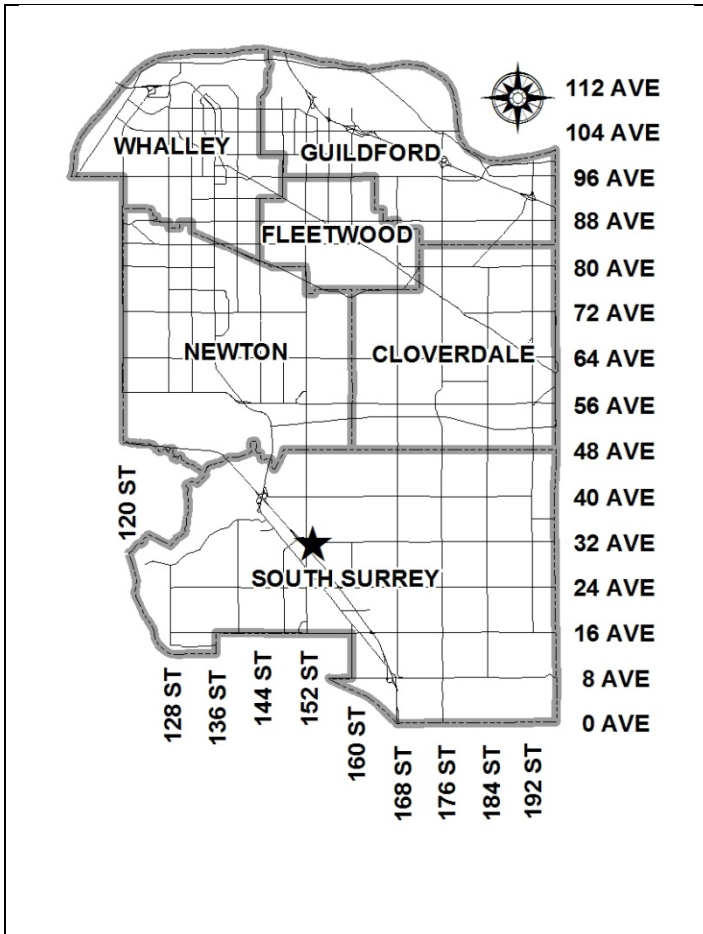


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0217-00

Planning Report Date: May 6, 2013



**PROPOSAL:**

- Discharge of Land Use Contract No. 11
- Rezoning from RA to IB-3
- OCP Text Amendment
- Development Permit
- Development Variance Permit

in order to permit the development of two business park buildings.

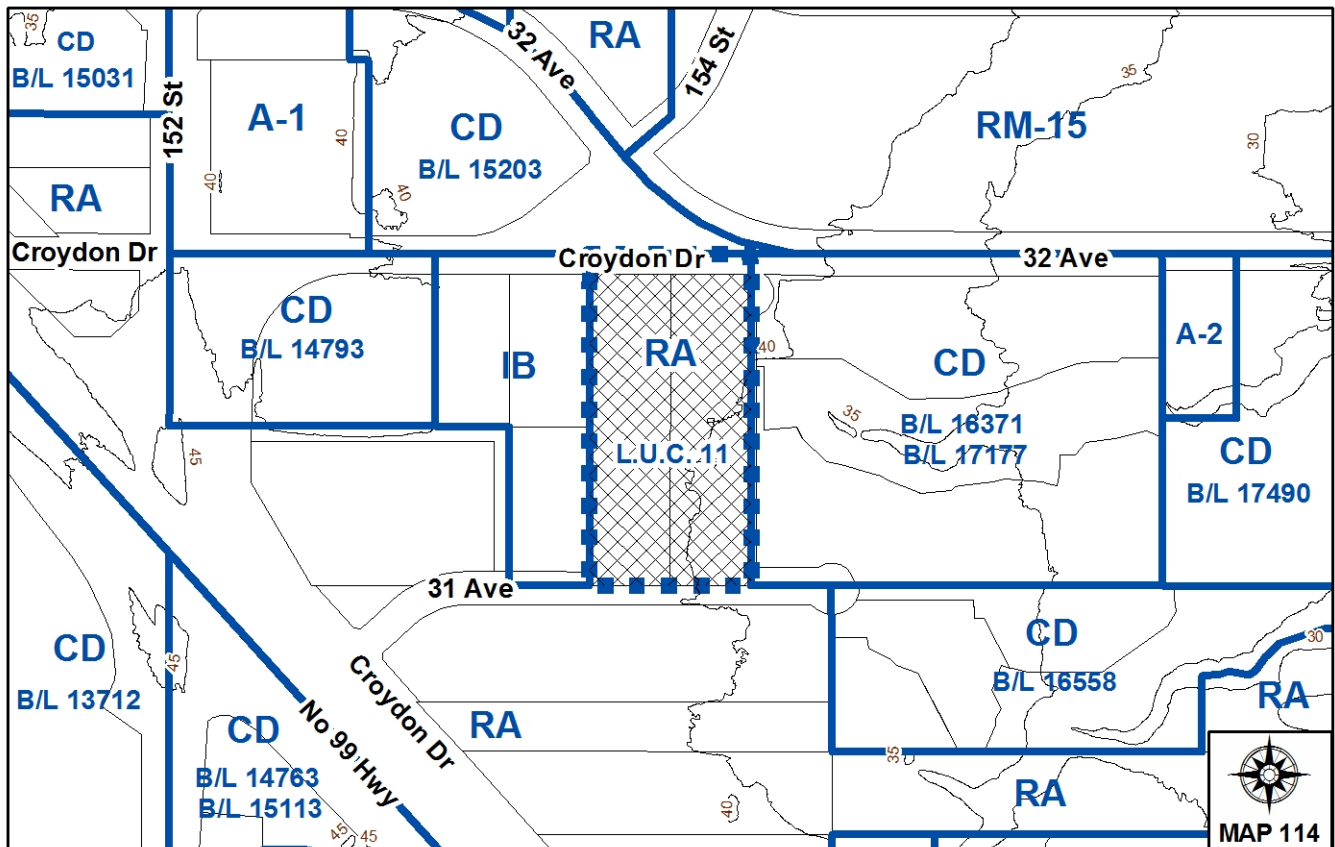
**LOCATION:** 15332 - 32 Avenue  
 15360 - 32 Avenue

**OWNER:** Berezan Management  
 (32<sup>nd</sup> Avenue) Ltd

**ZONING:** RA

**OCP DESIGNATION:** Industrial

**NCP DESIGNATION:** Business Park



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - Land Use Contract Discharge;
  - Incorporation of the IB-3 Zone into Zoning By-law No. 12000;
  - Amend the OCP to include the IB-3 Zone;
  - Rezoning.
  
- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Development variance permits are required in order to allow for an increased building height and one reduced side yard setback. The proposed building height of 17.8m (58 feet) is consistent with the height of the approved business park buildings to the east of the subject site (CD By-law No. 17692).
  
- The proposed building setbacks are greater than required under the IB-3 Zone, with the exception of the east side yard setback. This proposed setback relaxation to 4.5m (8 ft) provides for a well-designed site plan and accommodates tree preservation.

### RATIONALE OF RECOMMENDATION

- Complies with the Industrial designation in the OCP.
  
- Complies with Industrial Business Park designation in the Rosemary Heights Business Park Neighbourhood Concept Plan (NCP).
  
- The "Industrial Business Park 3 Zone (IB-3)" is being introduced as a new zone in Surrey Zoning By-law 12000 and applied to the subject site. This new business park zone is being introduced in order to accommodate business park developments that do not include accessory retail on the site. The IB-3 Zone is described in detail within the report.
  
- The proposed buildings and uses are appropriate for the Rosemary Heights Business Park NCP area and comparable to the surrounding land uses.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to incorporate the "Business Park 3 Zone (IB-3)" into Zoning By-law 12000 and a date be set for Public Hearing (Appendix VII).
2. a By-law be introduced to amend the Official Community Plan By-law, 1996, No. 12900, as amended, to insert a new "Business Park 3 Zone (IB-3)" in Section 3.7 and Figure 7 and a date be set for Public Hearing (Appendix VIII).
3. a By-law be introduced to discharge Land Use Contract No.11 and a date for Public Hearing be set.
4. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Industrial Business Park 3 (IB-3)" (By-law No. 12000) and a date be set for Public Hearing.
5. Council direct staff to bring forward the necessary by-law amendments to complete the introduction of the IB-3 Zone, which include amending the following: Surrey Sign By-law, 1999, No. 13656, Surrey Subdivision and Development By-law, 1986, No. 8830, Surrey Land Use and Development Applications Fees Impositions By-law, 1993, No. 11631 and Surrey Development Cost Charge By-law, 2012, No. 17539.
6. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
7. Council authorize staff to draft Development Permit No. 7912-0217-00 generally in accordance with the attached drawings (Appendix VI).
8. Council approve Development Variance Permit No. 7912-0217-00 (Appendix IX) varying the following, to proceed to Public Notification:
  - (a) to reduce the east side yard setback of the IB-3 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
  - (b) to increase the maximum building height of the IB-3 Zone from 14.0 metres (46 ft.) to 17.8 metres (58 ft.).
9. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;

- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) registration of a Section 219 Restrictive Covenant requiring fire sprinklers to NFPA standards and to release and indemnify the City from liability;
- (i) 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;
- (j) resolution of Fire Department comments related to principal building access.

### REFERRALS

Engineering:	The Engineering Department has no objection to the project [subject to the completion of Engineering servicing requirements] as outlined in Appendix II.
Parks, Recreation & Culture:	Parks supports the retention of the trees within the pathway dedication area.
Ministry of Transportation & Infrastructure (MOTI):	Preliminary approval granted.
Surrey Fire Department:	The landscaping within the courtyard requires some changes in order to accommodate truck access to the principal building entrances. The applicant must comply with the Electronic Communication Radio Amplification System By-law.

