

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0324-00

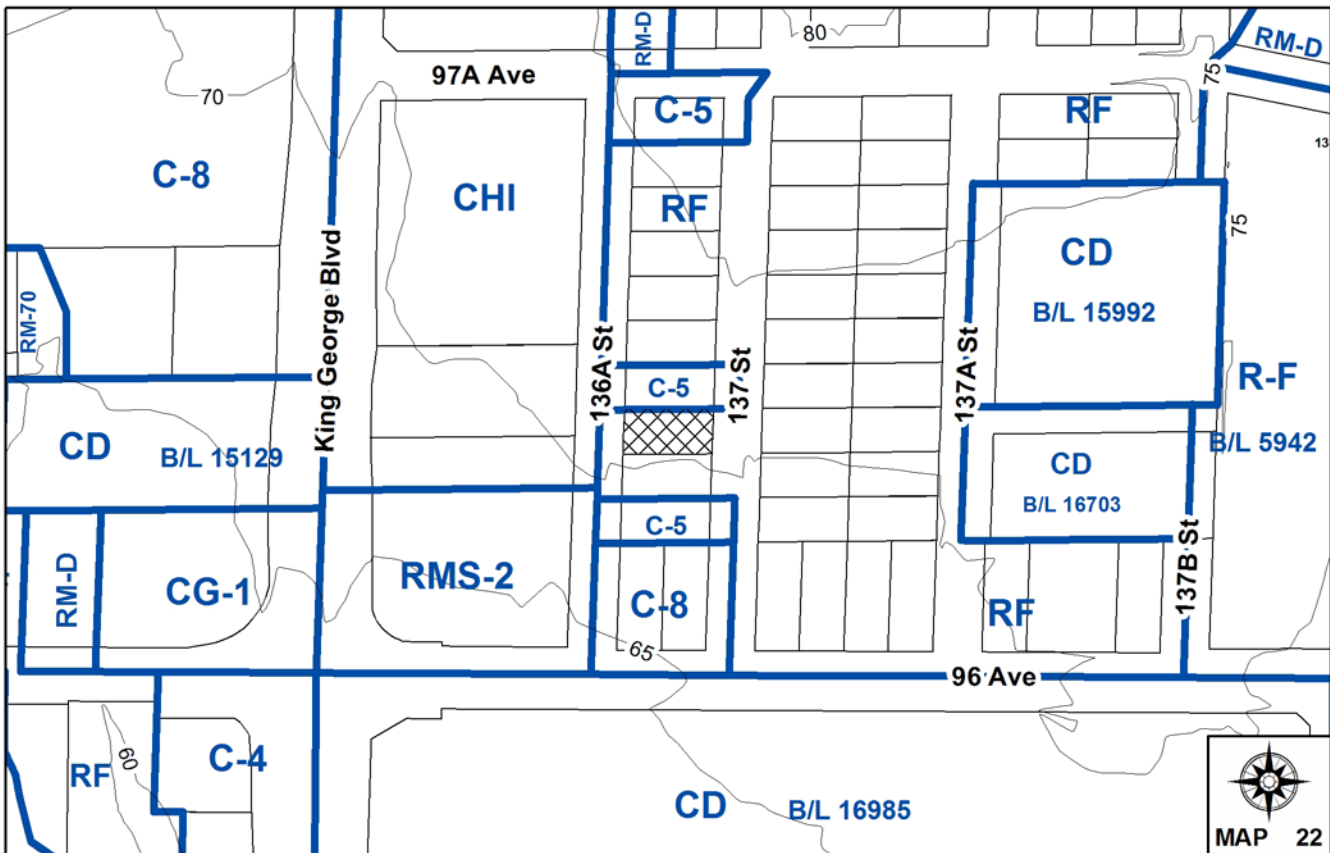
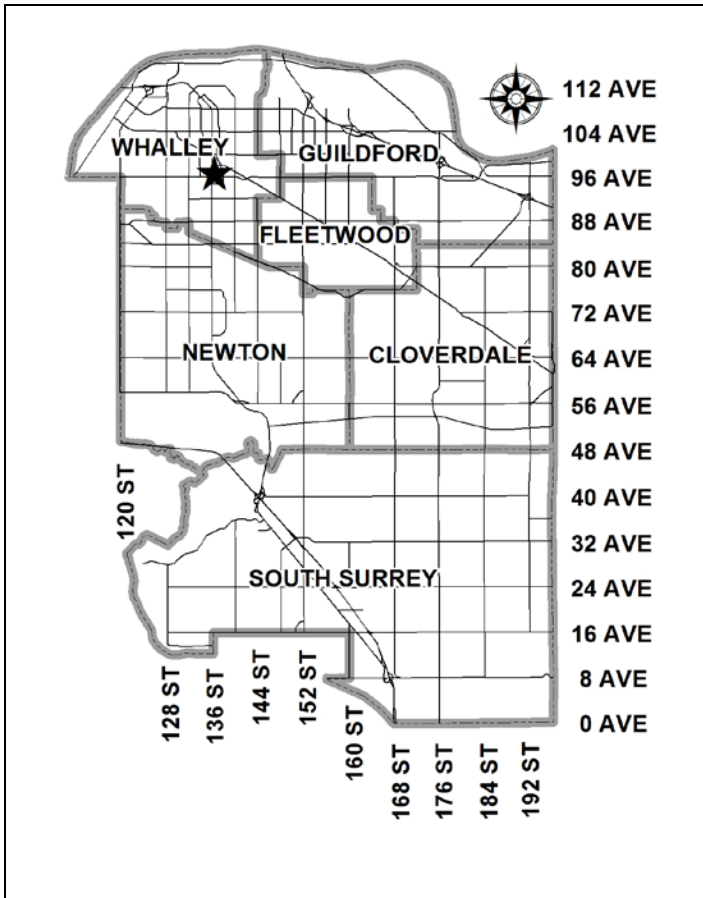
Planning Report Date: June 27, 2011

PROPOSAL:

- **Rezoning** from RF to C-5
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of a two-storey medical office with basement.

LOCATION: 9647 - 137 Street
OWNER: 624733 B.C. Ltd.
ZONING: RF
OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal will require variances for front and side yard setbacks.
- The proposal will also require a variance for one (1) additional fascia sign.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed development is similar to existing medical offices in the immediate area.
- The one (1) additional fascia sign is of high quality, is of an appropriate size, and is non-illuminated. A total of only three (3) fascia signs are proposed on the subject building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Neighbourhood Commercial Zone (C-5)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7910-0324-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7910-0324-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north side yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 1.21 metres (4 ft.);
 - (b) to reduce the minimum south side yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 2.43 metres (8 ft.);
 - (c) to reduce the minimum east front yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 6.7 metres (22 ft.); and
 - (d) to vary the Sign By-law to permit one (1) additional fascia sign on the subject building.
4. 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 tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

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: The proposed basement shall conform to the requirements as stipulated by the Surrey By-law No. 15740 (Public Safety E-Comm Radio Building Amplification System By-law).

SITE CHARACTERISTICS

Existing Land Use: Vacant property.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Two-storey medical office building.	Commercial	C-5
East (Across 137 Street):	Existing temporary surface parking lot, under Development Application No. 7911-0053-00 for the development of two, 12-storey commercial buildings.	Commercial	RF
South:	Existing single family dwelling and Development Application No. 7907-0392-00 for a medical office (Third Reading).	Commercial	RF
West (Across 136A Street):	Existing medical office building and restaurant.	Commercial	CHI

DEVELOPMENT CONSIDERATIONSBackground

- The 667-square metre (7,180 sq.ft.) subject property located at 9647 - 137 Street is zoned Single Family Residential Zone (RF) and designated Commercial in the Official Community Plan (OCP). The site is within the Hospital Precinct, just north of Surrey Memorial Hospital.
- The subject site is located in City Centre in a neighbourhood undergoing transition. The block was re-designated from Multiple Residential to Commercial on May 3, 1999, as it was envisioned by the developer at the time that properties in the area should be permitted for commercial uses.
- Three (3) properties on the block bounded by 136A and 137 Streets and 96 and 97A Avenues have been rezoned to C-5 and redeveloped for medical offices. The rezonings were approved under the following development applications:
 - Development Application No. 7998-0317-00 for 9711 - 137 Street approved December 22, 1998;
 - Development Application No. 7901-0181-00 for 9631 - 137 Street approved December 10, 2001; and
 - Development Application No. 7906-0275-00 for 9655 - 137 Street approved June 23, 2008.
- A fourth property (9637 - 137 Street) directly south of the subject site is in process under Development Application No. 7907-0392-00 to rezone to C-5 to allow a medical office. The application is currently at Third Reading.

