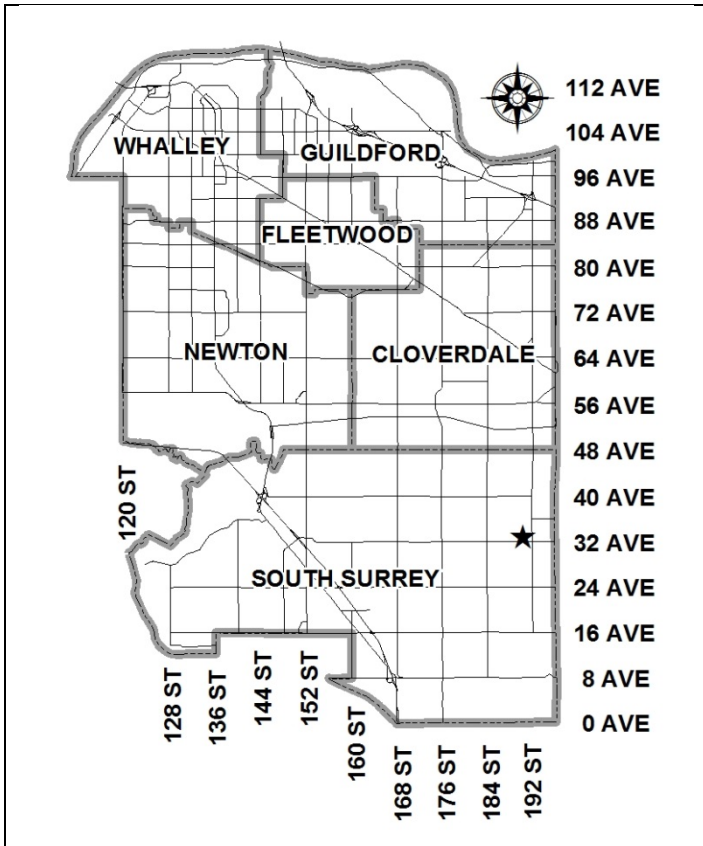


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0205-00

Planning Report Date: November 3, 2014

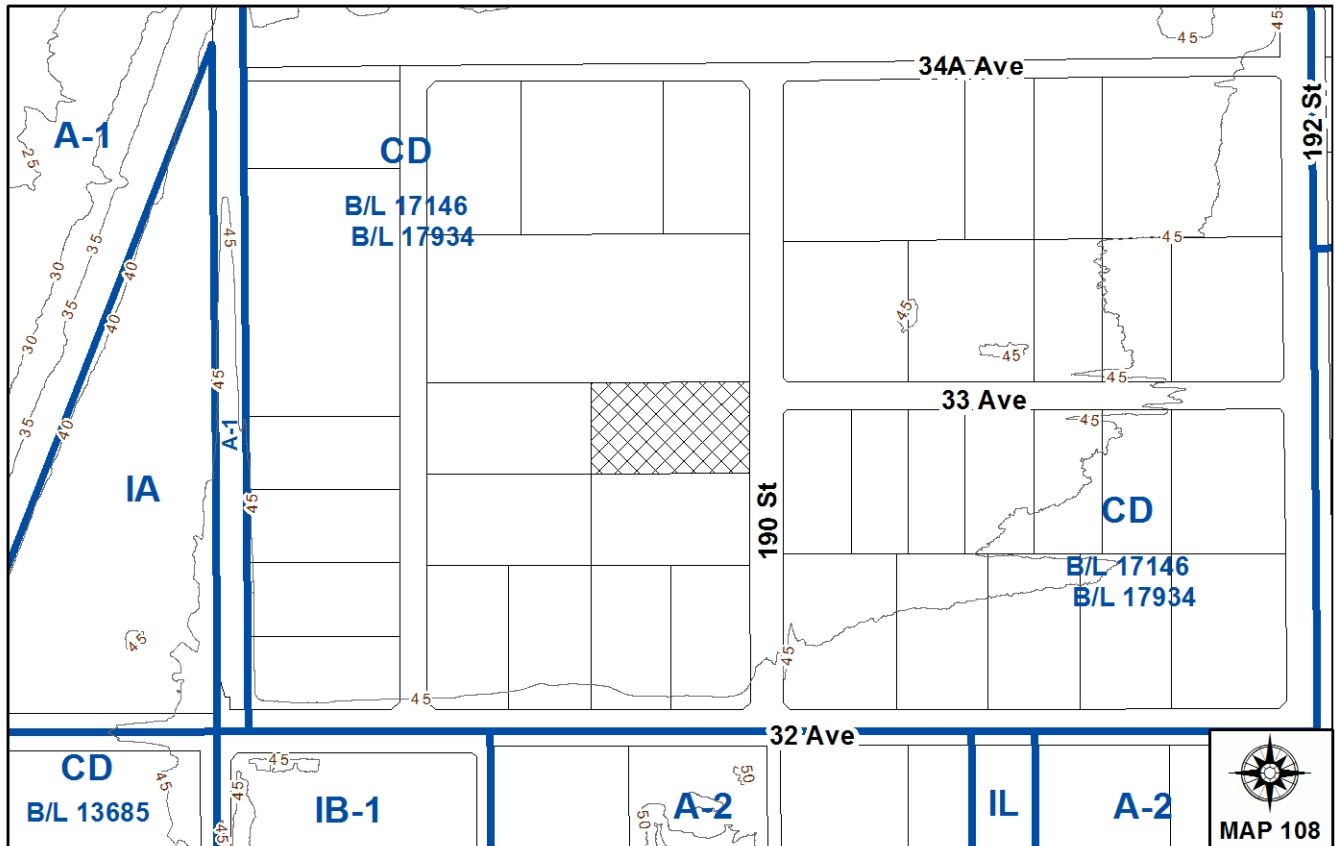


PROPOSAL:

- **Development Permit**

in order to permit the development of a 2,950 m² (31,755 ft²) light-industrial warehouse.

