

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0272-00

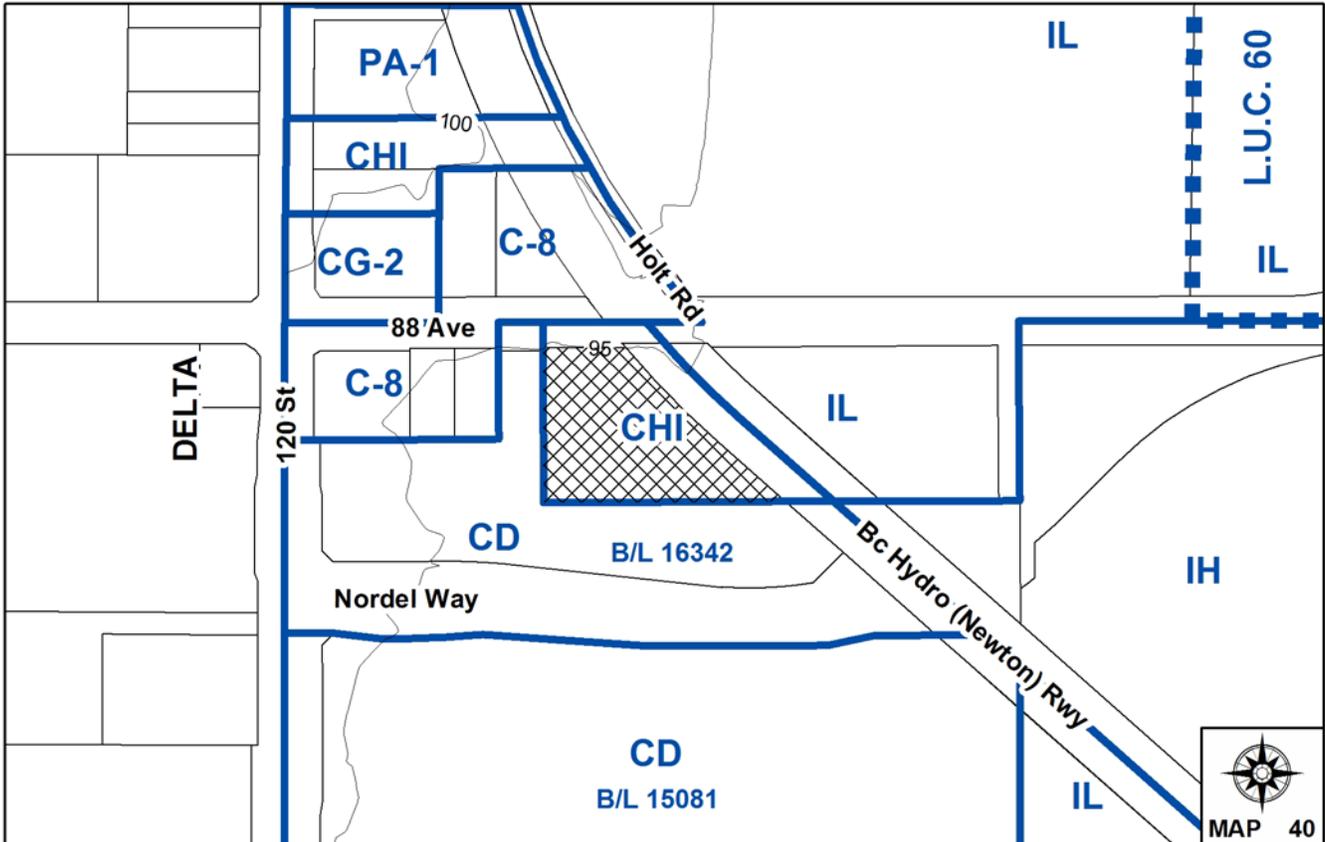
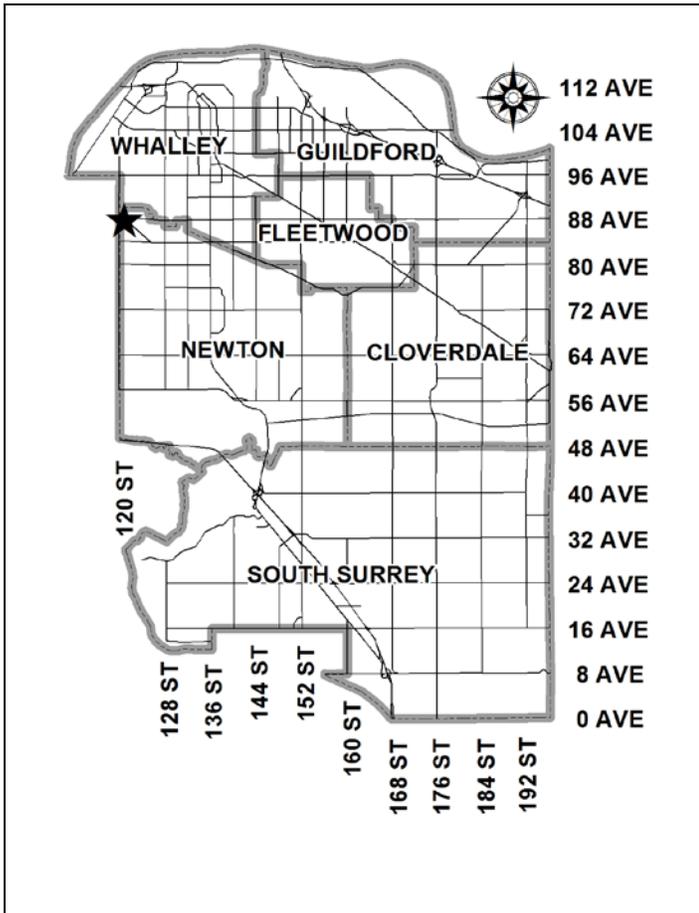
Planning Report Date: February 28, 2011

PROPOSAL:

- **OCF Amendment** from Industrial to Commercial
- **Rezoning** from CHI to CD
- **Development Permit**
- **Development Variance Permit**

in order to allow the redevelopment of the existing building into a community shopping centre and distribution centre.

LOCATION: 12068 - 88 Avenue
OWNER: 88th Ave. Warehousing Ltd.
ZONING: CHI
OCF DESIGNATION: Industrial
LAP DESIGNATION: General Industrial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking an OCP Amendment from Industrial to Commercial.
- Seeking relaxation of the Surrey Sign By-law to permit relocation of fascia signs from the west to the north façade and to increase the allowable number of fascia signs and under canopy signs by one (1).
- Seeking a Local Area Plan Amendment from "General Industrial" to "Commercial".

