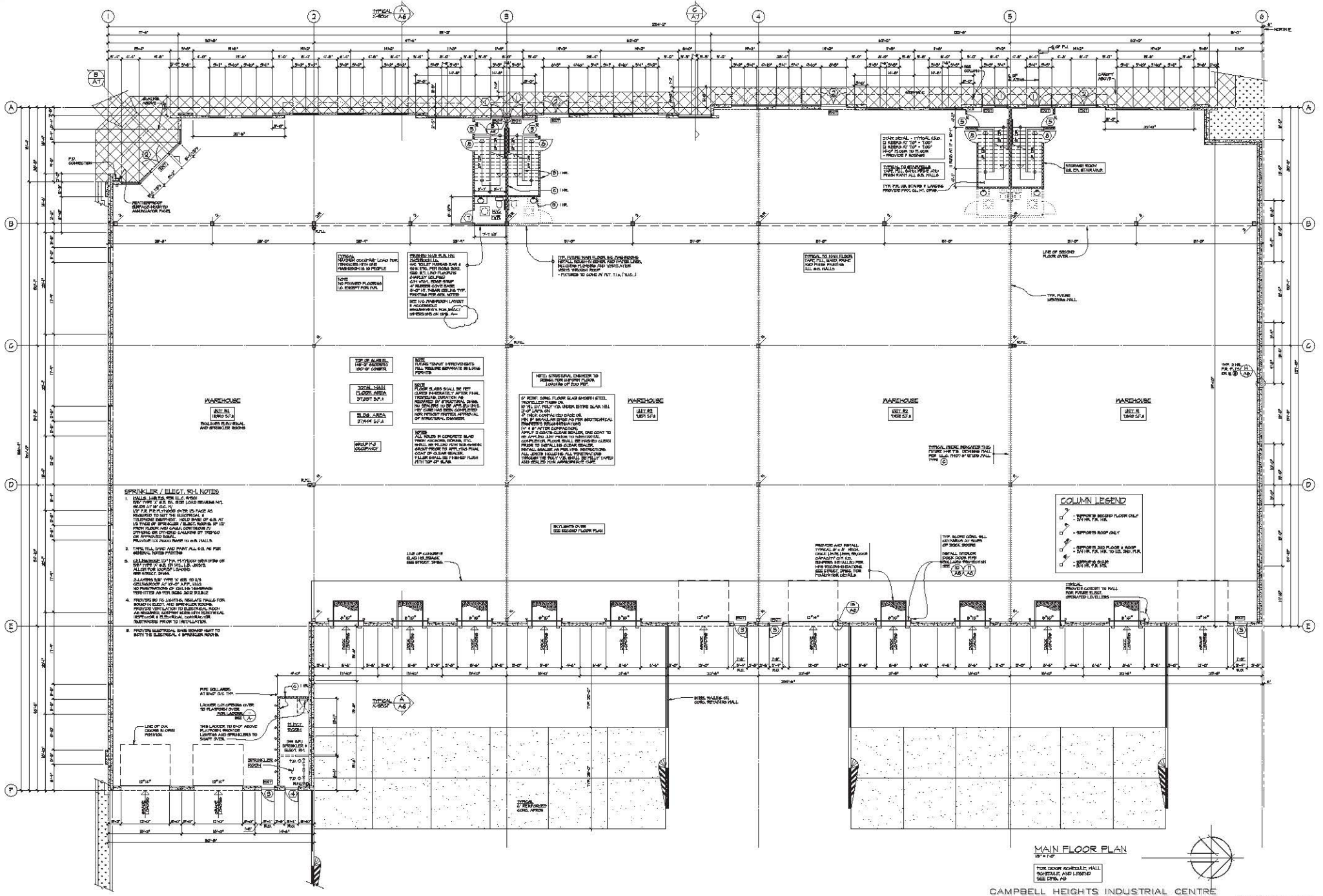
**LO STUDIO**  
 ARCHITECTURE  
 2205 - 3721 JACOBSON ROAD - RICHMOND, B.C.  
 V6V 2R4 • TEL: 604-275-0114 • CELL: 778-888-0263

NO.	DATE	DESCRIPTION	BY	CHK
A	JULY 2014	ISSUED FOR DEVELOPER PERMIT		
B	AUG 2014	PROPOSED PLAN DEVELOPMENT PERMIT		

**PROJECT**  
 PROPOSED MULTI-TENANT WAREHOUSE  
 AND OFFICE BUILDING FOR  
 FARRELL EDWARDS LTD.

SHEET TITLE		SITE CONTEXT PLAN	
DWG. NO.	14-012-A0	REV.	B





MAIN FLOOR PLAN  
 18' x 18'  
 FOR DOOR SCHEDULE HALL  
 SCHEDULE AND LIFTING  
 SEE 12.1.1.5  
 CAMPBELL HEIGHTS INDUSTRIAL CENTRE

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11/17/2024	ISSUED FOR DEVELOPMENT PERMIT			
2	11/17/2024	REVISED PER DEVELOPMENT PERMIT			
3	11/17/2024	REVISED PER DEVELOPMENT PERMIT			

**scanford design group**  
 BUILDING & INTERIOR DESIGN CONSULTANTS  
 IN COLLABORATION WITH LO STUDIO ARCHITECTURE

828 - 3761 JACOBS ROAD - ROSMOND, BC V8W 8M8 TEL: 604-676-0114 FAX: 604-676-0080 EMAIL: info@scanford-design.com

