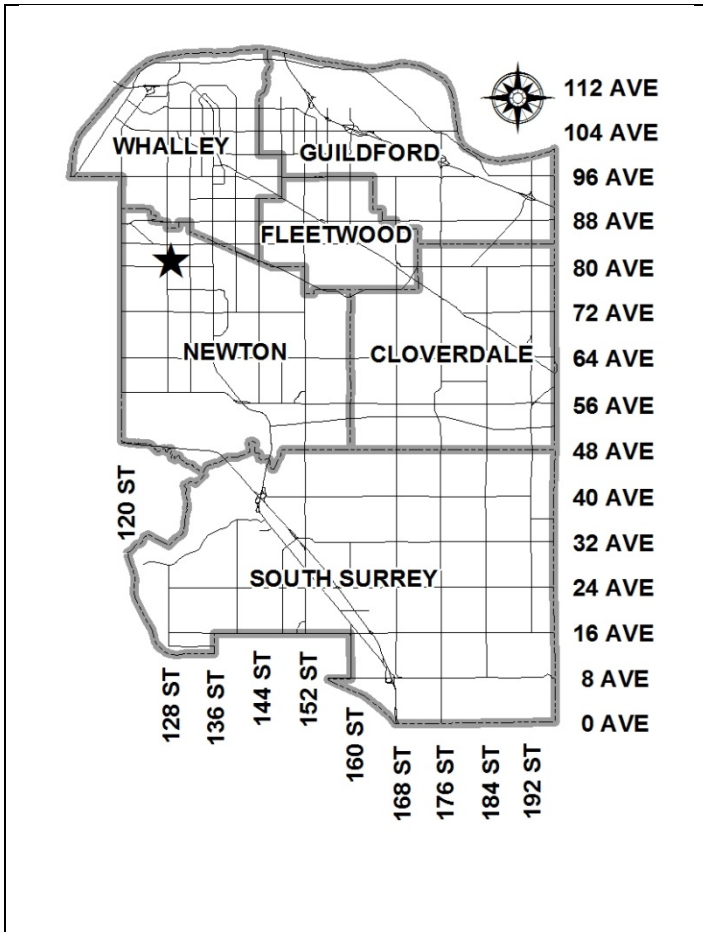


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0313-00

Planning Report Date: November 3, 2014



PROPOSAL:

- **Rezoning** from CD (By-law Nos. 15344 & 16768) to CD
- **Development Permit**
- **Development Variance Permit**

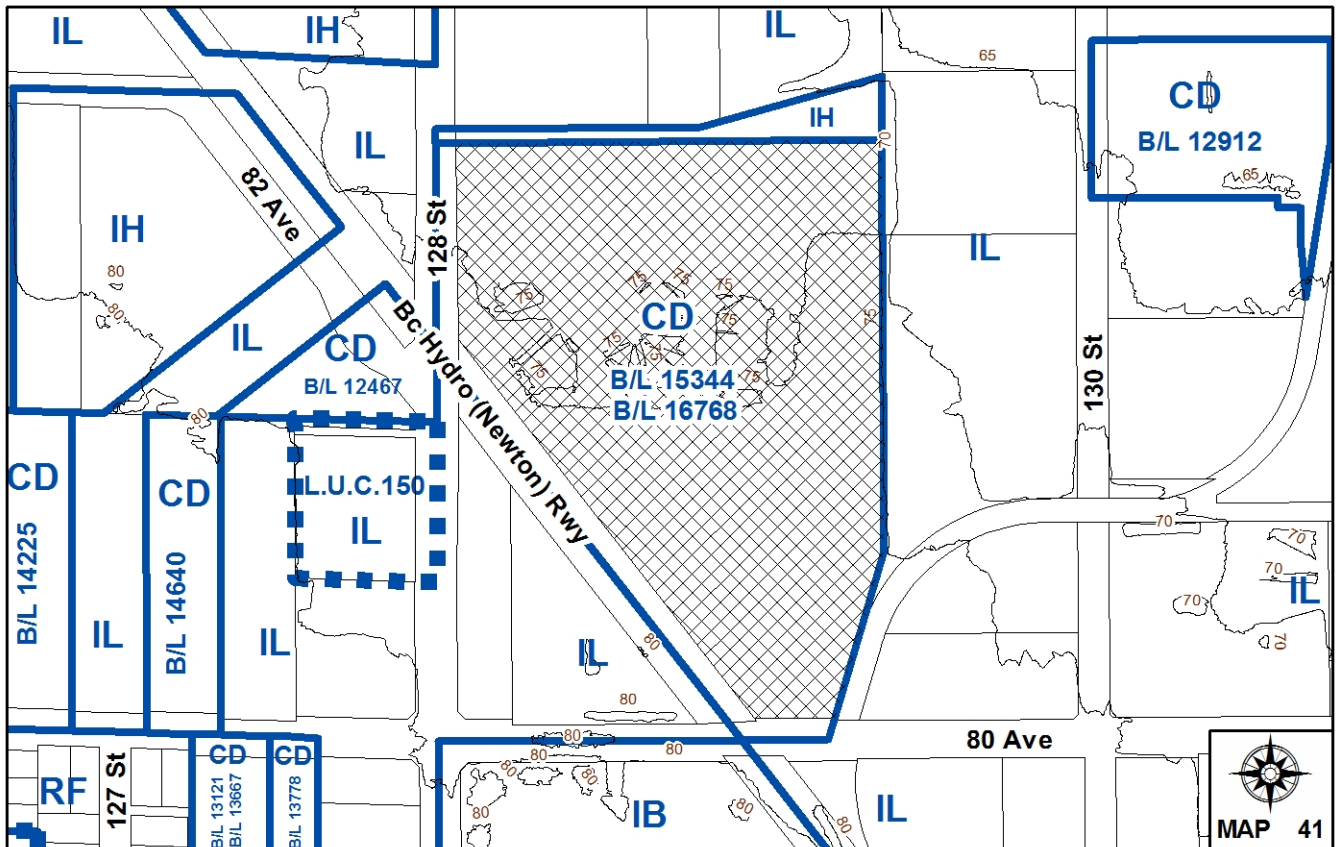
in order to permit additional commercial uses at the Payal Business Centre and update the property to a commercial standard of design

LOCATION: 8120, 8128, 8138, 8140, 8148, 8158 & 8166 – 128 Street, and 12877, 12885 & 12899 – 80 Avenue

OWNER: Owners of Strata Plan BCS1022

ZONING: CD (By-law Nos. 15344 & 16768)

OCP DESIGNATION: Mixed Employment



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - Rezoning
- Approval to vary the Sign By-law through a comprehensive sign design package.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The expansion of permitted commercial uses is accompanied by a requirement for additional parking spaces, according to the Zoning By-law. Because the applicant does not propose to provide additional parking, a variance is required.

