

PROPOSAL:

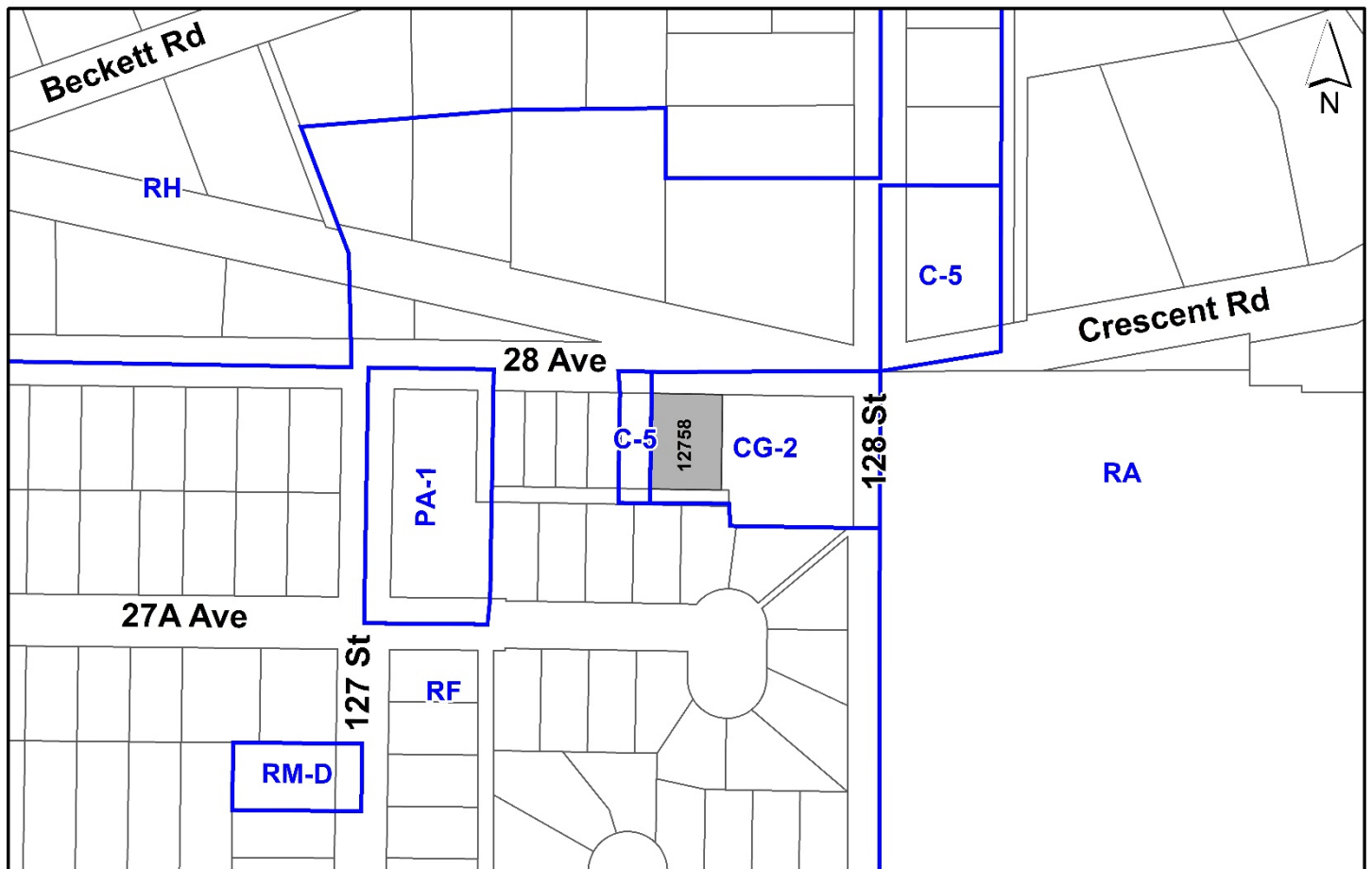
- Rezoning from CG-2 to C-5
- Development Permit
- Development Variance Permit

to permit the conversion of an existing service station building to accommodate a restaurant and office space

LOCATION: 12758 - 28 Avenue

ZONING: CG-2

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the setback and landscaping requirements of the C-5 Zone.
- Proposing to reduce the parking requirements of the Zoning Bylaw.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed retrofit of the existing building will reutilize a brownfield site, renovate an existing building and help reduce construction waste and is consistent with the Sustainability Charter 2.0.
- The proposed land use change will result in the revitalization of an existing commercial property and add diversity to the range of business located at the small commercial node of 128 Street and Crescent Road.
- The proposed variances are required in order to facilitate the retention of the existing building, while accommodating the new land uses.
- To help mitigate the proposed reduction in on-site parking, the applicant proposes bike racks for 16 bicycles, with e-bike charging available, and frontage improvements to increase the available street parking.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Combined Service Gasoline Station Zone (CG-2)" to "Neighbourhood Commercial Zone (C-5)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7921-0197-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7921-0197-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front (north) yard setback of the C-5 Zone from 7.5 metres to 3.85 metres for the principal building;
 - (b) to reduce the minimum side (west) yard setback of the C-5 Zone from 7.5 metres to 0 metres for the principal building;
 - (c) to reduce the minimum side (east) yard setback of the C-5 Zone from 7.5 metres to 3.0 metres to the principal building face;
 - (d) to reduce the minimum side (east) yard setback of the C-5 Zone from 7.5 metres to 1 metre for accessory structures;
 - (e) to reduce the minimum number of of-street parking spaces for an eating establishment from 10 stalls per 100 square metres of floor area to 2.3 stalls per 100 square metres of floor area;
 - (f) to waive the requirement for continuous screen planting at least 1.5 m high in a strip at least 1.5 m wide and a solid decorative fence at least 1.5 m high along all lot lines separating the developed portion of the lot from any lot designated Residential in the OCP, except in those portions where a building abuts the lot line; and
 - (g) To reduce the requirement for a continuous landscaping strip for the developed portions of the lot abutting a highway from 1.5 metres to 0.75 metres.
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) approval from the Ministry of Environment and Climate Change Strategy for site remediation;

- (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
- (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant automotive service station	Urban	CG-2
North (Across 28 Avenue and Crescent Road):	Single Family	Urban	RF
East:	Gas Station	Urban	CG-2
South (Across Lane):	Single Family	Urban	RF
West:	Office	Urban	C-5

Context & Background

- The subject side is 1,011 square metres in area and is located at 12758 – 28 Ave in South Surrey.
- The site is designated Urban in the Official Community Plan and is zoned “Combined Service Gasoline Station Zone (CG-2)”.
- The site is not in a secondary plan area.
- The site is occupied by a former automotive service station. An original building permit for the building could not be located through a records search, but the record search did find renovation permit records indicating that the site has been used as a service station in some capacity since at least the 1970s.
- The applicant proposes to renovate the existing building for use as a restaurant and a small office.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to convert the existing service station building to a 224.23 square metre commercial space. The proposal includes a 178.45 square metre restaurant, that features a 44.9 square metres uncovered patio (not included in the total floor area) and a 45.78 square metre office.
- The following applications are required to facilitate the proposal:
 - Rezoning from "Combined Service Gasoline Station Zone (CG-2)" to "Neighbourhood Commercial Zone (C-5)";
 - Development Permit for Form and Character; and
 - Development Variance Permit to reduce setback, landscaping and parking requirements.