Road Network

- As described more fully in the Planning Report for a proposed mid-rise commercial development to the immediate east (file no. 7911-0053-00 to be considered by Council on June 27, 2011), an east-west pedestrian lane is proposed between King George Boulevard and Whalley Boulevard at a point midway between 96 and 97A Avenues. This 12-metre (40 ft.) wide pedestrian lane, with street trees and sidewalk on at least one side, is intended to create a finer-grained road network and its alignment affects the site at 9661 – 137 Street, two lots to the north of the subject lot.
- To achieve an equitable approach to securing future road allowances, it is proposed that developers contribute proportionally for the purchase of lots for new roads based on the area of the block being developed by each applicant. As the subject application was in-stream, it is not recommended that such a condition be imposed. However, any new rezoning application received within this block should be required to provide a suitable financial contribution for the realization of the pedestrian lane between 136A and 137 Streets.

Current Proposal

- The owner of the subject property has submitted an application to rezone the site to Neighbourhood Commercial Zone (C-5) to permit development of a two-storey retail / medical office building. The proposed land use is consistent with similar rezoning along this block.
- A Development Variance Permit is required for the following building setbacks:
 - To reduce the minimum side (north) yard setback from 7.5 metres (25 ft.) to 1.21 metres (4.0 ft.) to the building face;
 - To reduce the minimum side (south) yard setback from 7.5 metres (25 ft.) to 2.43 metres (8.0 ft.) to the building face; and
 - To reduce the minimum front (east) yard setback from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) to the building face.
- The applicant proposes a two-storey (9 metres / 30 ft. high) retail / medical office building with a basement. The proposed building will be approximately 540 square metres (5,800 sq.ft.) in area including the basement.
- The main floor is approximately 141.6 square metres (1,524 sq.ft.) in area, and will contain two (2) commercial retail units (CRUs) which will front 137 Street.
- The second floor is approximately 181.1 square metres (1,950 sq.ft.) in area, and will contain space for a medical practitioner including offices, examination rooms, and a reception / waiting area.
- The basement is approximately 192.50 square metres (2,070 sq.ft.) in area and will be used for storage and mechanical purposes.
- The floor area of the proposed building is 323.7 square metres (3,484sq.ft.) resulting in a floor area ratio (FAR) of 0.48, which complies with the maximum FAR permitted in the C-5 Zone.

PRE-NOTIFICATION

Pre-notification letters were sent out on February 11, 2011, and staff did not receive any telephone calls or letters of concern.

DESIGN PROPOSAL AND REVIEW

- The proposed two-storey building is designed in the form of a typical retail / medical office building. This is in contrast to the existing three (3) medical office buildings on the block, which were each designed to resemble a two-storey single family dwelling. Staff have reviewed the design of the proposed retail / medical office building and support the project.

Building Design and Materials

- The proposed building will be constructed with a stucco finish in a beige colour with ironwood moulding and metal parapet caps. Significant glazing is proposed along the front (east) building façade.
- The proposed ground floor retail units will have access from the front (east elevation) of the building, with a secondary access from the parking lot at the rear (west elevation) of the building off 136A Street.
- Access to the proposed second floor medical office is via the main entrance along the south building elevation. A proposed elevator will provide universal access to each of the three (3) floors.
- The applicant proposes a second floor deck with a tempered glass guardrail along the rear (west) building elevation. The deck will provide an outdoor space for the medical office and forms an integral part of the design of the building.
- A steel and glass canopy is proposed along the front (east) building façade above the entrances to the retail units, while another is proposed above the ground floor entrance to the medical office along the side (south) building elevation. Two (2) vinyl canopies are also proposed along the rear (west) building elevation above the secondary entrances to the retail units.
- Rooftop mechanical structures will be screened with a three-foot high cedar enclosure. The proposed garbage enclosure is to be located at the rear (west) elevation within the building. The garbage bins will be concealed by gates with a stucco finish matching the building.

Proposed Signage

- The applicant proposes a total of three (3) non-illuminated fascia signs on the subject building. One (1) fascia sign is proposed along each of the east (front lot), west (rear lot) and south (side premise) building elevations. The Sign By-law permits one (1) fascia sign along each lot and premise frontage for a total of two (2). Therefore, a Development Variance Permit is required for the fascia sign proposed along the west building elevation facing the rear parking lot (see By-law Variance section).

- The three (3) proposed fascia signs are laser-cut logo and lettering signs that are made of aluminum, and will not be illuminated. Each proposed fascia sign consists of a logo and 'medical clinic' text. The logo is approximately 0.76 x 0.35 metres (2.5 x 1.16 ft.) in size, while the 'medical clinic' is approximately 0.15 x 1.6 metres (0.5 x 5.3 ft.) in size. The proposed fascia signs are of high quality and of an appropriate size for the space.

Vehicle Access and Parking

- The subject property fronts both 136A Street and 137 Street. The proposed building will face 137 Street with vehicle access off 136A Street.
- The applicant proposes eight (8) parking stalls at the rear (western portion) of the lot with access from 136A Street. The eight (8) proposed parking stalls comply with the Surrey Zoning By-law requirements.

Trees and Landscaping

- The subject property is currently vacant and there are no trees located on the site. The drip line of a tree (horse chestnut) located on the abutting property to the south (9637 – 137 Street) extends onto the subject site; however, as part of Development Application 7907-0392-00 (rezoning to C-5 is at Third Reading) the tree is proposed for removal.
- The applicant is proposing to install landscaping along all four (4) property lines. Cedar hedging is proposed along the side (north and south) property lines. Two (2) trees (Katsura) are proposed adjacent to the parking lot along 136A Street, with additional shrubs and low-level planting proposed.
- Significant landscaping is proposed along the front (east) property line including two trees (Japanese Maple and Magnolia). Other shrubs and planting include boxwood, holly and laurels.
- The applicant proposes stamped concrete paving around the building to provide pedestrian access to the building. The stamped paving adjoins the sidewalk along 137 Street via three walkways. Due to a slight grade change, two of the walkways utilize elongated steps, while the centre ramp allows for wheelchair access.
- The applicant proposes to install benches and bicycle racks at the front (east elevation) of the building along 137 Street.

ADVISORY DESIGN PANEL

This application was not referred to the ADP, but was reviewed by staff and found satisfactory.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum front (east) yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 6.7 metres (22.0 ft.) to the building face;
- To reduce the minimum side (north) yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 1.21 metres (4.0 ft.) to the building face; and
- To reduce the minimum side (south) yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 2.43 metres (8.0 ft.) to the building face.

Applicant's Reasons:

- The reduced setbacks are reasonable for the proposed project and for the type of development taking shape in the area.