RATIONALE OF RECOMMENDATION

- The proposed Official Community Plan (OCP) and Local Area Plan (LAP) amendments are supportable, as the development will complement the existing commercial uses that surround the site on three (north, south, and west) sides.
- The development of Nordel Way and recent commercial developments in the area have strengthened this node as a major retail and service commercial centre. The proposal is consistent with this emerging character.
- The BC Hydro Railway right-of-way which abuts the subject site, acts as an appropriate transition between existing industrial uses to the east and the proposed commercial uses on the subject site.
- The applicant is proposing significant improvements to the existing building and site improvements which will complement the form and character of the recently developed commercial developments surrounding the site.
- Area business owners and residents have not raised objections to the proposal.
- The proposed signage will provide appropriate exposure for each business on the site. The character of the proposed signage is compatible with the overall design of the building and the signs will be constructed with high quality materials.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Industrial to Commercial and a date for Public Hearing be set.
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 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7910-0272-00 in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7910-0272-00, (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to vary the Sign By-law to allow all businesses on the lot to place fascia signs on the north façade of the building by removing limitation on third party advertising; and
 - (b) to vary the Sign By-law by increasing the number of allowable fascia signs to allow the anchor grocery store to place a fascia sign on both the north and south façades; and
 - (c) to vary the Sign By-law by increasing the number of allowable under canopy signs to allow an under canopy mall entry sign on both the north and south façades.
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.
7. Council pass a resolution to amend the Newton Local Area Plan to redesignate the land from General Industrial to Commercial when the project is considered for final adoption.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

Fire Department: No objections

SITE CHARACTERISTICS

Existing Land Use: Multi-tenant warehouse.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 88 Avenue):	One-storey, multi-tenant commercial building.	Commercial/Commercial	C-8
East (Across BC Hydro Railway Right-of-Way):	Open storage, industrial warehousing.	Industrial/General Industrial	IL
South:	Parking lot and Nordel Way beyond.	Commercial/Commercial	CD
West:	Multi-tenant commercial/retail and banquet hall.	Commercial/Commercial	CD

JUSTIFICATION FOR PLAN AMENDMENT

- The proposed Official Community Plan (OCP) and Local Area Plan (LAP) amendments are supportable, as the development will complement the existing commercial uses that surround the site on three (north, south, and west) sides.
- Commercial uses on the adjacent site to the west and south were approved in 2010 (File No. 7906-0072-00), and also required OCP and LAP Amendments from Industrial to Commercial.
- The site planning and form and character of the proposed commercial development is reflective of the site planning and form and character of the recently developed commercial developments surrounding the site and represent a significant improvement over the existing site condition.
- The development of Nordel Way and recent commercial developments in the area have strengthened this node as a major retail and service commercial centre. The proposal is consistent with this emerging character.

- The BC Hydro Railway right-of-way to the east acts as an appropriate transition between the existing industrial uses to the east and the proposed commercial uses on the subject site.

DEVELOPMENT CONSIDERATIONS

Background

- The subject property, located at 12068 – 88 Avenue and zoned "Highway Commercial Industrial Zone (CHI)", is approximately 5,600 square metres (60,284 sq.ft.) in size. The site is designated "Industrial" in the Official Community Plan (OCP) and "General Industrial" in the Newton Local Area Plan (LAP). The site is occupied by a warehouse building that was previously home to a discount flooring company (King of Floors), which has since relocated to a larger facility in East Panorama Ridge.
- The applicant is seeking to renovate the existing warehouse building to accommodate a grocery store, distribution centre, and a series of commercial retail units (CRU's) in an indoor shopping mall type atmosphere. The proposed OCP Amendment, LAP Amendment, and Rezoning are necessary to accommodate the proposed change of use. A Development Permit is also required to regulate the form and character of the renovated building and site improvements.

Proposed CD By-law

- A CD Zone is proposed to accommodate the proposed grocery store, distribution centre, and retail commercial uses. The CD Zone is based on the C-8 Zone with identical Building Height, Lot Coverage and Density (FAR) provisions.
- The list of permitted uses has been specifically tailored to the uses proposed for the site. A distribution centre use has been added and a number of non-applicable uses have been removed, including neighborhood pub, liquor store, and automotive service uses. Other commercial uses, permitted under the C-8 Zone, and considered appropriate for this context, have been kept in the CD Zone to allow some future flexibility.
- The addition of a distribution centre use is to accommodate a wholesale business which imports products from Fiji. These products will be sold in the grocery store on the subject site, as well as shipped to other retail outlets in the Lower Mainland. The distribution centre use is therefore considered compatible with the retail uses proposed for the site and other commercial uses in the surrounding area.
- The table below summarizes the pertinent regulations of the C-8 Zone that have been altered in the proposed CD Zone.

	C-8 Zone	Proposed CD Zone
Permitted Uses	Retail stores, personal service uses, general service uses, beverage container return, eating establishments, neighbourhood pubs, liquor store, office uses, parking facilities, automotive service uses, indoor recreational facilities, entertainment uses, assembly halls, community services, child care services, caretaker unit.	Distribution Centre is added as a permitted use. Commercial uses are limited to retail stores, personal service uses, general service uses, beverage container return, eating establishments, office uses, parking facilities, indoor recreational facilities, entertainment uses, assembly halls, community services, child care services, caretaker unit.
Setbacks	7.5 metres (25 ft.) from all lot lines	7.5 metres (25 ft.) from the north, south and west lot lines. The east lot line setback is reduced to 0.5 metre (1.6 ft.) in order to accommodate the siting of the existing building.

- The proposed 7.5 metre (25 ft.) north, south and west yard setbacks are identical to the C-8 Zone requirements. The required east yard setback has been reduced to 0.5 metres (1.6 ft.) to accommodate the siting of the existing building. The east yard setback is adjacent the BC Hydro Railway right-of-way and as such there are no interface issues.

PRE-NOTIFICATION

Pre-notification letters were sent on December 11, 2006 and staff received one inquiry seeking more information about the proposal. No concerns were expressed once the requested information was provided.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

DESIGN PROPOSAL AND REVIEW

- The existing building is a single story concrete warehouse with a partial interior mezzanine. The office and front of house functions are housed in the northern part of the building and this façade is adorned with a canopy and fenestration indicative of these uses. The south side of the building is marked by a series of service bays and a limited number of windows into the warehouse portion of the building. The eastern façade is constructed parallel to the BC Hydro Railway right-of-way and as a result, has an irregular triangle shape.
- The existing building is highly visible from both 88 Avenue and Nordel Way. As such, care has been taken to ensure the building visually addresses both of these roads.
- The proposed refurbishment includes a significant architectural element in the form of a curved metal roof with clerestory windows illuminating a new public mall through the centre of the building. This public mall will provide access to the smaller CRU's as well as the grocery store.

