

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0032-00

Planning Report Date: April 12, 2010

PROPOSAL:

- **Rezoning** from A-1 to CD (based on IB-2)
- **General Development Permit**
- **Development Variance Permit**

in order to permit future business park development and to defer site servicing to future development stages.

LOCATION:

18899/19101 – 32 Avenue; 3515/3733 – 192 Street; 19118 – 40 Avenue

OWNERS:

BC Transportation & Financing Authority et al

ZONING:

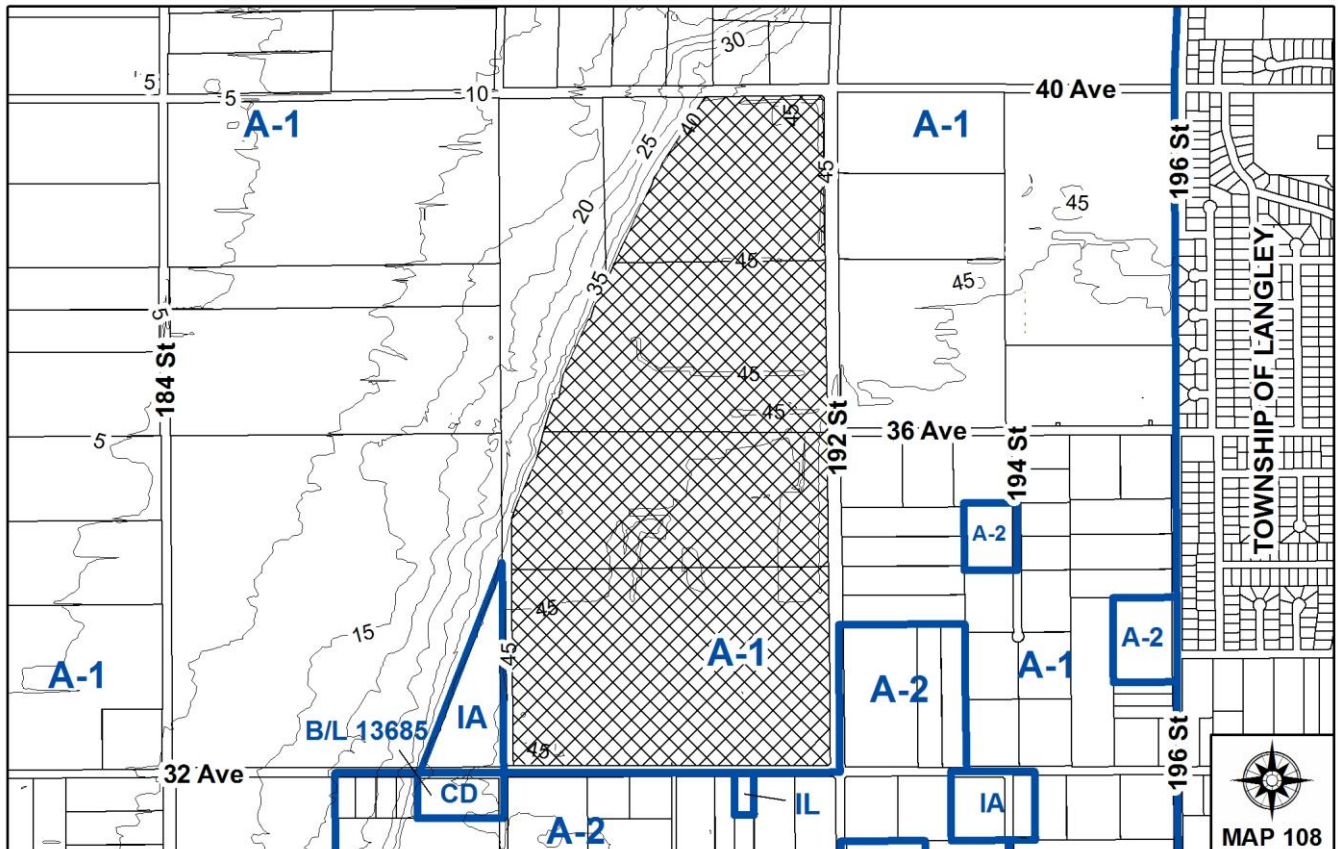
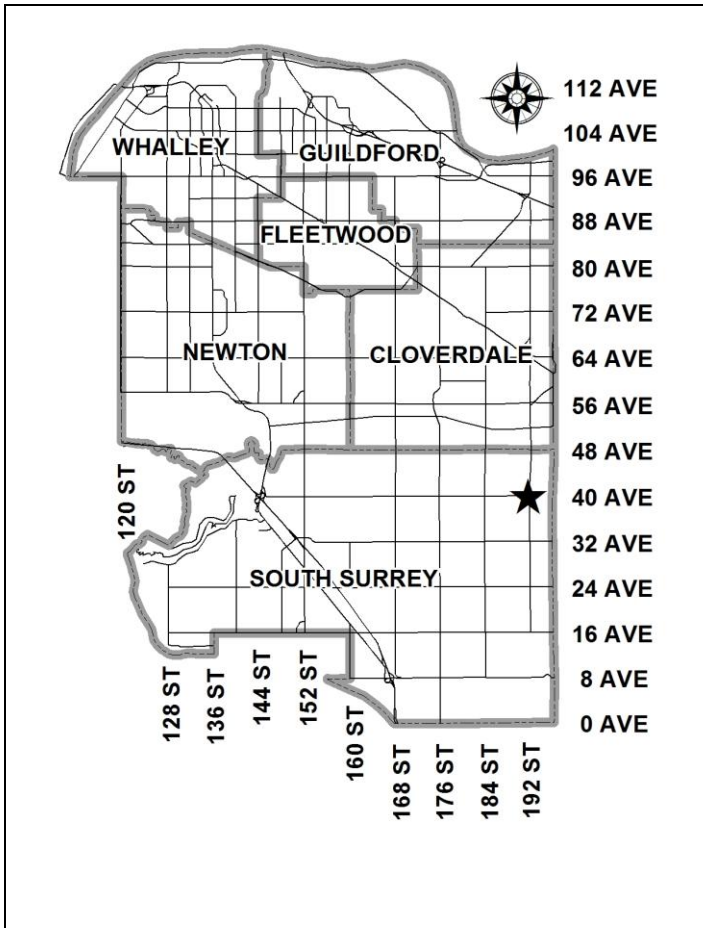
A-1

