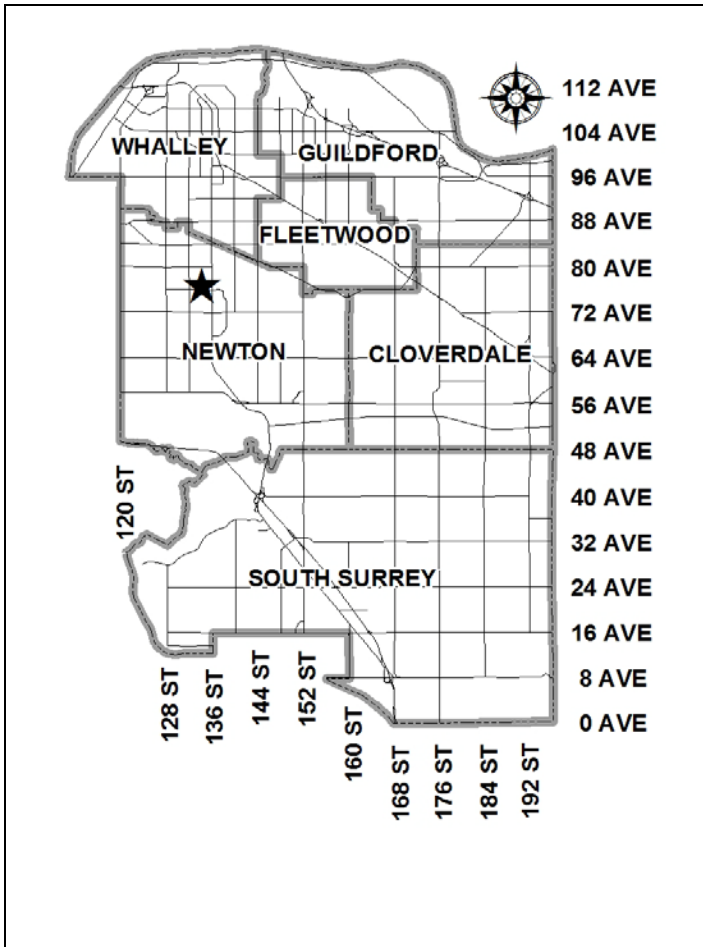


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0186-00

Planning Report Date: November 7, 2011



**PROPOSAL:**

- Rezoning from RA to CD (based on IL)
- Development Permit

in order to permit the development of a 1,859 sq.m. (20,000 sq.ft.) industrial building.

**LOCATION:**

13453 and 13463 - 76 Avenue  
 7630 and 7646 - 134A Street  
 Portion of Road North of 7646 - 134A Street

**OWNER:**

Balwinder Sidhu et al.