Staff Comments:

- The proposed setbacks for the subject site are appropriate as the two (2) adjacent properties to the north and south have or propose similar setbacks as described below:

Setbacks	Subject Site - <i>Proposed</i> (9647 – 137 Street)	Site to North - <i>Approved</i> (9655 – 137 Street)	Site to South - <i>Proposed</i> (9637 – 137 Street)
Front yard setback (east)	6.7 metres (22.0 ft.)	7.5 metres (25.0 ft.)	7.5 metres (25.0 ft.)
Rear yard setback (west)	15.5 metres (51.0 ft.)	14.4 metres (47.2 ft.)	15.0 metres (50.0 ft.)
Side yard setback (north)	1.21 metres (4.0 ft.)	1.5 metres (5.0 ft.)	1.8 metres (5.9 ft.)
Side yard setback (south)	2.43 metres (8.0 ft.)	2.4 metres (7.5 ft.)	1.8 metres (5.9 ft.)

- Trees and landscaping are proposed along all property lines and will soften the interface between the adjacent lots.
- Planning staff support the proposed variance.

(b) Requested Variance:

- To vary the Sign By-law to allow one (1) additional fascia sign along the west (rear) building elevation.

Applicant's Reasons:

- The fascia sign will provide a stronger presence and adequate business identification for the medical office.

Staff Comments:

- The proposed additional fascia sign is high-quality and is of an appropriate size and scale.
- The proposed fascia sign will face the rear parking lot towards 136A Street, and will provide adequate signage for the medical office.
- Staff support the proposed variance.

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.	Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7910-0324-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/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: Herald Tessier
 Address: 9608 – 134 Street
 Surrey, BC
 V3T 4A7
 Tel: 604-951-2662

2. Properties involved in the Application

- (a) Civic Address: 9647 – 137 Street

- (b) Civic Address: 9647 – 137 Street
 Owner: 624733 B.C. Ltd., Inc. No. 624733
 Director Information:
 Parmjit Nagra
 Malkit Nagra

Officer Information as at March 22, 2011

Parmjit Nagra (President)
Malkit Nagra (Secretary)

PID: 010-038-906

Lot 11 Section 35 Block 5 North Range 2 West New Westminster District Plan
14725

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. 7910-0324-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

DEVELOPMENT DATA SHEET

Proposed Zoning: C-5

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		667 m ² (7,180 sq.ft.)
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	29%
Paved & Hard Surfaced Areas		40%
Total Site Coverage		69%
SETBACKS (in metres)		
Front	7.5 m (25 ft.)	6.7 m (22 ft.) *
Rear	7.5 m (25 ft.)	15.5 m (51 ft.)
Side #1 (North)	7.5 m (25 ft.)	1.2 m (3.9 ft.) *
Side #2 (South)	7.5 m (25 ft.)	2.4 m (7.8 ft.) *
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m (30 ft.)	9 m (30 ft.)
Accessory	4 m (13 ft.)	n/a
NUMBER OF RESIDENTIAL UNITS		n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		141.6 m ² (1,524 sq.ft.)
Office		182.1 m ² (1,960 sq.ft.)
Total	333.5 m ² (3,589sq.ft.)	323.7 m ² (3,484sq.ft.)
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	333.5 m ² (3,589sq.ft.)	365.7 m ² (3,936 sq.ft.)

* Variance requested.

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)		
FAR (gross)	0.50	0.50
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	8	8
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	8	8
Number of disabled stalls	0	1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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MATHEW CHENG ARCHITECT INC.

Unit 202 - 438 PANSAS AVENUE
 VANCOUVER, BC V6B 1K2
 Tel: (604) 731-2412 Fax: (604) 731-2088
 Cell: (604) 454-9747 Email: matthew@mathewcheng.com

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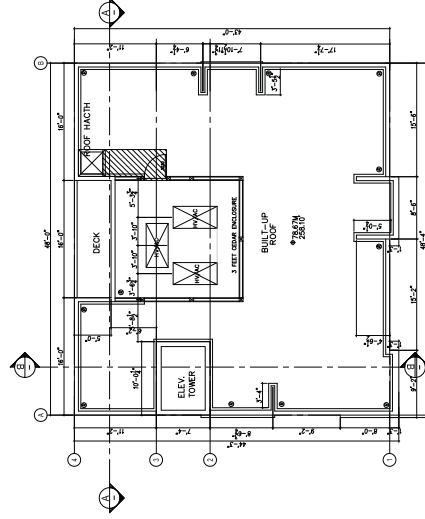
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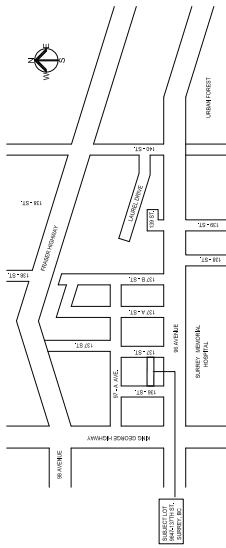
Project Title
**9647-137 STREET SURREY BC
 TWO STOREY MEDICAL
 BUILDING**

Sheet Title
**SITE PLAN / FLOOR PLANS
 DEVELOPMENT DATA
 CONTEXT PLAN**

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Project Number:	
Revision Date:	
Print Date:	JUNE 20, 2011
Proj. No.:	A00

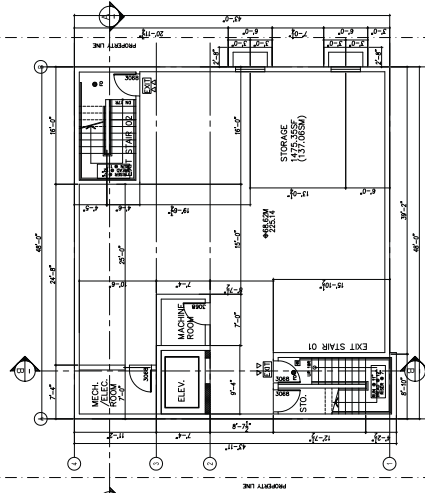


ROOF PLAN
 LOCATION PLAN
 CONTEXT MAP (INT.S.)