- Additional façade improvements are proposed, including replacement of five loading bay doors on the south side with translucent glazing, the addition of decorative metal trellises on portions of the west and south faces, and the incorporation of decorative metal canopies on the north and south façades.
- The primary wall colour is a two-tone grey palette with a darker grey wall colour and a lighter grey highlighting the panels inset into the concrete walls. Additional accents of charcoal grey and black have been added to reveal lines and metal elements such as the trellises and doors. The grey-scale pallet is offset by the use of a deep red colour for the significant architectural elements such as the arched roof, metal awnings and monument sign.

Parking

- The proposed combination of a grocery store, distribution centre, and retail commercial uses, generates a requirement for 59 off-street parking spaces under the Zoning By-law. A total of 65 parking spaces will be provided on site exceeding this By-law requirement.

Tree Preservation and Landscaping

- There is one significant tree on the site. This tree is adjacent to the driveway entrance and will be retained. Wherever possible, existing landscaping and shrubbery will also be retained.
- New landscaping beds have been added throughout the parking lot with a mix of trees (Flame Amur Maple, Chanticleer Pear), shrubs (Seagreen Juniper, Otto Luyken Laurel) and various ground covers (oat grass, lavender).
- New landscaping beds have also been added around the perimeter of the building to soften the transition from pavement to building and to accommodate creeping vines that will grow up the metal trellises that are to be affixed to the building façades.
- The applicant is continuing to work with the City on finalizing the landscaping details and in accordance with the requirements of Terasen Gas and BC Hydro. These details will be resolved prior to final adoption of the rezoning by-law.

Signage

- The applicant is proposing one free-standing sign along the 88 Avenue road frontage. The proposed monument sign reflects the architecture of the building with a curved metal element and is proposed to be 6.0 metres (20 ft.) in height. This sign conforms to the regulations of the Sign By-law.
- The building signage proposed consists of a combination of face-mounted channel letters and script signage. The applicant is proposing one sign per premise for the CRU's and distribution centre, two signs for the anchor grocery store, and two mall entry signs.
- The proposed building signage requires three variances to the Sign By-law regulations. One variance is to allow the CRU fascia signs to be located on the northern façade of the building, facing 88 Avenue, rather than on the western façade facing the adjacent building. The second variance is to allow the grocery store to have an additional fascia sign on the south façade facing

Nordel Way. The third variance is to allow an additional mall entry under canopy sign on the south façade.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To allow permitted fascia signs for the proposed CRU's to be relocated from the individual premise frontages along the west façade, to the north façade adjacent to 88 Avenue.

Applicant's Reasons:

- Each CRU has an exterior wall along the west façade and, as such, is permitted to have a fascia sign on this elevation. However, this elevation is oriented toward an adjacent commercial building and has very limited visibility. The viability of the individual businesses will be enhanced by the improved exposure along 88 Avenue.

Staff Comments:

- The relocation of the signs from the west to the north façade will not increase the total amount of signage constructed.
- All of the businesses are accessed from the common interior mall. No entrances are provided on the west face. Relocation of the signs to the north façade will draw customers to the correct location and improve way-finding through the project.
- The character of the proposed signs is compatible with the overall design of the building and the signs will be architecturally integrated into the façade. The signage will be constructed with high quality materials.

(b) Requested Variance:

- To increase the number of allowable fascia signs for the grocery store from one (1) to two (2).

Applicant's Reasons:

- The building is large and has good exposure to Nordel Way to the south but no legal frontage. If the lot configuration provided legal frontage to the south this sign would be permitted. Additional exposure for the anchor tenant will improve the overall viability of the shopping centre.

Staff Comments:

- The building is completely exposed to Nordel Way and is separated by only a parking area and BC Hydro and Terasen Gas right-of-way. The south façade of the building has been improved in a manner reflective of this exposure. The signage proposed is considered appropriate in the context of the overall design of the building and contributes to the character of this façade.

- The design of the proposed sign is consistent with the other signs proposed for the building. The proposed sign is comprised of individual channel letters on a sign band. The sign is proposed to be constructed of high quality materials.

(c) Requested Variance:

- To increase the number of allowable under canopy signs for mall entry signs from one (1) to two (2)

Applicant's Reasons:

- There are entries to the indoor mall on both the north and south sides of the building. The proposed under canopy signs will assist with way-finding to these entries.

Staff Comments:

- The proposed under canopy signs are small (maximum 45cm letter height) and are architecturally integrated with the canopies;
- The signs will be either high quality individual channel letter signs or continuous written metal signs with acrylic faces.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Local Area Plan
Appendix V.	OCP Redesignation Map
Appendix VI.	Development Variance Permit No. 7910-0272-00
Appendix VII.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek Architects Inc. and DMG Landscape Architects , respectively, dated February 3, 2011 and January 12, 2011.

Original Signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

Information for City Clerk

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

1. (a) Agent: Name: Maciej Dembek, Barnett Dembek Architects Inc
 Address: #135, 7536 – 130 Street
 Surrey, BC
 V3W 1H8
 Tel: 604-597-7100

2. Properties involved in the Application
 - (a) Civic Address: 12068 – 88 Avenue

 - (b) Civic Address: 12068 – 88 Avenue
 Owner: 88 Ave. Warehousing Ltd. (Incorporation No. 285887)
 PID: 001-210-700
 Lot 3 Except: Part on Plan 54550, Section 30 Township 2 New Westminster
 District Plan 8311

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.

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

 - (c) Proceed with Public Notification for Development Variance Permit No. 7910-0272-00.