**ZONING:**

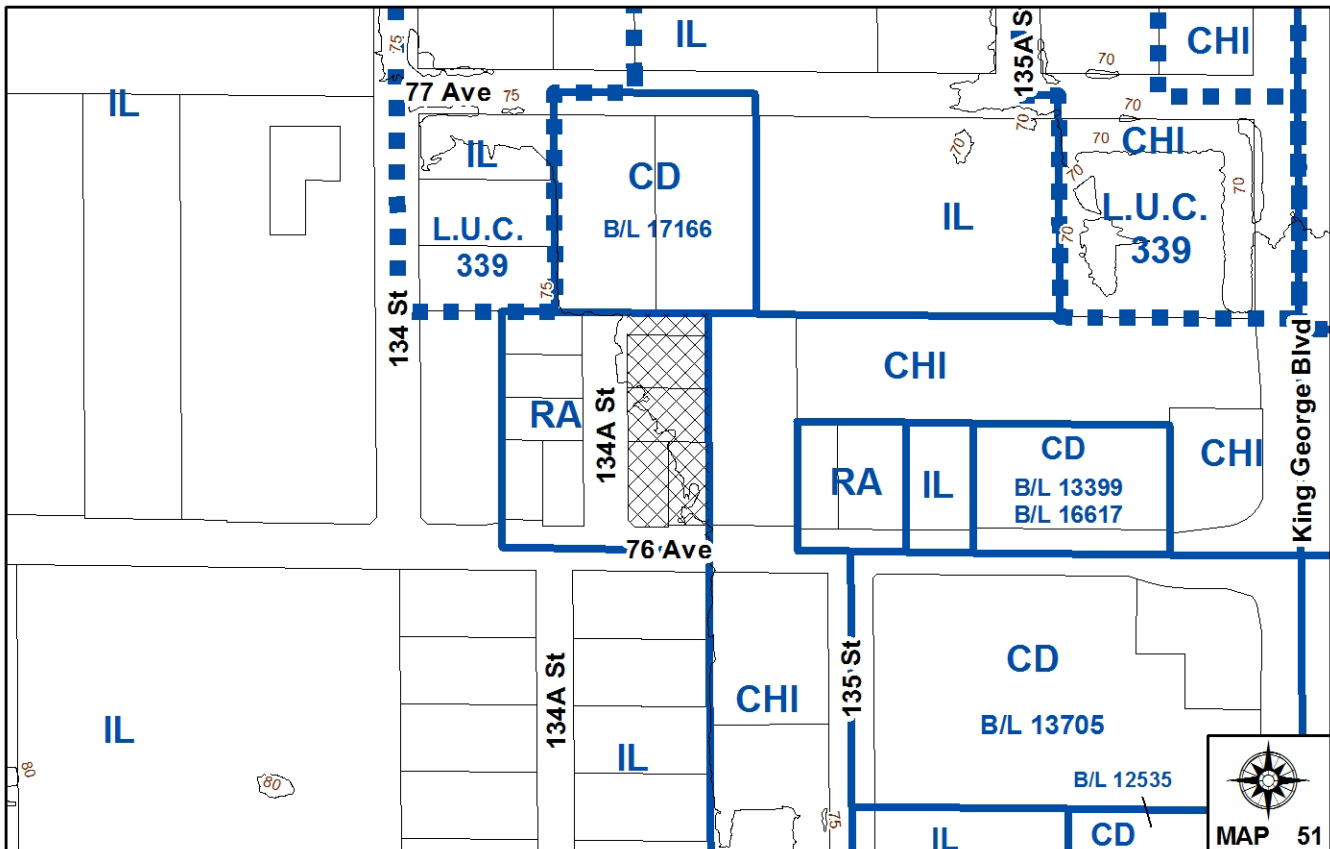
RA

**OCP DESIGNATION:**

Industrial

**LAP DESIGNATION:**

General Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Newton Local Area Plan.
- The proposed Comprehensive Development (CD) Zone is consistent with the Industrial designation of the area and accommodates a non-profit community organization to operate a small retail outlet that forms part of their operation.
- The proposed density and building form are appropriate for this part of Newton.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site, and the 327.3 sq.m. portion of road to be closed, shown as "PCL. A" on the Survey Plan attached as Appendix V, from "One-Acre Residential Zone" (RA ) (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. 7911-0186-00 generally in accordance with the attached drawings (Appendix II).
3. 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 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;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) the applicant adequately address the shortfall in replacement trees; and
  - (g) completion of the road closure and acquisition of the road portion north of 7646 – 134A Street.

## 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 concerns.

## SITE CHARACTERISTICS

Existing Land Use: Two properties are vacant and two properties contain older single family dwellings.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across road allowance area to be purchased):	Industrial building.	Industrial/ General Industrial	CD (By-law No. 17166)
East :	Commercial/industrial building.	Industrial/ General Industrial	CHI
South (Across 76 Avenue):	Industrial building. (Beachcomber Hot Tubs)	Industrial/ General Industrial	IL
West (Across 134A):	3 single family dwellings and 1 vacant lot.	Industrial/ General Industrial	RA

DEVELOPMENT CONSIDERATIONSSite Context

- The subject site consists of 4 properties (13453/63 – 76 Avenue and 7630/46 – 134A Street) zoned "One-Acre Residential Zone" (RA) and a portion of road allowance north of 7646 – 134A Street proposed to be closed. The site is designated "Industrial" in the Official Community Plan (OCP) and "General Industrial" in the Newton Local Area Plan (LAP). Two of the properties are vacant and two of the properties have existing single family dwellings which are proposed to be demolished. The site area is 3,487 sq.m. (0.86 acres), including the portion of road allowance proposed to be closed.
- The site is bordered to the east by a property zoned "Highway Commercial Industrial Zone" (CHI). To the north there is an industrial building zoned "Comprehensive Development Zone By-law No. 17166" (CD). To the south across 76 Avenue there is an industrial building (Beach Comber hot tubs) zoned "Light Impact Industrial Zone" (IL). To the west across 134A Street there are 5 single family RA-zoned lots which are designated "Industrial" in the OCP. The subject site and the 5 RA-zoned lots across 134A Street are older remnant residential lots in an area that is industrial and commercial in nature.

Proposal

- The applicant is proposing:
  - a rezoning from RA to CD (based on IL);
  - a consolidation from 4 lots to 1 lot;
  - a development permit for a 1,859 sq.m. (20,000 sq.ft.) two-storey industrial building; and
  - a road closure of the road portion north of 7646 – 134A Street to allow this area to be incorporated into the site.

- The proposed tenant of the building is DiverseCity, a non-profit community resources society. DiverseCity’s proposed program includes: office space, educational space for adult learning, child daycare, a potential storefront training enterprise, food preparation area, meeting spaces.

Proposed CD Zone

- The applicant is proposing a CD Zone that is based on the IL Zone but allows some IB-type uses. The following is a table outlining the differences between the IL Zone and the proposed CD Zone:

	<b>IL Zone</b>	<b>Proposed CD Zone</b>
Permitted Uses	Uses as per IL Zone	Same as IL Zone except: <ul style="list-style-type: none"> <li>• permits <u>all</u> office uses, excluding social escort services and methadone clinics</li> <li>• Eating establishment is limited to <u>1</u> eating establishment and a floor area of 150 sq.m. (1,615 sq.ft.)</li> <li>• Retail store is limited to <u>1</u> retail store, must be operated by a non-profit enterprise and not exceed a floor area of 93 sq.m. (1,000 sq.ft.)</li> </ul>
Minimum Setbacks	7.5m (25 ft.) on front, rear, side yard on flanking street and one side yard setback can be 0.0m if the adjacent land is commercial or industrial.	Front yard (76 Avenue) – 1.4m (5 ft.) Rear yard - 7.5m (25 ft.) Side yard on flanking street (134A Street) – 3.0m (10 ft.)

- To accommodate DiverseCity’s program the proposed CD Zone allows for all office uses (excluding social escort services and methadone clinics), 1 eating establishment limited to a maximum floor area of 150 sq.m. (1,615 sq.ft.) and 1 retail store limited in floor area (93 sq.m./1,000 sq.ft.) and which must be operated by a non-profit enterprise. In addition, a number of the accessory permitted uses of the IL Zone [child care centres, community services, coffee shop (with a maximum floor area) and assembly hall (with a maximum floor area)] are permitted to be primary uses on the site.
- The CD By-law proposes a reduced front yard setback (along 76 Avenue) from 7.5 metres (25 feet) to 1.4 metres (5 feet) and a reduced side yard on flanking street (along 134A Street) from 7.5 metres (25 metres) to 3.0 metres (10 feet). The applicant is proposing to bring the building close to the front property line (76 Avenue) and the flanking street (134A Street).
- The reduced building setbacks on the south and west sides of the subject site allows the building to be oriented to the street (76 Avenue and 134A Street) and for the parking to be placed behind the building on the north side. The building will be set back from 76 Avenue at the same distance as the adjacent building on the property to the east. In addition, placing the building closer to 76 Avenue also allows for the retention of a large Douglas Fir and a smaller Western Red Cedar on the north side of the building.

- The proposed CD Zone is consistent with the Industrial designation of the area but allows for a non-profit community organization to operate a small retail outlet that forms part of their operation.

## DESIGN PROPOSAL AND REVIEW

### Building Design and Architecture

- The applicant is proposing to construct a two-storey tilt-up concrete building. The building has large scale openings filled in with glazing panels set with frosted glass and also clear glazing. Coloured glazing is used for decorative effect. The dominant exterior colours will be lighter and darker greys, clear glazing, white glazing and some coloured glazing.
- Decorative canopies consisting of glulam wood and frosted glass are proposed over the entrances on the south (76 Avenue) and north elevations. Canopies over the clear glazing on the south and west elevations adds an element of interest to the two street-facing elevations.

