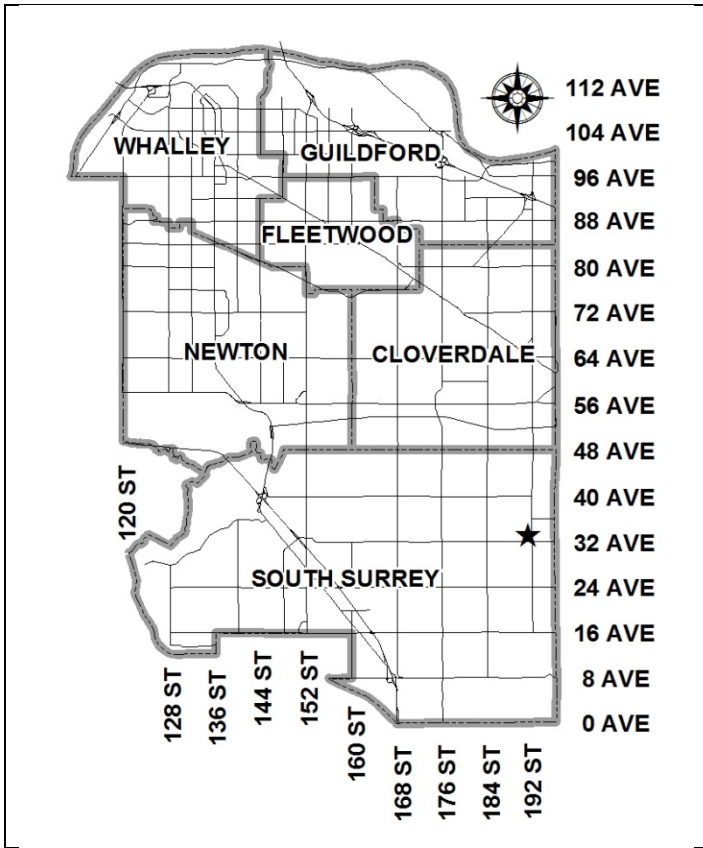


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0220-00

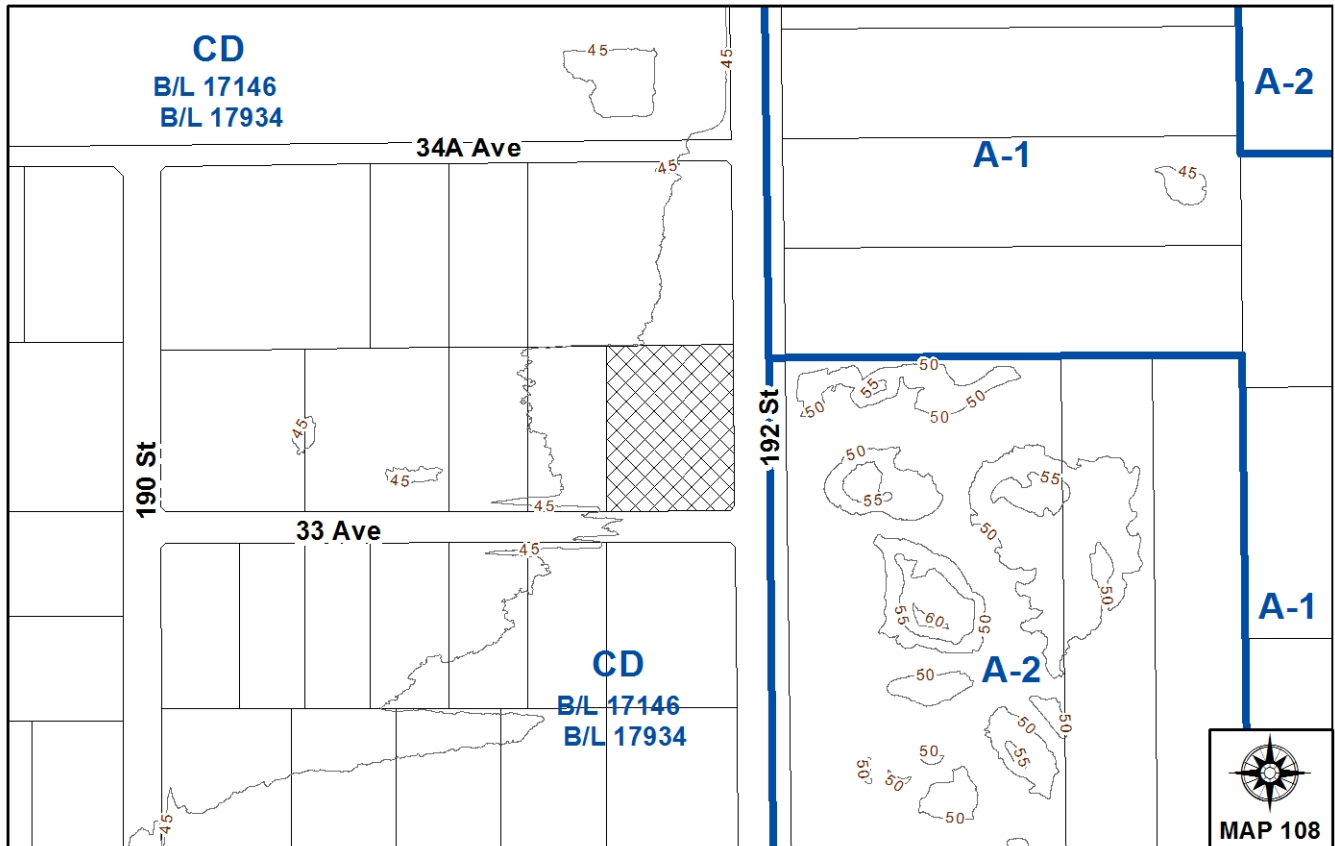
Planning Report Date: December 1, 2014



PROPOSAL:

- **Development Permit**
 in order to permit the development of a 3,155 sq.m. (33,961 sq.ft.) industrial building.

LOCATION: 19195 - 33 Avenue
OWNER: 028138813 Holdings Lot 8 Ltd
ZONING: CD (By-law Nos. 17146 & 17934)
OCP DESIGNATION: Mixed Employment
LAP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the "Mixed Employment" 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.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Permit No. 7914-0220-00 and authorize the Mayor and Clerk to execute the Permit.

NOTE: If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, Council may refer the Development Permit back to staff with direction regarding any of these matters.

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:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	8,399 sq.m. (90,409 sq.ft.) industrial building currently under construction for Van Gogh Designs, a furniture warehousing and manufacturing facility (File No. 7913-0279-00).	Mixed Employment/ Business Park	CD (Bylaw Nos. 17146 and 17934)
East (Across 192 Street):	Gravel operation	Mixed Employment / Business Park	A-2
South (Across 33 Avenue):	Vacant industrial land	Mixed Employment / Business Park	CD (Bylaw Nos. 17146 and 17934)
West:	Recently approved Development Permit for an 2,156 sq.m. (23,208 sq.ft.) industrial building for Northwest Sheet Metal (File 7914-0157).	Mixed Employment / Business Park	CD (Bylaw Nos. 17146 and 17934)

DEVELOPMENT CONSIDERATIONS

Context

- The site is designated "Mixed Employment" 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 into Lot 8 as part of the Campbell Heights North (Phase I) development (Application File No. 7910-0179-00). 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 allow Penguin Meat Supply Limited and Langley Cold Storage Limited to develop a new facility with the amalgamation of these two businesses under one roof. Penguin Meat Supply and Langley Cold Storage are responsible for receiving, storing and shipping, fresh and frozen meat products that have been produced in a Canadian Food Inspection Agency (CFIA) approved facility. Approximately 5% of Penguin meats business is to receive raw material and convert it into products that are ready for retail trades.
- In addition to the new Penguin Meats and Langley Cold Storage facility, there is also space for a second tenant on the site. No tenant or user has been identified at this time.
- The proposed development includes a total floor area of 3,155 sq.m. (33, 961 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.
