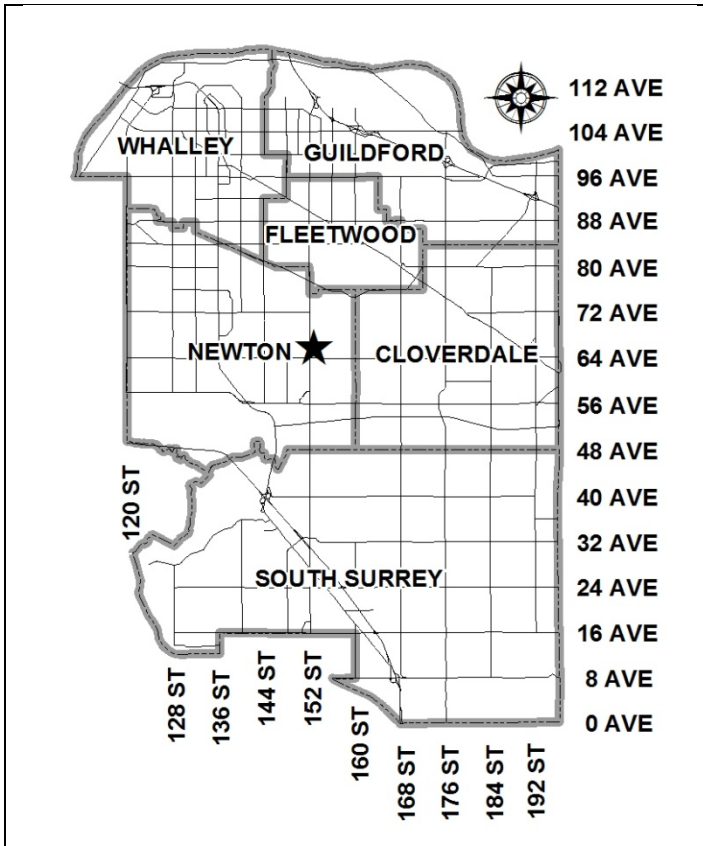


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0086-00

Planning Report Date: July 23, 2012

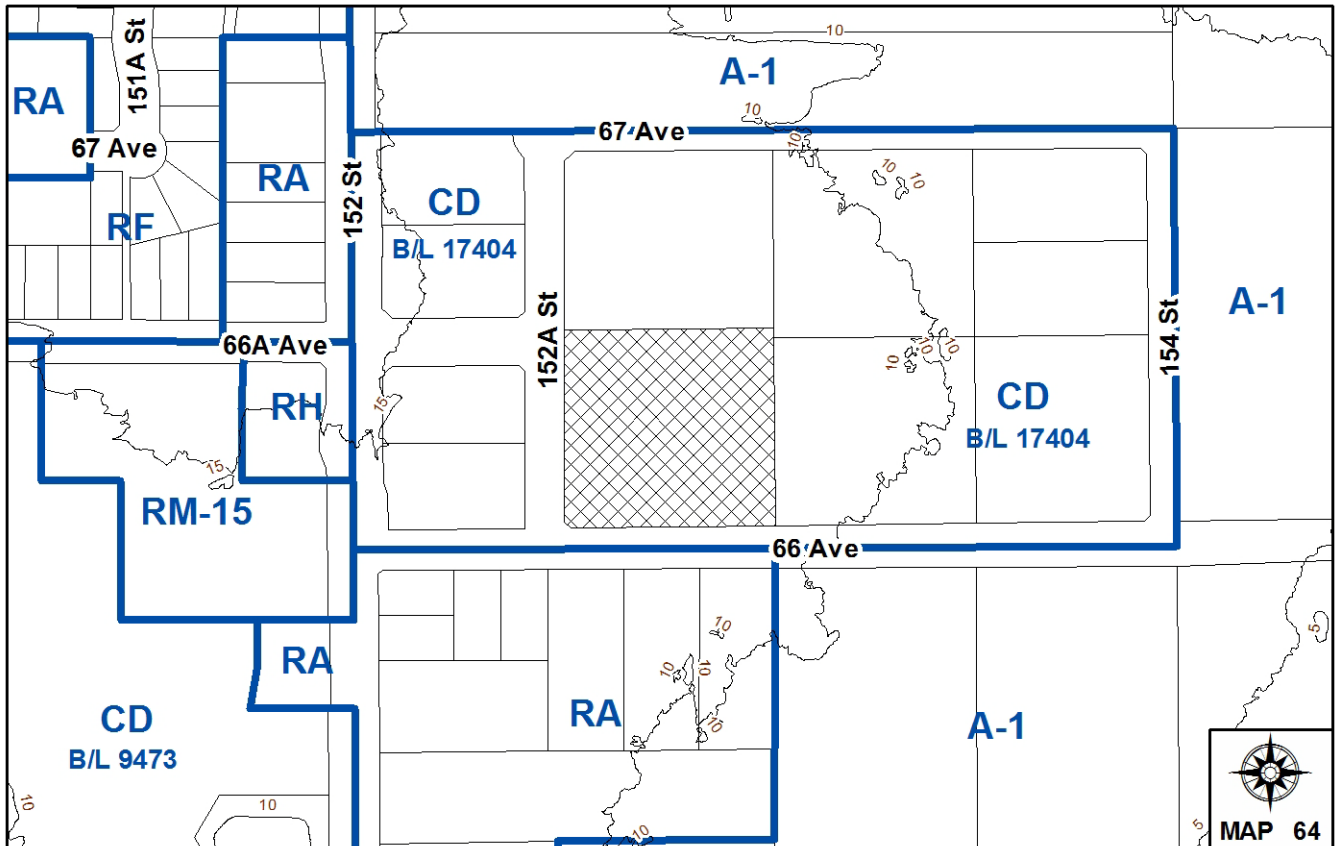


PROPOSAL:

- **Development Permit**

for an industrial/business park building with second-storey banquet hall.

LOCATION: 6638 - 152A Street
OWNER: Elegant Holdings Ltd., Inc. No. 559520
ZONING: CD (By-law No. 17404)
OCP DESIGNATION: Industrial
NCP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

- Refer application back to staff, to work with the applicant on changes to the ground floor ceiling height.

RATIONALE OF RECOMMENDATION

- The proposed development complies with the CD By-law, but staff believe that the building design will not attract the types of industrial business park users intended in the East Newton Business Park NCP. Staff are concerned that the 4.4 metre (14.6 ft) ceiling height proposed is too low and severely limits opportunities for industrial business. Instead, staff think it will attract more commercially-oriented businesses or remain vacant. An increased floor-to-ceiling height on the ground level is necessary to facilitate a range of industrial businesses.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council refer the application back to staff, to work with the applicant to increase the ground floor ceiling height from 4.4 metres (14.6 ft) to 5.5 metres (18.0 ft).

REFERRALS

Engineering: Because staff does not support the building design, the Engineering Department has not provided detailed comments on the layout. Detailed engineering comments will be required before the proposal can be approved.

Surrey Fire Department: The Fire Department notes that the building must comply with radio transmission requirements.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot was recently created and zoned under application no. 7908-0128-00.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North and east:	Vacant lots that were created as part of the same application as the subject property (application no. 7908-0128-00).	Industrial in the OCP. Business Park in the East Newton Business Park NCP.	CD (By-law No. 17404)
West (Across 152A Street):	Vacant lots that were created as part of the same application as the subject property (application no. 7908-0128-00).	Industrial in the OCP. Local Commercial and Live/Work or Business Park in the East Newton Business Park NCP.	CD (By-law No. 17404)
South (Across 66 Avenue):	Existing single family homes on large lots.	Industrial in the OCP. Live/Work or Business Park in the East Newton Business Park NCP.	RA

DEVELOPMENT CONSIDERATIONS

- The subject property is designated "Industrial" in the Official Community Plan (OCP) and "Business Park" in the East Newton Business Park Neighbourhood Concept Plan (NCP).
- This development permit application is among the first to be submitted within the East Newton Business Park NCP area. The only previous development is farther north, where a church and a wedding/business park complex exist at the corner of 68 Avenue and 152 Street.