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: CHI/CD Based on C8

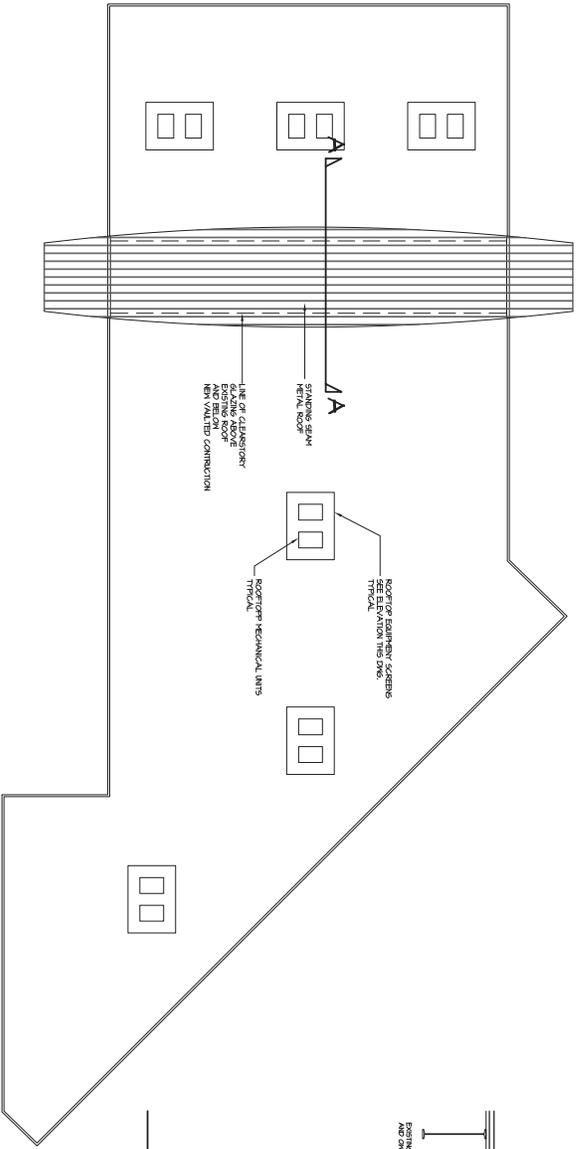
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		5,600 m ²
Road Widening area		60 m ²
Undevelopable area		
Net Total	Min. 2,000 m ²	5,554 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	Max. 50%	41.3%
Paved & Hard Surfaced Areas		52.3%
Total Site Coverage		93.6%
SETBACKS (in metres)		
Front North	Min. 7.5 m	18.44 m
Rear South	Min. 7.5 m	11.58 m
Side #1 (East)	Min. 7.5 m	0.46 m
Side #2 (West)	Min. 7.5 m	8.23 m
BUILDING HEIGHT (in metres/storeys)		
Principal	Max. 12 m	8.55 m
Accessory	Max. 4.5 m	---
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total	Max. 1	0
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		2,680 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		2,680 m ²

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

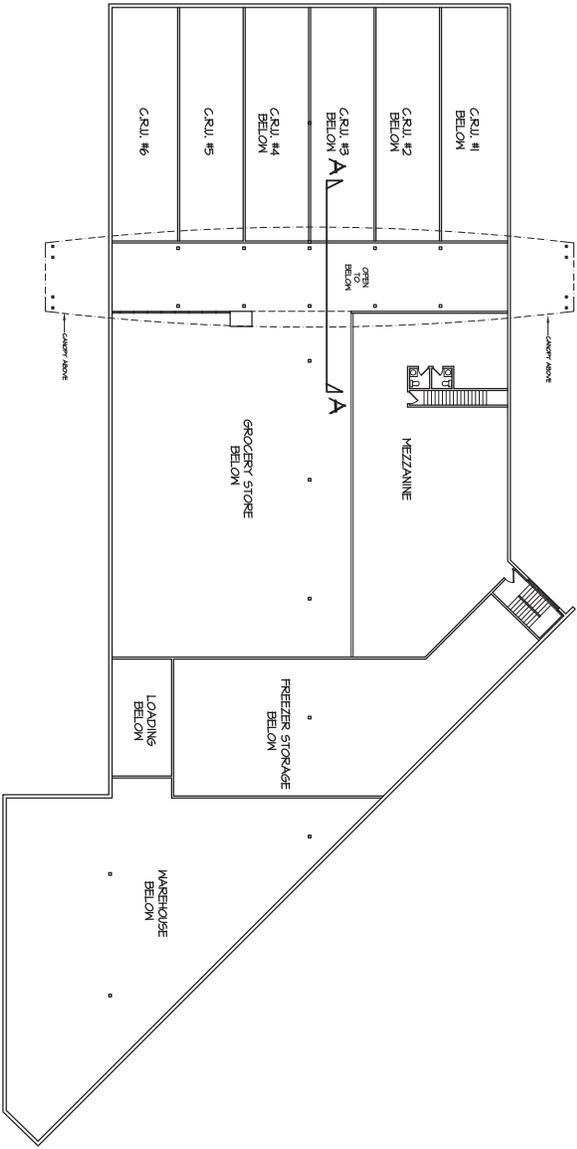
Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	1 unit per lot	
FAR (gross)		
FAR (net)	Max. 0.80	0.48
AMENITY SPACE (area in square metres)	N/A	
Indoor		0
Outdoor		0
PARKING (number of stalls)		
Commercial		65
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	59.03	65
Number of disabled stalls	1	2
Number of small cars	15	12
Tandem Parking Spaces: Number / % of Total Number of Units	N/A	
Size of Tandem Parking Spaces width/length	N/A	

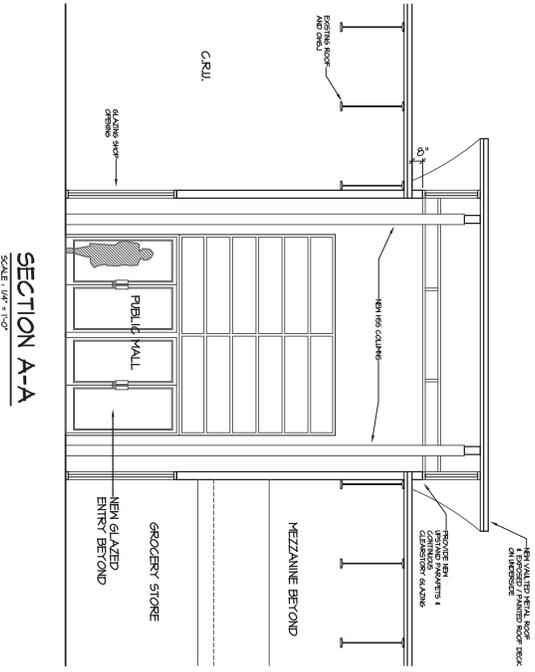
Heritage Site	NO	Tree Survey/Assessment	YES
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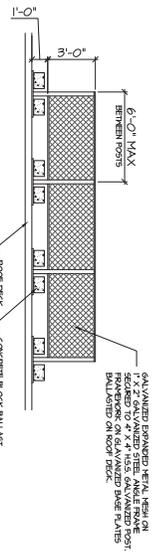
ROOF PLAN
SCALE: 1/8" = 1'-0"



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
3146 S.F.