OCP DESIGNATION:

Industrial

LAP DESIGNATION:

Technology Park



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires an amendment to the Campbell Heights Local Area Plan (LAP) to redesignate the site from "Technology Park" to "Business Park".
- The proposal requires a DVP to relax the Subdivision and Development By-law to defer site servicing (including road works, water supply, sanitary sewer and drainage) to future development stages.

RATIONALE OF RECOMMENDATION

- Complies with the OCP.
- The proposed amendment to the Campbell Heights LAP from "Technology Park" to "Business Park" reflects the emerging trend of development in Campbell Heights for a broader range of business park uses. The amendment would not preclude technology uses from locating on the subject site, however, it will allow a more diversified industrial base to be established.
- A CD Zone is proposed to achieve the appropriate range of industrial uses based on the IB-2 Zone. Similar to the IB-2 Zone, the CD Zone allows outside storage but the zone carries a comprehensive set of restrictions to maintain aesthetic character of the area.
- The current proposal is to rezone five (5) large properties in order to position the lands for future subdivision and development. As such, detailed subdivision and future lot development and users are unknown at this time. Therefore, the applicant seeks a DVP to defer works and services to future development stages. A Section 219 No- Build Restrictive Covenant will be placed on the title of the subject site to ensure that all services are provided with future developments.
- A Generalized Development Permit (DP) is proposed to establish guidelines and design standards to achieve high quality development. Individual detailed development permits will be required when actual development occurs in the future.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "General Agricultural Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft a General Development Permit No. 7910-0032-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7910-0032-00, (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to waive the requirements of the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended, to provide vehicular systems, pedestrian highway systems, water supply, sanitary sewer and drainage works.
4. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) ensure that appropriate engineering requirements and issues are addressed to the satisfaction of the General Manager, Engineering;
 - (b) registration of a "No-Build" Section 219 Restrictive Covenant to prohibit development until site servicing is provided in accordance with City By-laws and requirements; and
 - (c) registration of a Section 219 Restrictive Covenant to prohibit any vehicular driveways or road access from 40 Avenue.
5. Council pass a resolution to amend the Campbell Heights Local Area Plan to redesignate the land from "Technology Park" to "Business Park" when the project is considered for final adoption (Appendix V).

