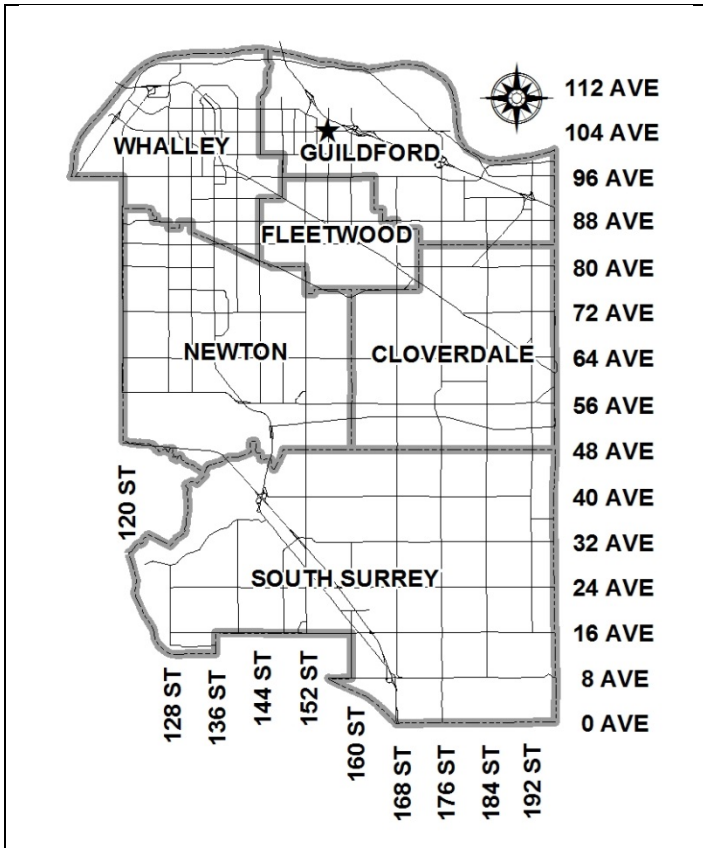


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0344-00

Planning Report Date: April 9, 2018



**PROPOSAL:**

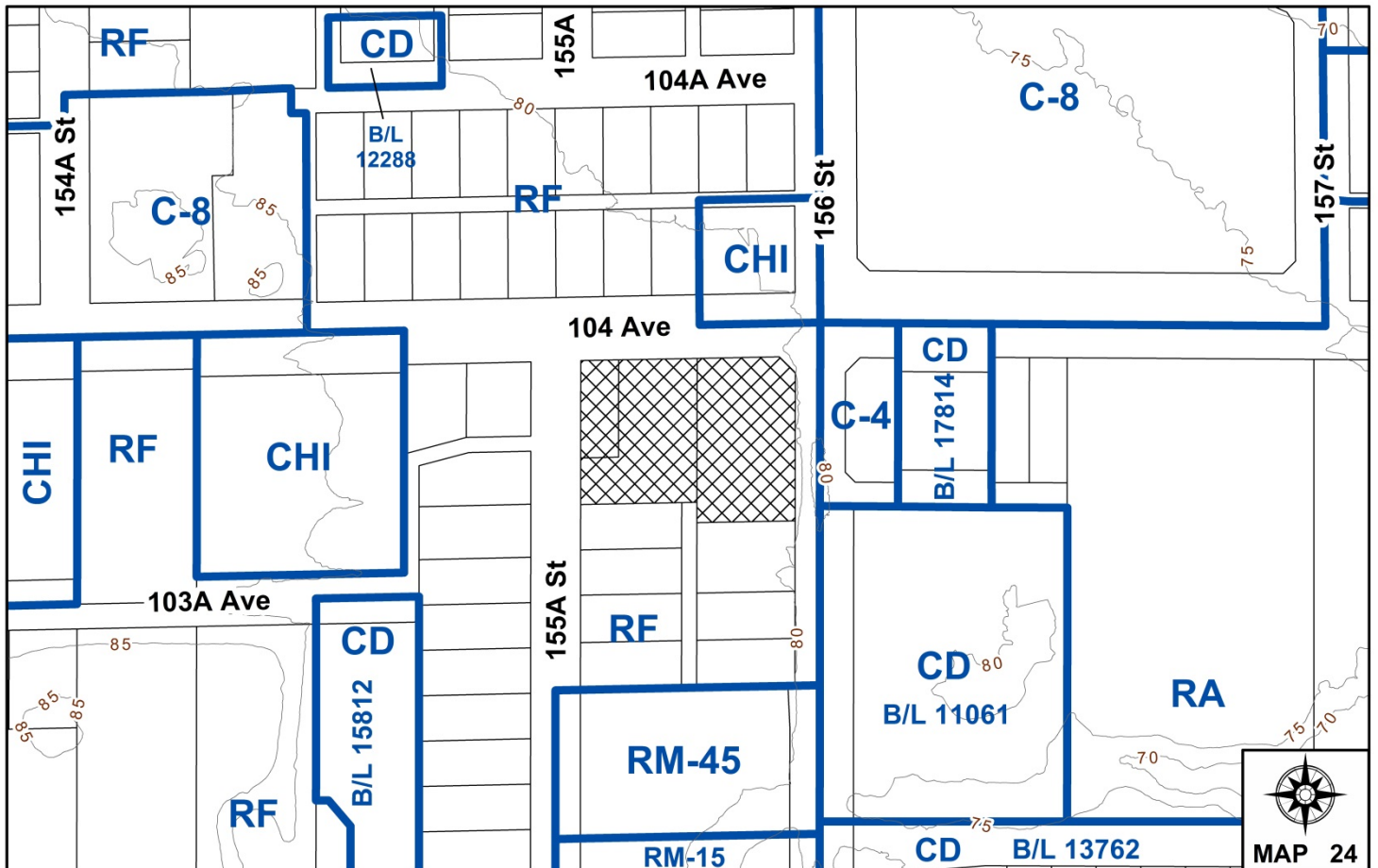
- **OCP Amendment** of a portion from Multiple Residential to Commercial
- **Rezoning** of a portion from RF to CD (based on CG-1)
- **Development Permit**

to permit the development of a gas station and convenience store on the eastern portion of the site.

**LOCATION:** 15562, 15568 & 15582 - 104 Avenue

**ZONING:** RF

**OCP DESIGNATION:** Multiple Residential



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning.
- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking an amendment to the Official Community Plan (OCP) from Multiple Residential to Commercial on the eastern portion of the site.
- The proposed convenience store exceeds the floor area permitted in the CG-1 Zone.

### RATIONALE OF RECOMMENDATION

- Given the subject site's exposure to 104 Avenue, an arterial transportation corridor, and the proximity to Highway No.1, the proposed gas station will be supported by local and regional traffic.
- The proposed Shell gas station, including pump island canopy and convenience store are proposed to be located on the northeast portion of the site, closest to 104 Avenue and 156 Street. The proposed reduced setback along 104 Avenue will support an active retail street front and an appropriate interface with the "Commercial" designated properties to the north.
- An 8-metre (26-ft.) wide lane dedication is proposed along the southern property line to achieve an ultimate 12-metre (39-ft.) wide commercial lane that will provide a finer-grain road connection for the neighbourhood and provide a physical boundary for commercial uses fronting 104 Avenue and provide a buffer to the existing single family homes to the south.
- The size of the proposed convenience store is typical of convenience stores associated with newer gas stations.
- The proposal complies with the OCP's Development Permit Guidelines for Gas Stations in Residential Areas.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating a portion of the subject site from Multiple Residential to Commercial and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a By-law be introduced to rezone the portion of the subject site shown as Block B on the Survey Plan attached in Appendix II from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7914-0344-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix II).
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (g) registration of reciprocal access easement and Section 219 Restrictive Covenant to allow access through both proposed lots (lots A & B);
  - (h) registration of a 2.0-metre (7-ft.) wide right-of-way for public access along the northern property line, to accommodate a greenway and buffer; and
  - (i) registration of a Section 219 Restrictive Covenant for "no build" on the southern portion of proposed Lot B until future consolidation with the adjacent property (10353 – 156 Street).

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Ministry of Transportation & Infrastructure (MOTI):	Preliminary approval has been granted for one year.
Surrey Fire Department:	Outdoor storage receptacles, such as dumpsters, used for combustible materials shall be located so that they do not create an undue fire hazard to surrounding buildings. Measures such as those described in NFPA 80A, Protection of Buildings from Exterior Fire Exposures, must be taken to ensure that buildings are protected from fires in outdoor receptacles containing combustible materials. Design and installation of underground fuel tanks are to comply with the BC Fire Code

SITE CHARACTERISTICS

Existing Land Use: Vacant.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 104 Avenue):	Single family dwellings and a pet food store and animal hospital in a one-storey commercial building.	Multiple Residential and Commercial	RF and CHI
East (Across 156 Street):	Two-storey commercial building with residential unit above.	Urban	C-4
South:	Single family dwellings.	Multiple Residential	RF
West (Across 155A Street):	Single family dwellings.	Multiple Residential	RF

DEVELOPMENT CONSIDERATIONS

- The subject site consists of three (3) properties located at 15562, 15568 and 15582 – 104 Avenue on the south side of 104 Avenue between 155A Street and 156 Street near Guildford Town Centre.



- The 0.53-hectare (1.31-acre) subject site is designated "Multiple Residential" in the Official Community Plan (OCP) and is currently zoned "Single Family Residential Zone (RF)".
- The applicant, Shell Canada, is proposing an OCP Amendment for a portion of the site from "Multiple Residential" to "Commercial" (see Justification for Plan Amendment section), and rezoning of a portion from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)", based on the CG-1 Zone, in order to allow the construction of a new Shell gas station and related convenience store on proposed Lot B (eastern portion).
- The remainder lot (proposed Lot A) will remain zoned "Single Family Residential Zone (RF)" as a future development site. The applicant has provided a conceptual site plan demonstrating how the lands to the west can potentially be developed.
- The applicant is proposing a combined full-serve and self-serve gas station, with a 168.4-square metre (1,813-sq. ft.) convenience store and three pump islands. The proposal complies with the OCP's Gas Station Design Guidelines in Residential Areas.
- A CD By-law based on the CG-1 Zone is proposed for this lot. The proposed floor area ratio (FAR) for the combined uses on the site is 0.09, which is below the maximum 0.30 FAR permitted under the CG-1 Zone. When the area under the pump island canopy is included, the FAR will be 0.19.
- The proposed lot coverage, including the convenience store and the area under the pump island canopy, is 19%, which is below the maximum 30% permitted under the CG-1 Zone.
- The convenience store is proposed to be located on the northeast corner of the site, fronting 104 Avenue with the pump islands to the west. Two vehicular access points are proposed: one from 104 Avenue and one from the future lane to be dedicated and constructed along the southern property line of the subject site.
- A cross-access easement between both proposed Lots will also be registered in order to allow fuel truck maneuvering from the lane.
- A total of seven (7) parking stalls are proposed, including one (1) accessible parking space adjacent the front door of the convenience store. Based upon the parking requirements of the Zoning By-law, only 4 parking stalls are required. Bicycle parking is proposed adjacent the entrance to the convenience store, for maximum visibility.
- An electric vehicle (EV) charging station is also proposed to be installed in conjunction with the proposed gas station development, fulfilling the requirement for alternative fuel infrastructure. The Level 3 charger is proposed to be located adjacent to parking stall 6.

#### JUSTIFICATION FOR PLAN AMENDMENT

- The 0.53-hectare (1.31-acre) site is designated "Multiple Residential" in the Official Community Plan (OCP). The applicant is seeking an OCP Amendment from "Multiple Residential" to "Commercial" (see Appendix VI) for a portion of the site (east) to allow the construction of a new Shell gas station and related convenience store.

- Given the subject site's exposure to 104 Avenue, an arterial transportation corridor, and the proximity to Highway No.1, the proposed gas station will be supported by local and regional traffic.
- In accordance with the OCP, the proposal complies with the OCP's Gas Station Design Guidelines.

### PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

#### Proposed CD Zone

- The proposed CD By-law (Appendix VII) is based upon the CG-1 Zone with modifications to the maximum size of the convenience store, front yard setback (104 Avenue) and side yard setback on a flanking street (156 Street).
- The proposed convenience store floor area will be increased from the maximum 28 square metres (301 sq.ft.) permitted under the CG-1 Zone to 168.4 square metres (1,813 sq.ft.). The additional floor area for the convenience store has been supported in other locations and is typical of convenience stores associated with gas stations that are purpose built.
- The proposed reduced setback for the convenience store along the north (104 Avenue) is from 12.0 metres (39 ft.) required in the CG-1 Zone to 4.5 metres (15 ft.). Locating the convenience store closer to 104 Avenue will allow for greater surveillance over the street, as well as achieves a more urban streetscape.
- The proposed reduced setback from 12.0 metres (39 ft.) to 3.6 metres (12 ft.) along the east (156 Street) includes building detailing in a slate type stone veneer in grey to provide visual interest and break up the building wall. Due to security and business operation of a convenience store, glazing is not a feasible option on this elevation.

### PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

Pre-notification letters were sent out on August 17, 2017 to a total of 211 addresses and the development proposal signs were installed on August 21, 2017. Staff received two (2) phone calls and ten (10) written responses to the prenotification letters and the development proposal sign. All twelve (12) respondents expressed concerns regarding the proposal. These responses were reiterated at the PIM, and have been noted in the following section.

#### Public Information Meeting

The applicant held a Public Information Meeting (PIM) on November 21, 2017 at Harold Bishop Elementary School. A total of 10 individuals signed-in and attended the PIM, and a total of 5 comment sheets were submitted. A staff representative from the Area Planning Division was in attendance at the PIM.

- The neighbourhood's response at the Public Information Meeting was consistent with comments received in response to the pre-notification letters, and are summarized below.
- Traffic: The proposed Shell gas station will significantly increase traffic. Customers cannot safely exit out of 104 Ave, and the proposed lane behind the gas station will only re-route the traffic.

Applicant's response:

- 104th Avenue and 156 Street are arterial roads and therefore are designed to accommodate heavy traffic flow. The proposed rezoning will require the necessary road dedications to widen and improve the road network. The gas station with the rear lane will allow for a buffer between 104 Avenue and future multi-residential buildings;
- The proposed Shell gas station is a "service use" and not a "destination use". This means it serves the existing traffic in the area and does not noticeably increase the amount of traffic in the immediate neighbourhood. The majority of customers live close by or drive by the subject site as part of their daily commute;
- Access to the subject site is restricted to right-in only from 104 Avenue and exiting can only occur via the back lane. This will help smooth traffic flow in and out of the site by restricting unnecessary turns from the two access driveways; and
- The extension of the concrete medium along 104 Avenue which prevents left-hand turns out of 155A Street results in residents having to use the proposed rear lane in order to access 156 Street for left-hand movements. The lane dedication that will be achieved through this development application will provide that connection and additional movement.

Staff comments:

- An 8-metre (26-ft.) wide lane dedication is proposed along the southern property line to achieve an ultimate 12-metre (39-ft.) wide commercial lane that will provide a finer-grain road connection for the neighbourhood and provide a physical boundary for commercial uses fronting 104 Avenue and provide a buffer to the existing single family homes to the south; and
- Given the subject site's exposure to 104 Avenue, an arterial transportation corridor, and the proximity to Highway No.1, the proposed gas station will be supported by local and regional traffic.

- **Safety:** Concerns with traffic and the safety of young elementary school children and cyclists along 104 Avenue and 156 Street. Serious injuries have occurred at this corner already and the proposed development will cause the number to increase.

Applicant's response:

- The development requires significant road upgrades which will help improve pedestrian safety by virtue of having wider sidewalks and landscape buffering; and
- The rezoning process will provide for the necessary dedication along 104 Avenue and 156 Street to accommodate road dedications for the ultimate street design of 104 Avenue to help improve pedestrian safety.

Staff comments:

- The development requires significant road upgrades which will help improve pedestrian safety through wider sidewalks and buffering through planting of landscaping.
- **Security:** Concerns over security issues at night.

Applicant's response:

- Crime Prevention Through Environmental Design (CPTED) principles are intended to address security concerns. This includes having open site-lines into the property from 104 Avenue, shrub planting proposed to delineate the property and preserve site-lines, and employees having clear visibility of the canopy forecourt and 104 Avenue;
- In addition, there will be plenty of onsite lighting to deter crime. Under canopy lighting is motion censored and directional, ensuring there is no offsite light pollution;
- The landscape is carefully designed as to not allow the creation of hiding spots; and
- The site is fully monitored by CCTV cameras.

Staff comments:

- All proposed landscaping is designed to provide good sight lines to fenestration to reduce hidden corners; and
- Large windows on the west building elevation allow for surveillance and eyes on the street and gas pump islands.

- Environment: Environmental impacts and pollution on nearby Serpentine Creek if the underground tanks leak.

Applicant's response:

- New underground tanks are triple-walled and alarmed. Each pump island has an automatic shut off valve. If there is a spill at the pumps or refueling tank area, all contaminated run-off is designed to discharge into an oil interceptor; and
- Shell Canada staff have strict safety protocols to ensure retail staff and fuel truck operators are familiar with location of emergency shut-off valves as well as all required procedures to contain the contaminated run-off onsite.

Staff comments:

- Shell Canada has indicated they have a clear commitment to the highest level of safety standards with respect to the operation of their gas stations. The equipment is monitored, and if any indication of leakage there is an automatic system shut off as well as each fueling station has its own emergency shut off.

- Negative impact on house prices

Applicant's response:

- Increasing retail services to the area improves the walkability of the neighbourhood. The modern design will improve the general aesthetics of the area and encourage adjacent facilities to either clean-up or redevelop. This in turn can increase land values and investment in the area.

Staff comments:

- Property values are evaluated by BC Assessment, but recent trends in the Lower Mainland including Surrey, have shown a continued increase in property values.

- A number of gas stations in the immediate vicinity: Already a number of gas stations in the area with one only 2 blocks away on 104<sup>th</sup> Avenue, it is unnecessary to develop another one in close proximity.

Applicant's response:

- Shell Canada has owned the subject property since 2011. The lots were purchased when the Shell Station at the southeast corner of 104 Avenue and 150 Street in Guildford were slated to close and did in 2014. In order to maintain a presence within the local market and continue to serve loyal customers, the subject property was purchased and plans began to design the new station.

Staff comments:

- Shell Canada has identified a market demand for a gas station at this location and the City has no policy that regulates proximity of gas stations to one another. There are currently three (3) gas stations along 104 Avenue between the 160 Street interchange with Highway No. 1 and the City Centre.
- Danger- potential fire risk and health effects of gas fumes

Applicant's response:

- Shell Canada has a clear commitment to the highest level of safety standards with respect to the operation of their gas stations. The equipment is monitored, for any indication of leakage there is an automatic system shut off. Each fueling station has its own emergency shut off. The site operator also has access to an emergency shut off valve. Shell conducts extensive on site safety training and the operation of the service station;
- All gas stations are required to abide by the Technical Standards and Safety Authority standards with respect to fuel handling and storage. Service stations are required to install vapour recovery equipment according to the Liquid Fuels Handling Code. Provincially, The Environmental Management Act- Gasoline Vapour Control Regulation requires Service stations within the Lower Fraser Valley area are required to have vapour recovery system. The purpose being to protect the environment while ensuring a successful integration of service stations within the Urban Environment. The regulation includes a strict record and reporting system. Reports must be provided within 48 hours of a Directors request and service stations are subject to regular inspections.

Staff comments:

- Shell Canada has indicated they have a clear commitment to the highest level of safety standards with respect to the operation of their gas stations. The equipment is monitored, any indication of leakage there is an automatic system shut off as well as each fueling station has its own emergency shut off.

## DESIGN PROPOSAL AND REVIEW

### Building Design, Access and Circulation

- The proposal complies with the OCP Development Permit Guidelines for Gas Stations in Residential Areas.
- Vehicular access to the subject site will be right-in, right-out from 104 Avenue and the new east-west lane dedication along the south property line. The proposed development will dedicate a minimum 8 metres (26 ft.) of the 12-metre (39-ft.) wide lane.
- Three pump islands with a total of 6 fueling stations plus a diesel pump are proposed.

- A modern design is proposed for the gas station with clean lines, a non-standard canopy, and feature roof on the convenience store. Longboard (wood-like panel finish) is proposed to be incorporated on the fascia area of the canopy. The convenience store design is similar to the canopy with a grey slate tile and wood detailing. The traditional yellow fascia on the convenience store is replaced by yellow tinted see-through glass.
- The fascia profile is simple and discontinuous. Roof projections will extend off of the convenience store, offering customers weather protection. Glazing is proposed on the west elevation to provide natural surveillance to 104 Avenue and the area around the pump islands.
- The under canopy lighting is motion censored, and directional, ensuring there is no offsite light pollution.

### Landscaping

- The applicant is proposing a 3.5 metre (11 ft.) wide landscape strip along 104 Avenue, a 3.9 m (13 ft.) wide landscape strip along the 156 Street frontage, and a landscape feature wall at the northeast corner of the property. The landscape feature wall is proposed to be off form charcoal grey concrete with an architectural finish.
- The proposed landscaping consists of a mixture of deciduous trees, shrubs and grass.
- Moloks are proposed to replace the traditional garbage containers and enclosures and are located south of the convenience store adjacent the front entrance door. Originating in Finland, Moloks are vertical containers with the majority of the container underground. The weight of the top layer compacts the waste below thus increasing capacity. Kept cool underground, the waste does not smell and animals cannot gain access to the container.

### Signage

- Two free-standing signs are proposed, one along the 104 Avenue frontage and the second along the 156 Street frontage. Both signs are 3.6 metres (12 ft.) in height and are considered appropriate in scale for the site. Each free-standing sign will be setback minimum 2.0 metres (7 ft.) from the property line.
- One fascia sign is proposed for the convenience store, with red lettering on white background and white lettering on red background above the entrance door.
- Two fascia signs are proposed for the pump island canopy, one on the south elevation and one on the west elevation. The illuminated shell symbol is located on a pre-finished yellow, red and white metal panel.
- The proposed signage meets the Sign By-law regulations.

TREES

- Thomas Walz, ISA Certified Arborist of BC Plant Health Care Inc. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	1	1	0
Cottonwood	2	2	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Cherry	5	5	0
<b>Coniferous Trees</b>			
Douglas Fir	9	9	0
Falsecypress	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>15</b>	<b>15</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>8</b>	
<b>Total Retained and Replacement Trees</b>		<b>8</b>	

- The Arborist Assessment states that there are a total of fifteen (15) mature trees on the site, excluding Alder and Cottonwood trees. Three (3) existing trees, approximately 20% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprint, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of thirty-three (33) replacement trees on the site. Since only eight (8) replacement trees can be accommodated on the site, the deficit of twenty-five (25) replacement trees will require a cash-in-lieu payment of \$10,000 representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including European Hornbeam, Silver Linden and Japanese Tree Lilac.
- In summary, a total of eight (8) trees are proposed to be replaced on the site with a contribution of \$10,000 to the Green City Fund.



