

NO: R104

COUNCIL DATE: June 10, 2024

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **June 3, 2024**
FROM: **General Manager, Planning & Development** FILE: **6440-02**
SUBJECT: **Metro Vancouver Regional Context Statement Amendment Applications**

RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Pass a resolution to authorize staff to submit a Regional Context Statement amendment application to Metro Vancouver for Development Application No. 7922-0111-00, in accordance with Council granting Third Reading to *Surrey Official Community Plan Bylaw, 2013, No. 18020*, Amendment By-law No. 20835, on March 6, 2023, as shown in Appendix “I”;
2. For Development Application No. 7922-0111-00, authorize the City Clerk to bring forward *Surrey Official Community Plan Bylaw, 2013, No. 18020*, Amendment Bylaw, 2024, No. 20835 for Final Adoption, subject to the Metro Vancouver Board approving Surrey’s amended Regional Context Statement and approving the Regional Growth Strategy amendments; and
3. Introduce a bylaw to amend *Surrey Official Community Plan Bylaw, 2013, No. 18020* Figure 51 Regional Growth Strategy Land Use Designations from “Industrial” to “General Urban” for Development Application No. 7916-0130-00, from “Mixed Employment and General Urban” to “General Urban” for Development Application No. 7916-0679-00, and from “Industrial” to “Mixed Employment” for Development Application No. 7921-0139-00, as shown in Appendix “II”.

INTENT

The intent of this report is to seek a resolution from Council to authorize staff to submit a Regional Context Statement amendment application to the Metro Vancouver Board for Development Application No. 7922-0111-00, and to amend the Regional Context Statement Map in *Surrey Official Community Plan Bylaw, 2013, No. 18020* for applications already approved by Metro Vancouver and Council.

BACKGROUND

In response to referrals that were recently sent to Metro Vancouver, regarding Development Application No. 7922-0111-00, staff were advised that Council resolutions regarding a Regional Context Statement (“RCS”) amendment were also required prior to Metro Vancouver’s consideration of the proposed amendment.

The proposed amendments for Development Application Nos. 7916-0130-00, 7916-0679-00, and 7921-0139-00 are housekeeping changes to have the sites Regional Growth Strategy (“RGS”) designations noted on the *Surrey Official Community Plan Bylaw, 2013, No. 18020* (“OCP”) Figure 51 “Regional Growth Strategy Land Use Designations” be consistent with the amendments recently approved by Metro Vancouver.

DISCUSSION

Development Application No. 7922-0111-00

Development Application No. 7922-0111-00 includes:

- OCP amendment for:
 - Figure 3: General Land Use Designations for the subject site from “Agricultural” to “Industrial”;
 - Figure 42: Major Employment Areas for the subject site by adding the Industrial designation for the site;
 - Figure 43: Agricultural Lands for the subject site by removing the Agricultural designation for the site;
 - Figure 51: Regional Growth Strategy Land Use Designations for the site from “Agricultural” to “Industrial”;
 - Figure 67: Green Infrastructure Development Permit Area, by moving the ALR boundary east of the site;
 - Figure 69: Farming Protection Development Permit Area, by moving the ALR Boundary east of the site and moving the Farming Protection Area east accordingly;
- Metro Vancouver RGS amendment from “Agricultural” to “Industrial” and to amend the Urban Containment Boundary to include the development portion of the site within the Metro Vancouver’s Sewerage Area;
- Rezoning from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)";
- Discharge of Land Use Contract No. 584;
- Agricultural Land Reserve (“ALR”) exclusion; and
- Development Permit for Sensitive Ecosystem, Farm Protection, and Form & Character.

Council granted Third Reading to the bylaws associated with Development Application No. 7922-0111-00 on May 1, 2023 (Additional Planning Comments Report attached as Appendix “III”). A referral was subsequently made to the Agricultural Land Commission (“ALC”), and the proposed ALR exclusion was approved.

Staff is now preparing a referral to Metro Vancouver regarding the proposed RGS amendment. Metro Vancouver staff have requested a resolution from Council for a proposed RCS amendment to accept the referral. This resolution gives Metro Vancouver staff more confidence in Council’s support for the proposal. This is a relatively new process that staff are also seeing on other applications that the City is working on with Metro Vancouver.

If Council supports the recommendations of this report, then staff can proceed with the referral to Metro Vancouver.

Development Application No. 7916-0130-00

Development Application No. 7916-0130-00 includes:

- Metro Vancouver RGS amendment from “Industrial” to “General Urban”
- OCP Amendment from “Industrial” to “Suburban”
- Rezoning from “One-Acre Residential Zone (RA)” and “Light Impact Industrial Zone (IL)” to “Cluster Residential Zone (RC)”
- Development Permit
- Development Variance Permit

Council granted Third Reading to the bylaws associated with Development Application No. 7916-0310-00 on February 13, 2023.

The proposed RGS amendment has been approved by Metro Vancouver’s Board. It is now appropriate to update OCP Figure 51 “Regional Growth Strategy Land Use Designations”, showing the lands redesignated from “Industrial” to “General Urban”.