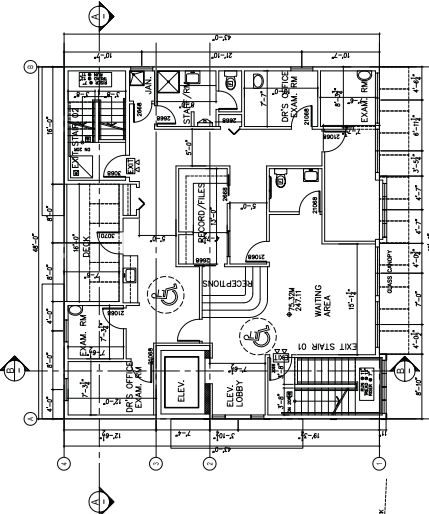


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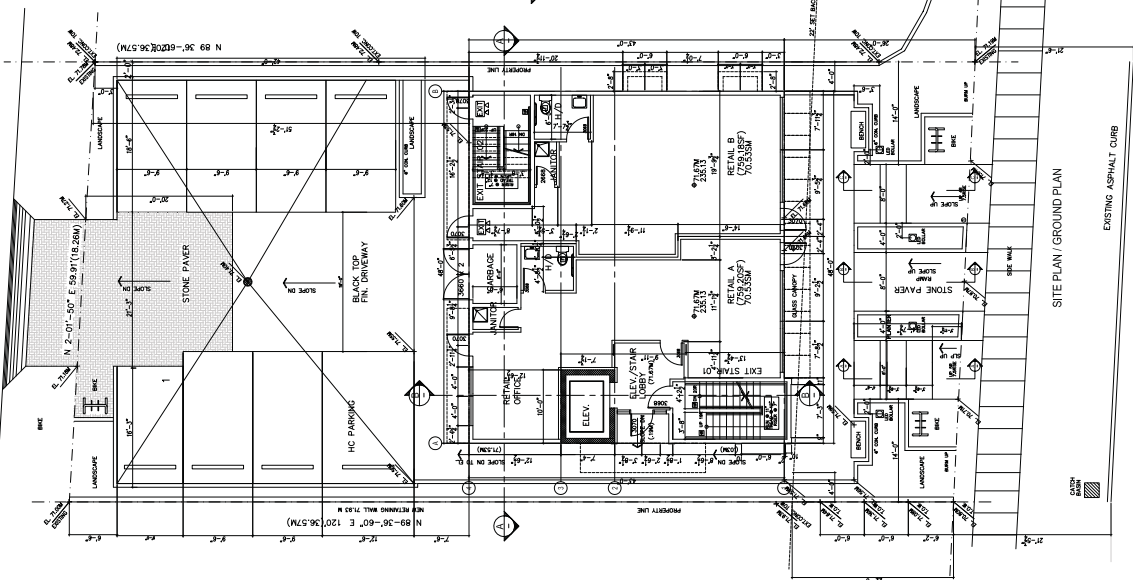
CIVIC ADDRESS:	8647 137th Street Surrey, BC
LEGAL DESCRIPTION:	LOTS 11, SECTION 18, BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICT, PLAN 14725
LOT AREA: (GROSS)	71,357.73 SQ. FT. (662,931 SQ. FT.)
ZONING:	C-5
PROJECT:	NEW 2-STOREY COMMERCIAL (MEDICAL OFFICE/RETAIL BUILDING)
OWNER:	MR. & MRS. MALNAGRA c/o 624733 BC LTD.
AGENT:	HERALD TESSIER - 7832-1201th St. Surrey, BC V3W 3N2 E-MAIL: htessier@telus.net TEL: (604) 980-4977 FAX: (604) 951-2693
DENSITY FEAR	MIN. REQUIRED: 1 MAX. ALLOWED: PROPOSED
MIN. FLOOR (RETAIL)	300.3M (985.367')
ELEV. CORE / STAIR	RETAL - A=68.84M (225.805') RETAL - B=71.75M (235.385')
MAIN FLOOR (RETAIL)	AREA=141.615M (574.858') AREA=183.615M (709.005')
SECOND FLOOR	AREA=182.135M (705.165')
TOTAL FLOOR AREA RATIO =	MAIN FLOOR & SECOND FLOOR 183.615M (709.005') 182.135M (705.165')
BASEMENT	365.745M (1435.795')
ROOF	AREA=192.055M (743.805')
SET BACKS	AREA=193.745M (746.505')
EAST	FRONT 7.5m (24.607')
WEST	REAR 7.5m (24.607')
NORTH	RIGHT 7.5m (24.607')
SOUTH	LEFT 7.5m (24.607')
BUILDING HEIGHTS	9.14m (30.007')
RESIDENTS PARKING	8 DISABLE 1 SMALL CAR 1



BASEMENT FLOOR PLAN



SECOND FLOOR PLAN



SITE PLAN / GROUND PLAN



MATTHEW CHENG ARCHITECT INC.

100-1025 47th AVENUE
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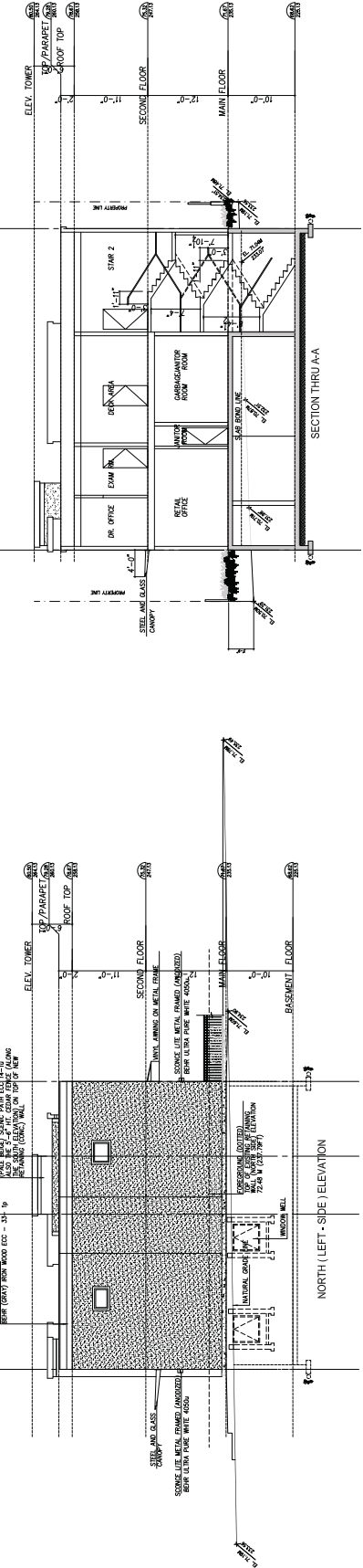
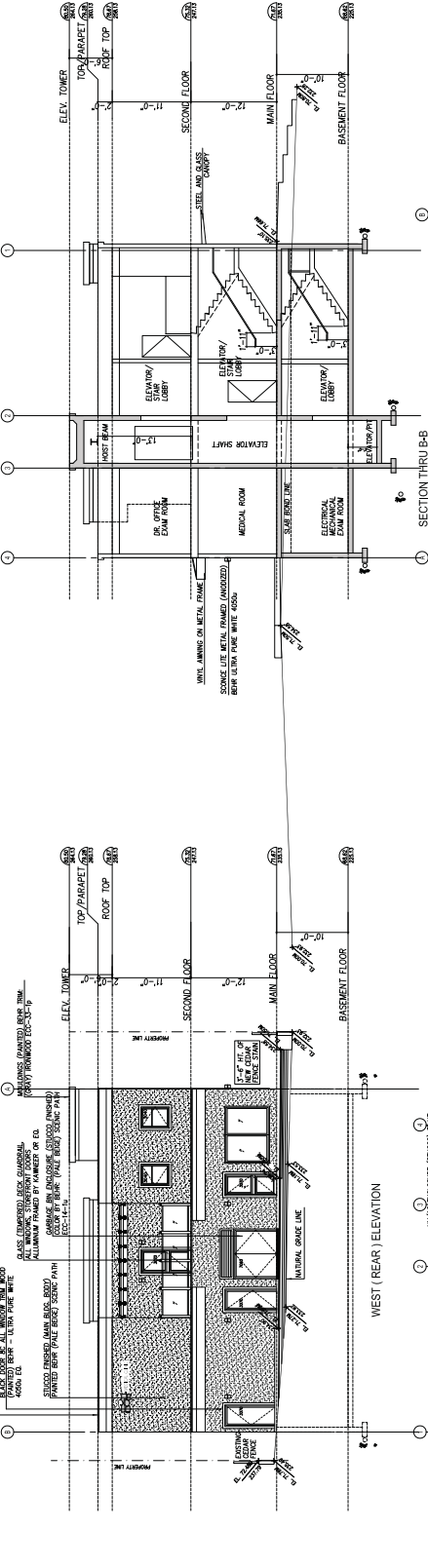
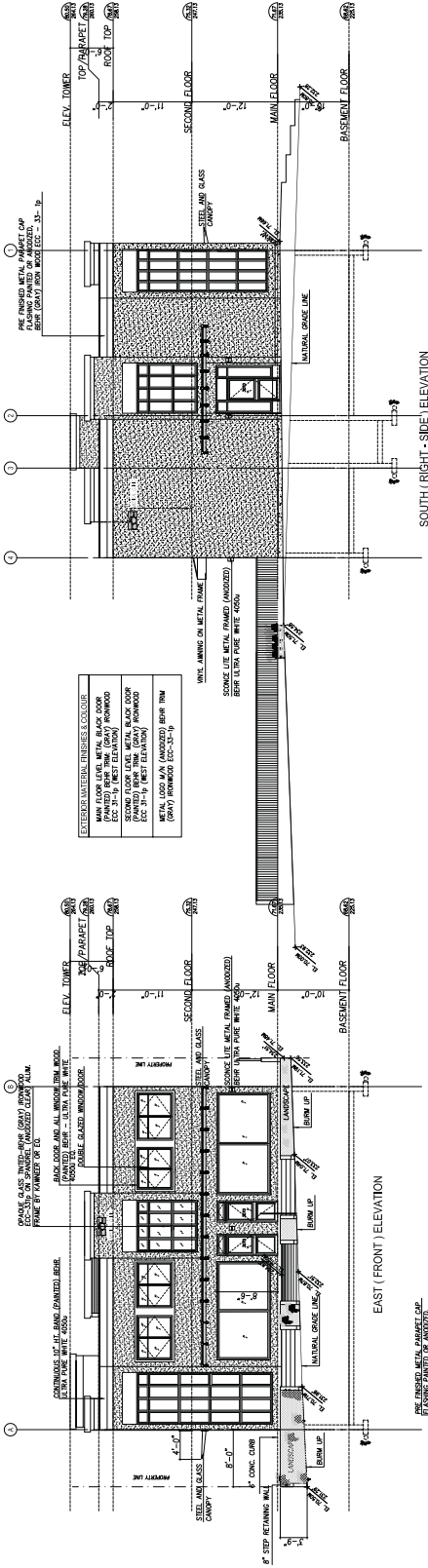
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Project Title
 9647-137 STREET SURREY BC
 TWO STOREY MEDICAL BUILDING

