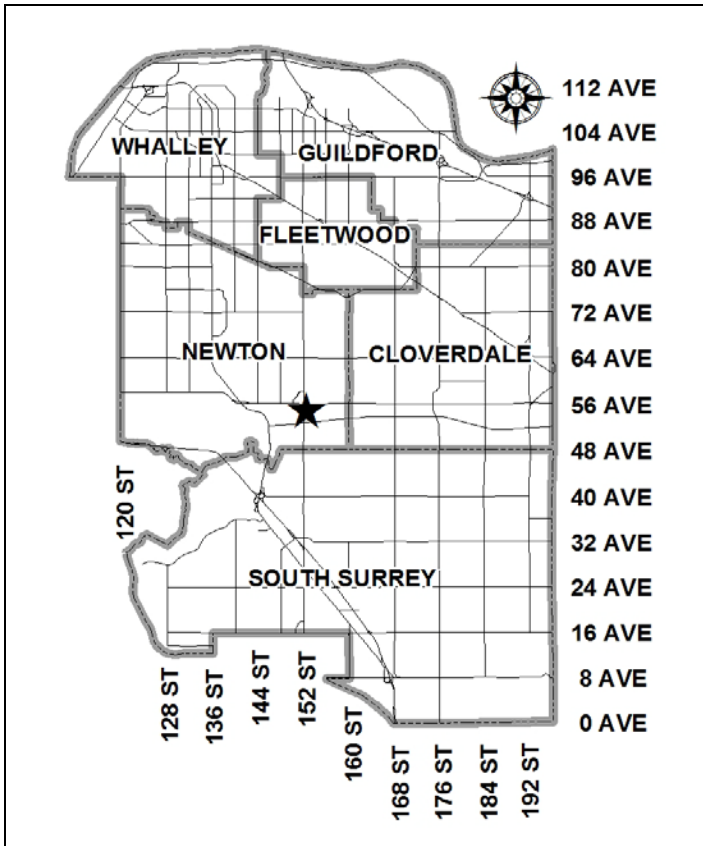


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0051-00

Planning Report Date: October 1, 2012



PROPOSAL:

- **Development Permit**

in order to permit the development of landscaping and a parking area for a daycare in an existing heritage house.