LOCATION: 3289 - 190 Street
OWNER: Estrella Drkj Holdings Ltd.
ZONING: CD (By-laws No. 17146 & 17934)
OCP DESIGNATION: Industrial
LAP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Official Community Plan (OCP) and the Campbell Heights Business Park Local Area Plan (LAP).
- Complies with CD By-laws No. 17146 & 17934.
- The proposed development is consistent with the design guidelines outlined in the Campbell Heights Local Area Plan and the general development permit approved for Campbell Heights North.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7914-0205-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

REFERRALS

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

Surrey Fire Department: The Fire Department has no concerns with the proposed development.

SITE CHARACTERISTICS

Existing Land Use: Undeveloped industrial land.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Undeveloped lot with recently approved Development Permit (No. 7914-0098-00).	Industrial/Business Park	CD (By-law Nos. 17146/17934)
East (Across 190 Street):	Undeveloped lot with DP application currently in process (No. 7914-0203-00)	Industrial/Business Park	CD (By-law Nos. 17146/17934)
South:	Undeveloped industrial land	Industrial/Business Park	CD (By-law Nos. 17146/17934)

Direction	Existing Use	OCP/LAP Designation	Existing Zone
West:	Undeveloped industrial land with DP application currently in process (No. 7914-0199-00)	Industrial/Business Park	CD By-laws No. 17146/17934

DEVELOPMENT CONSIDERATIONS

Context

- The subject property is 0.77 ha (1.9 acres) in size, and located in the Campbell Heights North area, which has recently been rezoned and subdivided. This property, located in Phase Two of the Campbell Heights North Business Park, was created under subdivision application No. 7912-0160-00 in August 2013.
- The site and surrounding properties are currently vacant, with little or no vegetation.
- On the property to the north, a Development Permit and Development Variance Permit application was recently approved, for a pipe manufacturing and warehouse facility (No. 7914-0098-00).
- On two properties to the west, a Development Permit application is in process, for a grocery import and distribution warehouse (No. 7914-0199-00).
- Similarly, on a property to the east, which is north of 33 Avenue, a Development Permit application is in process for a multi-tenant industrial building (No. 7914-0203-00).

Proposal

- The subject site will be occupied by Star Marketing, a company that imports and distributes dry, packaged grocery products.
- The application is for a 2,950 m² (31,755 ft²) light-industrial warehouse building with a 2,733 m² (29,419 ft²) footprint and 438 m² (4,718 ft²) of accessory office space.
- The building will be 10.8 m (35.4 ft) tall.

PRE-NOTIFICATION

- The proposal was referred to the Little Campbell Watershed Society (LCWS) for review and comment. The LCWS does not have any concerns with regards to the health of the Little Campbell Watershed or the Little Campbell River.

DESIGN PROPOSAL AND REVIEW

Parking, Access and Circulation

- The applicant proposes one driveway on 190 Street, adjacent to the north property line. Six loading bays are located on the north side of the building and are screened by a 1.7 m (5.5 ft) wall.
- 30 parking spaces are required according to the Zoning By-law and 30 spaces are provided. Approximately half of the spaces are located in front of the building, with the remaining spaces proposed on the north side of the building between the two banks of loading bays. Parking is considered to be sufficient for the 20-25 employees that will be on-site at any time.
- A pathway for pedestrian access to the building is connected to the public sidewalk on 190 Street and located directly in front of the building entrance.

Building Design

- The proposed building will cover 35% of the site and will have an FAR of 0.38.
- The proposed building and site plan are consistent with the design guidelines outlined in the Campbell Heights LAP and the Campbell Heights North Design Guidelines document.
- The building is proposed to be tilt-up concrete, painted grey ("Coventry Gray", "Kendall Charcoal", and "Chelsea Gray") with concrete reveals, extensive glazing and stone cladding as an accent material.
- The offices are located at the front of the building. They are designed with extensive glazing and a large glass canopy over the office entry, supported by wooden posts. Aluminum sunshades are included on the upper-story office windows.

Trees and Landscaping

- An arborist report was not required because there are currently no trees and very little vegetation at all on the property.
- The landscaping plan has not been finalized but is generally acceptable. Some minor revisions are still required.
- The proposed landscaping must reflect the registered restrictive covenant for landscaping and storm-water management along the front (east) property line. The restrictive covenant requires installation of a bio-swale and associated rain garden with planted trees, shrubs, and groundcover.
- The front yard landscaping incorporates a pedestrian connection between the building and the sidewalk on 190 Street.

- A small amenity area for staff is proposed outside the main building entrance. The area is designed with a table, benches, and landscape planting. A bicycle rack is also located near the building entrance.
- Ten (10) trees, including vine maple, serviceberry, and crab apple are proposed to be planted on the site. All of the trees will be within the front yard setback and staff amenity area.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on September 30, 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 within the Campbell Heights Local Area Plan and is consistent with the plan.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The permitted FAR is 1.0 and the proposed FAR is 0.38.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposal includes a bio-swale at the front of the site and the drainage will not connect directly to the City storm water system. • Ten trees are proposed to be planted.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • One bicycle rack will be provided, and the building will include one shower room for employee use.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Consideration was given to CPTED principles in establishing the building placement and lighting design.
6. Green Certification (F1)	<ul style="list-style-type: none"> • The applicant will target ASHRAE 90.1 standards.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The end-user is involved in the planning process.

ADVISORY DESIGN PANEL

- A referral to the Advisory Design Panel was not required.

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. | Site Plan, Building Elevations, Landscape Plans and Perspective |
| Appendix III. | Engineering Summary |

INFORMATION AVAILABLE ON FILE

(All the following are optional depending on the individual case)

- Complete Set of Architectural and Landscape Plans prepared by Jordan Kutev Architect Inc. and Landspace Design Inc., respectively, dated October 24, 2014.