**LO STUDIO**  
 ARCHITECTURE

8206 - 3721 JACOBS ROAD - ROSMOND, B.C.  
 V8V 2M4 - TEL: 604-226-0114 - CELL: 778 989 0284

SCALE	1/8" = 1'-0"	ORIGIN	HGT/24/24
DRAWN	MAY 14/24	DESIGNED BY	HE
3936 - 160TH STREET SURREY, BC			

PROJECT	PROPOSED MULTI-TENANT WAREHOUSE AND OFFICE BUILDING FOR FARRELL ESTATES LTD.
DRAWN BY	14-012-A2
REV.	C





REVISIONS	
NO.	DESCRIPTION
1.	ISSUE FOR DEVELOPER PERMIT
2.	FOR DEVELOPER PERMIT



WEST ELEVATION  
SCALE = 1/8" = 1'-0"



SOUTH ELEVATION  
SCALE = 1/8" = 1'-0"

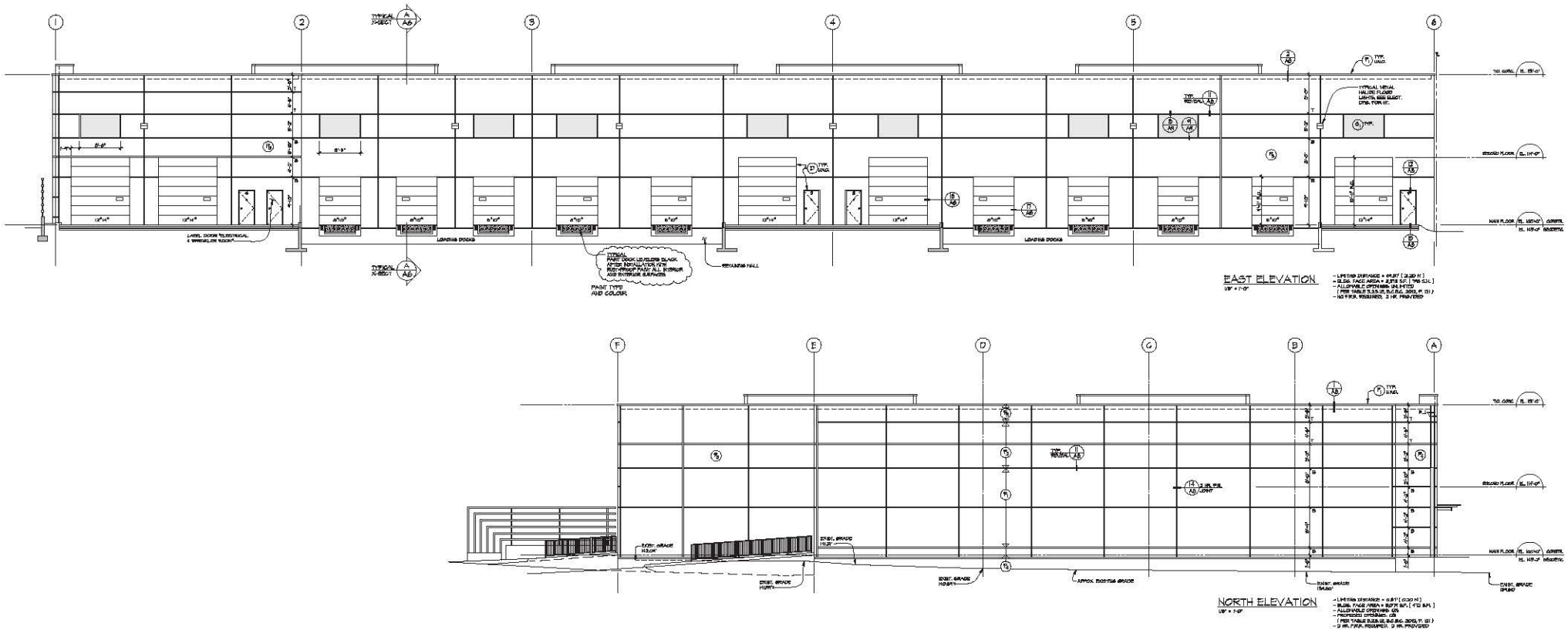
<p>LO STUDIO ARCHITECTURE</p> <p>305 - 3261 JACOBSON ROAD - ROSHARON, BC 607 361 - TEL. 604 - 274-0711 - CELL 778 888 2351</p>	<p>PROJECT PROPOSED MULTI-TENANT MARKETING AND OFFICE BUILDING FOR FARRIEL ESTATES LTD.</p>	<p>SHEET TITLE COLOURED ELEVATIONS SCHEME 12</p>
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BUILDING & INTERIOR DESIGN CONSULTANTS  
IN COLLABORATION WITH LO STUDIO ARCHITECTURE  
8031 - 25th JACOBSON ROAD • ROSHARON, BC V6Y 2S4 • TEL: 604-274-0711 • FAX: 604-278-8882 • EMAIL: info@sanford-design.com

sanford design group

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**GENERAL NOTES - ENVELOPE**