SECTION A-A
SCALE: 1/8" = 1'-0"



ROOF EQUIPMENT SCREEN
SCALE: 1/8" = 1'-0"

REV#	DATE	DRN	CR'D	ISSUE	DATE	BY	ISSUED FOR

DESIGN :	M.D.
DRAWN :	
DATE :	Feb. 9 11
SCALE :	1/8" = 1'-0"

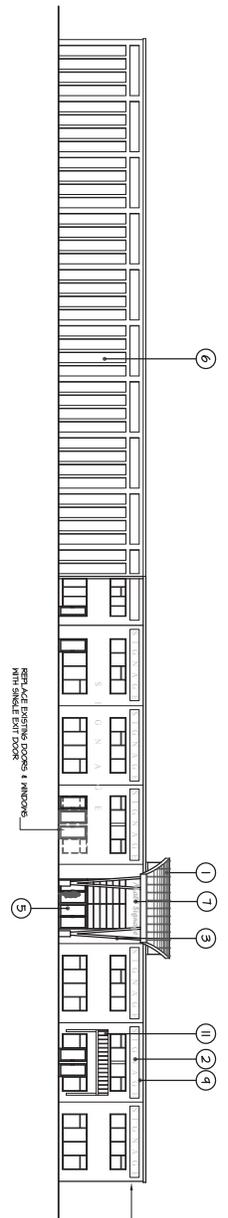
CLIENT :	KARANS INTERNATIONAL
PROJECT :	COMMERCIAL BUILDING RENOVATION 12068 88 AVENUE, SURREY
SHEET CONTENTS :	UPPER FLOOR PLAN

Dornett dembek

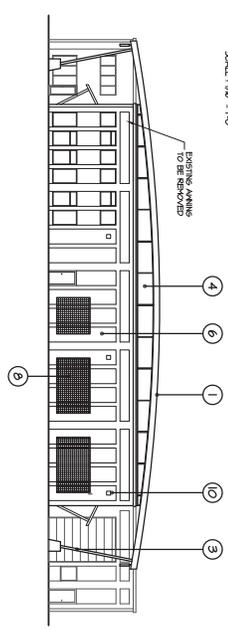
UNIT 135,
2150 STREET,
SURREY, B.C.
V3W 7H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: info@dornettdembek.com

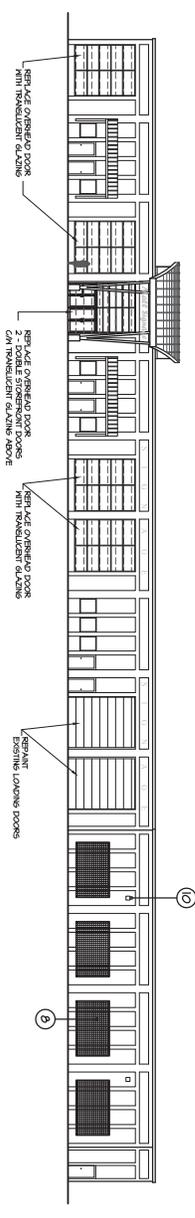
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PROJECT NO. 10051



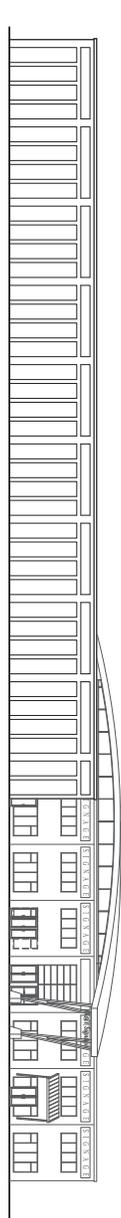
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



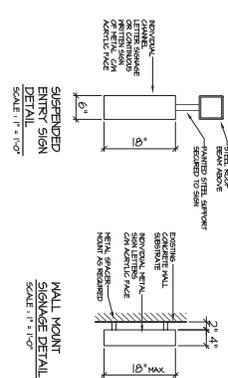
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"

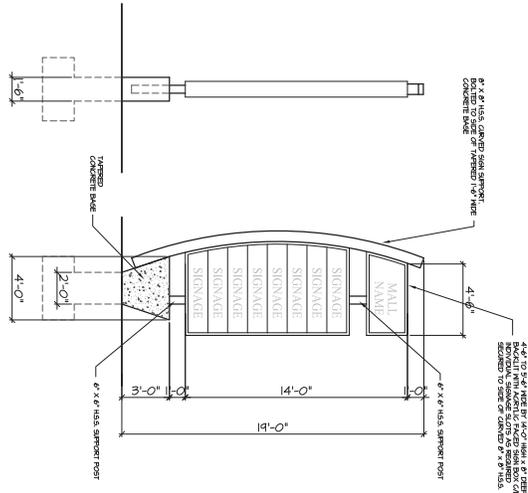
SCHEDULE OF FINISHES

- 1 STANDING SEAM METAL ROOF & METAL FASCIA
- 2 INDIVIDUAL CHANNEL LETTER SIGNAGE - 18" HIGH
- 3 PAINTED H.S.S. STEEL SUPPORT COLUMNS C/M CONCRETE BASE
- 4 TRANSLUCENT GLAZING
- 5 CLEAR ANODIZED ALUMINUM STOREFRONT DOORS & GLAZING
- 6 EXISTING RECESSED PANELS IN TILT-UP CONCRETE WALLS
- 7 SUSPENDED CHANNEL LETTER SIGNAGE
- 8 8'-6" X 14' 6" X 6" WIRE MESH TRELLISES IN POWDER COAT METAL FRAMES @ 2'-0" ABOVE GRADE
- 9 EXISTING REVEALS WITHIN EXTERIOR CONCRETE WALL
- 10 WALL MOUNTED LIGHT FIXTURES
- 11 METAL ROOFING SECURED TO 6" X 6" H.S.S. C/M ANGLED STRUT SUPPORTS



PYLON SIGN SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PYLON SIGN FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REV#	DATE	DR#	CR'D	ISSUE	DATE	BY	ISSUED FOR

CLIENT :	KARANS INTERNATIONAL
PROJECT :	COMMERCIAL BUILDING RENOVATION 12068 88 AVENUE, SURREY
SHEET CONTENTS :	ELEVATIONS
DESIGN :	H.D.
DRAWN :	
DATE :	Feb. 5 11
SCALE :	1/8" = 1'-0"

Dornett dembek
UNIT 135,
SUITE 130 STREET,
2750 135 STREET,
VAN TRU
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: info@dornettdembek.com

CLIENT NO.	AC-30
PROJECT NO.	100251

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

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

DATE: **February 24, 2011** PROJECT FILE: **7810-0272-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 12068 88 Ave**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE

Property and Right-of-Way Requirements

- There are no dedication or right-of-way requirements associated with the rezone.