	Proposed
Lot Area	
Gross Site Area:	1,011 square metres
Road Dedication:	27.46 square metres
Net Site Area:	983.54 square metres
Number of Lots:	1
Building Height:	4.94 metres
Floor Area Ratio (FAR):	0.23 FAR
Floor Area	
Restaurant:	178.45 square metres
Patio (not counted as FAR)	44.9 square metres
Office:	45.78 square metres
Total:	224.23 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:	Crescent Park is the closest park to the site. The park features both natural and active areas. Amenities in the park include walking trails, playgrounds, and outdoor sports courts. The park is within 200 metres walking distance from the subject site.
Ministry of Environment and Climate Change Strategy	The applicant is required to undertake site remediation with the Province, given the site's history as a service station. The applicant is actively working with the Province to complete this work. Acceptance of the site remediation from the Province will be required before final adoption of the Zoning Bylaw Amendment.

Transportation Considerations

Road Network and Infrastructure:

- The applicant is required to provide the following improvements to support the proposed development:
 - 28 Avenue – construction of formalized on-street parking and a sidewalk; and
 - Lane – approximately 1 metre of dedication and construction of pavement widening and curb works within the lane south of the subject site.
- The intersection of Crescent Road and 128 Street is planned for City capital improvements, including a new roundabout, sidewalks, and cycling infrastructure, with construction currently planned within the short-term timeframe (less than five years).

Parking:

- As per the parking rates specified in the Zoning Bylaw, twenty-three (23) parking spaces are required to be provided on-site for the proposed office and restaurant uses.
- A transportation impact study was not required as the anticipated number of trips is less than the City's threshold.
- Available land for on-site parking is constrained due to the size of the parcel and siting of the existing building.
- In order to support the proposed uses while minimizing impacts to the neighbourhood, the applicant is proposing to provide a total of six (6) parking stalls on-site, intended for staff use. The on-site parking, to be accessed via the lane, ensures that the longer-term staff parking demand minimizes impacts to on-street parking supply, while also minimizing traffic impacts (number of vehicle trips) to the rear lane.
- In addition, the applicant is proposing to improve 28 Avenue along the site frontage to accommodate new angled on-street parking.
- The applicant has proposed bike parking facilities for up to 16 bicycles. The Zoning Bylaw does not require on-site bicycle parking. The bicycle parking stalls will be equipped with charging capabilities for e-bikes.
- Based on the considerations of minimizing impacts to the surrounding context, the unique site constraints, and the proposed off-site improvements, staff can support the proposed parking reduction.

Transit and Active Transportation:

- The site is primarily serviced by bus route 350 which provides 20-minute peak service and 30-minute off-peak service between Crescent Beach and White Rock Centre. Two additional bus routes provide peak-only service to the area, route 352 between White Rock Centre and Bridgeport Station via Ocean Park and route 855 which is a special school route for Elgin Park

Secondary. Stops for these routes are centered around the intersection of 128 Street and Crescent Road, with all stops being 100 metres from the site.

- The site is situated in close proximity to a number of planned and existing active transportation routes. The site is approximately 500 metres from a planned portion of the Nicomekl Greenway, which will connect Crescent Beach to the planned Nicomekl Riverfront Park. The site is also within 300 metres of the planned Sunnyside Greenway, which will connect the Nicomekl Greenway to Sunnyside Acres Park via Crescent Park.

Sustainability Considerations

- The proposed retrofit of an existing building to a new use is aligned with the City's Sustainability Charter 2.0 includes the statement that retrofits and renovations are prioritized over demolition. The proposed retrofit will help divert construction waste from landfill and reutilize a brownfield site.
- The applicant proposes a high-albedo roof with an SRI value of 75 or greater to reduce the building's impact on the urban heat island effect.
- Proposed landscaping and frontage improvements will reduce the amount of asphalt and hardscaping on the site, which will result in improved storm water management and reduce the site's contribution to the urban heat island effect.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated General Urban in the Regional Growth Strategy (RGS).
- Neighbourhood-serving shops and services are encouraged in General Urban designated land both inside and outside Urban Centres and Frequent Transit Development Areas.
- General Urban areas are intended to emphasize place-making and an enriched public realm.
- The proposal complies with the General Urban land use.

Official Community Plan

Land Use Designation

- The site is designated Urban in the Official Community Plan (OCP).
- The Urban land use designation is primarily intended to support low and medium density residential neighbourhoods. However, small-scale neighbourhood-serving shops are supported as a complementary use in the Urban designation.
- The proposal is consistent with the Urban land use designation.

Themes/Policies

- Policy B4 Healthy Neighbourhoods (General): Complete, walkable and green neighbourhoods provide opportunities for working, living and recreating while accommodating the needs of all age groups and abilities.
 - *the proposed retrofit of the existing service station to accommodate a restaurant and office space will contribute to the continued evolution of the existing area towards a complete neighbourhood by renovating an existing vacant commercial property, and establishing a new service-oriented business that will provide new social opportunities for local residents.*
- Policy B4.11 Create mixed-use neighbourhood centres that support the needs of local residents by including local-oriented shopping, services, schools, and amenities within easy walking and cycling distance in order to reduce dependency on private vehicles.
 - *The intersection of 128 Street and Crescent Road to the east is an established small-scale local-commercial node in the Semiahmoo Peninsula. The proposal will revitalize one of the traditional commercial properties of this node and provide an eating establishment serving the local community that is well served by active transportation routes.*

Zoning By-law

- The applicant proposes to rezone the subject site from "Combined Service Gasoline Station Zone (CG-2)" to "Neighbourhood Commercial Zone (C-5)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Neighbourhood Commercial Zone (C-5)" and parking requirements.

C-5 Zone (Part 35)	Permitted and/or Required	Proposed
Floor Area Ratio:	0.5	0.23
Lot Coverage:	50%	32%
Yards and Setbacks		
North (front):	7.5 metres	3.85 metres*
East (side):	7.5 metres	3.0 metres (principal building)* 1.0 metres (refuse enclosure)*
South (rear):	7.5 metres	17.0 metres
West (side):	7.5 metres	0 metres*
Height of Buildings		
Principal buildings:	9 metres	4.95 metres
Landscaping and Screening		

C-5 Zone (Part 35)	Permitted and/or Required	Proposed
Landscaping abutting lot lines designated residential in the OCP	Continuous screen planting 1.5 m high in a strip at least 1.5 m wide and a solid decorative fence at least 1.5 metres high	Landscaping and fencing not provided along west lot line. 1.2 metre strip along the east lot line, fencing not provided*
Landscaping abutting a highway	1.5 m	1.5 metres adjacent to 25 Avenue 0.75 metres adjacent to rear lane*
Parking (Part 5)	Required	Proposed
Number of Stalls		
Eating Establishment:	22	5*
Office:	1	1
Total:	23	6
Bicycle Spaces		
Parking:	0	16

*notes proposed variance

Setback, Parking, and Landscape Variance

- The applicant is requesting the following variances:
 - (a) to reduce the minimum front (north) yard setback of the C-5 Zone from 7.5 metres to 3.85 metres for the principal building;
 - (b) to reduce the minimum side (west) yard setback of the C-5 Zone from 7.5 metres to 0 metres for the principal building;
 - (c) to reduce the minimum side (east) yard setback of the C-5 Zone from 7.5 metres to 3.0 metres to the principal building face;
 - (d) to reduce the minimum side (east) yard setback of the C-5 Zone from 7.5 metres to 1 metre for accessory structures;
 - (e) to reduce the minimum number of off-street parking spaces for an eating establishment from 10 stalls per 100 square metres of floor area to 2.3 stalls per 100 square metres of floor area;
 - (f) to waive the requirement for continuous screen planting at least 1.5 m high in a strip at least 1.5 m wide and a solid decorative fence at least 1.5 m high along all lot lines separating the developed portion of the lot from any lot designated Residential in the OCP, except in those portions where a building abuts the lot line; and
 - (g) to reduce the requirement for a continuous landscaping strip for the developed portions of the lot abutting a highway from 1.5 metres to 0.75 metres.