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MJ/da

\\file-server1\net-data\csdc\generate\areaprod\save\28734440084.doc
DRV 10/30/14 9:50 AM

DEVELOPMENT DATA SHEET

Existing Zoning: CD (No. 17146 & 17934)

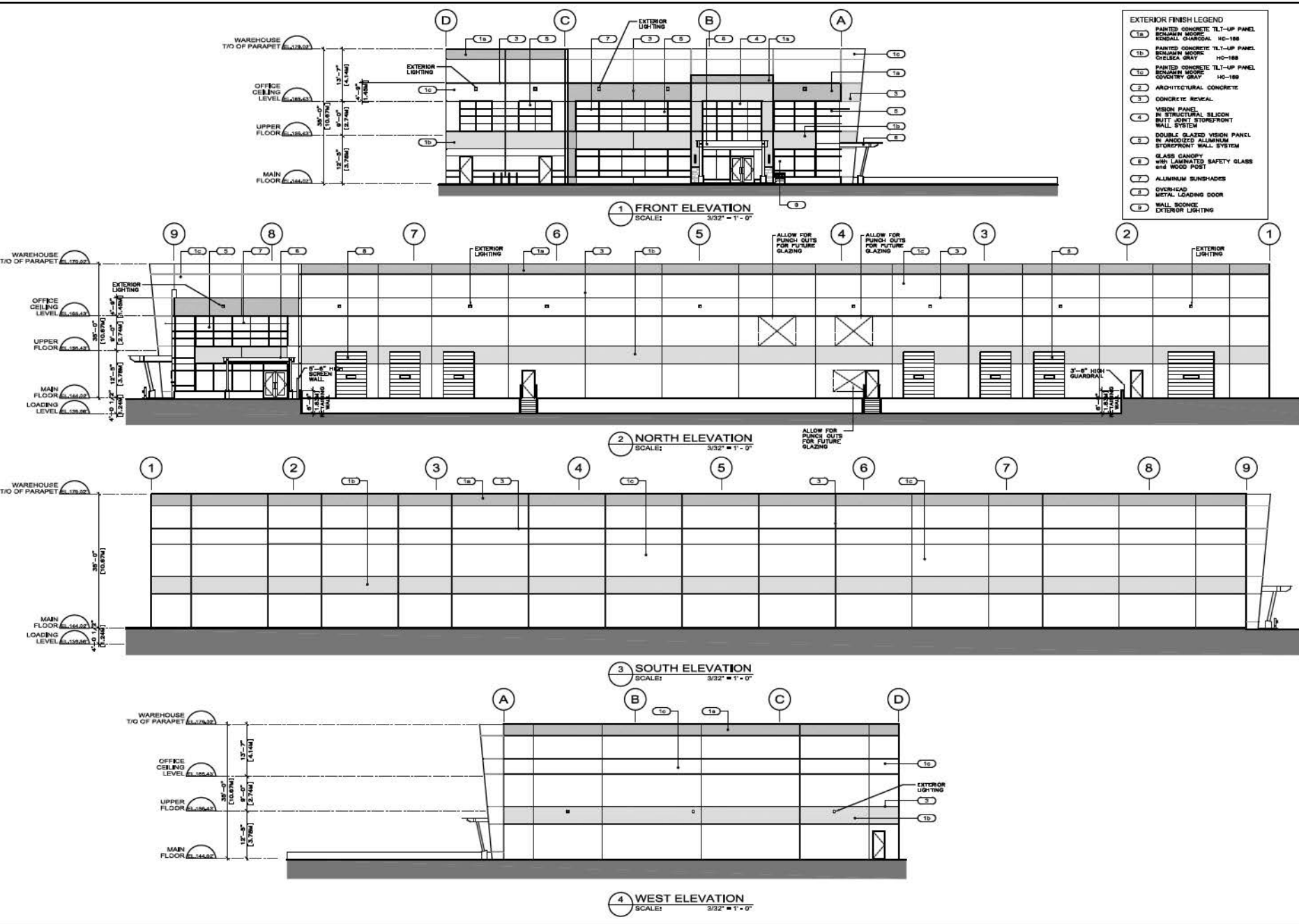
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	7,714	
Road Widening area		
Undevelopable area		
Net Total	7,714	
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60	35%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	16.0	21.4
Rear	7.5	7.6
North Side	7.5	35.1
South Side	0.0	0.0
BUILDING HEIGHT (in metres/storeys)		
Principal	14.0	10.8
Accessory	n/a	n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total	n/a	n/a
FLOOR AREA: Residential	n/a	n/a
FLOOR AREA: Commercial		
Retail		
Office		
Total	n/a	n/a
FLOOR AREA: Industrial		2,950
FLOOR AREA: Institutional		n/a
TOTAL BUILDING FLOOR AREA		2,950

** 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)		
# of units/ha /# units/acre (net)		
FAR (gross)	1.0	0.38
FAR (net)		
AMENITY SPACE (area in square metres)	n/a	n/a
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	30	30
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	30	30
Number of disabled stalls		1
Number of small cars		0
Tandem Parking Spaces: Number / % of Total Number of Units		n/a
Size of Tandem Parking Spaces width/length		n/a

Heritage Site	NO	Tree Survey/Assessment Provided	NO
---------------	----	---------------------------------	----



EXTERIOR FINISH LEGEND

- 1a PAINTED CONCRETE TLT-UP PANEL
SOLIMAN MOORE
KINDAL CHARCOAL HC-188
- 1b PAINTED CONCRETE TLT-UP PANEL
SOLIMAN MOORE
CRESCIA GRAY HC-188
- 1c PAINTED CONCRETE TLT-UP PANEL
SOLIMAN MOORE
COVENTRY GRAY HC-188
- 2 ARCHITECTURAL CONCRETE
- 3 CONCRETE REVEAL
- 4 VISION PANEL
IN STRUCTURAL SLIDING
BUTT JOINT STOREFRONT
WALL SYSTEM
- 5 DOUBLE GLAZED VISION PANEL
IN ANODIZED ALUMINUM
STOREFRONT WALL SYSTEM
- 6 GLASS GANTRY
W/3 LAMINATED SAFETY GLASS
AND WOOD POST
- 7 ALUMINUM SUNSHADES
- 8 OVERHEAD
METAL LOADING DOOR
- 9 WALL BOUNCE
EXTERIOR LIGHTING

ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN METERS (IN PARENTHESES).
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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Jordan Kutev
 architect inc
 1 604 298 3222
 2 604 298 3026
 3 604 298 3026
 4 604 298 3026
 5 604 298 3026
 6 604 298 3026
 7 604 298 3026
 8 604 298 3026
 9 604 298 3026
 www.jki.ca

PRIME CONSULTANT

CONSULTANT

SEAL

1 202204 REISSUED FOR PERMIT DEVELOPMENT PERMIT

NO DATE REMARKS



Star Marketing
 Campbell Heights North

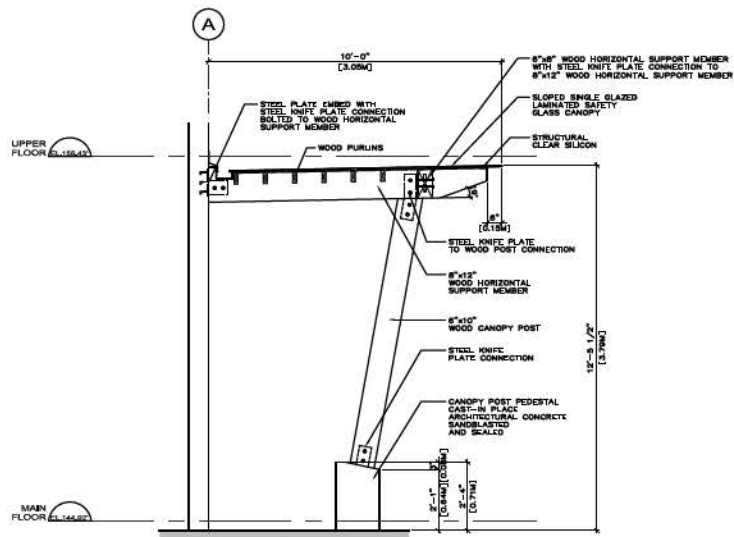
3289 - 190 Street
 Surrey, British Columbia

BUILDING ELEVATIONS

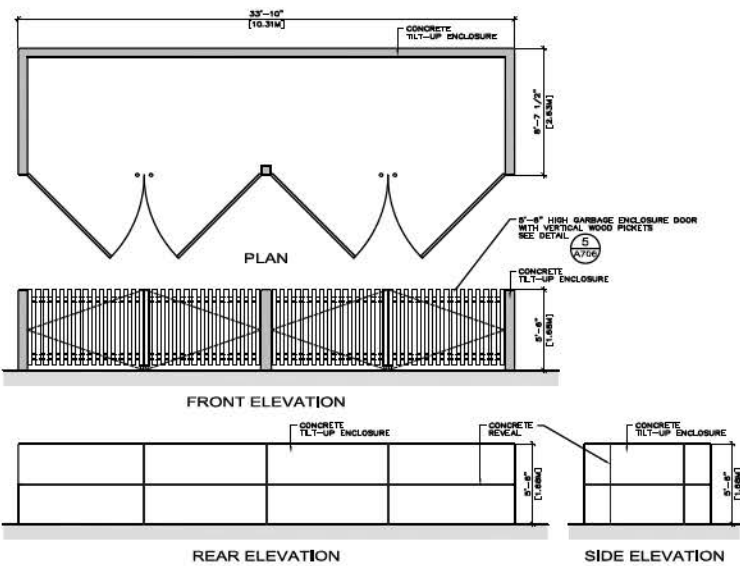
DEVELOPMENT PERMIT

A401

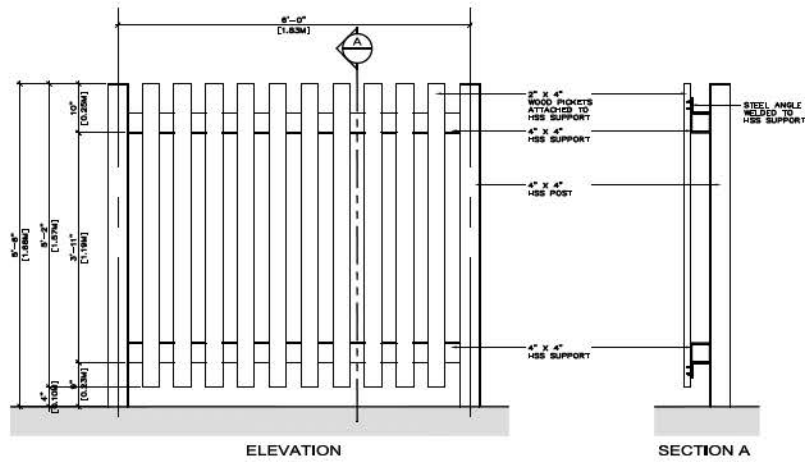
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DRAWN BY: MP	DATE: APR2014
CHECKED BY: JK	



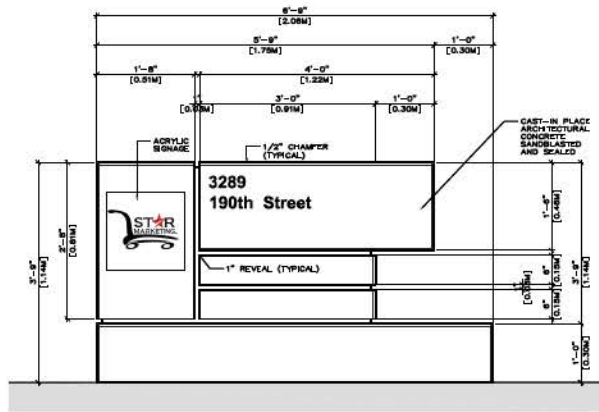
1 ENTRY CANOPY DETAIL
SCALE: 1/2" = 1'-0"



