

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0022-00

Planning Report Date: June 13, 2011

PROPOSAL:

- **Rezoning** from IL to CD (based on IL)
- **Development Permit**
- **Development Variance Permit**
- **Restrictive Covenant Amendment**

in order to permit the development of a brewery with ancillary retail sales.

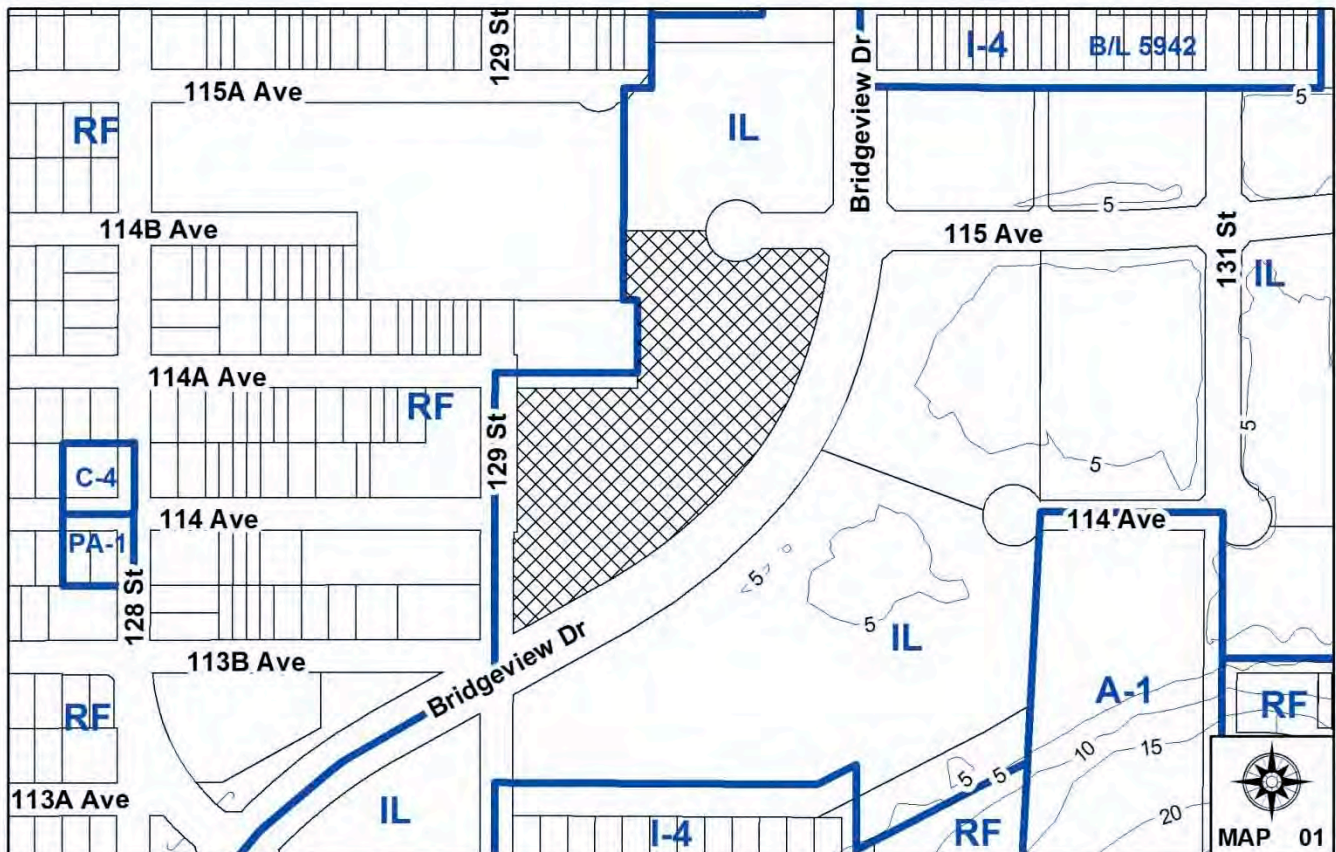
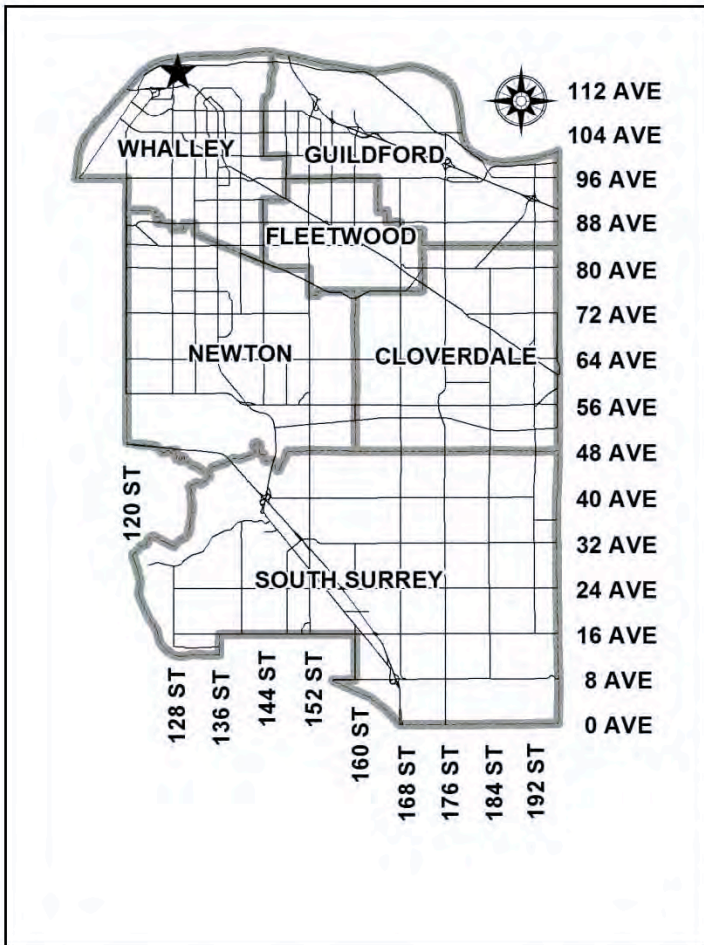
LOCATION: 12948 - 115 Avenue

OWNER: City of Surrey

ZONING: IL

OCP DESIGNATION: Industrial

LAP DESIGNATION: Industrial



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

- Seeking a variance to the Zoning By-law to reduce the required parking.
- Seeking a variance to the Sign By-law to increase the number of fascia signs.

RATIONALE OF RECOMMENDATION

- Substantially complies with OCP Designation.
- Substantially complies with the Bridgeview Local Area Plan.
- Supports the City's Economic Development and Employment Land Strategies.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Light Impact Industrial Zone (IL)" (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 Development Permit No. 7911-0022-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7911-0022-00 (Appendix IV) varying the following to proceed to Public Notification:
 - (a) to vary the Zoning By-law to reduce the minimum number of on-site parking spaces from 96 to 85; and
 - (b) to vary the Sign By-law to increase the number of fascia signs from 3 to 5.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (d) amendment of the existing Section 219 Restrictive Covenant registered on title, to reduce the landscape buffer area along the western property line from 10 metres (33 ft.) to 3.0 metres (10 ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Pre-loaded and vacant.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 115 Avenue):	Vacant site	Industrial and	IL
North-West:	Bridgeview Pump Station	Urban	RF
West (Across unopened 129 Street):	Vacant lands	Urban	RF
East and South (Across Bridgeview Drive):	Vacant	Industrial	IL

DEVELOPMENT CONSIDERATIONSBackground

- The subject City-owned property is located at 12948 – 115 Avenue in Bridgeview, and designated Industrial in the Official Community Plan (OCP) and zoned Light Impact Industrial (IL).
- The subject property is 2.1 hectares (5 acres) in size and was created through rezoning and subdivision Application No. 7905-0343-00 as part of a 3-lot subdivision. The subdivision plan was signed on May 1, 2007.
- The proposed business, Central City Brewing, is interested in acquiring the property from the City to construct a new brewery in order to increase their production capacity.
- The existing pub and original brewery will remain in operation at its Central City site at 13450 - 102 Avenue.

Current Proposal

- The applicant is proposing to construct a 9,400-square metre (101,184 sq. ft.) brewery with a 238-square metre (2,560 sq. ft.) accessory retail store. The existing IL Zone does not permit the retail sales of products manufactured on the site; therefore a rezoning to a Comprehensive Development Zone has been requested.
- In conjunction with the rezoning, the applicant has also requested a Development Permit for the first phase of the development and a Development Variance Permit to reduce the parking requirement and to increase the number of fascia signs (see By-law Variance section).
- The proposed development complies with the Industrial designation in the Official Community Plan (OCP) and with the Light Impact Industrial Zone (IL), with the exception of the accessory retail store component.

- Development of the subject site is proposed to proceed in two phases. Phase I consists of the proposed brewery and accessory retail store on the southerly 1.32-hectare (3.2-acre) portion of the site.
- The balance of the site will proceed as a second phase of development under a separate Development Permit application. At this time, there are no plans to develop the northern portion of the site. The applicant has indicated that the second phase expansion will allow for the manufacturing of an expanded range of product lines.
- When the site was previously rezoned, Council required a Section 219 Restrictive Covenant be registered against the title of the land to ensure a minimum 25% lot coverage upon the ultimate development of the lands.
- The floor area ratio (FAR) based on the 1.32-hectare (3.2-acre) Phase I portion of the site is 0.72 and the lot coverage is 39%. The FAR and lot coverage based on the entire site area is 0.46 and 24% respectively. The proposal is within the 1.0 FAR and 60% lot coverage permitted in the IL Zone and at the ultimate development, satisfies the minimum 25% lot coverage requested by Council.
- The site is located within the floodplain. In order to ensure adequate flood proofing measures, a Section 219 Restrictive Covenant was registered on title (under Application No. 7905-0343-00) to require a minimum building elevation of 4.4 metres (14.4 ft.) geodetic. The proposed development satisfies this requirement.
- During the preloading of the site in late 2010, there was a shear in the underlying soil structure, causing soil and sewers to be displaced on the adjacent, unopened 129 Street right-of-way. As a condition of this application, the applicant is to enter into an agreement with the Engineering Department to repair the structures that were damaged with the soil slippage.

Proposed Comprehensive Development Zone

- The proposed Comprehensive Development (CD) Zone is based on the IL Zone with some modifications to the permitted uses.
- Retail sales of products manufactured on site limited to a floor area of 238 square metres (2,500 sq. ft.) is included as an accessory use to accommodate the proposed retail component associated with Phase I.
- Since this is a visible site which is adjacent to a residential area, some of the less compatible uses permitted in the IL Zone have been deleted. Uses that have been excluded from the CD Zone include transportation industry, automotive service uses, automobile painting and body work, and vehicle storage and parking facilities such as truck parking and recreational vehicle storage.
- All other aspects of the proposed CD Zone comply with the IL Zone.

PRE-NOTIFICATION

Prior to submitting a land development application, the applicant conducted a Public Information Meeting (PIM) on January 6, 2011 to solicit feedback from the Bridgeview community. By mail, the applicant notified all of the Bridgeview residents about the PIM. Approximately 25 people attended the meeting, and 10 exit surveys were completed. Overall, the attendees were supportive of the proposal.

In accordance with Council policy, a development proposal sign was erected on the property and pre-notification letters were sent to the surrounding residents on February 28, 2011. To date, staff have not received any further comments with respect to the proposal.

DESIGN PROPOSAL AND REVIEW

- The proposed Phase I brewery building will be constructed on the south portion of the property, with the second phase to be constructed on the north portion of the site.
- In the first phase of the development, two vehicular access locations to the site are proposed, from Bridgeview Drive with a third future access from the 115 Avenue cul-de-sac. The southerly driveway to Bridgeview Drive will be reconfigured to intersect with 129th Street at such time as 129 Street is constructed.
- The Phase I building is proposed to be constructed using painted tilt-up concrete panels with spandrel and tinted glazing. Additional solid wood cladding and support structures are also proposed along the Bridgeview Drive elevation. The primary colour of the building is natural grey concrete with stained wood and grey overhead doors.
- The proposed building is 13.7 (45 ft.) metres in height, which is lower than the maximum 18 metres (59 feet) permitted in the IL Zone.
- The second phase of the development will be subject to an additional Development Permit application. The applicant has advised that the second phase expansion will allow for additional product lines to be manufactured on the site.
- Surrey Sign By-law permits a maximum of 3 fascia signs for the building. The applicant has proposed a total of 5 fascia signs (see By-law Variance section). The signs are proposed to be back-lit channel letters. Two fascia signs depict the name of the brewery, and the remainder of the fascia signs depict the product line.
- During the initial rezoning and subdivision applications regarding this site, a 10-metre (33 ft.) wide covenant area was identified along west property line and parallel to 114A Avenue to buffer the adjoining residential neighbourhood from the industrial use, and to further protect the City services located in the 129 Street right-of-way. With the current development application, the applicant has requested that this buffer area be reduced to 3.5 metres (10 ft.).
- The revised buffer consists of a concrete fence with mixed shrubs and trees. The existing 20-metre (66 ft.) wide 129 Street right-of-way and the proposed buffer result in a total separation of 23.5 metres (77 ft.) before the first residential lot, which satisfies the design guidelines of the Official Community Plan.