RATIONALE OF RECOMMENDATION

- Complies with the "Mixed Employment" designation in the Official Community Plan (OCP).
- The proposed rezoning is in accordance with the proposal to develop a cultural commercial node located at the intersection of 80 Avenue and 128 Street, as outlined in the July 9, 2012 Corporate Report No. R157. The report addressed the establishment of the Central Newton Cultural Commercial District (CNCCD).
- In order to contribute to a commercial aesthetic in this area, which has historically been industrial, the applicant must enhance the site and streetscape in compliance with the CNCCD design guidelines.
- Although the parking provided will not satisfy the minimum by-law requirements associated with the expansion of commercial uses, the applicant has provided a parking study to support the proposal.
- The rezoning will address on-going business-licensing and by-law enforcement concerns arising from confusion in interpreting the existing CD Zoning.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (By-law Nos. 15344 and 16768) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.
3. Council authorize staff to draft Development Permit No. 7911-0313-00 including a comprehensive sign design package, in compliance with the Central Newton Cultural Commercial District Design Guidelines.
4. Council approve Development Variance Permit No. 7911-0313-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum number of on-site parking spaces from 1,675 to 1,077.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, rights-of-way, and road improvements where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (c) submission of a landscaping plan, landscaping cost estimate, and landscaping security to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (e) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.
6. Council pass a resolution to adopt the Central Newton Cultural Commercial District (CNCCD) Guidelines, as amended (see Appendix IV).
7. Council pass a resolution to adopt the updated strategy for funding the off-site boulevard improvements, as discussed in this report.

REFERRALS

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

BC Hydro BC Hydro has no concerns with the proposal.

SITE CHARACTERISTICS

Existing Land Use: Payal Business Centre, which was developed under a business park zone but operates as a quasi-commercial shopping centre.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Cruikshank Creek, beyond which are industrial businesses	Industrial	IL
East:	Industrial businesses with frontage on 130 Street	Industrial	IL
South (Across 80 Avenue):	BC Hydro rail tracks and the York Business Centre	Mixed Employment	IB
West (Across 128 Street):	Industrial businesses	Industrial and Mixed Employment	IL and CD (By-law No. 12467)
Southwest (Across BC Hydro rail tracks):	Two properties that are under application (No. 7913-0047-00) to redevelop for commercial use as part of the CNCCD.	Mixed Employment	IL (CD proposed)

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located near the corner of 80 Avenue and 128 Street and is part of the Central Newton Cultural Commercial District area.
- The Payal Business Centre, which consists of ten (10) buildings and 47,760 m² (514,100 ft²) of building floor area is located on the 7.5 ha (18.4 acre) site.

- When the Payal Centre was developed, the site was designated Industrial in the Official Community Plan (OCP). The property developed in several phases as a light-industrial business park. In summary:
 - Application no. 7902-0377-00, completed in July 2003, rezoned the property from "Heavy Industrial Zone (IH)" to a "Comprehensive Development Zone (CD)", based on the IB Zone in order to allow the development of several business park buildings;
 - Under application no. 7903-0439-00, completed in November 2006, the Development Permit for the first phase of construction (4 buildings) was approved; and
 - Under application no. 7904-0271-00, also completed in November 2006, the Development Permit for the second phase (6 buildings) was approved.
- The CD Zone that was developed for this site has since proven to be problematic to interpret and enforce. The zone allows for 10% of the total building floor area to be occupied by retail businesses and also allows light industrial businesses to devote a limited amount of floor area to retail sales of their products.
- Because of the way these provisions are worded, it has been difficult for City staff and the Payal Centre's strata corporation to track the extent of retail business on the property. As a result, retail businesses have exceeded the maximum permitted and pressure to allow additional retail is ongoing.
- In order to address and contain the increasing demand for commercial business on this site and other properties nearby, the Central Newton Cultural Commercial District (CNCCD) has been established. The CNCCD is discussed in more detail below.

Proposal

- The strata corporation for the Payal Business Centre proposes the following:
 - To rezone the property from CD By-law Nos. 15344 & 16768 (based on the IB Zone) to a CD By-law based on the C-8 Zone, which will permit a much wider range of commercial uses and eliminate restrictions on retail floor area;
 - To prepare a Development Permit that will update the centre's signage and landscaping, reflecting the new commercial character of the site in compliance with the design guidelines that have been adopted for the area; and
 - A Development Variance Permit to acknowledge the parking deficiency that will result from the rezoning.
- No changes to the buildings or site plan, other than signage and landscaping, are proposed.

Central Newton Cultural Commercial District (CNCCD), Guidelines, and Boulevard Improvement Funding

History

- On July 9, 2012, Council authorized staff to proceed with establishing the CNCCD in Corporate Report No. R157. The CNCCD includes lands around the intersection of 80 Avenue and 128 Street (see Appendix VII for a map of the area). Staff conducted several meetings with area stakeholders and developed design guidelines for the proposed commercial district.
- As part of this review, the CNCCD lands were designated for "Mixed Employment" use in the new Official Community Plan (OCP). They had previously been designated "Industrial". This land-use designation became effective when the new OCP was adopted by Council on October 20, 2014.
- On November 25, 2013 the first rezoning application (no. 7913-0047-00) for property within the CNCCD area was presented to Council. This application was for the two properties that make up the triangular site adjacent to the Payal Centre, on the northeast corner of 80 Avenue and 128 Street. At that time, Council adopted the new design guidelines for the CNCCD area.

Guidelines

- The CNCCD guidelines define the study area, provide guidance on site design and character, and outline required improvements for the off-site boulevard area. The guidelines, as originally adopted as part of application no. 7913-0047-00, also contained a funding formula for distribution of costs associated with the off-site improvements.
- The proposed off-site boulevard improvements include relocation of existing sidewalks, a new strip of planting and street trees adjacent to the curb and new pedestrian lighting (see the Guidelines in Appendix IV).

Boulevard Improvement Funding

- The estimated value of off-site boulevard improvements along 128 Street and 80 Avenue is approximately \$1.2 million.
- Originally, the proposal was for the two developed sites within the CNCCD area (the York Centre and the Payal Centre) to share the full cost of the improvements between them. The Payal Centre was expected to pay 67% of the cost, with the York Centre paying 33%. These proportions were calculated based on the relative areas of the two properties.
- The rationale for this arrangement was that the two developed sites had experienced substantial cost savings on Development Cost Charges (DCC's). DCC's were paid at industrial rates for both sites when they were developed. New development in the CNCCD area will be required to pay DCC's at commercial rates.