Development Application No. 7916-0679-00

Development Application No. 7916-0679-00 includes:

- Metro Vancouver RGS amendment from “Mixed Employment” and “General Urban” to “General Urban”
- OCP amendment from “Mixed Employment and Commercial” to “Multiple Residential and Commercial”
- Rezoning from “Comprehensive Development Zone (CD) (By-law No. 17018)” to “Comprehensive Development Zone (CD)”
- Development Permit

Council granted Third Reading to the bylaws associated with Development Application No. 7916-069-00 on July 12, 2021, and subsequently these bylaws were given Final Adoption on May 6, 2024.

The proposed RGS amendment has been approved by Metro Vancouver’s Board. It is now appropriate to update OCP Figure 51 “Regional Growth Strategy Land Use Designations”, showing the lands being redesignated from “Mixed Employment and General Urban” to “General Urban”.

Development Application No. 7921-0139-00

Development Application No. 7921-0139-00 includes:

- Metro Vancouver RGS amendment from “Industrial” to “Mixed Employment”
- OCP amendment for a portion of the site from “Industrial” to “Mixed Employment” and to increase the maximum density permitted under the Mixed Employment designation
- Rezoning a portion of the site from “Light Impact Industrial Zone (IL)” to “Comprehensive Development Zone (CD)”
- Development Permit
- Development Variance Permit

Council granted Third Reading to the bylaws associated with Development Application No. 7921-0139-00 on July 26, 2021, and subsequently these bylaws were adopted on July 11, 2022.

The proposed RGS amendment has been approved by Metro Vancouver. It is now appropriate to update OCP Figure 51 “Regional Growth Strategy Land Use Designations”, showing the lands being redesignated from “Industrial” to “Mixed Employment”.

CONCLUSION

Based on the above information, it is recommended that Council authorize staff to submit RCS amendment applications to the Metro Vancouver Board relating to Development Application No. 7922-0111-00, and to make the amendments to the OCP Figure 51 “Regional Growth Strategy Land Use Designations”, regarding RGS amendments already approved by Metro Vancouver.

Original signed by

Don Luymes
General Manager, Planning & Development

Appendix “I” Minutes from the Regular Council – Council Meeting May 1, 2023, regarding Development Application No. 7922-0111-00

Appendix “II” OCP Figure 51 “Regional Growth Strategy Land Use Designations” showing the following amendments: from “Industrial” to “General Urban” for Development Application No. 7916-0130-00, from “Mixed Employment and General Urban” to “General Urban” for Development Application No. 7916-0679-00, and from “Industrial” to “Mixed Employment” for Development Application No. 7921-0139-00

Appendix “III” Development Application No. 7922-0111-00 May 1, 2023 Additional Planning Comments

D. ITEMS REFERRED BACK**1. 7922-0111-00****15238 - 64 Avenue**

Owner: Diyash Investments Inc.

Director Information: Bhavnesh Kumar Dharni, Jatinder Kumari Sharma,
Ashwani Kumar SharmaOfficer Information as at October 23, 2022: Jatinder Sharma (CEO)

Agent: Architecture Panel Inc. (Ruchir Dhall)

OCP Amendment from "Agricultural" to "Industrial"**Discharge of LUC No. 584****Rezoning from IL to CD****Development Permit****RGS amendment from "Agricultural" to "Industrial"****ALR exclusion under Section 29 of the ALC Act.***to permit the development of a multi-tenant industrial building, with a restaurant
and a volleyball facility.*

It was

Moved by Councillor Bose

Seconded by Councillor Hepner

That:

1. Council considers the following Bylaws for Third Reading:
 - (a) Bylaw No. 20835 to amend the Official Community Plan (OCP) to redesignate the site;
 - (b) Bylaw No. 20836 to discharge Land Use Contract #584; and
 - (c) Bylaw No. 20837 to rezone the site from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to refer the application to Metro Vancouver for consideration of the following upon the application receiving Third Reading: to amend the Metro Vancouver Regional Growth Strategy (RGS) designation of the site from "Agricultural" to "Industrial", and to extend the Urban Containment Boundary to include the property.
3. Council authorize staff to draft Development Permit No. 7922-0111-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan and geotechnical report.
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 road dedication plan to the satisfaction of the Approving Officer;
- (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (g) submission of a finalized Geotechnical Report to the satisfaction of City staff;
- (h) final approval of the Agricultural Land Reserve exclusion application from the Agricultural Land Commission;
- (i) final approval from Metro Vancouver for amendments to the Regional Growth Strategy and the Urban Containment Boundary;
- (j) 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;
- (k) Registration of a Section 219 Restrictive Covenant to inform future owners of farm practices in the area that may produce noise, odour and dust; and
- (l) Registration of a Section 219 Restrictive Covenant to restrict the minimum building elevation (MBE) area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion.

