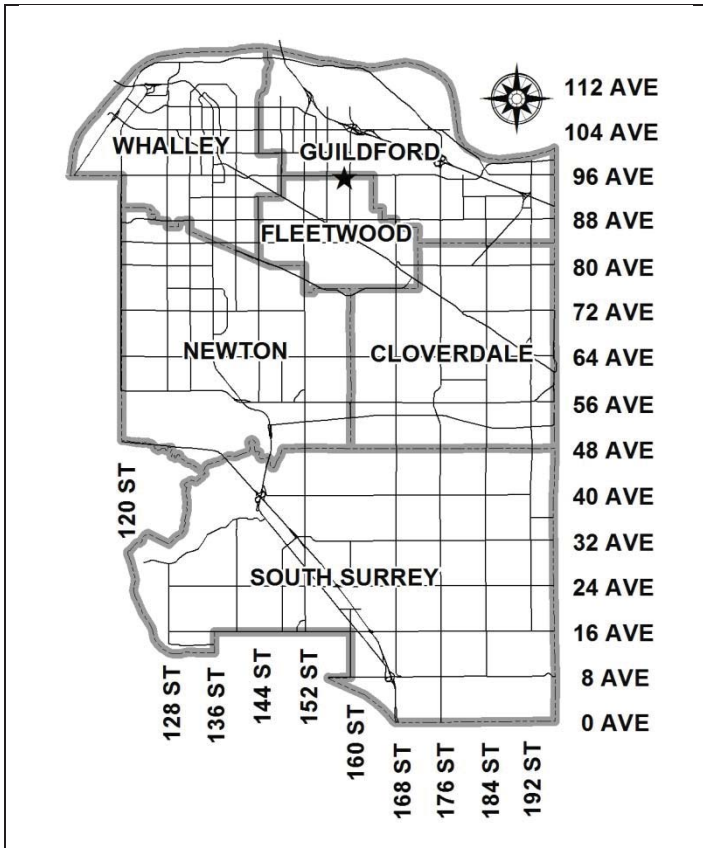


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0222-00

Planning Report Date: April 24, 2017



PROPOSAL:

- **Rezoning** from RF to C-5
- **Development Permit**
- **Development Variance Permit**

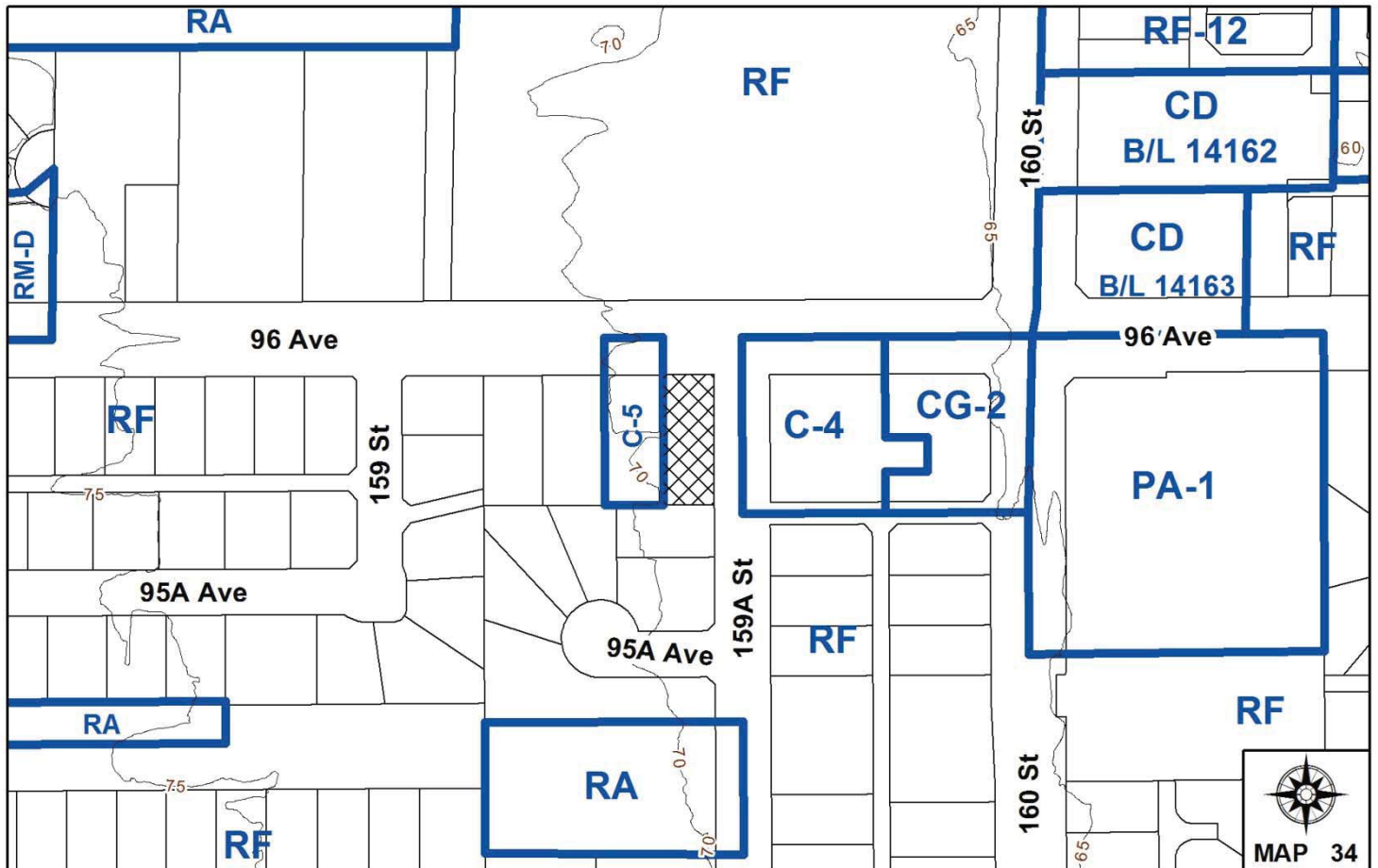
to permit the development of a two-storey, multi-tenant commercial building.

LOCATION: 15936 – 96 Avenue

OWNER: Chang Shu Wei Enterprises Ltd

ZONING: RF

OCP DESIGNATION: Urban



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 applicant is requesting to reduce the west (side yard) and east (side yard on flanking) building setback requirements of the C-5 Zone.

RATIONALE OF RECOMMENDATION

- Complies with the "Urban" designation in the OCP.
- The reduced west side yard setback will allow the proposed building to abut the existing two-storey commercial building on the neighbouring property to the west, maintaining a consistent streetscape along 96 Avenue and eliminating a potentially undesirable corridor between the buildings. The reduced east side yard setback will help create an urban, more pedestrian-oriented streetscape along 159A Street.
- The proposed commercial use and building form are appropriate for this part of Guildford.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Neighbourhood Commercial Zone (C-5)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7915-0222-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7915-0222-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard (west) setback of the C-5 Zone from 7.5 metres (25 ft.) to 0 metre (0 ft.); and
 - (b) to reduce the minimum side yard on flanking street (east) setback of the C-5 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.).
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (f) registration of a reciprocal access easement and Section 219 restrictive covenant to allow access to the subject site through the neighbouring property to the west, located at 15932 - 96 Avenue.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Vacant.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 96 Avenue):	North Surrey Secondary School	Urban	RF
East (Across 159A Street):	Small scale, one-storey commercial building with 2 retail units.	Urban	C-4
South:	Single family dwelling	Urban	RF
West:	Small scale, two-storey commercial building with 3 retail units and dwelling unit.	Urban	C-5

DEVELOPMENT CONSIDERATIONS

- The subject lot, located at 15936 - 96 Avenue, is located on the southwest corner of 96 Avenue and 159A Street in the Guildford area.
- The 857-square metre (0.21 acre) site is designated "Urban" in the Official Community Plan (OCP) and is currently zoned "Single Family Residential Zone (RF)".
- The applicant is proposing to rezone the site from "Single Family Residential Zone (RF)" to "Neighbourhood Commercial Zone (C-5)" and a Development Permit to allow the development of a two-storey, multi-tenant, commercial building with 427 square metres (4,596 sq. ft.) of commercial space and a floor area ratio (FAR) of 0.50, which complies with the maximum 0.50 FAR permitted under the C-5 Zone.
- The proposed two-storey commercial building complies with all the requirements of the C-5 Zone, except for reduced building setbacks along two property lines. A Development Variance Permit is requested to reduce the minimum 7.5-metre (25 ft.) building setback requirement of the C-5 Zone along the east and west property lines (see By-law Variance section).
- Rezoning the subject site for commercial use has merit as it will complete the existing neighbourhood commercial node at 160 Street and 96 Avenue, providing commercial services to the surrounding residential neighbourhood and secondary school. Neighbouring lots to the east and west of the site are already occupied by small scale commercial buildings.