- A review of the funding formula has prompted a change as part of this application. The funding formula has been separated from the design guidelines and the allocation of costs has been adjusted, as follows (see Appendix VII for a map of the area):
 - As a condition of the current application, the strata corporation for the Payal Centre will be 100% responsible for constructing the off-site boulevard improvements along the east side of 128 Street north of 80 Avenue, and along the north side of 80 Avenue east of 128 Street, to the respective north and east boundaries of the CNCCD area. These works will front the Payal Centre property as well as the triangular site to the southwest (application no. 7913-0047-00). The estimated value of these works is between \$500,000 and \$550,000; and
 - As an additional condition of the current application, the strata corporation for the Payal Centre must contribute \$100,000 towards the future boulevard improvements on the northwest corner of 80 Avenue and 128 Street. Application no. 7906-0121-00 is in process for these lands but has not yet been presented to Council.
- The primary differences between the former funding formula and the proposed new arrangement are as follows:
 - The majority of the Payal Centre's contribution towards the improvements will now be in-kind, with the construction of the works being undertaken directly by the applicant. A servicing agreement with appropriate securities will be required to ensure that the works are completed;
 - The monetary contribution from the Payal Centre will offset a portion of the costs associated with the road frontage improvements on the northwest corner of 80 Avenue and 128 Street (application no. 7906-0121-00); and
 - The owner of application no. 7906-0121-00 and the strata corporation for the York Centre will be responsible for the remaining un-funded portion of the frontage works in the CNCCD area. At a minimum, it is expected that the York Centre will be responsible for its own frontage works.
- The reasons for these changes are as follows:
 - By requiring the Payal Centre and owners of 7906-0121-00 (northwest corner) to construct the frontage works as a condition of their applications, the improvements will be in place sooner than if the City were to wait for all parties to rezone and contribute their share before constructing. It is unknown when the York Centre might apply for a rezoning to allow commercial uses;
 - The lands under application no. 7913-0047-00 (northeast corner) represent a disproportionately large portion of road frontage, and the Payal Centre correspondingly represents a disproportionately small portion of frontage. Further, the Payal Centre paid industrial DCC rates and application no. 7913-0047-00 will pay commercial DCC rates. For these reasons, it is reasonable for the Payal Centre to be responsible for all of the improvements to the northeast quadrant of the CNCCD area; and

- The applicant for no. 7906-0121-00 (northwest corner) proposes to develop at a density significantly higher than any other property within the CNCCD area. The proposed FAR is currently 0.95, while the Payal Centre FAR is 0.63 and application no. 7913-0047-00 proposes an FAR of 0.69. Because of the comparably higher density off-site boulevard improvements will be required as a condition of application no. 7906-0121-00.
- The revised funding formula has been conveyed to the owners of the land under application no. 7906-0121-00. They have expressed their general acceptance of the revisions.

Proposed CD Zone

- The applicant is proposing a CD Zone based on the "Community Commercial Zone (C-8)." The following is a table outlining the primary differences between the existing CD Zone (By-laws No. 15344 & 16768), the C-8 Zone, and the proposed new CD Zone:

	Existing CD Zone	C-8 Zone	Proposed CD Zone
Permitted Uses	- Light impact industrial, with a limited accessory retail component; - Limited retail; - Offices; - General service; - Warehouses; and - Accessory uses, including eating establishments/banquet halls, and limited personal service.	- Retail; - Personal service; - General service; - Beverage container return; - Eating establishments (including banquet halls), excluding drive-through restaurants; - Neighbourhood pubs; - Liquor stores; - Offices; - Parking facilities; - Automotive services; - Indoor recreation; - Entertainment uses; - Assembly halls; - Community services; and - Child care	- All uses permitted under the C-8 Zone, except automotive services; - one drive-through restaurant will be permitted; - Light impact industrial; - Warehouses; - Distribution centres; - Cultural uses; and - Tourist accommodation
Maximum FAR	0.75	0.8	0.66
Lot Coverage	45%	50%	45%
Setbacks	7.5 m (25 ft) on all sides, except one side-yard may be reduced to 3.6 m (12 ft)	7.5 m (25 ft) on all sides	7.5 m (25 ft) on all sides, except one side-yard may be reduced to 3.6 m (12 ft)
Principal Building Height	12 m (40 ft)	12 m (40 ft)	12 m (40 ft)

- The proposed CD Zone will allow for a full range of commercial uses, eliminating the restrictions and resulting confusion around permitted retail uses on the property.

- In addition to the uses permitted in the C-8 Zone, light-industrial, warehouses and distribution centres, are included to accommodate existing industrial businesses.
- Cultural uses and tourist accommodation are also included to help enhance the cultural character of the area and set it apart from other commercial centres.
- The expansion of permitted commercial uses is accompanied by a Zoning By-law requirement for additional parking spaces. Because the applicant does not propose to provide additional spaces, a variance is required.

PRE-NOTIFICATION

- Pre-notification letters were sent on August 29, 2013 and staff received five telephone calls in response. All callers requested more information about the proposal. One caller explicitly supported the proposal. The others were seeking information only and did not express any concerns or objections.

DESIGN PROPOSAL AND REVIEW

- The Payal Business Centre consists of ten multi-unit buildings, the majority of which are two-stories.
- The buildings were constructed to an industrial standard and are currently neutral-toned. The strata corporation has agreed that as routine maintenance of the buildings, such as painting, is required that opportunities to introduce more vibrant colours and commercial-style finishings will be explored.

Signage

- High-quality logo or channel letter signage will be permitted on the second floor as part of the comprehensive sign package associated with this development permit, in compliance with the CNCCD design guidelines. Sign materials and design will be regulated through the Development Permit.
- A setback relaxation is proposed for the existing free-standing sign on 128 Street. Because additional road dedication will be required, the sign will no longer comply with the required 2.0 m (6.6 ft) minimum setback. After road dedication, the setback will be 1.3 m (4.3 ft).
- The existing free-standing signs on 80 Avenue will continue to comply with minimum setback requirements.
- Free-standing signage will be reviewed as part of the Development Permit process to ensure that it will be in keeping with the design guidelines and the overall character of the new commercial area.

Trees and Landscaping

- Because no trees are proposed to be removed, an arborist report is not required.

