

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0286-00

Planning Report Date: May 25, 2020

PROPOSAL:

- **Rezoning** from A-2 to CD and IB-1
- **Development Permit**

to allow subdivision into 2 lots, and to permit the development of a 21,647 square metre single tenant industrial building and a General Development Permit for the remnant site for future development.

LOCATION:

3230 - 192 Street
 19329 - 32 Avenue
 19317 - 32 Avenue

ZONING:

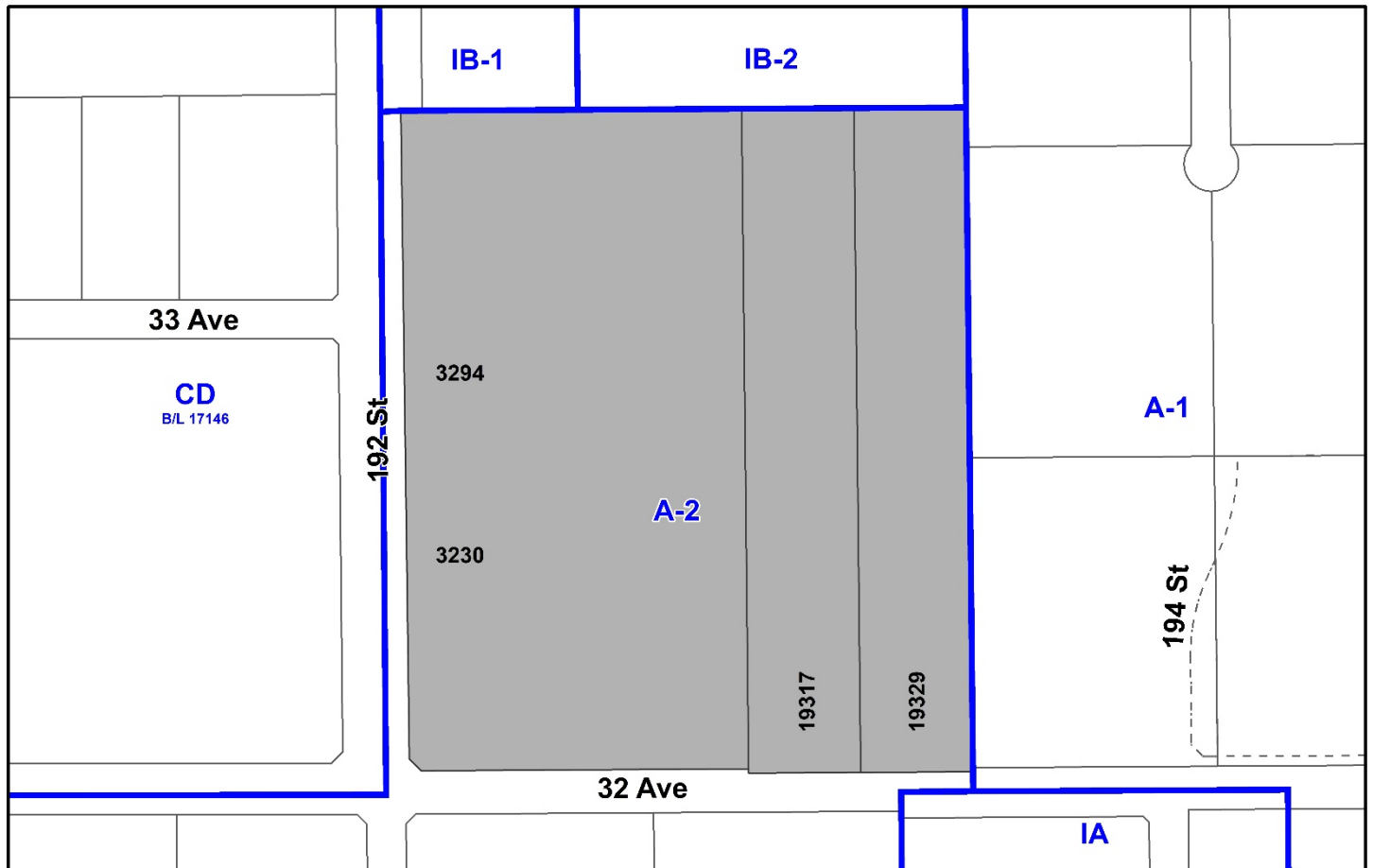
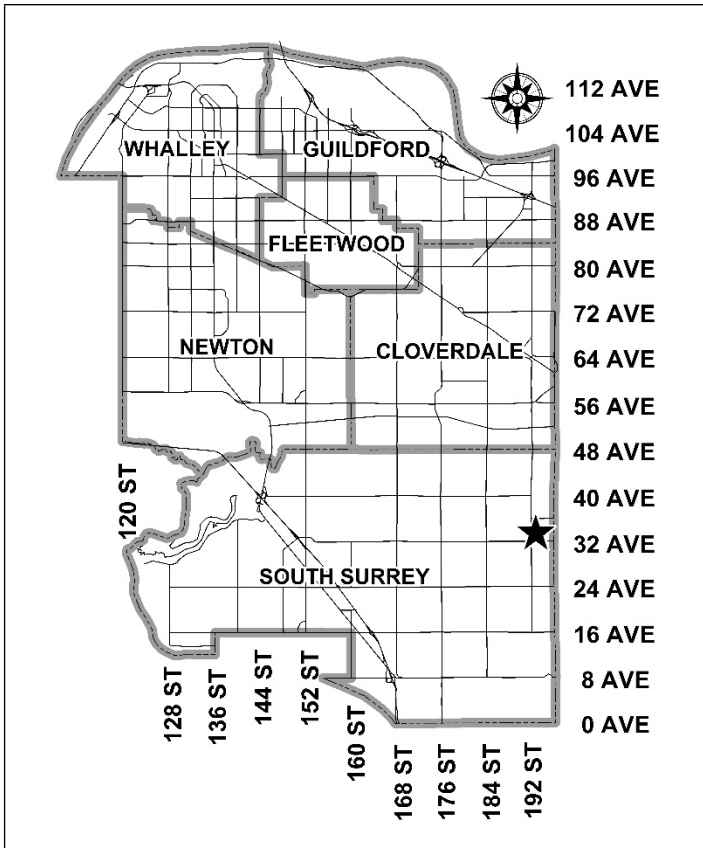
A-2

OCP DESIGNATION:

Mixed Employment

LAP DESIGNATION:

Business Park (Office), Business Park, and Landscaping Strips



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes to vary the Sign By-law to permit a third free-standing sign on the site, through a comprehensive sign design package.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Mixed Employment designation in the Official Community Plan (OCP) and with the Business Park (Office), Business Park, and Landscaping Strips designation in the Campbell Heights Local Area Plan (LAP).
- The proposed density and building form are appropriate for this part of Campbell Heights and are consistent with the design guidelines for Campbell Heights.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials, and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- The proposed CD By-law based on the "Business Park 2 Zone (IB-2)" includes changes to the permitted primary and accessory uses, building height, and the number of truck and trailer parking spaces permitted on-site. These changes will help facilitate the business operations and are considered minor.
- The proposed fascia and free-standing signs have been comprehensively designed to be integrated with the design of the building and provides a comprehensive look for the development.
- The proposed General Development Permit for the remnant site complies with the Campbell Heights Local Area Plan Design Guidelines.
- The proposed variance to the Sign By-law is considered minimal given the size of the site and scope of the proposed building. The additional free-standing sign will provide important wayfinding at the rear of the site and the sign is complementary to the building's design.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the portion of the site shown as "CD" on the attached survey plan (Appendix II) from "Intensive Agriculture Zone (A-2)" to "Comprehensive Development Zone (CD)" (By-law No. 12000), and a date be set for Public Hearing.
2. A By-law be introduced to rezone the portion of the site shown as "IB-1" on the attached survey plan (Appendix II) from "Intensive Agriculture Zone (A-2)" to "Business Park 1 Zone (IB-1)" (By-law No. 12000), and a date be set for Public Hearing.
3. Council approve the applicant's request to vary the Sign By-law through a Comprehensive Sign Design package as described in Appendix I.
4. Council authorize staff to draft Development Permit No. 7919-0286-00 including a Comprehensive Sign Design Package, generally in accordance with the attached drawings (Appendix III).
5. 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;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) the applicant resolve urban design issues relating to the remnant site;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) registration of a shared access easement to ensure future access to the proposed remnant property;
 - (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and

- (k) registration of a Section 219 Restrictive Covenant to prohibit any use that require a Metro Vancouver air quality permit from locating on the site.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Single family dwellings and soil processing operation.	Business Park (Office), Business Park, and Landscaping Strips	A-2
North:	Vacant properties under Development Application No. 7919-0082-00 to permit development of two multi-tenant industrial buildings. Council authorized staff to draft the Development Permit on October 7, 2019.	Business Park (Office), Business Park, and Landscaping Strips	IB-1 and IB-2
East:	Vacant acreage properties under Development Application No. 7919-0128-00, which received Third Reading on November 18, 2019 and Development Application No. 7918-0364-00, which is under initial review.	Business Park and Landscaping Strips	A-1
South (Across 32 Avenue):	Acreage properties with a single family dwelling and agro-industrial-zoned lot with an unauthorized truck parking facility. This property is under Development Application No. 7918-0195-00 to permit rezoning to IB-2 and a General Development Permit. The application is still under initial review.	Business Park (Office), Business Park, and Landscaping Strips	A-2 and IA
West (Across 192 Street):	Vang Gogh Designs warehouse and office building and three multi-tenant industrial buildings under construction under Development Application No. 7917-0513-00.	Business Park and Landscaping Strips	CD (By-law Nos. 17146 and 17934)

Context & Background

- The subject site is 9.8 hectares in size and consists of three properties (19329/19317 - 32 Avenue and 3230 - 192 Street) and is located at the northeast corner of 192 Street and 32 Avenue in Campbell Heights.

- The site is designated "Mixed Employment" in the Official Community Plan (OCP) and "Business Park (Office)", "Business Park" and "Landscaping Strips" in the Campbell Heights Local Area Plan (LAP). The site is zoned "Intensive Agriculture Zone (A-2)".
- Two of the properties (3230 – 192 Street and 19317 – 32 Avenue) were under previous Development Application No. 7916-0681-00, which proposed rezoning from "Intensive Agriculture Zone (A-2)" to "Business Park 1 Zone (IB-1)" and a General Development Permit to establish design guidelines for future development on the site. This application was granted Third Reading by Council on November 6, 2017.
- Subsequently, these properties were sold, and the new owners sought an alternative development proposal, with the inclusion of 19329 – 32 Avenue in the application. Therefore, staff forwarded a request to Council on October 21, 2019 to close Development Application No. 7916-0681-00 and the file the associated Rezoning Bylaw No. 19394

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a subdivision to create two industrial business park lots. The southern lot is proposed to be rezoned from "Intensive Agriculture Zone (A-2)" to "Business Park 1 Zone (IB-1)" (hereafter known as the "remnant site"), which is to be 3.2 hectares in size. The northern lot is to be rezoned from "Intensive Agriculture Zone (A-2)" to "Comprehensive Development Zone (CD)", which is to be 5.7 hectares in size.
- The applicant is also proposing a Form and Character Development Permit to permit the construction of a 21,647 square metre light-industrial building for a large pharmaceutical distribution company and a General Development Permit for the remnant site for future development. Development on the remnant site will require a Form and Character Development Permit under a separate application.
- At this time, the company that will occupy the building is to remain confidential but will be provided to Council prior to Final Adoption.
- The proposed facility will form a critical component of the business' supply chain and there is further room on the site to accommodate future expansion. The facility is composed of a large warehouse operation; a specialized central fill pharmacy; and an ancillary specialized retail pharmacy. An additional 9,382 square metres of building area can be constructed on-site to accommodate future business expansion.
- The business operations facilitate the storage, packaging, and distribution for high-volume pharmaceutical prescription filling. The business' clients include hospitals and pharmacies in the region.
- The ancillary specialized retail pharmacy is 37 square metres in size and includes a waiting area and consultation room to service the very rare occasion when there are visitors for confidential consulting or prescription pick-up for specialized pharmaceuticals packaged and assembled on-site only. This specialized pharmacy is only open to the public by referral.

- The applicant advises that the facility is expected to employ approximately 155 employees, growing to 200 by 2032. The employee count consists of the following:
 - Management and Administration – 15 positions
 - Professionals (Pharmacists, Technicians, Engineers) – 40 positions
 - Warehouse employees – 100 positions (increasing to 145 by 2032)
- The anticipated employee growth noted above does not account for the future building expansion space on-site.

Component	Proposed
Lot Area	
Gross Site Area:	9.83 hectares
Road Dedication:	0.62 hectares
Undevelopable Area:	n/a
Net Site Area:	9.03 hectares <ul style="list-style-type: none"> • Northern Lot: 5.76 hectares • Remnant Site: 3.26 hectares
Number of Lots:	2
Building Height:	14.6 metres
Unit Density:	n/a
Lot Coverage	38%
Floor Area Ratio (FAR):	0.38
Floor Area	
Office:	2,645 square metres
Industrial:	18,965 square metres
Ancillary Retail:	37 square metres
Total:	21,647 square metres

Referrals

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix V.
- Surrey Fire Department: The Surrey Fire Department has reviewed the application and has no concerns.
- Advisory Design Panel: The application was not referred to the ADP but was reviewed by staff and found satisfactory.

Transportation Considerations

- The applicant is required to dedicate approximately 14.3 metres of land varying to 13.3 metres on 192 Street and 7.1 metres varying to 5.0 metres on 32 Avenue.

- The applicant is also required to dedicate 11.0 metres on the east property line to accommodate a new north/south lane to provide alternative access to both lots. This lane will connect to a new east/west lane to the east of the subject site, which will provide access to 194 Street. The proposed lane will meander to accommodate the retention of a grove of Douglas Fir trees on the subject site.
- The new north/south lane will be restricted to right-in/right-out onto 32 Avenue.
- The subject development site will be accessed via a shared driveway from 192 Street as well as two accesses off the proposed north/south lane. The remnant site will be accessed via shared driveway from 192 Street, one access from 32 Avenue, and two accesses off the proposed north/south lane.
- A shared access easement will be registered for the central 192 Street access to allow both properties to utilize the driveway.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- The applicant is proposing a high albedo roof with a minimum solar reflectance index (SRI) value of 0.75, which is to be constructed of a white TPO system. This roofing system will significantly reduce the heat island effect in accordance with the *Sustainability Charter, Surrey Community Climate Action Strategy, Surrey's Climate Adaptation Strategy, and the Official Community Plan*.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the "Mixed Employment" land use designation in the Metro Vancouver Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The proposal complies with the "Mixed Employment" land use designation in the Official Community Plan.

Themes/Policies

- B6.6 – Design buildings to enhance the activity, safety and interest of adjacent public streets, plazas, and spaces.

(The proposed development is oriented towards 192 Street with expansive two-level glazing and a large outdoor employee amenity area.)

- C2.7 – Consider modifying infrastructure requirements to respond specifically to special considerations such as crossing riparian areas or significant tree retention.

(The proposed north/south lane dedication was increased at the southeast corner to retain a grove of Douglas Fir trees on the subject property and the adjacent property (19363 - 32 Avenue).

- C2.38 – Ensure the loading and on-site access of goods delivery vehicles is considered in conjunction with overall urban development site design.

(The proposed loading court will be screened using a 4.2 metre-high architectural screen wall that is architecturally integrated with the design of the building. Maple trees are also proposed to be planted to screen the loading court.)

- E1.20 - Encourage the continued expansion of high-tech, research and development and light manufacturing to locate within Mixed Employment areas that are accessible to major transportation corridors and/or frequent transit services.

(The proposed development is compatible with the Mixed Employment designation and adds a significant number of employment opportunities in Campbell Heights. The subject site is also located near the major arterial transportation corridors of 192 Street and 32 Avenue, which provide important transportation connections into and out of Campbell Heights.)

- E1.31 – Support and encourage the high quality, environmentally responsible, sustainable development of employment lands.

(The development proposes bioswales around the perimeter of the site for on-site stormwater management.)

