

**METRO VANCOUVER REGIONAL DISTRICT
REGIONAL PLANNING COMMITTEE**

MEETING

Friday, October 4, 2024

1:00 pm

28th Floor Committee room, 4515 Central Boulevard, Burnaby, British Columbia

Webstream available at <https://www.metrovancover.org>

A G E N D A¹

A. ADOPTION OF THE AGENDA

1. October 4, 2024 Meeting Agenda

That the Regional Planning Committee adopt the agenda for its meeting scheduled for October 4, 2024 as circulated.

B. ADOPTION OF THE MINUTES

1. September 6, 2024 Meeting Minutes

That the Regional Planning Committee adopt the minutes of its meeting held September 6, 2024 as circulated.

Pg. 4

C. DELEGATIONS

1. Shawn Low, Director of Development Planning, City of Surrey

Subject: Background and Context on City of Surrey's *Metro 2050* Type 3 Proposed Amendment

Pg. 9

D. INVITED PRESENTATIONS

E. REPORTS FROM COMMITTEE OR CHIEF ADMINISTRATIVE OFFICER

1. 2025 – 2029 Financial Plan Overview

Verbal Update

Designated Speakers:

Jerry W. Dobrovlny, Commissioner/Chief Administrative Officer and
Harji Varn, Chief Finance Officer/General Manager, Financial Services

Pg. 11

¹ Note: Recommendation is shown under each item, where applicable.

- 2. 2025 – 2029 Financial Plan – Regional Planning** Pg. 25
That the Regional Planning Committee endorse the 2025 - 2029 Financial Plan for Regional Planning as presented in the report dated September 27, 2024, titled “2025 - 2029 Financial Plan – Regional Planning”, and forward it to the Metro Vancouver Board Budget Workshop on October 16, 2024 for consideration.
- 3. Metro 2050 Type 3 Proposed Amendment – City of Surrey (15238 - 64 Avenue)**
That the MVRD Board:
- a) initiate the *Metro 2050* amendment process for the City of Surrey’s requested amendment to include the property located at 15238 - 64 Avenue within the Urban Containment Boundary and amend its regional land use designation from Agricultural to Industrial; Pg. 47
 - b) give first, second, and third readings to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1396, 2024*; and
 - c) direct staff to notify affected local governments as per section 6.4.2 of *Metro 2050*.
- 4. Walkability Index Update** Pg. 153
That the MVRD Board:
- a) receive for information the report dated September 9, 2024, titled “Walkability Index Update”; and
 - b) share the findings and report with member jurisdictions with an offer of a staff presentation to Council upon request.
- 5. Regional Context Statements – Submission Timelines** Pg. 170
That the MVRD Board receive for information the report dated September 13, 2024, titled “Regional Context Statements – Submission Timelines”.
- 6. Manager’s Report** Pg. 174
That the Regional Planning Committee receive for information the report dated September 20, 2024, titled “Manager’s Report”.
- F. INFORMATION ITEMS**
- G. OTHER BUSINESS**
- H. RESOLUTION TO CLOSE MEETING**
Note: The Committee must state by resolution the basis under section 90 of the Community Charter on which the meeting is being closed. If a member wishes to add an item, the basis must be included below.
- I. ADJOURNMENT**
That the Regional Planning Committee adjourn its meeting of October 4, 2024.

Membership:

- | | | |
|---------------------------------------|--------------------------------------|-----------------------------|
| Woodward, Eric (C) – Langley Township | Hodge, Craig – Coquitlam | Locke, Brenda - Surrey |
| Kruger, Dylan (VC) – Delta | Johnstone, Patrick – New Westminster | McEwen, John – Anmore |
| Bligh, Rebecca – Vancouver | Knight, Megan – White Rock | West, Brad – Port Coquitlam |
| Carreras, Korleen – Maple Ridge | Lahti, Meghan – Port Moody | |
| Girard, Angela – North Vancouver City | Lambur, Peter – West Vancouver | |

**METRO VANCOUVER REGIONAL DISTRICT
REGIONAL PLANNING COMMITTEE**

Minutes of the Regular Meeting of the Metro Vancouver Regional District (MVRD) Regional Planning Committee held at 1:01 pm on Friday, September 6, 2024 in the 28th Floor Committee Room, 4515 Central Boulevard, Burnaby, British Columbia.

MEMBERS PRESENT:

Chair, Director Eric Woodward, Langley Township
 Vice Chair, Director Dylan Kruger, Delta
 Director Rebecca Bligh, Vancouver*
 Councillor Korleen Carreras, Maple Ridge
 Councillor Angela Girard, North Vancouver City*
 Director Craig Hodge, Coquitlam*
 Director Patrick Johnstone, New Westminster
 Director Megan Knight, White Rock*
 Director Meghan Lahti, Port Moody*
 Councillor Peter Lambur, West Vancouver*
 Director Brenda Locke, Surrey*
 Director John McEwen, Anmore*
 Director Brad West, Port Coquitlam (arrived at 1:06 pm)

*denotes electronic meeting participation as authorized by the *Procedure Bylaw*

STAFF PRESENT:

Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development
 Rapinder Khaira, Legislative Services Coordinator, Board and Information Services
 Heather McNell, Deputy Chief Administrative Officer, Policy and Planning
 Edward Nichol, Senior Planner, Regional Planning and Housing Services

A. ADOPTION OF THE AGENDA

1. September 6, 2024 Meeting Agenda

It was MOVED and SECONDED

That the Regional Planning Committee:

- a) amend the agenda for its meeting scheduled for September 6, 2024 by adding the following delegations for item C1:
 - Tasha Murray, Consultant, Invasive Species Council of Metro Vancouver,
 - Melinda Yong, Environmental Planner, City of Burnaby, and
 - Adrian Avendaño, Executive Director, Invasive Species Council of Metro Vancouver; and
- b) adopt the agenda as amended.

CARRIED

B. ADOPTION OF THE MINUTES

1. July 4, 2024 Meeting Minutes

It was MOVED and SECONDED

That the Regional Planning Committee adopt the minutes of its meeting held July 4, 2024 as circulated.

CARRIED

C. DELEGATIONS

1. Tasha Murray, Consultant, Invasive Species Council of Metro Vancouver, Melinda Yong, Environmental Planner, City of Burnaby, and Adrian Avendaño, Executive Director, Invasive Species Council of Metro Vancouver

Tasha Murray, Consultant, Invasive Species Council of Metro Vancouver, Melinda Yong, Environmental Planner, City of Burnaby, and Adrian Avendaño, Executive Director, Invasive Species Council of Metro Vancouver, provided a presentation titled "Regional Invasive Species Management Support". They spoke in support of item E4 and requested Metro Vancouver's continued support for education on best management practices for invasive species.

1:06 pm Director West arrived at the meeting.

D. INVITED PRESENTATIONS

No items presented.

E. REPORTS FROM COMMITTEE OR CHIEF ADMINISTRATIVE OFFICER

1. Metro 2050 Type 3 Amendment – Regional Affordable Rental Housing Target Implementation Guideline

Report dated August 19, 2024, from Mikayla Tinsley, Senior Policy and Planning Analyst, Regional Planning and Housing Services, providing the Regional Planning Committee and MVRD Board with the opportunity to initiate the amendment process for *Metro 2050* to align with the endorsed methodology of the Regional Affordable Rental Housing Target Implementation Guidelines through a *Metro 2050* Type 3 amendment.

Mikayla Tinsley, Senior Policy and Planning Analyst, Regional Planning and Housing Services, provided a presentation titled "Metro 2050 Type 3 Amendment: Regional Affordable Rental Housing Target", that provided an overview of the proposed changes to *Metro 2050* to add Major Transit Growth Corridors to the Regional Affordable Rental Housing Target.

Members discussed the achievability of the *Metro 2050* Regional Affordable Rental Housing Target within the locations designated by *Metro 2050*.

Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, informed members that staff will report back in early 2025 with baseline data and analysis on the achievability of the Regional Affordable Rental Housing Target.

It was MOVED and SECONDED

That the MVRD Board:

- a) initiate the *Metro 2050* amendment process for the *Metro 2050* Type 3 amendment to align *Metro 2050* and the Regional Affordable Rental Housing Target Implementation Guideline;
- b) give first, second, and third readings to “Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1398, 2024”; and
- c) direct staff to notify affected local governments as per section 6.4.2 of *Metro 2050*.

CARRIED

Chair Woodward, Directors Locke, and McEwen voted in the negative.

2. Metro 2050 Climate Policy Enhancement Study – Revised Recommendations

Report dated August 9, 2024, from Edward Nichol, Senior Planner, Regional Planning and Housing Services, providing the Regional Planning Committee and MVRD Board with an alternative wording on two referred policy enhancement recommendations to strengthen climate change policies in *Metro 2050* for consideration and staff direction.

Members discussed the achievability and language used in the *Metro 2050* tree canopy cover targets for areas outside of the Urban Containment Boundary. Members raised concerns of reaching outside of Metro Vancouver’s jurisdiction with a tree canopy target outside of the urban containment boundary.

Motion on Distinct Propositions:

It was MOVED and SECONDED

That the Regional Planning Committee divide the recommendation presented in the report dated August 9, 2024, titled “Metro 2050 Climate Policy Enhancement Study – Revised Recommendations” into distinct propositions.

CARRIED

It was MOVED and SECONDED

That the MVRD Board direct staff to prepare a bylaw to amend *Metro 2050* for consideration based on the revised recommendations as described in Tables 1 and 2 of the report dated August 9, 2024, titled “Metro 2050 Climate Policy Enhancement Study – Revised Recommendations” to:

- a) support the protection and restoration of trees and other ecosystems on lands with a non-urban regional land use designations and lands outside the Urban Containment Boundary.

CARRIED

Chair Woodward, Vice Chair Kruger, Directors Locke, McEwen, and West voted in the negative.

It was MOVED and SECONDED

That the MVRD Board direct staff to prepare a bylaw to amend *Metro 2050* for consideration based on the revised recommendations as described in Tables 1 and 2 of the report dated August 9, 2024, titled “Metro 2050 Climate Policy Enhancement Study – Revised Recommendations” to:

- b) encourage environmental and climate change related analysis as part of appropriate *Metro 2050* amendment applications.

CARRIED

Chair Woodward, Vice Chair Kruger, and Director Locke voted in the negative.

3. Metro 2050 Regional Context Statement – Village of Belcarra

Report dated August 13, 2024, from Victor Cheung, Regional Planner, Regional Planning and Housing Services, providing the Regional Planning Committee and MVRD Board with the opportunity to consider the acceptance of the Village of Belcarra’s Regional Context Statement.

It was MOVED and SECONDED

That MVRD Board accept the Village of Belcarra Regional Context Statement as submitted to Metro Vancouver on June 12, 2024.

CARRIED

4. Invasive Species Best Management Practices – Bamboo, Cherry Laurel, and Common Periwinkle

Report dated August 13, 2024, from Laurie Bates-Frymel, Senior Planner, Regional Planning and Housing Services, providing the Regional Planning Committee and MVRD Board with three new invasive species best management practices documents and accompanying fact sheets for information.

It was MOVED and SECONDED

That the MVRD Board receive for information the report dated August 13, 2024, titled “Invasive Species Best Management Practices – Bamboo, Cherry Laurel, and Common Periwinkle”.

CARRIED

5. Manager’s Report

Report dated August 19, 2024, from Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, Regional Planning and Housing Services, providing the Regional Planning Committee with an update on the Rental Housing Blueprint, and regional housing and employment projections.

It was MOVED and SECONDED

That the Regional Planning Committee receive for information the report dated August 19, 2024, titled “Manager’s Report”.

CARRIED

F. INFORMATION ITEMS

- 1. Building Social Connections – Toolbox of Design Actions to Nurture Wellbeing in Multi-unit Housing**

G. OTHER BUSINESS

No items presented.

H. RESOLUTION TO CLOSE MEETING

No items presented.

I. ADJOURNMENT

It was MOVED and SECONDED

That the Regional Planning Committee adjourn its meeting of September 6, 2024.

CARRIED

(Time: 1:53 pm)

Rapinder Khaira,
Legislative Services Coordinator

Eric Woodward,
Chair

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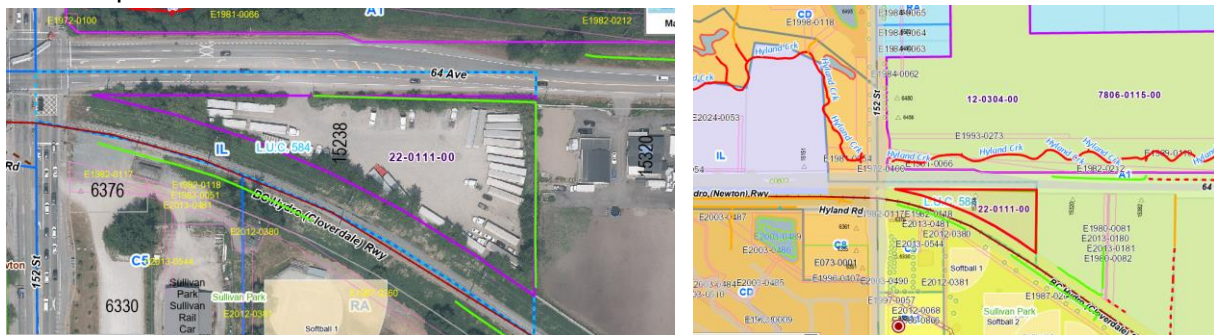
Summary for Metro Vancouver amendment at 15238 64 Ave

- Surrey File Number 7922-0111-00
- Proposal for RGS amendment from Agricultural to Industrial, and inclusion in the Urban Containment Boundary and the GVS&DD Fraser Sewerage Area
- Considered at the September 13, 2024 RPAC meeting

Site and Context

The site is bounded by the BC Hydro Cloverdale Railway to the south and west, and Sullivan Park further to the south across the railway. To the east, there is an agricultural property, a commercial development to the west across 152 Street, and a vacant site to the north, which was recently removed from the ALR and has an application on the site for an industrial development.

- Property was under LUC (for cement plant), with an underlying zone of IL (Light Impact Industrial)
- Historical industrial uses
- Unauthorized truck parking for the past 10 years
- In the ALR, but under 2 acres, and exempt from the Act → ALR exclusion has been completed



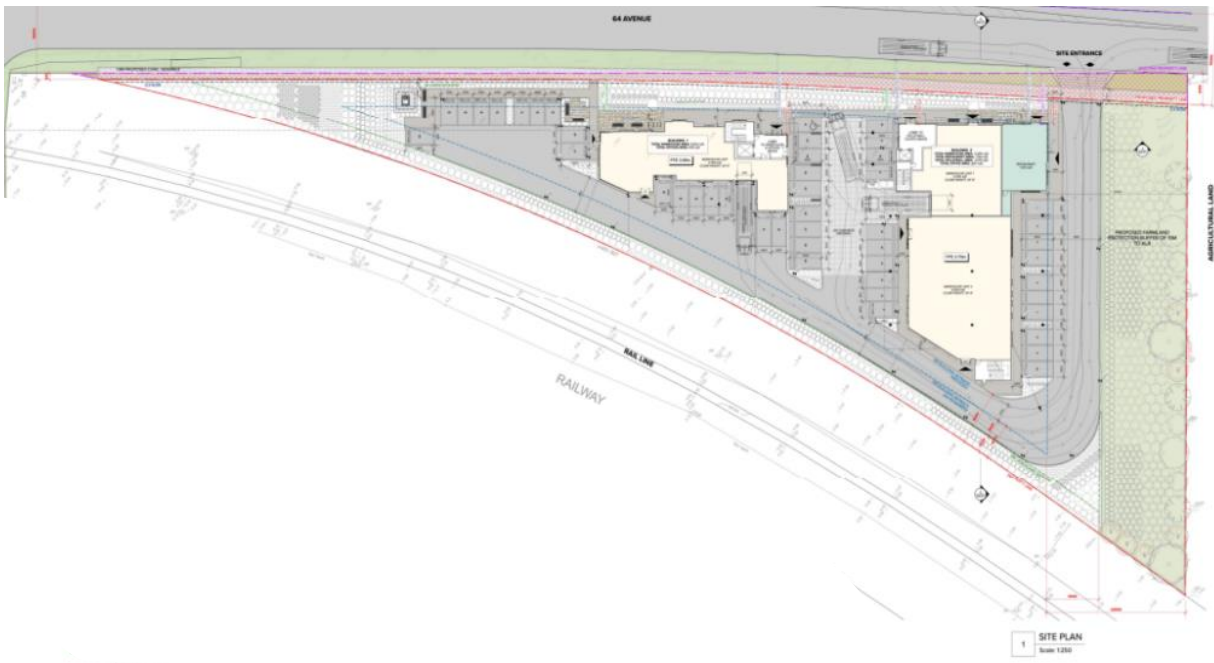
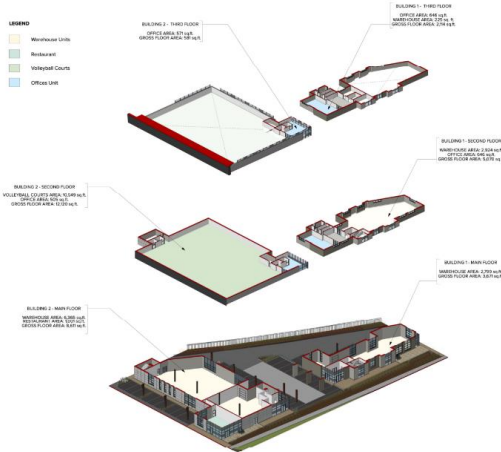
Proposal

To develop a multi-tenant industrial building, with a restaurant and a volleyball facility.

- OCP Amendment from Agricultural to Industrial
- Discharge of LUC No. 584 (terminated by the Province on June 30, 2024)
- Rezoning from Light Impact Industrial (IL) to (Comprehensive Development (CD)
- Development Permit for Form & Character, Hazard Lands, Sensitive Ecosystem and Farm Protection
- RGS amendment from Agricultural to Industrial and inclusion in the UCB and GVS&DD Fraser Sewerage Area
- ALR exclusion under Section 29 of the ALC Act

Details of the Application

- Gross Site area: 6,695 sqm
- FAR: 0.5
- Parking: 46 surface stalls
- Restaurant (93 square metres)
- Office (179 square metres)
- TOTAL: 2,507 square metres
- Net site area: 6,324 sqm
- Building Height: 19.2 metres
- 15 m planted landscape buffer to ALR
- Warehouse (1,244 square metres)
- Volleyball facility (991 square metres)



To: Regional Planning Committee

From: Jerry W. Dobrowolny, Commissioner/Chief Administrative Officer
Harji Varn, General Manager, Financial Services/Chief Financial Officer

Date: September 26, 2024

Meeting Date: October 4, 2024

Subject: **2025 - 2029 Financial Plan Overview**

This presentation introduces a high-level overview of the Metro Vancouver 2025-2029 budget.

ATTACHMENTS

1. 2025 - 2029 Financial Plan Overview Presentation

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Metro Vancouver Region

2025 – 2029 Financial Plan Overview

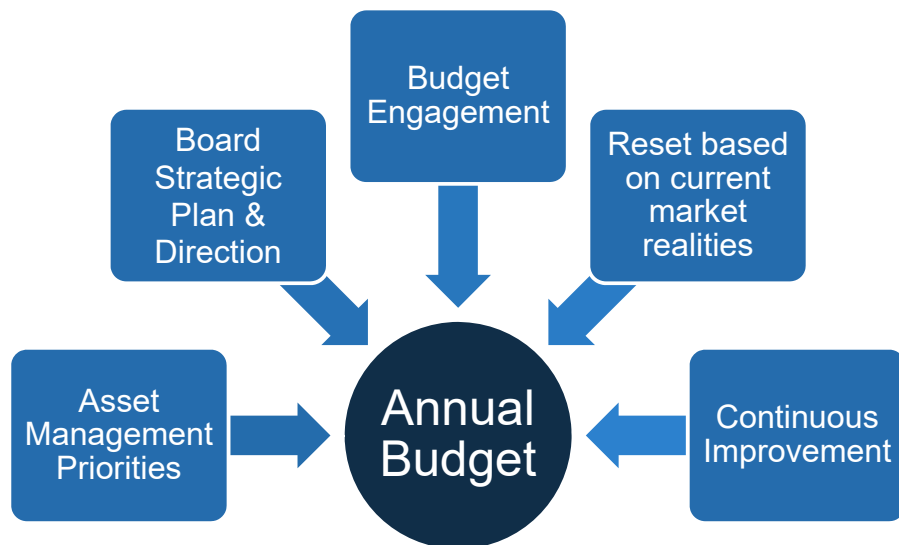
Jerry W. Dobrovolny, P. Eng, MBA
Commissioner / Chief Administrative Officer

Harji Varn
GM Financial Services / Chief Finance Officer

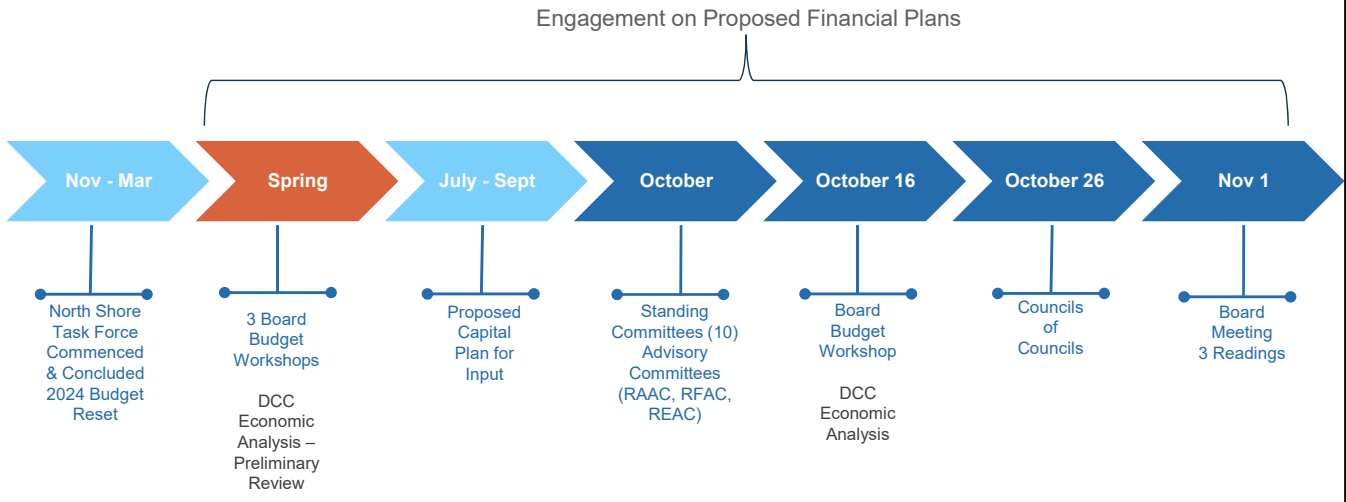


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METRO VANCOUVER BUDGET APPROACH



2025 BUDGET CYCLE TIMELINE



COMMUNICATIONS AND ENGAGEMENT

Public Engagement Period, July 31 – September 16

- 291,956+ budget video views
- 14 days at PNE (90,000 showcase visitors)
- 8,483 PNE budget game players
- 1,453 budget webpage visits
- 422 online survey responses
- 79 paper survey responses
- 36 promotional and educational posts on social



COMMUNICATIONS AND ENGAGEMENT

Overall Communications / Member Engagement

- Budget webpage with video
- Budget Overview one pager
- MetroUpdate newsletter article
- Live stream Committee and Board meetings
- Regional Advisory Committees
- Council of Council meetings
- Budget communications throughout the year

The screenshot displays the Metro Vancouver Budget 2024 Overview webpage. The page includes a 'Financial Plan Overview' section, a '2024 Budget at a Glance' section with bullet points, and an 'Approximate average cost per household' table. Below the table are two pie charts: 'Where the Money Comes From' and 'Where the Money Goes'. A video player in the foreground shows a 'PUBLIC WORKSHOP' video titled 'About the budgeting process'.

Service	Per Year	Per Month
Regional Planning	\$4	\$0.33
Air Quality Management	\$7	\$0.58
Regional Parks	\$60	\$5
Solid Waste Services	\$48	\$4.00
Liquid Waste Services	\$109	\$9.08
Other Services	\$387	\$32.25

COMMITMENT TO CONTINUOUS IMPROVEMENT

- Continue culture of continuous improvement
- Continue to Monitor financial performance
- Continue to utilize data to drive decision making
- Continue to seek alternative funding strategies/sources
- Continue with long range planning and procurement strategies for multi-year programs and project delivery



CONTINUOUS IMPROVEMENT – 2024 COMPLETED OR ONGOING

Initiative	Outcomes
Cyber Resilience (CS)	<ul style="list-style-type: none"> Improve cyber security and resilience to proactively mitigate the risks posed by evolving cyber security threats
Weigh Scale Software Upgrade Implementation (SWS)	<ul style="list-style-type: none"> Range of new features: license plate readers, emailing bills, real-time customer feedback; system resilience.
Refined Environmental Management System (WS)	<ul style="list-style-type: none"> Revised the review and approval process for regulatory reporting, which is freeing up time for our frontline, engineering, and legal teams

CONTINUOUS IMPROVEMENT – 2025 NEW

Initiative	Outcomes
Waste-to Energy District Energy (SWS)	<ul style="list-style-type: none"> Up to 70,000 tonnes GHG per year emissions reduction.
Biosolids Hauling de-carbonization (LWS)	<ul style="list-style-type: none"> Trials of low-carbon hauling vehicles (battery electric vehicles and hydrogen electric vehicles) for short to medium haul routes.
Project Quality Management (PD)	<ul style="list-style-type: none"> Consistent implementation of Project Quality Management and reduction of quality related risks. Efficiencies due to risk avoidance and streamlined processes.

MAJOR DRIVERS – CAPITAL PROGRAM

WHAT WE ARE DOING

- Long-term financial planning
- Cost estimating framework
- Reviewing scope and timing of over 300 projects
- Partnership funding

The image shows two overlapping spreadsheets. The top one is titled 'GREATER VANCOUVER WATER DISTRICT CAPITAL BUDGET AND 2024-2028 CAPITAL PLAN' and the bottom one is 'GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT CAPITAL BUDGET AND 2024-2028 CAPITAL PLAN'. Both tables have columns for 'Category', '2024', '2025', '2026', '2027', and '2028'.



Fleetwood Reservoir Roof slab



Annacis WWTP Digesters



Widgeon Marsh Development

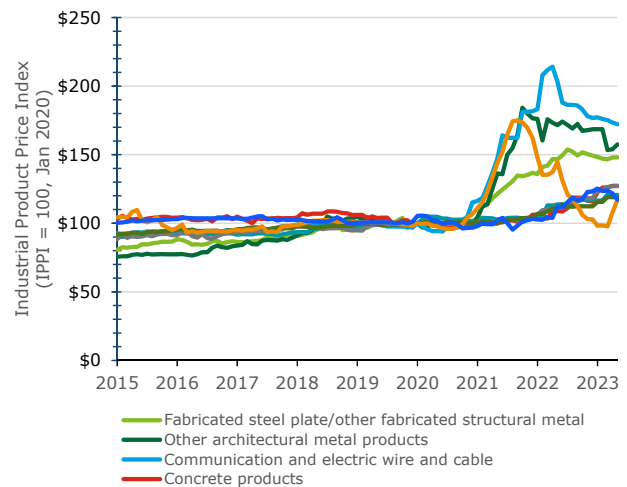


Central Surrey Recycling and Waste

MAJOR DRIVERS – INFLATION AND COST ESCALATION

WHAT WE ARE DOING

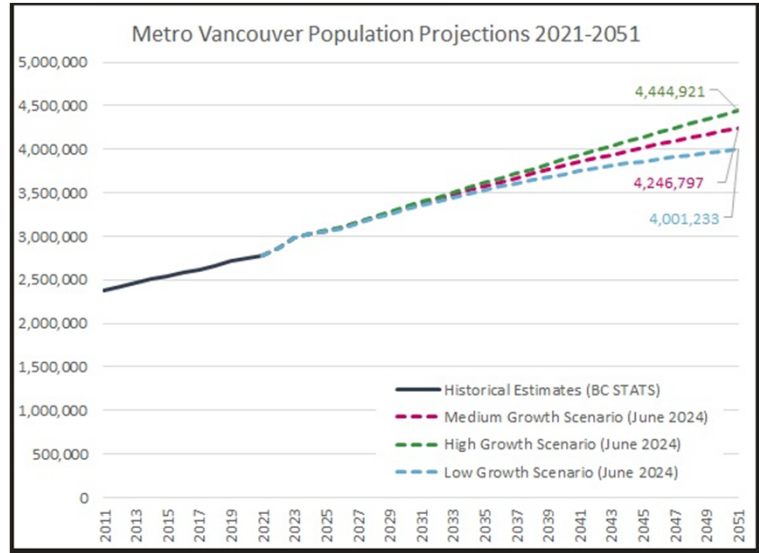
- Strengthening procurement strategies
- Examining revenue sources and partnerships
- Timing and scope of projects and programs



MAJOR DRIVERS - POPULATION GROWTH

WHAT WE ARE DOING

- Examining impacts to infrastructure
- Regular updates and review of DCCs
- Alignment with Province and member jurisdictions



MAJOR DRIVERS - CLIMATE CHANGE AND RESILIENCE

WHAT WE ARE DOING

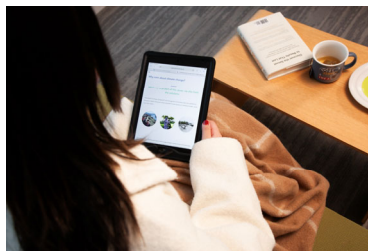
- Infrastructure resilience
- Metro 2050 Policy
- Climate action strategies and programs



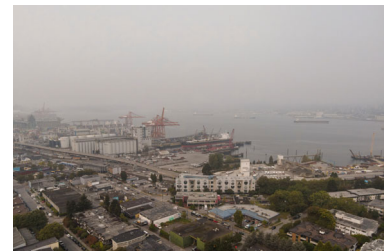
King tide in West Vancouver



Minnehada fire



Climate Literacy Program

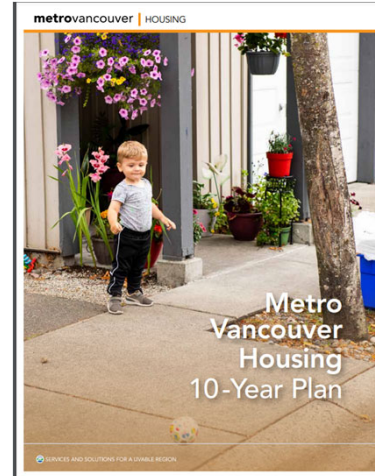


Smoky conditions in Metro Vancouver

MAJOR DRIVERS – BELOW MARKET RENTAL HOUSING

WHAT WE ARE DOING

- Metro Vancouver Housing development and renewal projects (2,100+ units underway)
- Partnerships with member jurisdictions, development community and others
- Historic funding agreement with Province; new federal program



APRIL 2023 BOARD BUDGET WORKSHOP DIRECTION

That the MVRD/MVHC/GVS&DD/GVWD Board at the April 19, 2023 Board Budget Workshop:

- a) *direct staff to proceed through the 2024 budget cycle with household impact targets as follows*
 - i. 2024 – 12%
 - ii. 2025 – 11%
 - iii. 2026 – 5%
 - iv. 2027 – 5%
- b) *direct staff to prepare the 2024–2028 Financial Plan with the following development cost charge (DCC) rate assumptions:*
 - i. *Liquid Waste Development Cost Charges moving to a 1% assist factor with interest as part of the 2024–2028 Financial Plan*
 - ii. *Water Development Cost Charges moving to a 1% assist factor with interest as part of the 2024–2028 Financial Plan; and*
 - iii. *Implementation of a Development Cost Charge for Regional Parks and move to a 1% assist factor within the 2024–2028 Financial Plan*

MARCH 2024 BOARD MEETING

- The DCC Bylaws received Provincial Inspector Approval in February 2024
- On March 22, 2024, the MVRD/ GVS&DD/ GVWD Board had 4th reading and final adoption of the 3 DCC Bylaws
- The DCC Bylaws have a 3-year phase-in January 1, 2025; January 1, 2026; and January 1, 2027

SPRING 2024 BOARD BUDGET WORKSHOPS DIRECTION

April 17 and May 17, 2024 Board Budget Workshops direction to staff was to continue with the direction from April 2023 which were to:

- Maintain the following HHI targets:
 - 2025 – 11%
 - 2026 – 5%
 - 2027 – 5%
 - 2028 – 5%
- Continue with Liquid Waste DCCs, Water DCCs, and Regional Parks DCCs to a 1% assist factor with interest as part of the financial plan

BOARD BUDGET WORKSHOP DIRECTION

May 2024 Board Budget Workshop Resolution

That the GVS&DD Board direct staff to prepare the 2025 Budget and 2025–2029 Financial Plan by allocating the \$2.8B required to complete the NSWWTP Program according to Option 3 from Table 6 in the report dated May 10, 2024, titled “2025 Budget and 5-Year Financial Plan Scenarios for Consideration.”

That the GVS&DD Board direct staff to prepare the 2025 Budget and 2025–2029 Financial Plan by allocating the \$2.8B required to complete the NSWWTP Program according to Option 4 from Table 7 in the report dated May 10, 2024, titled “2025 Budget and 5-Year Financial Plan Scenarios for Consideration.”

	2025	2026	2027	2028	2029
VSA	+\$150	-	-	-	-
NSSA	+\$118	+\$118	+\$118	+\$118	+\$118
LIWSA	+\$80	-	-	-	-
FSA	+\$90	-	-	-	-

2025–2029 FINANCIAL PLAN OVERVIEW

2025 Budget – Bottom Line

11.0%	Prior Projection for 2025
\$88	Increase for the average household in 2025 (Water: \$14, Liquid Waste: \$69, Solid Waste: \$3, MVRD: \$2)
\$884	Average annual cost for all Metro Vancouver services
9.9%	Proposed 2025 Budget
\$79	Increase for the average household in 2025 (Water: \$11, Liquid Waste: \$63, Solid Waste: \$3, MVRD: \$2)
\$875	Average annual cost for all Metro Vancouver services

OVERALL AVERAGE HOUSEHOLD IMPACT 2025–2029

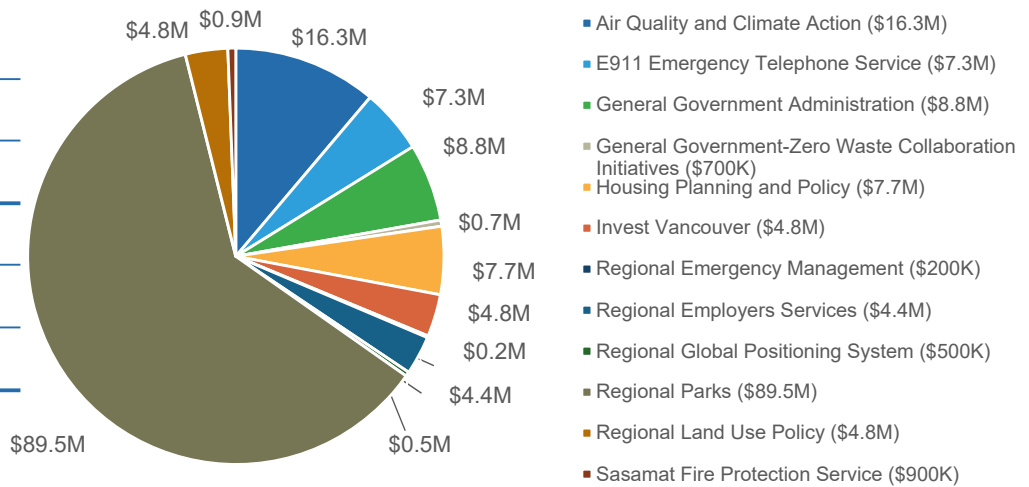
	2024	NSWWTP Amended	2025	2026	2027	2028	2029
Water Services	\$189	\$189	\$200	\$211	\$215	\$218	\$218
Liquid Waste Services	\$349	\$447	\$510	\$549	\$587	\$627	\$672
Solid Waste Services	\$68	\$68	\$71	\$74	\$78	\$82	\$86
Regional District Services	\$92	\$92	\$94	\$84	\$85	\$86	\$87
Total Household Impact	\$698	\$796	\$875	\$918	\$965	\$1,013	\$1,063
Prior Year Forecast - amended			\$884	\$933	\$981	\$1,033	

BUDGET OVERVIEW

2025 MVRD Budget

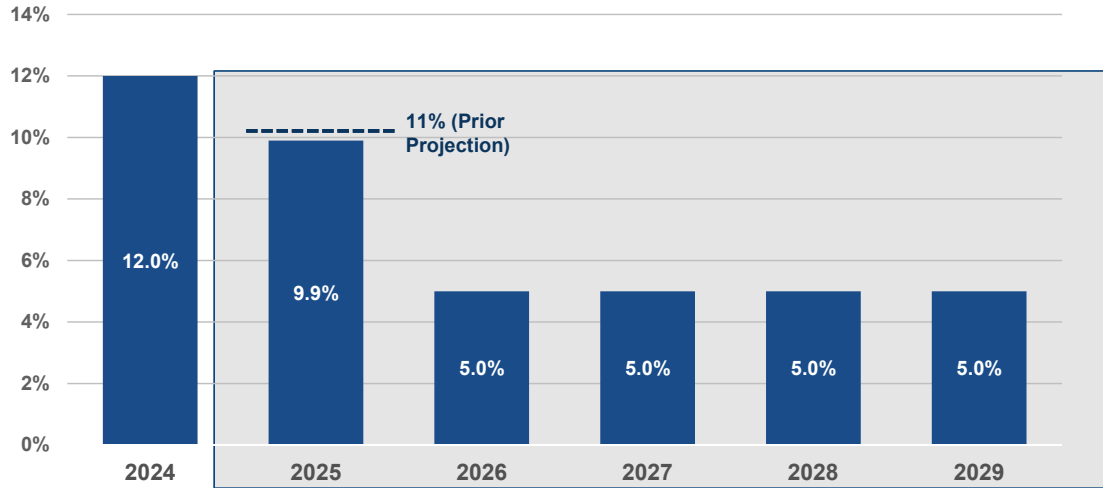
Revenues (millions)	
MVRD Requisition	\$117M
Transfer from Reserves	\$16M
Other Revenues	\$13M
Total	\$146M

Expenditure by Department



METRO VANCOUVER HOUSEHOLD IMPACT % CHANGE

Proposed 2025–2029 Financial Plan



METRO VANCOUVER OPERATING BUDGET

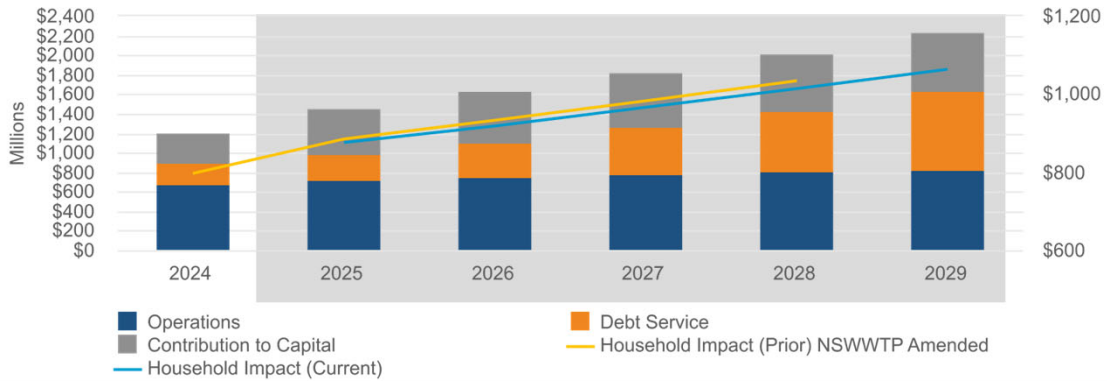
Expenditures

Overview:

- 2024 Operating Budget: \$1,216.0M
- 2025 Operating Budget: \$1,463.7M

Drivers:

- Operating Program is inflationary over the 5 years
- Funding capital program through debt service and contribution to capital in accordance with Board policy



METRO VANCOUVER OPERATING BUDGET

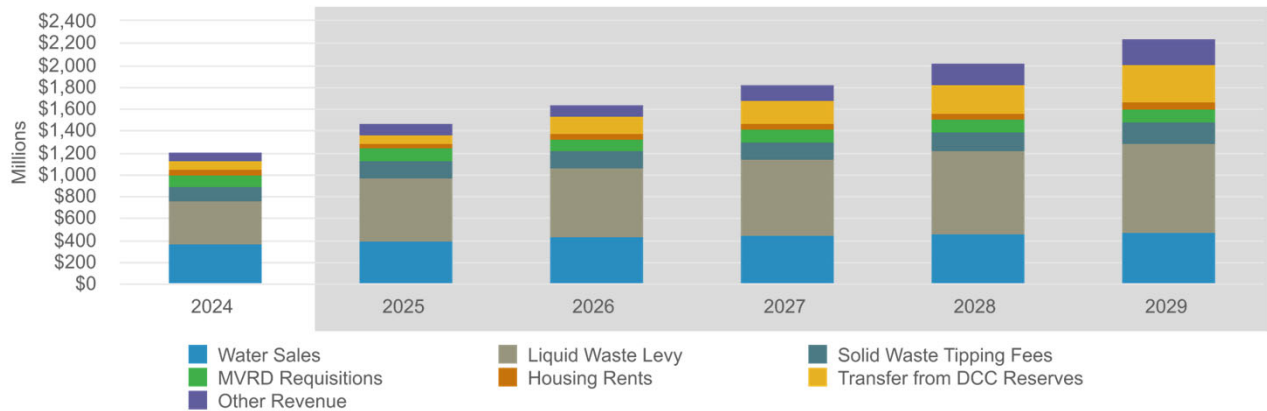
Revenues

Overview:

- Primary funding sources: water sales, sewer levy, tipping fees, rents, MVRD requisition
- Relative stability for primary sources

Drivers:

- Anticipated DCC revenues received and applied having downward pressure on HHI
- Continuously seeking partner funding for support



METRO VANCOUVER CAPITAL PLAN

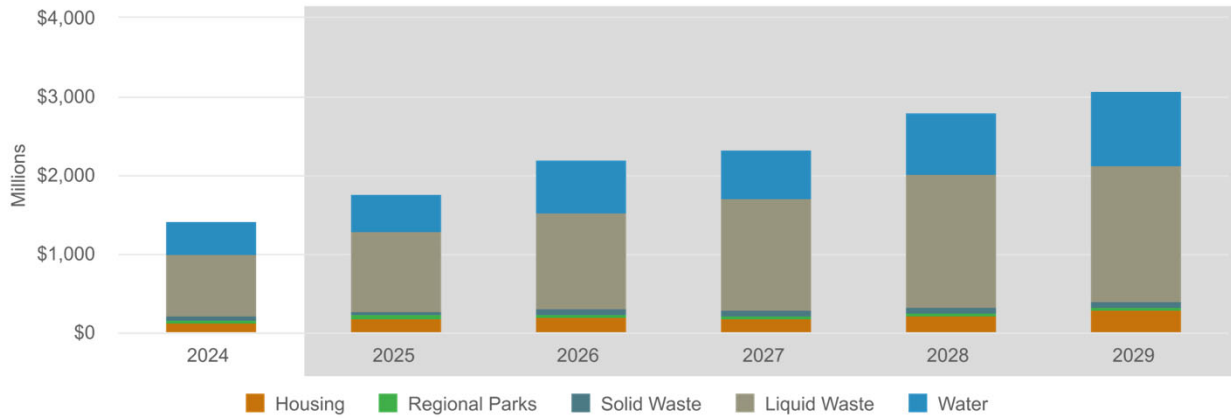
Expenditures

Overview:

- 2024 capital cash flow \$1.42B
- 2025 capital cash flow \$1.77B

Drivers:

- Continued activity on previously approved projects
- Regulatory upgrades and growth projects



Pacific Spirit Regional Park



Questions?

To: Regional Planning Committee

From: Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, Regional Planning and Housing Services

Date: September 27, 2024 Meeting Date: October 4, 2024

Subject: **2025 - 2029 Financial Plan – Regional Planning**

RECOMMENDATION

That the Regional Planning Committee endorse the 2025 - 2029 Financial Plan for Regional Planning as presented in the report dated September 27, 2024, titled “2025 - 2029 Financial Plan – Regional Planning”, and forward it to the Metro Vancouver Board Budget Workshop on October 16, 2024 for consideration.

EXECUTIVE SUMMARY

The 2025 - 2029 Metro Vancouver Financial Plan has been prepared following direction from the Financial Plan Task Force and from the Board at the Board Budget Workshops. The 2025 Budget has come under the household impact targets that were recommended by the Financial Plan Task Force and endorsed by the Board, which has resulted in an overall consolidated household impact for 2025 of 9.9%, down from the 11.0% projected for 2025 in the prior financial planning cycle.

In 2025, the operating budget for Regional Planning is proposed to decrease by \$0.8 million (14.1%) for a total of \$4.8 million. The requisition is proposed to increase \$0.1 million (1.6%) for a total requisition of \$4.5 million, which represents a total average regional household impact of \$4 (which compares to a previous forecast for 2025 of \$4).

Regional Planning supports planning throughout the region including for utilities, member jurisdictions, TransLink, and other regional agencies through the provision of projections and data, policy research, convening stakeholders on issues of regional interest, and providing a planning resource. The team provides a long range, cross-boundary, interdisciplinary perspective, and the main function is developing, administering, monitoring and stewarding Metro 2050, the regional growth strategy. The 2025 - 2029 Financial Plan for Regional Planning reflects an increase in work relating to the implementation of Metro 2050 while continuing to reduce long-term reliance on reserve funds to smooth the tax requisition rate. Over the next five years, operating programs are to decrease by \$582,586, or an average of 1.9% per year.

PURPOSE

To present the 2025 - 2029 Financial Plan for Regional Planning for consideration by the Committee.

BACKGROUND

Metro Vancouver’s annual budget process includes the development of detailed annual budgets and the updating of five-year financial plans for each of the four Metro Vancouver legal entities (Metro Vancouver Regional District, Metro Vancouver Housing Corporation, Greater Vancouver Water District and Greater Vancouver Sewerage and Drainage District).

Three Board Budget Workshops were held in the spring with the objective to seek direction for the preparation of the 2025 - 2029 Financial Plan. This has resulted in a plan that maintains the goals and objectives of Metro Vancouver while minimizing the impact on ratepayers through evaluation and optimizing the capital and operating programs.

This report focuses on the Regional Planning function and presents the 2025 annual budget and the updated five-year plan for the years 2025 to 2029 for Committee consideration.

REGIONAL PLANNING SERVICE

The Regional Planning service at the Metro Vancouver Regional District (MVRD) represent functions that include 22 members and provides projections, data and policy research in support of a prosperous, resilient and livable region. The primary responsibility is to develop, administer, implement and monitor *Metro 2050*. There are three program areas in the Regional Planning Division: Regional Land Use Policy, Planning Analytics and Implementation Services. The Regional Planning initiatives planned over the next five years are guided by direction provided in the *Board Strategic Plan*, specifically:

- Work closely with member jurisdictions, TransLink, First Nations, the Province and other regional agencies to advance Metro 2050's goals, strategies, and policy actions.
- Create a regional housing policy roadmap to support the implementation of *Metro 2050's* housing objectives and help the region achieve the *Metro 2050* target of 15 per cent affordable rental housing for new housing in urban centres and along transit corridors.
- Support member jurisdictions to develop and implement effective policies that will help the region achieve its targets to protect 50% of the land base for nature and achieve 40% tree canopy cover within the Urban Containment Boundary.
- Undertake innovative research that supports the overarching goals in Metro 2050, including projects such as a Regional Parking Study, Housing and Transportation Cost Burden Update, Regional Food System Strategy Update, and Growth Management and Investment Model.
- Work with member jurisdictions to protect Industrial and Employment lands as per the Regional Industrial Lands Strategy.
- Work closely with member jurisdictions to update targets and prepare a strategy to intensify land uses in the urban centres and frequent transit development areas.
- Continue to refine and update the population, housing and employment and land use projections and their expected geographic distributions to support the long range planning of Utilities, TransLink and member jurisdictions.

WORK PLAN PERFORMANCE INDICATORS

High level performance indicators have been developed across the organization to evaluate trends, determine key actions for the coming year, and to assist in long-term planning. The 2025 Work Plan for Regional Planning is presented in this report. Within the Regional Planning Work Plan, six performance indicators have been developed and are being tracked. These include:

- Percentage of residential growth occurring within the Urban Containment Boundary;
- Percentage of new dwelling units located within Urban Centres;
- Percentage of residential growth located along Transit Corridors;

- Number of hectares of land with the *Metro 2050* Agricultural Designation;
- Number of hectares of land with the *Metro 2050* Industrial Designation; and
- Number of hectares of land with the *Metro 2050* Mixed Employment Designation.

The trend in these performance measures suggests that the region is on target with regards to meeting the goals laid out in the regional growth strategy. Metro 2050 sets a target to contain 98% of growth within the Urban Containment Boundary. Since 2011, this target has been met. Metro 2050 also strives to direct 40% of dwelling unit growth to a network of 26 Urban Centres. Between 2016 and 2021, 41% of the region's dwelling unit growth occurred in Urban Centres which is up from 39% in the previous Census period.

CONTINUOUS IMPROVEMENT

With the recent adoption of *Metro 2050* there is a significant opportunity to advance work on public policy projects to help advance regional goals related to housing and climate action. Projects identified in the upcoming work plans will help advance the region's work in the following areas:

- Climate action and resilience
- Increasing transit-oriented affordable housing
- Protection of natural areas

Further improvement initiatives include:

- Collaborate with member jurisdictions to explore the co-creation and implementation of standardized regulations and reference designs for six story rental housing.
- Provide ongoing data and support to member jurisdictions related to provincial housing legislation (eg. Housing Needs Reports, joint procurement).
- Reducing dependencies on consultants for data analytics and modeling work. The Planning Analytics teams is exploring new approaches to build internal capacity to accomplish updates on ongoing data and modeling work that will reduce the reliance on external consultants.
- Explore innovative approaches to share results and outcomes from Regional Planning projects to increase awareness and utilization.

2025 BUDGET AND 2025 - 2029 FINANCIAL PLAN

The five-year financial plans for this cycle have been updated to address five central priorities identified by the Metro Vancouver Board in its Strategic Plan to guide the development of plans and budgets. The five priorities are:

- Financial Sustainability and Regional Affordability
- Climate Action
- Resilient Services and Infrastructure
- Reconciliation
- Housing

Each Metro Vancouver function has an Annual Work Plan that includes strategic directions, performance indicators and key actions to guide the work for the coming year. Each function also has a “What’s Happening” summary that presents program highlights for the next five years.

Regional Planning is also guided by direction provided in *Metro 2050*, specifically to support the goals, strategies and policy actions in the plan to:

- Goal 1 - Create a compact urban area
- Goal 2 - Support a sustainable economy
- Goal 3 - Protect the environment, address climate change, and respond to natural hazards
- Goal 4 – Provide diverse and affordable housing choices
- Goal 5 - Support sustainable transportation choices

The 2025 - 2029 Regional Planning Financial Plan is included as Attachment 1. The Annual Work Plan for Regional Planning presented in this report is included in Attachment 2 and the “What’s Happening” highlights for the years 2025 - 2029 are included in Attachment 3.

Operating Budget Highlights

The Regional Planning 2025 operating budget is proposed to decrease by \$793,591 for a total budget of \$4,819,386. With the adoption of *Metro 2050* the Regional Planning Team will be transitioning to focusing on projects related to the implementation of *Metro 2050* and other associated research. The 2025 operating budget includes the following key actions:

- Regional Food System Strategy Update
- Hazard Risk and Vulnerability Assessment
- Development Cost Charge Review
- Land Use Resilience Best Practices Guide – Floods
- Enhancing Urban Forestry Project
- Regional Affordable Housing Strategy Update
- Transit Oriented Development Best Practice Guide
- Urban Centres and FTDA’s Policy and Target Review
- Regional Industrial Lands Strategy Implementation
- Regional Green Infrastructure Network Guidelines & Map Refinements
- 3D Urban Form Model for Metro Vancouver

Over the next five years, expenditures are decreasing by a total of \$582,586, or an average of 1.9% per year.

Reserve Funds

The financial plan for Regional Planning includes the utilization of reserves to annually fund one-time initiatives. This is consistent with the *Operating, Statutory and Discretionary Reserves Policy*. The 2025 - 2029 Projected Reserves for Regional Planning are included in Attachment 4.

APPROVAL PROCESS

The proposed 2025 - 2029 Financial Plan and Annual Work Plan is presented for consideration and endorsement before being forwarded to the Board for consideration. The next steps are:

- The 2025 - 2029 Financial Plan and Annual Work Plan will be presented for consideration at the Metro Vancouver Board Budget Workshop on October 16, 2024; and
- The Board will consider adoption of the 2025 Budget and endorsement of the 2025 - 2029 Financial Plan on November 1, 2024.

ALTERNATIVES

1. That the Regional Planning Committee endorse the 2025 - 2029 Financial Plan for Regional Planning as presented in the report dated September 27, 2024, titled “2025 - 2029 Financial Plan – Regional Planning”, and forward it to the Metro Vancouver Board Budget Workshop on October 16, 2024 for consideration.

2. That the Regional Planning Committee amend the 2025 - 2029 Financial Plan for Regional Planning as follows: _____; and forward the amended Financial Plan to the Finance Committee on October 9, 2024 and to the Metro Vancouver Board Budget Workshop on October 16, 2024 for consideration.

FINANCIAL IMPLICATIONS

If the MVRD Board endorses the 2025 - 2029 Financial Plan for Regional Planning, as presented under Alternative 1, in 2025 the Regional Planning requisition will increase by \$71,409 (1.6%) for a total requisition of \$4,519,386. Although the overall Regional Planning budget is proposed to decrease in 2025, this reduction is mainly due to a completion of a project that had been fully funded by the Sustainability Innovation Fund, which does not affect the requisition.

Over the term of the five-year plan, the annual Regional Planning requisition is projected to increase by an average of \$68,483 per year (1.5%) to provide the required revenue to offset projected expenditures. It is anticipated that the cost to the average regional household over the next five years for the Regional Planning function will stay steady at \$4 per year.

