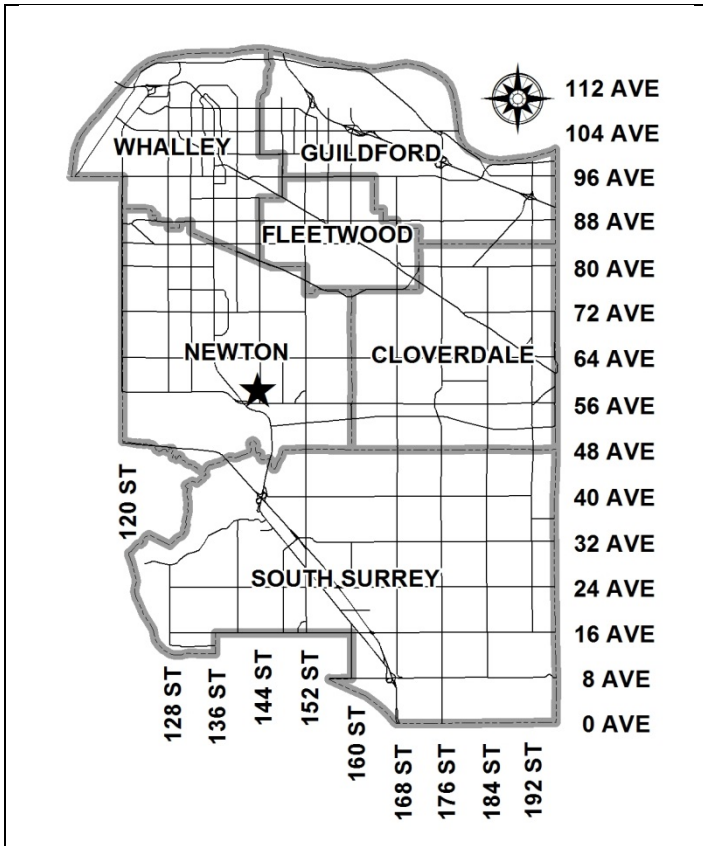


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0044-00

Planning Report Date: December 16, 2013



PROPOSAL:

- **NCP amendment** to add a new road
- **Rezoning** of a portion from RA to CD
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of a Tennis Training Facility.

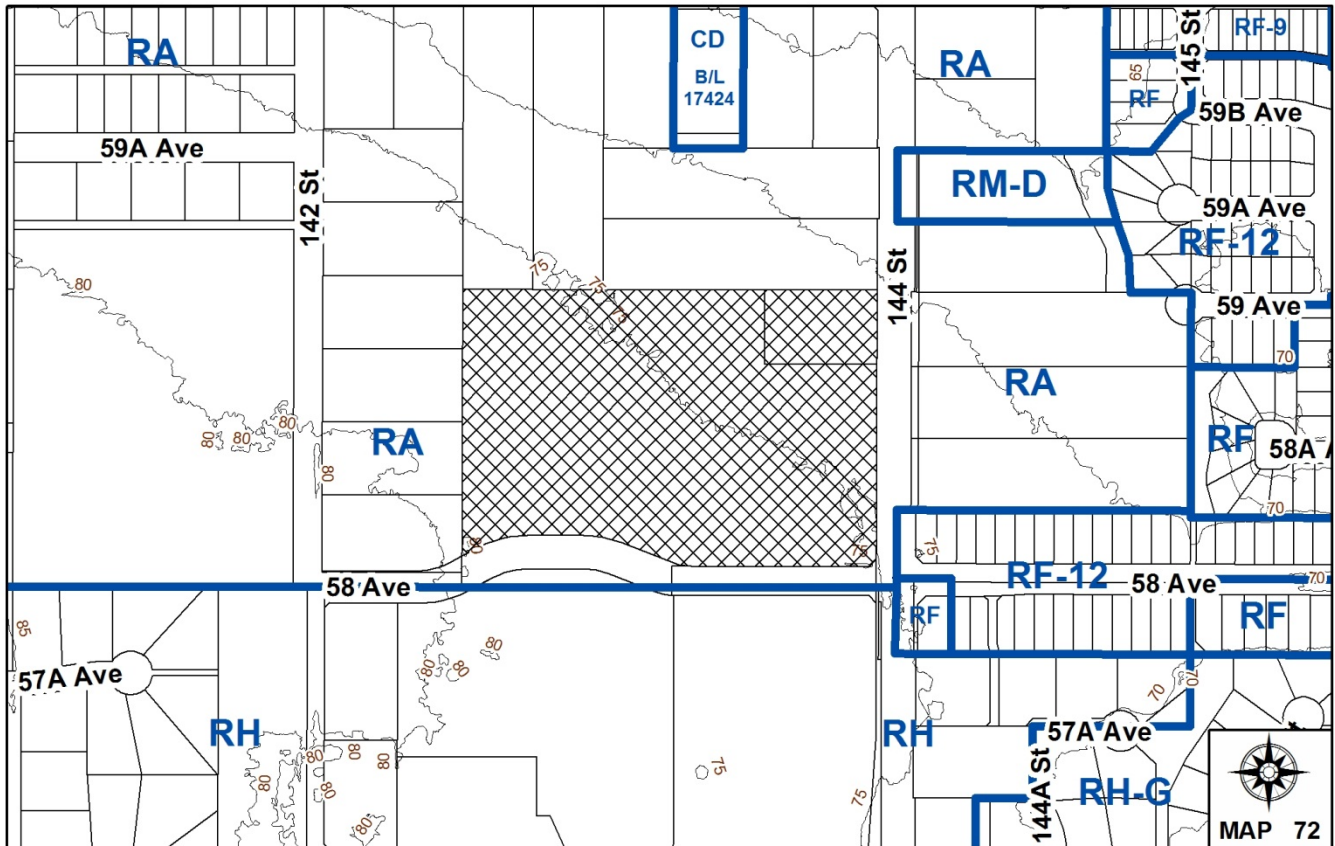
LOCATION: 5855 & 5891 - 144 Street

OWNER: City Of Surrey

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Existing and Future Parks



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires an amendment to the South Newton Neighbourhood Concept Plan to add a new road (59 Avenue).
- The applicant has requested a variance to defer the works and services requirements of the Subdivision & Development By-law related to 59 Avenue.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed amendment to the South Newton Neighbourhood Concept Plan is intended to improve the local road network by improving street connectivity. It will also enhance access to street frontage exposure for future mixed use development designated for the area.
- The applicant is providing the road dedication requirements for both 59 Avenue and 144 Street.
- At the time the proposed westerly lot, proposed Lot 2, develops, the works and services requirements for 59 Avenue will be required to be completed.
- The proposal will facilitate the development of a Tennis Training Facility to be constructed under the terms of a Partnership Agreement between the City of Surrey and Laurus Coaching Solutions.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7913-0044-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7913-0044-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to vary the Surrey Subdivision and Development By-law, No. 8830, by deferring all the works and services for 59 Avenue.
4. 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 General Manager, Parks, Recreation and Culture;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant for "no-build" on proposed Lot 2 until the works and services related to 59 Avenue are satisfied under a future phase of development; and
 - (h) registration of a Section 219 Restrictive Covenant for a 10-metre (33-ft.) wide "no-build" along the north property line of proposed Lot 3 to ensure adequate setback is maintained to comply with spatial separation requirements.
5. Council pass a resolution to amend the South Newton NCP to add a new road (59 Avenue) when the project is considered for final adoption (Appendix V).

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Parks, Recreation & Culture:	The Parks, Recreation and Culture Department supports the development proposal.
Ministry of Transportation & Infrastructure (MOTI):	Preliminary approval from MOTI has been granted.

SITE CHARACTERISTICS

<u>Existing Land Use:</u> 5891- 144 Street:	Single family dwelling to be retained and renovated for offices and one dwelling unit.
5855 - 144 Street:	RCMP parking lot located on the southeast portion of the site to be retained on proposed Lot 3.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwellings on acreage parcels.	Urban/Townhouse (15 u.p.a. max), Proposed Parks and Walkways and Mixed Commercial-Residential (Apartments)	RA
East (Across 144 Street):	Recently approved 138- unit townhouse project and single family lots.	Urban/Townhouses (20 u.p.a. max) and Single Family Small Lots	CD (By-law No. 17737) and RF-12
South (Across 58 Avenue):	Expansion of the existing Surrey Pre-Trial Services Centre and Surrey RCMP Headquarters.	Urban/Institutional	RH
West:	Recently approved 119-unit townhouse development.	Townhouses (25 u.p.a. max.)	CD (By-law No. 17405)

JUSTIFICATION FOR PLAN AMENDMENT

NCP Amendment

- The applicant is proposing to amend the South Newton NCP by adding 59 Avenue, a new local road (Appendix V).
- The intent of the proposed amendment is to improve street connectivity and to provide improved access and street frontage for future development of the mixed-use and apartment designated properties to the north of the subject site.

DEVELOPMENT CONSIDERATIONS

Background

- The Parks Recreation and Culture Strategic Plan (2008-2017) states that "the City should work with community organizations to assist in the development of program opportunities and facilities (e.g. tennis and squash courts)".
- In the fall of 2011 the Parks, Recreation and Culture (PRC) Department received an unsolicited proposal from Laurus Coaching Solutions to develop a Tennis Training Facility on City-owned lands.
- To determine more precisely the market interest in partnering with the City to develop such a facility, the PRC Department decided that the issuance of a Request for Expressions of Interest (RFEOI) would be the next reasonable step.
- In October 2011, staff submitted a report complete with recommendations to the Parks, Recreation and Culture Committee. After considering the report, the Committee adopted the following recommendation:

"That the Parks, Recreation and Culture Committee recommend that Council authorize staff to prepare a Request for Proposals (RFP) for the development of a Tennis Training Facility in Surrey."

- At the November 7, 2011 Regular Council – Land Use meeting, Council considered and adopted the recommendation of the Committee.
- In February 2012, the PRC Department issued a RFEOI for the development of a Tennis Training Facility on publicly owned lands. Only one response was received by the City, that response being from the original proponent, Laurus Coaching Solutions (LCS).
- Given the merit of the LCS proposal, staff have negotiated a Memorandum of Understanding (MOU) with Laurus Coaching Solutions for the construction and operation of a tennis centre on city lands.
- The City and the proponent will also enter into a Lease Agreement, Partnership Agreement and an Operating Agreement.

Current Proposal

- The subject site, owned by the City of Surrey, includes two properties at 5855 and 5891 - 144 Street, located on the northwest corner of 144 Street and 58 Avenue in South Newton.
- The 5.8-hectare (14-acre) subject site is currently zoned "One-Acre Residential Zone (RA)" and designated Existing and Future Parks in the South Newton Neighbourhood Concept Plan (NCP) and Urban in the Official Community Plan (OCP).
- The applicant is proposing to rezone a portion of the site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)", based on the CPR Zone, in order to facilitate the development of a 3,760-square metre (40,470- sq. ft.) Tennis Training Facility by Laurus Coaching Solutions (LCS).
- LCS is proposing to enter into a 10-year lease agreement with the City of Surrey with an option to renew for two additional 10-year terms.
- In order to provide LCS with a 10-year lease, a lease plan must be created.
- Under Section 73 of the Land Title Act, a lease greater than 3 years is considered to be a subdivision. As such the City is proposing to subdivide the subject site into three lots.
- The proposed Tennis Training Facility is proposed to be located on proposed Lot 1. A "no-build" Restrictive Covenant will be registered on proposed Lot 2 until the southern half of 59 Avenue from 144 Street is constructed as part of any future development on Lot 2. The existing RCMP parking lot will be retained in its existing location on proposed Lot 3.
- The proposal also includes a companion Development Permit for the Tennis Training Facility and a Development Variance Permit to defer the works and services requirements of the Subdivision & Development By-law related to 59 Avenue.

Proposed CD By-law

- The applicant is proposing a CD Zone for the 1.98-acre (0.80-hectare) portion of the site in order to tailor the site to accommodate specific uses related to the Tennis Training Facility.
- The proposed CD by-law is based on the CPR Zone with modifications to permitted uses and setbacks.
- Permitted uses include recreational facilities with office uses limited to sports therapy, physiotherapy, massage therapy and chiropractic, general service uses limited to athletic schools and programming, eating establishments, retail store limited to a pro-shop, dwelling unit for a caretaker unit, cultural uses and child care centres.
- The proposed CD by-law prescribes a floor area ratio of 0.40 and lot coverage of 40% similar to the CPR Zone.

- The proposed CD by-law prescribes a 12.0 metre (40 ft.) building setback for the front (east) yard and side yard on flanking street (north) and a 0.5 metres (2 ft.) rear (west) yard for a small equipment room and a 4.0 metres (13 ft.) side (south) yard setback.
- The maximum permitted building height is 12 metres (40 ft.).

DESIGN PROPOSAL AND REVIEW

Building Design and Access

- Laurus Coaching Solutions is proposing to develop a Tennis Training Facility on the subject site.
- There is currently one vehicular entry to the site from 144 Street with a sidewalk on both sides.
- When proposed Lot 2 to the west is developed in the future, 59 Avenue will be constructed and the proposed tennis facility will have an additional vehicular and pedestrian entry point to the site. The applicant is dedicating a 10-metre (33 ft.) half road as part of the current proposal.
- The proposed facility is to be comprised of six outdoor tennis courts, six indoor tennis courts, associated amenity building and a care-taker and office building.
- The six indoor courts are proposed to be located within a 3,345 square metres (36,000 sq. ft.) pre-fabricated year round air support dome structure. The dome is proposed to be located in the southwest corner of proposed Lot 1.
- As the dome is a prefabricated air support structure it will not be sprinklered. In order to ensure adequate setback is maintained now and in the future, a Section 219 Restrictive Covenant for a 10-metre (33-ft.) wide "no-build" will be registered along the north property line of proposed Lot 3.
- The 201-square metre (2,160 -sq. ft.) amenity building is connected to the white dome structure and includes a viewing area and café, pro-shop, warm-up area and washrooms.
- Beige hardie panel siding with a grey cultured stone base is proposed for the façade of the amenity building.
- Two of the outdoor courts are proposed to be located southeast corner of the site with the four remaining to be located along the northwest portion of the subject site.
- The outdoor courts will be finished with an engineered court surface similar to an outdoor running track surface. The court surface will be blue with white lines.
- The existing single family dwelling will be renovated to include 106 square metres (1,142 sq. ft.) of office space and a 109-square metre (1,168- sq.ft.) two-bedroom dwelling unit.