- The proposal includes a total of 34 parking stalls, meeting the parking requirements of the Zoning By-law.
- One (1) vehicular access is proposed to the site from 33 Avenue. This access will provide access for both trucks and passenger vehicular traffic. The access meets the requirements of the Engineering Department.
- The proposed truck bays are located at the back of the building, away from street view.

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 Official Community Plan (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 entrances to the building that are proposed on 33 Avenue with the use of glazing and articulation to provide visual interest. The two entrances will also provide "eyes on the street" in accordance with Crime Prevention Through Environmental Design (CPTED).
- 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 green and black 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 are proposed along both 192 Street and 33 Avenue, and include a 3 m. (10 ft.) wide landscaped strip along 33 Avenue and a 6 m. (20 ft.) wide landscaped strip on 192 Street. The proposed landscaping will consist of a variety of trees including Vine Maple, Princeton Gold Norway Maple, Autumn Brilliance Serviceberry, Purple Leaf Beech, European Beech, Cherry, Green Pillar Pin Oak, Western Red Cedar and Green Vase Zelkova trees. This will be complemented by a variety of shrubs, grasses, 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 June 12, 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 site is located in the Campbell Heights LAP and the proposed development is reflective of the land use designation.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density and FAR is in keeping with the Zoning By-law.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Low impact development standards (LIDs) are incorporated in the design of the project including: <ul style="list-style-type: none"> ○ Absorbent soils (minimum 300 mm in depth); ○ On-lot infiltration trenches or sub-surface chambers; ○ Bio-swales to provide on-site stormwater detention; ○ Green walls – trellises; ○ Sediment control devices; and ○ Perforated pipe systems.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Bicycle parking will be provided on site.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Crime Prevention Through Environmental Design (CPTED) principles have been incorporated in the following manner: <ul style="list-style-type: none"> ○ Natural access control by clearly defining entries to the building; and ○ Exterior lighting of the building providing visibility on the site.