Sheet Title
 ELEVATIONS
 SECTIONS

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 Project Number:

Revision Date:
 Print Date:
 June 20, 2011
 Draw. No.
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 Project Number:





**MATTHEW CHENG
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VANCOUVER, BC V6N 1V6
Tel: (604) 275-5812 Fax: (604) 275-2008
Cell: (604) 699-6999 Email: matthew@matarch.com

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No. Date Revision

Consultants

Project Title

TWO STOREY MEDICAL
BUILDING
9647-137 STREET
SURREY BC

Sheet Title

TYP. EXT. GLASS CANOPY
DETAIL
EXT. SIGNAGE
DETAIL

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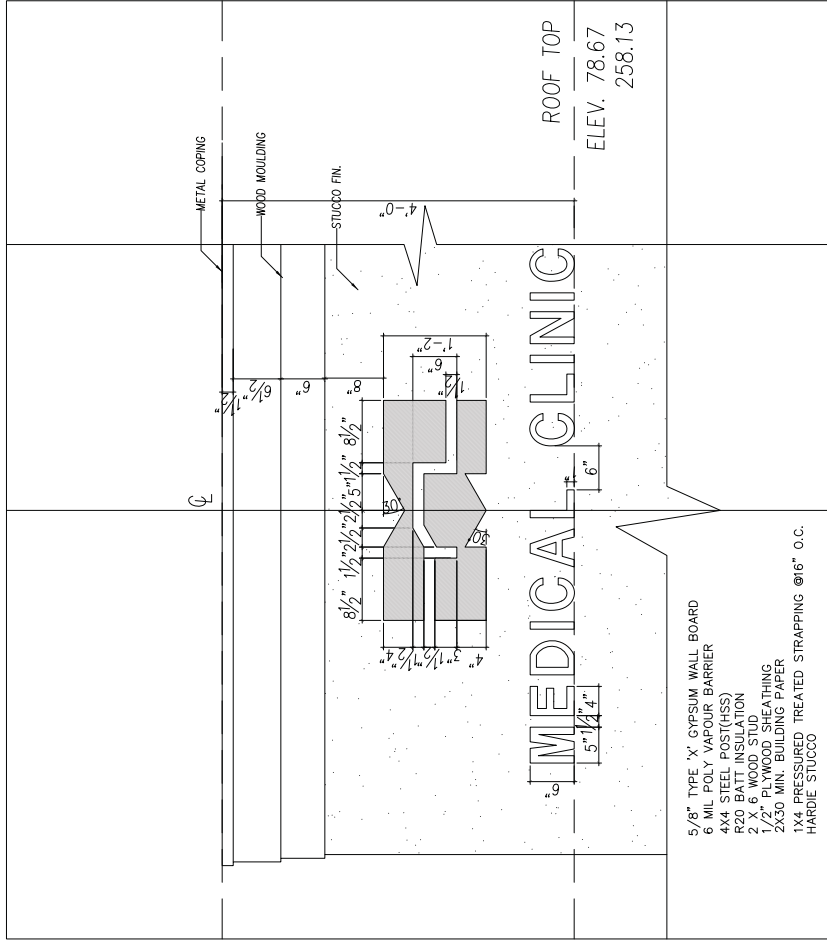
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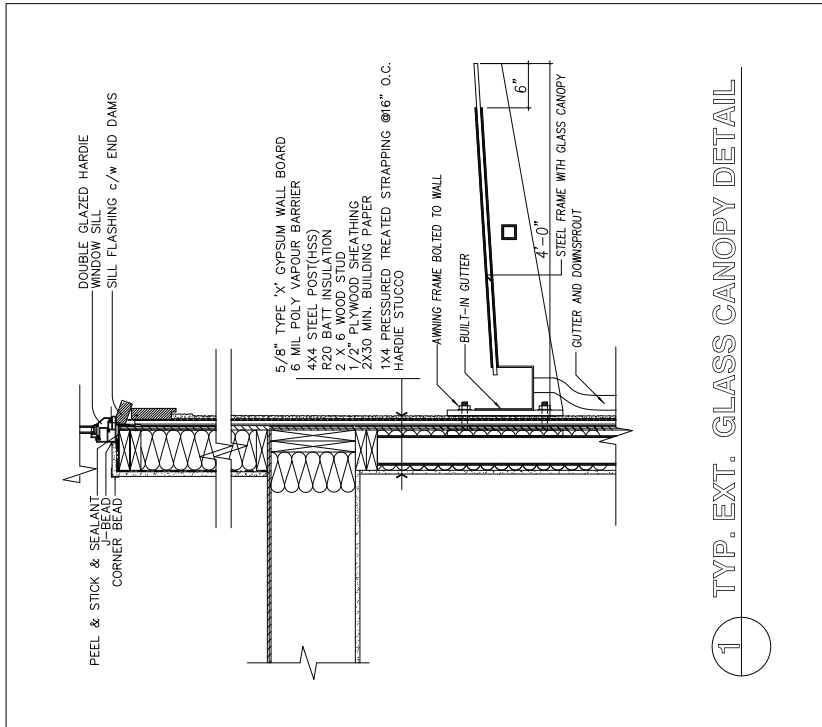
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DATE: JUNE 20, 2011
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2 EXT. SIGNAGE DETAIL



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NO.	DATE	DESCRIPTION	BY
1	NOV. 2010	PRELIMINARY DESIGN	FL
2	NOV. 2010	REV. SITE PLAN & PLANTING PLAN	FL
3	NOV. 2010	REV. SITE PLAN & PLANTING PLAN	FL

NOV. 2010

FUNG LIU LANDSCAPE ARCHITECT

3588 E. 49TH AVENUE, VANCOUVER, BC
V5S 1H7

TEL: 604-340-1152

FAX: 604-453-0169

E-MAIL: fl@fungliulandscape.com

SEAL:

ARCHITECT:

PROJECT:

NEW 2 STORY COMMERCIAL
(MEDICAL/RETAIL BUILDING)