5. Council authorize staff to submit an exclusion application to the Agricultural Land Commission.

RES.R23-871

Carried



Regular Council - Land Use Minutes

Council Chambers
City Hall
13450 - 104 Avenue
Surrey, B.C.
Live Streamed at surrey.ca
MONDAY, MAY 1, 2023
Time: 5:30 p.m.

Present:

Chairperson - Mayor Locke
Councillor Annis
Councillor Bains
Councillor Bose
Councillor Elford
Councillor Hepner
Councillor Kooner
Councillor Nagra
Councillor Stutt

Absent:**Staff Present:**

Acting City Manager, General Manager, Corporate Services
Deputy City Clerk
General Manager, Engineering
General Manager, Finance
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
City Solicitor
Manager, Area Planning & Development, North Division
Manager, Area Planning & Development, South Division
Land Development Engineer

A. ADOPTION OF THE AGENDA

It was

Moved by Councillor Bains
Seconded by Councillor Hepner
That the agenda of the May 1, 2023, Regular

Council Land Use meeting be adopted.

RES.R23-838

Carried

B. LAND USE APPLICATIONS**1. 7923-0090-00**

7880 - 128 Street

Owner: 0850795 B.C. Ltd.

Director Information: Lakhbir Singh Brar, Gurtej Singh Brar,
Ranjit Singh Khaira, Jatinder Singh Khara

No Officer Information Filed as at December 31, 2021.

Agent: Graeme Silvera

Regional Growth Strategy Amendment from "Industrial" to "Employment"
OCP Amendment from "Industrial" to "Mixed Employment"
OCP Text Amendment to allow a higher density in the Mixed Employment designation

Rezoning from IL to CD

to permit the development of three commercial buildings and one industrial building.

D. ITEMS REFERRED BACK

1. 7922-0111-00

15238 - 64 Avenue

Owner: Diyash Investments Inc.

Director Information: Bhavnesh Kumar Dharni, Jatinder Kumari Sharma,
Ashwani Kumar SharmaOfficer Information as at October 23, 2022: Jatinder Sharma (CEO)

Agent: Architecture Panel Inc. (Ruchir Dhall)

OCP Amendment from "Agricultural" to "Industrial"**Discharge of LUC No. 584****Rezoning from IL to CD****Development Permit****RGS amendment from "Agricultural" to "Industrial"****ALR exclusion under Section 29 of the ALC Act.***to permit the development of a multi-tenant industrial building, with a restaurant and a volleyball facility.*

It was

Moved by Councillor Bose

Seconded by Councillor Hepner

That:

1. Council considers the following Bylaws for Third Reading:

(a) Bylaw No. 20835 to amend the Official Community Plan (OCP) to redesignate the site;

(b) Bylaw No. 20836 to discharge Land Use Contract #584; and

(c) Bylaw No. 20837 to rezone the site from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)".

2. Council authorize staff to refer the application to Metro Vancouver for consideration of the following upon the application receiving Third Reading: to amend the Metro Vancouver Regional Growth Strategy (RGS) designation of the site from "Agricultural" to "Industrial", and to extend the Urban Containment Boundary to include the property.

3. Council authorize staff to draft Development Permit No. 7922-0111-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan and geotechnical report.

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 road dedication plan to the satisfaction of the Approving Officer;

- (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (g) submission of a finalized Geotechnical Report to the satisfaction of City staff;
- (h) final approval of the Agricultural Land Reserve exclusion application from the Agricultural Land Commission;
- (i) final approval from Metro Vancouver for amendments to the Regional Growth Strategy and the Urban Containment Boundary;
- (j) 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;
- (k) Registration of a Section 219 Restrictive Covenant to inform future owners of farm practices in the area that may produce noise, odour and dust; and
- (l) Registration of a Section 219 Restrictive Covenant to restrict the minimum building elevation (MBE) area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion.