1. SHALL BE THE ARCHITECT'S RESPONSIBILITY TO OBTAIN AND CORROBORATE WITH OTHERS THE BUILDING CODES, REGULATIONS, ORDINANCES, AND STANDARDS THAT APPLY TO THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING AND CORROBORATING THE BUILDING CODES, REGULATIONS, ORDINANCES, AND STANDARDS THAT APPLY TO THE PROJECT.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE BUILDING CODES, REGULATIONS, ORDINANCES, AND STANDARDS THAT APPLY TO THE PROJECT.
3. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE BUILDING CODES, REGULATIONS, ORDINANCES, AND STANDARDS THAT APPLY TO THE PROJECT.
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**GENERAL NOTES - ELEVATIONS**

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**GLAZING NOTES**

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**OVERHEAD DOOR NOTES**

1. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING AND CORROBORATING THE BUILDING CODES, REGULATIONS, ORDINANCES, AND STANDARDS THAT APPLY TO THE PROJECT.
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10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE BUILDING CODES, REGULATIONS, ORDINANCES, AND STANDARDS THAT APPLY TO THE PROJECT.

**EXTERIOR FINISH SCHEDULE**

- 1. CONCRETE: 1/2" UP PAINTED
- 2. CONCRETE: 1/2" UP PAINTED
- 3. CONCRETE: 1/2" UP PAINTED
- 4. CONCRETE: 1/2" UP PAINTED
- 5. CONCRETE: 1/2" UP PAINTED
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- 8. CONCRETE: 1/2" UP PAINTED
- 9. CONCRETE: 1/2" UP PAINTED
- 10. CONCRETE: 1/2" UP PAINTED

**EXTERIOR GLAZING SCHEDULE**

- 1. GLAZING: 1/2" UP PAINTED
- 2. GLAZING: 1/2" UP PAINTED
- 3. GLAZING: 1/2" UP PAINTED
- 4. GLAZING: 1/2" UP PAINTED
- 5. GLAZING: 1/2" UP PAINTED
- 6. GLAZING: 1/2" UP PAINTED
- 7. GLAZING: 1/2" UP PAINTED
- 8. GLAZING: 1/2" UP PAINTED
- 9. GLAZING: 1/2" UP PAINTED
- 10. GLAZING: 1/2" UP PAINTED

**LEGEND**

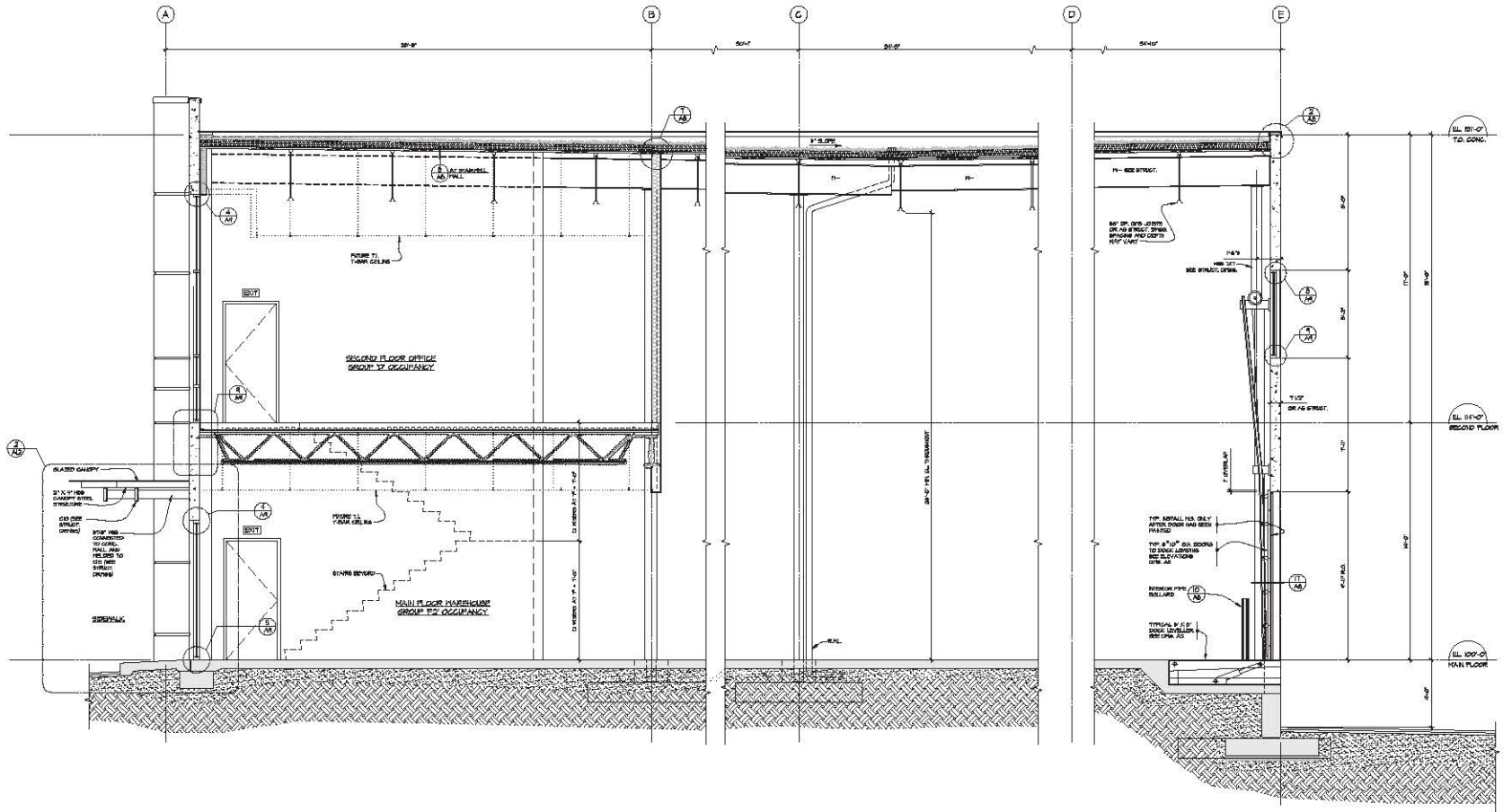
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- 7. GLAZING: 1/2" UP PAINTED
- 8. GLAZING: 1/2" UP PAINTED
- 9. GLAZING: 1/2" UP PAINTED
- 10. GLAZING: 1/2" UP PAINTED