REFERRALS

Engineering:	The Engineering Department has no objection to the project as outlined in Appendix III.
Agricultural Advisory Committee (AAC):	No concerns with proposal.
Soil Contamination Branch, Ministry of Environment (MOE):	No concerns. The applicant has obtained a certificate of compliance (COC) stating that the subject site has been satisfactorily remediated to meet the Contaminated Sites Regulation Standards for the proposed use.

SITE CHARACTERISTICS

Existing Land Use: Provincial gravel extraction operation.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 40 Avenue):	Single family homes.	Agricultural	A-1
East (Across 192 Street):	Farmland and general agricultural uses.	Industrial/Technology or Business Park and Business Park	A-1 and A-2
South (Across 32 Avenue):	Farmland, general agricultural uses and industrial development.	Industrial/Business Park	A-2 and IL
West:	Nursery, farmland and large forested areas.	Agricultural, Park, and future Conservation	A-1 and IA

JUSTIFICATION FOR PLAN AMENDMENT

- The Campbell Heights LAP currently designates the subject site as "Technology Park". At the time the LAP was finalized in 2000, it was determined that there was market viability for high technology uses including science based industries and industries with a significant research and development components which are carried out in a campus-like setting. Since the LAP was completed, the uptake of high technology uses has not occurred. As such, the applicant is proposing to re-designate the subject site to "Business Park" in order to broaden the potential range of industrial business park uses consistent with the Campbell Heights Business Park. The amendment will not preclude Technology Park Uses from being developed on the site.
- The proposed amendment will ensure that a high standard of design is maintained in this precinct consistent with the existing Business Park uses further south. The application includes a Generalized Development Permit to establish design standards and guidelines as well as zoning restrictions to limit outdoor storage appropriately.
- A Public Information Meeting was held on Tuesday, March 2nd, 2010 regarding this proposed LAP Amendment. Separate consultation with Surrey Environmental Partners (SEP) and the Semiahmoo Fish and Game Club was also undertaken on Wednesday, March 31, 2010. All the concerns that have been raised concerning this development have been addressed.

DEVELOPMENT CONSIDERATIONS

Background and Proposal:

- The subject site, comprised of five (5) lots ranging in size between 16 hectares (40 acres) and 24 hectares (60 acres), is approximately 100 ha (247 acres) in size, and is situated on the western edge of the Campbell Heights industrial area bounded by 40 Avenue to the north, 192 Street to the east and 32 Avenue to the south. The site is owned by the British Columbia Transportation Financing Authority (BCTFA) and has been uses as a gravel extraction operation to supply major provincial

infrastructure projects. The site was recently subdivided by BCTFA to create the existing subject 5 lots (Appendix IV).

- The subject site is designated "Industrial" in the Official Community Plan (OCP) and is zoned "General Agriculture (A-1) Zone". The owner proposes to rezone the site to "Comprehensive Development (CD) Zone" based on the "Business Park 2 (IB-2) Zone" and seeks a General Development Permit to permit future business park development. In order to defer the requirements to provide services to the subject site to subdivision and development permit stages of development, the applicant also seeks a Development Variance Permit (DVP).
- The Surrey City Development Corporation (SCDC) has entered into an agreement with BCTFA for possible future purchases of the lands. Therefore, SCDC is the applicant on behalf of BCTFA.