**SUSTAINABLE DEVELOPMENT CHECKLIST**

The applicant March 27, 2018. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• Within Guildford Town Centre.</li> <li>• The site is located at the corner of 104 Avenue and 156 Street, which has been identified as a frequent transit area.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed density is 0.19 FAR (net).</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Eight (8) replacement trees will be planted in addition to a variety of shrubs and ground cover.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The development provides bike racks and an electric vehicle (EV) charging station.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• All proposed landscaping is designed to provide good sight lines to fenestration to reduce hidden corners.</li> <li>• Large windows on the west building elevation allow for casual surveillance and eyes on the street and gas pump islands.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• The typical notifications to area residents has occurred (i.e. development proposal sign and Pre-notification letter).</li> </ul>

**ADVISORY DESIGN PANEL**

ADP Date: October 12, 2017

The applicant has resolved all of the outstanding items from the ADP review to the satisfaction of the Planning and Development Department (see Appendix V).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential) 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. ADP Comments
- Appendix VI. OCP Redesignation Map
- Appendix VII. Proposed CD By-law

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

JLM/da

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## DEVELOPMENT DATA SHEET

Existing and Proposed Zoning: RF and CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		1,732 m <sup>2</sup>
Undevelopable area		
Net Total		3,598 m <sup>2</sup>
Lot A		1,710 m <sup>2</sup>
Lot B		1,880 m <sup>2</sup>
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		19%
Paved & Hard Surfaced Areas		
Total Site Coverage	30%	19%
SETBACKS ( in metres) C-store		
Front (104 Ave)	12.0 m	4.5 m
Rear	4.0 m	>15.0 m
Side #1 (W)	4.0 m	>25.0 m
Side #2 (156 Street)	12.0 m	3.6 m
Canopy	2.0 m	8.1 m
	2.0 m	4.9 m
BUILDING HEIGHT (in metres/storeys)		
Principal	6.0 m	4.5 m
Accessory	6.0 m	5.5 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		168.4 m <sup>2</sup>
Office		
Total	564 m <sup>2</sup>	168.4 m <sup>2</sup>
TOTAL BUILDING FLOOR AREA	564 m <sup>2</sup>	168.4 m <sup>2</sup>

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

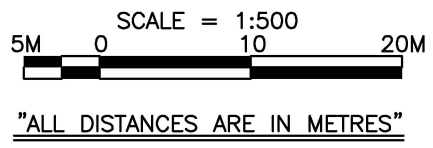
**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.30	0.19
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	4	7
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	4	7
Number of accessible stalls		1
Number of small cars		
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 ZONING BYLAW No. \_\_\_\_\_  
 OF LOT D EXCEPT PART IN PLAN LMP54520 PLAN 21260,  
 PARCEL "E" (EXPLANATORY PLAN 9493) LOTS 14, 15 AND 16  
 EXCEPT: FIRST: PARCEL 14 (EXPLANATORY PLAN 10753)  
 SECONDLY: PORTIONS IN PLANS 18126, 21260 AND LMP54520 PLAN 2070  
 LOT A EXCEPT PART IN PLAN LMP54520 PLAN 20888  
 ALL IN SECTION 28 BLOCK 5 NORTH RANGE 1 WEST  
 NEW WESTMINSTER DISTRICT

CITY OF SURREY  
 B.C.G.S. 92G.017



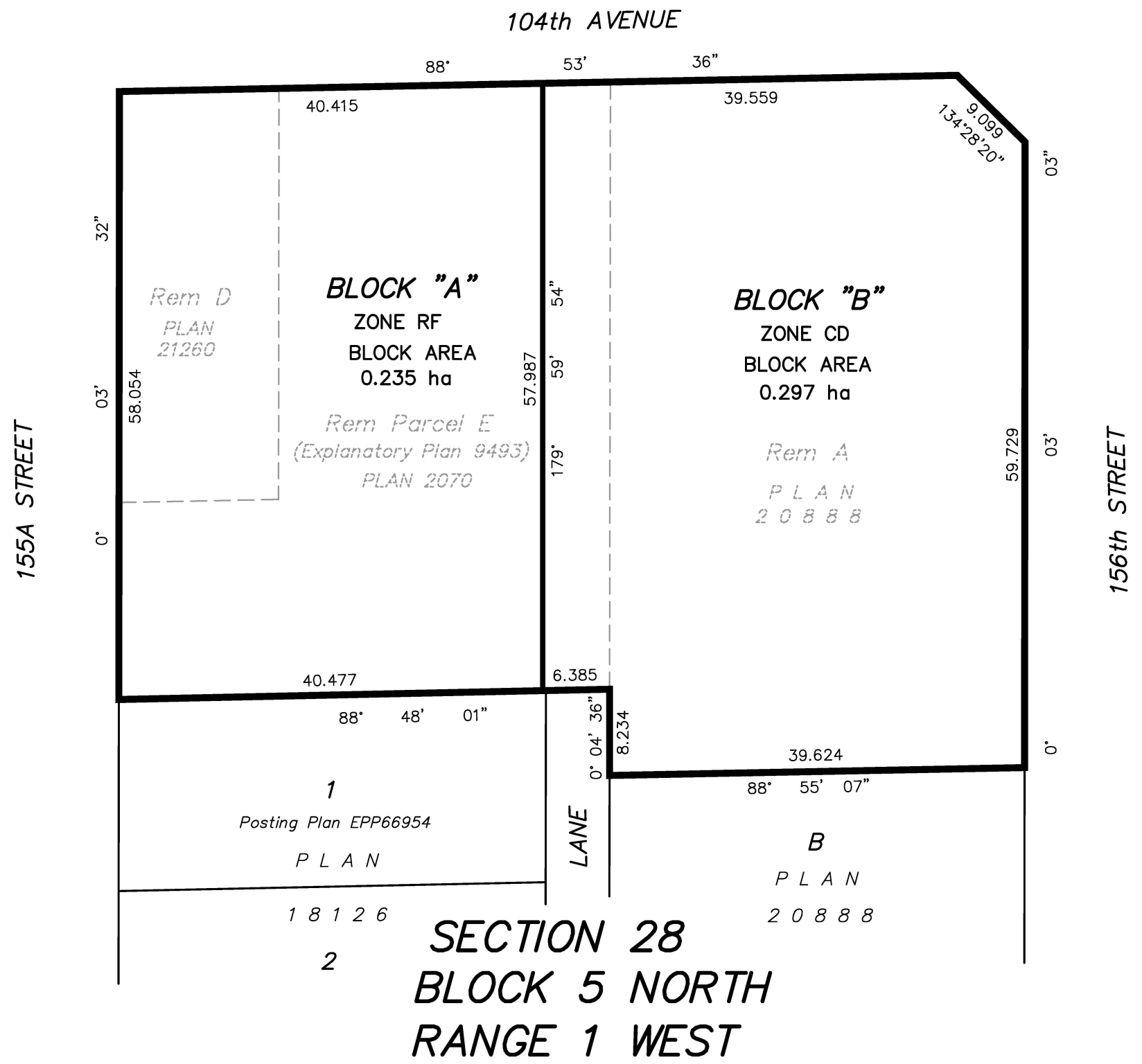
P.I.D. 002-640-066 - Rem Lot D  
 CIVIC ADDRESS: #15562 104th AVENUE

P.I.D. 002-956-381 - Rem Parcel "E"  
 CIVIC ADDRESS: #15568 104th AVENUE

P.I.D. 006-177-301 - Rem Lot A  
 SUBJECT PROPERTY MAY BE AFFECTED BY  
 STATUTORY RIGHT OF WAY BV324008 (PLAN BCP6663)  
 CIVIC ADDRESS: #15582 104th AVENUE

BOOK OF REFERENCE

LOT	DESCRIPTION	PLAN	AREA	BLOCK	ZONE
Rem D & PART Rem Pcl E	SECTION 28 B5N R1W	21260 & 2070	0.235 ha	BLOCK "A"	RF
Rem A & PART Rem Pcl E	SECTION 28 B5N R1W	20888 & 2070	0.297 ha	BLOCK "B"	CD



CERTIFIED CORRECT  
 THIS 26th DAY OF FEBRUARY, 2018

SOUTH FRASER LAND SURVEYING LTD.  
 B.C. LAND SURVEYORS  
 SUITE 212 - 12992 76th AVENUE  
 SURREY, B.C. V3W 2V6  
 TELEPHONE: 604 599-1886  
 FILE: 11760ZONE

THIS PLAN LIES WITHIN THE  
 GREATER VANCOUVER REGIONAL DISTRICT

GENE PAUL NIKULA BCLS(803)

**SUBDIVISION PLAN OF  
 LOT D EXCEPT PART IN PLAN LMP54520 PLAN 21260,  
 PARCEL "E" (EXPLANATORY PLAN 9493) LOTS 14, 15 AND 16  
 EXCEPT: FIRST: PARCEL 14 (EXPLANATORY PLAN 10753)  
 SECONDLY: PORTIONS IN PLANS 18126, 21260 AND LMP54520 PLAN 2070  
 LOT A EXCEPT PART IN PLAN LMP54520 PLAN 20888  
 ALL IN SECTION 28 BLOCK 5 NORTH RANGE 1 WEST  
 NEW WESTMINSTER DISTRICT**

PLAN EPP\_\_\_\_\_

PURSUANT TO SECTION 67 LAND TITLE ACT  
 BCGS MAP SHEET 92G.017

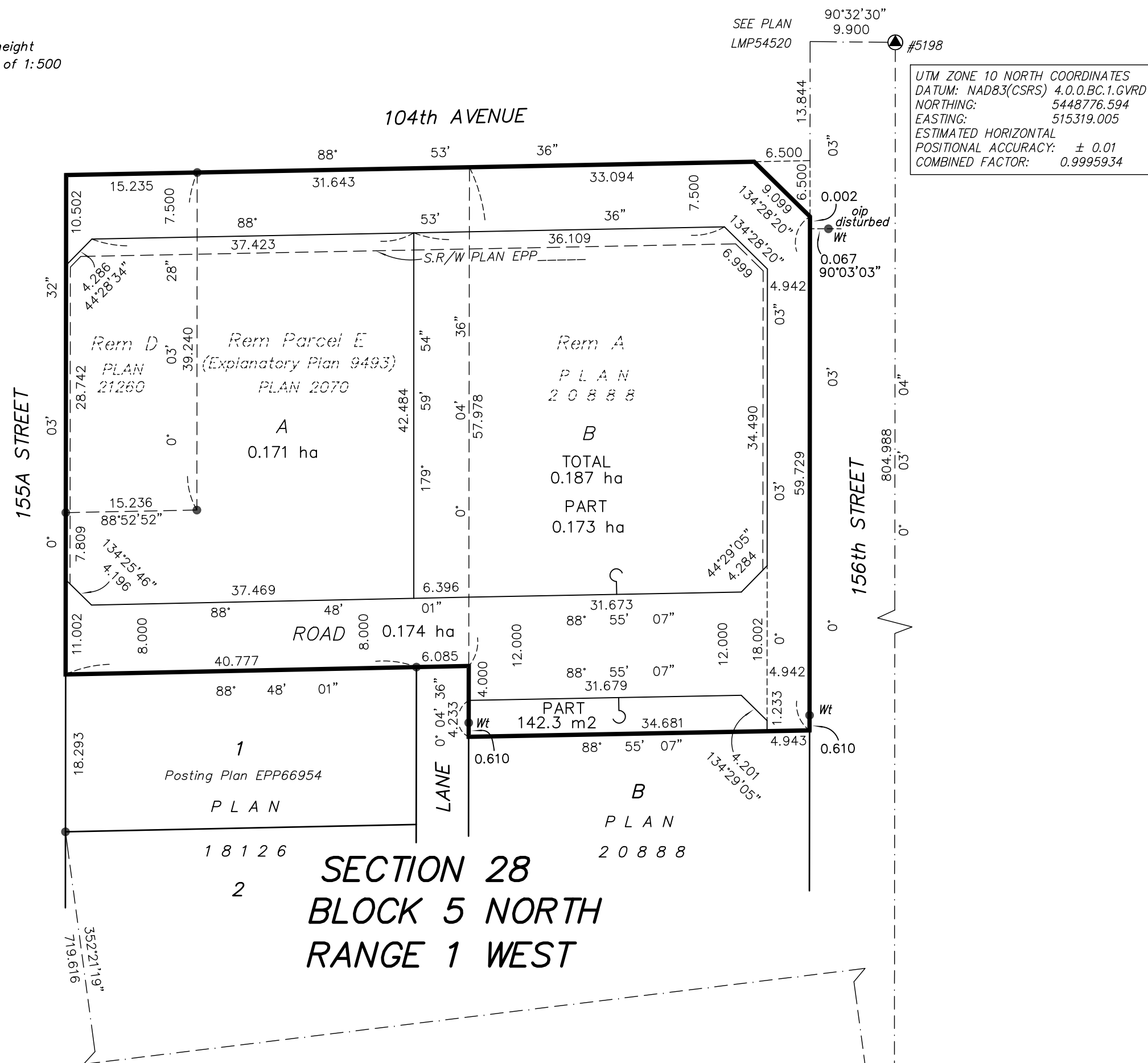


"ALL DISTANCES ARE IN METRES"

The intended plot size of this plan is 432mm in height  
 by 560mm in width (C size) when plotted at a scale of 1:500

**NOTE:**  
 This plan shows one or more witness posts  
 which are not set on the true corner(s).  
 Witness exaggerated for clarity.