Under Alternative 2, the Committee may wish to consider recommending amendments to the 2025 Budget and Five-Year Financial Plan for consideration at the Metro Vancouver Board Budget Workshop. Any changes to the plan may have an impact on the MVRD Financial Plan.

CONCLUSION

The Regional Planning 2025 Budget and Five-Year Financial Plan has been prepared following direction received at the May 31, 2024 Board Budget Workshop and to respond to direction provided in the *Board Strategic Plan*. It is presented to Committee and Board members to provide overview information on activities and financial impacts for the years 2025 to 2029 for Regional Planning.

The presentation of this year’s five-year financial plan for Regional Planning provides the opportunity for Metro Vancouver to share with its member jurisdictions the proposed service-related initiatives over the next five years. It is intended to be used as a guiding document for member jurisdictions in the development of their five-year financial plans and includes projections on household impact to demonstrate how the plan will remain affordable for residents while keeping pace with our critical requirements.

Staff recommends endorsing the 2025 - 2029 Financial Plan and Annual Work Plan for Regional Planning as presented under Alternative one.

ATTACHMENTS

1. 2025 - 2029 Financial Plan
2. 2025 Work Plan
3. 2025 - 2029 “What’s Happening”
4. 2025 - 2029 Projected Reserves – Regional Planning
5. Presentation re: 2025 - 2029 Financial Plan – Regional Planning

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**METRO VANCOUVER REGIONAL DISTRICT
REGIONAL PLANNING
2025 BUDGET REVIEW
2025 - 2029 FINANCIAL PLAN**

	2024 BUDGET	2025 BUDGET	% CHANGE	2026 FORECAST	% CHANGE	2027 FORECAST	% CHANGE	2028 FORECAST	% CHANGE	2029 FORECAST	% CHANGE
REVENUES											
Metro Vancouver Regional District Requisitions	\$ 4,447,977	\$ 4,519,386	1.6%	\$ 4,526,575	0.2%	\$ 4,541,217	0.3%	\$ 4,569,099	0.6%	\$ 4,790,391	4.8%
Transfer from Sustainability Innovation Fund Reserves	800,000	–		–		–		–		–	
Transfer from Reserves	365,000	300,000		360,000		360,000		360,000		240,000	
TOTAL REVENUES	\$ 5,612,977	\$ 4,819,386	(14.1%)	\$ 4,886,575	1.4%	\$ 4,901,217	0.3%	\$ 4,929,099	0.6%	\$ 5,030,391	2.1%
EXPENDITURES											
Operating Programs:											
Implementation Services	\$ 707,293	\$ 620,482		\$ 637,553		\$ 605,154		\$ 623,284		\$ 642,027	
Regional Land Use Policy	1,796,784	1,878,392		1,941,696		1,951,210		1,931,196		1,977,394	
Planning Analytics	1,049,783	1,001,442		1,032,604		1,063,272		1,094,241		1,126,258	
Regional Sustainability Initiatives	800,000	–		–		–		–		–	
Administration and Department Support	789,976	825,293		843,613		869,825		897,050		925,197	
	5,143,836	4,325,609	(15.9%)	4,455,466	3.0%	4,489,461	0.8%	4,545,771	1.3%	4,670,876	2.8%
Communications Program	45,000	45,000	0.0%	45,900	2.0%	46,818	2.0%	47,754	2.0%	48,708	2.0%
Allocation of Centralized Support Costs	424,141	448,777	5.8%	385,209	(14.2%)	364,938	(5.3%)	335,574	(8.0%)	310,807	(7.4%)
TOTAL EXPENDITURES	\$ 5,612,977	\$ 4,819,386	(14.1%)	\$ 4,886,575	1.4%	\$ 4,901,217	0.3%	\$ 4,929,099	0.6%	\$ 5,030,391	2.1%

REGIONAL PLANNING

Description of Services

Regional Planning is a Metro Vancouver Regional District function established to provide data, policy research, convene on issues of regional interest, and support local planning in support of a prosperous, resilient and livable region. The primary responsibility is to develop, administer, implement and monitor Metro 2050, the Regional Growth Strategy. There are three programs within the Regional Planning Division: Regional Land Use Policy, Implementation Services and Planning Analytics.

Regional Land Use Policy

Regional Land Use Policy is primarily responsible for developing policy for the Regional Growth Strategy, providing policy interpretation and support for Implementation Services (local level interactions and amendments) and undertaking applied policy research, and development of best practices in collaboration with member jurisdictions, the Province, TransLink and other agencies. There are a number of portfolios within this group including: complete communities; industrial and employment lands; structuring growth – centres and corridors; affordable and diverse housing, particularly near transit; protecting the environment; supporting agriculture; and providing mobility choices.

Planning Analytics

Planning Analytics collects and analyzes data for Regional Planning as well as other regional functions including utilities and transportation planning. Primary roles include the provision of population, dwelling unit and employment projections, *Metro 2050* performance monitoring, and the completion of numerous regional inventories.

Implementation Services

Implementation Services prepares, maintains and assists with implementing Regional Growth Strategy Implementation Guidelines. It has the core function of building strong relationships with member jurisdictions, First Nations, the Province, TransLink and other community organizations as it relates to Regional Planning activities. This group also leads the administration of the Regional Growth Strategy including proposed amendments and Regional Context Statements and coordinates corporation wide responses to environmental assessments and other large capital projects that impact Metro Vancouver interests and assets.

Strategic Directions and High-Level Goals Supported

Board Strategic Plan

- Work closely with member jurisdictions, TransLink, First Nations, the Province and other regional agencies to advance Metro 2050's goals, strategies, and policy actions.
- Create a regional housing policy roadmap to support the implementation of *Metro 2050's* housing objectives and help the region achieve the *Metro 2050* target of 15 per cent affordable rental housing for new housing in urban centres and along transit corridors.
- Support member jurisdictions to develop and implement effective policies that will help the region achieve its targets to protect 50% of the land base for nature and achieve 40% tree canopy cover within the Urban Containment Boundary.
- Undertake innovative research that supports the overarching goals in Metro 2050, including projects such as a Regional Parking Study, Housing and Transportation Cost Burden Update, Regional Food System Strategy Update, and Growth Management and Investment Model.
- Work with member jurisdictions to protect Industrial and Employment lands as per the Regional Industrial Lands Strategy.
- Work closely with member jurisdictions to update targets and prepare a strategy to intensify land uses in the urban centres and frequent transit development areas.
- Continue to refine and update the population, housing and employment and land use projections and their expected geographic distributions to support the long range planning of Utilities, TransLink and member jurisdictions.

Metro 2050

- Goal 1 - Create a compact urban area
- Goal 2 - Support a sustainable economy
- Goal 3 - Protect the environment, address climate change, and respond to natural hazards
- Goal 4 - Provide diverse and affordable housing choices
- Goal 5 - Support sustainable transportation choices

Goals

- Ensure regional planning policies are prepared and monitored with a focus towards a system of equity, fairness, access and affordability.
- Build modelling and data systems to support regional planning activities and policy creation/monitoring.
- Ensure an equitable and resilient region through responsible growth and financial sustainability
- Protect agricultural lands and the environment
- Build strong connections with neighbouring regional districts and other regional agencies to support infrastructure investment for responsible growth.

Performance Indicators

Indicator	Historical and/or Industry	Current Performance	2025 Performance Objective
Percentage of residential growth occurring within the Urban Containment Boundary (UCB)	2011 target 98% of growth within UCB	98%	98%
Percentage of new dwelling units located within Urban Centres	2011 target 40% of growth within Urban Centres	41% of growth to Centres	40%
Number of hectares of land with an Agricultural regional land use designation	2011 baseline: 55,313	55,150	No net loss
Number of hectares of land with an Industrial regional land use designation	2011 baseline: 10,195	10,200	No net loss
Number of hectares of land with a Mixed Employment regional land use designation	2011 baseline: 3,415	3,520	No net loss

2025 Key Actions

Regional Land Use Policy

- Complete Urban Centres and FTDA's Policy and Target Review
- Regional Industrial Lands Strategy Implementation
- Development Cost Charge Review
- Regional Green Infrastructure Network Guidelines & Map Refinements
- Housing and Transportation Cost Burden Study Update
- Regional Food System Strategy Update
- Regional Parking Strategy
- Hazard Risk and Vulnerability Assessment
- Land Use Resilience Best Practices Guide – Floods
- Enhancing Urban Forestry Project
- Transit Oriented Development Best Practice Guide

Implementation Services

- Regional Growth Strategy Amendments, Regional Context Statements, and Sewerage Area Amendments (as applicable)
- Preparing Regional Growth Strategy Implementation Tools and Guidelines

Planning Analytics

- Land Use Model Update
- 3D Urban Form Model for Metro Vancouver (SIF Project)
- Projections Model Update
- Housing Data Book Update

Regional Planning Department

2025 to 2029 – WHAT’S HAPPENING

Below is a summary of the significant initiatives to be undertaken by Regional Planning over the next 5 years.

Initiative	Description	Theme
2025		
Regional Food System Strategy Update	Complete work to update Regional Food System to address emerging challenges to the regions food system and increasing food insecurity.	Regional Growth, Environmental Sustainability
Urban Centres and FTDA Targets Update	Review and update Urban Centres and FTDA policy and targets within the Regional Growth Strategy	Regional Growth
Hazard Risk and Vulnerability Assessment	Begin work to develop a regional scale Hazard, Risk and Vulnerability Assessment.	Regional Growth, Environmental Sustainability
Land Use Resilience Best Practice Guide – Floods	Develop resource to support member jurisdictions improve land use bylaws, policies and other tools regarding flood emergency planning	Environmental Sustainability
Enhancing Urban Forestry Project	Research impact of provincial housing legislation on regional tree canopy target and update tree regulation toolkit	Regional Growth, Environmental Sustainability
Regional Affordable Housing Strategy Update	Update Strategy to focus on impactful new directions to address the region’s housing supply and affordability challenges, particularly as they relate to non-market and below-market rental housing	Regional Growth
Rental Housing Blueprint Implementation	Advance implementation of standardized regulations and reference designs for six-storey rental housing through the Rental Housing Blueprint project	Regional Growth
Development Cost Charge Review	Conduct a review of Metro Vancouver’s DCC program to ensure the program is aligned with Metro 2050 goals and strategies, particularly as it relates to impacts on housing	Regional Growth
Transit Oriented Development Best Practice Guide	Develop best practice guide to assist member jurisdictions with implementing provincially-required Transit-Oriented Areas	Regional Growth
Regional Green Infrastructure Network Guidelines and Map Refinements	Research and prepare guidelines for the development and enhancement of the Regional Green Infrastructure Network	Regional Growth, Environmental Sustainability
3D Urban Form Model for Metro Vancouver	Project to support member jurisdictions in analyzing the effects of new housing legislation in land use intensification by monitoring their urban form change. (SIF Project)	Regional Growth
Housing Data Book 2025	Regular updates on housing data.	Regional Growth

Land Use Model Update	Model update will include all new OCP and zoning bylaws.	Regional Growth Environmental Sustainability
2026		
Frequent Transit Corridor Study	Undertake a land use and transportation study for a frequent transit corridor in the region to support member jurisdiction initiatives related to planning and transportation.	Regional Growth
Office in Centres Inventory	4 year update of the Office in Urban Centres Inventory and Report	Regional Growth
Land Use Resilience Best Practice Guide - Wildfires	Develop resource to support member jurisdictions improve land use bylaws, policies and other tools regarding emergency planning	Regional Growth Environmental Sustainability
Immigration Model Update	Update immigration model to reflect new immigration trends and to include additional components for ethnic clustering analysis.	Regional Growth
Rental Housing Blueprint Implementation	Advance Rental Housing Blueprint demonstration project on existing Metro Vancouver Housing site.	Regional Growth
Housing Data Book 2026	Regular updates on housing data.	Regional Growth
2027		
Bring to Market Industrial Lands Initiative	Assess a specific study site / area with vacant or under-developed industrial lands to prepare a bring-to-market strategy to increase the industrial land supply.	Regional Growth
Land Use and GHG Emissions Study	Explore the connection between GHG emissions and land use densities and form	Regional Growth, Environmental Sustainability
Agricultural Land Use Inventory Update	5-year update of the region's Agricultural Land Use Inventory in partnership with the Ministry of Agriculture	Regional Growth
New Census Data Acquisition and Analysis	We expect the preliminary Census data to be released in 2027.	Regional Growth
Regional Affordable Rental Housing Target 5-Year Monitoring Report	Report on progress achieved to date for Metro 2050 15% Regional Affordable Rental Housing target.	Regional Growth
Housing Data Book 2027	Regular updates on housing data.	Regional Growth
2028		
Land Use Resilience Best Practice Guide - Earthquakes	Develop resource to support member jurisdictions improve land use bylaws, policies and other tools regarding emergency planning	Regional Growth
Ecosystem Protection and Connectivity	Further work that supports the Regional Green Infrastructure Network and the Sensitive Ecosystem Inventory	Environmental Sustainability
Regional Projections Update	Population, housing and employment projections update according to new Census data	Regional Growth
Performance Measures Update	New Census data will require update in performance indicators linked to Census data	Regional Growth Environmental Sustainability
Housing Data Book 2028	Regular updates on housing data.	Regional Growth
Behaviour Model Update	Update behavior model with new survey on housing preference.	Regional Growth

		Environmental Sustainability
2029		
Growth Management and Investment Model	Prepare scenario modelling for the region.	Regional Growth
Performance measures update	Update indicators that track performance metrics in <i>Metro 2050</i> .	Regional Growth Environmental Sustainability
Housing Data Book 2029	Regular updates on housing data.	Regional Growth
Land Use Resilience Best Practice Guide - Landslides	Develop resource to support member jurisdictions improve land use bylaws, policies and other tools regarding emergency planning	Regional Growth Environmental Sustainability

METRO VANCOUVER DISTRICTS
 2025 - 2029 PROJECTED RESERVES - REGIONAL PLANNING

OPERATING RESERVES

	2024 ENDING BALANCE	2025 OPENING BALANCE	CONTRIBUTION	WITHDRAWALS	INTEREST	2025 ENDING BALANCE	2026 ENDING BALANCE	2027 ENDING BALANCE	2028 ENDING BALANCE	2029 ENDING BALANCE
Regional Planning	\$ 1,362,899	\$ 1,362,899	\$ -	\$ -	\$ 34,072	\$ 1,396,971	\$ 1,431,895	\$ 1,467,692	\$ 1,504,384	\$ 1,541,994

DISCRETIONARY RESERVES

	2024 ENDING BALANCE	2025 OPENING BALANCE	CONTRIBUTION	WITHDRAWALS	INTEREST	2025 ENDING BALANCE	2026 ENDING BALANCE	2027 ENDING BALANCE	2028 ENDING BALANCE	2029 ENDING BALANCE
Regional Planning General Reserve	\$ 2,050,817	\$ 2,050,817	\$ -	\$ (300,000)	\$ 47,520	\$ 1,798,337	\$ 1,478,795	\$ 1,151,265	\$ 815,547	\$ 592,936



Pacific Spirit Regional Park

2025 – 2029 FINANCIAL PLAN

REGIONAL PLANNING

Jonathan Coté

Deputy General Manager, Regional Planning and Housing Development

Regional Planning Committee October 4, 2024
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Port Moody Skytrain

REGIONAL PLANNING OVERVIEW

Regional Planning over the next 5 years

Regional Planning develops, stewards, and monitors the federation’s collective plan to manage growth in a way that protects important lands, supports complete, resilient and connected communities, and supports the efficient provision of urban infrastructure.



Port Moody Skytrain



REGIONAL PLANNING CORE SERVICES

- Projections / Data / Land Use Inventories
- Policy Research / Best Practices
- Convene on issues of common interest
- Planning Resource for members
- Advocacy to other orders of government

Support utility, transportation, and community planning throughout the region

PERFORMANCE METRICS

Measure	Past Performance (Average)	Expected Performance 2025
% of residential growth occurring within the Urban Containment Boundary (UCB)	98%	98%
% of new dwelling units located within Urban Centres (target = 40%)	41% of growth to Urban Centres; 25% to transit corridors	40% of growth to Urban Centres; 28% to transit corridors
Regional Planning External Outreach Events	15 per year	15-20

CONTINUOUS IMPROVEMENT – 2024 COMPLETE OR ONGOING

Regional Planning

Initiative	Outcomes
Implementation Guidelines	<ul style="list-style-type: none"> Update new guidance for member jurisdictions to help effectively advance <i>Metro 2050</i> goals and strategies.
Develop closer alignment between Housing Policy and Planning and Regional Planning	<ul style="list-style-type: none"> To better support the housing strategies included in Goal 4 of Metro 2050, the housing policy and regional planning teams will collaborate and work in closer alignment.
Regional Planning Advisory Committee SharePoint site	<ul style="list-style-type: none"> Building a dedicated site to share planning information among member jurisdictions and other agencies, to facilitate greater collaboration and knowledge sharing. Site launched in 2024.

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CONTINUOUS IMPROVEMENT – 2025 NEW

Regional Planning

Initiative	Outcomes
Improved communication of project outcomes	<ul style="list-style-type: none"> Explore innovative approaches to share the results and outcomes of Regional Planning projects to increase awareness and utilization.
Helping member jurisdictions implement provincial housing legislation	<ul style="list-style-type: none"> Metro Vancouver will provide ongoing data and support for Housing Needs Reports and offer housing-related joint procurement opportunities.
Improved internal capacity for data processing within the Planning Analytics team	<ul style="list-style-type: none"> Projects involving monitoring requirements will now include detailed methodologies and computer scripts to enable future updates to be completed internally by Metro Vancouver staff.
Standardized Regulations and Designs to Streamline Rental Housing	<ul style="list-style-type: none"> Collaborate with members to explore co-creation and implementation of standardized regulations and reference designs for six-story rental housing.

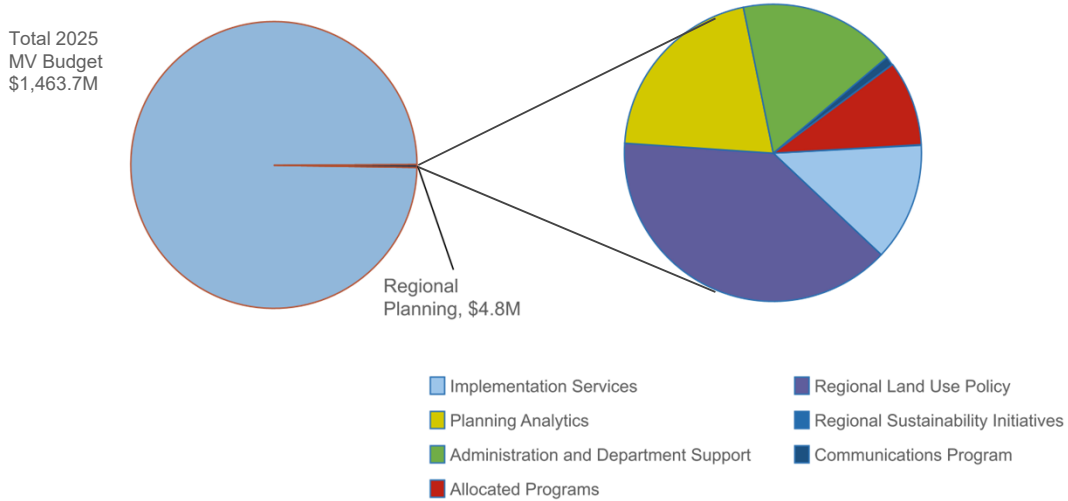
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BUDGET OVERVIEW

Regional Planning Financial Plan

2025 Total Operating Budget Breakdown - Regional Planning



OPERATING EXPENDITURES

Regional Planning Financial Plan

2025 - 2029 Regional Planning Financial Plan

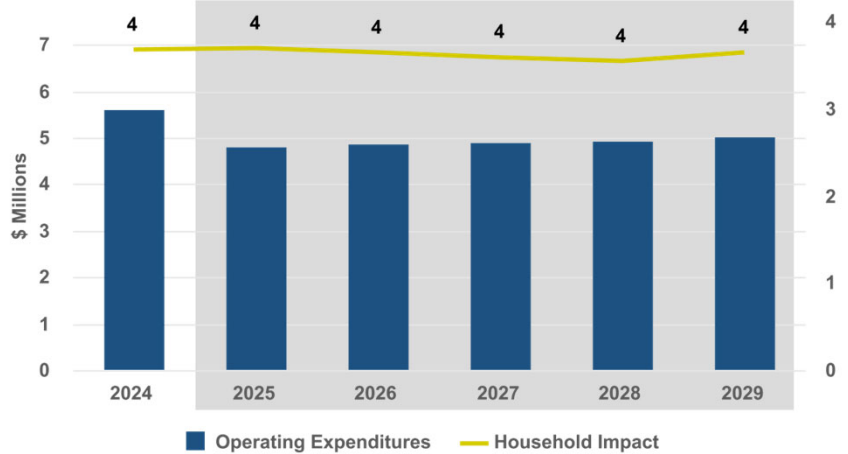
Overview:

2024 Operating Budget: **\$5.6M**
 2025 Operating Budget: **\$4.8M**

14.1% decrease

Drivers for Change:

- Operations are inflationary
- Budget decrease in 2025 is related to a reduction in use of Sustainability Innovation Fund.



OPERATING FUNDING

Regional Planning Financial Plan

Overview:

2024 Operating Budget: **\$5.6M**

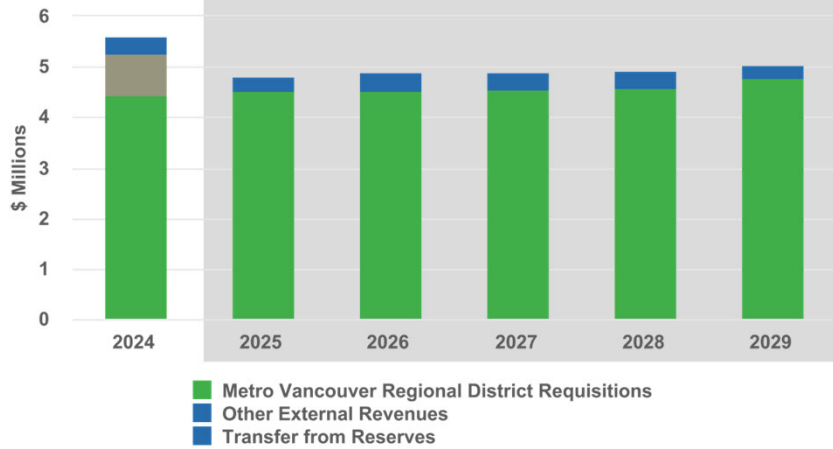
2025 Operating Budget: **\$4.8M**

14.1% decrease

Drivers for Change:

- MVRD Requisitions are inflationary
- Budget is largely stable over the next 5 years.

2025 - 2029 Regional Planning Financial Plan



OPERATING HIGHLIGHTS

Regional Planning 2025

Budget	Initiative	Description
2025	Regional Non-Market Housing Strategy Update	Housing 2050 will focus on impactful new directions to address the region's housing supply and affordability challenges, particularly related to non-market and below-market rental housing
	Population and Infrastructure Impacts of Provincial Housing Legislation Study	Explore impact of provincial legislation on housing unit form, priority growth locations and complete a sub-regional assessment on infrastructure impacts
	Development Cost Charge Review	Conduct a review of Metro Vancouver's DCC program to ensure the program is aligned with Metro 2050 goals and strategies, particularly as it relates to impacts on housing
	Best Practice Guide – Transit Oriented Development	Develop best practice guide to assist member jurisdictions with implementing provincially-required Transit-Oriented Areas
	Enhancing Urban Forestry	Conduct research to better understand the impacts of provincial housing legislation on tree canopy in the urban environment and on the feasibility of meeting Metro 2050's 40% regional tree canopy cover target

OPERATING HIGHLIGHTS

Regional Planning 2025 - 2029

Budget	Initiative	Description
2025-2029	Regional Food System Strategy Update	Update RFSS to ensure strategy remains relevant and that newly identified concerns are recognized, considered and addressed.
	Bring-to-Market Industrial Lands Initiative	Assess a specific study site / area with vacant or under-developed industrial lands to prepare a bring-to-market strategy to increase the industrial land supply.
	Regional Hazard, Risk, and Vulnerability Analysis Assessment	Consider and analyze options for a future regional-scale hazard, risk, and vulnerability analysis.
	Land Use Resilience Best Practices Guide (Floods, Wildfires, Landslides, Earthquakes)	Develop a land use resilience best practices guide that would be a resource for local jurisdictions to improve land use policies and emergency management principles related to natural hazards.

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REGIONAL PLANNING FINANCIAL PLAN SUMMARY

Regional Planning 2025 – 2029

	2024	2025	2026	2027	2028	2029
Total Expenditures (\$ Millions)	\$5.6	\$4.8	\$4.9	\$4.9	\$4.9	\$5.0
% Change		(14.1%)	1.4%	0.3%	0.6%	2.1%
MVRD Requisition (\$ Million)	\$4.4	\$4.5	\$4.5	\$4.5	\$4.6	\$4.8
Household Impact (\$)	\$4	\$4	\$4	\$4	\$4	\$4
% Change		0.4%	(1.3%)	(1.7%)	(1.3%)	2.9%
Prior Cycle Household Impact Change (%)		4.8%	(1.1%)	(0.6%)	0.6%	N/A



Camosun Bog



Questions?

metrovancouver

To: Regional Planning Committee

From: Marcin Pachcinski, Division Manager, Electoral Area and Implementation Services,
and Victor Cheung, Regional Planner, Regional Planning and Housing Services

Date: September 16, 2024 Meeting Date: October 4, 2024

Subject: **Metro 2050 Type 3 Proposed Amendment – City of Surrey (15238 - 64 Avenue)**

RECOMMENDATION

That the MVRD Board:

- a) initiate the *Metro 2050* amendment process for the City of Surrey's requested amendment to include the property located at 15238 - 64 Avenue within the Urban Containment Boundary and amend its regional land use designation from Agricultural to Industrial;
 - b) give first, second, and third readings to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1396, 2024*; and
 - c) direct staff to notify affected local governments as per section 6.4.2 of *Metro 2050*.
-

EXECUTIVE SUMMARY

The City of Surrey is requesting a Type 3 *Metro 2050* amendment for a 0.67 hectare parcel located at the southeast corner of 152 Street and 64 Avenue. The proposed amendment would extend the Urban Containment Boundary to include this parcel and amend its regional land use designation from Agricultural to Industrial to accommodate a multi-tenant industrial building with a restaurant and a volleyball facility. The proposed amendment has been assessed in relation to applicable *Metro 2050* goals and policies. Staff is recommending that, on balance, the proposed amendment is supportable.

The proposed amendment:

- reflects the fact that the subject property has been used for industrial purposes for many years and is not a viable site for agricultural uses; the parcel has been excluded from the Agricultural Land Reserve;
- would add 0.67 hectares of Industrial land to the region, making a contribution to the regional industrial land stock;
- could lead to pressure to expand urban uses onto nearby agricultural lands; and
- would result in higher trip generation, particularly for passenger vehicles. The site is served by several bus routes, although these services do not meet the criteria for the Frequent Transit Network.

The requested *Metro 2050* Type 3 amendment requires adoption through an amendment bylaw passed by an affirmative 50% + 1 weighted vote of the MVRD Board. An updated Regional Context Statement (RCS) that reflects the proposed regional land use designation change is required from the City of Surrey prior to final adoption of the amendment bylaw. The amended RCS also needs to be approved by the MVRD Board.

PURPOSE

To provide the Regional Planning Committee and MVRD Board with the opportunity to consider the City’s request to amend *Metro 2050* to accommodate a multi-tenant industrial building through a *Metro 2050* Type 3 amendment.

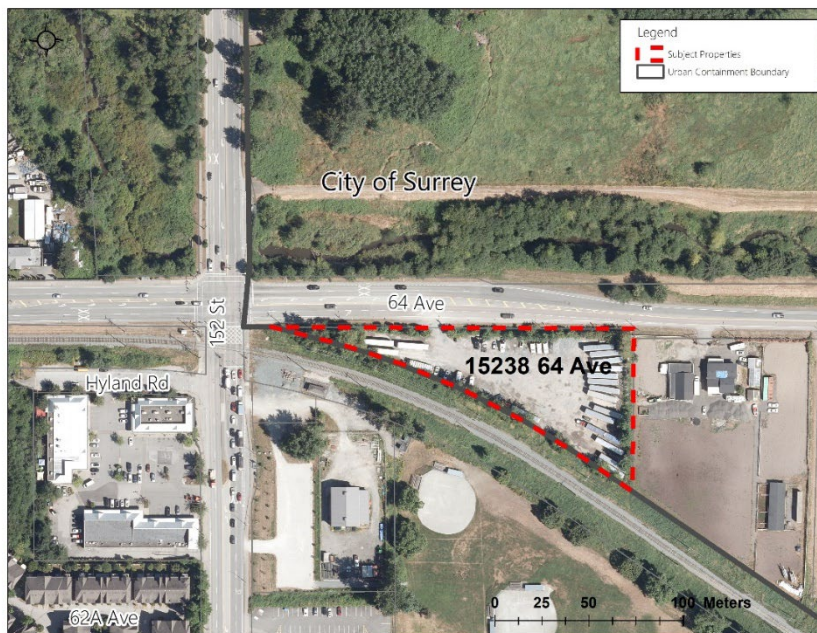
BACKGROUND

On June 10, 2024 Surrey City Council passed a resolution requesting that the MVRD Board consider a Type 3 Amendment to *Metro 2050* to amend the regional land use designation of the site located at 15238 - 64 Avenue from Agricultural to Industrial and to amend the Urban Containment Boundary (Attachment 1). After receiving third reading, Metro Vancouver received the City of Surrey’s request to consider the proposed Metro 2050 amendment on July 19, 2024.

SITE CONTEXT

The subject property is a single parcel that is approximately 0.67 hectares in size. The property was previously used for a cement facility, which was a very specific and restricted use that was regulated through a Land Use Contract. Some years ago the operation stopped, and the property has since been used for unauthorized truck parking. If the application is approved, the Land Use Contract would be discharged by the City of Surrey. Nearby land uses include agricultural, single family residential, commercial, and industrial uses. The subject property received approval for Agricultural Land Reserve (ALR) exclusion from the Agricultural Land Commission (ALC) on November 21, 2023 (Reference 1), and the exclusion was completed in June 2024. The proposal would see the site developed into a multi-tenant industrial building, with a restaurant, a volleyball facility, and surface parking; all of which are permitted industrial uses in the Surrey OCP’s Industrial designation.

Figure 1 – Site Context



The subject property is currently designated Agricultural in the City’s Official Community Plan (OCP) and zoned Light Impact Industrial Zone (IL) in the City’s Zoning Bylaw. The current regional land use designation in *Metro 2050* is Agricultural (Figure 1). Additional site information can be found in the City’s staff report (Attachment 1), and a summary of the existing site description is provided in Table 1.

Table 1 – Existing Site Description

Site Size	6,695 m ²
Site Location	15238 - 64 Avenue
Current Metro 2050 Regional Land Use Designation	Agricultural
Current City OCP Designation	Agricultural
Current Zoning	Light Impact Industrial Zone (IL)
Within the Urban Containment Boundary	No
In the Agricultural Land Reserve	No

Figure 2 – Existing Regional Land Use Designation

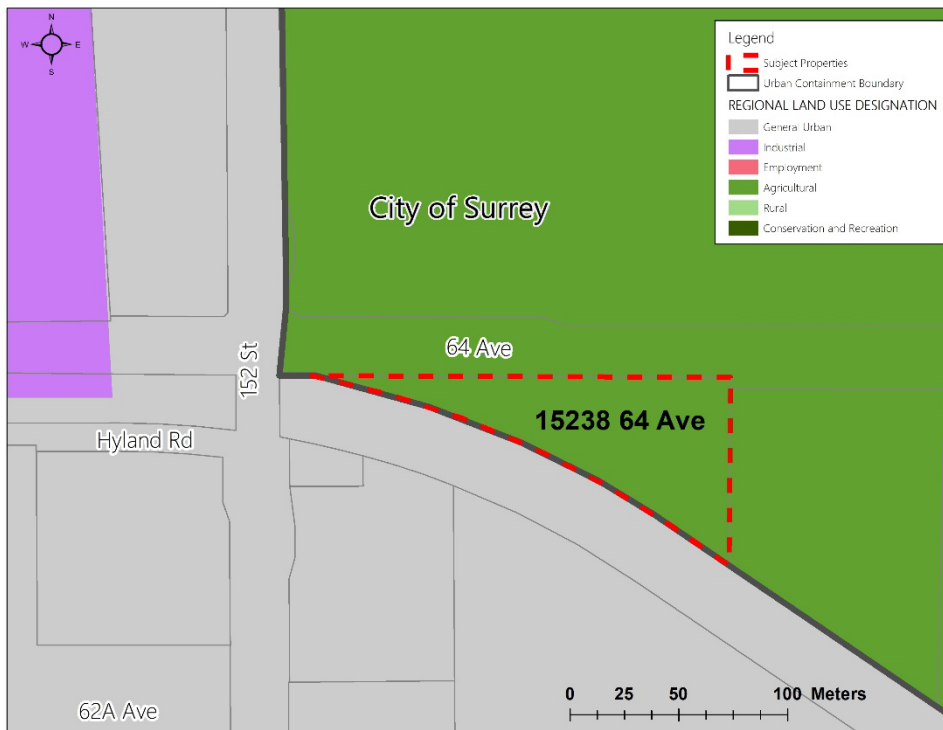
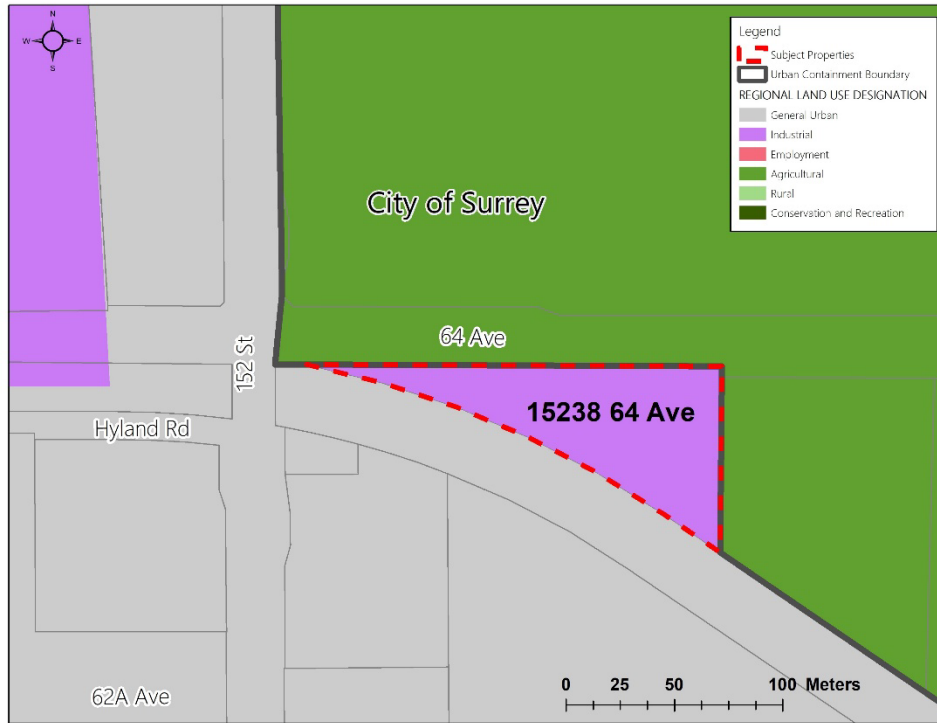


Figure 3 – Proposed Regional Land Use Designation



PROPOSED REGIONAL LAND USE DESIGNATION AMENDMENT

On May 1, 2023, the City of Surrey held a public hearing and granted third reading to the respective Official Community Plan (OCP) and zoning amendment bylaws. The proposal would amend the City’s OCP and Zoning Bylaw for the subject property to accommodate industrial uses. The City referred the proposed amendment to Metro Vancouver after confirmation that the ALR notation was removed from the land title on June 4, 2024. The City can adopt the proposed OCP amendments after the MVRD Board approves the corresponding *Metro 2050* Type 3 amendment given the change of land use being requested.

The proposed amendment would extend the Urban Containment Boundary to include the subject property and would redesignate the subject property’s regional land use designation from Agricultural to Industrial. Per *Metro 2050* policy 6.3.4 f), this is a Type 3 amendment because the subject site is contiguous with the Urban Containment Boundary, not within the Agricultural Land Reserve, and not subject to the *Agricultural Land Commission Act*.

The proposed land use changes are outlined in Table 2 and on Figures 2 and 3.

Table 3 – Proposed Site Designations

	Current	Proposed
Metro 2050	Agricultural	Industrial
Within the Urban Containment Boundary	No	Yes
OCP	Agricultural	Industrial
Zoning	Light Impact Industrial Zone (IL)	Comprehensive Development Zone (CD)

REGIONAL PLANNING ANALYSIS

The City of Surrey's proposed *Metro 2050* amendment has been assessed in relation to the applicable *Metro 2050* goals and policies. The intent of the assessment by Regional Planning is to identify any potential regional planning implications and the regional significance of the proposed land use changes in consideration of *Metro 2050*, not to duplicate the municipal planning process. *Metro 2050* sets out a long-term regional vision to support growth and change while protecting the natural environment, fostering community well-being, and supporting economic prosperity, among other objectives. Staff's role in assessing amendment requests is primarily to consider any implications to the shared *Metro 2050* vision, goals, and strategies from a long-term, regional perspective. A summary of the regional analysis is provided as follows.

Goal 1: Create a Compact Urban Area

Goal 1 of *Metro 2050* includes strategies to concentrate urban development within the Urban Containment Boundary, and to direct growth to a network of Urban Centres and along transit corridors, with an aim to support the development of resilient, healthy, connected, and complete communities with a range of services and amenities.

Consideration 1: Contain urban development within the Urban Containment Boundary

The subject property is located outside of the Urban Containment Boundary (UCB), and is designated Agricultural in *Metro 2050*. It has been excluded from the ALR. The regional Agricultural land use designation is intended to protect agricultural purposes and not to accommodate an expansion of urban uses. The intent of the UCB is to limit the region's urban expansion.

While adjusting the UCB may create a precedent and increase pressures to convert adjacent agricultural lands beyond the current borders of 152 Street and the joint railway line/BC Hydro right-of-way, Surrey staff have noted that this property is exempt from the *Agricultural Land Commission Act*, meaning that an application for non-farm use would not be required for the proposed industrial use on the site. In November 2023, the ALC approved the exclusion of the subject property. Surrey staff also noted that agricultural uses would not be an efficient use of the land given the small parcel size, and the subject property has had industrial uses in the past (cement facility) and now (unauthorized truck parking). The proposal includes a 15m farmland protection buffer on the eastern boundary, next to the abutting ALR property.

Although the proposed amendment is not aligned with the regional goal to contain urban development within the UCB, the specific site context and past uses on the site need to be considered when evaluating this application.

Goal 2: Support a Sustainable Regional Economy

Goal 2 of *Metro 2050* includes strategies to promote land development patterns that support diverse regional economy. This includes the protection and enhancement of the region's supply of industrial and agricultural lands, while supporting employment opportunities close to where people live.

Consideration 1: Promote land development patterns that support a diverse regional economy and employment opportunities close to where people live

The proposed amendment is not located within an Urban Centre or Frequent Transit Development Area, but is located in close proximity to residential communities to the south and west.

Consequently, the uses associated with the proposed development have the potential to provide new employment opportunities in the City of Surrey and accessible employment options for local residents. Although employment uses are encouraged to locate in Urban Centre locations, many industrial uses are not compatible or feasible in these types of locations.

Consideration 2: Protect the supply and enhance the efficient use of industrial land

The proposed amendment will add 0.67 hectares of industrially designated land to the region. The region has a limited supply of industrial lands and strong demand for industrial space. The supply of industrial lands in Surrey and the region is limited and in high demand as documented in the *Metro Vancouver 2020 Regional Industrial Lands Strategy* and the *2020 Regional Industrial Lands Inventory* (References 2). Twenty-seven percent of the region's jobs are located on industrial lands, and there continues to be very low vacancy rates, which is constraining the region's economic and employment growth. Despite the limited scale of the proposal, this application would support the region's efforts to protect the supply of, and enhance the efficient use of, industrial land.

The City's staff report notes that:

- Several uses have been removed from the current light industrial zone relative to the proposed comprehensive development zone, which are uses that would generate parking and/or access concerns, and that are not considered appropriate adjacent agricultural uses.
- The maximum size of a coffee shop or restaurant has also been reduced, and the option to proceed with agriculture, horticulture and associated uses, has been added, recognizing there might still be potential for limited agricultural uses on the site.

Consideration 3: Protect the supply of agricultural land and strengthen agricultural viability

The region has a limited supply of agricultural lands, and they are under increasing speculative pressures for urban land uses. *Metro 2050* includes policy direction to continue to protect agricultural lands for agricultural purposes over the long term, and contain urban growth within the UCB and prevent the further encroachment of urban uses into agricultural areas.

The subject property received ALC approval for exclusion from the ALR in November 2023. Given the past industrial uses that have taken place on this property, the soil has already been highly compromised from a soil-based production perspective.

There is some risk that if approved, this amendment would put additional speculative pressure on adjacent Agricultural lands to convert to urban uses. The proposed amendment includes a 15 m landscape buffer and an increased 24 m building setback from the eastern property line to mitigate impacts on adjacent Agricultural lands. In addition, as noted above, the option to proceed with agriculture, horticulture and associated uses has been added, recognizing there may be potential for limited agricultural uses on the site.

Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards

Goal 3 of *Metro 2050* includes strategies to protect, enhance, restore and connect ecosystems while advancing land uses that reduce greenhouse gas emissions and improve resilience to climate change impacts. The site's historic industrial and truck parking uses mean there are no natural areas remaining on the site. The proposed amendment includes a vegetated farmland protection buffer of 15 m that will have a variety of trees planted along the eastern property line. The planting plan included with the City's staff report suggests that Purple Flowering Black Locust would be

among the replacement trees planted on site. Although this tree species would provide substantive tree canopy cover, it is considered an invasive tree species in this region and it may cause root problems for sidewalks and roads. If the amendment is approved, staff suggest using Metro Vancouver's Tree Species Selection Database to identify other non-invasive species that are suitable for this site that would achieve similar or greater tree canopy coverage (Reference 3).

Goal 4: Provide Diverse and Affordable Housing Choices

Goal 4 of *Metro 2050* includes strategies that encourage greater supply and diversity of housing to meet a variety of needs. The proposed amendment does not enable or impact residential development, therefore the Goal 4 strategies and policies of *Metro 2050* are not applicable.

Goal 5: Support Sustainable Transportation Choices

Goal 5 of *Metro 2050* includes strategies that encourage the coordination of land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking, and support the safe and efficient movement of vehicles for passengers, goods and services.

Consideration 1: Supporting sustainable transportation options

The proposed amendment and land uses will result in higher trip generation, particularly for passenger vehicles. Although the area features modest transit and active transportation infrastructure, most trips are likely to occur by private vehicle. The City's staff report indicates that 30 peak-hour vehicle trips are expected.

The site is served by several bus routes on 64 Avenue and 152 Street, although these services do not meet the criteria for the Frequent Transit Network. Pedestrian connectivity to and from these stops is currently limited, as the sidewalk network does not provide continuous access to the site. The proposed multi-use path along the 64 Avenue frontage is therefore critical in providing pedestrian connectivity to the site and enabling access to the nearby bus stops. The multi-use path is also important in light of the joint railway line/BC Hydro right-of-way, which limits alternative access points and serves as a barrier between the site and recreational uses to the south. This should be a consideration for the City during its approvals process.

Bicycle access is currently available via marked bike lanes on 64 Avenue. However, the functionality of the eastbound lane (immediately adjacent to the subject property) is reduced by conflicts with transit vehicles and the high-speed roadway environment (i.e., a 70 km/h posted speed limit).

Consideration 2: Supporting efficient movement of goods and services

The site is located on the Major Road Network and has good access to the Truck Route Network, which terminates one block west at the intersection of 64 Avenue and 152 Street. Access to the Truck Route Network will benefit warehouse uses associated with the proposed amendment. The site's strategic location from a goods movement perspective makes the proposed land use designation change to Industrial desirable from a regional goods movement perspective.

Analysis Conclusion

Analysis has concluded that, on balance, the proposed *Metro 2050* amendment is supportable.

IMPLICATIONS FOR METRO VANCOUVER UTILITY SERVICES

Water Services (GVWD)

The City of Surrey is requested to forward an estimation of the increase in drinking water demand resulting from this amendment to Metro Vancouver’s Water Services as soon as it is available.

Liquid Waste Services (GVS&DD)

The subject property is not within the Fraser Sewerage Area. If the MVRD Board approves this amendment application, a separate application to the GVS&DD would be required to service and connect these lands to the regional sewerage system. The GVS&DD would conduct a technical review that would include an examination of the financial, technical, operational, and service level impacts on the regional sewer system, including wet weather management practices and measures to reduce wet weather inflow and infiltration (I&I).

Based on the proposed land use change to a multi-tenant industrial building with a restaurant, volleyball facility, and surface parking, the projected RAWN Report peak wet weather flow would be less than 5L/s. Therefore, this application can be accepted from a hydraulic perspective.

REGIONAL PLANNING ADVISORY COMMITTEE COMMENTS

An information report on the amendment application was provided to the Regional Planning Advisory Committee (RPAC) for information and discussion on September 13, 2024. Staff from the City of Surrey presented on the amendment application and were available to answer questions from committee members. No comments were made.

REGIONAL CONTEXT STATEMENT

An updated Regional Context Statement (RCS) that reflects the proposed regional land use designation change and amended Urban Containment Boundary is required from the City of Surrey prior to final adoption of the amendment bylaw. On June 10, 2024, Surrey City Council approved a resolution to authorize staff to submit an updated RCS reflecting the proposed amendments. It is expected that the City will submit the updated RCS for consideration of acceptance if the Board chooses to initiate the proposed amendment process for *Metro 2050* and gives 1st, 2nd and 3rd readings to the *Metro 2050* amendment bylaw. The updated RCS will then be considered alongside the final adoption of the amendment bylaw. This process is in alignment with *Metro 2050* and its associated implementation guidelines. Once received, Metro Vancouver has 120 days to accept or not accept the RCS.

REGIONAL GROWTH STRATEGY AMENDMENT PROCESS AND NEXT STEPS

If the amendment is initiated and the associated bylaw receives 1st, 2nd, and 3rd readings, it will then be referred to affected local governments, local First Nations, the Agricultural Land Commission, Ministry of Transportation and Infrastructure, and TransLink, as well as posted on the Metro Vancouver website for a minimum of 45 days to provide an opportunity for comment. For Type 3 amendments, *Metro 2050* identifies additional public engagement opportunities that may be used at the discretion of the MVRD Board including: appearing as a delegation to the Regional Planning Committee or the MVRD Board when the amendment is being considered; conveyance of comments submitted from the respective local public hearing to the MVRD Board, and hosting a public information meeting (digitally or in person).

All comments received will be summarized and included in a report advancing the bylaw to the MVRD Board for consideration of final adoption. An updated Regional Context Statement from the City of Surrey will be considered at the same Board meeting as final adoption of the proposed amendment.

ALTERNATIVES

1. That the MVRD Board:
 - a) initiate the Metro 2050 amendment process for the City of Surrey’s requested amendment to include the property located at 15238 - 64 Avenue within the Urban Containment Boundary and amend its regional land use designation from Agricultural to Industrial;
 - b) give first, second, and third readings to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1396, 2024*; and
 - c) direct staff to notify affected local governments as per section 6.4.2 of *Metro 2050*.

2. That the MVRD Board:
 - a) initiate the *Metro 2050* amendment process for the City of Surrey’s requested amendment to include the property located at 15238 - 64 Avenue within the Urban Containment Boundary and amend its regional land use designation from Agricultural to Industrial;
 - b) give first, second, and third readings to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1396, 2024*;
 - c) direct staff to notify affected local governments as per section 6.4.2 of *Metro 2050*; and
 - d) direct staff to commence an enhanced public engagement process, including hosting a regional public information meeting.

3. That the MVRD Board decline the proposed amendment for 15238 - 64 Avenue, and notify the City of Surrey of the decision.

FINANCIAL IMPLICATIONS

If the MVRD Board chooses Alternative 1, there are no financial implications for Metro Vancouver related to the initiation of the City of Surrey’s proposed Type 3 Amendment. If the MVRD Board chooses Alternative 2, any costs associated with enhanced public engagement (e.g. advertising, meeting space rentals) would be paid for from the Board-approved Regional Planning budget. If the MVRD Board chooses Alternative 3, a dispute resolution process may take place as prescribed by the *Local Government Act*. The cost of a dispute resolution process is prescribed based on the proportion of assessed land values. Metro Vancouver would be responsible for most of those associated costs.

CONCLUSION

The City of Surrey has requested that the MVRD Board consider a Type 3 amendment to *Metro 2050* for a 0.67 hectare site at the northeast corner of 152 Street and 64 Avenue to change the regional land use designation from Agricultural to Industrial and amend the Urban Containment Boundary to include the subject property. The subject property has been excluded from the ALR and would add a small parcel of industrial land to the region. Staff recommend Alternative 1.

ATTACHMENTS

1. City of Surrey Regional Growth Strategy Amendment Application and Staff Report, dated July 19, 2024 (File: 7922 0111 00)
2. *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1396*
3. *Metro 2050 Type 3 Proposed Amendment – City of Surrey (15238 – 64 Avenue) Presentation*

REFERENCES

1. [ALC Decision and Resolution #578/2023](#), Agricultural Land Commission, November 21, 2023.
2. [Regional Industrial Lands Strategy](#), Metro Vancouver, June 2020.
3. [Metro Vancouver Tree Species Selection Database](#), Diamond Head, 2019.
4. [Metro 2050](#)

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the future lives here.

July 19, 2024

File: 7922 0111 00

Metro Vancouver Board
 c/o Dorothy Shermer, Director/Corporate Officer, Board & Information Services
 Metrotower III, 4730 Kingsway
 Burnaby, B.C. V5H 0C6

Dorothy.Shermer@metrovancover.org

Dear Ms. Shermer,

Re: City of Surrey Regional Growth Strategy Amendment Application for land located at 15238 64 Avenue (Development Application No. 7922-0111-00)

The City of Surrey is processing a development application in the Newton area in Surrey, to permit the development of a multi-tenant industrial building, with a restaurant and a volleyball facility. The proposal includes an RGS amendment from “Agricultural” to “Industrial”, and an extension of the Urban Containment Boundary and the GVS&DD Fraser Sewerage Area to include the subject site. The proposal also included an exclusion of the lands from the Agricultural Land Reserve (ALR), which has now been completed.

The triangular property is approximately 6,740 square metres in area and is located east of 152 Street and bounded by 64 Avenue to the north and the BC Hydro (Cloverdale) Railway to the south.

Summary of the Proposal

To allow the proposed industrial facility, restaurant, offices and volleyball facility, the following is required:

- **OCP Amendment** from Agricultural to Industrial
- **Discharge of LUC No. 584**
- **Rezoning** from “Light Impact Industrial Zone (IL)” to “Comprehensive Development Zone (CD)” (based on IL)
- **Development Permit** for Form and Character, Hazard Lands, Sensitive Ecosystems, and Farm Protection
- **RGS amendment** from Agricultural to Industrial and extension of the Urban Containment Boundary and the GVS&DD Fraser Sewerage Area
- **ALR exclusion** under Section 29 of the *ALC Act* (approved).

Background

LUC

The property was originally used for a cement facility which was a very specific and restricted use in the Land Use Contract (LUC). Some years ago, operation stopped, and the property has since been used as an unauthorized truck parking facility. The underlying zone is “Light Impact Industrial Zone (IL)”, and the LUC expired on June 30, 2024.

ALR

The property is exempt from the ALC Act, in terms of land use, given the small parcel size (2 AC) which is not efficient for agricultural use. This means that an application for non-farm use would not be required for the proposed industrial use on the site. However, since an application to Metro Vancouver is proposed to include the property in the Urban Containment Boundary to allow for utilities servicing, staff is recommending exclusion from the ALR, as to not set a precedent of having ALR land within the Urban Containment Boundary. The ALR exclusion was approved by the Agricultural Land Commission and completed on June 04, 2024.

Council Resolution

At the Regular Council – Land Use meeting held on January 30, 2023, Surrey City Council reviewed Development Application No. 7922-0111-00, passed 1st and 2nd Reading, and requested additional information. At the Regular Council – Land Use meeting held on May 01, 2023, Surrey City Council considered Additional Planning Comments, and passed a resolution to authorize staff to refer the application to Metro Vancouver for consideration of the following upon the application receiving Third Reading: to amend the Metro Vancouver Regional Growth Strategy (RGS) designation of the site from Agricultural to Industrial, and to extend the Urban Containment Boundary to include the property. The application also received Third Reading on May 01, 2023.

The ALR exclusion application was then made, and subsequently approved on June 04, 2024.

Upon consulting with Metro Vancouver staff, it was brought to the attention of City staff that an additional resolution was required for the referral, as follows:

On June 10, 2024, Surrey City Council considered Corporate Report R104 at the Regular Council – Land Use meeting, and approved the following resolutions pertaining to the subject site:

- to authorize staff to submit a Regional Context Statement amendment application to Metro Vancouver for Development Application No. 7922-0111-00, in accordance with Council granting Third Reading to Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment By-law No. 20835, on March 6, 2023;; and
- For Development Application No. 7922-0111-00, authorize the City Clerk to bring forward Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 20835 for Final Adoption, subject to the Metro Vancouver Board approving Surrey's amended Regional Context Statement and approving the Regional Growth Strategy amendments.

Referral

The City of Surrey requests that the Metro Vancouver Board amend the Regional Growth Strategy to redesignate the site from “Agricultural” to “Industrial” and adjust the boundary of the Urban Containment Boundary and the GVS&DD Fraser Sewerage Area to include the subject site.