DESIGN PROPOSAL AND REVIEW

Building Design

- The proposed commercial building will be two storeys in height and consist of approximately 427 square metres (4,596 sq. ft.) of space within two (2) proposed commercial retail units (CRUs), one on each floor. The applicant has indicated that there will be a fitness studio on the ground floor and a taekwondo studio on the second floor.
- The building is situated on the southern portion of the site, adjacent the existing small-scale, two-storey commercial building to the west, allowing for a consistent streetscape along 96 Avenue.
- The proposed building is an urban and contemporary building form with an up-sloping roof and a massing that is in keeping with the scale of the existing buildings along 96 Avenue and the neighbourhood in general.
- Cladding materials include horizontal cement board siding in porch grey on the second storey, vertical cement board pre-finished fibre cement panels in dunbar grey on the first storey located above expansive aluminum framed spandrel storefront glazing along both street frontages. Fabric awnings are proposed over all entrance doors with the colour to be determined.

Signage

- One fascia sign for each CRU is proposed; one on the north elevation and one on the east elevation. The proposed signage is non-illuminated and comprised of channel lettering.
- An identification sign, displaying the site address, is also proposed on the north elevation.
- No free-standing sign is proposed at this time. All proposed signage complies with the Sign By-law.

Site Circulation and Parking

- Access to the subject site was previously resolved under File No. 7999-0074-00, for the existing commercial building on the neighbouring lot to the west (15932 – 96 Avenue), through the registration of an easement and no-build restrictive covenant for shared access. This allows access to the subject site from 96 Avenue through the neighbouring site with no through access to 159A Street due to the proximity of the driveway entrance to the intersection. The easement agreement has been updated to reflect the current development proposal and will be registered prior to consideration of final adoption of the rezoning by-law.
- Vehicular access to the front parking area is therefore proposed from 96 Avenue via the property to the west through the reciprocal access easement agreement.
- A second vehicular access is proposed from 159A Street to a proposed rear parking area located behind the building on the southern portion of the site.

- Based on the requirement of 3 parking spaces per 100 square metres (1,075 sq. ft.) of floor area per Part 5 Parking of the Zoning By-law No. 12000, the proposed 427 square metres (4,596 sq. ft.) of commercial space requires, and is providing, a total of 13 parking spaces.

Trees and Landscaping

- Hanae Sakuri, ISA Certified Arborist of Sakura Consulting 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
Deciduous Trees			
Cherry	1	1	0
Coniferous Trees			
Douglas Fir	3	3	0
Total	4	4	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		8	
Total Retained and Replacement Trees		8	
Contribution to the Green City Fund		\$1,600	

- The Arborist Assessment states that there are a total of 4 mature trees on the site. 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 footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 12 replacement trees on site. A total of 8 trees are proposed to be planted as part of the landscaping plan for the project. The deficit of 4 trees will require a cash-in-lieu payment of \$1,600, 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 Golden Ash and Worplesdon Sweet Gum.
- In summary, a total of 8 trees are proposed to be retained or replaced on the site with a contribution of \$1,600 to the Green City Fund.
- The landscaping has been designed to reflect the urban character and to provide pedestrian access at specific locations.

- A minimum 1.5-metre (5 ft.) wide continuous landscaped strip is proposed along each property line with trees, assorted grasses and a variety of low shrubbery.
- A 1.5-metre (5 ft.) wide continuous landscaped strip consisting of Three Golden Ash trees, Renaissance Spirea and Kinnikinick as well as a 1.5-metre (5 ft.) high black metal decorative fence is proposed along the southern property line to provide a buffer from the existing single family dwelling to the south.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 10, 2015. 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 subject site is located within Guildford.
2. Density & Diversity (B1-B7)	• The proposed density is 0.50 FAR.
3. Ecology & Stewardship (C1-C4)	• Addition of a variety of new landscaping including eight (8) new trees.
4. Sustainable Transport & Mobility (D1-D2)	• n/a
5. Accessibility & Safety (E1-E3)	• Low profile planting and exterior building lighting proposed to maintain visibility and unobstructed views into and out of the site.
6. Green Certification (F1)	• n/a
7. Education & Awareness (G1-G4)	• The typical notifications to area residents has occurred (i.e. prenotification letter and development proposal sign).

PRE-NOTIFICATION

Pre-notification letters were sent on June 7, 2016 and the development proposal sign was installed on June 20, 2016. Staff received one written response from the neighbouring property owner expressing concern with the proposed access.

- The owner of the neighbouring property to the west expressed concern with the proposed access from 96 Avenue through their property and the potential safety risks and future maintenance.

(Staff advised the applicant to work with the neighbouring property owner to secure a new reciprocal access easement and Section 219 Restrictive Covenant for access through their site based on the original agreement. The two parties were successful in creating a new document that provided the necessary access along with addressing the neighbour's concerns regarding liability and maintenance.)

ADVISORY DESIGN PANEL

The proposal was not referred to the ADP, but was reviewed by staff and found to be acceptable.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum side yard (west) setback of the C-5 Zone from 7.5 metres (25 ft.) to 0 metre (0 ft.); and
- To reduce the minimum side yard on flanking street (east) setback of the C-5 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.).

Applicant's Reasons:

- The reduced side yard (west) setback allows for the proposed building to be located on the property line abutting the existing small-scale, two-storey commercial building on the property to the west, allowing for a consistent streetscape along 96 Avenue.
- The reduced side yard setback on a flanking street (east) achieves a more urban, pedestrian-oriented streetscape along 159A Street.
- The commercial retail units (CRUs) are closer to 159A Street and will present a friendly face to the street, promoting social interaction, as well as casual surveillance.

Staff Comments:

- The reduced setbacks maintain the existing character and streetscape along 96 Avenue, are in keeping with the urban character of the neighbourhood and achieve the desired pedestrian-oriented commercial environment along 159A Street.
- A zero setback along the west lot line will allow the proposed building to abut the existing building on the neighbouring lot to the west eliminating a potentially undesirable corridor between the 2 buildings and maximizing site efficiency.
- Staff support the proposed setback variances.