Secondary Plans

Land Use Designation

- The proposal complies with the "Business Park (Office)", "Business Park", and "Landscaping Strips" land use designations in the Campbell Heights Local Area Plan.

Themes/Objectives

- 6.5.1.4 – Design Guidelines: Business Park – The use of glass and high-quality materials and finishes is required of buildings facing the street. Blank walls should be avoided.

(The proposed development incorporates expansive two-level glazing along the 192 Street frontage. Blank walls and utility doors are architecturally integrated into the building and are also enhanced with additional trees and landscaping.)

- 6.5.1.4 – Design Guidelines: Business Park – Variations in massing and changes in height and horizontal planes are encouraged.

(The proposed development incorporates a variation in building height between the office component and industrial warehousing component.)

- 6.5.1.5 – Design Guidelines: Business Park – The exterior of buildings should be coordinated in the design on all elevations with regard to colours, materials, architectural form and detailing to achieve design harmony and continuity.

(The proposed building is architecturally coordinated with a modern appearance that promotes harmony through its use of cladding materials, glazing, signage, and landscaping.)

Zoning By-law and CD By-law

- The applicant proposes to rezone the remnant site from "Intensive Agriculture Zone (A-2)" to "Business Park 1 Zone (IB-1)".
- This lot is to be rezoned at this time, but development design will be reviewed through a Form and Character Development Permit under a separate application at a later date. Development on this lot will need to conform to the IB-1 Zone.
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed single-tenant industrial building on the northern lot. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Business Park 2 Zone (IB-2)" (Appendix V).
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the IB-2 Zone and the proposed CD By-law is illustrated in the following table:

Zoning	IB-2 Zone (Part 47B)	Proposed CD Zone
Floor Area Ratio:	1.00	1.00
Lot Coverage:	60%	60%
Yards and Setbacks	Front Yard: 16 metres Rear Yard: 7.5 metres Side Yard: 7.5 metres Side Yard on Flaking Street: 9.0 metres	Front Yard: 16 metres Rear Yard: 7.5 metres Side Yard: 7.5 metres Side Yard on Flaking Street: 9.0 metres
Principal Building Height:	14 metres	14.6 metres
Permitted Uses:	<ul style="list-style-type: none"> Light impact industry, including the wholesale and retail sale of products produced within the business premises or as part of the wholesale or warehouse operations provided that the total floor area used for retail sales and display to the public shall not exceed 20% of the gross floor area for or 460 square metres, whichever is less. Warehouse uses Distribution centres 	<ul style="list-style-type: none"> Light impact industry, including the wholesale and retail sale of products produced, assembled or packaged within the business premises or as part of the wholesale or warehouse operations provided that the total floor area used for retail sales and display to the public shall not exceed 1,160 square metres. Warehouse uses Distribution centres

Zoning	IB-2 Zone (Part 47B)	Proposed CD Zone
	<ul style="list-style-type: none"> • Office uses • Accessory uses, including: <ul style="list-style-type: none"> ○ Coffee shops ○ General service uses ○ Child care centres ○ Dwelling units 	<ul style="list-style-type: none"> • Office uses • Accessory uses, including: <ul style="list-style-type: none"> ○ Coffee shops ○ General service uses ○ Child care centres ○ Small-scale drug store not to exceed 38 square metres ○ Dwelling units
Off-Street Parking	The number of truck and trailer parking spaces shall not exceed the number of loading spaces and/or shipping/receiving doors.	The number of truck and trailer parking spaces shall not exceed 43.
Parking (Part 5)		
Number of Stalls		
Office:	66	
Retail:	1	
Industrial:	190	
Total:	257	299
Tandem (%):	50% (128 spaces)	0 spaces
Small (%):	35% (89 spaces)	12% (31 spaces)

- The main differences between the IB-2 Zone and the proposed CD By-law are highlighted below:
 - Permitted uses definition for Light impact industry amended to include the retail sale of products produced, assembled, or packaged within the premises to allow for the business operations to supply pharmacies and hospitals with pharmaceutical prescription filling. The allowable floor area for these operations is increased from a maximum of 464 square metres to 1,160 square metres;
 - The addition of a small-scale drug store not to exceed 38 square metres as an accessory use;
 - Increasing the maximum building height from 14 metres to 14.6 metres;
 - Increasing the number of permitted truck and trailer parking spaces to a maximum of 43 spaces.
- For the remnant site, the property will be redeveloped in conformity to the IB-1 Zone under a separate Development Permit application at a future time.

Signage

- The applicant is proposing a Comprehensive Sign Design Package, including a fascia sign and three free-standing signs on 192 Street.

- The Sign By-law permits only one free-standing sign for each lot line adjacent to a highway and additional free-standing signs if that lot line exceeds 50 metres in which case one additional free-standing sign is permitted for each additional 50 metres length of lot line, provided that the free-standing signs are located a minimum of 50 metres apart.
- The applicant proposes two free-standing signs along 192 Street, which conforms to the Sign By-law, as this frontage is 210 metres in length and the signs are located greater than 50 metres apart.
- A third free-standing sign is proposed at the rear (east) boundary of the property fronting the lane. The Sign By-law does not consider a lane as frontage for the purposes of determining the number of free-standing signs permitted on a site, and therefore, a variance to the Sign By-law is required to permit a third free-standing sign.
- The proposed signage requires a variance to increase the number of permitted free-standing signs on the property from 2 to 3. Based on the Sign By-law, only 2 free-standing signs are permitted (Appendix I).
- The proposed variance to the Sign By-law is considered minimal given the size of the site and scope of the proposed building. The additional free-standing sign will provide important wayfinding at the rear of the site and the sign is complementary to the building's design.

Public Art Policy

- The applicant will be required to provide public art, or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on April 16, 2020 and the Development Proposal Signs were installed on April 27, 2020. Staff received one letter from the Little Campbell Watershed Society.
- The subject development application was reviewed by the Little Campbell Watershed Society (LCWS). The LCWS provided the following comments (*staff comments in italics*):
 - Concern with specific infiltration and/or retention plans on the property meeting best management practices

(The site will provide on-site drainage to capture all runoff up to a 100-year event.)

- Concern that all native vegetation will be removed.

(The applicant proposes to retain approximately 39 trees, including 8 trees along the 192 Street frontage, a further 5 trees along 32 Avenue, and 10 significant Douglas Fir trees at the southeast corner of the site in conjunction with Development Application No. 7918-0364-00. Staff worked with the applicants for the subject application and 7918-0364-00 to meander the north/south lane to retain those trees. Other retained trees are located on the remnant site and will be reassessed upon future development of that property.)

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

Northern Lot

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Campbell Heights Local Area Plan (LAP).
- The proposed development complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Campbell Heights Local Area Plan (LAP).
- The applicant has worked with staff to orient the glazed office component along the 192 Street frontage to improve the building's street presence.
- Overall, the building is proposed to have a modern, linear appearance. Architectural emphasis is placed on the 9 metre-high glazed office component, which extends along approximately 90% of the building face on 192 Street.
- The proposed building is comprised of a combination of tilt-up concrete panels in white ("White Wisp") and grey ("Whale Gray"), dark grey metal cladding ("Iron Ore"), and structural glazing.
- One of the key requirements for the business operations (the future building tenant) is security of the building. To this end, both the parking fronting 192 Street and the parking proposed on the northern boundary are secured via a black picket gate. A 4.2 metre high architectural screen wall is proposed to secure the southern loading court.
- Two free-standing signs are proposed on 192 Street and an additional free-standing sign on the lane entrance. The free-standing signs are architecturally integrated with the building and provide wayfinding for the site's employees, visitors, and trucks.
- A fascia sign identifying the business is proposed with individual channel letters mounted to the building on the office glazing component. The channel letter colours will be as per future tenant requirements. The building also includes a fascia sign identifying the address of the building.

Landscaping

- The proposed landscaping consists of a 6.0 metre wide landscape buffer along 192 Street which will help screen parking spaces from traffic. There is an additional landscape buffer around the perimeter of the site, varying from 1.2 to 1.5 metres in width.
- The proposed landscaping will consist of a variety of trees including: Vine Maple, Armstrong Maple, Katsura, Ash, Nootka Cypress, and Western Red Cedar. The proposed tree plantings will be complemented by a variety of shrubs and ground covers.
- The proposed worker's outdoor amenity area includes a collection of picnic tables and is enhanced with the addition of three Magnolia trees and a variety of ornamental shrubs.
- An additional worker's amenity area is proposed at the southeast corner of the site, and includes a covered structure consisting of a dark bronze aluminum frame and a glazed enclosure.

Remnant Site

- The proposed remnant site at the south end of the property will be developed at a later date under a separate Development Permit application. At this time, the applicant proposes a General Development Permit to establish guidelines for future development of this site.
- The applicant has worked with staff to retain a significant grove of Douglas Fir trees at the southeast corner of the site, in conjunction with Development Application No. 7918-0364-00. Combined, there are approximately 10 trees that will be retained at that location.
- The building on the remnant site front onto 32 Avenue with access for passenger vehicles from 32 Avenue, 192 Street, and the lane. Trucks will access the site from 192 Street or the lane.
- A 6.0 metre landscape setback on both 192 Street and 32 Avenue will be required, while a 3.0 metre setback to buildings (comprised of 1.5 metre landscape boulevard and 1.5 metre sidewalk) is required on the north/south lane or a 3.5 metre setback to parking areas (comprised of 1.5 metre landscape boulevard, 1.5 metre sidewalk, and 0.5 metre landscape).
- The future loading court on the northern boundary will be required to be screened using an architecturally integrated screen wall, similar to the proposal on the northern lot.

Outstanding Items

- Given the significant benefit resulting from the employment aspects of this project, the subject proposal is being brought forward for consideration by Council prior to final resolution of a number of aspects associated with the General Development Permit on the remnant site.
- The applicant has committed to work with staff to resolve all outstanding urban design and landscaping issues. The applicant has agreed to work with staff to resolve the following issues prior to Final Approval:
 - Resolution of the building siting at the corner of 192 Street and 32 Avenue minimum building setbacks.
 - Parking landscape islands are to be enlarged to ensure trees have sufficient soil volume.

TREES

- Jeff Ross, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Paper Birch	1	1	0
Cherry, sp.	6	6	0
Sweet Chestnut	1	1	0
European Hornbeam	1	1	0
Horsechestnut	1	0	1
English Oak	1	1	0
English Walnut	2	2	0
Willow, sp.	1	1	0
Weeping Willow	1	0	1
Coniferous Trees			
Black Pine	2	1	1
Douglas Fir	159	128	31
Lawson Cypress	2	1	1
Sitka Spruce	1	1	0
Western Hemlock	5	5	0
White Fir	1	0	1
Western Red Cedar	44	43	1
Thuja Occidentalis 'Smaragd'	1	1	0

Tree Species	Existing	Remove	Retain
Total (excluding Alder and Cottonwood Trees)	231	194	37
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		124	
Total Retained and Replacement Trees		161	
Contribution to the Green City Program		\$105,600	

- The Arborist Assessment states that there is a total of 231 mature trees on the site. There are no alder or cottonwood trees on the site. It was determined that 37 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, parking areas, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all trees. This will require a total of 388 replacement trees on the site. Since only 124 replacement trees can be accommodated on the site, the deficit of 264 replacement trees will require a cash-in-lieu payment of \$105,600 representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- Staff worked with the subject applicant and the applicant for Development Application No. 7918-0364-00 to the east (located at 19363 – 32 Avenue) to retain a grove of five Douglas Fir trees at the southeast corner of the site adjacent to the new north/south lane. The lane will meander around those trees in order to retain the trees.
- The new trees on the site will consist of a variety of trees including Vine Maple, Armstrong Maple, Katsura, Ash, Nootka Cypress, and Western Red Cedar.
- In summary, a total of 161 trees are proposed to be retained or replaced on the site with a contribution of \$105,600 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Sign By-law Variances Table
- Appendix II. Survey Plan
- Appendix III. Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective for Northern Lot
- Appendix IV. General Development Permit for Remnant Site
- Appendix V. Engineering Summary
- Appendix VI. Proposed CD By-law
- Appendix VII. Summary of Tree Survey and Tree Preservation

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

KS/cm

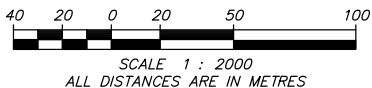
PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow 3 free-standing signs on the property.	Only one free-standing sign for each lot line adjacent to a highway, excluding lanes, and additional free-standing signs if that lot line exceeds 50 metres in which case one additional free-standing sign is permitted for each additional 50 metres length of lot line, provided that the free-standing signs are located a minimum of 50 metres apart.	The proposed variance to the Sign By-law is considered minimal given the size of the site and scope of the proposed building. The additional free-standing sign will provide important wayfinding for the rear of the site and the sign is complementary to the building's design.

**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW _____**

**OVER THE WEST HALF OF PARCEL 'D' (REFERENCE PLAN 3278) OF THE SOUTH WEST QUARTER SECTION 27 TOWNSHIP 7
THE EAST HALF OF PARCEL 'D' (REFERENCE PLAN 3278) OF THE SOUTH WEST QUARTER SECTION 27 TOWNSHIP 7
AND LOT 6 SECTION 27 TOWNSHIP 7 PLAN 26854 EXCEPT PLAN EPP40227**

ALL OF NEW WESTMINSTER DISTRICT

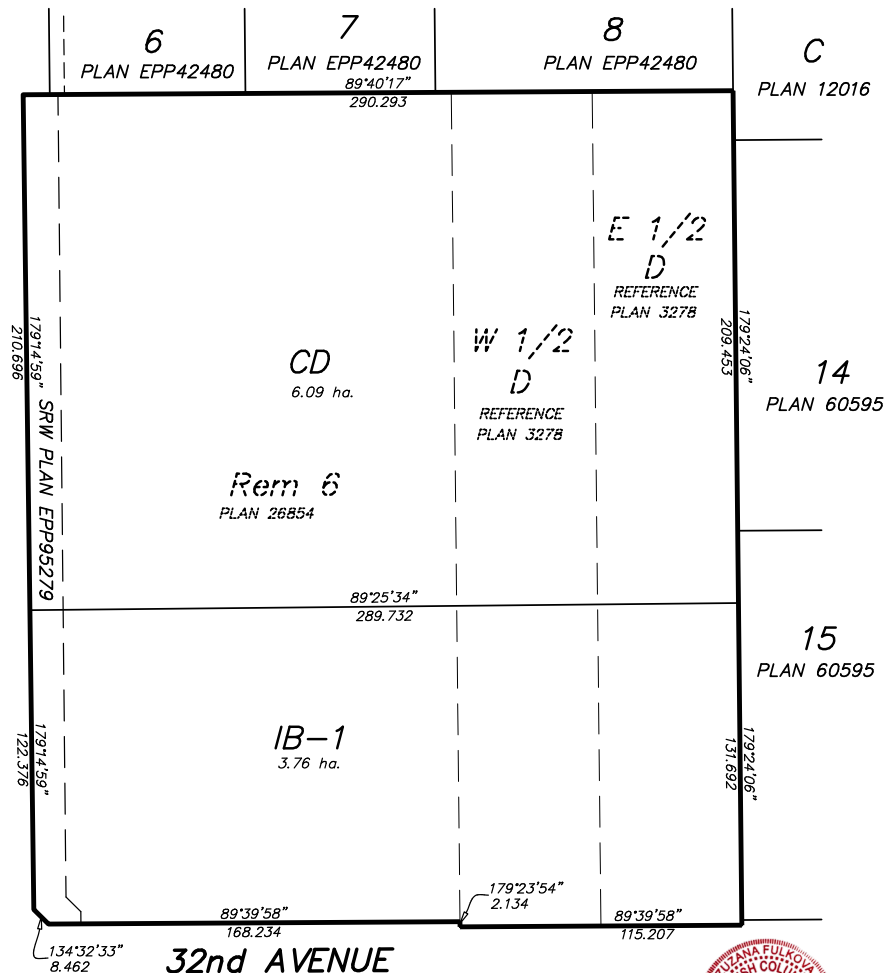


BOOK OF REFERENCE

ZONE	LEGAL DESCRIPTION	AREA
IB-1	THE WEST HALF OF PARCEL 'D' (REFERENCE PLAN 3278) OF THE SOUTH WEST QUARTER SECTION 27 TOWNSHIP 7	0.757 ha
	THE EAST HALF OF PARCEL 'D' (REFERENCE PLAN 3278) OF THE SOUTH WEST QUARTER SECTION 27 TOWNSHIP 7	0.758 ha
	LOT 6 SECTION 27 TOWNSHIP 7 PLAN 26854 EXCEPT PLAN EPP40227	2.242 ha
CD	THE WEST HALF OF PARCEL 'D' (REFERENCE PLAN 3278) OF THE SOUTH WEST QUARTER SECTION 27 TOWNSHIP 7	1.209 ha
	THE EAST HALF OF PARCEL 'D' (REFERENCE PLAN 3278) OF THE SOUTH WEST QUARTER SECTION 27 TOWNSHIP 7	1.207 ha
	LOT 6 SECTION 27 TOWNSHIP 7 PLAN 26854 EXCEPT PLAN EPP40227	3.676 ha