- The existing metal siding and windows will be repainted and the existing stone accent and exposed wood beam will be retained.
- The applicant proposes to install new lighting throughout the subject site in two phases. Firstly in the parking lot and pedestrian plaza outside the amenity building, followed by lighting of the outdoor court areas. The proposed lighting will be downward facing and will not create significant glare on the existing single family dwellings directly to the north and east.
- The project includes a total of 50 parking spaces, which exceeds the minimum parking requirement of 47 spaces as specified in the Zoning By-law.

Trees and Landscaping

- The applicant submitted an Arborist Report and Tree Retention / Replacement Plan prepared by Norman Hol, Certified Arborist of Arbortech Consulting (Tree Summary in Appendix IV). The report identifies a total of one hundred and fifty-seven (157) mature trees on a portion the subject site, proposed Lot 1.
- Six (6) trees will be retained in the northwest corner of the site. Every effort will be made to retain another three (3) trees located in the northeast corner of the site. Further review is required to ensure they are not impacted by the proposed detention pond location.
- Twenty-three (23) trees are located in the 59 Avenue road dedication. However, until proposed Lot 2 is developed in the future, these trees are proposed to be retained.
- One hundred and twenty-five (125) trees are proposed to be removed, as they are within the proposed building envelope, tennis courts or parking lot.
- The following chart reflects the trees proposed for retention and removal by species:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Austrian Pine	1		1
Black Cottonwood	1		1
Black Locust	1		1
Douglas Fir	16	4	12
Deodar Cedar	2		2
Norway Spruce	1		1
Western Redcedar	74	7	67
Western Hemlock	2		2
Bigleaf Maple	5		5
Red Alder	51	6	45
Other Species	3		3
Total	157	17	140

- The landscape plan proposes 80 replacement trees, including Columnar Hornbeam, Aurora Dogwood, Worplesdon Sweetgum, Serbian Spruce, Fragrant Snowball, Scarlet Oak and Western Red Cedar. A significant number of shrubs and ground cover species are also proposed along the property lines including rhododendrons, vibrunum, blue oat grass and brandon cedars.
- The existing detention pond is proposed to be reconfigured and two additional ponds are proposed to be added to facilitate on-site detention needs. The ponds will be fenced with Parks, Recreation and Culture Department-specified three rail split fence and landscaped around the periphery to enhance the aesthetic.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on August 15, 2013. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	• The site is located within an established neighbourhood in the South Newton NCP.
2. Density & Diversity (B1-B7)	• The proposal includes a recreational facility, dwelling unit as well as limited retail and office use.
3. Ecology & Stewardship (C1-C4)	• The proposal incorporates on-site detention ponds.
4. Sustainable Transport & Mobility (D1-D2)	• There is direct access to public transportation adjacent to the site on 144 Street.
5. Accessibility & Safety (E1-E3)	• Lighting of pedestrian linkages as well as parking areas is proposed.
6. Green Certification (F1)	• n/a
7. Education & Awareness (G1-G4)	• The typical notifications to area residents occurred (ie. development proposal signage and Prenotification letters). A Public Open House was held on October 30, 2013 by the Parks, recreation and Culture Department.

PRE-NOTIFICATION AND PUBLIC OPEN HOUSE

Pre-notification letters were sent on April 8, 2013 and November 14, 2013 and staff received two phone calls from property owners within the Pre-notification area. The property owners expressed the following comments:

- One resident requested clarification of the proposed uses.

(Staff explained the proposed Tennis Training Facility and retention of existing dwelling for a dwelling unit and office use.)

- One resident expressed concern with the proposed NCP amendment and does not support the amendment to add a new road.

(Staff explained the new 59 Avenue road is to improve street connectivity, and to provide improved access and street frontage for future development of the mixed-use and apartment designated properties to the north of the subject site.

The new 59 Avenue road will also provide an additional vehicular and pedestrian access to the proposed tennis facility.)

Public Open House

- The City of Surrey, Parks, Recreation and Culture Department held a Public Open House on October 30, 2013 at Surrey City Hall located at 14245 – 56 Avenue. Approximately 224 invitations were sent by mail informing residents of this meeting.
- The meeting was attended by 39 residents. Those in attendance had an opportunity to review the proposal and discuss any questions or concerns with City staff, LCS and their consultants.
- A total of twenty-four (24) comment sheets were submitted. Most of the comments were very complementary and expressed support for the proposal. There were only two concerns were raised.
- The concerns can be summarized as follows:

- Admission Cost to Facility: The proposal does not offer free access to the facility to the public.

Applicant's response:

(The proposed Tennis Centre is primarily focused on tennis programming, leagues, training and skill development. The proposed Operating Agreement requires that the admission price to the facility must cost no more than the price at similar facilities in the lower mainland. The applicant is also required to offer a Leisure Access Program to ensure that cost and economic hardship is not a barrier to participation. The applicant is required to report to a Program Advisory Committee (which includes city representation) on the extent to which the Facility Access Program is used each year.

Free drop-in tennis is provided at a number of outdoor courts at other locations throughout the city.)

- Newton Athletic Park: Concern that the existing courts at the Newton Athletic Park will not be repaired or replaced.

Applicant's response:

(The City's 5 year capital budget includes an item for the reconstruction of the existing courts at the Newton Athletic Park. The City's expenditure of funds on that project is entirely separate from what may or may not happen regarding the development of this Tennis Centre by the applicant.)

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To defer Part V of the Subdivision and Development By-law, No. 8830, by deferring the works and services related to the construction of 59 Avenue until future development of the westerly portion of the site, proposed Lot 2.

Applicant's Reasons:

- When proposed Lot 2 is developed, the City of Surrey would undertake the works and services related to 59 Avenue. There are currently no plans for proposed Lot 2 and therefore appropriate that the improvements be completed as part of a future application.

Staff Comments:

- The variance is only applicable to the works and services related to 59 Avenue.
- The remainder of the works and services associated with improvements on City streets will be constructed as part of the finalization of the subject application.
- Engineering can support the request to defer works and services related to 59 Avenue provided that a No-Build Restrictive Covenant be placed on proposed Lot 2.

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. Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, and Landscape Plans
- Appendix III. Engineering Summary
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. Proposed Amendment to the South Newton NCP
- Appendix VI. Development Variance Permit No. 7913-0044-00
- Appendix VII. Proposed CD By-law

Original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

JLM/da

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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: Brenda Orcutt
City of Surrey
Address: 14245 - 56 Avenue
Surrey, BC V3X 3A2
Tel: 604-598-5731

2. Properties involved in the Application

(a) Civic Address: 5891 - 144 Street
5855 - 144 Street

(b) Civic Address: 5891 - 144 Street
Owner: City Of Surrey
PID: 003-199-703
Lot 86 Except: Parcel C (Bylaw Plan NWP87473) Section 9 Township 2 New Westminister District Plan 62830)

(c) Civic Address: 5855 - 144 Street
Owner: City Of Surrey
PID: 017-234-662
Lot 1 Section 9 Township 2 New Westminister District Plan LMP21 Except Plans BCP42048 and BCP46372

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to rezone a portion of the property.

(b) Application is under the jurisdiction of MOTI.

MOTI File No. 2013-01778

(c) Proceed with Public Notification for Development Variance Permit No. 7913-0044-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		32,300 m ²
Road Widening area		
Undevelopable area		
Net Total		32,300 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		23%
SETBACKS (in metres)		
Front		12.0 m
Rear		12.0 m*
Side #1 (N)		12.0 m
Side #2 (S)		12.0 m*
BUILDING HEIGHT (in metres/storeys)		
Principal	12.0 m	11.0 m
Accessory	9.0 m	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		1
Three Bedroom +		
Total		1
FLOOR AREA: Residential		109 m ²
FLOOR AREA: Commercial		
Retail		
Office		106 m ²
Total		
FLOOR AREA: Recreational		3,345 m ²
FLOOR AREA: Amenity Building		201 m ²
TOTAL BUILDING FLOOR AREA		3,760 m ²

* see proposed CD By-law for specific setback

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)		0.23
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Amenity Building	6	6
Recreational	36	39
Residential Bachelor + 1 Bedroom		
2-Bed	2	2
3-Bed		
Office	3	3
Institutional		
Total Number of Parking Spaces	47	50
Number of disabled stalls		3
Number of small cars		12
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No. _____ OVER LOT 1 PLAN LMP21 EXCEPT PLANS BCP42048 AND BCP46372.
LOT 86 EXCEPT: PARCEL 'C' (BYLAW PLAN NWP87473) PLAN 62830, PART ROAD DEDICATED BY PLAN BCP46372, PORTION OF PARCEL 'A' (BYLAW PLAN 78204) LOT 24 PLAN 29144,
PARCEL '1'(BYLAW PLAN 78204) LOT 91 PLAN 63487, PARCEL 'C' (BYLAW PLAN NWP87473) OF LOT 86 PLAN 62830, PART ROAD DEDICATED BY PLAN 8086 AND PART ROAD DEDICATED BY PLAN BCP42048,
ALL OF SECTION 9 TOWNSHIP 2 NEW WESTMINSTER DISTRICT,
BCGS 92G.016

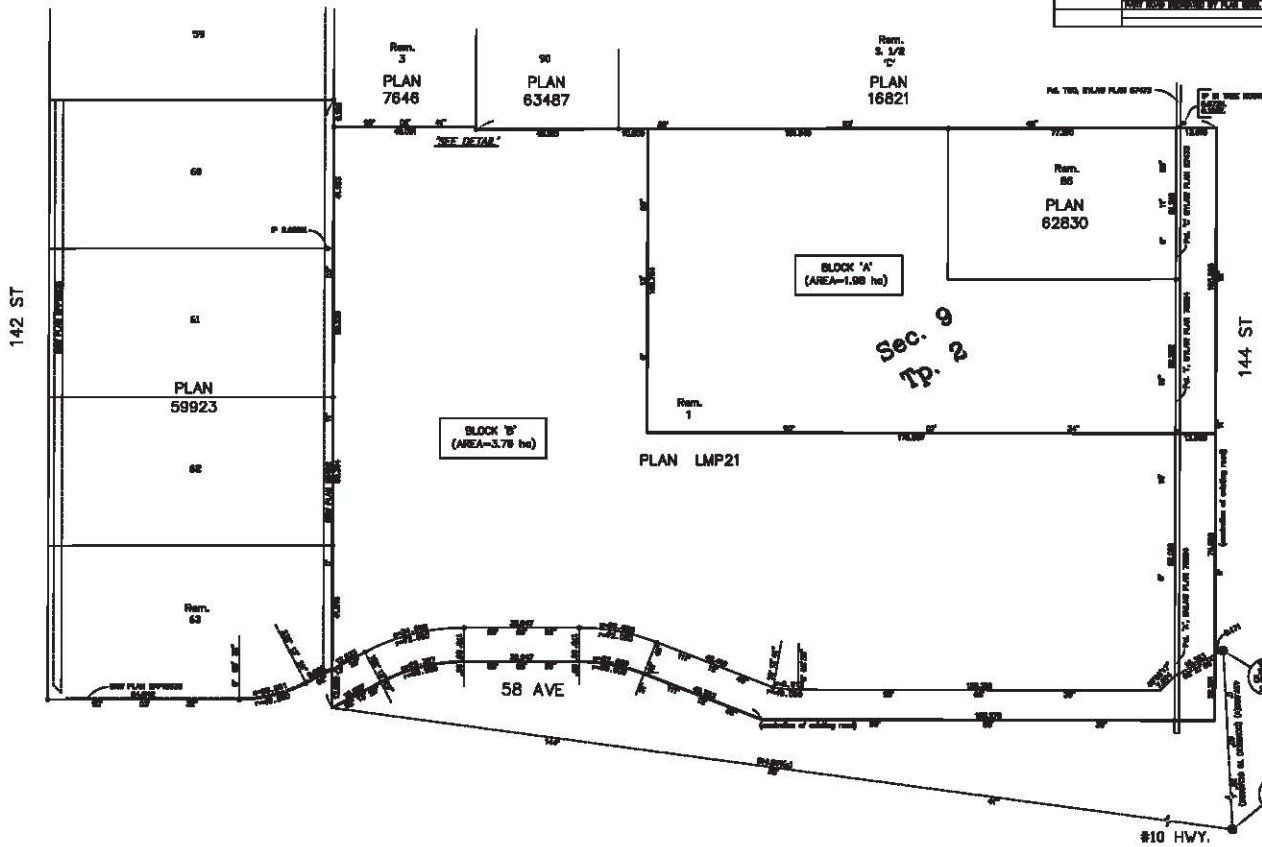
LEGEND
 ● DEDICATED CONTROL, MEASUREMENT POINTS
 ○ SURVEY STATIONED BURN POINT MARKS
 66 SURVEY CHAINLINK

INTERIM SURVEY AREA NO. 1, SURREY, BRITISH COLUMBIA

THIS PLAN SHOWS THE BOUNDARIES OF THE INTERIM SURVEY AREA AS DETERMINED BY THE SURVEYOR. THE BOUNDARIES OF THE INTERIM SURVEY AREA ARE SHOWN BY A DOTTED LINE. THE BOUNDARIES OF THE INTERIM SURVEY AREA ARE SHOWN BY A DOTTED LINE. THE BOUNDARIES OF THE INTERIM SURVEY AREA ARE SHOWN BY A DOTTED LINE. THE BOUNDARIES OF THE INTERIM SURVEY AREA ARE SHOWN BY A DOTTED LINE.



Block	Description	Area
BLOCK 'A'	PLAN 78204 PARCEL 'A' EXCEPT PARCEL 'C' AND PART ROAD DEDICATED BY PLAN BCP46372	1.08 ha
	LOT 24 PLAN 29144 EXCEPT PARCEL 'C' AND PART ROAD DEDICATED BY PLAN BCP46372	0.38 ha
	PARCEL '1' (BYLAW PLAN 78204) LOT 91 PLAN 63487	0.24 ha
	PARCEL 'C' (BYLAW PLAN NWP87473) OF LOT 86 PLAN 62830	0.24 ha
	PART ROAD DEDICATED BY PLAN 8086 AND PART ROAD DEDICATED BY PLAN BCP42048	0.18 ha
	TOTAL AREA OF BLOCK 'A'	2.12 ha
BLOCK 'B'	PLAN 58923	3.78 ha
	TOTAL AREA OF BLOCK 'B'	3.78 ha



THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

OWNER'S CORRECT ACCESS TO FIELD SURVEY THE 20th DAY OF NOVEMBER, 2014.