### Access and Parking

- The applicant is proposing two vehicular accesses to the site, both from 134A Street. A continuous drive aisle between the two accesses provides circulation through the parking area. A second smaller non-through drive aisle will be labeled "Staff Parking".
- Based on the uses proposed for the site (office space, educational space for adult learning, child daycare, a potential storefront training enterprise, food preparation area, meeting spaces), a total of 51 parking spaces are required. The development proposes 56 parking spaces be provided. The development proposal meets the City's requirements for parking.

### Signage

- The applicant is proposing one sign on the southerly elevation (76 Avenue) and one sign on the northerly elevation. The signs consists of 0.5 metre (1.5 feet) high aluminum letters mounted to the decorative glulam wood beam that forms part of the decorative canopy above the main north and south entrances to the building.
- A small 3-dimensional globe-like DiverseCity logo is proposed at the southwesterly corner of the building.

### Trees and Landscaping

- There are a total of 16 trees on the subject site and 14 trees are proposed for removal. The 14 trees proposed to be removed are either in poor condition, within the building envelope or the proposed parking area or the roadway. The applicant is proposing to retain 2 trees, a large Douglas Fir and a smaller Western Red Cedar that is growing in close proximity to the Douglas Fir. The table below provides more information on the species found on the site.

Tree Species	No. of Mature Trees	No. to be Removed	No. to be Retained
Douglas Fir	3	2	1
W. Red Cedar	3	2	1
Balsam Fir	2	2	0
Horse Chestnut	1	1	0
Deodar Cedar	1	1	0
Paper Birch	1	1	0
Cottonwood	2	2	0
Red Alder	1	1	0
Cherry	2	2	0
<b>Total</b>	<b>16</b>	<b>14</b>	<b>2</b>

- The applicant is proposing to plant 21 trees on the site; 25 replacement trees are required. A contribution of \$1,200 to the City's Green Fund is proposed as cash-in-lieu for the shortfall in replacement trees.
- The applicant is proposing landscaping between the building and the sidewalks on 76 Avenue and 134A Street. A bike rack will be provided near the main front door on 76 Avenue. An outdoor seating area on the westerly side of the building is proposed, which will add visual interest to the westerly elevation (134A Street).
- The parking area north of the building has extensive landscaping, including retention of a large Douglas Fir and a smaller Western Red Cedar. A children's play area is also proposed near the building to provide an outdoor play area for the proposed daycare. The applicant has provided for a wood garbage enclosure to provide screening of the outdoor garbage containers.

#### ADVISORY DESIGN PANEL

This application was referred to the Advisory Design Panel (ADP) on October 13, 2011. The ADP comments and suggestions have been satisfactorily addressed (Appendix VI).

#### PRE-NOTIFICATION

Pre-notification letters were sent on September 21, 2011 and staff received one letter in response.

- The letter writer is opposed to allowing educational uses and unlimited office uses at the subject site. The writer feels allowing educational and office uses at the subject site undermines the viability of the nearby Newton Town Centre, where he argues these uses are more appropriate.

*(The IL Zone allows for industrial first aid training and trade schools. The proposed program of the non-profit group DiverseCity meets the intent of the IL Zone with respect to educational uses. It is noted that office use is allowed in the IB Zone. The IL Zone allows 5 types of office uses and the applicant is proposing to not limit the type of office uses to allow for their office use (non-profit group), and other potential office space users that may use the building if DiverseCity does not require all the office space in the building for their programming. DiverseCity's intent is to*

*use the whole building for their own use, but as they depend on outside funding, their space needs can fluctuate.)*

#### 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.	Proposed CD By-law
Appendix V.	Survey Plan of Proposed Road Closure
Appendix VI.	ADP Comments and Applicant's Response

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

KB/kms

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## DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on IL)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total (4 lots)		3,144 sq.m.
Road Widening area		284 sq.m.
Road Purchase area		329 sq.m.
Net Total		3,189 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		29%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front (76 Avenue)		1.4m
Rear (north)		~60m
Side #1 (134A Street)		3.0m
Side #2 (east)		0.0m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal		8.5m (2 storeys)
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		1,859 sq.m.

*\* 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)		0.58
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	51	56
Number of disabled stalls	1	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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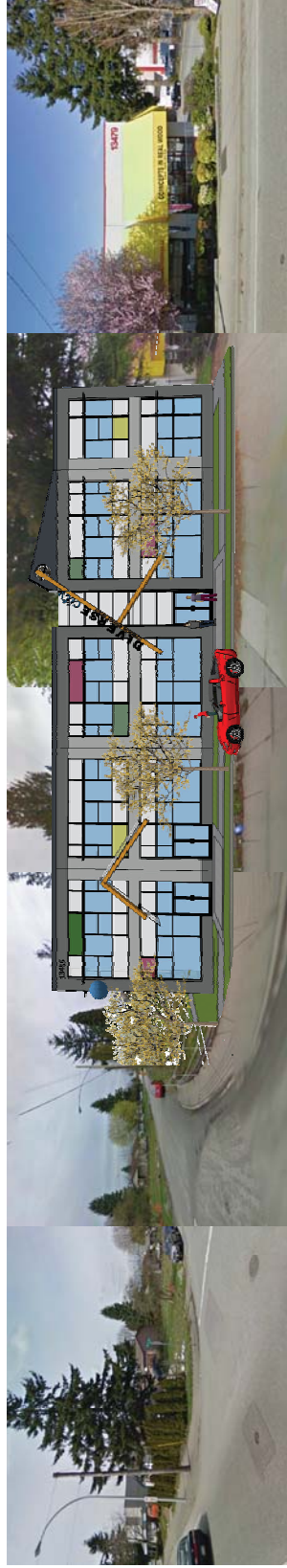








VIEW ALONG 76th AVENUE



**barnett dembek**

UNIT 135,  
12750 76th STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@barnett.com

CLIENT NO. SHEET NO.  
PROJECT NO. AC-11  
ISSUED FOR

CLIENT: PURAN CONSTRUCTION LTD.