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. Development Permit No. 7914-0220-00
- Appendix III. Engineering Summary

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

CL/da

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DRV 11/27/14 10:32 AM

DEVELOPMENT DATA SHEET

Existing Zoning: CD (based in IB-2)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		8, 518 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	60%	36%
SETBACKS (in metres)		
Front (33 Avenue)	16 m.	16.3 m.
Rear	7.5 m.	7.8 m.
Side Yard Flanking Street	7.5 m.	7.6 m.
Side (West)	7.5 m.	10.6 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m.	10.4 m.
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		3,155.6 sq.m.
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		3,155.6 sq.m.

** 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)		
FAR (net)	1.0	0.37
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	32	34
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	32	34
Number of disabled stalls	1	2
Number of small cars	8	4
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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CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7914-0220-00

Issued To: 028138813 HOLDINGS LOT 8 LTD
("the Owner")

Address of Owner: 201, 1525 - Cliveden Avenue
Delta, BC V3M 6L2

1. This development 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 permit.
2. This development 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: 028-832-761
Lot 8 Section 28 Township 7 New Westminster District Plan BCP50753
19195 -33 Avenue

(the "Land")

3. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
4. The character of the development including landscaping and the siting, form, exterior design, finish of buildings, structures and signage shall be in accordance with the drawings numbered 7914-0220-00(A) through to and including 7914-0220-00(D) (the "Drawings") which are attached hereto and form part of this development permit.
5. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form, exterior design, finish of buildings, structures and signage on the Land, may be permitted subject to the approval of the City.
6. (a) The landscaping shall conform to drawings numbered 7914-0220-00(E) through to and including 7914-0220-00(H) (the "Landscaping").

- (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
- (c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

Cash or an Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$114,848.76

(the "Security")

- (d)
 - i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.
 - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.
 - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.
- 7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
- 8. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.
- 9. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

10. This development 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

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.



Authorized Agent: (Signature)

J. KRISTIANSEN

Name: (Please Print)

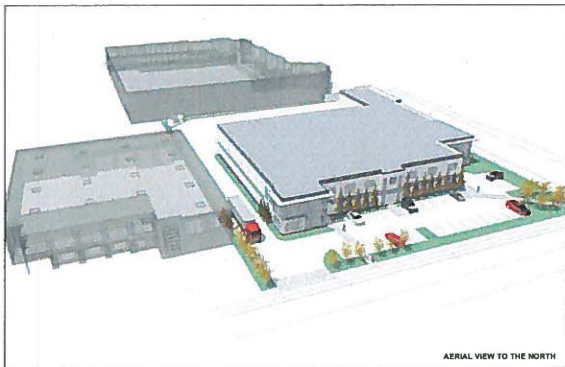
OR

Owner: (Signature)

Name: (Please Print)



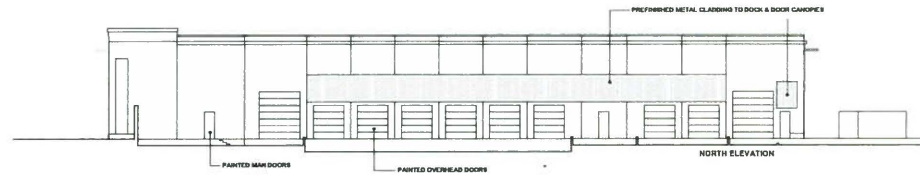
AERIAL VIEW TO THE NORTHWEST



AERIAL VIEW TO THE NORTH



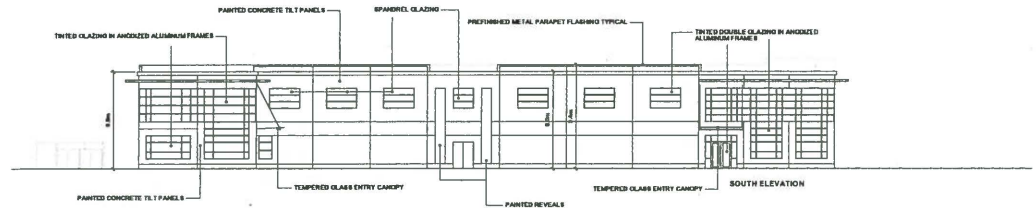
VIEW FROM 192ND ST / 33RD AVE INTERSECTION