- LEGEND**
- standard iron post found
  - standard iron post placed
  - lead plug found
  - lead plug placed
  - ▲ Control Monument found
  - Wt Denotes Witness



UTM ZONE 10 NORTH COORDINATES  
 DATUM: NAD83(CSRS) 4.0.0.BC.1.GVRD  
 NORTHING: 5448776.594  
 EASTING: 515319.005  
 ESTIMATED HORIZONTAL  
 POSITIONAL ACCURACY: ± 0.01  
 COMBINED FACTOR: 0.9995934

UTM ZONE 10 NORTH COORDINATES  
 DATUM: NAD83(CSRS) 4.0.0.BC.1.GVRD  
 NORTHING: 5447971.934  
 EASTING: 515318.288  
 ESTIMATED HORIZONTAL  
 POSITIONAL ACCURACY: ± 0.02  
 COMBINED FACTOR: 0.9995930

PRELIMINARY

**INTEGRATED SURVEY AREA NO.1, SURREY  
 NAD83(CSRS) 4.0.0.BC.1.GVRD**

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN  
 GEODETIC CONTROL MONUMENTS 5198 AND 79H0011  
 THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY  
 ACHIEVED HAVE BEEN DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND  
 STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 5198 AND 79H0011

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES  
 UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES,  
 MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE  
 COMBINED FACTOR OF 0.9995932 WHICH HAS BEEN DERIVED  
 FROM GEODETIC CONTROL MONUMENTS 5198 AND 79H0011

SOUTH FRASER LAND SURVEYING LTD.  
 B.C. LAND SURVEYORS  
 SUITE 212 - 12992 76th AVENUE  
 SURREY, B.C. V3W 2V6  
 TELEPHONE: 604 599-1886  
 FILE: 11760SD

THIS PLAN LIES WITHIN THE  
 CITY OF SURREY  
 THIS PLAN LIES WITHIN THE  
 GREATER VANCOUVER REGIONAL DISTRICT

THIS PLAN LIES WITHIN THE JURISDICTION OF  
 THE APPROVING OFFICER FOR THE CITY OF SURREY

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED  
 ON THE 21st DAY OF MARCH, 2018  
 GENE PAUL NIKULA BCLS (803)



# PROPOSED SHELL GAS STATION AT SURREY, BC



ISSUED FOR ADP  
OCTOBER 02, 2017

## DRAWING LIST

- A00 COVER SHEET
- A000 SURVEY PLAN
- A01 COLOURED SITE PLAN
- A1 MARKET STORE PLANS
- A2 MARKET STORE ELEVATIONS
- A3 GAS CANOPY PLANS
- A4 GAS CANOPY ELEVATIONS
- A5 SHELL SIGNAGE
- A6 SHELL SIGNAGE
- A7 CONCEPT RENDERING / PERSPECTIVE
- A8 CONCEPT RENDERING / PERSPECTIVE

- L-001 LANDSCAPE PLAN
- L-002 LANDSCAPE DETAILS

- C-001 SITE PLAN
- C-002 SITE GRADING PLAN
- C-003 SITE SERVICING PLAN
- C-004 ENGINEERING DRAWING NOTES & DETAILS

## CIVIC ADDRESS

104TH AVE. & 156 STREET,  
SURREY B.C.

## LEGAL DESCRIPTION

- 15562 104 AVENUE: LOT D BLOCK 5N SECTION 28 RANGE 1W PLAN 21260 NWD EXCEPT PLAN PT IN PL IMP54520.
- 15568 104 AVENUE: LOT 14 BLOCK 5N SECTION 28 RANGE 1W PLAN 2070 NWD PARCEL E, EXCEPT PLAN PL 14 (EXP10753), EXPL PL 9493) & LOTS 15 & 16 & EXCEPT PORTIONS IN PLANS 18126, 21260, & LMP54520.
- 15582 104 AVENUE: LOT A BLOCK 5N SECTION 28 RANGE 1W PLAN 20888 NWD EXCEPT PLAN PT IN PL LMP54520.

## CLIENT

AECOM CANADA LTD.  
4TH FLOOR- 3292 PRODUCTION WAY,  
BURNABY, BC V5A 4R4  
PHONE: 604 444-6400

## ARCHITECT

WENSLEY ARCHITECTURE, LTD.  
301-1444 ALBERNI STREET  
VANCOUVER, BC V6G 2Z4  
tel. 604.685.3529  
fax 604.685.4574

## LANDSCAPE ARCHITECT

AECOM CANADA LTD.  
4TH FLOOR- 3292 PRODUCTION WAY,  
BURNABY, BC V5A 4R4  
PHONE: 604 444-6400

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF WENSLEY ARCHITECTURE LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO PROCEEDING WITH THE WORK.

NO.	REVISION	W/D/Y
2	ISSUED FOR ADP	10/02/17
1	ISSUED FOR DEVELOPMENT PERMIT	08/03/17

PROPOSED  
**SHELL**  
GAS STATION  
AT  
SURREY  
BRITISH COLUMBIA



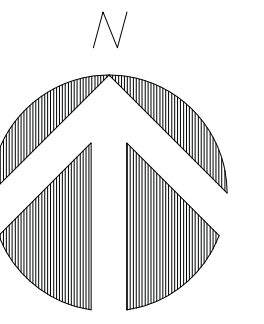
CONSULTANTS:  
STRUCTURAL:  
MECHANICAL:  
ELECTRICAL:  
LANDSCAPE:

DRAWING TITLE:

**COVER**

PROJECT NO: 17098	DRAWN BY: CS
SCALE: 1" = 100'-0"	REVIEW BY: -
DATE: JULY 2017	DRAWING NO: A00





NO.	REVISION	DATE
3	REVISED PER CITY COMMENT	02/22/18
2	ISSUED FOR ADP	10/02/17
1	ISSUED FOR DEVELOPMENT PERMIT	08/03/17

**PROPOSED**  
**SHELL**  
**GAS STATION**  
**AT**  
**SURREY**  
**BRITISH COLUMBIA**

**Wensley Architecture Ltd**  
301 - 1444 Alberni St.  
Vancouver, BC V6G 2T4  
tel 604.685.3529 fax 604.685.4574  
office@wensleyarch.com

CONSULTANTS:  
STRUCTURAL:  
MECHANICAL:  
ELECTRICAL:  
LANDSCAPE:

DRAWING TITLE:  
**SITE PLAN**

PROJECT NO:	17068	DRAWN BY:	CS
SCALE:	1:100	REVIEW BY:	-
DATE:	JULY 2017	DRAWING NO:	<b>A01</b>





# Wensley Architecture Ltd

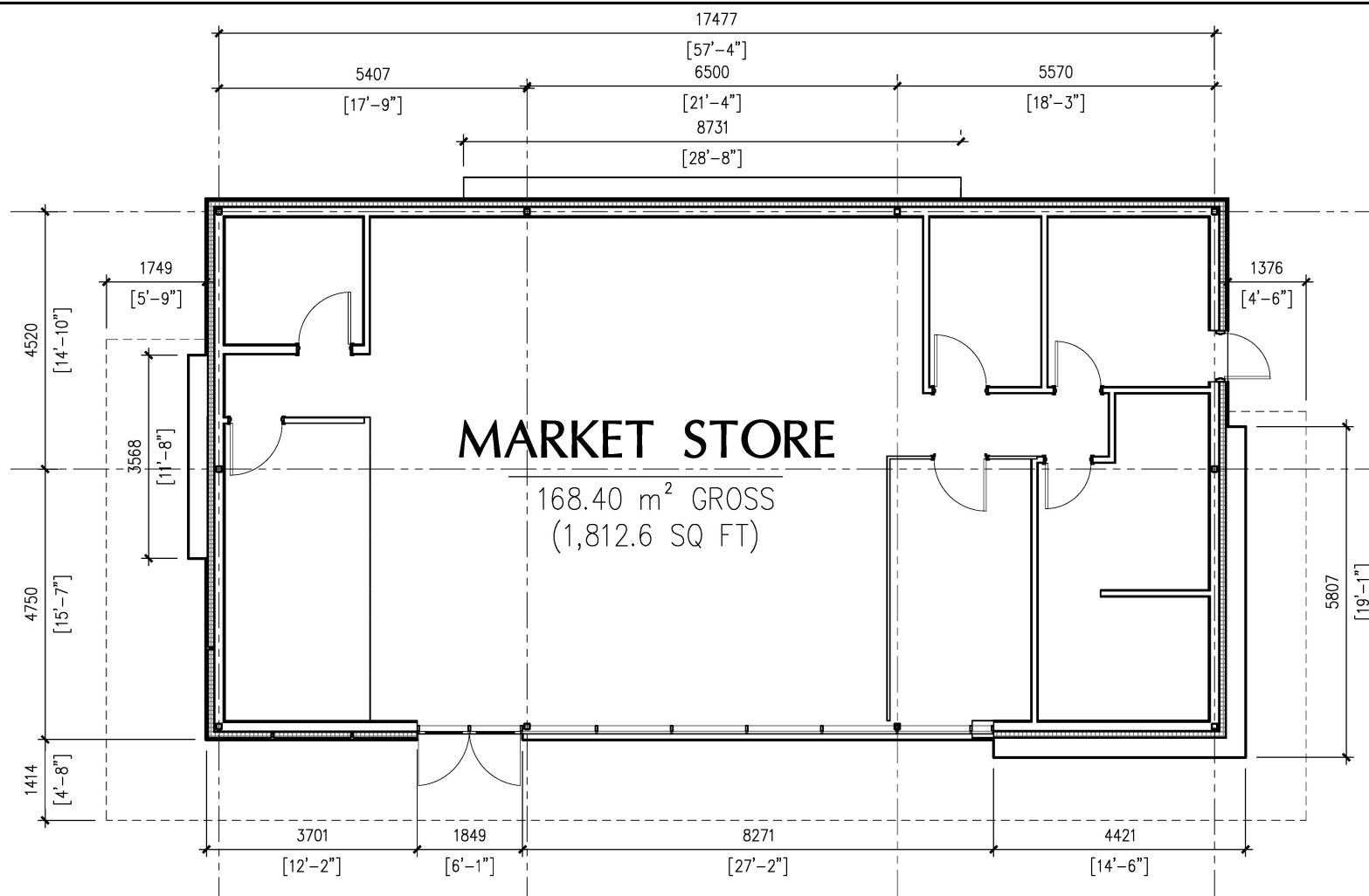
Project 17004- SHELL GAS STATION SURREY

Dwg No A1

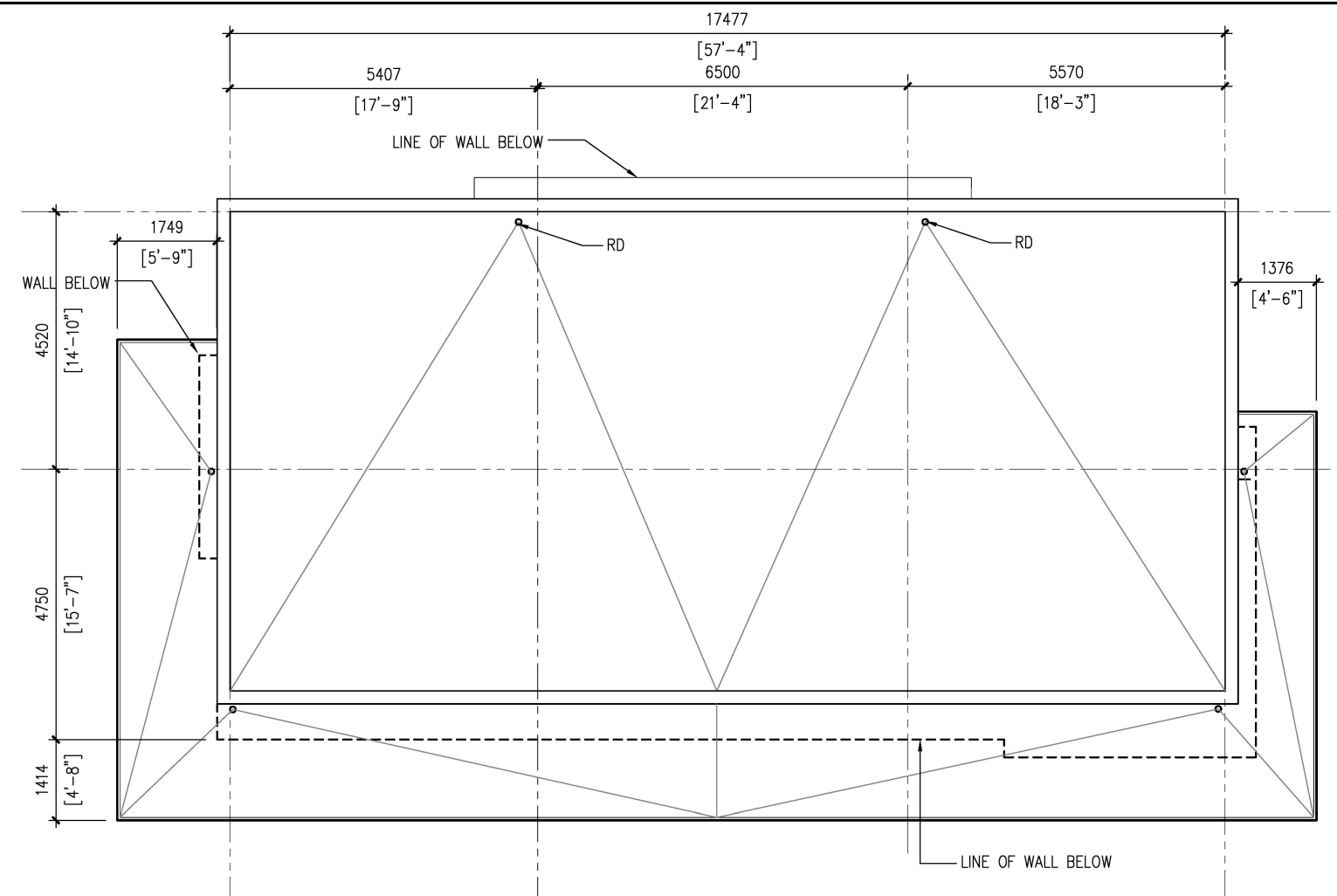
Title ISSUED FOR ADP

Date OCT. 02 2017

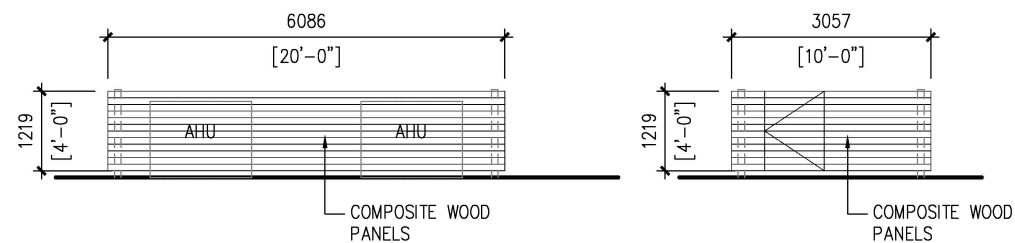
Scale 1:100



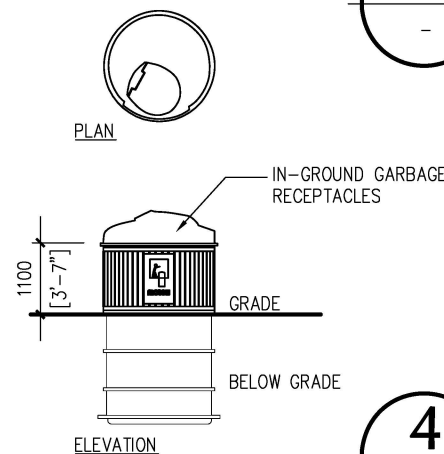
**1 FLOOR PLAN**  
1:100



**2 ROOF PLAN**  
1:100



**3 AHU ROOF TOP SCREEN**  
1:100



**4 IN GROUND GARBAGE RECEPTICLE**  
1:100





# Wensley Architecture Ltd

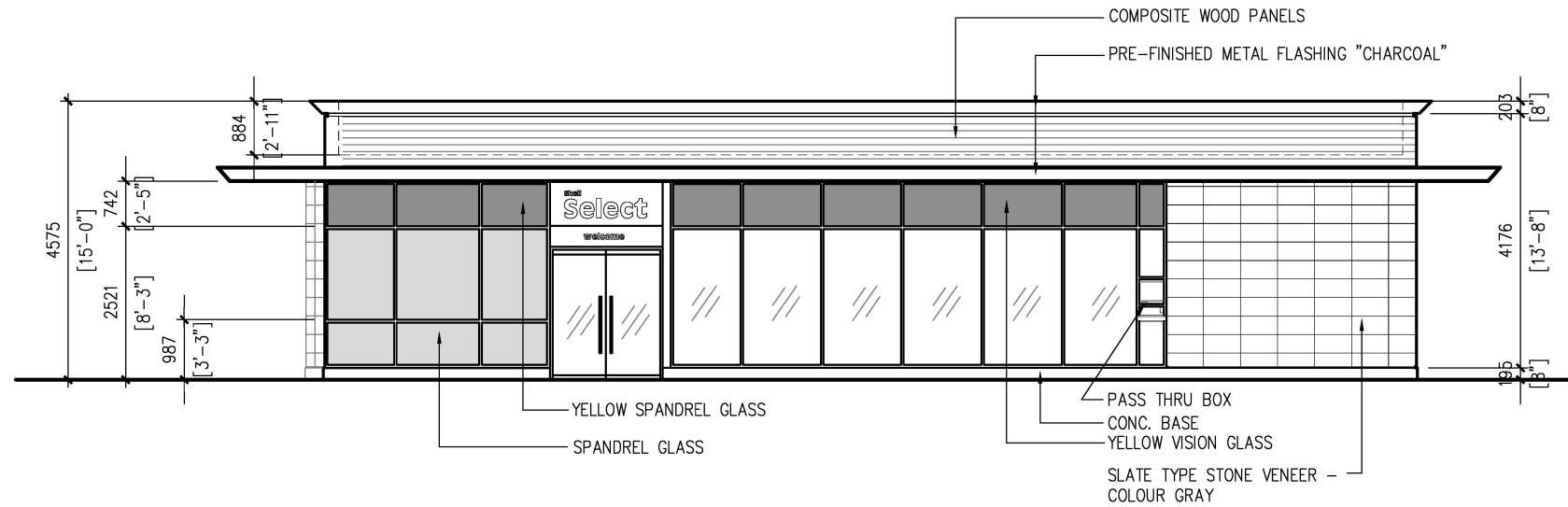
Project 17004- SHELL GAS STATION SURREY

Dwg No A2

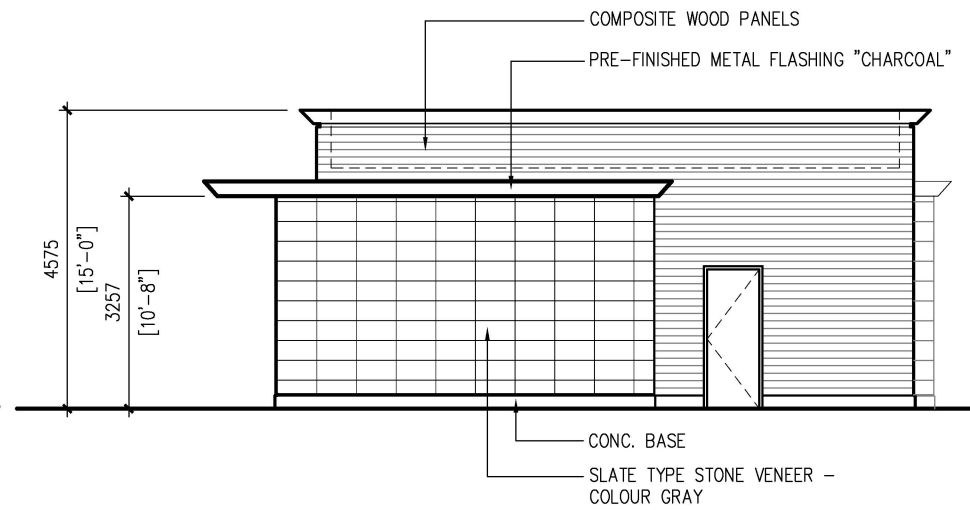
Title ISSUED FOR ADP

Date OCT. 02 2017

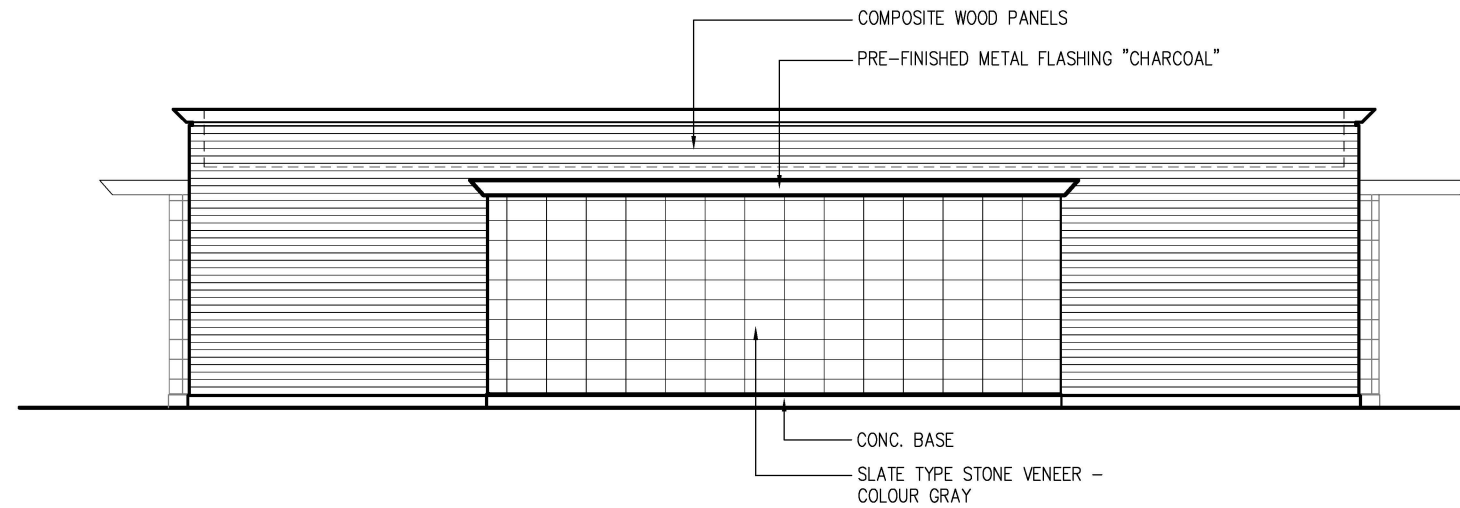
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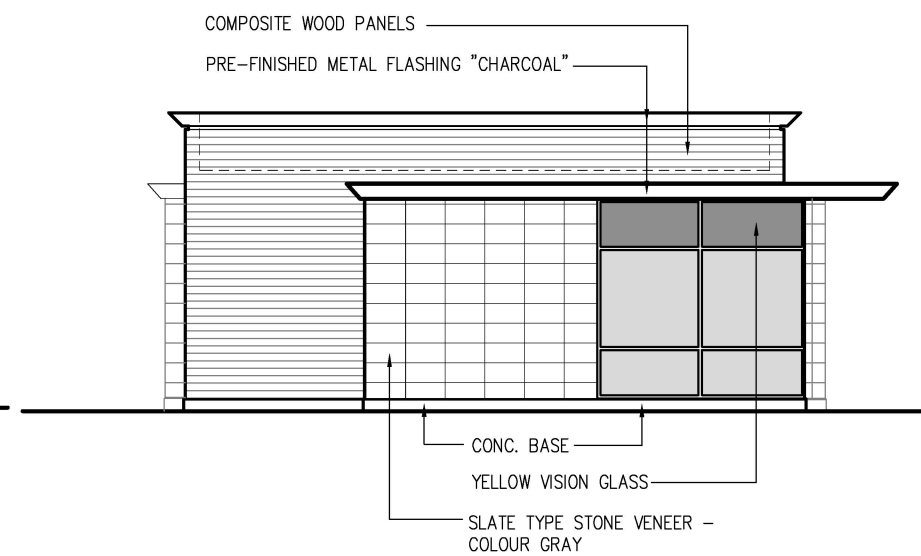
**1** WEST ELEVATION  
1:100