5. Council authorize staff to submit an exclusion application to the Agricultural Land Commission.

RES.R23-871

Carried

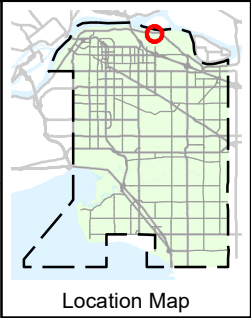
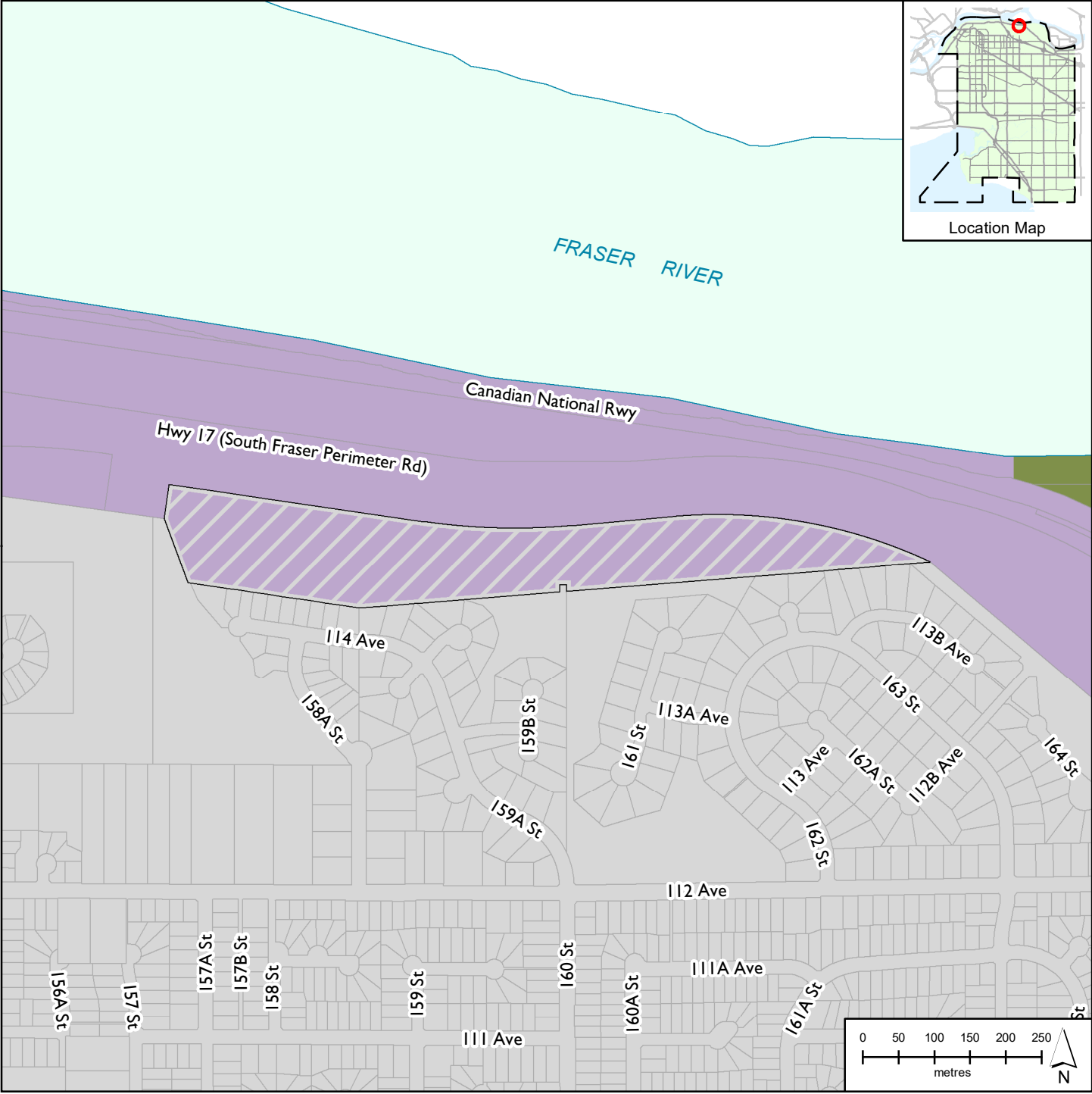
It was

Moved by Councillor Bose
 Seconded by Councillor Hepner
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20835" pass its third reading.

RES.R23-872

Carried

Proposed Amendment to Figure 51 (7916-0130-00)