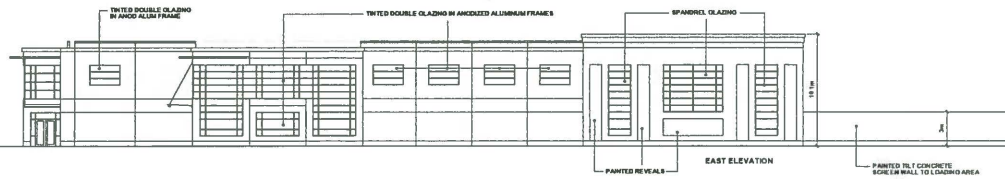
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

REV	DATE	REMARKS
A	JUL 22 14	DP SUBMISSION
B	OCT 14 14	DP RESUBMISSION

ARCHITECTURE & INTERIORS
 19195 33RD AVE
 SURREY, BC V4N 1V1
 TEL: 604.591.1111
 WWW.CIA-ARCHITECTURE.COM

CIA
 CONSULTING INCORPORATED
 ARCHITECTS

19195 33RD AVE
 SURREY, BC V4N 1V1
 TEL: 604.591.1111
 WWW.CIA-ARCHITECTURE.COM

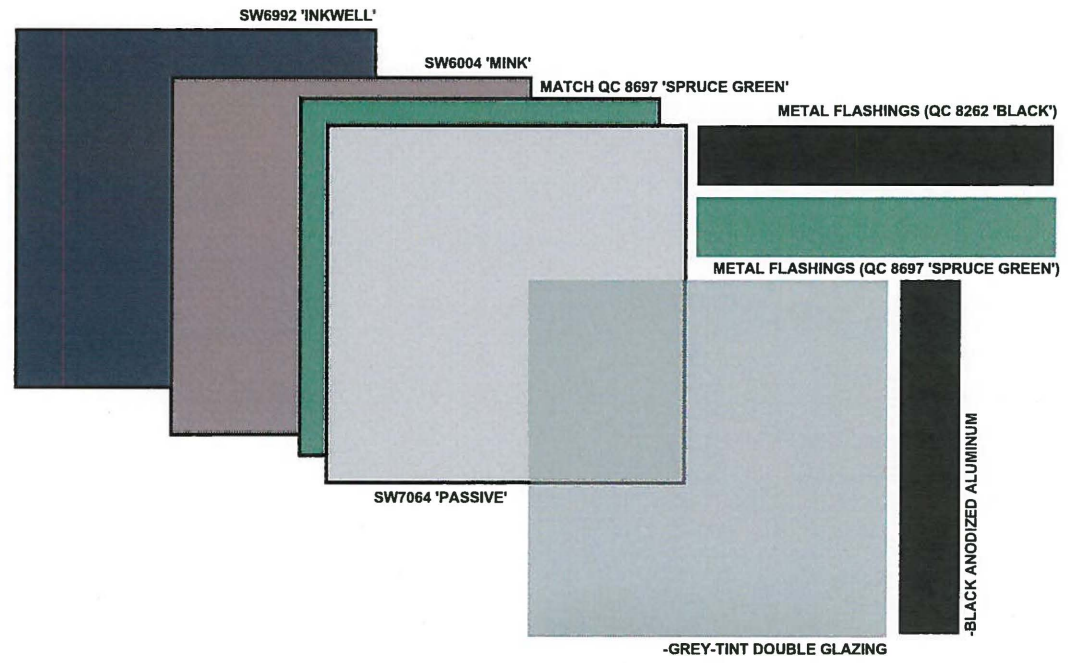
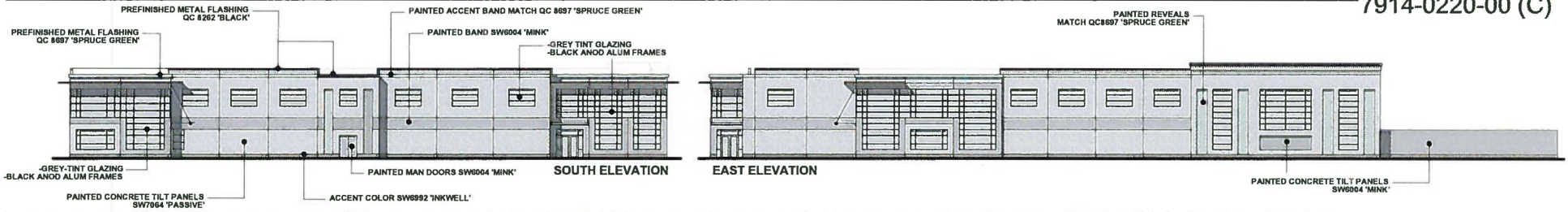
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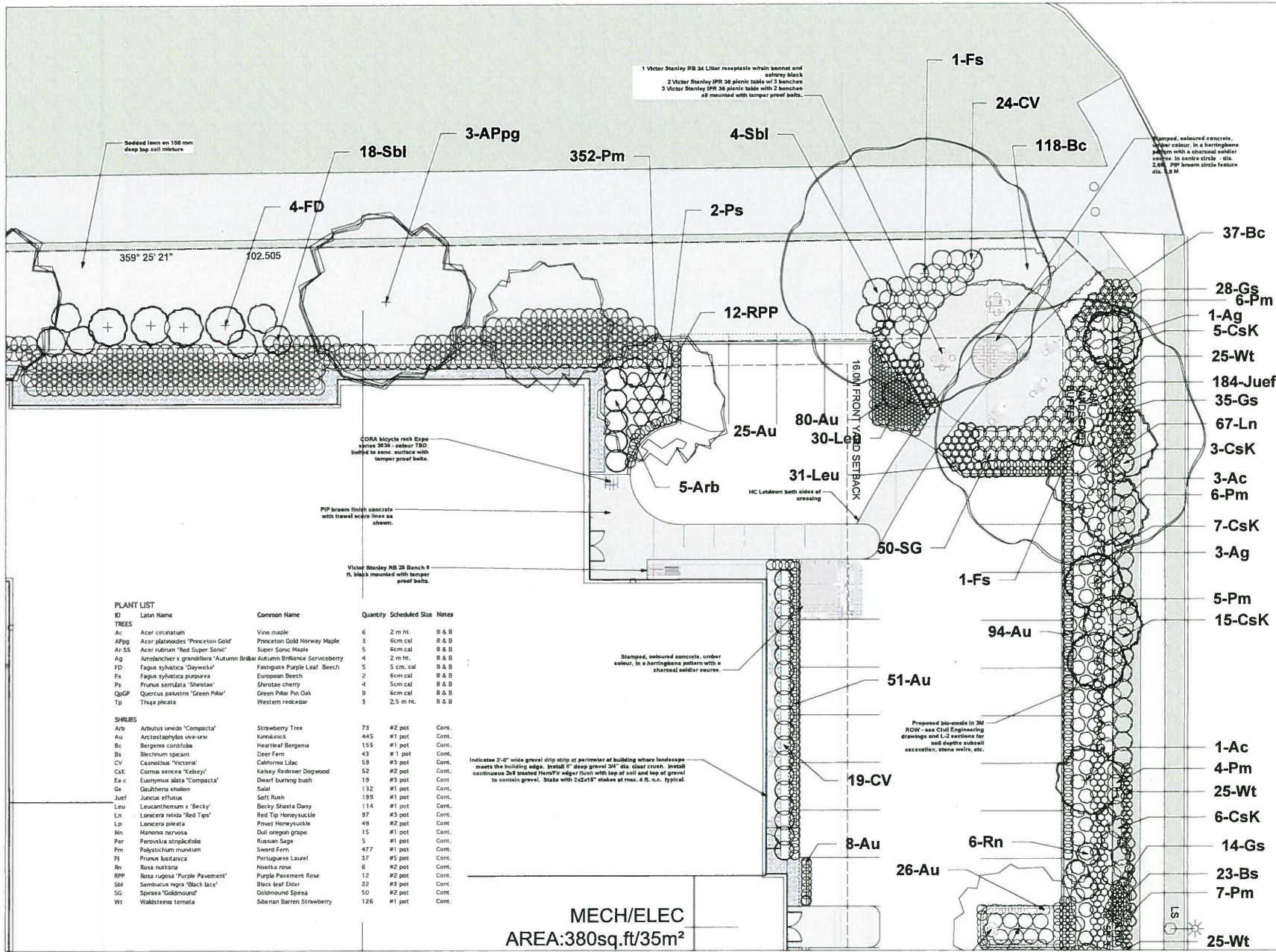
Penguin Meat Supply Ltd