- The landscaping along Bridgeview Drive is approximately 7.5 metres (25 ft.) in width and consists of deciduous and coniferous trees. The ground covers and shrubs consist of a mixture of native and hardy grasses, shrubs and roses.
- Downward cast wall-mounted lighting is proposed on each of the elevations of the building.
- In order to conceal the roof top mechanical equipment, a roof top screening parapet consisting of pre-finished horizontal wood metal louvers will be used.

ADVISORY DESIGN PANEL

The Advisory Design Panel reviewed the proposed development at the March 17, 2011 meeting. The applicant has satisfactorily address the comments provided by the Panel as indicated in Appendix IV.

SUSTAINABILITY MEASURES:

The applicant has provided the following sustainability measures to be incorporated with the development as follows:

- Recycled rainwater;
- Storm water detention ponds along the landscaped west and northern setbacks;
- State of the art brewery incorporating all the latest technologies in water recovery, clean water discharge, minimized use of water;
- CO₂ recovery system;
- Wastewater treatment;
- Reuse of spent grains for composting or cattle feed;
- Potential geothermal system for the building's heating and cooling;
- Heat recovery from boilers and refrigeration use to heat the building;
- Two-tiered roof drainage system allowing the slowing of rainwater into the storm water system; and
- Bio-filtration system in the parking areas.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum number of parking spaces from 96 to 85.

Applicant's Justification:

- The brewery will have 20 employees during one shift and as such, the maximum number of parking stalls (including visitors) is not expected to exceed 30.

- If parking is identified as an issue on this site additional parking can be provided when Phase II of the development proceeds. An additional eight parking spaces can be provided on the required dedication of 129 Street until such time as the road is opened, leaving a deficit of 3 spaces to satisfy the Zoning By-law requirement.
- This proposed development includes on-site bicycle storage and changing rooms to support alternate transportation methods.

Staff Response:

- The Zoning By-law requires one parking space for every 100 square metres (1,075 sq.ft.) of gross floor area for light impact industrial uses including ancillary office use. As a result, the proposed building requires a total of 96 parking spaces for the total floor area of light impact industry, office use and retail/sampling area. A total of 85 parking spaces is proposed.
- Based on the staffing levels required for the brewery, the requested relaxation can be supported.
- If parking is inadequate once the brewery is in operation, additional parking spaces can be required in the second phase of the development as part of the Phase II Development Permit

(b) Requested Variance:

- To increase the maximum number of fascia signs from 3 to 5.

Applicant's Justification:

- The brewery will have several products being manufactured on the site. It is important to the proposed business to have the ability to advertise the various products, as well as announce the "Base Building" (Central City Brewing Company).

Staff Response:

- The development proposal is a large single tenant building. If this was a multi-tenant building, it would have more fascia signs than the five proposed by the applicant.
- Staff support the requested 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.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV	ADP Comments
Appendix V	Development Variance Permit No. 7911-0022-00
Appendix VI	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Ankemand Marchand and respectively, dated April 25, 2011

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LAP/kms

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DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on IL)

Required Development Data	Minimum Required / Maximum Allowed in the IL Zone	Proposed
LOT AREA* (in square metres)		20,743 m ²
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		21,088m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	24%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (115 Avenue)	7.5m	6m
Rear	7.5m	n/a
Side #1 (W)	7.5m	17.7m
Side (Bridgeview Drive)	7.5m	6.0m
Side #1 (N - adjacent pump station)	7.5m	21.28m
BUILDING HEIGHT (in metres/storeys)		
Principal	18m	13.8m
Accessory	6m	n/a
NUMBER OF RESIDENTIAL UNITS	1	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		238m ²
Retail		
Office		
Total		
FLOOR AREA: Industrial	20,743 m ²	9,400m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	20,743 m ²	9,637m ²

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

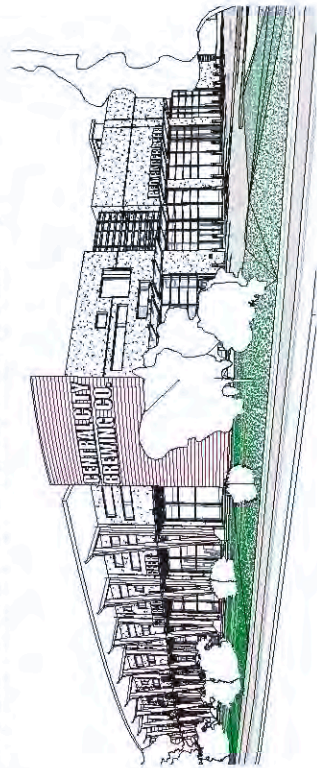
Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net) after road dedication?	1.0	0.46
AMENITY SPACE (area in square metres)	n/a	n/a
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	96	85
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	96	85
Number of disabled stalls	2	2
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	N/A
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CENTRAL CITY BREWING

Rezoning Application - Comprehensive Development Zone (CD)
Application of Development Permit for New Brewery Construction
Re-issued for Phase 1 Development Permit: April 26th, 2011



Contacts

ARCHITECT
Ankenman Marchand Architects
1645 West 5th Avenue
Vancouver, BC V6J 1H5
Contact: Tim Ankenman
Tel: (604) 872-2395 Fax: (604) 872-2305
Email: office@ankmanmarchand.com

LANDSCAPE ARCHITECT
Geo Technical Engineer
102-1637 West 5th Avenue
Vancouver, BC V6J 1N5
Contact: Ian Robinson
Tel: (604) 684-4811 Fax: (604) 684-0577

GEO TECHNICAL ENGINEER
Geo Technical Consultants Ltd.
215 - 1220 West 73rd Avenue
Vancouver, BC V6P 6G5
Contact: Ian Robinson
Tel: (604) 439-0922 Fax: (604) 439-9189

SURVEYOR
Melson Peck and Topfest Engineering Ltd.
320 - 1120 Horseshoe Way
Vancouver, BC V6P 6G5
Contact: Steve Campbell, BCLS
Tel: (604) 270-5331 Fax: (604) 270-4137

TRAFFIC CONSULTANT
Creative Transportation Solutions
1000 West 10th Avenue
Vancouver, BC V6H 2P5
Contact: Jan Vess
Tel: (604) 556-6150 Fax: (604) 638-8175

STRUCTURAL ENGINEER
Gleason Simpson Consulting Engineers
1000 West 10th Avenue
Vancouver, BC V6H 2P5
Contact: Didier Peltier, P. Eng
Tel: (604) 724-8822 Fax: (604) 724-8842

Statistics

OWNER
Central City Development Corporation
1920-13450 102 Avenue
Surrey, BC V3T 5V3
Contact: Jim Cox
Tel: (604) 581-6787 Fax: (604) 582-9379

OPERATOR
Central City Brewing Company
190-13450 102 Avenue
Surrey, BC V3T 5V3
Contact: Ian Robinson
Tel: (604) 582-6620 Fax: (604) 582-0609

CONTRACTOR
Verdon Construction Corporation
109-3855 Henning Drive
Surrey, BC V3T 5R3
Contact: Luke D. Smith
Tel: (604) 231-9000 Fax: (604) 231-8992

Building Area Breakdown

GROUND FLOOR	2,658 SF	237.46 SM
Revol Area	2,294 SF	214.72 SM
Storage Area	532 SF	49.63 SM
Lab Area	3,318 SF	306.25 SM
Lab Area	4,599 SF	424.97 SM
Lab Area	744 SF	69.47 SM
Start Change & Wash Area	1,489 SF	138.28 SM
Start Change & Wash Area	4,599 SF	424.97 SM
Production Area	565,444 SF	5189.27 SM
TOTAL	565,444 SF	5189.27 SM

Drawing List

ALUB	PROJECT INFORMATION
A100 <td>EXISTING SITE CONDITIONS & SURVEY</td>	EXISTING SITE CONDITIONS & SURVEY
A101a <td>SITE PLAN - PHASE 1 PREFERRED</td>	SITE PLAN - PHASE 1 PREFERRED
A101b <td>SITE PLAN - PHASE 1 WITH REPLANTED TREE BUFFER</td>	SITE PLAN - PHASE 1 WITH REPLANTED TREE BUFFER
A102 <td>SITE PLAN - PHASE 1b 2</td>	SITE PLAN - PHASE 1b 2
A201 <td>GROUND FLOOR PLAN</td>	GROUND FLOOR PLAN
A202 <td>SECOND FLOOR PLAN</td>	SECOND FLOOR PLAN
A203 <td>THIRD FLOOR PLAN</td>	THIRD FLOOR PLAN
A204 <td>FOURTH FLOOR PLAN</td>	FOURTH FLOOR PLAN
A301 <td>EXISTING SITE CONDITIONS</td>	EXISTING SITE CONDITIONS
A302 <td>ELEVATIONS</td>	ELEVATIONS
A303 <td>LANDSCAPE PLAN - PHASE 1</td>	LANDSCAPE PLAN - PHASE 1
A304 <td>LANDSCAPE PLAN - PHASE 1</td>	LANDSCAPE PLAN - PHASE 1
A305 <td>SECTIONS AND IMAGES - PHASE 1</td>	SECTIONS AND IMAGES - PHASE 1

Scope of Work

- The Scope is to apply for rezoning, from current Light Industrial (Industrial 1) to Comprehensive Development (CD), in order to accommodate the Retail portion of the brewery for retailing purposes.
- This application seeks for Phase 1 Development Permit concurrently.

Community Workshop

- The first Public Open House to engage the community for this development process took place on January 8th, 2011.
- The community is generally positive about the development and it welcomes the project.
- The exit survey questions and a summary of feedback is submitted as a part of this rezoning application.

Building Area Breakdown

SECOND FLOOR	3,778 SF	350.99 SM
Boardroom	1,724 SF <td>162.67 SM</td>	162.67 SM
Storage Area	4,023 SF <td>380.32 SM</td>	380.32 SM
TOTAL	461,021 SF	4417.41 SM

Statistics

Site Area
Phase 1 Area
Phase 2 Area
Total

21,088.17 SM
17,724.51 SM
38,812.68 SM

6,211 Acre
1,800 Acre
8,011 Acre

103,038.37 SF
83,433.88 SF
186,472.25 SF

3,468.05 SM
739.78 SM
4,207.83 SM

10,185.30 SM
6,381.08 SM
16,566.38 SM

5,169.72 SM
4,477.14 SM
9,646.86 SM
5,465.46 SM
5,655.28 SM

Statistics

Phase 1 Building Area
Phase 1 Area
Phase 2 Area
Net Site Area

103,747.73 SF
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Net Site Area

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Statistics

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Phase 2 Area
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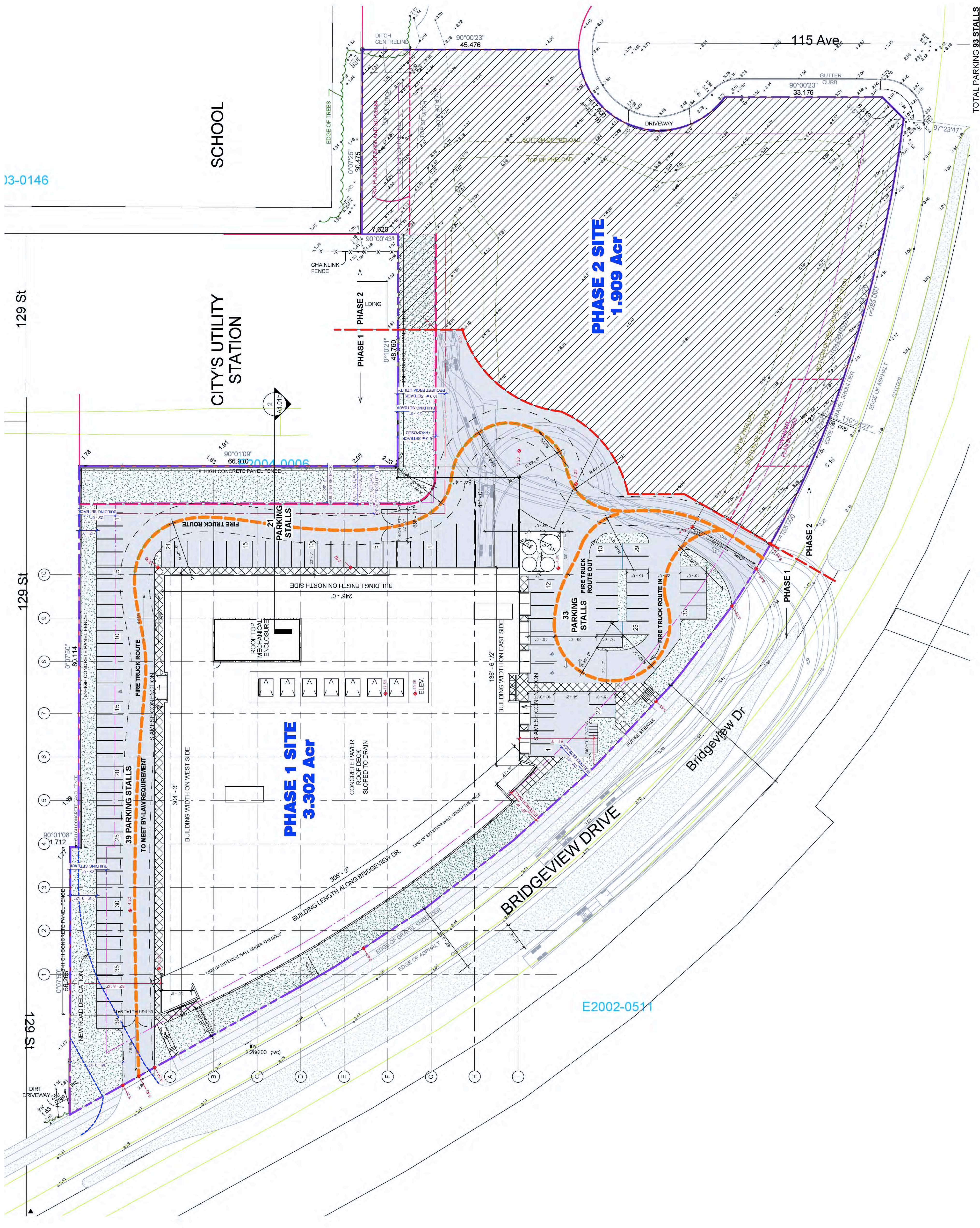
103,