SITE CHARACTERISTICS

Existing Land Use: Single family houses

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North (Across Croydon Drive.):	Business Park/Fire Hall/Townhouses	Industrial & Urban  Business Park/Institutional/Townhouses	CD (By-law No. 15203)/RA/RM-15
East:	Townhouses	Industrial/Live-Work	CD (By-law No's 16371 & 17177)
South (Across 31 Avenue):	Undeveloped land under application for business park (7911-0187-00)	Industrial/Business Park	RA
West:	Business Park development and vacant site recently rezoned.	Industrial/Business Park	IB & CD (By-law No. 17692)

DEVELOPMENT CONSIDERATIONS

Proposal:

- The subject site is located between Croydon Drive and 31 Avenue in the Rosemary Heights Business Park Neighbourhood Concept Plan (NCP). The site is designated "Business Park" in the NCP and "Industrial" in the OCP.
- The application includes two (2) properties, which will be consolidated. The net site area is 16,527 sq. m (17,790 sq. ft).
- The applicant proposes the discharge of Land Use Contract No. 11, a rezoning from "One-Acre Residential Zone (RA)" to "Industrial Business Park 3 Zone (IB-3)". The application includes a development permit to allow for two four-storey business park/office buildings.

Zoning:

- The site is proposed to be zoned to IB-3 in order to create a business park development that limits accessory uses. This Zone is intended to be applied to future business park developments throughout the City in order help concentrate commercial and retail uses in Town Centres and help to sustain integrity in business and office parks.
- The IB Zone permits light impact industrial businesses to have associated retail sales. The associated retail will not be permitted on this site and in the IB-3 Zone. Staff are not supportive of retail uses on industrially-designated properties within the City.

- The IB-3 Zone restricts eating establishments in size to a maximum floor area of 200 sq. m (2,153 sq.ft.) and a maximum seating capacity of 100. This allows for small scale restaurants to be located in business parks but does not allow for large scale restaurants or banquet halls.
- The proposed 0.75 floor area ratio (FAR), 60% lot coverage and 7.5m (25 ft) setbacks under the IB-3 Zone are consistent with the IB Zone.
- The proposed maximum building height of 14m (46 ft.) is also consistent with the IB Zone. A DVP is required for the proposed height is considered appropriate and in keeping with existing or approved office/building park developments in the immediate area.
- The proposed building setbacks are generally greater than required under the IB-3 Zone, with the exception of the east side yard setback. There is a 3.0m (10 ft.) wide dedication along this property line with trees proposed for retention within the dedication area. The 4.5m (15 ft.) is the minimum setback for proposed Building B and interfaces with both this dedication area and existing riparian area on the adjacent townhouse site. The remaining setback of Building B is greater than 4.5m (15 ft.).
- The table below summarizes the general difference between the IB-3 and IB Zone::

	IB Zone	IB-3
Density	0.75	0.75
Principal Building Height	12m (40 ft.)	14m (46 ft)
Lot Coverage	60%	60%
Setbacks	7.5m from all property lines. One side yard may be reduced to 3.6m (12 ft.).	7.5m from all property lines. One side yard may be reduced to 3.6m (12 ft.).
Permitted Uses	Light impact industry, including wholesale and retail sales Office Warehouses Distribution Centres Eating establishments, including banquet halls, are permitted. Recreation uses	Light impact industry Office Warehouses Distribution Centres No retail accessory uses. Eating establishments are permitted to have a maximum seating capacity of 100 and a maximum floor area of 200 sq. m (2,153 sq. ft). Recreation uses are not permitted.

**PRE-NOTIFICATION**

Pre-notification letters were sent on November 22, 2012 and staff received the following comments:

- Staff received one (1) letter and three (3) phone calls related to the proposed development. Two neighbouring property owners contacted the City to express concerns related to the proposed Business Park use and the interface between the proposed development and the

existing townhomes (Nuvo) and with regards to tree retention. One of the phone calls was to request information related to the site plan.

*(The site is designated Business Park in the Rosemary Heights Business Park NCP. The proposed IB-3 Zone complies with this designation. Establishing an appropriate interface between the live-work townhouses and the subject site has been considered during the site planning process. There is an existing 3.0m (10 ft) wide walkway dedication immediately east of the subject site. This walkway lies between the townhouses to the east the subject site. The subject site is required to dedicate 3.0m (10ft), as identified in the NCP, in order to establish a 6.0m (20 ft) wide pathway area. An existing hedgerow of cedar trees lies within this 3.0m (10 ft) along the east property line. These trees provide existing screening from the proposed development. These trees are being retained in order to maintain the established vegetation and interface. The 3.0m (10ft) is being dedicated to the City, to achieve 6.0m (20 ft.) but the existing pathway will remain. The buildings are sited closer to Croydon which interface with side yard conditions of the townhomes. The access and drive-aisles within the site are located in the west portion of the site and away from the townhouses. There are a total of 61 trees proposed for retention on the site which will help to maintain some of the existing site features).*

#### DESIGN PROPOSAL AND REVIEW

- There are two four-storey office buildings proposed on the site. The combined floor area proposed is 9,314 sq.m (100,260 sq.ft).
- The subject site is surrounded by existing business park developments to the west and northwest, a proposed business park development to the south and a townhouse development, permitting live/work, to the east.
- There is an existing 3.0m wide public walkway/dedication area located between the townhouse development and the subject site. This walkway was identified in the NCP with 3.0m to be dedicated by the townhouse development and 3.0m to be dedicated by the subject site.
- There is an existing hedgerow of Western Red Cedars along the east property line within the 3.0m (10 ft.) dedication requirement. This hedgerow of trees provides a privacy screening for the existing townhouses and is a natural division between the townhouses and the proposed business park. For these reasons, the cedar hedgerow is proposed to be retained within the 3.0m (10ft) dedication area and the existing pathway will be retained.
- Access to the site is from both Croydon Drive and 31 Avenue. The primary access locations are along the west portion of the site. This project will dedicate and construct adjacent portions of Croydon Drive and 31 Avenue.
- Transportation Engineering is requesting the completion of the Pioneer Greenway as a 1.5m sidewalk and 2.5m asphalt path as a development coordinated works project.
- There are a total of 210 parking spaces being provided which represents the minimum number of required parking stalls under the Zoning By-law.

- The buildings are sited at the north end of the site near Croydon Drive. The two (2) building are oriented toward each other with an internal courtyard between them.
- The building locations and orientations achieve an appropriate interface with the business park development to the west, a street presence along Croydon Drive and reflect the privacy and unit orientations of the townhouses to the east.
- The proposal is a high quality business park development. The applicant has indicated that they are seeking LEED Gold certification for the project.
- The architectural style of the buildings is contemporary with clean lines, forms and colour. The materials are primarily glass, glazing and metal with wood accent materials (Appendix VI).
- The design of the courtyard space and landscaping plan for the site will create a unique outdoor area and office development.
- The courtyard consists of unit pavers with soft landscaping pockets within. Portions of the courtyard are covered by glass canopies and a variety of seating opportunities are provided.
- Consideration of tree preservation opportunities are reflected in the site plan in the siting of the buildings, the landscaping plan and the parking lot design.

#### Tree Preservation and Landscaping

- The applicant retained Diamond Head Consulting to prepare a report with recommendations for tree preservation and removal. The proposed tree preservation on the site is supported by staff. There are 174 trees on-site and 61 are proposed for retention. The site hosts a variety of tree species, but is largely comprised of Western Red Cedar and Douglas Fir. Fifty-two (52) Western Red Cedar and five (5) Douglas Fir trees are proposed for retention.
- The table below provides a summary of the proposed on-site tree retention and removal:

Tree Species	Total Number of Protected Trees	Total Proposed for Retention	Total Proposed for Removal
Western Red Cedar	91	52	39
Sitka spruce	1	0	1
Red alder	22(1+21 Stand A)	2	20
Black cottonwood	5 (stand B)	0	5
Paper birch	2	0	2
Pacific crabapple	2	0	2
Nootka cedar	1	1	
Magnolia	1	0	1
Hiba arborvitae	1	0	1
Douglas-fir	24	5	19



Bigleaf maple	9	0	9
Deodar cedar	4	0	4
Apple	2	0	2
Chinese fir	1	0	1
Cherry/ plum	3	1	2
English walnut	1	0	1
Giant redwood	2	0	2
Dogwood	1	0	1
Amabilis fir	1	0	1
<b>Total</b>	<b>174</b>	<b>61</b>	<b>113</b>

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 23, 2304. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>The site is within the Rosemary Heights Business Park NCP and complies with the Business Park designation and the Industrial designation in the OCP.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>The proposed FAR is less than permitted under the base zone.</li> <li>The proposal allowed for a range of office and accessory uses.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>Sustainable stormwater management features include infiltration trenches, bio-swales, natural landscaping, detention</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>Electric vehicle plug-ins are provided, showers and change facilities, and bike racks.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>The siting of the building and the internal courtyard have been designed with CPTED principles in mind.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>EnerGuide, ASHRAE 90.1 and Leed Gold certifications are being sought.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>N/A</li> </ul>

## PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

### ADVISORY DESIGN PANEL

- The project was reviewed by the Advisory Design Panel on February, 2013 and April 11, 2013.
- The ADP support the proposal with a few recommendations for consideration (Appendix IV). These recommendations are not significant and will be considered prior to final adoption.

### BY-LAW VARIANCES AND JUSTIFICATION

#### (a) Requested Variance:

- To reduce the minimum 7.5 m (25ft) east side yard setback requirement of the IB-3 Zone to 4.5m (15 ft).

#### Applicant's Reasons:

- The proposed setback allows for the majority of site activity to be located away from the live/work townhomes.