NO.	DATE	DESCRIPTION
1	2024	ISSUED FOR DEVELOPMENT PERMIT
2	2024	REVISED FOR DEVELOPMENT PERMIT
3	2024	REVISED FOR DEVELOPMENT PERMIT
4	2024	REVISED FOR DEVELOPMENT PERMIT

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 IN COLLABORATION WITH LO STUDIO ARCHITECTURE  
 8281-3761 JACOBS ROAD - NORFOLK, ON. V9M 8A8 TEL: 804-678-0114 FAX: 804-678-0080 EMAIL: info@scanford-design.com

**LO STUDIO**  
 ARCHITECTURE  
 3730 - 3731 JACOBS ROAD - NORFOLK, ON. M9V 2B4 - TEL: 824-228-0111 - CELL: 778 889 0284

**CAMPBELL HEIGHTS INDUSTRIAL CENTRE**  
 SHEET TITLE: NORTH & EAST ELEVATIONS  
 PROJECT: PROPOSED MULTI-TENANT WAREHOUSE AND OFFICE BUILDING FOR FARRILL ESTATES LTD.  
 SHEET NO.: 14-012-A5  
 DATE: 2024



SECTION **A** TYP. X-SECTION  
 5/8"=1'-0"  
**A1**  
 A2, A3, A4, A5

CAMPBELL HEIGHTS INDUSTRIAL CENTRE

Part 612: Sep 12, 2014 - 10:05am

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11.7.13	ISSUED FOR DEVELOPMENT PERMIT	2	02.17.14	REVISED FOR DEVELOPMENT PERMIT
2	03.05.14	REVISED FOR DEVELOPMENT PERMIT			
3	04.08.14	ISSUED FOR CONSULTANT COORDINATION			

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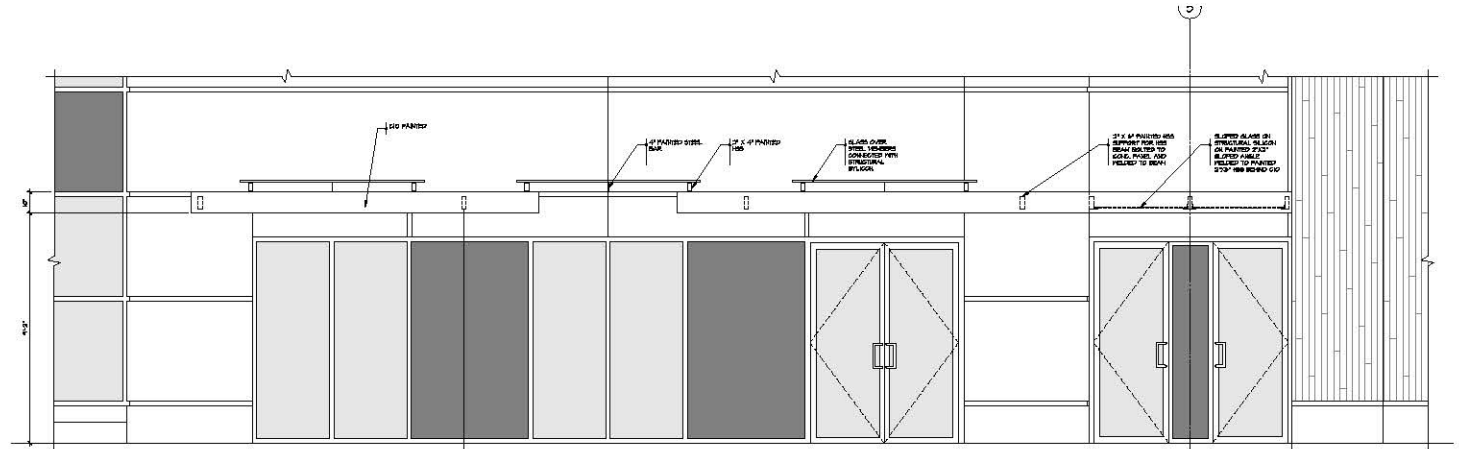
8221 - 3761 JACOBSON ROAD - RICHMOND, B.C. V6V 8M8 TEL: 604-275-0114 FAX: 604-275-0000 EMAIL: office@sanford-design.com