9647 137 STREET
SURREY, BC

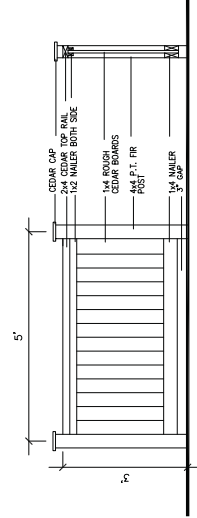
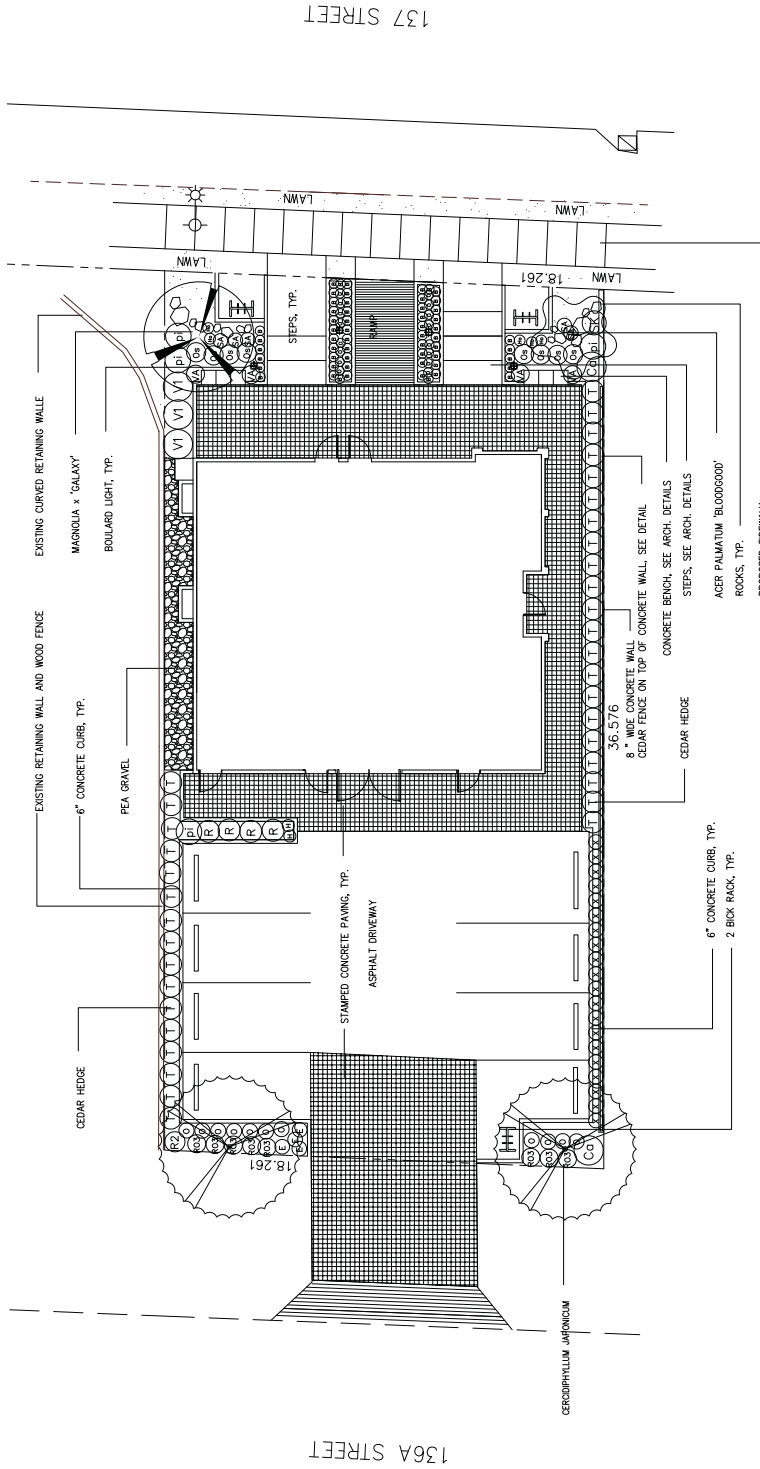
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LANDSCAPE PLAN

DRAWING NUMBER:

L1 of 1

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DATE: NOV. 2010	DRAWN: FL
FILE: MEDICAL/RETAIL BID-33P	



3 HT CEDAR FENCE

SCALE: 1/16"=1'-0"

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	REMARKS
TREE	1	ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE	2M HT; BAB; 3 STEMS MIN.	
	2	CERCOPHYLLUM JAPONICUM	KATSURRA TREE	60M CAL.; 1.6M STD.; BAB	
	1	MAGNOLIA x 'GALAXY'	MAGNOLIA	60M CAL.; 1.6M STD.; BAB	
SHRUB	57	BIVANUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOXWOOD	#3 POT	
	6	CAMELLIA JAPONICA	CAMELLIA	#3 POT; 50 CM	
	2	OSMANTHUS HETEROPHYLLUS	FALSE HOLLY	#2 POT; 30CM	
	8	PRUNUS SPINOSA 'MIRRO' (MIRRO)	PRUNELLA	#2 POT; 30CM	
	27	PRUNUS SPINOSA 'MIRRO' (MIRRO)	PRUNELLA	#2 POT; 30CM	
	4	RHOIS LUXEM 'LUXEM'	OTTO LUXEM LABEL	#3 POT	
	1	RHOIS LUXEM 'LUXEM'	RHOIS LUXEM LABEL	#3 POT	
	1	RHOIS LUXEM 'LUXEM'	RHOIS LUXEM LABEL	#3 POT	
	1	RHOIS LUXEM 'LUXEM'	RHOIS LUXEM LABEL	#3 POT	
	8	ROSA 'SCARLET MEDLAND'	SCARLET MEDLAND ROSE	#2 POT; 40CM	
	5	SARCOCODON HOOKERIANA 'RUSCIFOLIA'	FRAGRANT SARCOCODON	#3 POT; 40CM	
	1	SHIMADA JAPONICA (FEMALE)	JAPANESE SHIMADA	#2 POT; 40 CM	
	37	SHIMADA JAPONICA (FEMALE)	JAPANESE SHIMADA	#2 POT; 40 CM	
	4	YUKONIA 'YUKONIA'	DAN'S YUKONIA	#2 POT; 30CM	
	3	YUKONIA 'YUKONIA'	DAN'S YUKONIA	#2 POT; 40CM	
PERENNIAL	2	HEBERA HELIX 'GREEN RIFLE'	HEATHER	# POT; 1-2 FAN	
	5	HEBERA HELIX 'GREEN RIFLE'	HEATHER	# POT; HEAVY SHADE	
	20	HEBERA HELIX 'GREEN RIFLE'	HEATHER	# POT	

NOTES: * PLANT QTY'S IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS, LATEST EDITION. * PLANTERS OTHER THAN SPECIFIED AS PER ONTA STANDARDS AND BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFERRED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

INTER-OFFICE MEMO

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

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

DATE: **May 9, 2011** PROJECT FILE: **7810-0324-00**

RE: **Engineering Requirements (Commercial)
Location: 9647 137 St**

REZONE

Property and Right-of-Way Requirements

- No additional dedication is required from this site

Works and Services

- construct new service connections to the site
- construct urban road features on the east side of 136A Street and the west side of 137 Street, for the frontage of the site, to the City Centre Standards
- provide on site detention and drainage sustainability features as per the City Centre Plan
- place the existing overhead hydro and telecommunication infrastructure (on 137A Street) underground for the frontage of the site

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 or the Development Variance Permit.



Rémi Dubé, P.Eng.
Acting Development Services Manager

RWB

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7910-0324-00

Issued To: 624733 B.C. LTD., INC. NO. 624733
(the "Owner")

Address of Owner: c/o Herald Tessier
9608 - 134 Street
Surrey, BC
V3T 4A7

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: 010-038-906
Lot 11 Section 35 Block 5 North Range 2 West New Westminster District Plan 14725

9647 - 137 Street

(the "Land")

3. 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 north side yard setback is reduced from 7.5 metres (25 ft.) to 1.21 metres (4.0 ft.);
 - (b) In Section F of Part 35 "Neighbourhood Commercial Zone (C-5) the minimum south side yard setback is reduced from 7.5 metres (25 ft.) to **2.43 metres (8.0 ft.)**;
 - (c) In Section F of Part 35 Neighbourhood Commercial Zone (C-5) the minimum east front yard setback is reduced from 7.5 metres (25 ft.) to 6.7 metres (22 ft.).
4. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
 - (a) To vary Part 5, Section 27(2)(a) to increase the number of fascia signs from two (2) fascia signs to three (3) fascia signs.