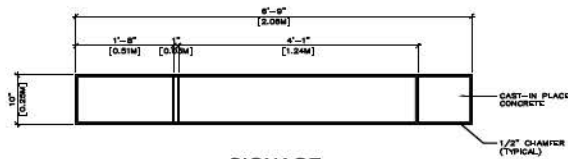
2 GARBAGE ENCLOSURE
SCALE: 1/4" = 1'-0"



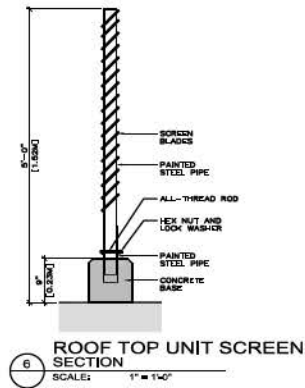
5 SCREEN AND GARBAGE ENCLOSURE DOOR
SCALE: 1" = 1'-0"



4 SIGNAGE ELEVATION
SCALE: 1" = 1'-0"



3 SIGNAGE PLAN
SCALE: 1" = 1'-0"



6 ROOF TOP UNIT SCREEN SECTION
SCALE: 1" = 1'-0"

ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN METERS (IN PARENTHESES) UNLESS OTHERWISE SPECIFIED.

REVISIONS:

NO.	DATE	REMARKS
1	04/29/2022	REISSUED FOR PERMIT DEVELOPMENT PERMIT
2	04/29/2022	
3	05/20/2022	
4	05/20/2022	
5	05/20/2022	
6	05/20/2022	

Star Marketing
Campbell Heights North

3289 - 190 Street
Surrey, British Columbia

TYPICAL DETAILS

DEVELOPMENT PERMIT

A706

SCALE: AS NOTED	PROJECT NO: 1413
DRAWN BY: MP	DATE: APR2014
CHECKED BY: JK	

Jordan Kutev
architect inc

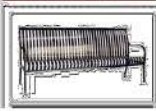
1 404 296 3222
2 404 296 3036
3 165-2300 surrey road
surrey bc v4n 3a3
www.jkai.ca

PRIME CONSULTANT

CONSULTANT

**FRANCES ANDREW BENCH
MODEL #CL 31-3A (Or Approved Equivalent)**

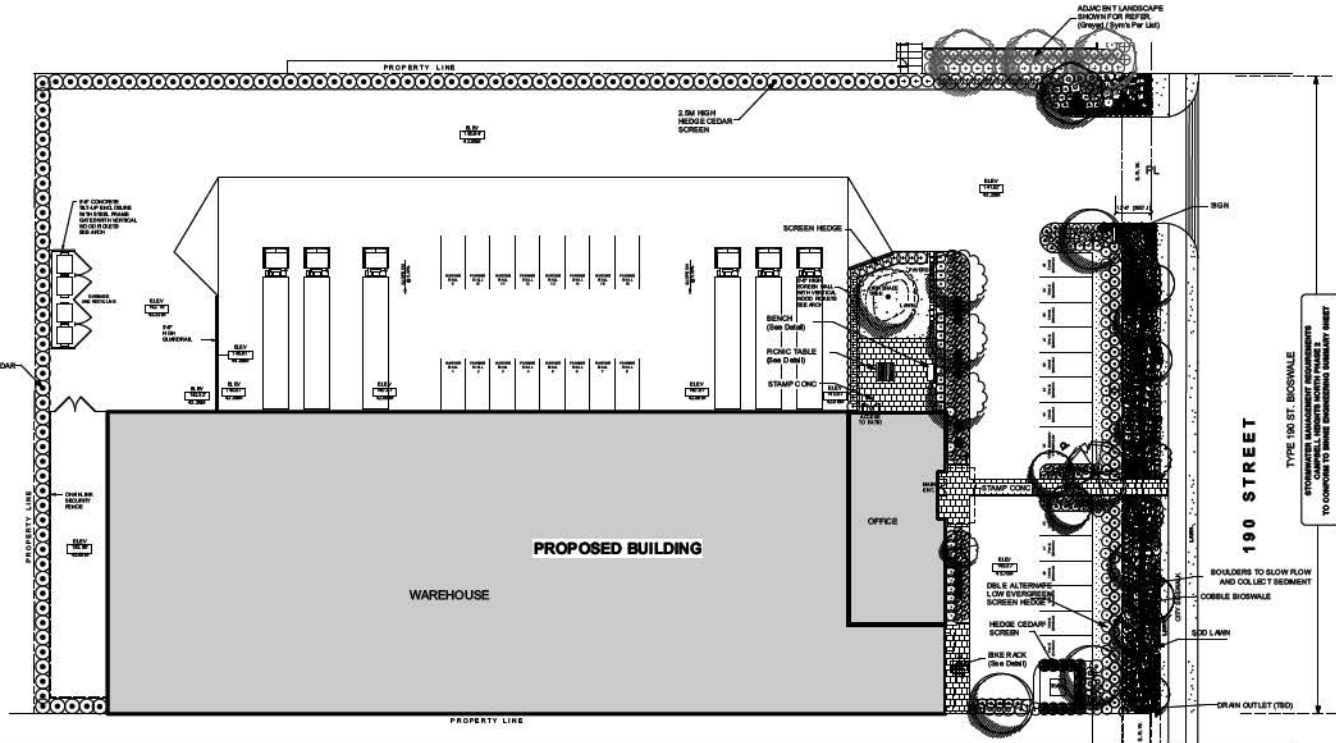
Carriage Lane - Series 31



**LANDSCAPE STRUCTURES
VIVID COLLECTION
72" Picnic Table
Model #141684
Colour To Be Selected By L.A.
(Or Approved Equivalent)**