**LO STUDIO**  
 ARCHITECTURE  
 8206 - 3721 JACOBSON ROAD - RICHMOND, B.C.  
 V6V 2K4 - TEL: 604-275-0114 - CELL: 778 889 0284

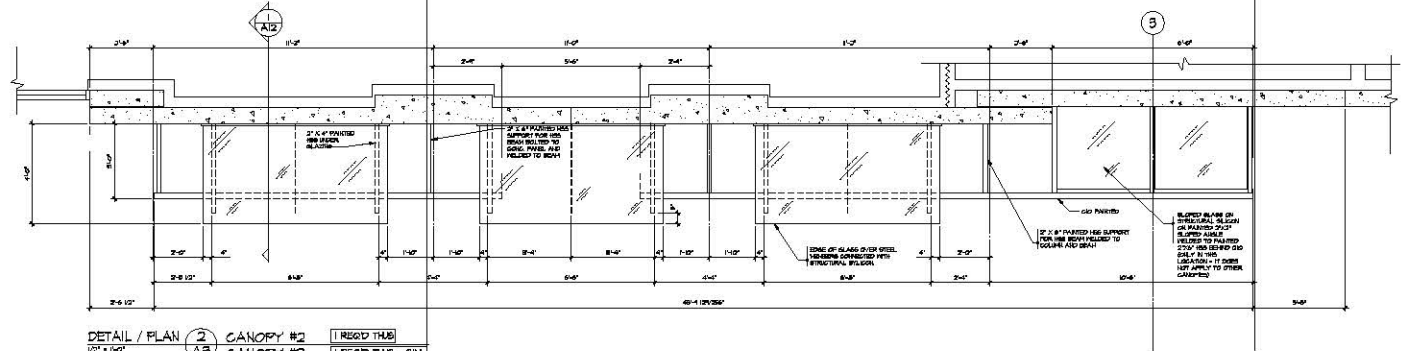
SCALE: 5/8" = 1'-0"  
 DATE: JUNE 21, 2014  
 3930 - 140 STREET  
 SURREY, BC

PROJECT: PROPOSED MULTI-TENANT WAREHOUSE AND OFFICE BUILDING FOR FARRRELL ESTATES LTD.

SHEET TITLE: TYPICAL CROSS SECTION  
 DRAWN BY: A4-012-A6  
 REV: D



ELEVATION 1 CANOPY #2 FRONT  
1/2" = 1'-0"



DETAIL / PLAN 2 CANOPY #2  
1/2" = 1'-0"  
CANOPY #3  
1. REGRID THIS - S11 TO, BUT OFF - HANG

CAMPBELL HEIGHTS CENTRE

NO.	DATE	DESCRIPTION	BY	CHK	REVISION
A	10-14	ISSUE FOR DEVELOPER REVIEW			
B	10-14	REVISED FOR DEVELOPER REVIEW			

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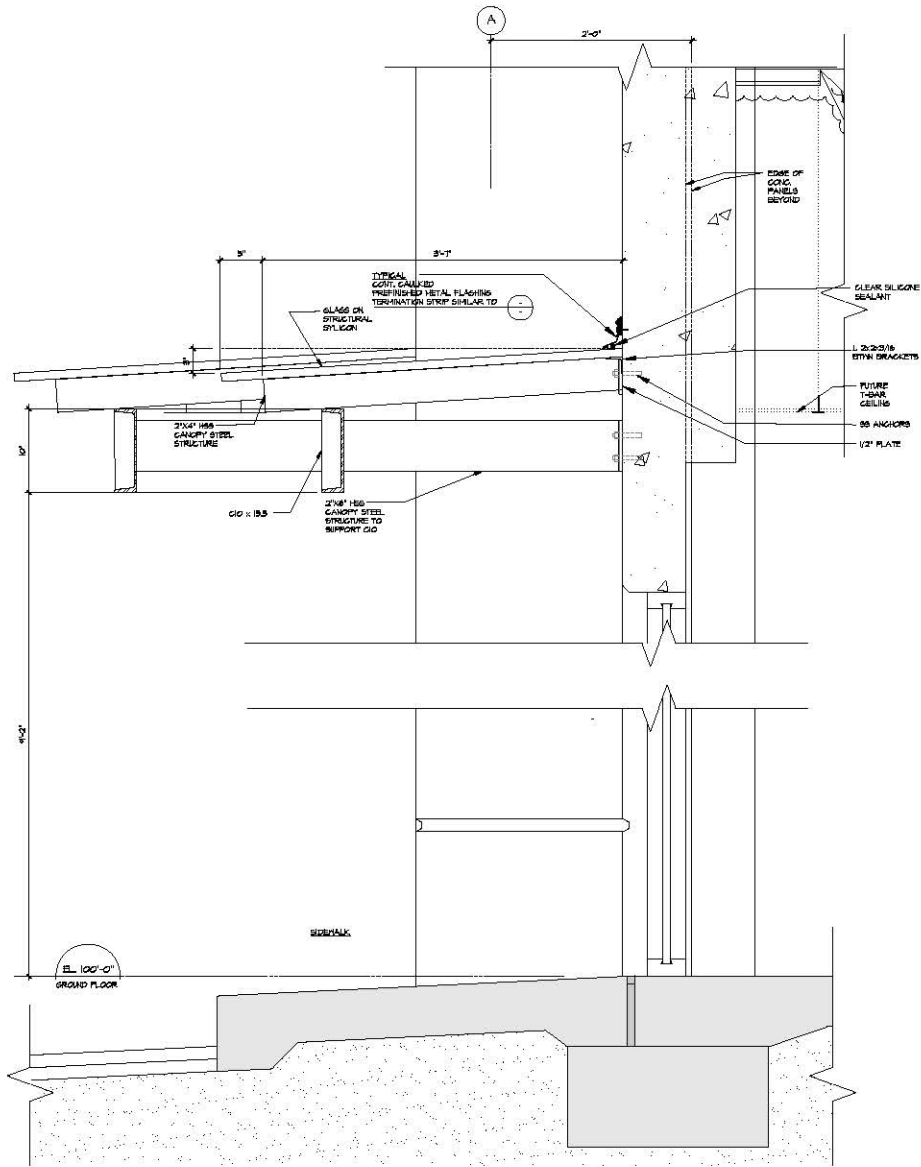
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 V6V 2M4 • TEL: 604-278-0114 • CELL: 778-888-0281