BACKGROUND

- The lot was recently created and zoned for business park use under CD By-law No. 17404. The rezoning was finalized on October 17, 2011 and subdivision plans were signed on November 22, 2011.
- CD By-law No. 17404 was utilized in order to address the non-industrial uses that are permitted in IB Zone. Specifically, CD By-law no. 17404 does not permit retail uses, where the IB Zone allows some accessory retail. The CD Zone also limits the number of banquet halls, which are considered eating establishments, to a maximum of three over the 11 lots created as part of that application. Each banquet hall may have a maximum floor area of 2,137 square metres (23,000 sq.ft.) and must be accessory to a principal use.

DESIGN PROPOSAL AND REVIEW

Building Design

- The applicant proposes a development permit for a two-storey building.
- The proposed building is L-shaped with a banquet hall, including two balconies, occupying the second floor. The ground floor is proposed to be demised into 17 units, each with an individual entrance. The units range in size from 130 square metres (1,409 sq.ft.) to 188 square metres (2019 sq.ft.).
- Ground-floor units facing 66 Avenue and 152A Street have entrances from the parking area and no overhead doors.
- Units on the north and east sides of the building will each have an entry door and an overhead door facing the rear parking area.

Parking

- The applicant proposes parking for the banquet hall at the rate of 10 spaces per 100 square metres (1,075 sq.ft.) of floor area, which is consistent with the requirements for an eating establishment.

- A parking ratio of 1 space per 100 square metres (1,075 sq.ft.) of floor area is proposed for the ground level. This ratio is consistent with industrial uses, but not office or service uses, which are also permitted within the zone.
- In addition, the applicant proposes a 25% parking reduction, which is permitted under the Zoning By-law in cases where multiple uses on a site operate at different peak hours.
- It is important to note that in order for the development to meeting the Zoning By-law parking requirements, *the ground floor must be fully occupied by industrial businesses*. Occupancy by office or general service uses, though permitted by the CD Zone, would result in a parking deficiency.
- Further, engineering has expressed concern that the typical parking ratio used for eating establishments is often inadequate to accommodate a large banquet hall at peak demand. This observation, combined with the minimum ratio used for ground floor parking calculations and the proposed 25% reduction, suggests that the proposed parking may be insufficient.

Building Height

- The building is proposed to be 12.0 metres (40.0 ft) in height, which is the maximum permitted under the CD By-law.
- The second floor (banquet hall) ceiling height is proposed to be 7.1 metres (23.4 ft). According to the applicant, the tall ceiling is required to establish appropriate proportions relative to the large floor area of the banquet hall.
- With the second floor proposed to be overheight, the ground floor ceilings are proposed at 4.4 metres (14.6 ft) in order to remain within the maximum building height.
- Staff have concerns that the 4.4 metre ceilings are not conducive to industrial operations and will not attract industrial businesses to this site. The units are configured to be more attractive to commercial uses than industrial.
- Staff have consulted experts in the development of industrial business parks and determined that a ceiling height of 5.5 metre (18.0 ft) or greater is more appropriate for industrial operations.
- Industrial units typically range in height from 5.5 metres (18.0 ft) to more than 7.3 metres (24 ft). in order to be functional for industrial purposes. Accordingly, a height of at least 5.5 metres (18.0 ft) is more appropriate than the 4.4 metres (14.6 ft) proposed by the applicant. A 5.5 metre ceiling would allow for increased storage and warehousing capacity within the ground-floor units, and is more comparable to industrial buildings elsewhere in the City.
- Staff would support a DVP to increase the total height of the building to accommodate industrial operations on the ground floor, but the applicant feels that a taller ground floor ceiling would impact the character of the banquet hall by making access to the second floor more difficult.

- Because the building character and configuration of this initial development will influence future development in the East Newton Business Park, it is very important to ensure that the building can accommodate appropriate light industrial and business park uses. The combination of small unit sizes, low ceiling height, and absence of overhead doors in some units, means that the types of industrial businesses that may be attracted to the site will be limited. These factors make the units more attractive to commercially-oriented businesses, which would be inappropriate to the character of the area, and would create a parking deficiency. Alternately, the units may remain vacant because the building design is not compatible with uses permitted by the CD Zone.
- Staff recommend that the application be referred back for further work with the applicant to establish an acceptable floor-to-ceiling height for the ground storey.
- Should Council decide to allow the proposed development to proceed without increasing the ground floor ceiling height from 4.4 metres (14.6 feet) to 5.5 metres (18 feet), the following motions should be considered:
 1. Council authorize staff to draft Development Permit No. 7912-0086-00 generally in accordance with the attached drawings (Appendix II); and
 2. Council instruct staff to resolve the following issues prior to approval:
 - (a) completion of a detailed engineering review, and completion of all engineering requirements, including restrictive covenants, dedications, and rights-of-way where necessary, to the satisfaction of the General Manager, Engineering;
 - (b) submission of an arborist report, and acceptance of a finalized tree survey and statement regarding tree preservation, to the satisfaction of the City Landscape Architect;
 - (c) submission and acceptance of a landscaping plan and cost estimate 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;
 - (e) registration of a Section 219 Restrictive Covenant to limit the hours of operation of the banquet hall, so that its peak hours do not coincide with the peak hours of the ground floor businesses; and
 - (f) registration of a Section 219 Restrictive Covenant to ensure that the second floor balconies are not enclosed in the future.

Landscaping

- Landscaping is required in compliance with the East Newton Business Park NCP.
- The landscaping on this property will include a portion of a large plaza in the northwest corner of the site, and a smaller plaza in the southwest corner. These plazas are intended

as amenities for all users of the business park. Rights-of-way for the plazas, which will remain privately owned, were secured at the time of rezoning.

- A detailed landscaping review has not been completed.

Tree Retention

- The applicant has not provided an arborist report. Review of the on-site trees will be required prior to approval of the proposal.

Sustainability

- The applicant proposes to include rainwater management features, such as on-lot infiltration, bio-swales and natural vegetation in the landscaping design.
- The proposal includes bicycle racks and designated carpool parking.
- The roofing type proposed is designed to reduce the heat-island effect, and the proposed concrete construction is beneficial for thermal massing.

ADVISORY DESIGN PANEL

- The application was presented to the Advisory Design Panel (ADP) twice: on May 31 and June 28, 2012.
- On May 31, the panel recommended changes primarily to the building orientation, configuration of entries to the banquet hall, balcony design, and parking configuration. The recommendation also included a referral back to the panel for further review.
- The project was resubmitted to the ADP on June 28. The proposal had been amended to address the panel's comments about the banquet hall entries, balcony design, and parking, but the building orientation was not changed. The panel's recommendations would put the building into compliance with the design guidelines for the area, and would accommodate loading doors on the rear of the building. The applicant maintains, however, that the proposed orientation allows for a more optimal design of the banquet hall space, and for a greater number of parking spaces to be constructed on the site.
- On June 28 the ADP again recommended that the application be revised and resubmitted, primarily because the panel remained unsatisfied with the building orientation. Additional comments related to vehicle and pedestrian circulation, balconies, building entrances, and exterior materials.
- Staff acknowledge that the building orientation recommended by the ADP is more consistent with the design guidelines than the applicant's proposal. Staff believe, however, that the main floor ceiling height is the most significant design element to be resolved because it affects the use of the building.