PROJECT: 2 STOREY COMMERCIAL BUILDING  
18600A 76 AVE. + 18600A 18A STREET, SURREY

SHEET CONTENTS:  
STREETSCAPE

DESIGN: H.P.  
DATE: DEC 21 11  
SCALE: 3/32" = 1'-0"

REV#	DATE	BY	CHK	ISSUE

APPROVED FOR CONSTRUCTION BY THE  
CITY OF SURREY ON 12/21/11  
DATE: 12/21/11 BY: [Signature]  
PROJECT NO. AC-11  
SHEET NO. 11 OF 11  
ISSUED FOR

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DMG landscape architects  
J.D. McWhorter & Associates Ltd.  
Farrow Campbell Hills Consultants Ltd.  
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Site C100 - 4105 54th Street Drive  
Edmonton, Alberta T6E 4L8  
VIC: 403  
PH: (904) 437-0362; FX: 437-0723

PROJECT: OFFICE BUILDING  
78th St. & 184th Ave.  
Sturzyn, BC

DRAWING TITLE: LANDSCAPE PLAN

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DESIGNER: DJ OF 2  
CHECKED: DJ DMG PROJECT NUMBER: 11-187

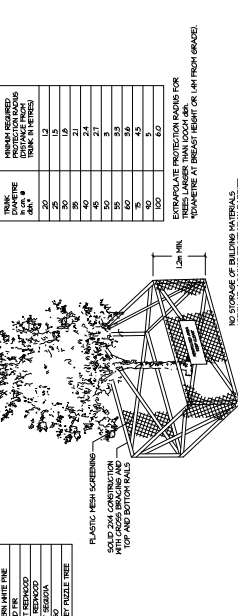
PLANT SCHEDULE

SYMBOL	KEY	PLANT MATERIAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	QTY / REMARKS
1	1	CHAMPAIGNA NODIFLORA 'VENDULA'	HINDING MORNA CYPRUS	224 CM DBH	1
2	2	DOGWOOD TREE TO REMAIN	NA	NA	1
3	3	ACTINORHYZON 'SWANSON'	KWANAN LAYERS GERRY	600 CAL DBH 500 B&B	1
4	4	PRINUS SPINULATA 'DYNAMA'	SHADY YELLOW	400 CAL DBH 500 B&B	1
5	5	YUCCA SERRATA 'PANDORA'	SPY SENTRY NOLLY	42 POT	1
6	6	YUCCA SERRATA 'PANDORA'	SPY SENTRY NOLLY	42 POT	1
7	7	YUCCA SERRATA 'PANDORA'	SPY SENTRY NOLLY	42 POT	1
8	8	YUCCA SERRATA 'PANDORA'	SPY SENTRY NOLLY	42 POT	1
9	9	YUCCA SERRATA 'PANDORA'	SPY SENTRY NOLLY	42 POT	1
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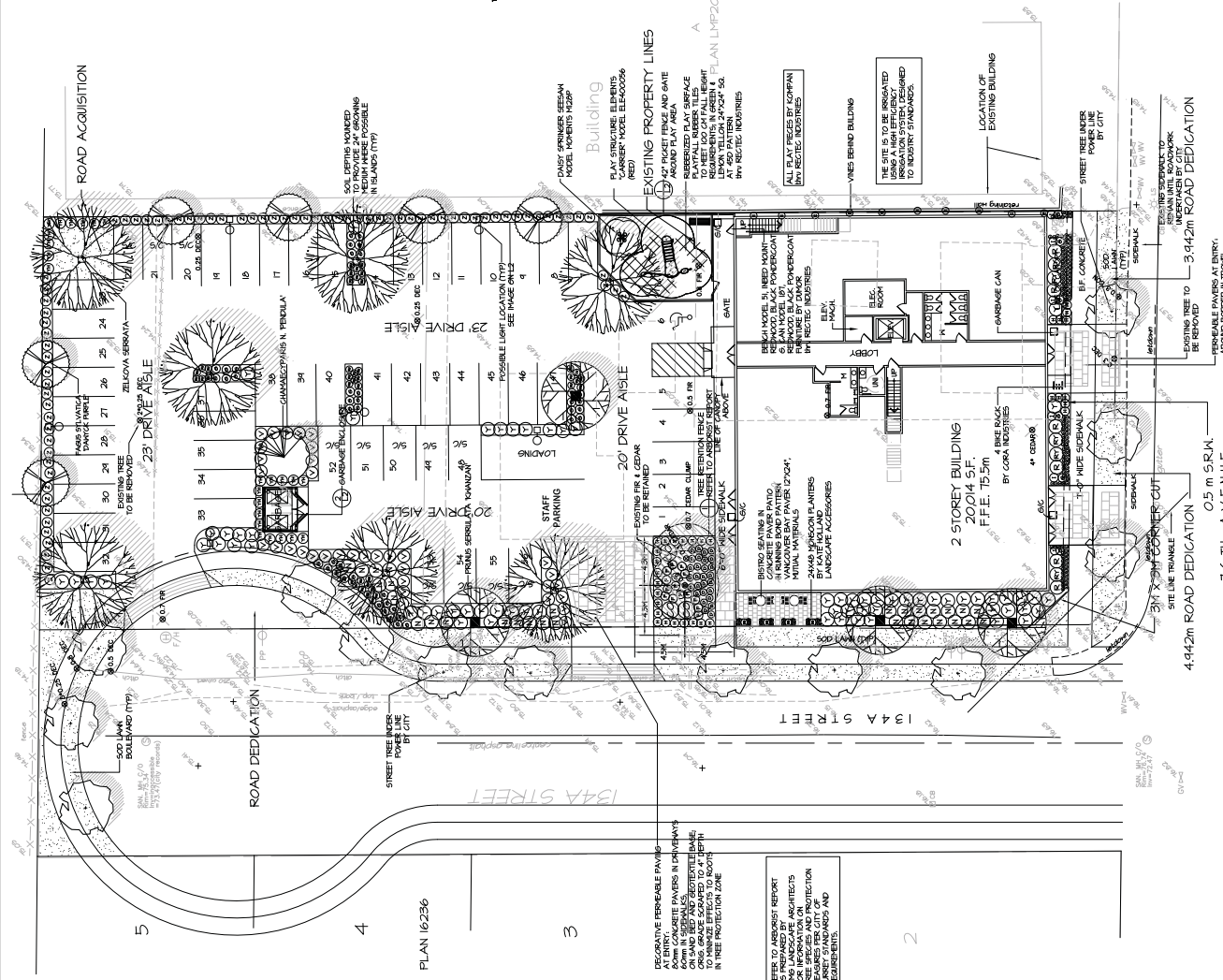
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ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