No.	Date	Description
1-	2011-01-26	ISSUED FOR REZONING/DIP
2-		
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No.	Date	Description

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Scale: **1/32" = 1'-0"**
DRWG. NO: **1044 (DD) A1.01a (1)**
Drawn: **JK** Check: **TA**
A1.01a



13-0146

129 St

129 St

129 St

TOTAL PARKING 93 STALLS

E2002-0511

SUBMISSION

No.	Date	Description
1.	2011-01-26	ISSUED FOR REZONING/DP
2.	2011-04-26	REISSUED FOR DP
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REVISION

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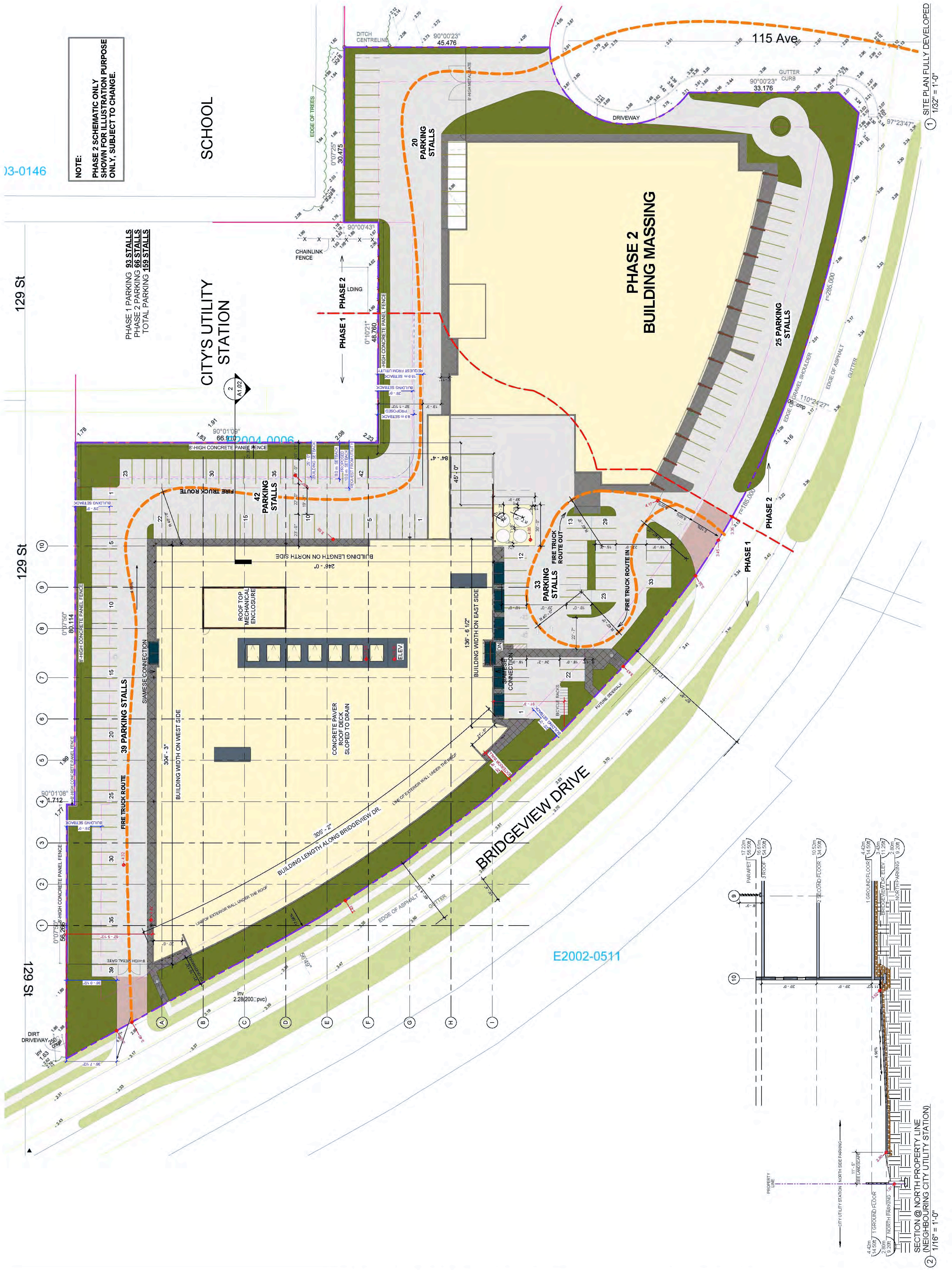
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Drawn: JK
Checked: TA
Date: JK



No.	Date	Description
1.	2011-01-26	ISSUED FOR REZONING/DP
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NOTE:
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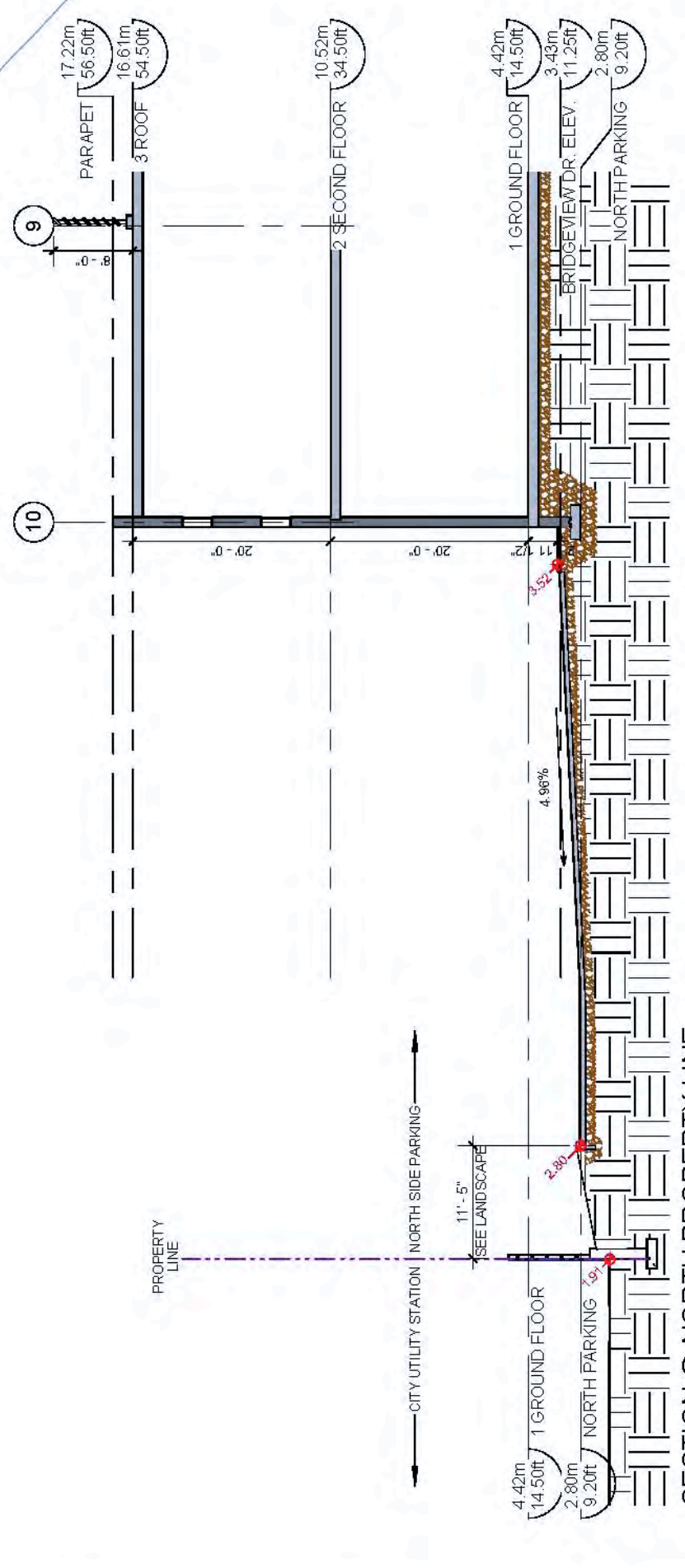
13-0146

129 St

129 St

1S 621

E2002-0511



① SITE PLAN FULLY DEVELOPED
1/32" = 1'-0"

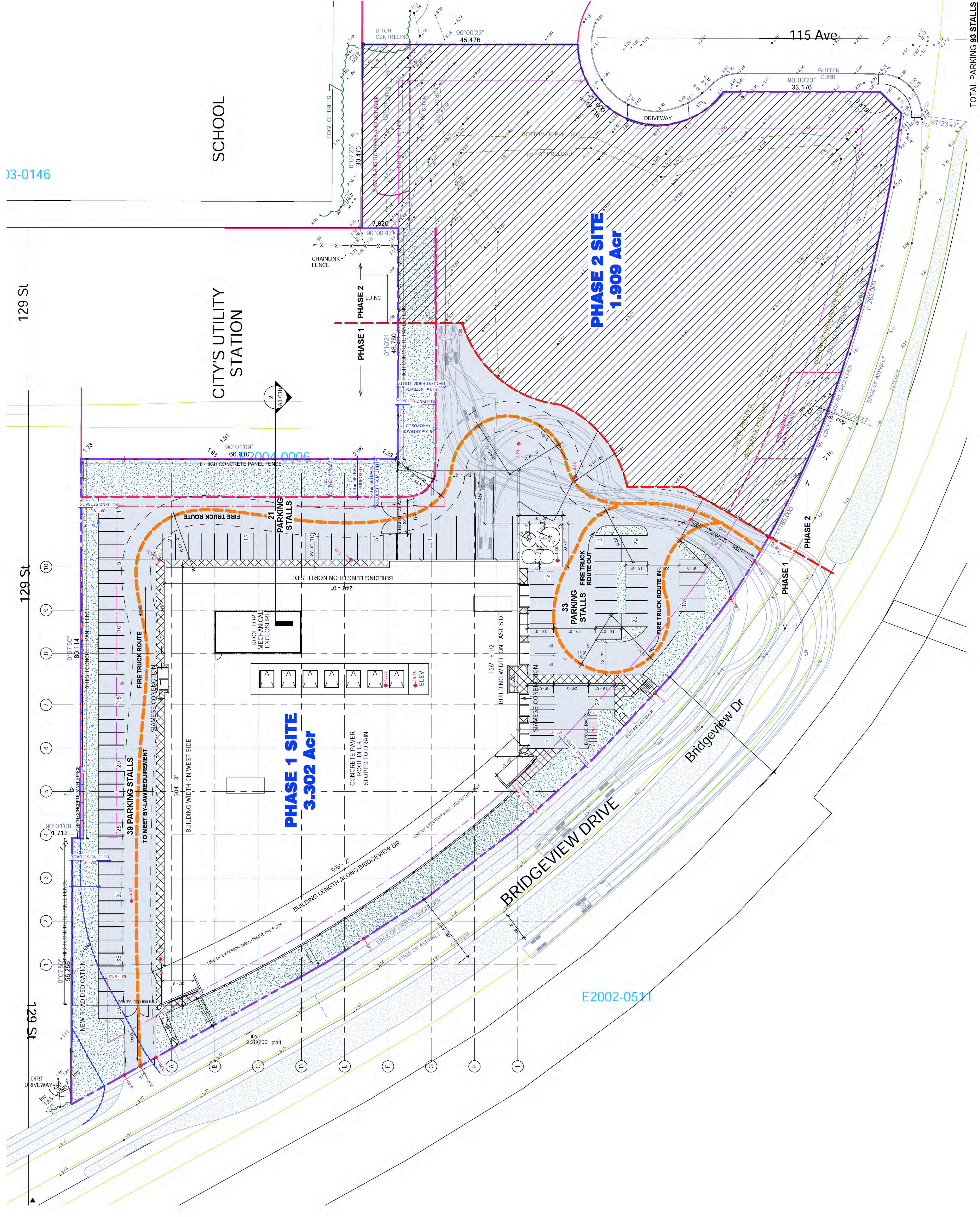
② SECTION @ NORTH PROPERTY LINE
(NEIGHBOURING CITY UTILITY STATION)
1/16" = 1'-0"