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. | ADP Comments |
| Appendix IV. | CD By-law |

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MJ/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Dave Sanford
 Sanford Design Group
 Address: 3751 Jacombs Road, Unit 205
 Richmond BC V6V 2R4

 Tel: 604-276-0114 - Work

2. Properties involved in the Application
 - (a) Civic Address: 6638 - 152A Street

 - (b) Civic Address: 6638 - 152A Street
 Owner: Elegant Holdings Ltd
 PID: 028-737-903
 Lot 5 Section 14 Township 2 New Westminster District Plan BCP49715

3. Summary of Actions for City Clerk's Office

DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law no. 17404)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		10,497
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		27%
Paved & Hard Surfaced Areas		52%
Total Site Coverage		59%
SETBACKS (in metres)		
Front		19.0
Rear		22.4
North Side		21.9
South Side		22.6
BUILDING HEIGHT (in metres/storeys)		
Principal		12.5
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		0
FLOOR AREA: Residential		0
FLOOR AREA: Commercial		
Retail		
Office		
Total		0
FLOOR AREA: Industrial		4,951
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		4,951

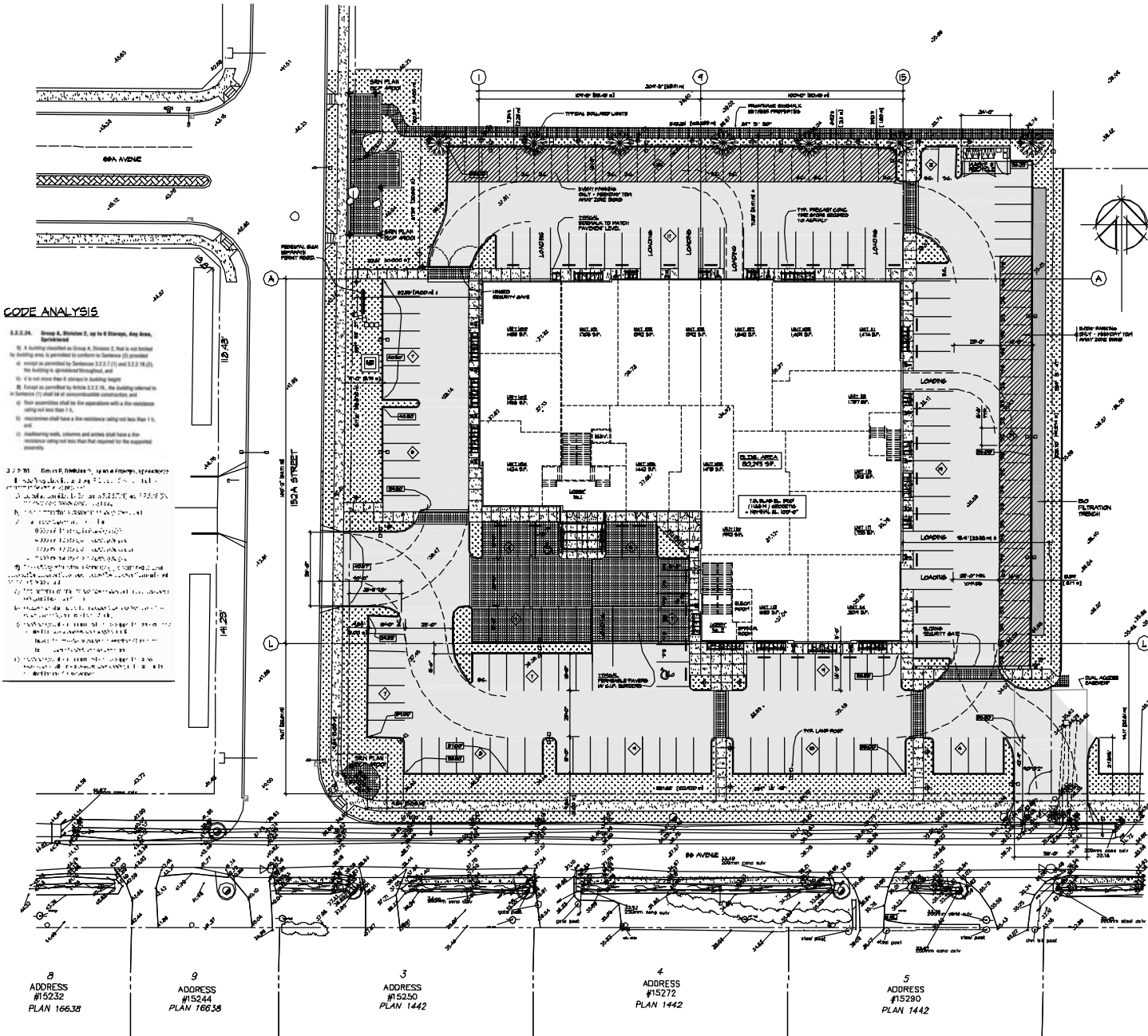
** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

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)		0.47
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		180
Number of disabled stalls		2
Number of small cars		41
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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REVISIONS	
NO.	DESCRIPTION
A	ISSUED FOR CLIENT REVIEW
B	ISSUED FOR PERMIT
C	ISSUED FOR CLIENT REVIEW
D	ISSUED FOR DEVELOPER REVIEW
E	ISSUED FOR PERMIT
F	ISSUED FOR PERMIT
G	ISSUED FOR PERMIT
H	ISSUED FOR PERMIT
I	ISSUED FOR PERMIT



CODE ANALYSIS

3.2.2.24. Street A, Division 2, up to 8 Street, Any Area, Street

1. All buildings shall be constructed in accordance with the Building Code of Canada (BCC) and the Building Code of British Columbia (BCBC) and shall conform to the provisions of the BCC and BCBC.

2. The building shall be constructed in accordance with the BCC and BCBC.

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50. The building shall be constructed in accordance with the BCC and BCBC.

DEVELOPMENT DATA

CIVIC ADDRESS: 6650 - 52 A STREET

LEGAL DESCRIPTION: LOT 3, SECTION 14, TOWNSHIP 2, RANGE 60, DISTRICT OF B.C.

CD based on: B

SITE AREA: 10,496.77 B.M. ± 10,900 S.F. ± INCLUDING FRONT YARD

BUILDING AREA: 23,445 S.F. ± = 80,298 S.F. ±

SITE COVERAGE: 40%
 ALLOWED: 80,298 S.F. ± 12,990 S.F. ± 32.3%
 PROVIDED: 80,298 S.F. ± 12,990 S.F. ± 32.3%

FLOOR AREAS:
 MASS FLOOR: 23,445 S.F. ± 80,298 S.F. ±
 SECOND FLOOR: 23,445 S.F. ± 80,298 S.F. ±
 TOTAL: 46,890 S.F. ± 160,596 S.F. ±

SECOND FLOOR BALCONIES: 680 S.F. ± 1,950 S.F. ±, 60

FLOOR AREA RATIO: 80,298 S.F. ± 10,900 S.F. ± 0.82

BUILDING SETBACKS (ft.): REQUIRED PROVIDED
 EAST SIDE YARD: 12.0' (8.0' h) 15.0' (22.4' h)
 WEST SIDE YARD: 24.0' (15.0' h) 30.0' (15.0' h)
 NORTH REAR YARD: 24.0' (15.0' h) 15.0' (15.0' h)
 SOUTH FRONT YARD: 24.0' (15.0' h) 15.0' (22.4' h)

HEIGHT: MAXIMUM ALLOWABLE: 61'-4" (15.0' h)
 PROPOSED: 66'-0" FT. 40'-11" (15.0' h)

PARKING:
 REQUIRED: 23 STALLS
 PROVIDED: 23 STALLS
 10 STALLS
 13 STALLS

REQUIRED: INDUSTRIAL: 21.0' (15.0' h) 10.0' (15.0' h)
 SKATING ESTABLISHMENT: 21.0' (15.0' h) 10.0' (15.0' h)
 TOTAL: 21.0' (15.0' h) 10.0' (15.0' h)