TABLE: TREE PROTECTION DISTANCE TABLE

TREE SIZE (DBH)	MINIMUM PROTECTION DISTANCE
1-15"	3.0m
16-25"	4.5m
26-35"	6.0m
36-45"	7.5m
46-55"	9.0m
56-65"	10.5m
66-75"	12.0m
76-85"	13.5m
86-95"	15.0m
96-105"	16.5m
106-115"	18.0m
116-125"	19.5m
126-135"	21.0m
136-145"	22.5m
146-155"	24.0m
156-165"	25.5m
166-175"	27.0m
176-185"	28.5m
186-195"	30.0m
196-205"	31.5m
206-215"	33.0m
216-225"	34.5m
226-235"	36.0m
236-245"	37.5m
246-255"	39.0m



NOTE: ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.  
ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.  
ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



ROAD ACQUISITION  
ROAD DEDICATION  
EXISTING PROPERTY LINES  
2 STOREY BUILDING  
20,014 S.F.  
F.F.E. 15.5m  
4 BIKE RACKS BY UPCA INDUSTRIES  
4 BIKE RACKS BY UPCA INDUSTRIES  
3,942m ROAD DEDICATION  
4,442m ROAD DEDICATION  
0.5m SRK  
7.6 TH AVENUE  
7.6 AVENUE

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No.	DATE	REVISION DESCRIPTION	BY	CHK.
1	10/22/24	COMPLETION AND PLOT	BJ	DL

SCALE:

# DMG landscape architects

301 West 10th Street  
 Little Rock, Arkansas 72202  
 Phone: 501.222.1234  
 Fax: 501.222.1234  
 Email: info@dmgarch.com  
 Website: www.dmgarch.com

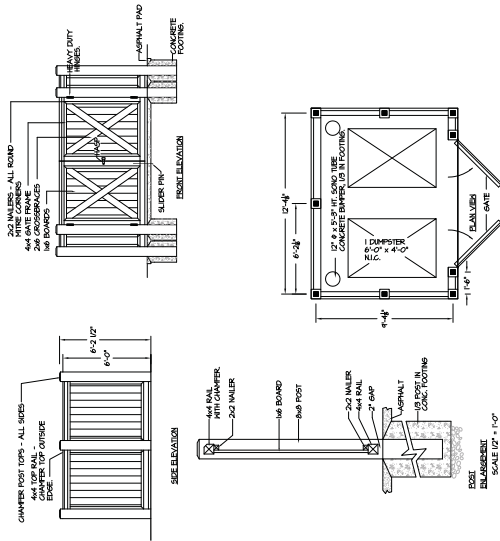
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 78th St. & 194A Ave.  
 Surrey, BC

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CHKD:			
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**L2**

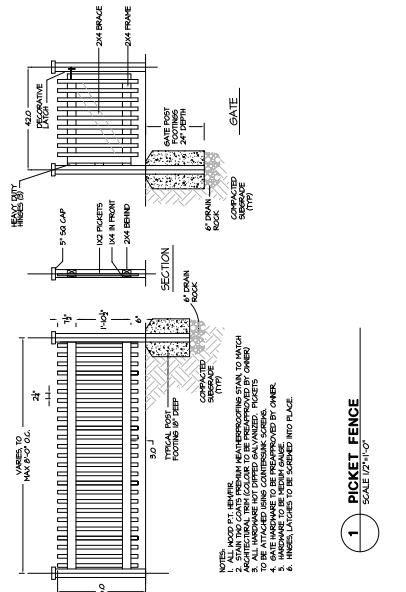
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2 GARBAGE ENCLOSURE  
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DUMOR REDWOOD 6'-0" BENCH



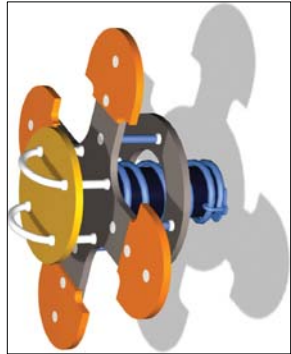
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 SCALE 1/2"=1'-0"



KOMPAN CARRIER



LUMCA OVO AREA LIGHT



KOMPAN DAISY



PLANTER

## INTER-OFFICE MEMO

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

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

**DATE: November 1, 2011**

**PROJECT FILE: 7811-0186-00**

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**RE: Engineering Requirements (Commercial/Industrial)  
Location: 13453 76 Ave**

### **REZONE/SUBDIVISION**

#### ***Property and Right-of-Way Requirements***

- dedicate 4.942 metres fronting 13453 – 76 Street for 30 m arterial.
- dedicate 3.942 metres fronting 13463 – 76 Street for 30 m arterial.
- dedicate 3.0m x 3.0m corner cut at the intersection of 76 Street and 134A Street.
- dedicate a portion of a 17.0 metre Cul De Sac bulb.
- provide a 0.5 metre SROW fronting 76 Avenue for service connections.
- provide a 2.5 metre SROW for sidewalk fronting 76 Avenue.


#### ***Works and Services***

- construct the east half on 134A Street.
- construct 2.15 metre sidewalk fronting 76 Avenue.
- provide service connections.

A Servicing Agreement is required prior to Rezone/Subdivision.