#### Staff Comments:

The proposed 4.5m (15 ft) setback is adjacent to a 6.0m (20 ft) dedication area which includes a walkway and a row of cedar trees. The building proposed building setback is greater than 7.5m from the townhouse development. The proposed building also interfaces with an existing riparian area and side yard conditions of the units.

#### (b) Requested Variance:

- to increase the maximum building height of the IB-3 Zone from 14.0 metres (46 ft.) to 17.8 metres (58 ft.).

#### Applicant's Reasons:

- Four storey office buildings are proposed which is consistent with the surrounding business park developments.

#### Staff Comments:

The proposed increase in building height is supportable as it is consistent with the height approved in the office/business park development directly west of the subject site under development application no. 7911-0327-00. It also allows for a high quality office development with economies of scale to pursue LEED Gold certification.

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.	Engineering Summary
Appendix III	Summary of Tree Survey and Tree Preservation
Appendix IV	ADP Comments
Appendix V	NCP Plan
Appendix VI	Draft Development Permit Drawings
Appendix VII	IB-3 Zone
Appendix VIII	OCP Amendment By-law
Appendix IX	Development Variance Permit No. 7912-0217-00

INFORMATION AVAILABLE ON FILE

(All the following are optional depending on the individual case)

- Complete Set of Architectural and Landscape Plans prepared by Jordan Kutev Architects and Sharpe and Diamond Landscape Architecture, respectively, dated , April 3, 2013 and.

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

IM/da

\\file-server1\net-data\csdc\generate\areaproduct\save\11621526056.doc  
DRV 5/2/13 2:45 PM

Information for City Clerk

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

1. (a) Agent: Name: Ralph Berezan  
Berezan Management (BC) Ltd.  
Address: Unit 210, 8399 - 200 Street  
Langley, BC V2Y 3C2  
Tel: 604-882-0808 - Work  
604-882-0808 - Cellular

2. Properties involved in the Application

- (a) Civic Address: 15332 - 32 Avenue  
15360 - 32 Avenue
- (b) Civic Address: 15332 - 32 Avenue  
Owner: Berezan Management (32nd Avenue) Ltd  
PID: 006-029-272  
Lot 25 Section 23 Township 1 New Westminster District Plan 46154
- (c) Civic Address: 15360 - 32 Avenue  
Owner: Berezan Management (32nd Avenue) Ltd  
PID: 000-659-291  
Lot 26 Section 23 Township 1 New Westminster District Plan 46154

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to discharge Land Use Contract # 11.  
(b) Introduce a By-law to rezone the property.  
(c) Introduce a By-law to amend the OCP.

Application is under the jurisdiction of MOTI. **YES**

MOTI File No. 2013-01604

## SUBDIVISION DATA SHEET

Proposed Zoning: IB-3

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	
Hectares	1.86 ha / 18,615.9 m <sup>2</sup>
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	1
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	49
Range of lot areas (square metres)	9,300
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	FAR 0.56
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	14%
Estimated Road, Lane & Driveway Coverage	56%
Total Site Coverage	70%
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	NO
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	Yes
Works and Services	NO
Building Retention	NO
Others	NO

## DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: CD / IB

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		18,615.9
Road Widening area		1,621.4
Undevelopable area / 3m hedgerow dedication		467.1
Net Total		16,527.4
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	60%	14%
Paved & Hard Surfaced Areas		56%
Total Site Coverage		70%
<b>SETBACKS</b> ( in metres)		
Front / new PL at Croydon	7.5	12.5
Rear / new PL at 31 <sup>st</sup>	7.5	85.0
Side #1 (W)	7.5	18.5
Side #2 (E) new PL	7.5	4.5
Side #3 (N, S, E or W)		
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal		
Accessory		17.8m / 4 storeys
<b>NUMBER OF RESIDENTIAL UNITS</b>		N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>	m <sup>2</sup>	m <sup>2</sup>
Retail		9,314.5
Office		5,064.6
Total		4,249.9
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	12,249.6	9,314.5

*\* 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)		N/A
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor open plaza / courtyard		1,540 m <sup>2</sup>
PARKING (number of stalls)		
Commercial	210	210
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls	3	6
Number of small cars	52	30
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----

## MULTIPLE BUILDINGS DATA SHEET

Proposed/Existing Zoning CD / IB

Required Development Data	Building #1	Building #2	Building #3
SETBACK (in metres)			
Front	31.8	12.5	
Rear	85.0	89.1	
Side #1 (W)	18.5	N/A	
Side #2 (E)	N/A	4.5	
Side #3 (N,S,E, or W)			
Building Height (in metres/storeys)	17.8m (4 storeys)	17.8m (4 storeys)	
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE	commercial only / m <sup>2</sup>		
Bachelor			
One Bedroom			
Two Bedroom			
Three Bedroom +			
TOTAL FLOOR AREA	5,064.6	4,249.9	



---

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

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

DATE: **May 1, 2013** PROJECT FILE: **7812-0217-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 15360 32 Ave**

### REZONE/SUBDIVISION

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

- Dedicate 8.500 metres on 31 Avenue for a total of 20.000 metres.
- Dedicate varying width on Croydon Drive including 14.000 metre radius cul-de-sac.
- Dedicate 3.000 metre for walkway along East property line.
- Provide 0.500 metre wide SROW along 31 Avenue frontage.
- Provide 1.500 metre wide SROW along Croydon Drive.

#### *Works and Services*

- Construct Croydon Drive complete with full pavement, cul-de-sac and traffic circle.
- Construct north side of 31 Avenue.
- Construct walkway.
- Construct storm sewer main on Croydon Drive and provide on-site detention.
- Construct south side of Croydon Drive to the ultimate 12.2 metre wide pavement, north boulevard on Croydon Drive, an arterial sidewalk with connection to 154 Street and Pioneer Greenway under Development Coordinated Works (DCW).
- Pay 100% sanitary DCCs under Sanitary DCC frontender charges 8205-0126-00-1.
- Pay Ministry of Transportation (MoT) interchange charges.
- Register restrictive covenant for on-site detention, water quality/sediment control inlet chamber and reciprocal access easement at North West Corner of site.

A Servicing Agreement is required prior to Rezone/Subdivision.

### 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

HB

NOTE: Detailed Land Development Engineering Review available on file

### TREE PRESERVATION SUMMARY

Project Location: 15332 & 15360 Croydon Drive Surrey, BC  
 Registered Arborist: Lesley Gifford, B.App Sc.  
 ISA Certified Arborist (PN5432A)  
 Certified Tree Risk Assessor (56)  
 BC Parks Wildlife and Danger Tree Assessor

Detailed Assessment of the existing trees of an Arborist's Report is submitted on file. The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment of the Subject Site: Two- 2.3 acre sites with residences, outbuildings and undeveloped natural areas. Heavily treed sites with a variety of mature native & non-native deciduous and coniferous trees.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified (includes city tree)	174	(A)
Number of Protected Trees declared high risk due to natural causes (*Hazard Tree= HT)	7	(B)
Number of Protected Trees to be Removed	113	(C)
Number of Protected Trees to be Retained	61	(D)
Number of Replacement Trees Required ( 25@1:1, 88 @ 2:1 (-7 HT))	194	(E)
Number of Replacement Trees Proposed	75	(F)
Number of Replacement Trees in Deficit ( E-F-6 trees<30cm )	113	(G)
Total Number of Protected and Replacement Trees on Site ( D+F)	136	(H)
Number of Lots Proposed in the Project	2	(I)
Average Number of Trees per Lot ( H / I )	68	

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

This plan will be available before final adoption

Summary prepared and submitted by:

April 11, 2013

Arborist

Date

## RESUBMISSIONS

## 2. 5:00 pm

File No.:	<b>7912-0217-00</b> Resubmit
Description:	<b>Rosemary Business Park</b> Rezoning and DP for two, 4-storey office buildings. Total floor area proposed is 9,314 sq.m.
Address:	<b>15332 and 15360 – 32 Avenue</b>
Developer:	Babu Kadiyala, Berezan Management
Architect:	Jordan Kutev, Jordan Kutev Architect Inc.
Landscape Architect:	Sharp & Diamond Landscape Architecture Inc.
Planner:	Ingrid Matthews
Urban Design Planner:	Hernan Bello

*Note: Statement of Review from February 14, 2013 for Rosemary Business Park, was provided as part of the package.*

The **Urban Design Planner** presented an overview of the proposed project and noted this project was first presented in February, 2013.

**The Project Architect** highlighted the changes to respond to the issues raised by the Panel:

- The buildings were reoriented and the goal was to create a plaza hidden by the buildings.
- The plaza is oriented south-north and the building is located on the east and west and connected to parking by meandering paths. The south end of the plaza was kept wide open to allow for afternoon events/gatherings.
- Building set back was increased to allow for a green buffer and pedestrian path.
- The big canopy between was deleted and a large flat courtyard connecting the two buildings was created.
- A large number of trees are now protected, plus added trees on the west side and a bioswale alongside the tree edge.
- The number of parking stalls was reduced from 270 to 210 and the entire parking lot rearranged to allow for four crossings. Disabled parking was split between the north and south to allow access to plaza from both ends. East and west portion is connected in two locations.
- Landscaping was added along the west property line and landscape buffer added on south and west sides.
- Main office entrance is better articulated and facing the plaza of the courtyard. Retail units on the ground level have continuous canopies; correlated entrances facing the plaza are clearly visible.
- Screening has been provided for the garbage and transformer area.
- Sustainability: had too much glazing in previous design, so panels were added since now there is more sun shine in the plaza during the day.
- Targeting LEED Gold. LEED certification will be determined by the work to be done and the cost of each system such as mechanical and electrical.
- Mechanical system to work with envelope, coordinated and efficient.

- Natural ventilation with operable windows in office areas.
- Working with BC Hydro for commercial program funds for energy modelling.
- CPTED issues solved for people gathering and not be visible from Croydon Drive. South-north facing plaza trees will be pruned, and furniture and seating will provide visibility.