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, which is attached hereto and forms part of this development variance permit.
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 within two (2) years after Development Permit No. 7910-0324-00 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 – Dianne L. Watts

City Clerk – Jane Sullivan



MATTHEW CHENG ARCHITECT INC.

Unit 202 - 428 PANSAS AVENUE
 VANCOUVER, BC V6B 1A2
 TEL: (604) 731-2412 FAX: (604) 731-2088
 C: (604) 731-2412 Email: matthew@matthewcheng.com

THIS DRAWING IS NOT TO BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE INDICATED. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

No.	Date	Revision

Consultants

Project Title
**9647-137 STREET SURREY BC
 TWO STOREY MEDICAL
 BUILDING**

Sheet Title
**SITE PLAN / FLOOR PLANS
 DEVELOPMENT DATA
 CONTEXT PLAN**

Drawn: [Name]

Checked: [Name]

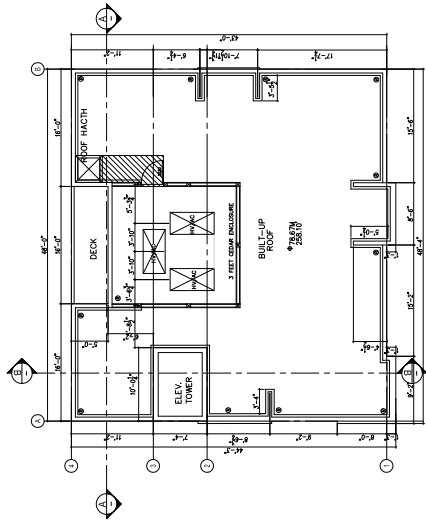
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Project Number: [Number]

Revision Date: [Date]

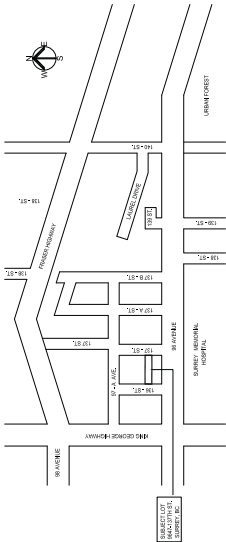
Page No. **A00**

Print Date: JUNE 20, 2011



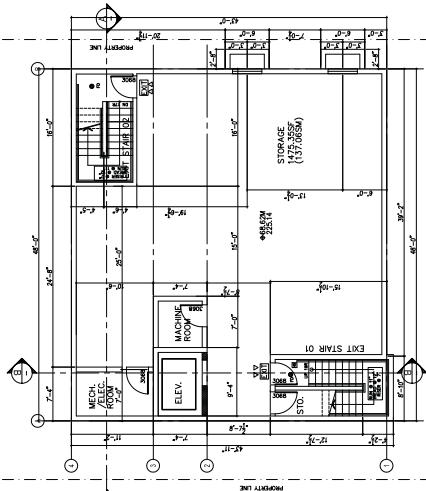
ROOF PLAN

LOCATION PLAN
 CONTEXT MAP (N.T.S.)

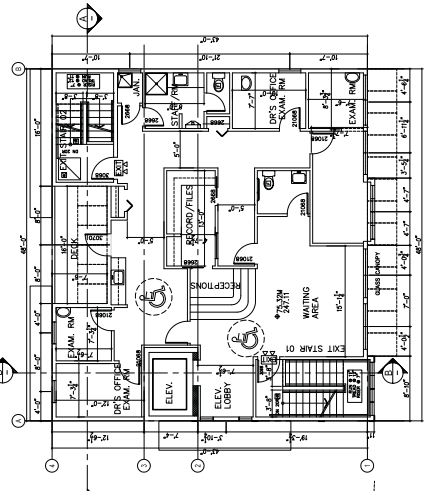


DEVELOPMENT DATA:

CIVIC ADDRESS:	8647 137th Street Surrey, BC
LEGAL DESCRIPTION:	LOTS 11, SECTION 18, BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICT, PLAN 1472
LOT AREA: (GROSS)	71,357.73 SQ. FT. (662,937 SQ. FT.)
ZONING:	C-5
PROJECT:	NEW 2-STOREY COMMERCIAL (MEDICAL OFFICE/RETAIL BUILDING)
OWNER:	MR. & MRS. MALNAGRA c/o 624733 BC LTD.
AGENT:	HERALD TESSIER - 7832-120TH ST. SURREY, BC V3W 3N2 E-MAIL: htessier@telus.net TEL: (604) 980-4977 FAX: (604) 951-2693
DENSITY FEAR	MIN. REQUIRED: 1 MAX. ALLOWED: PROPOSED
MIN. FLOOR (RETAIL)	300.3M (985.37 FT.)
ELEV. CORE / STAIR	RETAL - A=68.84M (225.82 FT.) RETAL - B=71.75M (235.38 FT.) AREA=141.615M (464.57 FT.) 183.615M (599.15 FT.)
SECOND FLOOR	AREA=82.135M (269.45 FT.) MAIN FLOOR & SECOND FLOOR 183.615M (599.15 FT.) 182.135M (597.65 FT.)
TOTAL FLOOR AREA RATIO =	365.745M (1,199.01 FT.)
BASEMENT	AREA=192.05M (628.75 FT.)
ROOF	AREA=193.745M (635.51 FT.)
SETBACKS	FRONT 7.5m (24.60 FT.) EAST 6.7m (22'-0") WEST 18.15m (59'-2.75") NORTH 7.5m (24.60 FT.) SOUTH 7.5m (24.60 FT.)
BUILDING HEIGHTS	LEFT 2.43m (8'-0") 9.14m (30.00 FT.)
RESIDENTS PARKING	8
DISABLE	6
SMALL CAR	1

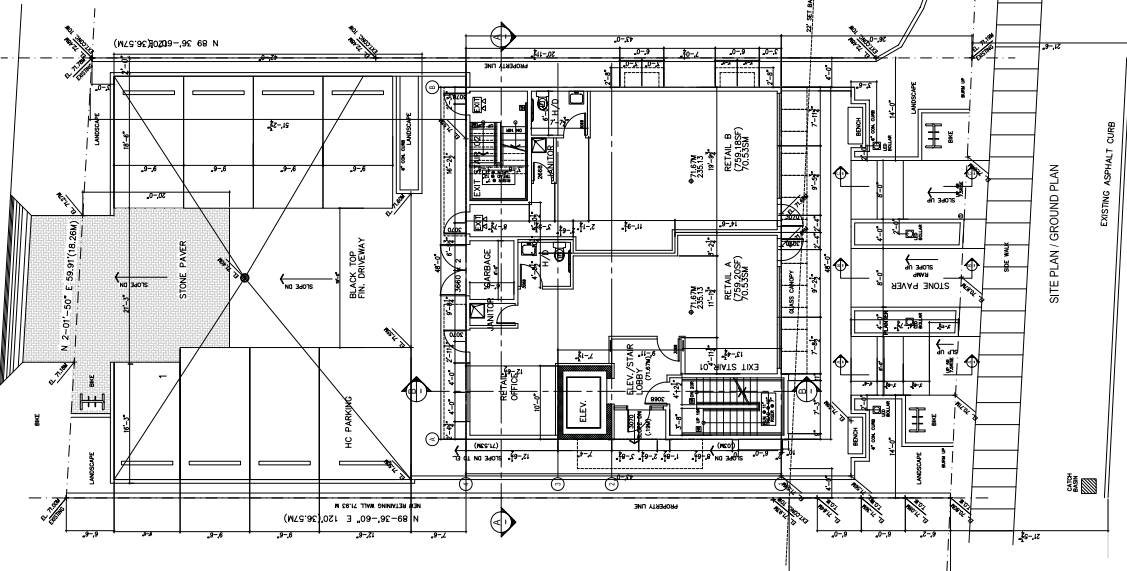


BASEMENT FLOOR PLAN



SECOND FLOOR PLAN

DVP for reduced building setbacks: east (6.7m), north (1.21m) and south (2.43m).