Proposed Comprehensive Development (CD) Zone

- The proposed CD Zone has been developed based on a review of appropriate zoning in Campbell Heights. The proposed CD Zone is based on the IB-2 Zone, with special provisions to accommodate a limited amount of outdoor storage in specific locations, where such uses would not impact the aesthetic character of the area.
- The IB-2 Zone is considered an appropriate base zone for this precinct and will provide maximum flexibility for business park users. However, corresponding restrictions on outdoor storage are also included in the CD Zone to address aesthetic considerations.
- The lot coverage and floor area ratio proposed in the CD Zone is the same as in the IB-2 Zone.
- The following modifications to the IB-2 Zone are proposed in the CD Zone:

Uses:

- The proposed uses in the CD Zone are identical to the IB-2 zone except limited transportation industry and eating establishments are permitted. An improvement from the IB-2 Zone is that General Services uses are limited to a maximum size of 465 square metres (5,000 square feet) where as the IB-2 Zone does not restrict the size of this type of use.
- The limited transportation industry is restricted to the storage and service of buses provided that a research and training facility is an integral part of the operation. A principal building of 16,722 square metres (180,000 square feet) is also required.

Outdoor Storage Areas:

- The IB-2 Zone requires outdoor storage areas be completely screened to a minimum height of 2.5 metres (8 feet) by buildings, solid decorative fencing or substantial landscaping. However, the CD Zone establishes areas that are restricted from outdoor storage, in order to ensure that outdoor storage does not occur along prominent streetscapes such as 40 Avenue, 192 Street and 32 Avenue. These restricted areas also prohibit truck parking and the storage of trucks. Additionally, the CD Zone allows increased outdoor storage within a separate area that is distance from key public corridors.

- The subject site has been divided into Outdoor Storage Areas A and B in the proposed CD Zone (Appendix VII) with the following requirements:
 - Outdoor Storage Area A:
 - This area incorporates the majority of the subject lands, approximately 76 hectares (188 acres) or 76% of the lands. Outdoor storage requirements in this area, with the exception of the restricted area noted below, reflects the IB-2 outdoor storage restrictions. Outdoor storage in this area can occur, but must be fully screened from public view. Additionally, outdoor storage cannot exceed the lot area covered by the principal building. For example, if the principal building is 5,000 square metres (54,000 square feet), the outdoor storage area also cannot exceed 5,000 square metres (54,000 square feet) in size. This regulation is intended to ensure that the outdoor storage is proportional to the size of the principal building.
 - Restricted Area A: In order to maintain the high quality appearance of the streetscapes on the subject site, outdoor storage is not permitted within 80 metres (262 feet) of 32 Avenue, 192 Street and 40 Avenue.
 - Outdoor Storage Area B:
 - Due to the magnitude of the entire site (100 hectares/247 acres), it is expected that a greater degree of flexibility is needed to address a wide range of business park users, some of which have greater demands for outdoor storage that exceed the one to one building to outdoor storage ratio.
 - Due to the interior location of Outdoor Storage Area B, away from any street views, a greater amount of outdoor storage is considered reasonable, provided that these areas are fully screened. In Area B, the amount of outdoor storage cannot exceed 40% lot coverage and up to 1.5 times the lot area covered by the principal building. For example, if the principal building is 5,000 square metres (54,000 square feet), the outdoor storage area cannot exceed 7,500 square metres (81,000 square feet) and up to 40% of the total lot area. This regulation is intended to ensure that a greater amount of outdoor storage is permitted within Outdoor Storage Area B, but does not become the primary use on the site. Notwithstanding the above, all outdoor storage areas in Area B must still be fully screened by buildings, landscaping or structures.