**'RIBBON' BIKE RACK
BY ADVANTAGE
(Or Approved Equivalent)**



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**Jordan Kutev inc
architect inc**
1000 10th Street
Vancouver, BC V6J 1A1
604-255-1000
www.jki.ca



NO	DATE	REMARKS
3	OCT 31/14	Revised DP Application
2	JULY 07/14	Issue for DP
1	JUNE 17/14	Pre-application Review



**Star Marketing
Campbell Heights North**
3289 - 190 Street
Surrey, British Columbia

LANDSCAPE PLAN



SCALE: 1" = 20'-0"
DRAWN BY: ACT
CHECKED BY: [Signature]
PROJECT NO: 1413
PLOT: [Signature]
JUN/14

PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
Trees				
1	1	Acer palmatum 'Osakazaki'	Japanese Maple Var.	3m ht. / narrow form
2	1	Betula japonensis	Birch	6m cal. / m. stem
3	2	Cornus x rubell 'Starlight'	Dogwood Var.	6m cal. / 2m std
4	1	Magnolia soulangeana 'Galaxy'	Saucer Magnolia Var.	7m cal. / 2m std
5	3	Fraxinus americana 'Autumn Purple'	Ash	6m cal. / 2m std
6	1	Liquidambar styraciflua 'Worpelster'	Sweet Gum	6m cal. / 2m std
7	3	Prunus serrulata 'Yv. Perfection'	Doyle's Flowering Cherry	6m cal. / 2m std
Shrubs				
8	91	Azalea japonica 'Rosebud'	Japanese Azalea	#2 pot
9	2	Hydrangea macrophylla 'Blue Wave'	Hydrangea	#3 pot
10	48	Lonicera platensis (low)	Evergreen Honeysuckle	#2 pot
11	30	Photinia fraseri	Photinia	#2 pot
12	12	Pieris japonica 'Temple Bell'	Japanese Andromeda	#3 pot

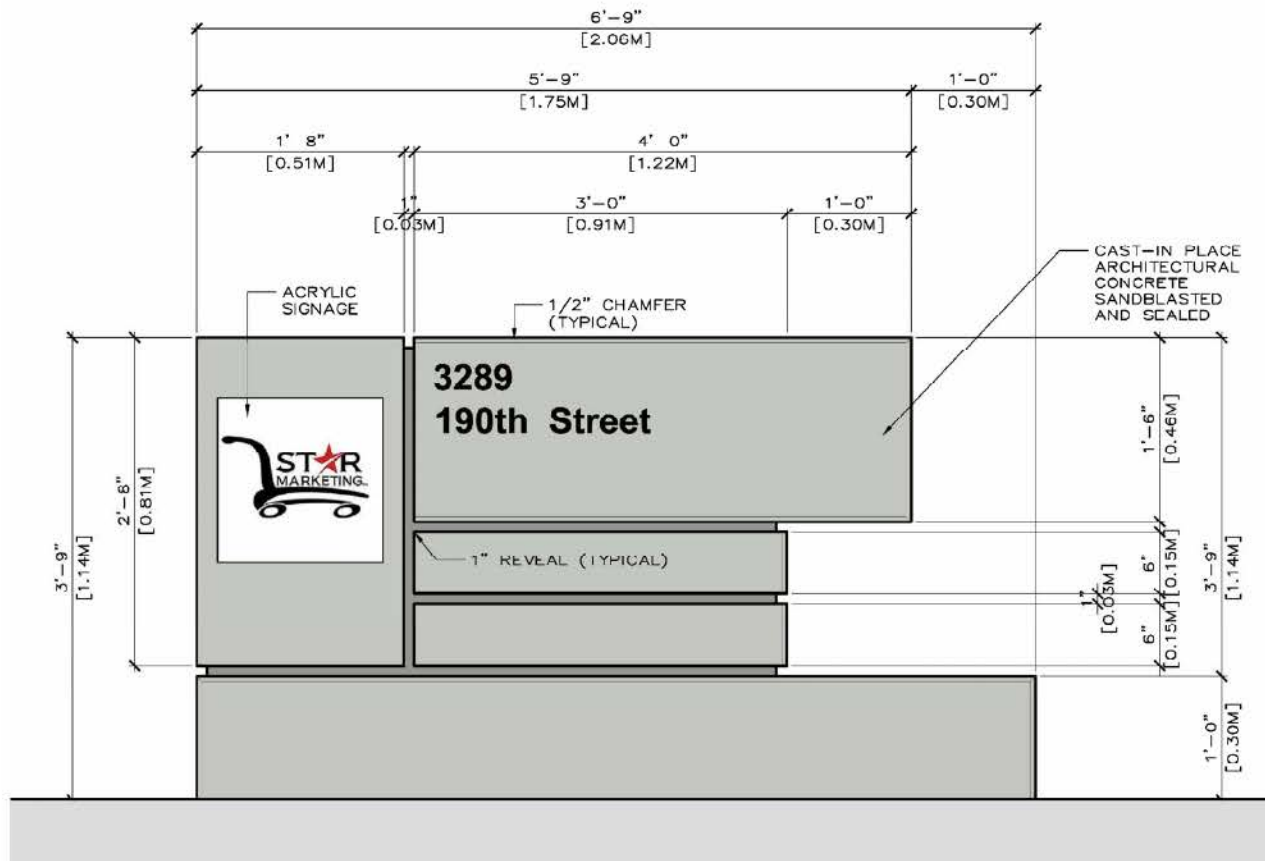
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
Shrubs Continued ...				
13	76	Prunus L. 'Otto Luyken'	Otto Luyken Laurel	#2 pot, dble at spacing
14	39	Rhododendron 'Christmas Cheer'	Rhododendron (medium var.)	#3 pot
15	18	Rosa 'meidland' 'Candice Delight'	Hardy French Rose var.	#2 pot
16	5	Spirea x bumalda 'Anthony Waterer'	Spirea Var.	#2 pot
17	108	Thuja occidentalis 'Emerald'	Emerald Cedar	2.5m (8) ht / 1.5m o.c.
18	14	Thuja occidentalis 'Emerald'	Emerald Cedar	1.2m ht.
19	41	Viburnum davidi	David's Viburnum	#2 pot
20	8	Weigela 'Bristol Ruby'	Weigela	#3 pot
Ground Covers/Perennials/Roses				
21	190	Arctostaphylos uva-ursi	Vancouver Jade	10cm pot / 45cm o.c. / heavy