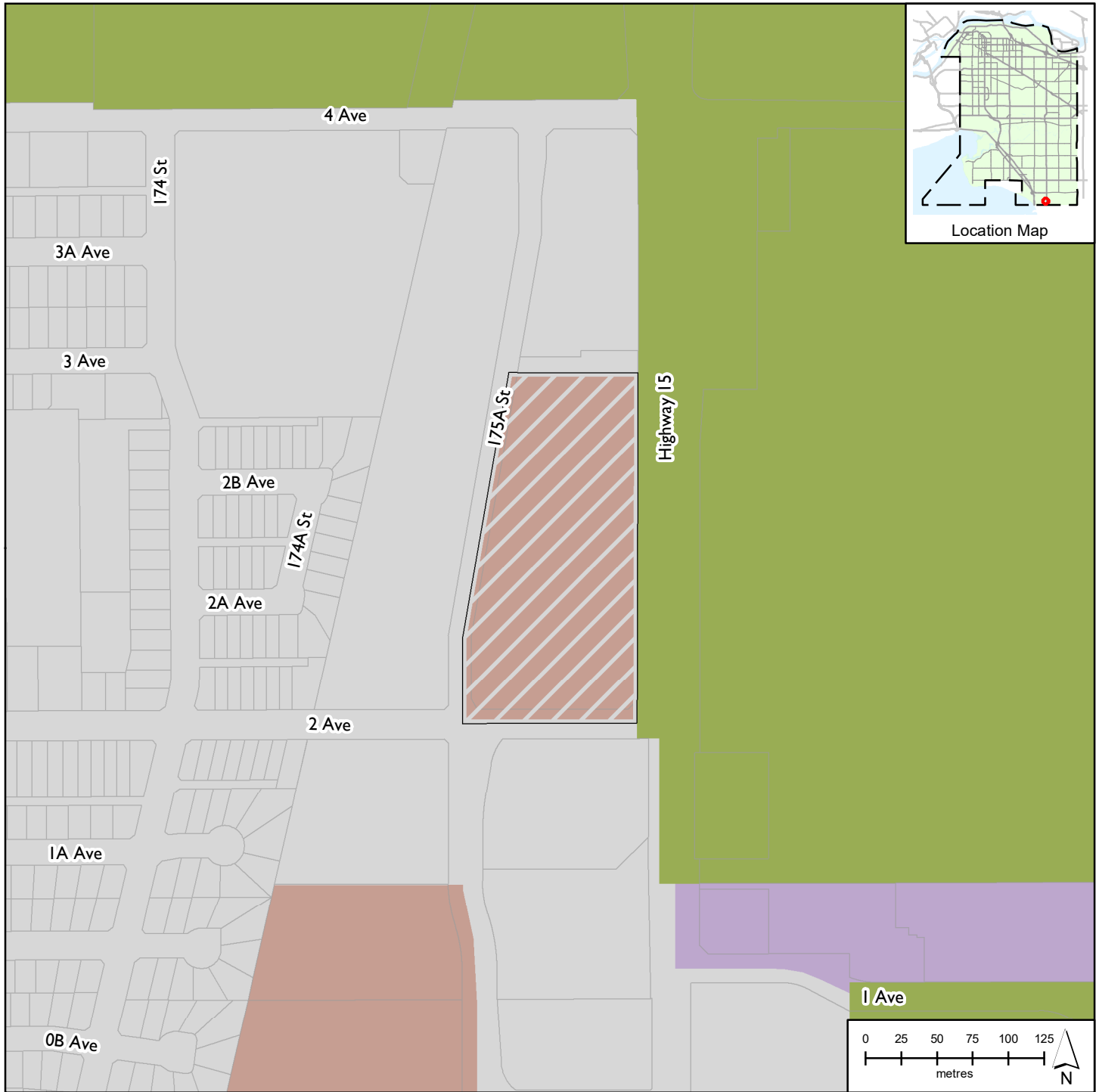
LEGEND

- General Urban
- Industrial
- Conservation and Recreation
- Amend from Industrial to General Urban



Planning & Development
Department

Proposed Amendment to Figure 51 (7916-0679-00)