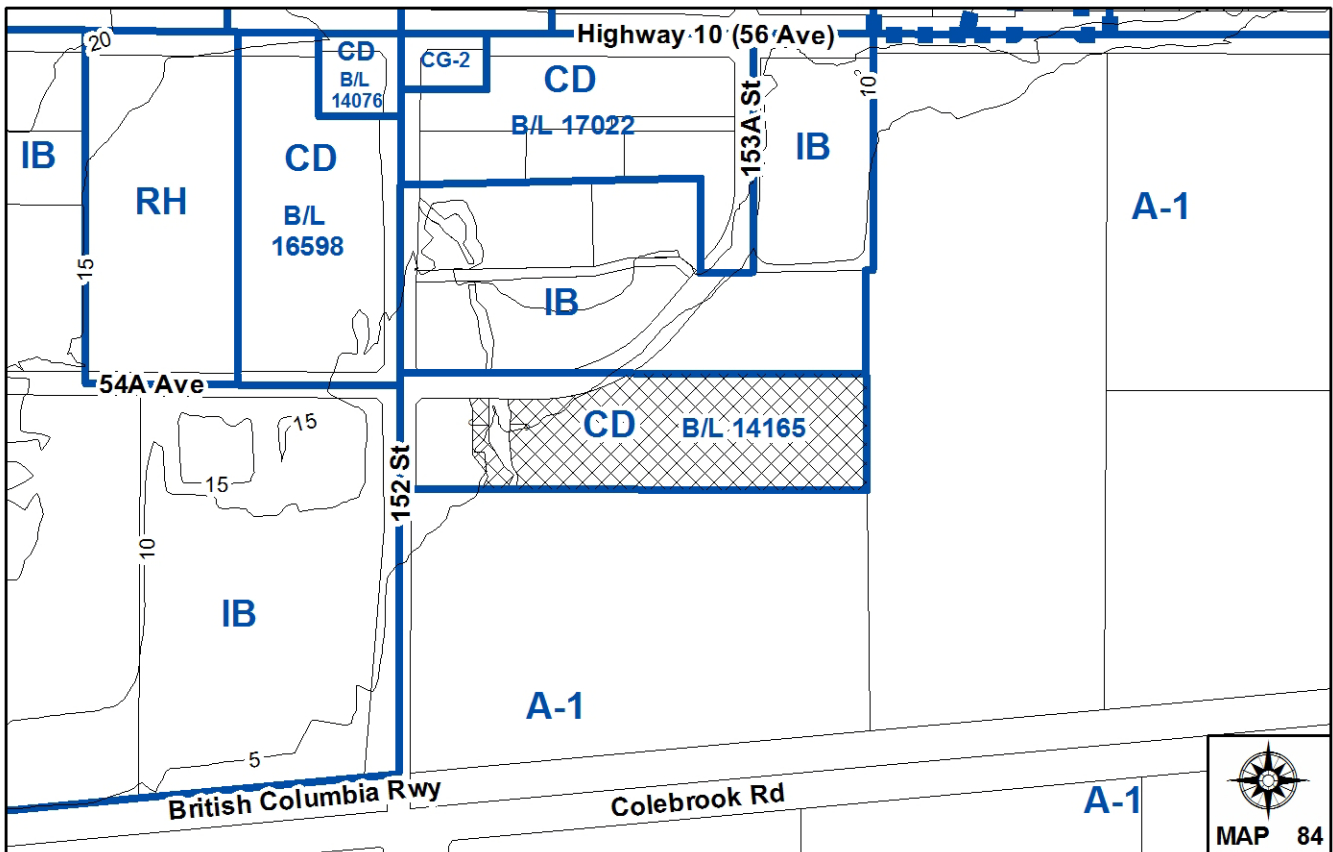
LOCATION: 15250 - 54A Avenue

OWNER: Prado Holdings Ltd., Inc. No. 514567

ZONING: CD By-law No. 14165

OCP DESIGNATION: Industrial

LAP DESIGNATION: Private School/Business Park



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with Official Community Plan (OCP) designation.
- Complies with the East Panorama Ridge Local Area Plan (LAP) designation.
- The applicant is seeking to place a drive aisle, parking area and landscaping around the existing heritage McKettrick House, which is currently being used as a daycare. The proposal will complete the enhancement of the heritage house by beautifying its immediate surroundings.
- The Heritage Alteration Permit (No. 7911-0158-00) for the McKettrick House, issued in July 2011, did not include a landscaping plan or a detailed site plan. A Development Permit is needed to establish parking areas, drive aisles and to ensure landscaping complies with the heritage restrictive covenant on title.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7912-0051-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a finalized tree survey and statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

REFERRALS

Engineering:	The Engineering Department has no objection to the project as outlined in Appendix III.
Department of Fisheries and Oceans (DFO):	DFO has no concerns, except for requiring the erection of a fence along the riparian boundary.
Heritage Advisory Committee (HAC):	The HAC supported Heritage Alteration Permit No. 7911-0158-00 which permitted the exterior renovations to the heritage house. The proposed landscaping works comply with the existing Heritage Conservation restrictive covenant on title.
Agricultural and Food Security Advisory Committee (AFSAC):	The proposal is in compliance with the agricultural buffer setbacks established under File No. 7900-0163-00 (the original school rezoning file).
Fire Department:	No concerns.

SITE CHARACTERISTICS

Existing Land Use: Large lot containing the heritage McKettrick House.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
Directly North: North (Across 54A Avenue):	Vacant site. Business park buildings.	Industrial/ Business Park	IB
East and South:	Agricultural land within the Agricultural Land Reserve (ALR).	Agricultural/ Agricultural	A-1

Direction	Existing Use	OCP/LAP Designation	Existing Zone
West:	Business park building.	Industrial/ Private School and Business Park	CD By-law No. 14165