**The Landscape Architect** reviewed the revisions and introduced Arborist Lesley Gifford, Diamond Head Consulting to discuss tree retention on site and tree retention practices.

- Courtyard design is based on pedestrian flow diagrams and provides a series of spaces for use, a canopy cover, an added water feature on the far north site, and visibility and CPTED on site.
- The addition of bioswales and drainage will work to preserve and retain groups of trees in the parking lot, through the centre of the lot, and the trees at the east property edge as a hedgerow. This also creates a buffer to the east. The existing conifers on the west property line create opportunities for 67 trees to be retained and protected. With 75 trees proposed for replacement there will be a total of 136 trees on site.
- The parking lot naturally slopes towards the bioswales and will transition into the swale area, which is technically outside the root zone of the trees. Technically the existing hedgerow trees between the building could be saved there are semi mature trees that could be saved but they don't provide opportunity for the light and leisure that is intended for the area and are in conflict with the overall design.

#### **ADVISORY DESIGN PANEL STATEMENT OF REVIEW**

##### **Rosemary Business Park**

**15332 and 15360 – 32 Avenue**

**File No. 7912-0217-00**

It was  
recommends that the applicant address the following recommendations and revise and resubmit to the Planning staff.

Moved by D. Lee  
Seconded by G. Wylie  
That the Advisory Design Panel (ADP)

Carried

#### **STATEMENT OF REVIEW COMMENTS**

The Panel considered that the overall project had been significantly improved.

##### **Site**

- Site planning is an improved scheme. The site is becoming a 'place' with the centre courtyard and enclosing building forms. Will likely improve the lease plan.
- Could consider not having a crank in the building; leave it as a bar.
- A bow shape now happening; entrances to site are right in middle of the courtyard sides but are where they should be.

- Do more to get glazed canopies to create a cross shaped bows and bring it north.
- Site is still split in half, so drive the row of trees up the middle for a sensational entry – this would join the site together for a distinctive route. If more trees that could be retained in spine it would make a huge impact.

Seating and close attention to weather protections is good.

#### **Form and Character**

- This proposal successfully achieves a higher bar for a business park in terms of quality of material and design.
- Sheer walls in corner means there are no corner offices.

#### **Landscaping**

- Good focus on retaining trees. Cost effective solutions for heating and cooling; plant deciduous trees for shading on south and west sides. Trees close to buildings never an issue of views.

#### **Sustainability**

- LEED Gold is better than LEED Silver. LEED certification needs work.

#### **Accessibility**

- Disabled access and parking well addressed.
- Levered handles, on doors and power doors.

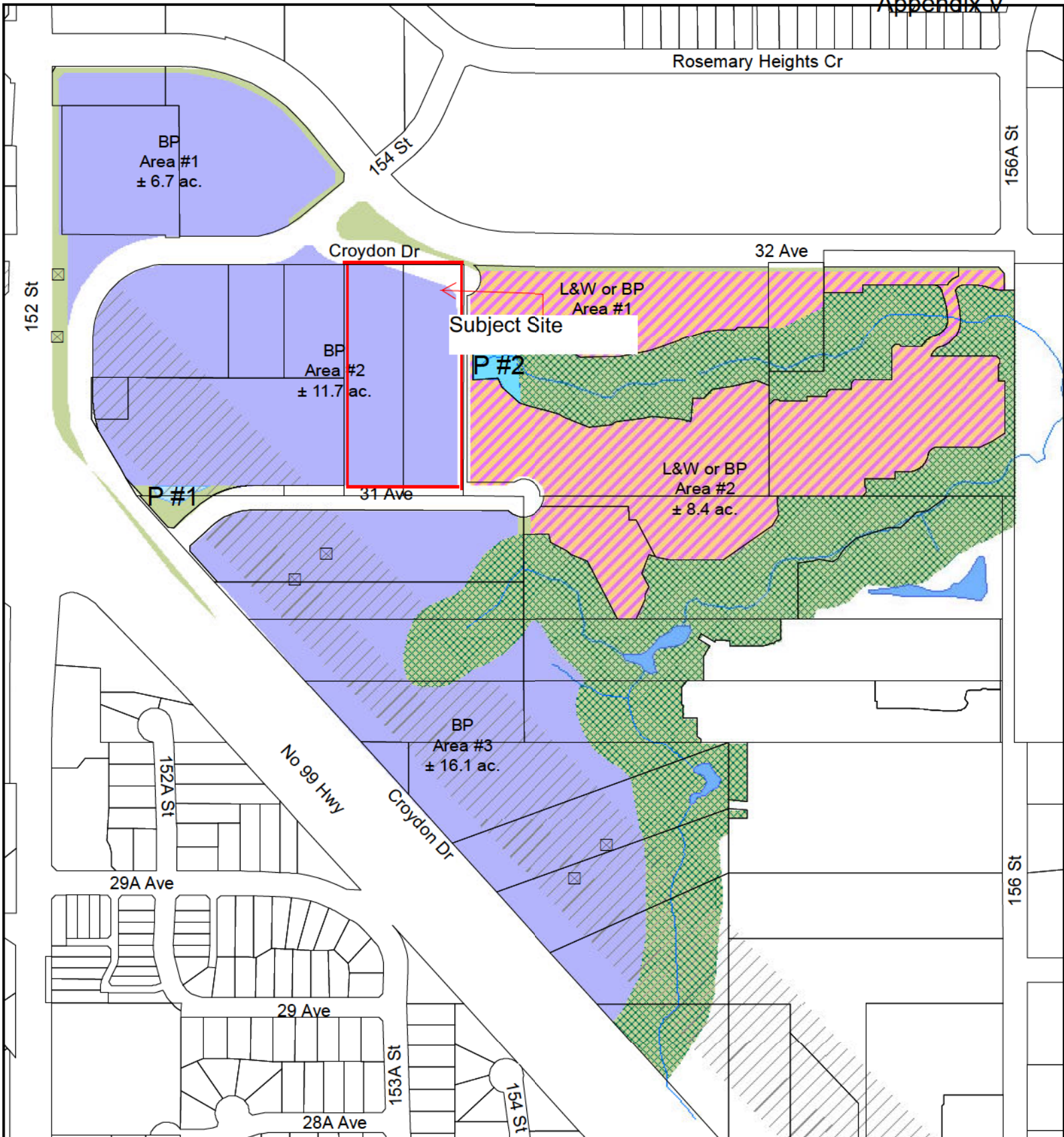
### **NEW SUBMISSION**

#### **3. 6:00 pm**

File No.:	<b>7912-0349-00</b> New
Description:	<b>Bosa/Lutheran Church and Tower</b> Rezoning and DP for high-rise residential building, with commercial podium and church
Address:	<b>13388 – 104 Avenue</b>
Developer:	Hermann Nuessler, Bosa Properties
Architect:	Foad Rafii, Rafii Architects Inc.
Landscape Architect:	Mark van der Zalm, van der Zalm & Assoc.
Planner:	Christopher Atkins
Urban Design Planner	Mary Beth Rondeau

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

- The site is across the civic core area across the street from new City Hall and Library.
- 5.5 FAR plus additional 20% at 6.6 FAR. Makes it more important to achieve all the goals.
- Height is above the 75m policy at 97 meters. – Staff support the additional height given the higher towers to both sides will fit into context.



- Business Park
- Live & Work or Business Park Areas
- Buffers
- Storm Water Detention Pond (amenity feature City-owned)
- Storm Water Detention Pond (amenity feature privately-owned)
- Creek Preservation Areas
- 15m & 30m Riparian Set Backs
- Hydro Towers
- Creeks
- Hydro Right of Way

**ROSEMARY HEIGHTS BUSINESS PARK LAND USE PLAN**  
 CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved by Council: July 21, 1999 Amended 22 March 2013

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.





**CROYDON DRIVE BY BEREZAN**  
15300 Croydon Dr. Surrey, British Columbia



**CROYDON DRIVE BY BEREZAN**  
15300 Croydon Dr. Surrey, British Columbia

**Jka**  
architecture planning interior design





**CROYDON DRIVE BY BEREZAN**  
15300 Croydon Dr. Surrey, British Columbia

**Jka**  
architecture planning interior design

THIS DOCUMENT IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DOCUMENT.



Jordan Kutev  
architect

1 401 298 3225  
1 401 298 3000  
6 Balfour Street  
151-2300 Highway Road  
Burnaby BC V5N 3J3