SCOTT E. METHERTON

BCLS

CITY OF SURREY
 SURVEY SERVICE
 14800 136th Street
 Surrey, BC V3W 2K9
 TEL: 604.593.2000
 FAX: 604.593.2001

SUBDIVISION PLAN OF PORTIONS OF SECTION 9 TOWNSHIP 2 BEING:

- FIRSTLY: LOT 1 SEC. 9 TP. 2 NWD PLAN LMP21 EXCEPT PLANS BCP42048 AND BCP48372
- SECONDLY: LOT 88 EXCEPT PARCEL "C" (BYLAW PLAN NWP87473) SEC. 9 TP. 2 NWD PLAN 82830
- THIRDLY: PARCEL "ONE" (BYLAW PLAN NWP87473) OF NORTH HALF LOT "C" SEC. 9 TP. 2 NWD PLAN 16821
- FOURTHLY: PARCEL "TWO" (BYLAW PLAN NWP87473) OF SOUTH HALF LOT "C" SEC. 9 TP. 2 NWD PLAN 16821
- FIFTHLY: PARCEL "C" (BYLAW PLAN NWP87473) OF LOT 88 SEC. 9 TP. 2 NWD PLAN 82830
- SIXTHLY: PARCEL "Y" (BYLAW PLAN 78904) LOT 81 SEC. 9 TP. 2 NWD PLAN 63487
- SEVENTHLY: PARCEL "X" (BYLAW PLAN 78904) LOT 84 SEC. 9 TP. 2 NWD PLAN 28144

NEW WESTMINSTER DISTRICT

BCGS 92G.016

LEGEND

- ⊙ REVISION CONTROL, MARGINAL PLANS
- DIMENSION SHOWING SIDE FOOT DIST
- ▲ DIMENSION SHOWING SIDE FOOT POINT
- ⊕ DIMENSION SHOWING POINT
- ⊖ DIMENSION SHOWING POINT
- (-)- DIMENSION CALCULATED

REFERENCED SURVEY AREA NO. 1, SURVEY NAME: (XXXX)

AND DIMENSIONS ARE DERIVED FROM CORNER MARKS BETWEEN MARGINAL CONTROL, DIMENSIONS AND SIDE.

THIS PLAN SHOWS MARGINAL, GRADE-LEVEL, DISTANCE AND OTHER DIMENSIONS SPECIFIED TO CONFORM AND OTHERWISE, UNLESS OTHERWISE SPECIFIED BY THE APPLICABLE PROVISIONS OF LAW, WHICH HAVE BEEN DETERMINED FROM CONTROL, MARGINAL AND SIDE.

THE DIMENSION PLAN USE OF THIS PLAN IS SHOWN BY HENRY BY DIMENSION IN WHICH (X) ARE DIMENSIONS WHICH PLANNED AT A SCALE OF 1:5000



PLAN EPP31096

60 AVE

PLAN 27472

PLAN 7646
PLAN 63487

PLAN 63769

PLAN 63487

PLAN 16821

PLAN 7646

PLAN 16821

PLAN 62830

PLAN EPP26001

Sec. 9
Tp. 2

PLAN LMP21

PLAN 62830

PLAN LMP21

DETAIL 'C'

142 ST

59 AVE

144 ST

144 ST

58 AVE

58 AVE

144 ST

PLAN LMP21

PLAN BCP46372

PLAN LMP21

HWY. No. 10

CITY OF BURNABY
SURVEY AREA NO. 1
SURVEY NAME: (XXXX)
DATE: 2010-08-10
FILE: 92G.016

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 10th DAY OF AUGUST, 2010.

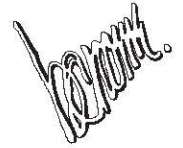


ABBOTSFORD OFFICE
425 - 4507 CLAYTON DRIVE ABBOTSFORD, BC V3B 8B8
T: 804.888.8891 F: 604.888.5888 www.krahn.com
VANCOUVER OFFICE
250 - 1011 DOCTRYNE ST VANCOUVER, BC V6C 4V8
T: 604.264.6500 F: 604.264.2600 www.krahn.com

PROPOSED NEW CITY OF SURREY TENNIS TRAINING FACILITY

5891-144 st. Surrey B.C.

1	06-06-2010	ISSUED FOR DEVELOPMENT PERMIT
REV.	DATE (yyyy)	DESCRIPTION
DRAWN & CHECKED BY:		
SCALE:		



BROCK CROOME ARCHITECT
ARCHITECTURE PLANNING INTERIORS DESIGN PROFESSION
#001-1497-0000 ARCHITECTURE ASSOCIATES INC. 1881 15TH
ST. S. SURREY, BC V3R 2Y4

PROJECT NAME:
**CITY OF SURREY
TENNIS TRAINING FACILITY**

PROJECT ADDRESS:
**5891-144 ST,
SURREY, B.C.**

DRAWING TITLE:
COVER SHEET

SCALE:	AS NOTED
DRAWN:	WJCM
CHECKED:	
PROJECT NO.:	A1004

DRAWING NO. **A0.0**

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KEY CONTEXT PLAN



VIEW A - LOOKING NORTH TOWARDS 144TH STREET



VIEW B - LOOKING EAST - NEW RESIDENTIAL DEVELOPMENT



VIEW E - LOOKING SOUTH - EXIST. RESIDENTIAL HOUSING



VIEW D - LOOKING SOUTH - RCMP PARKING LOT



VIEW C - LOOKING WEST - VACANT LOT WITH TREES



DATE	REVISION
1	ISSUE FOR DEVELOPMENT
2	ISSUE FOR DEVELOPMENT
3	ISSUE FOR DEVELOPMENT
4	ISSUE FOR DEVELOPMENT



BRUCK CHISHOLM ARCHITECTS
 100-10101 144TH STREET, SUITE 100, SURREY, BC V3R 4G8
 TEL: 604.591.1111 FAX: 604.591.1112
 WWW.BROCKCHISHOLM.COM

PROJECT NAME
**CITY OF SURREY
 TENNIS TRAINING FACILITY**

PROJECT ADDRESS
**6801-144 ST.,
 SURREY, B.C.**

ISSUE TITLE
SITE CONTEXT

SCALE	AS SHOWN
DATE	2016
DESIGNED BY	AMBA
PROJECT NO.	AMBA

ISSUE NO.
A1.0

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PROPERTY INFO:

CIVIC ADDRESS:
5891 - 144th STREET, SURREY, B.C.
1.64 ha = 4.052 acres (178,528.1 sq ft)

LEGAL DESCRIPTION:
LOT 88 EXCEPT, PARCEL C (BYLAW PLAN NW97473)
SECTION 8, TOWNSHIP 2,
NEW WESTMINSTER DISTRICT PLAN 62853

ZONING BY-LAW ANALYSIS

- ZONING:** COMPREHENSIVE DEVELOPMENT ZONE (CD) BASE ON COMMERCIAL RECREATION ZONE (CPR)
- SITE AREA:** 1.64 ha = 4.052 acres (178,528.1 sq ft)
- SITE COVERAGE:**
 - BUILDING AREA = 36,000 sq ft
 - TENNIS COURT = 2,180 sq ft
 - CARE-TAKER SUITES = 2,300 sq ft
 - TOTAL AREA = 40,480 sq ft
 - ACTUAL SITE COVERAGE = 22.52%
 - ALLOWABLE SITE COVERAGE = 40%
- MAXIMUM PERMISSIBLE HEIGHT:** 12.0 m (40.0 ft)
ACTUAL HEIGHT: = 5.079 m (16' 8")
- SETBACKS:**
 - FRONT YARD: 12.0 m (40.0 ft)
 - REAR YARD: 12.0 m (40.0 ft)
 - SIDE YARD: 12.0 m (40.0 ft)
- LANDSCAPING:** ALL LANDSCAPING TO SURVEY ZONING BY-LAW SEE LANDSCAPING PLANS FOR DETAILS
- PARKING REQUIREMENTS:**
 - INDOOR & OUTDOOR TENNIS COURTS 12 COURTS = 36
 - 3 STALLS PER COURTS
 - 3 STALLS PER 1,075 sq ft = 6
 - 2148 sq ft (1/1075)
 - CARE-TAKER SUITES (EXISTING HOUSE)
 - AMENITY BUILDING 1 UNIT = 02
 - DWELLING UNIT 2 STALLS PER EACH DWELLING UNIT
 - OFFICE SPACE: 3 STALLS PER 1,075 sq ft = 03
 - 1,644 sq ft (1/1075)
 - TOTAL STALLS REQUIRED = 07
 - DISABLED PARKING REQUIRED = 01
 - DISABLED PARKING PROVIDED = 03
 - TOTAL STALLS PROVIDED = 03
 - SMALL CARS PARKING 20% OF PARKING = 12 (11.75)
 - PARKING SPACE SIZES: TYP. SPACE (27' ASBL) = 2.8 m x 5.5 m (9.20 x 18.0)
 - TYP. HC SPACE (27' ASBL) = 3.7 m x 5.5 m (12.0 x 18.0)
 - TYP. SMALL CAR SPACE (27' ASBL) = 2.8 m x 4.0 m (9.20 x 13.0)

19-23-2013	REQUIRED FOR DEVELOPMENT PERMIT
1 08-16-2013	ISSUED FOR DEVELOPMENT PERMIT
NO. DATE (MM/DD)	DESCRIPTION
ISSUES & REVISIONS:	
SEAL:	

BROCK CROOME ARCHITECT
ARCHITECTURE PLANNING DESIGN LTD. URBAN PRACTICE
P: 604-3407 GLADYS AVE. ABBOTSFORD, BC V2S 2G3
E: (604) 853-3851 FAX: (604) 850-5365

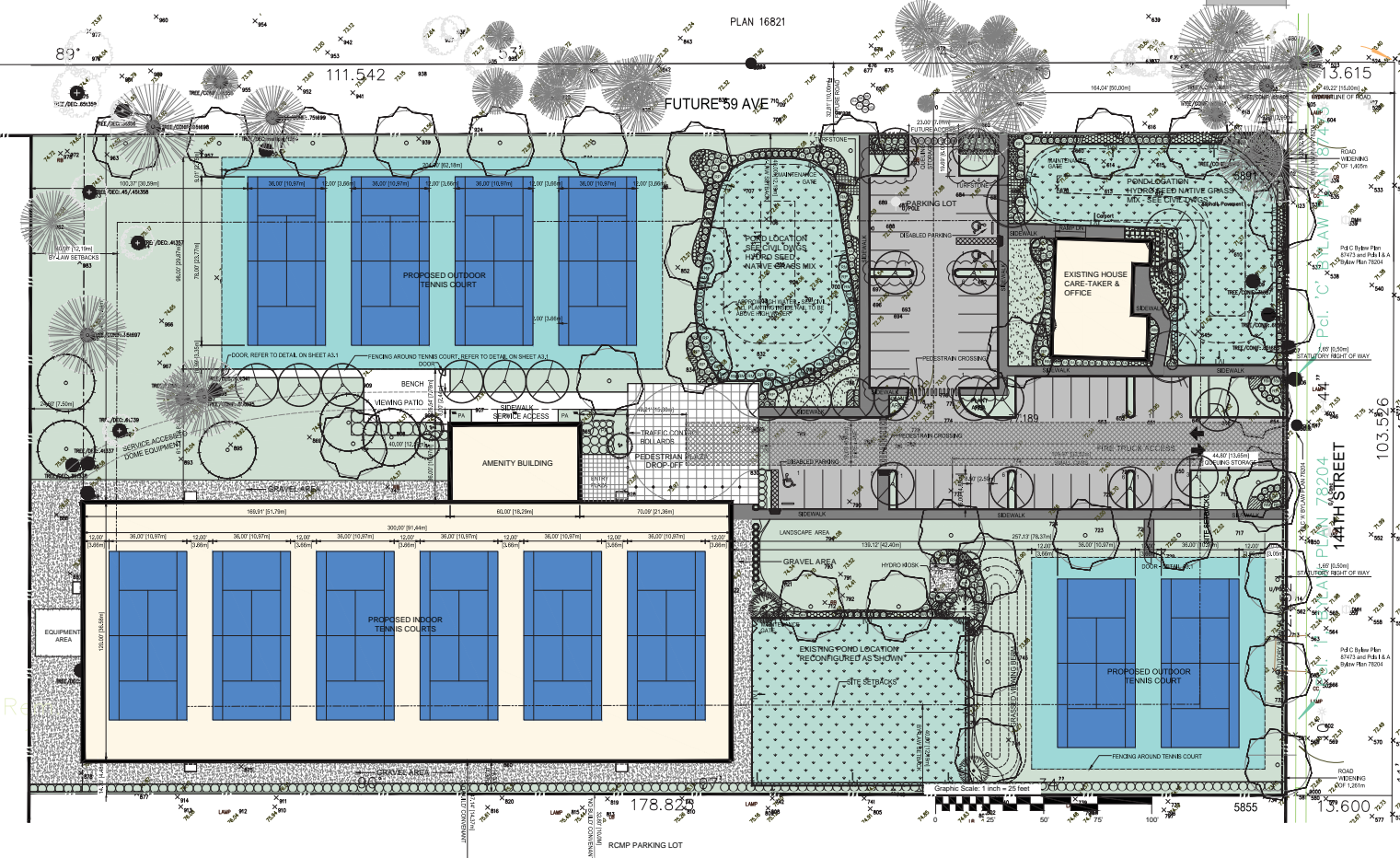
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**CITY OF SURREY
TENNIS TRAINING FACILITY**