Works and Services

- replace sanitary service connection complete with IC as existing is more than 30 years old.
- replace water service connection complete with water meter as existing is more than 30 years old.
- provide drainage service connection complete with oil/water separator and IC.
- construct 2.6 m concrete utility strip/sidewalk fronting 88 Avenue and associated boulevard treatment.
- construct commercial entrance complete with concrete apron and curb let down.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

Pedestrian and vehicular circulation patterns within the subject site as well as to and from the adjacent property at 12025 Nordel Way must be presented and approved by the City prior to issuance of development permit.

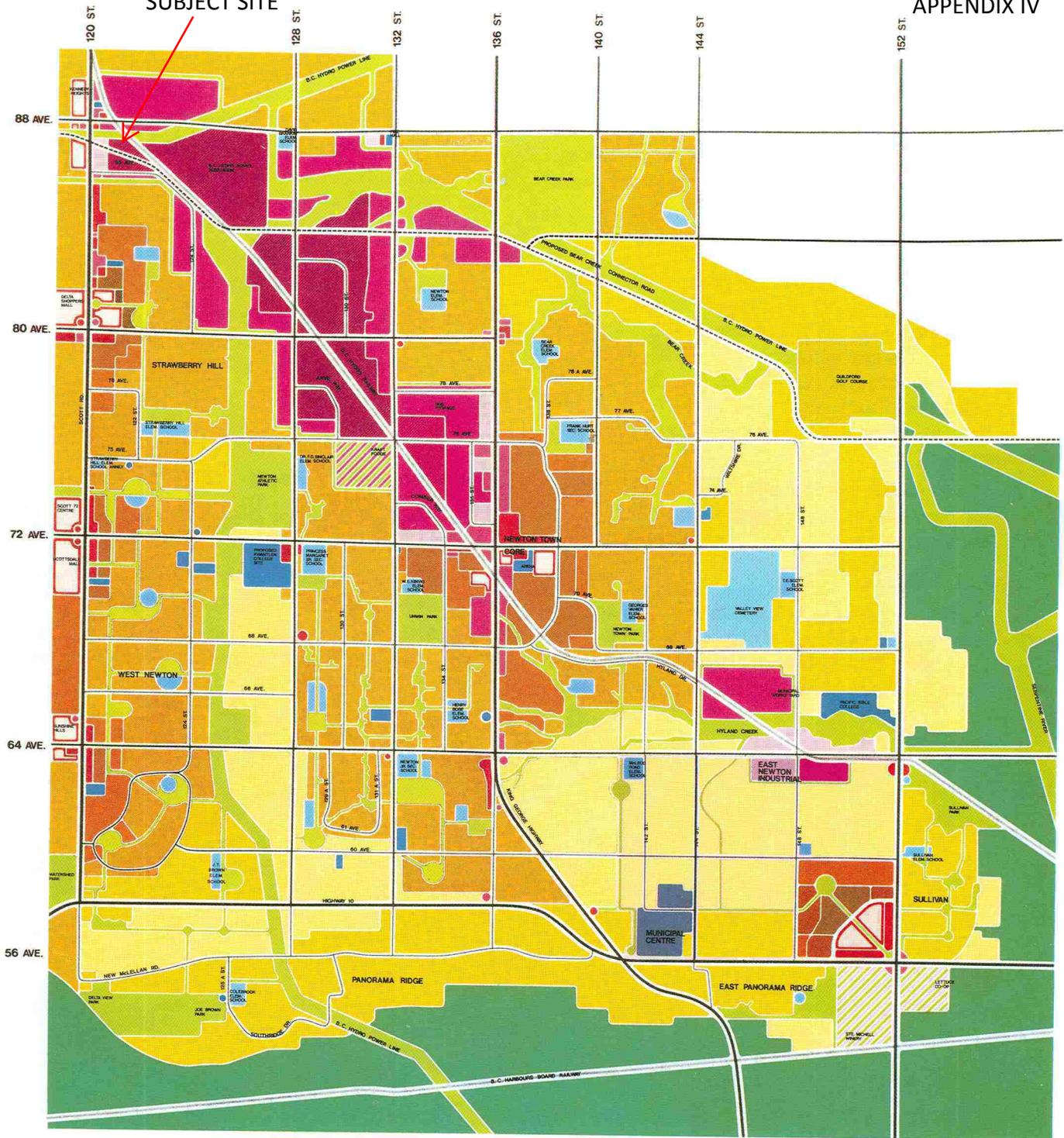


Rémi Dubé, P.Eng.
Acting Development Services Manager

RD

SUBJECT SITE

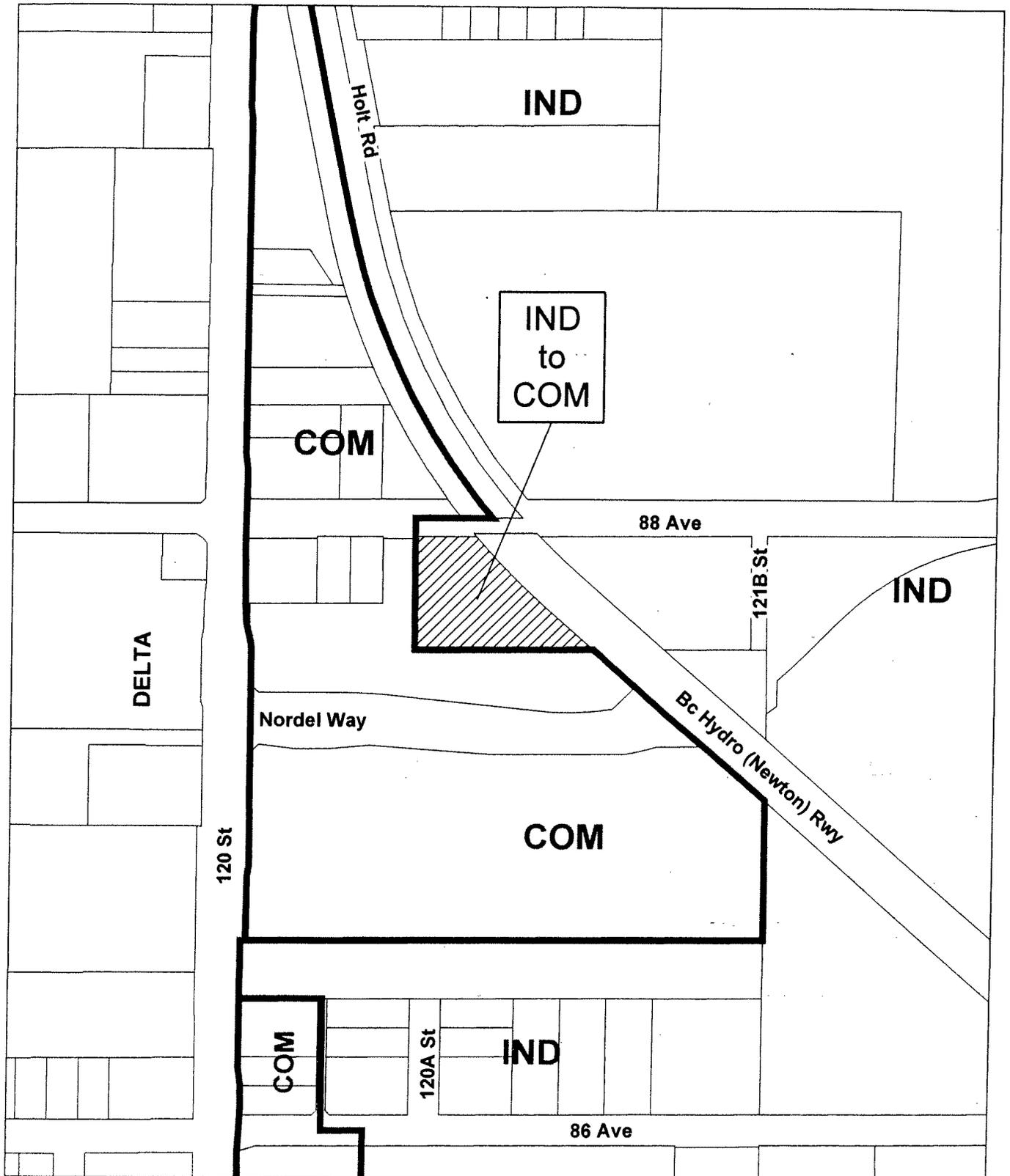
APPENDIX IV



NEWTON PLAN

LEGEND

- | | | | |
|---|------------------------------------|---|------------------------|
|  | AGRICULTURAL |  | RETAIL COMMERCIAL |
|  | SUBURBAN RESIDENTIAL (5 ACRE) |  | TOURIST COMMERCIAL |
|  | SUBURBAN RESIDENTIAL (1 ACRE) |  | HIGHWAY COMMERCIAL |
|  | SUBURBAN RESIDENTIAL (1/2 ACRE) |  | CORE COMMERCIAL |
|  | URBAN RESIDENTIAL |  | SERVICE INDUSTRIAL |
|  | MOBILE HOME |  | GENERAL INDUSTRIAL |
|  | MULTIPLE RESIDENTIAL (TOWNHOUSE) |  | HIGH IMPACT INDUSTRIAL |
|  | MULTIPLE RESIDENTIAL (MEDIUM RISE) |  | SALVAGE INDUSTRIAL |
|  | MULTIPLE RESIDENTIAL (HIGH RISE) |  | INDUSTRIAL PARK |
|  | INSTITUTIONAL |  | AGRO INDUSTRIAL |
|  | SCHOOL |  | RECREATIONAL |
|  | CEMETERY |  | OPEN SPACE |
|  | SHOPPING CENTRE |  | SPECIAL STUDY AREA |



OCP Amendment

Proposed amendment from Industrial to Commercial



CITY OF SURREY