PROVIDED: 23 STALLS
 10 STALLS
 13 STALLS

LOADING: 10' x 20' (30' x 60' h) 4 BAYS

8 ADDRESS #15232 PLAN 16638

9 ADDRESS #15244 PLAN 16638

3 ADDRESS #15250 PLAN 1442

4 ADDRESS #15272 PLAN 1442

5 ADDRESS #15280 PLAN 1442

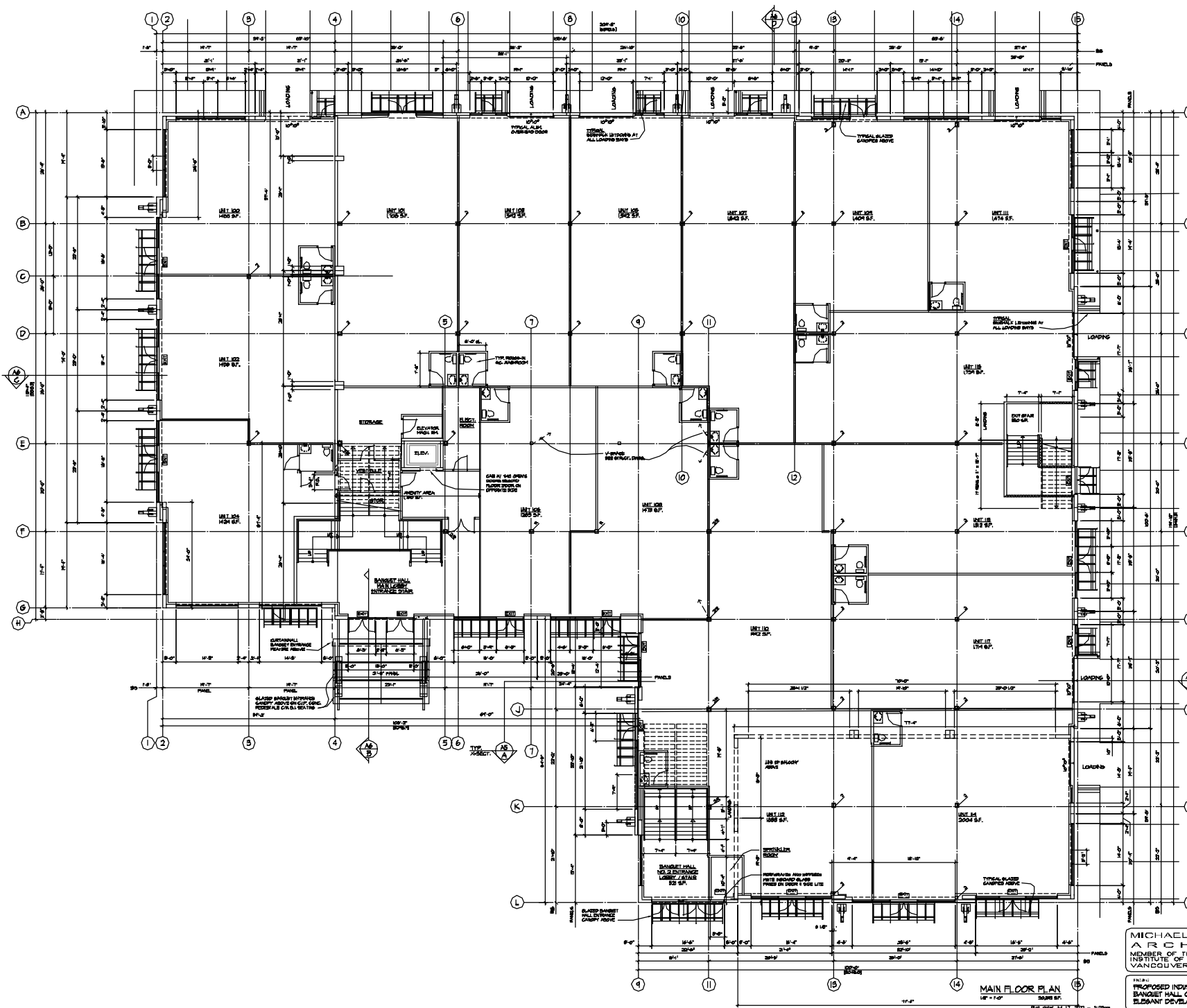
SITE PLAN - GENERAL NOTES:

- THE GENERAL CONTRACTOR SHALL HAVE A QUALIFIED ENGINEER REVIEW THE BUILDING PLAN TO CONFIRM THAT THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE OF CANADA (BCC) AND THE BUILDING CODE OF BRITISH COLUMBIA (BCBC). ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE BCC AND BCBC.
- THE GENERAL CONTRACTOR SHALL CONFIRM IN WRITING TO THE ARCHITECT THAT THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BCC AND BCBC. THE ARCHITECT SHALL CONFIRM IN WRITING TO THE DEVELOPER THAT THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BCC AND BCBC.
- NO TRENCHING OR OTHER HEAVY EQUIPMENT SHALL BE PERMITTED ON THE PROPOSED PAVED AND UNPAVED AREAS WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT, ENGINEER AND THE BUILDING DEPARTMENT.
- TYPICAL TO ALL RETAINMENT WALLS - 18" THICK CONCRETE WITH REINFORCING BARS AND A WEATHER COAT OF GALVANIZED STEEL SHEETING SHALL BE PROVIDED TO PROTECT THE EXISTING GRADE AND TO PREVENT EROSION. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE BCC AND BCBC.
- ALL PREPARATION SHALL BE COMPLETED BY THE SOIL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION AND A REPORT SHALL BE PROVIDED TO THE ARCHITECT AND ENGINEER.
- ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE UTILITIES COMPANIES.
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MICHAEL D. BARLEY ARCHITECT
 MEMBER OF THE ARCHITECTURAL INSTITUTE OF BRITISH COLUMBIA VANCOUVER, B.C. CANADA

PROPOSED INDUSTRIAL BUILDING AND BANQUET HALL COMPLEX FOR ELEGANT DEVELOPMENT INC.



REVISIONS:	
NO.	DESCRIPTION
1	ISSUED FOR CLIENT REVIEW
2	ISSUED FOR PERMIT
3	ISSUED FOR CONCRETE REVIEW
4	ISSUED FOR DEVELOPER REVIEW
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT



SPRINKLER / ELECT. RM. NOTES

1. SPRINKLER RISER SHALL BE 1" NPT GALV. STEEL, 150 PSI WORKING PRESSURE. RISER SHALL BE 1" NPT GALV. STEEL, 150 PSI WORKING PRESSURE. RISER SHALL BE 1" NPT GALV. STEEL, 150 PSI WORKING PRESSURE. RISER SHALL BE 1" NPT GALV. STEEL, 150 PSI WORKING PRESSURE.
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LEGEND - GENERAL

- | | |
|---------------------------------|-----------------------|
| AC - AIR CONDITIONING | IC - IN CONTRACT |
| AD - ADJACENT ROOM | LC - LAMP BEARING |
| AE - ABOVE EXISTING FLOOR | ML - MECH. LAYOUT |
| AG - ABOVE GRADE FINISH | OP - OPERATIONAL ROOM |
| BA - BASE BOARD | OS - OPERATIONAL ROOM |
| CB - CEMENT BOARD | PL - PLASTER |
| CC - CEMENT CONCRETE | RL - RAMP LANDING |
| CD - CEMENT DUST | RS - ROOF SLAB |
| CE - CEMENT | RT - ROOF TRUSS |
| CF - CEMENT TILE | SA - SLOPE AS SHOWN |
| CG - CEMENT FLOOR, 1" THK. CON. | SB - SLOPE AS SHOWN |
| CH - CEMENT FLOOR, 1" THK. CON. | SC - SLOPE AS SHOWN |
| CI - CEMENT FLOOR, 1" THK. CON. | SD - SLOPE AS SHOWN |
| CJ - CEMENT FLOOR, 1" THK. CON. | SE - SLOPE AS SHOWN |
| CK - CEMENT FLOOR, 1" THK. CON. | SF - SLOPE AS SHOWN |
| CL - CEMENT FLOOR, 1" THK. CON. | SG - SLOPE AS SHOWN |
| CM - CEMENT FLOOR, 1" THK. CON. | SH - SLOPE AS SHOWN |
| CN - CEMENT FLOOR, 1" THK. CON. | SI - SLOPE AS SHOWN |
| CO - CEMENT FLOOR, 1" THK. CON. | SJ - SLOPE AS SHOWN |
| CP - CEMENT FLOOR, 1" THK. CON. | SK - SLOPE AS SHOWN |
| CQ - CEMENT FLOOR, 1" THK. CON. | SL - SLOPE AS SHOWN |
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COLUMN LEGEND

- - SUPPORTS ROOF ONLY
- - SUPPORTS SECOND FLOOR ONLY
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FOR GENERAL NOTES SEE DWG. NO. A
 SPRINKLER BUILDING SEE NOTES DWG. A

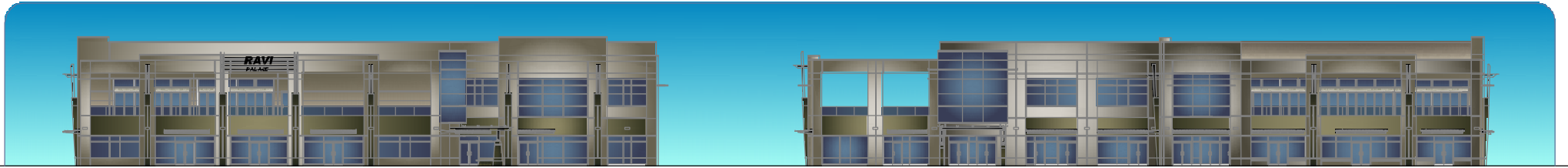
MICHAEL D. BARLEY ARCHITECT
 MEMBER OF THE INSTITUTE OF BRITISH COLUMBIA ARCHITECTS
 VANCOUVER, B.C. CANADA

PROJECT: PROPOSED INDUSTRIAL BUILDING AND BANQUET HALL COMPLEX FOR ELEGANT DEVELOPMENT INC.