Special Setback Requirements:

- 40 Avenue Interface: There are large residential lots located on the north side of 40 Avenue. In order to address the interface of the subject site to 40 Avenue, in addition to the outdoor storage restrictions within 80 metres (262 feet) of 40 Avenue, a minimum 15 metre (50 feet) setback to buildings is required under the CD Zone. A landscape buffer/berm will also be provided along this interface.
- Agricultural Land Reserve (ALR) Interface: In accordance with the requirement of the Campbell Heights LAP, all buildings will be required to be setback at least 30 metres (100 feet) from the ALR boundary. This requirement has been incorporated into the proposed CD Bylaw.

- **Geo-Technical Setback:** As part of previous Subdivision Application (File No. 7908-0266-00), a Slope Stability Assessment was completed by Geo Media Engineering Ltd. on October 5, 2009 to establish a setback to the escarpment that forms the boundary of the environmental protection area, located at 18868 and 18988- 40 Avenue. The conclusions and recommendations of the geo-technical assessment require that a minimum building setback of 5 metres (16 feet) be maintained. This requirement has been incorporated into the proposed CD Bylaw setback requirements.
- A table showing the modifications to the IB-2 Zone as proposed in the CD Zone is shown below :

	Modifications to the IB-2 Zone
Uses	Eating Establishments Limited Transportation Industry General Services limited to 465 sq.m. (5,000 sq.ft.)
Outdoor Storage	Specific outdoor storage areas are delineated: Outdoor Storage Area A: Cannot exceed lot area covered by the principal building Outdoor Storage Area B: Cannot exceed 40% lot coverage of 1.5 times the lot area covered by the principal building
Special Setbacks	ALR 30 m (100 ft.) 40 Avenue 15m (50 ft.) Geo-Tech 5m (16 ft.)

Generalized Development Permit

- The proposed General Development Permit (DP) was drafted based on the Official Community Plan (OCP) Guidelines for Industrial developments and the Campbell Heights LAP Design Guidelines and will be used to guide future development on the subject site. Future detailed DPs will be needed for development of the subject site. The Generalized DP establishes the guidelines to evaluate future detailed DPs. The following specific areas are detailed in the General DP based on the proposed CD Zone:
 - Agricultural Land Reserve (ALR) interface
 - Outdoor Storage
 - Landscaping and Buffers
 - Site Design, Form and Architecture
 - Streetscapes
 - 40 Avenue Residential Interface
 - Signage
 - Crime Prevention Through Environmental Design (CPTED)
 - Environment/ Sustainability
- In response to concerns raised by area residents, the General DP will prohibit any vehicular access to 40 Avenue. All vehicular traffic will be directed to 192 Street. This requirement will be secured by a Section 219 Restrictive Covenant as part of this application.

Sustainability Features:

- The proposed General DP includes guidelines for the subject site to incorporate sustainability features as part of any future building construction. The following is an example of sustainability principles that are incorporated into the guidelines for the development of this area:
 - Promoting LEED (Leadership in Energy and Environmental Design) Silver certification to ensure eco-industrial development in this area. The LEED Certification process uses a points-based rating system to assess building and site design against recognized sustainable measures and standards in the areas of sustainable sites, water efficiency, materials and resources, and indoor environmental quality.
 - Promoting sustainable drainage including the concept of 'rain-gardens' as bio-swales and promoting permeable paving and permeable surfaces.
 - Promoting and enhance wildlife corridors.
 - Maximizing the quantity of native species and including planting material that is drought resistant and trees that provide shade.
 - Incorporating green-screen walls and living screen walls that utilize landscaping and vines rather than concrete materials. The screening can be done in conjunction with landscaping features, such as berming.