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. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. Development Variance Permit No. 7915-0222-00

Original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JLM/da

DEVELOPMENT DATA SHEET

Proposed Zoning: C-5

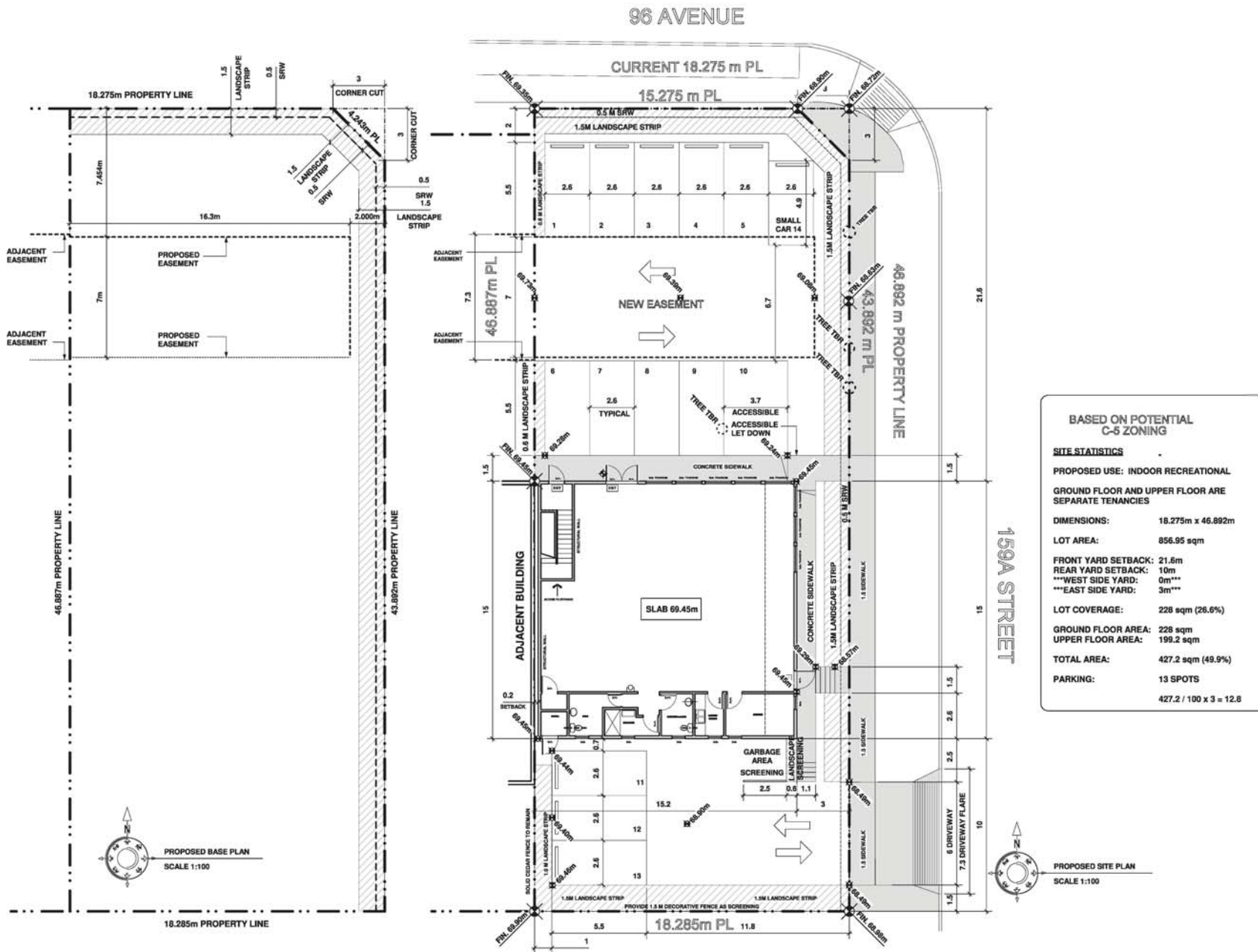
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		857 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	28%
Paved & Hard Surfaced Areas		58%
Total Site Coverage		86%
SETBACKS (in metres)		
Front	7.5 m	21 m
Rear	7.5 m	10 m
Side #1 (W)	7.5 m	0 m*
Side #2 (E)	7.5 m	3 m *
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m	8.5 m
Accessory	4 m	n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	1	0
FLOOR AREA: Commercial		427 m ²
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	427 m ²	427 m ²

* *seeking variance*

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)	0.50	0.50
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	13	13
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	13	13
Number of accessible stalls	0	1
Number of small cars	3	1
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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Any discrepancies which the Builder discovers within the contract documents themselves or between the contract documents & site conditions, are to be discussed with the Architect immediately before proceeding with any work. The Client is responsible for the accuracy of the information provided. The Builder is not responsible for the accuracy of the information provided by the Client.

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Revisions

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1	JULY 10 2015	ISSUED FOR INQUIRY	VJM
2	OCT 22 2015	REQUIRED FOR DISC.	VJM
3	DEC 4 2015	RE-ISSUED FOR DISC.	VJM
4	FEB 19 2016	ISSUED FOR DISC.	VJM
5	MAY 10 2016	ISSUED FOR PLANNING	VJM
6	AUG 30 2016	RESUBMIT RZ	VJM
7	FEB 14 2017	RESUBMIT RZ	VJM
8	MAR 27 2017	RESUBMIT RZ	VJM
9	MAR 30 2017	REVIEW	VJM