- The above listed variances are necessary to support the proposal, given the proposed retrofit of the existing building. Rationale for the proposed variances are provided below.
- Staff support the requested variances to proceed for consideration.

Setbacks

- City records show that the existing service station building has been located on the site since at least 1972 (earliest property records found are of a Board of Variance application from 1972). The siting of the proposed building does not conform to the east and west setback requirements of the current C-5 Zone.
- The front yard setback is proposed to be reduced from 7.5 metres to 3.85 metres to accommodate a new decorative canopy and outdoor patio. The primary massing of the principal structure is compliant with the front yard setback requirements of the C-5 Zone at 10.5 metres.
- A garbage enclosure is proposed behind the building and encroaches into the 7.5 metre east yard setback. The location of the proposed garbage enclosure is optimal to facilitate operation constraints presented by the existing building configuration and lane condition and to mitigate any nuisance impacts on the neighbouring residential uses.

Parking

- As discussed in the Transportation Considerations section above, based on the considerations of minimizing impacts to the surrounding context, the unique site constraints, and the proposed off-site improvements, staff can support the proposed parking reduction.

Landscaping

- All lots in the immediate vicinity of the site are designated Urban in the OCP, which is considered primarily a residential land use designation. Despite this land use designation, the two lots abutting the site are zoned for commercial use. As the site abuts commercial zoned lots, staff find it acceptable to waive the screening requirements along the east and west property line.
- A variance to reduce the width of the landscaping strip abutting the lane is proposed due to balancing the constraints of working within the existing built form and ensuring sufficient on-site parking for staff is provided.

Public Art Policy

- The Public Art contribution will not be required for this application as the proposed floor area is under the 1,000 square metre floor area lower-limit for program eligibility.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on February 22, 2023, and the Development Proposal Signs were installed on March 24, 2023.

- In addition to neighbouring residents, the pre-notification postcard was also sent to the Crescent Beach Property Owners Association and the Friends of Semiahmoo Bay Society. Staff did not receive a response from either resident association.
- Staff received submissions from nine residents of the community. Six of the submission were unsupportive of the proposal, two submissions were supportive and one was seeking clarification. Main themes of the public notification and staff response to those comments are listed below (*staff comments in italics*):
- Traffic and parking:

Respondents were concerned about increased traffic resulting from the proposal. Congestion at the intersection of Crescent Road and 128 Street were frequently mentioned.

The intersection of Crescent Road and 128 Street is currently planned for improvements with a new roundabout, sidewalks, and cycling facilities, as per the City's 10-Year Servicing Plan. Construction is currently planned within the short term.

Concerns about both on-street and on-site parking were also mentioned, noting that the proposed number of parking stalls would be insufficient for the development and concern about patrons using street parking on 28 Avenue. Some residents on 28 Avenue expressed opposition to use of the rear lane for access to the site.

In consideration of the concerns raised by the neighbouring residents, in conjunction with operational realities of the lane, the number of proposed on-site parking stalls was reduced and the parking available at the rear of the site is intended for staff use only. The proposed on-site parking configuration is intended to minimize traffic impacts on the lane.

The applicant will also be required to construct frontage improvements to 28 Avenue to increase the on-street parking supply, along with a new sidewalk.

The site is well situated along a number of active transportation routes and the applicant is proposing to provide on-site bicycle parking well above and beyond the bylaw requirements.

- Proposed land use:

6 of the respondents were opposed to the land use change. Some residents made specific mention to the eatery as a pub and some respondents indicated that they do not support any business at this location that operates outside a 9 to 5 schedule, given the residential character of the neighbourhood.

The applicant is not proposing a neighbourhood pub, but a family restaurant that will be suitable for all members of the community. The applicant plans on having a Food Primary Liquor License and has no intention of obtaining a Liquor Primary Licence. If sought in the future, Liquor Primary Licence will require separate approval from Council.

Under most circumstances the City does not regulate the hours of operation of a business. The applicant will be bound by the requirements Surrey Noise Bylaw No. 7044 and Surrey Nuisance Bylaw No. 12883, and avoid noise and nuisance impacts on adjacent properties.

Two of the respondents were supportive of the proposed use and were happy to see a new restaurant looking to locate in the community.

DEVELOPMENT PERMITS

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 proposal has taken design inspiration from the property's history as an automotive service station and is designed as a 1950's style gas station. Design choices that highlight the theme of the development include a clean white stucco finish, with thin, green horizontal metal accents near the roof line, and rounded building edges. An ornamental canopy coupled with retro gas pumps are geared towards the public realm and further emphasize the theme of the development.
- Currently, the front yard of the site is paved with asphalt and there is no clear delineation between public and private space. The proposal will establish a clear boundary between 28 Avenue and private property with a well design landscaped edge that has multiple walk-throughs creating a comfortable and inviting pedestrian-oriented transition onto the site.

Landscaping

- Landscaping on the site is limited given the siting constraints of the existing building and the need to accommodate sufficient on-site parking. Thoughtfully designed landscaping and hardscaping have been accommodated where possible, predominantly around the site edges and the rear of the site.
- The proposed landscaping consists of a range of trees, shrubs, perennials and grasses. Plants used as part of the landscaping have a semi-arid theme to complement the architecture of the restaurant. Proposed trees include Strawberry trees, and Ginkgo Bilboa trees. Proposed shrubs and ground cover include a number pollinator and drought resistant species.
- Non-landscaped portions of the site are largely hardscaped with decorative concrete.

Signage

- One fascia sign has been proposed, which is affixed to the decorative canopy. The proposed sign will comply with the Sign Bylaw.
- A free-standing sign has not been proposed by the applicant. If a free-standing sign is proposed in the future, it would be subject to a separate development permit.

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. In addition to items pertaining to drawing clarity and drawing coordination, staff request the following changes to the drawings:
 - Full enclosure of the garbage area; and
 - An on-site pathway between the bicycle parking area and the principal entrance of the restaurant.

- 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

- Max Rathburn and Morgan Sullivan, ISA Certified Arborists of Diamondhead Consulting prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	2	2	0
Total (excluding Alder and Cottonwood Trees)	2	2	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		3	
Total Retained and Replacement Trees		3	
Contribution to the Green City Program		\$550	

- The Arborist Assessment states that there are a total of two mature trees on the site, none of which are Alder and Cottonwood trees. It was determined that none of the 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.