- As part of the landscaping review, all new and existing landscaping on the site must be healthy and well-maintained. Some existing landscaping on the interior of the site may need to be replaced in order for final landscaping approval to be granted.
- On the subject property, adjacent to the public sidewalk, landscaping and lighting will be required, in compliance with the design guidelines. The existing boulevard trees are expected to be retained, with new planting around the base of the trees.
- Pedestrian lighting is required on private property adjacent to the sidewalk, forming a double-row of trees and lighting, to enhance the pedestrian realm. The lighting must contribute to the unique commercial character of the area and be consistent with the design guidelines.

Access

- The existing accesses to the site were established under the previous rezoning and development permit applications. A signalized intersection at 82 Avenue and 128 Street is the primary access to the site. Due to the limitations imposed by the BC Hydro rail corridor, which crosses through the intersection, southbound traffic on 128 St is not able to turn left into the site at 82 Avenue.
- Three additional accesses are available to the site:
 - On 128 Street, 45 m (148 ft) to the north of 82 Avenue is a right-in/right-out access;
 - On 128 Street, 120 m (394 ft) to the north of 82 Avenue is an access that allows right-in/right-out and left-turns in;
 - On 80 Avenue is an access that is currently not physically restricted, but is intended as a right-in/right-out access only. Due to the location of the BC Hydro rail corridor, left-turns cannot be safely accommodated.
- Because of the additional traffic that may be generated as a result of the proposed rezoning, a restrictive covenant will be required in order to acknowledge the restrictions noted above.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 28, 2014. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The subject property and other nearby lands are being developed as the Central Newton Cultural Commercial area. • The proposed land use is consistent with the City's objectives for this area.

2. Density & Diversity (B1-B7)	• n/a
3. Ecology & Stewardship (C1-C4)	• n/a
4. Sustainable Transport & Mobility (D1-D2)	• n/a
5. Accessibility & Safety (E1-E3)	• n/a
6. Green Certification (F1)	• n/a
7. Education & Awareness (G1-G4)	• n/a

ADVISORY DESIGN PANEL

A referral to the Advisory Design Panel was not required, because no changes are proposed to the existing buildings.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Vary minimum parking requirement from 1,675 spaces to 1,077 spaces

Applicant's Reasons:

- Because the site has already been developed, there is no opportunity to provide additional parking spaces.
- A parking study was provided that supports the applicant's proposal to maintain the current number of parking stalls. The expansion of permitted commercial uses is not expected to greatly increase the parking demand beyond the existing usage.

Staff Comments:

- The property has been operating as a quasi-commercial centre in spite of the existing business park zoning. The majority of ground-floor units are currently occupied by retail or service uses, while most second-floor area is used by offices and banquet halls.
- The rezoning to allow additional commercial uses is not expected to greatly alter the balance of uses that is currently in place. Most commercial businesses experience peak hours during the daytime when parking shortages are not observed.

- Because the site is physically separated both from neighbouring properties and public streets where on-street parking is available, any potential parking shortage at the Payal Centre is not anticipated to negatively impact neighbouring property owners.
- The Engineering Department supports the proposed parking 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 Sign By-law Variances Tables
Appendix III.	Engineering Summary
Appendix IV.	Central Newton Cultural Commercial District Guidelines
Appendix V.	Development Variance Permit No. 7911-0313-00
Appendix VI.	Proposed CD By-law
Appendix VII.	Map of CNCCD Area

INFORMATION AVAILABLE ON FILE

- Parking Study Prepared by McElhanney Consulting Services Ltd. Dated October 27, 2011.

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MJ/da

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PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow for fascia signs on the second floor of the buildings	A maximum of 1 fascia sign per lot frontage on the second floor for the largest second floor tenant	The CNCCD guidelines allow additional signage on the second floor.
2	To allow more than 2 fascia signs per premise	A maximum of 2 fascia signs are permitted for each premise	Some premises are large and have three elevations and thus may propose more than 2 signs. Some premises have long facades and thus may propose additional signage on that façade. The CNCCD guidelines allow additional signage.
3	To reduce the minimum setback for the existing free-standing sign on 128 Street	A 2.0 m (6.6 ft) minimum setback is required	The required road dedication will reduce the setback for the existing sign.

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

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

DATE: **October 30, 2014** PROJECT FILE: **7811-0313-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 8166 128 Street**

REZONE

Property and Right-of-Way Requirements

- Dedicate varying widths from 1.891 meters to 2.434 meters along 128 Street for the ultimate 30.0 metre Arterial Road Standard.
- Dedicate 1.308 metres along 80 Avenue for the ultimate 30.0 metre Arterial road Standard.
- Provide a 0.500 metre SRW along 80 Avenue.

Works and Services

- Construct frontage beautification works along the east side of 128 Street and the north side of 80 Avenue fronting the development and fronting Project 7813-0047-00. Also, provide \$100,000 contribution as part of Central Newton Commercial Cultural District (CNCCDD) amenity improvement fee. This conforms with the revised funding strategy described in the current planning report.
- Register a restrictive covenant on title limiting access to right in/right out for three accesses to the development site.
- Install a stormwater quality feature in accordance with the City's current Drainage Bylaw No.16610.
- Water, storm, and sanitary service connections were provided under project 7802-0377-00.

A Servicing Agreement is required prior to completion of the Rezone.

DEVELOPMENT PERMIT

The engineering requirements as noted above must be addressed prior to issuance of the Development Permit.