SITE PLAN / GROUND PLAN



MATTHEW CHENG ARCHITECT INC.

100-202-478 EVANS AVENUE
 SUITE 1000 V1V 2S1C1 VANCOUVER, BC
 TEL: (604) 731-9111 FAX: (604) 731-9088
 WWW.MATTHEWCHENGARCHITECT.COM

THIS DOCUMENT IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. THE ORIGINAL CONTRACTOR SHALL OBTAIN ALL PERMISSIONS AND APPROVALS FROM THE LOCAL AUTHORITY. ALL DIMENSIONS AND FINISHES SHALL BE AS SHOWN UNLESS INDICATED OTHERWISE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORKS NOT SHOWN ON THESE DRAWINGS.

No.	Date	Revision

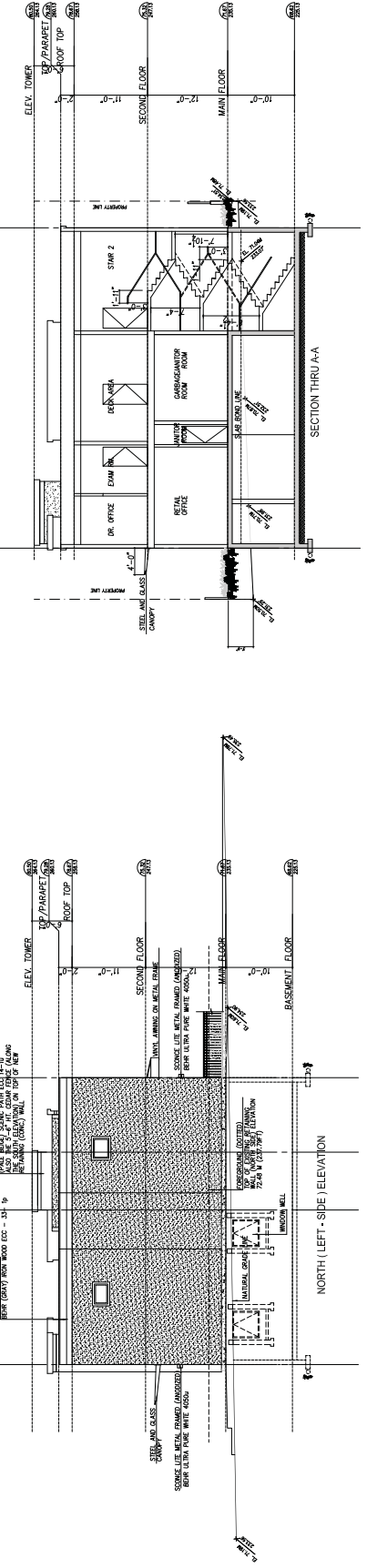
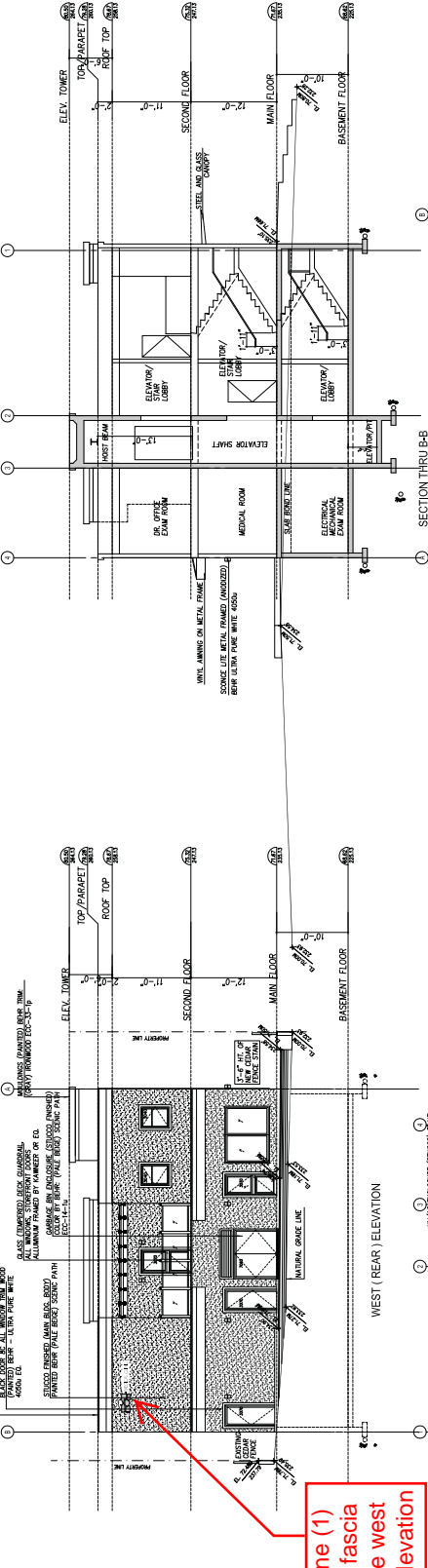
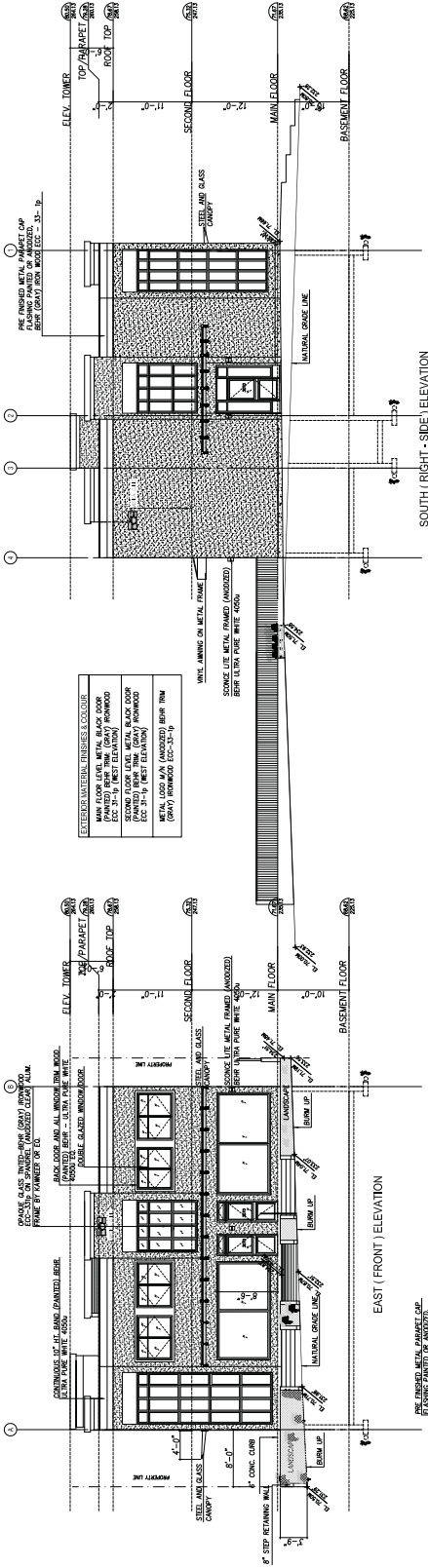
Consultants

Project Title
 9647-137 STREET SURREY BC
 TWO STOREY MEDICAL BUILDING

Sheet Title
 ELEVATIONS
 SECTIONS

Drawn:	
Check:	
Scale:	1/8" = 1'-0"
Project Number:	

Revision Date:	
Print Date:	JUNE 20, 2011
Draw. No.:	A01



DVP for one (1) additional fascia sign on the west building elevation