No.	Date	Description
1.	2011-01-26	ISSUED FOR REZONING/DPP
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Scale: **1/32" = 1'-0"**
DRWG. NO: **1044 (DD) A1.01a (1)**
Drawn: **JK** Checked: **TA**
A1.01a



TOTAL PARKING **93** STALLS

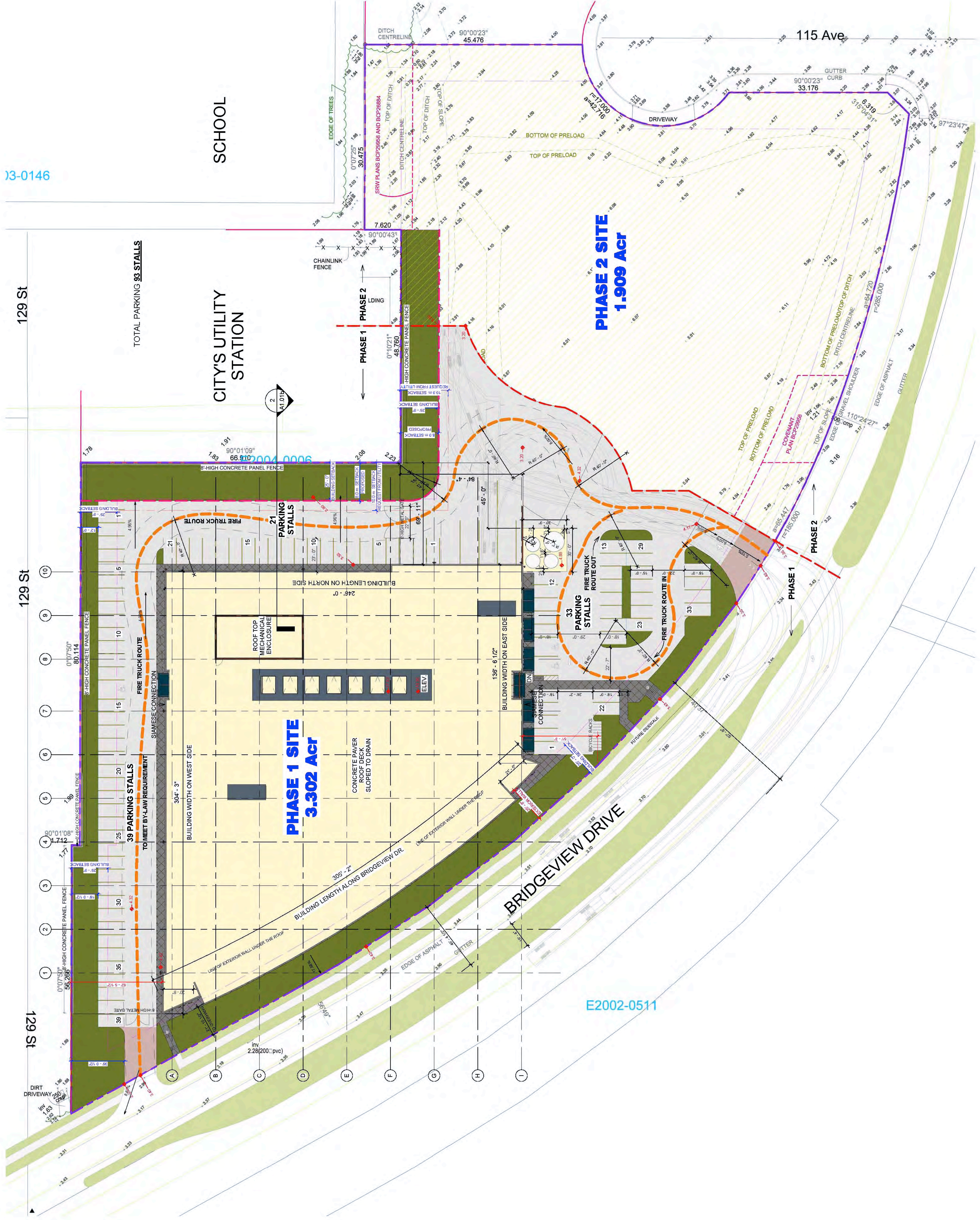
SUBMISSION

No.	Date	Description
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REVISION

No.	Date	Description

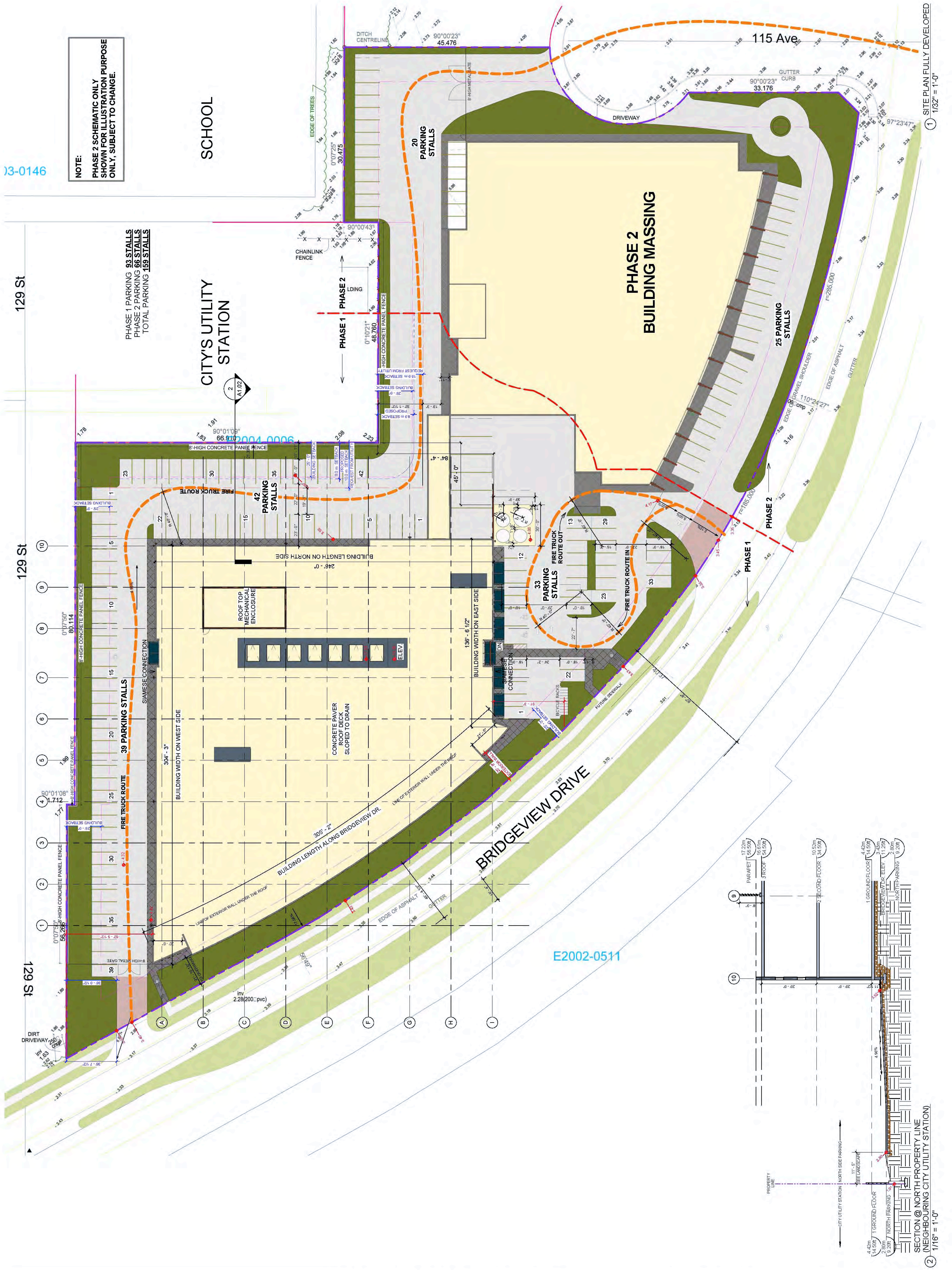
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REVISION		
No.	Date	Description

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13-0146

129 St

129 St

1S 621

SCHOOL

CITY'S UTILITY STATION

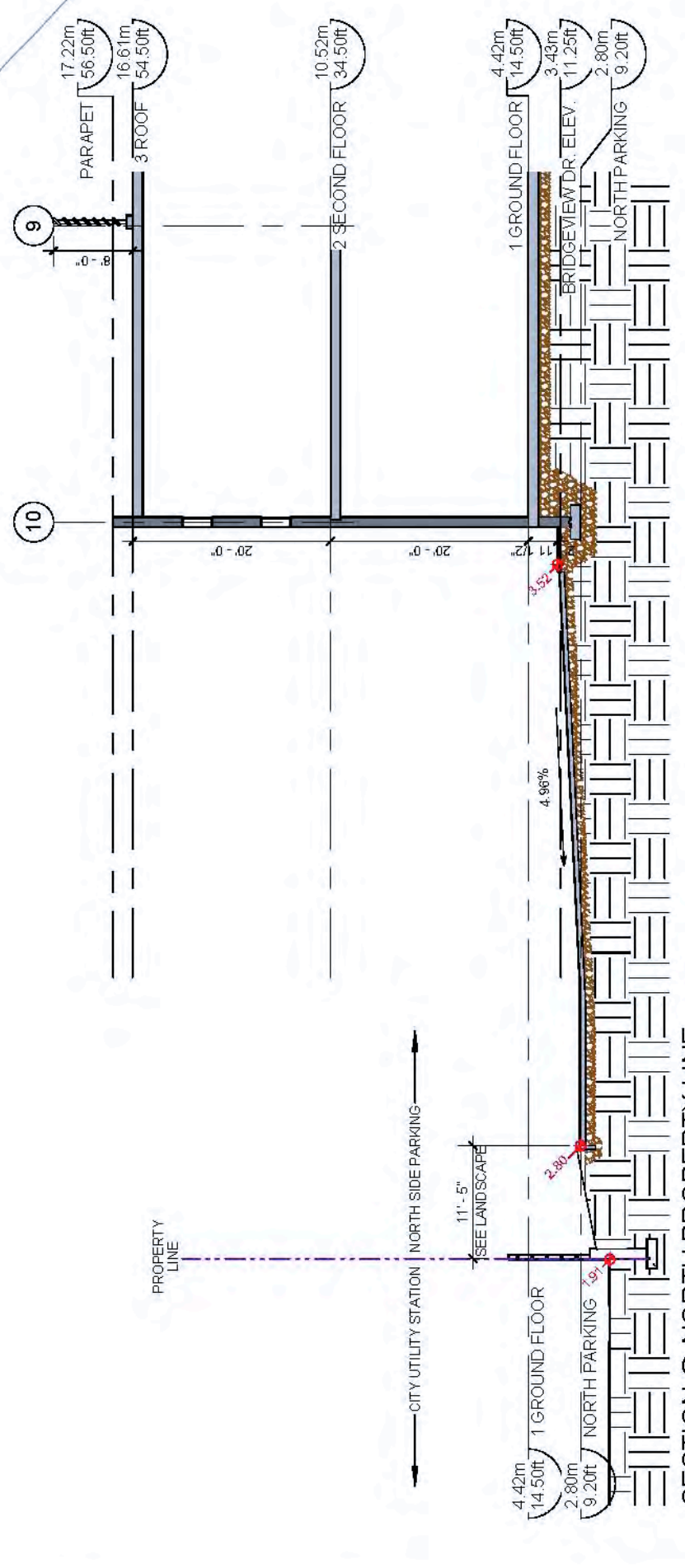
PHASE 2 BUILDING MASSING

BRIDGEVIEW DRIVE

E2002-0511

115 Ave

① SITE PLAN FULLY DEVELOPED
1/32" = 1'-0"