DATE: 11-01-A2

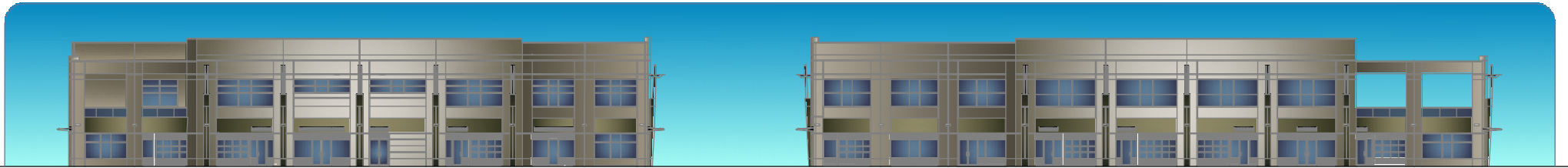


REVISIONS		
NO.	DATE	DESCRIPTION



WEST ELEVATION

SOUTH ELEVATION



EAST ELEVATION

NORTH ELEVATION

MICHAEL D. BARLEY
 ARCHITECT
 MEMBER OF THE ARCHITECTURAL
 INSTITUTE OF BRITISH COLUMBIA
 VANCOUVER, B.C., CANADA

PROJECT:
 PROPOSED INDUSTRIAL BUILDING AND
 BANQUET HALL COMPLEX FOR
 ELEGANT DEVELOPMENT INC.

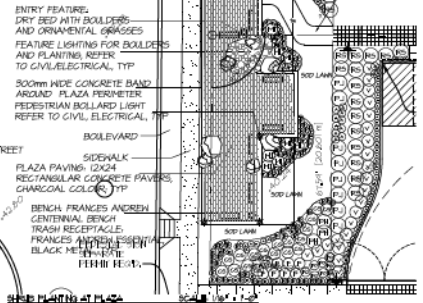
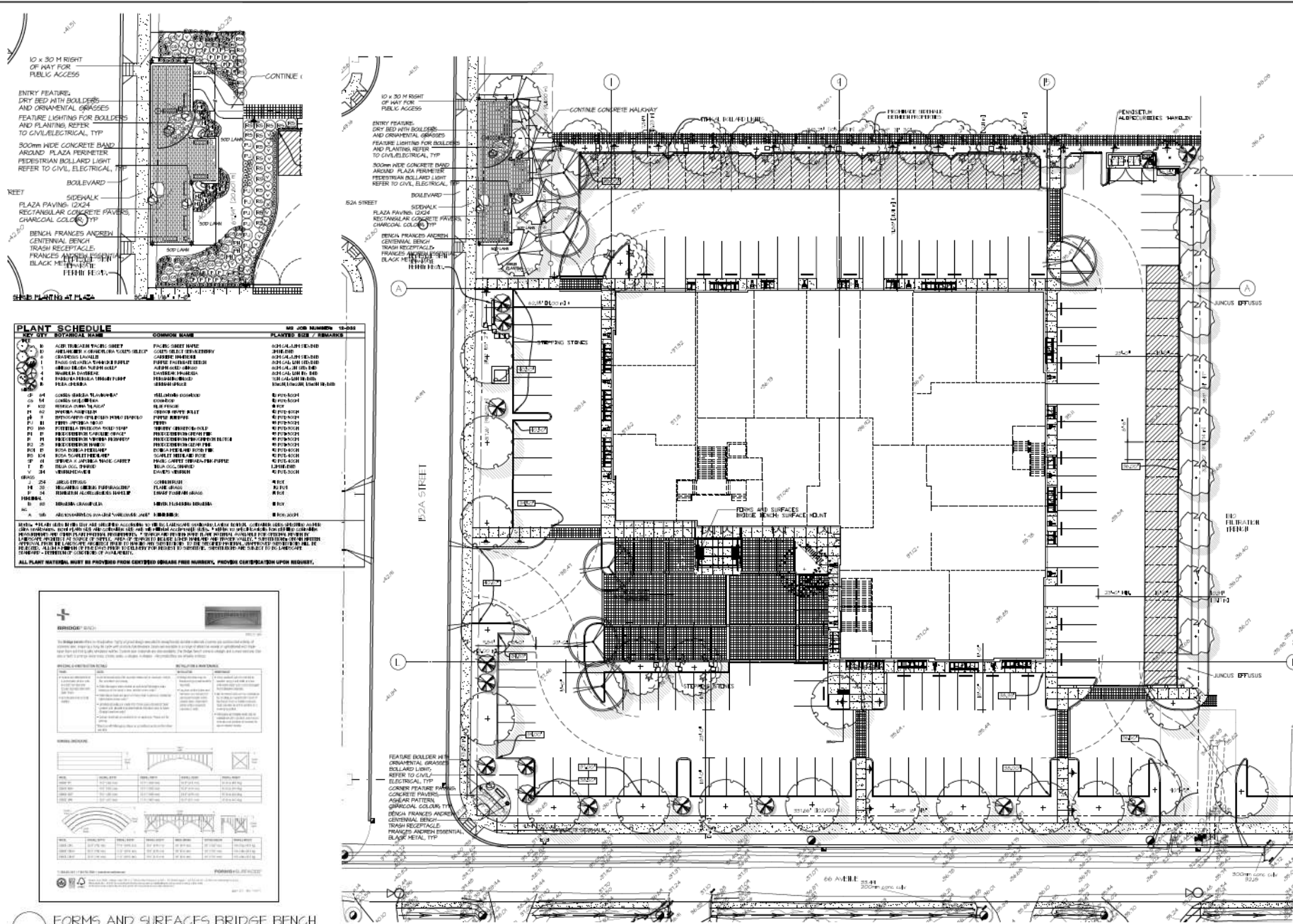
DATE: 11/17
 COLOURED ELEVATIONS

Plot date: Jul 17, 2012 - 2:23pm

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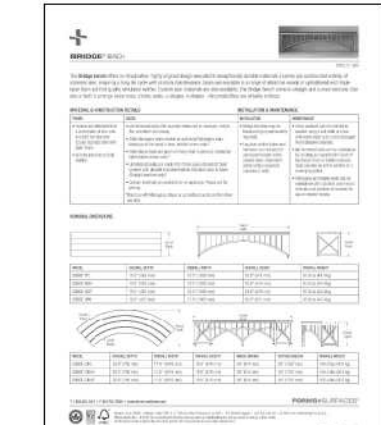


#220 - 26 Lorne Mews
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com



PLANT SCHEDULE

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	(Symbol)	ADONIS VITICOLA	GRAPES	100cm x 100cm
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FORMS AND SURFACES BRIDGE BENCH
 3/4"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
1	01.11.11	REV. PER NEW SITE PLAN	GL
2	02.10.11	REV. PER ASP COMMENTS	HTLM
3	03.04.12	ISSUED FOR CITY	HTLM
4	04.04.12	ISSUED FOR DEVELOPMENT PERMIT	GL

PROJECT:
EAST NEWTON BUSINESS PARK
 66 AVE + 152A ST.
 SURREY, B.C.