PROJECT ADDRESS:
**5891-144 ST,
SURREY, B.C.**

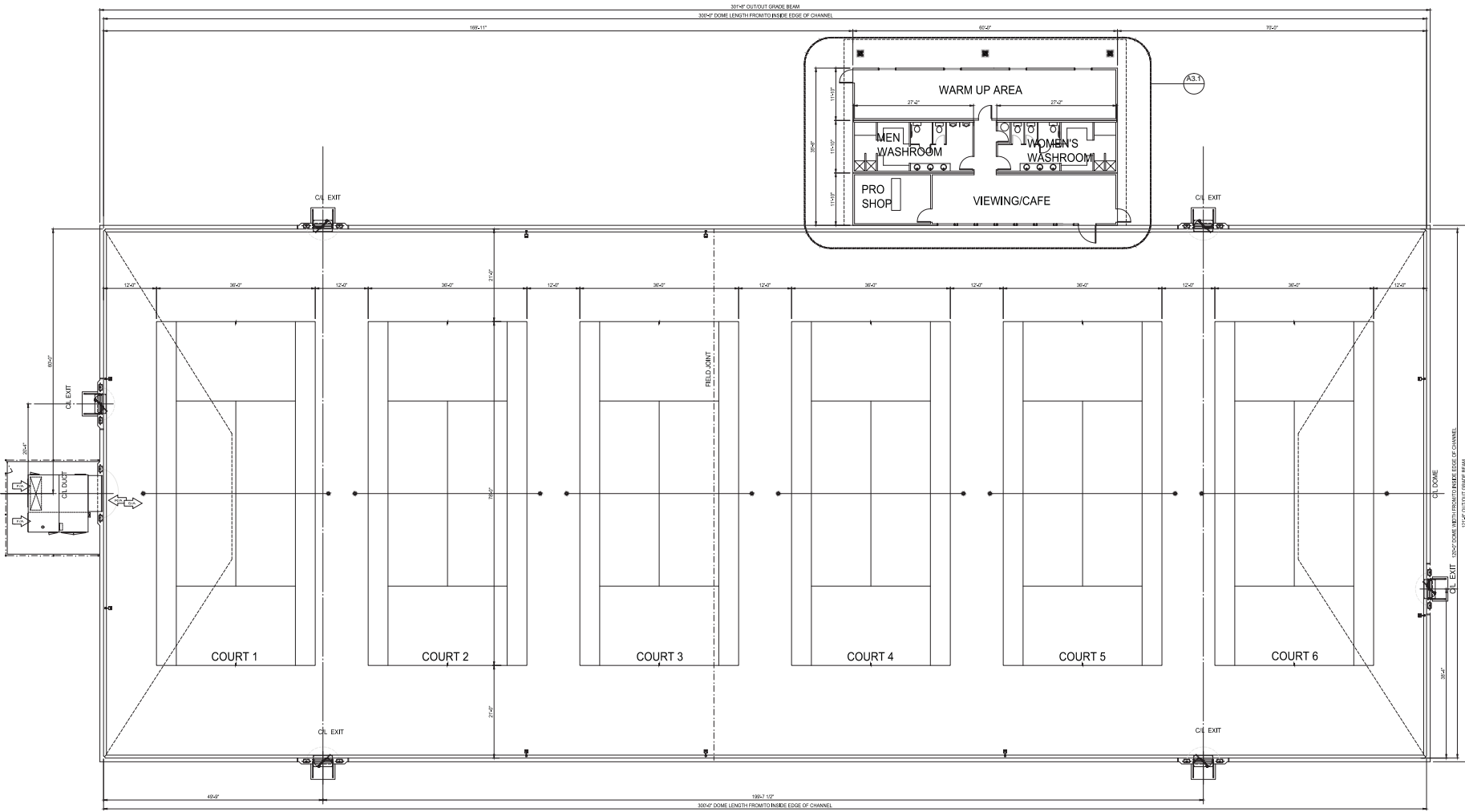
DRAWING TITLE:
SITE PLAN

SCALE: AS NOTED
DRAWN: W.HOPE
CHECKED:
PROJECT NO: A12404
DRAWING NO:

A2.0



SITE PLAN
SCALE: 1" = 20'



10-22-2013	RE-ISSUED FOR DEVELOPMENT PERMIT	
1	08-16-2013 ISSUED FOR DEVELOPMENT PERMIT	
NO.	DATE (dd/mm)	DESCRIPTION
ISSUES & REVISIONS:		
SEAL:		



BROCK CROOME ARCHITECT
ARCHITECTURE • PLANNING • ENGINEERING
#801-2607 CLAYTON AVENUE, ABBOTSFORD, BC V2S 2E8
TEL: 604.853.8831 FAX: 604.850.1580

PROJECT NAME:
**CITY OF SURREY
TENNIS TRAINING FACILITY**

PROJECT ADDRESS:
**5891-144 ST.,
SURREY, B.C.**

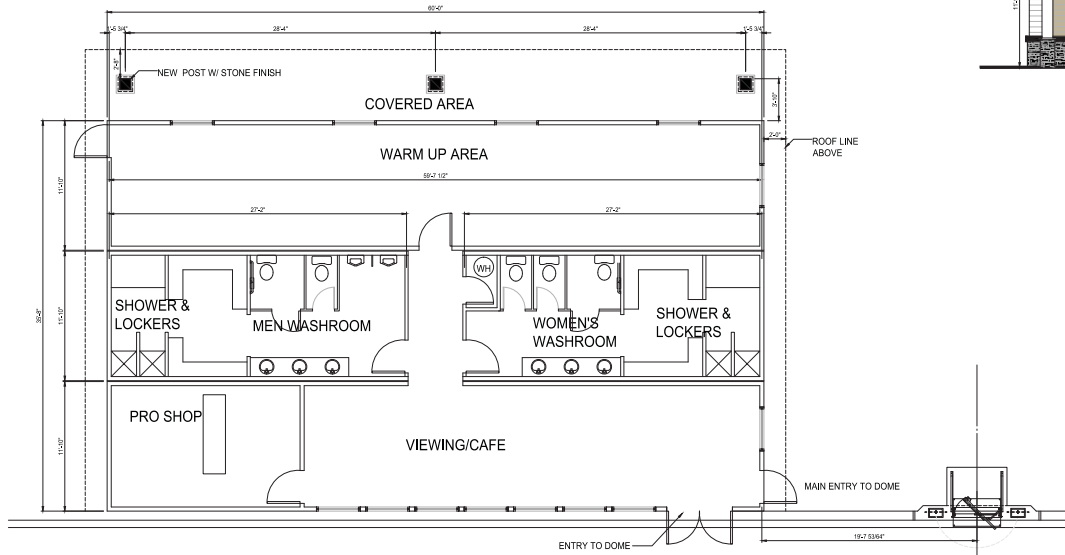
DRAWING TITLE:
**MAIN FLOOR PLAN
DOME & AMENITY**

SCALE: AS NOTED
DRAWN: WHOPE
CHECKED:
PROJECT NO.: A12404

DRAWING NO.: **A3.0**

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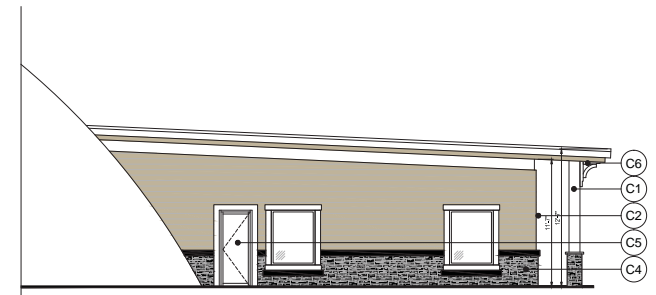
DOME & AMENITY FLOOR PLAN
SCALE: 3/32" = 1'-0"



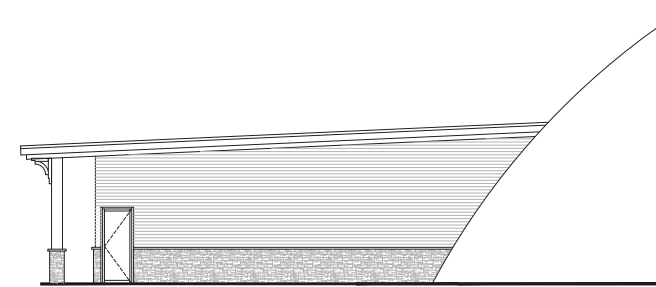
PARTIAL FLOOR PLAN
SCALE: 3/16" = 1'-0"



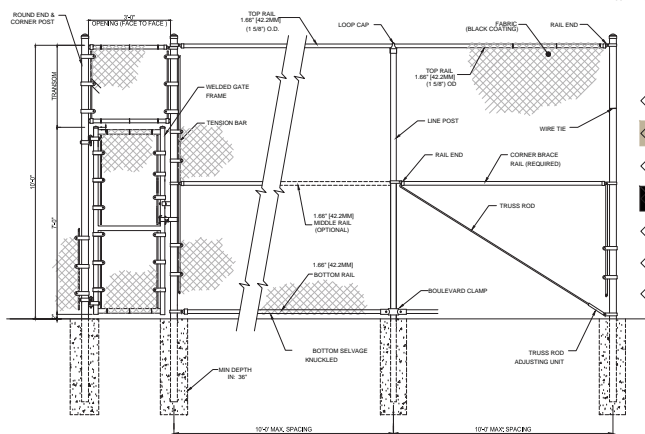
NORTH ELEVATION
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE: 3/16" = 1'-0"



WEST ELEVATION
SCALE: 3/16" = 1'-0"



TYPICAL FENCE DETAIL WITH GATE

- EXTERIOR FINISH LEGEND**
- WOOD COLUMN WITH CULTURED STONE BASE
 - HARDIE PANEL SIDING - SANDSTONE BEIGE (JH30-20)
 - VINYL WINDOW WITH TRIM
 - CULTURED STONE - GREY COLOR
 - ALUMINUM GLASS DOOR
 - WOOD DECORATIVE BRACKET - STAINED
 - EXPOSED WOOD BEAM - STAINED

10-22-2013	RE-ISSUED FOR DEVELOPMENT PERMIT
11-16-2013	ISSUED FOR DEVELOPMENT PERMIT
NO. DATE	REVISION DESCRIPTION
ISSUED & REVISIONS	
SCALE	



BROCK GROOME ARCHITECT
ARCHITECTURE, PLANNING, ENVIRONMENTAL DESIGN
400-5407 GLADYS AVENUE, ABBOTSFORD, BC V3S 2B9
TEL: 604.855.9321 FAX: 604.850.1590

PROJECT NAME:
**CITY OF SURREY
TENNIS TRAINING FACILITY**

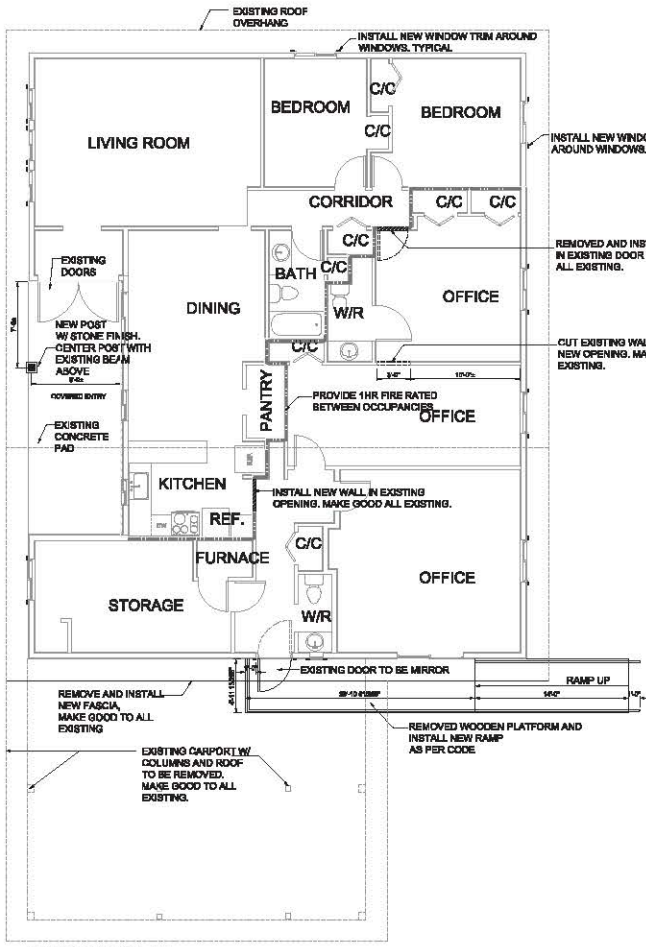
PROJECT ADDRESS:
**5891-144 ST.
SURREY, B.C.**

DRAWING TITLE:
**ENLARGED AMENITY
BUILDING**

SCALE: AS NOTED
DRAWN: W/HOPE
CHECKED:
PROJECT NO.: A12404

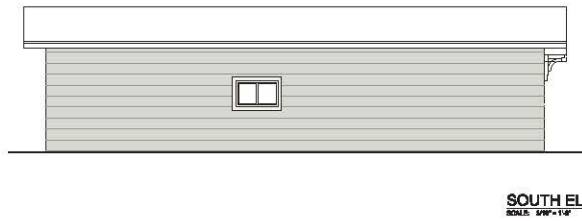
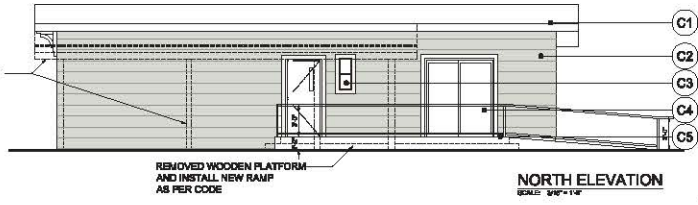
DRAWING NO.: **A3.1**

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MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

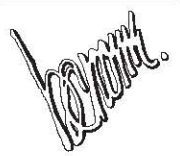
LEGEND	
	1 HR FIRE RATING
	EXISTING WALL
	NEW STUD WALL



EXTERIOR LEGEND

- EXISTING METAL ROOF - RE-CLEAN ALL AREA
- EXISTING METAL SIDING - WITH NEW PAINT SPIDER WEB (CL 2881W) GP
- EXISTING WINDOW WITH NEW TRIM PAINTED - TYPICAL MISTAYA (CLW 1042W) GP
- EXISTING SLIDING DOOR
- NEW DISABLED RAMP WITH RAILING
- WOOD DECORATIVE BRACKET - STAINED - TYPICAL
- EXPOSED WOOD BEAM - STAINED
- EXISTING STONE
- WOOD COLUMN WITH CULTURED STONE

11-20-2015	REMOVED/DEVELOPMENT PERMIT		
1	06-16-2015	MAILED FOR DEVELOPMENT PERMIT	
NO.	DATE	AUTHOR	DESCRIPTION
DRAWER & CHECKED BY:			
SCALE:			



BRUCK CROOME ARCHITECT
ARCHITECTURE PLANNING INTERIORS DESIGN PROJECTS
1800 - 1007 DEATH AVENUE, ABBOTSFORD, BC V8B 8B8
TEL: 604.868.8899 FAX: 604.868.5888