REGISTERED ARCHITECT

PROFESSIONAL SOCIETY OF ARCHITECTS OF BRITISH COLUMBIA

2017-04-10

Project

Commercial Building

15936 96th Avenue

Surrey BC

Drawing Title

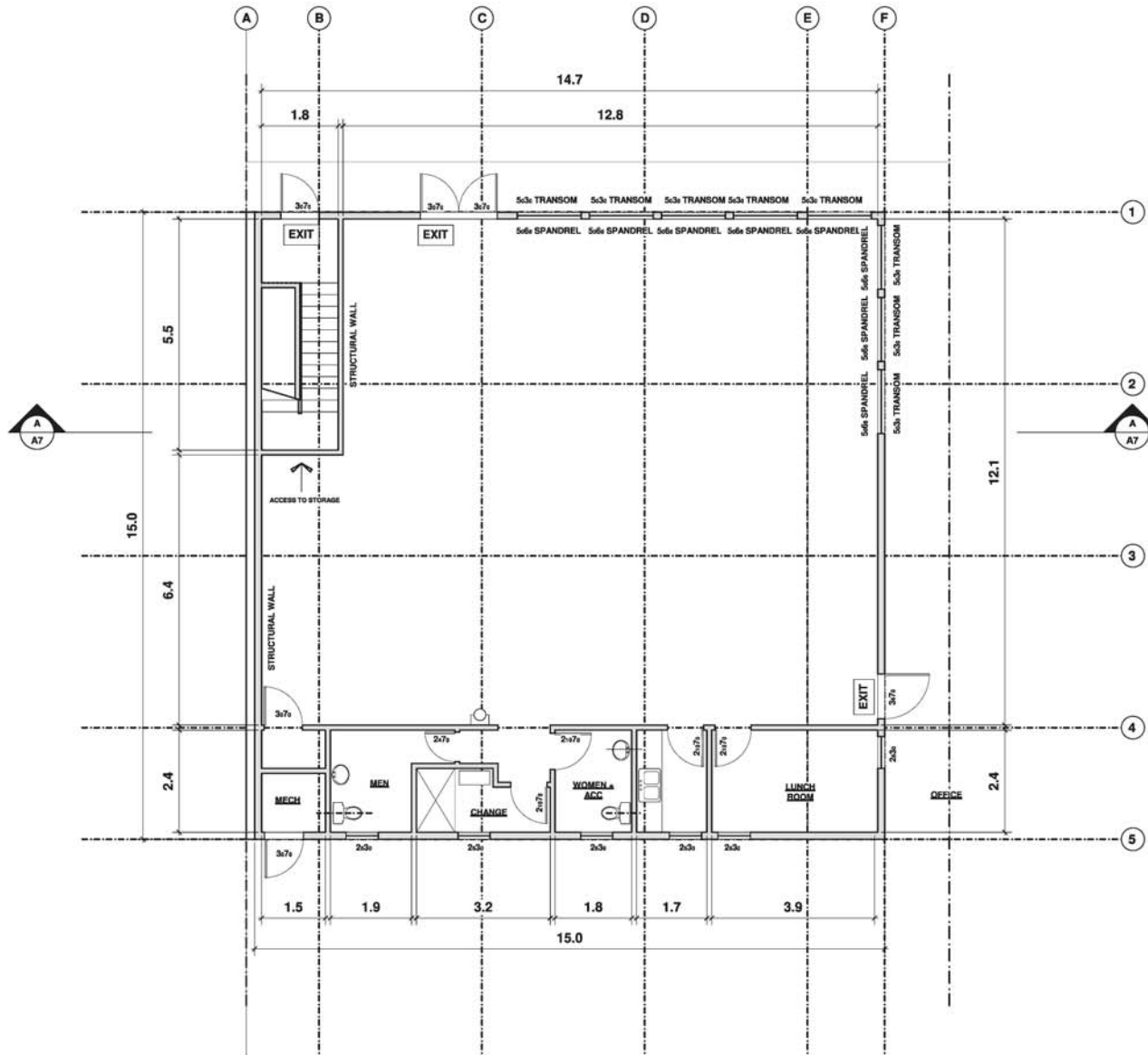
SITE PLAN

Date	Project No.
JULY 10 2015	1508

Date	Drawing No.
AS SHOWN	A1

Drawn By
HAJ

Approved By
VJM



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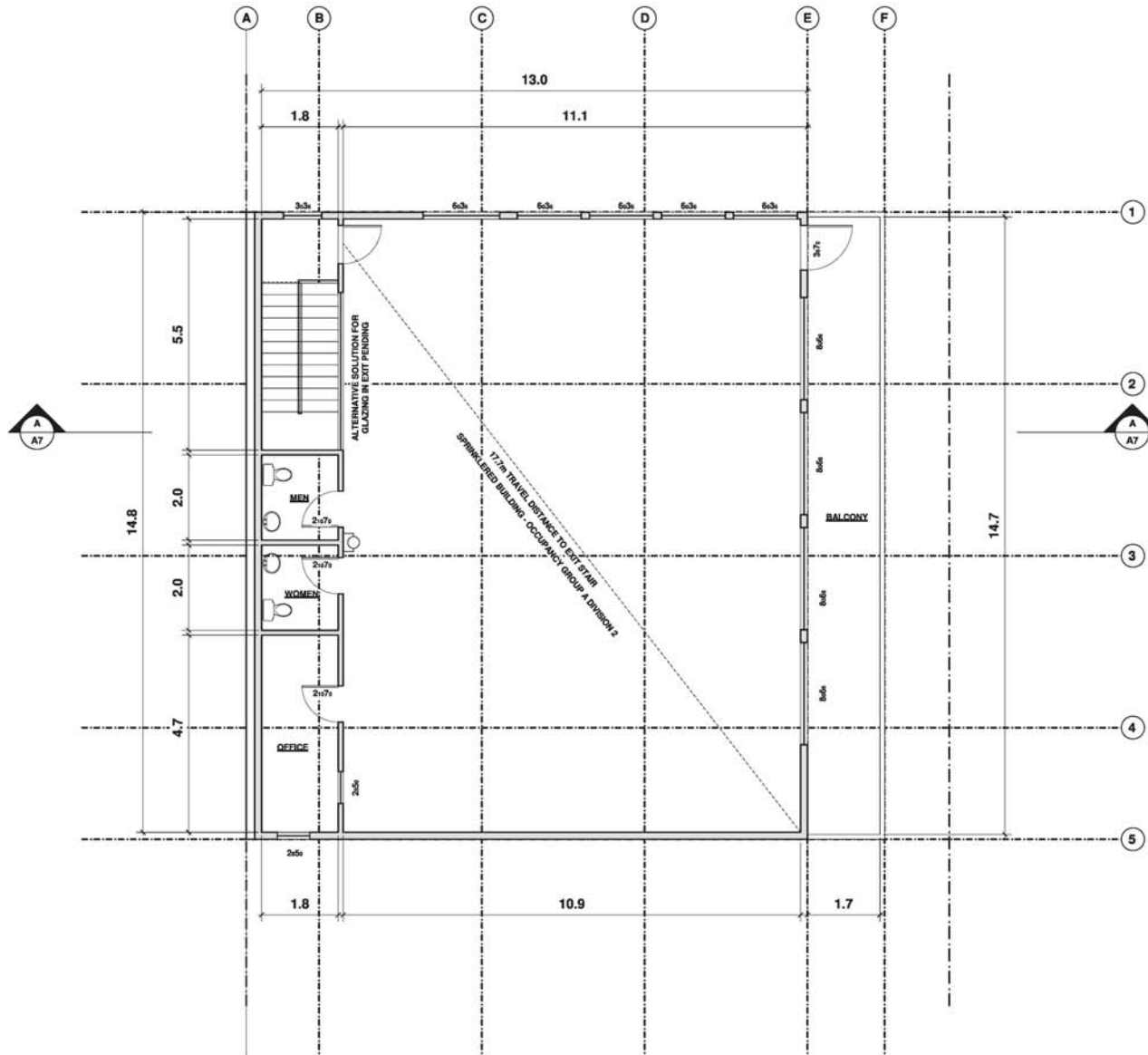
Revisions

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4	FEB 18 2016	ISSUED FOR DISC.	VJM
5	MAY 10 2016	ISSUED FOR PLANNING	VJM
6	AUG 30 2016	RESUBMIT RZ	VJM
7	FEB 14 2017	RESUBMIT RZ	VJM

Project
Commercial BUILDING
15936 96th Avenue
Surrey BC

Drawing Title
MAIN FLOOR

Date JULY 10 2015	Project No. 1508
Scale AS SHOWN	Drawing No.
Drawn By HAI	A3
Approved By VJM	





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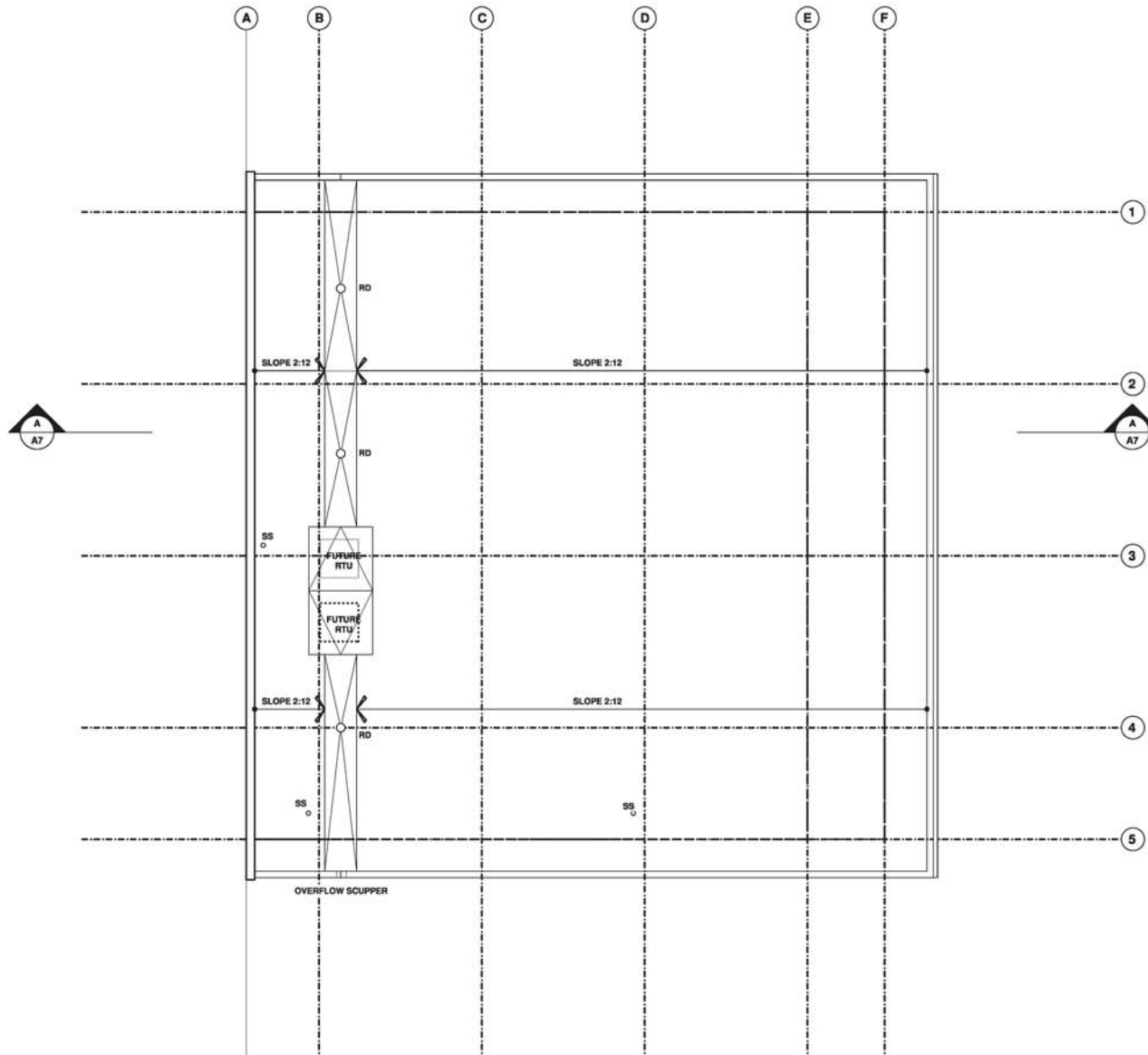
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6	AUG 30 2016	RESUBMIT RIZ	VJM	
7	FEB 14 2017	RESUBMIT RIZ	VJM	