Notes:
1. Specification as per most recent BCSLA/BCUNA 'Landscape Standards' and Landscape Design Inc. 'Type Notes'.
2. The Contractor must satisfy the City Landscape Inspector for Completion Acceptance Approval.

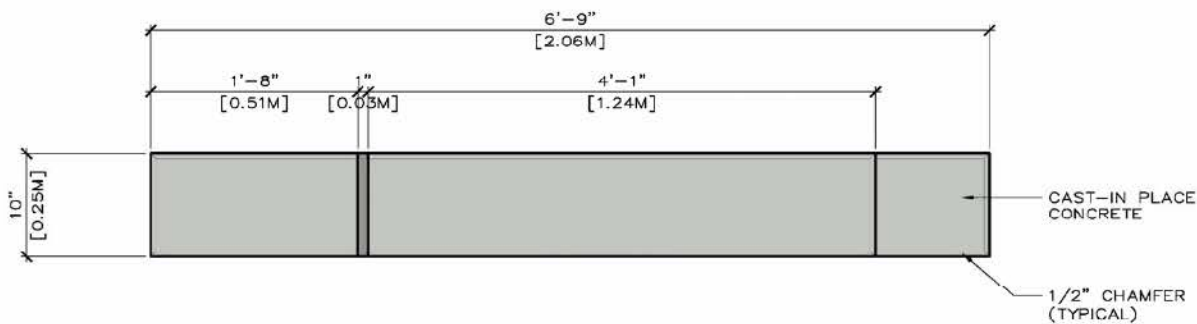
PLANT SCHEDULE - BIOSWALE TYPES: 190 St

SYMBOL	QTY./ROW	BOTANICAL NAME	COMMON NAME	PLANTING NOTES/SPACING
1	4	ADP. GROUNDSEL	VINE MAZE	1.2m ht. min. 3 stems/clump
2	3	ANEMONEHEPHELE 'GLOWING WILLOW'	ALUMINUM BRILLIANCE GERANIUM	1.2m ht. min.
3	3	MALVA 'DIESEL'	ALUMINUM PURPLE AHS	60cm cal. / 1.2m ht. min.
4	3	HELIOPSIS	ONE APPLE	1.2m ht. min.
5	18	COPRUS SERICEA 'VELVET'	KLEBER'S DORRWOOD	#2 POT ROW
6	18	PRUNUS 'SERRA'	EMERALD BERRY	#1 POT ROW
7	18	OPHELIS 'SERRA'	EMERALD BERRY	#1 POT ROW
8	18	OPHELIS 'SERRA'	EMERALD BERRY	#1 POT ROW
9	18	OPHELIS 'SERRA'	EMERALD BERRY	#1 POT ROW
10	18	OPHELIS 'SERRA'	EMERALD BERRY	#1 POT ROW
11	18	OPHELIS 'SERRA'	EMERALD BERRY	#1 POT ROW
12	18	OPHELIS 'SERRA'	EMERALD BERRY	#1 POT ROW
13	18	OPHELIS 'SERRA'	EMERALD BERRY	#1 POT ROW
14	18	OPHELIS 'SERRA'	EMERALD BERRY	#1 POT ROW
15	18	OPHELIS 'SERRA'	EMERALD BERRY	#1 POT ROW
16	18	OPHELIS 'SERRA'	EMERALD BERRY	#1 POT ROW
17	18	OPHELIS 'SERRA'	EMERALD BERRY	#1 POT ROW
18	18	OPHELIS 'SERRA'	EMERALD BERRY	#1 POT ROW

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



4 **SIGNAGE ELEVATION**
SCALE: 1" = 1'-0"



3 **SIGNAGE PLAN**
SCALE: 1" = 1'-0"

jordan kutev
architect inc

Star Marketing Campbell Heights North
3289 - 190 Street, Surrey, British Columbia

1413

PROJECT
Signage Plan and Elevation

PROJECT NO.

t 604 299 3222
f 604 299 3824
e info@jka.cc
180 - 2250 boundary road
burnaby bc v5m 3z3

TITLE
SC
DRAWN BY
JK
CHECKED BY

SCALE
1" = 1'-0"