PROFESSIONAL CONSULTANT

CONSULTANT

SEAL

NO	DATE	REMARKS
1	04-04-2012	ISSUED FOR ADP RESUBMISSION



CROYDON DRIVE BY BEREZAN

15360 Croydon Drive  
Surrey, B.C.

CONTEXT

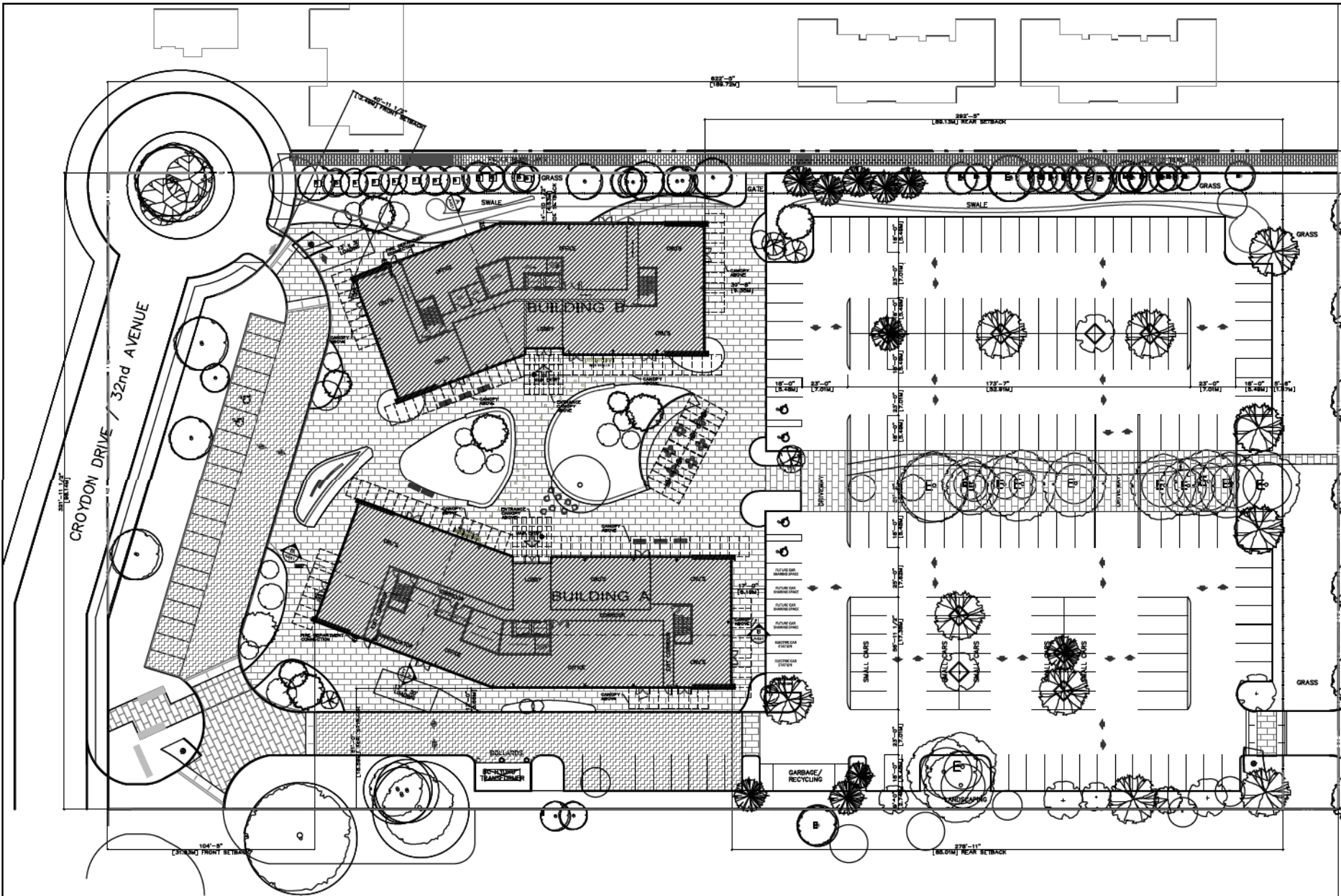
ADP RESUBMISSION

A150

SCALE:	AS NOTED	PROJECT NO.:	1220
DRAWN BY:	CD	DATES:	
CHECKED BY:	JK		SEPT 2012



1 CONTEXT PLAN  
SCALE: N/A



1 SITE PLAN  
SCALE: 3/16" = 1'-0"

ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF BEREZAN DEVELOPMENTS INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BEREZAN DEVELOPMENTS INC.



Jordan Kutev  
architect  
434 5th St  
434 5th St  
100-220 Broadway St  
Burnaby BC V5N 3A3

PRIVE CONSULTANT  
CONSULTANT

NO	DATE	REMARKS
1	06-04-2015	ISSUED FOR ADP RESUBMISSION

ADP RESUBMISSION

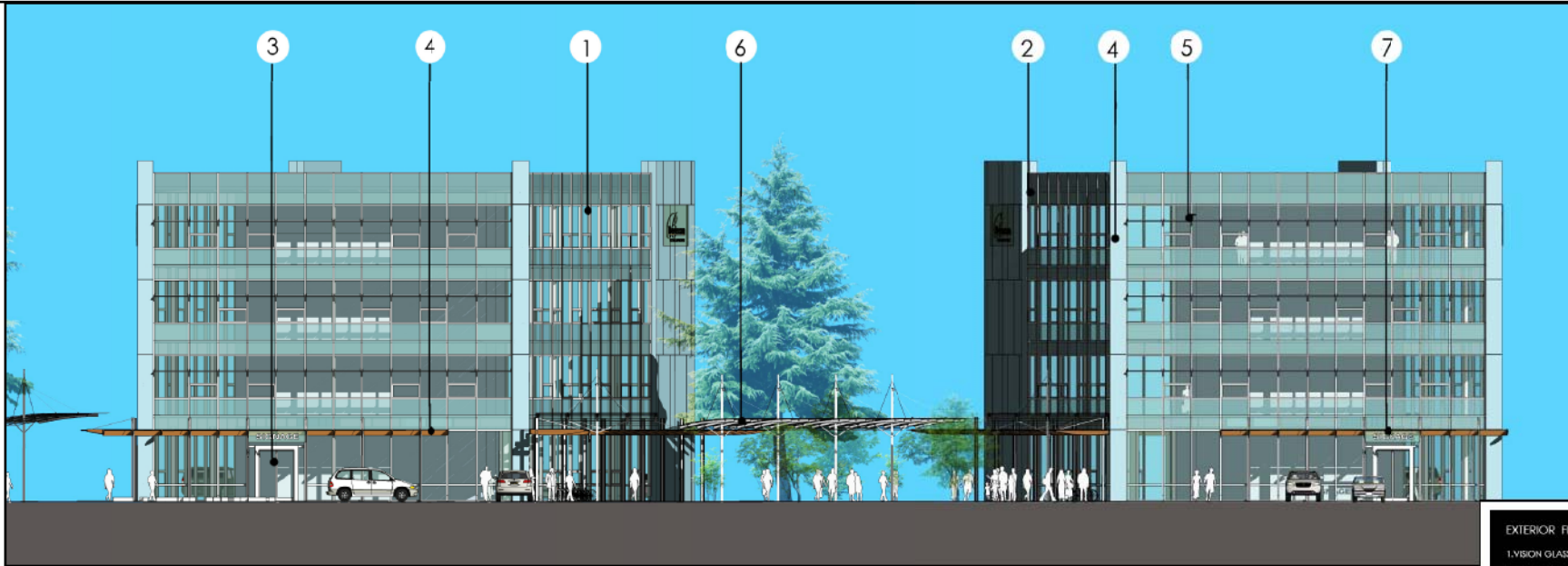


CROYDON DRIVE BY BEREZAN  
15360 Croydon Drive  
Surrey, B.C.

SITE PLAN  
ADP RESUBMISSION

A151

SCALE: AS NOTED	PROJECT NO: 1220
DRAWN BY: CD	DATES
CHECKED BY: JK	SEPT 2012



2 SOUTH ELEVATIONS ( BLDG. A & B )  
SCALE: N/A



1 NORTH ELEVATIONS ( BLDG. A & B )  
SCALE: N/A

**EXTERIOR FINISH LEGEND**

- 1. VISION GLASS
- 2. SPANDEL PANEL
- 3. STORE FRONT ENTRY DOOR
- 4. METAL CLADDING
- 5. ALUMINUM SUN SHADES
- 6. WOOD AND GLASS CANOPY
- ON METAL FRAME
- 7. BUILDING SIGNAGE

THE ARCHITECT ASSUMES RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED IN THIS DOCUMENT. THE ARCHITECT DOES NOT WARRANT OR REPRESENT THAT THE INFORMATION IS COMPLETE, ACCURATE, OR UP-TO-DATE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACTIONS OF ANY OTHER PROFESSIONALS OR FOR THE ACTIONS OF ANY OTHER PERSONS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED.



**Jordan Kutev architect**  
 1 604 299 8222  
 1 604 299 8030  
 6 jkutev@jka.ca  
 180-2200 Boundary Street  
 Burnaby BC V5M 3A3

PROFESSIONAL CONSULTANT  
 CONSULTANT

NO.	DATE	REMARKS
1	06-04-2012	ISSUED FOR ADP RESUBMISSION



**CROYDON DRIVE BY BEREZAN**  
 15360 Croydon Drive  
 Surrey, B.C.

NORTH-SOUTH ELEVATIONS  
 BUILDING A & B  
 ADP RESUBMISSION

**A401**

SCALE:	AS NOTED	PROJECT NO.:	1220
DRAWN BY:	CD	DATES:	
CHECKED BY:	JK		SEPT 2012

THESE DOCUMENTS ARE THE PROPERTY OF BEREZAN DEVELOPMENTS AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF BEREZAN DEVELOPMENTS IS STRICTLY PROHIBITED. BEREZAN DEVELOPMENTS ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE DOCUMENTS.