DRAWING TITLE:
TREE PLAN

DATE: 12 MAR 22 DRAWING NUMBER:
 SCALE: 1"=30'-0"
 DRAWN: GL
 DESIGN: HTLM
 CHECK: HTLM
 M2LA PROJECT NUMBER: 12-052

L1
 OF 3



Present:

Chair – D. Lee
Panel Members:
W. Francl
T. Wolf
B. Shigetomi
T. Ankenman
D. Lee
S. Vincent
M. Searle

Guests:

Mathew Cheng, Matthew Cheng Architect Inc.
Pat Campbell, PMG Landscape Architects Ltd.
Colin Hogan, Focus Architecture Inc.
Mary Chan Yip, PGM Landscape Architects
Patrick Cotter, Cotter Architects
Rob Whetter, Cotter Architects
Mark van der Zalm, van der Zalm & Associates
Hermann Nuessler, Bosa Properties
Darryl Condon, HCMA Architects
Melissa Higgs, HCMA Architects
Chris Phillips, Phillips Farevaag Smallemberg
Paul Dabbs, Omicron
Jordan Levine, Omicron
Harve Fuller, Sanford Design Group
Meredith Johnson, M2 Landscape Architects

Staff Present:

T. Ainscough, City Architect -
Planning & Development
H. Bello, Senior Planner – Planning
& Development
M. Rondeau, Senior Planner –
Planning & Development
M. Jørgensen, Associate Planner –
Planning & Development

A. RECEIPT OF MINUTES

It was

Moved by T. Ankenman

Seconded by S. Vincent

That the minutes of the Advisory Design Panel meeting

of June 14, 2012, be received.

Carried

C. RESUBMISSION

7. 9:00 PM

File No.:

7912-0086-00

New or Resubmit:

Resubmit

Last Submission Date:

May 31, 2012

Description:

**DP for business park/industrial building with 2nd floor
banquet hall**

Address:

6638 – 152A Street

Developer:

Elegant Development, Jay Minhas

Architect:

Sanford Design Group

Dave Sanford

Landscape Architect:

M2

Planner:

Melissa Johnson

Urban Design Planner:

Hernan Bello

Note: Statement of review from May 31, 2012 minutes included.

The **Urban Design Planner** presented an overview of the proposed project and highlighted the following:

- The applicant was requested to address several concerns regarding the site plan and building orientation and resubmit the package at the May 31, 2012 ADP meeting.
- City staff proposed an alternate site plan which oriented the proposed two-storey industrial building toward 66 Avenue.

The **City Architect** presented an overview of staff and ADP recommendations:

- City staff ask the ADP to comment on whether the applicant has successfully addressed comments raised by panel members in the previous ADP meeting.
- The design guidelines previously established for East Newton Business Park require that proposed buildings be oriented toward the street.
- The East Newton Business Park was subsequently subdivided and ADP members provided comments on the General DP which also requires that buildings be oriented toward the street with parking behind.
- Several issues were raised by panel members at the previous ADP meeting which included the following: [1] reinforce pedestrian connections; [2] improve on-site stormwater management; [3] orient buildings toward the street; [4] redesign the parking at the second-floor entry area; [5] greater detail required for the courtyard entrance at the front of the building; [6] clarify the reason for providing two separate banquet hall entrances; and [7] redesign the balconies.
- In addition, City staff requested an entry plaza and corner plaza, as per the DP.

The **Project Designer** presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes and highlighted the following:

- A courtyard entrance is proposed with linkages to the corner plaza at 66 Avenue and 152 Street.
- The proposed building now provides a pedestrian walkway around the exterior.
- The northern and eastern façades include loading bays and overhead doors.
- A promenade is proposed along the northern building façade which ties in better with the plaza on 152A Street, includes additional landscaping and provides access to adjacent properties.
- The blockades previously located around the entrance courtyard were removed and loading areas are provided near the entrance for banquet hall functions. The front loading area/courtyard entrance will likely be utilized after hours and weekends to accommodate loading requirements for the banquet hall facility.
- A total of 180 parking stalls are provided on-site and exceeds the amount of parking required for daytime industrial land-uses (e.g. office uses and industrial land-uses).
- The wide turning radius needed around the building to accommodate commercial vehicles will require a “No Parking”/“Tow-away Zone” for the single-loaded parking stalls along the northern and eastern property line.
- The applicant has increased the size of the loading areas and provided additional dumpsters as well as recycling containers.
- A public plaza is currently proposed along 152A Street as well as the intersection of 152A Street and 60 Avenue.
- The applicant has introduced sunscreens on southern building elevation.
- A cornice and spandrel glass is used to identify the primary entry point from the courtyard entrance.
- The building elevation was raised one reveal panel to reduce the window height by 20 inches.

- The balconies were widened to provide an informal social space.

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

- Additional landscaping is proposed along the perimeter and interior of the property.
- A larger public plaza is proposed on 152 Street that includes benches, a rain garden and stormwater management features. A smaller public plaza is proposed at the intersection of 152A Street and 66 Avenue.
- A 5 ft. wide pedestrian walkway is located along the northern property line.
- The eastern boundary of the subject property includes an infiltration gallery.
- The entrance courtyard includes benches and permeable pavers.
- A pedestrian walkway is provided along the southern and western building elevations. The walkway is segmented along the northern and eastern building facades in order to accommodate the loading areas and overhead doors.
- A landscaping strip of 30 – 36 inches is proposed around the perimeter of the property to conceal parked vehicles.
- The free-standing signage is pedestrian friendly and located near the main access point to the subject property off 152A Street. Unit pavers and boulder features will be located around the proposed free-standing sign.

In response to questions the following information was provided by the project architect:

- The proposed skylights are 8 ft. square and located above the balconies.
- The applicant proposes a civil engineered bio-trench which will filter underground stormwater/rainwater. The bio-trench is more efficient than conventional top-down perimeter bio-trenches.
- No loading doors are proposed on the western or southern building facade. The applicant anticipates only smaller commercial trucks will visit the site to access units on the northern and western building elevations.
- The storefront entrance doors provide the primary access to units on the western and southern building facades.
- The current building orientation is designed to accommodate the second-floor kitchen and washrooms which consolidate these amenities in the smallest possible floor area. In addition, the banquet hall facility serves as the anchor tenant and requires greater exposure to passing motorists.
- No longer proposing demising wall to separate banquet hall facility.
- The applicant proposes two separate entrances from the entrance courtyard in order to satisfy Building Code requirements for exit doors and travel distance. The primary entrance is identified with cornice, cosmetic spandrel glass and alucobond column treatments. In contrast, the secondary entrance is flush with the building.
- No vehicle overhangs are anticipated along the perimeter walkways given 30 cm of landscaping is proposed as buffer material. Could introduce wheel stops to prevent vehicles from encroaching into the pedestrian walkway along the building facade.
- The internal balconies are enclosed but the exposed concrete structure is painted. The balconies will provide before/after dinner space for socializing purposes with skylights installed for additional lighting.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW
DP for business park/industrial building with 2nd floor banquet hall
6638 – 152A Street
File No. 7912-0086-00

It was Moved by W. Francl
Seconded by B. Shigetomi
That the Advisory Design Panel (ADP) recommends
that the applicant address the following recommendations and
revise and resubmit to the Advisory Design Panel
Carried

STATEMENT OF REVIEW COMMENTS

General

- The applicant's written response to previous ADP comments is disrespectful of the panel's assessment of the building orientation.
- The applicant was provided with a possible solution to the building orientation and building program requirements. However, the applicant has not addressed the ADP recommendations/comments.
- In general, the applicant has missed an opportunity to celebrate the banquet hall function and make the building work better with existing site constraints.

Context and Site Planning

- The building orientation and general location is contrary to the established design guidelines for East Newton Business Park and general vision for the local area. The building siting should address the need to create a well-defined built edge.
- The applicant should emphasize the public plaza at the intersection of 152A Street and 66 Avenue.
- The "courtyard" entrance should include a covered drop-off area, improved pedestrian connectivity to adjacent sidewalks and stronger entrance expression.

Vehicle Circulation

- Applicant should investigate the possibility of shifting the primary driveway entrance further south to align with the courtyard entrance to the building.
- Insufficient queuing distance is provided for banquet hall facility drop-off.
- Require wheel stops around building exterior to prevent encroachment of vehicles into pedestrian walkway.

Pedestrian Circulation

- Provide better pedestrian connectivity from sidewalk to courtyard entrance.
- Provide better pedestrian circulation through the proposed parking lot.
- The differentiated pavement located outside the courtyard entrance does not improve pedestrian circulation or illustrate the location of the principal entrance.