192nd STREET



LEGEND:

LEGAL BOUNDARIES ARE BASED ON LAND TITLE OFFICE RECORDS AND FIELD SURVEY

MURRAY & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
201-12448 82nd AVENUE
SURREY, BC V3W 3E9
(604) 597-9189

CERTIFIED CORRECT THIS 30th DAY OF APRIL, 2020



BCLS



Project Panacea Beedie/
Submitted for Development Permit - April 2, 2020



① Context Plan
1 : 2000

ZONING SUMMARY:

PROJECT ADDRESS:
3230 192nd St
19317 32nd Ave
19329 32nd Ave, Surrey, BC

LEGAL DESCRIPTION:
THE WEST HALF OF PARCEL "D"
(REFERENCE PLAN 3278) OF THE SOUTH
WEST QUARTER SECTION 27 TOWNSHIP
7 NEW WESTMINSTER DISTRICT

THE EAST HALF PARCEL "D"
(REFERENCE PLAN 3278) SOUTH WEST
QUARTER SECTION 27 TOWNSHIP 7
NEW WESTMINSTER DISTRICT

LOT 6 SECTION 27 TOWNSHIP 7 NEW
WESTMINSTER DISTRICT PLAN 26854
EXCEPT PLAN EPP40227

BUILDING SETBACKS:

Front Yard Setback (192nd Ave):	Proposed: 26.1m	Required: 16m*
Side Yard Setback (North):	Proposed: 22.2m	Required: 7.5m**
Side Yard Setback (South):	Proposed: 52.6m	Required: 7.5m**
Rear Yard Setback:	Proposed: 75.0m	Required: 7.5m
Lane Setback:	Proposed: 3.5m	Required: 3.5m

* Required setback can be reduced to 7.5m if no parking between property line and face of building.
**One (1) side yard setback shall be 7.5 metres or 0.0 metre if the said side yard abuts land which is commercial or industrial

LANDSCAPE SETBACKS:

Front Yard Setback (192nd St):	Proposed: 6m	Required: 6m
Side Yard Setback (North):	Proposed: 1.5m	Required: 0m
Side Yard Setback (South):	Proposed: 1.2m	Required: 0m
Rear Yard Setback:	Proposed: 1.5m	Required: 0m

EASEMENTS: None
AUTHORITY: City of Surrey
ZONE: **Current:** A-1
Proposed: IB-2

USES: Business Park 2 Zone

PROPERTY AREA SCHEDULE:

RESIDUAL SITE	351,922 SF	8.06 acres
PANACEA SITE	620,175 SF	14.24 acres
NET SITE AREA	972,097 SF	22.32 acres
LANE	20,373 SF	0.47 acres
ROAD DEDICATION	67,666 SF	1.55 acres
GROSS SITE AREA	1,060,126 SF	24.34 acres

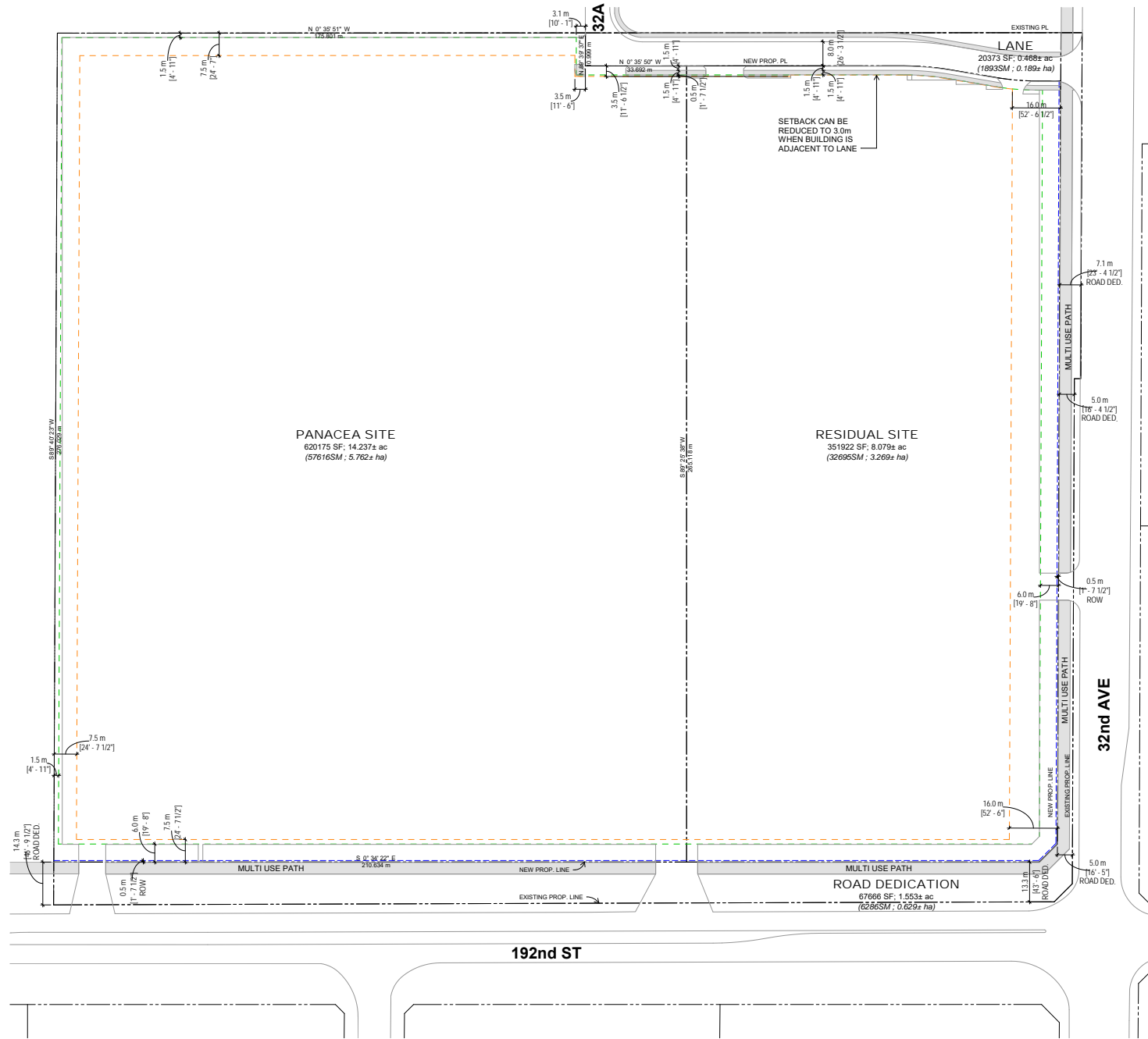
Lot Coverage (Panacea)	Proposed: 38%	Maximum: 60%
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BUILDING HEIGHT:

Proposed:	14.6m	48'-0"
Maximum:	14m	46'-0"

1 2020.10 DP Submission	
REV	DATE DESCRIPTION
SCALE	1 : 2000 DATE: Issue Date DRAWN: Author
PROJECT NUMBER	19034
FILE	C:\Users\mshah\Documents\Project\19034 - Panacea - 192nd Ave\19034.dwg
PLOT	19034-01-01.dwg

Beedie
TAYLOR KURTZ
ARCHITECTURE + DESIGN INC.
Project Panacea
192nd St + 32nd Ave, Surrey, BC
Project Data
A001



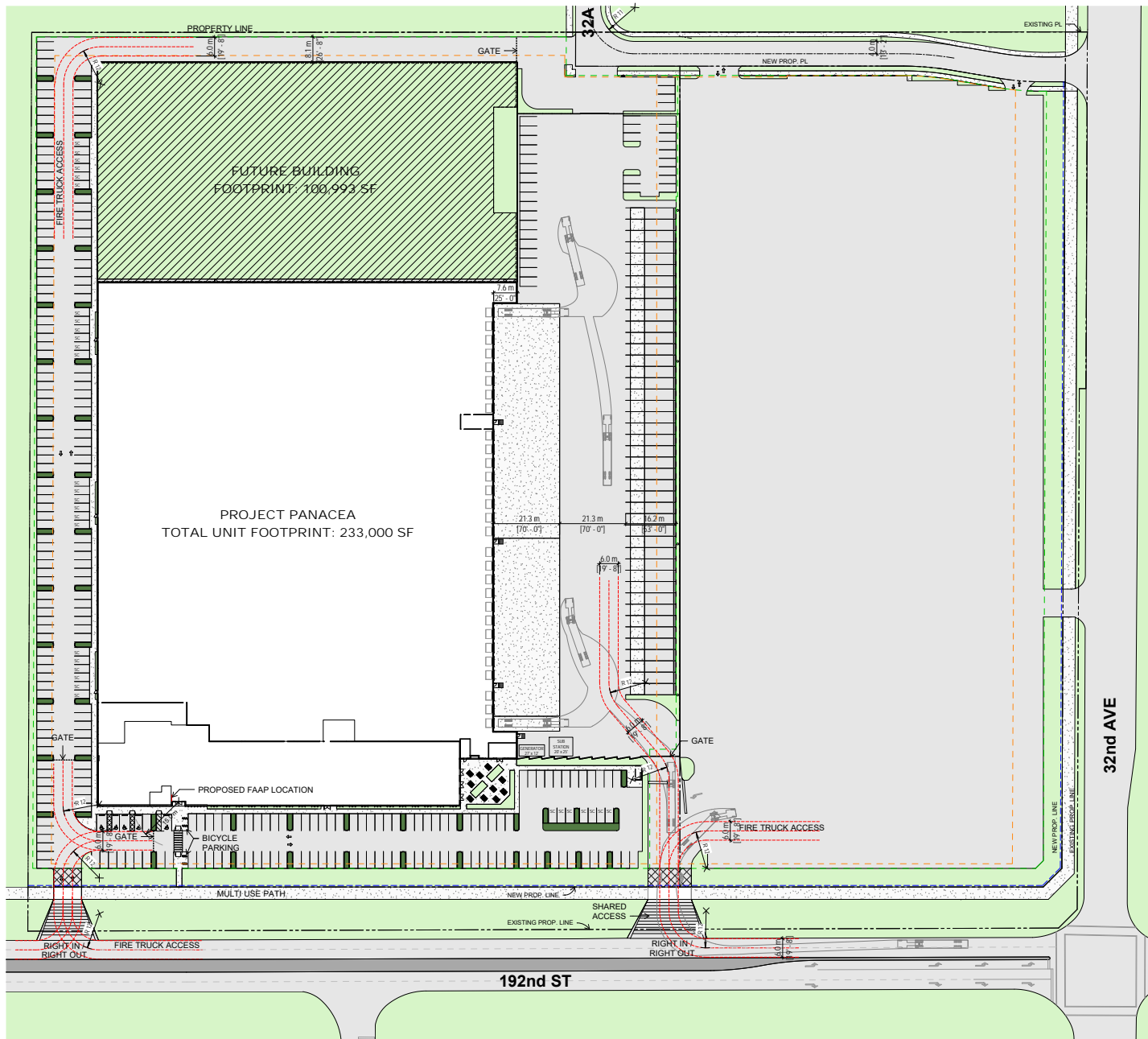
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PROJECT NUMBER	19034	
FILE:	C:\Users\matt\Documents\Project	PLOT
DATE:	2023.08.04 09:51:27	DATE:

Beedie
TAYLOR KURTZ
ARCHITECTURE + DESIGN INC

Project Panacea
192nd St + 32nd Ave, Surrey, BC
Base Plan
A002

① Base Plan
1" = 50'-0"





① Site Plan - Truck Maneuvering Plan
1" = 50'-0"

1	20.03.20	DP Submission
REV	DATE	DESCRIPTION
SCALE	1" = 50'-0"	DATE: Issue Date: DRAWN: Author
PROJECT NUMBER		TRG04
FILE	C:\Users\mshah\Documents\Project	DATE
DATE	2020.03.20.02.02	DATE

Beedie
TAYLORKURTZ
ARCHITECTURE + DESIGN INC

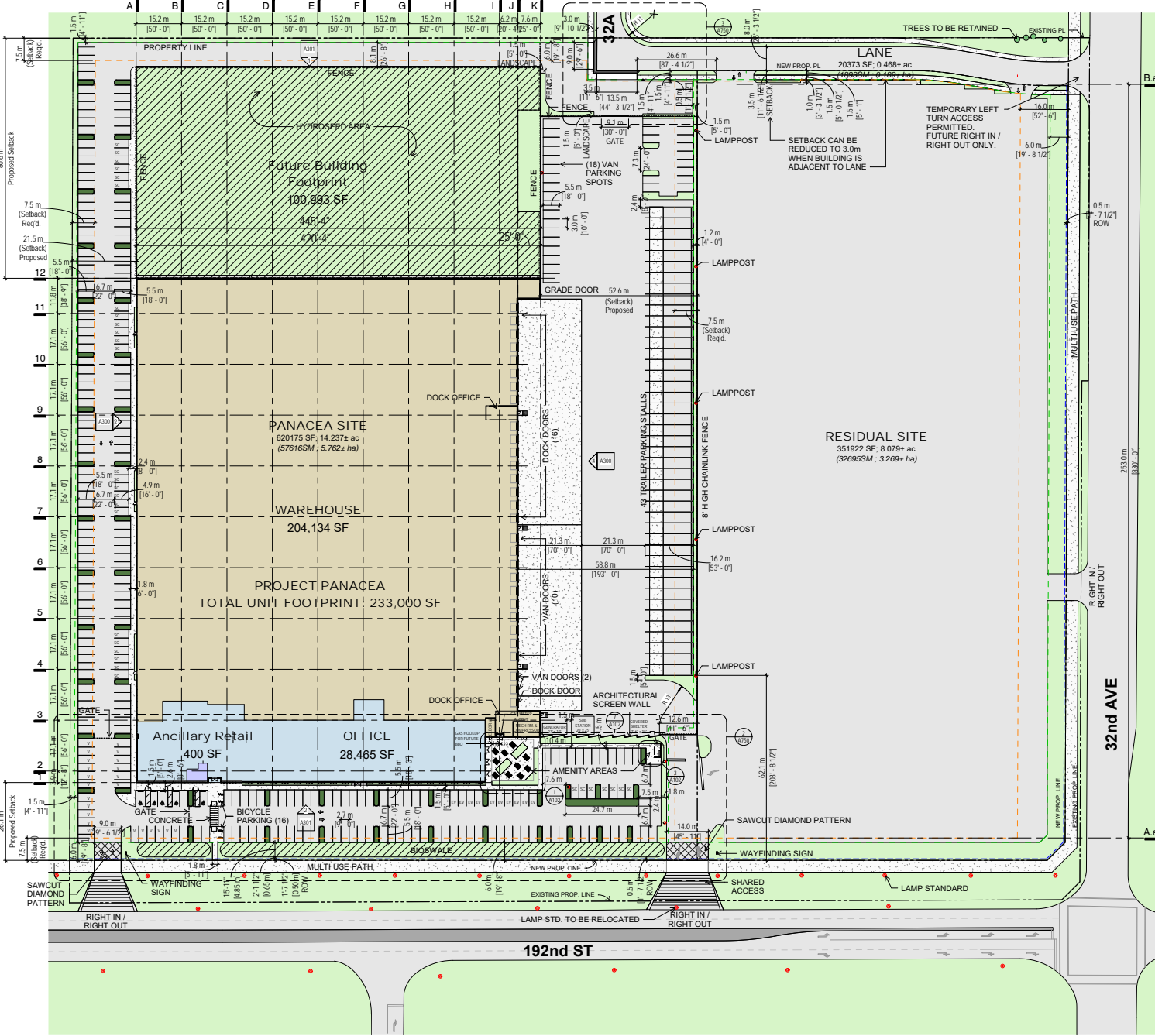
Project Panacea

192nd St + 32nd Ave, Surrey, BC

Truck Maneuvering Plan

SC SMALL CAR
 V VISITOR PARKING
 EV CONDUIT FOR FUTURE CHARGING STATION

Parking Legend



BUILDING STATISTICS:

FOOTPRINT	Area (SF)	Area (SM)
Panacea Unit	233,000 SF	21,646 m ²
	233,000 SF	21,646 m ²

AREA SUMMARY - BY LEVEL

Panacea Site	Area (SF)	Area (SM)
Level 1	233,000 SF	21,646 m ²

AREA SUMMARY - BY OCCUPANCY

Panacea Site	Area (SF)	Area (SM)
Industrial	204,134 SF	18,965 m ²
Office	28,465 SF	2,645 m ²
Ancillary Retail	400 SF	37 m ²
	233,000 SF	21,646 m ²

AREA SUMMARY - AMENITY

Panacea Site	Area (SF)	Area (SM)
Exterior Amenity	2,200 SF	186 m ²
Interior Amenity	2,512 SF	233 m ²

PARKING REQUIRED:

Occupancy	Area (SF)	Factor (1/Area)	Spaces
Panacea			66
Office	28,465 SF	430	66
Industrial	204,134 SF	1,075	190
Ancillary Retail	400 SF	430	1
	233,000 SF		257

PARKING PROPOSED:

Parking Space ADA: 4.9m x 5.5m
 Parking Space: 2.7m x 5.5m
 Parking Space SC: 2.7m x 4.9m

Parking Space Van: 3.1m x 5.5m
 Parking Space Trailer: 3.7m x 16.2m

LOADING PROPOSED: (Width x Height)

9' x 11' Dock Bays 17
 9' x 11' Van Dock Bays 12
 12' x 14' Grade Bays 1

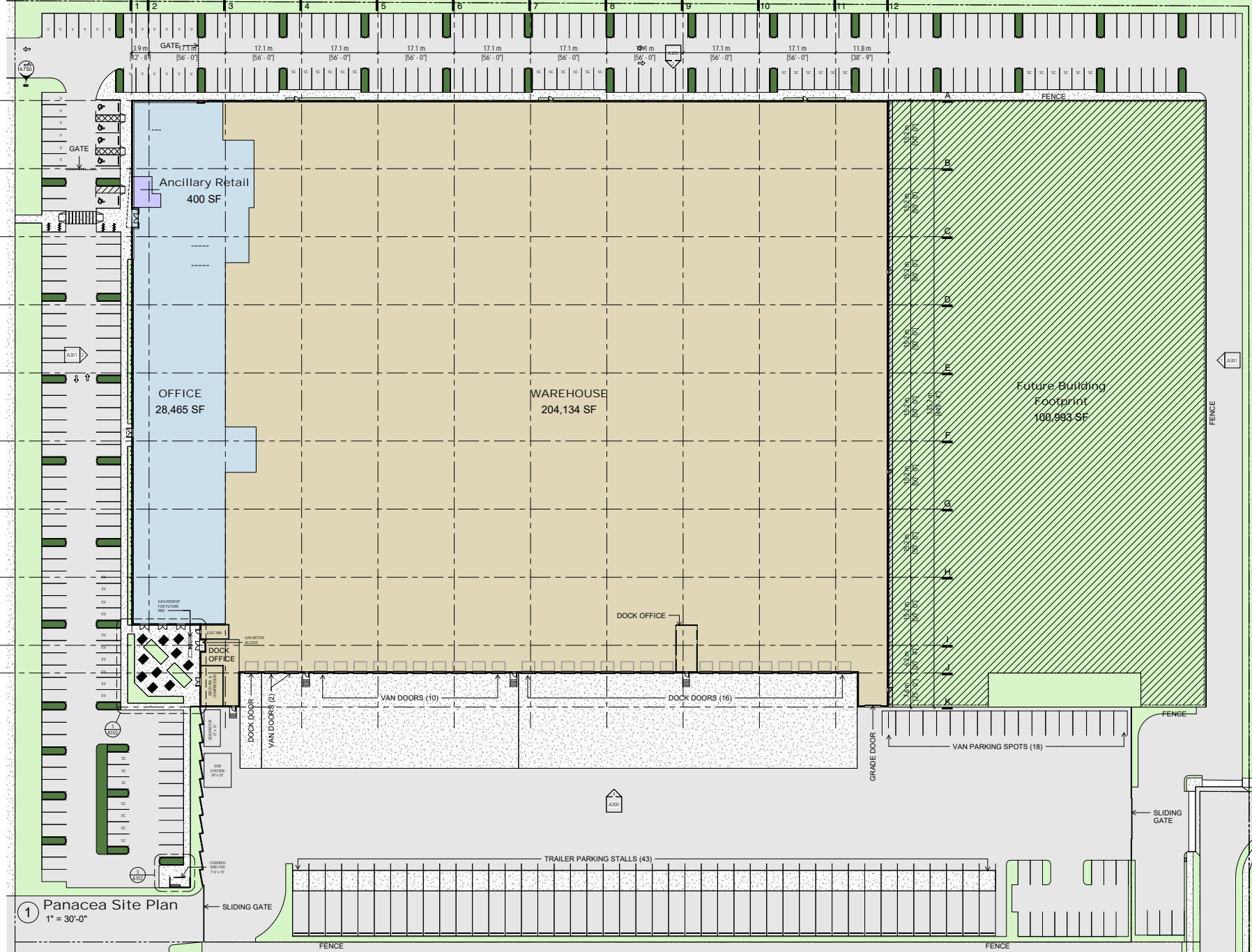
1 2023.20 DP Submission
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 PROJECT NUMBER
 FILE: C:\Users\mhammond\OneDrive\My Files\Projects\192nd St\192nd St\192nd St.dwg
 PLOT DATE: 2023.08.01 10:10

Beedie
 TAYLORKURTZ
 ARCHITECTURE + DESIGN INC.
 Project Panacea
 192nd St + 32nd Ave, Surrey, BC

Overall Site Plan

1 Site Plan
 1" = 50'-0"

A100



1 Panacea Site Plan
1" = 30'-0"

REV	DATE	DESCRIPTION	ISSUE DATE	DESIGNED BY	AUTHOR
1	20.03.20	DP Submission			
PROJECT NUMBER: 19834					
FILE: C:\Users\mshankar\Documents\Project\19834 - Panacea - 2020 - 03-20-2020.dwg					
PLOT: 03/20/2020 09:15:00					

Beedie
TAYLORKURTZ
ARCHITECTURE + DESIGN INC.

Project Panacea
192nd St + 32nd Ave, Surrey, BC

Panacea Site Plan

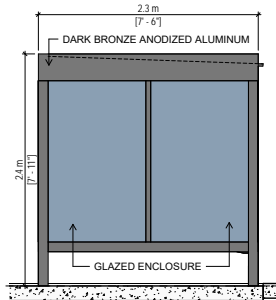
A101

KEYNOTE LEGEND

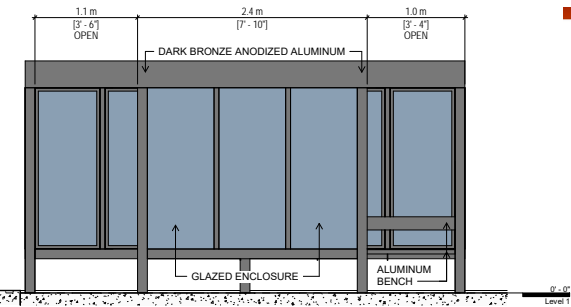
TAG	DESCRIPTION
CTU-P2	CONCRETE - TILT UP - PAINTED P2 (BM Whale Gray)
CTU-P3	CONCRETE - TILT UP - PAINTED P3 (BM Gray)



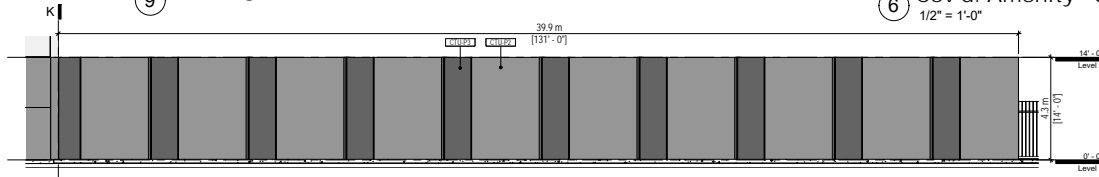
⑨ Loading Screen



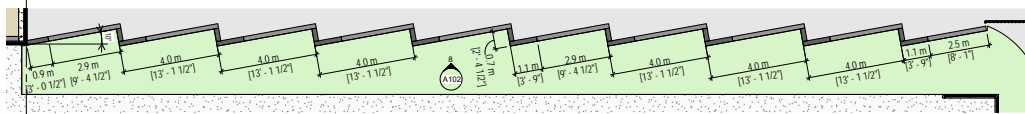
⑥ Cov'd. Amenity - Side
1/2" = 1'-0"



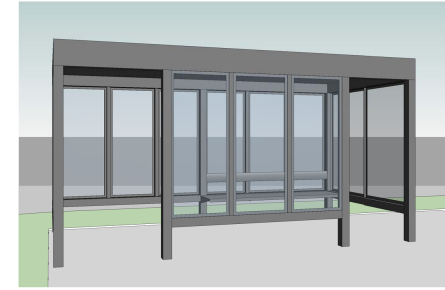
⑤ Covered Amenity Front Elevation
1/2" = 1'-0"



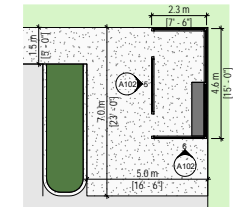
⑧ Loading Screen Elevation
1/8" = 1'-0"



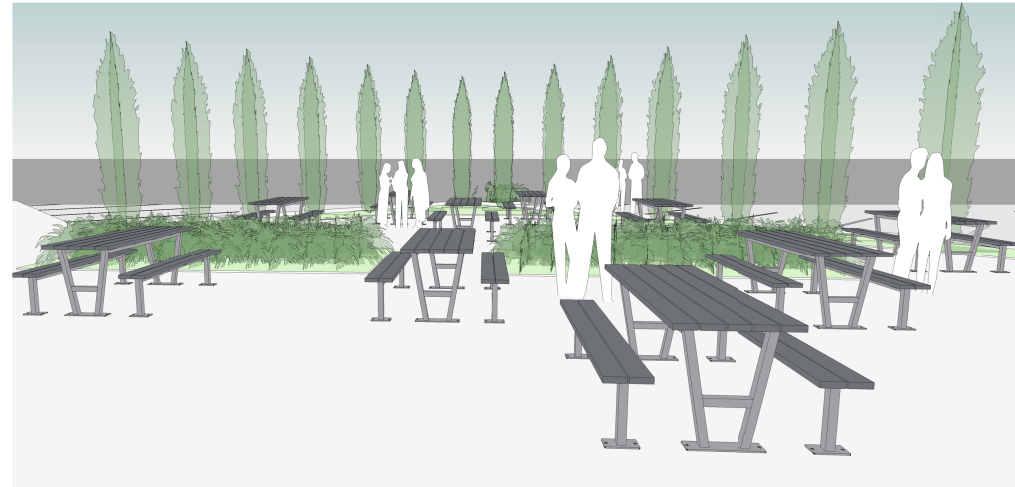
⑦ Loading Screen Wall
1/8" = 1'-0"



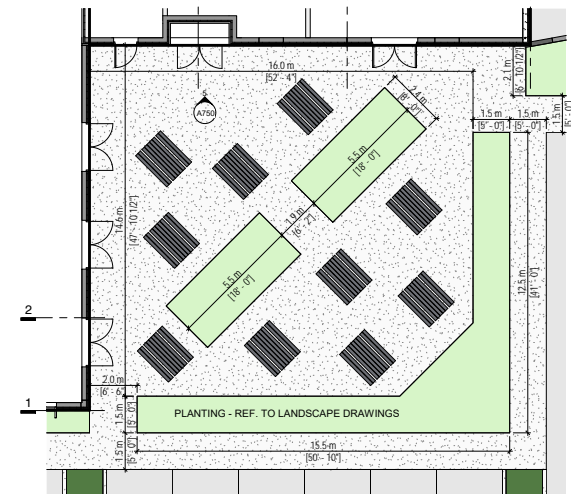
④ Covered Amenity Area



③ Amenity 2
1/8" = 1'-0"



② Amenity Picnic Tables



① Amenity 1
1/8" = 1'-0"

1	20.03.20	DP Submission
REV	DATE	DESCRIPTION
SCALE: As Indicated / Issue Date: / Drawn: / Author:		
PROJECT NUMBER		
FILE	C:\Users\mtd\Documents\Project	PLT
PLT	Issue: 2020.03.20	DATE
930.008.443.1274		

Beedie

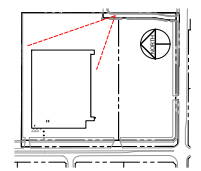
TAYLORKURTZ
ARCHITECTURE + DESIGN INC.