**4** SOUTH ELEVATION  
1:100



**2** EAST ELEVATION  
1:100



**5** NORTH ELEVATION  
1:100



# Wensley Architecture Ltd

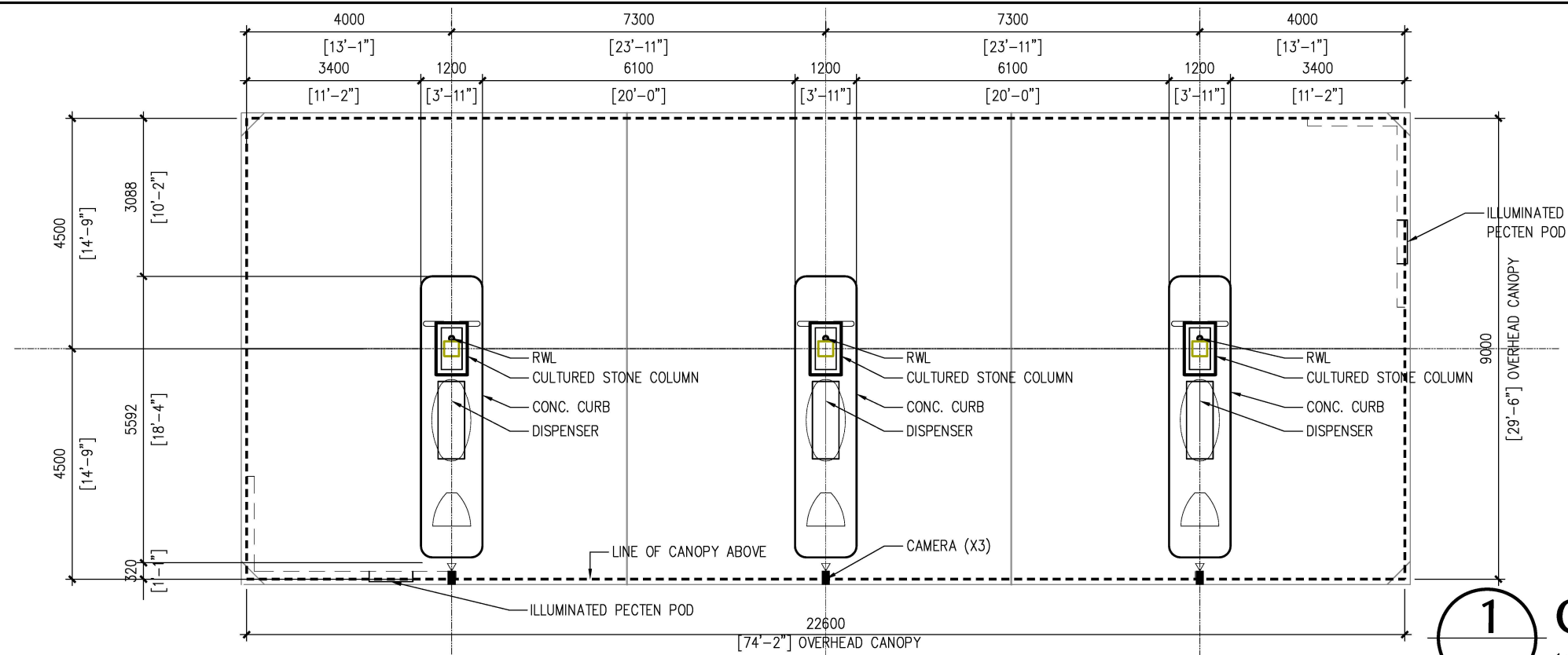
Project 17004- SHELL GAS STATION SURREY

Dwg No A3

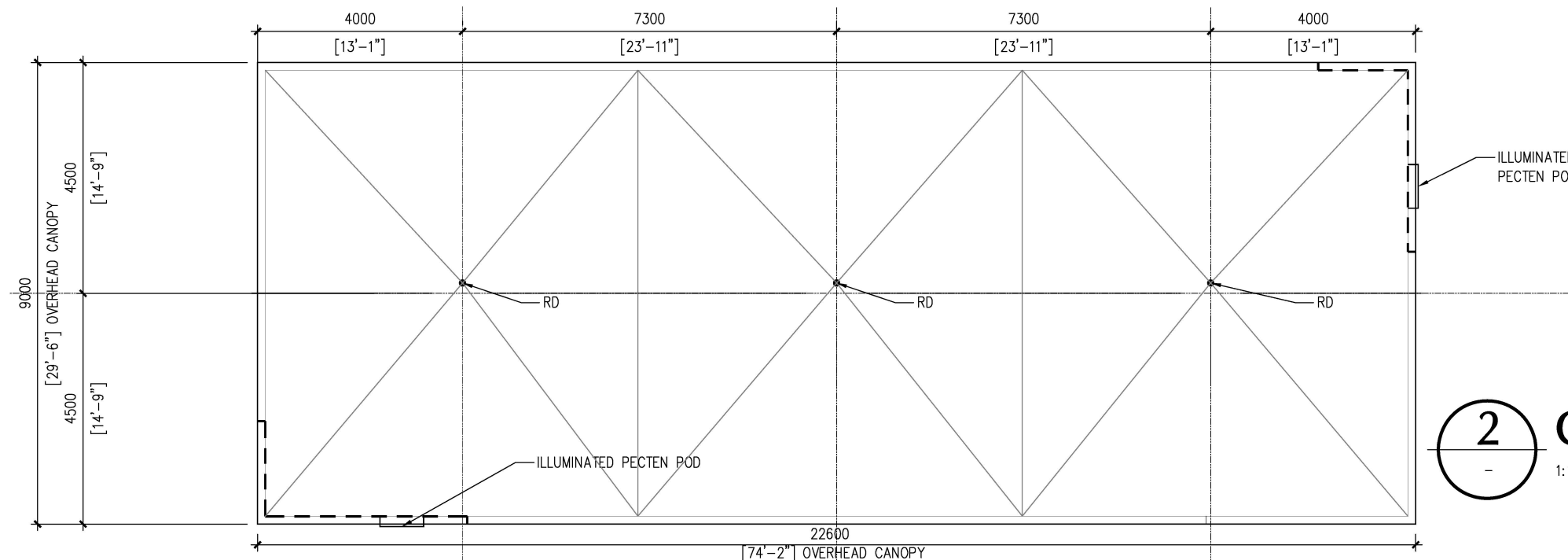
Title ISSUED FOR ADP

Date OCT. 02 2017

Scale 1:100



**1** GAS CANOPY PLAN  
1:100



**2** GAS CANOPY ROOF  
1:100



# Wensley Architecture Ltd

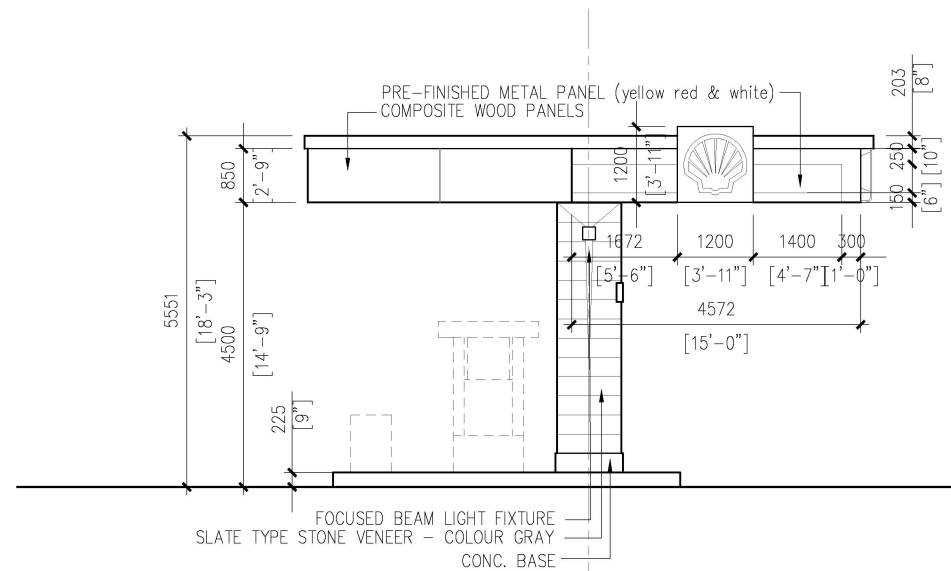
Project 17004- SHELL GAS STATION SURREY

Dwg No A4

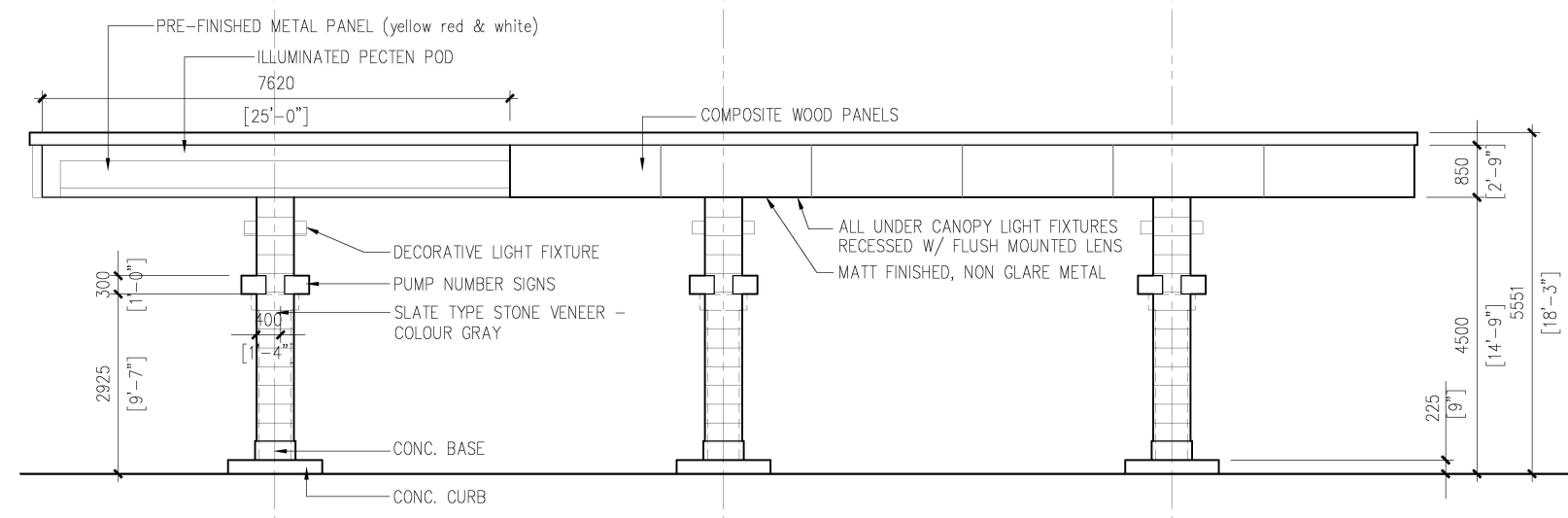
Title ISSUED FOR ADP