Project: **Commercial BUILDING**
 15936 96th Avenue
 Surrey BC

Drawing Title: **SECOND FLOOR**

Date: JULY 10 2015	Project No.: 1508
Scale: AS SHOWN	Drawing No.: A4
Drawn By: HAI	
Approved By: VJM	



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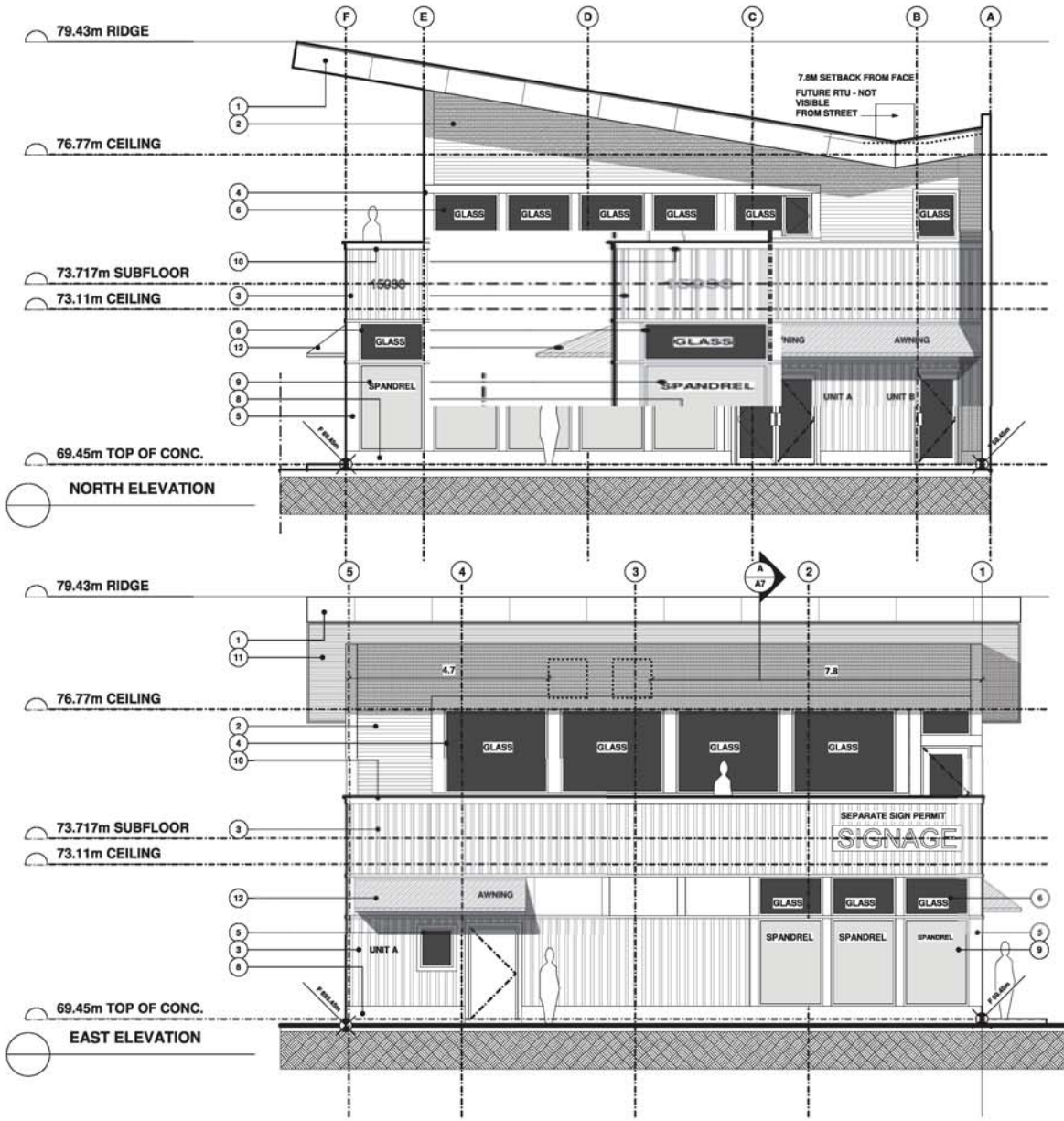
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7	FEB 14 2017	RESUBMIT RZ	VJM

Project
Commercial BUILDING
 15936 96th Avenue
 Surrey BC


Drawing Title
ROOF PLAN

Date	JULY 10 2015	Project No.	1508
Scale	AS SHOWN	Drawing No.	A5
Drawn By	HAI	Approved By	
Approved By	VJM		



MATERIALS PALETTE/LEGEND

- 01 INSULATED METAL PANELS (ALUMINUM)
DARK GREY / BLACK (ANTHRACITE COLOUR)
- 02 HORIZONTAL CEMENT BOARD SIDING INCL CORNERS
PAINT - BENJAMIN MOORE VC-26 EDWARDIAN PORCH GREY
- 03 VERTICAL CEMENT BOARD (BOARD AND BATTEN STYLE) INCL CORNERS
PAINT - BENJAMIN MOORE VC-14 DUNBAR GREY
- 04 UPPER FLOOR TRIMS - WOOD OR CEMENT BOARD
PAINT DARK GREY / BLACK
- 05 LOWER FLOOR TRIMS - WOOD OR CEMENT BOARD
PAINT - BENJAMIN MOORE VC-26 EDWARDIAN PORCH GREY
- 06 ALL WINDOWS TO BE ALUMINUM STOREFRONT - METRO BROWN
- 07 ALL FLASHING - PREFINISHED BLACK ALUMINUM
- 08 EXPOSED CONCRETE FOUNDATION
- 09 SPANDREL PANEL TO BE BACK PAINTED
BENJAMIN MOORE VC-14 DUNBAR GREY
- 10 SPECIAL GUARD TRIM (ACCENT) TO BE PAINTED WITH
BENJAMIN MOORE VC-30 HASTINGS RED
- 11 PERFORATED ALUMINUM SOFFIT - FAUX WOOD (CHERRY) FINISH
- 12 FABRIC AWNINGS - FINAL COLOUR TO BE DETERMINED
- 13 CEMENT PANELS TO BE PAINTED
BENJAMIN MOORE VC-14 DUNBAR GREY



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Any discrepancies which the Reader discovers within the contract documents themselves or between the contract documents & site conditions, are to be discussed with the Architect immediately before proceeding with any work. Written dimensions shall have precedence over scaled dimensions.