- There are two City trees located to the south of the site within the existing lane allowance. Based on the information provided to-date, staff do not support the removal of these two trees. Retention of these trees will be further investigated at the detailed engineering design stage of the application, prior to final adoption.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of four replacement trees on the site. Since three replacement trees have been accommodated on the site, the deficit of three replacement will require a cash-in-lieu payment of \$550, representing \$550 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- The new replacement trees on the site will consist of Maidenhair trees. Three Strawberry trees (*arbutus unedo*) are proposed on the site in addition to the Maidenhair trees but are too small to be considered replacement trees under the Surrey Tree Bylaw.
- In summary, a total of three trees are proposed to be retained or replaced on the site with a contribution of \$550 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

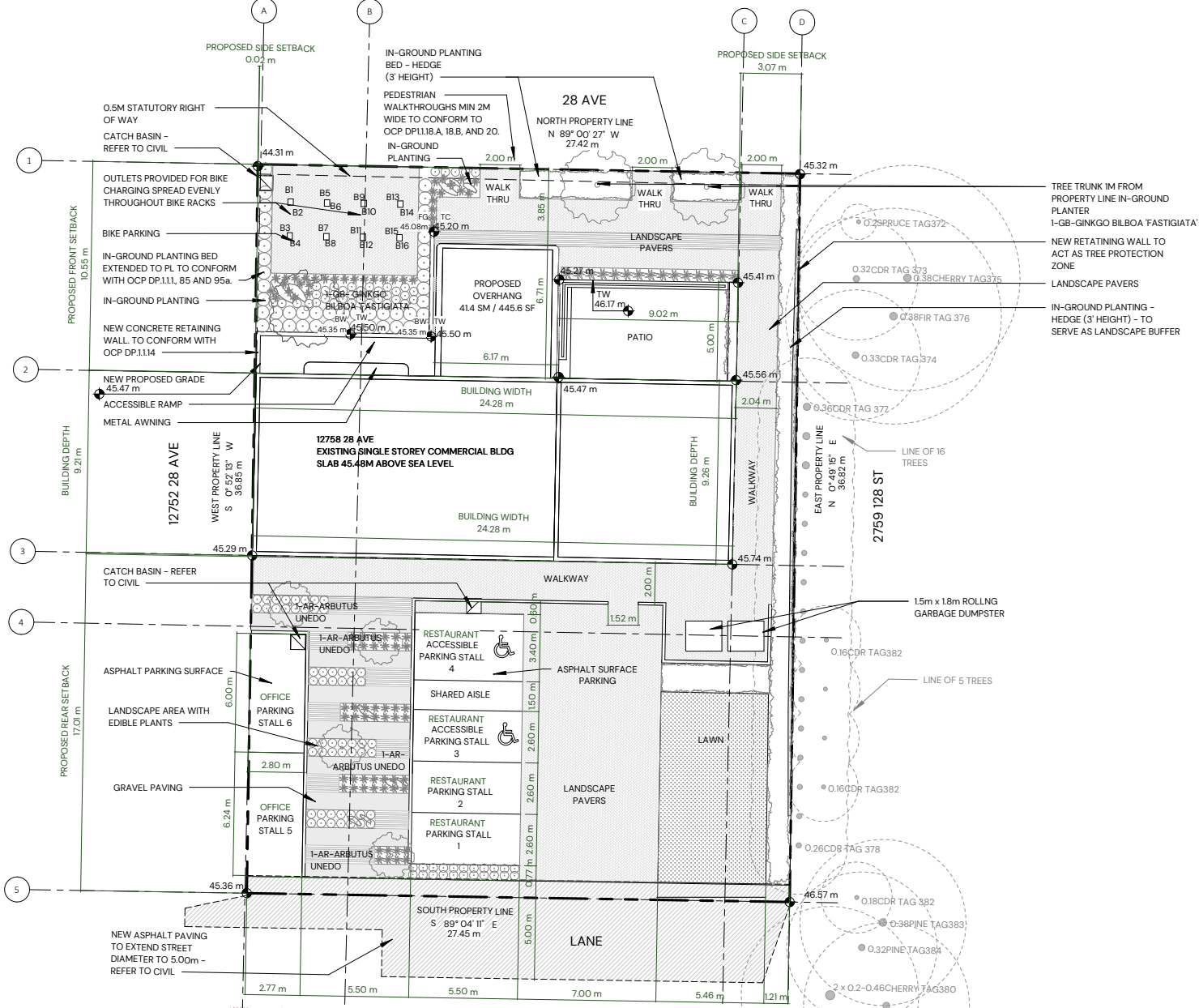
The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV.	Development Variance Permit No. 7921-0197-00