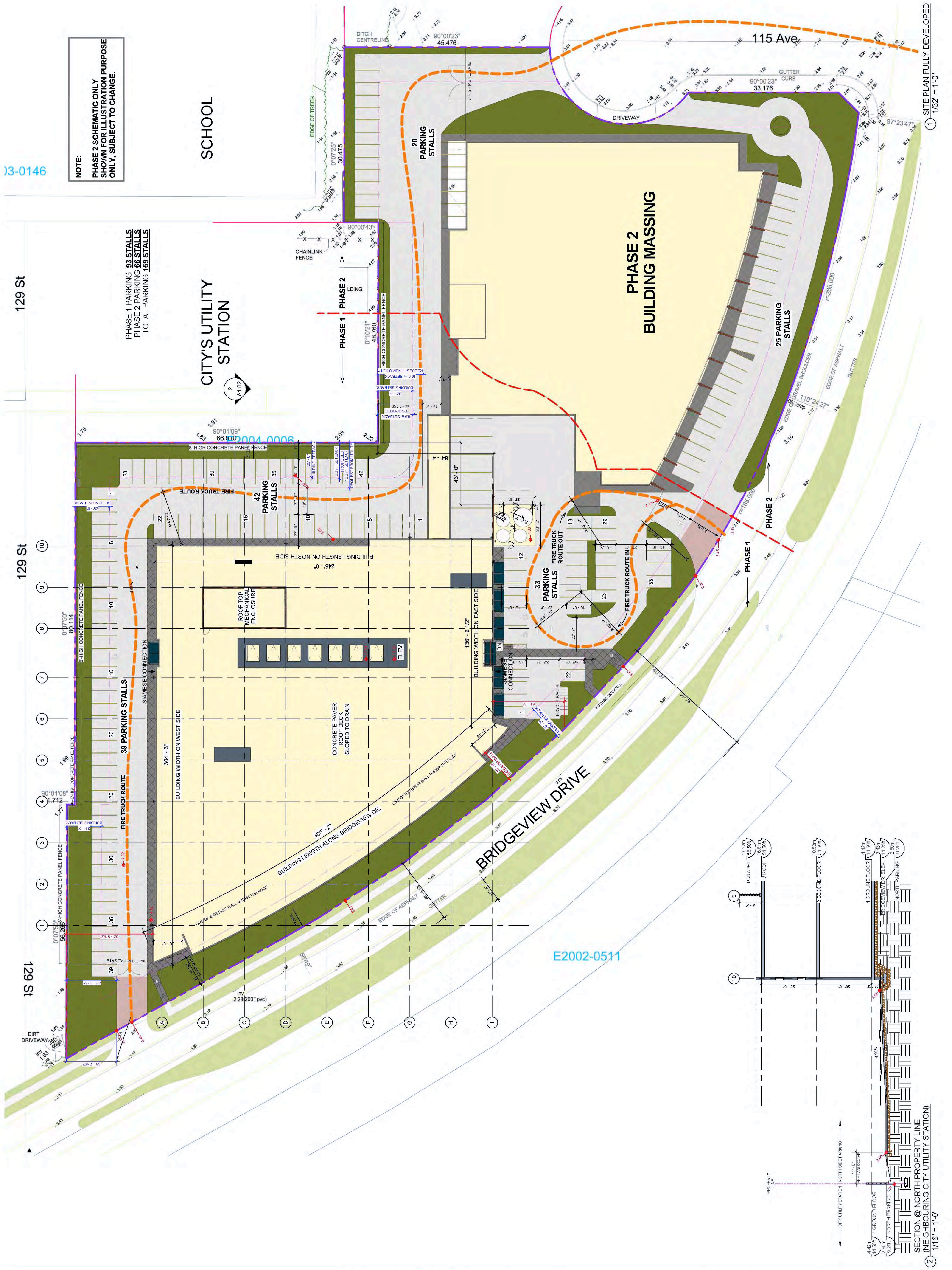


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(NEIGHBOURING CITY UTILITY STATION)
1/16" = 1'-0"

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13-0146

129 St

129 St

1S 621

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CITY'S UTILITY STATION

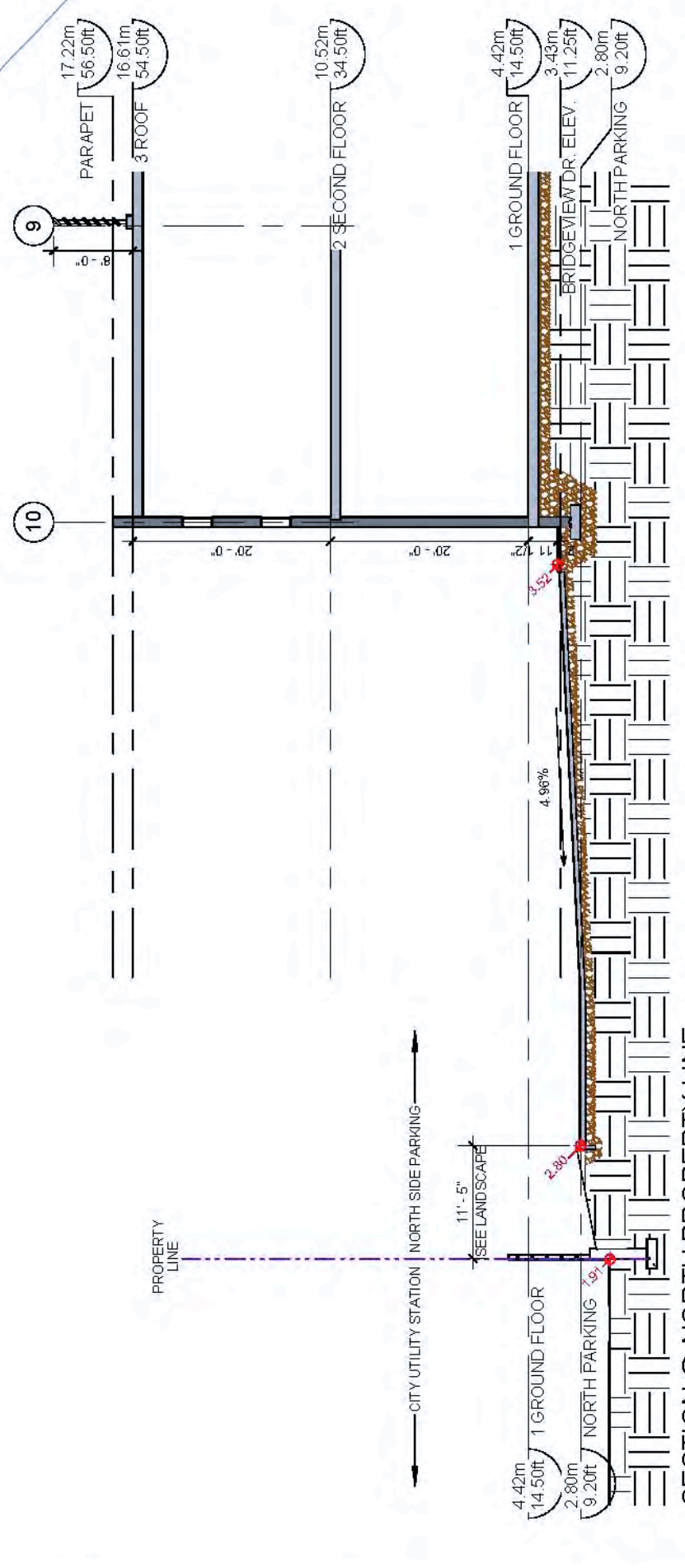
PHASE 2 BUILDING MASSING

BRIDGEVIEW DRIVE

E2002-0511

115 Ave

① SITE PLAN FULLY DEVELOPED
1/32" = 1'-0"



② SECTION @ NORTH PROPERTY LINE
(NEIGHBOURING CITY UTILITY STATION)
1/16" = 1'-0"



Project: **1044**
SCDC / Darryll Frost
CENTRAL CITY BREWING
12948 115th Avenue, Surrey V3R 2T9

Drawing: **SECOND FLOOR PLAN**

SUBMISSION

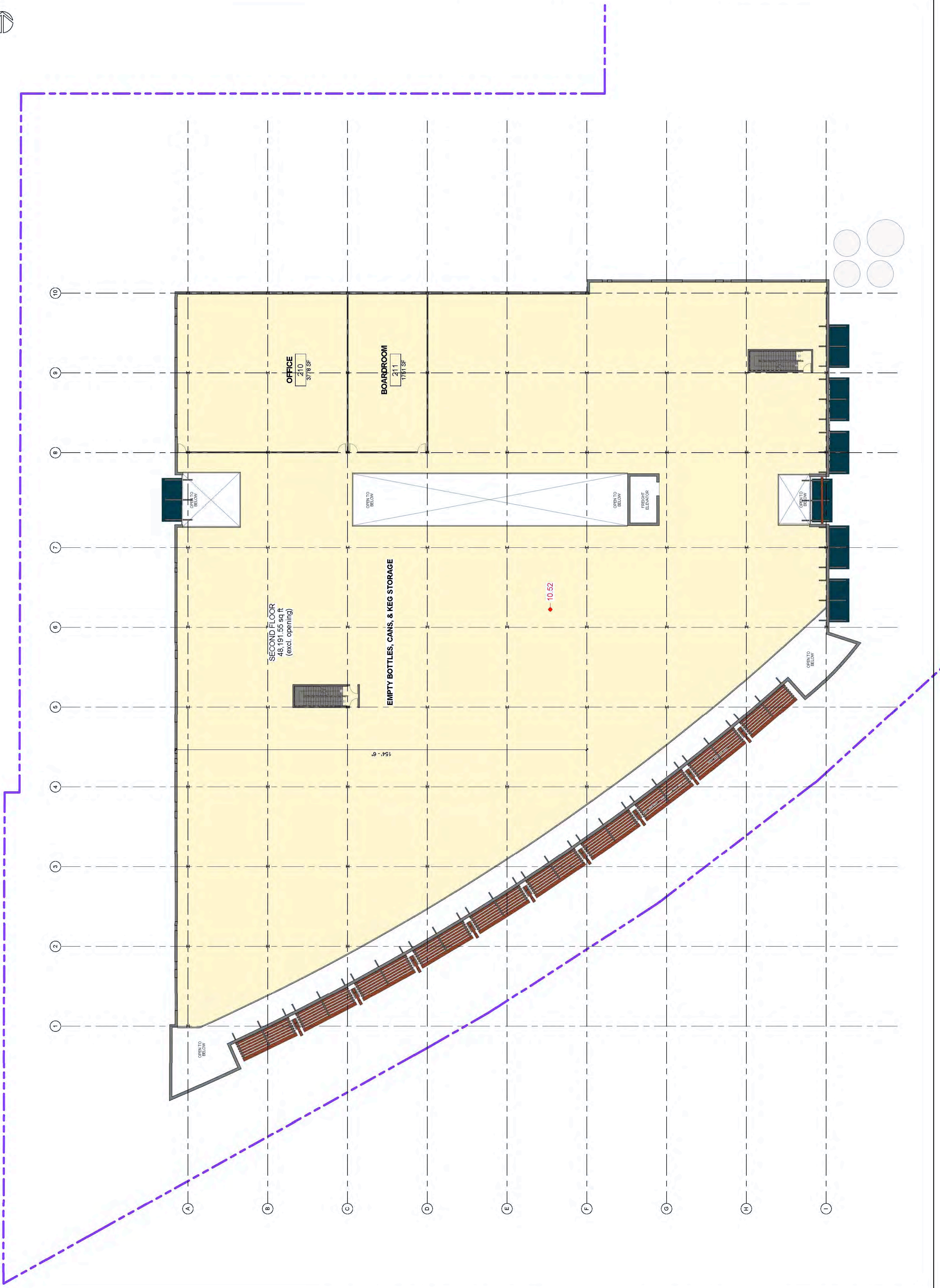
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Scale: **1/16" = 1'-0"**
Drawn: **JK** Check: **TA**
DRWG. NO: **1044 (DD) A2.02 (1)**
A2.02



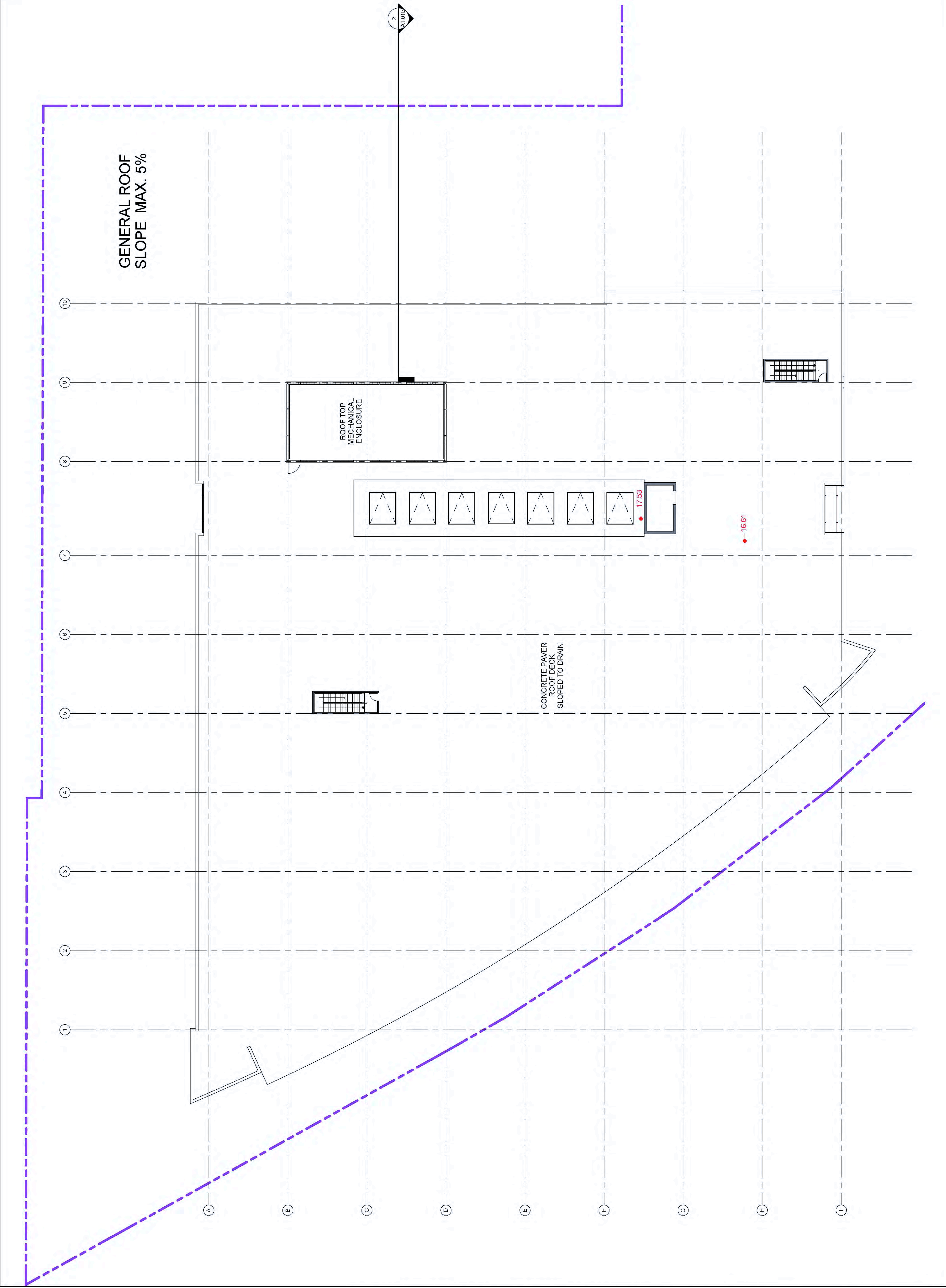
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Project: **1044**
SCDC / Darryll Frost
CENTRAL CITY BREWING
12948 115th Avenue, Surrey V3R 2T9