(the "City")

APPENDIX VI

DEVELOPMENT VARIANCE PERMIT

NO. 7910-0272-00

Issued To: 88th AVE. WAREHOUSING LTD. (INCORPORATION NO. 285887)
(the "Owner")

Address of Owner: 7881 - 114A Street
Delta, BC
V4C 5L8

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: 001-210-700
Lot 3 Except: Part on Plan 54550, Section 30 Township 2 New Westminster District
Plan 8311

12068 - 88 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 Sign By-law, 1999, No. 13656, as amended is varied as follows:
 - (a) In Section 27(2)(a) of Part 5, Signs in Commercial/Industrial Zones, the number of fascia signs permitted for Commercial Retail Unit No. 7, as shown on Schedule "A", shall be increased from one (1) to two (2);
 - (b) In Section 6(11) of Part 1 – General Provisions, the limitation of allowable copy area for third party advertising signs is eliminated, subject to all third party advertising signs being constructed substantially in conformance with Schedule "A", and third party advertising signs only being provided for businesses located on the Land; and
 - (c) In Section 27(11)(a) of Part 5, Signs in Commercial/Industrial Zones, the number of under canopy signs for "Mall Signage", as shown on Schedule "A", shall be increased from one (1) to two (2).
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction within two (2) years after Development Permit No. 7910-0272-00 is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. 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 – Dianne L. Watts

City Clerk – Jane Sullivan

DVP TO PERMIT CRU'S 1-6 TO PLACE FASCIA SIGNS ON NORTH ELEVATION BY ELIMINATING COPY AREA LIMITATION ON THIRD PARTY ADVERTISING



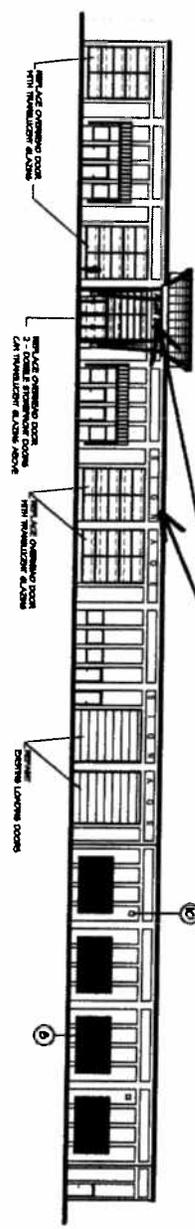
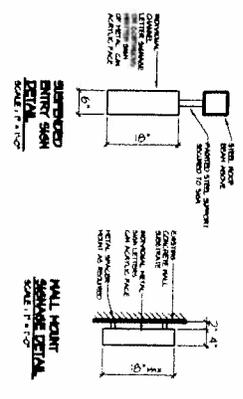
NORTH ELEVATION
SCALE 1/8" = 1'-0"