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

BD/ar



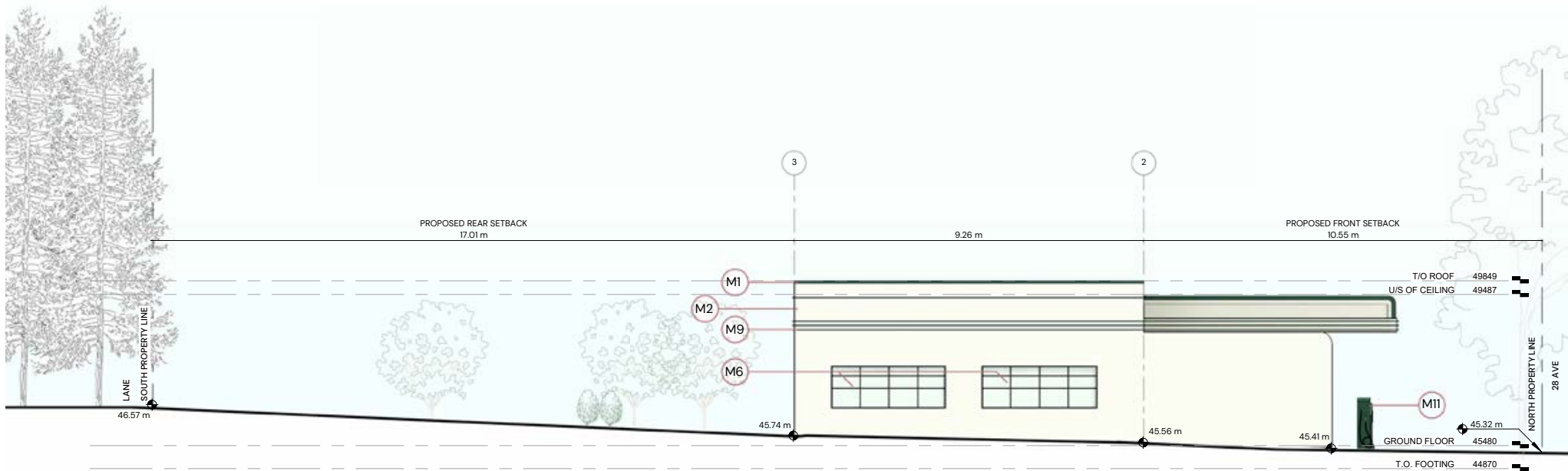


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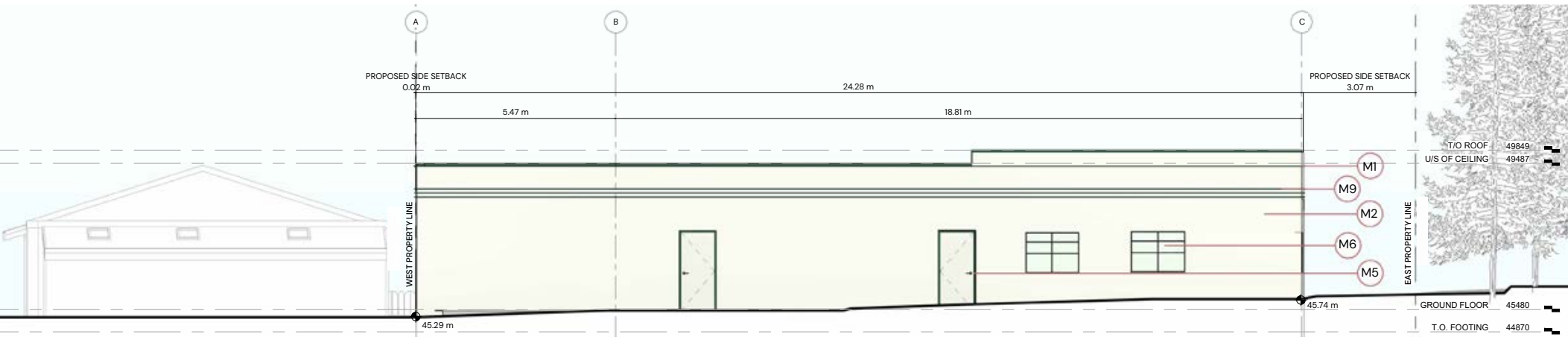
12758 28 st

12752 28 st

Item	Surface	Location	Material	Finish
M1	Roof Flashing	Roof	Metal	Fiddlehead Green (Benjamin Moore 2041-20)
M2	Exterior Wall	All Walls	Stucco	Oxford White (Benjamin Moore CC-30)
M3	Window Wall System	North Exterior Wall	Metal and Glass	Black Anodized Aluminium, Clear (non-tinted) Glass
M4	Garage Door	North Exterior Wall	Metal and Glass	Black Anodized Aluminium, Clear (non-tinted) Glass
M5	Entry Door	North/South Exterior Wall	Metal and Glass	Fiddlehead Green (Benjamin Moore 2041-20), Black Anodized Aluminium, Clear (non-tinted) Glass
M6	Window	North/East/South Exterior Wall	Metal and Glass	Black Anodized Aluminium, Clear (non-tinted) Glass
M7	Firepit Pony Wall	Perimeter of Patio	Metal	Oxford White (Benjamin Moore CC-30)
M8	Painted Aluminium Sign	Overhang	Painted Aluminium	Fiddlehead Green (Benjamin Moore 2041-20)
M9	Horizontal Metal Accent		Painted Aluminium	Fiddlehead Green (Benjamin Moore 2041-20)
M10	Metal Awning	North Exterior Wall	Painted Aluminium	Fiddlehead Green (Benjamin Moore 2041-20)
M11	Decorative Gas Pump	North Entrance		Fiddlehead Green (Benjamin Moore 2041-20)
M12	Planter Wall	Patio	Smart Biotiles System	
M13	Steel Column	North Entrance	Painted Steel	Oxford White (Benjamin Moore CC-30)
M14	Bike Rack	North Entrance	Stainless Steel	
M15	Office Door	North Exterior Wall	Metal and Glass	Fiddlehead Green (Benjamin Moore 2041-20), Glass