PROJECT NAME:
**CITY OF SURREY
TENNIS TRAINING FACILITY**

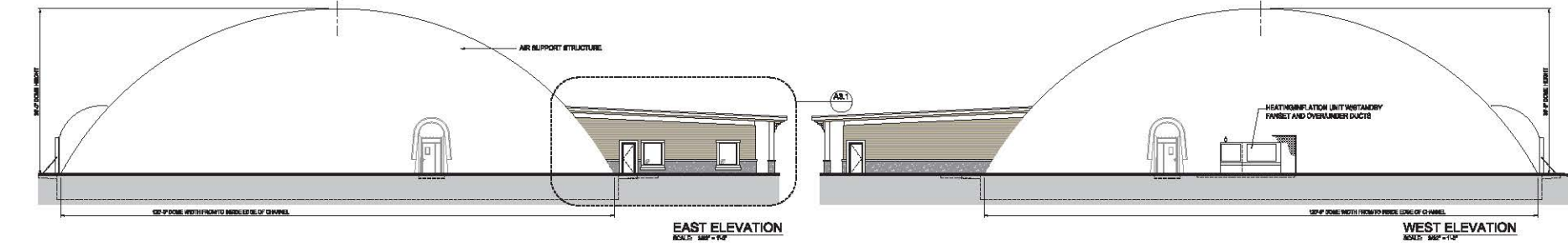
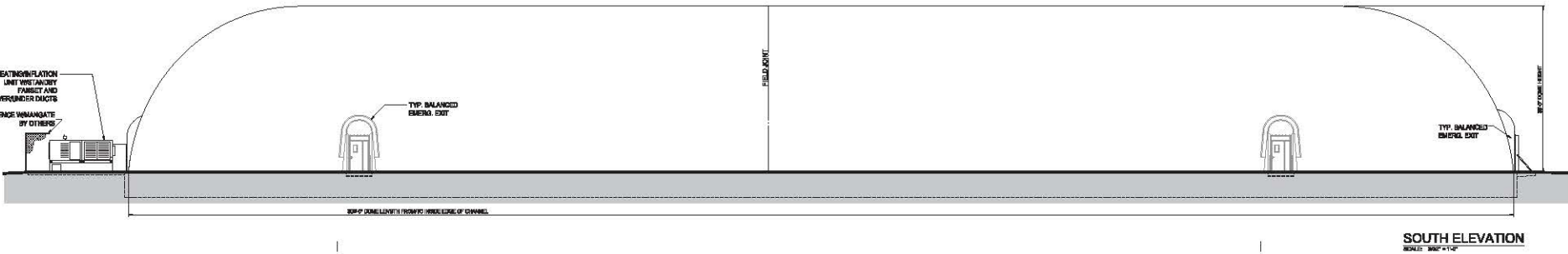
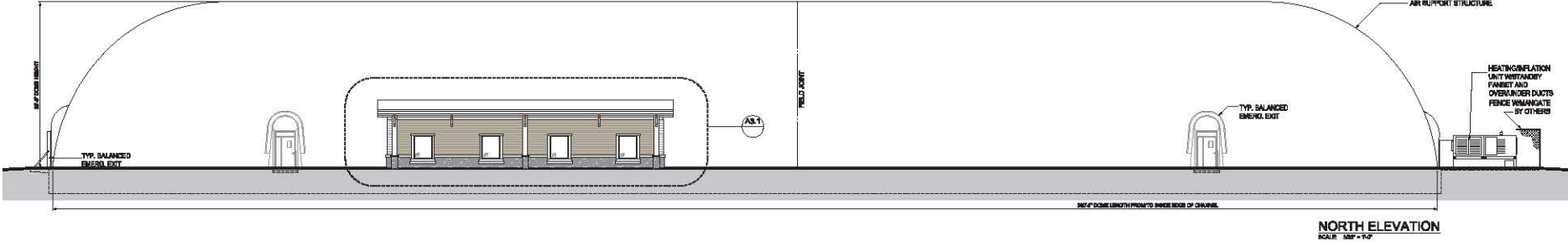
PLOT SHEET ADDRESS:
**5801-144 ST,
SURREY, B.C.**

DRAWING TITLE:
**EXISTING HOUSE
CARE-TAKER SUITE**

SCALE: AS NOTED
DRAWN: WJACK
CHECKED:
PROJECT NO: A304

DRAWING NO: **A3.2**

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EXTERIOR FINISH LEGEND

CF	WOOD COLLUM WITH CULTURED STONE BASE
CD	HARDIE PANEL SIDING - SANDSTONE BEIGE (S 803 20)
CA	VINYL WINDOW WITH TRIM
CC	CULTURED STONE - GREY COLOR
CG	ALUMINUM GLASS DOOR
CB	WOOD DECORATIVE BRACKET - STAINED
CT	EXPORED WOOD BEAM - STAINED

10-22-2019 RE-REVISED FOR DEVELOPMENT PERMIT
1 08-16-2016 REVISED FOR DEVELOPMENT PERMIT
REV. DATE (YYYY) DESCRIPTION
ISSUED & REVISIONS
SCALE:



BROCK CROOME ARCHITECT
REGISTERED PLANNING PROFESSIONAL
#100 - 10010 52 AVENUE, SUITE 101, SURREY, BC V3V 2K9
TEL: 604.581.8881 FAX: 604.581.8882

PROJECT NAME:
**CITY OF SURREY
TENNIS TRAINING FACILITY**

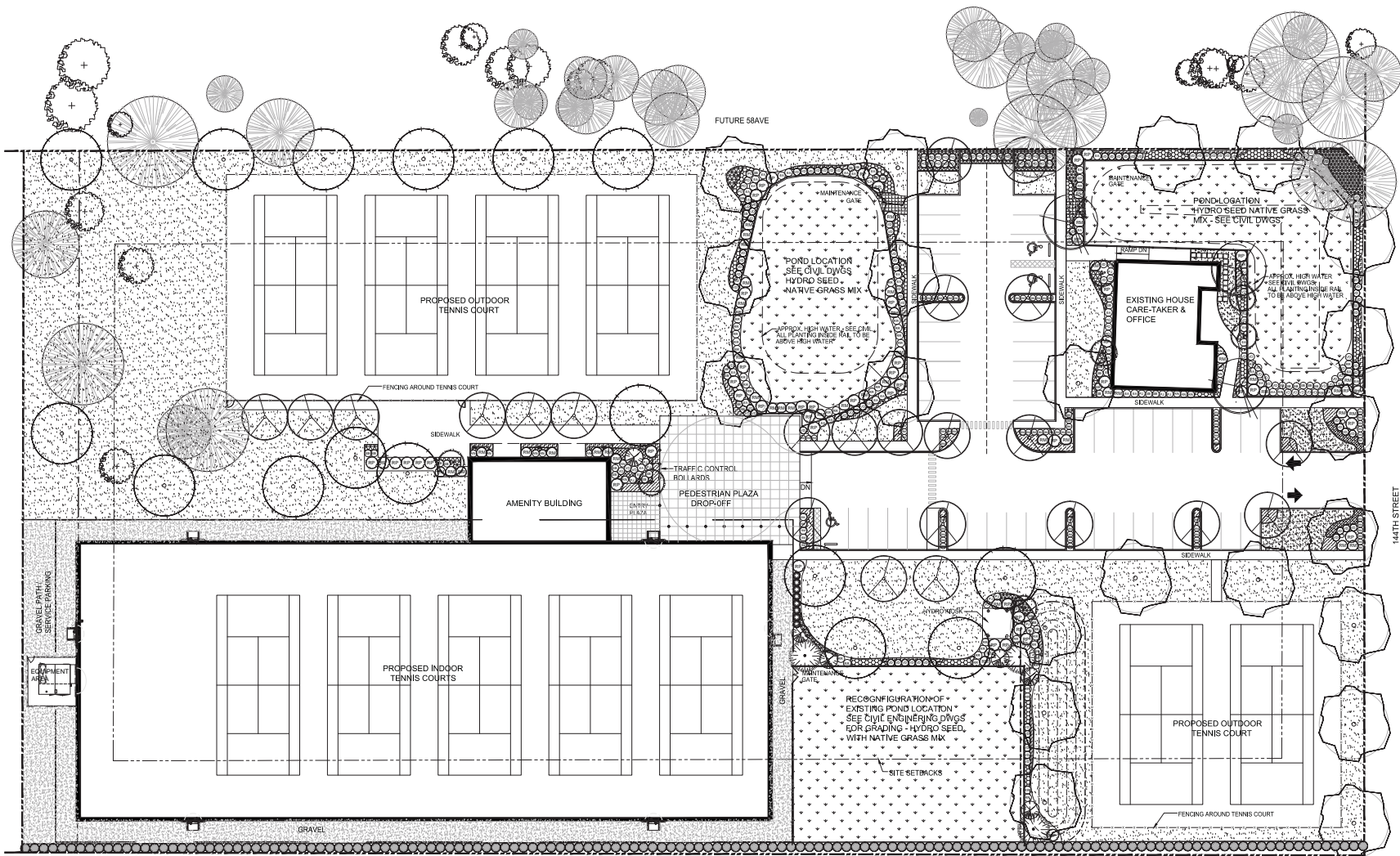
PROJECT ADDRESS:
**5891-144 ST,
SURREY, B.C.**

DRAWING TITLE:
ELEVATIONS

SCALE: AS NOTED
DESIGN: WJ/KPL
ENGINEER:
PROJECT NO.: A388

DRAWING NO.:
A4.0

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1. 2024-03-15	REVISED FOR D.P.	
2. 2024-03-15	ISSUED FOR O.P.	
NO.	DATE	DESCRIPTION
1	2024-03-15	ISSUED FOR O.P.
PROJECT NAME		
CITY OF SURREY TENNIS TRAINING FACILITY		
PROJECT ADDRESS		
5891 - 144 ST. SURREY B.C.		
DRAWING TITLE		
LANDSCAPE PLAN		
SCALE: AS NOTED		
DESIGNED BY	SKD/MSB	
CHECKED BY	SKD	
PROJECT NO.	L1004	
DRAWING NO.		
L1.0		
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LEGEND

SEE PLANTING SCHEDULE, DETAILS & NOTES - L-2.0 FOR PLANT FOR PLANT QUANTITIES & SPECIFICATIONS

DECIDUOUS

EXISTING TREE PLANTINGS TO BE PROTECTED AND RETAINED SEE TREE MANAGEMENT PLAN L-3.0 & ARBORIST REPORT BY ARBORTECH

CONIFER

NEW TREE PLANTINGS

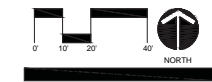
CARPINUS BETULUS 'FRANS FONTANE'	COLUMNAR HORNBEEAM
CORNUS RUTBA 'AURORA'	AURORA DOGWOOD
LIQUIDAMBAR STRACIFLUA	WORLESDON
PIEA OMORICA	SERBIAN SPRUCE
STYRAX OBASSIA	FRAGRANT SNOWBALL
QUERCUS COCCINEA	SCARLET OAK
THUJA PLICATA	WESTERN RED CEDAR

SHRUBS

AZALEA NORTHERN LIGHTS 'ROSY LIGHTS'	NORTHERN LIGHTS AZALEA
BUXUS MICRO 'JAPONICA' 'GREEN BEAUTY'	GREEN BEAUTY 'DWARF BEAUTY'
EUONYMUS ALATA	WINGED BURNING BUSH
PIERIS JAPONICA	LILY-OF-THE-VALLEY SHRUB
RHOODOENDRON 'PJM'	PJM RHOODOENDRON
RHOODOENDRON MACROPHYLLUM	PACIFIC RHOODOENDRON
PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL
ROSA RUGOSA 'HANSA'	RUGOSA ROSE
SPIRAEA x BUMALDA 'GOLD FLAME'	GOLD FLAME SPIREA
VIBURNUM DAVIDI	DAVID VIBURNUM
THUJA OCCIDENTALIS 'SMARGO'	EMERALD GREEN CEDAR
THUJA OCCIDENTALIS 'BRANDON'	BRANDON CEDAR

GROUNDCOVERS

ARCTOSTAPHYLOS UVA-URS	KINNICKINICK
FESTUCA OVINA	GREEN FESCUE
LIRIOPE 'MUSCARI VARIEGATA'	VARIATED BLUE LILY TURF
HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS
HEMERCALLIS VARIEIETES	DAYLILY
HYDRO SEED NATIVE GRASS MIX	
LAWN / GRASS AREA	
GRAVEL SURFACING	
TURF STONE - PERMEABLE PAVING STONES	
EXPOSURE CONC. PRODUCTS OR APPROVED EQUAL	



SITE PLAN
SCALE: 1" = 20'

PLANT LIST & LEGEND



EXISTING TREE PLANTINGS TO BE PROTECTED AND RETAINED
SEE TREE MANAGEMENT PLAN L-3.0

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE, SPACING, COMMENTS
TREES				
(16)	16	CARPINUS BETULUS 'FRANS FONTAINE'	COLLIANUR HORNBEEAM	7 CM CAL. BAB
(7)	7	CORNUS RUTSANA 'AURORA'	AURORA DOGWOOD	3 M HT. BAB. MULTI-STEM. FULL
(24)	24	LIQUIDAMBAR STRACIFILIA 'WORKLESSON'	WORKLESSON SWEETGUM	7 CM CAL. BAB. STD.
(6)	6	PICEA OMORICA	SERBIAN SPRUCE	4 M HT. BAB
(3)	3	STYRAX OBASSA	FRAGRANT SNOWBALL	6 CM CAL. BAB.
(21)	21	QUERCUS COCCINEA	SCARLET OAK	7 CM CAL. BAB.
(3)	3	THUJA PLICATA	WESTERN RED CEDAR	4 M HT. BAB
SHRUBS				
(16)	16	AZALEA NORTHERN LIGHTS 'ROSY LIGHTS'	NORTHERN LIGHTS AZALEA	#3 POT, 90 CM O.C.
(7)	7	BUXUS MICRO JAPONICA 'GREEN BEAUTY'	GREEN BEAUTY BOXWOOD	#2 POT, 75 CM O.C.
(46)	46	EUONYMUS ALATA	WINGED BURNING BUSH	#3 POT, 100 CM O.C.
(16)	16	PERIS JAPONICA	LYLLY-OF-THE-VALLEY SHRUB	#3 POT, 90 CM O.C.
(52)	52	RHOODODENDRON 'PAM'	PAM RHOODODENDRON	#5 POT, 150 CM O.C.
(47)	47	RHOODODENDRON MACROPHYLLUM	PACIFIC RHOODODENDRON	#3 POT, 120 CM O.C.
(3)	3	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#2 POT, 90 CM O.C.
(37)	37	ROSA RUGOSSA 'HANSA'	RUGOSSA ROSE	#3 POT, 100 CM O.C.
(3)	3	SPIRAEA 'BUMALDA 'GOLD FLAME'	GOLD FLAME SPIREA	#3 POT, 90 CM O.C.
(12)	12	VIBURNUM DAVIDI	DAVID VIBURNUM	#2 POT, 90 CM O.C.
(8)	8	THUJA OCCIDENTALIS 'EMERALD'	EMERALD GREEN CEDAR	1.0 M HT., 90 CM O.C.
(146)	146	THUJA OCCIDENTALIS 'BRANDON'	BRANDON CEDAR	1.5 M HT., 120 CM O.C.