Agricultural Land Reserve (ALR):

- As part of the approval of the previous Subdivision Application (File No. 7908-0266-00) that created 18868-40 Avenue, a landscape buffer was established next to the Agricultural Land Reserve (ALR). The ALR buffer was approved by the Agricultural Advisory Committee (AAC) and incorporated into the property at 18868- 40 Avenue, which is not part of this rezoning application (Appendix IV). The property is proposed to be purchased by the City of Surrey for the purpose of an environmental protection area in accordance with the agreement established with the Province.
- At the narrowest point, the ALR buffer is 22.5 metres (74 feet) wide and will be landscaped and bermed. The berm varies in width between 10.2 metres (33 feet) and 16 metres (52 feet) with an average width of 13 metres (43 feet). The berm will be planted with Douglas Fir trees at 10 metre (33 feet) spacing, and Snowberry and Nootka Rose to be planted at 1 metre (3 feet) spacing on top of the berm.
- This proposal went to the Agricultural Advisory Committee (AAC) for consideration on April 1, 2010 and the ACC expressed no concerns.

Watercourse and Raptor Assessment:

- A watercourse and raptor survey was completed by Pacific Land Group on March 30, 2010 on the subject site. This assessment confirmed that there are no watercourses on the subject site outside of the environmental protection area that is included in Lot 6. The assessment also confirmed that no bald eagles, raptors or heron's nests were located on the subject site.

Soil Remediation:

- In accordance with the requirements of the Contaminated Sites Branch of the Ministry of Environment and pursuant to Section 53 of the *Environmental Management Act*, the applicant has obtained a Certificate of Compliance (COC) dated December 22, 2009 stating that the subject site has been satisfactorily remediated to meet the Contaminated Sites Regulation Standards for the proposed use.

PRE-NOTIFICATION

- Pre-notification letters were sent on February 12, 2010 to 84 properties within 100 m (328 ft) of the subject site and staff received one (1) response as a result of the notification. The neighbor expressed concern about the proposed uses, interface and buffer along 40 Avenue in relation to their home on the north side of 40 Avenue. In particular, the neighbor is concerned about any proposed vehicular access to 40 Avenue and requests that a proper buffer be established along 40 Avenue. With respect to uses, the neighbor expressed concern that any proposed uses on 40 Avenue should have minimal impact on the residential properties on the north side of 40 Avenue. This concern was raised again at the Public Information Meeting.

(In response to the concerns raised about the 40 Avenue interface, the following provisions have been incorporated into to the proposed CD Zone and General Development Permit:

- *A minimum berm and landscape buffer of 15 metres (50 feet) is required along 40 Avenue;*
- *No outdoor storage of any kind, including screened outdoor storage, will be permitted within 80 metres (262 feet) of the property line to 40 Avenue;*
- *No garbage enclosures or loading is permitted along 40 Avenue; and*
- *No vehicular access will be permitted to 40 Avenue.)*

Public Information Meeting

- A Public Information Meeting was held on Tuesday, March 2nd, 2010 to obtain more detailed input from area residents with respect to the proposed amendment to the Campbell Heights LAP. Twenty-eight (28) residents attended this meeting. In addition to the concerns noted above, the following additional comments and concerns were raised:
 - The loss of agricultural land.

(The subject site has never been within the boundaries of the Agricultural Land Reserve and has been designated for industrial use in the Official Community Plan for many years. The subject site is currently used to extract gravel and as a result, has limited agricultural capabilities.)

- Concerned about possible impact of the proposed development on local shallow wells in the area.

(With Subdivision application File No. 7908-0266-00, a Stormwater Assessment and Management Plan was completed by McElhanney Consulting Services Ltd. on May 29th, 2009 for the subject site. The assessment provided a history on private wells in the area and confirmed that the private wells will not be affected by the proposed development.)

Consultation with Environmental Groups

- In addition to the Public Information Meeting, a meeting with five (5) local representatives from Surrey Environmental Partners (SEP) and the Semiahmoo Fish and Game Club was held on Wednesday, March 31st, 2010 to obtain input on the proposal.
- In general, the representatives did not object to the subject site being developed since it is a substantially disturbed site, currently used to extract gravel and represents a good candidate for redevelopment. However, the representatives expressed significant concern that the Campbell Heights LAP needs to be reconsidered and that a new environmental plan needs to be established for this LAP that addresses the broader habitat/ environmental issues in a holistic way. In particular, the representatives requested that the LAP area be reconsidered to address impacts on watercourses, wildlife, aquifers and to reflect the City's adopted Sustainability Charter and the City's Ecosystem Management Study that is currently under way. The representatives indicated that no further development should take place in Campbell Heights until this comprehensive environmental review is completed.