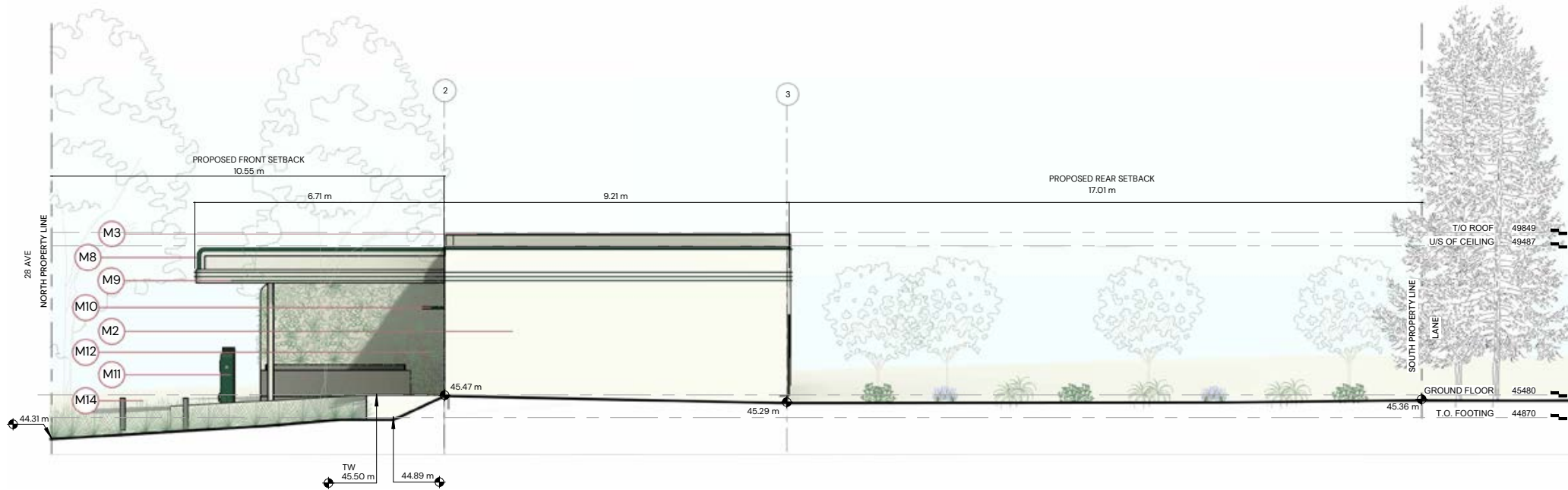


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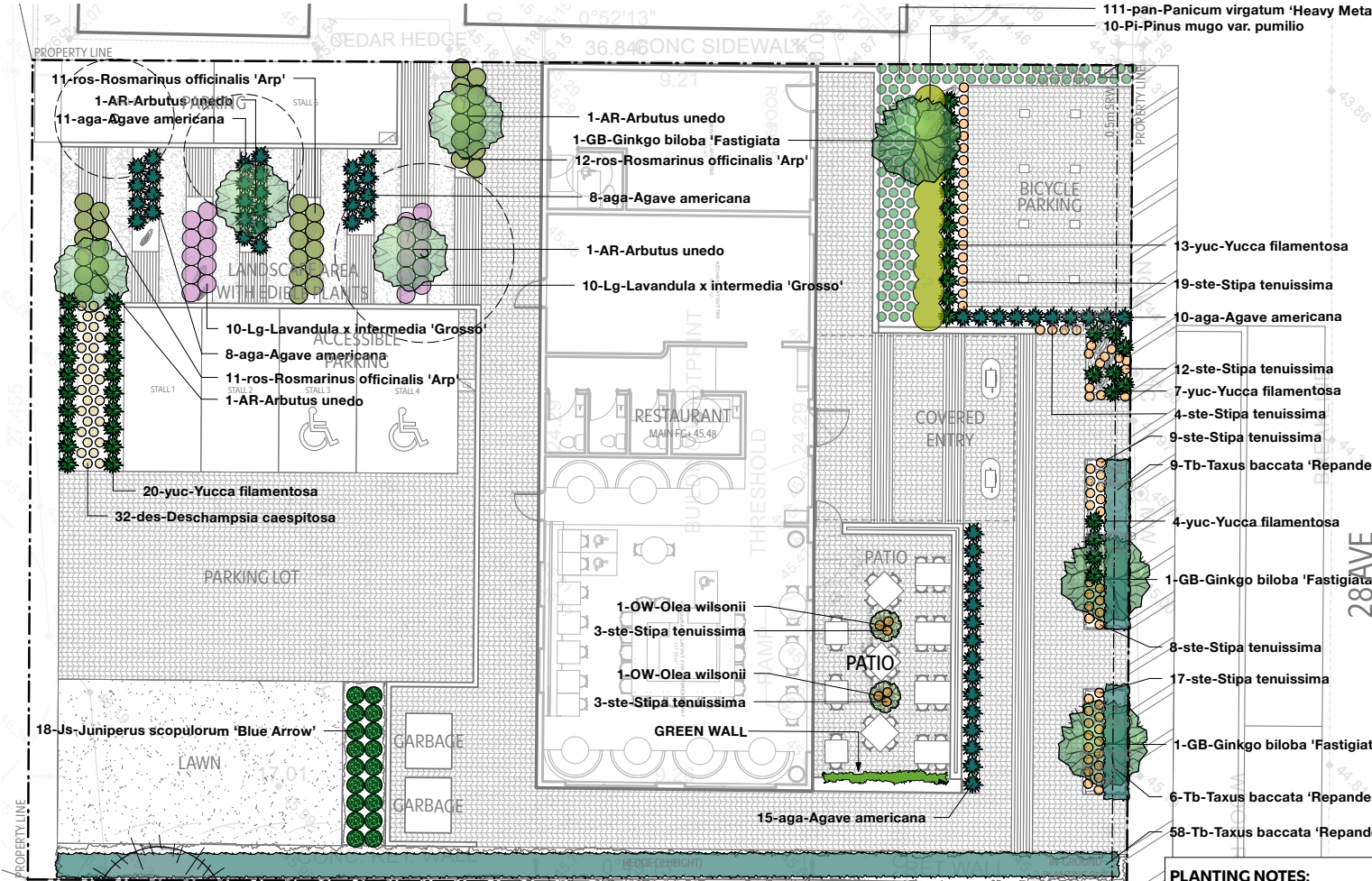
PROPOSED SOUTH BUILDING ELEVATION

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Item	Surface	Location	Material	Finish
M1	Roof Flashing	Roof	Metal	Fiddlehead Green (Benjamin Moore 2041-20)
M2	Exterior Wall	All Walls	Stucco	Oxford White (Benjamin Moore CC-30)
M3	Window Wall System	North Exterior Wall	Metal and Glass	Black Anodized Aluminium, Clear (non-tinted) Glass
M4	Garage Door	North Exterior Wall	Metal and Glass	Black Anodized Aluminium, Clear (non-tinted) Glass
M5	Entry Door	North/South Exterior Wall	Metal and Glass	Fiddlehead Green (Benjamin Moore 2041-20), Black Anodized Aluminium, Clear (non-tinted) Glass
M6	Window	North/East/South Exterior Wall	Metal and Glass	Black Anodized Aluminium, Clear (non-tinted) Glass
M7	Firepit Pony Wall	Perimeter of Patio	Metal	Oxford White (Benjamin Moore CC-30)
M8	Painted Aluminium Sign	Overhang	Painted Aluminium	Fiddlehead Green (Benjamin Moore 2041-20)
M9	Horizontal Metal Accent		Painted Aluminium	Fiddlehead Green (Benjamin Moore 2041-20)
M10	Metal Awning	North Exterior Wall	Painted Aluminium	Fiddlehead Green (Benjamin Moore 2041-20)
M11	Decorative Gas Pump	North Entrance		Fiddlehead Green (Benjamin Moore 2041-20)
M12	Planter Wall	Patio	Smart Biotiles System	
M13	Steel Column	North Entrance	Painted Steel	Oxford White (Benjamin Moore CC-30)
M14	Bike Rack	North Entrance	Stainless Steel	
M15	Office Door	North Exterior Wall	Metal and Glass	Fiddlehead Green (Benjamin Moore 2041-20), Glass





111-pan-Panicum virgatum 'Heavy Metal'
10-Pi-Pinus mugo var. pumilio

TREE AND SHRUB SCHEDULE

ID	QTY	BOTANICAL NAME	COMMON NAME	SCHED. SIZE
TREES				
AR	4	Arbutus unedo	Strawberry tree	40mm cal. tree form
GB	3	Ginkgo biloba 'Fastigiata	Fastigiata Maidenhair Tree	60mm Cal.
OW	2	Olea wilsonii	Dwarf Olive tree on std.	2'-0" ht. std. Specimen, full crown
SHRUBS				
Js	18	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	4'-0" ht @ 3'-0" oc
Lg	20	Lavandula x intermedia 'Grosso'	Lavender Grosso	#1 pot @ 2'-0" oc
Pi	10	Pinus mugo var. pumilio	Dwarf Mountain Pine	#3 Pot @ 3'-0" oc
Tb	73	Taxus baccata 'Repandens'	Spreading English Yew	#2 Pot @ 2'-0" oc, pruned to 3' height hedge
PERENNIALS, GROUNDCOVERS, VINES, FERNS AND GRASSES				
aga	52	Agave americana	Century Plant	#2 Pot @ 2'-0" oc
des	32	Deschampsia caespitosa	Tufted Hairgrass	10 cm pot @ 1'-6" oc
pan	111	Panicum virgatum 'Heavy Metal'	Switch Grass	#1 pot @ 1'-0" oc
ros	34	Rosmarinus officinalis 'Arp'	Arp Rosemary	#1 pot @ 2'-0" oc
ste	75	Stipa tenuissima	Mexican Feather Grass	10 cm pot @ 1'-6" oc
yuc	44	Yucca filamentosa	Adam's Needle	#2 Pot @ 2'-0" oc

3. UNLESS NOTED OTHERWISE ON PLANTING PLAN, MINIMUM SOIL DEPTHS ARE TO BE: 12" IN LAWN; 18" IN GROUNDCOVER; AND 24" IN SHRUB AND TREE AREAS.

4. GROWING MEDIUM SHALL MEET BC SLA/BC LNA LANDSCAPE STANDARD, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.

5. ALL PLANTING AREAS TO BE IRRIGATED AND PROPERLY DRAINED.

6. QUALITY AND SOURCE OF SOD TO COMPLY WITH STANDARDS OUTLINED IN SECTION 8 OF THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD.