**north**  
**Jordan Kutev**  
**architect**  
 1 604 299 8222  
 1 604 299 8220  
 6 jkutev@jka.ca  
 100-2208 Boundary Street  
 Burnaby BC V5N 3A3

PRIME CONSULTANT  
 CONSULTANT

NO	DATE	REMARKS
1	06-04-2012	ISSUED FOR ADP RESUBMISSION



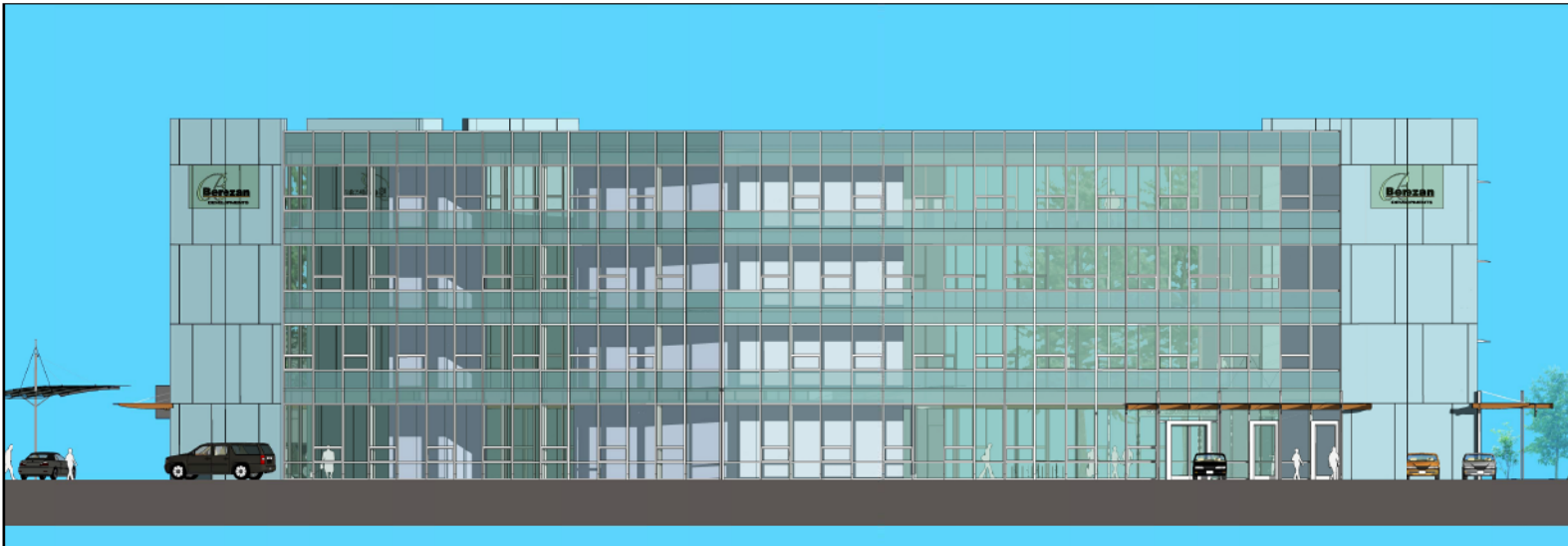
**CROYDON DRIVE**  
**BY BEREZAN**  
 15360 Croydon Drive  
 Surrey, B.C.

EAST-WEST ELEVATIONS  
 BUILDING A & B

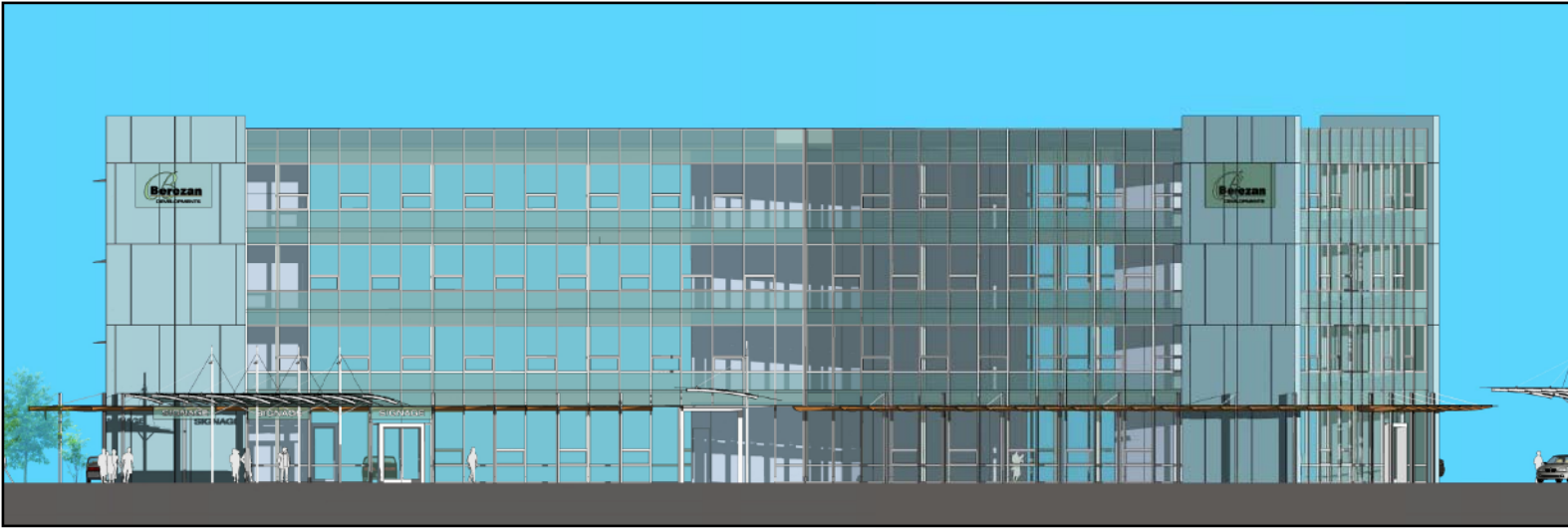
ADP RESUBMISSION

**A402**

SCALE:	AS NOTED	PROJECT NO:	1220
DRAWN BY:	CD	DATE:	
CHECKED BY:	JK		SEPT 2012



**2 WEST ELEVATIONS ( BLDG. A ) BLDG B EAST ELEVATION-SIMILAR**  
 SCALE: N/A



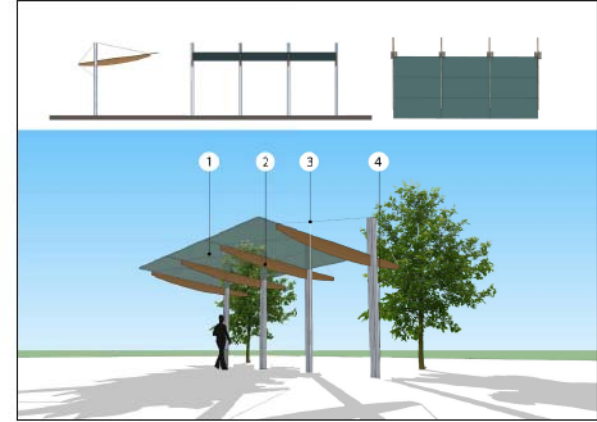
**1 EAST ELEVATIONS ( BLDG. A ) BLDG B WEST ELEVATION-SIMILAR**  
 SCALE: N/A



1 CANOPY DETAIL  
SCALE: N/A



2 CANOPY DETAIL  
SCALE: N/A



3 CANOPY DETAIL  
SCALE: N/A

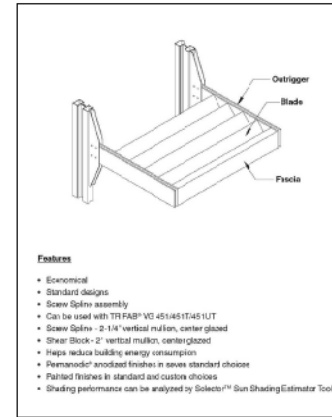
LEGEND  
1: LAMINATED GLASS  
2: LAMINATED WOOD BEAM  
3: TENSION CABLE  
4: STEEL POST



2 SIGNAGE  
SCALE: N/A



3 SUN SHADING  
SCALE: N/A



4 SUN SHADING DETAIL  
SCALE: N/A

THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND THE ARCHITECTURAL ELEMENTS. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE BUILDING OR THE ARCHITECTURAL ELEMENTS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE BUILDING OR THE ARCHITECTURAL ELEMENTS.

Jordan Kutev  
architect

1 404 299 3223  
2 404 299 3000  
3 404 299 3000  
4 404 299 3000

PRIVE CONSULTANT

CONSULTANT

NO	DATE	REMARKS
1	04-04-2012	ISSUED FOR ADP RE SUBMISSION



CROYDON DRIVE BY BEREZAN

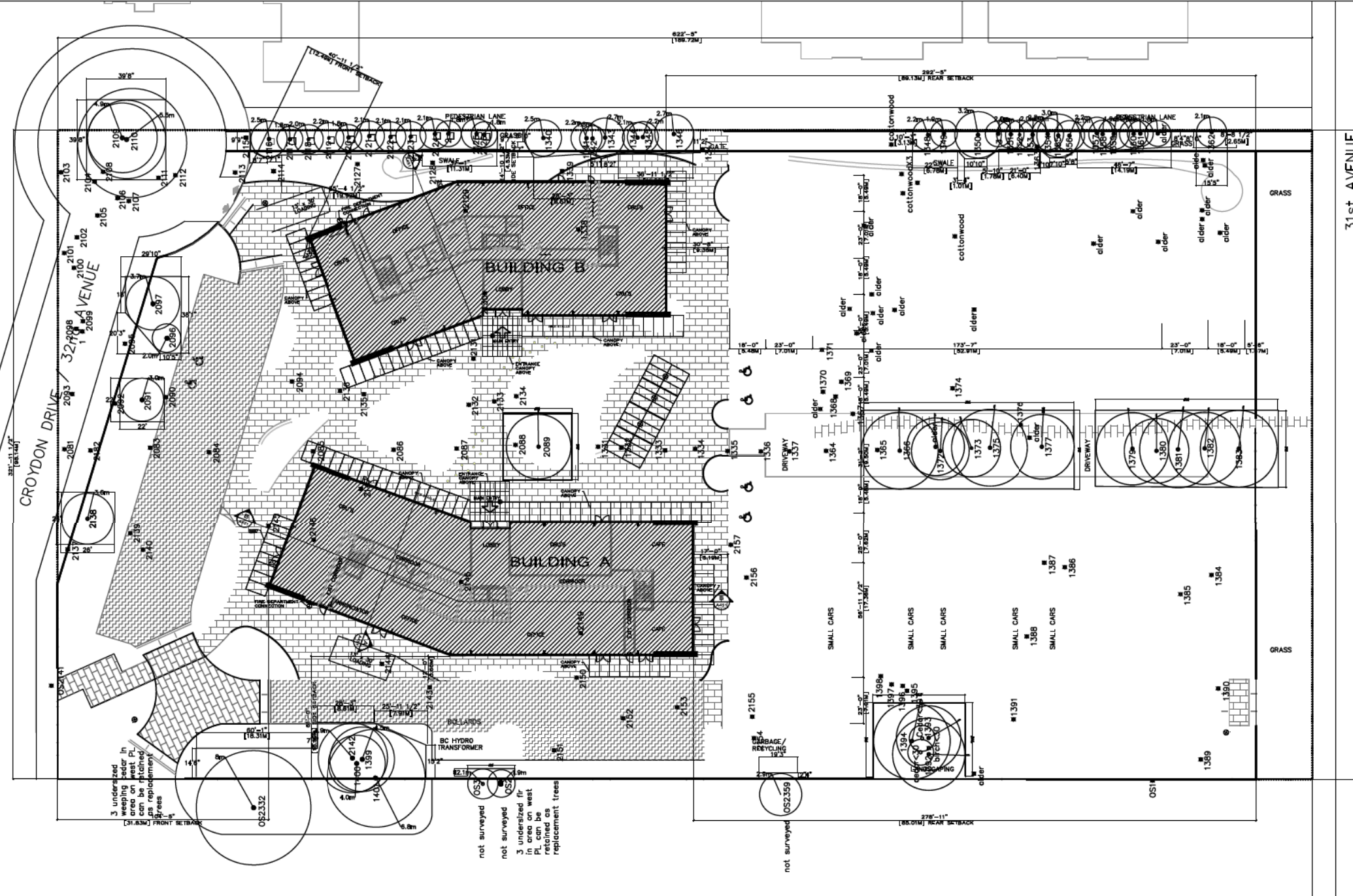
15360 Croydon Drive  
Surrey, B.C.