### **DEVELOPMENT PERMIT**

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



Rémi Dubé, P.Eng.  
Development Services Manager

LR

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: 010-168-630

Lot 7 Except: Part Dedicated Road on Plan LMP42707; Section 20 Township 2 New Westminster District Plan 16236

13463 - 76 Avenue

Parcel Identifier: 010-168-591

Lot 6 Except: Part Dedicated Road on Plan LMP42707; Section 20 Township 2 New Westminster District Plan 16236

13456 - 76 Avenue

Parcel Identifier: 008-605-653

Lot 8 Section 20 Township 2 New Westminster District Plan 16236

7630 - 134A Street

Parcel Identifier: 002-379-554

Lot 9 Section 20 Township 2 New Westminster District Plan 16236

7646 - 134A Street

Portion of Road as shown on the attached Survey Plan containing 327.3 sq.m. and labelled as "PCL. 'A'"

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

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

**A. Intent**

This Zone is intended to accommodate and regulate the development of *light impact industry, transportation industry, warehouses, distribution centres, office uses, community service uses and educational 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. *Transportation industry.*
4. *Automotive service uses.*
5. Automobile painting and body work.
6. *Vehicle storage and parking facilities* including truck parking and recreational *vehicle* storage.
7. *General services 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.
8. *Warehouse uses.*
9. *Distribution centres.*
10. Office uses excluding the following:
  - (a) *Social escort services*; and
  - (b) *Methadone clinics.*
11. *Community services.*

12. *Child care centres.*
13. *Coffee shops* provided that the floor area does not exceed 150 square metres [1,615 sq.ft.] and the said *coffee shop* is not licensed by the Liquor Control and Licensing Act, R.S.B.C. 1996, Chapter 267, as amended.
14. One *eating establishment*, provided that:
  - i. The *eating establishment* is not a *drive-through restaurant*;
  - ii. The *eating establishment* does not exceed a total floor area of 150 square metres [1,615 sq. ft.];
  - ii. There is not more than one *eating establishment* on the *lot* and where a lot has been subdivided by a strata plan then there shall be not more than one *eating establishment* within the strata plan.
15. One *retail store*, provided that:
  - i. The *retail store* does not exceed a total floor area of 93 square metres [1,000 sq. ft.];
  - ii. The *retail store* is operated by a non-profit enterprise.
  - iii. There is not more than one *retail store* on the *lot* and where a lot has been subdivided by a strata plan then there shall be not more than one *retail store* within the strata plan.
16. One *assembly hall* limited to a *church*, provided that:
  - i. The *church* does not exceed a total floor area of 700 square metres [7,500 sq. ft.];
  - ii. The *church* accommodates a maximum of 300 seats; and
  - iii. There is not more than one *church* on a *lot* or where a lot has been subdivided by a strata plan then there shall be not more than one *church* within the strata plan.
17. *Accessory uses* including the following:
  - (a) *Recreation facilities*, excluding go-kart operations, drag racing and rifle ranges.
  - (b) One *dwelling unit*, provided that the *dwelling unit* is:
    - i. Contained within the *principal building*;
    - ii. Occupied by the owner or a caretaker, for the protection of the businesses permitted;

- iii. Restricted to a maximum floor area of 140 square metres [1,500 sq.ft.]; and
- iv. There is not more than one *dwelling unit* on a *lot* or where a lot has been subdivided by a strata plan then there shall be not more than one *dwelling unit* within the strata plan.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

The *floor area ratio* shall not exceed 1.00.

**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:

<b>Use</b>	<b>Setback</b>	<i>Front Yard</i> (76 Avenue)	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i> (134A Street)
<i>Principal Buildings and Accessory Buildings and Structures</i>		1.4 m	7.5 m	7.5 m*	3.0 m
		[5 ft.]	[25 ft.]	[25 ft.]	[10 ft.]

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

\* One (1) *side yard setback* shall be 7.5 metres [25 ft.] or 0.0 metre.

**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

1. Refer to Table C.3, Part 5 Off-Street Parking and Loading/Unloading of the Surrey Zoning By-law, 1993, No. 12000, as amended.
2. *Tandem parking* may be permitted for company fleet *vehicles*.

## 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 and storage including the outdoor storage of damaged or *wrecked vehicles* shall be completely screen to a height of at least 2.5 metres [8 ft.] by *buildings* 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; 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*, excluding *vehicles* exceeding 5,000 kilograms [11,023 lbs.] *G.V.W.* which are intended for sale.

3. The storage of damaged or *wrecked vehicles* shall be completely enclosed within a *building* or approved walled or fenced area.
4. *Wrecked vehicles* shall not be visible from outside the *building* or the walled or fenced area in which they are stored.
5. *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>
3,000 sq. m. [0.74 acre]	30 metres [98ft.]	85 metres [279 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, 2011, No. 17330, 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.
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 Child Care Licensing Regulation set out under B.C. Reg. 95/2009, as amended.
12. Safety regulations are set out in the Public Health Act S.B.C. 2008, c.28 as amended and the "Surrey Fire Prevention By-law".
13. Permits may be required for the storage of *special wastes* in accordance with the Environmental Management Act S.B.C. 2003, c.53 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



**REFERENCE PLAN TO ACCOMPANY THE CITY OF SURREY  
HIGHWAY DEDICATION CANCELLATION BYLAW NO. \_\_\_\_\_  
COVERING ROAD SHOWN ON PLAN 16236 SECTION 20  
TOWNSHIP 2 NEW WESTMINSTER DISTRICT**

PURSUANT TO SECTION 120 OF THE LAND TITLE ACT  
AND SECTION 40 OF THE COMMUNITY CHARTER

BCGS 92G.016  
CITY OF SURREY  
LEGEND

SCALE 1:250



(All distances are in metres)

The intended plot size of this plan is 432mm in width by 560mm in height (C size) when plotted at a scale 1:250.

Grid bearings are derived from observations between control monuments 9926 and 92H0881, integrated Survey Area No. 1, Surrey, B.C. NAD 83 (CSRS)

This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by combined factor 0.999592.