Drawing:
**EXTERIOR PERSPECTIVE
RENDERINGS**

SUBMISSION

No.	Date	Description
1.	2011-01-26	ISSUED FOR REZONING/IDP
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REVISION

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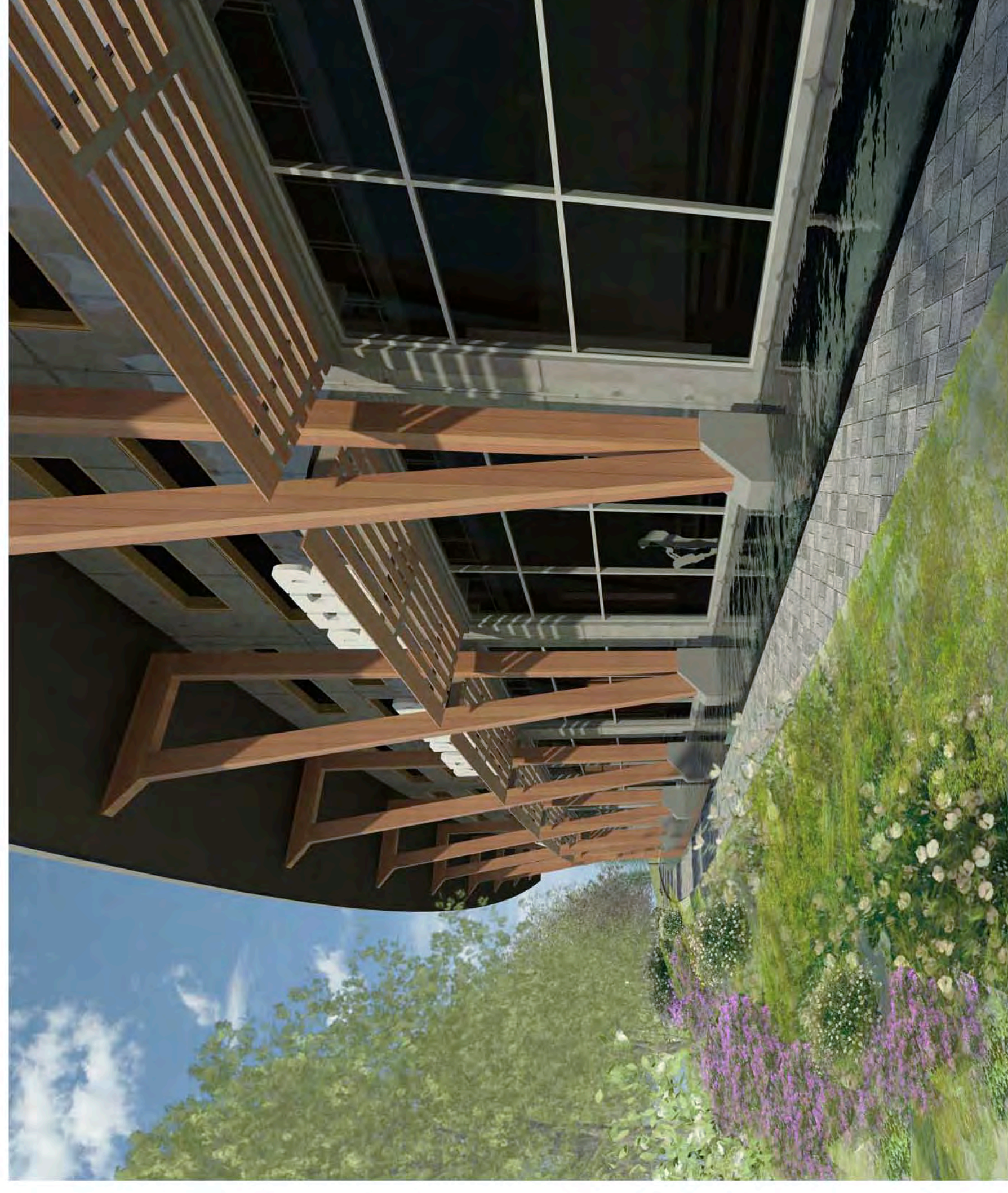
All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work.
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Scale: **12" = 1'-0"**
Drawn: JK
Checked: TA

DRWG. NO: **1044 (DD) A3.00 (1)**
A3.00



① BRIDGEVIEW FACADE
12" = 1'-0"



② WATER FEATURE ON BRIDGEVIEW DR.
12" = 1'-0"

SUBMISSION

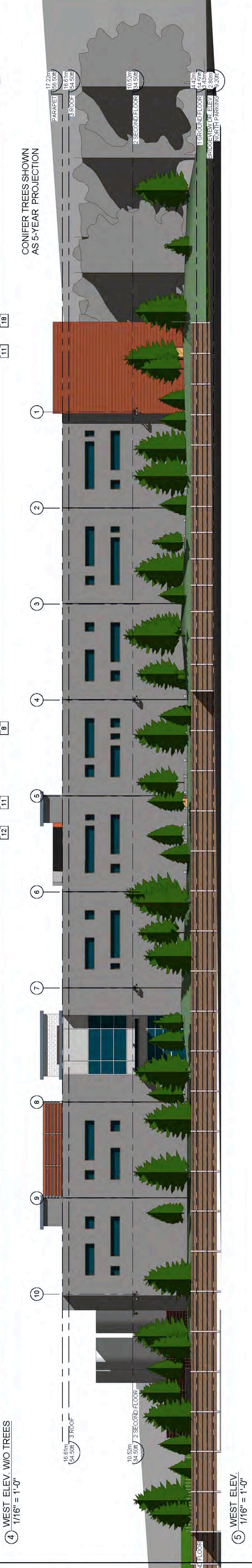
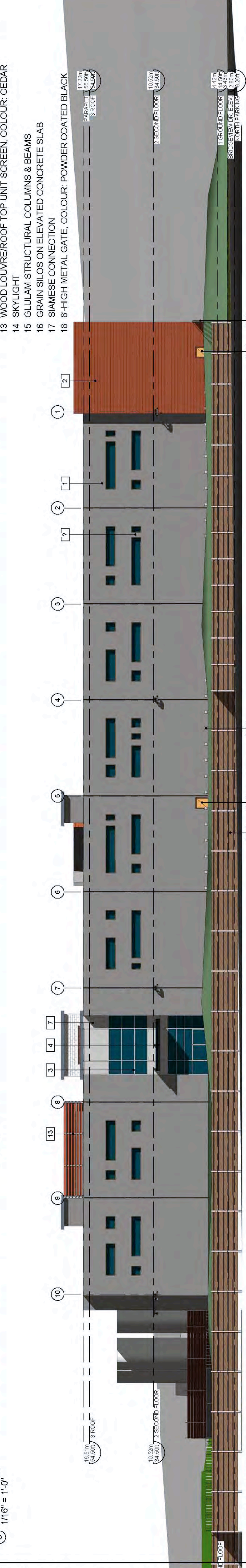
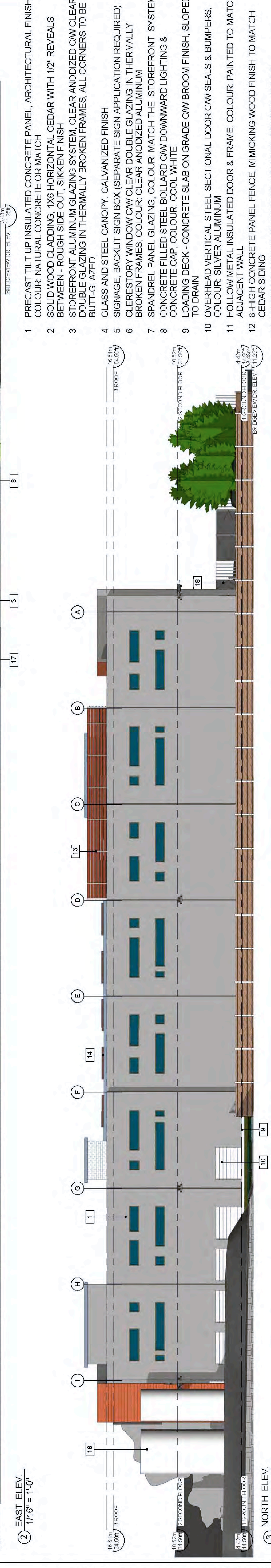
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Checked: TA
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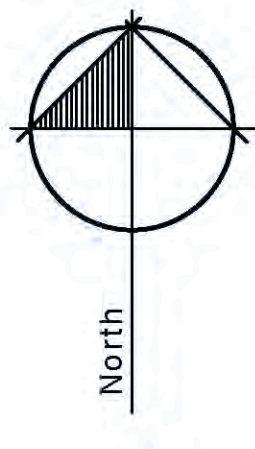
- 1 PRECAST TILT UP INSULATED CONCRETE PANEL, ARCHITECTURAL FINISH, COLOUR: NATURAL CONCRETE OR MATCH
- 2 SOLID WOOD CLADDING, 1X6 HORIZONTAL CEDAR WITH 1/2" REVEALS BETWEEN - ROUGH SIDE OUT, SIKKEN FINISH
- 3 STOREFRONT ALUMINUM GLAZING SYSTEM, CLEAR ANODIZED CW/CLEAR DOUBLE GLAZING IN THERMALLY BROKEN FRAMES, ALL CORNERS TO BE BUTT-GLAZED.
- 4 GLASS AND STEEL CANOPY, GALVANIZED FINISH
- 5 SIGNAGE, BACKLIT SIGN BOX (SEPARATE SIGN APPLICATION REQUIRED)
- 6 CLERESTORY WINDOW/CW CLEAR DOUBLE GLAZING IN THERMALLY BROKEN FRAMES, COLOUR: CLEAR ANODIZED ALUMINUM
- 7 SPANDREL PANEL GLAZING, COLOUR: MATCH THE STOREFRONT SYSTEM
- 8 CONCRETE FILLED STEEL BOLLARD CW DOWNWARD LIGHTING & CONCRETE CAP, COLOUR: COOL WHITE
- 9 LOADING DECK - CONCRETE SLAB ON GRADE CW BROOM FINISH, SLOPED TO DRAIN
- 10 OVERHEAD VERTICAL STEEL SECTIONAL DOOR CW SEALS & BUMPERS, COLOUR: SILVER ALUMINUM
- 11 HOLLOW METAL INSULATED DOOR & FRAME, COLOUR: PAINTED TO MATCH ADJACENT WALL
- 12 8-HIGH CONCRETE PANEL FENCE, MIMICKING WOOD FINISH TO MATCH CEDAR SIDING
- 13 WOOD LOUVER/ROOF TOP UNIT SCREEN, COLOUR: CEDAR
- 14 SKYLIGHT
- 15 GLULAM STRUCTURAL COLUMNS & BEAMS
- 16 GRAIN SILOS ON ELEVATED CONCRETE SLAB
- 17 SIAMESE CONNECTION
- 18 8-HIGH METAL GATE, COLOUR: POWDER COATED BLACK

- 1 BRIDGEVIEW ELEV. 1/16" = 1'-0"
- 2 EAST ELEV. 1/16" = 1'-0"
- 3 NORTH ELEV. 1/16" = 1'-0"
- 4 WEST ELEV. W/O TREES 1/16" = 1'-0"
- 5 WEST ELEV. 1/16" = 1'-0"