Form and Character

- The exterior building facade appears more industrial than business park and could benefit from metal panels which provide visual interest. In addition, the applicant

should consider animating the exterior facade with higher-quality finish materials (e.g. stone veneer or other accent materials).

- The second-floor glazed entry feature on the southern building facade looks too heavy, straddles a smaller support element and appears tacked-on to the building. A canopy would be preferred.
- In particular, the building entrance should be enlarged with canopies to provide a stronger visual statement.
- The applicant should distinguish the primary entrance to the banquet hall facility from entry doors for adjacent industrial tenants.
- The outdoor balconies require further changes to open-up the space. The nano-walls are helpful but proposed skylights should be enlarged to provide additional lighting.
- The second-floor washrooms obscure the glazing and the view to the exterior along the southern elevation.
- The spandrel glass features are poorly related to the overall building design.
- Limited exposure is provided for the major tenant (i.e. banquet hall facility).
- The large balconies require proper lighting to appear welcoming/inviting.

Disabled Access

- Disabled parking is inadequate for the banquet hall facility.

Landscaping

- Remove any impediments the additional landscaping poses to vehicular circulation.

The Developer made the following comments on the Statement of Review:

- The public plaza on 152A Street matches the plaza across the street.

D. OTHER COMPETENT BUSINESS

E. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, July 12, 2012.

F. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 9:44 p.m.



Jane Sullivan, City Clerk

Chair – D. Lee,
Advisory Design Panel

CITY OF SURREY

BY-LAW NO. 17404

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: GENERAL AGRICULTURE ZONE (A-1)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 012-119-849

Lot 1 Section 14 Township 2 New Westminster District Plan 1368

15361 - 66 Avenue

Parcel Identifier: 007-118-589

Lot 4 Section 14 Township 2 New Westminster District Plan 1368

15309 - 66 Avenue

Parcel Identifier: 013-479-709

Lot 6 Except: Parcel "B" (By-law Plan 62482), Section 14 Township 2 New Westminster District Plan 1368

6680 - 152 Street

Parcel Identifier: 012-119-865

Lot 5 Except: Firstly: Parcel C (Bylaw Plan 62482); Secondly: Part Dedicated Road on Plan LMP20652; Thirdly: Part Dedicated Road on Plan LMP37447; Section 14 Township 2 New Westminster District Plan 1368

15231 - 66 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 *comprehensive design* of industrial business parks consisting of *light impact industrial* uses, offices and service uses. These uses shall be carried out such that no nuisance is apparent outside an enclosed *building*.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses within Blocks A, B and C as shown on the Survey Plan prepared by Joginder Riar B.C.L.S. and dated May 4, 2011, attached hereto and forming part of this By-law as Schedule A.

1. Block A:

- (a) *Light impact industry;*
- (b) Office uses excluding *social escort services* and *methadone clinics*;
- (c) *General service uses* excluding *drive-through banks*;
- (d) *Warehouse uses*;
- (e) *Distribution centres*;
- (f) *Accessory uses* including the following:
 - i. *Personal service uses* limited to the following:
 - a. Barbershops;
 - b. Beauty parlours;
 - c. Cleaning and repair of clothing; and
 - d. Shoe repair shops;
 - ii. *Recreational facilities*, excluding go-kart operations, drag racing and rifle ranges;
 - iii. *Eating establishments* limited to a maximum of 200 seats and excluding *drive-through restaurants*;
 - iv. *Community services*;
 - v. *Assembly halls* limited to *churches*, provided that:

- a. The *church* does not exceed a total floor area of 700 square metres (7,500 sq. ft.);
 - b. The *church* accommodates a maximum of 300 seats; and
 - c. There is not more than one *church* on a *lot* and where a *lot* has been subdivided by a strata plan then there shall be only one *church* within the strata plan;
- vi. *Child care centre*; and
- vii. *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
- a. Contained within a *principal building*;
 - b. Occupied by the owner or a caretaker, for the protection of the businesses permitted;
 - c. Restricted to a maximum number of:
 - 1. One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 sq. ft.] in floor area;
 - 2. Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq. ft.] or greater in floor area; and
 - 3. Notwithstanding Sub-sections B.1.(f)vii.c.1. and c.2., the maximum number shall be 2 *dwelling units* per *lot* and where the *lot* has been subdivided by a strata plan then there shall be a maximum of 2 *dwelling units* within the strata plan; and
 - d. Restricted to a maximum floor area of:
 - 1. 140 square metres [1,500 sq. ft.] for one (first) *dwelling unit* on a *lot* and where a *lot* has been subdivided by a strata plan then there shall only be one 140-square metre [1,500-sq. ft.] *dwelling unit* within the strata plan;
 - 2. 90 square metres [970 sq. ft.] for each additional *dwelling unit*; and

3. Notwithstanding Sub-sections B.1.(f)vii.d.1. and d.2., the maximum floor area shall not exceed 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained.
2. Blocks B₁, B₂ and B₃:
 - (a) *Light impact industry;*
 - (b) Office uses excluding *social escort services* and *methadone clinics*;
 - (c) *General service uses* excluding *drive-through banks*;
 - (d) *Warehouse uses*;
 - (e) *Distribution centres*;
 - (f) *Accessory uses* including the following:
 - i. *Personal service uses* limited to the following:
 - a. Barbershops;
 - b. Beauty parlours;
 - c. Cleaning and repair of clothing; and
 - d. Shoe repair shops;
 - ii. *Recreational facilities*, excluding go-kart operations, drag racing and rifle ranges;
 - iii. *Eating establishments*, excluding *drive-through restaurants* provided that:
 - a. There is a maximum of 1 *eating establishment* in Block B₁, 1 *eating establishment* in Block B₂ and 1 *eating establishment* in Block B₃; and
 - b. Each *eating establishment* does not exceed a floor area of 2,137 square metres [23,000 sq.ft.];
 - iv. *Community services*;
 - v. *Assembly halls* limited to *churches*, provided that:
 - a. The *church* does not exceed a total floor area of 700 square metres (7,500 sq. ft.);
 - b. The *church* accommodates a maximum of 300 seats; and

- c. There is not more than one *church* on a *lot* and where a *lot* has been subdivided by a strata plan then there shall be only one *church* within the strata plan;
 - vi. *Child care centre*; and
 - vii. *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
 - a. Contained within a *principal building*;
 - b. Occupied by the owner or a caretaker, for the protection of the businesses permitted;
 - c. Restricted to a maximum number of:
 - 1. One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 sq. ft.] in floor area;
 - 2. Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq. ft.] or greater in floor area; and
 - 3. Notwithstanding Sub-sections B.2(f)vii.c.1. and c.2., the maximum number shall be 2 *dwelling units* per *lot* and where the *lot* has been subdivided by a strata plan then there shall be a maximum of 2 *dwelling units* within the strata plan; and
 - d. Restricted to a maximum floor area of:
 - 1. 140 square metres [1,500 sq. ft.] for one (first) *dwelling unit* on a *lot* and where the *lot* has been subdivided by a strata plan then there shall only be one 140-square metre [1,500-sq. ft.] *dwelling unit* within the strata plan;
 - 2. 90 square metres [970 sq. ft.] for each additional *dwelling unit*; and
 - 3. Notwithstanding Sub-sections B.2(f)vii.d.1. and d.2., the maximum floor area shall not exceed 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained.
3. Block C:
- (a) *Light impact industry*;

- (b) Office uses excluding *social escort services* and *methadone clinics*;
- (c) *General service uses* excluding *drive-through banks*;
- (d) *Warehouse uses*;
- (e) *Distribution centres*;
- (f) *Recycling depots* provided that:
 - i. The use is confined to an enclosed *building*; and
 - ii. The storage of used tires is prohibited.
- (g) *Automotive services uses*;
- (h) Automobile painting and body work.
- (i) *Accessory uses* including the following:
 - i. *Personal service uses* limited to the following:
 - a. Barbershops;
 - b. Beauty parlours;
 - c. Cleaning and repair of clothing; and
 - d. Shoe repair shops;
 - ii. *Recreational facilities*, excluding go-kart operations, drag racing and rifle ranges;
 - iii. *Community services*;
 - iv. *Assembly halls* limited to *churches*, provided that:
 - a. The *church* does not exceed a total floor area of 700 square metres (7,500 sq. ft.);
 - b. The *church* accommodates a maximum of 300 seats; and
 - c. There is not more than one *church* on a *lot* and where a lot has been subdivided by a strata plan then there shall be only one *church* within the strata plan;
 - v. *Child care centre*; and
 - vi. *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
 - a. Contained within a *principal building*;