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	6	AUG 30 2016	RESUBMIT RZ	VJM
	7	FEB 14 2017	RESUBMIT RZ	VJM

Project: **Commercial BUILDING**
15936 96th Avenue
Surrey BC

Drawing Title: **NORTH ELEV.
EAST ELEV.**

Date: JULY 10 2015	Project No.: 1508
Scale: AS SHOWN	Drawing No.:
Drawn By: HAI	A6
Approved By: VJM	

BUILDER RESPONSIBILITY TO ARCHITECT

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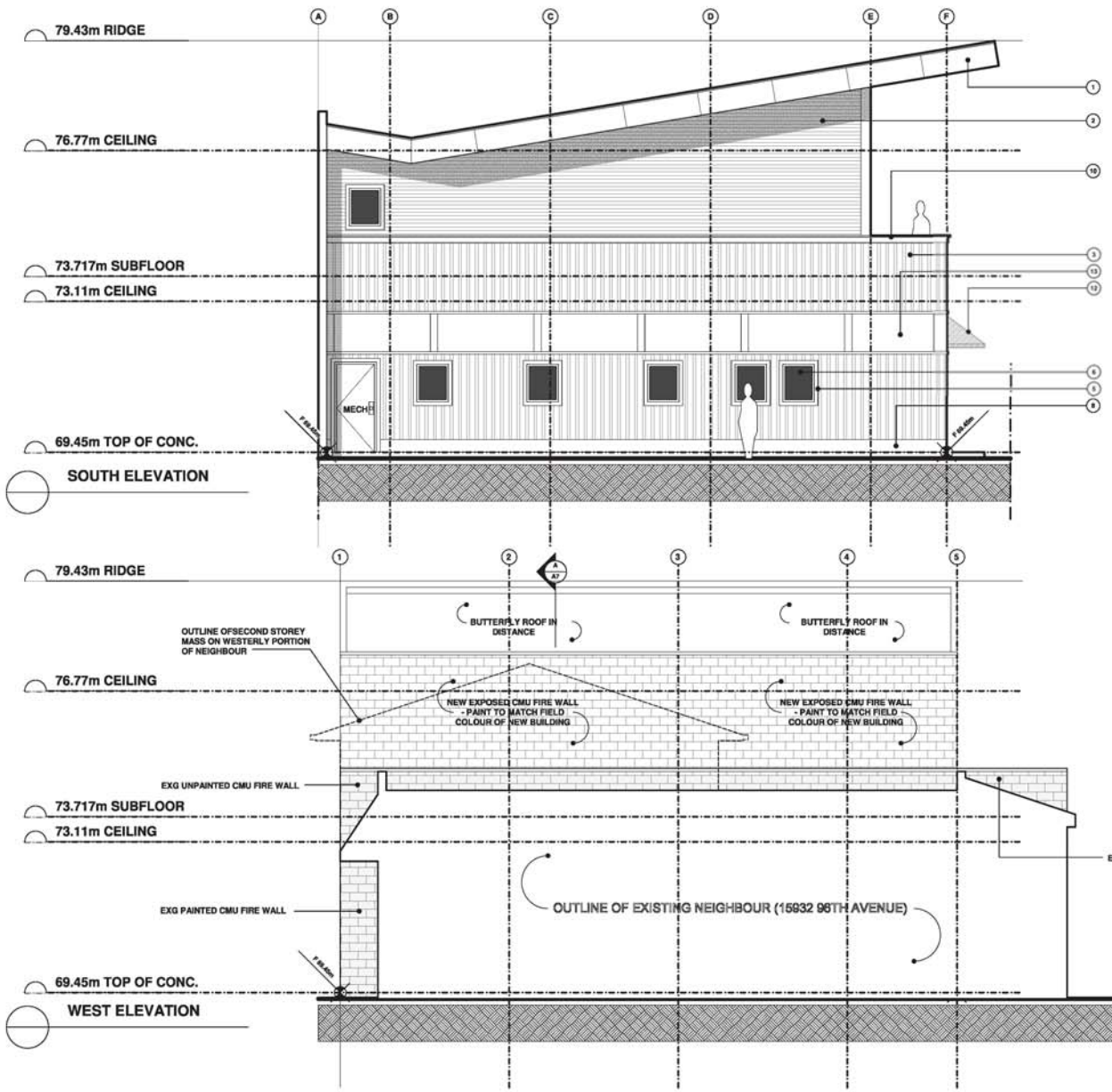
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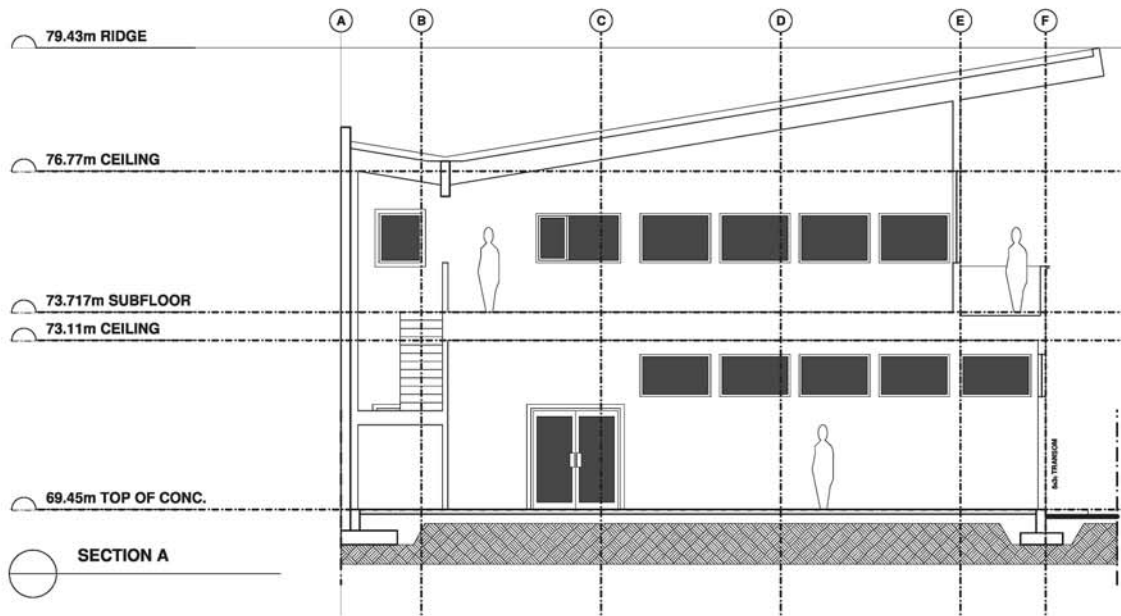
Project
Commercial BUILDING
15936 96th Avenue
Surrey BC

Drawing Title
**SOUTH ELEV.
WEST ELEV.**

Date	JULY 10 2015	Project No.	1508
Scale	AS SHOWN	Drawing No.	
Drawn By	HAI	A7	
Approved By	VJM		



- MATERIALS PALETTE/LEGEND**
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BENJAMIN MOORE VC-14 DUNBAR GREY



224 - 2323 Quebec Street
 Vancouver BC V5T 4S7
 Tel 604.266.4877 Fax 604.266.4379

www.HEARTHworks.ca

DISCLAIMER: RESPONSIBILITY TO THE ARCHITECT

It is the Builder's responsibility to lay out & carry out the work as detailed in the contract documents. It is therefore necessary for the builder to pay very close attention to actual site dimensions, quantities and conditions which may vary from those indicated on the drawings.
 Any discrepancies which the Builder discovers within the contract documents themselves or between the contract documents & site conditions, are to be discussed with the Architect immediately before proceeding with any work. Written dimensions shall have precedence over scaled dimensions.
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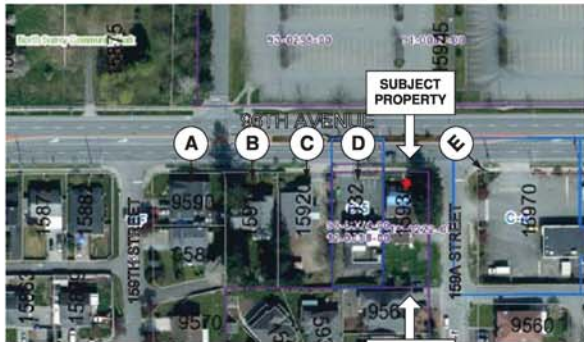
Revisions