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located at 15250 – 54A Avenue and is zoned "Comprehensive Development (CD) By-law No. 14165" and is designated "Industrial" in the Official Community Plan (OCP) and "Private School/Business Park" in the East Panorama Ridge Local Area Plan (LAP). The parcel is 3 hectares (7.4 acres) in size, and contains the McKettrick House, which is a protected heritage house.
- The site was rezoned from "General Agriculture Zone (A-1)" to CD and a Development Permit was issued for a private school in 2007 (File No. 7900-0163-00). Development Permit No. 7900-0163-00 expired in July 2009.
- In July 2011 Council issued Development Permit No. 7911-0158-00 to allow the owner, Roots & Wings Montessori, to develop Phase 1 of their revised proposed school. Council also issued Heritage Alteration Permit No. 7911-0158-00 to permit the upgrade of the heritage house. The heritage house has since been upgraded and a daycare is currently operating in the house, but the school was not built, and the site was subsequently sold to a neighbouring landowner, Prado Holdings Ltd. Roots & Wings Montessori is operating the daycare on a leased basis.
- The owner of the site, Prado Holdings Ltd., has recently applied for a rezoning, subdivision and Development Permit for an industrial park development on the remainder of the site (File No. 7912-0206-00). The subject application is applicable to only the small westerly portion of the site where the heritage house is located.

Current Application

- The applicant is applying for a Development Permit to establish the landscaping, drive aisles and parking areas on the portion of the site surrounding the heritage house. The Heritage Alteration Permit (No. 7911-0158-00) for the McKettrick House, issued in July 2011, did not include a landscaping plan or a detailed site plan.
- The site access will be shared with the proposed industrial park development on the remainder of the site. A separate drive aisle that is proposed adjacent to the heritage house will allow for pick-up and drop-off of children without interfering with traffic circulation on the site.
- Eight (8) parking spaces are required. The applicant is proposing to provide 9 parking spaces.

- The applicant has provided an Arborist Report prepared by BC Plant Health Care Inc. The subject portion of the site has 12 mature trees. The applicant is proposing to retain 8 trees and remove 4 trees. The 4 trees proposed for removal are either in very poor health or are in conflict with the drive aisle. The applicant is proposing to plant 15 replacement trees; only 8 replacement trees are required.
- The applicant is proposing landscaping that conforms with the landscaping standards set out in the Heritage Conservation restrictive covenant, which requires landscaping similar to the original setting and includes a horse chestnut tree, perimeter hedges and orchard trees.
- The applicant is proposing a 1.2 metre (4 feet) high transparent cedar fence which will be used to demarcate the riparian areas and also enclose the children's play area.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Site Plan, Landscaping Plan
Appendix III.	Engineering Summary

original signed by Nicholas Lai

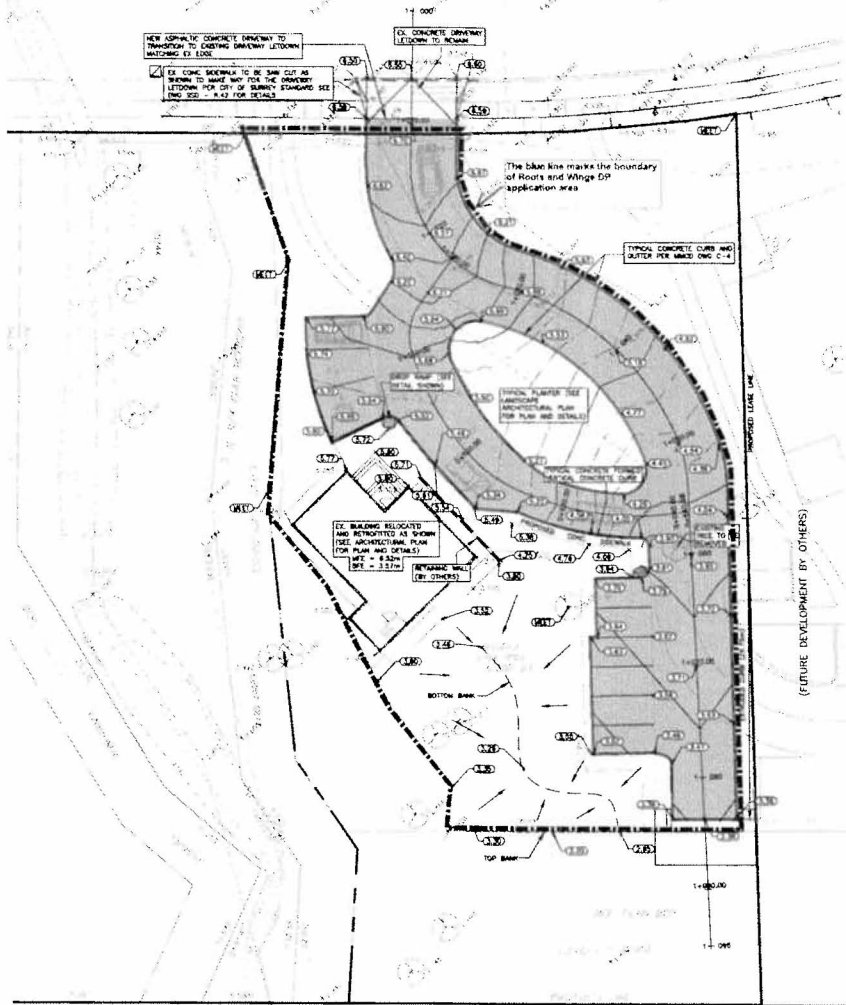
Jean Lamontagne
General Manager
Planning and Development