(The City is continuing to work with the environmental groups and concerned citizens to promote environmental protection and sustainability for all development applications in Campbell Heights.)

- With respect to this specific proposal, the representatives requested the following additional information:
 - What economic reasons are there for the City to develop the land at this time?

(The acquisition of the Campbell Heights North (CHN) lands from the province is a unique opportunity for the City of Surrey to play a meaningful role in the local and regional industrial land market as anticipated by the City's Economic Action Plan. Further, development of the CHN lands has been anticipated for a number of years by the Official Community Plan and Campbell Heights Local Area Plan, and other policy documents.

The site is being acquired from the province in five phases, with each phase being approximately 45 to 50 ac. The current expectation is that one phase will be acquired in each of the next five years.

The market demand for industrial building lots will determine how quickly (or slowly) each phase is prepared for development. The City (through the Surrey City Development Corporation (SCDC)) will control the pace at which each phase is further subdivided into industrial building lots and serviced for development. It may take a number of years to fully develop the Campbell Heights North lands.

The City intends to be price-competitive with other local, comparable industrial land. There is no intention to (or benefit in) trying to undercut the local market for industrial land.

While there is some other land available, an important opportunity is the potential to provide appropriately zoned, development ready sites for large industrial users. Large development sites in good locations are in limited supply in the region.)

- Since warehousing is a dominant use in Campbell Heights, and will result in the increase in vehicular traffic, what plans does the City have to off-set carbon emissions produced by these vehicles and to ensure there is zero impact upon the aquifer on which it sits?

(Warehousing is an important use in the Campbell Heights area, but it is not a dominant use. The majority of existing industrial users in Campbell Heights are locally owned manufacturing operations that include a related office and warehouse component. The same approximate use pattern is expected for Campbell Heights North.

Carbon emissions reduction and offsets is an evolving issue. The City of Surrey, through the Sustainability Charter and other initiatives, is working towards a corporate model of sustainability with the goal of, among others, achieving carbon neutrality. Metro Vancouver, through the Sustainable Region Initiative, is developing a series of best practices for industry to reduce their overall carbon footprint. These programs establish important examples for the private sector.

Also, a sustainability review is part of the Development Permit approvals process with the City and sustainability is an important consideration of the Design Guidelines that are being prepared for the site.

SCDC is interested in learning from the successful experiences of others and is prepared to work with any group that can provide practical suggestions on how best to achieve a target of lower carbon emissions and / or related offsets.)

- What are the long term impacts/protection plans for the Brookwood Aquifer?

(The development site is located above the recharge zone of the Brookwood Aquifer. This Aquifer, which has boundaries well beyond the development site, provides base flows to Anderson Creek, Erickson Creek, Campbell River and Murray Creek as well as being used for potable water supply in Langley. For these reasons it is important that the ground water table remains at a normal level. The soil conditions in this area are very conducive to groundwater recharge, making storm water infiltration systems the best choice at managing groundwater. This system would reduce the need for a storm sewer system and eliminate the need for detention ponds while recharging the aquifer and maintaining base flows. SCDC will consider the ongoing monitoring of groundwater levels and quality to ensure that the impact on the Brookwood Aquifer is minimized. Additionally, SCDC will encourage developers in Campbell Heights North to pursue innovative, practical and sustainable buildings, and appropriate approaches to landscaping.)

- How many jobs will this area provide for Surrey residents? By what percentage will the local economy increase? What are the specific figures showing the balanced tax ratio of business to residential?

(A preliminary calculation suggests that the Campbell Heights North lands have the potential to accommodate at least 2000 to 3000 jobs, depending on the ultimate site users and configuration. Based on the average annual income of \$37,000 per Surrey resident (2007), this represents between \$74 million and \$110 million of potential wages or about 1% of the employment income (2007) for the entire city. SCDC is currently evaluating the property tax implications of the Campbell Heights North development.)