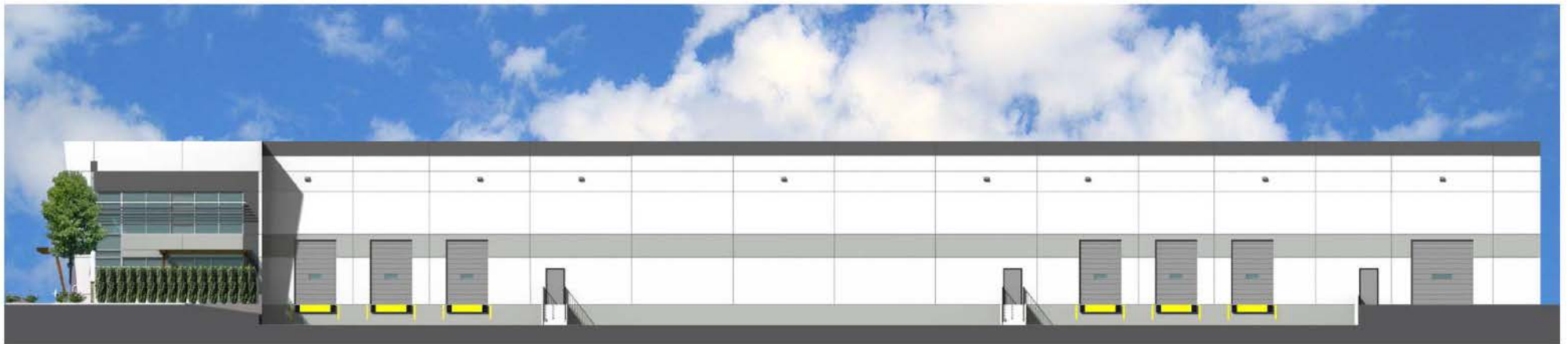
ASK-01

SHEET NO.

DATE 24OCT2014 ISSUED FOR Development Permit



Front Elevation along 190 Street



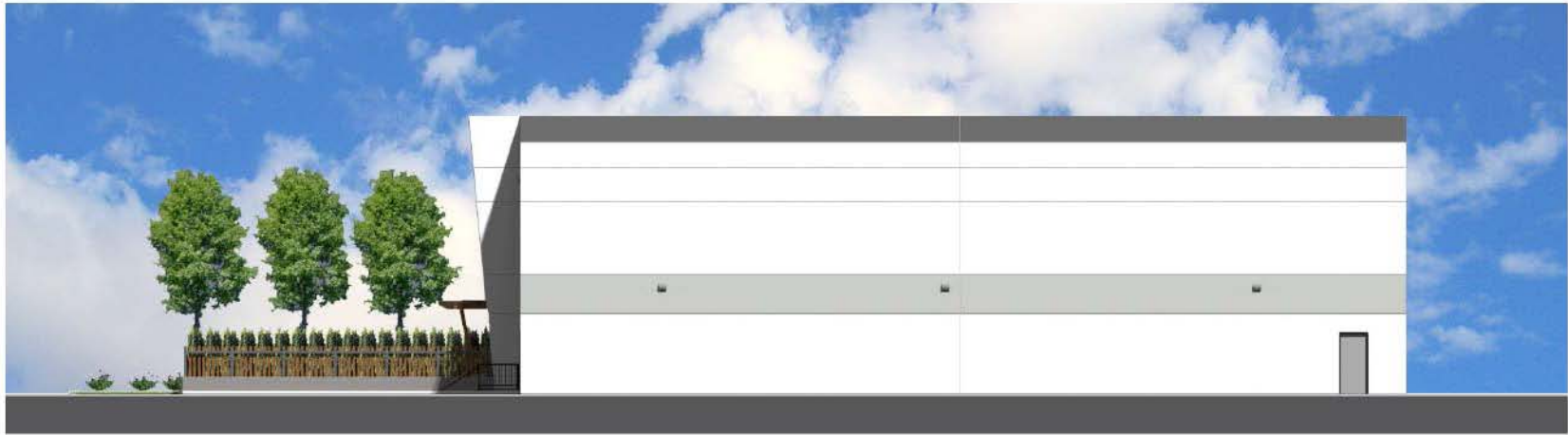
North Elevation

Star Marketing

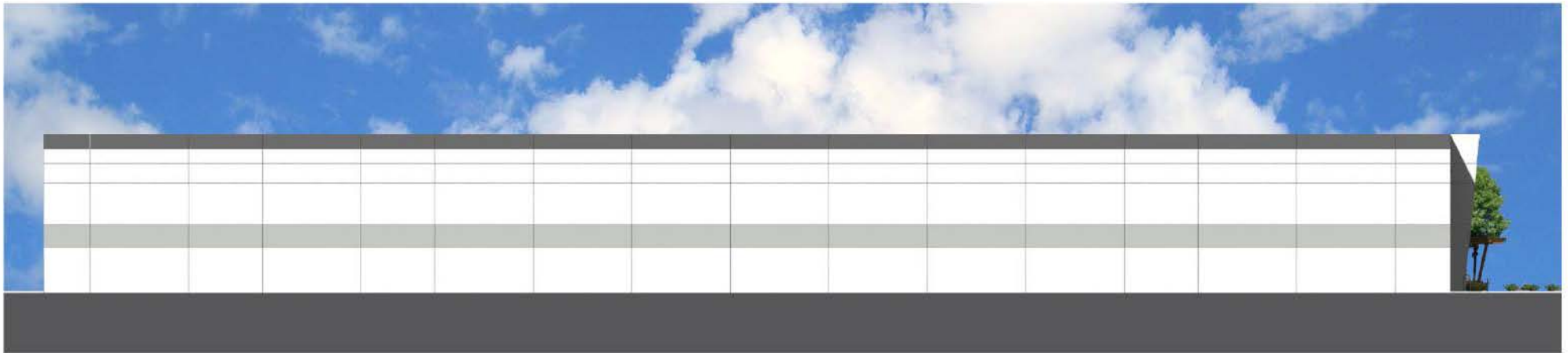
3289 190 Street, Campbell Heights, Surrey, B.C.



Jka
architecture planning interior design



West Elevation



South Elevation

Star Marketing
3289 190 Street, Campbell Heights, Surrey, B.C.



Jka
architecture planning interior design

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

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

DATE: **October 27, 2014** PROJECT FILE: **7814-0205-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 3289 190 St**

DEVELOPMENT PERMIT

The following issues are to be resolved as a condition of issuance of the Development Permit:

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

BUILDING PERMIT

Site servicing was provided under project 7812-0160-00 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 190 Street in alignment with 33 Avenue as shown on the site layout (relocation of existing infrastructure may be required).
- 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 mains.



Rémi Dubé, P.Eng.
Development Services Manager

LR