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54-A AVENUE



NO.	DATE	DESCRIPTION
1	07/01/2012	ISSUED FOR APPROVAL
2	07/24/2012	REVISED FOR APPROVAL
3	08/21/2012	ISSUED FOR APPROVAL

Drawn by: [Name]
 Checked by: [Name]
 Date: 08/21/2012

CLIENT: ROOTS AND WINGS (ON LEASING AGREEMENT)
 PROJECT: THE HERITAGE HOUSE
 1425 - 54A AVENUE
 SURREY, B.C.
 PHONE: (604) 882-1300
 FAX: (604) 882-6500



OMEGA & ASSOCIATES ENGINEERING LTD.
 CONSULTING CIVIL & STRUCTURAL ENGINEERS
 1100 BURNHAMTHORPE STREET, SUITE 1000, RICHMOND, B.C. V6X 3E9
 TEL: (604) 273-8888 FAX: (604) 273-8889

DATE	07/24/2012	BY	EPJ
DATE	07/24/2012	BY	EPJ
DATE	08/21/2012	BY	EPJ

GRADING PLAN

SURREY PROJECT NO.	
SURREY DRAWING NO.	
OMEGA DRAWING NO.	2012-021-C02

INTER-OFFICE MEMO

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

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

DATE: **September 21, 2012** PROJECT FILE: **7812-0051-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 15250 54A Ave**

DEVELOPMENT PERMIT

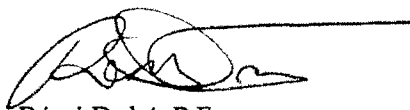
There are no engineering requirements relative to issuance of the Development Permit.

BUILDING PERMIT

The following issues are to be addressed as a condition of issuance of a Building Permit:

Works and Services

- Confirm that the existing drainage servicing is adequate for the proposed development. If not adequate, the applicant will be required to provide an adequately-sized service connection, complete with inspection chamber, to service the proposed development. If drainage to Grey Creek is proposed, the applicant must show how water quality will be maintained.
- Confirm that the existing drainage system from the site to Colebrook road is adequate for the proposed flows.
- The applicant will be required to obtain an Erosion & Sediment Control (ESC) Permit, under By-law, 2006, No. 16138, from the Engineering Department, **as part of the works and services for this site**. The process requires submission and approval of an ESC Plan that minimizes sediment and sediment-laden water from entering the City drainage system, during site servicing and building construction.
- A water quality/sediment control inlet chamber is to be installed as a component of the on-site drainage system before discharge at the inspection chamber. A restrictive covenant is required to be registered on the title of the land to require the owner/operator to maintain and keep functional the water quality/sediment control inlet chamber.
- Provide a processing fee of \$1,220.80 (HST included) is required to administer the engineering review, water flow analysis and/or legal document requirements.


Rémi Dubé, P.Eng.
Development Services Manager

LR