Date OCT. 02 2017

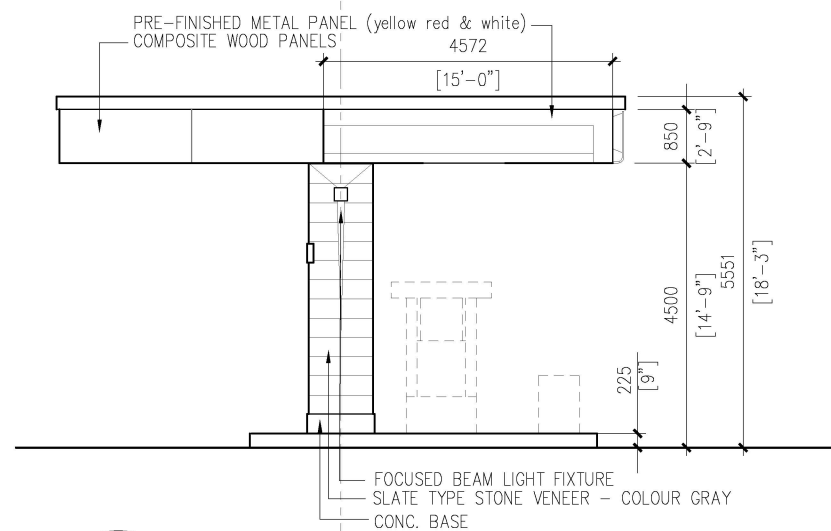
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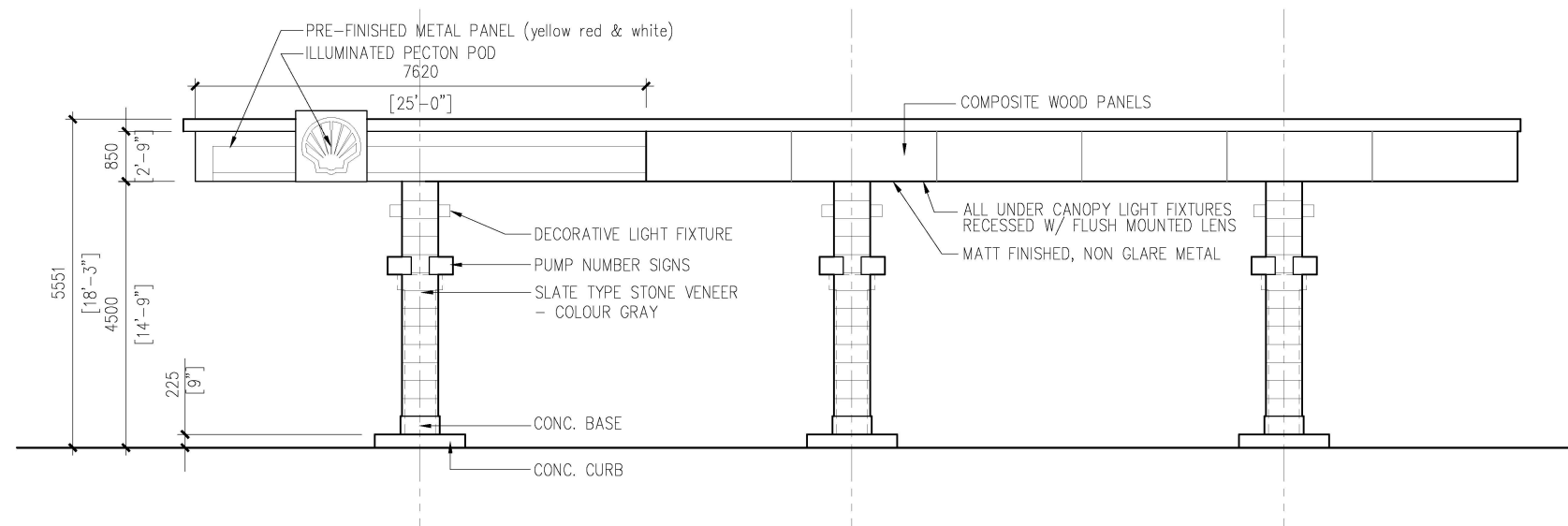
**1 SOUTH ELEV.**  
1:100



**2 EAST ELEVATION**  
1:100



**3 NORTH ELEV.**  
1:100



**4 WEST ELEV.**  
1:100



# Wensley Architecture Ltd

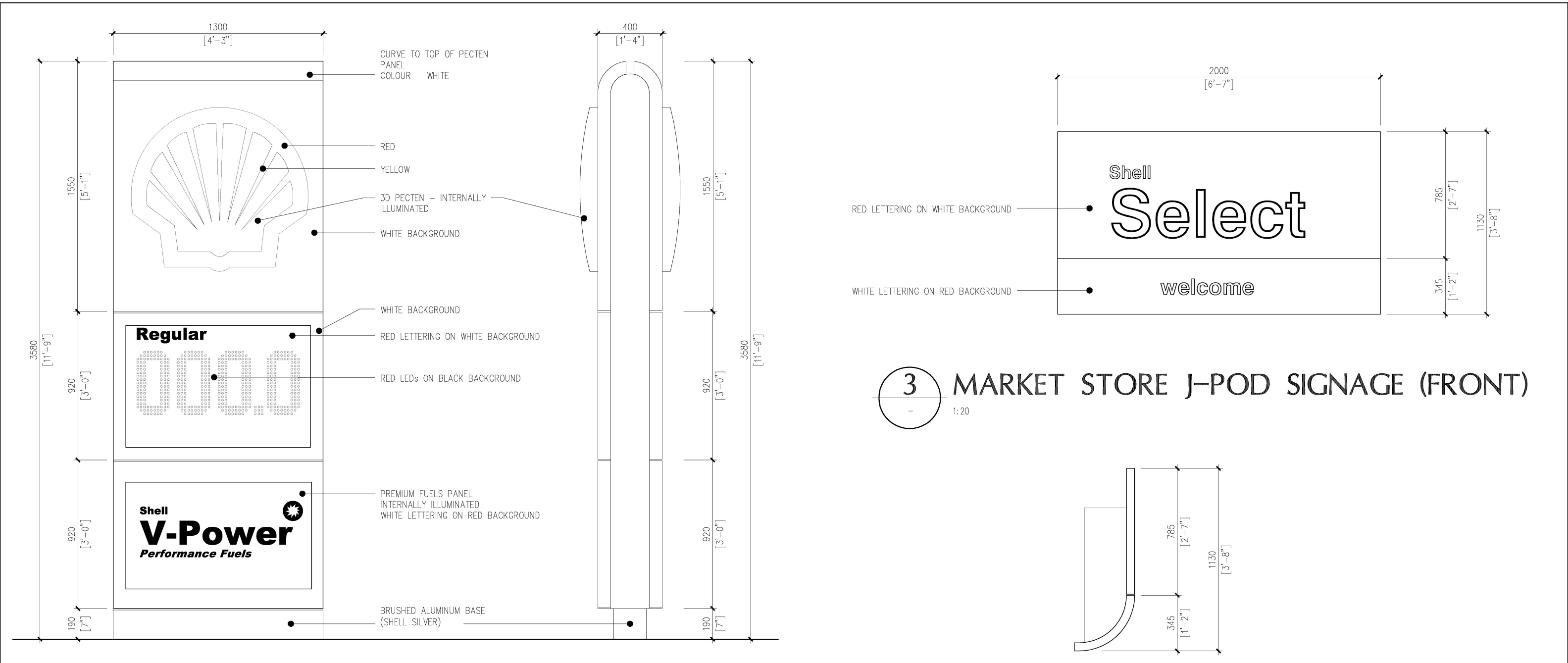
Project 17004- SHELL GAS STATION SURREY

Dwg No A5

Title ISSUED FOR ADP

Date OCT. 02 2017

Scale 1:100



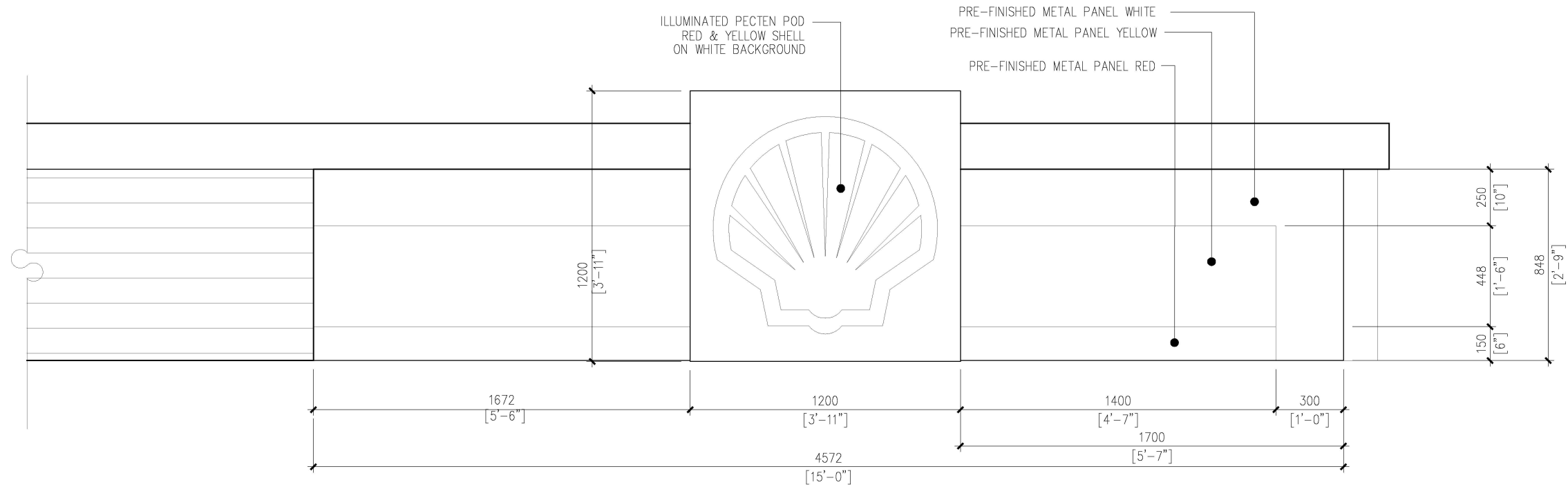
PROPOSED NEW PYLON SIGN  
TOTAL SIGN AREA = 5.603 SQ.M (60.31 SQ.FT.) PER SIDE