E2003-0146

9

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no.	date	item
4	April 28, 2011	Re-issued for DP
3	Jan. 27, 2011	Re-issued for DP
2	Jan. 05 '10	Issued for Open House
1	Dec. 02 '10	Issued for DP

Revisions:



Durante Kreuk Ltd.
 1000 West 4th Avenue
 Vancouver BC V6J 1N5
 t: 604.684.4611
 f: 604.684.0677
 www.dkd.bc.ca

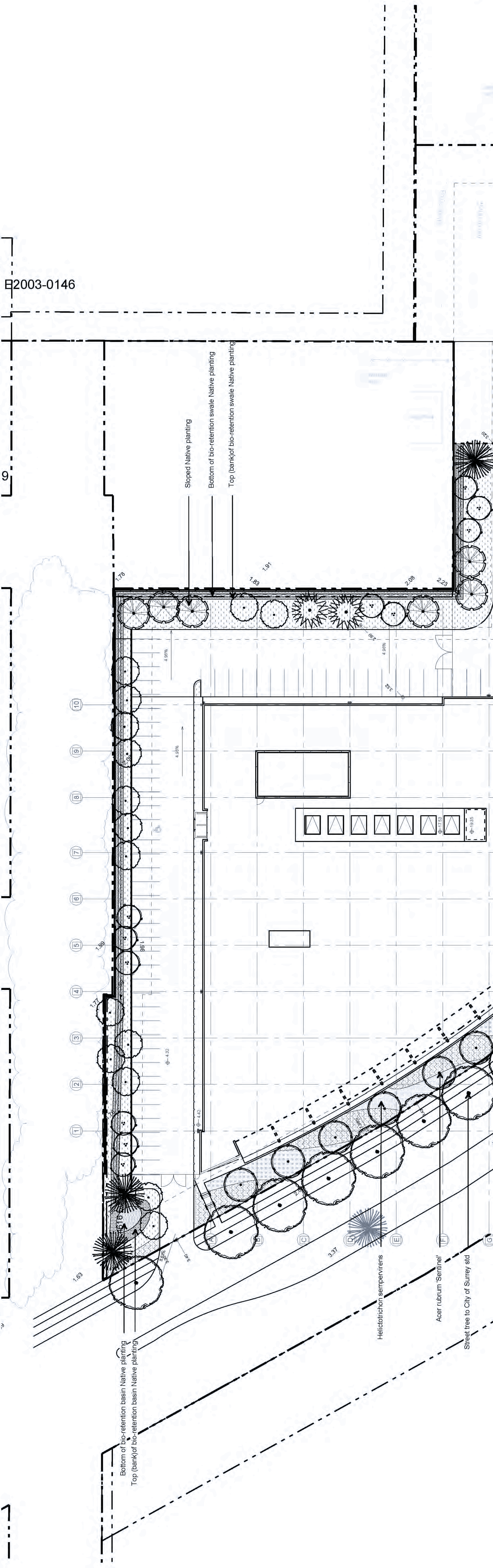
Project:
Bridgeview Brewery
Surrey, BC

Drawn by:	PC
Checked by:	PK
Date:	Nov. 2010
Scale:	1/32"=1'-0"

Drawing Title:
Planting plan
Phase 1

Project No.:
10086
 Sheet No.:

L02



PLANT LIST			COMMON NAME	SIZE/COMMENTS
SYM	QTY	BOTANICAL NAME		
TREES				
11		Acer circinatum	Vine Maple	3m ht. B&B
9		Acer rubrum 'Sentinel'	Sentinel Red Maple	7cm cal. B&B
15		Cornus nuttallii	Pacific Dogwood	3m ht. B&B
6		Picea sitchensis	Sitka Spruce	2.5m ht. B&B
3		Pseudotsuga menziesii	Douglas Fir	3.5m ht. B&B
10		Fraxinus oxycarpa 'Raywood'	Raywood Ash	7cm cal. B&B
2		Thuja plicata	Western Red Cedar	3m ht. B&B
15		Street trees	To city of Surrey standards	7cm cal. B&B
SHRUBS				
Mix of evergreen shrubs				
105		Azalea 'Gard's Crimson'	Red Azalea	#2 pot / 600 mm O.C.
65		Buxus sempervirens	Boxwood	#5 pot / 750 mm O.C.
105		Pinus mugo 'Mughus'	Mugo Pine	#2 pot / 600 mm O.C.
65		Rhododendron P.J.M. Elite	PJM Rhododendron	#5 pot / 750 mm O.C.
1900		Rosa 'Fire mediland'	Fire mediland Rose	#2 pot / 600 mm O.C.
MESIC PLANTING				
Bottom of swale/ basin perennials				
315		Scirpus validus	Sorstem bulrush	72 plug / 450 mm O.C.
315		Typha angustifolia	Narrow-Leaved Cattail	72 plug / 450 mm O.C.
Top (Bank) of swale/ basin shrubs				
180		Lonicera involucrata	Black Twinberry	#2 pot / 600 mm O.C.
180		Physocarpus capitatus	Pacific Ninebark	#2 pot / 600 mm O.C.
180		Rosa nutkana	Nootka Rose	#2 pot / 600 mm O.C.
180		Spiraea douglasii	Hardhack	#2 pot / 600 mm O.C.
NATIVE PLANTING				
1660		Arctostaphylos uva-ursi	Kinnickinik	#1 pot / 300 mm O.C.
620		Cornus sericea	Dogwood	#2 pot / 600 mm O.C.
1465		Gaultheria shallon	Salal	#2 pot / 450 mm O.C.
620		Vaccinium ovatum	Evergreen Huckleberry	#2 pot / 600 mm O.C.
GROUNDCOVERS/GRASSES				
2610		Arctostaphylos uva-ursi	Kinnickinik	#1 pot / 300 mm O.C.
1775		Festuca glauca 'Elijah Blue'	Blue Fescue	#1 pot / 300mm O.C.
850		Helictotrichon sempervirens	Blue Oat Grass	#1 pot / 450mm O.C.

General Planting Notes:

- All work shall meet or exceed the requirements as outlined in the latest Edition of the B.C. Landscape Standard.
- Plant sizes and related container classes are specified according to the B.C. Landscape Standard latest Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the standard; for all other plants, both plant size and container class shall be as shown in the plant list.
- A high efficiency irrigation system shall be installed through out landscaped areas. Irrigation system design to be in accordance with the Irrigation Association of BC Standard Guidelines.
- Layout plants of the same species in organic masses of 10 pots for shrubs and 20 pots for groundcovers and perennials according to spacing shown on plant list above. Place low groundcovers at edge of pavement. Planting layout to be coordinated on site with Landscape Architect.



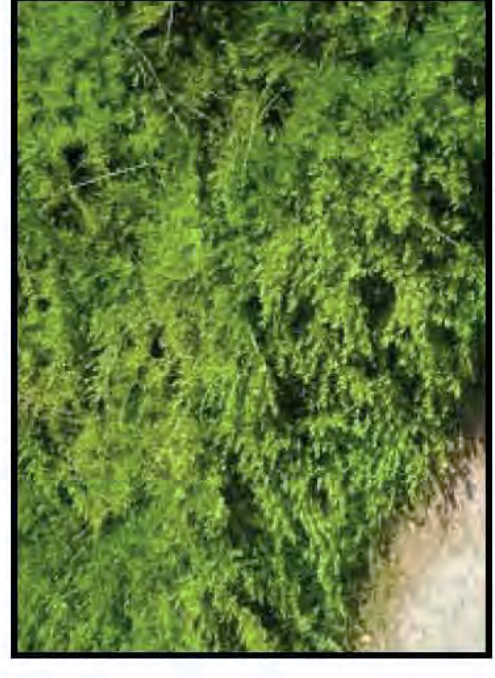
Blue Fescue



Dogwood



Blue Oat Grass



Privet Honey suckle



Fire Medallion Rose



Sentinel Red Maple

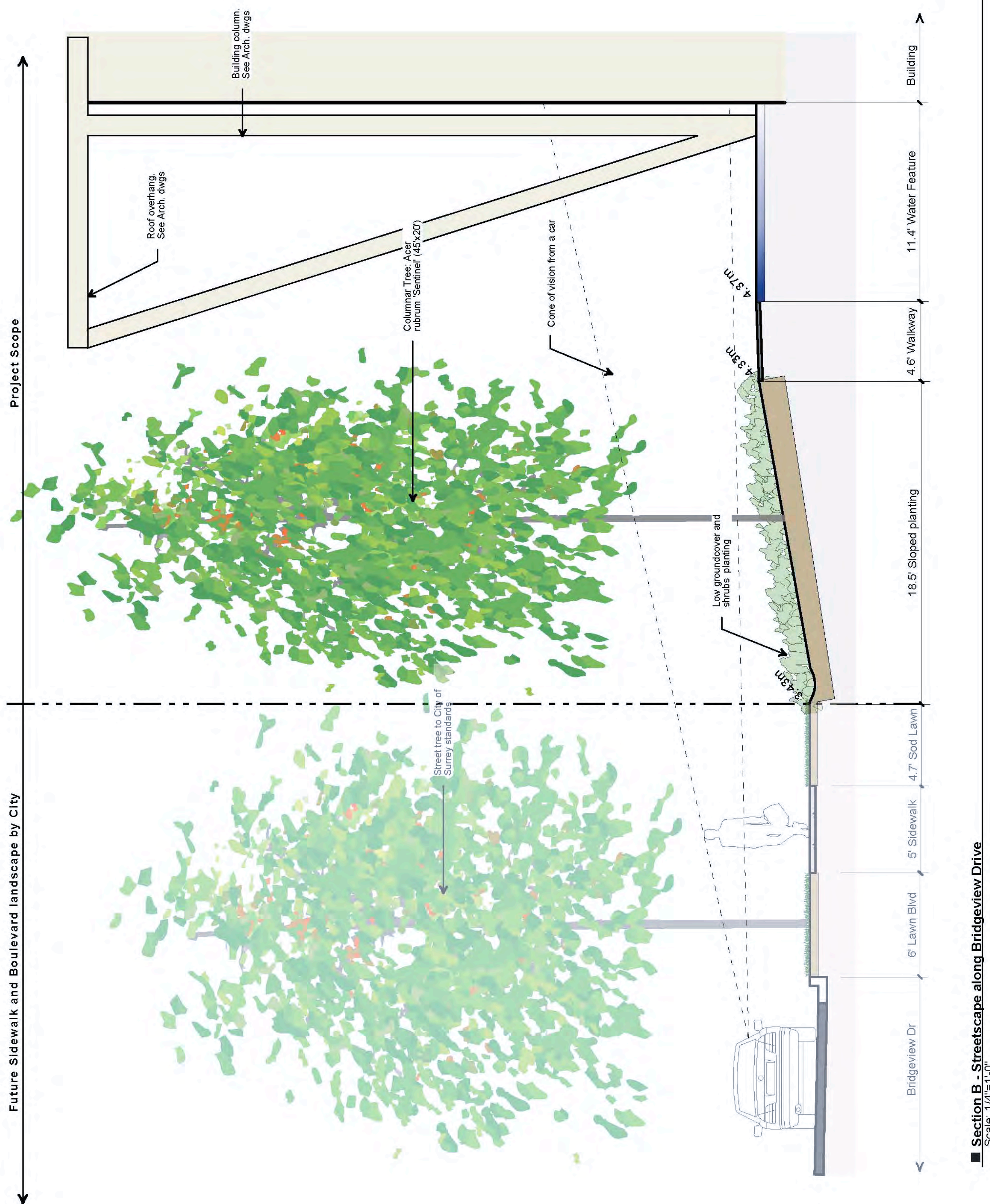
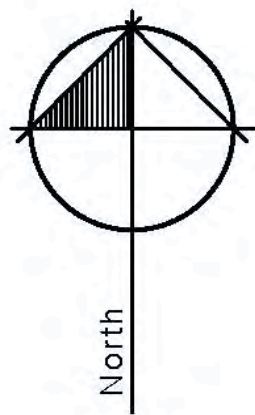