- indicates control monument found
- indicates iron post found
- indicates iron post placed
- indicates lead plug placed



CITY OF SURREY:

MAYOR: DIANNE WATTS

CITY CLERK: JANE SOWIK

Witness as to the signature of the city clerk

Occupation of witness

Address of witness

**DHALIWAJ & ASSOCIATES  
LAND SURVEYING INC.**

121 - 13140 80th Avenue  
Surrey, B.C.  
V4W 3B4  
(pt) 604 501-6188  
(fx) 604 501-6189  
FILE : 1106007-R01.DWG

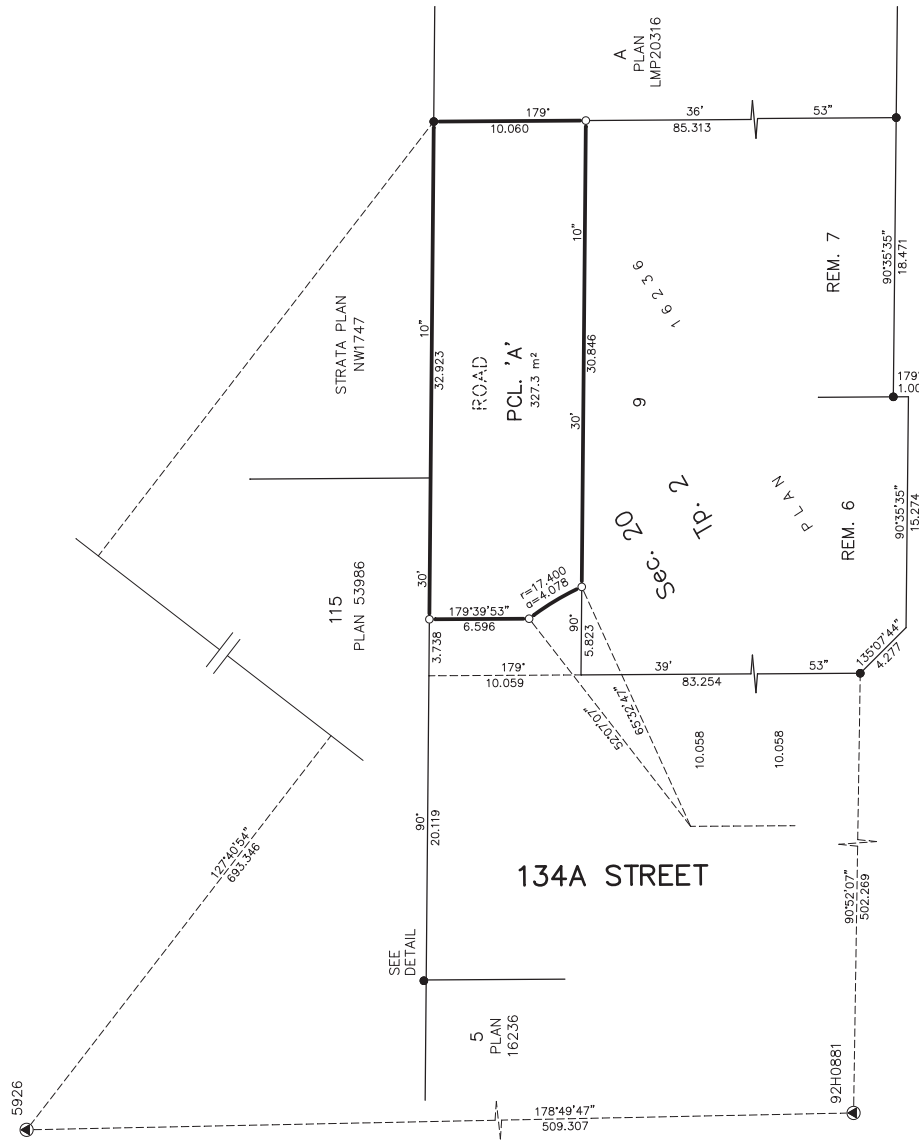
PLAN BCP

REF. No. \_\_\_\_\_

Deposited in the Land Title Office at  
New Westminster, B.C.

This \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Assistant Deputy Registrar



I, Gene Paul Nikula, a British Columbia land surveyor, certify that I was present at and personally supervised the survey represented by this plan and that the survey and plan are correct. The field survey was completed on the \_\_\_\_\_ day of \_\_\_\_\_, 2011. The plan was completed by \_\_\_\_\_ and the checker \_\_\_\_\_, on the \_\_\_\_\_ day of \_\_\_\_\_, 2011.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

B.C.L.S. 803



## *Advisory Design Panel Minutes*

Parks Boardroom 1  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
**THURS, OCTOBER 13, 2011**  
Time: 4:00 pm

**Present:**

Chair – L. Mickelson

**Panel Members:**

R. Ciccozzi  
B. Worden  
R. Myers

**Guests:**

Jagmohan Singh, DIVERSEcity  
Maciej Dembek, Barnett Dembek Architects  
Meredith Mitchell, DMG Landscape Architects  
Mark Lesac, Ankeman Associates Architects  
Darshan Uppal, Owner  
  
Balraj Mann, Manorlane Homes Inc.  
Ranj Sangra, Manorlane Homes, Inc.  
Manjit Chatha, Manorlane Homes, Inc.  
  
Colin Hogan, Focus Architects  
Clark Kavolinas, C. Kavolinas & Associates Inc.

**Staff Present:**

T. Ainscough, City Architect - Planning & Development  
H. Bello, Senior Planner - Planning & Development  
M. Rondeau, Planning & Development  
H. Dmytriw, Legislative Services

**ADVISORY DESIGN PANEL STATEMENT OF REVIEW**

**13453/63 – 76 Avenue & 7630/46 – 134A Street  
File No. 7911-0186-00**

It was

Moved by B. Worden

Seconded by R. Ciccozzi

That the Advisory Design Panel (ADP)

recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department and revise and resubmit to the ADP at the discretion of Planning Department.

Carried

**STATEMENT OF REVIEW COMMENTS****Context and Site Plan**

- Vehicular Circulation – parking lot circulation is confusing with two separate parking lots. First left turn enters to a dead end hammer head parking. Second left allows circulation in and out. This may cause confusion and conflicts. Could it be simplified? **The current layout is one that achieves the greatest amount of parking in the space available, and is preferred by the end user. We have labelled the dead end aisle “Staff Parking”, and those words are to be on the asphalt surface for all to see as they enter the site. Visitors will only be using the through aisle.**
- Pedestrian Circulation: connect the two sidewalks at the front / south. **Done**
- Provide a sunny outdoor space for staff. **Done alongside the building in the north west corner.**