SCALE	AS NOTED	DRAWN BY	DK
OWNER	ALB. B. 3014	CHECKED BY	HC
9555 - 140 STREET SURREY, BC			

PROJECT	PROPOSED MULTI-TENANT WAREHOUSE AND OFFICE BUILDING FOR FANRELL ESTATES LTD.
---------	--

SHEET TITLE	DETAIL SHEET 4
DRAWN BY	14-012-A10
REV.	B



2 SECTION OF CANOPY  
 1/2" = 1'-0"

NO.	DATE	DESCRIPTION	BY	CHK	DESCRIPTION
A	10-14	ISSUED FOR DEVELOPER REVIEW			
B	10-21	FOR REVIEW FOR DEVELOPMENT PERMIT			

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**LO STUDIO**  
 ARCHITECTURE  
 8206 - 3781 JACOBS ROAD - RICHMOND, B.C.  
 V6V 2M4 - TEL: 604-278-0114 - CELL: 778-888-0281

ROLE	AS NOTED	DESIGNED BY	CHK
OWNER	Asp. B. 3014	GHOROB W.	HC
	9555 - 140 STREET		
	SURREY, BC		

PROJECT	SHEET TITLE
PROPOSED MULTI-TENANT WAREHOUSE AND OFFICE BUILDING FOR FARNELL ESTATES LTD.	DETAIL SHEET B
	DRAWING NO. 14-012-A10
	REV. B