PRISM
 CONSULTING LTD

NEW MULTI-TENANT INDUSTRIAL BUILDING
 19195 33RD AVE
 CAMPBELL HEIGHTS NORTH
 SOUTH SURREY BC

ELEVATIONS			
DRAWN	JK	CHECKED	JK
SCALE	1:200	FILE	
DRAWING NUMBER			
		A3	B





ID	Latin Name	Common Name	Quantity	Scheduled	Size	Notes
TREES						
Ai	Acer circinnatum	Vine maple	6	2 m Ht.	B & B	
APpg	Acer platanoides 'Princeton Gold'	Princeton Gold Norway Maple	3	6cm cal	B & B	
Ar-SS	Acer rubrum 'Red Super Spire'	Super Spire Maple	5	6cm cal	B & B	
Ag	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	4	2 m Ht.	B & B	
FD	Fagus sylvatica 'Daybreak'	Festigate Purple Leaf Beech	5	5 cm. cal	B & B	
Fs	Fagus sylvatica purpurea	European Beech	2	6cm cal	B & B	
Ps	Prunus serrulata 'Shirotae'	Shirotae cherry	4	5cm cal	B & B	
OpGP	Quercus palustris 'Green Pillar'	Green Pillar Pin Oak	9	6cm cal	B & B	
Tp	Thuja plicata	Western redcedar	3	2.5 m Ht.	B & B	
SHRUBS						
Arb	Arbutus unedo 'Compacta'	Strawberry Tree	73	#2 pot	Cont.	
Au	Antioxiaphylos rose-urus	Kowalunick	445	#1 pot	Cont.	
Bc	Bergenia cordifolia	Heartleaf Bergenia	155	#1 pot	Cont.	
Bs	Blechnum spant	Deer Fern	43	#1 pot	Cont.	
CV	Ceanothus 'Victoria'	California Lilac	58	#3 pot	Cont.	
CKK	Cornus sericea 'Kelsey'	Kelsey Redosier Dogwood	52	#2 pot	Cont.	
Ea c	Eunymhus alata 'Compacta'	Dwarf burning bush	19	#3 pot	Cont.	
Ge	Geulthera shalon	Satal	132	#1 pot	Cont.	
Juef	Juncus effusus	Soft Rush	199	#1 pot	Cont.	
Leu	Leucantheum 'Becky'	Betsy Shasta Daisy	114	#1 pot	Cont.	
Ln	Lonicera nitida 'Red Tip'	Red Tip Honeysuckle	97	#3 pot	Cont.	
Lp	Lonicera pleata	Privet Honeysuckle	49	#2 pot	Cont.	
Mh	Mahonia nervosa	Dual Oregon grape	15	#1 pot	Cont.	
Par	Perovskia atriplicifolia	Russian Sage	5	#1 pot	Cont.	
Pm	Polystichum muvum	Sward Fern	477	#1 pot	Cont.	
Pj	Prunus lazarica	Portuguese Laurel	37	#5 pot	Cont.	
Rn	Rosa nutkana	Noisette rose	6	#2 pot	Cont.	
RRP	Rosa rugosa 'Purple Pavement'	Purple Pavement Rose	12	#2 pot	Cont.	
Sbl	Sambucus nigra 'Black lace'	Black leaf Elder	22	#3 pot	Cont.	
SG	Spiraea 'Goldmound'	Goldmound Spirea	50	#2 pot	Cont.	
Wt	Waldsteinia ternata	Siberian Barrn Strawberry	126	#1 pot	Cont.	

MECH/ELEC
AREA:380sq.ft/35m²

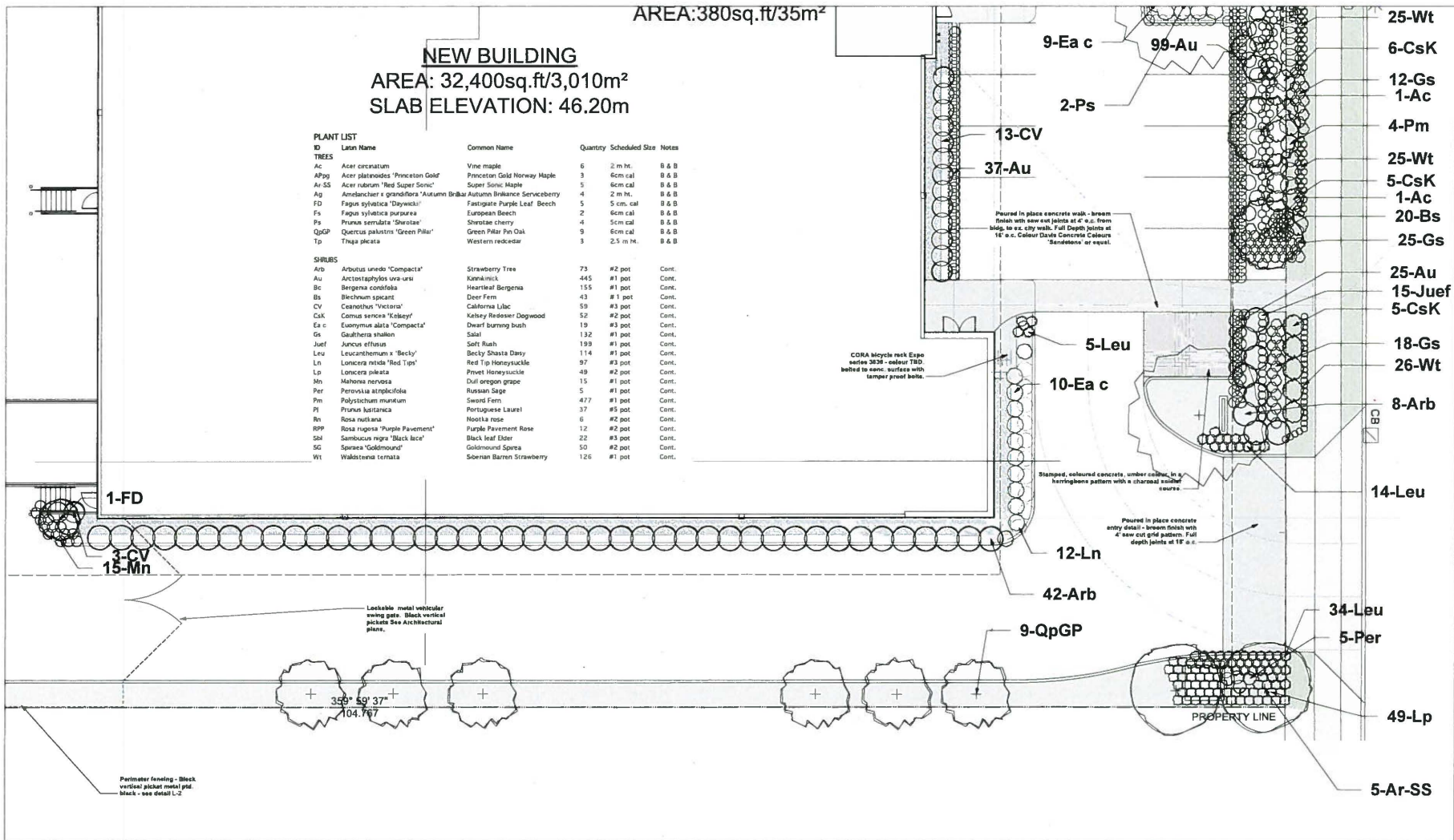
Nov. 14, 2014	Reviewed for DP
Oct. 6, 2014	Reviewed for DP
Sept. 15, 2014	Reviewed with Design Group
July 16, 2014	DP Submission
July 11, 2014	For Review