7. FOR SODDED AREAS KEEP GROWING MEDIUM 15 MM BELOW FINISHED GRADE.

8. PLANTING BEDS TO BE TOP DRESS WITH 1-1/2" OF AGED BLACK BARK MULCH.

9. ALL PLANT MATERIAL SUPPLIED TO THE SITE TO BE CERTIFIED SOD FREE.

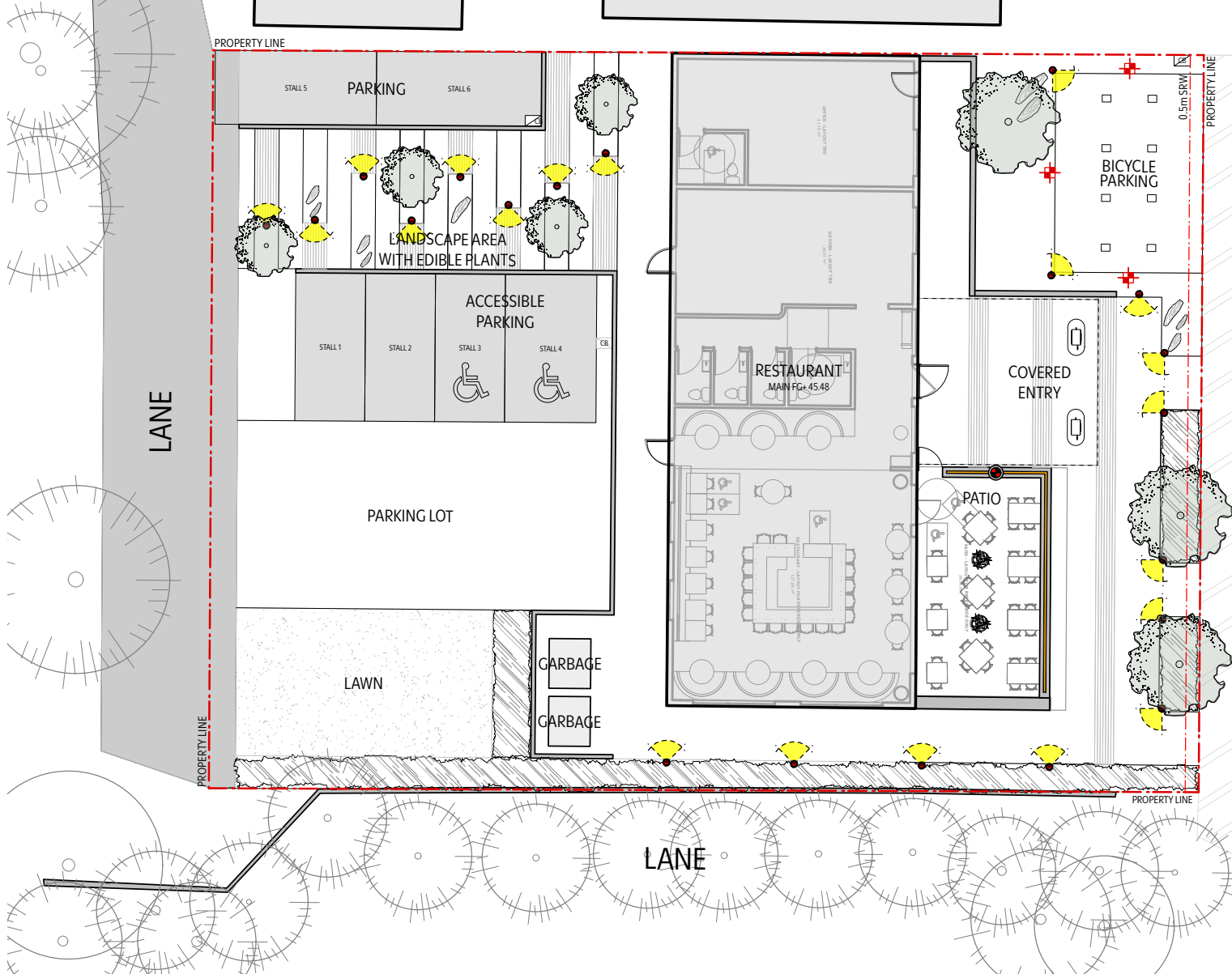
10. ALL EXISTING PLANTS TO BE RETAINED ARE TO BE PROTECTED DURING INSTALLATION/CONSTRUCTION.

11. FERTILIZER TO BE ADDED TO PLANTING AFTER INSTALLATION.

12. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PLANT MAINTENANCE DURING CONSTRUCTION.

PLANTING NOTES:

- DO NOT HANDLE TOPSOIL WHILE IN WET OR FROZEN CONDITION OR IN ANY MANNER IN WHICH SOIL STRUCTURE IS ADVERSELY AFFECTED. SOIL NOT TO BE BLOWN IN.
- ALL PLANT MATERIAL TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT AND CLIENT PRIOR TO PURCHASE. PLANTING TIMELINE TO ENSURE ADEQUATE PLANTING SEASON.



LIGHTING SCHEDULE			
SYMBOL	QUANTITY	DESCRIPTION	REFERENCE IMAGE
	20	PATH LIGHT	
	1	GAS STUB OUT	AS PER GENERAL CONTRACTOR
	3	ELECTRICAL OUTLET FOR BICYCLE CHARGING	AS PER GENERAL CONTRACTOR

NOTE: TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS.

- LIGHTING NOTES:**
1. ALL FIXTURES INSTALLED IN THE LANDSCAPE LIGHTING SYSTEM SHALL BE CSA APPROVED AND BE SUITABLE FOR OUTDOOR APPLICATION.
 2. ALL LIGHTING FIXTURES AND TRANSFORMERS SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
 3. ELECTRICAL SLEEVES MUST BE DEDICATED FOR ELECTRICAL LINES ONLY. ALL SLEEVING MUST BE SEALED AND CLEARLY MARKED FOR EASY LOCATION.
 4. ALL WIRES TO FIXTURES TO BE BURIED TO MEET CSA AND BUILDING CODE.
 5. LAYOUT OF EACH LIGHT TO BE REVIEWED ON-SITE AND APPROVED BY THE LANDSCAPE ARCHITECT.
 6. EACH FIXTURE TO HAVE EXTRA WIRE LENGTH TO ALLOW RELOCATION.
 7. TREE LIGHT FIXTURES TO BE MOVABLE.
 8. COLOUR OF FIXTURES TO BE APPROVED BY THE LANDSCAPE ARCHITECT, LIGHT TEMPERATURE TO BE WARM WHITE.
 9. ALL WIRE, HARDWARE, AND FIXTURES ARE TO BE LOCATED SO AS TO ALLOW FOR "NORMAL" PLANT GROWTH.



INTER-OFFICE MEMO

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

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

DATE: **June 29, 2023** PROJECT FILE: **7821-0197-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 12758 28 Ave**

REZONE

Property and Right-of-Way Requirements

- Dedicate 0.5m wide statutory right of way (SRW) on 28 Avenue.
- Dedicate gazetted road (southerly 10.058m of 28 Avenue) or Section 115 Land Title Act Gazette Dedication.

Works and Services

- Construct 28 Avenue with angled parking, and sidewalk.
- Construct rear lane.
- Construct storm main along 28 Avenue.
- Provide adequately sized storm, sanitary, and water service connections.