Should Metro Vancouver staff require any additional information regarding this mater, please contact Luci Moraes, the project planner, at 604-591-4615 or at LFMoraes@surrey.ca

Yours,



Ron Gill
Chief Development Approvals Officer
Planning & Development Department

Attachments

Attachment A: City of Surrey Planning & Development Reports for Application No. 7922-0111-00, dated January 30, 2023, and May 01, 2023
(www.surrey.ca/sites/default/files/planning-reports/PLR_7922-0111-00_2.pdf)

Attachment B: May 01, 2023 Surrey City Council minutes granting the application 3rd Reading
(www.surrey.ca/sites/default/files/minutes/MIN_RCLU_2023_05_01.pdf)

Attachment C: June 10, 2024 Surrey City Council Corporate Report R104
(www.surrey.ca/sites/default/files/corporate-reports/CR_2024-R104.pdf)

Attachment D: June 10, 2024 Surrey City Council minutes passing the resolution from Corporate Report R104 (www.surrey.ca/sites/default/files/minutes/MIN-RCPH-2024-06-10.pdf)

Cc: Luci Moraes, City of Surrey, LMoraes@surrey.ca
Preet Heer, Director, Community Planning, City of Surrey, PHeer@surrey.ca
Victor Cheung, Senior Policy & Planning Analyst, Metro Vancouver,
Victor.Cheung@metrovancover.org
Heather McNell, Deputy CAO, Policy & Planning, Metro Vancouver,
Heather.McNell@metrovancover.org
Jonathan Cote, Deputy GM, Regional Planning and Housing Development, Metro Vancouver, Jonathan.Cote@metrovancover.org
Mikayla Tinsley, Senior Policy and Planning Analyst, Regional Planning & Housing Services, Mikayla.Tinsley@metrovancover.org

City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7922-0111-00

Planning Report Date: May 01, 2023

PROPOSAL:

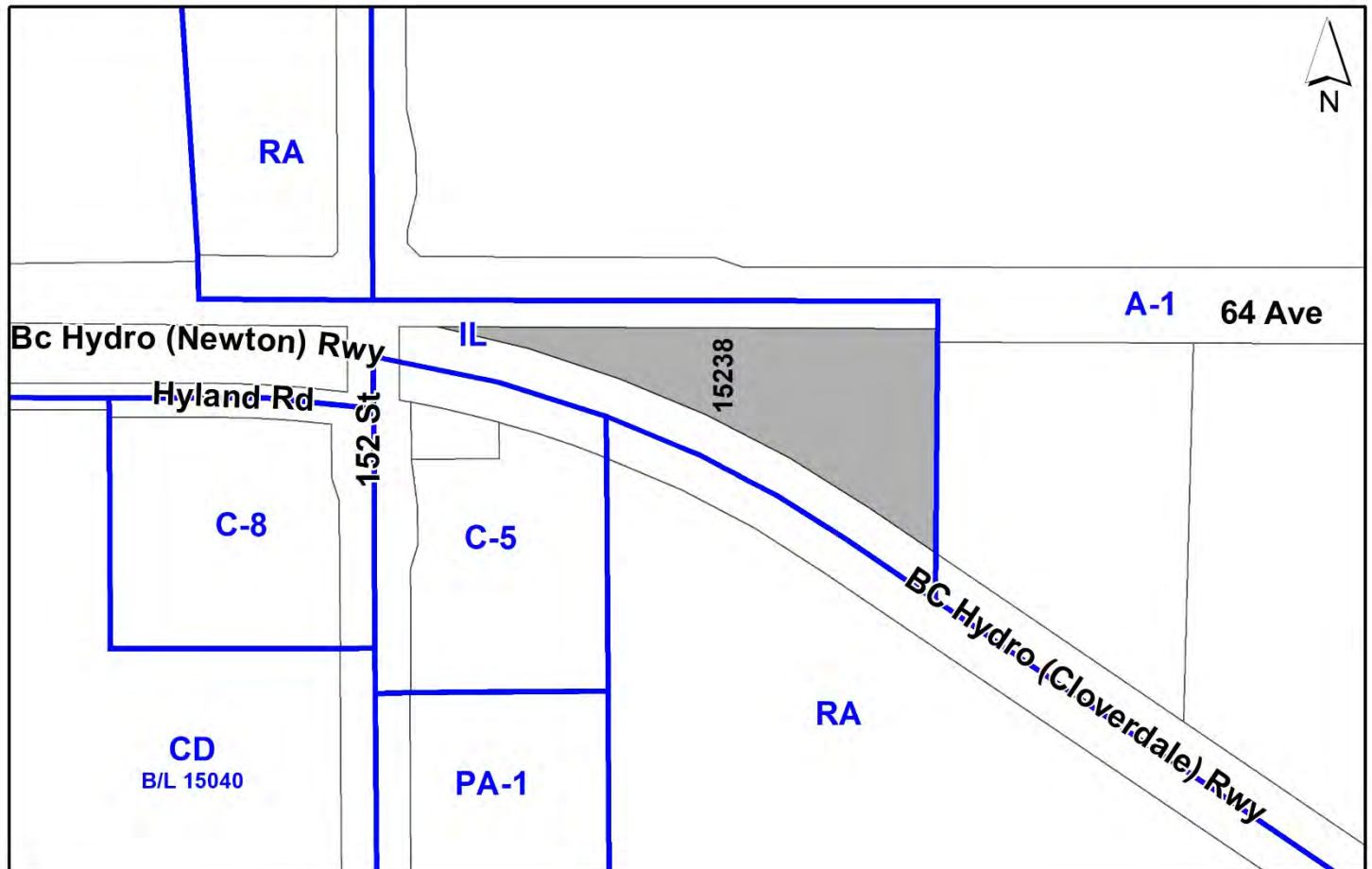
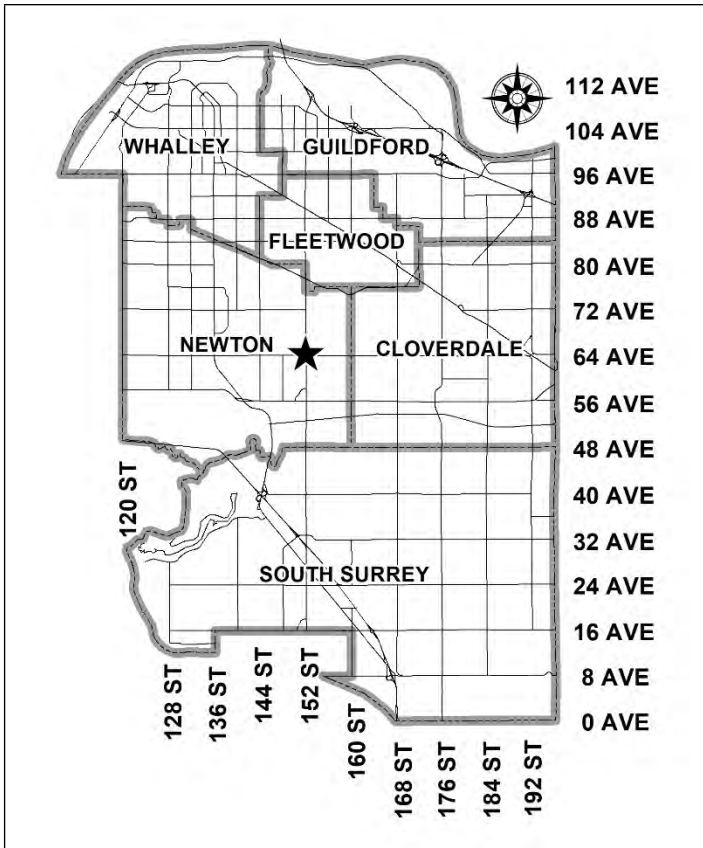
- **OCF Amendment** from Agricultural to Industrial
- **Discharge of LUC No. 584**
- **Rezoning** from IL to CD
- **Development Permit**
- **RGS amendment** from Agricultural to Industrial
- **ALR exclusion** under Section 29 of the *ALC Act*.

to permit the development of a multi-tenant industrial building, with a restaurant and a volleyball facility

LOCATION: 15238 - 64 Avenue

ZONING: LUC No 584 (Underlying IL)

OCF DESIGNATION: Agricultural



RECOMMENDATION SUMMARY

- Bring the following By-laws for consideration of 3rd Reading:
 - Discharge of Land Use Contract (LUC);
 - Official Community Plan (OCP) Amendment; and
 - Rezoning; and
- Approval to draft Development Permit for Form and Character, Hazard Lands, Sensitive Ecosystems, and Farm Protection.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Agricultural to Industrial.

RATIONALE OF RECOMMENDATION

- The proposal is for a multi-tenant industrial building, with a restaurant and a volleyball facility, with surface parking.
- The application was considered by Council at the Regular Council Meeting on January 30 2023, and subsequently a Public Hearing was held on March 06, 2023.
- Following the Public Hearing, Council referred the application back to staff to have the walkway connecting the two buildings removed thereby limiting the future potential uses of the building.
- The proposal has been revised, and the buildings are now proposed as separate buildings, with no enclosed 'bridge' connection on the upper floors.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council considers the following By-laws for Third Reading:
 - (a) By-law No. 20835 to amend the Official Community Plan (OCP) to redesignate the site.
 - (b) By-law No. 20836 to discharge Land Use Contract #584.
 - (c) By-law No. 20837 to rezone the site from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to refer the application to Metro Vancouver for consideration of the following upon the application receiving Third Reading: to amend the Metro Vancouver Regional Growth Strategy (RGS) designation of the site from Agricultural to Industrial, and to extend the Urban Containment Boundary to include the property.
3. Council authorize staff to draft Development Permit No. 7922-0111-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan and geotechnical report.
4. 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 road dedication plan 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) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (h) final approval of the Agricultural Land Reserve exclusion application from the Agricultural Land Commission;
 - (i) final approval from Metro Vancouver for amendments to the Regional Growth Strategy and the Urban Containment Boundary;

- (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;
- (k) Registration of a Section 219 Restrictive Covenant to inform future owners of farm practices in the area that may produce noise, odour and dust; and
- (l) Registration of a Section 219 Restrictive Covenant to restrict the minimum building elevation (MBE)" area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion.
5. Council authorize staff to submit an exclusion application to the Agricultural Land Commission.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Truck parking	Agricultural	LUC No. 584 (underlying IL Zone)
North (Across 64 Avenue):	Vacant land & Hyland Creek. Development Application No. 7912-0304-00 for an industrial development	Agricultural	A-1
East:	Agricultural and single-family dwelling	Agricultural	A-1
South:	Sullivan Park and Sullivan Park Rail Car Barn; BC Hydro Railway.	Suburban	RA and C-5
West (Across 152 Street):	Community Commercial development	Urban	C-8

Context & Background

- The subject site is 0.67 hectares (1.65 acres) and designated "Agricultural" in the Official Community Plan (OCP), and the Regional Growth Strategy (RGS), is located in the Agricultural Land Reserve (ALR) and is zoned Land Use Contract (LUC) No. 584, with a Light Impact Industrial (IL) underlying Zone.
- The property was originally used for a cement facility which was a very specific and restricted use that was regulated through a Land Use Contract. Some years ago, the operation stopped, and the property has since been used as an unauthorized truck parking facility.

- The site is bounded by the BC Hydro Cloverdale Railway to the south and west, and Sullivan Park further to the south across the railway. To the east, there is an agricultural property, a commercial development to the west across 152 Street, and a vacant site to the north, which was recently removed from the ALR and has an application on the site for an industrial development.
- The site is within the Development Permit areas for Farm Protection, Hazard Lands (flood prone), Sensitive Ecosystem (streamside protection) and Form and Character.
- The application was considered by Council at the Regular Council – Land Use Meeting on January 30 2023, and subsequently a Public Hearing was held on March 06, 2023.
- Following the Public Hearing, Council referred the application back to staff to have the walkway connecting the two buildings removed thereby limiting the future potential uses of the building (Resolution No. R23-432)

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing an amendment to the OCP and RGS from Agricultural to Industrial, a discharge of Land Use Contract No. 584 and rezoning from Light Impact Industrial (IL) Zone to Comprehensive Development (CD) Zone, based on Light Impact Industrial (IL) Zone.
- The proposal includes road dedication along 64 Avenue to the north, and the development of two industrial buildings with other accessory uses and surface parking.
- The application proposes 1,144 square metres of warehouse space, 220 square metres of office space, a 93 square metre restaurant, and a 980 square metre volleyball training facility, for a total 2,437 square metres of floor area. The proposal represents a net Floor Area Ratio (FAR) of 0.5.

	Proposed
Lot Area	
Gross Site Area:	6,695 square metres
Road Dedication:	371 square metres
Undevelopable Area:	n/a
Net Site Area:	6,324 square metres
Number of Lots:	1
Building Height:	17.5 metres
Unit Density:	n/a
Floor Area Ratio (FAR):	0.5
Floor Area	
Industrial:	2,124 square metres
Commercial:	313 square metres
Total:	2,437 square metres

CD By-law

- No changes are proposed to the CD By-law No. 20835. The applicant will comply with all requirements set out previously.
- The proposed building floor area has been slightly reduced from the previous proposal, as well as the overall building height.

DEVELOPMENT PERMITS

- No changes are proposed to the Sensitive Ecosystems (Streamside Areas) Development Permit, Sensitive Ecosystems (Green Infrastructure Areas) Development Permit, Hazard Lands (Flood Prone) Development Permit or Farming Protection Development Permit

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.
- In accordance with the direction provided by Council at the Regular Council – Public Hearing meeting of March 06, 2023, staff has worked with the applicant to eliminate the enclosed connection that was previously proposed on the upper floors between the two buildings.
- With the physical separation of the buildings, they were each provided with a more individual character that better reflects the proposed use in each building.
- The eastern building, where the volleyball facility is located, is proposed with an arched roof, that is more conducive to sports facilities, as it allows for the elimination of interior columns. There is a separate entrance proposed for access to the volleyball facility, and there is no interconnectivity proposed between the small restaurant on the ground floor, and any of the other uses.
- The western building is proposed with offices on the upper stories, and therefore, has a more business park look with a flat roof.
- The glazing proposed for each building also better reflects the proposed uses on each.
- No significant changes to the landscaping were required, as the buildings were already separated on the ground floor.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include confirmation of location for PMT and BC Hydro kiosk, design resolution for western building along 64 Avenue, and some minor adjustments. Applicant is encouraged to switch the dark roof colour with the lighter metal panel on the wall, as the dark roof will get hot and add to urban heat island effect.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Initial Planning Report No. 7922-0111-00, dated January 30, 2023.

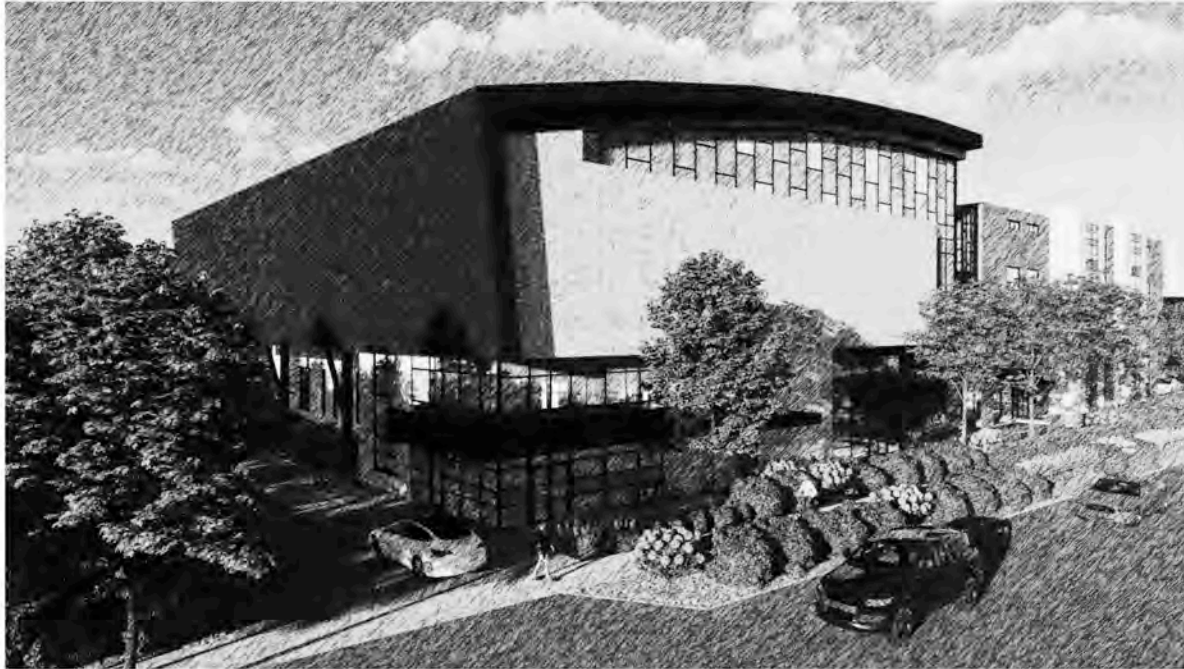
approved by Shawn Low

Don Luymes
General Manager
Planning and Development

LM/ar

PROPOSED WAREHOUSES & VOLLEYBALL TRAINING CENTER DEVELOPMENT

15238 64 Ave, Surrey, BC



CONTACT LIST

ARCHITECT	Architecture Panel Inc.	Unit 103 15505 Marine Dr White Rock, BC, Canada	Ruchir Dhall	(604) 385 3600
LANDSCAPE ARCHITECT	Architecture Panel Inc.	Unit 103 15505 Marine Dr White Rock, BC, Canada	Ruchir Dhall	(604) 385 3600
ENGINEERING CONSULTANTS	Hub Engineering Inc.	Suite 212, 12992 76 Ave Surrey, BC, Canada	Mike Kompter	(604) 572 4328
LAND SURVEYORS	Dhallwal & Associates Land Surveying Inc.	Unit 216, 12899 76 Ave Surrey, BC, Canada	Sukhvir Grewal	(604) 501 6188
PROJECT OWNERS	Diyash Investments Inc.	106-12885 76 AVE, Surrey, BC, Canada		(604) 597 4084
GEO	Red Cedar Environmental Consulting	32141 Sandtipper Place, Mission, BC, Canada	Remi Masson	(604) 621 9811
AGGREGATOR	Francis Klimo	112-4300 Fraser Way, Burnaby, BC, Canada		(604) 358 5562
SALE	CITY OF SURREY			

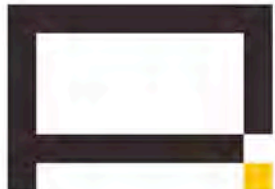
DRAWING INDEX - DOCUMENTATION

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	A0.02	PROJECT STATISTICS
	A0.03	CONTEXT PLAN
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	A1.02	BASE PLAN
	A1.03	CIVIL KEY PLAN
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ELEVATIONS	A3.01	NORTH-EAST ELEVATION
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	L02	CONCEPT PLAN
	L03	PLANTING PLAN
	L04	HARDSCAPE PLAN
	L05	ROOF PLAN
	L06	DETAILS
	L07	DETAILS



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Project
Proposed Warehouse Buildings

Owner
Diyash Investments Inc.

Sheet Title
COVER SHEET

Sheet No.
A0.01

Total Sheets
28

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Architecture Panel Inc.

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BF

Checked By
RD

A-HJ
City of Surrey

Documents
DP Application

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RD

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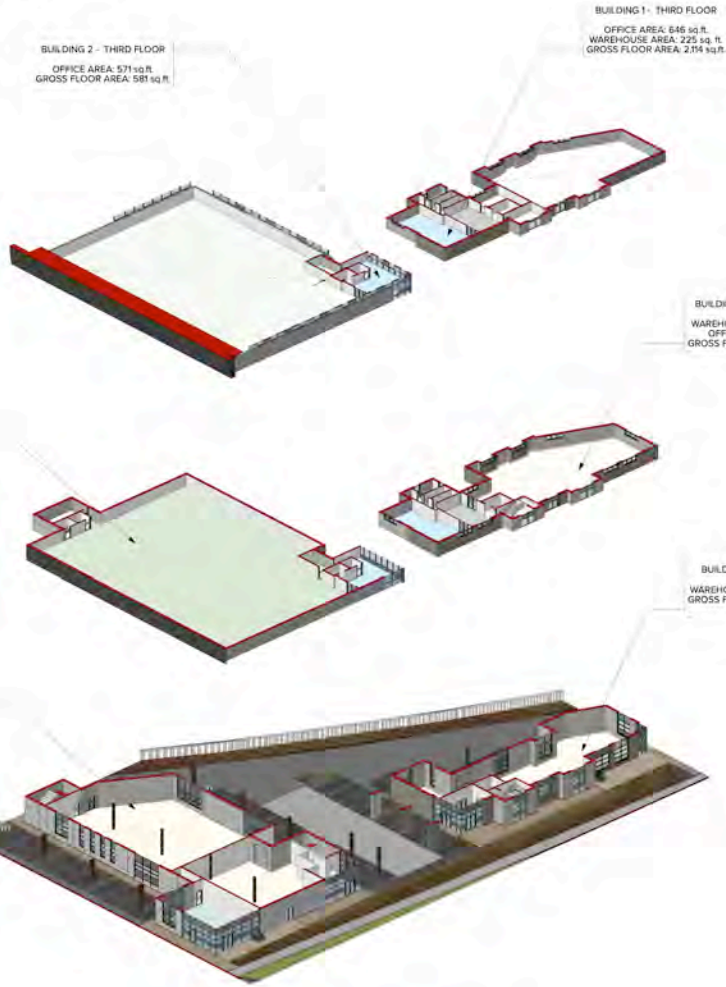
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J	2023-04-06	DP Re-Submission

Scale

PROJECT STATISTICS

LEGEND

- Warehouse Units
- Restaurant
- Volleyball Courts
- Offices Unit



BUILDING 1 - THIRD FLOOR
 OFFICE AREA: 646 sq ft
 WAREHOUSE AREA: 225 sq ft
 GROSS FLOOR AREA: 2,174 sq ft

BUILDING 2 - THIRD FLOOR
 OFFICE AREA: 571 sq ft
 GROSS FLOOR AREA: 581 sq ft

BUILDING 1 - SECOND FLOOR
 WAREHOUSE AREA: 2,924 sq ft
 OFFICE AREA: 646 sq ft
 GROSS FLOOR AREA: 5,070 sq ft

BUILDING 2 - SECOND FLOOR
 VOLLEYBALL COURTS AREA: 10,549 sq ft
 OFFICE AREA: 505 sq ft
 GROSS FLOOR AREA: 12,320 sq ft

BUILDING 1 - MAIN FLOOR
 WAREHOUSE AREA: 2,799 sq ft
 GROSS FLOOR AREA: 3,671 sq ft

BUILDING 2 - MAIN FLOOR
 WAREHOUSE AREA: 6,365 sq ft
 RESTAURANT AREA: 1,001 sq ft
 GROSS FLOOR AREA: 8,611 sq ft

PROJECT DATA

CITY ADDRESS: 15238 64 AVE, SURREY, BC
PROPOSED USE: WAREHOUSES & VOLLEYBALL TRAINING CENTRE
DATE OF DESIGN: BCBC 2018

AREA CALCULATION	REQUIRED	PROPOSED
BUILDING HEIGHT	18m (59 ft)	17.5m (57 ft 9in)
TOTAL PROPOSED WAREHOUSE AREA		1,444 sq m (12,317 sq ft)
TOTAL PROPOSED OFFICE AREA		220 sq m (2,368 sq ft)
TOTAL PROPOSED RESTAURANT AREA		93 sq m (1,001 sq ft)
TOTAL PROPOSED VOLLEYBALL TRAINING CENTER AREA		980 sq m (10,649 sq ft)
% INDUSTRIAL USE		71.07%
SITE		72066.38 sq ft
TOTAL BUILT UP AREA		32167 sq ft
F.A.R (Gross site area)		0.446
NET F.A.R		0.473
GROSS SITE AREA		72066.38 sq ft
NET SITE AREA		68075.53 sq ft
SITE COVERAGE		17 %

SETBACKS	REQUIRED	PROPOSED
MINIMUM SETBACK PROVIDED (PRE-DEDICATION)		
NORTH	24.61m (7.5m)	24.61m (7.5m)
SOUTH	19.69m(6m)	19.69m(6m)
WEST	24.61m (7.5m)	153.5m(46.76m)
EAST	49.21m(15m)	78.7m(24m)

PARKING	REQUIRED	PROPOSED
NUMBER OF PARKING SPOTS - WAREHOUSES (144 SQ.M.)	(1 per 100 sqm)	11
NUMBER OF PARKING SPOTS - OFFICES (220 SQ.M.)	(2.5 per 100 sqm)	6
NUMBER OF PARKING SPOTS - RESTAURANT (93 SQ.M.)	(3 per 150 sqm)	3
NUMBER OF PARKING SPOTS - VOLLEYBALL TRAINING CENTER (980 SQ.M.)	(3.6/100 sqm)	35
TOTAL NUMBER OF PARKING SPOTS		55
% PARKING REDUCTION PROPOSED		10%
NUMBER OF SHARED PARKING SPOTS WITH VOLLEYBALL TRAINING CENTER (25% OF TOTAL) = 9 SHARED SPOTS	(55 (MAX) - 9 shared)	46

PARKING REPORT	Num Spaces	Space Length	Space Width
REGULAR CAR - 1	29	5500	2600
REGULAR CAR - 2	1	5500	2750
SMALL CAR	5	4900	2600
SMALL CAR	9	4900	2750
SMALL CAR	1	4900	2900
ACCESSIBLE CAR	1	5500	2500 (+1500)
% SMALL CARS	34.80%		
TOTAL	46		

GROSS AREA CALCULATION (EXCLUDING PARKING & INDOOR AMENITY)		
BUILDINGS	LEVEL	AREA
BUILDING 1	MAIN FLOOR LEVEL	3671 sq ft
	SECOND FLOOR LEVEL	5070 sq ft
	THIRD FLOOR LEVEL	2174 sq ft
BUILDING 2	MAIN FLOOR LEVEL	8611 sq ft
	SECOND FLOOR LEVEL	12120 sq ft
	THIRD FLOOR LEVEL	581 sq ft
GROSS AREA	GROSS AREA	32167 sq ft

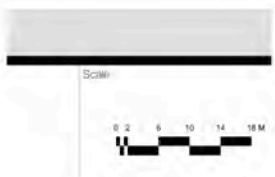


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Project
Proposed Warehouse Buildings
 Owner
Diyash Investments Inc.
 Sheet Title
PROJECT STATISTICS

Sheet No. **A0.02** Total Sheets **28** Contractors
 Consultants
Architecture Panel Inc.
 Drawn By **BF** Checked By **RD** A/HJ
City of Surrey
 Documents
DP Application
 Reviewed **RD** **68 of 178** DP Application

No	Date	Issue Notes
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CONTEXT PLAN



CONTEXT

As evident by the footprint configuration of the surrounding developments, this development is being proposed as a prominent urban element on a farm and industrial area of our fast growing city. The proposed development site currently falls in an IL zone, and proposed to be changed to CD. The developer is proposing an industrial and commercial development.

We seek to have a vehicular entrance at the East side, adjacent to ALR, and provided a farmland protection buffer for a smooth and undisturbed access to on grade parking and loading bays.

KEY

- Proposed Industrial/Commercial Building
- Proposed Farmland Protection Buffer
- Existing Buildings
- Adjacent ALR
- Road Dedication from Existing Property Line
- Existing Property Line
- Proposed Property Line
- Building Setback Line
- Landscape Buffer
- ROW

1 CONTEXT PLAN
Scale: 1:500



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Project Proposed Warehouse Buildings

Owner
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Sheet Title
CONTEXT PLAN

Sheet No.
A0.03

Total Sheets
28

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Architecture Panel Inc.

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Checked By
RD

AHJ
City of Surrey

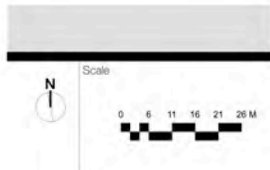
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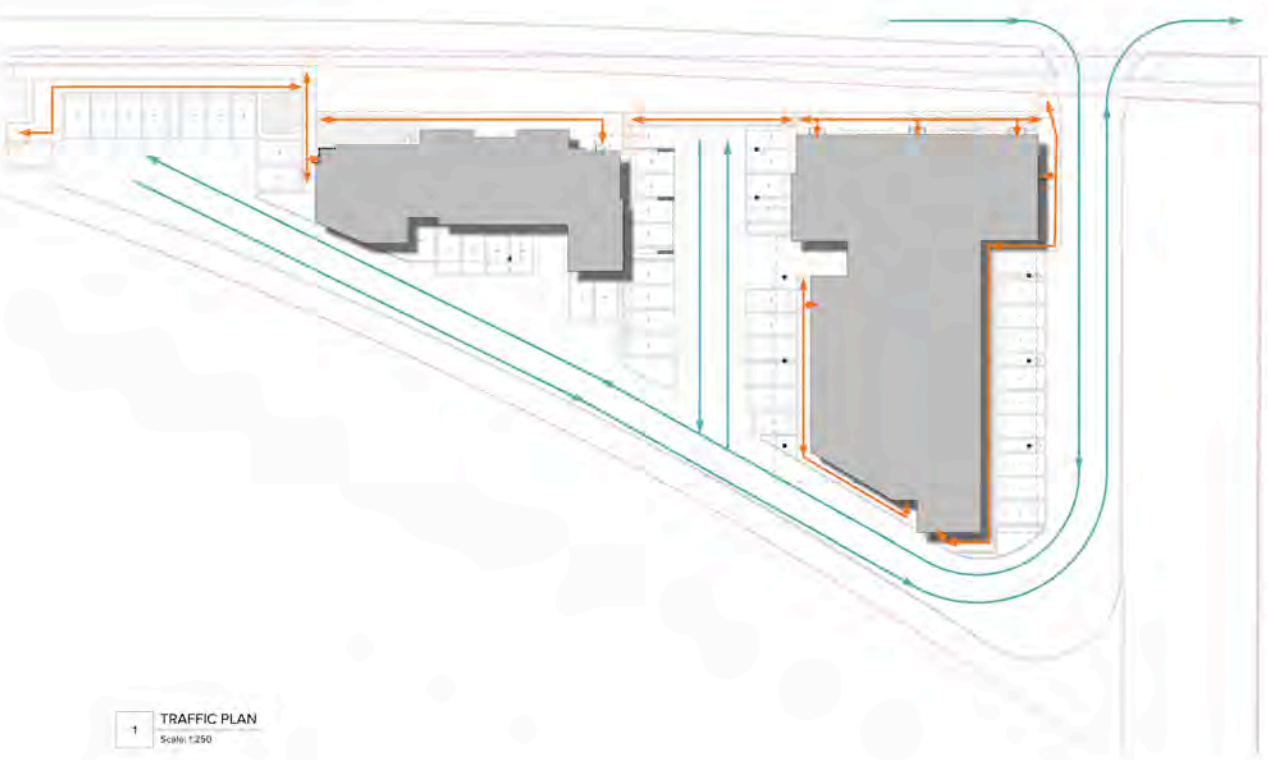
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DESIGN RATIONALE



1 TRAFFIC PLAN
Scale: 1:250

VEHICULAR TRAFFIC
 PEDESTRIAN TRAFFIC

SITE PLANNING PRINCIPLES

The site has tight constraints with unique geometry. We have worked diligently to incorporate all of the functional requirements for the buildings and site including but not limited to the tight vehicular movements, ALR farmland protection buffer, railway line related setbacks, and other screening requirements as directed by the city.

The site design has evolved with continual guidance from the City staff over last few months. We have taken the principal points that the CoS considered vital in the evolution of this site design which include the following.

- Setbacks provided with landscape buffers to provide screening to parkings facing 64 Ave
- Provide pedestrian friendly walkways and Outdoor Amenity Spaces for workers.
- Allow for separate public pedestrian entrances leading to entrance lobbies of each building.
- Allow for Public Parking on grade with safety, and carefully considered driveways for safe truck maneuvers.
- Develop easily accessible entries to commercial and industrial units.
- Landscape buffer provided for farmland protection adjacent to neighboring ALR.
- Building expression and elevations designed to relate to the asymmetric site and building form.
- Landscape buffer on North side provides natural shading to the walkways and building face.

As guided by the CoS staff at the very beginning, we continued to work with the same principles, setbacks and the requirements and faithfully followed the CoS staff's directives in the site planning of this development.

The proposal includes an industrial and commercial development consisting of 2 Buildings. Building 1 is a 3-storey industrial building with warehouses on Main floor & 2nd floor, and minor Office space on 2nd & 3rd Floor. Building 2 is a 3-storey industrial building consisting of warehouses and a restaurant on Main floor, and a volleyball training centre, & offices above.

We have also introduced landscape features along the sidewalk and a pedestrian plaza to look more pleasing to the public. Colors of the building facade are also carefully chosen to be aesthetically pleasing. Outdoor Amenity areas are provided on site, and are safe and away from noise.

ENVIRONMENTAL / SUSTAINABILITY FEATURES

This project is designed in compliance with CoS, the Building Codes, and the Official Community Plan Development Permit Guidelines. We have taken careful consideration to design the site with landscaping, walkways and open spaces that add to the sustainability of the building and site. Some of the sustainable features include:

- Design Elements such as overhangs, and landscape elements allowing for natural shading and protection of the Building.
- Rich selection of plants, shrubs and trees on site to reduce any heat island effects.
- Bike and pedestrian paths with easy access to transit lines.
- Green roof design.
- Curtain glazings and large windows selection to reduce excess window junctions, and spandrel panels provided to block solar radiations.



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 Owner
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 Sheet Title
DESIGN RATIONALE

Sheet No.
A0.04
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BF
 Checked By
RD
 Reviewed By
RD

Total Sheets
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 Date
2023-04-06
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DP Application

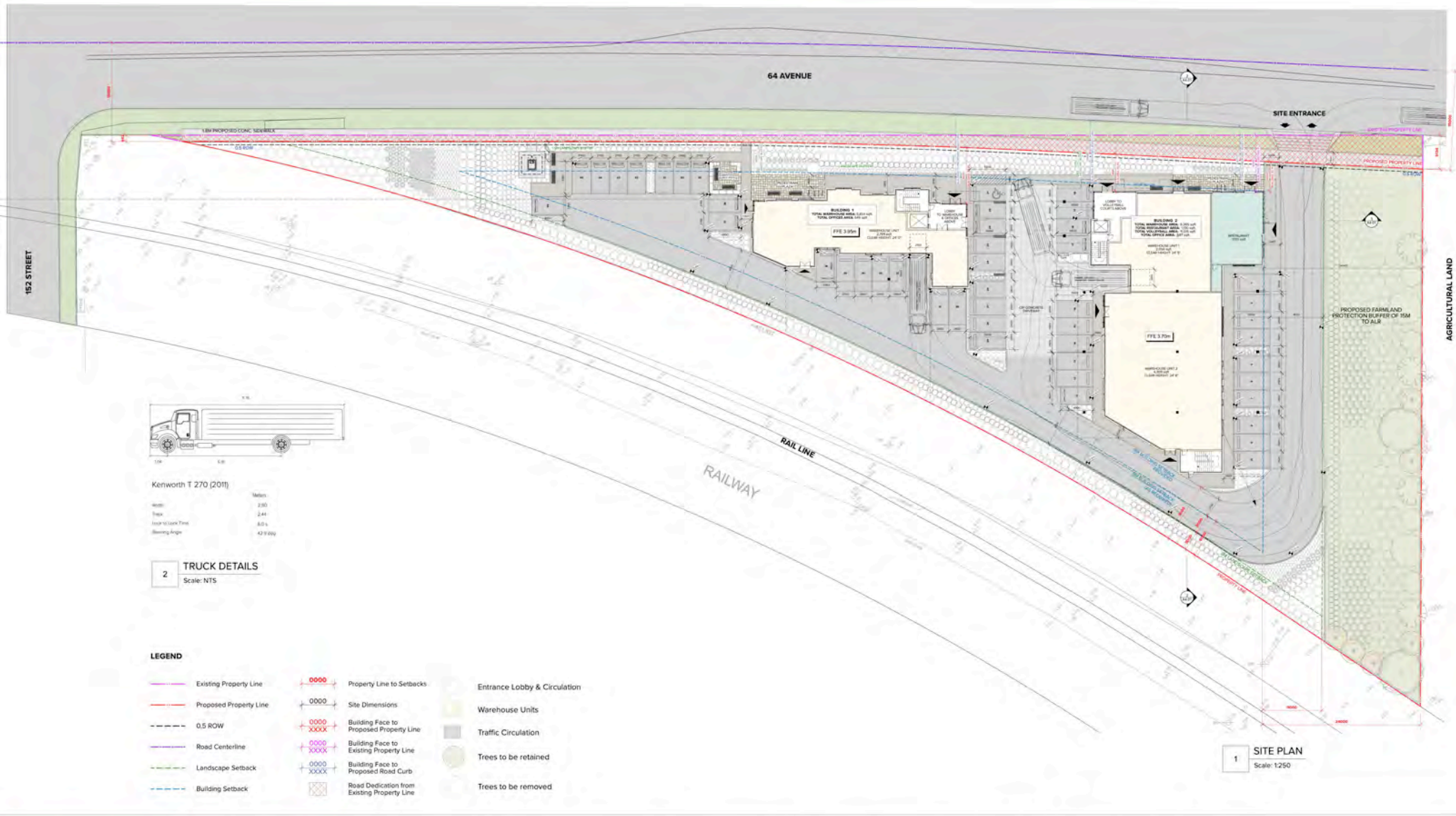
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Contractor
City of Surrey

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J	2023-04-06	DP Re-Submission





Kenworth T 270 (2011)

Model	270
Year	2011
Load Capacity	8000 kg
Turning Radius	4.3 m

2 TRUCK DETAILS
Scale: NTS

LEGEND

- Existing Property Line
- - - Proposed Property Line
- - - - 0.5 ROW
- Road Centerline
- - - Landscape Setback
- - - Building Setback
- +0000 Property Line to Setbacks
- +0000 Site Dimensions
- +0000 Building Face to Proposed Property Line
- +0000 Building Face to Existing Property Line
- +0000 Building Face to Proposed Road Curb
- +XXXX Road Dedication from Existing Property Line
- Entrance Lobby & Circulation
- Warehouse Units
- Traffic Circulation
- Trees to be retained
- Trees to be removed

1 SITE PLAN
Scale: 1:250



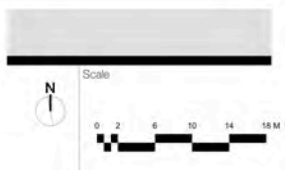
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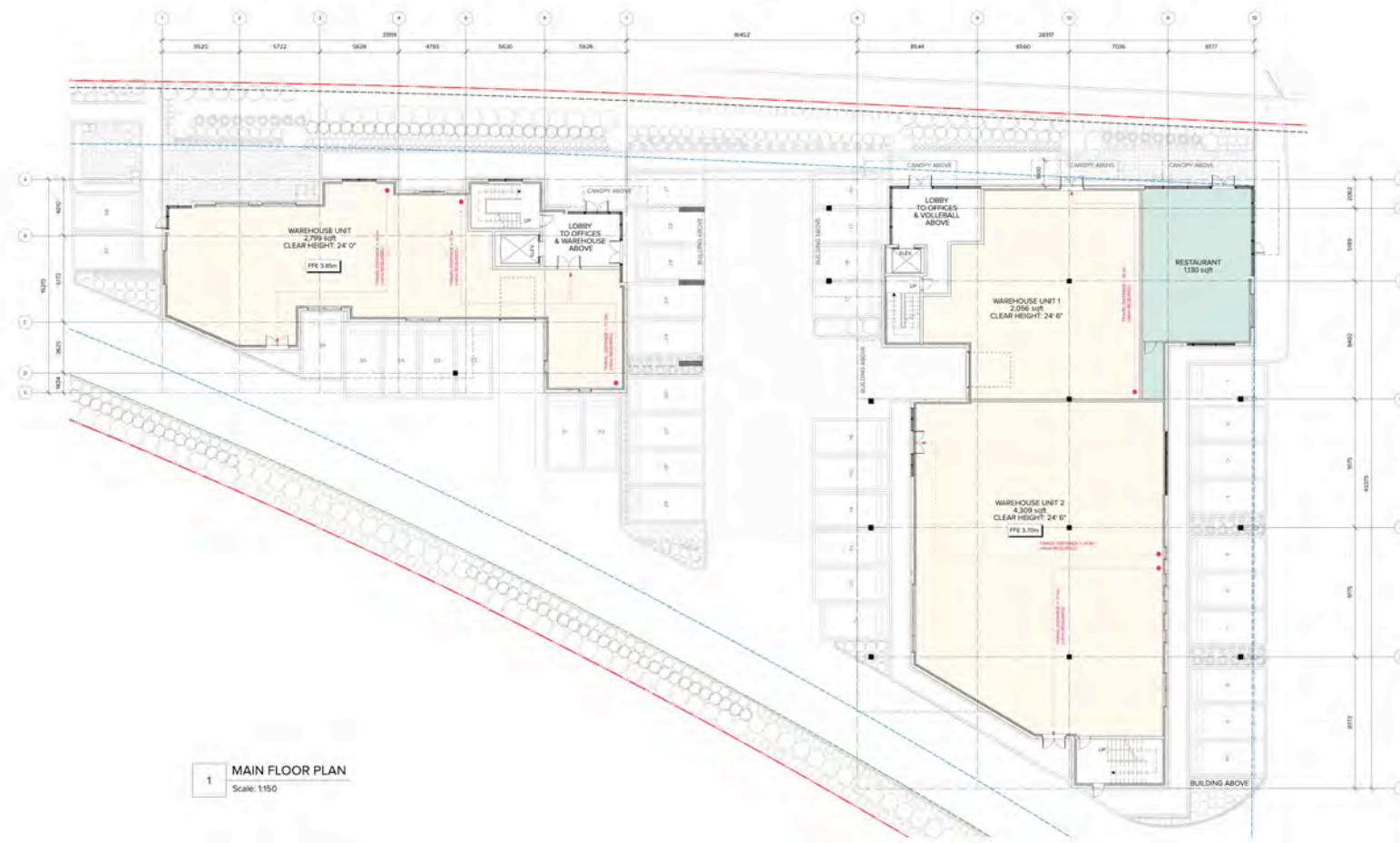
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Sheet Title
SITE PLAN

Sheet No. A2.01	Total Sheets 28	Contractors	Consultants Architecture Panel Inc.
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Revised RD	71 of 178 DP Application		

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1 MAIN FLOOR PLAN
Scale: 1/150

SPACE LEGEND

- Services & Stairs/Elevator
- Warehouse
- Restaurant



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Proposed Warehouse Buildings

Owner
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Sheet Title
MAIN FLOOR PLAN

Sheet No. A2.02	Total Sheets 28	Contractors	Consultants Architecture Panel Inc.
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J	2023-04-06	DP Re-Submission

Scale

0 3 5 7 9 M



1 SECOND FLOOR PLAN
Scale: 1:150

SPACE LEGEND

- Services & Stairs/Elevator
- Volleyball courts (Building 2)
- Offices
- Warehouse
- Washrooms
- Corridor



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Proposed Warehouse Buildings
 Owner
Diyash Investments Inc.
 Sheet Title
SECOND FLOOR PLAN

Sheet No.
A2.03
 Drawn By
BF
 Checked By
RD
 Revised
RD

Total Sheets
28

Contractors
A+J City of Surrey

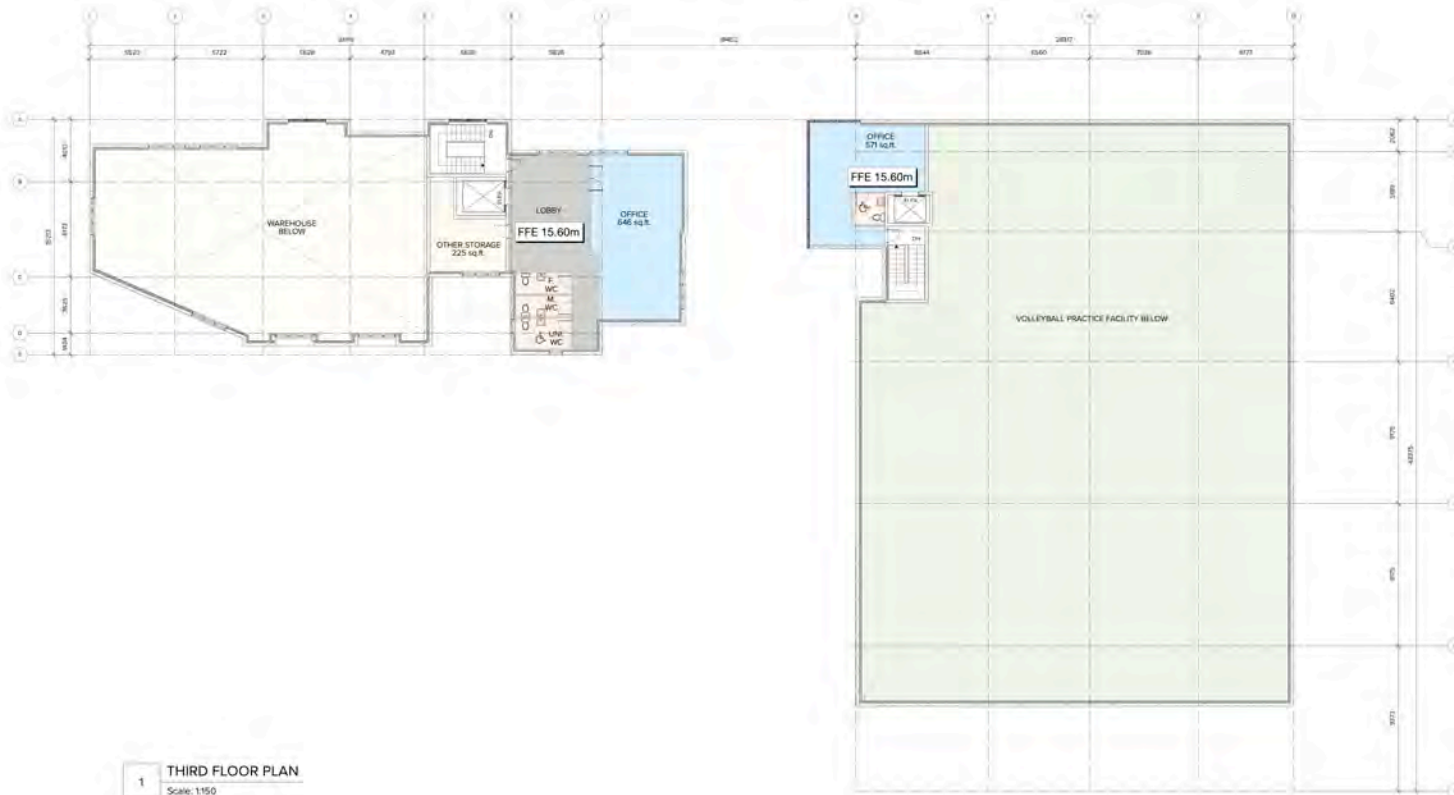
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DP Application

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I	2022-10-20	DP Re-Submission
J	2023-04-06	DP Re-Submission

Scale



1 **THIRD FLOOR PLAN**
Scale: 1:150

SPACE LEGEND

- Services & Stairs/Elevator
- Office Unit
- Warehouse
- Washrooms
- Corridor



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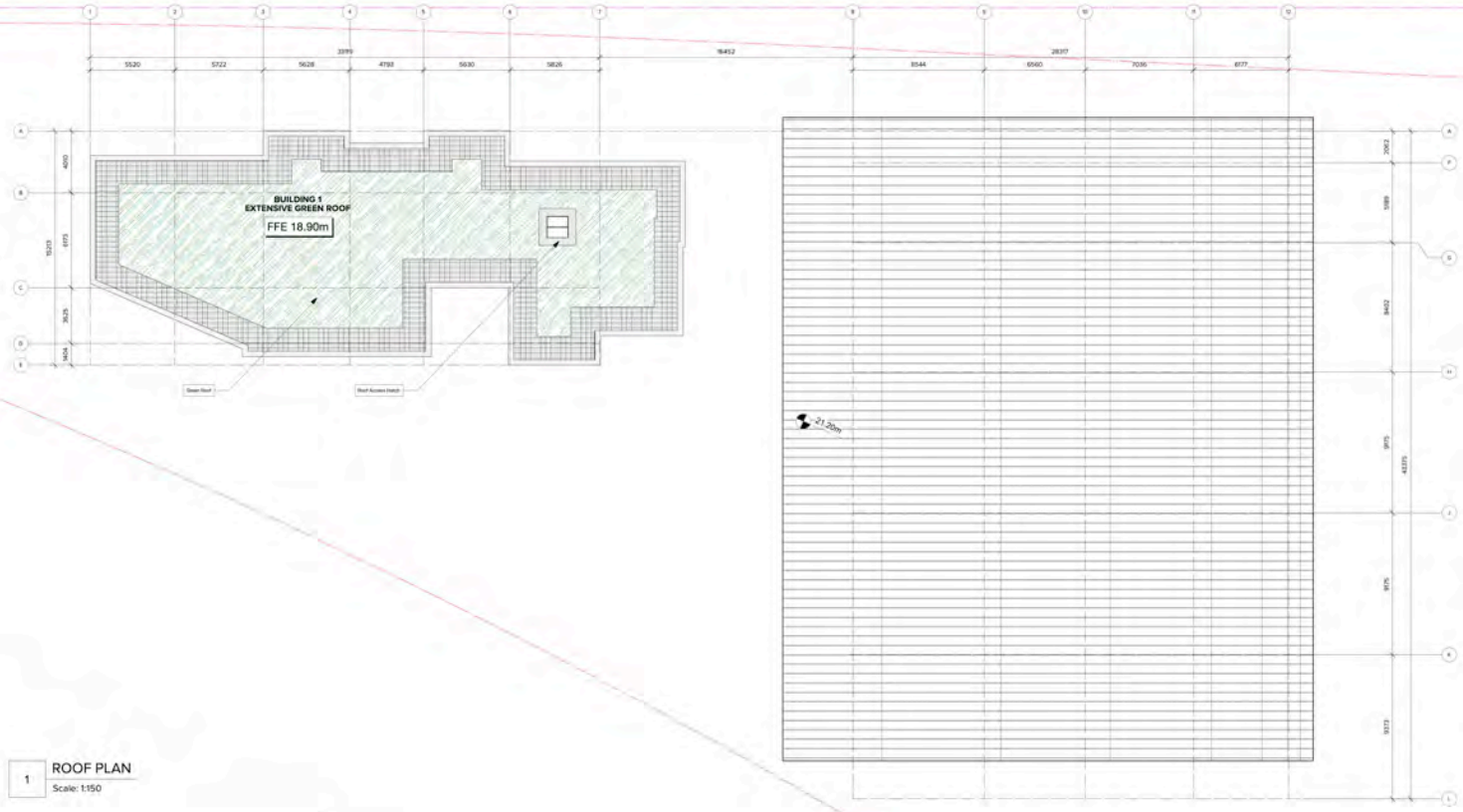
Project
Proposed Warehouse Buildings
 Owner
Diyash Investments Inc.
 Sheet Title
THIRD FLOOR PLAN

Sheet No. A2.04	Total Sheets 28	Contractors	Consultants Architecture Panel Inc.
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Scale

N



1 ROOF PLAN
Scale: 1:150

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Project
Proposed Warehouse Buildings
Owner
Diyash Investments Inc.
Sheet Title
ROOF PLAN

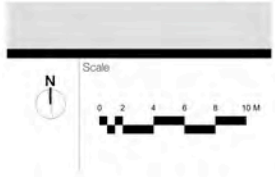
Total Sheets
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Sheet No.
A2.05
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BF
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RD
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RD

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City of Surrey
Documents
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I	2022-10-20	DP Re-Submission
J	2023-04-06	DP Re-Submission





1 EAST ELEVATION
Scale: 1:150

Material Legend

- 1 Painted Tilt-up Panel
Color: Benjamin Moore Navajo White OC-95
- 2 Painted Tilt-up Panel
Color: Benjamin Moore Alexandra Beige HC-77
- 3 Corrugated Metal
Color: Gray
- 4 Hardie Panel
Color: Benjamin Moore Stormy Monday 212-50
- 5 Curtain glazing
- 6 Longboard Soffit
Color: Mahogany
- 7 Aluminum Composite Panel
Color: Dark Gray
- 8 Metal Column
Wooden Finish
- 9 Metal
Standing Seam
Color: Dark Gray
- 10 Longboard Wood Band

MATERIAL COLOR BOARD



2 NORTH ELEVATION (64 AVE)
Scale: 1:150



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Project
Proposed Warehouse Buildings

Owner
Diyash Investments Inc.

Sheet Title
NORTH/EAST ELEVATION

Sheet No.
A3.01

Total Sheets
28

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City of Surrey

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J	2023-04-06	DP Re-Submission



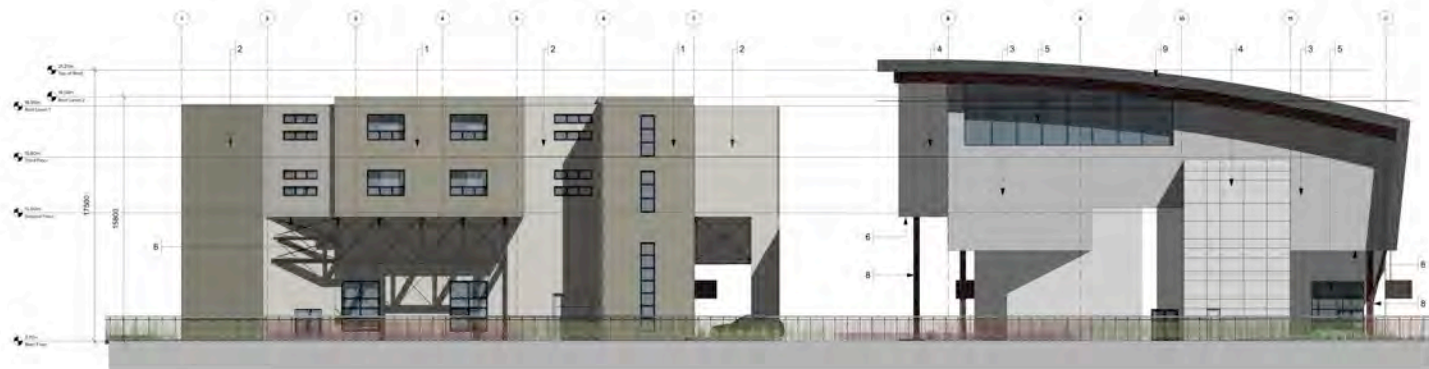


1 WEST ELEVATION (152 ST)
Scale: 1:150

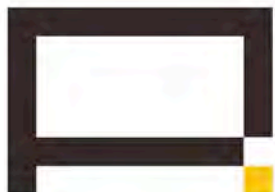
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- 1 Painted Tilt-up Panel
Color: Benjamin Moore Navajo White OC-95
- 2 Painted Tilt-up Panel
Color: Benjamin Moore Alexandra Beige HC-77
- 3 Corrugated Metal
Color: Gray
- 4 Hardie Panel
Color: Benjamin Moore Stormy Monday 212-50
- 5 Curtain glazing
- 6 Longboard Soffit
Color: Mahogany
- 7 Aluminum Composite Panel
Color: Dark Gray
- 8 Metal Column
Wooden Finish
- 9 Metal
Standing Seam
Color: Dark Gray
- 10 Longboard Wood Band

MATERIAL COLOR BOARD



2 SOUTH ELEVATION
Scale: 1:150



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Project
Proposed Warehouse Buildings

Owner
Diyash Investments Inc.