**1** PYLON SIGN ( FRONT & BACK) 1:20

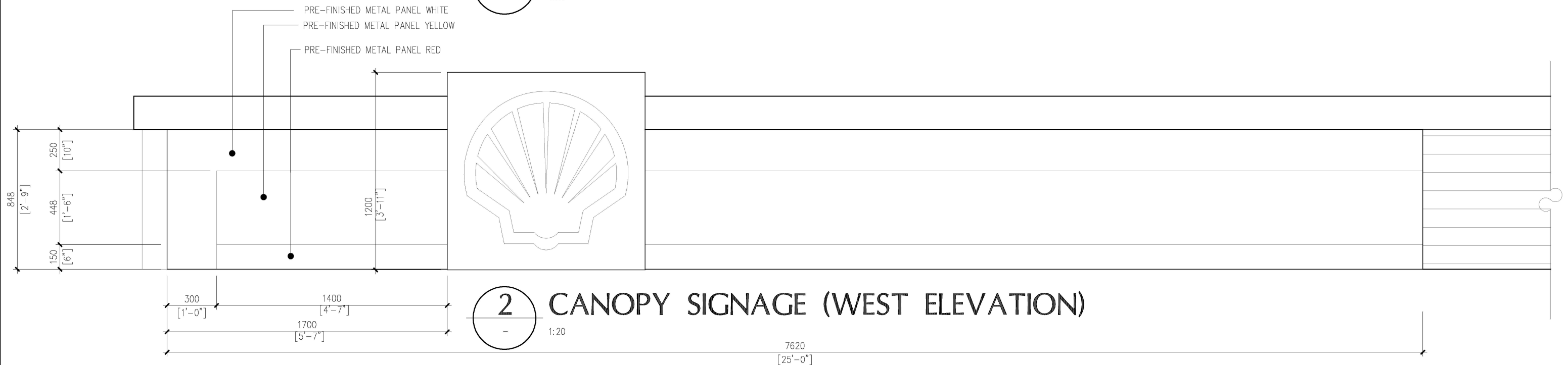
**2** PYLON SIGN (SIDE) 1:20

**3** MARKET STORE J-POD SIGNAGE (FRONT) 1:20

**4** J-POD SIGNAGE (SIDE) 1:20



**1** CANOPY SIGNAGE (SOUTH ELEVATION)  
1:20



**2** CANOPY SIGNAGE (WEST ELEVATION)  
1:20





# Wensley Architecture Ltd

Project 17004- SHELL GAS STATION SURREY

Dwg No A7

Title ISSUED FOR ADP

Date OCT. 02 2017

Scale N.T.S



1 CONCEPT PERSPECTIVE  
- N.T.S.





# Wensley Architecture Ltd

Project 17004- SHELL GAS STATION SURREY

Dwg No A8

Title ISSUED FOR ADP

Date OCT. 02 2017

Scale N.T.S







1. COMPOSITE WOOD PANEL
2. SLATE TYPE STONE VENEER
3. YELLOW VISION GLASS
4. LIGHT GREY SPANDREL GLAZING
5. STOREFRONT GLAZING

















INTER-OFFICE MEMO

---

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

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

DATE: **March 27, 2018** PROJECT FILE: **7814-0344-00**

---

RE: **Engineering Requirements (Commercial)  
Location: 15562/15568/15582 104 Avenue**

**REZONE/SUBDIVISION**

***Property and Statutory Right-of-Way (SRW) Requirements***

- 104 Avenue: dedicate 7.5 metres for ultimate 42.0 metre arterial road allowance, 3.0 by 3.0 metre corner cut at 155A Street, 5.0 metre by 5.0 metre corner cut at 156 Street, register 2.0 metre SRW for multi-use pathway
- 156 Street: dedicate 4.942 metres for ultimate 15.0 metre allowance from centre line for the arterial road, 5.0 metre by 5.0 metre corner cut at 104 Avenue, register 0.5 metre SRW
- 155A Street: dedicate 3.0 by 3.0 metre corner cut at 104 Avenue, register 0.5 metre SRW
- Green Lane/Remnant Site Area south of the Lane: dedicate varying area 8.0-12.0 metres for ultimate 12.0 metre green lane, 3.0 by 3.0 metre corner cuts at 155A/156 Streets, register 0.5m SRW. Confirm the legal parcel context of remnant site area south of the lane

***Works and Services***

- construct 4.0 metre multi-use pathway on 104 Avenue, bus stop on 156 Street, east half of 155A Street, and green lane
- install onsite low impact development drainage features.
- construct adequately sized water, sanitary, and storm sewer connections to service the site

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT/OCP AMENDMENT**

There are no engineering requirements relative to issuance of the Development/Development Variance Permits and OCP Amendment, beyond those listed above.



Rémi Dubé, P.Eng.  
Development Services Manager

KMH

**Table 1: Summary of Tree Preservation by Tree Species:  
For Site at 15562, 15568, and 15582 104 Avenue, Surrey BC (#7914-0344)**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	1	1	0
Cottonwood	2	2	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple			
Mountain Ash			
Trembling Aspen			
Paper Birch			
Cherry	5	5	0
Crabapple			
Katsura			
Red Oak			
Black Locust			
Red Maple			
Scouler's Willow			
Persian Walnut			
Horsechestnut			
<b>Coniferous Trees</b>			
Atlas Cedar			
Deodar Cedar			
Western Red Cedar			
Douglas Fir	9	9	0
Falsecypress	1	1	0
Scots Pine			
Spruce			
Norway Spruce			
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>15</b>	<b>15</b>	<b>0</b>
<b>Additional Trees in the proposed Open Space / Riparian Area</b>			
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>8</b>	
<b>Total Retained and Replacement Trees</b>		<b>8</b>	

# Advisory Design Panel Minutes

2E - Community Room B  
City Hall  
13450 - 104 Avenue  
Surrey, B.C.  
THURSDAY, OCTOBER 12, 2017  
Time: 4:00 p.m.

**Present:**

Chair - L. Mickelson  
A. Scott  
S. Forrest  
J. Leger  
K. Johnston  
M. Younger  
D. Staples

**Guests:**

J. Arora, DF Architecture  
Z. Billimoria, DF Architecture  
D. Dimitrova, PMG Landscape Architects  
R. Ciccozzi, Ciccozzi Architecture  
S. Seefeldt, Ciccozzi Architecture  
A. Walsa, Ciccozzi Architecture  
D. Jerke, Van der Zalm + Associates  
H. Besharat, Besharat Friars Architects  
M. Van der Zalm, Van Der Zalm + Associates  
C. Sethi, Tien Sher Developments  
B. Weih, Wensley Architecture Ltd.  
O. Verbenkov, Pacific Land Group  
D. Hester, AECOM  
O. Lozanova, AECOM

**Staff Present:**

T. Ainscough, Planning & Development  
M. Rondeau, Planning & Development  
N. Chow, Planning & Development  
L. Blake, Legislative Services

**B. NEW SUBMISSIONS****5. 5:45 PM**

<b>File No.:</b>	<b>7914-0344-00</b>
<b>New or Resubmit:</b>	New
<b>Last Submission Date:</b>	N/A
<b>Description:</b>	Rezoning, DP and OCP Amendment for a Shell gas station with convenience store, pump island, canopy and surface parking
<b>Address:</b>	<b>15562, 15568 &amp; 15582 - 104 Avenue, Guildford</b>
<b>Developer:</b>	Oleg Verbenkov, RPP, MCIP, Pacific Land Group
<b>Architect:</b>	Barry Weih Architect, AIBC, Wensley Architecture Ltd.
<b>Landscape Architect:</b>	Don Hester, BCSLA, Aecom
<b>Planner:</b>	Jennifer McLean
<b>Urban Design Planner:</b>	Mary Beth Rondeau

The **Acting City Architect** reviewed the policy and noted that special design of the standard gas station had been upgraded for this proposal to address the design guidelines and staff have no specific issues with the proposal.

The **Project Architect** presented an overview of the site and building plans, streetscapes and elevations. It was noted that the west parcel of the property is not part of the application, and is anticipated to be developed in the future. The requested setbacks are consistent with design guidelines for gas stations.

The **Landscape Architect** presented an overview of the landscape plans.



**ADVISORY DESIGN PANEL STATEMENT OF REVIEW**

It was Moved by D. Staples  
Seconded by K. Johnston  
That the Advisory Design Panel (ADP)  
supports the project and recommends that the applicant address the following  
issues to the satisfaction of the Planning & Development Department.

The Panel considered the proposal very well resolved and commended the special design features.

**Form and Character**

- Consider a raised roof for the convenience store which would also screen roof mechanical.

*(The parapet is raised to screen the roof mechanical, a roof-top screen that complements the wood finish on the building is also proposed to further screen the mechanical equipment should future uses surrounding the site be redeveloped with buildings increased in height.)*

- Ensure wood panelling runs horizontally on the exterior of the canopy.

*(Wood paneling will run horizontally on both the Convenience Store and the Canopy.)*

**Landscape**

- Consider adding a dog water station.

*(A water station for dogs will be provided just north of the Convenience Store adjacent to the multi-use pathway.)*

**CPTED**

- No specific comments.

**Access**

- Recommend a power door for the convenience store.

*(The front door to the Convenience Store will have an automatic feature.)*

- Commend the location of the accessible parking stalls.

- Recommend that the washroom be made accessible if it is made available to the public.

*(The front door to the Convenience Store will have an automatic feature.)*

### **Sustainability**

- Commend the amenities for bicycles.
- Commend the inclusion of an electric vehicle charging station.



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 479 of the Local Government Act, R.S.B.C. 2015 c. 1, 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: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Parcel Identifier: 006-177-301  
Lot A Except Part in Plan LMP54520 Section 28 Block 5 North Range 1 West New Westminster District Plan 20888

15582 - 104 Avenue

Portion of Parcel Identifier: 002-956-381  
Parcel "E" (Explanatory Plan 9493) Lots 14, 15 and 16 Except: First: Parcel 14 (Explanatory Plan 10753) Secondly: Portions in Plans 18126, 21260 and LMP54520 Section 28 Block 5 North Range 1 West New Westminster District Plan 2070

Portion of 15568 - 104 Avenue

as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Gene Paul Nikula, B.C.L.S. on the 26<sup>th</sup> day of February, 2018, containing 2,970 square metres, called Block B.

(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 full service *gasoline stations* or combined full-service and self-service *gasoline stations* and *accessory uses* including a *convenience store*.

**B. Permitted Uses**

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

1. *Gasoline station* provided that *alternative fuel infrastructure* shall be available and, where self-service hoses are available, at least two (2) full-service hoses shall be available on the same *lot*.
2. *Accessory uses* including the following:
  - (a) *Retail stores* provided that the total sales and display area open to the public is not more than 168.5 square metres [1,814 sq.ft.] and limited to the following:
    - i. *Convenience store*; and
    - ii. Sale of automotive accessories.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

The *floor area ratio* shall not exceed 0.19.

**E. Lot Coverage**

The *lot coverage* shall not exceed 20%.

**F. Yards and Setbacks**

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

<b>Setback</b>	<i>Front Yard</i> (104 Ave.)	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i> (156 Street)
<i>Principal and Accessory Buildings and Structures</i>	4.5 m [15 ft.]	15 m [49 ft.]	25 m [82 ft.]	3.6 m [12 ft.]
<i>Pump Islands</i>	11 m [36 ft.]	15 m [49 ft.]	5.4 m [18 ft.]	30 m [99 ft.]
Canopies	8.1 m [27 ft.]	12 m [39 ft.]	4.9 m [16 ft.]	27 m [89 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 and Pump Island Canopies*: The *building height* shall not exceed 5.5 metres [18 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.0 metres [13 ft.].

**H. Off-Street Parking**

Refer to Table C.2, 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 3.0 metres [10 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. Except in those portions where a *building* abuts the *lot line*, screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide shall be provided along all *lot lines*.
5. 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**

Not applicable to this zone.

**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>
1,500 sq.m. [0.37 acre]	30 metres [98 ft.]	30 metres [98 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 CG-2 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 Bylaw, 2016, No. 18664, as may be amended or replaced from time to time, and the development cost charges shall be based on the CG-2 Zone.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 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