Project Panacea

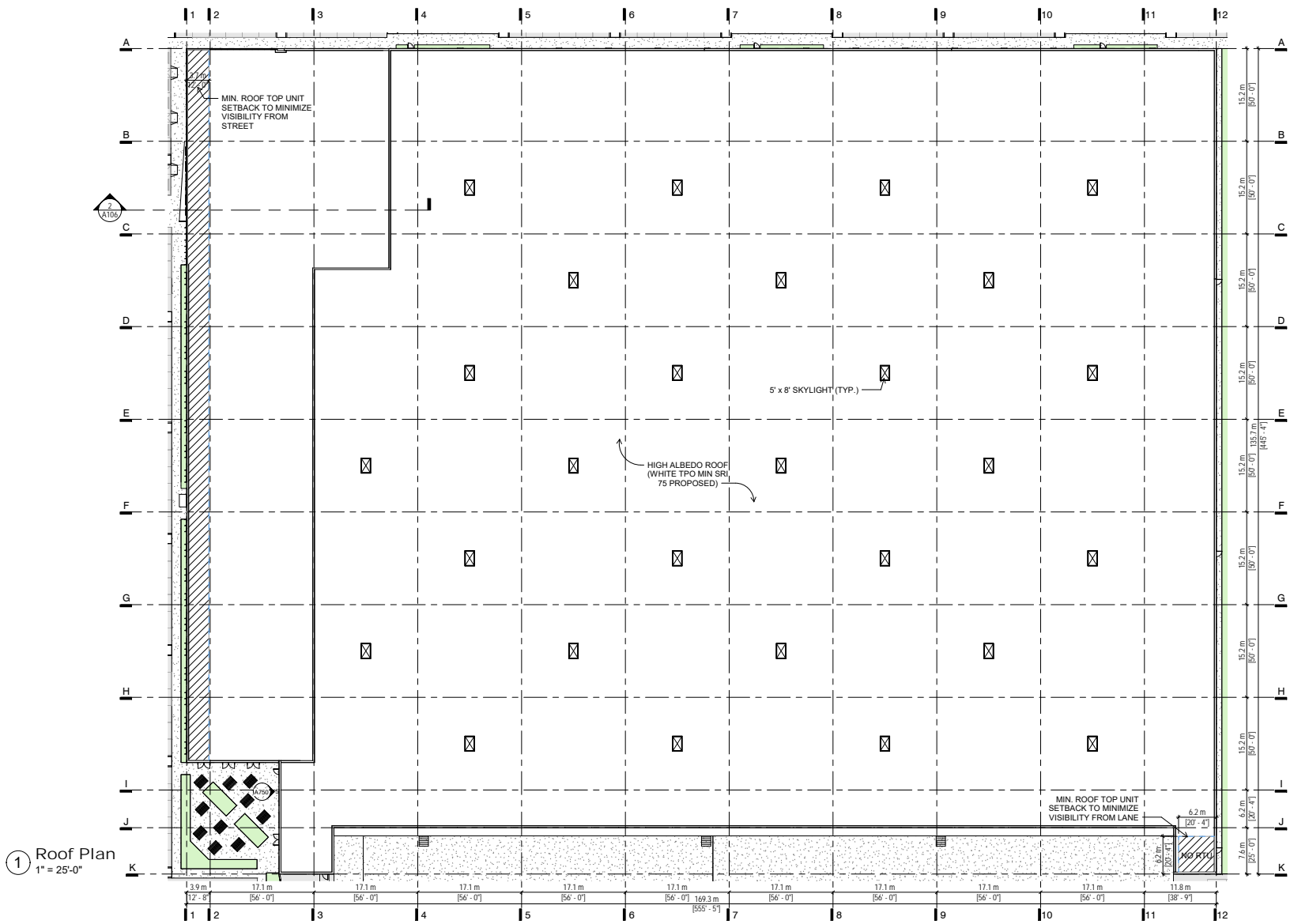
192nd St + 32nd Ave, Surrey, BC

Site Details - Amenity

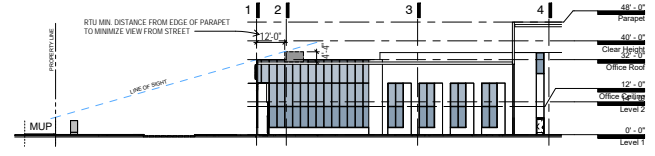
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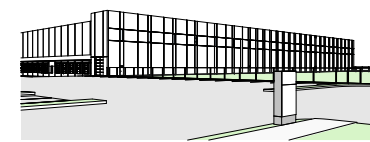
Key Plan



① Roof Plan
1" = 25'-0"



② Section 1 (View from 192nd Street)
1:300



③ View from Lane

1	20.03.20	DP Submission			
REV	DATE	DESCRIPTION	DRAWN	AUTHOR	
SCALE: As Indicated			DATE:	ISSUE DATE:	
PROJECT NUMBER			TRG54		
FILE: C:\Users\kurtz\Documents\Project			DATE: 03/08/2020 10:54 AM		
PLOT: Issue - A106 - 2020.03.20			PAGE:		

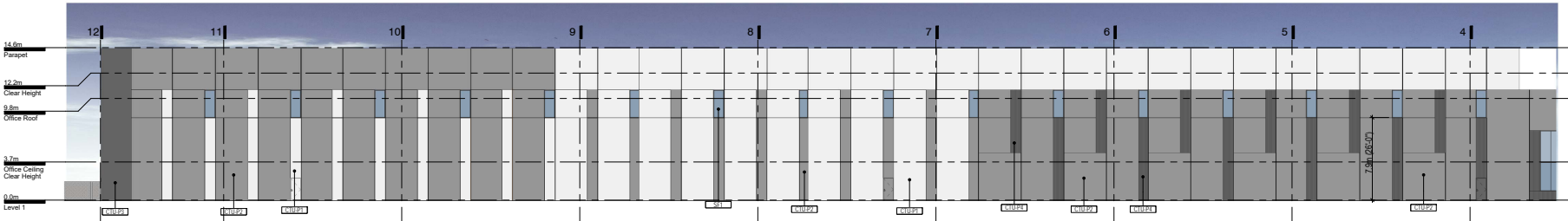
Beedie
TAYLORKURTZ
ARCHITECTURE + DESIGN INC.

Project Panacea

192nd St + 32nd Ave, Surrey, BC

Roof Plan

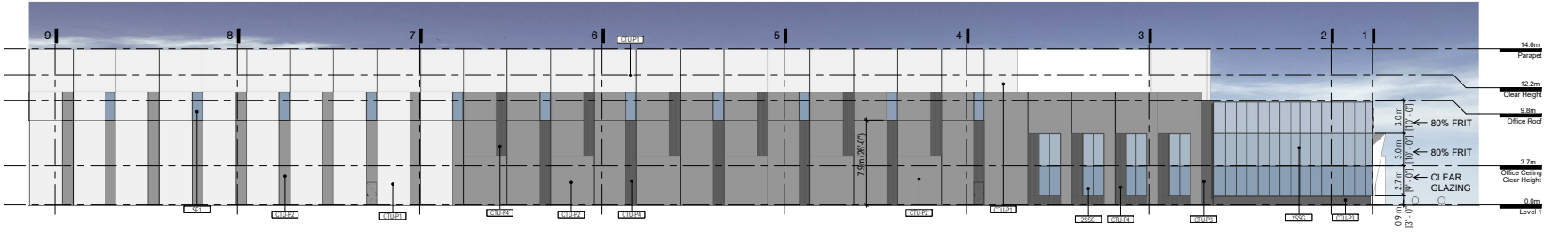
A106



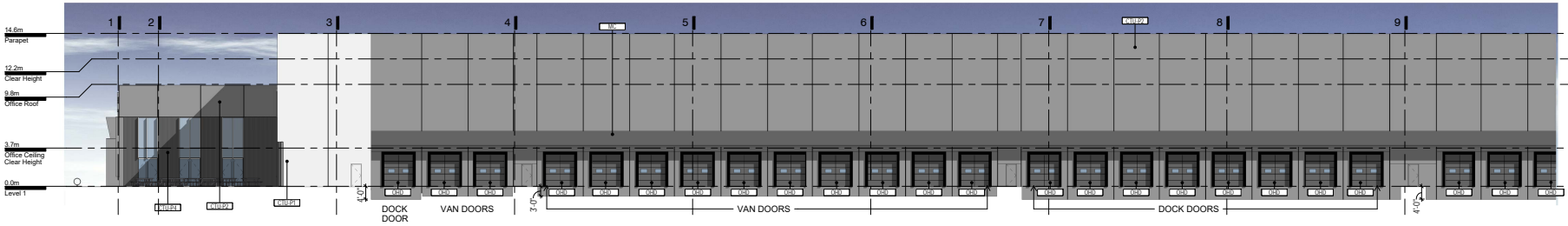
① North Elevation 1
1/16" = 1'-0"

KEYNOTE LEGEND

TAG	DESCRIPTION
2SSG	2 SIDED STRUCTURAL GLAZING
CTU-P1	CONCRETE - TILT UP - PAINTED P1 (BM White Wisp)
CTU-P2	CONCRETE - TILT UP - PAINTED P2 (BM Whale Gray)
CTU-P3	CONCRETE - TILT UP - PAINTED P3 (BM Gray)
CTU-P4	CONCRETE - TILT UP - PAINTED P4 (BM Gray w/ formliner)
GD	GRADE DOOR (Painted BM - White Wisp)
MC	METAL CLADDING (Iron Ore)
OHD	OVERHEAD DOOR (Painted BM Gray)
SF1	SHOP FRONT GLAZING - TYPE 1

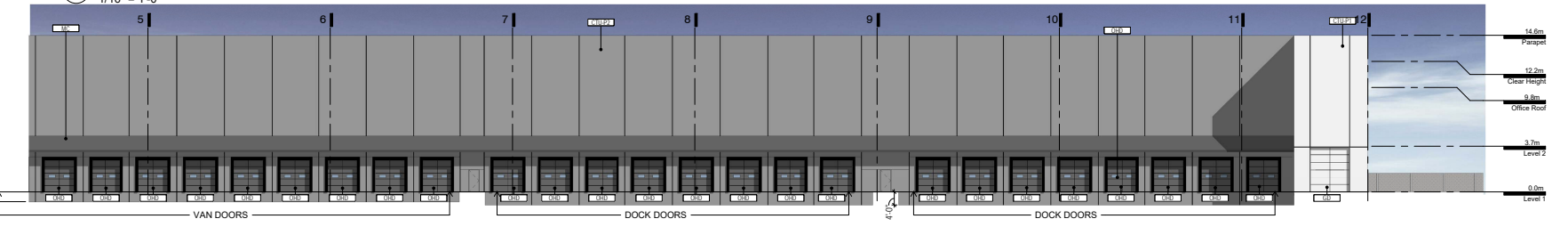


② North Elevation 2
1/16" = 1'-0"



③ South Elevation 1
1/16" = 1'-0"

1	2023.10	DP Submission
REV	DATE	DESCRIPTION
SCALE: 1/16" = 1'-0" DATE: Issue Date: DRAWN: Author		
PROJECT NUMBER: 19034		
FILE: C:\Users\mst\Documents\Project	PLT: 1/16" = 1'-0"	DATE: 03/08/2023
DATE: Issue Date: 03/08/2023	DATE:	DATE:



④ South Elevation 2
1/16" = 1'-0"

Beedie

TAYLORKURTZ
ARCHITECTURE + DESIGN + ENGINEERING

Project Panacea
192nd St + 32nd Ave, Surrey, BC

Elevations - North + South

A300



② West Elevation (192nd Street)
1/16" = 1'-0"



① East Elevation
1/16" = 1'-0"

KEYNOTE LEGEND

TAG	DESCRIPTION
2SSG	2 SIDED STRUCTURAL GLAZING
CTU-P1	CONCRETE - TILT UP - PAINTED P1 (BM White Wisp)
CTU-P2	CONCRETE - TILT UP - PAINTED P2 (BM White Gray)
CTU-P3	CONCRETE - TILT UP - PAINTED P3 (BM Gray)
CTU-P4	CONCRETE - TILT UP - PAINTED P4 (BM Gray w/ formliner)
GL1	GLAZING - TYPE 1
MWC-1	METAL WALL CLADDING - Type 1 (White)
SF1	SHOP FRONT GLAZING - TYPE 1
SSH	SUNSHADE

1	20.03.20	DP Submission
REV	DATE	DESCRIPTION
SCALE: 1/16" = 1'-0" DATE: Issue Date: DRAWN: Author		
PROJECT NUMBER: 19034		
FILE	C:\Users\mtd\Documents\Project	ACT
PLT	Issue: 2020-03-20 09:52:07	PLT
		030308 03-09-20

Beedie

TAYLORKURTZ
ARCHITECTURE + DESIGN, INC.

Project Panacea

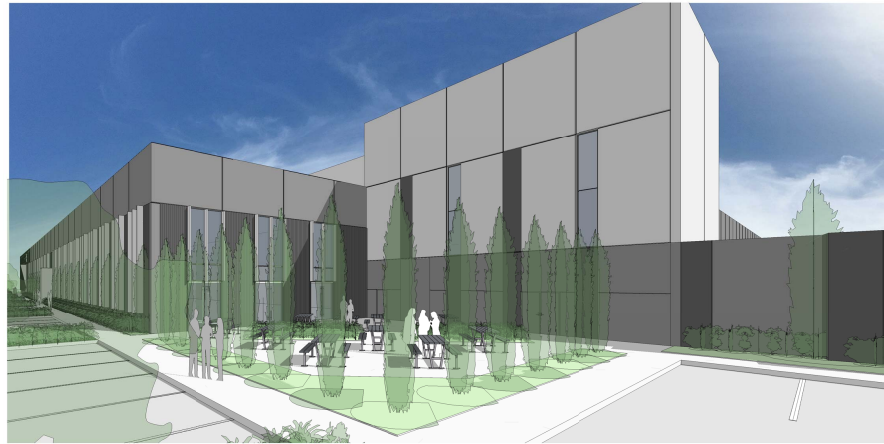
192nd St + 32nd Ave, Surrey, BC

Elevations - East + West

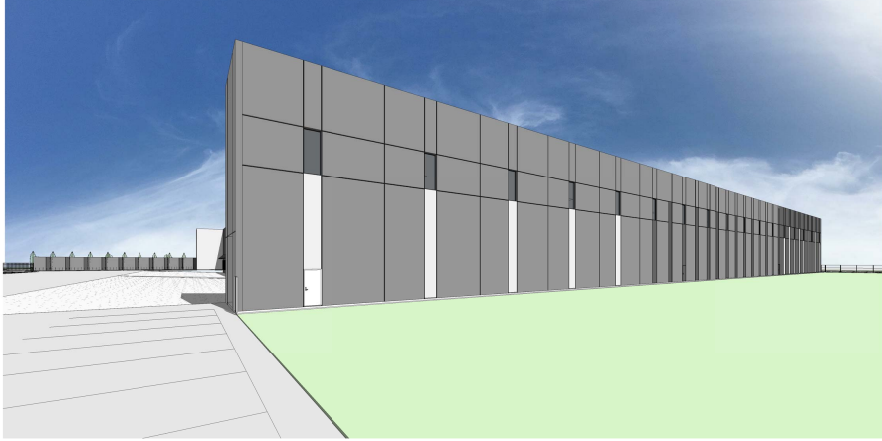
A301



View From North West



Rendering - View of Amenity Area

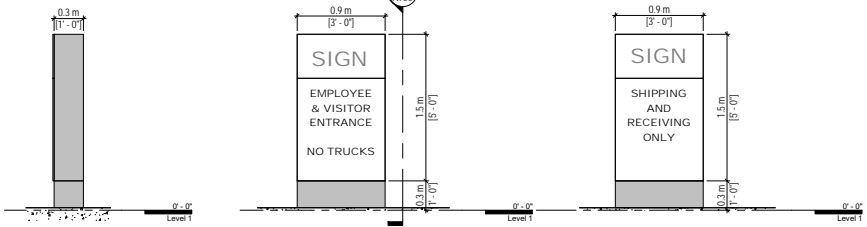


View from South East - East Elevation

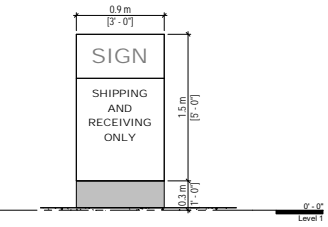


View From South West

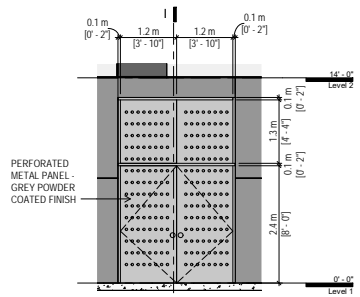
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REV	DATE	DESCRIPTION	DRAWN	AUTHOR
PROJECT NUMBER			DATE	ISSUE DATE
FILE: C:\Users\kurtz\Documents\Project			DATE	ISSUE DATE
PLOT: 192nd St + 32nd Ave (2) (1)			DATE	ISSUE DATE



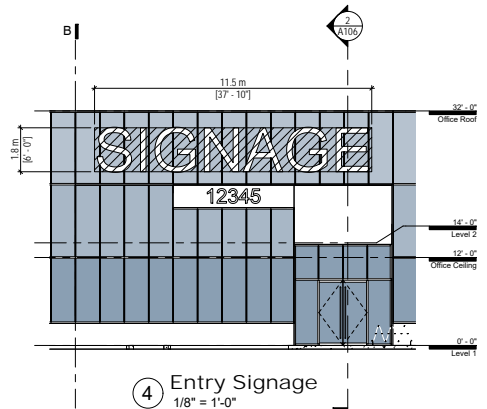
⑧ Signage Side Profile
1/2" = 1'-0"
⑦ Vehicle Entrance Sign
1/2" = 1'-0"



⑥ Truck Entrance Sign
1/2" = 1'-0"