Jonathan Losee Ltd.
 Landscape Architecture
 1102 W. 2nd Ave.
 Vancouver, B.C. V6B 0A2
 Ph: 604-683-1022 Fax: 604-683-0422
 Email: jlosee@jlosee.com

Project: Penguin Meats
 192nd and 3rd Ave
 Surrey, B.C.
 Pre-C/T.A. Architecture and Pre-Plan
 Construction

Sheet Title: Enlarged Landscape Plan
 SE corner
 Scale: 1:100
 Date: July 2014
 Project No.: 2014-24

L-1a



Nov 14, 2014	Revised for DP
Oct 8, 2014	Revised for DP
Sept 15, 2014	Revised with Design Group Comments
July 16, 2014	DP Submission
July 11, 2014	For Review

Revisions

Jonathan Loser Ltd.
 Landscape Architecture

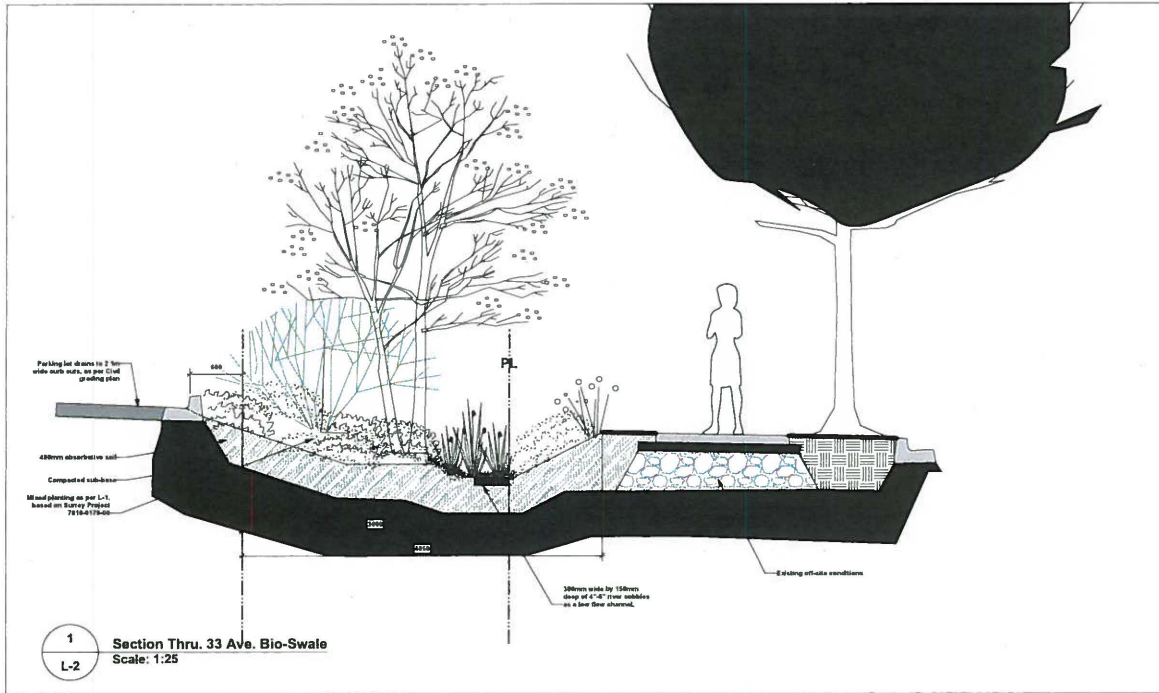
1102 - 1001 W 2nd Ave
 Vancouver, B.C. V6A 3E2
 Ph: 604-683-1002 Fax: 604-683-0402
 E-mail: jlos@jlos.com