DEVELOPMENT VARIANCE PERMIT

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


Rémi Dubé, P.Eng.
Development Services Manager

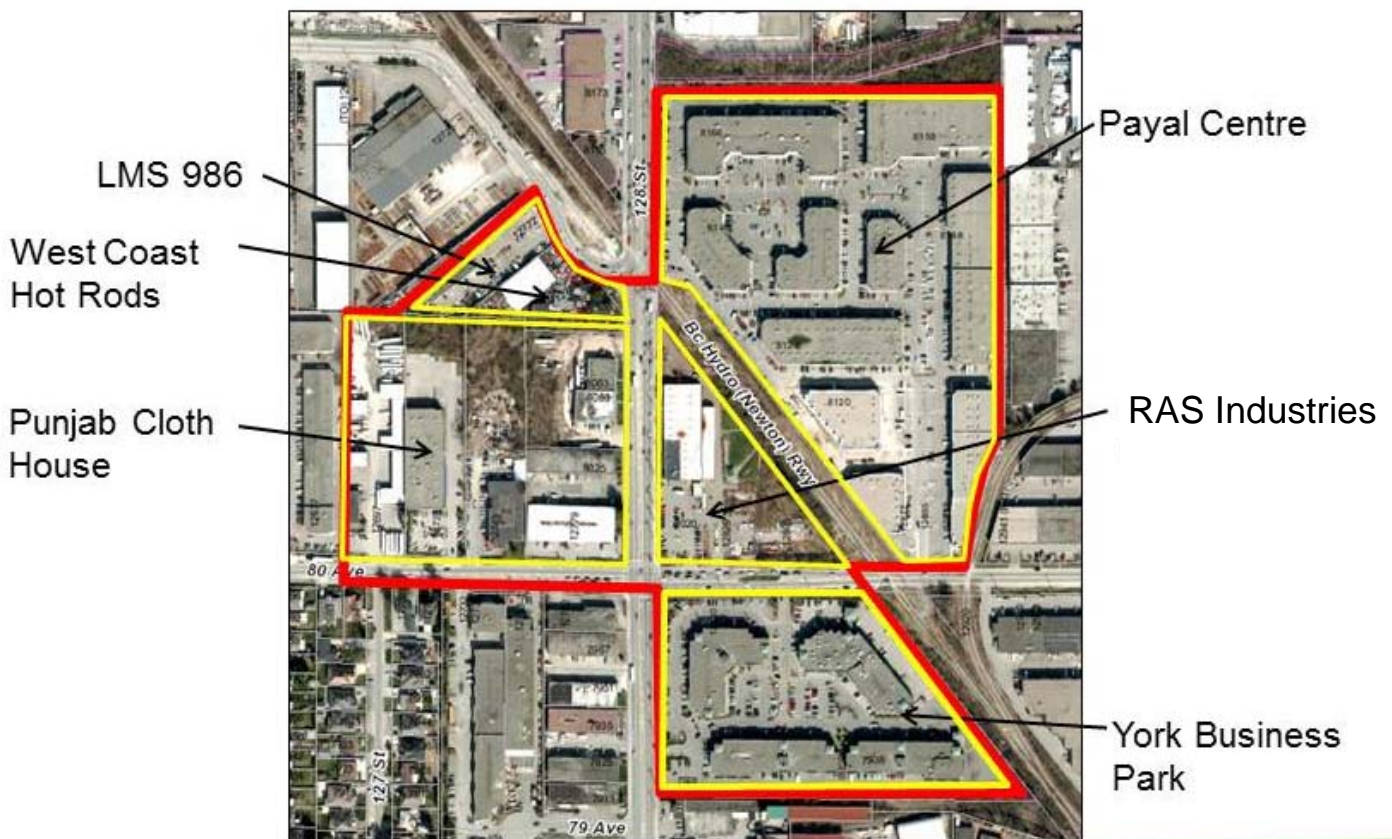
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NOTE: Detailed Land Development Engineering Review available on file

Central Newton Cultural Commercial District Guidelines



LOCATION OF CENTRAL NEWTON CULTURAL COMMERCIAL DISTRICT – AERIAL PHOTO



SITE DESIGN

Provide a stormwater management strategy for the site at the early design stages.

Avoid unwatched backwater areas in site planning. Provide surveillance cameras if required.

Locate parking vents away from public views and incorporated into the building or landscaping.

Create a safe and accessible public realm that incorporates CPTED principles.

Consider universal access to facilitate access for physically/visually/disabled throughout the site including open spaces.

Grading

Establish the site grading at the early stages of design.

The setback areas along the streets should follow the sidewalk grades.

Ensure a gradual transition and so that retaining walls are avoided.

Site Circulation

Connect to the public road, lane and sidewalk system to enhance connectivity for all travel modes including vehicles, cyclists and pedestrians.

Provide direct, functional and safe pedestrian pathway system through parking areas such as between building entrances, parked cars and connecting to sidewalks of the abutting streets.

Incorporate a hierarchy of primary and secondary pathway systems.

SITE DESIGN

Site Circulation (continued)

Provide a minimum of 3.0 m sidewalk along primary pedestrian pathway at building frontages of to allow for tree clearances to weather protection overhangs.

Secondary pathways should provide 1.8 m min unobstructed widths to accommodate equipment use such as wheelchairs and strollers used by disabled persons and designed with consideration for use by visually impaired persons.

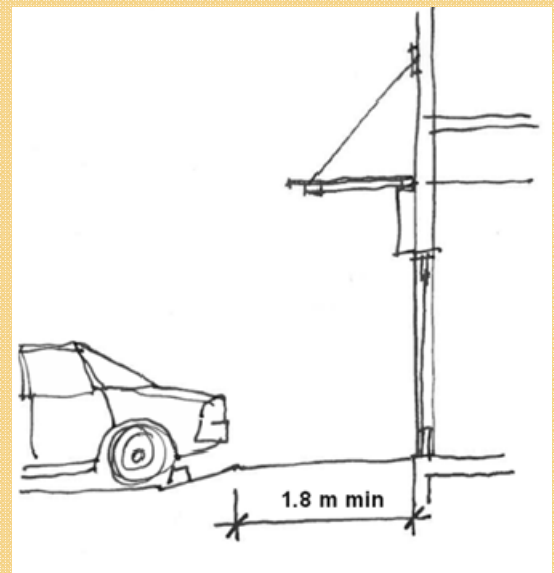
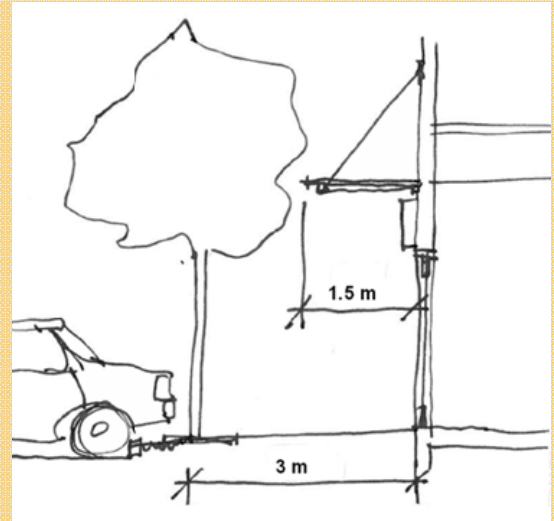
Locate convenient universal access to buildings from the parking with curb let-downs or other features.

Extend contrasting, durable concrete sidewalk paving treatment where pathways extend through the parking area.

Provide a physical linkage to transit stations and stops.

Provide bicycle parking facilities at grade close to main entrances with weather protection.

Incorporate beautification and amenity features along pedestrian pathway systems such as distinct durable paving, special landscaping with trees, furnishings such as benches, and overhead weather protection.



SITE DESIGN

Site Circulation (continued)

Vehicular Circulation

Provide a primary driving route through the site:

- with landscaped boulevards and sidewalks,
- with specialty paving,
- with character lane signage to mimic a public lane
- lined up with driveway on adjacent sites where possible.