### PLANT LIST

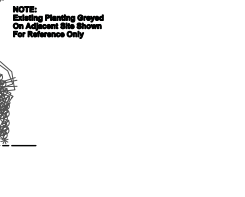
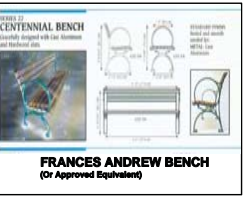
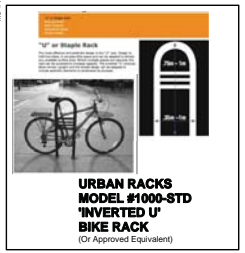
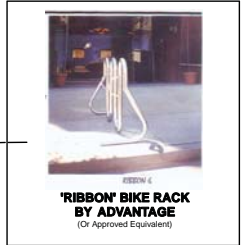
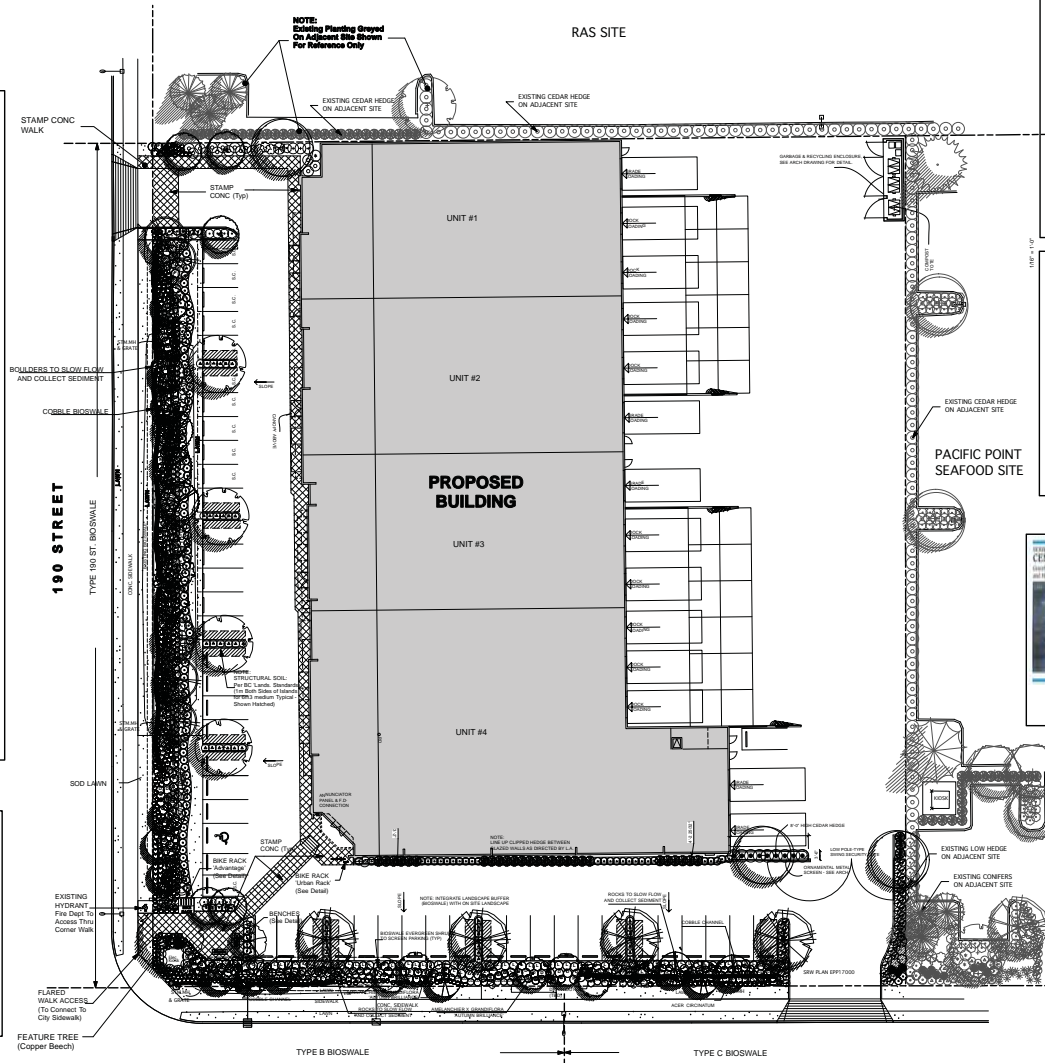
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
<b>Tree</b>				
	1	Acer palmatum 'Osakasuki'	Japanese Maple	3m ht. / 9-dm
	4	Carpinus betulus	European Hornbeam	60m cal. / 2m std
	5	Cornus x rutalis 'Starlight'	Dogwood Var.	50m cal. / 2m std
	1	Fagus sylvatica 'purpurea'	Copper Beech	70m cal. / 2m std
	3	Fraxinus americana 'Autumn Purple'	Ash	60m cal. / 2m std
	4	Liquidambar styraciflua 'Wingedstar'	Sweet Gum	60m cal. / 2m std
<b>Shrub</b>				
	56	Azalea japonica 'Rosebud'	Japanese Azalea	#2 pot
	10	Hydrangea macrophylla 'Blue Wave'	Hydrangea	#3 pot
	135	Lonicera pileata	Evergreen Honeysuckle	#2 pot
	3	Photinia fraseri	Photinia	#3 pot
	26	Pieris japonica 'Temple Bell'	Japanese Andromeda	#3 pot
	25	Prunus l. 'Otto Luyken'	Otto Luyken Laurel	#2 pot
	26	Rhododendron 'Christmas Cheer'	Rhododendron (medium var.)	#3 pot
	1	Rhododendron 'Anna Rosa Whitney'	Rhododendron (tall var.)	#7 pot
	6	Rosa meiland 'Catherine Delight'	Hardy French Rose var.	#2 pot
	14	Spiraea x bumalis 'Anthony Waterer'	Spiraea Var.	#2 pot
	30	Thuja occidentalis 'smaragd'	Emerald Green Cedar	1.2m ht / 1m o.c.
	9	Thuja occidentalis 'smaragd'	Emerald Green Cedar	2.5m (8') ht
	47	Viburnum davidii	David's Viburnum	#2 pot
	8	Weigelia 'Straw Ruby'	Weigelia	#3 pot
<b>Vines / Ground Cover</b>				
	30	Arctostaphylos uva-ursi	Vancouver Jade	10cm pot / 45cm o.c. / heavy
	8	Cotoneaster 'Lowstar'	Cotoneaster var.	#1 pot / heavy

**Notes:**  
 1. Specification as per most recent BC/LAB/CLNA Landscape Standards and Landscape Design Inc. Spec Notes.  
 2. The Contractor must satisfy the City Landscape Inspector for Completion Acceptance Approval.