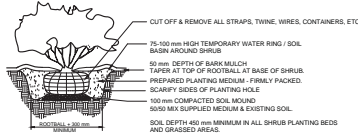
GROUNDCOVERS

(314)	314	ARCTOSTAPHYLOS UVA-URSI	KINNICKINICK	#1 POT, 45 CM O.C.
(148)	148	FESTUCA OVINA	GREEN FESCUE	#1 POT, 60 CM O.C.
(136)	136	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED BLUE LILY TURF	#1 POT, 60 CM O.C.
(188)	188	HELICTRICHON SEMPERVIRENS	BLUE DAT GRASS	#1 POT, 60 CM O.C.
(21)	21	HEMERCALLIS VARIETIES	DAYLILY	#1 POT, 30 CM O.C.
(-)	-	HYDRO SEED NATIVE GRASS MIX		
(-)	-	LAWN / GRASS AREA		
(-)	-	GRAVEL SURFACING		
(-)	-	TURF STONE - PERMEABLE PAVING STONES EXPOSED CONC. PRODUCTS OR APPROVED EQUAL		

LANDSCAPE NOTES

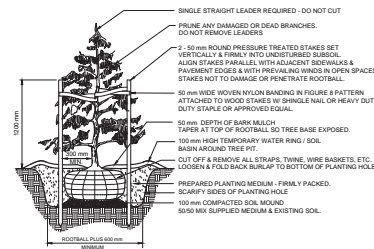
GENERAL

- ALL LANDSCAPE WORK AND MATERIALS TO MEET REQUIREMENTS OF THE SURREY PARK STANDARDS CONSTRUCTION DOCUMENTS AND THE BC LANDSCAPE STANDARD LATEST EDITION, CITY OF SURREY SUBJECT TO SUPERCEDE.
- CONTRACTOR TO VERIFY ALL SITE CONDITIONS PRIOR TO STARTING WORK AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT OR PROJECT MANAGER.
- CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITY AND SERVICES WITH THE CITY OF SURREY, CONSTRUCTION MANAGER, AND/OR OTHER RELEVANT AUTHORITIES PRIOR TO ANY EXCAVATION OR DIGGING FOR TREE FITS.
- ALL PLANT MATERIAL TO MEET OR EXCEED SPECIFICATIONS OF THE CANADIAN STANDARDS NURSERY STOCK AND THE BC LANDSCAPE STANDARDS, LATEST EDITIONS, AND BE CERTIFIED AS DISEASE FREE.
- NO PLANT MATERIAL SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL.
- UNLESS OTHERWISE SPECIFIED LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR PERIOD NOT LESS THAN ONE (1) YEAR FOR FINAL ACCEPTANCE. LANDSCAPE CONTRACTOR WILL INSPECT INSTALLED LANDSCAPE ON REGULAR BASIS AND REPLACE ALL DEAD AND/OR POOR CONDITIONED PLANTS IMMEDIATELY WHEN DISCOVERED OR NOTIFIED, AT ADDITIONAL COST.
- SUPPLIED PLANTING MEDIUM SHALL BE AS SPECIFIED IN THE BC LANDSCAPE STANDARDS, LATEST ADDITION.
- ON SITE TOP SOIL WILL BE TESTED BY ACCREDITED COMMERCIAL SOIL SPECIALIST AND BROUGHT UP TO SPECIFICATIONS OF BC LANDSCAPE STANDARDS AS NECESSARY AND APPROVED IN WRITING PRIOR TO USE IN LANDSCAPE.
- DEPTH OF PLANTING MEDIUM SHALL BE AS SHOWN IN PLANTING DETAILS.
- ALL PLANT MATERIAL TO BE THOROUGHLY WATERED AND SOAKED AT TIME OF PLANTING.
- CONTRACTOR TO MAINTAIN LANDSCAPE AND PLANT MATERIAL TO SUBSTANTIAL COMPLETION INCLUDING REGULAR WATERING, PRUNING, AND FERTILIZATION.
- CONTRACTOR SHALL MAINTAIN SITE AND PROPERTY IN NEAT AND ORDERLY APPEARANCE FOR DURATION OF THE LANDSCAPE WORKS AND MAINTENANCE PERIOD. ALL LANDSCAPE DEBRIS AND ASSOCIATED WASTE MATERIALS TO BE CONTROLLED AS THEY ACCUMULATE AND DISPOSED OF DAILY IN LEGAL MANNER.



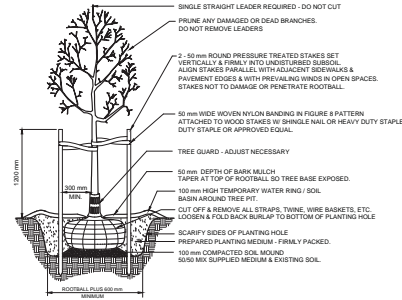
CONIFEROUS TREE

NO SCALE



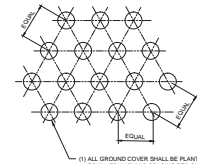
CONIFEROUS TREE

NO SCALE



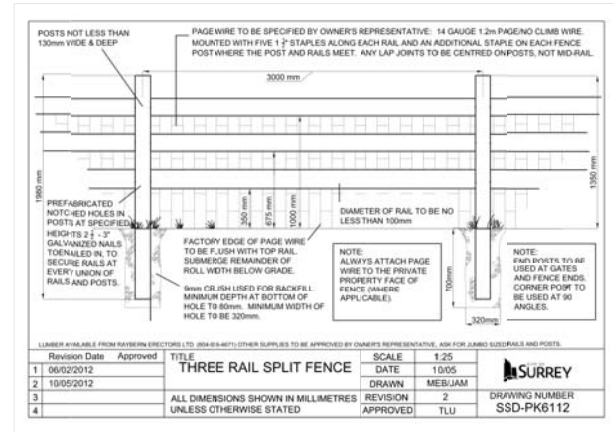
DECIDUOUS TREE IN SHRUB AREAS

NO SCALE



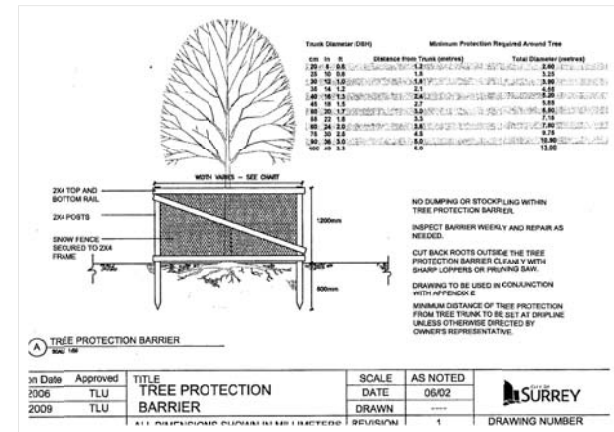
GROUNDCOVER PLANTING

NO SCALE



DETENTION POND FENCING DETAIL - AS PER CITY OF SURREY

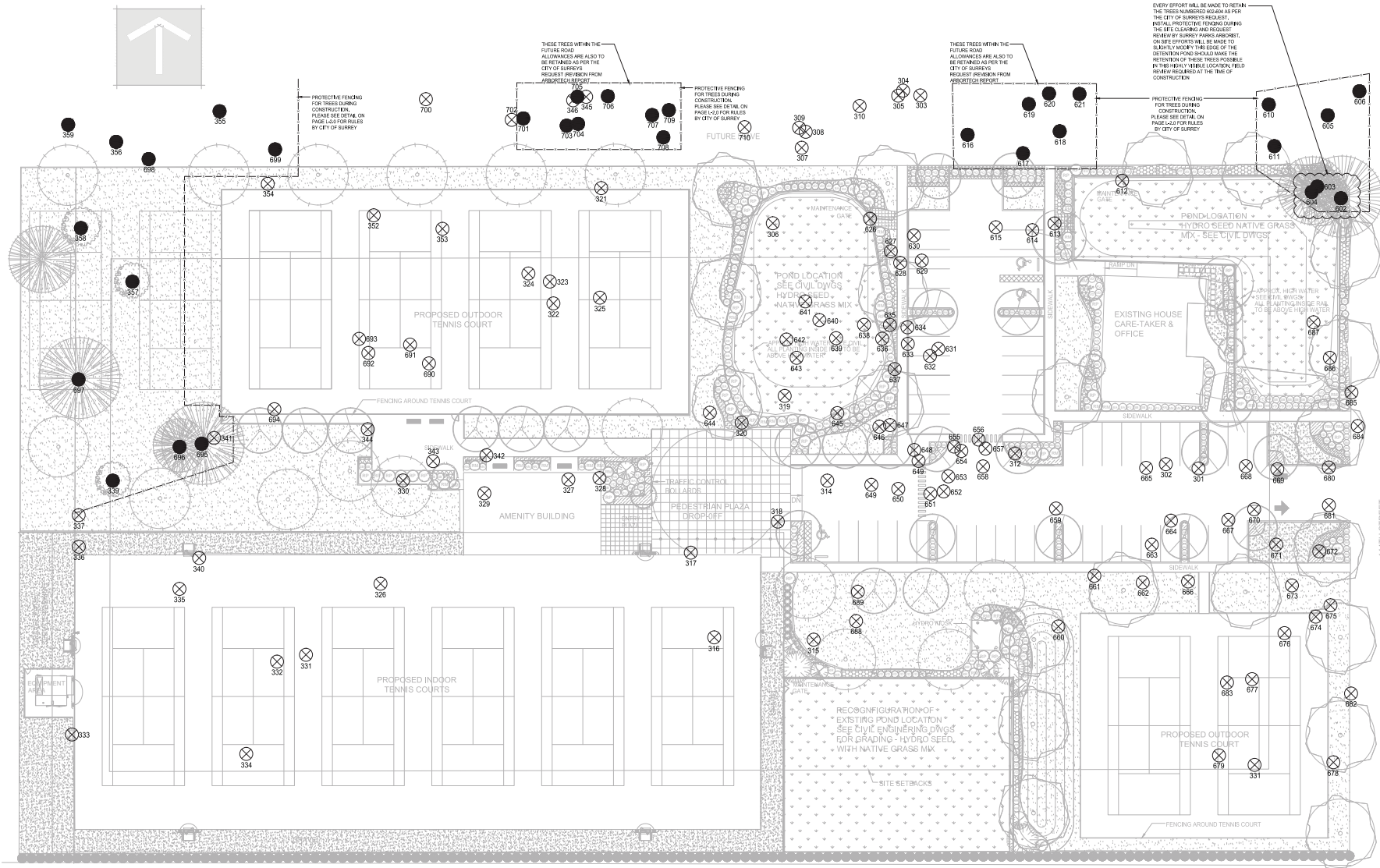
NO SCALE



TREE BARRIER PROTECTION DETAIL - AS PER THE CITY OF SURREY

NO SCALE





TREE MANAGEMENT LEGEND

- EXISTING TREE PLANTINGS TO BE PROTECTED AND RETAINED
- ⊗ EXISTING TREE TO BE REMOVED
- 618 TREE TAG NUMBER - SEE ARBOREST REPORT FOR DESCRIPTION
- - - - PROTECTIVE FENCING DURING CONSTRUCTION

NEW TREES - SEE LANDSCAPING PLAN L-1.0



TREE MANAGEMENT PLAN

SCALE: 1" = 20'

2-10-2013 RE-ISSUED FOR DP

1-08-15-2013 ISSUED FOR DP

NO. DATE DESCRIPTION

ISSUES & REVISIONS

PROJECT NAME

CITY OF SURREY

TENNIS TRAINING FACILITY

PROJECT ADDRESS

5891 - 144 ST.

SURREY B.C.

DRAWING TITLE

TREE MANAGEMENT PLAN

SCALE: AS NOTED

DRAWN: SW/PRB

CHECKED: SW

PROJECT NO: L1340

DRAWING NO:

L3.0

DESIGN & DRAWINGS ARE COPYRIGHT OF
KRAHN GROUP OF COMPANIES

INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: December 12, 2013 **PROJECT FILE:** 7813-0044-00

RE: Engineering Requirements (Commercial/Industrial)
Location: 5855 and 5891 - 144 Street

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate a taper of 1.405 metres to 1.261 metres on 144 Street for a 30 m arterial road.
- Dedicate 3.0 metre x 3.0 metre corner cuts at the intersection of 144 Street and 58 Avenue.
- Dedicate Bylaw Road Pcl A and Pcl I both of Plan 78204 and Pcl C Plan 87473.
- Dedicate 10.0 metres for the south half of 59 Avenue for a 20 m local road.
- Provide 0.500 metre Statutory Right-of-Way on the west side of 144 Street and the south side of 59 Avenue.

Works and Services

- Construct 7.3 metre wide concrete letdown to 144 Street.
- Confirm adequate downstream capacity for storm drainage.
- Construct onsite storm drainage detention facilities to service the proposed development.
- Provide adequately sized water, storm, and sanitary service connections to service the development.
- Register required legal documents including applicable Restrictive Covenants.


A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

The Engineering Department has no objections to the Development Variance Permit (DVP) to defer the Works and Services along 59 Avenue until development of future Phase II. A No-Build Restrictive Covenant (RC) will be placed on Lot 2 for this purpose.

DEVELOPMENT PERMIT

The Engineering Department has no concerns relative to the issuance of a Development Permit for the proposed tennis facility subject to addressing the Rezone/subdivision requirements.


Rémi Dubé, P.Eng.

Development Services Manager

CE

NOTE: Detailed Land Development Engineering Review available on file

Appendix _____

TREE PRESERVATION SUMMARY

Surrey Project No.: _____

Project Location: 5891 144th St Surrey, BCConsulting Arborist: Norman Hol

1 Summary description of the existing tree resource. See also the arborist report on file

See Arborist Report

2 Summary of Proposed Tree Removal and Replacement

Quantity of Bylaw Protected Trees Identified	(A)	<u>157</u>
Quantity of Bylaw Protected Trees to be Removed (Hazard)	(B)	<u>0</u>
Quantity of Bylaw Protected Trees to be Removed	(C)	<u>140</u>
Quantity of Bylaw Protected Trees to be Retained	(A-B-C) (D)	<u>17</u>
Quantity of Replacement Trees Required (2:1 ratio except for alder and cottonwood at 1:1 ratio)	(E)	<u>235</u>
Quantity of Replacement Trees Proposed	(F)	<u>n/a</u>
Quantity of Replacement Trees in Deficit	(E-F) (G)	<u>n/a</u>
Quantity of Retained Trees and Replacement Trees on Site	(D+F) (H)	<u>n/a</u>
Number of Lots Proposed in the Project	(I)	<u>n/a</u>
Average Number of Trees per Lot	(H/I)	<u>n/a</u>

3 Tree Survey and Preservation/~~Replacement~~ Plan Attached **Yes**

This summary and the referenced documents are prepared and submitted by:



Norman Hol, Consulting Arborist

Dated: Sep 20, 2013

Direct: 604 813 9194

Email: norm@aclgroup.ca

NOTE:
THE PROJECT DESIGN WILL REQUIRE REVISION TO ADHERE TO THE PROTECTION BOUNDARIES OF THE SELECTED RETAINED TREES, AS WELL AS PROTECTION BOUNDARIES FOR OFF-SITE TREES LOCATED ON THE NORTH ADJACENT PROPERTY, IF THE OFF-SITE TREE PROTECTION SETBACKS CANNOT BE MET, THE OWNER SHOULD SEEK AUTHORIZATION FOR THEIR REMOVAL TO ACCOMMODATE CONSTRUCTION.