No.	Date	Details	By
1	JULY 10 2015	ISSUED FOR INQUIRY	VJM
2	OCT 22 2015	ISSUED FOR DISC.	VJM
3	DEC 4 2015	RE-ISSUED FOR CIRC.	VJM
4	FEB 18 2016	ISSUED FOR DISC.	VJM
5	MAY 10 2016	ISSUED FOR PLANNING	VJM
6	AUG 30 2016	RESUBMIT RZ	VJM
7	FEB 14 2017	RESUBMIT RZ	VJM

Project
Commercial BUILDING
 15936 96th Avenue
 Surrey BC

Drawing Title
TYP. SECTION

Date	JULY 10 2015	Project No.	1508
Scale	AS SHOWN	Drawing No.	A8
Drawn By	HAI		
Approved By	VJM		



CONTEXT PLAN
FROM COSMOS



PHOTO A - 9590 159TH STREET
FROM GOOGLE STREETVIEW



PHOTO B - 15914 96TH AVE
FROM GOOGLE STREETVIEW



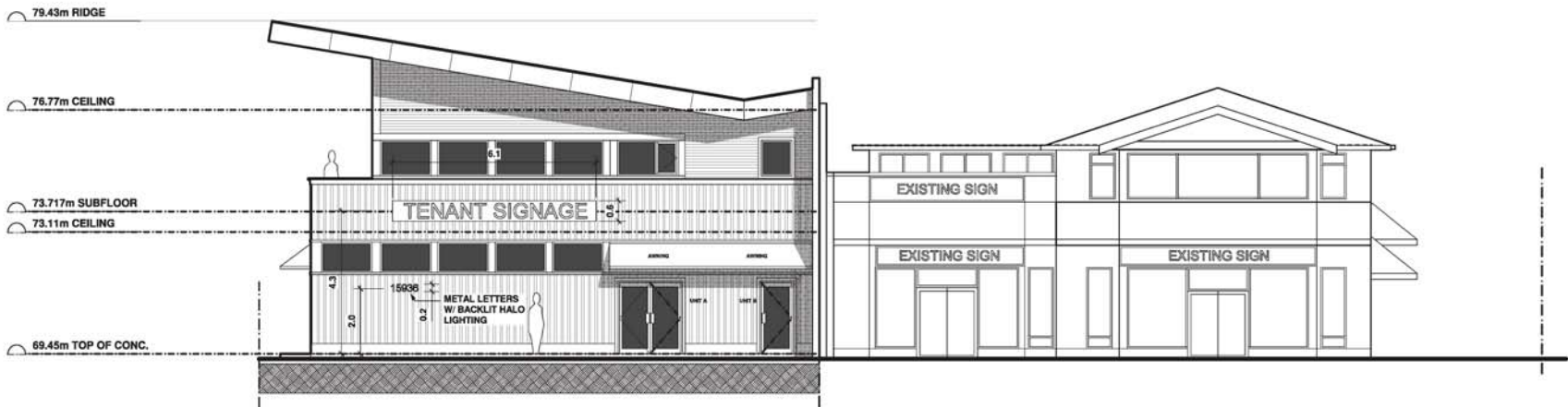
PHOTO C - 15920 96TH AVE
FROM GOOGLE STREETVIEW



PHOTO D - 15932 96TH AVE
FROM GOOGLE STREETVIEW



PHOTO E - 15970 96TH AVE
FROM GOOGLE STREETVIEW



NORTH ELEVATION

ADJACENT ZERO LOT LINE NEIGHBOUR
15932 96TH AVENUE



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Vancouver BC V5T 4S7
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HEARTH ARCHITECTURAL LIABILITY NOTICE

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7	FEB 14 2017	RESUBMIT RZ	VJM

Project: **Commercial BUILDING**
15936 96th Avenue
Surrey BC

Drawing Title: **CONTEXT AND PHOTOS**

Date: JULY 10 2015	Project No.: 1508
Scale: AS SHOWN	Drawing No.: A9
Drawn By: HAI	
Approved By: VJM	

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

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

DATE: **April 19, 2017** PROJECT FILE: **7815-0222-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 15936 96 Ave**

REZONE

Property and Right-of-Way Requirements

- dedicate 3.0-metre x 3.0-metre corner cut at 96 Avenue and 159A Street; and
- register 0.5-metre statutory right-of-way along 159A Street.

Works and Services

- construct west side of 159A Street to the local road standard, including 11.0 metre pavement, 1.5 m concrete sidewalk adjacent to property line, barrier curb and gutter, and street lighting;
- construct a commercial driveway access to 159A Street at the south property line and provide another access through an easement on 15932 96 Avenue to the west (direct driveway access to 96 Avenue is not permitted);
- confirm downstream servicing system capacities and upgrade as necessary;
- provide onsite storm water management features, including water quality features, in accordance with the Upper Serpentine Integrated Stormwater Management Plan; and
- provide the lot with drainage, metered water, and sanitary service connections.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements, beyond those noted above, relative to issuance of the Development Permit/Development Variance Permit.



Rémi Dubé, P.Eng.
Development Services Manager
SK2



Tree Preservation Summary

Surrey Project No: DP#7915-0222-00

Address:

Registered Arborist: Hanae Sakurai

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	7
Protected Trees to be Removed	6
Protected Trees to be Retained (excluding trees in proposed open space or riparian areas)	1
Total Replacement Trees Required	12
<ul style="list-style-type: none"> Alder & Cottonwood Trees Requiring 1:1 Replacement Ratio = All other Trees Requiring 2 to Replacement Ratio = 	0
Replacement Trees Proposed	8
Replacement Trees in Deficit	2
Protected Trees to be Retained in Proposed	1

Off-Site Trees	Number of Trees
Protected Trees Identified	0
Protected Trees to be Removed	0
Protected Trees to be Retained	0
Total Replacement Trees Required	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed	0