### PLANT SCHEDULE - BIOSWALE TYPES: B, C & 190 St.

NO.	QTY	SYMBOL	QTY	CITY	VIEW	BOTANICAL NAME	COMMON NAME	PLANTED SIDE	REMARKS
1	3	4	4	ACER	OSAKASUKI	ACER PALMATUM 'OSAKASUKI'	JAPANESE MAPLE	1.5M HT. 9DM	3 STAMP CONC. 1 STAMP CONC. 1 STAMP CONC.
2	1	5	5	ARCTOSTAPHYLOS	UVA-URSI	ARCTOSTAPHYLOS UVA-URSI	VANCOUVER JADE	1.5M HT. 45CM O.C.	1.5M HT. 45CM O.C.
3	1	6	6	CORNUS	X RUTALIS	CORNUS X RUTALIS 'STARLIGHT'	DOGWOOD VAR.	50M CAL. 2M STD	50M CAL. 2M STD
4	1	7	7	FAGUS	SYLVATICA	FAGUS SYLVATICA 'PURPUREA'	COPPER BEECH	70M CAL. 2M STD	70M CAL. 2M STD
5	1	8	8	FRAXINUS	AMERICANA	FRAXINUS AMERICANA 'AUTUMN PURPLE'	ASH	60M CAL. 2M STD	60M CAL. 2M STD
6	1	9	9	LIQUIDAMBAR	STYRACIFLUA	LIQUIDAMBAR STYRACIFLUA 'WINGEDSTAR'	SWEET GUM	60M CAL. 2M STD	60M CAL. 2M STD
7	1	10	10	HYDRANGEA	MACROPHYLLA	HYDRANGEA MACROPHYLLA 'BLUE WAVE'	HYDRANGEA	#3 POT	#3 POT
8	1	11	11	LONICERA	PILEATA	LONICERA PILEATA	EVERGREEN HONEYSUCKLE	#2 POT	#2 POT
9	1	12	12	PHOTINIA	FRASERI	PHOTINIA FRASERI	PHOTINIA	#3 POT	#3 POT
10	1	13	13	PIERIS	JAPONICA	PIERIS JAPONICA 'TEMPLE BELL'	JAPANESE ANDROMEDA	#3 POT	#3 POT
11	1	14	14	PRUNUS	L.	PRUNUS L. 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#2 POT	#2 POT
12	1	15	15	RHODODENDRON		RHODODENDRON 'CHRISTMAS CHEER'	RHODODENDRON (MEDIUM VAR.)	#3 POT	#3 POT
13	1	16	16	RHODODENDRON		RHODODENDRON 'ANNA ROSA WHITNEY'	RHODODENDRON (TALL VAR.)	#7 POT	#7 POT
14	1	17	17	ROSA	MEILAND	ROSA MEILAND 'CATHERINE DELIGHT'	HARDY FRENCH ROSE VAR.	#2 POT	#2 POT
15	1	18	18	SPIRAEA	X BUMALIS	SPIRAEA X BUMALIS 'ANTHONY WATERER'	SPIRAEA VAR.	#2 POT	#2 POT
16	1	19	19	THUJA	OCIDENTALIS	THUJA OCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.2M HT. 1M O.C.	1.2M HT. 1M O.C.
17	1	20	20	THUJA	OCIDENTALIS	THUJA OCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	2.5M (8') HT.	2.5M (8') HT.
18	1	21	21	VIBURNUM	DAVIDII	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT	#2 POT
19	1	22	22	WEIGELIA		WEIGELIA 'STRAW RUBY'	WEIGELIA	#3 POT	#3 POT
20	1	23	23	ARCTOSTAPHYLOS	UVA-URSI	ARCTOSTAPHYLOS UVA-URSI	VANCOUVER JADE	10CM POT / 45CM O.C. / HEAVY	10CM POT / 45CM O.C. / HEAVY
21	1	24	24	COTONEASTER		COTONEASTER 'LOWSTAR'	COTONEASTER VAR.	#1 POT / HEAVY	#1 POT / HEAVY

NOTE: BIOSWALE INFORMATION DERIVED FROM DMG/BINNE SOURCE AND ADOPTED TO SITE PER GUIDELINES.



NO.	DATE	DESCRIPTION
1	July 02/14	Issue for D.P.
2	Aug 19/14	Release for D.P.
3	Sep 02/14	Release for D.P.



SCALE: 1"=60'-0"	DRAWN BY: ACT
PLT: JUNE 26, 2014	CHECKED BY:

PROJECT: PROPOSED MULTI-TENANT WAREHOUSE AND OFFICE BUILDING FOR: CAMPBELL HEIGHTS INDUSTRIAL CENTRE	SHEET TITLE: LANDSCAPE PLAN
DWG. NO. L-1	



---

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

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

DATE: **September 22, 2014** PROJECT FILE: **7814-0203-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 3338 190 Street**

#### **DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

- Provide Landscaping security deposit as per Restrictive Covenant for on-site features.

#### **BUILDING PERMIT**

Site servicing was provided under project 7810-0179-00 which is currently in its maintenance period.

The following issues are to be addressed as a condition of issuance of the Building Permit:

- Provide 11.0 m wide let down on 33 Avenue and 7.3 m wide let down on 190 Street (relocation of existing infrastructure may be required). The City's Transportation Division suggests the applicant review the on-site design to provide a more functional circulation pattern.
- Calculations are to be submitted to confirm the size of the metered domestic service connection and the size of the fire service required for the proposed development.
- Any unused service connections are to be abandoned at the main.



Rémi Dubé, P.Eng.  
Development Services Manager

LR

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0203-00

Issued To: FARRELL ESTATES LTD

("the Owner")

Address of Owner: 220, 6911 -Graybar Road  
Richmond, BC V6W 1H3

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: 029-031-737

Parcel C (Being a Consolidation of Lots 13 and 14, See CA3027818) Section 28 Township 7  
New Westminster District Plan BCP50753

3338 - 190 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

(a) to reduce the minimum front yard setback (33 Avenue) of CD Bylaw No. 17146, as amended by Bylaw No. 17934, from 16 metres (52 ft.) to 15 metres (49 ft.); and

(b) to reduce the minimum rear yard setback of CD Bylaw No. 17146, as amended by Bylaw No. 17934, from 7.5 metres (25 ft.) to 0 metres (0 ft.).

4. The landscaping and the siting of buildings and structures shall be in accordance with the drawing numbered 7914-0203-00 (A) (the "Drawings") which is attached hereto and form 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