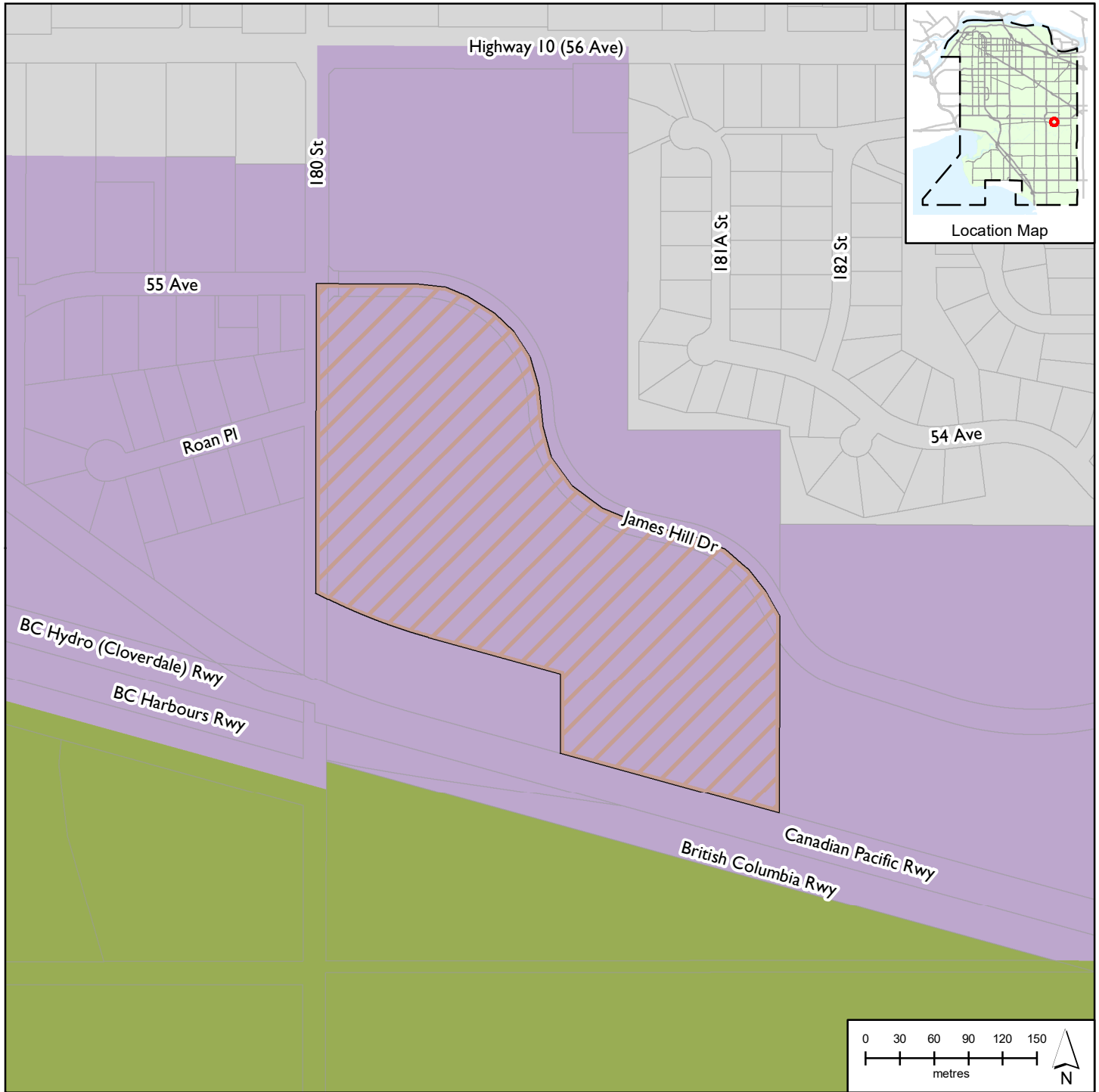
LEGEND

- General Urban
- Industrial
- Mixed Employment
- Agricultural
- Amend from Mixed Employment to General Urban



Planning & Development
Department

Proposed Amendment to Figure 51 (7921-0139-00)



LEGEND

- General Urban
- Industrial
- Agricultural
- Amend from Industrial to Mixed Employment

City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7922-0111-00

Planning Report Date: May 01, 2023

PROPOSAL:

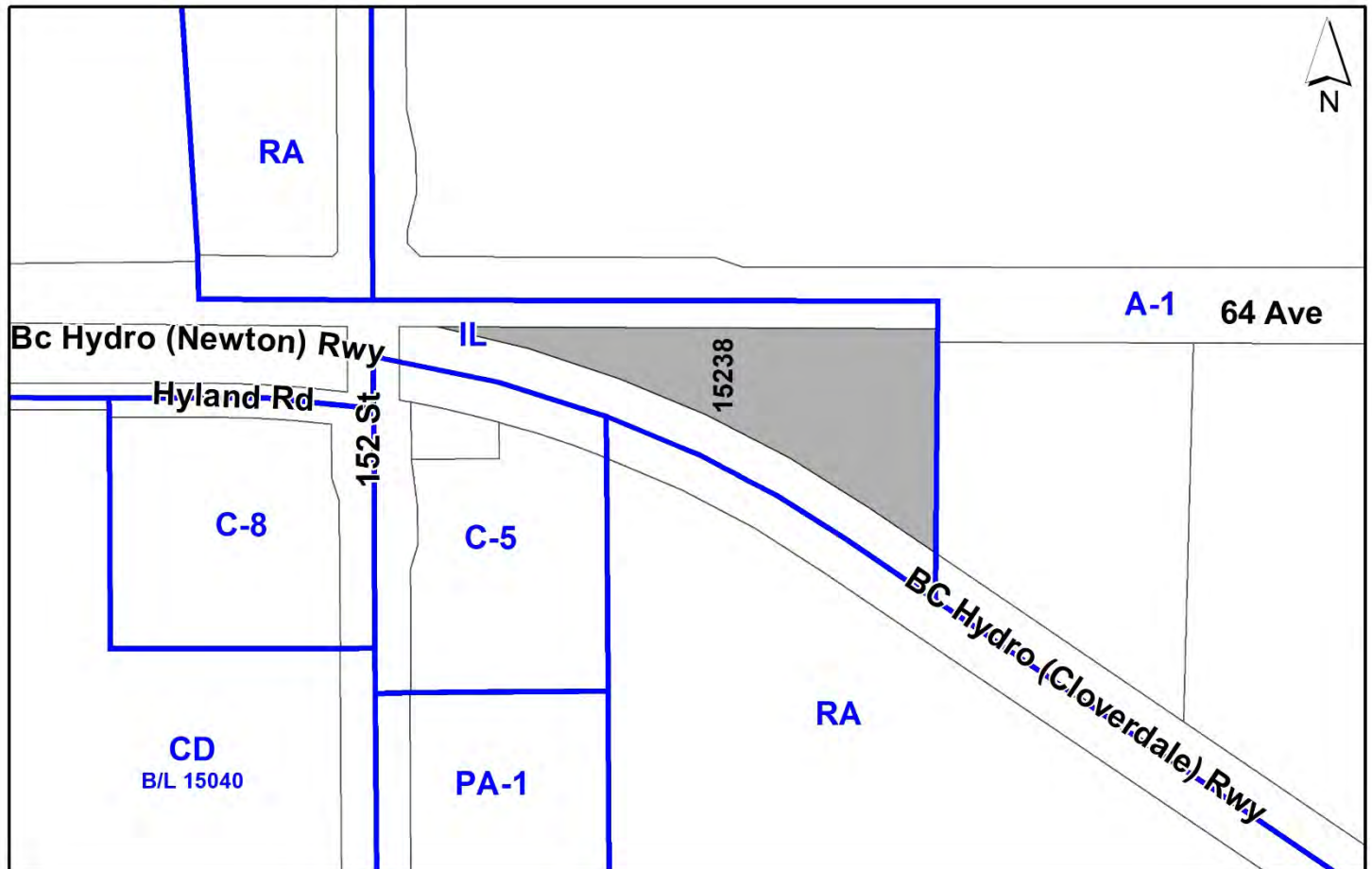
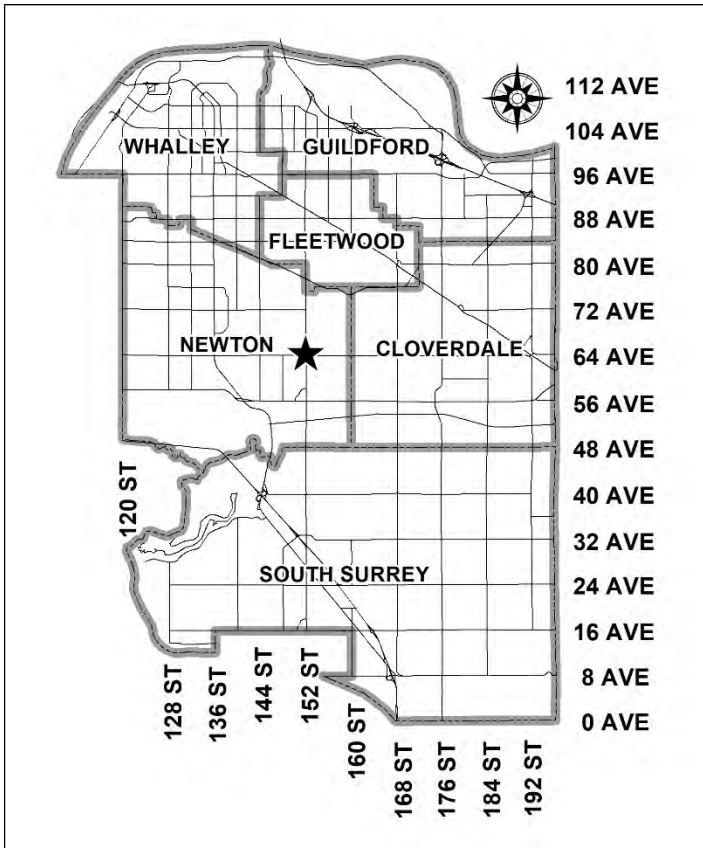
- **OCP Amendment** from Agricultural to Industrial
- **Discharge of LUC No. 584**
- **Rezoning** from IL to CD
- **Development Permit**
- **RGS amendment** from Agricultural to Industrial
- **ALR exclusion** under Section 29 of the *ALC Act*.