MISCELLANEOUS  
DETAILS

ADP RE SUBMISSION

A701

SCALE:	AS NOTED	PROJECT NO:
DRAWN BY:	CD	1220
CHECKED BY:	JK	DATE:
		SEPT 2012



3 undersized alder in weeping cedar PI can be retained as replacement trees

not surveyed  
 not surveyed  
 3 undersized fir in weeping cedar PI can be retained as replacement trees

not surveyed

- LEGEND**
- TREE TO BE RETAINED
  - TREE TO BE REMOVED
  - UNSURVEYED TREE
  - ROOT PROTECTION ZONE
  - ROOT PROTECTION FENCING

**DATE**  
 APRIL 2, 2013

**CLIENT**  
 Berezan Management Ltd  
 210-8399 200th Street, Langley BC, V2Y 3C2  
 Telephone 604-591-2213

**TITLE**  
 TREE PROTECTION AND REMOVAL PLAN  
 15332 15360 Croydon Drive, Surrey BC

**DIAMOND HEAD CONSULTING LTD.**  
 342 WEST 8TH AVENUE  
 VANCOUVER, BC V5Y 3X2  
 PHONE 604.733.4886

SHARP & DIAMOND LANDSCAPE ARCHITECTURE DOES NOT  
 GUARANTEE THE EXISTENCE, LOCATION OR HEALTH OF UTILITIES  
 AND/OR OBSTACLES SHOWN ON THIS PROJECT SITE.  
 THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE  
 EXISTING LOCATION AND DEPTH OF ALL UTILITIES AND/OR  
 OBSTACLES PRIOR TO ANY CONSTRUCTION. SHARP & DIAMOND  
 LANDSCAPE ARCHITECTURE IS NOT RESPONSIBLE FOR THE  
 PERFORMANCE OR FAILURE OF UTILITIES OR OBSTACLES OR  
 ANYTHING THEREOF.



**01 TREE PROTECTION PLAN**  
 SCALE 1:300



**LEGEND - TREE PROTECTION**

-  EXISTING TREE TO REMAIN  
REFER TO ARBORIST REPORT FOR FURTHER DETAIL.
-  EXISTING TREE TO BE REMOVED  
REFER TO ARBORIST REPORT FOR FURTHER INFORMATION.
-  PROPOSED TREE - SWEETGUM  
LIGULIDAMBAR SYRIACIFUSA  
6CM CAL.
-  PROPOSED TREE - FRAXINUS OXYCARPA 'RAYWOOD'  
RAYWOOD DASH  
7CM CAL.
-  PROPOSED TREE - ACER GRISUM  
PAPEL BARK MAPLE  
5CM CAL.
-  PROPOSED TREE - THUJA PLICATA  
WESTERN RED CEDAR  
2.5M HT.
-  PROPOSED TREE - CORYLUS CANADENSIS  
SILVER BUD  
6CM CAL.

**PROPOSED TREES = 68**

**NOTES - TREE PROTECTION**

1. TREE PROTECTION DRAWING TO BE READ IN COORDINATION WITH ARBORIST REPORT.
2. REFER TO PLANT LIST, SHEET L300, FOR FURTHER INFORMATION.
3. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE BC LANDSCAPE STANDARD, LATEST EDITION.

2	REVISED FOR ADP	19-09-04
1	ISSUED FOR ADP	19-02-07
REVISIONS		

CROYDON DRIVE

Surrey, British Columbia

**LANDSCAPE TREE PROTECTION PLAN**

Scale:	As Shown
Drawn:	Brett Hildrines
Checked:	David Stoyko
Revision:	A
Project No.:	06-302
Sheet:	L100



SHARP & DIAMOND LANDSCAPE ARCHITECTURE DOES NOT GUARANTEE THE ACCURACY, LOCATION, OR EXISTENCE OF UTILITIES AND/OR RECORD DRAWINGS FOR THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE EXISTING UTILITIES AND RECORDS. ALL UTILITIES OR CONCEALED UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND CARRY OUT BY OPERATING.



01 LANDSCAPE PLAN  
SCALE 1:300



LEGEND - LANDSCAPE PLAN

- PROPOSED VEHICULAR UNIT PAVING PRODUCT TPO
- PROPOSED PEDESTRIAN UNIT PAVING PRODUCT TPO
- PROPOSED CONCRETE PAVING
- PROPOSED SEATING ELEMENTS BENCHES, CAFETERIAS, SEATING WALLS
- PROPOSED BICYCLE RACKS REFER TO DETAIL
- PROPOSED SITE ENTRY SIGNAGE SIGNAGE BY ARCHITECT
- PROPOSED CANOPY BY ARCHITECT
- PROPOSED GRADING REFER TO CIVIL
- POTENTIAL ART FEATURE BY OTHERS

NOTES - LANDSCAPE PLAN

1. LANDSCAPE PLAN TO BE READ IN COORDINATION WITH ALL OTHER DRAWINGS.
2. REFER TO PLANT LIST, SHEET L300, FOR FURTHER INFORMATION.
3. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE BC LANDSCAPE STANDARD, LATEST EDITION.

LANDSCAPE PLAN

Surrey, British Columbia

CROYDON DRIVE

REVISIONS

2	REVISED FOR ADP	13-09-04
1	ISSUED FOR ADP	13-02-07

3 STAVE TU  
CONCRETE SIDEWALK  
DECIDUOUS TREE SUN TREE DAM CHDS  
LAWN  
1.5M GRASS SCAPING WITH STREET TREES  
PEDESTRIAN PATH  
EXISTING HEAD ROW TREES TO REMAIN. REFER TO ARBORIST REPORT FOR FURTHER DETAILS  
LOW SHRUB PLANTING TO SCREEN PARKING LOT  
PROPOSED STREET TREES  
VEGETATED PARKING LOT ISLANDS  
ENTRY SIGNAGE  
SITE ENTRY  
CANOPY, STAIRS ETC

Scale: As Shown  
Drawn: Brett H&D  
Checked: David Stoyko  
Revision: A  
Project No.: 06-302  
Sheet:

L100



## Business Park 3 Zone

### Part 47C

### IB-3

#### A. Intent

This zone is intended to accommodate and regulate the *comprehensive design* of industrial business parks consisting of *light impact industrial* uses, offices and limited service uses. These uses shall be carried out such that no nuisance is apparent outside an enclosed *building*.

#### B. Permitted Uses

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

1. *Light impact industry.*
2. Office uses excluding:
  - (a) *Social escort services*; and
  - (b) *Methadone clinics.*
3. *Warehouse uses.*
4. *Distribution centres.*
5. *Accessory uses* including the following:
  - (a) *Eating establishments*, excluding *drive-through restaurants*, provided that:
    - i. The *eating establishment* does not exceed a *gross floor area* of 200 square metres [2,150 sq. ft.];
    - ii. The *eating establishment* accommodates a maximum of 100 seats; and
    - iii. A maximum of one *eating establishment* with a *gross floor area* greater than 150 square metres [1,600 sq. ft.] on the *lot* and where a *lot* has been subdivided by a strata plan then there shall only be one *eating establishment* with a *gross floor area* greater than 150 sq. m. [1,600 sq. ft.] within the strata plan;
  - (b) *Personal service uses* limited to the following:
    - i. Barbershops;

- ii. Beauty parlours;
  - iii. Cleaning and repair of clothing; and
  - iv. Shoe repair shops;
- (c) *General service uses* excluding *drive-through banks*;
- (d) *Community services*;
- (e) *Assembly halls* limited to *churches*, provided that:
- i. The *church* does not exceed a *gross floor area* of 700 square metres [7,500 sq. ft.];
  - ii. The *church* accommodates a maximum of 300 seats; and
  - iii. There is not more than one *church* on a *lot* and where a *lot* has been subdivided by a strata plan, there shall be only one *church* within the strata plan.
- (f) *Child care centres*; and
- (g) *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
- i. Contained within a *principal building*;
  - ii. Occupied by the owner or a caretaker, for the protection of the businesses permitted;
  - iii. Restricted to a maximum number of:
    - a. One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 sq. ft.] in floor area;
    - b. Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq. ft.] or greater in floor area; and
    - c. Notwithstanding Sub-sections B.5 (g) iii.a. and iii.b., the maximum number shall be two *dwelling units* for *lots* less than 4.0 hectares [10 acres] in area and three *dwelling units* for *lots* equal to or greater than 4.0 hectares [10 acres] in area; and
  - iv. Restricted to a maximum floor area of:
    - a. 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;

- b. 90 square metres [970 sq. ft.] for each additional *dwelling unit*; and
- c. Notwithstanding Sub-sections B.5 (g) iv.a. and iv.b., 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**

1. In Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the maximum *density* shall not exceed a *floor area ratio* of 0.1 or a *building area* of 300 square metres [3,230 sq. ft.] whichever is smaller. The maximum *density* may be increased to a maximum *floor area ratio* of 0.75 if amenities are provided in accordance with Schedule G of this By-law.
2. In areas other than the ones in Section D.1 of this Zone, the maximum *density* shall not exceed a *floor area ratio* of 1.0.