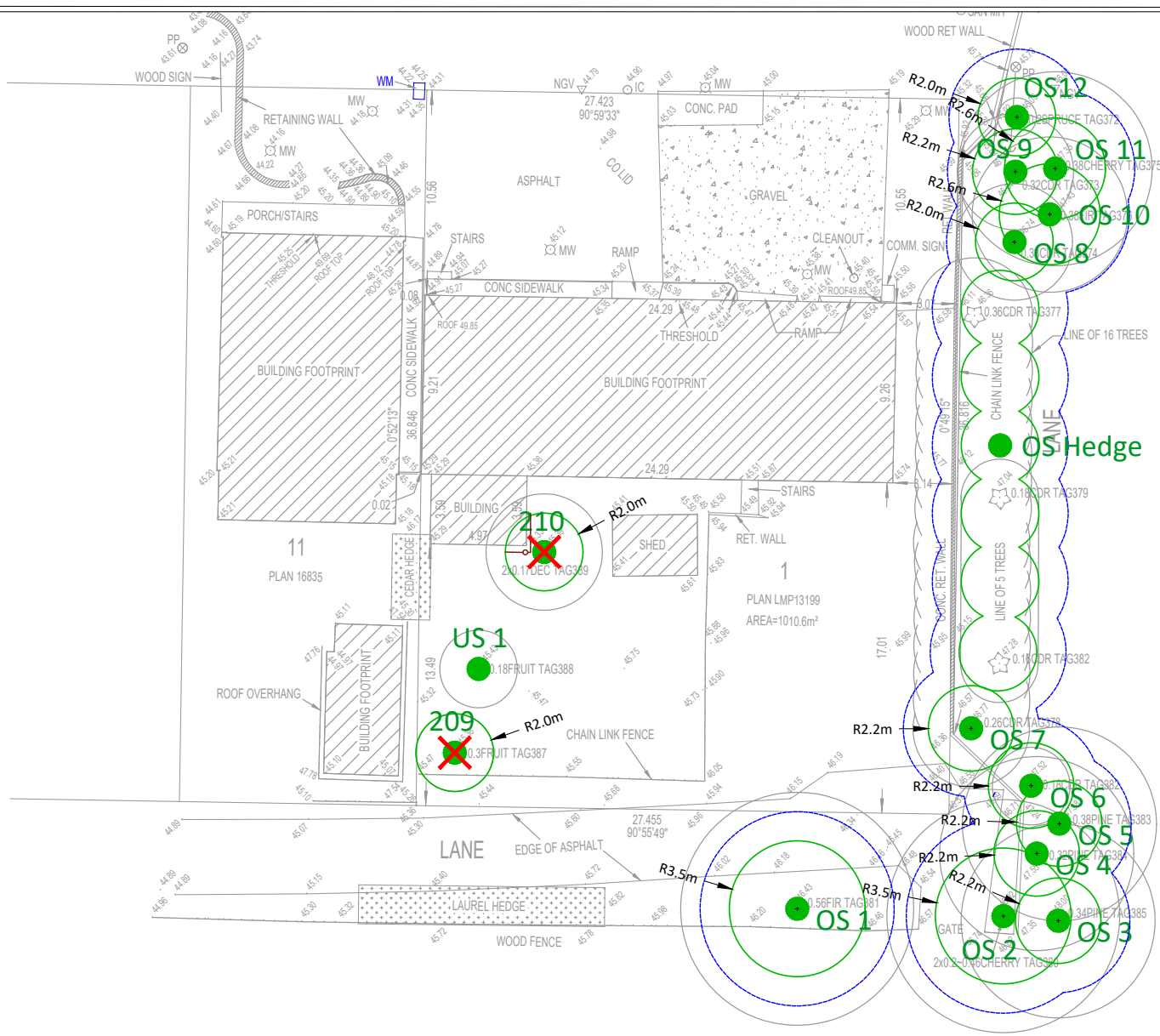
A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Jeff Pang, P.Eng.
Development Services Manager
TH



No additional protection measures required for off-site trees as long as fence and retaining wall remain

LEGEND

- CRITICAL ROOT ZONE
- - - NO-BUILD ZONE
- TREE PROTECTION ZONE AND FENCING
- SURVEYED TREE TO BE RETAINED
- UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
- ✗ TREE TO BE REMOVED

- NOTES**
- The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
 - All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
 - The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (½ the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
 - No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
 - The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
 - Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
 - This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
 - This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

REFERENCE DRAWINGS

- Base Survey by: Olsen & Associates



3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886 | F 604.733.4879

Drawing title: Tree Management Plan
Project address: 12758 28th Ave
Client: Aspen Developments

Drawing No: 001
Date: 2021/05/06
Drawn by: MS
Page Size: TABLOID 11"x17"

Page #
1 of 1

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0197-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 018-546-650
 Parcel One Section 19 Township 1 New Westminster district Reference Plan LMP13199
 12758 - 28 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

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

- (a) In Section F. of Part 35 “Neighbourhood Commercial Zone (C-5)”, the minimum front (north) yard setback is reduced from 7.5 metres to 3.85 metres for the principal building;
 - (b) In Section F. of Part 35 “Neighbourhood Commercial Zone (C-5)”, the minimum side (west) yard setback is reduced from 7.5 metres to 0 metres for the principal building;
 - (c) In Section F. of Part 35 “Neighbourhood Commercial Zone (C-5)”, the minimum side (east) yard setback is reduced from 7.5 metres to 3.0 metres to the principal building face;
 - (d) In Section F. of Part 35 “Neighbourhood Commercial Zone (C-5)”, the minimum side (east) yard setback is reduced from 7.5 metres to 1 metre for accessory structures;
 - (e) In Table D.1 of Part 5 “Off-Street Parking and Loading/Unloading” the minimum number of off-street parking spaces for an eating establishment is reduced from 10 stalls per 100 square metres of floor area to 2.3 stalls per 100 square metres of floor area;
 - (f) In Section I.1 of Part 35 “Neighbourhood Commercial Zone (C-5)”, the requirement for continuous screen planting at least 1.5 m high in a strip at least 1.5 m wide and a solid decorative fence at least 1.5 m high along all lot lines separating the developed portion of the lot from any lot designated Residential in the OCP, except in those portions where a building abuts the lot line is waived; and
 - (g) In Section I.1 of Part 35 “Neighbourhood Commercial Zone (C-5)”, the requirement for a continuous landscaping strip for the developed portions of the lot abutting a highway from 1.5 metres to 0.75 metres.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

Notes

Refer to Site Plan on p. 15 for

proposed variance to reduce the side (west) yard setback from 7.5 metres to 0 metres for the principal building.

proposed variance to reduce the front (north) yard setback from 7.5 metres to 3.85 metres for the principal building.

proposed variance to reduce the side (east) yard setback from 7.5 metres to 3 metres for the principal building.

proposed variance to reduce the side (east) yard setback from 7.5 metres to 1 metres for an accessory structure.

proposed variance to reduce the minimum number of off-street parking spaces for an eating establishment from 10 stalls per 100 square metres of floor area to 2.3 stalls per 100 square metres of floor area;

proposed variance to reduce the requirement for a continuous landscaping strip for the developed portions of the lot abutting a highway from 1.5 metres to 0.75 metres; .

proposed variance to waive the requirement for continuous screen planting at least 1.5 m high in a strip at least 1.5 m wide and a solid decorative fence at least 1.5 m high along all lot lines separating the developed portion of the lot from any lot designated Residential in the OCP, except in those portions where a building abuts the lot line.