to permit the development of a multi-tenant industrial building, with a restaurant and a volleyball facility

LOCATION: 15238 - 64 Avenue

ZONING: LUC No 584 (Underlying IL)

OCP DESIGNATION: Agricultural



RECOMMENDATION SUMMARY

- Bring the following By-laws for consideration of 3rd Reading:
 - Discharge of Land Use Contract (LUC);
 - Official Community Plan (OCP) Amendment; and
 - Rezoning; and
- Approval to draft Development Permit for Form and Character, Hazard Lands, Sensitive Ecosystems, and Farm Protection.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Agricultural to Industrial.

RATIONALE OF RECOMMENDATION

- The proposal is for a multi-tenant industrial building, with a restaurant and a volleyball facility, with surface parking.
- The application was considered by Council at the Regular Council Meeting on January 30 2023, and subsequently a Public Hearing was held on March 06, 2023.
- Following the Public Hearing, Council referred the application back to staff to have the walkway connecting the two buildings removed thereby limiting the future potential uses of the building.
- The proposal has been revised, and the buildings are now proposed as separate buildings, with no enclosed 'bridge' connection on the upper floors.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council considers the following By-laws for Third Reading:
 - (a) By-law No. 20835 to amend the Official Community Plan (OCP) to redesignate the site.
 - (b) By-law No. 20836 to discharge Land Use Contract #584.
 - (c) By-law No. 20837 to rezone the site from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to refer the application to Metro Vancouver for consideration of the following upon the application receiving Third Reading: to amend the Metro Vancouver Regional Growth Strategy (RGS) designation of the site from Agricultural to Industrial, and to extend the Urban Containment Boundary to include the property.
3. Council authorize staff to draft Development Permit No. 7922-0111-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan and geotechnical report.
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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (h) final approval of the Agricultural Land Reserve exclusion application from the Agricultural Land Commission;
 - (i) final approval from Metro Vancouver for amendments to the Regional Growth Strategy and the Urban Containment Boundary;