Provide joint or shared driveway and ramp access between adjacent developments.

Provide a vehicular connection between adjacent surface parking on neighbouring sites.

Locate driveways for parking off minor streets or lanes rather than streets to retain a safe, walkable streetscape.

Reduce conflicts between heavy vehicles and traffic from visitors and employees.

Locate parking away from street frontages or at street corners.

Divide large surface parking areas into smaller sections defined by a building or a driveway with a sidewalk in landscaped islands on each side.

Locate wheelchair accessible parking spaces close to main building entrances and addressing access to the sidewalk with curb let-downs or other feature.

Locate loading areas away from the public views and public realm interfaces.



SITE DESIGN

Public Realm and Street Interface

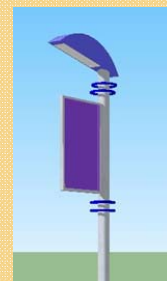
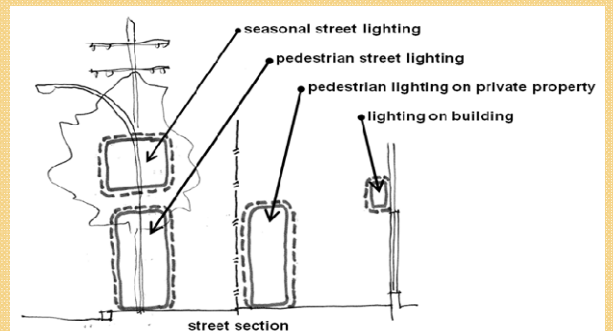
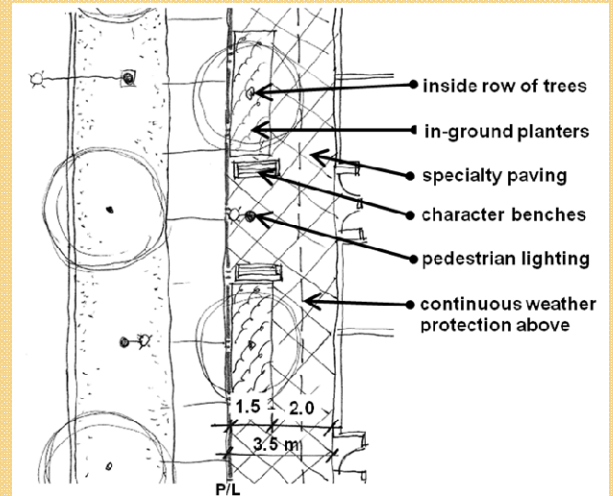
Provide a setback along the streets to incorporate specialty lighting, an inner row of trees in planting beds with walk-throughs and furnishings.

Provide in-ground planting along the street edges and avoiding planter walls and steps.

Furnishings along the streets should be consistent and in character with the area for existing and new development sites.

Lighting along the streets should be consistent and in character with the area along existing and new development sites.

Fencing or gating along the perimeter of the site is not encouraged.



SITE DESIGN

Site Furnishings

Site furnishings to include benches, waste receptacles and bike racks to match the overall character of the development and other site features such as signage and garbage enclosures.

Site Lighting

Providing a hierarchy of different lighting types with a coordinated appearance such as lower scale pedestrian pathways, parking spaces, drive aisles, building and site entrances to larger scale parking lot lighting.

Balance the need for energy efficiency and avoid over lighting.

Using down-lighting and avoid overspill to any adjacent residential areas.

Coordinate the location of lighting with other landscape elements such as trees.

Locate lighting to assist **visual** surveillance including site security such as cameras.

Site Services

Locate electrical kiosks and gas meters away from the visible public realm and screening.

Locate parking vents away from public views and incorporated into the building or landscaping.

For existing kiosks, vinyl graphic wrap and landscape screening should be provided.

Where garbage cannot be located underground, locating garbage enclosures away from the visible public realm and fully enclosed within a secure structure.

Designing garbage enclosures to be coordinated with the overall design of the development using the same high quality durable materials and with secure gates and a roof.

Site Signage

Provide signage/wayfinding concept plan for overall site orientation. Include concept for site access points.

A consistent design for monument signs should be provided on each site in key locations.



SITE DESIGN

Landscaping

Provide a tree retention plan and arborist report.

Providing a minimum 6 m specialty paved area at each driveway entrance where visible from the public realm using durable materials such as stamped concrete or pavers in character with the area.

Providing curbed landscaped islands throughout the parking area to define parking clusters, visually break up and screen the scale of the parking area, to highlight pedestrian routes, provide trees for shading.

Providing at least 1.5 m radius for tree root balls in islands. Where a 1.5 m radius cannot be provided the minimum landscape strip width should not be less than 1 m for protection from vehicles with structural soil surrounding the tree under paving.

Incorporating design features to avoid damage to landscape and tree trunks from vehicles.

Maximizing tree spacing appropriate to the mature size of the tree species with at least one tree in each island.

Using single stem, deciduous shade trees, 5 cm calliper or larger with canopies that begin no less than 2 m

above grade.

Providing mix of #1, #2 and #5 pot size shrubs within islands in addition to trees with some evergreen or other plant material for year round interest.

Locating trees no closer than 2 m from face of building, building foundation or retaining wall. Using only small growing species within 3 m, medium growing species within 4 m and where large growing trees are proposed, locating no less than 4 m from the face of building, building foundation or retaining wall.

Using landscaping to screen blank walls.

Using landscaping and landscape materials to conform to the latest version of the BCSLA/BCLNA "BC Landscape Standard".

SITE DESIGN

Public Open Space

(Refer also to City of Surrey Placemaking and Public Space Guidelines.)

Provide publically accessible open space(s) on the site.

Locate in a sunny location, visible to the street with a seamless connection within the guardianship of ground floor commercial or residential guardians.

Provide a variety of program and maximize seating opportunities.

Enhance the open space with night time lighting in character with the overall architectural design.

A plaza which is furnished with a variety of amenity features encourages general public usage and creates a sense of liveliness and excitement. Art work should provide a focal point for the plaza or become an integral component of the overall design of the plaza. Bike racks and waste receptacles are practical, essential amenities.

Open spaces should also take advantage of distant views to the mountains, Mount Baker, Fraser River and other landmarks.

Selection of surface materials should result in easy access for the elderly and disabled, and also discourage incom-

patible plaza activities such as skateboarders. Placement of planters, non-moveable seating and handrails should further encourage easy wheelchair and pedestrian access, and seek to discourage the use of skateboards.