SCHEDULE OF FINISHES

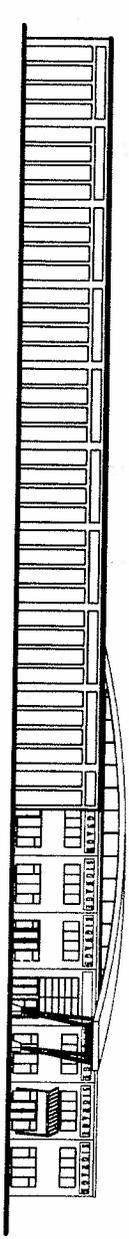
- 1 STRONG SMN METAL ROOF & METAL FASCIA
- 2 INDIVIDUAL CHANNEL LETTER SIGNAGE - 6" HIGH
- 3 PAINTED ILSA STEEL SUPPORT COLLUMS ON CONCRETE BASE
- 4 TRANSLUCENT GLAZING
- 5 CLEAR ANODIZED ALUMINUM STOREFRONT DOORS & GLAZING
- 6 DORMER ROOFED PANELS IN 1 1/2" OF CONCRETE WALLS
- 7 STRIPROD CHANNEL LETTER SIGNAGE
- 8 6'-6" X 14' GLAZING WITH HIGH TENSILE IN FORGERS COAT LEAD FRAMES & 2" OF ABOVE GLAZING
- 9 DORMER REINFORCED CONCRETE WALL METAL ROOFING SECURED TO 6" X 6" ILSA CAN ANKLED STEEL SUPPORTS

DVP TO PERMIT 2 FASCIA SIGNS FOR CRU 7

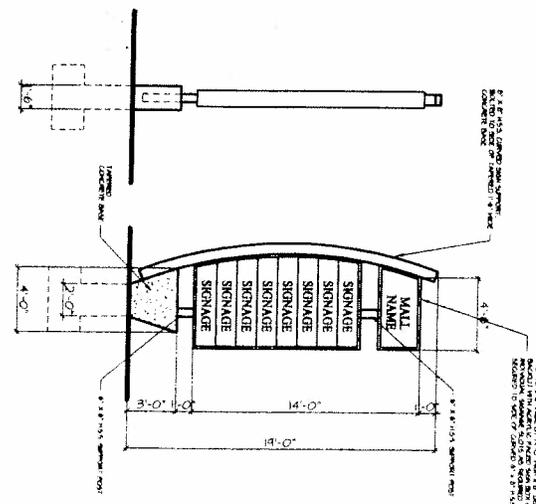
DVP TO PERMIT 2 UNDER CANOPY SIGNS FOR "MALL SIGNAGE"



WEST ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



NORTHEAST ELEVATION
SCALE 1/8" = 1'-0"

FLUON SIGN SIDE ELEVATION
SCALE 1/8" = 1'-0"

FLUON SIGN FRONT ELEVATION
SCALE 1/8" = 1'-0"

CLIENT: KARANS INTERNATIONAL PROJECT: COMMERCIAL BUILDING RENOVATION 12066 86 AVENUE, SURREY SHEET CONTENT: ELEVATIONS	DRAWN: [] DATE: Feb 98 SCALE: 1/8" = 1'-0"	ARCHITECT: dornett denbe 1211 13th Street Vancouver, BC Phone: (604) 681-2111 Fax: (604) 681-2112 Email: info@dornett.com	CLIENT NO: [] SHEET NO: A-30 PROJECT NO: [] DRAWING NO: []
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CITY OF SURREY

APPENDIX VII

BY-LAW NO. _____

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

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: HIGHWAY COMMERCIAL INDUSTRIAL ZONE (CHI)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 001-210-700

Lot 3 Except: Part on Plan 54550, Section 30 Township 2 New Westminster District
Plan 8311

12068 - 88 Avenue

(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of a community shopping centre and a *distribution centre*.

B. Permitted Uses

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

- 1. *Distribution centres.*
- 2. *Retail stores excluding adult entertainment stores and secondhand stores and pawnshops.*
- 3. *Personal service uses excluding body rub parlours.*
- 4. *General service uses excluding funeral parlours and drive-through banks.*

5. *Beverage container return centres* provided that the use is confined to an enclosed *building* or a part of an enclosed *building* and the *beverage container return centre* does not exceed a *gross floor area* of 279 square metres (3,003 sq.ft.).
6. *Eating establishments* excluding *drive-through restaurants*.
7. Office uses excluding *social escort services* and *methadone clinics*;
8. *Parking facilities*.
9. *Indoor recreational facilities*.
10. *Entertainment uses* excluding *arcades* and *adult entertainment stores*.
11. *Assembly halls*.
12. *Community services*.
13. *Child care centres*.
14. One *dwelling unit per lot* provided that the *dwelling unit* is contained within the *principal building* and occupied by the owner or the owner's employee, for the protection of the businesses permitted on the *lot*.

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 0.80.

E. Lot Coverage

The *lot coverage* shall not exceed 50%.

F. Yards and Setbacks

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

Use	Setback Front Yard	Rear Yard	West Side Yard	East Side Yard
<i>Principal and Accessory Buildings and Structures</i>	7.5 m. [25 ft.]	7.5 m. [25 ft.]	7.5 m. [25 ft.]	0.5 m [1.5 ft.]

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

G. Height of Buildings

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

1. *Principal buildings:* The *building height* shall not exceed 12 metres [40 ft.].
2. *Accessory buildings and structures:* The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

Refer to Table C.2, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Open display or storage shall be completely screened to a height of at least 2.5 metres [8 ft.] by *buildings* and/or solid decorative fence and/or substantial *landscaping* strips of not less than 1.5 metres [5 ft.] in width. No display or storage of material shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screens and in no case shall these materials be piled up to the height of more than 3.5 metres [11.5 ft.].

J. Special Regulations

1. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Zone.
2. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.
3. Land and *structures* shall be used for the uses permitted in this Zone only if such uses do not emit noise in excess of 60dB measured at any point on any boundary of the *lot* on which the use is located, provided that where a *lot* abuts a *lot* other than an *industrial lot* the noise level shall not exceed 60 dB.

K. Subdivision

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
4,000 sq. m. [1.0 acre]	30 metres [100 ft.]	60 metres [200 ft.]

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

L. Other Regulations

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

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the C-8 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended.
 5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
 6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
 7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
 8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2010, No. 17111, as may be amended or replaced from time to time, and the development cost charges shall be based on the C-8 Zone.
 9. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
 10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
 11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

READ A FIRST AND SECOND TIME on the _____ th day of _____, 20__ .

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

READ A THIRD TIME ON THE _____ th day of _____, 20__ .

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

_____ MAYOR

_____ CLERK