Sincerely,

Hanae Sakurai

Sakura Consulting

ISA Certified Arborist #WE-6512AU

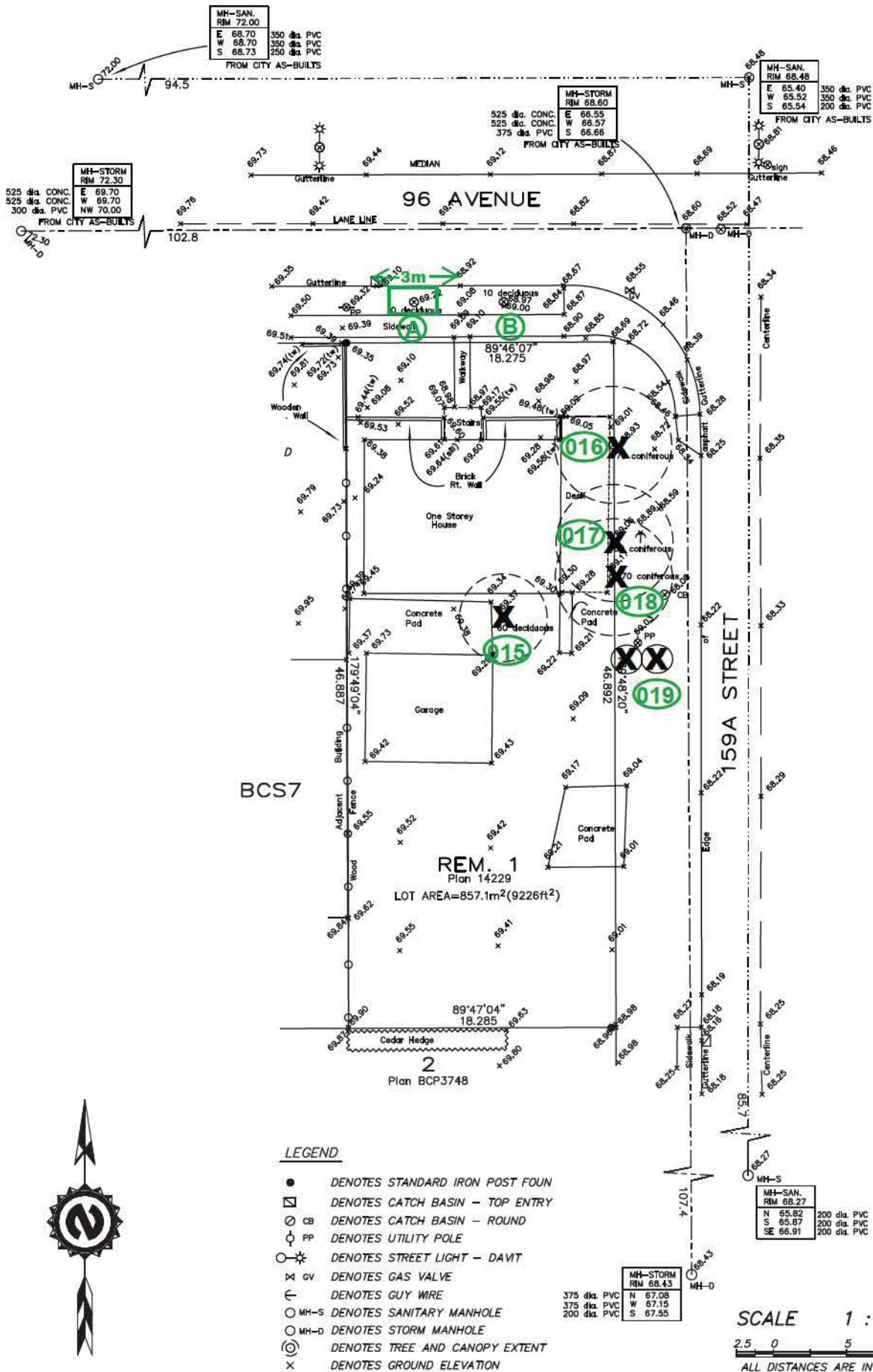
Tree Risk Assessment Qualification #545

604-230-6568

sakura.consulting@outlook.com

TREE RETENTION PLAN

15963 96 Avenue



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0222-00

Issued To: CHANG SHU WEI ENTERPRISES LTD.
(the "Owner")

Address of Owner: 11321 - 162 Street
Surrey, BC V4N 4P5

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: 002-054-558
Lot 1 Section 35 Township 2 New Westminster Plan 14229 Except: Plan BCP44199

15936 - 96 Avenue

(the "Land")

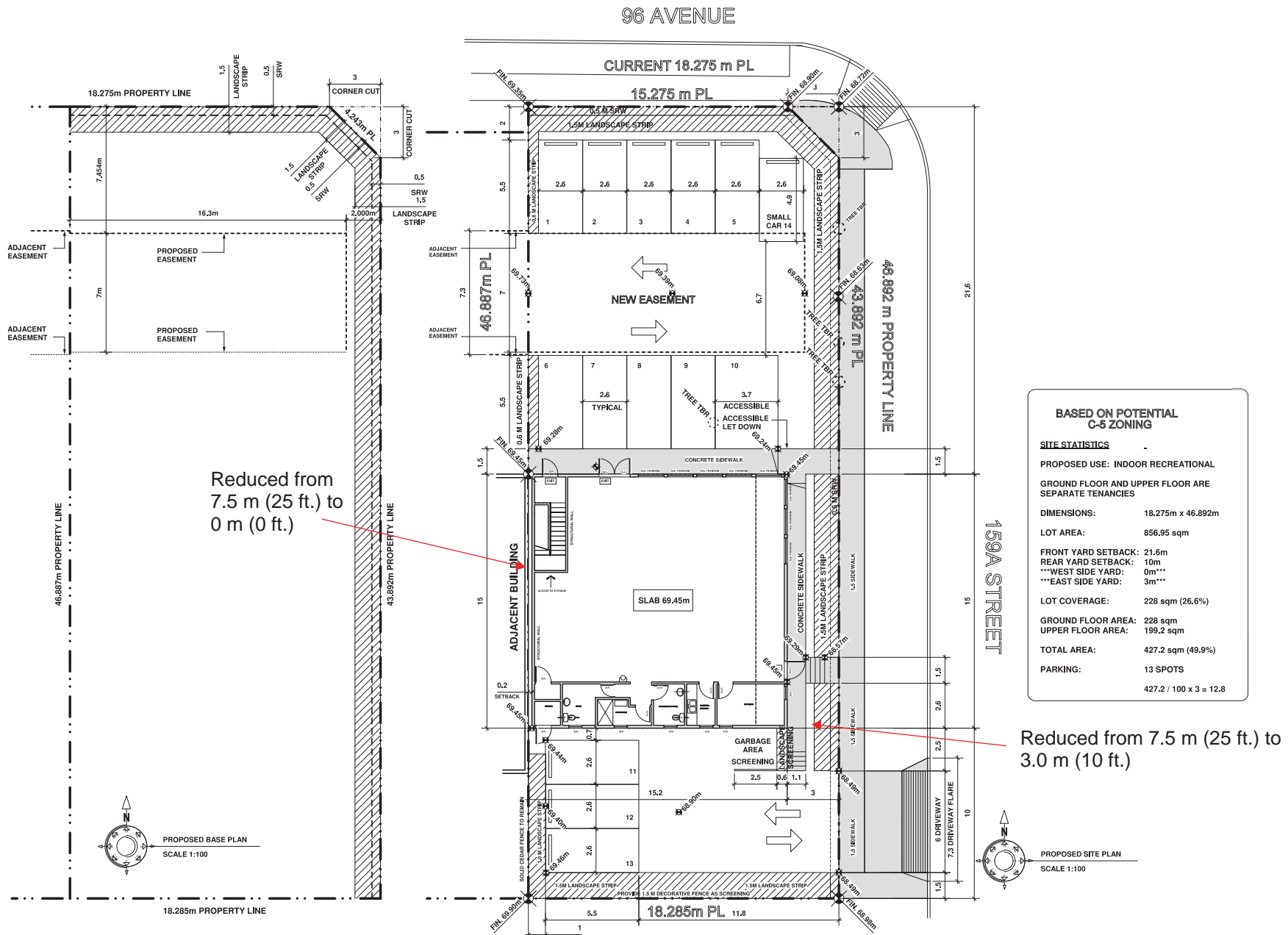
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) to reduce the minimum side yard (west) setback of the C-5 Zone from 7.5 metres (25 ft.) to 0 metres (0 ft.); and
 - (b) to reduce the minimum side yard on flanking street (east) setback of the C-5 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.).
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

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 – Linda Hepner

City Clerk – Jane Sullivan



224 - 2323 Quebec Street
 Vancouver BC V5T 4S7
 Tel 604.266.4677 Fax 604.266.4679

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HEARTH RESPONSIBILITY TO CLIENT WORK

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7	FEB 14 2017	RESUBMIT RZ	VJM
8	MAR 27 2017	RESUBMIT RZ	VJM
9	MAR 30 2017	REVIEW	VJM

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY YOU AND OTHERS A PROFESSIONAL ENGINEER. BY THE ARCHITECT. THE INTEGRITY OF INFORMATION CONTAINED HEREIN IS VERIFIED. NEW RELEASED UPON YOUR PROTECTION PLEASE ENSURE ALL FIRST COPIES ARE ISSUED BY THE ARCHITECT.

Project: **Commercial Building**
 15936 96th Avenue
 Surrey BC

Drawing Title: **SITE PLAN**

Date: JULY 10 2015	Project No.: 1508
Scale: AS SHOWN	Drawing No.:
Drawn By: HAI	A1
Approved By: VJM	