### Form and Character

- Interesting proposal; not contextual. Reason for coloured glazing is not clear. **Wanted to add some fun and personality to an otherwise simple box of a building.**
- Give the elevation one more kick:
  - Good start, nice glass concept
  - Consider east wall. **The east elevation is broken up with reveal lines in a pattern to exactly match the overall play of solid and openings on the west elevation. Also, paint colours are proposed to accentuate the play of 'solid' and 'void' space.**
  - Perhaps simply grey "frame". **The darker "frame" is simplified to surround the elevations in a large scale framework, rather than the previous version of horizontal lines. In this way, the paint colour mirrors the idea of the window openings within the concrete framework.**
  - Perhaps look at scale of canopy. **We have kept the canopy framework as is but greatly increased the size of the lettering and have run it up the long beam hanging from the parapet. Additional canopies over the secondary entries repeat the inverted "V" shape of the main canopy and use the same palate of materials.**
- Secondary entries are quite non-descript. Signage and canopy makes a statement. Enhance other entries for clarification. **Additional canopies over the secondary entries repeat the inverted "V" shape of the main canopy, and use the same palate of materials – the glulam wood, frosted glass, and painted HSS support members.**
- Provide some form of canopy over the future retail access doors. Enhance the signage and rain protection at secondary entries and public use areas to bring more richness to front of building. **See item above.**
- Continue the banding around onto the east elevation with reveals [wall will be exposed above existing building]. **East elevation is broken up with reveal lines in a pattern to exactly match the overall play of solid and openings on the west elevation. Also, paint colours are proposed to accentuate the play of 'solid' and 'void' space.**
- Like the Mondrian pattern and grid pattern of framework against glass pattern, which is most important, but could use some improvement. [Structural frame and Mondrian glazing pattern don't work together.] **The darker "frame" is simplified to surround the elevations in a large scale framework, rather than the previous version of horizontal lines. In this way, the paint colour mirrors the idea of the window openings within the concrete framework.**
- Signage beam is a great idea. It seems a bit small and not part of the elevations which are overwhelming it. [Revise sign structure to integrate more with the building design, e.g., raise the parapet at one side to support the sign.] **The lettering is greatly increased in size and runs up the main support strut. The upstand parapet is increased in size as suggested.**
- The canopy name signs appear small in relation to building elevation. **The lettering is greatly increased in size and runs up the main support strut.**

- Consider energy use more seriously. We have added a note on the plan to use high efficiency mechanical units complete with heat recovery components, all glazing is low-e coated, sun screens are added to the south and west elevations, notes are added to glass description to ensure use of double glazed, hermetically sealed units in thermally broken frames.
- Consider sun control elements on the south, west elevations. Frosted glass sun screens are added over the vision glass.
- This building should consider design for high energy performance, e.g., consider low-e glazing on all four sides of building [not just south & west] as operational costs would be reduced with sun shading. Low -e glazing is noted for all glass.

### Landscaping

- Landscape is well done.
- Consider opportunities for outdoor picnic tables. Bistro seating is noted on the landscape plans.
- Garbage enclosures a long distance from building. This is the preferred location by the user of the building, as it keeps smells and possible mess away from the building. The garbage enclosure is mainly accessed by janitorial staff after hours.

### Landscaping – written comments from D. Lee:

- Provide unit paving or colour concrete in pedestrian walkways, particularly at plaza areas and locations assigned for outdoor seating. Pavers are added in the pedestrian walkways, in the added plaza, at the front entries and between the old and new sidewalks.
- Consider the use of permeable paving and/or provide rain gardens to intercept surface runoff from parking lot. Permeable paving at the site entry drive is expanded in area. Water will be directed to this area as much as possible.
- Consider reorganizing the parking stall layout to enable a second through access in place of the proposed garbage enclosure location. This would help to improve circulation as the current scheme does not provide for a hammerhead for the parking spaces immediately adjacent to the garbage enclosure. The garbage enclosure could be relocated to an enlarged island perhaps adjacent to the children's play area. The current layout is one that achieves the greatest amount of parking in the space available, and is preferred by the end user. We have labelled the dead end aisle "Staff Parking", and those words are to be on the asphalt surface for all to see as they enter the site. Visitors will only be using the through aisle. The garbage enclosure is in the preferred location by the user of the building, as it keeps smells and possible mess away from the building. The garbage enclosure is mainly accessed by janitorial staff after hours.
- Consider generous soils depths and curb breaks to absorb surface runoff and reduce stormwater volumes entering into the conventional storm sewer system. A minimum 24" growing medium depth is specified, where width permits, in all planting areas. A note is added to the drawings to provide rain garden water collection in islands thru curb cuts where possible.



- Use low flow drip irrigation system and drought tolerant planting to minimize the use of potable water. Buildings should consider rail barrels and/or cistern to collect roof runoff for reuse for irrigation and other non-potable uses. **A high-efficiency irrigation system is specified for the site. Plant species are industry standards that have been proven to withstand local climate conditions.**

#### **Accessibility**

- Recommend moving disabled parking to No. 6 stall in parking area. **Done**
- Recommend second floor washroom be accessible. **Universal WC is added on this floor level.**
- Power doors at front and rear entry. **Noted on drawings**
- Ensure sidewalks front and back have enough width a full 6 feet for wheelchair access. **6' minimum width is provided.**
- Sidewalks to have letdowns and wide enough. **Letdown to the accessible stall is widened and added beyond the minimal 6' sidewalk width.**

#### **Sustainability** - written comments from K. Newbert:

- All the points made in the ADP Written Brief on sustainability are good but energy and water use need more attention. **Addressed with notes added to the plan drawing.**
- Consider energy efficient mechanical systems rather than typical gas fired DX rooftop units which are not particularly energy efficient. **A note is added to the plan drawing.**
- Also consider low flow plumbing fixtures, non sprinkler (drip) irrigation and rainwater reuse for irrigation. **Notes are added onto the drawings.**
- Be careful to balance the size of the windows for natural light with the heating energy penalty paid by having too much glass. **Buildings of this type and use are more often cooling rather than heating, due to heat gain from light fixtures, copy machines, humans. A note is added to the drawings indicating walls are to have minimum r-20 insulation.**
- Try introducing some eyebrows or other means of shading to the south and west glass, glass to complement the low-e glass used on those elevations. **Shading is added.**
- A reasonable submission.

#### **The Architect made the following comments:**

- Will consider canopies at the secondary entries and will use the same kind of language as the main canopy. **Done.**