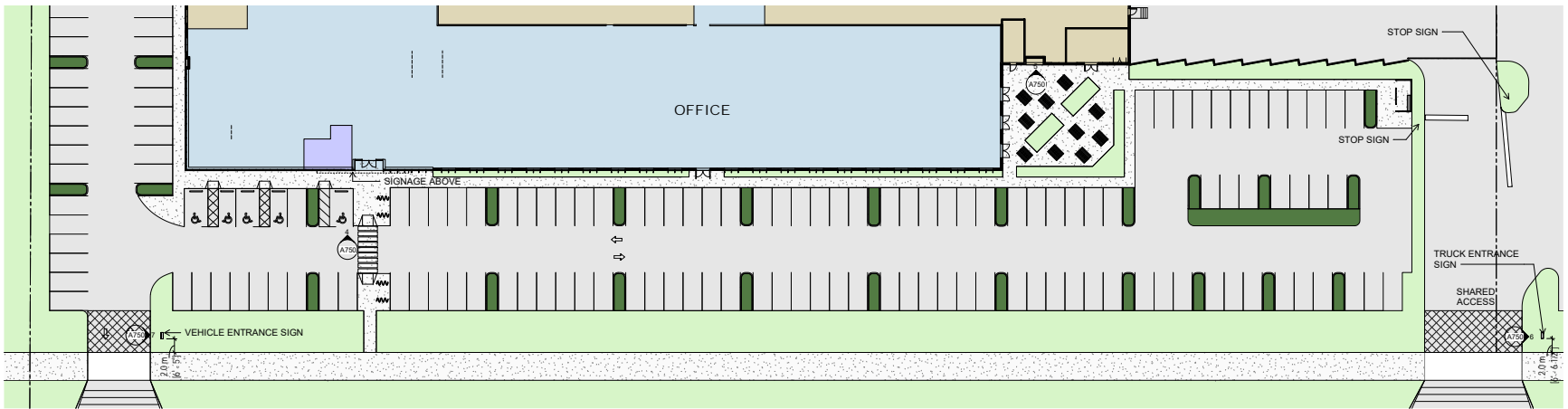


⑤ Gas Meter Alcove Elevation
1/4" = 1'-0"

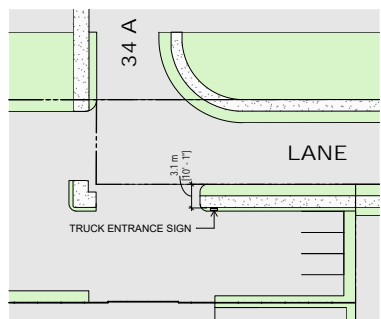


④ Entry Signage
1/8" = 1'-0"

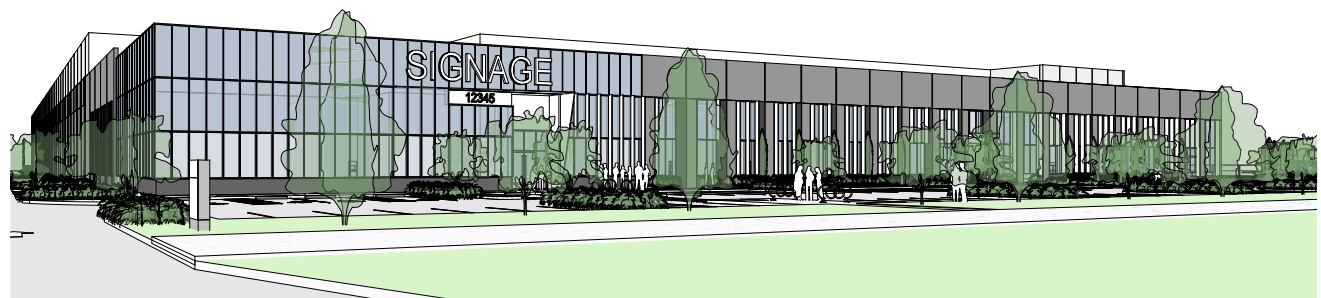
TOTAL AREA SIGN PERMITTED ON 192nd STREET FRONTAGE
691 FT (210.6 m) FRONTAGE
SIGNAGE BYLAW PART 5 PERMITS 3 SF PER LINEAR FOOT (1 sm PER LINEAR METER).
ALLOWABLE SIGNAGE AREA 2,260 SF (210 sm)
TOTAL SIGN AREA PROVIDED 227 SF (21.1 sm)



② Signage Plan
1: 300



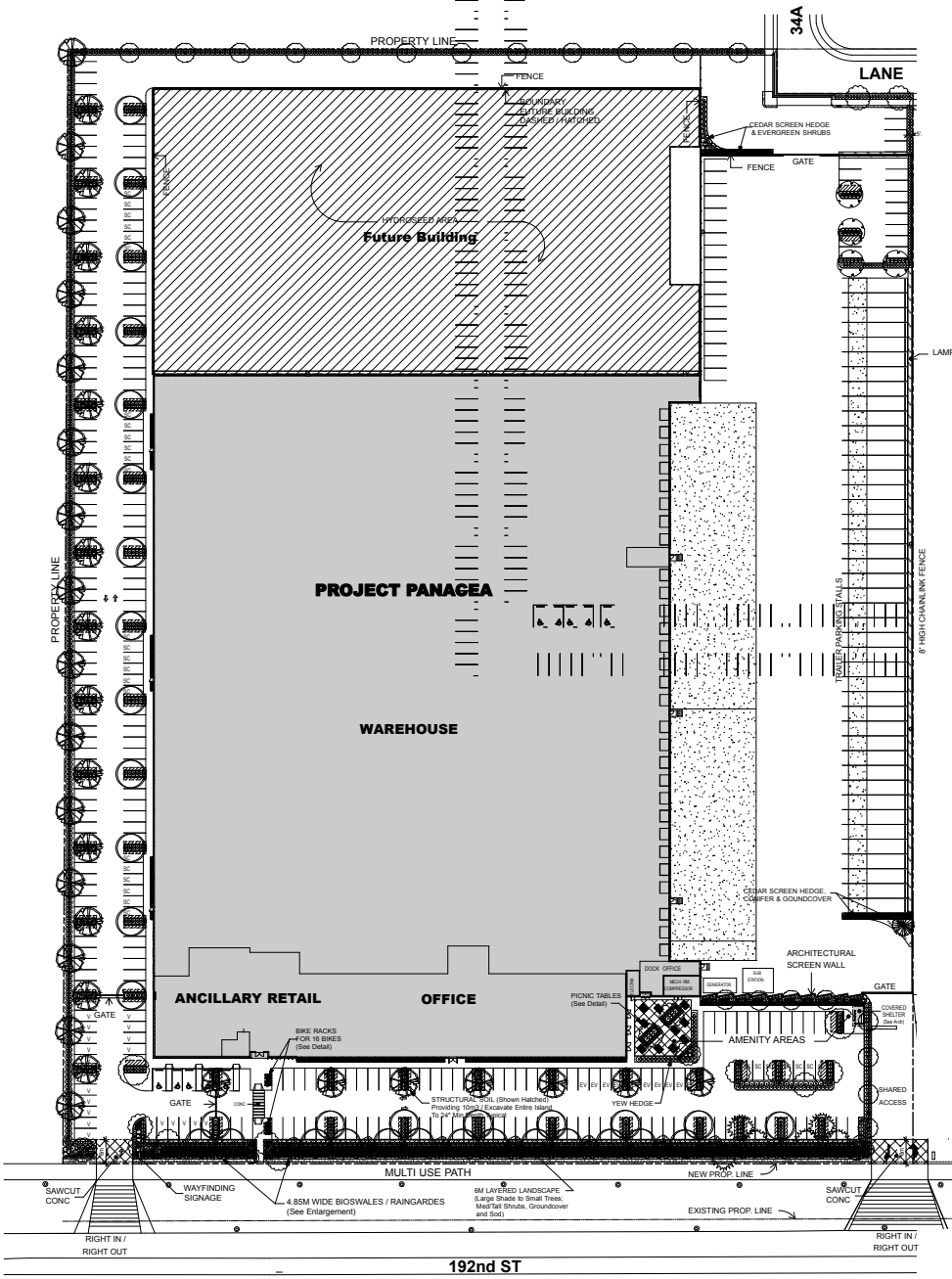
③ Signage Plan - Lane Entrance
1: 300



① Signage along 192nd St.

1	20.03.20	DP Submission			
REV	DATE	DESCRIPTION	DRAWN	AUTHOR	
SCALE	As indicated	DATE	Issue Date		
PROJECT NUMBER					TRGS1
FILE	C:\Users\mshah\Documents\Project	DATE			03/20/2020 11:45:11 AM
PROJECT	192nd Street Signage				

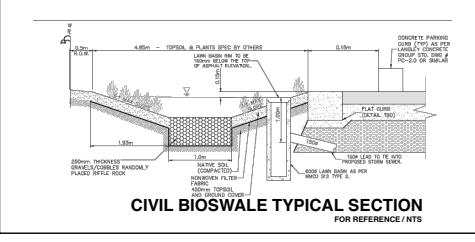
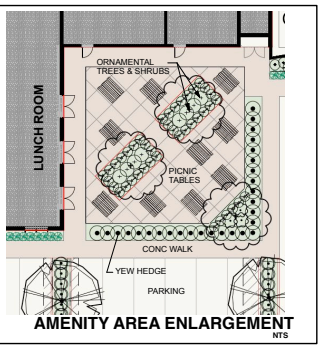
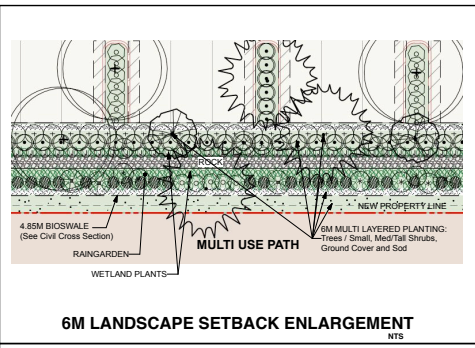
Beedie
TAYLORKURTZ
ARCHITECTURE + DESIGN INC.
Project Panacea
192nd St + 32nd Ave, Surrey, BC
Signage Plan and Details
A750



PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
NEW PROP. PL.				
Trees				
12	Acor	acerium	Vine Maple	3.0m ht. / Bioswale
20	Acor	rubrum 'Armstrong'	Columnar Maple Var.	6cm cal. / 1.8m std.
36	Liquidambar	'Winged'	Sweet Gum Var.	6cm cal. / 1.8m std.
39	Fraxinus americana	'Pamona'	Ash	6cm cal. / 1.8m std.
4	Magnolia kobus	'at. Fomae var'	Kobus Magnolia	6cm cal. / 1.8m std.
4	Thuja occidentalis	'Smaragd'	Green Cedar	6cm cal. / 1.8m std.
1	Ficus sylvatica		Notoka Cypress	3.0m ht. / spr. form
6	Thuja plicata		Beech Tree	6cm cal. / 1.8m std.
6	Thuja plicata		Western Red Cedar	3.0m ht. / Bioswale
Shrubs				
91	Azalea japonica	'Rosebud'	Japanese Azalea	#3 pot
761	Carex morrowii		Sedge	#1 pot / Bioswale
24	Comus alba 'Sibirica'		Red Twig Dogwood	#3 pot / Bioswale
233	Ilex ornata		Japanese Holly	#3 pot
Shrubs / Vines Continued				
11	Pieris japonica	(variety by LA)	Japanese Andromeda	#3 pot
67	Ribes sanguineum		Red Flowering Currant	#3 pot / Bioswale
342	Lonicera pileata		Evergreen Honeysuckle	#3 pot
183	Juncus effusus		Rush	#1 pot / Bioswale
255	Liriodie muscari	'Big Blue'	Blue Lily-turf	#1 pot
222	Prunus l. 'Otto Luken'		Otto Luken Laurel	#3 pot
785	Prunus l. 'zabellana'		Zabel's Laurel	#3 pot
181	Portulaca lutea		Portulaca Laurel	#3 pot
18	Rhododendron 'Unica'		Rhododendron var.	#3 pot
147	Rosa mediana (mossart)		Hardy French Rose var.	#3 pot, select by I.A.
28	Taxus m. 'Hicks'		Hick's 'Yew	1.2m ht.
44	Thuja occidentalis 'Smaragd'		Cedar Hedge	1.8m ht.
69	Viburnum davidis		Viburnum	#3 pot / low
Ground Covers				
2015	Arctostaphylos ura-ursi		Kinnikinnick	#1 pot / Bioswale

Landscape Notes:
 1. Specification as per most recent BC Landscape Standards and Landscape Design Inc. 'Spec Notes'
 2. Plant Material to be selected by Landscape Architect at nursery.
 3. Mutch planting beds 2" deep.



NOTE: ALL PLANTING BEDS TO HAVE 2" (50mm) BARK MULCH

STRUCTURAL SOIL WILL BE PROVIDED TO 0.6M DEPTH IN ALL TREET PLANTING ISLANDS TO PROVIDE 10MS SOIL / TREE



LANDSCAPE ARCHITECT

LANDSCAPE DESIGN INC. 1000 WEST 10TH AVENUE, SUITE 100, VANCOUVER, BC V6H 2B6

32		
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2	MAY 1920	REVISION FOR O.P. REVIEW
1	MAY 1920	ISSUE FOR O.P. REVIEW
NO.	DATE	DESCRIPTION

PROJECT PROPOSED:

PROJECT PANACEA

ADDRESS: 192 STREET & 33-AVE, SUITE, B.C.

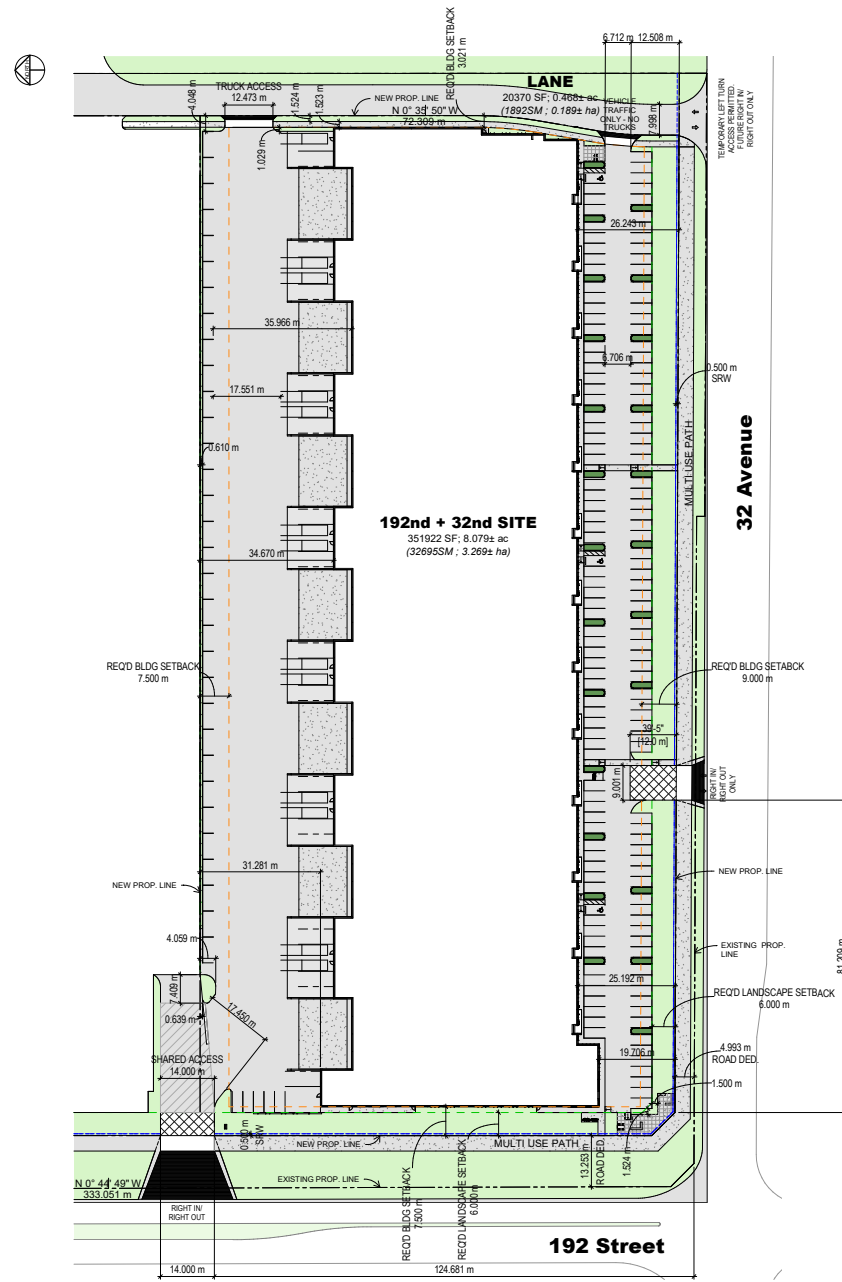
DRAWING:

LANDSCAPE PLAN

DRAWN	ACT
DATE	DESIGNED
SCALE:	1"=40' (P)
PLOT DATE:	MAR 3, 2020

PROJECT - DRAWING NUMBER

L-1



ZONING SUMMARY:

PROJECT ADDRESS:
192nd + 32nd Ave, Surrey, BC
LEGAL DESCRIPTION:
TBA

BUILDING SETBACKS:

Front Yard Setback (192nd Ave):	Proposed: 7.5m	Required: 7.5m
Side Yard Setback (32nd Ave):	Proposed: 19.7-26.2m	Required: 9.0m
Side Yard Setback (Adjoining Property):	Proposed: 28.5m	Required: 7.5m
Rear Yard Setback (Laneway):	Proposed: 3.0m	Required: 3.0-3.5m

* Required setback can be reduced to 7.5m if no parking between property line and face of building.
**Setback determined during initial discussions with City of Surrey

LANDSCAPE SETBACKS:

Front Yard Setback (192nd Av):	Proposed: 6m	Required: 6m
Side Yard Setback (32nd Av):	Proposed: 6m	Required: 6m
Side Yard Setback (Adjoining Property):	Proposed: 0.6m	Required: 0m
Rear Yard Setback (Laneway):	Proposed: 1.5m	Required: 1.5m

EASEMENTS: TBA
AUTHORITY: City of Surrey
ZONE: Current: A-1, Proposed: IB-1
USES: Business Park 1 Zone (Wholesale (F2) + General offices (D))

PROPERTY AREA SCHEDULE:

RESIDUAL SITE	351,922 SF	8.08 acres
PANACEA SITE	620,175 SF	14.24 acres
NET SITE AREA	972,097 SF	22.32 acres
LANE	20,373 SF	0.47 acres
ROAD DEDICATION	67,666 SF	1.55 acres
GROSS SITE AREA	1,060,126 SF	24.34 acres

Lot Coverage (192nd & 32nd)	Proposed: 48%	Maximum: 60%
DENSITY (FSR)	Proposed: 0.55	Allowed: 1.00

BUILDING HEIGHT:

Proposed:	11.6m	38'-0"
Maximum:	14m	46'-0"
Ceiling Clearance:		32'-0"

- PROPERTY LINE
- - - LANDSCAPE SETBACK
- - - - BUILDING SETBACK
- - - - SITE SETBACK - S-R.W.

NOTES:
ALL ROOF TOP EQUIPMENT WILL BE SETBACK FROM STREET FRONTAGES TO ENSURE IT IS NOT VISIBLE FROM THE STREET OR SCREENED.

ANY FUTURE FENCING OR GATES IS SUBJECT TO APPROVAL BY PLANNING AND WILL NOT BE PLACED WITHIN SETBACKS.

ALL FUTURE SIGNAGE TO COMPLY WITH CITY OF SURREY SIGN BYLAW.

LANDSCAPING ALONG STREET FRONTAGES AND LANE TO BE COMPRISED OF SHRUBS AND TREES WITH SOD LIMITED TO 10% AREA OF LANDSCAPE STRIPS.

1 Base Plan
1" = 50'-0"

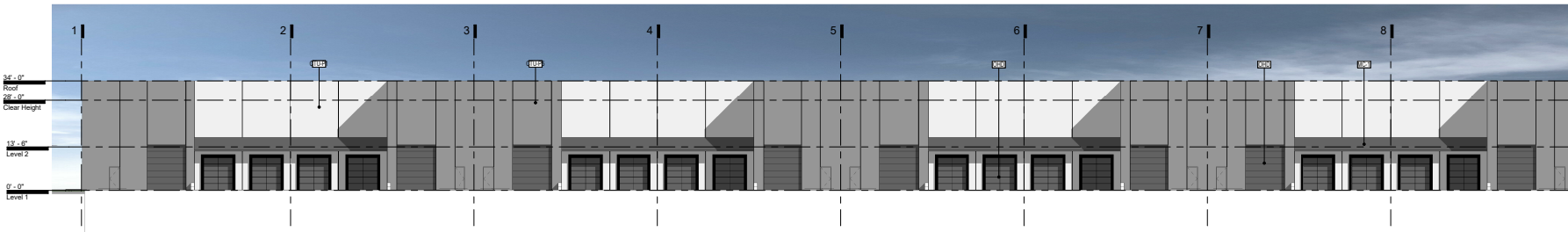


TKA ARCHITECTURE + DESIGN INC
307-105 PROSPER STREET, VANCOUVER, BC, V6E 2E6

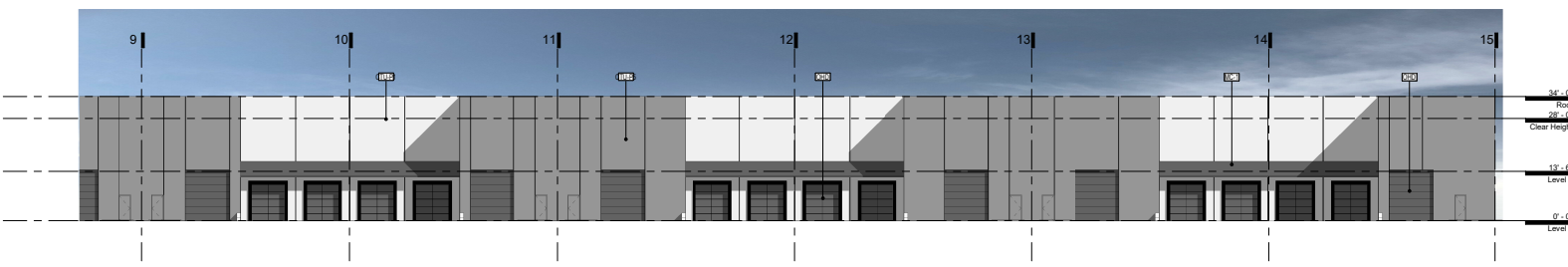
192nd St + 32nd Ave
192nd St + 32nd Ave, Surrey, BC

Base Plan
PLOT DATE: 5/19/2020 1:53:26 PM

A002



④ **North Elevation 1**
1/16" = 1'-0"



③ **North Elevation 2**
1/16" = 1'-0"



② **South Elevation 1 (32nd Ave)**
1/16" = 1'-0"



① **South Elevation 2 (32nd Ave)**
1/16" = 1'-0"

- KEY**
- 2SSG 2 SIDED STRUCTURAL GLAZING
 - CTP-P CONCRETE - TILT UP - PAINTED
 - 3
 - 1 P1
 - 2 P2
 - 4 P4
 - 5 P5
 - FDC FIRE DEPARTMENT CONNECTION
 - MC-1 METAL CLADDING - TYPE 1
 - MC-2 METAL CLADDING - TYPE 2
 - MWC- METAL WALL CLADDING - Type 2
 - OHD OVERHEAD DOOR
 - SF1 SHOP FRONT GLAZING - TYPE 1
 - SSH SUNSHADE

- NOTES:**
- FINAL COLOURS ARE TO BE SUBJECT TO APPROVAL OF PLANNING DEPARTMENT.
 - MATERIALS ARE TO BE OF HIGH QUALITY WITH A SENSE OF PERMANENCE.
 - PANELS SYSTEMS OR CURTAIN WALL STYLE GLAZING ARE ENCOURAGED FOR OFFICE COMPONENTS.
 - TILT-UP OR CAST IN PLACE CONCRETE, WITH QUALITY REVEALS AND DETAILING TO AVOID EXTENSIVE BLANK OR UNIFORM SURFACES.
 - METAL PRODUCTS MUST BE PREFORMED, PREFINISHED AND INSTALLED USING THE APPROPRIATE MANUFACTURERS' ACCESSORIES.
 - MINIMIZE STUCCO USE, AND STANDARD CONCRETE BLOCK IS NOT ACCEPTABLE AS AN EXTERIOR FINISH ANYWHERE ON THE BUILDING.

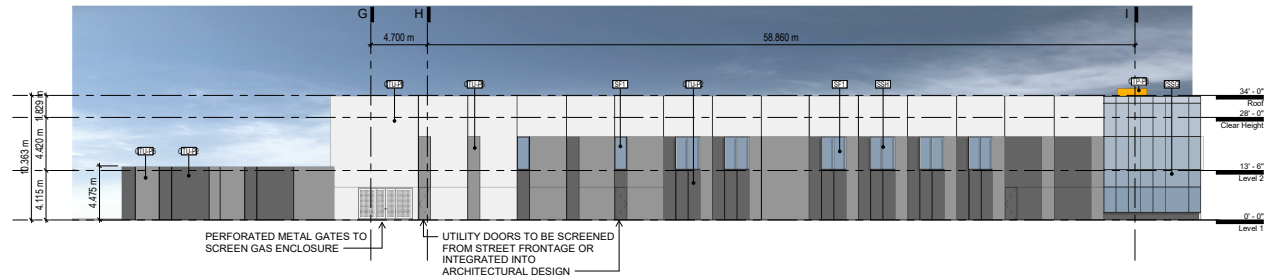
Beedie

TKA ARCHITECTURE + DESIGN INC.
80-105 HURON STREET, VANCOUVER, BC, CANADA

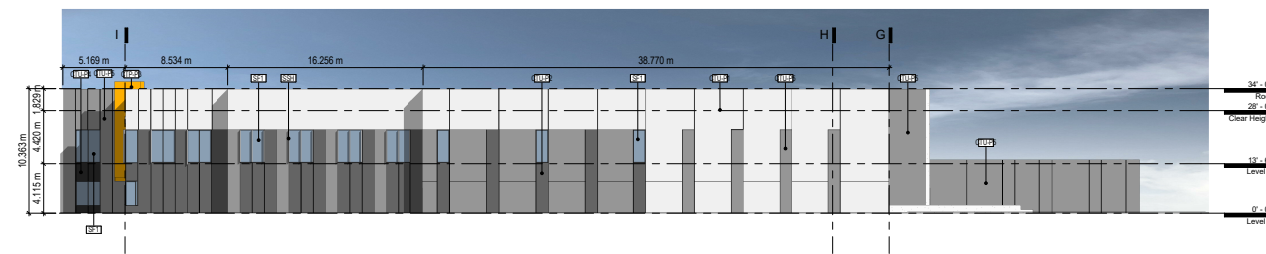
192nd St + 32nd Ave
192nd St + 32nd Ave, Surrey, BC

Elevations - North + South
PLOT DATE: 5/19/2020 1:53:31 PM

A300



② West Elevation (192nd Ave)
1/16" = 1'-0"



① East Elevation (Lane)
1/16" = 1'-0"

NOTES:

FINAL COLOURS ARE TO BE SUBJECT TO APPROVAL OF PLANNING DEPARTMENT.

MATERIALS ARE TO BE OF HIGH QUALITY WITH A SENSE OF PERMANENCE.

- PANELS SYSTEMS OR CURTAIN WALL STYLE GLAZING ARE ENCOURAGED FOR OFFICE COMPONENTS;

- TILT-UP OR CAST IN PLACE CONCRETE, WITH QUALITY REVEALS AND DETAILING TO AVOID EXTENSIVE BLANK OR UNIFORM SURFACES;

- METAL PRODUCTS MUST BE PREFORMED, PREFINISHED AND INSTALLED USING THE APPROPRIATE MANUFACTURER'S ACCESSORIES;

- MINIMIZE STUCCO USE, AND STANDARD CONCRETE BLOCK IS NOT ACCEPTABLE AS AN EXTERIOR FINISH ANYWHERE ON THE BUILDING.



192nd St + 32nd Ave
192nd St + 32nd Ave, Surrey, BC

Elevations - East + West

PLOT DATE: 5/19/2020 1:53:36 PM

A301



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

FROM: **Development Engineer, Engineering Department**

DATE: **Mar 09, 2020** PROJECT FILE: **7819-0286-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 3230 192 Street, 19317/19329-32 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 13.208 metres fronting 192 Street.
- dedicate 7.142 metres fronting 19317 - 32 Avenue.
- dedicate 5.008 metres fronting 3230-192 Street.
- dedicate 4.942 metres fronting 19329 -32 Avenue
- dedicate 6.0m x 6.0m corner cut at the intersection of 192 Street and 32 Avenue.
- provide 0.5 metre SRWs fronting 192 Street and 32 Avenue.
- dedicate gazette road for north 10.058 metres on 32 Avenue.
- dedicate 11.0 metres (varies) for north/south lane.
- dedicate 3.0m x 3.0m corner cut at the intersection of north/south lane and 32 Avenue.

Works and Services

- construct 4.0 metre MUP fronting 32 Avenue.
- construct north/south lane to commercial/industrial standards.
- provide water and sanitary sewer connections.
- construct sanitary sewer fronting 32 Avenue.
- complete a drainage study and provide a plan that incorporates the recommendations from the Campbell Heights Servicing Study prepared by New East Consulting Services Ltd. (July 2000) and the Latimar Lake Stormwater Detention Facility by Kerr Wood Leidal Associates Ltd. (2009) or addresses any discrepancies based on current information.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Jeff Pang, P.Eng.
Development Engineer
LR1

NOTE: Detailed Land Development Engineering Review available on file

BYLAW NO. 20106

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000", as amended

.....

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: GENERAL AGRICULTURE 2 ZONE (A-2)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 008-861-218

Lot 6 Section 27 Township 7 New Westminster District Plan 26854 Except Plan EPP40227

(3230 - 192 Street)

Parcel Identifier: 001-485-652

The East Half of Parcel "D" (Reference Plan 3278) South West Quarter Section 27 Township 7 New Westminster District

(19329 - 32 Avenue)

Parcel Identifier: 001-320-696

The West Half of Parcel "D" (Reference Plan 3278) of the South West Quarter Section 27 Township 7 New Westminster District

(19317 - 32 Avenue)

as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Zuzana Fulkova B.C.L.S. on the 30th day of April 2020, containing 6.09 hectares, called "Block CD".

(hereinafter referred to as the "lands")

2. The following regulations shall apply to the *lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of *light impact industry*, limited office and service uses forming part of a *comprehensive design*.

B. Permitted Uses

The *lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Light impact industry* including the wholesale and retail sale of products produced, assembled, or packaged within the business premises or as part of the wholesale or warehouse operations provided that the total floor area used or intended to be used for retail sales and display to the public shall not exceed 1,160 square metres.
2. *Warehouse uses*.
3. *Distribution centres*.
4. Office uses excluding:
 - (a) *Social escort services*;
 - (b) *Methadone clinics*; and
 - (c) Offices of professionals including without limitation, accountants, lawyers, doctors, dentists, chiropractors, physiotherapists, massage therapists and related health care practitioners and notary publics, and the offices of real estate, advertising and insurance.
5. *Accessory uses* including the following:
 - (a) *Coffee shops* provided that the seating capacity shall not exceed 35 and the said *coffee shop* is not licensed by the Liquor Control and Licensing Act R.S.B.C. 1996, chapter 267, as amended;
 - (b) *General services uses* excluding *drive-through banks*;
 - (c) *Child care centres*;
 - (d) *Small-scale drug store* not to exceed 38 square metres; and
 - (e) *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
 - i. Contained within the *principal building*;

- ii. Occupied by the owner or a caretaker, for the protection of the businesses permitted;
- iii. Restricted to a maximum number of:
 - a. One *dwelling unit* in each *principal building* less than 2,800 square metres in floor area;
 - b. Two *dwelling units* in each *principal building* of 2,800 square metres or greater in floor area; and
 - c. Notwithstanding Sub-sections B.5 (e) iii.a and iii.b, the maximum number shall be two *dwelling units* for *lots* less than 4.0 hectares in area; and three *dwelling units* for *lots* equal to or greater than 4.0 hectares in area, and where a *lot* has been subdivided by a strata plan then there shall only be one 140-square metre *dwelling unit* within the strata plan.
- iv. Restricted to a maximum floor area of:
 - a. 140 square metres for one (first) *dwelling unit* on a *lot*;
 - b. 90 square metres for each additional *dwelling unit*; and
 - c. Notwithstanding Sub-sections B.5 (e) iv.a and iv.b., the maximum floor area shall not exceed 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained.