BUILDING FORM, CHARACTER AND MATERIALS

Building Form and Layout

Continue the predominant building form in the area as simplified industrial forms but emphasize individual, vertical expression reflecting 'small shop' frontages.

Height could be a maximum of 4 storeys or 16m height.

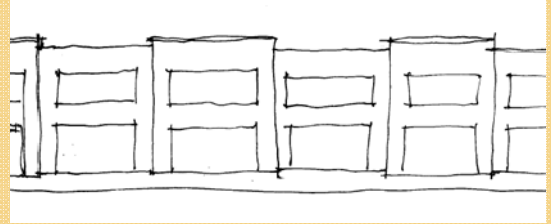
Locate buildings along the street to create a retail walking environments along the public streets.

Create building forms along the streets to create a strong street enclosure particularly at corners.

Locate higher building forms along streets and at corners.

Visually scale down the length of the buildings with vertical articulation by stepping down the roof forms and articulating the façade.

Any ancillary or secondary buildings should be designed to the same architectural level as the principal buildings.



BUILDING FORM, CHARACTER AND MATERIALS

Building Ground Plane Interface

Step the ground floor levels to match adjacent sidewalk grades on sloping sites.

Maximize the number of individual entrances from the street and public areas to create the image of small shop frontages.

Locate active uses facing streets and non-active uses away from the streets to avoid blank walls facing the public realm.

Set main building entrances at the sidewalk grade without the need for transitions such as steps or ramps. Steps and ramps can be incorporated inside the main entrance lobby.

Incorporate lighting on the building to enhance entrances, adjacent streets and public spaces for pedestrians.

Provide continuous, architecturally integrated weather protection over public interfaces including sidewalks, public open spaces, along building frontages and at building entrances. Material such as glass and metal should be considered.

Provide deeper weather protection adjacent to transit stops and main building entrances.

Emphasize main entrances to second floor uses such as banquet halls with canopies and lighting features.



BUILDING FORM, CHARACTER AND MATERIALS

Architectural Character and Materials

Character should read as simple, contemporary, high quality building and materiality as the backdrop with colour and decoration added.

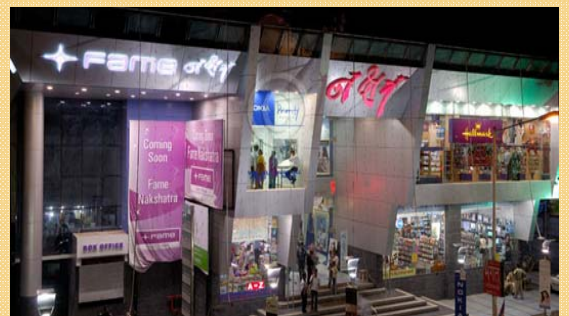
Use durable materials which address weathering and maintenance issues.

Work with the material to enhance the architectural concept such as concrete reveals, textures and variations.

Express the different functions of the building such as entrances as distinct forms by varying the parapet heights and stepping forms.

Engage the second floor to pedestrians by having active uses visible such as windows at restaurant seating, commercial displays and opening doors with balcony railings.

Create the image of narrow individual buildings by differentiating with colours.



BUILDING FORM, CHARACTER AND MATERIALS

Architectural Character and Materials (continued)

Enhance the character of simplified industrial type buildings by adding decoration to the facades and emphasizing individuality.

Garage door storefronts are encouraged.

Design fully developed street-facing facades on corner sites.

Use materials such as extensive use of glass (transparent and spandrel) which offset the solid nature of the buildings.

Express vertical circulation such as stairs and atria as an architectural element.

Design any visible side walls with visual interest by using such features as texture, colours, graphics, wall art and lighting.

Consolidate roof mechanical units into areas and screening from views.

Treat roof mechanical for acoustics where located adjacent to residential uses.

The building design should embrace sustainable design principles to promote environmentally sensitive solutions including passive solar, (re-)use of materials.



BUILDING FORM, CHARACTER AND MATERIALS

Building Signage

Individually illuminated channel type letters including internally illuminated or back-lighted solid letters are supported and should not exceed 60 cm. (2 feet) in height.

Figurative graphics are encouraged and are effective means of communicating with the passersby.

Blade signs are encouraged.

The minimum vertical clearance for signage (and canopies) should be 2.5m.

High quality logo signage or channel lettering can be considered on the 2nd floor fascia.



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0313-00

Issued To: OWNERS OF STRATA PLAN BCS1022
("the Owner")

Address of Owner: C/O Ranjit Sandhu, Strata Manager
8128 - 128 Street, Suite 262
Surrey, BC V3W 1R1

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:

Strata Lots 1-296 Section 29 Township 2 New Westminster District Plan BCP1396,
Together with an Interest in the Common Property in Proportion to the Unit Entitlement
of the Strata Lot as Shown on Form V

8120, 8128, 8138, 8140, 8148, 8158 & 8166 – 128 Street; and
12877, 12885 & 12899 – 80 Avenue

(the "Land")

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

Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:
 - (a) Part 5 Parking and Loading/Unloading Section C Table C.2 is varied as follows:
 - a. For Eating Establishments, excluding drive-through restaurants, Part i., to require 10 parking spaces for every 100 square metres [1,075 sq.ft.] of gross floor area for restaurants greater than 150 square metres [1,615 sq.ft.] gross floor area, for existing restaurants.
 - b. for Retail Uses, Part iii. Category 3, to require 1.7 parking spaces/100 square metres [1,075 sq.ft.] of gross floor area.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

CITY OF SURREY

BYLAW NO. _____

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

THE CITY COUNCIL of the City of Surrey 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: COMPREHENSIVE DEVELOPMENT ZONE (CD)
 (SURREY ZONING BY-LAW, 1993, NO. 12000, AMENDMENT BY-LAW,
 2004, NO. 15344, AMENDMENT BY-LAW, 2008, NO.16768)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Strata Lots 1-296 Section 29 Township 2 New Westminster District Plan BCP1396,
 Together with an Interest in the Common Property in Proportion to the Unit Entitlement
 of the Strata Lot as Shown on Form V

8120, 8128, 8138, 8140, 8148, 8158 & 8166 – 128 Street and 12877, 12885 & 12899 – 80 Avenue

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

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

- A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of a community shopping and cultural centre serving a community of several neighbourhoods in accordance with a *comprehensive design*.

- B. Permitted Uses**

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

- 1. *Retail stores* excluding *adult entertainment stores* and *secondhand stores* and *pawnshops*.
- 2. *Light impact industry*.