Sheet Title
SOUTH/WEST ELEVATION

Sheet No.
A3.02

Total Sheets
28

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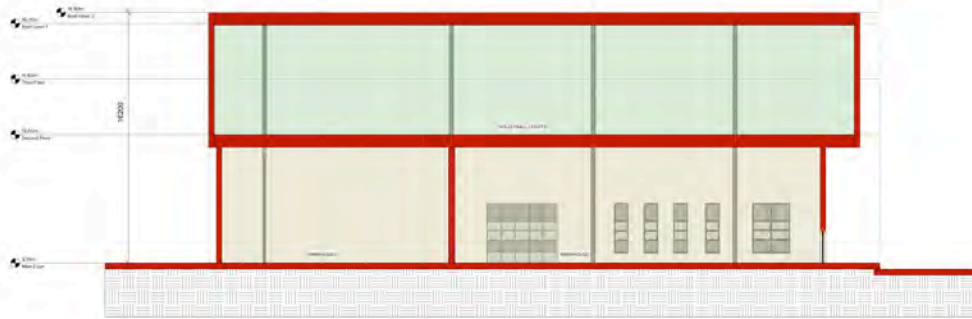
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I	2022-10-20	DP Re-Submission
J	2023-04-06	DP Re-Submission

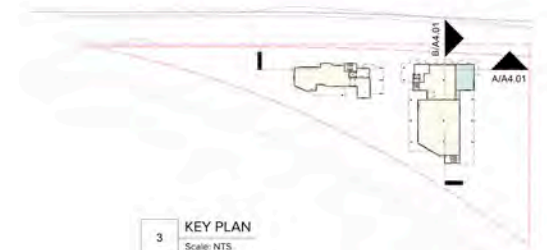




A SECTION A-A
Scale: 1:150



B SECTION B-B
Scale: 1:150



3 KEY PLAN
Scale: NTS



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Project
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Owner
Diyash Investments Inc.
Sheet Title
SECTIONS

Sheet No.
A4.01
Total Sheets
28
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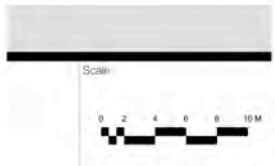
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3 VIEW TO SITE FROM 64 AVE LOOKING SOUTH WEST
Scale: NTS



2 VIEW TO SITE FROM 64 AVE LOOKING SOUTH EAST
Scale: NTS



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Project
Proposed Warehouse Buildings

Owner
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Sheet Title
RENDERS

Sheet No.
A5.01

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I	2022-10-20	DP Re-Submission
J	2023-04-06	DP Re-Submission

Scale



1 VIEW TO SITE FROM 64 AVE LOOKING SOUTH
Scale: NTS



2 VIEW TO SITE FROM 64 AVE LOOKING SOUTH EAST
Scale: NTS



3 VIEW FROM SITE LOOKING NORTH WEST
Scale: NTS



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Project
Proposed Warehouse Buildings

Owner
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Sheet Title
RENDERS

Sheet No.
A5.02

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28

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RD

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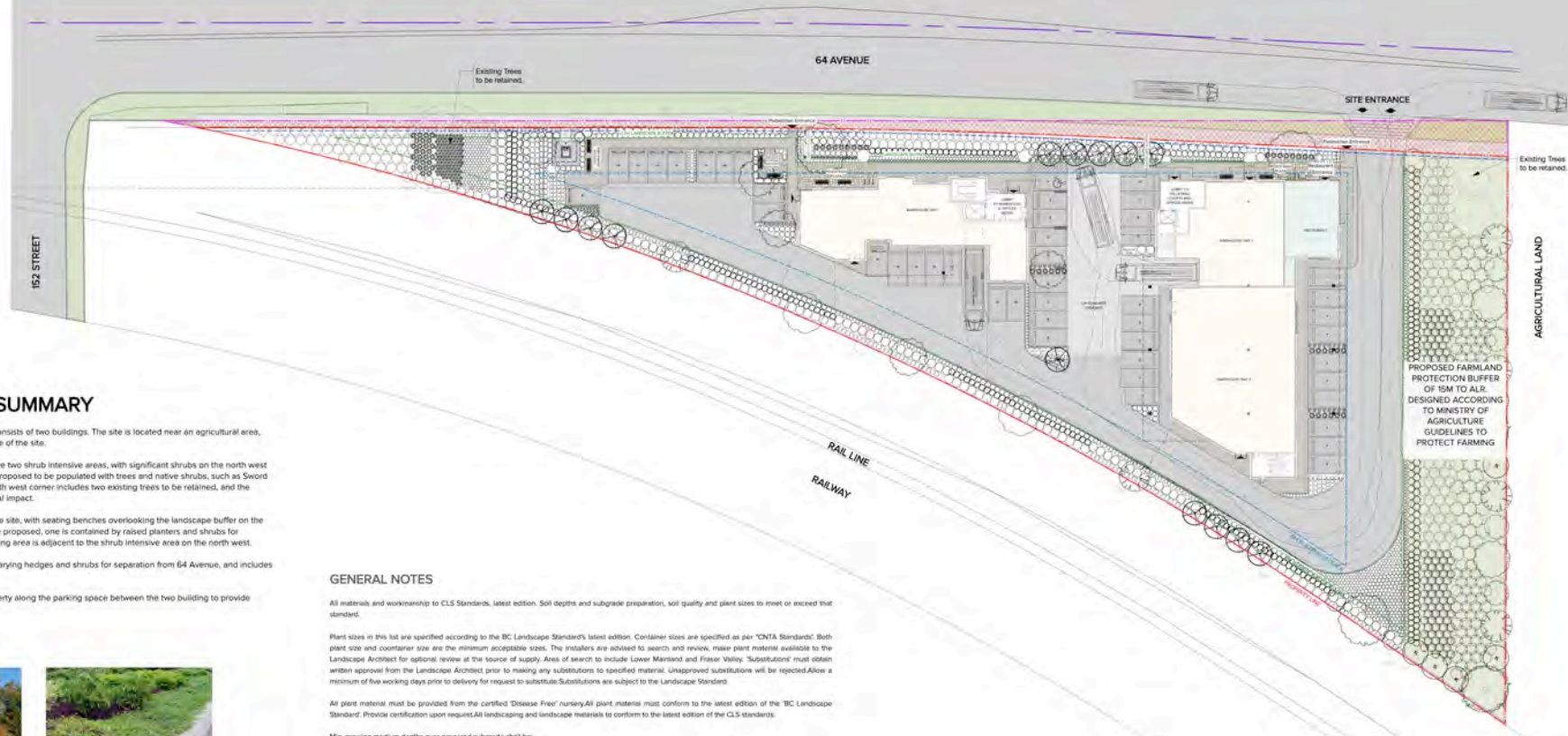
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Documents

DP Application

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G	2022-06-22	DP Application
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I	2022-10-20	DP Re-Submission
J	2023-04-06	DP Re-Submission

Scale



DESIGN RATIONALE AND SUMMARY

This warehouses, volleyball training centre and office project consists of two buildings. The site is located near an agricultural area, and it includes a 15m farmland protection buffer on the east side of the site.

The triangular shape of the site provided the opportunity to have two shrub intensive areas, with significant shrubs on the north west corner and the other on the south east corner. Both areas are proposed to be populated with trees and native shrubs, such as Sword fern, Holidiscus Discolor and Kinnikinnick. Additionally, the north west corner includes two existing trees to be retained, and the planting around them consists ferns and Kinnikinnick for minimal impact.

Two pedestrian plazas are proposed near the entry points of the site, with seating benches overlooking the landscape buffer on the north side. Two other outdoor, more secluded seating areas are proposed, one is contained by raised planters and shrubs for separation from the adjacent parking space, and the other seating area is adjacent to the shrub intensive area on the north west.

The planting buffer on the north side of the property includes varying hedges and shrubs for separation from 64 Avenue, and includes more vibrant flowering plants near pedestrian plazas.

Acer rubrum bowhall is proposed on the north side of the property along the parking space between the two building to provide screening for more privacy.



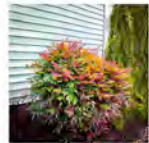
Hemerocallis 'Lemon Yellow'



Acer Rubrum bowhall



Kinnikinnick



Nandina Domestica



Vaccinium corymbosum



Liquidambar styraciflua

See Tree Schedules, Tables and Descriptions on L03

GENERAL NOTES

All materials and workmanship to CLS Standards, latest edition. Soil depths and subgrade preparation, soil quality and plant sizes to meet or exceed that standard.

Plant sizes in this list are specified according to the BC Landscape Standard's latest edition. Container sizes are specified as per 'CNTA Standards'. Both plant size and container size are the minimum acceptable sizes. The installers are advised to search and review, make plant material available to the Landscape Architect for optional review at the source of supply. Area of search to include Lower Mainland and Fraser Valley. Substitutions must obtain written approval from the Landscape Architect prior to making any substitutions to specified material. Unapproved substitutions will be rejected. A minimum of five working days prior to delivery for request to substitute. Substitutions are subject to the Landscape Standard.

All plant material must be provided from the certified 'Disease Free' nursery. All plant material must conform to the latest edition of the 'BC Landscape Standard'. Provide certification upon request. All landscaping and landscape materials to conform to the latest edition of the CLS standards.

Min. growing medium depths over prepared subgrade shall be:	
Lawn areas	300mm
Ground Cover Areas	450mm
Shrub Areas	450mm
Tree Pits	300mm (ground root balls)

Growing medium shall have physical and chemical properties as described in the standards for 'Ground Areas', except for the areas over structures where the medium shall conform to the requirements for level 1 applications. Processing and mixing of the growing medium shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the site.

On-site or imported soils shall satisfy the requirements of the standards for growing medium. Soils shall be virtually free from subsoil, weed including woody plant parts, weed or reproductive parts of the weeds, plant pathogenic organisms, toxic material, stones over 30mm, and foreign objects.

All planting beds shall receive min. 50mm bark mulch. The contractor shall maintain clean working conditions, remove all refuse and debris and present the site in a safe and clean condition upon completion of all work.

Plant species and varieties may not be substituted without the approval of the Landscape architect. All wood fences to be cedar, with one coat of clear penetrating preservative.

All engineering drawings (Civil, Mechanical, Envelope and Electrical) to supersede the Landscape drawings where applicable. These Landscape drawings are to be considered overriding only in case of soft landscape (planting).

All soft landscape areas to be serviced by High Efficiency Irrigation System.

1 KEY PLAN
Scale: 1:300

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Project
Proposed Warehouses Buildings

Owner
Diyash Investments Inc.

Sheet Title
KEY PLAN

Total Sheets
7

Sheet No.
L01

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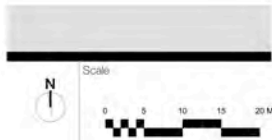
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Smaller plants proposed to be planted under retained trees after final grading is done with the supervision of an arborist.

PMT surrounded by shrubs and a tree is planted to the West to block its view from the street.

1.5m wide hedges and shrub buffer

Pedestrian plaza near site entrance overlooking a garden area.

Pathways providing connection to outdoor seating areas and parking lots.

Hedges and thick layered shrubs offer buffer from 64th Avenue

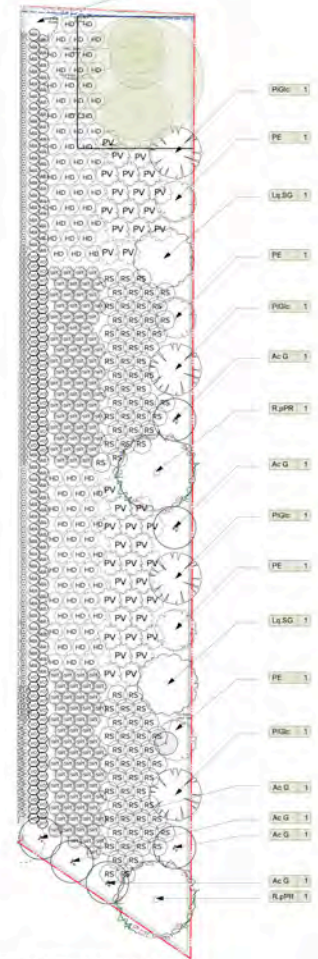
Proposed columnar trees near the main parking area

Pedestrian plaza with seating opportunity near site entrance.

Existing Trees to be retained



1 CONCEPT PLAN
Scale: 1:300



2 PLANTING PLAN OF ALR
Scale: 1:200

Refer to L03 for Planting Lists and Details.



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Project
Proposed Warehouses Buildings

Owner
Diyash Investments Inc.

Sheet Title
CONCEPT PLAN

Total Sheets
7

Sheet No.
L02

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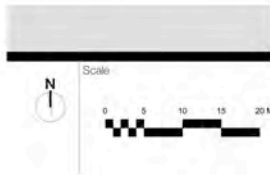
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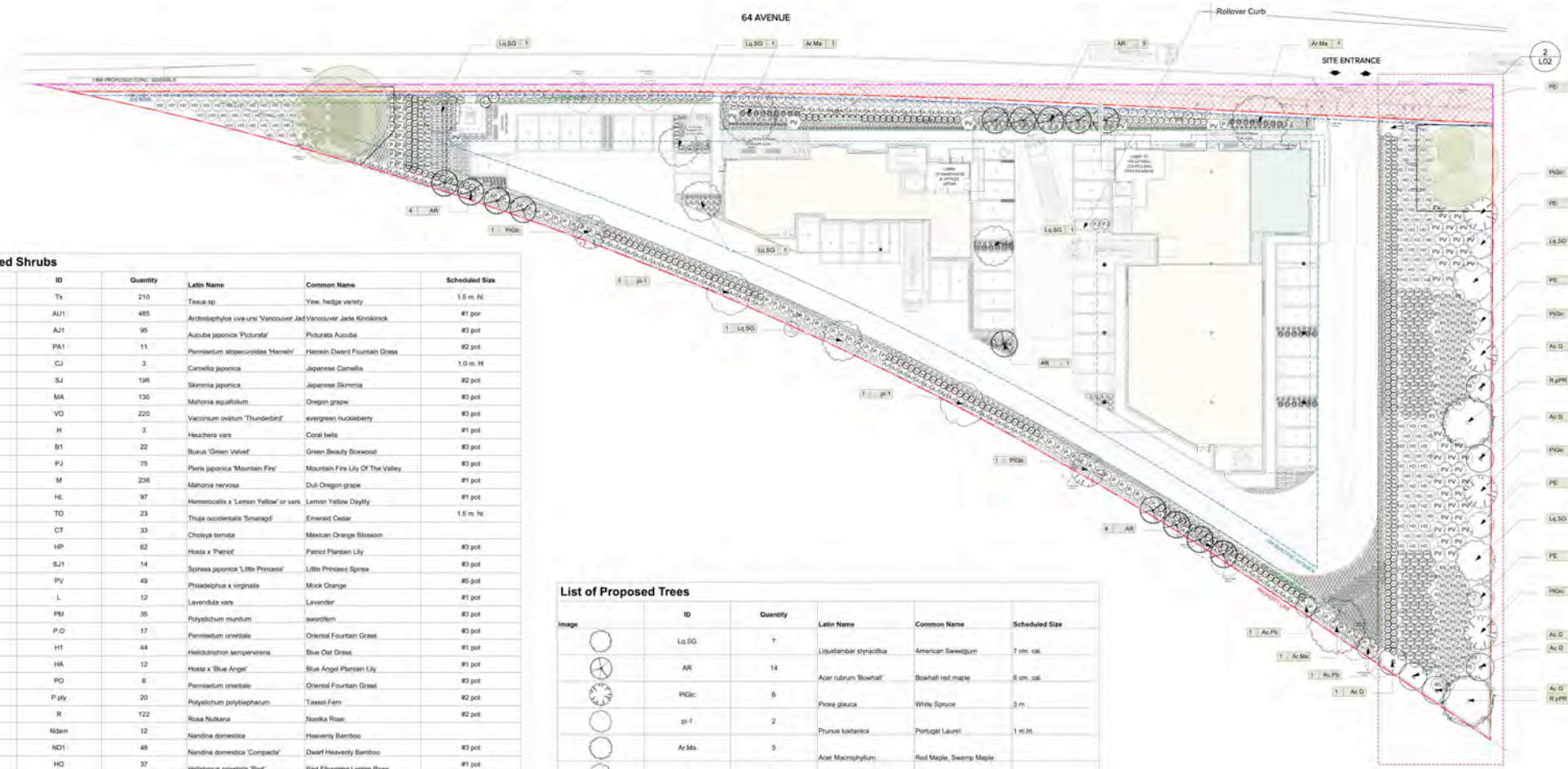
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H	2022-10-18	DP Re-Submission
I	2023-04-06	DP Re-Submission





List of Proposed Shrubs

Image	ID	Quantity	Latin Name	Common Name	Scheduled Size
	Tx	210	Taxus sp.	Yew, hedge variety	1.5 m. H.
	AU1	485	Aucostephanos viv-una 'Vancouver Jade'	Vancouver Jade Kinnikinnick	#1 por
	AU1	95	Aucuba japonica 'Picturata'	Picturata Aucuba	#3 pot
	PA1	11	Pennisetum alopecuroides 'Hemelri'	Hemelri Dwarf Fountain Grass	#2 pot
	CJ	3	Camellia japonica	Japanese Camellia	1.0 m. H.
	SJ	196	Skimmia japonica	Japanese Skimmia	#2 pot
	MA	130	Mahonia aquifolium	Oregon grape	#3 pot
	VO	220	Vaccinium ovatum 'Thunderbird'	evergreen huckleberry	#3 pot
	H	3	Heuchera var.	Coral bells	#1 pot
	B1	22	Buxus 'Green Velvet'	Green Beauty Boxwood	#3 pot
	PJ	75	Pieris japonica 'Mountain Fire'	Mountain Fire Lily Of The Valley	#3 pot
	M	226	Mahonia nervosa	Dull Oregon grape	#1 pot
	HE	97	Hamamelis x 'Lemon Yellow' or var.	Lemon Yellow Daylily	#1 pot
	TO	23	Thuja occidentalis 'Smaragd'	Emerald Cedar	1.5 m. H.
	CT	33	Choisya trimata	Mexican Orange Blossom	
	HP	62	Hosta x 'Patrol'	Patrol Plantain Lily	#3 pot
	SJ1	14	Spiraea japonica 'Little Princess'	Little Princess Spiraea	#3 pot
	PV	49	Philadelphus x virginata	Mock Orange	#5 pot
	L	12	Lavandula var.	Lavender	#1 pot
	PM	35	Polystichum munifolium	swortflam	#3 pot
	P.O	17	Pennisetum orientale	Oriental Fountain Grass	#3 pot
	H1	44	Helictotrichon sempervirens	Blue Owl Grass	#1 pot
	HA	12	Hosta x 'Blue Angel'	Blue Angel Plantain Lily	#1 pot
	PO	8	Pennisetum orientale	Oriental Fountain Grass	#3 pot
	P.poly	20	Polystichum polyblepharum	Tassel Fern	#2 pot
	R	122	Rosa Nutkana	Nootka Rose	#2 pot
	Ndn	12	Nandina domestica	Heavenly Bamboo	
	ND1	45	Nandina domestica 'Compacta'	Dwarf Heavenly Bamboo	#3 pot
	HO	37	Helibouca orientalis 'Red'	Red Flowering Larkspur Rose	#1 pot
	LM	17	Liriodendron muscari	Big Blue Lily Turf	#1 pot
	HD	50	Hedera helix	ivy	#3 pot
	PM-1	27	Polystichum munifolium	swortflam	#1 pot
	P.poly-1	121	Polystichum polyblepharum	Tassel Fern	#1 pot
	HD	86	Hedera helix	ivy	#3 pot
	BR1	133	Sambucus racemosa 'SMNSRDA' USF	Lemony Lace™ Elderberry	
	RS	91	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#3 pot
	RR	81	Rosa rugosa 'Champion'	Champion Hardy Shrub Rose	#2 por

List of Proposed Trees

Image	ID	Quantity	Latin Name	Common Name	Scheduled Size
	LqSG	7	Liquidambar styraciflua	American Sweetgum	7 cm. cal.
	AR	14	Acer rubrum 'Bowhall'	Bowhall red maple	5 cm. cal.
	PIG1	5	Pinus glauca	White Spruce	3 m.
	pi-1	2	Prunus laetifolia	Portugal Laurel	1 m.H.
	ArMa	3	Acer macrophyllum	Red Maple, Swamp Maple	
	AcPh	2	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	5 cm. Cal.
	PE	5	Prunus emarginata 'Bitter Cherry'	Bitter Cherry	1 m.
	R.pR	2	Robinia pseudoacacia 'Purple R'	Purple Flowering Black Locust	7 cm. cal.
	AcG	6	Acer glabrum	Douglas maple	2.0m H.

1 PLANTING PLAN
Scale: 1:250



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Project
Proposed Warehouses Buildings

Owner
Diyash Investments Inc.

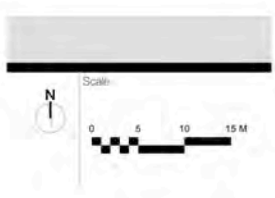
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PLANTING PLAN

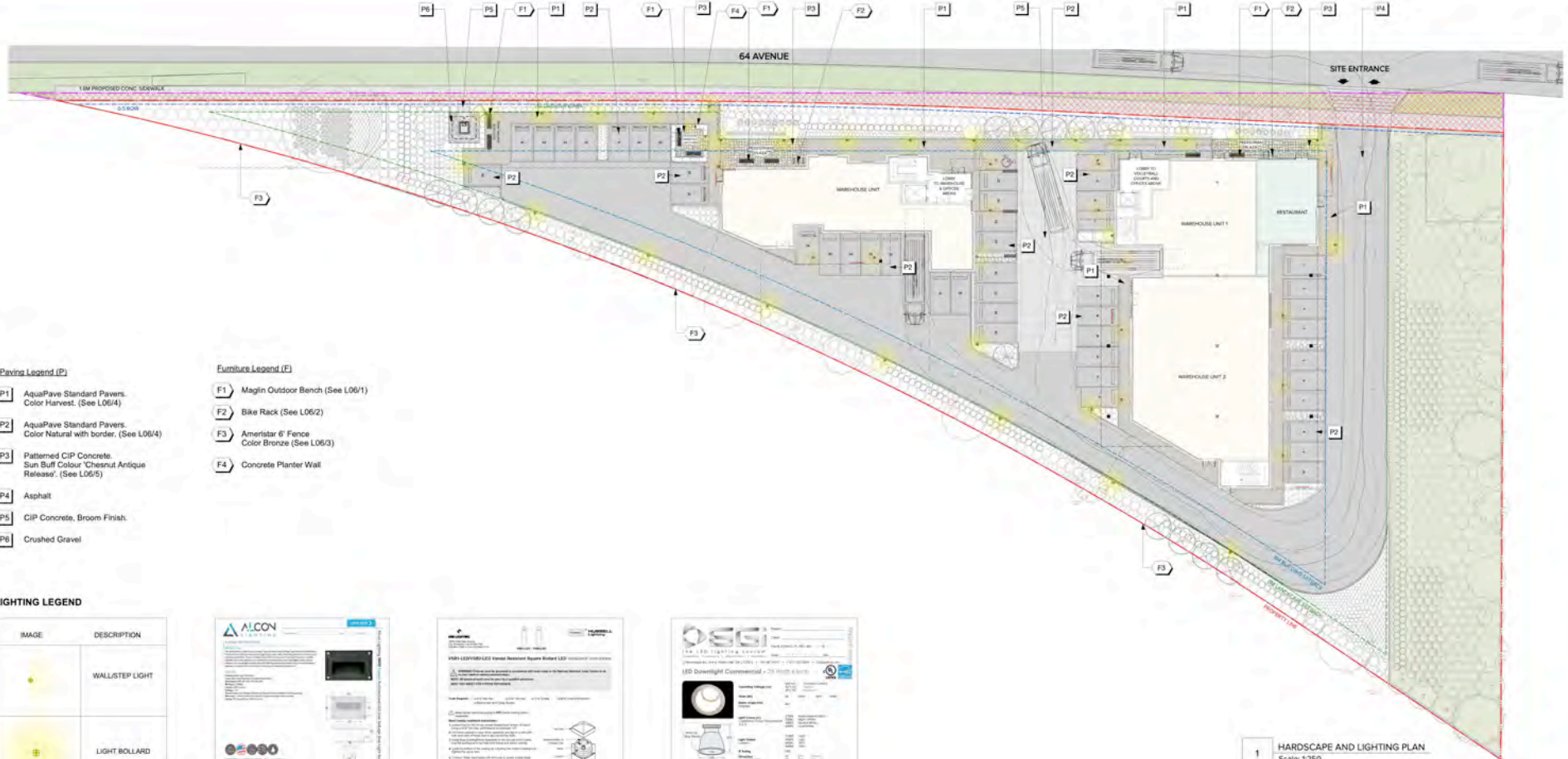
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Sheet No: L03
Contractors: AHU City of Surrey
Consultants: Architecture Panel Inc.
Documents: DP Application

Drawn By: BF/BB
Checked By: RD
Reviewed: RD

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DP Application

No	Date	Issue Notes
C	2022-01-18	Pre-Application
D	2022-03-11	Pre-Application
E	2022-03-29	DP Application
F	2022-06-22	DP Application
G	2022-08-24	DP Re-Submission
H	2022-10-18	DP Re-Submission
I	2023-04-06	DP Re-Submission





Paving Legend (P)

- P1** AquaPave Standard Pavers, Color Harvest. (See L06/4)
- P2** AquaPave Standard Pavers, Color Natural with border. (See L06/4)
- P3** Patterned CIP Concrete, Sun Buff Colour 'Chestnut Antique Release'. (See L06/5)
- P4** Asphalt
- P5** CIP Concrete, Broom Finish
- P6** Crushed Gravel

Furniture Legend (F)

- F1** Maglin Outdoor Bench (See L06/1)
- F2** Bike Rack (See L06/2)
- F3** Ameristar 6' Fence, Color Bronze (See L06/3)
- F4** Concrete Planter Wall

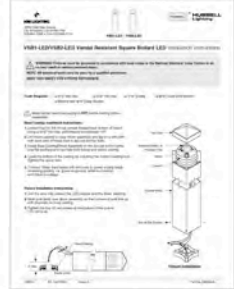
LIGHTING LEGEND

IMAGE	DESCRIPTION
	WALL/STEP LIGHT
	LIGHT BOLLARD
	SOFFIT DOWNLIGHTS

*NOTE: SOFFIT MOUNTED



2 WALL/STEP LIGHT
Scale: NTS



3 SQUARE BOLLARD LIGHT
Scale: NTS



4 SOFFIT DOWNLIGHTS
Scale: NTS

1 HARDSCAPE AND LIGHTING PLAN
Scale: 1:250



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Project
Proposed Warehouses Buildings

Owner
Diyash Investments Inc.

Sheet Title
**HARDSCAPE PLAN/
LIGHTING PLAN**

Total Sheets
7

Sheet No.
L04

Contractors

Consultants
Architecture Panel Inc.

Drawn By
BF/BB

Checked By
RD

AHJ
City of Surrey

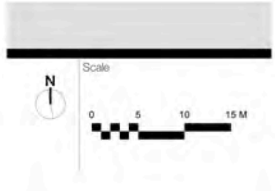
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DP Application

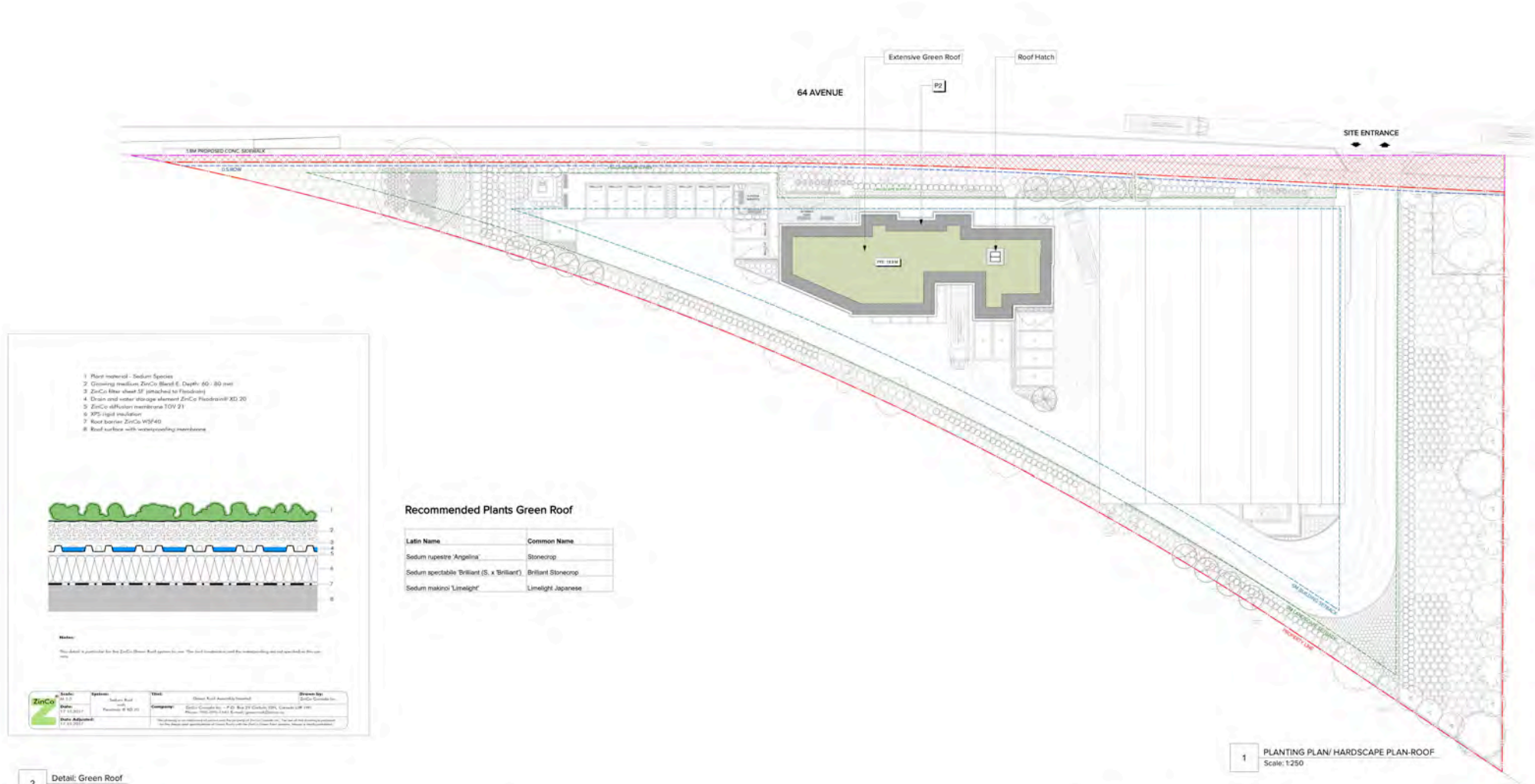
Reviewed
RD

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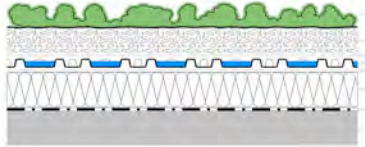
DP Application

No	Date	Issue Notes
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E	2022-03-29	DP Application
F	2022-06-22	DP Application
G	2022-08-24	DP Re-Submission
H	2022-10-18	DP Re-Submission
I	2023-04-06	DP Re-Submission





1. Plant material - Sedum Species
2. Growing medium ZinCo Blend E, Depth: 60 - 80 mm
3. ZinCo Filter cloth SF (attached to Floodrain)
4. Drain and water storage element ZinCo Floodrain XD 20
5. ZinCo all-purposes membrane TOV 21
6. XPS rigid insulation
7. Root barrier ZinCo WSF40
8. Roof surface with waterproofing membrane



Note:
This detail is provided for the ZinCo Green Roof system only. The final installation and the waterproofing shall be checked in the drawings.

Product	System	Model	Other Roof Assembly Details	Supplier Ref.
ZinCo W 1.0 17.05.2017 17.05.2017	Sedum Roof 17.05.2017 17.05.2017	Green Roof Assembly System	Green Roof Assembly System	ZinCo Canada Inc.

Recommended Plants Green Roof

Latin Name	Common Name
Sedum rupestre 'Angelina'	Stonecrop
Sedum spectabile 'Brilliant (S. x Brilliant)'	Brilliant Stonecrop
Sedum makinoi 'Limelight'	Limelight Japanese

2 Detail: Green Roof
Scale: NTS

1 PLANTING PLAN/ HARDSCAPE PLAN-ROOF
Scale: 1:250



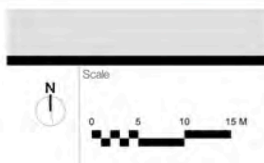
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Project
Proposed Warehouses Buildings
Owner
Diyash Investments Inc.
Sheet Title
PLANTING PLAN/ HARDSCAPE PLAN-ROOF

Total Sheets 7	Sheet No. L05	Contractors	Consultants Architecture Panel Inc.
Drawn By BF/BB	Checked By RD	AHJ City of Surrey	Documents DP Application
Reviewed RD	85 of 178 DP Application		

No	Date	Issue Notes
C	2022-01-18	Pre-Application
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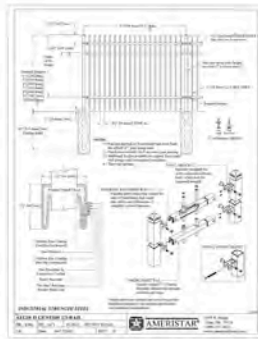




1 **MAGLIN OUTDOOR BENCH (F1)**
Scale: NTS



2 **BICYCLE RACK (F2)**
Scale: NTS



3 **AMERISTAR 6' FENCE, BRONZE (F3)**
Scale: NTS

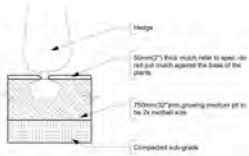


4 **AquaPave Standard (P1,P2)**
Scale: NTS

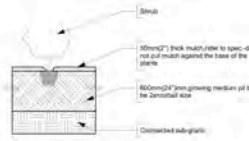
Colours for stamped Concrete



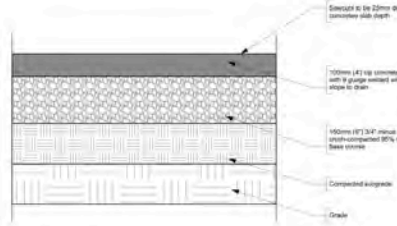
5 **Patterned CIP Concrete. (P3)**
Scale: NTS



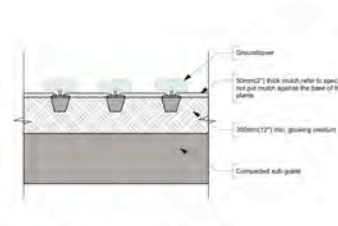
6 **DETAIL: HEDGE AT GRADE**
Scale: NTS



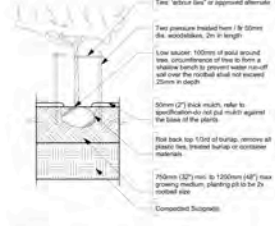
7 **DETAIL: SHRUB AT GRADE**
Scale: NTS



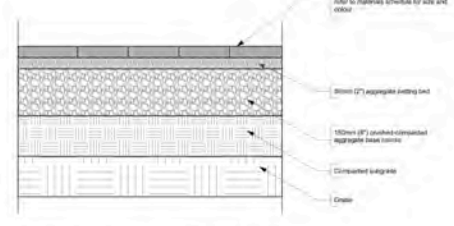
8 **DETAIL: CONCRETE ON GRADE**
Scale: NTS



9 **DETAIL: GROUNDCOVER AT GRADE**
Scale: NTS



10 **DETAIL: TREE AT GRADE**
Scale: NTS



11 **DETAIL: CONCRETE UNIT PAVERS ON GRADE**
Scale: NTS



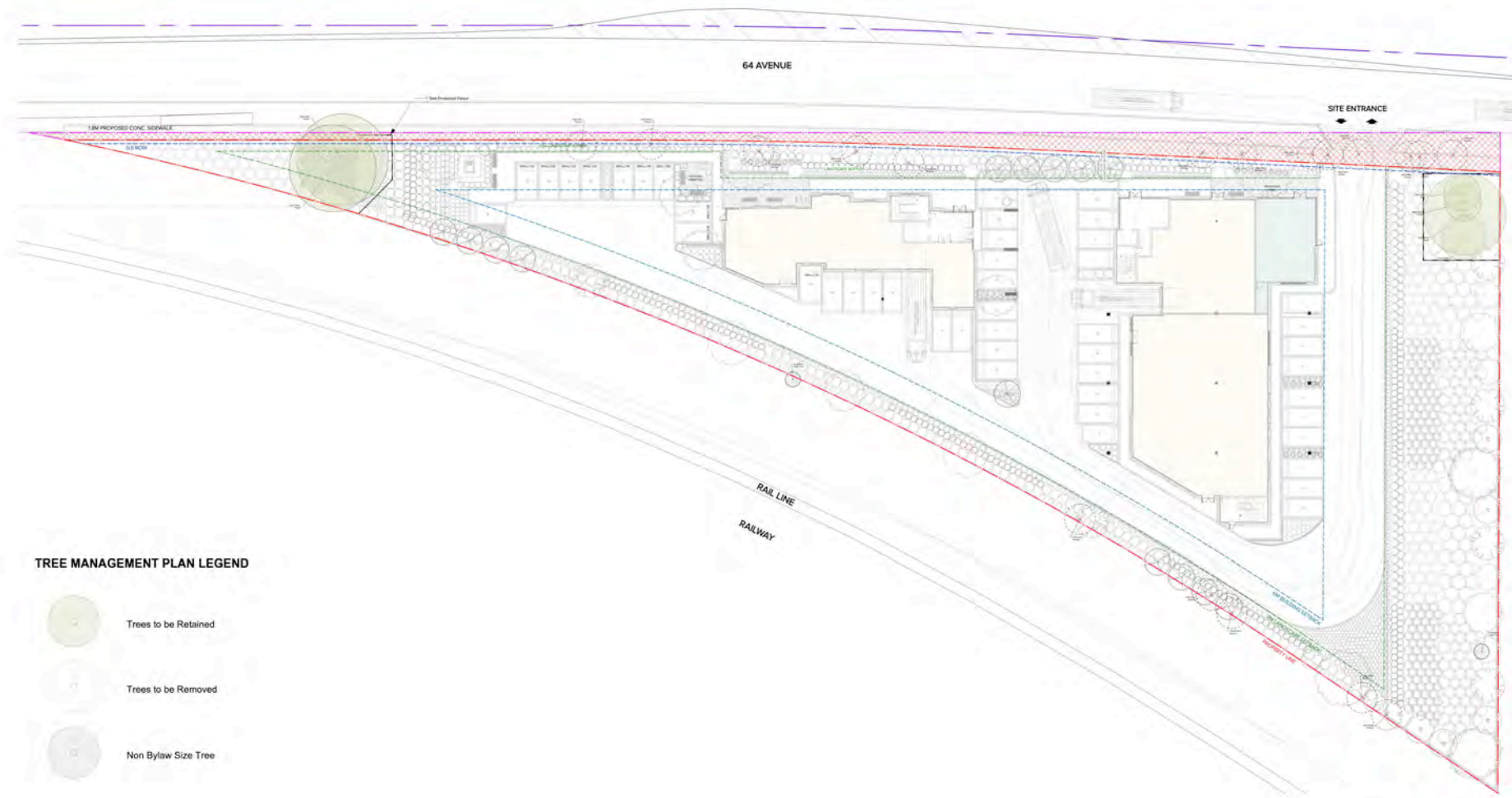
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Project
Proposed Warehouses Buildings
Owner
Diyash Investments Inc.
Sheet Title
DETAILS

Total Sheets
7
Sheet No.
L06
Contractors
City of Surrey
Consultants
Architecture Panel Inc.
Documents
DP Application
Drawn By
BF/BB
Checked By
RD
Reviewed
RD

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I	2023-04-06	DP Re-Submission





TREE MANAGEMENT PLAN LEGEND

-  Trees to be Retained
-  Trees to be Removed
-  Non Bylaw Size Tree

1 TREE MANAGEMENT PLAN
Scale: 1:250



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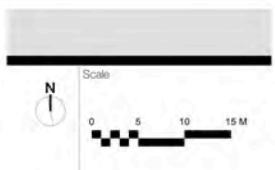
Project
Proposed Warehouses Buildings
 Owner
Diyash Investments Inc.
 Sheet Title
TREE MANAGEMENT PLAN

Total Sheets
7
 Sheet No.
L07
 Contractors

 Consultants
Architecture Panel Inc.
 Drawn By
BF/BB
 Checked By
RD
 AHJ
City of Surrey
 Documents
DP Application
 Reviewed
RD
 DP Application

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INTER-OFFICE MEMO

Regular Council - Land use

B.3 7922-0111-00

Monday January 30, 2023

Supplemental Information

TO: City Clerk, Legislative Services Division

FROM: Acting Manager, Area Planning & Development – South Division

DATE: January 30, 2023

FILE: 7922-0111-00

**RE: Agenda Item B.3, January 30, 2023 Regular Council –Land Use
Development Application No. 7922-0111-00
Replacement Pages for the Planning Report**

Development Application No. 7922-0111-00 is on the agenda for consideration by Council at the January 30, 2023 Regular Council – Land Use Meeting under Item B.3.

After finalizing the Planning Report, staff identified a number of errors in the Transportation Considerations section of the report.

Pages 8 and 9 of the Planning Report have been updated to reflect the changes.

The replacement pages for the Planning Report detailing these changes are attached to this memorandum.

Shawn Low

Acting Manager, Area Planning & Development – South Division
Planning & Development Department

Attachment - 7922-0111-00- Pages 8 and 9 Replacement Pages

- City Manager
- General Manager, Planning & Development

Agriculture, Environment,
and Investment Advisory
Committee (AEIAC):

This proposal was considered by the AEIAC on September 07, 2022.

The OCP's Development Permit Guidelines for Farm protection DPs includes a recommendation for 15 metres planted landscape buffer and 30 metres building setback.

The applicant's request to reduce the building setback recommendation along the east property line from 30 metres to 23 metres was not supported by the AEIAC, and their recommendation was for an increased setback. The recommended 15 metre landscape buffer is being provided. The applicant has since increased the proposed building setback to 24 metres along the east side.

The AEIAC also recommended more uses that support agriculture and to prohibit assembly halls in the proposed CD Zone. These recommendations have been incorporated in the proposed CD Zone.

For consistency, an exclusion to the ALR has since been included in the application. Given that a new Agricultural Committee has not yet been formed, this application has not been referred back to the Committee for comments, but the design and intent of the proposal is still the same as previously reviewed. This exclusion would avoid creating a precedent for expansion of the Urban Containment Boundary into the ALR, and allowing Industrial development in the ALR. The property is exempt, but without the exclusion, it would still be formally part of the ALR.

Advisory Design Panel:

The application was not subject to review by the ADP but was reviewed by staff, including the City Architect, and found satisfactory.

Transportation Considerations

Road Network & Infrastructure:

- The applicant will be providing the following improvements:
 - Dedication of the south side of 64 Avenue along the site frontage **to the ultimate arterial width and sidewalk construction.**
 - **Construction of a multi-use path along the site frontage**
 - Pavement widening on 64 Avenue **to accommodate a westbound receiving lane for left-out truck movements from the site, as 64 Avenue is not a truck route east of 152 Street is required along the site's frontage to accommodate the following:**
 - ~~A westbound merge/receiving lane for left-out truck movements from the site, as 64 Avenue is not a truck route east of 152 Street; and~~
 - ~~A westbound left-turn bay into the site.~~

Traffic Impacts:

- The proposed development is anticipated to generate approximately 30 vehicle trips in the peak hour (approximately 1 vehicle every 2 minutes), according to industry standard rates.

A site-specific traffic impact assessment was not required as the proposal is below the City's threshold for triggering this requirement.

Access:

- Access to the subject site is proposed via 64 Avenue ~~to the north with no left-out movement.~~

Parking:

- The Zoning Bylaw requires a total of 55 stalls to be provided on-site. However, the applicant has demonstrated that the operating hours between the warehouse and volleyball centre will not overlap and is proposing to utilize the shared parking provisions that are permitted in the Zoning By-law to meet the parking requirements.
- Under the "Alternate Hours of Use" provision of the Zoning By-law, a maximum 25% of the parking can be shared for commercial, industrial or institutional uses that have different temporal distributions (alternate hours) of parking demand as demonstrated by having operating hours that do not significantly overlap.
- Due to the alternate hours, the applicant is proposing 46 spaces and 9 shared spaces (25%) in accordance with the provisions that are permitted in the Zoning By-law.
- The site is well served by nearby transit and bike lanes on 152 Street and 64 Avenue.

Natural Area Considerations

- The applicant submitted a watercourse classification confirming that the ditches located along the eastern property line and north property are not considered streams under the Water Sustainability Act. The classifications were accepted by staff.
- The northern ditch will be infilled for roadworks, and infilling this feature has been assessed by the QEP that it would not be considered a harmful alteration, disruption, or destruction (HADD) of fish habitat under the Fisheries Act.
- The eastern ditch will require a 7 metres setback in accordance with the requirements in the Zoning By-law. This will be incorporated into the 15 metre farmland protection setback. A QEP will need to sign off on the proposed planting for the first 7 metres of the buffer.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant is proposing green roofs on both Buildings 1 and 2. These consist of large planted areas on the roof top, which assist both with drainage, as well as lowering the heat island effect in urban areas.

Regular Council - Land Use
B.3 7922-0111-00
Monday January 30, 2023
Supplemental Information

TO: City Clerk, Legislative Services Division

FROM: Acting Manager, Area Planning & Development- South Division

DATE: January 30, 2023 **FILE: 7922-0111-00**

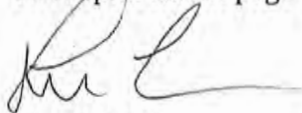
**RE: Agenda Item B.3, January 30, 2023 Regular Council -Land Use
Development Application No. 7922-0111-00
Replacement Pages for the Planning Report**

Development Application No. 7922-0111-00 is on the agenda for consideration by Council at the January 30, 2023 Regular Council – Land Use Meeting under Item B.3.

After finalizing the Planning Report, staff has identified that the proposed RGS amendment was missing from the cover page. This has now been added.

Page 1 of the Planning Report have been updated to reflect this change.

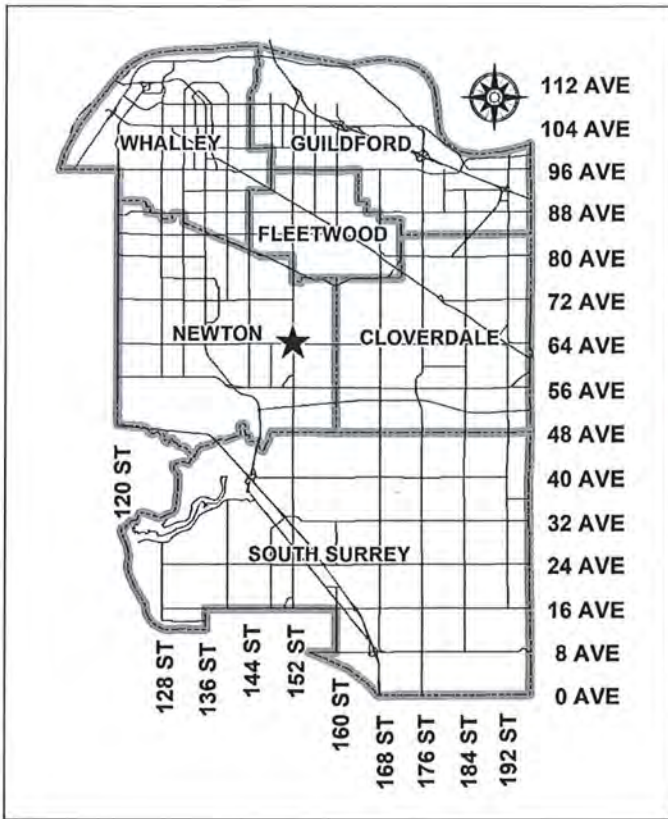
The replacement page for the Planning Report detailing this change is attached to this memorandum.



Shawn Low
Acting Manager, Area Planning & Development- South Division
Planning & Development Department

Attachment - 7922-0111-00- Page 1 Replacement Pages

- City Manager
- General Manager, Planning & Development



PROPOSAL:

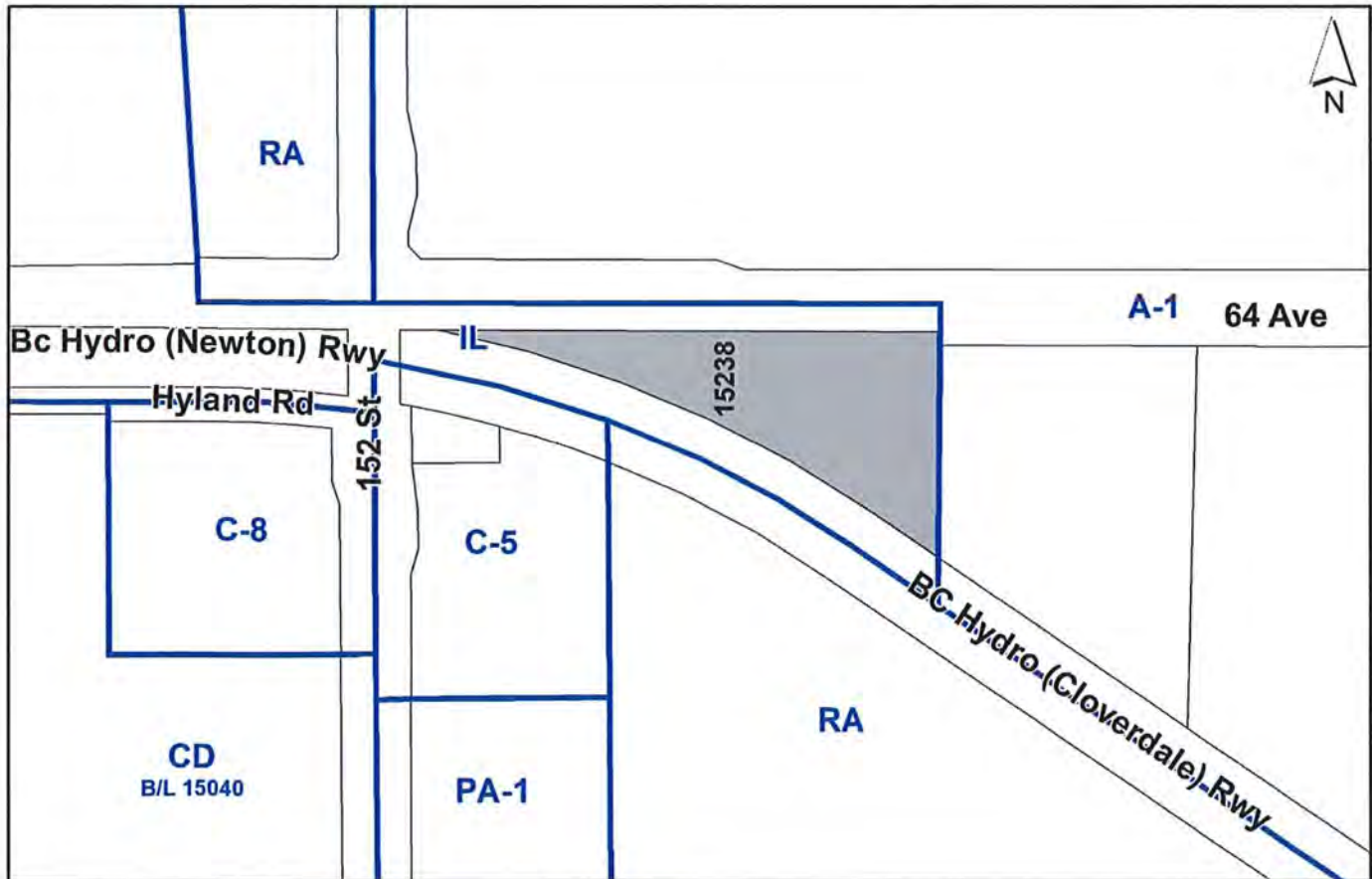
- OCP Amendment from Agricultural to Industrial
- Discharge of LUC No. 584
- Rezoning from IL to CD
- Development Permit
- **RGS amendment from Agricultural to Industrial**
- ALR exclusion under Section 29 of the *ALC Act*.

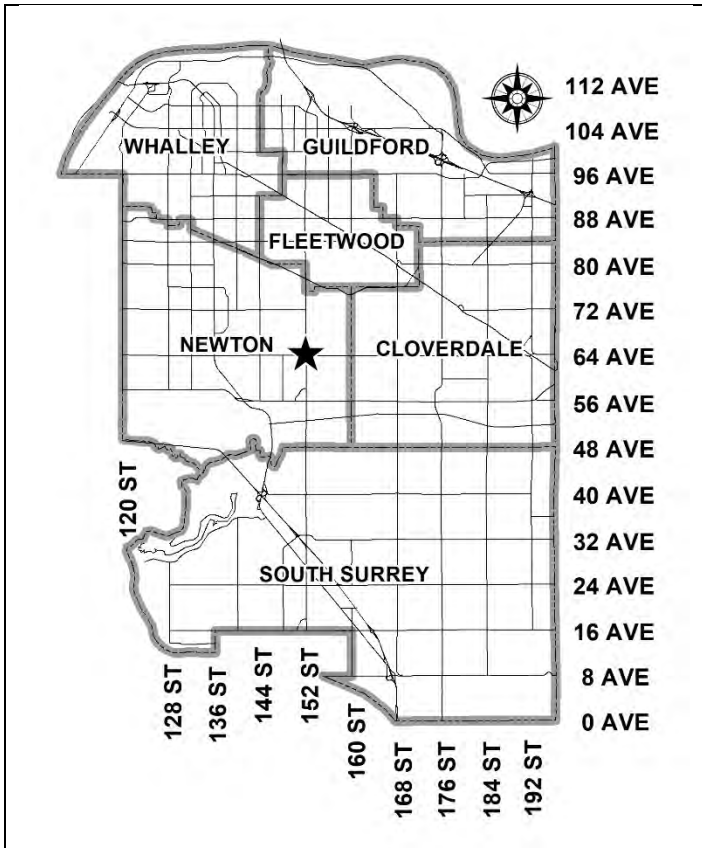
to permit the development of a multi-tenant industrial building, with a restaurant and a volleyball facility.