C. Lot Area

Not applicable to this Zone.

D. Density

For the purpose of building construction

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E of Surrey Zoning By-law, 1993, No. 12000, as amended, the maximum density shall be a floor area ratio of 0.1 or a building area of 300 sq. m., whichever is smaller. The maximum density may be increased to a floor area ratio of 1.00 if amenity contributions (specifically police, fire, libraries, parks and, where applicable, underground utilities are provided in accordance with Schedule G, Sections D and E of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. In all other areas, the maximum density shall be a floor area ratio of 1.00.

E. Lot Coverage

The *lot coverage* shall be 60%.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum setbacks:

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal and Accessory Buildings and Structures</i>		16 m.*	7.5 m.	7.5 m.**	9.0 m.***

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

* The *front yard setback* may be reduced to 7.5 metres if the area between the front face of any *building or structure* and a *highway* is not used for parking and is landscaped.

** One (1) *side yard setback* shall be 7.5 metres or 0.0 metres if the said *side yard* abuts land which is *commercial, industrial or mixed employment*.

*** The *side yard setback* on a *flanking street* may be reduced to 7.5 metres if the area between the *flanking street* face of any *building or structure* and a *highway* is not used for parking and is landscaped.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings*: The *building height* shall not exceed 14.6 metres.

2. *Accessory buildings and structures*: The *building height* shall not exceed 6 metres.

H. Off-Street Parking

1. *Parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. Notwithstanding Sub-section E.1. (b) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, additional areas for parking of trucks and trailers associated with the uses and operations allowed on the *lot* may be permitted within the designated loading/unloading areas provided that:
 - (a) The number of *parking spaces* shall not exceed 43; and
 - (b) The *parking spaces* shall not be visible from the *highways* abutting the *lot*.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut an Arterial Road or Collector Road, as shown in Schedule "D" – Surrey Road Classification Map (R-91) in Subdivision and Development By-law No. 8830, a continuous *landscaping* strip of not less than 6.0 metres in width shall be provided within the *lot*.
3. Along the developed sides of the *lot* which abut all *highways* other than an Arterial Road or Collector Road, as shown in Schedule "D" - Surrey Road Classification Map (R-91) in Subdivision and Development By-law No. 8830, a continuous landscape strip of not less than 3.0 metres (10 ft.) shall be provided within the *lot*.
4. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
5. A continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided along all side *lot lines* between a *highway* and 3.0 metres [10 ft.] back from the front face of the closest *principal building* fronting a *highway*.
6. A continuous *landscaping* strip of not less than 6.0 metres (20 ft.) shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lot*.
7. Loading areas, garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by buildings, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. *Land and structures* shall be used for the uses permitted in this Zone only if such uses:
 - (a) Constitute no unusual fire, explosion or safety hazard;
 - (b) Do not emit noise in excess of 70 dB measured at any point on any boundary of the *lot* on which the use is located, provided that where a *lot* abuts a *lot* other than an *industrial lot* the noise level shall not exceed 60 dB; and
 - (c) Do not produce heat or glare perceptible from any *lot line* of the *lot* on which the use is located.
2. Area for outdoor display and storage of any goods, materials, or supplies, and areas for parking of trucks and trailers associated with the uses and operations allowed on the *lot* other than the loading spaces in front of the loading doors shall:
 - (a) Not be located within any *front* or *side yard*;
 - (b) Not exceed a total area greater than the *lot* area covered by the *principal building*; and
 - (c) Be completely screened to a height of at least 2.5 metres [8 ft.] by *buildings* and/or solid decorative fencing and/or substantial *landscaping* strips of not less than 2.5 metres [8 ft.] in height and not less than 1.5 metres [5 ft.] in width. No display or storage of material shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screen and in no case shall these materials be piled up to the height of more than 3.5 metres [12 ft.].
3. For the purpose of Sections B.1 and B.2 of this Zone, parking, storage or service of trucks and trailers on any portion of the *lot* not associated with the uses or operations permitted thereof shall be specifically prohibited.
4. Loading areas shall not be located within any required *front yard setback* or *flanking street setback* or within any required *setback* adjacent any *residential lot*.
5. Garbage containers and *passive recycling containers* shall not be located within any required front or *flanking street setback* or any required *setback* adjacent any *residential lot*.
6. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,800 sq. m.	30 metres	30 metres

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the IB-2 Zone as set forth in the "Surrey Subdivision and Development By-law, 1986, No. 8830", as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. *Sign* regulations are as set out in "Surrey Sign By-law, 1999, No. 13656", as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to "Surrey Development Cost Charge Bylaw, 2018, No. 19478", as may be amended or replaced from time to time, and the development cost charges shall be based on the IB-2 Zone.

9. Subdivisions shall be subject to the applicable "Surrey Development Cost Charge Bylaw, 2018, No. 19478", as may be amended or replaced from time to time, and the development cost charges shall be based on the IB-2 Zone.
10. Tree regulations are set out in "Surrey Tree Protection Bylaw, 2006, No. 16100", as amended.
11. Development permits may be required in accordance with the "Surrey *Official Community Plan* By-law, 2013, No. 18020", as amended.

3. This Bylaw shall be cited for all purposes as Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20106".

PASSED FIRST READING on the _____ th day of _____, 20__ .

PASSED SECOND READING on the _____ th day of _____, 20__ .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

PASSED THIRD READING on the _____ th day of _____, 20__ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__ .

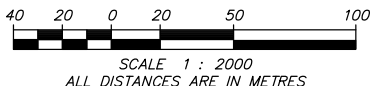
_____ MAYOR

_____ CLERK

**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW _____**

**OVER THE WEST HALF OF PARCEL 'D' (REFERENCE PLAN 3278) OF THE SOUTH WEST QUARTER SECTION 27 TOWNSHIP 7
THE EAST HALF OF PARCEL 'D' (REFERENCE PLAN 3278) OF THE SOUTH WEST QUARTER SECTION 27 TOWNSHIP 7
AND LOT 6 SECTION 27 TOWNSHIP 7 PLAN 26854 EXCEPT PLAN EPP40227**

ALL OF NEW WESTMINSTER DISTRICT



BOOK OF REFERENCE

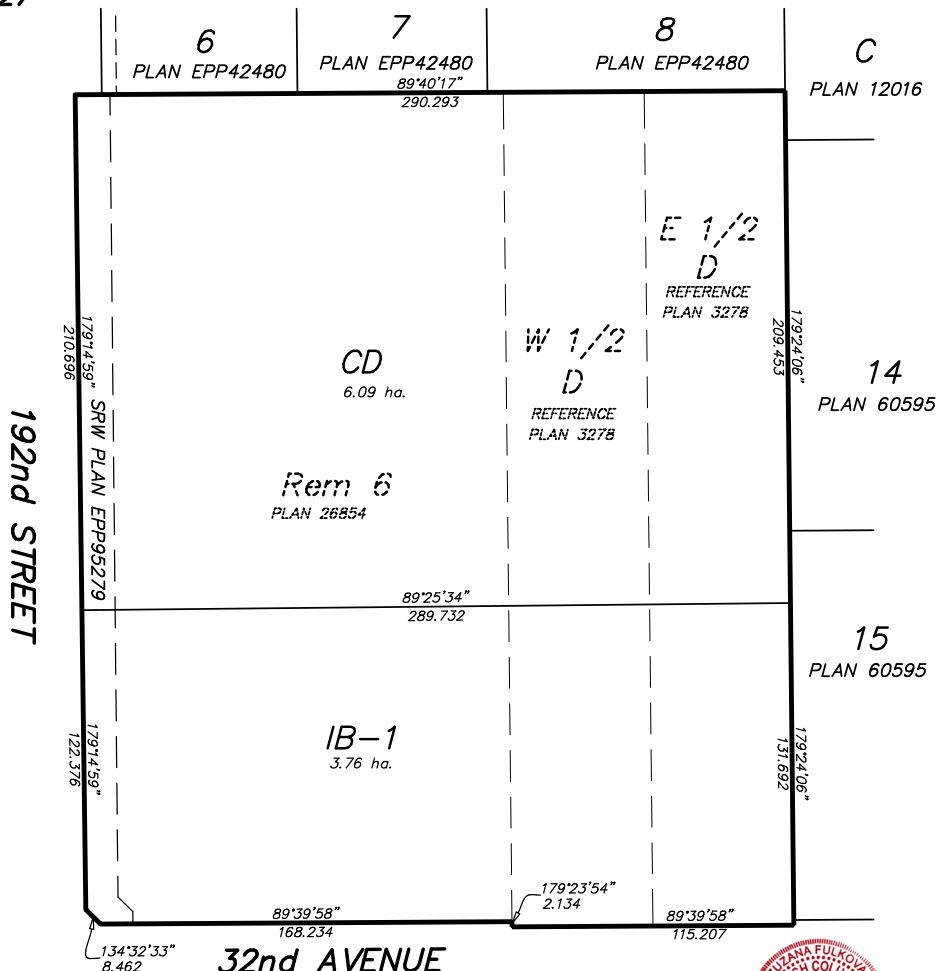
ZONE	LEGAL DESCRIPTION	AREA
IB-1	THE WEST HALF OF PARCEL 'D' (REFERENCE PLAN 3278) OF THE SOUTH WEST QUARTER SECTION 27 TOWNSHIP 7	0.757 ha
	THE EAST HALF OF PARCEL 'D' (REFERENCE PLAN 3278) OF THE SOUTH WEST QUARTER SECTION 27 TOWNSHIP 7	0.758 ha
	LOT 6 SECTION 27 TOWNSHIP 7 PLAN 26854 EXCEPT PLAN EPP40227	2.242 ha
CD	THE WEST HALF OF PARCEL 'D' (REFERENCE PLAN 3278) OF THE SOUTH WEST QUARTER SECTION 27 TOWNSHIP 7	1.209 ha
	THE EAST HALF OF PARCEL 'D' (REFERENCE PLAN 3278) OF THE SOUTH WEST QUARTER SECTION 27 TOWNSHIP 7	1.207 ha
	LOT 6 SECTION 27 TOWNSHIP 7 PLAN 26854 EXCEPT PLAN EPP40227	3.676 ha

LEGEND:

LEGAL BOUNDARIES ARE BASED ON LAND TITLE OFFICE RECORDS AND FIELD SURVEY

MURRAY & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

201-12448 82nd AVENUE
SURREY, BC V3W 3E9
(604) 597-9189



CERTIFIED CORRECT THIS 30TH DAY OF APRIL, 2020



BCLS

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 7919-0286-00

Address: 19317 / 19329 - 32 Ave and 3230 / 3294 - 192 Street

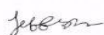
Registered Arborist: Jeff Ross #PN-7991A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	231
Protected Trees to be Removed	194
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	37
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 194 X two (2) = 388 	388
Replacement Trees Proposed	124
Replacement Trees in Deficit	264
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	23
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 2 X one (1) = 2 - All other Trees Requiring 2 to 1 Replacement Ratio 21 X two (2) = 42 	44
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist:

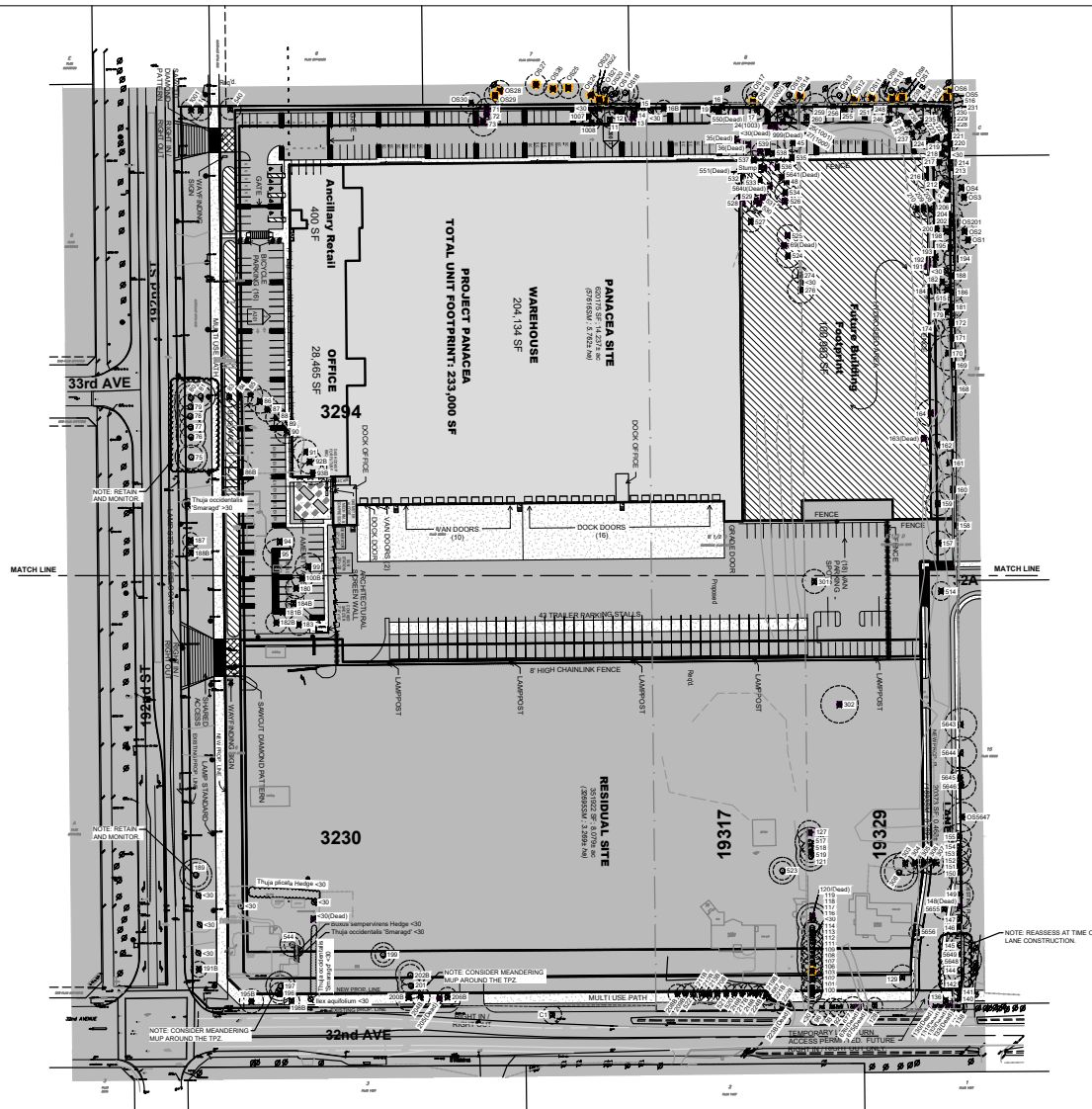


Date: May 7, 2020



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302





GENERAL NOTES:

- ALL RETAINED TREES TO BE REASSESSED WITH FINAL DEVELOPMENT PLANS.
- CONDUCT AN EDGE TREE RISK ASSESSMENT POST LAND CLEARING.

LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- TREE TO BE REMOVED (LEAVE STUMP INTACT)
- TREE PREVIOUSLY RECOMMENDED FOR REMOVAL TO BE REMOVED
- NON BY-LAW TREE
- TREE NOT ASSESSED
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE

STAMP	NO.	DATE	BY	REVISION
	1	APR1/20	MK	REVISED SITE PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

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PROJECT TITLE
 19317 19329 - 32 AVENUE
 3230 3294 - 192 STREET
 SURREY, B.C.

SHEET TITLE
 KEY - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

DRAWN MK
SCALE AS SHOWN
DATE SEPTEMBER 9, 2019

KEY
 SHEET 1 OF 5