3. *Warehouse uses.*
4. *Distribution centres.*
5. *Personal service uses excluding body rub parlours.*
6. *General service uses excluding funeral parlours and drive-through banks.*
7. *Beverage container return centres provided that:*
 - (a) *The use is confined to an enclosed building or part of an enclosed building; and*
 - (b) *The beverage container return centre does not exceed a gross floor area of 418 square metres [4,500 sq.ft.].*
8. *Eating establishments, including a maximum of one drive-through restaurant on the Lands.*
9. *Neighbourhood pubs.*
10. *Liquor store.*
11. *Office uses excluding social escort services and methadone clinics.*
12. *Parking facilities.*
13. *Indoor recreational facilities.*
14. *Entertainment uses excluding arcades and adult entertainment stores.*
15. *Assembly halls.*
16. *Cultural uses.*
17. *Tourist accommodation.*
18. *Community services.*
19. *Child care centres.*
20. *One dwelling unit on the Lands provided that the dwelling unit is:*
 - (a) *Contained within the principal building; and*
 - (b) *Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the Lands.*

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *floor area ratio* shall not exceed 0.66.
2. Notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, the *floor area ratio* shall be based on the area of the entire *Lands*.

E. Lot Coverage

1. The *lot coverage* shall not exceed 45%.
2. Notwithstanding the definition of *lot coverage* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, the *lot coverage* shall be based on the area of the entire *Lands*.

F. Yards and Setbacks

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

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Buildings and Accessory Buildings and Structures</i>		7.5m [25 ft.]	7.5m [25 ft.]	7.5m* [25 ft.]	7.5m [25 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* may be reduced to 3.6 metres [12 ft.].

2. Notwithstanding the definition of *setbacks* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, the *setbacks* shall be measured from the perimeter of the *Lands*.

G. Height of Buildings

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

1. *Principal buildings*: The *building height* shall not exceed 12 metres [40 ft.].

2. Accessory buildings and structures: The *building height* shall not exceed 6 metres [20 ft.].

H. Off-Street Parking

1. Refer to Table C.2 of Part 5 Off-Street Parking and Loading/Unloading of 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. Loading areas, 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.

J. Special Regulations

1. *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*.
2. *Land* and *structures* shall be used for the uses permitted in this Zone only if such uses do not emit noise in excess of 60 dB measured at any point on any boundary of the *Lands* on which the use is located.

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>
2,000 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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

L. Other Regulations

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

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the C-8 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the C-8 Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
12. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, Chapter 267, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment By-law, _____, No. _____."

PASSED FIRST READING on the _____ th day of _____, 20 .

PASSED SECOND READING on the _____ th day of _____, 20 .

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

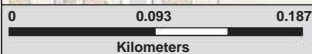
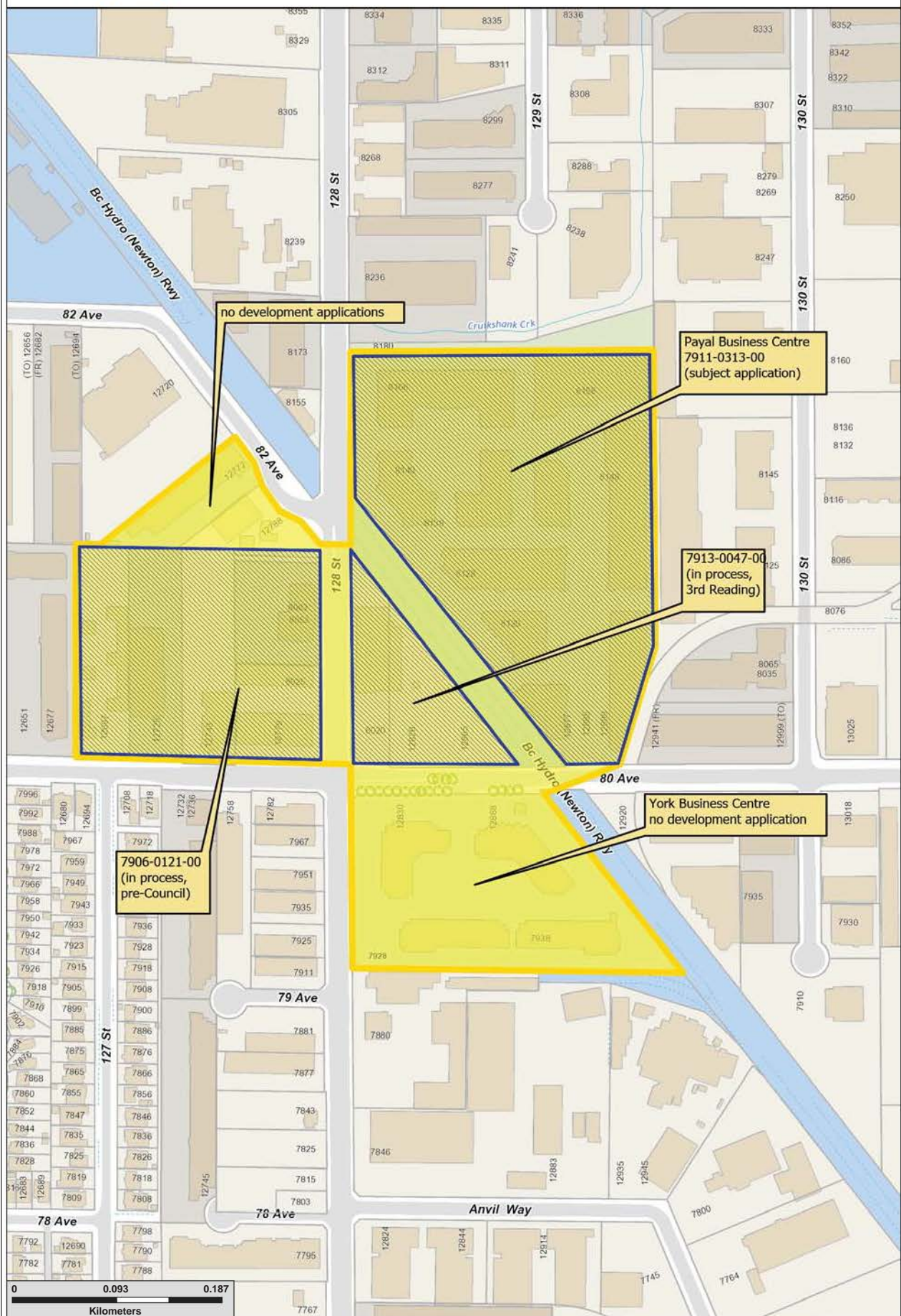
PASSED THIRD READING on the _____ th day of _____, 20 .

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

_____ MAYOR

_____ CLERK

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The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

Enter Map Description

Scale: 1:3,110
Map created on: October-24-14