LOCATION: 15238 - 64 Avenue

ZONING: LUC No. 584 (Underlying IL)

OCP DESIGNATION: Agricultural





PROPOSAL:

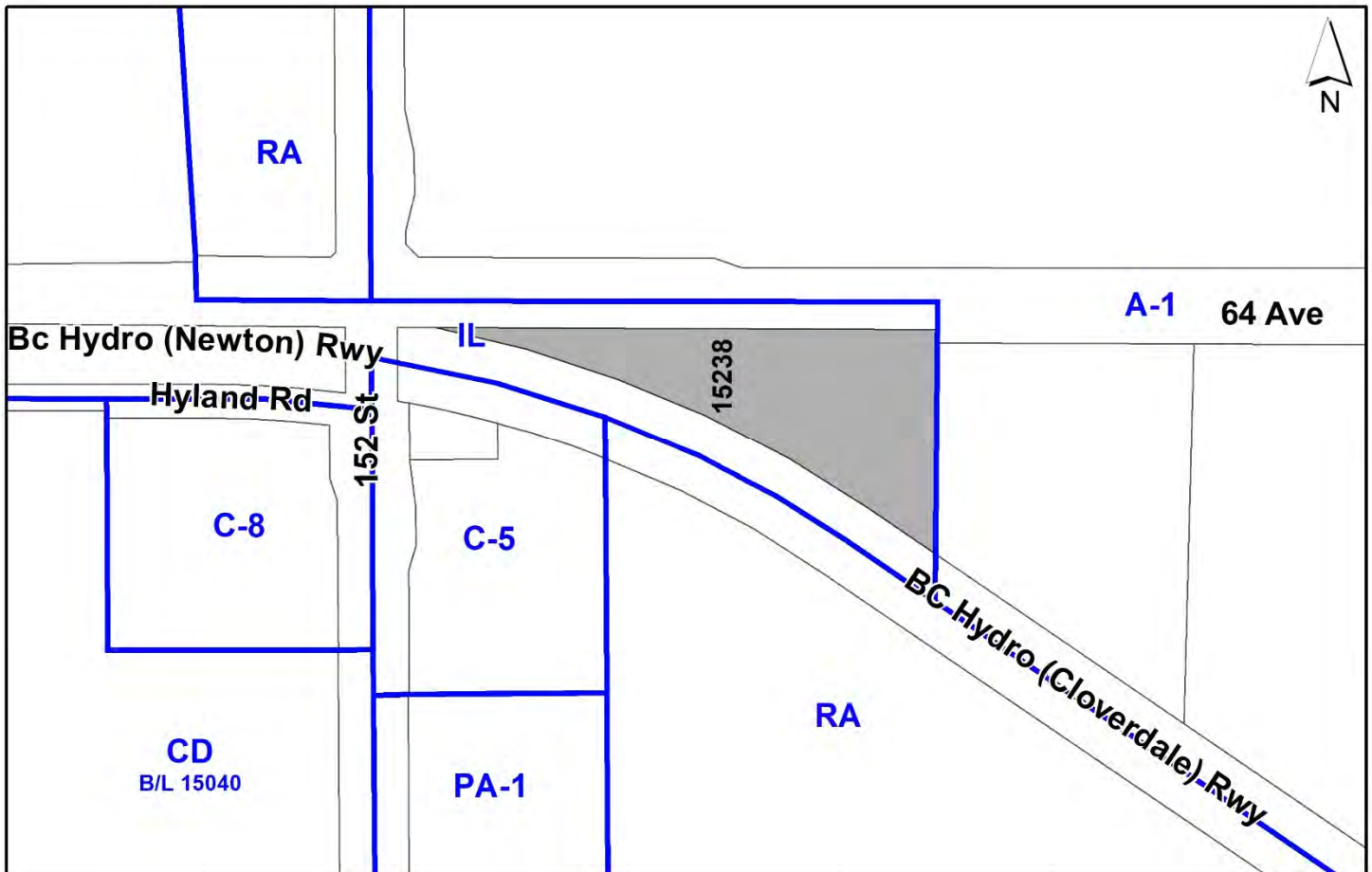
- **OCP Amendment** from Agricultural to Industrial
- **Discharge of LUC No. 584**
- **Rezoning** from IL to CD
- **Development Permit**
- **ALR exclusion** under Section 29 of the *ALC Act*.

to permit the development of a multi-tenant industrial building, with a restaurant and a volleyball facility.

LOCATION: 15238 - 64 Avenue

ZONING: LUC No. 584 (Underlying IL)

OCP DESIGNATION: Agricultural



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - Discharge Land Use Contract (LUC);
 - OCP Amendment; and
 - Rezoning.
- Approval to draft Development Permit for Form and Character, Hazard Lands, Sensitive Ecosystems, and Farm Protection.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Agricultural to Industrial.

RATIONALE OF RECOMMENDATION

- The proposal is for multi-tenant industrial building, with a restaurant and a volleyball facility, with surface parking.
- The proposal does not comply with the Agricultural designation in both the Official Community Plan (OCP) and in the Metro Vancouver Regional Growth Strategy (RGS). The current land designations reflect the property's status as part of the Agricultural Land Reserve (ALR). The property is exempt from the Agricultural Lands Act regulations and this application proposes to formally exclude the land from the ALR. Given the location of the site and historical uses, staff are in support of the proposed amendments.
- An RGS amendment is required from Agricultural to Industrial and to expand the Urban Containment Boundary to include the subject property, and to allow for utilities servicing. This proposal requires a "Type II Amendment" to the RGS. Type II amendments require a two-thirds weighted vote of Metro Vancouver's Board and also require a regional Public Hearing. This step would occur subsequent to Council holding a Public Hearing and granting Third Reading to the proposed development, should the proposal be supported by Council. .
- The site is designated Agricultural and is located within the Agricultural Land Reserve. The parcel is small and exempt from the Agricultural Land Commission Act (under 2 acres and with a separate title prior to 1972), but for consistency, and in support of the proposed amendment to the Urban Containment Boundary, an exclusion from the ALR is also proposed as part of this application.
- The property has been historically used for industrial uses. The LUC permits a cement facility, which was the use for many years, and for the past decade the property has been used for truck parking.
- The proposed density and building form are appropriate for this part of Newton.

-
- The proposal complies with the Development Permit (DP) requirements in the OCP for Sensitive Ecosystems (Streamside Areas), for Hazard Lands (Flood Prone), Form and Character, and partially complies with the requirements in the OCP for Farming Protection.
 - The proposed building setbacks achieve a more urban, pedestrian streetscape in compliance with the Development Permit (Form and Character) design guidelines in the OCP.
 - The proposed buildings achieve 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.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP for the following figures:
 - (a) Figure 3: General Land Use Designations for the subject site from Agricultural to Industrial (Appendix V);
 - (b) Figure 42: Major Employment Areas for the subject site by adding the Industrial designation for the subject site (Appendix V);
 - (c) Figure 43: Agricultural Lands for the subject site by removing the Agricultural designation for the subject site (Appendix V);
 - (d) Figure 51: Regional Growth Strategy Land Use Designations for the subject site from Agricultural to Industrial (Appendix V);
 - (e) Figure 67: Green Infrastructure Development Permit Area, by moving the ALR boundary east of the subject site (Appendix V);
 - (f) Figure 69: Farming Protection Development Permit Area, by moving the ALR Boundary east of the subject site and moving the Farming Protection Area east. accordingly (Appendix VI); and

a date be set for the Public Hearing.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. Council authorize staff to refer the application to Metro Vancouver for consideration of the following upon the application receiving Third Reading: to amend the Metro Vancouver Regional Growth Strategy (RGS) designation of the site from Agricultural to Industrial, and to extend the Urban Containment Boundary.
4. A By-law be introduced to discharge Land Use Contract No. 584 from the subject site and a date be set for Public Hearing.
5. A By-law be introduced to rezone the subject site from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
6. Council authorize staff to draft Development Permit No. 7922-0111-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan and geotechnical report.
7. 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 road dedication plan 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) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (h) final approval of the Agricultural Land Reserve exclusion application from the Agricultural Land Commission;
 - (i) final approval from Metro Vancouver for amendments to the Regional Growth Strategy and the Urban Containment Boundary;
 - (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;
 - (k) Registration of a Section 219 Restrictive Covenant to inform future owners of farm practices in the area that may produce noise, odour and dust; and
 - (l) Registration of a Section 219 Restrictive Covenant to restrict the minimum building elevation (MBE)” area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion.
8. Council authorize staff to submit an exclusion application to the Agricultural Land Commission.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Truck parking	Agricultural	LUC No. 584 (underlying IL Zone)
North (Across 64 Avenue):	Vacant land. Development Application No. 7912-0304-00 for an industrial development	Agricultural	A-1

Direction	Existing Use	OCP Designation	Existing Zone
East:	Agricultural and single-family dwelling	Agricultural	A-1
South:	Sullivan Park and Sullivan Park Rail Car Barn	Suburban	RA and C-5
West (Across 152 Street):	Small commercial plaza	Urban	C-8

Context & Background

- The subject site is 0.67 hectares (1.65 acres) and designated “Agricultural” in the Official Community Plan (OCP), and the Regional Growth Strategy (RGS), is located in the Agricultural Land Reserve and is zoned Land Use Contract (LUC) No. 584, with a Light Impact Industrial (IL) underlying Zone.
- The property was originally used for a cement facility which was a very specific and restricted use in the Land Use Contract. Some years ago, operation stopped, and the property has since been used as an unauthorized truck parking facility.
- The site is bounded by the BC Hydro Cloverdale Railway to the south and west, and Sullivan Park further to the south across the railway. To the east, there is an agricultural property, a commercial plaza to the west across 152 Street, and a vacant site to the north, which was recently removed from the ALR and has an application on the site for an industrial development.
- The site is within the Development Permit areas for Farm Protection, Hazard Lands (flood prone), Sensitive Ecosystem (streamside protection) and Form and Character.

Land Use Contract

- In the early 1970’s, the Provincial Government adopted changes to the *Municipal Act* (now called the *Local Government Act*) that allowed local governments to enter into Land Use Contracts (LUCs) with land owners and/or developers that incorporated zoning, development control and servicing issues into one document.
- LUCs were adopted by By-law. The first LUC in Surrey was adopted by City Council by By-law on August 7, 1972. In the late 1970’s, the Provincial Government adopted changes to the *Municipal Act*, eliminating the ability of municipalities to enter into LUCs. Only 5 LUCs remain in the City today.
- When Zoning By-law, 1979, No. 5942 was adopted on April 21, 1980, zones were assigned to all properties in Surrey. Properties regulated by LUCs were also provided zones to align with the existing land uses in those areas. The zone assigned to a LUC lot is known as the “underlying zone” of that property. This means that the property is included in the Zoning By-law, but the regulations of the zone are not in effect while the LUC is on the property’s title.
- For the subject site, the LUC was very restrictive of a cement facility, but the underlying zone is “Light Impact Industrial Zone (IL)” which allows many additional uses.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing an amendment to the OCP and RGS from Agricultural to Industrial, a discharge of Land Use Contract No. 584 and rezoning from Light Impact Industrial (IL) Zone to Comprehensive Development (CD) Zone, based on Light Impact Industrial (IL) Zone.
- The proposal includes road dedication along 64 Avenue to the north, and the development of two industrial buildings with other accessory uses and surface parking.
- The application proposes 1,244 square metres of warehouse space, 179 square metres of office space, a 93 square metre restaurant, and a 991 square metre volleyball training facility, for a total 2,507 square metres of floor area. The proposal represents a net Floor Area Ratio (FAR) of 0.5.

	Proposed
Lot Area	
Gross Site Area:	6,695 square metres
Road Dedication:	371 square metres
Undevelopable Area:	n/a
Net Site Area:	6,324 square metres
Number of Lots:	1
Building Height:	19.2 metres
Unit Density:	n/a
Floor Area Ratio (FAR):	0.5
Floor Area	
Industrial:	2,235 square metres
Commercial:	272 square metres
Total:	2,507 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 II.
Parks, Recreation & Culture:	Sullivan Park is the closest active park with amenities that include, a playground, tennis courts, softball diamonds, trails, and open space, and natural areas. The park is 220 metres walking distance from the development.
Surrey Fire Department:	No concerns.

Agriculture, Environment, and Investment Advisory Committee (AEIAC):

This proposal was considered by the AEIAC on September 07, 2022.

The OCP's Development Permit Guidelines for Farm protection DPs includes a recommendation for 15 metres planted landscape buffer and 30 metres building setback.

The applicant's request to reduce the building setback recommendation along the east property line from 30 metres to 23 metres was not supported by the AEIAC, and their recommendation was for an increased setback. The recommended 15 metre landscape buffer is being provided. The applicant has since increased the proposed building setback to 24 metres along the east side.

The AEIAC also recommended more uses that support agriculture and to prohibit assembly halls in the proposed CD Zone. These recommendations have been incorporated in the proposed CD Zone.

For consistency, an exclusion to the ALR has since been included in the application. Given that a new Agricultural Committee has not yet been formed, this application has not been referred back to the Committee for comments, but the design and intent of the proposal is still the same as previously reviewed. This exclusion would avoid creating a precedent for expansion of the Urban Containment Boundary into the ALR, and allowing Industrial development in the ALR. The property is exempt, but without the exclusion, it would still be formally part of the ALR.

Advisory Design Panel:

The application was not subject to review by the ADP but was reviewed by staff, including the City Architect, and found satisfactory.

Transportation Considerations

Road Network & Infrastructure:

- The applicant will be providing the following improvements:
 - Dedication of the south side of 64 Avenue along the site frontage and sidewalk construction.
 - Pavement widening on 64 Avenue is required along the site's frontage to accommodate the following:
 - A westbound merge/receiving lane for left-out truck movements from the site, as 64 Avenue is not a truck route east of 152 Street; and
 - A westbound left-turn bay into the site.

Traffic Impacts:

- The proposed development is anticipated to generate approximately 30 vehicle trips in the peak hour (approximately 1 vehicle every 2 minutes), according to industry standard rates.

A site-specific traffic impact assessment was not required as the proposal is below the City's threshold for triggering this requirement.

Access:

- Access to the subject site is proposed via 64 Avenue to the north with no left-out movement.

Parking:

- The Zoning Bylaw requires a total of 55 stalls to be provided on-site. However, the applicant has demonstrated that the operating hours between the warehouse and volleyball centre will not overlap and is proposing to utilize the shared parking provisions that are permitted in the Zoning By-law to meet the parking requirements.
- Under the "Alternate Hours of Use" provision of the Zoning By-law, a maximum 25% of the parking can be shared for commercial, industrial or institutional uses that have different temporal distributions (alternate hours) of parking demand as demonstrated by having operating hours that do not significantly overlap.
- Due to the alternate hours, the applicant is proposing 46 spaces and 9 shared spaces (25%) in accordance with the provisions that are permitted in the Zoning By-law.
- The site is well served by nearby transit and bike lanes on 152 Street and 64 Avenue.

Natural Area Considerations

- The applicant submitted a watercourse classification confirming that the ditches located along the eastern property line and north property are not considered streams under the Water Sustainability Act. The classifications were accepted by staff.
- The northern ditch will be infilled for roadworks, and infilling this feature has been assessed by the QEP that it would not be considered a harmful alteration, disruption, or destruction (HADD) of fish habitat under the Fisheries Act.
- The eastern ditch will require a 7 metres setback in accordance with the requirements in the Zoning By-law. This will be incorporated into the 15 metre farmland protection setback. A QEP will need to sign off on the proposed planting for the first 7 metres of the buffer.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant is proposing green roofs on both Buildings 1 and 2. These consist of large planted areas on the roof top, which assist both with drainage, as well as lowering the heat island effect in urban areas.

- The proposed green roof meets the Climate Adaptation Strategy policy for a green roof or a high-albedo roof, which is typically considered to have a Solar Radiance Index (SRI) value of 0.75.

POLICY & BY-LAW CONSIDERATIONS

Agricultural Land Commission

- The property is currently in the Agricultural Land Reserve (ALR). Given the small size of this parcel, an application to the Agricultural Land Commission (ALC) for exclusion from the ALR would not be required for the proposed use. However, as the application proposes expansion of the Urban Containment Boundary, an ALR exclusion is proposed for consistency with both Metro Vancouver's Regional Growth Strategy and the City's Official Community Plan.
- The property is exempt from the ALC Act, in terms of land use, given the small parcel size (2 AC) which is not efficient for agricultural use. This means that an application for non-farm use would not be required for the proposed industrial use on the site. However, since an application to Metro Vancouver is proposed to include the property in the Urban Containment Boundary to allow for utilities servicing, staff is recommending exclusion from the ALR, as to not set a precedent of having ALR land within the Urban Containment Boundary.
- The ALC has provided confirmation that the property falls under the following exception:
 - *23(1) Restrictions on the use of agricultural land do not apply to land that, on December 21, 1972, was, by separate certificate of title issued under the Land Registry Act, R.S.B.C. 1960, c. 208, less than 2 acres in area.*
- The applicant has posted a sign with the ALR exclusion application on the site, as required by the ALC.
- This ALR exclusion is not required for the proposed industrial use but is recommended for consistency.

Regional Growth Strategy

- The proposal does not comply with the Agricultural designation in the Metro Vancouver Regional Growth Strategy (RGS).
- All properties that are within the Agricultural Land Reserve (ALR) are designated Agricultural in the Regional Growth Strategy.
- The subject site is small and thus exempt from the ALC Act regarding land use, but an application to the Agricultural Land Commission (ALC) for exclusion from the ALR is being made in support of the proposed expansion of the Urban Containment Boundary, and to allow for consistency between all maps for ALC, Metro Vancouver and the Official Community Plan.
- An application is required to Metro Vancouver to redesignate the site from Agricultural to Industrial, and to expand the Urban Containment Boundary to service the site.

- This is considered an RGS "Type II Amendment". These amendments require a two-thirds weighted vote by Metro Vancouver's Board and also require a regional Public Hearing.
- Should Council grant this proposal Third Reading, a referral will be sent to Metro Vancouver for the proposed amendments.

Official Community Plan

Land Use Designation

- The proposal does not comply with the Agricultural designation in the Official Community Plan (OCP).
- The proposal includes an OCP amendment to redesignate the site from Agricultural to Industrial.

Amendment Rationale

- The property has historically been used as a concrete manufacturing facility, in accordance with the provisions of Land Use Contract No. 584. This was the only use permitted in the LUC, and it also had the restriction that the operation had to be run by members of the immediate family of the Developer as a home occupation.
- Once the LUC expires in July 2024, or if terminated sooner by the applicant, then the underlying zone would come into effect. The underlying zone is for Light Impact Industrial (IL) Zone. This application proposes industrial and accessory uses, but also recognizes the proximity to agricultural lands.

Themes/Policies

- B4.14 Ensure neighbourhoods are well served by civic and community facilities such as indoor and outdoor recreation centres, childcare centres, neighbourhood parks, and amenities specifically geared to youth.

The proposal includes an indoor recreation facility, in the form of volleyball courts.

- D1.4 Preserve riparian areas and watercourses in their natural state and link them with upland natural areas to develop a connected network of natural areas throughout Surrey.

The proposal includes retention and protection of two adjacent Class C ditches.

- D2.9 Permit development in areas subject to flood hazards only when it is demonstrated by a Qualified Professional that the proposal meets current flood protection requirements, at the time of development, with respect to proposed uses, building materials and required building elevations.

The applicant has demonstrated compliance with all requirements of the Flood Prone areas.

- E1.3 Identify lands that may be suitable for future employment uses and that are located in areas that provide suitable access to major transportation corridors.

The site has historically been used for industrial purposes, and has direct access to 64 Avenue, which is a major arterial road, with bus and bicycle infrastructure.

- E1.9 Consider the importance of agricultural land and environmentally significant features adjacent to industrial areas, in the planning of employment areas to ensure an appropriate interface, sufficient environmental protection and suitable tree protection.

The site provides the recommended planted buffer adjacent to agricultural lands to the east, and sufficient buffer to the park to the south.

- E.1.10 Ensure sufficient, convenient and appropriate access to employment lands including supply and goods movement routes and access to employment opportunities for Surrey's workforce.

The site is located southeast of the intersection of 64 Avenue and 152 Street, both of which are arterial roads and truck routes west of the site. This provides excellent access to major transportation routes. The site is also well served by bus and bicycle routes.

CD By-law

- The applicant proposes to terminate Land Use Contract No. 584, and to rezone the subject site from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)".
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed a multi-tenant industrial site, with a restaurant and a volleyball facility on the subject site. 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 "Light Impact Industrial Zone (IL)".

A comparison of the density, lot coverage, setbacks, building height and permitted uses in the IL Zone and the proposed CD By-law is illustrated in the following table:

Zoning	IL Zone (Part 48)	Proposed CD Zone
Unit Density:	n/a	n/a
Floor Area Ratio:	1.00	1.00
Lot Coverage:	60%	60%
Yards and Setbacks	7.5 metres	Front Yard: 4.6 m Rear Yard: 7.5 m Side Yard: 24 m Side Yard Flanking Street: 7.5 m
Principal Building Height:	18 metres	20 metres

<p>Permitted Uses:</p>	<p><u>Principal Uses:</u></p> <ol style="list-style-type: none"> 1. Light impact industry. 2. Recycling depots. 3. Transportation industry. 4. Automotive service uses. 5. Automobile painting and body work. 6. Vehicle storage, including recreational vehicle storage. 7. Industrial equipment rentals. 8. General service uses, limited to the following: <ol style="list-style-type: none"> (a) Driving schools; (b) Fleet dispatch offices; (c) Industrial first aid training; and (d) Trade schools. 9. Warehouse uses. 10. Distribution centres. 11. Office uses, limited to the following: <ol style="list-style-type: none"> (a) Architectural and landscape architectural offices; (b) Engineering and surveying offices; (c) General contractor offices; (d) Government offices; and (e) Utility company offices. 12. Self-Storage Warehouse. 13. Liquor manufacturing, provided that: <ol style="list-style-type: none"> (a) If there is a liquor tasting lounge it shall not exceed 40% of the gross floor area of the entire liquor manufacturing business or 150 sq. m., whichever is lesser; (b) If there is an on-site store endorsement it must be included in the calculation of the maximum area permitted for the liquor tasting lounge in Sub-section B.13(a); and 	<p><u>Principal Uses:</u></p> <ol style="list-style-type: none"> 1. Light impact industry. 2. Recycling depots 3. Industrial equipment rentals. 4. General service uses, limited to the following: <ol style="list-style-type: none"> (a) Driving schools; (b) Fleet dispatch offices; (c) Industrial first aid training; and (d) Trade schools 5. Warehouse uses 6. Distribution centres 7. Office uses, limited to the following: <ol style="list-style-type: none"> (a) Architectural and landscape architectural offices; (b) Engineering and surveying offices; (c) General contractor offices; (d) Government offices; and (e) Utility company offices. 8. Self-Storage Warehouse. 9. Agriculture, horticulture and associated uses, excluding any use involving the keeping or raising of animals and birds <p><u>Accessory Uses:</u></p> <ol style="list-style-type: none"> 10. Coffee shops, restricted to 150 sq. m. 11. Eating establishments excluding drive-through restaurants, restricted to 150 sq. m. 12. Recreation facilities, excluding go-kart operations, drag racing and rifle ranges. 13. Community services. 14. Child care centres. 15. Caretaker unit.
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	<p>(c) If there is an outdoor patio associated with the liquor tasting lounge it must not exceed the total area of the permitted liquor tasting lounge in Sub-section B.13(a), or 80 sq. m., whichever is lesser.</p> <p><u>Accessory Uses:</u></p> <p>14. Coffee shops, limited to a maximum of 35 seats, pursuant to Section J.6 of this Zone.</p> <p>15. Recreation facilities, excluding go-kart operations, drag racing and rifle ranges.</p> <p>16. Community services.</p> <p>17. Assembly halls, limited to places of worship, to a maximum of 300 seats, pursuant to Section D.2 below.</p> <p>18. Child care centres, pursuant to Section J.7 of this Zone.</p> <p>19. Caretaker unit, pursuant to Section D.3 of this Zone.</p> <p>20. Sales of rebuilt vehicles < 5,000 kg G.V.W. provided that:</p> <p>(a) It is part of an automobile painting and body work business;</p> <p>(b) The number of rebuilt vehicles ready for sale shall not exceed 5 at any time;</p> <p>(c) The business operator holds a current and valid Motor Dealer's certificate; and</p> <p>(d) The business operator is an approved Insurance Corporation of British Columbia Salvage Buyer.</p>	
Parking (Part 5)		Proposed
Commercial:	43	34
Industrial:	12	12

Total:	55	46 (includes 9 shared spaces as permitted in the Zoning By-law)
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- The main differences between the IL Zone and the proposed CD Zone are the proposed uses, building setbacks, and building height.
- Several uses have been removed from the IL relative to the proposed CD Zone, which are uses that would generate parking and/or access concerns, and that are not considered appropriate adjacent agricultural uses.
- The maximum size of a coffee shop or restaurant has also been reduced, and the option to proceed with agriculture, horticulture and associated uses, has been added, recognizing there might still be potential for limited agricultural uses on the site. Below is a list of all the uses permitted in the IL Zone which have been removed for the proposed CD Zone:
 - Principal Uses:
 - Transportation industry.
 - Automotive service uses.
 - Automobile painting and body work.
 - Vehicle storage, including recreational vehicle storage.
 - Industrial equipment rentals.
 - Liquor manufacturing, provided that:
 - Accessory use:
 - Assembly halls
 - Sales of rebuilt vehicles < 5,000 kg G.V.W
- Regarding the building setbacks, the front yard setbacks is reduced from 7.5 metres to 4.6 metres to create a more urban interface on 64 Avenue, and to help accommodate the building, given the odd shape of the site. The setback to the east is increased from 7.5 metres to 24 metres, to ensure a large building setback is provided adjacent to agricultural uses.
- The maximum building height is proposed to be increased from 18 to 20 metres. This is required to accommodate the proposed volleyball facility on the second storey of one of the buildings.
- The proposed parking meets Part 5 of the Zoning By-law through the shared parking provision, and some of the uses do not have peak occupancy at the same time. No variance is required for the amount of shared parking proposed, as discussed in detail in the Transportation Considerations section of this report.

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 September 21, 2022, and the Development Proposal Signs were installed on September 21, 2022. Staff received 6 responses from neighbouring owners. Comments are provided below:
 - Three adjacent residents were pleased to see development happening at this site, particularly with a building and not the existing truck parking facility.
 - One resident was concerned regarding the property not being used for agricultural uses.

The property is already exempt from the ALC Act, given its small size.
 - One resident was concerned traffic in the area is over congested, and additional development may increase demand on the intersection to the west at 64 Avenue and 152 Street.

The traffic generated by this proposal did not meet the threshold for a traffic study, but the applicant is being required to make improvement to 64 Avenue to facilitate access to the site without compromising 64 Avenue and its turning lanes.
 - One resident was concerned about this development happening in proximity to agricultural land and hazard land area (flood prone).

The application is subject to Development Permits for Hazard Lands, Sensitive Ecosystem and Farmland Protection, to address these issues and those are further discussed later in this report.
- The subject development application was reviewed by the Panorama Neighbourhood Association and Sullivan Amateur Athletic and Community Association, and no comments were received.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of two existing ditches: one that flows north, just east of the east property line, and a roadside ditch on the south side of 64 Avenue, just north of the subject site.
- Watercourse assessments, prepared by Remi Masson, R.P. Bio., of Redcedar Environmental Consulting Inc. and dated October 27, 2022, June 27, 2022 and a Sensitive Ecosystem Development Permit Report dated Aug 26, 2022 and updated October 10, 22 was reviewed by staff and found to be generally acceptable.
- As the agricultural buffer required under the Farmland Protection Development Protection Permit (15 metres) encompasses the 7 metre Part 7A Streamside setback area a complete Sensitive Ecosystems Development Permit was deemed to not be required. A QEP will need to sign off on the proposed planting for the first 7 metres of the buffer.

Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems DPA buffer for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor located on the property to the north (across 64 Ave). The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The GIN is located across the street on the north side of 64 Avenue, and the proposed building setback and landscape proposed are considered sufficient protection.
- Given the location of the GIN corridor, the proposal is exempt from a Sensitive Ecosystem DPA for Green Infrastructure Area.

Hazard Lands (Flood Prone) Development Permit Requirement

- The subject property falls within the Hazard Lands (Flood Prone) Development Permit Area (DPA) in the OCP, given that the site is within the 200-year floodplain of the Serpentine River. The Hazard Land (Flood Prone) Development Permit is required to protect developments from hazardous conditions.
- The site slopes down from the west to the east, with the flood prone area located on the east portion of the site.
- A minimum flood plain elevation of approximately 2.6 metres geodetic is required. The applicant is proposing no building or structures within the flood plain area. The floodplain area needs to be landscaped and provide flood storage.
- The applicant has demonstrated the feasibility of the development through the servicing plan, and has further demonstrated that the 200-year floodplain of the Serpentine River will not be negatively impacted by the development. The main recommendation is not to build or raise grades within the flood protection area or any area at or below 2.6 metres. This area is proposed to be landscaped through the farmland protection buffer. No further improvements are required.
- Registration of a Section 219 Restrictive Covenant to restrict minimum building elevation (MBE) area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion is required as a condition of final adoption.

Farming Protection Development Permit Requirement

- The subject property falls within the Farming Protection Development Permit Area (DPA) in the OCP, given that it is located within 50 metres of the Agricultural Land Reserve (ALR) boundary. The Farm Protection Development Permit is required to reduce agricultural-urban conflicts through increased setbacks and vegetated buffering.

- The Farming Protection Development Permit guidelines for non-residential uses are outlined below:

- The minimum building setback for the ALR boundary is 30 metres.

The applicant is proposing to reduce the building setback to 24 metres, given the triangular shape of the site. Their previous proposal was for 23 metres, and it was increased to 24 metres after comments from the AEIAC. The committee's recommendation was to increase from 23 metres to try to achieve the full 30 metres.

- The minimum vegetated buffer width is 15 metres.

The proposal provides the recommended 15 metres planted buffer along the east property line.

- Any proposed vegetated buffer should include a mix of appropriate deciduous and coniferous trees, spaced a minimum of 2 metres to 4 metres apart. Existing mature trees and riparian areas within the proposed buffer area should be preserved and infill planting considered in order to provide a fuller vegetated buffer.

The new trees on the site will consist of a variety of trees including American Sweetgum, Bowhall Red Maple, White Spruce, Portugal Laurel, Red Maple, Bloodgood Japanese Maple, Purple Flowering Black Locust and Douglas Maple, as well as a variety of shrubs

- For any property within 50 metres of the ALR boundary, a Section 219 Restrictive Covenant is required to inform future owners of farm practices in the area that may produce noise, odour and dust.

The recommended Restrictive Covenant will be a requirement should the proposal be supported by Council.

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.
- The applicant has worked with staff to improve the interface along 64 Avenue, provide adequate building articulation, and increase glazing. Most staff comments have been addressed.
- The site plan consists of two buildings on the ground floor, separated by parking, and partially connected on the upper floors. The west building has a warehouse unit on the ground floor, and offices on the upper floors, and the east building has warehouse units and a small restaurant on the ground floor, with a volleyball practice facility on the upper floor. The 'bridge' connecting the two buildings at the north end consists of additional storage space and supporting offices.

- The buildings are proposed with a modern look and linear expression. Materials consisting of stucco, longboard, and aluminum panel. The colours palette consists of white, beige, grey, and brown (mahogany and maple chestnut).
- The proposal is of appropriate design, quality and scale for this location and meets the OCP DP requirements.
- Details of signage have not been proposed at this time.

Landscaping

- The landscaping consists of planted buffers along all property lines.
- The main buffer is a 15-metre buffer along the east property line. This buffer will serve as riparian protection, flood storage, and farmland protection.
- Along the south property line, a 3-metres planted buffer is proposed, along the railway and adjacent park.
- Along the west, there is a planted triangle on the northwest portion of the site, approximately 46 metres in length.
- Both buildings are proposed with extensive green roofs, occupying the entire extent of both main buildings.
- The new trees on the site will consist of a variety of trees including American Sweetgum, Bowhall Red Maple, White Spruce, Portugal Laurel, Red Maple, Bloodgood Japanese Maple, Purple Flowering Black Locust and Douglas Maple, as well as a variety of shrubs

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include confirmation of location for PMT and BC Hydro kiosk and some minor adjustments.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- Francis Kilmo, ISA Certified Arborist of Kilmo and Associated 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
Alder and Cottonwood Trees			
Alder	10	10	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Weeping Willow	2	0	2
Coniferous Trees			
Western Red Cedar	13	9	4
Total (excluding Alder and Cottonwood Trees)	15	9	6
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		47	
Total Retained and Replacement Trees		53	
Contribution to the Green City Program		n/a	

- The Arborist Assessment states that there are a total of 15 mature trees on the site, excluding Alder and Cottonwood trees. 10 existing trees, approximately 40 % of the total trees on the site, are Alder trees. It was determined that 6 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, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 28 replacement trees on the site. The applicant is proposing 47 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including American Sweetgum, Bowhall Red Maple, White Spruce, Portugal Laurel, Red Maple, Bloodgood Japanese Maple, Purple Flowering Black Locust and Douglas Maple, as well as a variety of shrubs
- In summary, a total of 53 trees are proposed to be retained or replaced on the site with no contribution required to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Survey Plan, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV.	Agriculture, Environment and Investment Advisory Committee Minutes (draft)
Appendix V.	OCP Redesignation Map for Figures 3, 42, 43, 51 and 67
Appendix VI.	OCP Redesignation Map: OCP Figure 69: Farming Protection Development Permit Area

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

LFM/ar

PROPOSED WAREHOUSES & VOLLEYBALL TRAINING CENTER DEVELOPMENT

15238 64 Ave, Surrey, BC



CONTACT LIST

ARCHITECT	Architecture Panel Inc.	Unit 103 15505 Marine Dr White Rock, BC, Canada	Ruchir Dhali	(604) 385 3600
LANDSCAPE ARCHITECT	Architecture Panel Inc.	Unit 103 15505 Marine Dr White Rock, BC, Canada	Ruchir Dhali	(604) 385 3600
CIVIL CONSULTANTS	Hub Engineering Inc.	Suite 212, 12992 76 Ave Surrey, BC, Canada	Mike Kompter	(604) 572 4328
LAND SURVEYOR	Dhalwai & Associates Land Surveying Inc.	Unit 216, 12899 76 Ave Surrey, BC, Canada	Sukhvir Grewal	(604) 501 6188
PROJECT OWNERS	Diyash Investments Inc.	106-12885 76 AVE, Surrey, BC, Canada		(604) 597 4084
QEP	Red Cedar Environmental Consulting	32141 Sandpiper Place, Mission, BC Canada	Remi Masson	(604) 621 9811
ARNDORST	Francis Klimo	112-4300 Fraser Way, Burnaby, BC, Canada		(604) 358 5562
SHJ	CITY OF SURREY			

DRAWING INDEX - DOCUMENTATION

ARCHITECTURAL DRAWING INDEX

COVER	A0.01	COVER SHEET
	A0.02	PROJECT STATISTICS
	A0.03	CONTEXT PLAN
	A0.04	DESIGN RATIONALE
SITE	A1.01	SURVEY PLAN
	A1.02	BASE PLAN
	A1.03	CIVIL KEY PLAN
	A1.04	CIVIL GRADING PLAN
	A1.05	FIRE SITE PLAN
FLANS	A2.01	SITE PLAN
	A2.02	MAIN FLOOR PLAN
	A2.03	SECOND FLOOR PLAN
	A2.04	THIRD FLOOR PLAN
	A2.05	ROOF PLAN
ELEVATIONS	A3.01	NORTH/EAST ELEVATION
	A3.02	SOUTH/WEST ELEVATION
SECTIONS	A4.01	SECTIONS
SUPPLEMENTAL	A5.01	RENDERS
	A5.02	RENDERS

LANDSCAPE ARCHITECTURAL DRAWING INDEX

LANDSCAPE	L01	KEY PLAN
	L02	CONCEPT PLAN
	L03	PLANTING PLAN
	L04	HARDSCAPE PLAN
	L05	ROOF PLAN
	L06	DETAILS
	L07	DETAILS



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Project Proposed Warehouse Buildings

Owner
Diyash Investments Inc.

Sheet Title
COVER SHEET

Sheet No. **A0.01**
Total Sheets **26**

Drawn By **BF**
Checked By **RD**
A/H/J **City of Surrey**

Reviewed By **RD**
Date **114 of 178**
DP Application

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Consultants
Architecture Panel Inc.

Documents
DP Application

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B	2021-11-12	Pre-Application
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I	2022-10-20	DP Re-Submission

Scale

PROJECT STATISTICS

LEGEND

- Warehouse Units
- Restaurant
- Volleyball Courts
- Offices Unit

BUILDING 2 - SECOND FLOOR
VOLLEYBALL COURTS AREA: 10,667 sq ft
GROSS FLOOR AREA: 12,023 sq ft

BUILDING 1 - THIRD FLOOR
OFFICES AREA: 1,900 sq ft
WAREHOUSE AREA: 301 sq ft
GROSS FLOOR AREA: 3,633 sq ft

BUILDING 1 - SECOND FLOOR
WAREHOUSE AREA: 3,645 sq ft
GROSS FLOOR AREA: 6,239 sq ft

BUILDING 1 - MAIN FLOOR
WAREHOUSE AREA: 2,527 sq ft
GROSS FLOOR AREA: 3,804 sq ft

BUILDING 2 - MAIN FLOOR
WAREHOUSE AREA: 6,939 sq ft
RESTAURANT AREA: 1,001 sq ft
GROSS FLOOR AREA: 8,794 sq ft



PROJECT DATA

Address: 15238 64 AVE, SURREY, BC
Project Name: WAREHOUSES & VOLLEYBALL TRAINING CENTRE
Year: BCBC 2018

AREA CALCULATION	REQUIRED	PROPOSED
BUILDING HEIGHT	18m (60 ft)	16.2m (53ft 2in)
TOTAL PROPOSED WAREHOUSE AREA		1,244 sq m (13,290 sq ft)
TOTAL PROPOSED OFFICE AREA		179 sq m (1,927 sq ft)
TOTAL PROPOSED RESTAURANT AREA		93 sq m (1,001 sq ft)
TOTAL PROPOSED VOLLEYBALL TRAINING CENTER AREA		991 sq m (10,667 sq ft)
% INDUSTRIAL USE		69.7%
SITE		72066.38 sq ft
TOTAL BUILT UP AREA		34493 sq ft
F.A.R (Gross site area)		0.47%
NET F.A.R		0.507
GROSS SITE AREA		72066.38 sq ft
NET SITE AREA		68075.53 sq ft
SITE COVERAGE		18 %

SETBACKS	REQUIRED	PROPOSED
MINIMUM SETBACK PROVIDED (PRE-DEDICATION)		
NORTH	24.6ft (7.5m)	24.6ft (7.5m)
SOUTH	19.69ft(6m)	19.69ft(6m)
WEST	24.6ft (7.5m)	153.5ft(46.78m)
EAST	49.21ft(15m)	78.7ft(24m)

PARKING	REQUIRED	PROPOSED
NUMBER OF PARKING SPOTS - WAREHOUSES (1244 SQ.M.)	(1 per 100 sqm)	12
NUMBER OF PARKING SPOTS - OFFICES (179 SQ.M.)	(2.5 per 100 sqm)	4
NUMBER OF PARKING SPOTS - RESTAURANT (93 SQ.M.)	(3 per 150 sqm)	3
NUMBER OF PARKING SPOTS - VOLLEYBALL TRAINING CENTER (991 SQ.M.)	(3.6/100 sqm)	36
TOTAL NUMBER OF PARKING SPOTS		55
% PARKING REDUCTION PROPOSED		16%
NUMBER OF SHARED PARKING SPOTS WITH VOLLEYBALL TRAINING CENTER (25% OF TOTAL) = 9 SHARED SPOTS	(55 total - 9 shared)	46

PARKING REPORT	Num Spaces	Space Length	Space Width
REGULAR CAR - 1	30	5500	2600
REGULAR CAR - 2	1	5500	2750
SMALL CAR	4	4900	2600
SMALL CAR	9	4900	2750
SMALL CAR	1	4900	2900
ACCESSIBLE CAR	1	5500	2500 (+1500)
% SMALL CARS	30.43%		
TOTAL	46		

GROSS AREA CALCULATION (EXCLUDING PARKING & INDOOR AMENITY)		
BUILDINGS	LEVEL	AREA
BUILDING 1	MAIN FLOOR LEVEL	3804 sq ft
	SECOND FLOOR LEVEL	6239 sq ft
	THIRD FLOOR LEVEL	3633 sq ft
BUILDING 2	MAIN FLOOR LEVEL	8794 sq ft
	SECOND FLOOR LEVEL	12023 sq ft
GROSS AREA	GROSS AREA	34493 sq ft



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Project Proposed Warehouse Buildings

Owner
Diyash Investments Inc.

Sheet Title
PROJECT STATISTICS

Sheet No.
A0.02

Total Sheets
26

Contractors

Consultants
Architecture Panel Inc.

Drawn By
BF

Checked By
RD

A-H
City of Surrey

Documents
DP Application

Revision
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DP Application

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CONTEXT PLAN



CONTEXT

As evident by the footprint configuration of the surrounding developments, this development is being proposed as a prominent urban element on a farm and industrial area of our fast growing city. The proposed development site currently falls in an IL zone, and proposed to be changed to CD. The developer is proposing an industrial and commercial development.

We seek to have a vehicular entrance at the East side, adjacent to ALR, and provided a farmland protection buffer for a smooth and undisturbed access to on grade parking and loading bays.

KEY

- Proposed Industrial/Commercial Building
- Proposed Farmland Protection Buffer
- Existing Buildings
- Adjacent ALR
- Road Dedication from Existing Property Line
- Existing Property Line
- Proposed Property Line
- Building Setback Line
- Landscape Buffer
- ROW

1 CONTEXT PLAN
Scale: 1:500



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Project Proposed Warehouse Buildings

Owner
Diyash Investments Inc.

Sheet Title
CONTEXT PLAN

Sheet No.
A0.03

Total Sheets
26

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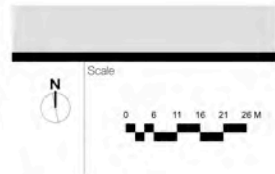
AHJ
City of Surrey

Documents
DP Application

Reviewed By
RD

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DESIGN RATIONALE



1 TRAFFIC PLAN
Scale: 1:250

VEHICULAR TRAFFIC
 PEDESTRIAN TRAFFIC

SITE PLANNING PRINCIPLES

The site has tight constraints with unique geometry. We have worked diligently to incorporate all of the functional requirements for the buildings and site including but not limited to the tight vehicular movements, ALR farmland protection buffer, railway line related setbacks, and other screening requirements as directed by the city.

The site design has evolved with continual guidance from the City staff over last few months. We have taken the principal points that the CoS considered vital in the evolution of this site design which include the following.

- Setbacks provided with landscape buffers to provide screening to parkings facing 64 Ave
- Provide pedestrian friendly walkways and Outdoor Amenity Spaces for workers.
- Allow for separate public pedestrian entrances leading to entrance lobbies of each building.
- Allow for Public Parking on grade with safety, and carefully considered driveways for safe truck maneuvers.
- Develop easily accessible entries to commercial and industrial units.
- Landscape buffer provided for farmland protection adjacent to neighboring ALR.
- Building expression and elevations designed to relate to the asymmetric site and building form.
- Landscape buffer on North side provides natural shading to the walkways and building face.

As guided by the CoS staff at the very beginning, we continued to work with the same principles, setbacks and the requirements and faithfully followed the CoS staff's directives in the site planning of this development.

The proposal includes an industrial and commercial development consisting of 2 Buildings. Building 1 is a 3-storey industrial & commercial building with warehouses on main floor (24' clearance) & 2nd floor, and Offices space on 3rd Floor. Building 2 is a 2-storey industrial building consisting of warehouses and a restaurant in Ground floor, and a volleyball training centre on 2nd floor.

We have also introduced landscape features along the sidewalk and a pedestrian plaza to look more pleasing to the public. Colors of the building facade are also carefully chosen to be aesthetically pleasing. Outdoor Amenity areas are provided on site, and are safe and away from noise.

ENVIRONMENTAL / SUSTAINABILITY FEATURES

This project is designed in compliance with CoS, the Building Codes, and the Official Community Plan Development Permit Guidelines. We have taken careful consideration to design the site with landscaping, walkways and open spaces that add to the sustainability of the building and site. Some of the sustainable features include:

- Design Elements such as overhangs, and landscape elements allowing for natural shading and protection of the Building.
- Rich selection of plants, shrubs and trees on site to reduce any heat island effects.
- Bike and pedestrian paths with easy access to transit lines.
- Green roof design.
- Curtain glazings and large windows selection to reduce excess window junctions, and spandrel panels provided to block solar radiations.



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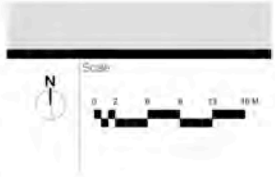
Project
Proposed Warehouse Buildings
 Owner
Diyash Investments Inc.
 Sheet Title
DESIGN RATIONALE

Sheet No. **A0.04**
 Total Sheets: 26
 Contractors:
 Drawn By: **BF**
 Checked By: **RD**
 AHJ: **City of Surrey**
 Documents: **DP Application**
 Reviewed By: **RD**
 DP Application

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Consultants:
Architecture Panel Inc.

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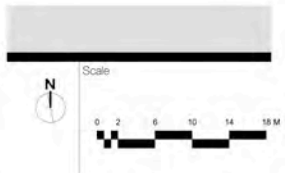
Project
Proposed Warehouse Buildings

Owner
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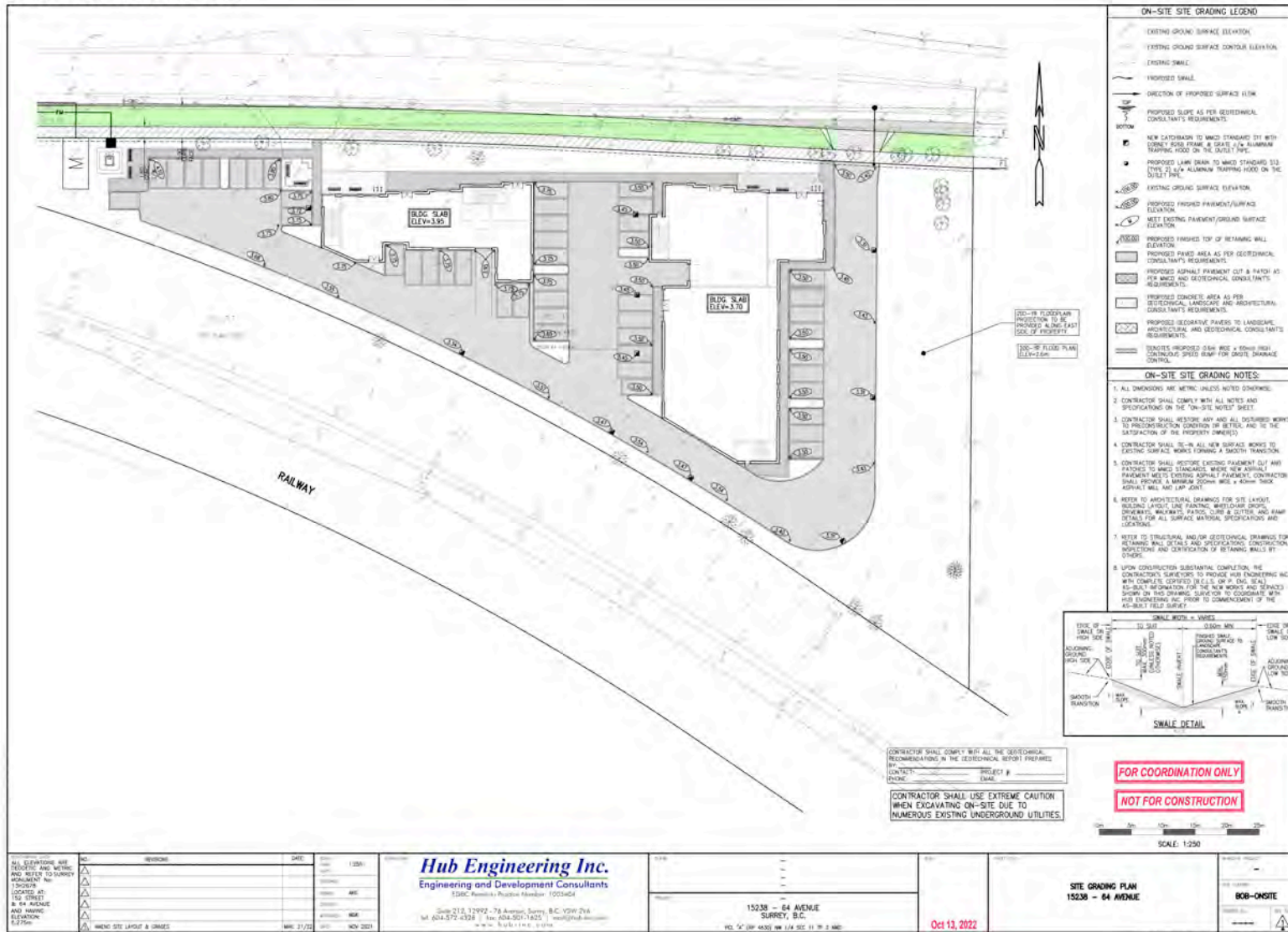
Sheet Title
BASE PLAN

Sheet No. A1.02	Total Sheets 26	Contractors	Consultants Architecture Panel Inc.
Drawn By BF	Checked By RD	AH-U City of Surrey	Documents DP Application
Reviewed By RD	118 of 178 DP Application		

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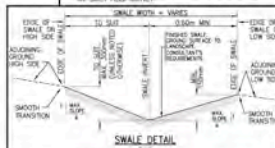


CIVIL GRADING PLAN



- ### ON-SITE SITE GRADING LEGEND
- EXISTING GROUND SURFACE ELEVATION
 - EXISTING GROUND SURFACE CONTOUR ELEVATION
 - EXISTING SWALE
 - PROPOSED SWALE
 - DIRECTION OF PROPOSED SURFACE FLOW
 - PROPOSED SLOPE AS PER GEOTECHNICAL CONSULTANT'S REQUIREMENTS
 - NEW CATCHBASIN TO MATCH STANDARD 101 WITH CONCRETE FIBRE REINFORCED POLYMER TRAFFIC HOOD ON THE GUTTER
 - PROPOSED LAWN DRAIN TO MATCH STANDARD 101 WITH 2% SLOPE ALUMINUM TRAFFIC HOOD ON THE GUTTER
 - EXISTING GROUND SURFACE ELEVATION
 - PROPOSED FINISHED PAVEMENT/SURFACE ELEVATION
 - MEET EXISTING PAVEMENT/GROUND SURFACE ELEVATION
 - PROPOSED FINISHED TOP OF RETAINING WALL ELEVATION
 - PROPOSED PAVED AREA AS PER GEOTECHNICAL CONSULTANT'S REQUIREMENTS
 - PROPOSED ASPHALT PAVEMENT CUT & PATCH AT JED MISC AND GEOTECHNICAL CONSULTANT'S REQUIREMENTS
 - PROPOSED CONCRETE AREA AS PER GEOTECHNICAL, LANDSCAPE AND ARCHITECTURAL CONSULTANT'S REQUIREMENTS
 - PROPOSED DECORATIVE PAVERS TO LANDSCAPE, ARCHITECTURAL AND GEOTECHNICAL CONSULTANT'S REQUIREMENTS
 - TRAFFIC PROPOSED 0.5M WIDE x 0.5M HIGH CONTINUOUS SPEED BUMP FOR DRIVE CHANGE CONTROL

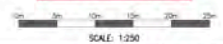
- ### ON-SITE SITE GRADING NOTES:
- ALL DIMENSIONS ARE METRIC UNLESS NOTED OTHERWISE
 - CONTRACTOR SHALL COMPLY WITH ALL NOTES AND SPECIFICATIONS ON THE "ON-SITE" NOTES SHEET
 - CONTRACTOR SHALL RESTORE ANY AND ALL EXISTING WORKS TO PRECONSTRUCTION CONDITION OR BETTER, AND TO THE SATISFACTION OF THE PROJECT OWNERS
 - CONTRACTOR SHALL SET-UP ALL NEW SURFACE WORKS TO EXISTING SURFACE WORKS FORMING A SMOOTH TRANSITION
 - CONTRACTOR SHALL RESTORE EXISTING PAVEMENT CUT & PATCH TO MATCH EXISTING STANDARDS. WHERE NEW SURFACE PAVEMENT MEETS EXISTING ASPHALT PAVEMENT, CONTRACTOR SHALL PROVIDE A MINIMUM 200MM WIDE x 40MM THICK
 - REFER TO ARCHITECTURAL DRAWINGS FOR SITE LAYOUT, BUILDING, LANDSCAPE, PAINTING, SLOPE, DRAIN, GUTTER, GENERAL MATERIALS, FINISH, CURB & GUTTER, AND FINISH DETAILS FOR ALL SURFACE MATERIAL SPECIFICATIONS AND LOCATIONS
 - REFER TO STRUCTURAL AND/OR GEOTECHNICAL DRAWINGS FOR RETAINING WALL DETAILS AND SPECIFICATIONS, CONSTRUCTION, PROTECTION AND CONSTRUCTION OF RETAINING WALLS BY OTHERS
 - UPON CONSTRUCTION SUBSTANTIAL COMPLETION, THE CONTRACTOR'S SUPERVISOR TO PROVIDE HIS ENGINEERING AND SIGN COMPLETE CERTIFIED (E.C.E.) OR (E.S.) SIGN ALL-BUILT INFORMATION FOR THE NEW WORKS AND SERVICES SHOWN ON THIS DRAWING SUBJECT TO COORDINATION WITH HIS ENGINEERING AND PRIOR TO COMMENCEMENT OF THE AS-BUILT FIELD SURVEY



CONTRACTOR SHALL COMPLY WITH ALL THE GEOTECHNICAL RECOMMENDATIONS IN THE GEOTECHNICAL REPORT PREPARED BY: _____ PROJECT # _____ CONTRACT # _____ DATE: _____

CONTRACTOR SHALL USE EXTREME CAUTION WHEN EXCAVATING ON-SITE DUE TO NUMEROUS EXISTING UNDERGROUND UTILITIES.