**E. Lot Coverage**

The maximum *lot coverage* shall be 60%.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Buildings and Accessory Buildings and Structures</i>		7.5 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 this By-law.

- \* One (1) *side yard setback* may be reduced to 3.6 metres [12 ft.] if the *side yard* abuts land which is *commercial or industrial*.

## G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of this By-law:

1. Principal buildings: The *building height* shall not exceed 14 metres [46 ft.].
2. Accessory buildings and structures: The *building height* shall not exceed 6 metres [20 ft.].

## H. Off-Street Parking and Loading/Unloading

1. Refer to Table C.3, Part 5 Off-Street Parking and Loading/Unloading of this By-law.
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 any *residential lot*, or from a *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.
4. Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *residential lot*, 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. Land and *structures* shall be used for the uses permitted in this Zone only if such uses:
  - (a) Constitute no unusual fire, explosion or safety hazard;
  - (b) Do not emit noise in excess of 70 dB measured at any point on any boundary of the *lot* on which the use is located, provided that where a *lot* abuts a *lot* other than an *industrial lot* the noise level shall not exceed 60 dB; and
  - (c) Do not produce heat or glare perceptible from any boundary of the *lot* on which the use is located.
2. Outdoor storage of any goods, materials or supplies is specifically prohibited.
3. Garbage containers and *passive recycling containers* shall not be located within any *front yard setback* or *flanking street setback* or any required *setback* adjacent any *residential lot*.
4. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

**K. Subdivision**

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
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 this By-law.

**L. Other Regulations**

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law, 1986, No. 8830, as amended".
2. General provisions on use are as set out in Part 4 General Provisions of this By-law.

3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading /Unloading of this By-law.
4. Sign regulations are as provided in Surrey Sign By-law No. 13656, as amended.
5. Special *building setbacks* are as set out in Part 7 Special Building Setbacks of this By-law.
6. Floodproofing regulations are as set out in Part 8 Floodproofing of this By-law.
7. *Building* permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".
8. Development permits may be required in accordance with the *Official Community Plan*.
9. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75 and the Regulations pursuant thereto including B.C. Reg 319/89/213.

c:\users\ip1\appdata\local\microsoft\windows\temporary internet files\content.outlook\t7hxbhsk\05020900im.docx  
IP: 5/2/13 3:03 PM

CITY OF SURREY

BY-LAW NO. \_\_\_\_\_

A by-law to amend provisions of Surrey Official Community Plan By-law, 1996, No. 12900, as amended

.....

1. Surrey Official Community Plan By-law, 1996, No. 12900, as amended, is hereby further amended as follows:
  - (a) The Table in Section 3.7 Land Use Designations and Permitted Zones is amended by inserting "IB-3" in a row directly below "IB-2" under the column with the heading "Zone" and inserting a "●" in the corresponding row of the "Industrial" column.
  - (b) Figure 7 of Section 3.8 Performance Criteria, List of Zones, is amended by inserting "IB-3 Business Park 3 Zone" below "IB-2 Business Park 2 Zone" and before "IL Light Impact Industrial Zone".
  
2. This By-law shall be cited for all purposes as "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. \_\_\_\_ Amendment By-law, 2013, No. \_\_\_\_\_".

PASSED FIRST AND SECOND READING on the \_\_\_\_ day of 2013.

PUBLIC HEARING HELD thereon on the \_\_\_ day of \_\_\_, 2013.

PASSED THIRD READING on the \_\_\_ day of \_\_\_, 2013. .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0217-00

Issued To: Berezan Management (32nd Avenue) Ltd  
("the Owner")

Address of Owner: 210-8399 200 ST  
LANGLEY BC V2Y 3C2

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 006-029-272  
LT 25 NW SEC 23 T1 PL 46154  
15332 32 Ave

Parcel Identifier: 000-659-291  
LT 26 NW SEC 23 T1 PL 46154  
15360 32 Ave

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

---

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

---

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied in Section F, Part 22 as follows:
  - (a) to reduce the east side yard setback of the IB-3 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
  - (b) to increase the maximum building height of the IB-3 Zone from 14.0 metres (46 ft.) to 17.8 metres (58 ft.).
  
8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  
9. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
  
10. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
11. This development variance permit is not a building permit.

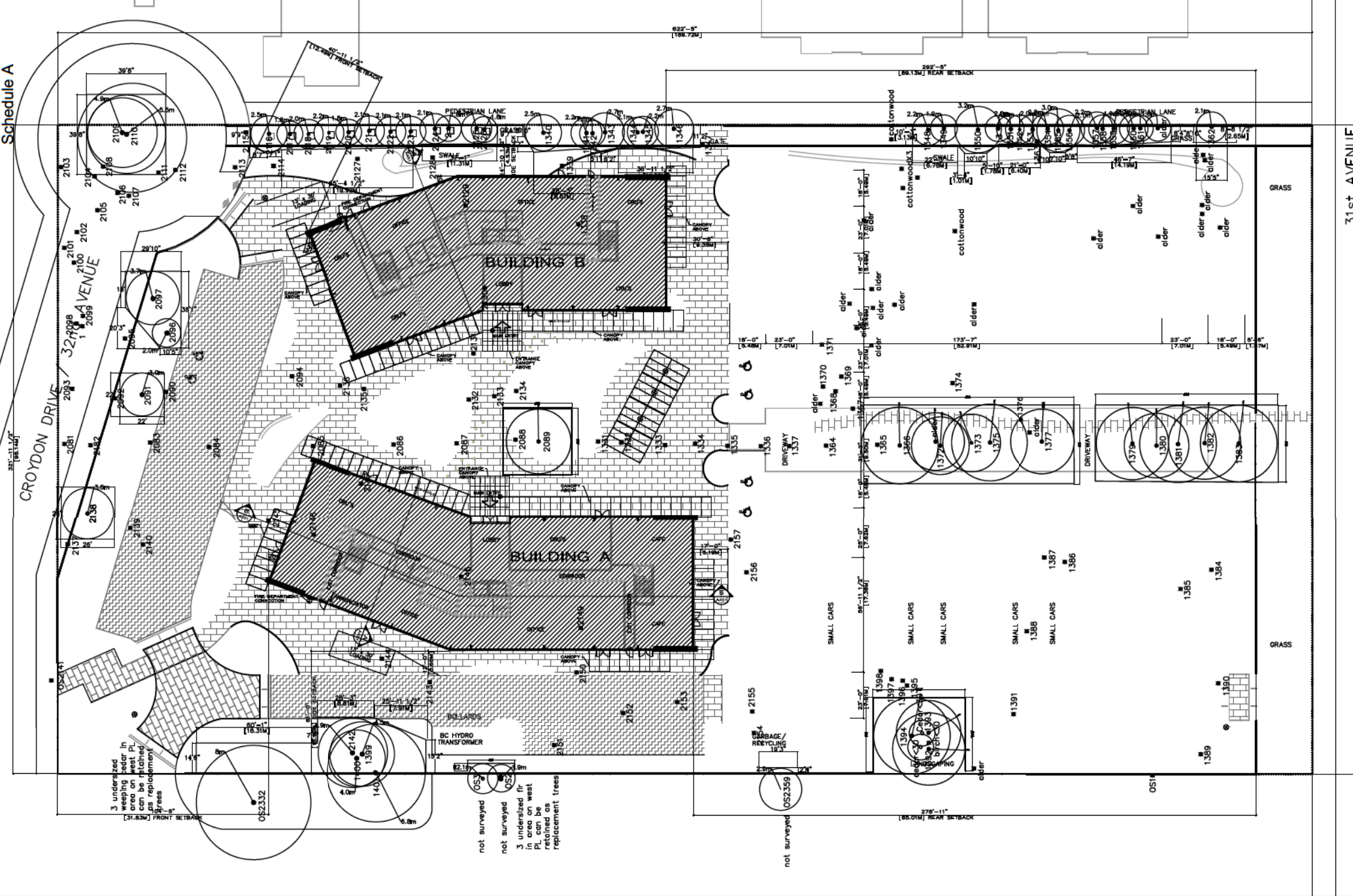
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20   .  
ISSUED THIS      DAY OF      , 20   .

---

Mayor – Dianne L. Watts

---

City Clerk – Jane Sullivan



LEGEND	
●	TREE TO BE RETAINED
■	TREE TO BE REMOVED
○	UNSURVEYED TREE
○	ROOT PROTECTION ZONE
---	ROOT PROTECTION FENCING

DATE	
APRIL 2, 2013	

	342 WEST 8TH AVENUE VANCOUVER, BC V5Y 3X2 PHONE 604.733.4886
--	--

CLIENT	
Berezan Management Ltd 210-8399 200th Street, Langley BC, V2Y 3C2 Telephone 604-591-2213	

TITLE	
TREE PROTECTION AND REMOVAL PLAN 15332 15360 Croydon Drive, Surrey BC	