- (j) 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;
- (k) Registration of a Section 219 Restrictive Covenant to inform future owners of farm practices in the area that may produce noise, odour and dust; and
- (l) Registration of a Section 219 Restrictive Covenant to restrict the minimum building elevation (MBE)" area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion.
5. Council authorize staff to submit an exclusion application to the Agricultural Land Commission.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Truck parking	Agricultural	LUC No. 584 (underlying IL Zone)
North (Across 64 Avenue):	Vacant land & Hyland Creek. Development Application No. 7912-0304-00 for an industrial development	Agricultural	A-1
East:	Agricultural and single-family dwelling	Agricultural	A-1
South:	Sullivan Park and Sullivan Park Rail Car Barn; BC Hydro Railway.	Suburban	RA and C-5
West (Across 152 Street):	Community Commercial development	Urban	C-8

Context & Background

- The subject site is 0.67 hectares (1.65 acres) and designated "Agricultural" in the Official Community Plan (OCP), and the Regional Growth Strategy (RGS), is located in the Agricultural Land Reserve (ALR) and is zoned Land Use Contract (LUC) No. 584, with a Light Impact Industrial (IL) underlying Zone.
- The property was originally used for a cement facility which was a very specific and restricted use that was regulated through a Land Use Contract. Some years ago, the operation stopped, and the property has since been used as an unauthorized truck parking facility.

- The site is bounded by the BC Hydro Cloverdale Railway to the south and west, and Sullivan Park further to the south across the railway. To the east, there is an agricultural property, a commercial development to the west across 152 Street, and a vacant site to the north, which was recently removed from the ALR and has an application on the site for an industrial development.
- The site is within the Development Permit areas for Farm Protection, Hazard Lands (flood prone), Sensitive Ecosystem (streamside protection) and Form and Character.
- The application was considered by Council at the Regular Council – Land Use Meeting on January 30 2023, and subsequently a Public Hearing was held on March 06, 2023.
- Following the Public Hearing, Council referred the application back to staff to have the walkway connecting the two buildings removed thereby limiting the future potential uses of the building (Resolution No. R23-432)

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing an amendment to the OCP and RGS from Agricultural to Industrial, a discharge of Land Use Contract No. 584 and rezoning from Light Impact Industrial (IL) Zone to Comprehensive Development (CD) Zone, based on Light Impact Industrial (IL) Zone.
- The proposal includes road dedication along 64 Avenue to the north, and the development of two industrial buildings with other accessory uses and surface parking.
- The application proposes 1,144 square metres of warehouse space, 220 square metres of office space, a 93 square metre restaurant, and a 980 square metre volleyball training facility, for a total 2,437 square metres of floor area. The proposal represents a net Floor Area Ratio (FAR) of 0.5.

	Proposed
Lot Area	
Gross Site Area:	6,695 square metres
Road Dedication:	371 square metres
Undevelopable Area:	n/a
Net Site Area:	6,324 square metres
Number of Lots:	1
Building Height:	17.5 metres
Unit Density:	n/a
Floor Area Ratio (FAR):	0.5
Floor Area	
Industrial:	2,124 square metres
Commercial:	313 square metres
Total:	2,437 square metres

CD By-law

- No changes are proposed to the CD By-law No. 20835. The applicant will comply with all requirements set out previously.
- The proposed building floor area has been slightly reduced from the previous proposal, as well as the overall building height.

DEVELOPMENT PERMITS

- No changes are proposed to the Sensitive Ecosystems (Streamside Areas) Development Permit, Sensitive Ecosystems (Green Infrastructure Areas) Development Permit, Hazard Lands (Flood Prone) Development Permit or Farming Protection Development Permit

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.
- In accordance with the direction provided by Council at the Regular Council – Public Hearing meeting of March 06, 2023, staff has worked with the applicant to eliminate the enclosed connection that was previously proposed on the upper floors between the two buildings.
- With the physical separation of the buildings, they were each provided with a more individual character that better reflects the proposed use in each building.
- The eastern building, where the volleyball facility is located, is proposed with an arched roof, that is more conducive to sports facilities, as it allows for the elimination of interior columns. There is a separate entrance proposed for access to the volleyball facility, and there is no interconnectivity proposed between the small restaurant on the ground floor, and any of the other uses.
- The western building is proposed with offices on the upper stories, and therefore, has a more business park look with a flat roof.
- The glazing proposed for each building also better reflects the proposed uses on each.
- No significant changes to the landscaping were required, as the buildings were already separated on the ground floor.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include confirmation of location for PMT and BC Hydro kiosk, design resolution for western building along 64 Avenue, and some minor adjustments. Applicant is encouraged to switch the dark roof colour with the lighter metal panel on the wall, as the dark roof will get hot and add to urban heat island effect.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Initial Planning Report No. 7922-0111-00, dated January 30, 2023.

APPENDICES AVAILABLE ON REQUEST

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

LM/ar