FOR COORDINATION ONLY
NOT FOR CONSTRUCTION



<p>ALL ELEVATIONS ARE METRIC AND REFER TO SEA LEVEL UNLESS NOTED OTHERWISE</p> <p>LOCATED AT THE CORNER AND HAVING ELEVATIONS 1.52M</p> <p>WIND SITE LAYOUT & IMAGES</p>	<p>NO. 1</p> <p>NO. 2</p> <p>NO. 3</p> <p>NO. 4</p> <p>NO. 5</p> <p>NO. 6</p> <p>NO. 7</p> <p>NO. 8</p> <p>NO. 9</p> <p>NO. 10</p> <p>NO. 11</p> <p>NO. 12</p> <p>NO. 13</p> <p>NO. 14</p> <p>NO. 15</p> <p>NO. 16</p> <p>NO. 17</p> <p>NO. 18</p> <p>NO. 19</p> <p>NO. 20</p> <p>NO. 21</p> <p>NO. 22</p> <p>NO. 23</p> <p>NO. 24</p> <p>NO. 25</p> <p>NO. 26</p> <p>NO. 27</p> <p>NO. 28</p> <p>NO. 29</p> <p>NO. 30</p> <p>NO. 31</p> <p>NO. 32</p> <p>NO. 33</p> <p>NO. 34</p> <p>NO. 35</p> <p>NO. 36</p> <p>NO. 37</p> <p>NO. 38</p> <p>NO. 39</p> <p>NO. 40</p> <p>NO. 41</p> <p>NO. 42</p> <p>NO. 43</p> <p>NO. 44</p> <p>NO. 45</p> <p>NO. 46</p> <p>NO. 47</p> <p>NO. 48</p> <p>NO. 49</p> <p>NO. 50</p> <p>NO. 51</p> <p>NO. 52</p> <p>NO. 53</p> <p>NO. 54</p> <p>NO. 55</p> <p>NO. 56</p> <p>NO. 57</p> <p>NO. 58</p> <p>NO. 59</p> <p>NO. 60</p> <p>NO. 61</p> <p>NO. 62</p> <p>NO. 63</p> <p>NO. 64</p> <p>NO. 65</p> <p>NO. 66</p> <p>NO. 67</p> <p>NO. 68</p> <p>NO. 69</p> <p>NO. 70</p> <p>NO. 71</p> <p>NO. 72</p> <p>NO. 73</p> <p>NO. 74</p> <p>NO. 75</p> <p>NO. 76</p> <p>NO. 77</p> <p>NO. 78</p> <p>NO. 79</p> <p>NO. 80</p> <p>NO. 81</p> <p>NO. 82</p> <p>NO. 83</p> <p>NO. 84</p> <p>NO. 85</p> <p>NO. 86</p> <p>NO. 87</p> <p>NO. 88</p> <p>NO. 89</p> <p>NO. 90</p> <p>NO. 91</p> <p>NO. 92</p> <p>NO. 93</p> <p>NO. 94</p> <p>NO. 95</p> <p>NO. 96</p> <p>NO. 97</p> <p>NO. 98</p> <p>NO. 99</p> <p>NO. 100</p>	<p>DATE</p> <p>NOV 2021</p>	<p>PROJECT</p> <p>15236 - 64 AVENUE</p>	<p>DATE</p> <p>OCT 13, 2022</p>	<p>SCALE</p> <p>1:250</p>	<p>NO. 1</p> <p>NO. 2</p> <p>NO. 3</p> <p>NO. 4</p> <p>NO. 5</p> <p>NO. 6</p> <p>NO. 7</p> <p>NO. 8</p> <p>NO. 9</p> <p>NO. 10</p> <p>NO. 11</p> <p>NO. 12</p> <p>NO. 13</p> <p>NO. 14</p> <p>NO. 15</p> <p>NO. 16</p> <p>NO. 17</p> <p>NO. 18</p> <p>NO. 19</p> <p>NO. 20</p> <p>NO. 21</p> <p>NO. 22</p> <p>NO. 23</p> <p>NO. 24</p> <p>NO. 25</p> <p>NO. 26</p> <p>NO. 27</p> <p>NO. 28</p> <p>NO. 29</p> <p>NO. 30</p> <p>NO. 31</p> <p>NO. 32</p> <p>NO. 33</p> <p>NO. 34</p> <p>NO. 35</p> <p>NO. 36</p> <p>NO. 37</p> <p>NO. 38</p> <p>NO. 39</p> <p>NO. 40</p> <p>NO. 41</p> <p>NO. 42</p> <p>NO. 43</p> <p>NO. 44</p> <p>NO. 45</p> <p>NO. 46</p> <p>NO. 47</p> <p>NO. 48</p> <p>NO. 49</p> <p>NO. 50</p> <p>NO. 51</p> <p>NO. 52</p> <p>NO. 53</p> <p>NO. 54</p> <p>NO. 55</p> <p>NO. 56</p> <p>NO. 57</p> <p>NO. 58</p> <p>NO. 59</p> <p>NO. 60</p> <p>NO. 61</p> <p>NO. 62</p> <p>NO. 63</p> <p>NO. 64</p> <p>NO. 65</p> <p>NO. 66</p> <p>NO. 67</p> <p>NO. 68</p> <p>NO. 69</p> <p>NO. 70</p> <p>NO. 71</p> <p>NO. 72</p> <p>NO. 73</p> <p>NO. 74</p> <p>NO. 75</p> <p>NO. 76</p> <p>NO. 77</p> <p>NO. 78</p> <p>NO. 79</p> <p>NO. 80</p> <p>NO. 81</p> <p>NO. 82</p> <p>NO. 83</p> <p>NO. 84</p> <p>NO. 85</p> <p>NO. 86</p> <p>NO. 87</p> <p>NO. 88</p> <p>NO. 89</p> <p>NO. 90</p> <p>NO. 91</p> <p>NO. 92</p> <p>NO. 93</p> <p>NO. 94</p> <p>NO. 95</p> <p>NO. 96</p> <p>NO. 97</p> <p>NO. 98</p> <p>NO. 99</p> <p>NO. 100</p>
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Hub Engineering Inc.
Engineering and Development Consultants
15236 - 64 AVENUE
SURREY, B.C.
OCT 13, 2022

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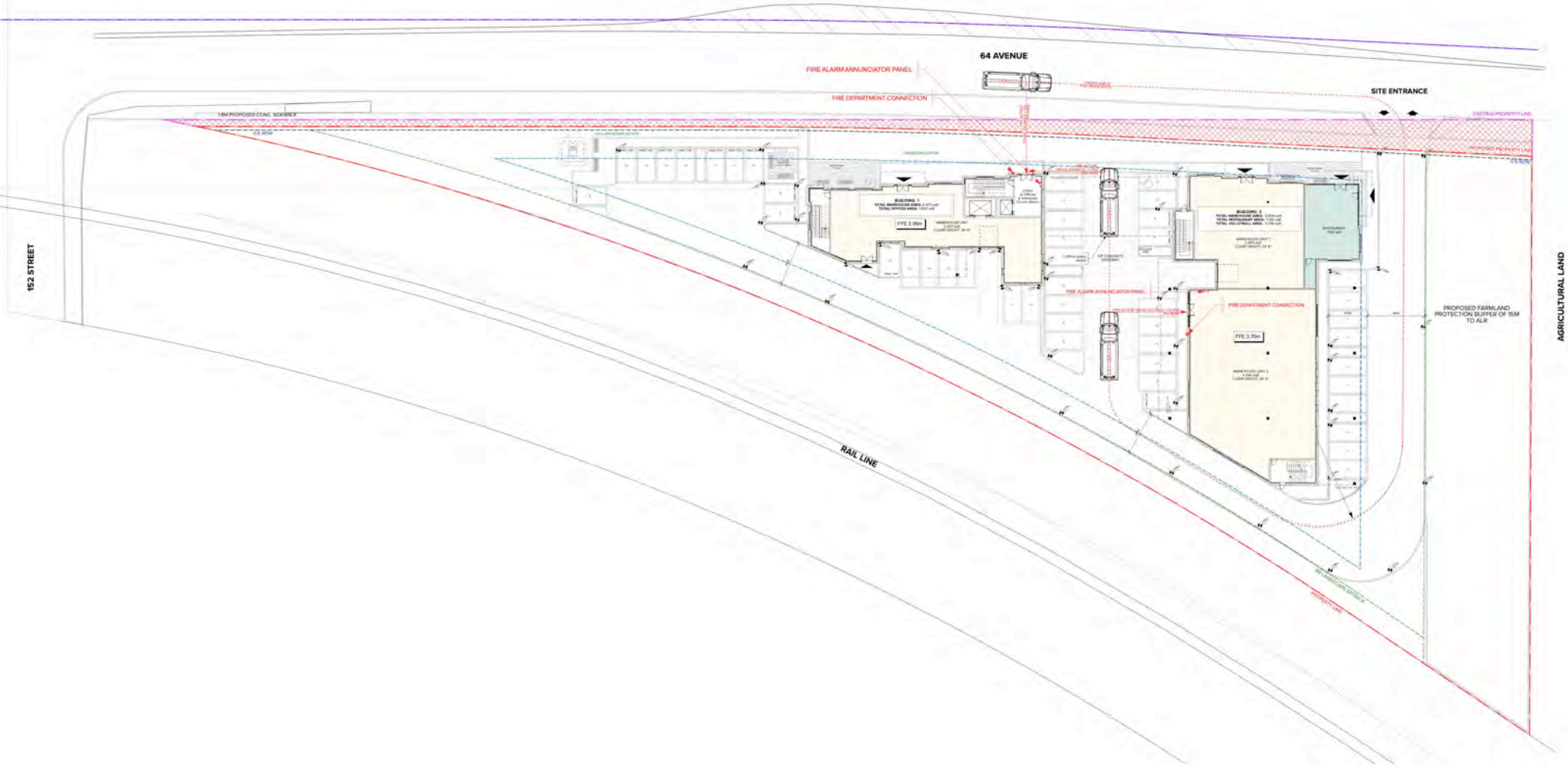
Project: **Proposed Warehouse Buildings**
Owner: **Diyash Investments Inc.**
Sheet Title: **CIVIL GRADING PLAN**

Sheet No: **A1.04**
Total Sheets: **26**
Contractors: **City of Surrey**
Consultants: **Architecture Panel Inc.**
Drawn By: **BF**
Checked By: **RD**
Reviewed By: **RD**
Date: **119 of 178**

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G	2022-06-22	DP Application
H	2022-08-22	DP Re-Submission
I	2022-10-20	DP Re-Submission

Scale: _____

N



1 FIRE SITE PLAN
Scale: 1:250



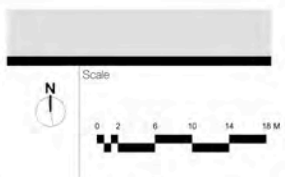
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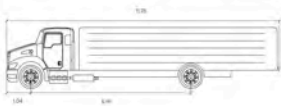
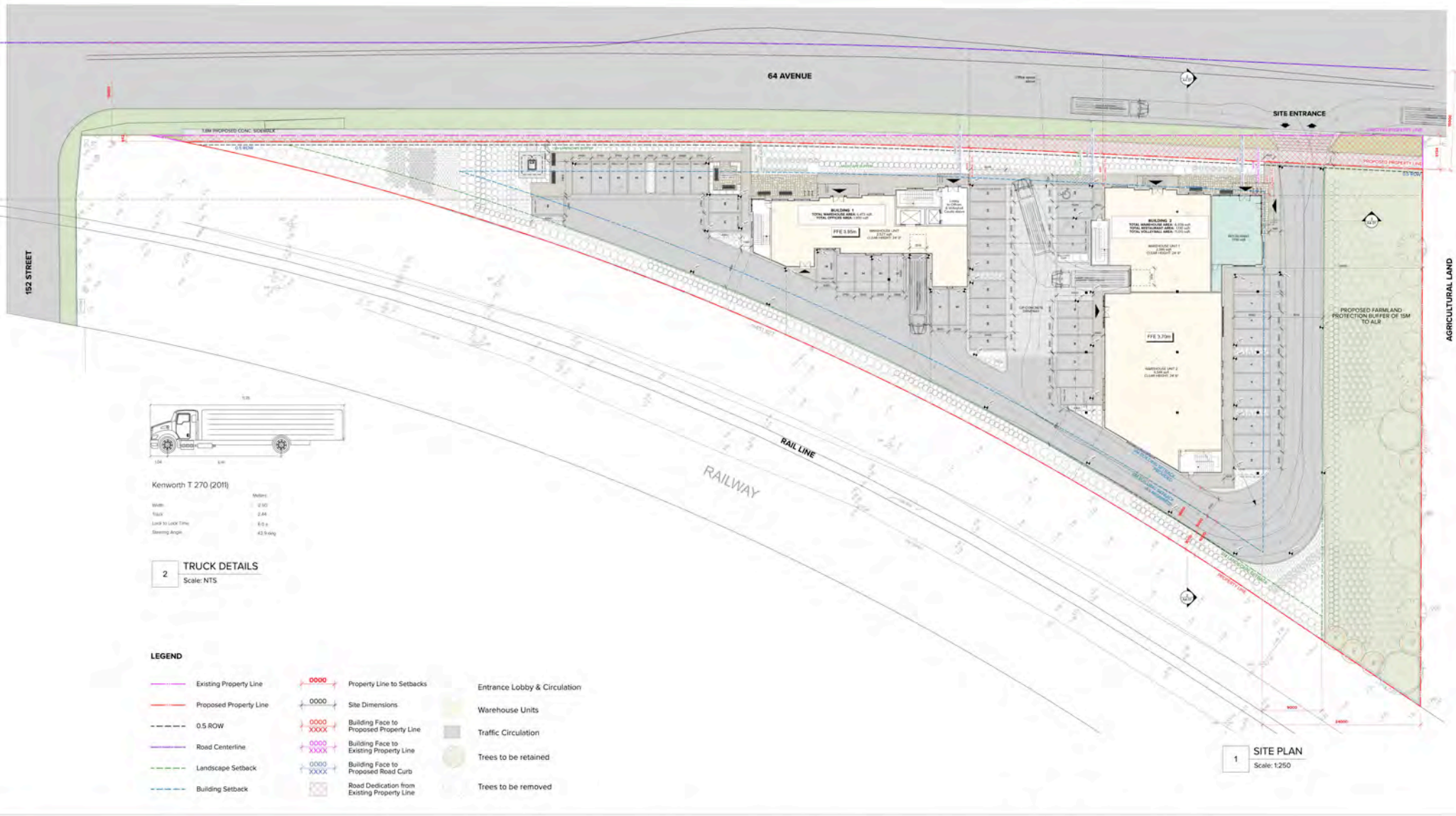
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Project
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Owner
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Sheet Title
FIRE SITE PLAN

Sheet No. A1.05	Total Sheets 26	Contractors	Consultants Architecture Panel Inc.
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I	2022-10-20	DP Re-Submission





Kenworth T 270 (2011)

Model	270
Year	2011
Load to Lock Time	6.0 s
Steering Angle	43.9 deg

2 TRUCK DETAILS
Scale: NTS

LEGEND

- Existing Property Line
- Proposed Property Line
- 0.5 ROW
- Road Centerline
- Landscape Setback
- Building Setback
- Property Line to Setbacks
- Site Dimensions
- Building Face to Proposed Property Line
- Building Face to Existing Property Line
- Building Face to Proposed Road Curb
- Road Dedication from Existing Property Line
- Entrance Lobby & Circulation
- Warehouse Units
- Traffic Circulation
- Trees to be retained
- Trees to be removed

1 SITE PLAN
Scale: 1:250

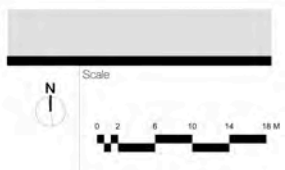


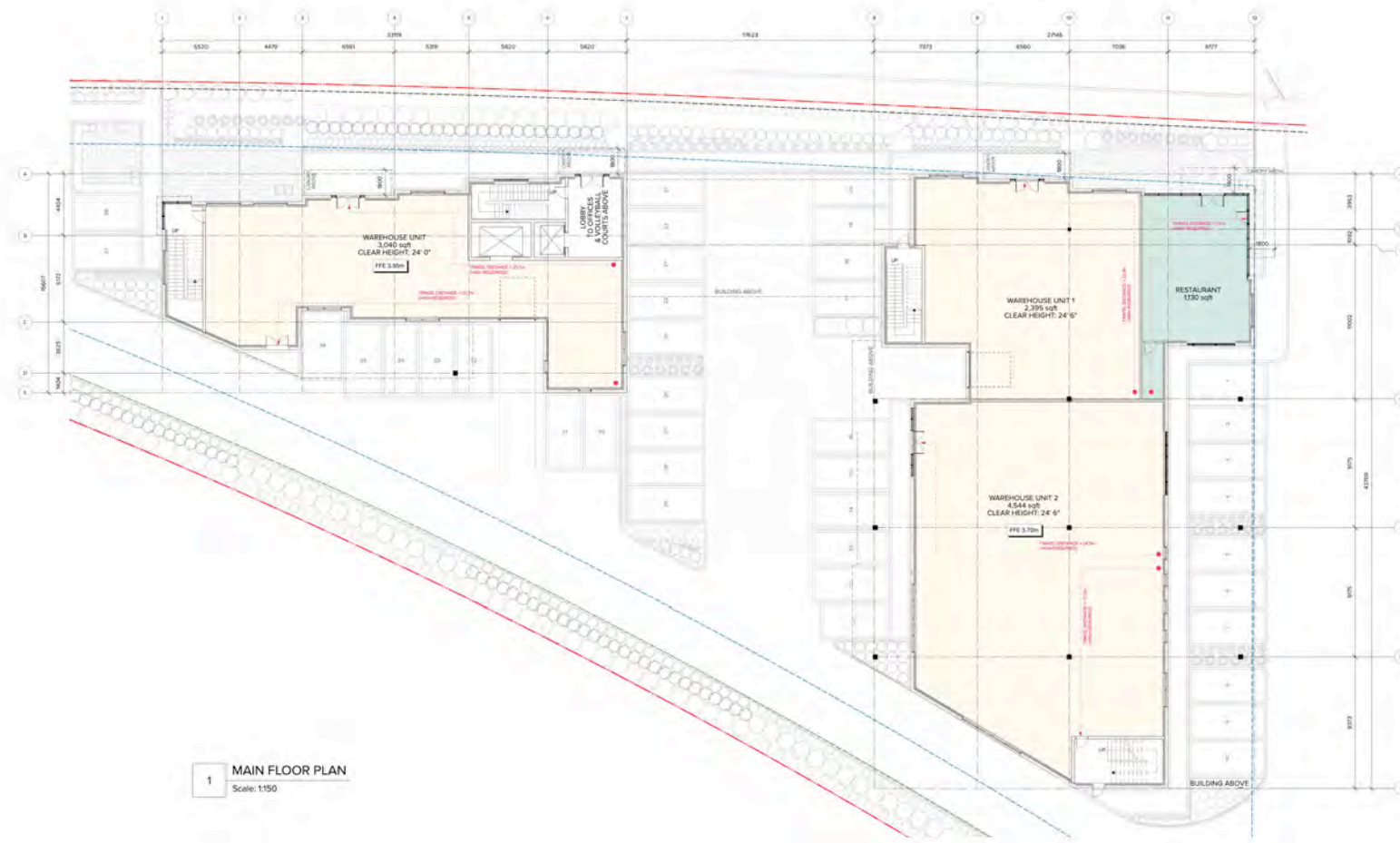
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Sheet Title
SITE PLAN

Sheet No. A2.01	Total Sheets 26	Contractors	Consultants Architecture Panel Inc.
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1 MAIN FLOOR PLAN
Scale: 1:150

SPACE LEGEND

- Services & Stairs/Elevator
- Warehouse
- Restaurant



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Project
Proposed Warehouse Buildings

Owner
Diyash Investments Inc.

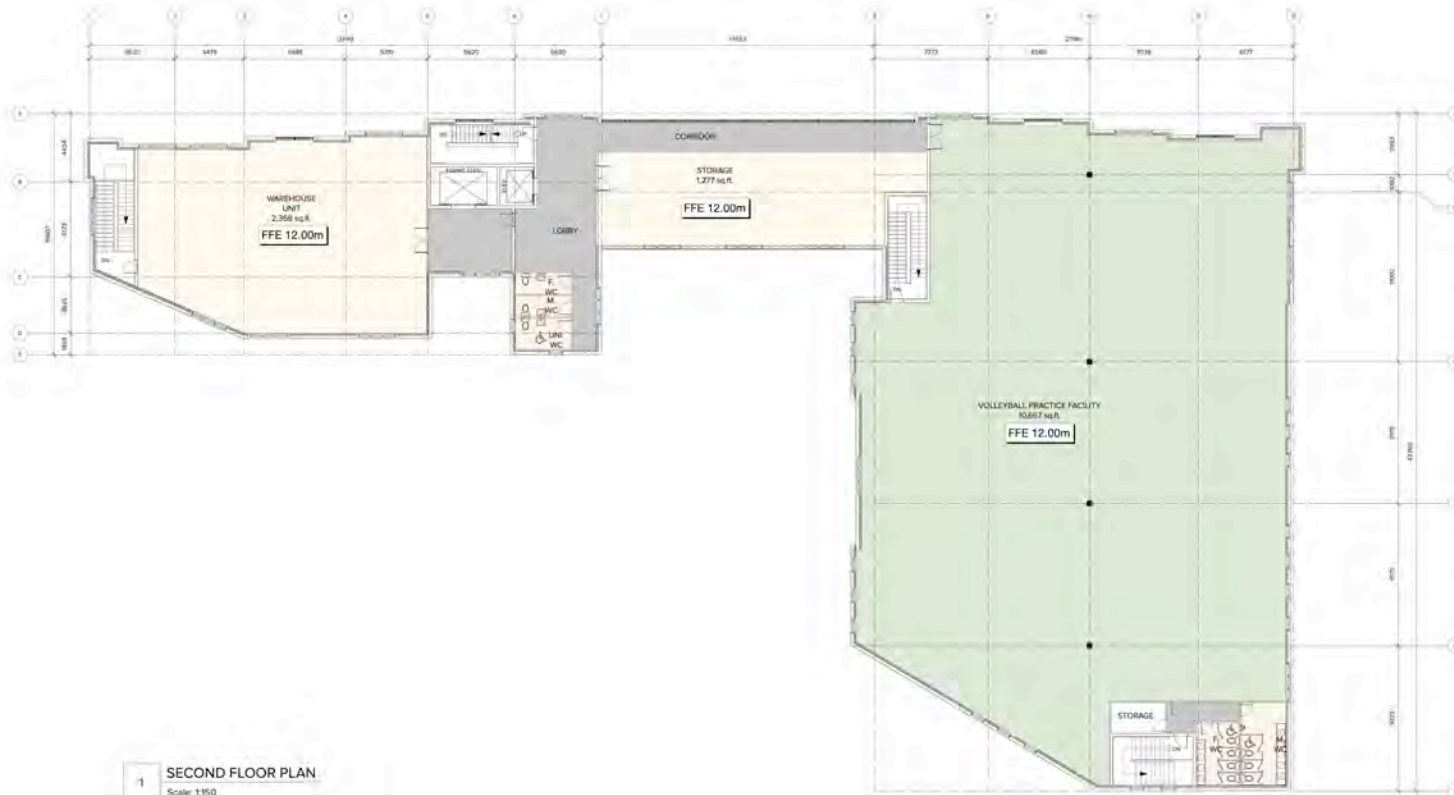
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MAIN FLOOR PLAN






Sheet No. A2.02	Total Sheets 26	Contractors	Consultants Architecture Panel Inc.
Drawn By BF	Checked By RD	AH-J City of Surrey	Documents DP Application
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I	2022-10-20	DP Re-Submission

Scale

0 3 5 7 9 M



- SPACE LEGEND**
-  Services & Stairs/Elevator
 -  Volleyball courts (Building 2)
 -  Warehouse
 -  Washrooms
 -  Corridor



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Sheet Title
SECOND FLOOR PLAN

Sheet No. A2.03
Total Sheets 26

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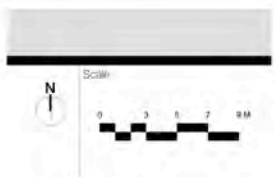
Documents
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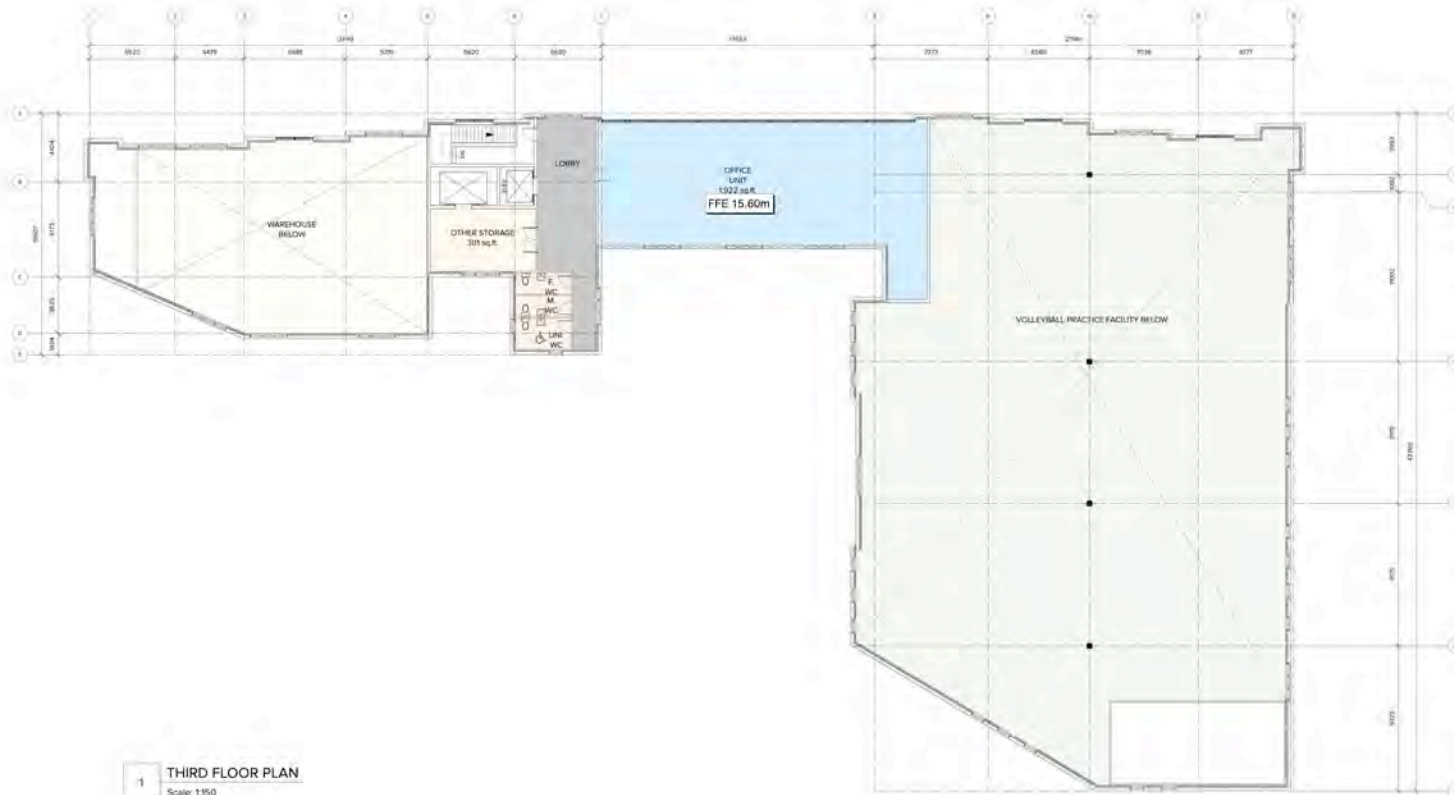
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No	Date	Issue Notes
B	2021-11-12	Pre-Application
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1 THIRD FLOOR PLAN
Scale: 1:150

SPACE LEGEND

- Services & Stairs/Elevator
- Office Unit
- Warehouse
- Washrooms
- Corridor



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Sheet Title
THIRD FLOOR PLAN

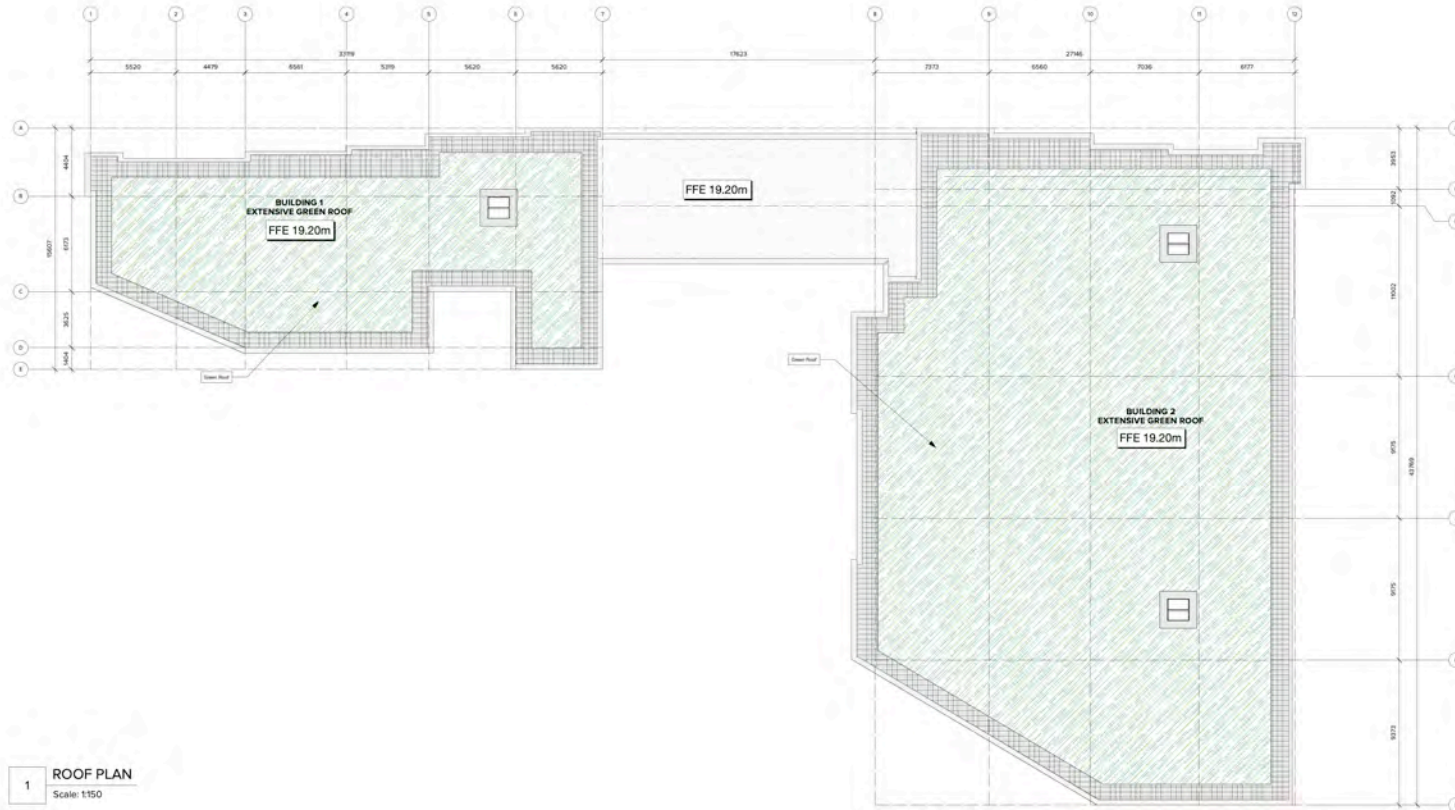
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Scale

N



1 ROOF PLAN
Scale: 1:150

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ROOF PLAN

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26

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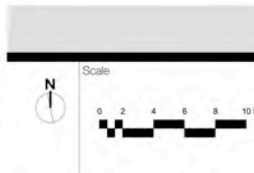
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I	2022-10-20	DP Re-Submission





1 EAST ELEVATION
Scale: 1:150



2 NORTH ELEVATION (64 AVE)
Scale: 1:150

Material Legend

- 1 Painted Tilt-up Panel
- Color: White
- 2 Painted Tilt-up Panel
- Color: Beige
- 3 Painted Tilt-up Panel
- Color: Maple Chestnut
- 4 Aluminum Composite Panel
Color: Gray
- 5 Curtain glazing
- 6 Longboard Soffit
- Mahogany
- 7 Aluminum Composite Panel
Color: Dark Gray
- 8 Metal Column
- Dark Gray

MATERIAL COLOR BOARD



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Project
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Owner
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Sheet Title
NORTH/EAST ELEVATION

Sheet No.
A3.01

Total Sheets
26

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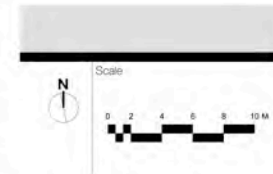
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I	2022-10-20	DP Re-Submission



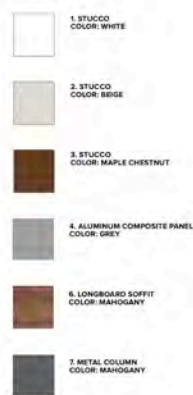


1 WEST ELEVATION (152 ST)
Scale: 1:150

Material Legend

- 1 Painted Tilt-up Panel
Color: White
- 2 Painted Tilt-up Panel
Color: Gray
- 3 Painted Tilt-up Panel
Color: Maple Chestnut
- 4 Aluminum Composite Panel
Color: Dark Gray
- 5 Curtain glazing
- 6 Longboard Soffit
Mahogany
- 7 Metal Column
Dark Gray

MATERIAL COLOR BOARD



2 SOUTH ELEVATION
Scale: 1:150



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Project
Proposed Warehouse Buildings

Owner
Diyash Investments Inc.

Sheet Title
SOUTH/WEST ELEVATION

Sheet No.
A3.02

Total Sheets
26

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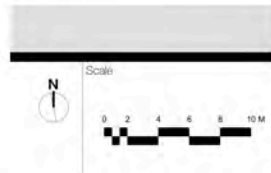
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F	2022-03-29	DP Application
G	2022-06-22	DP Application
H	2022-08-22	DP Re-Submission
I	2022-10-20	DP Re-Submission

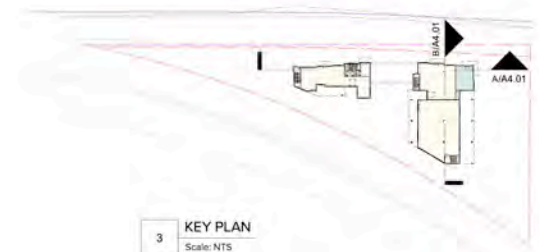




A SECTION A-A
Scale: 1/50



B SECTION B-B
Scale: 1/50



3 KEY PLAN
Scale: NTS



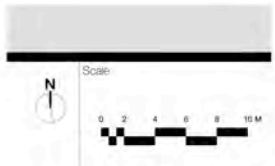
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Project
Proposed Warehouse Buildings
Owner
Diyash Investments Inc.
Sheet Title
SECTIONS

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A4.01
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I	2022-10-20	DP Re-Submission





1 VIEW TO SITE FROM 64 AVE LOOKING SOUTH
Scale: NTS



2 VIEW TO SITE FROM 64 AVE LOOKING SOUTH EAST
Scale: NTS



3 VIEW TO SITE FROM 64 AVE LOOKING SOUTH WEST
Scale: NTS



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Project
Proposed Warehouse Buildings
Owner
Diyash Investments Inc.
Sheet Title
RENDERS

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G	2022-06-22	DP Application
H	2022-08-22	DP Re-Submission
I	2022-10-20	DP Re-Submission





1 VIEW TO SITE FROM 64 AVE LOOKING SOUTH EAST
Scale: NTS



2 VIEW FROM SITE LOOKING NORTH WEST
Scale: NTS



3 VIEW FROM BACK LANE
Scale: NTS



4 VIEW OF OUTDOOR AMENITY LOOKING SOUTH EAST
Scale: NTS



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Project
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Owner
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Sheet Title
RENDERS

Sheet No.
A5.02

Total Sheets
26

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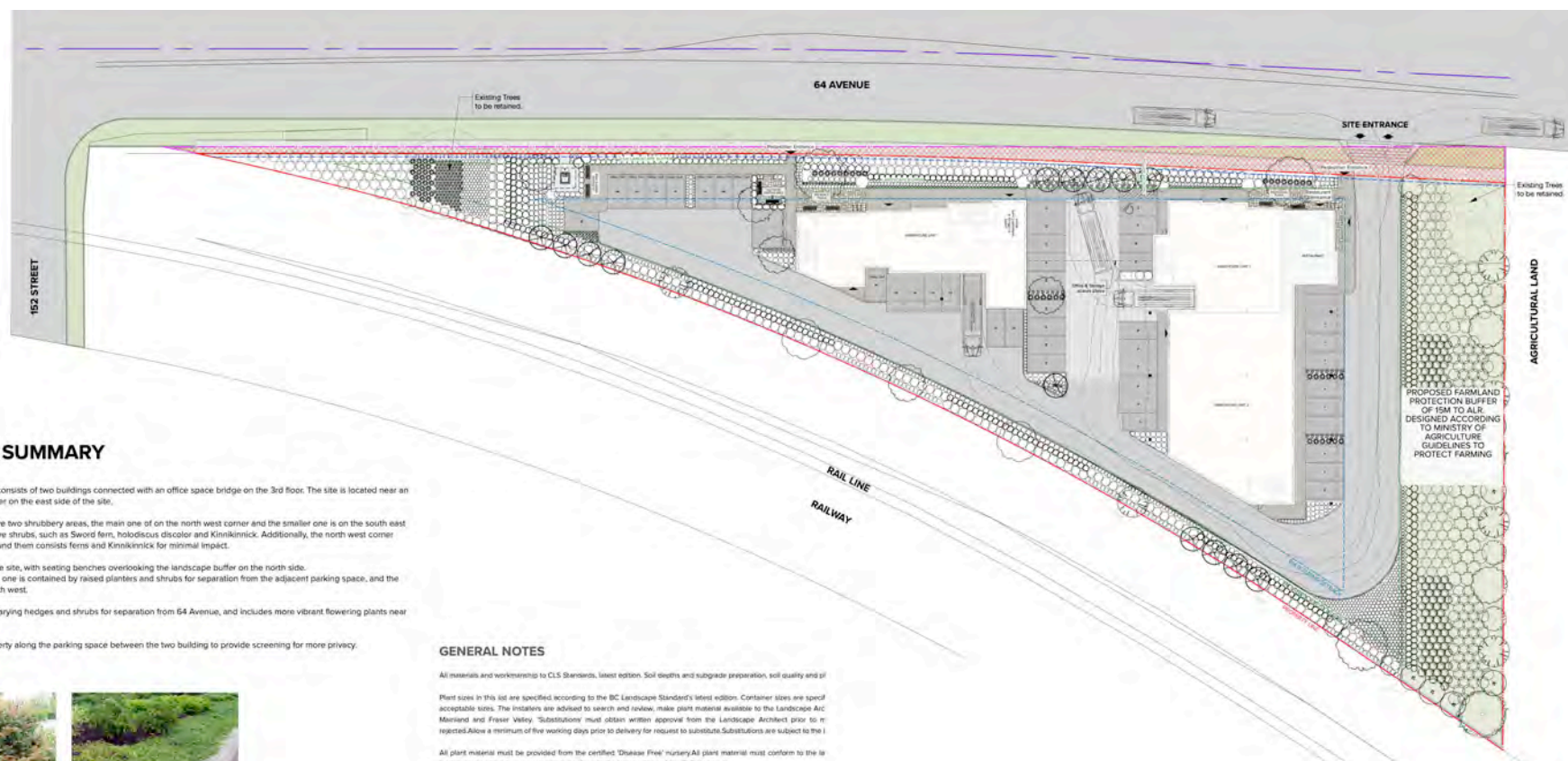
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Scale



DESIGN RATIONALE AND SUMMARY

This warehouse, volleyball training centre and offices project consists of two buildings connected with an office space bridge on the 3rd floor. The site is located near an agricultural area, and it includes a 15m farmland protection buffer on the east side of the site.

The triangular shape of the site provided the opportunity to have two shrubby areas, the main one of on the north west corner and the smaller one is on the south east corner. Both areas are proposed to be filled with trees and native shrubs, such as Sword fern, holodocus discolor and Kivikivik. Additionally, the north west corner includes two existing trees to be retained, and the planting around them consists ferns and Kivikivik for minimal impact.

Two pedestrian plazas are proposed near the entry points of the site, with seating benches overlooking the landscape buffer on the north side.

Two other outdoor, more secluded seating areas are proposed, one is contained by raised planters and shrubs for separation from the adjacent parking space, and the other seating area is adjacent to the shrubby area on the north west.

The planting buffer on the north side of the property includes varying hedges and shrubs for separation from 64 Avenue, and includes more vibrant flowering plants near pedestrian plazas.

Azer rubrum bowhall is proposed on the north side of the property along the parking space between the two building to provide screening for more privacy.



Hemerocallis 'Lemon Yellow' Vaccinium Oshum Kivikivik



Nandina Domestica Azer Rubrum bowhall Liquidambar styraciflua

See Tree Schedules, Tables and Descriptions on L03

GENERAL NOTES

All materials and workmanship to CLS Standards, latest edition. Soil depths and subgrade preparation, soil quality and all

Plant sizes in this list are specified according to the BC Landscape Standard's latest edition. Container sizes are specific acceptable sizes. The installers are advised to search and review, make plant material available to the Landscape Architect (Landscape Architect) and Fraser Valley "Substitutions" must obtain written approval from the Landscape Architect prior to rejection. Allow a minimum of five working days prior to delivery for request to substitute. Substitutions are subject to the

All plant material must be provided from the certified "Disease Free" nursery. All plant material must conform to the landscape and landscape materials to conform to the latest edition of the CLS standards.

Min. growing medium depths over prepared subgrade shall be:

Lawn areas	300mm
Ground Cover Areas	450mm
Shrub Areas	450mm
Tree Pits	300mm (ground root ball)

Growing medium shall have physical and chemical properties as described in the standards for "Growing Media, except for level 1" applications. Processing and mixing of the growing medium shall be done off-site using a mechanized screening; contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the site.

On-Site or imported soils shall satisfy the requirements of the standards for growing medium. Soils shall be virtually free of weeds, plant pathogenic organisms, toxic material, stones over 30mm, and foreign objects.

All planting beds shall receive min. 50mm bark mulch.

The contractor shall maintain clean working conditions, remove all refuse and debris and prevent the site in a safe and clean condition. Plant species and varieties may not be substituted without the approval of the Landscape Architect.

All wood fences to be cedar, with one coat of clear penetrating preservative.

All engineering (Structural, Mechanical, Envelope and Electrical) to supersede the Landscape drawings where appropriate and landscaping.

All soft landscape areas to be serviced by High Efficiency Irrigation System.

1 KEY PLAN
Scale: 1:300

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Project Proposed Warehouses Buildings

Owner
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Sheet Title
KEY PLAN

Total Sheets
7

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Smaller planting under retained trees to be planted after final grading is done with the supervision of an arborist.

PMT location with shrubbery and a tree to shield it from street view.

1.5m wide hedges and shrubbery buffer

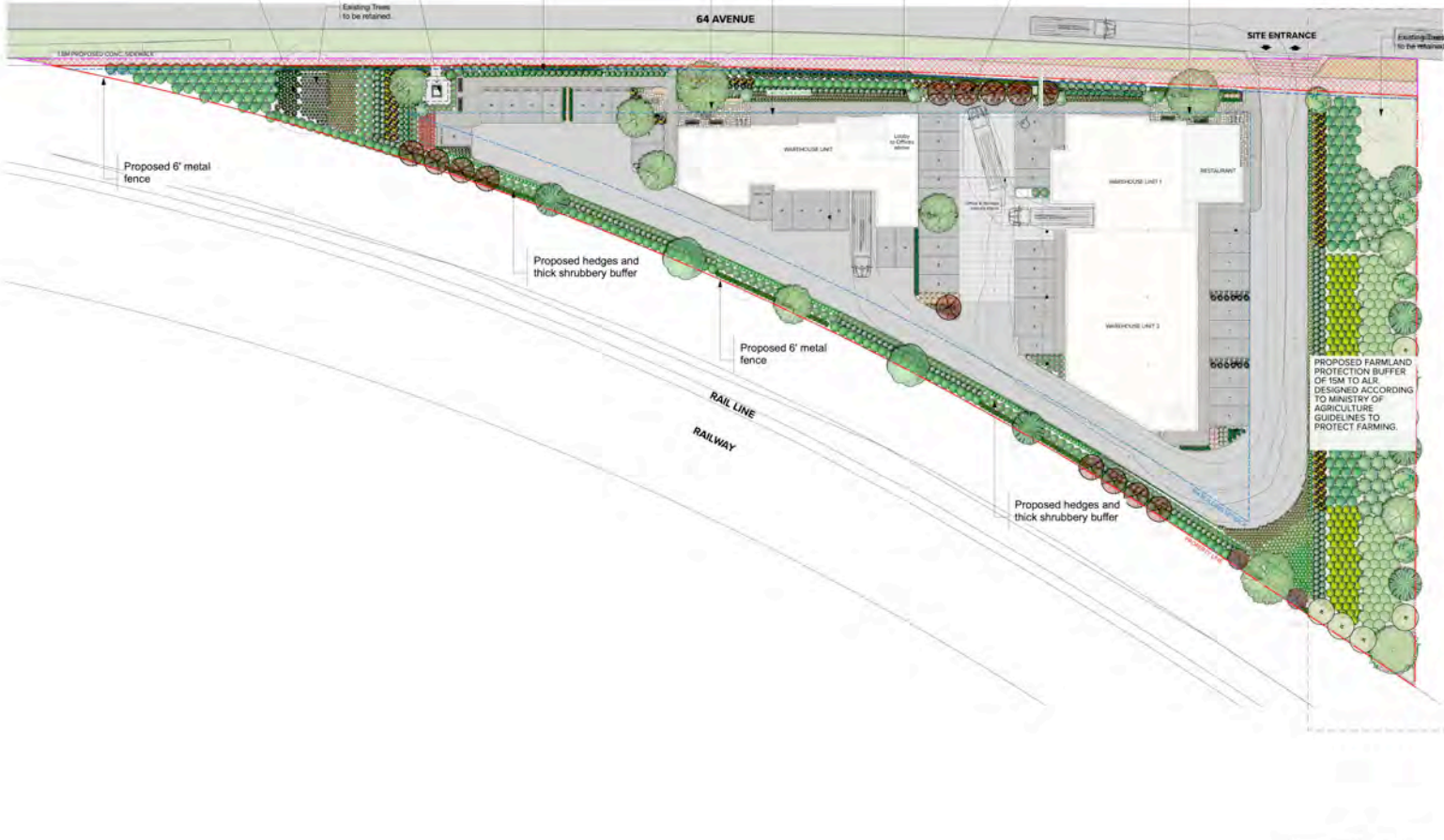
Pedestrian plaza near site entrance overlooking a garden area.

Pathways providing connection to outdoor seating areas and parking lots.

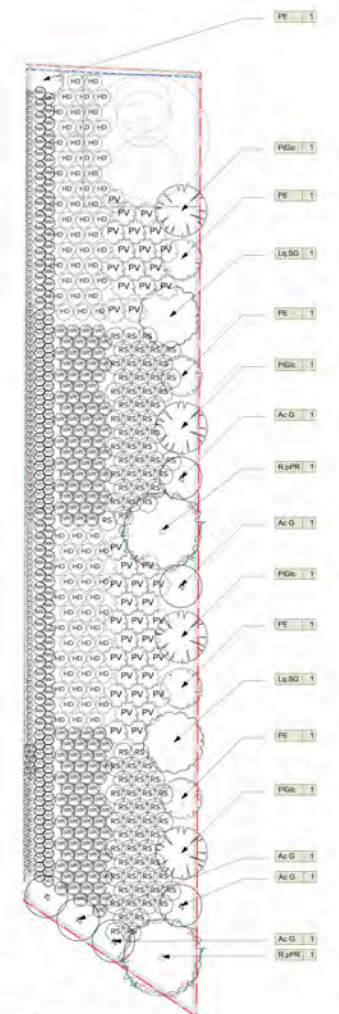
Proposed hedges and thick shrubbery buffer

Proposed columnar trees near the main parking area

Pedestrian plaza with seating opportunity near site entrance.



1 CONCEPT PLAN
Scale: 1:300



2 PLANTING PLAN OF ALR
Scale: 1:200

Refer to L03 for Planting Lists and Details.



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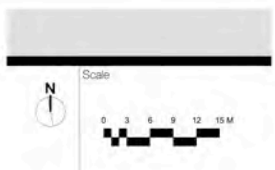
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Project
Proposed Warehouses Buildings
Owner
Diyash Investments Inc.
Sheet Title
CONCEPT PLAN

Total Sheets
7
Sheet No.
L02
Contractors
City of Surrey
Consultants
Architecture Panel Inc.
Documents
DP Application
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BF/LT
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RD
Scale
1:300

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No	Date	Issue Notes
B	2021-11-12	Pre-Application
C	2022-01-18	Pre-Application
D	2022-03-11	Pre-Application
E	2022-03-29	DP Application
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G	2022-08-24	DP Re-Submission
H	2022-10-18	DP Re-Submission



List of Proposed Shrubs

Image	ID	Quantity	Latin Name	Common Name	Scheduled Size
	TX	215	Taxus sp.	Yew, hedge variety	1.5 m. ht.
	AU1	491	Arctostaphylos uva-ursi	Yuccover and Yuccover Jade Kinnikick	#1 pot
	AU1	85	Aucuba japonica 'Picturata'	Picturata Aucuba	#2 pot
	PA1	11	Pennisetum alopecuroides 'Nanette'	Nanette Dwarf Fountain Grass	#2 pot
	SJ	198	Skimmia japonica	Japanese Skimmia	#2 pot
	CJ	2	Camellia japonica	Japanese Camellia	1.0 m. ht.
	MA	132	Mahonia aquifolium	Oregon grape	#3 pot
	VO	220	Vaccinium ovatum 'Thunderbird'	evergreen huckleberry	#3 pot
	H	3	Heuchera vars.	Coral bells	#1 pot
	BT	22	Buxus 'Green Velvet'	Green Beauty Boxwood	#3 pot
	PJ	75	Persea japonica 'Mountain Fir'	Mountain Fire Lily Of The Valley	#3 pot
	M	230	Mahonia nervosa	Dull Oregon grape	#1 pot
	HE	97	Hemerocallis x 'Lemon Yellow' or vars.	Lemon Yellow Daylily	#1 pot
	TO	23	Thuja occidentalis 'Smaragd'	Emerald Cedar	1.5 m. ht.
	CT	33	Choisya ternata	Mexican Orange Blossom	#3 pot
	HP	62	Hosta x 'Patrol'	Patrol Plantain Lily	#3 pot
	SJ1	14	Spiraea japonica 'Little Princess'	Little Princess Spiraea	#3 pot
	PV	48	Philadelphus x virginica	Mock Orange	#5 pot
	L	12	Lavendula vars.	Lavender	#1 pot
	PM	29	Polystichum muticum	swortfern	#3 pot
	PG	8	Pennisetum orientale	Oriental Fountain Grass	#3 pot
	H1	44	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
	HA	12	Hosta x 'Blue Angel'	Blue Angel Plantain Lily	#1 pot
	PO	8	Pennisetum orientale	Oriental Fountain Grass	#3 pot
	Paly	20	Polystichum polyblepharum	Tassel Fern	#2 pot
	R	122	Rosa Nutkana	Noodka Rose	#2 pot
	Ndam	12	Nandina domestica	Heavenly Bamboo	#3 pot
	ND1	48	Nandina domestica 'Compacta'	Dwarf Heavenly Bamboo	#3 pot
	HO	37	Helleborus orientalis 'Red'	Red Flowering Lenten Rose	#1 pot
	LM	17	Liriope muscari	Big Blue Lily Turf	#1 pot
	HD	50	Holdiboscus discolor	scapanery	#3 pot
	PM-1	27	Polystichum muticum	swortfern	#1 pot
	Paly-1	121	Polystichum polyblepharum	Tassel Fern	#1 pot
	HD	86	Holdiboscus discolor	scapanery	#3 pot
	SR1	133	Sambucus racemosa 'SMNERD4' USP	Lemony Lace™ Elderberry	#3 pot
	RS	91	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#3 pot
	RR	81	Rosa rugosa 'Champion'	Champion Hardy Shrub Rose	#2 pot

List of Proposed Trees

Image	ID	Quantity	Latin Name	Common Name	Scheduled Size
	Lq.SG	7	Liquidambar styraciflua	American Sweetgum	7 cm. cal.
	AR	14	Acer rubrum 'Bowhall'	Bowhall red maple	6 cm. cal.
	PGC	6	Picea glauca	White Spruce	3 m.
	P-1	2	Prunus lusitana	Portugal Laurel	1 m. ht.
	Ar.Ma	3	Acer macrophyllum	Red Maple, Swamp Maple	
	Ac.Pb	2	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	6 cm. Cal.
	PE	5	Prunus emarginata 'Bitter Cherry'	Bitter Cherry	1 m.
	RupR	2	Robinia pseudoacacia 'Purple R'	Purple Flowering Black Locust	7 cm. cal.
	Ac.G	6	Acer glabrum	Douglas maple	2.0m ht.