Raywood Ash

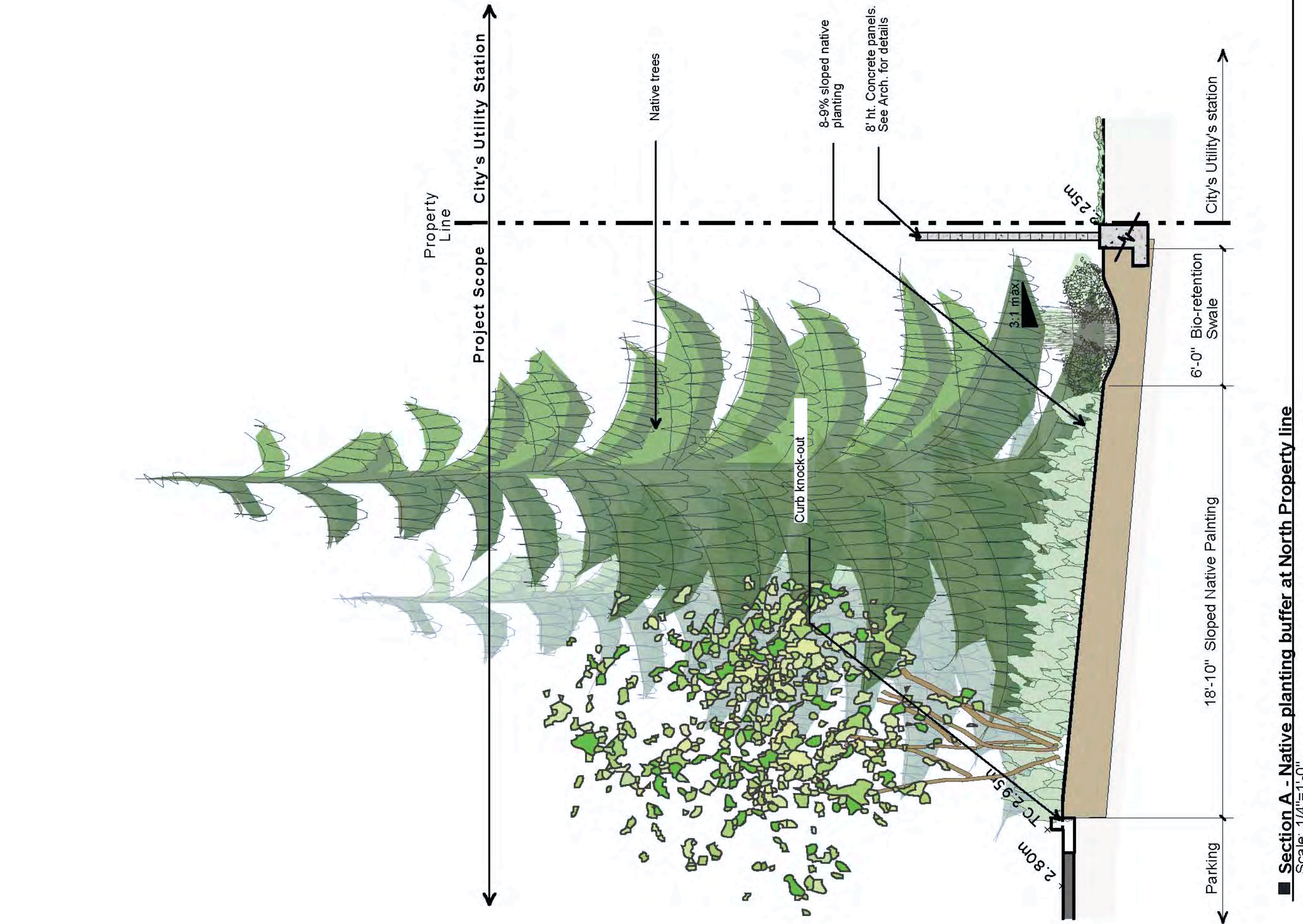


Serbian Spruce

■ **Planting Reference Images**



■ **Section B - Streetscape along Bridgeview Drive**
Scale: 1/4"=1'-0"



■ **Section A - Native planting buffer at North Property line**
Scale: 1/4"=1'-0"

Revisions:
 4 April 26, 2011 Re-issued for DP
 3 Jan. 27, 2011 Re-issued for DP
 2 Jan. 05 '10 Issued for Open House
 1 Dec. 02 '10 Issued for DP

no. date item

durante kreuk
 Durante Kreuk Ltd.
 1000 West 10th Street
 Vancouver BC V6J 1N5
 T: 604.684.4611
 F: 604.684.0577
 www.dkd.bc.ca

Project:
Bridgeview Brewery
Surrey, BC

Drawn by: PC
 Checked by: PK
 Date: Nov. 2010
 Scale: 1/32"=1'-0"

Drawing Title:
Sections and Images Phase 1

Project No.:
10086
 Sheet No.:

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

FROM: Acting Development Services Manager, Engineering Department

DATE: June 6, 2011 **PROJECT FILE: 7811-0022-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 12948 115 Avenue**

REZONE

Property and Right-of-Way Requirements

- dedicate 1.0-metre along Bridgeview Drive for a 32.0-metre Arterial Road standard;
- Dedicate 20.9 metres tapering to 1.71 metres based on a 50.0-metre radius for the new 20.0-metre 129 Street alignment;
- dedicate a 3.0 x 3.0-metre corner cut at the Bridgeview Drive and 129 Street intersection;
- provide a 2.7-metre wide statutory right-of-way along Bridgeview Drive; and

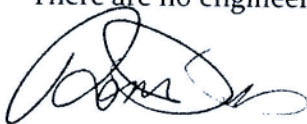
Works and Services

- construct 4.0-metre Greenway along Bridgeview Drive, City to fund 1.8-metres;
- repair all servicing mains damaged by pre-loading operations on the site;
- relocate any existing servicing mains vulnerable to future impacts associated with site pre-loading and provide security for any future repairs required due to impacts of additional site pre-loading.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.
Acting Development Services Manager
SSA



Advisory Design Panel Minutes

Parks Boardroom #1
City Hall
14245 - 56 Avenue
Surrey, B.C.
THURSDAY, MARCH 17, 2011
Time: 4:02 p.m.

Chair:

L. Mickelson

Guests:

Jordan Levine, Omicron
Pat Campbell, DMG Landscape Architects
Joe Minten, JM Architecture Inc.
Jenny Liu, JHL Design Group Inc.
Gen Yada, Gen Yada Architect
Keith Koroluk, Keith Koroluk Landscape Architect
Alan Chang
Tim Ankenman, Ankenman Marchand Architects
Jim Cox, SCDC
Ken Killam

Staff Present:

T. Ainscough, Planning & Development
H. Bello, Planning & Development
J. Hunter, Legislative Services
M. B. Rondeau, Planning & Development

Panel Members:

T. Ankenman
N. Baldwin
B. Bentley
R. Bernstein
N. Couttie
W. Francl
J. Makepeace
R. Myers

File No.:	7911-0022-00
New or Resubmit:	New
Description:	Proposed Rezoning to CD and Development Permit to allow for the construction of a 9,600 sq. metre brewery and associated small retail outlet
Address:	12948 - 115 Avenue, Whalley / Bridgeview
Developer:	Surrey City Development Corporation, Dwight Ekland
Architect:	Ankenman Marchand Architects, Tim Ankenman
Landscape Architect:	Durante Kreuk
Planner:	Lee-Anne Pitcairn
Urban Design Planner:	Mary Beth Rondeau

T. Ankenman declared a conflict of interest on this submission and removed himself from the Panel.

The Urban Design Planner provided background information and an overview of the project and noted the following:

- This is an industrial application and staff have no concerns.

The Project Architect presented an overview of the site plan and elevations and highlighted the following:

- This is phase 1 of a 2 phase development on this 5 acre site.
- Phase 2 will not be a brewery.
- Proposing a cut in the median to allow left turn traffic movements.
- Sustainability includes roof drainage system, biofiltration throughout parking

lot, stormwater detention ponds, recycled building materials, potential geothermal system for heating and cooling and heat recovery.

- Using as much wood product as possible – the main structure is out of wood.
- There are 1-1/2 acres of roof; it will have stormwater detention and controlled flow roof drains.
- There will be a berm along road, a water feature along front glazing, and a big overhang for south facade to shelter from sun.
- A big skylight is proposed in the centre of the building.
- Will be tours and visitors, people walking through facility.
- Only need about 30 parking stalls for brewery so front parking lot takes care of that. The proposal shows how the front parking lot can be maximized if another tenant goes in the building instead of a brewery.
- A shared loading area is proposed.

The Landscape Architect reviewed the landscape plans and highlighted the following:

- Arc of street presence enhanced by street trees along the pedestrian zone; native plantings to complement existing vegetation.
- Utility work on 129th street – a lot of vegetation would have to be removed so replanting with natural species.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

12948 – 115 Avenue, Whalley / Bridgeview

File No. 7911-0022-00

It was Moved by W. Francl

Seconded by N. Couttie

That the Advisory Design Panel (ADP)

recommends that the project be supported.

Carried

STATEMENT OF REVIEW COMMENTS

Context and Site Planning

- Great project. Love it. Excellent project. Nicely considered and handsomely done. Like it very much, like water along window.
- The proposal is well presented.

Form and Character

- Add canopy over main entry.

(A copy has been added over the main entry).

- Sets standard, love materials and like fenestration, like this project very much.
- This is a very handsome building.
- The lead edge of that parapet is a bit thick, if thinner it would look better.

(This edge has been reduced.)

Landscaping

- Landscape is appropriate.
- Landscaping up against the building is a bit hard.

(There is a water feature separating the front yard landscaping trees and shrubs from the building. Spacing has been provided to allow for viewing of this element.)

CPTED

- Historical crime trends in this area are very low. Drive by and development of this land will contribute to positive use by employees and customers.
- RCMP district commander was aware of this project and is very supportive.

Accessibility

- Provide power doors at entry.

Sustainability

- Great sustainability features.
- For an industrial building it's very nice; sustainability its already above and beyond expectations.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0022-00

Issued To: City Of Surrey
("the Owner")

Address of Owner: 14245 56 Ave
Surrey BC V3X 3A2

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: 027-086-267
 Lot B Section 09 Range 2 Plan BCP29957
 12948 115 Ave

(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 has been issued, as follows:

Parcel Identifier:

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

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

In Table C.3, Parking Requirements for Industrial Uses, Part 5 Off-Street Parking, the number of required off-street parking spaces is reduced from 96 to 85 for a 9,637 metre building.

Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:

The number of fascia signs is increased from 3 to 5

8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
9. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after Development Permit No. 7911-0022-00 is issued.
10. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
11. 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

CITY OF SURREY

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: LIGHT IMPACT INDUSTRIAL ZONE (IL)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 027-086-267
 Lot B Section 9 Block 5 North Range 2 West New Westminster District Plan BCP29957
 12948 - 115 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 *light impact industry, transportation industry, warehouse uses, distribution centres*, limited retail of products manufactured on the site, and limited office and service uses.

B. Permitted Uses

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

- 1. *Light impact industry.*
- 2. *Recycling depots* provided that:
 - (a) The use is confined to an enclosed *building*; and
 - (b) The storage of used tires is prohibited.

3. *General service* uses limited to the following:
 - (a) Driving schools;
 - (b) *Industrial equipment rentals*;
 - (c) Taxi dispatch offices;
 - (d) *Industrial first aid training*; and
 - (e) Trade schools.
4. *Warehouse* uses.
5. *Distribution centres*.
6. Office uses limited to the following:
 - (a) Architectural and landscape architectural offices;
 - (b) Engineering and surveying offices;
 - (c) General contractor offices;
 - (d) Government offices; and
 - (e) Utility company offices.
7. *Accessory uses* including the following:
 - (a) Retail sales of products manufactured on the premises, limited to a maximum floor area of 185 square metres [2,000 sq. ft.];
 - (b) *Coffee shops* provided that the seating capacity shall not exceed 35 and the said *coffee shop* is not licensed by the Liquor Control and Licensing Act, R.S.B.C. 1996, Chapter 267, as amended;
 - (c) *Recreation facilities*, excluding go-kart operations, drag racing and rifle ranges;
 - (d) *Community services*;
 - (e) *Child care centres*; and
 - (f) One *dwelling unit* provided that the *dwelling unit* is:
 - i. Contained within the *principal building*;
 - ii. Occupied by the owner or caretaker, for the protection of the businesses permitted; and

- iii. Restricted to a maximum floor area of 140 square metres [1,500 sq. ft.].

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 1.0.

E. Lot Coverage

The *lot coverage* shall not exceed 60%.

F. Yards and Setbacks

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

Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal and Accessory Buildings and Structures</i>	7.5 m. [25 ft.]	7.5 m. [25 ft.]	7.5 m. [25 ft.]	6.0 m. [20 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 18 metres [60 feet].
2. *Accessory buildings and structures*: The *building height* shall not exceed 6 metres [20 feet].

H. Off-Street Parking

Parking spaces shall be provided as stated in Table C.6, Part 5 Off-Street Parking and Loading/Unloading 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 18 metres [60 feet].
2. Accessory buildings and structures: The *building height* shall not exceed 6 metres [20 feet].

H. Off-Street Parking

Parking spaces shall be provided as stated in Table C.6, 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 3.0 metres [10 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. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings, a landscaping screen, a solid decorative fence, or a combination thereof*.
5. Open display and storage shall be completely screened to a height of at least 2.5 metres [8 ft] by *building* and/or solid decorative fencing and/or substantial *landscaping* strips of not less than 2.5 metres [8 ft.] in height and 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 screen and in no case shall these materials be piled up to the height of more than 3.5 metres [12 ft.]

J. Special Regulations

1. *Land and structures* shall be used for the uses permitted in this Zone only if such uses:
 - (a) Constitute no unusual fire, explosion or safety hazard;

- (b) Do not emit noise in excess of 70 dB 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; and
 - (c) Do not produce heat or glare perceptible from any *lot line* of the *lot* on which the use is located.
2. Outdoor storage of any goods, materials or supplies is specifically prohibited between the front of the *principal building* and the *highway*.
 3. Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent to any *residential lot*.
 4. *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*.

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>
1,800 sq. m. [0.5 acre]	30 metres [100 ft]	30 metres [100 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 IL 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, 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 IL 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.
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