Rem S 1/2 C

PLAN 16821

R6.0m

R2.5m

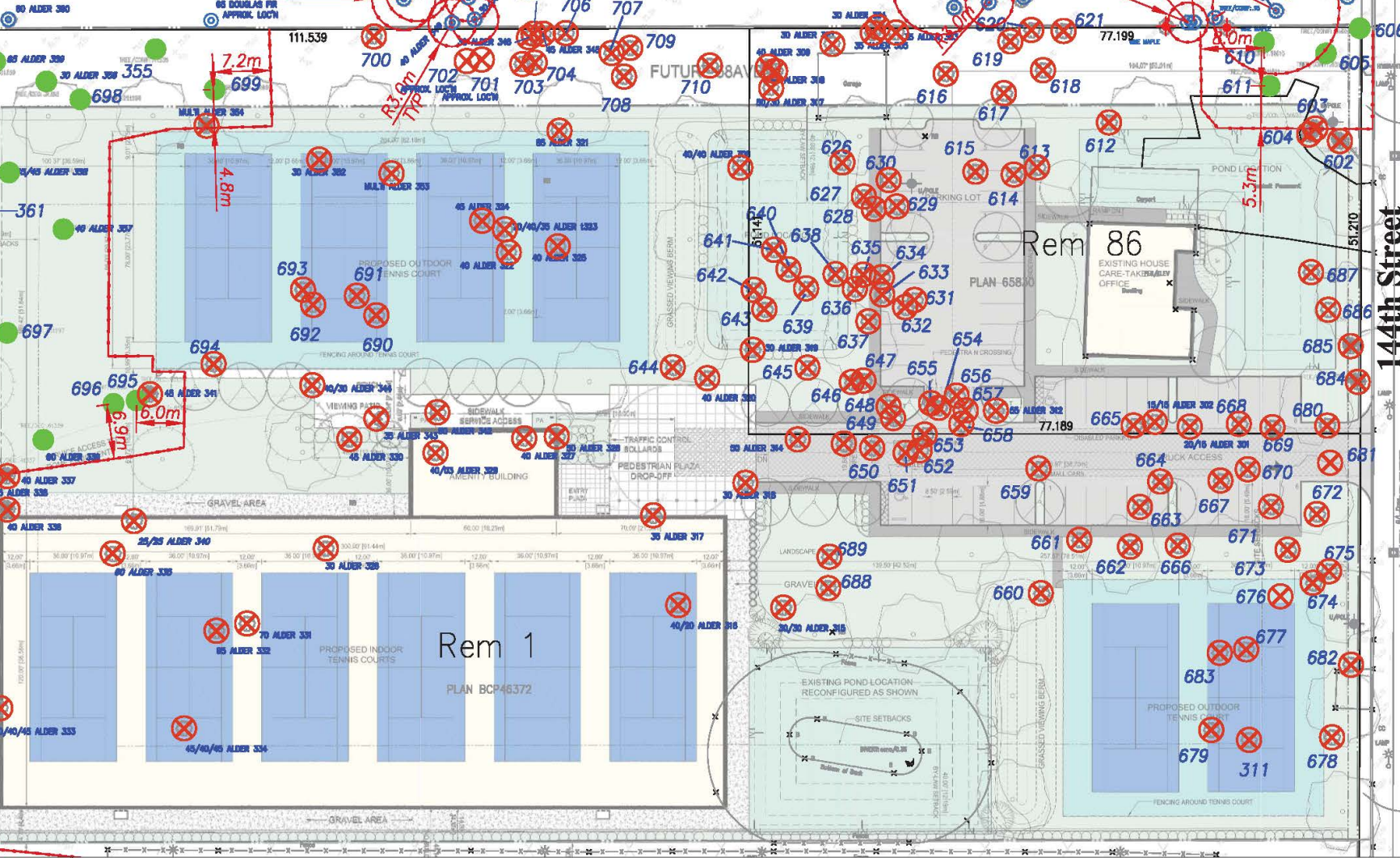
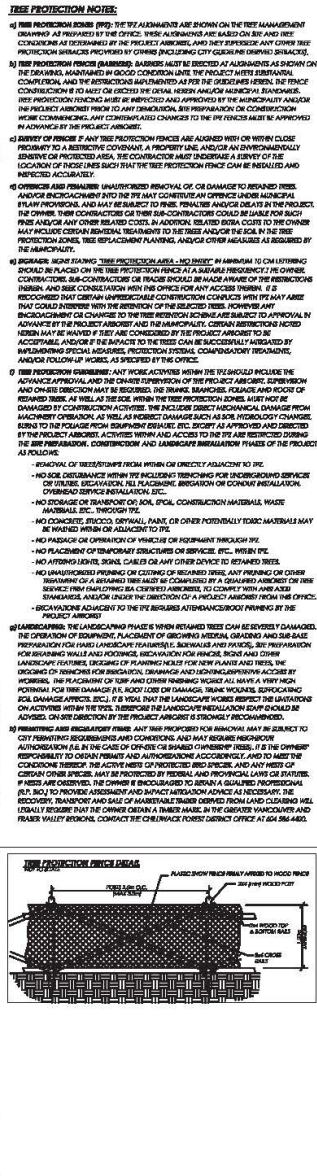
R8.0m

R4.0m

7.2m

4.8m

6.0m



TREE PROTECTION NOTES:

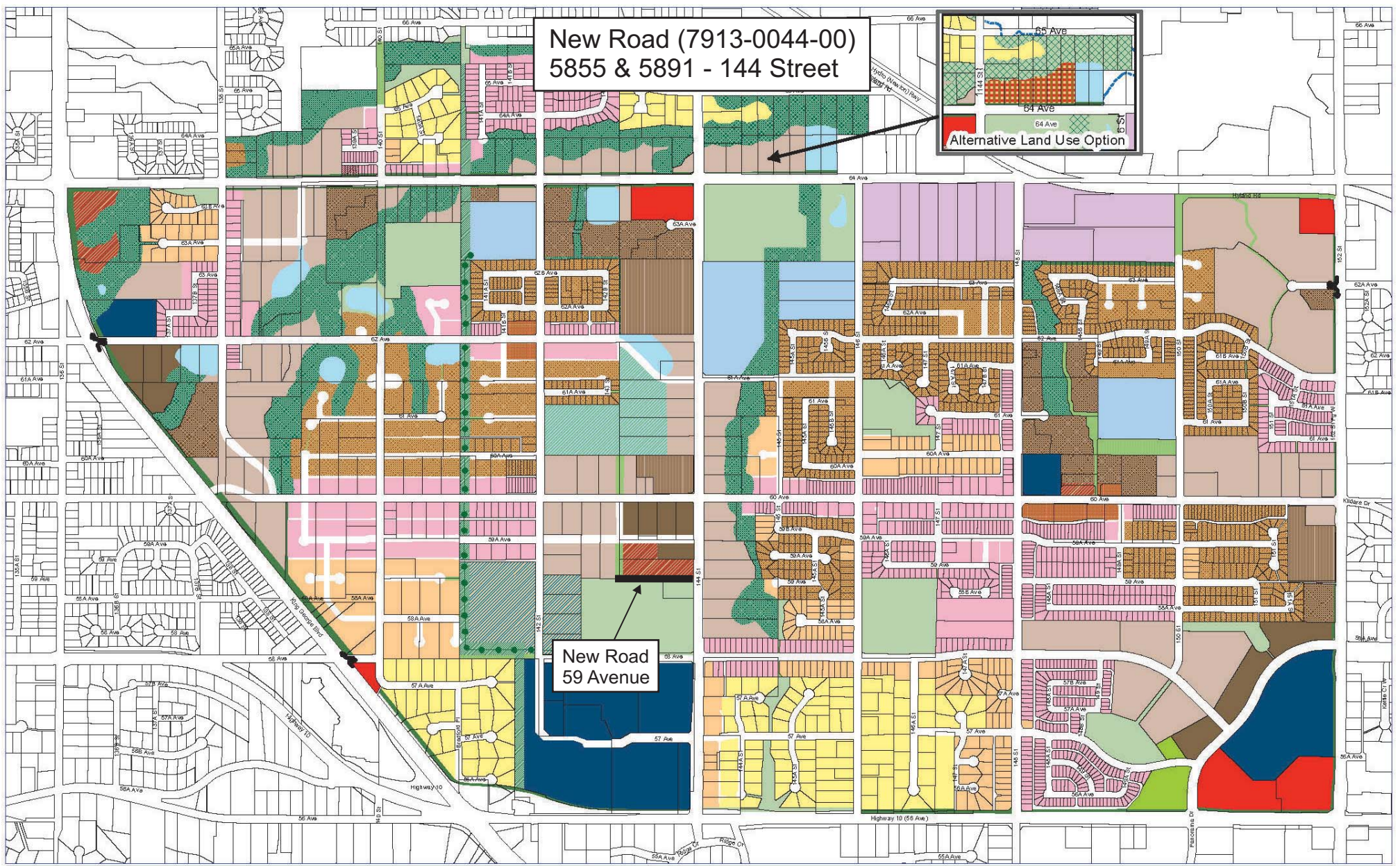
1. TREE PROTECTION NOTES: THE TREE ADJUSTMENTS ARE SHOWN ON THE TREE MANAGEMENT DRAWING AS PROVIDED BY THE OFFICE. THESE ADJUSTMENTS ARE BASED ON THE AND THE LOCATION OF PROTECTED AREAS, THE PROTECTION BOUNDARIES AND THE PROTECTION SETBACKS PROVIDED BY THE OFFICE. THESE ADJUSTMENTS ARE BASED ON THE AND THE LOCATION OF PROTECTED AREAS, THE PROTECTION BOUNDARIES AND THE PROTECTION SETBACKS PROVIDED BY THE OFFICE. THESE ADJUSTMENTS ARE BASED ON THE AND THE LOCATION OF PROTECTED AREAS, THE PROTECTION BOUNDARIES AND THE PROTECTION SETBACKS PROVIDED BY THE OFFICE.
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LEGEND

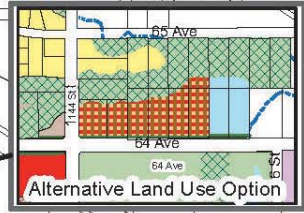
- DENOTES TREE TAGS
- DENOTES TREE NUMBER, REFER TO TREE INVENTORY FOR TYPE, SIZE AND CONDITION DATA
- DENOTES TREE TO BE INSTALLED
- DENOTES TREE TO BE REMOVED
- DENOTES TREE TO BE REMOVED FOR MITIGATION OF HIGH RISK (C/T/R)
- DENOTES UNDERBUSH TREE PER MUNICIPAL BY-LAW, SPECIES AND SIZE AS NOTED.
- DENOTES OFFICE TREE: REFER TO OFFICE TREE MANAGEMENT DRAWING, OWNER APPROVAL FOR ANY PROPOSED ACTION/TREATMENT TO OFFSITE TREES WOULD BE REQUIRED
- DENOTES TREE PROTECTION RANGE (R) ADJUSTMENT: FINISH TO BE INSTALLED TO MEET APPLICABLE MUNICIPAL STANDARDS. SEE TREE PROTECTION NOTE FOR INSTRUCTIONS ON ACTIVITIES WITHIN OR IN CLOSE PROXIMITY OF IT.

PLAN NOTES:
1. THIS PLAN IS BASED ON A TOPOGRAPHIC AND TREE LOCATION SURVEY PROVIDED BY THE CLIENTS REGISTERED SURVEYOR, THE SURVEYOR'S NAME AND LICENSE NUMBER ARE LISTED ON THE SURVEY DRAWING. THE CLIENTS REGISTERED SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY DATA. THE CLIENTS REGISTERED SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY DATA. THE CLIENTS REGISTERED SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY DATA.

ARBORTECH CONSULTING				TREE MANAGEMENT DRAWING	
144th Street, Surrey, BC				PROJECT: PROPOSED DEVELOPMENT	
887-888-5400				ADDRESS: 6891 144th Street, Surrey	
144th Street, Surrey, BC				CLIENT: KING HOE EXCAVATING - PATRICK KERR	
144th Street, Surrey, BC				ACR. PLAN: 12272	
144th Street, Surrey, BC				SHEET: 1 OF 1	



New Road (7913-0044-00)
5855 & 5891 - 144 Street



New Road
59 Avenue

SOUTH NEWTON

NEIGHBOURHOOD CONCEPT PLAN
City of Surrey Planning & Development Department

- | | | | | |
|--------------------------|--|-----------------|------------------------------|----------------------|
| Apartments 45 upa max | Single Family Residential Flex 6 to 14.5 | Commercial | Proposed School and Park | Buffers |
| Townhouses 25 upa max | Single Family Residential | Institutional | Parks | Detention Ponds |
| Townhouses 20 upa max | Suburban Residential 1/2 Acre | Office Park | Proposed Park and Walkway | Utility R/W Greenway |
| Townhouses 15 upa max | Mixed Com/Res Apartments | Industrial | Recreational | WALKWAY |
| Single Family Small Lots | Mixed Com/Res Townhouse | Schools | Creeks and Riparian Set-back | |
| Row Housing | | Proposed School | | |



Adopted by Council Resolution December 6, 2004. Amended 6 May 2012

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.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0044-00

Issued To: CITY OF SURREY

("the Owner")

Address of Owner: 14245 - 56 Avenue
Surrey, BC V3X 3A2

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: 003-199-703

Lot 86 Except: Parcel C (By-law Plan NWP87473) Section 9 Township 2 New Westminster District Plan 62830)

5891 - 144 Street

Parcel Identifier: 017-234-662

Lot 1 Section 9 Township 2 New Westminister District Plan LMP21 Except Plans BCP42048 and BCP46372

5855 - 144 Street

(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 as follows:

Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:
 - (a) to defer the works and services requirements related to 59 Avenue until that portion of land shown as Lot 2 on Schedule A which is attached hereto and forms part of this development variance permit, is developed.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

SUBDIVISION PLAN OF PORTIONS OF SECTION 9 TOWNSHIP 2 BEING:

- FIRSTLY: LOT 1 SEC. 9 TP. 2 NWD PLAN LMP21 EXCEPT PLANS BCP46372
- SECONDLY: LOT 88 EXCEPT PARCEL "C" (BYLAW PLAN NWP87473) SEC. 9 TP. 2 NWD PLAN 63830
- THIRDLY: PARCEL "ONE" (BYLAW PLAN NWP87473) OF NORTH HALF LOT "C" SEC. 9 TP. 2 NWD PLAN 16821
- FOURTHLY: PARCEL "TWO" (BYLAW PLAN NWP87473) OF SOUTH HALF LOT "C" SEC. 9 TP. 2 NWD PLAN 16821
- FIFTHLY: PARCEL "C" (BYLAW PLAN NWP87473) OF LOT 88 SEC. 9 TP. 2 NWD PLAN 63830
- SIXTHLY: PARCEL "Y" (BYLAW PLAN 78904) LOT 81 SEC. 9 TP. 2 NWD PLAN 63487
- SEVENTHLY: PARCEL "X" (BYLAW PLAN 78904) LOT 84 SEC. 9 TP. 2 NWD PLAN 28144

NEW WESTMINSTER DISTRICT

BCGS 92G.016

LEGEND:

- ⊙ REVISION CONTROL, MARGINAL PLANS
- REVISION SHOWN AND FOOT NOT
- REVISION SHOWN AND FOOT NOT
- ⊙ REVISION SHOWN AND FOOT NOT
- ⊙ REVISION SHOWN AND FOOT NOT
- (-) DIMENSIONS CALCULATED

REVISIONS SURVEY AREA NO. 1, SURVEY MAPS, (FORM)

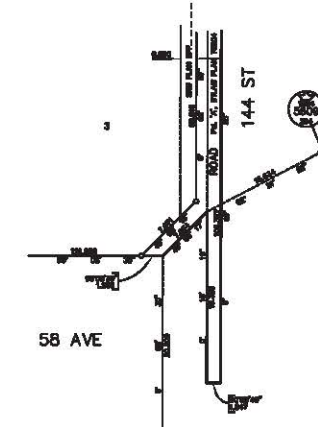
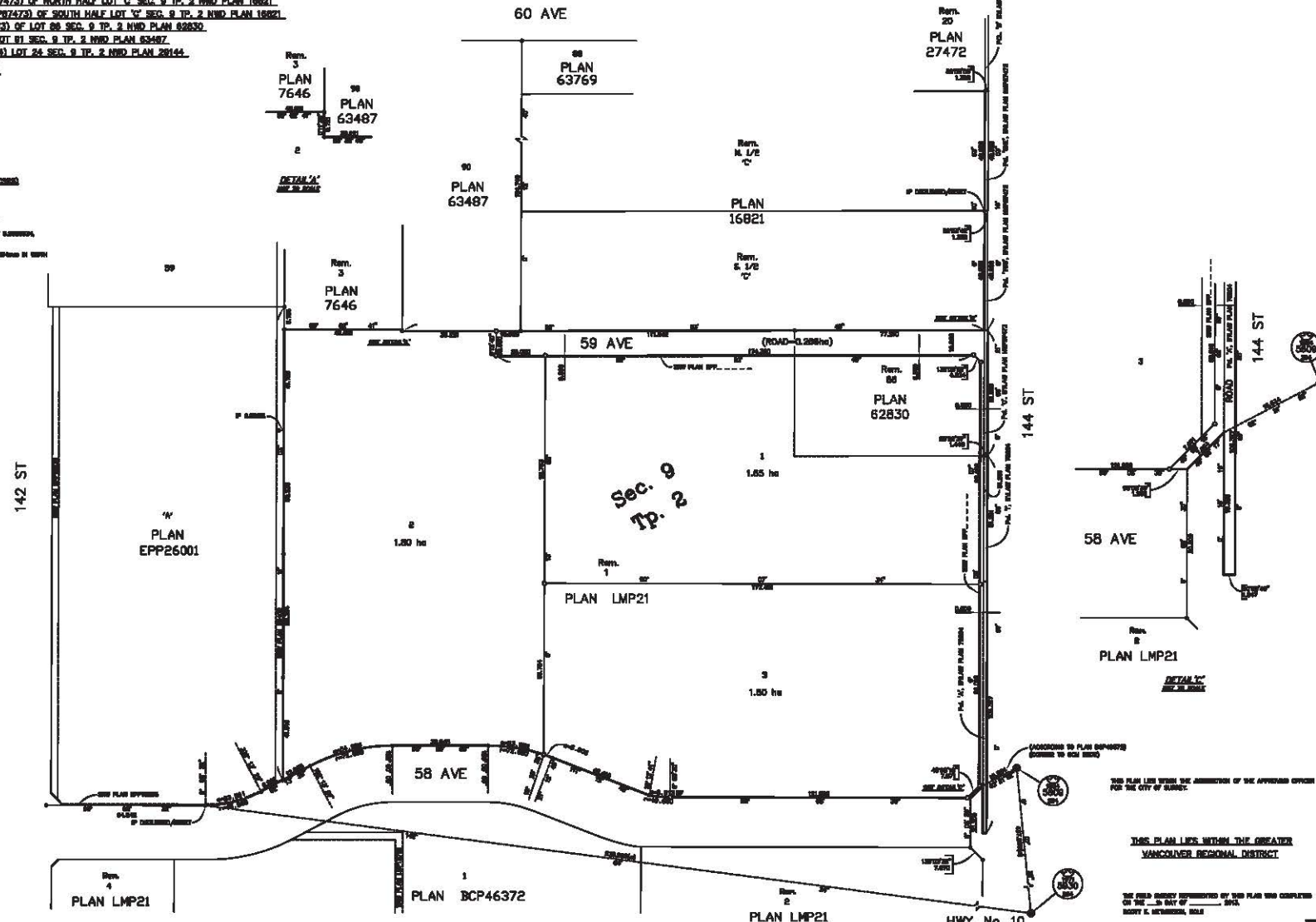
AND REVISIONS ARE DERIVED FROM CORRECTIONS BETWEEN
MARGINAL CONTROL, DIMENSIONS AND SIZE.

THIS PLAN SHOWS MARGINAL, SECOND-LEVEL, DISTRICTS WHICH
WERE SPECIFIC TO IMPROVE AND CORRECT, UNLESS
OTHERWISE INDICATED BY THE APPLICABLE FOOTING OF LAYOUTS,
WHICH HAS BEEN DERIVED FROM CONTROL, MARGINAL DATA.

THE MARGINAL PLAN USE OF THIS PLAN IS SHOWN BY DIMENSIONS IN METERS
(SEE DIMENSIONS) WHICH ARE PLACED AT A SCALE OF 1:5000



PLAN EPP31096



THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 25 DAY OF 2014.

CITY OF BURNABY
SURVEY AREA NO. 1
BURNABY, B.C. T2W 2G4
PLAN EPP31096

CITY OF SURREY

BYLAW NO. _____

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

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 003-199-703
 Lot 86 Except: Parcel C (By-law Plan NWP87473) Section 9 Township 2 New Westminster District Plan 62830

5891 - 144 Street

Portion of Parcel Identifier: 017-234-662
 Lot 1 Section 9 Township 2 New Westminster District Plan LMP21 Except Plans BCP42048 and BCP46372 as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Scott E. Netherton, B.C.L.S. on the 21st day of June, 2013, containing 1.98 hectares, called Block A.

Portion of 5855 - 144 Street

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

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of recreational uses and related office uses and, limited retail and service uses which are developed in accordance with a *comprehensive design*, where *density* bonus is provided.

B. Permitted Uses

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

1. *Recreational facilities* excluding bingo halls, outdoor go-kart operations, drag racing operations and rifle ranges.
2. One *dwelling unit* for the accommodation of an official, manager or caretaker of the uses permitted on the *Lands*, limited to a maximum floor area of 109 square metres [1,168 sq. ft.].
3. *Accessory uses* including the following:
 - (a) Office uses limited to sports therapy, physiotherapy, massage therapy and chiropractic;
 - (b) *General service uses* limited to recreational programs;
 - (c) *Eating establishments*, excluding *drive-through restaurants*;
 - (d) *Retail store* limited to a pro-shop;
 - (e) *Cultural uses*; and
 - (f) *Child care centres*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *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.
2. The *density* may be increased to a maximum *floor area ratio* of 0.40 if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.

E. Lot Coverage

The *lot coverage* shall not exceed 40%.

F. Yards and Setbacks

1. *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 Buildings and Structures</i>		12.0 m [40 ft.]	0.5 m [2.0 ft.]	4.0 m [13 ft.]	12.0 m [40 ft.]
<i>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.

G. Height of Buildings

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

1. *Principal buildings*: The *building height* shall not exceed 12 metres [40 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 9 metres [30 ft.].

H. Off-Street Parking

1. Refer to Table C.2 of part 5 Off-Street parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

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>
0.6 hectare [1.5 ac.]	30 metres [100 ft.]	150 metres [492 ft.]

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

L. Other Regulations

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

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the CPR Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.

8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2013, No. 17856, as may be amended or replaced from time to time, and the development cost charges shall be based on the CPR Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

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

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

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

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

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

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

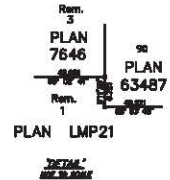
_____ MAYOR

_____ CLERK

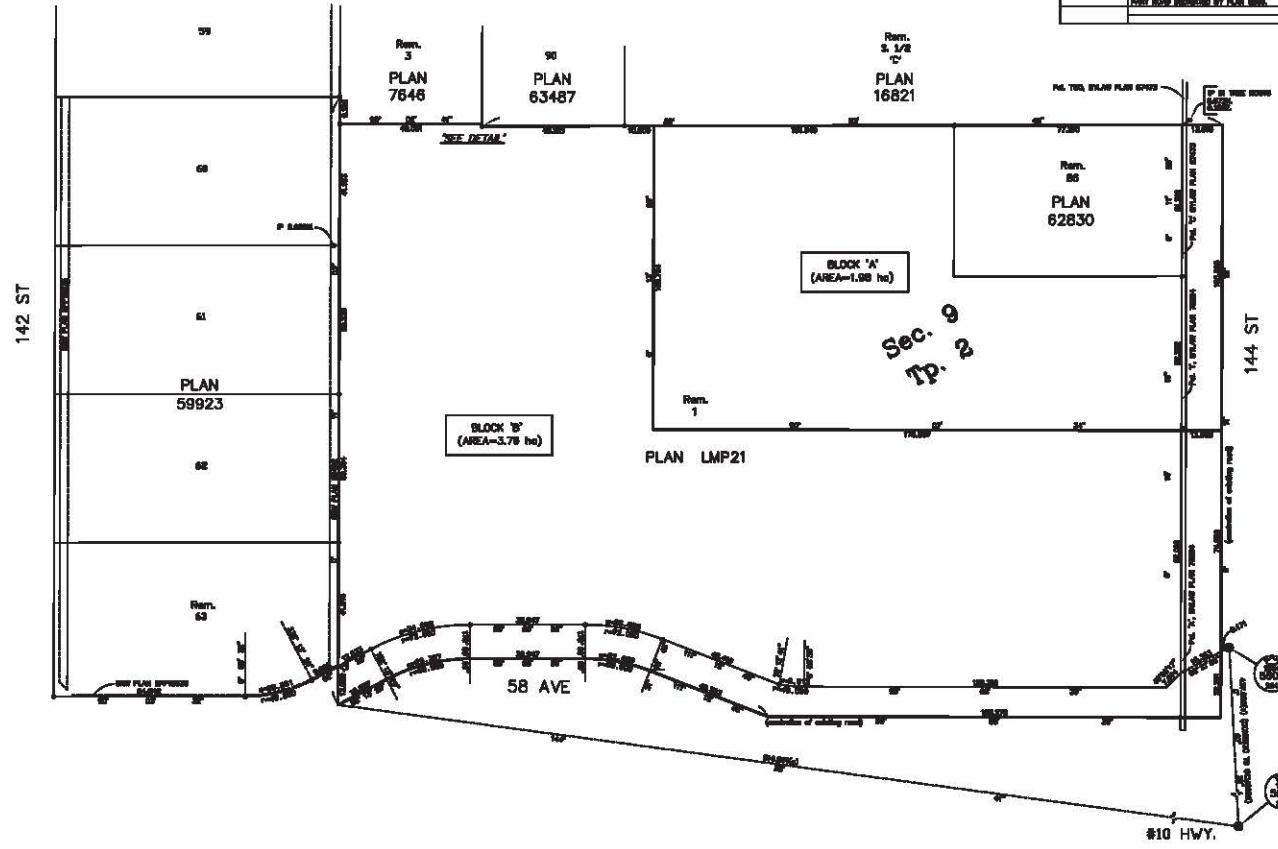
SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No. _____ OVER LOT 1 PLAN LMP21 EXCEPT PLANS BCP42048 AND BCP46372.
 LOT 86 EXCEPT: PARCEL 'C' (BYLAW PLAN NWP87473) PLAN 62830, PART ROAD DEDICATED BY PLAN BCP46372, PORTION OF PARCEL 'A' (BYLAW PLAN 78204) LOT 24 PLAN 29144,
 PARCEL '1'(BYLAW PLAN 78204) LOT 91 PLAN 63487, PARCEL 'C' (BYLAW PLAN NWP87473) OF LOT 86 PLAN 62830, PART ROAD DEDICATED BY PLAN 8086 AND PART ROAD DEDICATED BY PLAN BCP42048,
 ALL OF SECTION 9 TOWNSHIP 2 NEW WESTMINSTER DISTRICT,
 BCGS 92G.016

LEGEND
 (Symbol) DIMENSIONED CONTROL POINT
 (Symbol) DIMENSIONED CONTROL POINT
 (Symbol) DIMENSIONED CONTROL POINT

INTERMEDIATE SURVEY AREA NO. 1, SURREY, BRITISH COLUMBIA
 THIS PLAN SHOWS THE DIMENSIONS OF THE INTERMEDIATE SURVEY AREA AS DETERMINED BY THE SURVEYOR. THE DIMENSIONS OF THE INTERMEDIATE SURVEY AREA ARE SHOWN IN METERS. THE DIMENSIONS OF THE INTERMEDIATE SURVEY AREA ARE SHOWN IN METERS. THE DIMENSIONS OF THE INTERMEDIATE SURVEY AREA ARE SHOWN IN METERS.



Block	Description	Area (ha)
BLOCK 'A'	...	1.00
BLOCK 'B'	...	3.78



THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

SCOTT E. METHERTON

BCLS

CITY OF SURREY
 SURVEY SERVICE