- b. Occupied by the owner or a caretaker, for the protection of the businesses permitted;
- c. Restricted to a maximum number of:
 - 1. One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 sq. ft.] in floor area;
 - 2. Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq. ft.] or greater in floor area; and
 - 3. Notwithstanding Sub-sections B.3.(i)vi.c.1. and c.2., the maximum number shall be 2 *dwelling units* per *lot* and where the *lot* has been subdivided by a strata plan then there shall be a maximum of 2 *dwelling units* within the strata plan; and.
- d. Restricted to a maximum floor area of:
 - 1. 140 square metres [1,500 sq. ft.] for one (first) *dwelling unit* on a *lot* and where a *lot* has been subdivided by a strata plan then there shall only be one 140-square metre [1,500-sq. ft.] *dwelling unit* within the strata plan;
 - 2. 90 square metres [970 sq. ft.] for each additional *dwelling unit*; and
 - 3. Notwithstanding Sub-sections B.3(i)vi.d.1. and d.2., the maximum floor area shall not exceed 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained.

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 0.75.

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:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal and Accessory Buildings and Structures</i>		7.5 m [25 ft.]	7.5 m [25 ft.]	7.5 m* [25 ft.]	7.5 m [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.].

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 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 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 3 metres [10 ft.] in width shall be provided from back of curb or projected future curb location. This *landscaping strip* shall consist of an earth berm of not less than 0.7 metre [2 ft.] in height, which shall be planted with maintenance-free ground cover or grass and trees at a spacing of not less than 7.5 metres [25 ft.] which shall have an initial planting trunk diameter of not less than 4.75 centimetres [2 in.] measured 1.5 metres [5 ft.] above *finished ground*. The trees chosen shall be capable of attaining a height of not less than 6 metres [20 ft.] in 10 years.

3. A *landscaping* screen shall be created along all *lot lines* separating the developed portion of the *lot* from *highway* which is developed with *residential lots* opposite the developed portion of the *lot*. This *landscaping* screen shall consist of an earth berm of not less than 1 metre [3 ft.] in height and a width of not less than 2.5 metres [8 ft.] and the planting of a hedge, capable of attaining a height of 2 metres [6 ft.] within 3 years with hedging trees planted at intervals assuring complete visual screening within 3 years.

J. Special Regulations

1. Land and *structures* shall be used for the uses permitted in this Zone only if such uses:
 - (a) Constitute no unusual fire, explosion or safety hazard;
 - (b) Do not emit noise in excess of 70 dB measured at any point on any boundary of the *lot* on which the use is located, provided that where a *lot* abuts 152 Street the noise level shall not exceed 60 dB; and
 - (c) Do not produce heat or glare perceptible from any boundary of the *lot* on which the use is located.
2. Outdoor storage of any goods, materials or supplies is specifically prohibited in Blocks A and B.
3. In Block C, area for outdoor display and storage of any goods, materials or supplies, and areas for parking of trucks and trailers associated with the uses and operations allowed on the *lot* other than the loading spaces in front of loading doors shall:
 - (a) Not be located within any front or *side yard*;
 - (b) Not exceed a total area greater than the *lot* area covered by the *principal building*; and
 - (c) Be completely screened 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.].
4. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

Lot Size	Lot Width	Lot Depth
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, Part 4 General Provisions of the 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 IB 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 IB 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 Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17404."

READ A FIRST TIME on the 9th day of May, 2011.

READ A SECOND TIME AS AMENDED on the 12th day of September, 2011.

PUBLIC HEARING HELD thereon on the 30th day of May, 2011.

PUBLIC HEARING HELD FOR AMENDED BY-LAW thereon on the 3rd day of October, 2011

READ A THIRD TIME AS AMENDED ON THE 3rd day of October, 2011.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 17th day of October, 2011.

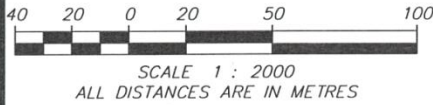
_____ MAYOR

_____ CLERK

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW # 17404
OF LOT 1, LOT 4, LOT 5 EXCEPT FIRSTLY: PARCEL C (BYLAW PLAN 62482); SECONDLY: PART DEDICATED ROAD ON PLAN LMP20652; THIRDLY: PART DEDICATED ROAD ON PLAN LMP37447; AND LOT 6 EXCEPT PARCEL "B" (BYLAW PLAN 62482), ALL OF SECTION 14, TOWNSHIP 2, NEW WESTMINSTER DISTRICT, PLAN 1368

CITY OF SURREY

GRID BEARINGS ARE DERIVED FROM CONTROL MONUMENTS 5025 AND 5026



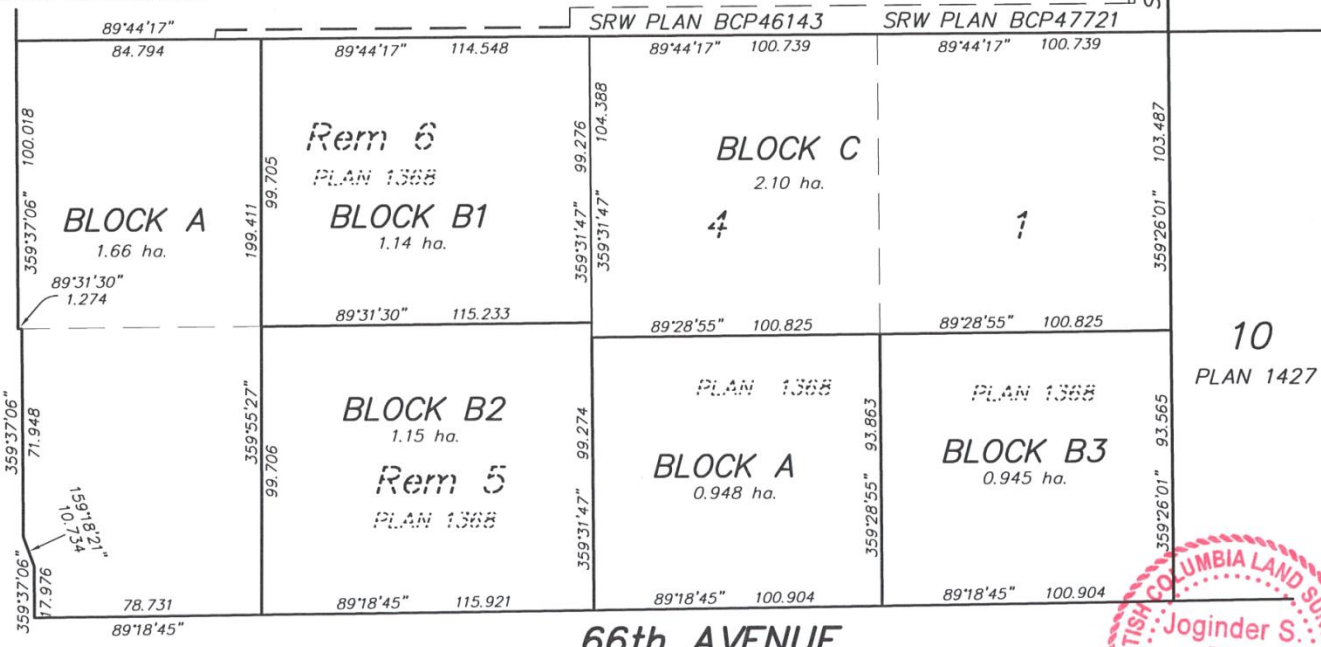
Rem S 1/2
A
PLAN 7513

SRW PLAN BCP47721

9
PLAN 1427

152nd STREET

66th AVENUE



10
PLAN 1427

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

BRITISH COLUMBIA LAND SURVEY CO.
Joginder S. Kaur
CERTIFIED CORRECT DATED THIS
4th DAY OF MAY, 2011
No. 863
Joginder S. Kaur - B.C.L.S.
FILE 9155-06