- Since there is no public transit in this area and less than 5% of workers travel to work by bicycle, how does the City intend to guarantee a reduction of green house gas emissions and to prevent the increase of single occupancy vehicles into the area?

(At present, the worker population in the Campbell Heights area is too low to serve efficiently by public transit. However, as development proceeds and the area densifies, it is hoped that the area can be served by a community shuttle, other transit service, or car-pooling / car-sharing. It might also be possible that a single large employer – or a group of employers – might establish a private shuttle service to serve the direct needs of the employers.

Again, SCDC is interested in learning from the successful experiences of others and is prepared to work with any group that can provide practical suggestions on how to minimize the use of single occupancy vehicles into the area.)

- The representatives also requested that the General Development Permit guidelines for the subject site incorporate sustainability principles, such as the following:
 - Provide permeable parking areas;
 - Provide green living roofs and green living walls;
 - Wildlife corridors need to be maintained and enhanced;
 - The developable area adjacent to the protected environmental area should be considerate of wildlife movements. For example, lighting directly adjacent to the environmental areas should be limited.

(As noted above in the Development Considerations Section of this report, sustainability principles have been incorporated into the General Development Permit as requested by the local environmental representatives.)

BY-LAW VARIANCE & JUSTIFICATION

(a) Requested Site Servicing Variance:

- To waive the requirement to provide vehicular highway systems, pedestrian highway systems, water supply, sanitary sewer and drainage works.

Justification for Variance:

- The applicant proposes to defer the development of the subject site until specific users and buildings are identified.
- Due to the very large size of the subject site and the uncertainty of the size of future parcels or end users, it is practical to defer the site servicing until future subdivision and/or development permit applications prior to any building construction. The Engineering Department has determined that provided that the sites are restricted from development until servicing is secured, then the servicing of the subject site can be deferred to later stages of development. A Section 219 No-Build Restrictive Covenant has been placed on Lot 1 and will be placed on the legal title of the remaining lots to ensure that all services are provided with future development applications.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed General Development Permit and Design Guidelines
Appendix III.	Engineering Summary
Appendix IV.	Approved Subdivision File No. 7908-0266-00
Appendix V.	Campbell Heights Local Area Plan Amendment
Appendix VI.	Development Variance Permit No. 7910-0032-00
Appendix VII.	Proposed CD By-law

Jean Lamontagne
General Manager
Planning and Development

CL/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Jim Cox, Surrey City Development Corporation
 Address: 1870 – 13450 – 102 Avenue
 Surrey, BC
 V3T 5X3
 Tel: 604-581-8787

2. Properties involved in the Application

(a) Civic Addresses: 18899 and 19101 – 32 Avenue; 3515 and 3733 – 192 Street;
 19118 – 40 Avenue

(b) Civic Address: 18899 – 32 Avenue
 Owner: BC Transportation Financing Authority
 PID: 028-138-821
 Lot 2 Section 28 Township 7 New Westminster District Plan BCP43682

(c) Civic Address: 19101 - 32 Avenue
 Owner: City of Surrey
 PID: 028-138-813
 Lot 1 Section 28 Township 7 New Westminster District Plan BCP43682

(d) Civic Address: 3515 – 192 Street
 Owner: BC Transportation Financing Authority
 PID: 028-138-830
 Lot 3 Section 28 Township 7 New Westminster District Plan BCP43682

(e) Civic Address: 3733 – 192 Street
 Owner: BC Transportation Financing Authority
 PID: 028-138-848
 Lot 4 Section 28 Township 7 New Westminster District Plan BCP43682

(f) Civic Address: 19118 – 40 Avenue
 Owner: BC Transportation Financing Authority
 PID: 028-138-856
 Lot 5 Section 28 Township 7 New Westminster District Plan BCP43682

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to rezone the property.

(b) Proceed with Public Notification for Development Variance Permit No. 7910-0032-00.