Project
Penguin Meats
 192nd and 39rd Ave
 Surrey, B.C.
 For CTA Architecture and Prism Construction

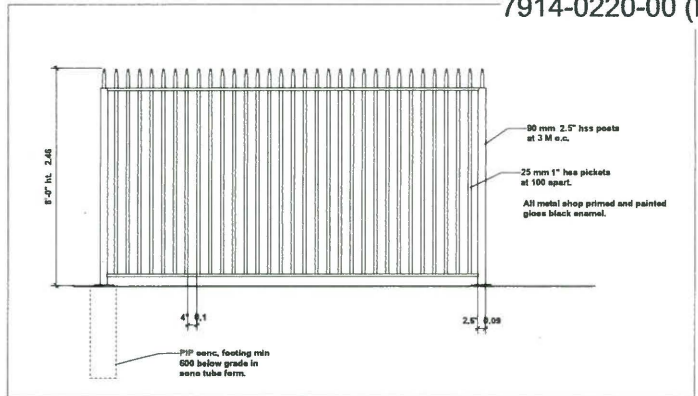
Sheet Title
Enlarged Landscape Plan
 SW corner

Scale: 1:100
 Date: July 2014
 Project No: 2814-24

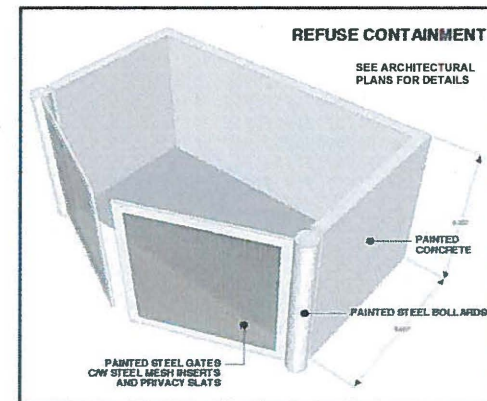
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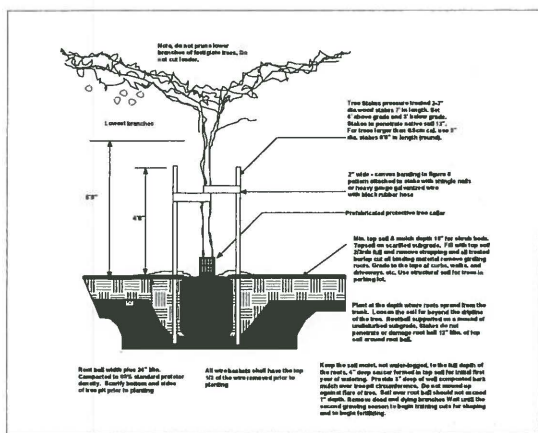
1 Section Thru. 33 Ave. Bio-Swale
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L-2



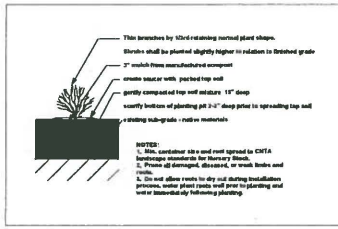
2 Metal Picket Fence Detail
Scale: 1:25
L-2



5 Refuse Containment
NTS
L-2



3 Typ. Tree planting detail
NTS
L-2



4 Typ. Shrub planting detail
NTS
L-2

Nov. 14, 2014	Revised for DP
Oct. 8, 2014	Revised for DP
Sept 16, 2014	Revised with Thought Group
July 16, 2014	DP Submission
July 11, 2014	For Review
Revisions	
 Jonathan Loose Ltd. Landscape Architecture #102 - 1081 W. 2nd Ave. Vancouver B.C. V6H 1R3 Ph: 604-687-1003 Fax: 604-687-0422 Email: jon@jonloose.net	
Project:	
Penguin Meats 192nd and 33rd Ave Surrey, B.C. For CTA Architecture and Prism Construction	
Sheet Title:	
Details	
Scale:	
As Noted	
Date: July 2014	
Project No: 2014-04	

L-2

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

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

DATE: **November 13, 2014** PROJECT FILE: **7814-0220-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 19195 - 33 Avenue**

DEVELOPMENT PERMIT

The following issues are to be addressed as a condition of issuance of the Development 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 (relocation of existing infrastructure may be required).
- The City's Transportation Division requests that truck turning movements be provided to demonstrate adequate on-site pavement to access the proposed loading bays.



Rémi Dubé, P.Eng.
Development Services Manager

LR