1 PLANTING PLAN
Scale: 1:250



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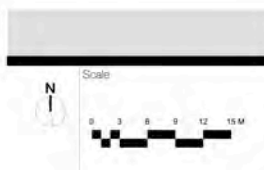
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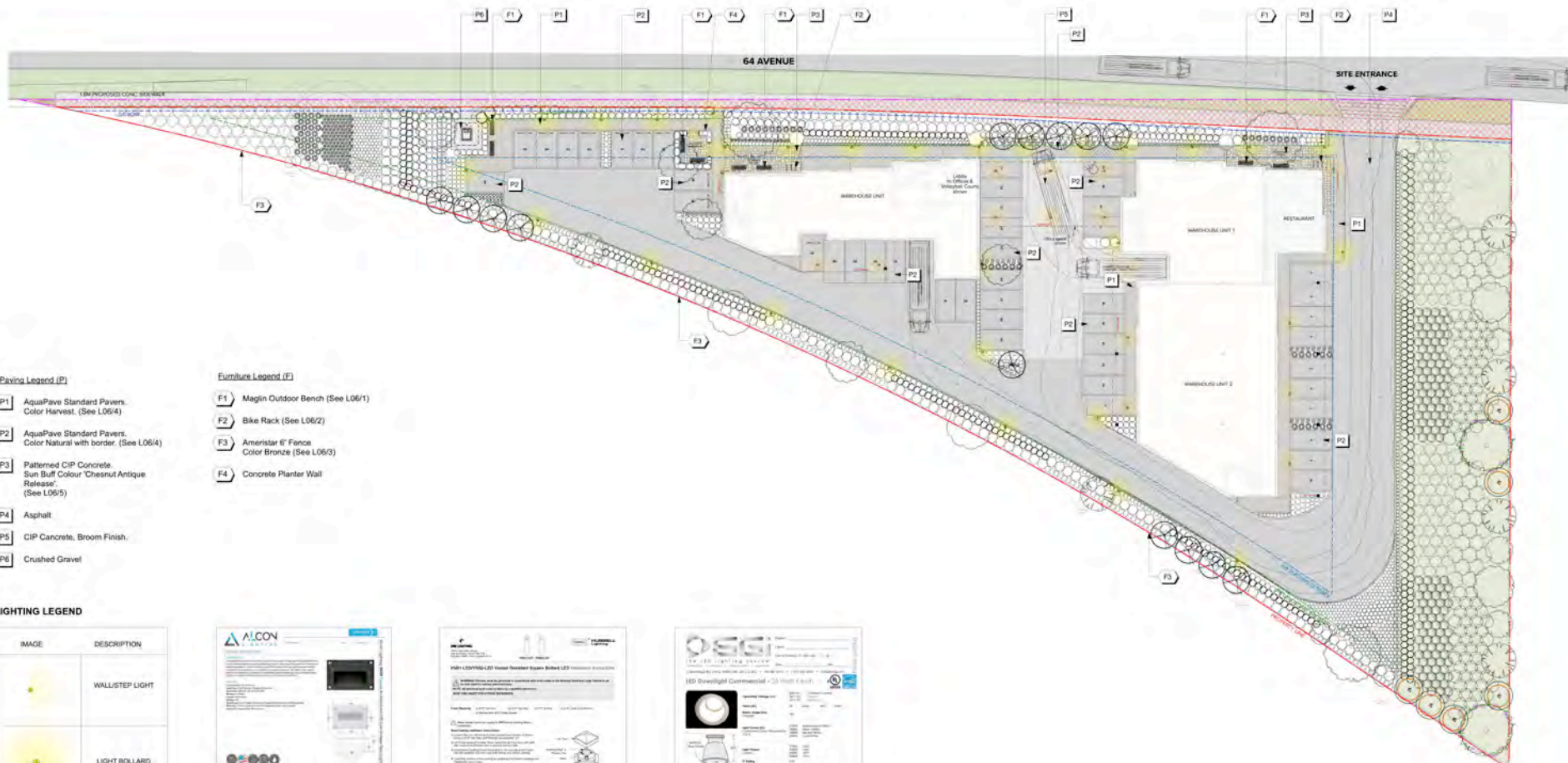
Project
Proposed Warehouses Buildings
Owner
Diyash Investments Inc.
Sheet Title
PLANTING PLAN

Total Sheets
7
Sheet No.
L03
Contractors
AHU City of Surrey
Consultants
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No	Date	Issue Notes
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H	2022-10-18	DP Re-Submission





Paving Legend (P)

- P1** AquaPave Standard Pavers, Color Harvest. (See L06/4)
- P2** AquaPave Standard Pavers, Color Natural with border. (See L06/4)
- P3** Patterned CIP Concrete, Sun Buff Colour 'Chesnut Antique Release'. (See L06/5)
- P4** Asphalt
- P5** CIP Concrete, Broom Finish.
- P6** Crushed Gravel

Furniture Legend (F)

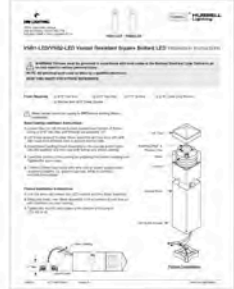
- F1** Maglin Outdoor Bench (See L06/1)
- F2** Bike Rack (See L06/2)
- F3** Amstar 6" Fence, Color Bronze (See L06/3)
- F4** Concrete Planter Wall

LIGHTING LEGEND

IMAGE	DESCRIPTION
	WALL/STEP LIGHT
	LIGHT BOLLARD
	SOFFIT DOWNLIGHTS
*NOTE: SOFFIT MOUNTED	



2 WALL/STEP LIGHT
Scale: NTS



3 SQUARE BOLLARD LIGHT
Scale: NTS



4 SOFFIT DOWNLIGHTS
Scale: NTS

1 HARDSCAPE PLAN
Scale: 1:250



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Project
Proposed Warehouses Buildings

Owner
Diyash Investments Inc.

Sheet Title
**HARDSCAPE PLAN/
 LIGHTING PLAN**

Total Sheets
7

Sheet No.
L04

Contractors

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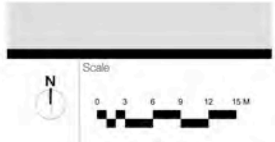
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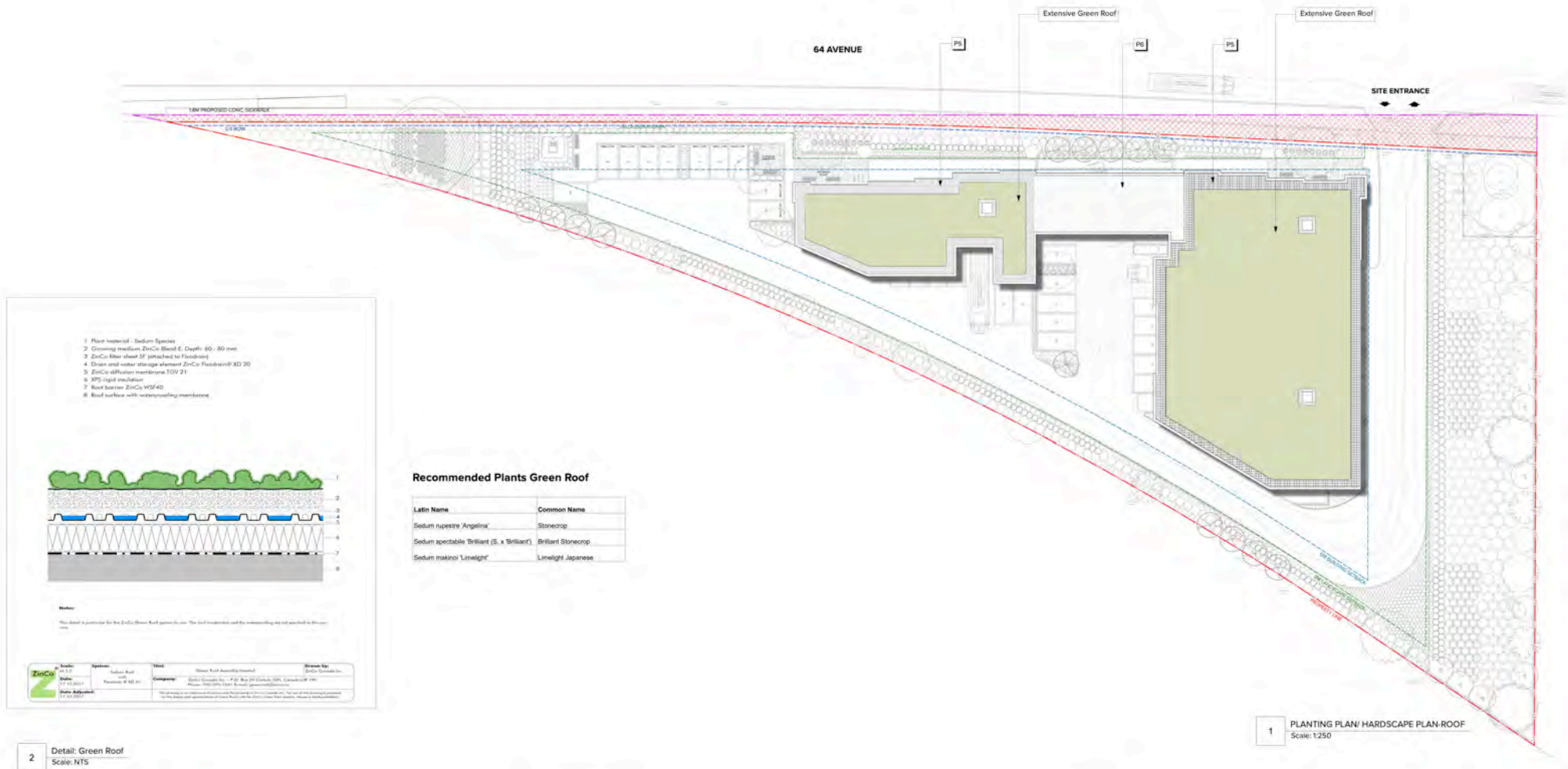
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Documents
DP Application

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No	Date	Issue Notes
B	2021-11-12	Pre-Application
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H	2022-10-18	DP Re-Submission





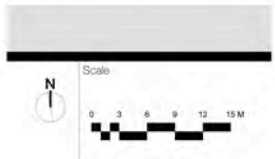
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Project
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 Owner
Diyash Investments Inc.
 Sheet Title
PLANTING PLAN/ HARDSCAPE PLAN-ROOF

Total Sheets 7	Sheet No. L05	Contractors	Consultants Architecture Panel Inc.
Drawn By BF/LT	Checked By RD	AHJ City of Surrey	Documents DP Application
Revised By RD	135 of 178 DP Application		

No	Date	Issue Notes
B	2021-11-12	Pre-Application
C	2022-01-18	Pre-Application
D	2022-03-11	Pre-Application
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H	2022-10-18	DP Re-Submission

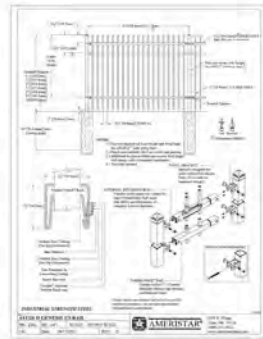




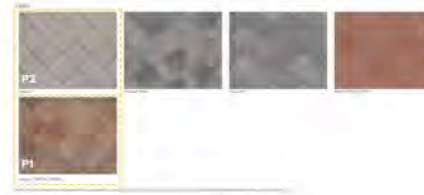
1 **MAGLIN OUTDOOR BENCH (F1)**
Scale: NTS



2 **BICYCLE RACK (F2)**
Scale: NTS



3 **AMERISTAR 6' FENCE, BRONZE (F3)**
Scale: NTS

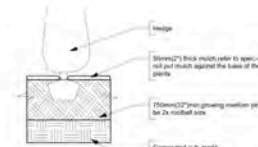


4 **AquaReve Standard (P1,P2)**
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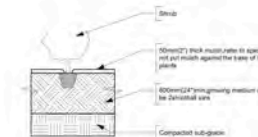
Colours for stamped Concrete



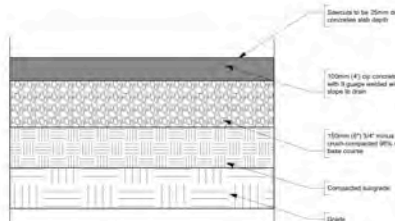
5 **Patterned CIP Concrete (P3)**
Scale: NTS



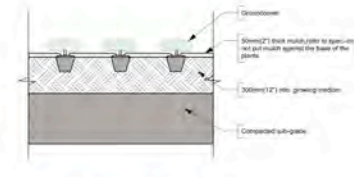
6 **DETAIL: HEDGE AT GRADE**
Scale: NTS



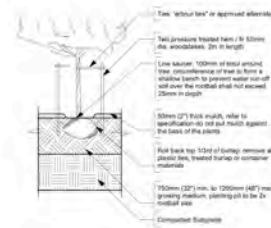
7 **DETAIL: SHRUB AT GRADE**
Scale: NTS



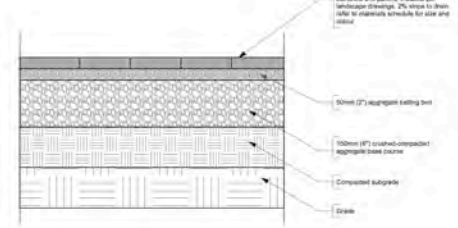
8 **DETAIL: CONCRETE ON GRADE**
Scale: NTS



9 **DETAIL: GROUNDCOVER AT GRADE**
Scale: NTS



10 **DETAIL: TREE AT GRADE**
Scale: NTS



11 **DETAIL: CONCRETE UNIT PAVERS ON GRADE**
Scale: NTS



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Project
Proposed Warehouses Buildings

Owner
Diyash Investments Inc.

Sheet Title
DETAILS

Total Sheets
7

Sheet No.
L06

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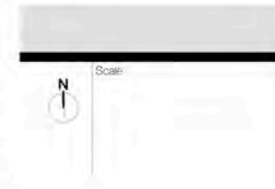
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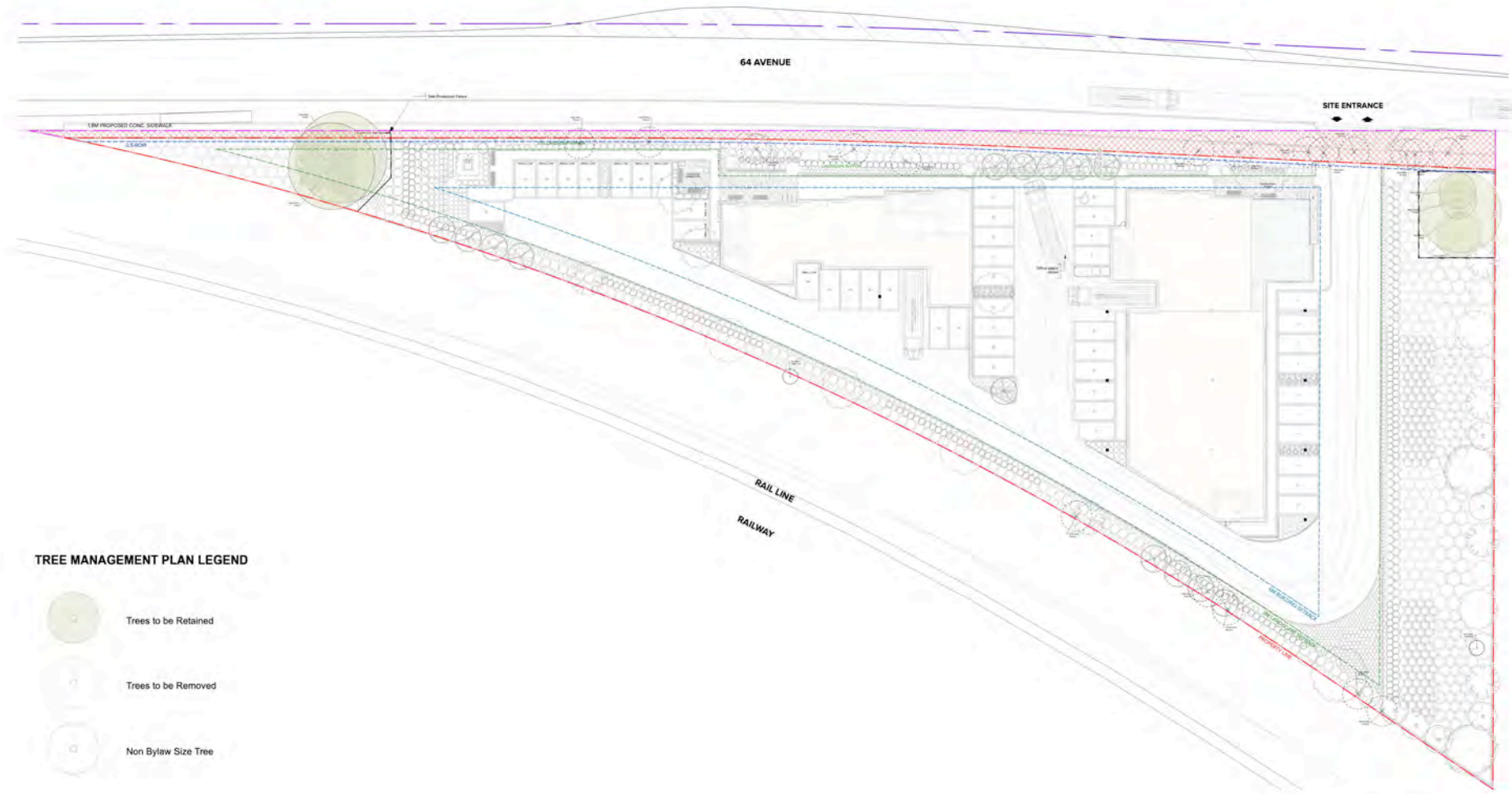
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DP Application

No	Date	Issue Notes
B	2021-11-12	Pre-Application
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D	2022-03-11	Pre-Application
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H	2022-10-18	DP Re-Submission





TREE MANAGEMENT PLAN LEGEND

-  Trees to be Retained
-  Trees to be Removed
-  Non Bylaw Size Tree

1 TREE MANAGEMENT PLAN
Scale: 1:250



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Project
Proposed Warehouses Buildings
Owner
Diyash Investments Inc.
Sheet Title
TREE MANAGEMENT PLAN

Total Sheets
7

Sheet No.
L07

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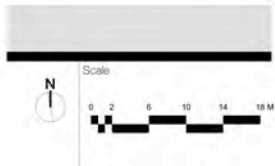
Checked By
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Documents
DP Application

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RD

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No	Date	Issue Notes
B	2021-11-12	Pre-Application
C	2022-01-18	Pre-Application
D	2022-03-11	Pre-Application
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G	2022-08-24	DP Re-Submission
H	2022-10-18	DP Re-Submission



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

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

DATE: **November 22, 2022** PROJECT FILE: **7822-0111-00**

RE: **Engineering Requirements (Industrial)
Location: 15238 64 Avenue**

REZONE

Property and Statutory Right-of-Way (SRW) Requirements

- Dedication varies for 64 Avenue to accommodate existing conditions
- Register 0.5 metre SRW along 64 Avenue

Works and Services

- Construct 64 Avenue
- Build water main fronting the site
- Provide sewage disposal system to service the lands
- Implement onsite water quality and sediment control features
- Install water, sanitary and storm sewer service connections

A Servicing Agreement is required prior to Rezone.

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment beyond those listed above.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit beyond those listed above.



Jeff Pang, P.Eng.
Development Services Manager

KMH

7.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: 15238 64 Ave, Surrey, B.C., V3S 1Y1

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	25
Protected Trees to be Removed	19
Protected Trees to be Retained <i>(excluding trees within proposed open space or riparian areas)</i>	6
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 10 X one (1) = 10	10
All other Trees Requiring 2 to 1 Replacement Ratio 9 X two (2) = 18	18
Replacement Trees Proposed	47
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:

Francis Klimo

January 10, 2023

(Signature of Arborist)

Date



***DRAFT Agriculture,
Environment, and
Investment Committee
Minutes***

Location: Virtual
WEDNESDAY, SEPTEMBER 7, 2022
Time: 6:00 p.m.

Present:

Councillor Patton, Chair
Councillor Elford
M. Lamont
S. Rai
S. Van Keulen

Regrets:

Councillor Nagra
Drew Bondar, Ministry of Agriculture

Staff Present:

Y. Yohannes, Manager, Utilities
L. Moraes, Planner
S. Johal, Planner
S. Lee, Administrative Assistant
S. Nichols, Deputy City Clerk

C. NEW BUSINESS

1. Development Application 7922-0111-00

Luciana Moraes, Planner
Address: 15238 - 64 Avenue

Luciana Moraes, Planner, summarized the report dated August 25, 2022 regarding Development Application 7922-0111-00. The application proposes to discharge Land Use Contract (LUC) No. 584 and rezone the site located at 15238 - 64 Avenue, from Light Industrial Zone (IL) to Comprehensive Development Zone (CD) (based on IL) in order to develop a multi-tenant industrial site. The following information was highlighted:

- Located on the southeast corner of 152 Street and 64 Avenue, the site is triangular and slopes downward from west to east. Though the property is officially in the Agricultural Land Reserve (ALR), it is exempt from the Agricultural Act given its small size and the applicant does not require an exclusion request.
- The current LUC only allows for a cement plant. When the LUC expires in June 2024, the underlying IL will come into effect. Staff is working with the applicant to rezone the site to CD because the IL is broader and allows for uses that the City would not recommend given the site proximity to the two roads nearby and the ALR.
- The site has never been used for agriculture. The applicant is proposing to develop a multi-tenant industrial site, with a restaurant at the northeast corner, and an indoor volleyball facility and offices on the second floor. The applicant has been working with staff and Metro Vancouver to service the site and include an Official Community Plan (OCP) amendment from Agricultural to Industrial to reflect the current zone, the proposed uses, and the new zoning.

- The applicant is also proposing a 15-metre landscape buffer, as required in the OCP. Since Transportation requested the site access to be far from the intersection, the site access and vehicular circulation has been placed adjacent to the buffer, to further move the proposed buildings as far west as possible.
- Given the site's irregular shape and small size, the applicants are requesting support from the AEIAC committee to reduce the building setback from 30 metres (recommended in the OCP) to 23 metres.

M. Lamont and S. Rai joined the meeting at 6:07PM.

In response to questions from the Committee, Ms. Moraes provided the following information:

- The total required number of surface parking stalls is 52 stalls. The volleyball facility will mainly use the parking lot in the evening (or after school hours), and they will be sharing six parking stalls with the industrial site that are mainly used during the day. Since these stalls will be shared during different times, the applicants are proposing 46 stalls instead of 52 stalls that are required.
- The applicant is not asking to relax the required 15-metre landscape buffer. They are only asking for a 23-metre building setback to the ALR on the east because the subject site has a triangular shape and the building narrows down on the west. The extra seven metres will significantly improve their proposal by expanding the size of the usable building space on the eastern side of the subject site.
- The applicant is proposing a volleyball facility because the owners are already involved with a volleyball group that is now renting a facility elsewhere. Since the group is having difficulty finding a facility elsewhere due to the height requirement in the gymnasium for this sport, the owners' goal for building the new facility on this site was to provide a permanent place for this group. In addition, this indoor recreational facility use is also considered compatible with the IL zone.
- The subject site is currently used for truck parking. The current site access is near the northwest side of the site on 64 Avenue. One of the goals of proposing the CD Bylaw (instead of leaving as IL) is to make restrictions on the amount of floor area that could be used for offices, restaurant, industrial site, and volleyball facility. If the Land Use Contract is allowed to expire, the IL zone will come into effect, and they can continue using the site legally for truck parking. To avoid this continuation, Staff is working with the applicant to clean up the site, do proper landscape buffers and servicing connections to the site, and restrict the uses to what is manageable there.

- The applicant is not proposing any agricultural use on the site since they are exempt from the Agricultural Act given their small size. Staff did discuss agricultural use with the applicant, but it is hard to enforce due to the underlying IL. As a result, the staff worked with the applicant to find a more agricultural friendly option by proposing the 15-metre landscape buffer to the ALR, better site access and vehicular circulation placed adjacent to the buffer, and a restrictive covenant advising any future owners that they are adjacent to agricultural uses.

The Committee noted the following comments:

- The committee does not recommend the continuation of existing truck parking on the site.
- The committee is concerned that the number of parking stalls will not be sufficient and recommend that staff considers environmentally friendly gravel parking stalls in the 15-metre landscape buffer area. Another alternative recommended is to replace the restaurant with more parking stalls.
- Since the site access and vehicular circulation has been placed adjacent to the buffer, the committee recommended a stronger rationale for the 23-metre building setback such as additional parking stalls. Otherwise, it will become a precedent for future projects to ask for reduced setbacks without strong justifications.
- Staff to encourage the applicant with an agricultural pathway as the site could help with the capacity issues that the local agricultural businesses are currently facing. For example, making it more obvious that agricultural uses are welcome on the site by adding in the CD Bylaw that 'warehouses for agricultural purpose' as one of the permitted use.
- The committee agreed there is a need of more indoor recreational facilities in the City but are concerned that the volleyball facility may later convert to other uses, such as a banquet hall or offices. They recommended restricting the land uses in the CD Bylaw by adding the maximum floor area for each type of use.

It was

Moved by S. Van Keulen

Seconded by Councillor Elford

That the Agriculture, Environment, and Investment Advisory Committee recommend that the General Manager of Planning and Development forward Development Application 7922-0111-00, as presented in the staff report dated August 25, 2022 with the Committee's comments, to Council.

Carried



From "Agricultural" to "Industrial".
Add Industrial designation.
Remove Agricultural designation.
Move ALR boundary east of subject site.

64 Ave

152 St

BC Hydro (Cloverdale) Rwy





Move ALR Boundary east of the subject site.
Move Farming Protection Area east.

64 Ave

152 St

BC Hydro (Cloverdale) Rwy



METRO VANCOUVER REGIONAL DISTRICT
BYLAW NO. 1396, 2024
A bylaw to amend “Metro Vancouver Regional District Regional Growth Strategy
Bylaw No. 1339, 2022”

WHEREAS:

- A. The Metro Vancouver Regional District Board (the “Board”) adopted “Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022” on February 24, 2023; and
- B. The Board wishes to amend “Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022”.

NOW THEREFORE the Board of the Metro Vancouver Regional District enacts as follows:

Citation

1. The official citation of this bylaw is “Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1396, 2024”.

Schedule

2. The following Schedule is attached to and forms part of the bylaw:
- Schedule “A”, Subject Properties.

Amendment of Bylaw

- 3.1 “Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022” is amended as follows:

- (a) Re-designating the subject properties, as listed in the table below:

PID	Legal Description
013-215-426	PARCEL "A" (REFERENCE PLAN 4630), NORTH WEST QUARTER, SECTION 11, TOWNSHIP 2, NEW WESTMINSTER DISTRICT

from ‘Agricultural’ to ‘Industrial’, as shown in Schedule “A” of this bylaw; and

- (b) Amending the Urban Containment Boundary to include the subject properties, as listed in the table below:

PID	Legal Description
013-215-426	PARCEL "A" (REFERENCE PLAN 4630), NORTH WEST QUARTER, SECTION 11, TOWNSHIP 2, NEW WESTMINSTER DISTRICT

as shown in Schedule “A” of this bylaw.

3.2 “Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022” is further amended by amending maps numbered 2, 3, 4, 5, 6, 7, 8, 9, and 12 to incorporate the changes outlined in section 3.1 of this bylaw.

Read a first, second, and third time this _____ day of _____, _____.

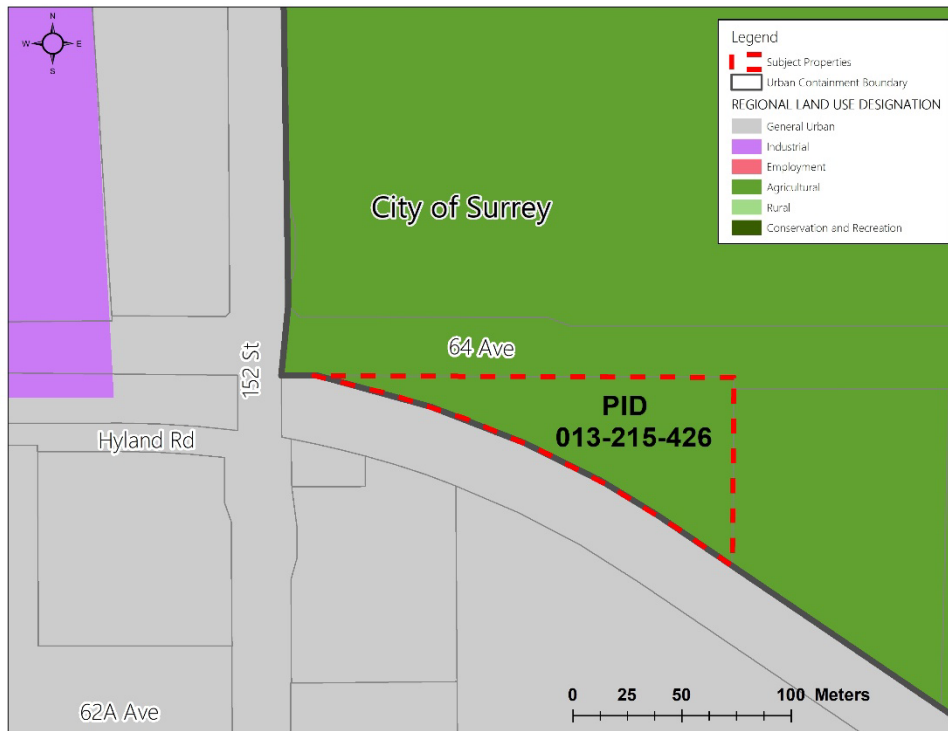
Adopted this _____ day of _____, _____.

Mike Hurley, Chair

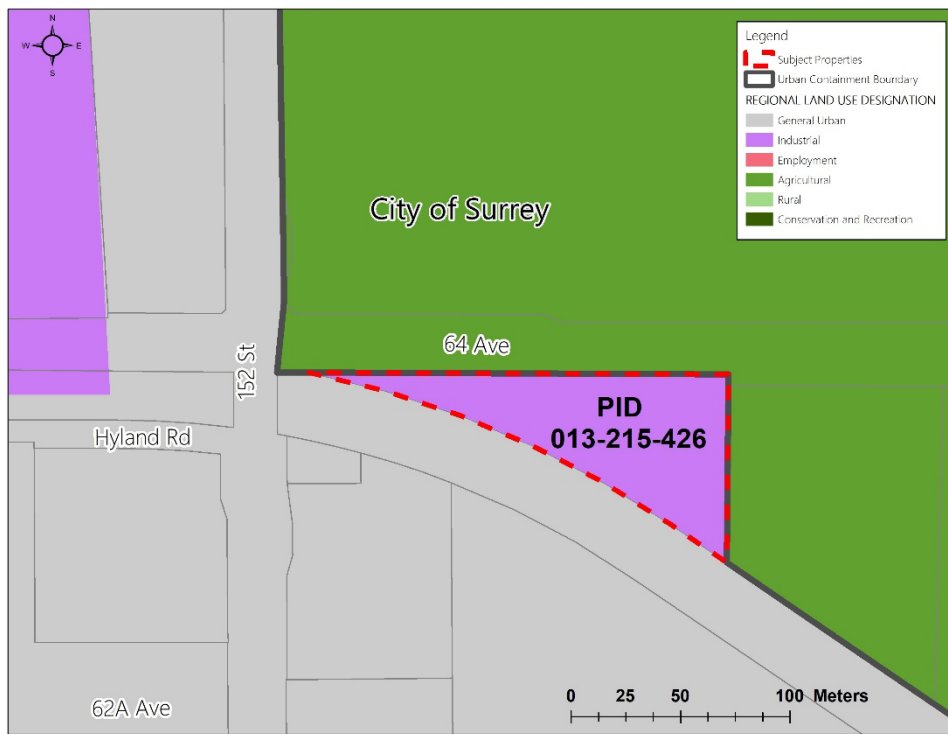
Dorothy Shermer, Corporate Officer

Schedule A Subject Properties

Prior to Amendment



Post Amendment





Metro 2050 Type 3 Proposed Amendment

CITY OF SURREY (15238-64 AVENUE)

Marcin Pachcinski
 Division Manager, Electoral Area and Implementation Services
 Regional Planning and Housing Services

Victor Cheung
 Regional Planner, Regional Planning and Housing Services



Regional Planning Committee - October 4, 2024

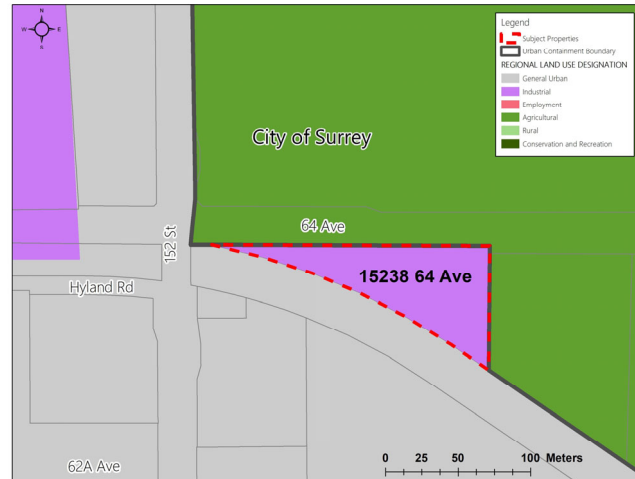
REGIONAL LAND USE DESIGNATION

- Designated Agricultural in *Metro 2050*
- Previously used for cement facility; truck parking
- Lands north and east are designated Agricultural
- Lands south and west are designated General Urban



PROPOSED AMENDMENT

- Amend the regional land use from Agricultural to Industrial to accommodate a multi-tenant industrial building, with a restaurant and a volleyball facility
- Amend the Urban Containment Boundary to include the subject site
- Type 3 amendment



SITE PHOTO



SITE PHOTO



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METRO 2050 CONSISTENCY ANALYSIS

- Subject property has been used for industrial purposes for many years and is not a viable site for agricultural uses
- Excluded from the Agricultural Land Reserve;
- Would add 0.67 hectares of Industrial land;
- Potential pressure to expand urban uses onto nearby agricultural lands; and
- Potential higher trip generation, particularly for passenger vehicles.



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RECOMMENDATION

That the MVRD Board:

- a) initiate the *Metro 2050* amendment process for the City of Surrey's requested amendment to include the property located at 15238 - 64 Avenue within the Urban Containment Boundary and amend its regional land use designation from Agricultural to Industrial;
- b) give first, second, and third readings to *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1396, 2024*; and
- c) direct staff to notify affected local governments as per section 6.4.2 of *Metro 2050*.



To: Regional Planning Committee

From: Agatha Czekajlo, Senior Policy and Planning Analyst, and Sinisa Vukicevic, Program Manager, Regional Planning Analytics, Regional Planning and Housing Services

Date: September 9, 2024 Meeting Date: October 4, 2024

Subject: **Walkability Index Update**

RECOMMENDATION

That the MVRD Board:

- a) receive for information the report dated September 9, 2024, titled “Walkability Index Update”; and
 - b) share the findings and report with member jurisdictions with an offer of a staff presentation to Council upon request.
-

EXECUTIVE SUMMARY

The Neighbourhood Built Environment and Walkability Surface analysis, including the Walkability Index, have been updated based on 2021 data. The Walkability Index supports the comparison of data from previous analyses from 2006, 2011, and 2016. This analysis enables Metro Vancouver and its members to better understand how the built environment and walkability currently varies across municipalities and neighbourhoods and how it is changing over time. This resource also supports land use and transportation decision-making. Greater walkability is associated with improved traffic flow, reduced air pollution and greenhouse gas emissions, improved physical and mental health outcomes, and greater community wellbeing. Monitoring walkability in the region supports *Metro 2050* goals and policies, specifically the federation’s collective goals regarding the development of resilient, healthy, connected and complete communities.

The key findings of the 2021 Walkability Index are:

- The most walkable areas in the region are aligned with Metro Vancouver’s Urban Centres and Frequent Transit Development Areas (FTDAs), as set out in *Metro 2050*.
- Greater walkability is attributed mostly to increased net residential density and/or land use mix in Vancouver, Burnaby, New Westminster, the North Shore, western parts of Coquitlam, and northwestern parts of Surrey. In other areas, greater walkability is associated with increased intersection and/or net residential density.
- Walkability improved across the majority of Metro Vancouver from 2016 to 2021 – with more pronounced improvements in Urban Centres and FTDAs.

PURPOSE

To provide the Regional Planning Committee and MVRD Board with a summary of the 2021 update to the Neighbourhood Built Environment and Walkability Surface analysis and associated maps.

BACKGROUND

Updating the Walkability Index is part of the Regional Planning Committee's 2024 Work Plan. The Index is updated every Census period to align with newly available Census data.

THE METRO VANCOUVER WALKABILITY INDEX

The Metro Vancouver Walkability Index is based on parcel-level land use data aggregated to the postal code scale, and was developed by combining a number of physical characteristics (input variables) of the built environment that support walking. The input variables are a composite measure of: Net Residential Density, Land Use Mix (i.e., balance of single-detached residential, multi-attached residential, retail, entertainment, food, civic, office, and green spaces), Commercial Floor Area Ratio (i.e., total commercial density), Intersection Density, and Sidewalk Continuity. Greater residential density provides more people access to nearby amenities, while greater commercial density and land use diversity provides more retail and other amenities in close proximity (Reference 1). In turn, if residences and/or retail or other amenities are further from each other, the connection of streets and availability of multiple route options (via intersections) as well as continuity of sidewalks will dictate the effort required to reach a destination.

Greater walkability is associated with improved traffic flow, reduced air pollution and greenhouse gas emissions – all the while increasing physical activity and lowering rates of obesity, diabetes, and cardiovascular disease (References 2–5). More walkable neighbourhoods also provide a greater sense of community, higher social capital, and improved mental health outcomes for all ages.

The Walkability Index was developed by the Health and Community Design Lab, in the University of British Columbia's School of Population and Public Health, under the direction of Dr. Lawrence Frank (now with Urban Design 4 Health Ltd.). Following methods consistent with previous Walkability Surface updates (2006, 2011, 2016), this report summarizes the findings of the updated 2021 Walkability Surface database, including the Walkability Index and associated neighbourhood built environment variables. Having a current Walkability Index dataset allows for the systematic and consistent measurement of multiple components of a neighbourhood's built environment, including land use, urban design, and the transportation network that supports and encourages walking. It also serves as a key data source for monitoring the changes in walkability in the region over time which helps track progress towards the goals and policies of *Metro 2050*.

METHODOLOGY

The Walkability Surface is characterized using an index (i.e., Walkability Index) that incorporates the following Neighbourhood Built Environment variables that support walking and biking, based on previously conducted walking behaviour research (Reference 6):

- *Net Residential Density (NRD)* – the concentration of dwelling units in an area, and measured as the total number of dwelling units per residential land area unit in hectares;
- *Commercial Floor Area Ratio (CFAR)* – the ratio between the total commercial (i.e., civic/educational, office, food, retail, and entertainment/recreation) floor area of a building to the land area of the property it is built on. Higher CFAR values indicate greater intensity of commercial development on a property;

- *Land Use Mix (LUM)* – the balance or evenness of eight land uses in an area (single-detached residential, multi-attached residential, retail, entertainment, food, civic, office, and green spaces). Higher LUM values indicate a greater mix among all the land uses;
- *Intersection Density (IDens)* – a measure of street connectivity; smaller blocks tend towards greater intersection density values and increased ease of travel to destinations. Intersection Density, is doubled in the Walkability Index calculation due to its relatively stronger association with walkability; and,
- *Sidewalk Continuity (SCon)* – the presence and completeness of the sidewalk network, specifically by comparing the total length of sidewalks to the total length of roads. Higher SCon values indicate greater sidewalk connectivity.

Data used as inputs to the Walkability Index included: BC Assessment Parcel Fabric (2021), Building Inventory Report (2021), Metro Vancouver Generalized Land Use data (2022), BC Integrated Transportation Network (2020), Metro Vancouver Regional Sidewalk Inventory (2014), and Open Street Map Sidewalk data (2023). For the 2021 update, rather than completing a full update of the region's sidewalk network, a partial sidewalk inventory update was completed for new roads since 2016. The updated sidewalk inventory used information from Open Street Map (2023) as well as the latest road network dataset (BC Integrated Transportation Network (2020)).

RESULTS

Neighbourhood Built Environment

The 2021 Neighbourhood Built Environment variables were mapped using quintiles at the walking catchment area level within the Urban Containment Boundary (UCB), and are provided in the Appendix as Figures A1–5 alongside a summary of hotspot areas (Table A1). Higher concentrations of residential units (NRD) generally aligned with Metro Vancouver's Urban Centres and FTDA, as set out in *Metro 2050* (and previously shown in *Metro 2040*). On the other hand, areas with greater Commercial Floor Area Ratios (CFAR) in 2021 aligned with commercial districts. Areas with a greater mixture of land uses (LUM) were more localized in each member jurisdiction – aligning with many Urban Centres and FTDA, as well as some commercial districts. Most areas across Metro Vancouver had a moderate concentration of intersection density (IDens) in 2021, with hotspots associated with Urban Centres and several new development areas. Higher Sidewalk Continuity (SCon) was found across most of the City of Vancouver as well as many other Urban Centres and FTDA across the region.

Walkability Index

Figure 1 shows a map of the Walkability Index within the Urban Containment Boundary for 2021. Greater walkability is indicated with greener colours, while areas with lower walkability are coloured red. More walkable areas follow a pattern consistent with Metro Vancouver's Urban Centres and FTDA – as set out in *Metro 2050*.

Greater walkability, attributed mostly to increased Net Residential Density and/or Land Use Mix, included:

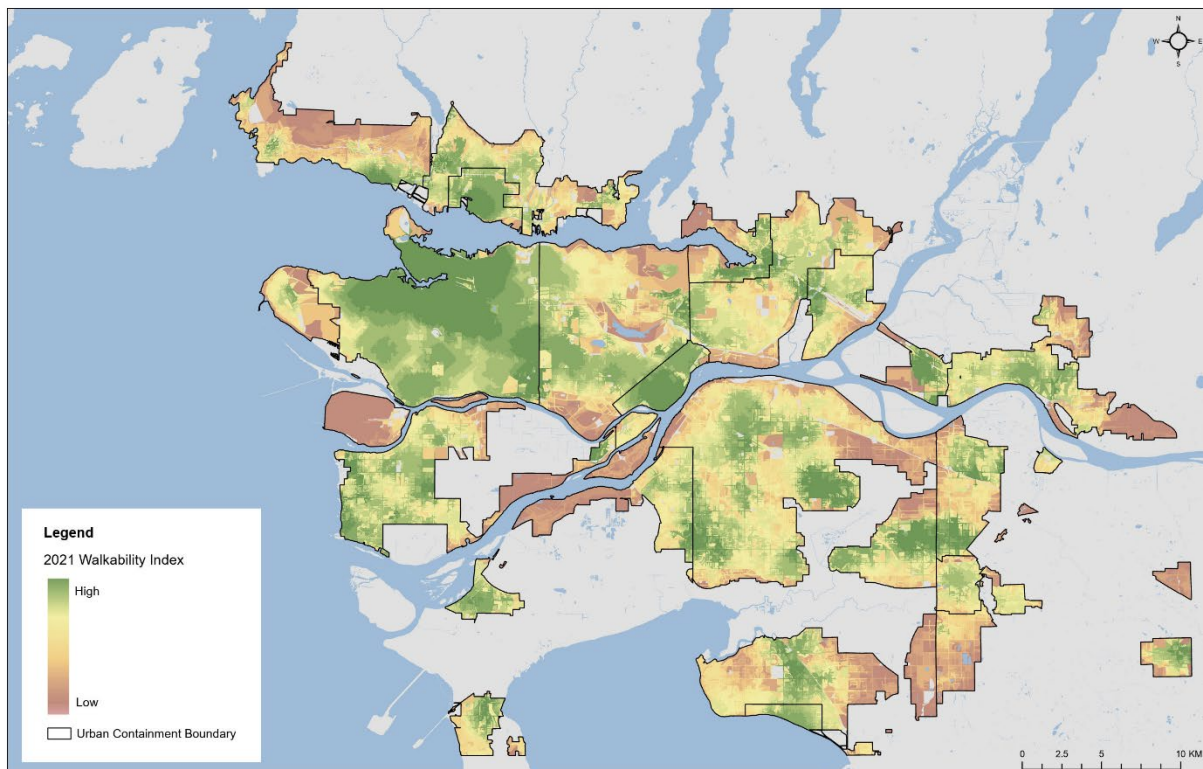
- Vancouver's Downtown, Broadway Corridor, new River District, as well as Strathcona, Grandview-Woodland, and Renfrew-Collingwood neighbourhoods;

- Lower and Central Lonsdale (City of North Vancouver);
- Capilano (District of North Vancouver);
- Hollyburn (West Vancouver);
- Uptown, Downtown, and Sapperton (New Westminster);
- Brighthouse (Richmond); and,
- Surrey City Centre.

Greater walkability that was mainly associated with increased Intersection Density and/or Net Residential Density included:

- King George Corridor in South Surrey, as well as Newton, Fleetwood, and East Clayton (Surrey);
- Willowbrook and Walnut Grove (Langley Township);
- Ladner (Delta); and,
- City Centres of Port Moody, Port Coquitlam, Pitt Meadows, Maple Ridge, and White Rock.

Figure 1. 2021 Walkability Index.

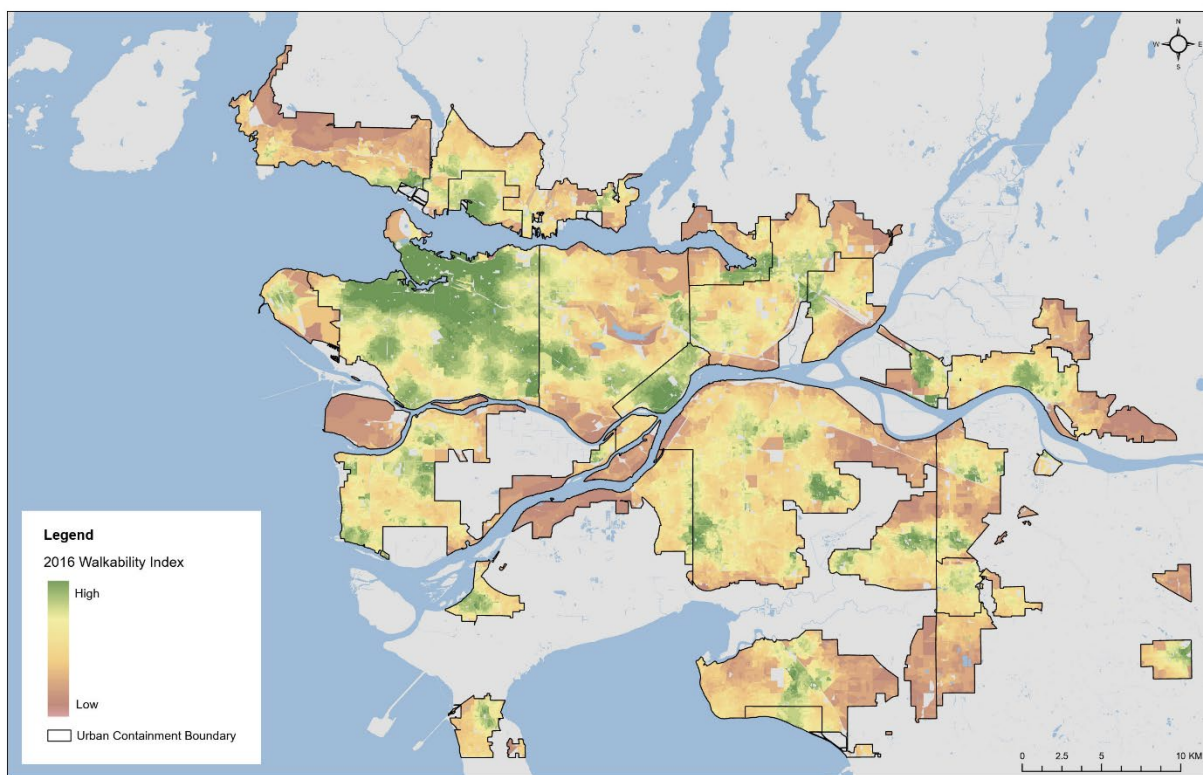


A map of the 2016 Walkability Index within the Urban Containment Boundary is shown in Figure 2. Walkability improved across most of Metro Vancouver's urban areas between 2016 and 2021. Increased walkability was most pronounced within Urban Centres and FTDA's across the region. Below is a list of locations and areas that had the most improved levels of walkability in 2021:

- Vancouver's Broadway Corridor, South Vancouver (Marpole, Oakridge, Kerrisdale neighbourhoods), and Renfrew-Collingwood;

- Lower and Central Lonsdale (City of North Vancouver), Capilano (District of North Vancouver), and Hollyburn (West Vancouver);
- Metrotown and Edmonds (Burnaby), Uptown and Sapperton (New Westminster), and Burquitlam-Lougheed (Burnaby and Coquitlam);
- Brighthouse and Seafair (Richmond);
- Ladner and Beach Grove (Delta);
- Surrey City Centre as well as Guildford, Newton, Fleetwood, East Clayton, and King George Corridor in South Surrey;
- Langley City Centre, as well as Willowbrook and Walnut Grove (Langley Township); and,
- Coquitlam, Port Moody, Port Coquitlam, Pitt Meadows, Maple Ridge, and White Rock City Centres.

Figure 2. 2016 Walkability Index.



Less walkable areas could benefit from actions taken by local governments to improve the variables that support walking, such as:

- Plan for more compact urban environments, including apartments, multiplexes, and other greater density dwelling structure types to increase net residential density;
- Increasing commercial space via additional floors and/or enabling more areas to serve a commercial use. For example, this may include small-scale neighbourhood cafés and grocery stores, as well as multi-use spaces;
- Incorporating retail, entertainment, food, civic, office, and green spaces into residential areas for greater diversity of land uses. This includes investments into accessible green spaces and applying regulatory and fiscal policies to support increased access to shops and services (Reference 3);

- Designing smaller blocks to increase intersection density; and,
- Including sidewalks in new developments and constructing new sidewalks in existing neighbourhoods with gaps to increase sidewalk continuity.

POTENTIAL IMPLICATIONS FOR REGIONAL PLANNING

The Neighbourhood Built Environment and Walkability Surface Update project provides new, current data for a key performance measure of *Metro 2050*. An updated Walkability Index provides current data (2021) and supports the comparison of data from previous Neighbourhood Built Environment and Walkability Surface analyses from 2006, 2011, and 2016. This data enables Metro Vancouver and its members to better understand how the built environment and walkability currently varies across municipalities and neighbourhoods and how it is changing over time. This resource also supports land use and transportation decision-making.

NEXT STEPS

The Neighbourhood Built Environment and Walkability Surface maps will be made available (as static PDFs) on the Metro Vancouver website and *Metro 2050* Performance Monitoring Dashboard. If directed, Metro Vancouver will share the 2021 Neighbourhood Built Environment and Walkability Surface findings and report with member jurisdictions with an offer of a staff presentation to Council upon request.

ALTERNATIVES

1. That the MVRD Board:
 - a) receive for information the report dated September 9, 2024, titled “Walkability Index Update”; and
 - b) share the findings and report with member jurisdictions with an offer of a staff presentation to Council upon request.
2. That the MVRD Board receive for information the report dated September 9, 2024, titled “Walkability Index Update”.

FINANCIAL IMPLICATIONS

This work was undertaken as part of the Regional Planning’s regular work program and the MVRD Board approved 2024 Regional Planning Budget. The project cost was \$39,500. Moving forward the Planning Analytics team is developing approaches to build internal capacity to accomplish updates on ongoing data and modeling work that will reduce the reliance upon external consultants.

CONCLUSION

The Neighbourhood Built Environment and Walkability Surface analysis has been updated based on the latest data from 2021 following comparable methodology used in previous versions (2006, 2011, 2016). This work enables Metro Vancouver and its members to better understand how the built environment and walkability currently varies across municipalities and neighbourhoods, and assess changes over time. Monitoring walkability in the region enables the evaluation of progress towards the goals and policies of *Metro 2050*, specifically Goal 1, Strategy 1.3 – Resilient, Healthy and Complete Communities. Over time, improvements in walkability across the region can be seen that are consistent with Metro Vancouver’s Urban Centres and FTDA, as set out in *Metro 2050*.

This multi-temporal database of walkability and neighbourhood built environment measures provides a key resource to support regional and municipal land use and transportation decision-making.

ATTACHMENT:

1. Walkability Index 2021 - Neighbourhood Built Environment and Walkability Surface Dataset Update Presentation

REFERENCES

1. Saelens, B.E., Sallis, J.F., Frank, L.D. 2003. Environmental correlates of walking and cycling: findings from the transportation, urban design, and planning literatures. *Annals of Behavioral Medicine*, 25 (2), pp. 80-91. https://doi.org/10.1207/S15324796ABM2502_03.
2. [Regional Planning Committee staff report dated June 11, 2019, titled "Where Matters: Health and Economic Impacts of Where We Live Final Report"](#).
3. [Where Matters: Health and Economic Impacts of Where We Live Policy Brief, May 6, 2019](#).
4. [Regional Planning Committee staff report dated April 5, 2024, titled "Where Matters II – Final Report"](#).
5. [Where Matters II: Walkability and Greenspace Relationships with Health and Climate Change Executive Summary and Policy Brief, February 2024](#).
6. Frank, L.D., Sallis, J., Saelens, B., Leary, L., Cain, K., Conway, T., Hess, P. 2010. The Development of a Walkability Index: Application to the Neighborhood Quality of Life Study. *British Journal of Sports Medicine*, 44, pp. 924-933. <https://doi.org/10.1136/bjism.2009.058701>.

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APPENDIX

Figures A1–5 show maps of the 2021 Neighbourhood Built Environment variables (Net Residential Density (NRD), Commercial Floor Area Ratio (CFAR), Land Use Mix (LUM), Intersection Density (IDens), and Sidewalk Continuity (SCon)) in the Urban Containment Boundary (UCB), using quintiles at the walking catchment area level. For visualization purposes, greater values are indicated with greener colours while lower values are indicated with more red colours. Please note that units vary for each input variable. A summary of areas with greater values for each 2021 Neighbourhood Built Environment variable is provided in Table A1.

Table A1. Summary of 2021 Neighbourhood Built Environment Variable Hotspots.

Neighbourhood Built Environment Variable	Hotspots
Net Residential Density (NRD)	Downtown Vancouver and the Broadway Corridor; Metrotown and Brentwood (Burnaby); New Westminister's Downtown; Burquitlam-Lougheed (Burnaby and Coquitlam); as well as City Centres of Surrey, Richmond, City of North Vancouver, Coquitlam, Langley City, and White Rock.
Commercial Floor Area Ratio (CFAR)	Vancouver's Downtown, Broadway Corridor, and Grandview-Woodland, Kerrisdale, and Renfrew-Collingwood neighbourhoods; Metrotown, Middlegate, and Willingdon Heights (Burnaby); Downtown and Uptown New Westminister; Hollyburn (West Vancouver); and, much of the City of North Vancouver. Some additional, smaller areas with higher CFAR include: Capilano Highlands (District of North Vancouver); Burquitlam-Lougheed (Burnaby and Coquitlam); Surrey City Centre and Guildford neighbourhood; Richmond City Centre and Seafair neighbourhood; and, City Centres of Port Moody, Maple Ridge, and White Rock.
Land Use Mix (LUM)	Vancouver's South Vancouver/Oakridge, Strathcona, and Renfrew-Collingwood neighbourhoods; Lower and Central Lonsdale (North Vancouver City); Hollyburn (West Vancouver); Norgate, Capilano, and Lynn Valley (District of North Vancouver); Metrotown, Willingdon Heights, and Edmonds (Burnaby); Brighthouse, East Cambie, and Ironwood (Richmond); Uptown, Downtown, and Sapperton (New Westminister); Austin Heights (Coquitlam); Ladner and Beach Grove (Delta); Surrey's City Centre as well as Guildford, Newtown, Cloverdale neighbourhoods and King George Corridor; Lougheed Highway Corridor (Coquitlam and Port Coquitlam); Maple Ridge's City Centre and Hammond neighbourhood; Aldergrove, Carvolth, Murrayville, and Willowbrook (Langley Township); and, City Centres of Langley City, Port Moody, Pitt Meadows, and White Rock.
Intersection Density (IDens)	Vancouver's new River District; Downtown New Westminister; King George Corridor in South Surrey as well as Surrey's Newton, Fleetwood, and East Clayton neighbourhoods; Pitt Meadows' City Centre; Willowbrook and Walnut Grove (Langley Township); and, Cottonwood (Maple Ridge).
Sidewalk Continuity (SCon)	Most of the City of Vancouver; much of the City of North Vancouver and New Westminister; Metrotown (Burnaby); Brighthouse (Richmond); Surrey's City Centre as well as Guildford, Newton, Fleetwood, and Cloverdale neighbourhoods; Ladner (Delta); Port Coquitlam City Centre and surrounding neighbourhoods; and, City Centres of Langley City, Pitt Meadows, Maple Ridge.

Figure A1. Map of Net Residential Density (NRD) in the Urban Containment Boundary, 2021.

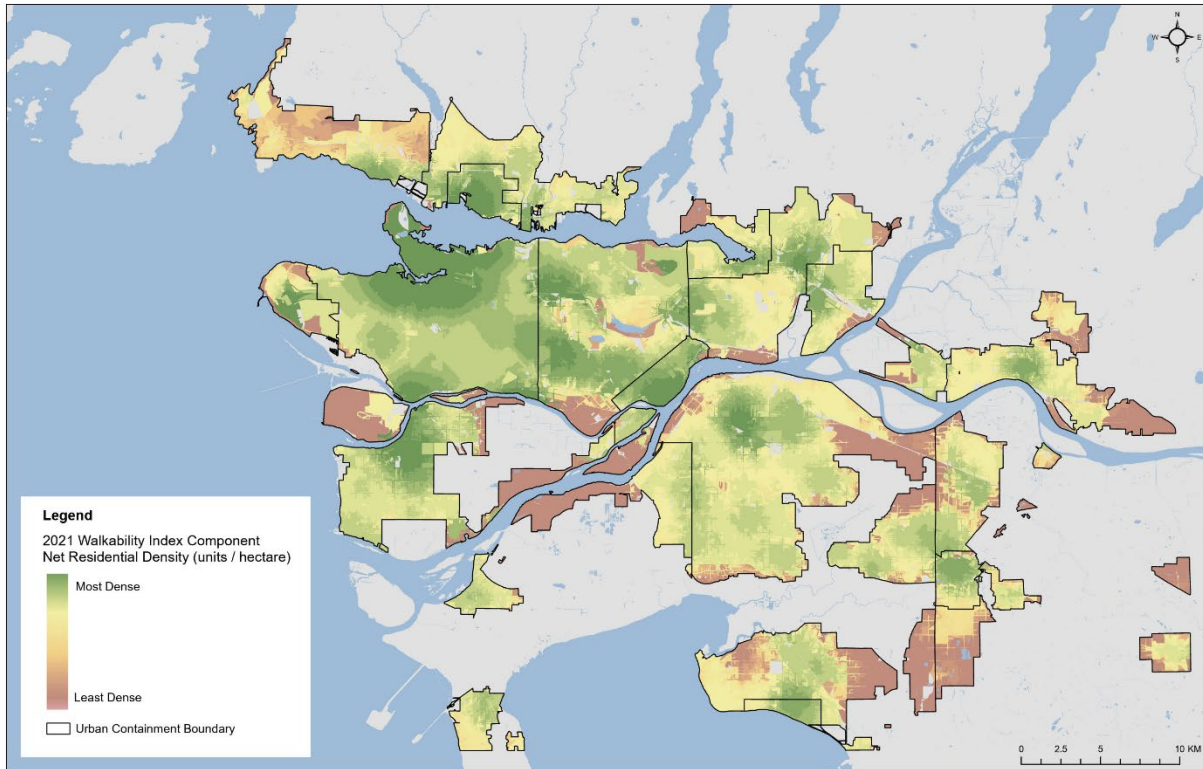


Figure A2. Map of Commercial Floor Area Ratio (CFAR) in the Urban Containment Boundary, 2021.

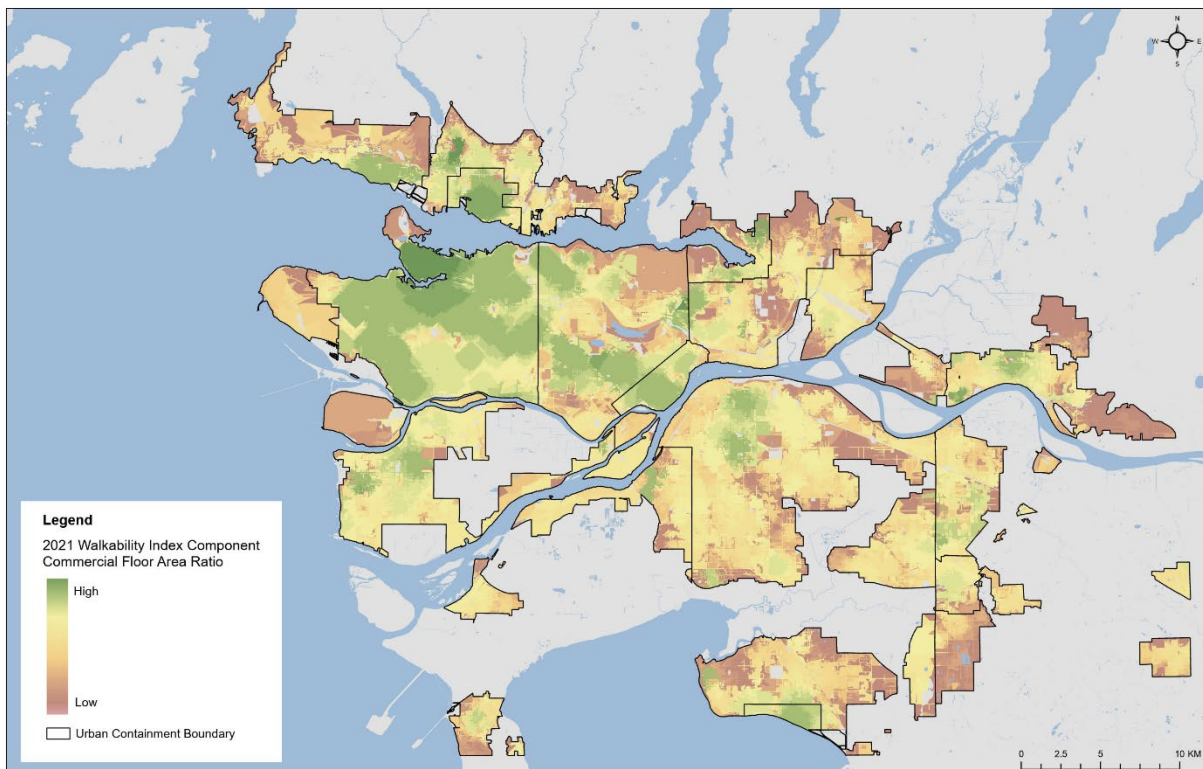


Figure A3. Map of Land Use Mix (LUM) in the Urban Containment Boundary, 2021.

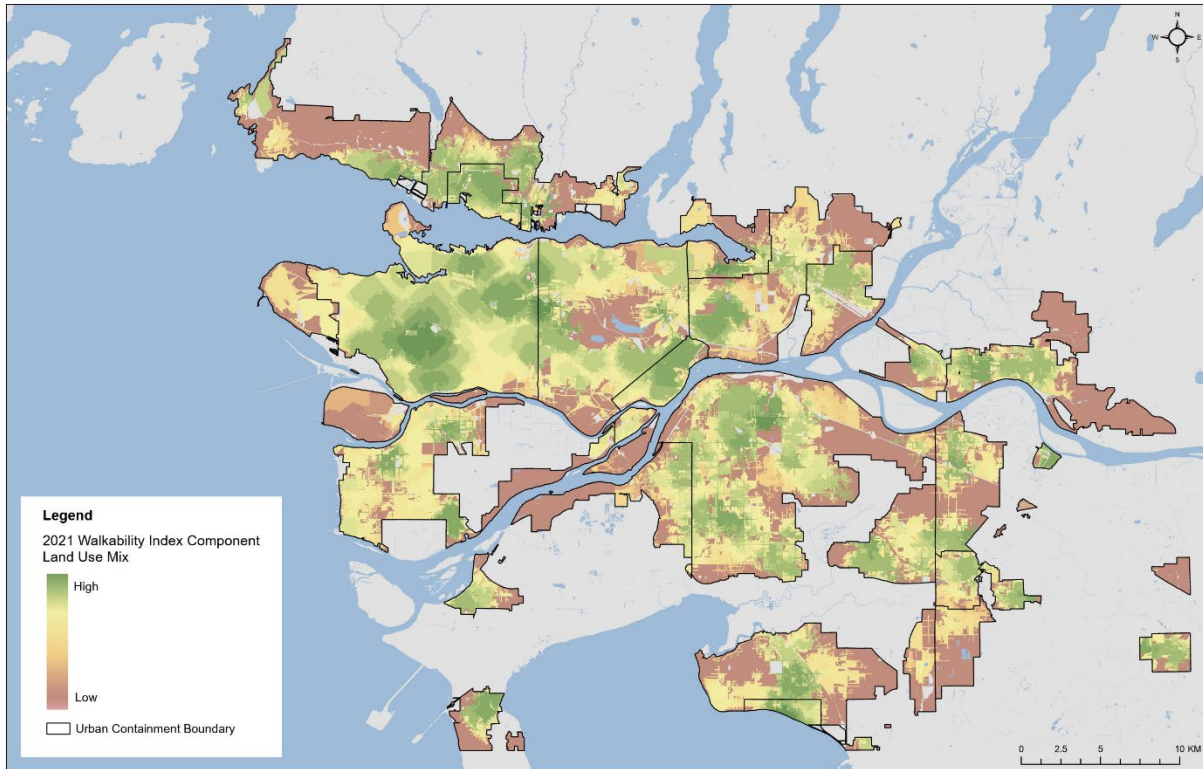


Figure A4. Map of Intersection Density (IDens) in the Urban Containment Boundary, 2021.

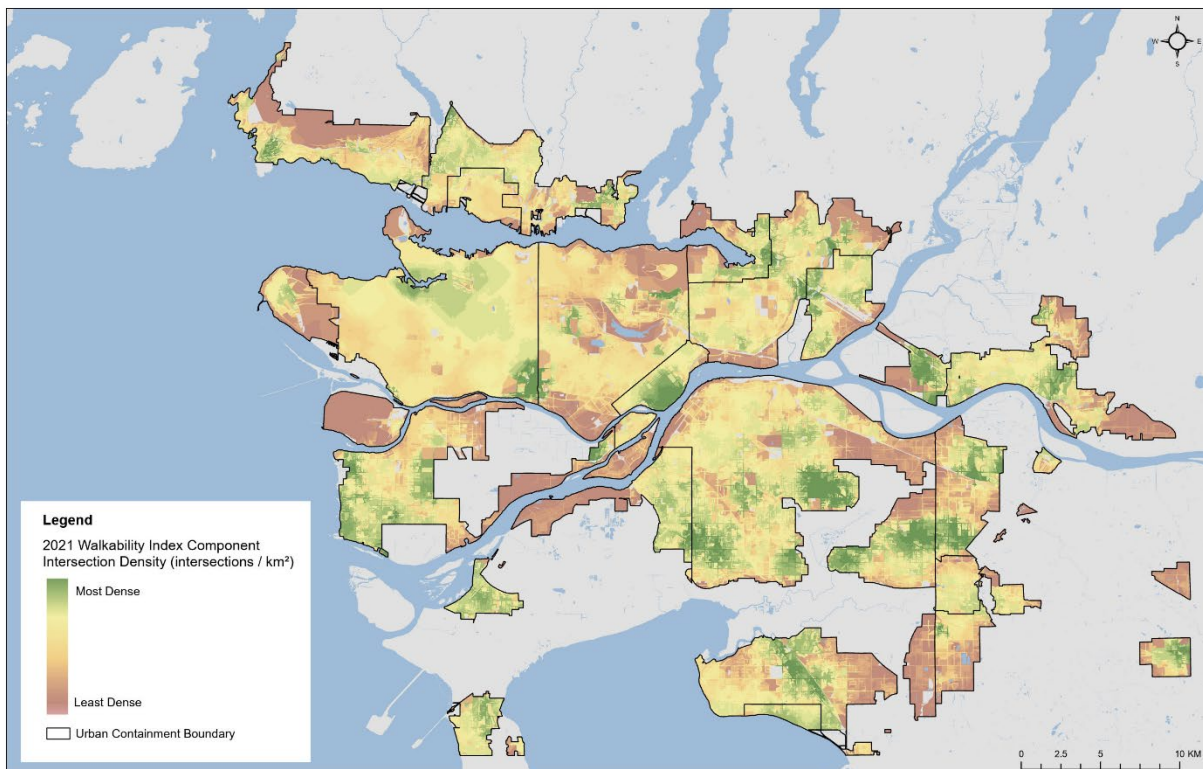
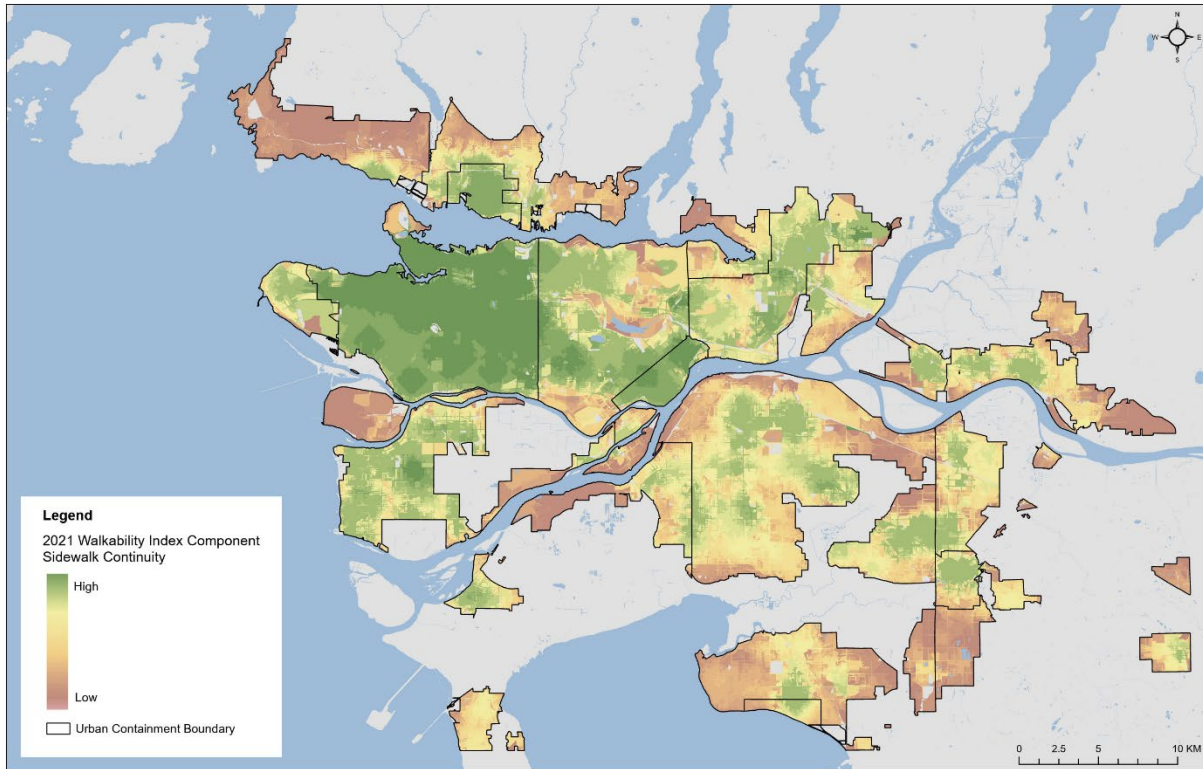


Figure A5. Map of Sidewalk Continuity (SCon) in the Urban Containment Boundary, 2021.





Walkability Index 2021

Neighbourhood Built Environment and Walkability Surface Dataset Update

Agatha Czekajlo, MSc

Senior Policy and Planning Analyst, Planning Analytics,
Regional Planning and Housing Services

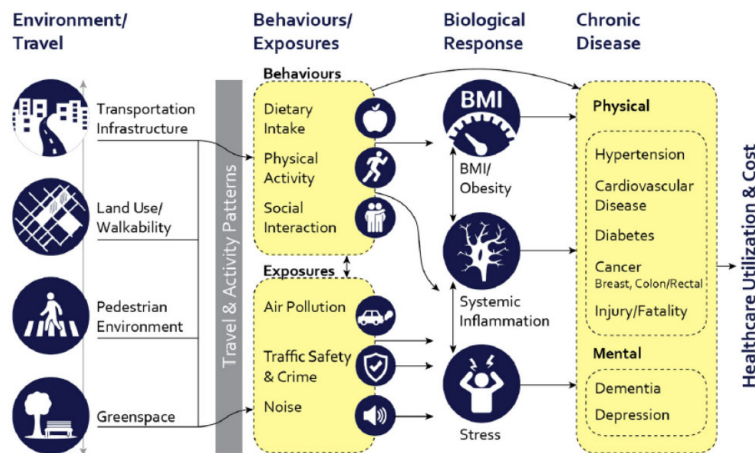
Sinisa Vukicevic, PhD

Program Manager, Planning Analytics,
Regional Planning and Housing Services



Regional Planning Committee | October 2024

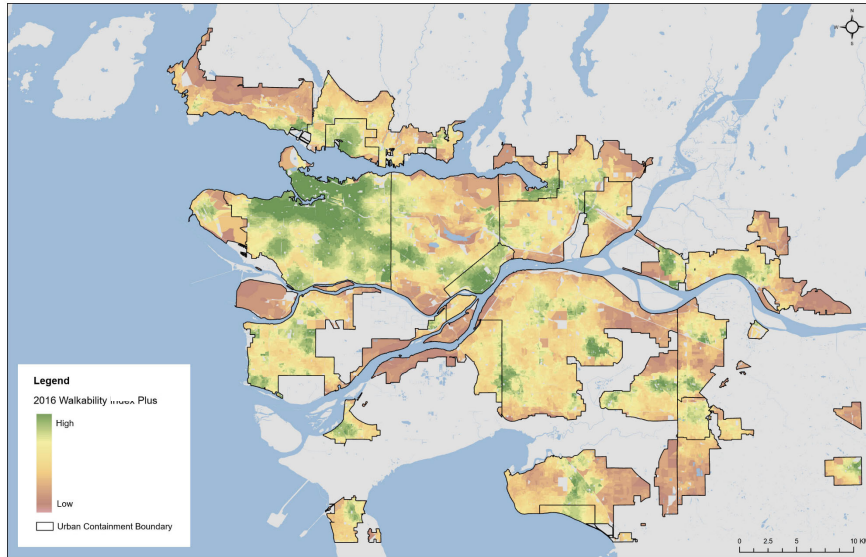
BACKGROUND



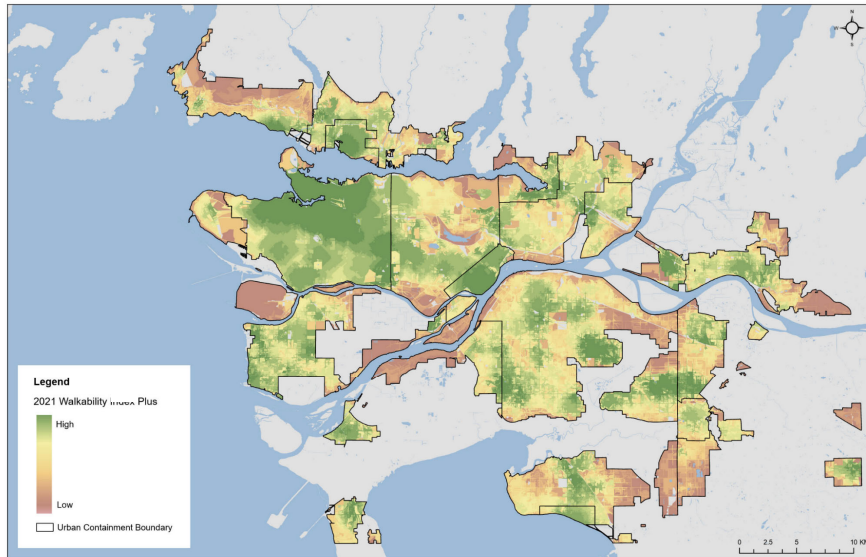
[Regional Planning Committee staff report dated June 11, 2019, titled "Where Matters: Health and Economic Impacts of Where We Live Final Report"](#)

[Regional Planning Committee staff report dated April 5, 2024, titled "Where Matters II – Final Report"](#)

2016



2021



IMPROVING WALKABILITY

- Include sidewalks in new developments
- Construct new sidewalks where gaps exist
- Design smaller blocks to increase intersection density
- Plan for compact urban environments
- Increase commercial space (e.g., neighbourhood cafés, grocery stores, multi-use spaces)
- Incorporate retail, entertainment, food, civic, office, & green spaces into residential areas.
- Investment in accessible green spaces & policies to support improved access



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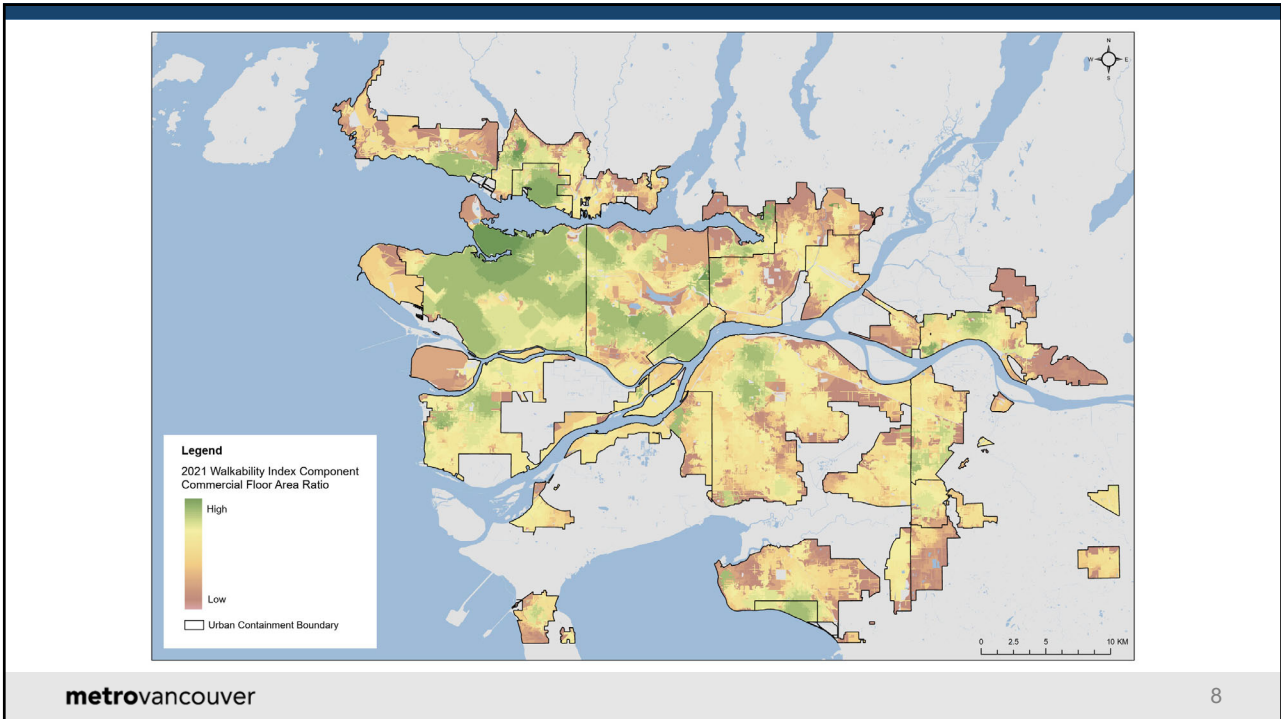
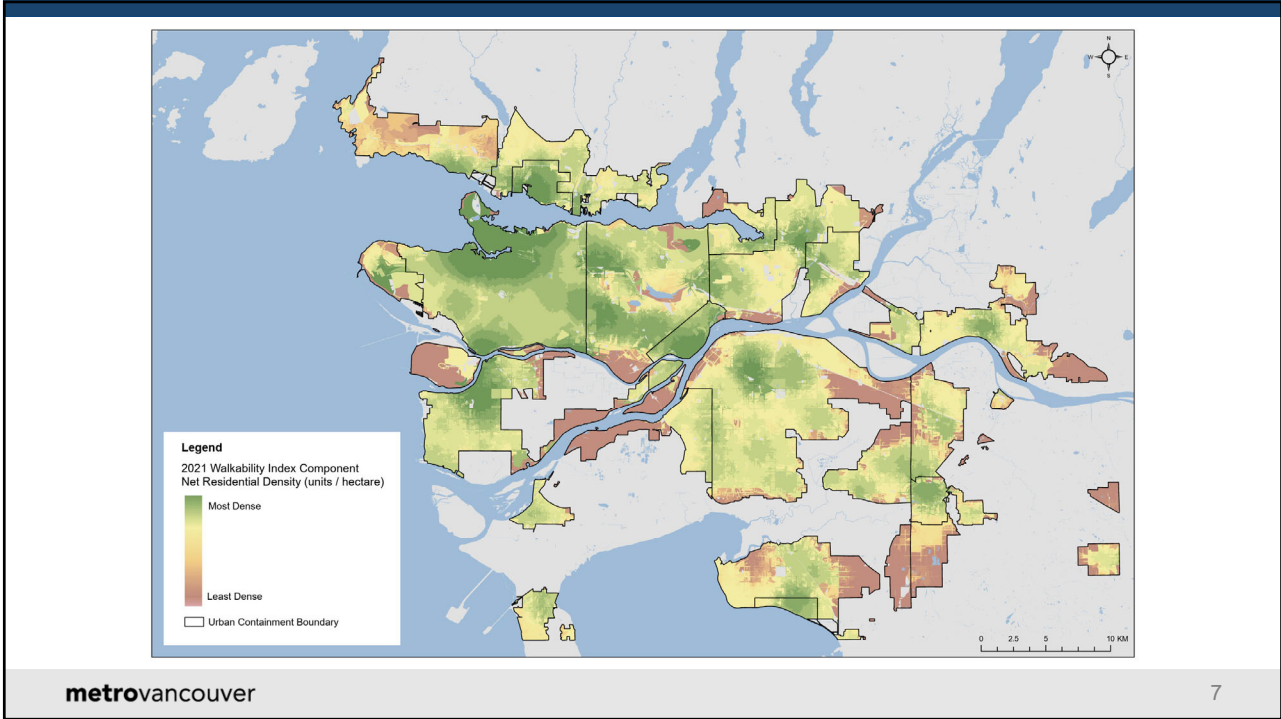
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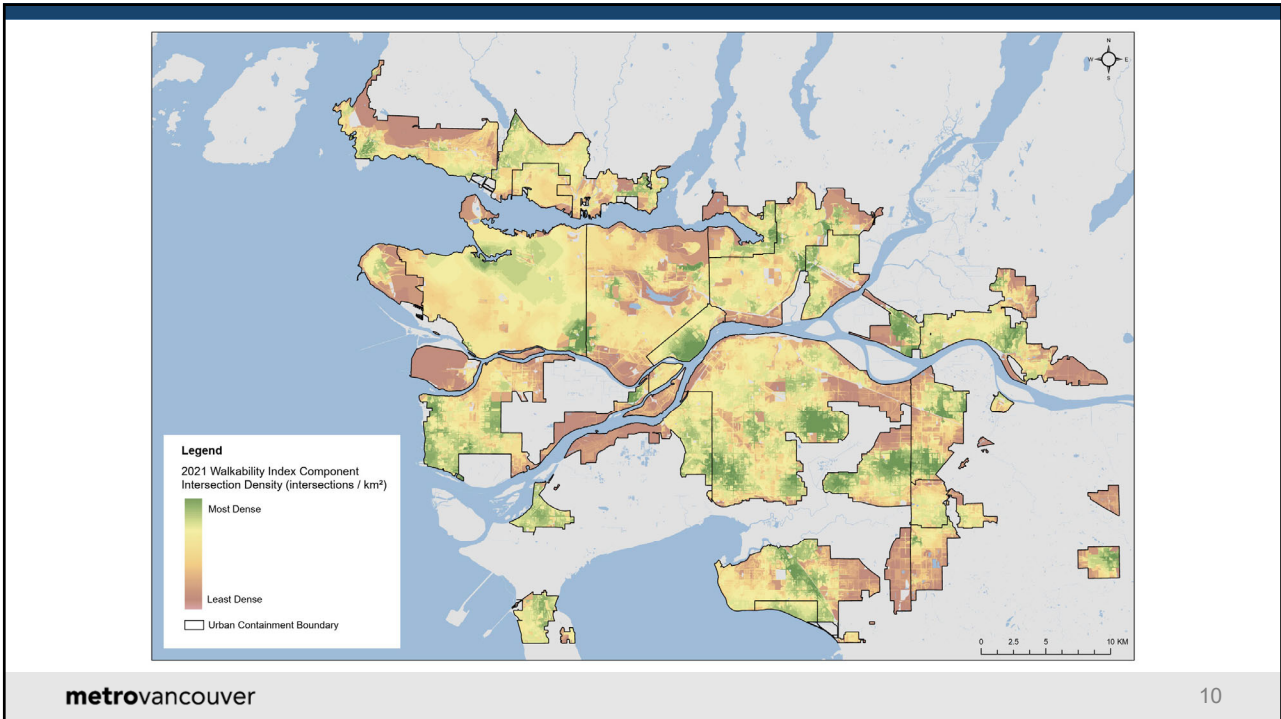
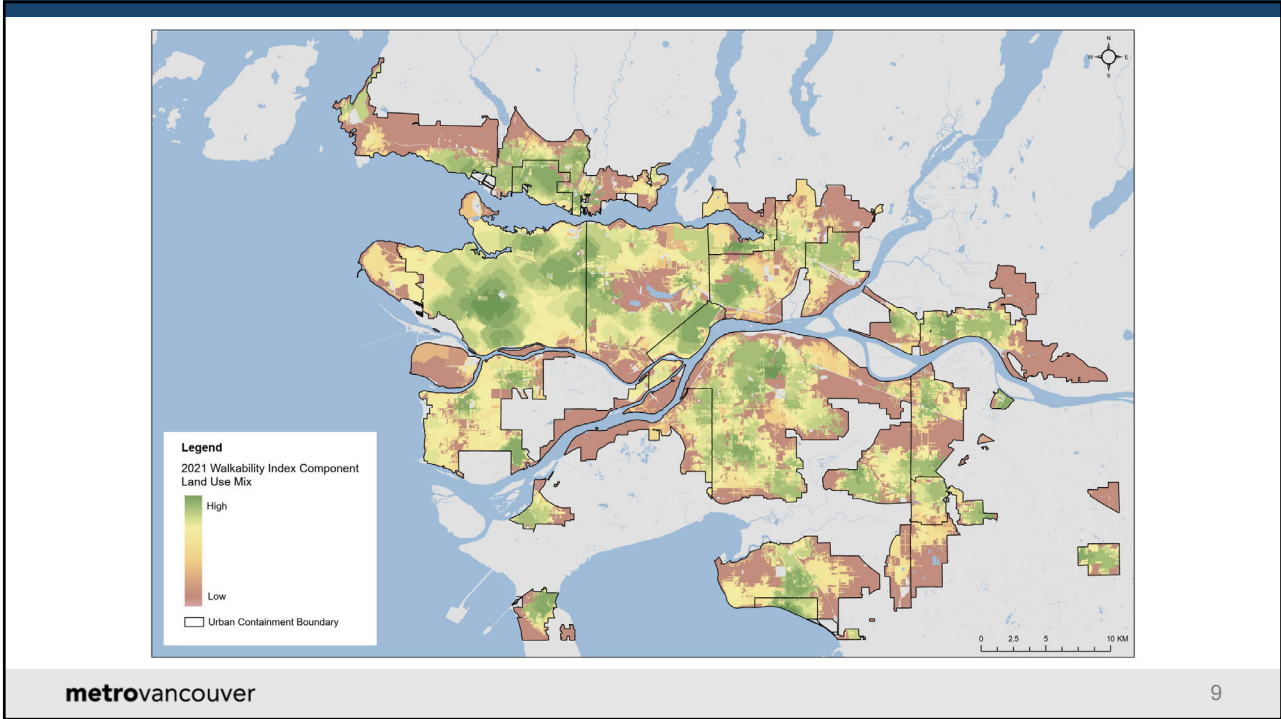


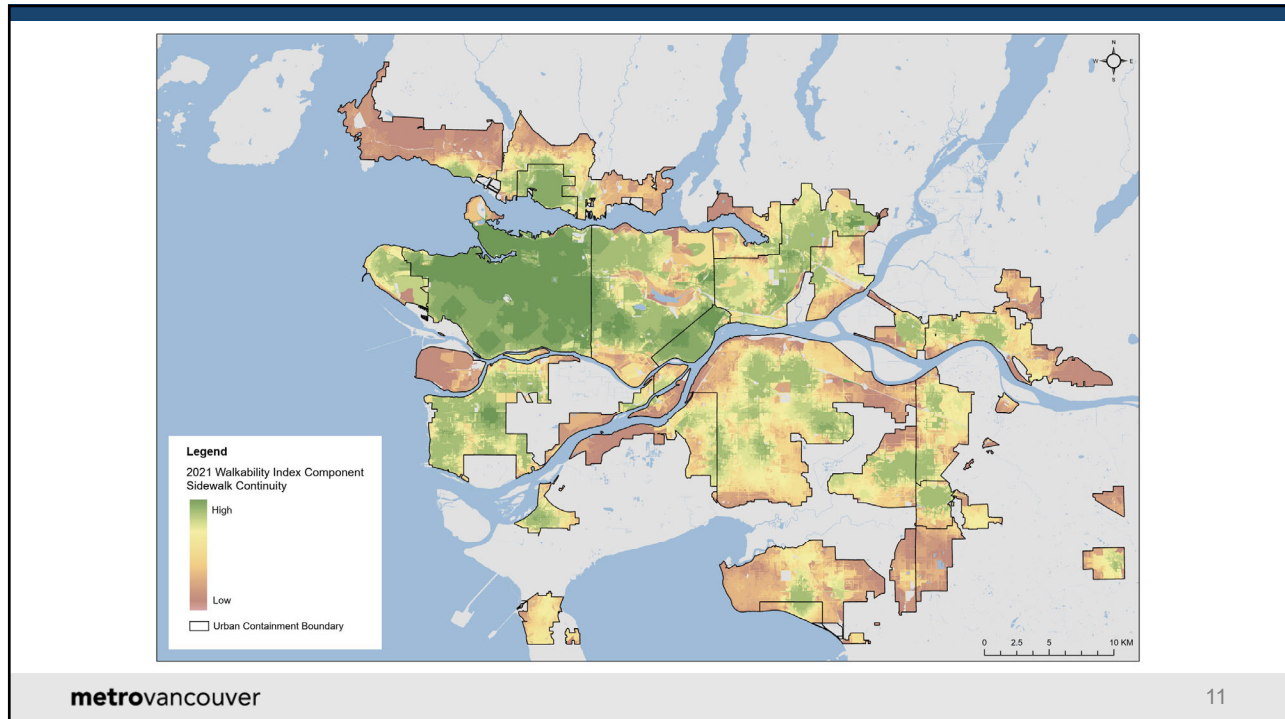
Thank You

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METHODOLOGY

$$\text{Walkability Index} = z\text{NRD} + z\text{CFAR} + z\text{LUM} + 2(z\text{IDens}) + z\text{SCon}$$

Z-scores (z) allow for comparison across variables with different units.

Net Residential Density (NRD) – concentration of dwelling units per area

Commercial Floor Area Ratio (CFAR) – ratio between the total commercial (i.e., civic/educational, entertainment/recreation, office, food, retail) floor area of a building to the land area of property it is built on

Land Use Mix (LUM) – balance or evenness of eight land uses in an area (single-detached residential, multi-attached residential, retail, entertainment, food, civic, office, green spaces)

Intersection Density (IDens) – measure of street connectivity; smaller blocks tend towards greater intersection density values and increased ease of travel to destinations

Sidewalk Continuity (SCon) – presence and completeness of the sidewalk network, by comparing the total length of sidewalks to the total length of roads.

To: Regional Planning Committee

From: Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, and Marcin Pachcinski, Division Manager, Electoral Area and Implementation Services

Date: September 13, 2024 Meeting Date: October 4, 2024

Subject: **Regional Context Statements – Submission Timelines**

RECOMMENDATION

That the MVRD Board receive for information the report dated September 13, 2024, titled “Regional Context Statements – Submission Timelines”.

EXECUTIVE SUMMARY

Metro 2050 was adopted by the MVRD Board on February 24, 2023. The *Local Government Act* stipulates that member jurisdictions must prepare and submit a regional context statement within two years of the adoption of a regional growth strategy showing the relationship between their official community plan (OCP) and the regional growth strategy. Therefore, regional context statements are due by February 24, 2025. The MVRD Board considers acceptance of regional context statements, and these are one of the most important links connecting local and regional planning.

In November 2023, the Province passed several pieces of housing legislation with deadlines by which local governments are required to amend zoning bylaws, official community plans, and prepare housing needs reports. Member jurisdictions have indicated that they have had to adjust work plans and staff resources to comply with these provincial deadlines. The provincial deadlines do not align with the upcoming deadline for regional context statement submissions, as much of the work required for the provincial housing legislation will be needed to inform the development of regional context statements.

Recognizing the pressures faced by member jurisdictions, and the aim to receive regional context statements that are based on updated OCPs with policies that demonstrate alignment with *Metro 2050*, Metro Vancouver understands that member jurisdictions may choose to submit their regional context statement for consideration by the Metro Vancouver Board in late 2025.

PURPOSE

This report provides information to the Regional Planning Committee and Board related to the submission of regional context statements by member jurisdictions.

BACKGROUND

Metro Vancouver staff recently canvassed planning staff from member jurisdictions regarding the expected submission timelines of their regional context statements. This report provides

information on the responses along with requirements and deadlines stemming from the provincial housing legislation.

REGIONAL CONTEXT STATEMENTS

A regional context statement (Reference 1) identifies the relationship between the official community plan (OCP) and the regional growth strategy and, if applicable, how the OCP is to be made consistent with the regional growth strategy over time. Pursuant to section 446(2) of the *Local Government Act*, each member jurisdictions must submit a regional context statement within two years of the adoption of a new regional growth strategy.

Metro 2050 was adopted by the MVRD Board on February 24, 2023. Therefore, new regional context statements are due by February 24, 2025. The MVRD Board considers acceptance of regional context statements, and these are one of the most important links connecting local and regional planning. The MVRD Board must either accept or not accept a regional context statement within 120 days of receipt or it is deemed to have accepted the regional context statement as submitted. Following acceptance by the Board, the member jurisdiction can then give final reading to adopt the OCP bylaw, which includes the regional context statement.

An important role of the MVRD Board is to make decisions, as a federation, on matters of regional significance. Considering the acceptance of RCSs is one way that the MVRD Board ensures that the commitments made by the signatories of *Metro 2050* are reflected in local OCPs.

PROVINCIAL HOUSING LEGISLATION

In November 2023, the Province passed housing legislation that required local governments to take a number of actions by certain deadlines, including:

- Update bylaws and regulations to align with small scale, multi-unit housing (SSMUH) and Transit Oriented Areas (TOA) by June 30, 2024
- Complete Interim Housing Needs Reports by January 1, 2025
- Update zoning and official community plans by December 31, 2025 (Reference 2).

Local government planning departments have had to devote substantial staff resources to meet these legislative requirements. Many local governments have also had to adjust the timelines and focus of their zoning bylaws, OCP reviews, or both. The additional workload on local planning departments and the close relationship between this work and the development of regional context statements has impacted the ability of member jurisdictions to dedicate the resources necessary to comply with the February 24, 2025 deadline.

METRO 2050 EXPECTED REGIONAL CONTEXT STATEMENT SUBMISSION TIMELINES

Metro Vancouver staff recently canvassed planning staff from member jurisdictions regarding the expected submission timelines of their new regional context statements. To date, Belcarra, Delta, and UBC have submitted regional context statements for MVRD Board acceptance as part of OCP reviews that they already completed. Approximately half of member jurisdictions have noted capacity and work plan challenges around the deadlines and have indicated they plan on submitting

a new regional context statement for MVRD Board consideration by December 31, 2025, in line with the provincial deadline to update zoning and official community plan bylaws.

METRO 2040 REGIONAL CONTEXT STATEMENT ACCEPTANCE DATES

For comparison, the tables below show when each member jurisdiction’s regional context statement was accepted by the MVRD Board following the adoption of *Metro 2040*, which was adopted on July 29, 2011. To comply with provincial legislation, member jurisdictions had to submit a new regional context statement by July 29, 2013.

Member Jurisdiction	Date <i>Metro 2040</i> RCS was accepted
Anmore	July 11, 2014
Belcarra	July 29, 2011
Burnaby	November 15, 2013
Coquitlam	October 11, 2013
Delta	September 27, 2013
Langley City	July 26, 2013
Langley Township	November 25, 2016
Lions Bay	April 29, 2016
Maple Ridge	September 27, 2013
New Westminster	September 22, 2017
North Vancouver City	February 13, 2015
North Vancouver District	May 23, 2014

Member Jurisdiction	Date <i>Metro 2040</i> RCS was accepted
Pitt Meadows	Nov 15, 2013
Port Coquitlam	July 26, 2013
Port Moody	May 15, 2015
Richmond	November 16, 2012
Surrey	September 19, 2014
Tsawwassen FN	Not applicable
UBC	June 2, 2015
UEL	September 27, 2013
Vancouver	July 26, 2013
West Vancouver	February 13, 2015
White Rock	July 28, 2017

11 member jurisdictions did not have their regional context statements accepted by the MVRD Board until 2014 or later. Although significant delays can cause challenges, from a Metro Vancouver staff perspective, minor delays in the submission of regional context statements are unlikely to cause challenges in the administration of the regional growth strategy. The member jurisdictions who did not comply with the deadline did not face any enforcement action or penalty from the Province, and the *Local Government Act* is silent on any implications of a late submission.

DEADLINE CHALLENGES

The upcoming deadline means most municipalities would have to submit a regional context statement based on their existing OCP that likely has a number of policies that have not yet been considered under the lens of *Metro 2050* nor the new provincial housing legislation. Submitting a regional context statement at this time would result, in many cases, in a duplication of efforts since the municipality would be asked updating the OCP in relation to the provincial housing legislation and then submitting another regional context statement.

Recognizing the pressures faced by members and the aim to receive regional context statements that are based on updated OCPs with policies that demonstrate consistency with *Metro 2050*, staff understands that member jurisdictions may decide to submit a new regional context statement for consideration by the Metro Vancouver Board in late 2025, in line with the provincial housing legislation-related OCP update deadline. From a Metro Vancouver staff perspective, submissions

received in late 2025 would not cause any significant challenges in the administration of *Metro 2050*.

ALTERNATIVES

This is an information report. No alternatives are presented.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

CONCLUSION

Deadlines associated with the provincial housing legislation have impacted the timing of member jurisdiction zoning bylaw and OCP reviews, and the expected regional context statement submission timelines. As a result, Metro Vancouver may receive regional context statements for MVRD Board consideration after the required February 24, 2025 deadline. From a Metro Vancouver staff perspective, submissions received in late 2025 would not cause any significant challenges in the administration of *Metro 2050*.

REFERENCES

1. [Local Government Act](#)
2. [Bill 44 \(Pro-active Planning\) FAQs](#)

70383940

To: Regional Planning Committee

From: Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, Regional Planning and Housing Services

Date: September 20, 2024 Meeting Date: October 4, 2024

Subject: **Manager's Report**

RECOMMENDATION

That the Regional Planning Committee receive for information the report dated September 20, 2024, titled "Manager's Report".

REGIONAL PLANNING COMMITTEE 2024 WORK PLAN

The Regional Planning Committee's Work Plan for 2024 is attached to this report (Attachment 1). The status of work program elements is indicated as pending, in progress, or complete. The listing is updated as needed to include new issues that arise, items requested by the committee, and changes to the schedule.

HOUSING TARGET ORDERS – UPDATE

On May 31, 2023 the Province of BC identified all Metro Vancouver member jurisdictions, except for Bowen Island Municipality and Tsawwassen First Nation, as specified local governments that may be subject to housing target orders under the *Housing Supply Act*. To date, 12 member jurisdictions have received provincial housing targets. The Housing Target Orders identify the total number of net new units to be completed within five years in each municipality, and provide a further breakdown that includes:

- Recommended unit sizes (studio/1-bed, 2-bed, and, 3+ bedroom) and tenure type (rental vs. ownership) for the total units;
- For rental units, the recommended number of below-market vs. market rental units;
- A recommended number of supportive rental housing units with on-site supports.

Housing targets for the first cohort of ten municipalities subject to housing target orders were announced on September 26, 2023, and included five Metro Vancouver municipalities:

- City of Delta – 3,607 housing units;
- District North Vancouver – 2,838 housing units;
- City of Port Moody – 1,694 housing units;
- City of Vancouver – 28,900 housing units;
- District of West Vancouver – 1,432 housing units.

Housing targets for the second cohort of 20 municipalities subject to housing target orders were announced on June 26, 2024, and included four Metro Vancouver municipalities:

- City of Surrey – 27,256 housing units;
- City of Maple Ridge – 3,954 housing units;
- City of North Vancouver – 3,320 housing units;
- City of White Rock – 1,067 housing units.

Housing targets for the third cohort of ten municipalities subject to housing target orders were announced on July 30, 2024, and included three member jurisdictions:

- City of New Westminster – 4,432 housing units;
- City of Langley – 1,844 housing units;
- City of Port Coquitlam – 2,279 housing units.

Below-Market and Supportive Housing Targets

The percentage of below-market rental units recommended ranged from 14 to 30 percent of all units targeted to be delivered in the next five years. On average, across the 12 municipalities with targets to date, below-market rental units are recommended to be 25% of total units targeted. This represents over 21,000 below-market rental unit completions, or just over 4,200 below-market units per year (net new completions) in these 12 municipalities. Comparatively, the number of total market rental completions across the Metro Vancouver region has averaged approximately 3,000 units per year since 2018, while non-market housing completions have averaged approximately 950 units per year. Accomplishing these proportions of below-market units will be highly challenging and will require a coordinated effort across all levels of government, as municipalities will be unable to deliver the recommended below-market units without significant provincial and federal grants.

Percentage of Housing Target Order (Total Units over 5 Years) Recommended as Below-Market Rental Units by Municipality

Metro Vancouver Member Jurisdiction	Total Units	Below-Market Rental Units	% of Total Units Recommended as Below-Market Rental Units
Vancouver	28,900	7,894	27%
Surrey	27,256	6,897	25%
New Westminster	4,432	1,189	27%
Maple Ridge	3,954	702	18%
Delta	3,607	830	23%
North Vancouver City	3,320	972	29%
North Vancouver District	2,838	657	23%
Port Coquitlam	2,279	508	22%
Langley City	1,844	420	23%
Port Moody	1,694	238	14%
West Vancouver	1,432	435	30%
White Rock	1,067	302	28%
Total	82,623	21,044	25%

HOUSING AND TRANSPORTATION COST BURDEN STUDY UPDATE – PHASE TWO

Work is ongoing on Phase Two of the Housing and Transportation (“H+T”) Cost Burden Study Update. Phase Two will synthesize Census housing cost data with Phase One transportation cost data and deliver integrated analytical findings. These findings will form the basis for a set of recommendations about how to address H+T cost burden through regional planning. Phase One deliverables, including a transportation costs database and a technical report, remain available to member jurisdiction staff upon request.

Staff have elected to complete Phase Two of this project in-house to improve project quality and deliver efficiencies. This decision has led to a slight delay in the project schedule. The full study update is expected to be presented to the Regional Planning Committee and Board in Q1 2025.

CENTRES AND CORRIDORS TARGET UPDATE PROJECT

The *Metro 2050* Centres and Corridors Target Update will undertake research and analysis to develop ambitious yet realistic dwelling unit and job growth targets for the region’s Urban Centres and transit corridors. At the January 19, 2024 RPAC meeting, staff presented a scope of work for the project. RPAC members expressed concerns about staff capacity in light of Provincial housing legislation and suggested that the project not be initiated until after the Province’s June 30th implementation deadline.

In the interim, staff have been performing background technical work to inform the development of updated targets. This has included analyzing historical dwelling unit and job growth, modelling the impacts of the new housing legislation (TOA and SSMUH), and developing a survey of employer location preferences with respect to Urban Centres and transit corridors. Staff are now prepared to initiate the Centres and Corridors Target Update project and form a member jurisdiction Working Group, with an aim to complete the updated growth targets by the end of Q2 2025.

LIVE / WORK – HISTORY, POLICY, DEVELOPMENT

Metro Vancouver staff participated in the 2024 BC Land Summit, held in Nanaimo in May. Hosted every five years, the multi-disciplinary conference includes a range of sessions about community planning, real estate development, and related land use matters, bringing together a range of land related professions, represented by: the Appraisal Institute of Canada – BC, the British Columbia Institute of Agrologists, the British Columbia Society of Landscape Architects, the Planning Institute of British Columbia, and the Real Estate Institute of British Columbia.

REGIONAL FOOD SYSTEM STRATEGY UPDATE

Work is ongoing on Phase Two of the update to the Regional Food System Strategy (Reference 1). The update is identified as a priority action in the Board Strategic Plan (2022 – 2026). A Project Advisory Committee has also been formed to provide direct knowledge and experience from the food sector to help inform the engagement and update process.

Engagement for the update to the Regional Food System Strategy is intended to connect with all segments and sectors of the region’s food system to better understand the issues, challenges and

successes each sector has experienced over the past 13 years; develop a shared vision and goals; and establish actions and a strategic direction to move forward toward a more resilient, robust, abundant, and efficient food system.

Phase Two includes targeted engagement with member jurisdiction staff as well as representatives from individual sectors comprising the food system. In-person workshops, a virtual focus group, and several individual interviews will comprise the majority of the engagement for 2024. Metro Vancouver will also be adding a dedicated page on its website where details about the project will be shared, links to pertinent documents will be provided, and interactive engagement opportunities will be hosted.

ATTACHMENT

1. Regional Planning Committee 2024 Work Plan

REFERENCE

1. [Regional Food System Strategy](#)

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Regional Planning Committee 2024 Work Plan

Report Date: September 20, 2024

Priorities

1st Quarter	Status
Where Matters II - Final Report	Completed
Childcare Inventory Report - Update	Completed
<i>Metro 2050</i> Climate Policy Enhancement Project - Report	Completed
Regional Multi-Hazard Mapping Project – Final Report	Completed
Tree Canopy Cover and Impervious Surfaces Update – Final Report	Completed
Industrial Lands Bring to Market Initiative – Scope of Work	Completed
<i>Metro 2050</i> Urban Centres and Corridors Target Update – Scope of Work	Completed
Regional Food Systems Strategy Update – Scope of Work	Completed
Inclusionary Housing Policy Review – Final Report and Regional Policy Models	Completed
Regional Affordable Housing Strategy Update (Housing 2050) – Scope of Work	Completed
<i>Metro 2050</i> Implementation Guideline Industrial & Employment Lands	Completed
Housing Data Book update – Presentation	Completed
Regional Growth Strategy Amendments, Regional Context Statements, and Sewerage Area Amendments (as applicable)	Ongoing
2nd Quarter	Status
What Works: Municipal Measures for Sustaining and Expanding the Supply of Purpose-Built Rental Housing Update	Completed
Economic Value of Industrial Lands Update – Scope of Work	Completed
Hazard Risk and Vulnerability Blueprint – Scope of Work	Completed
Matrix of Municipal Measures for Housing Affordability and Diversity - Update	In Progress
Regional Green Infrastructure Network – Update	Completed
Projections Update - Report	Completed
Regional Growth Strategy Amendments, Regional Context Statements, and Sewerage Area Amendments (as applicable)	Ongoing
3rd Quarter	Status
Payment for Ecosystem Services on Agricultural Lands - White Paper	Pending
Ecological Health Framework Progress Report	Pending
Agriculture Data Book – Presentation	Pending
The Walkability Index Update – Presentation	In Progress
Regional Growth Strategy Amendments, Regional Context Statements, and Sewerage Area Amendments (as applicable)	Ongoing
4th Quarter	Status
Regional Food Systems Strategy Engagement – Update	In Progress
Economic Value of Industrial Lands Update – Final Report	In Progress
Regional Parking Strategy – Final Report	In Progress
Housing + Transportation Cost Burden Study Update – Final Report	In Progress
Regional Affordable Housing Strategy Update (Housing 2050) – Issues and Options Discussion Paper	Pending
Performance measures dashboard - Presentation	In Progress
MV extended reality modelling project update – Update	Pending
Regional Growth Strategy Amendments, Regional Context Statements, and Sewerage Area Amendments (as applicable)	Ongoing