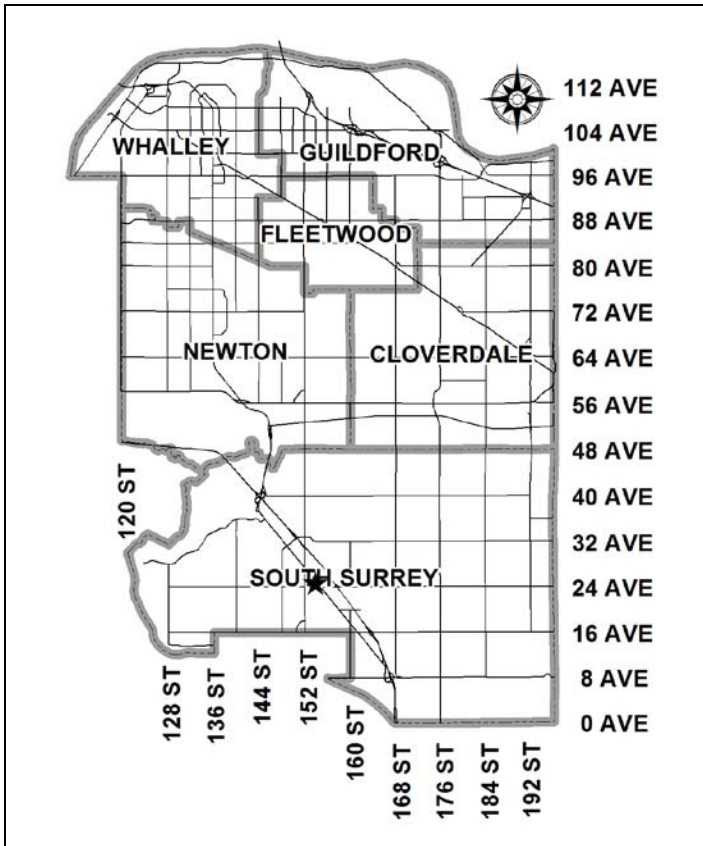


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0137-00

Planning Report Date: July 11, 2016



PROPOSAL:

- **Rezoning** from CHI to CD (based on C-8)
- **Development Variance Permit**

to permit additional retail uses within an existing building.

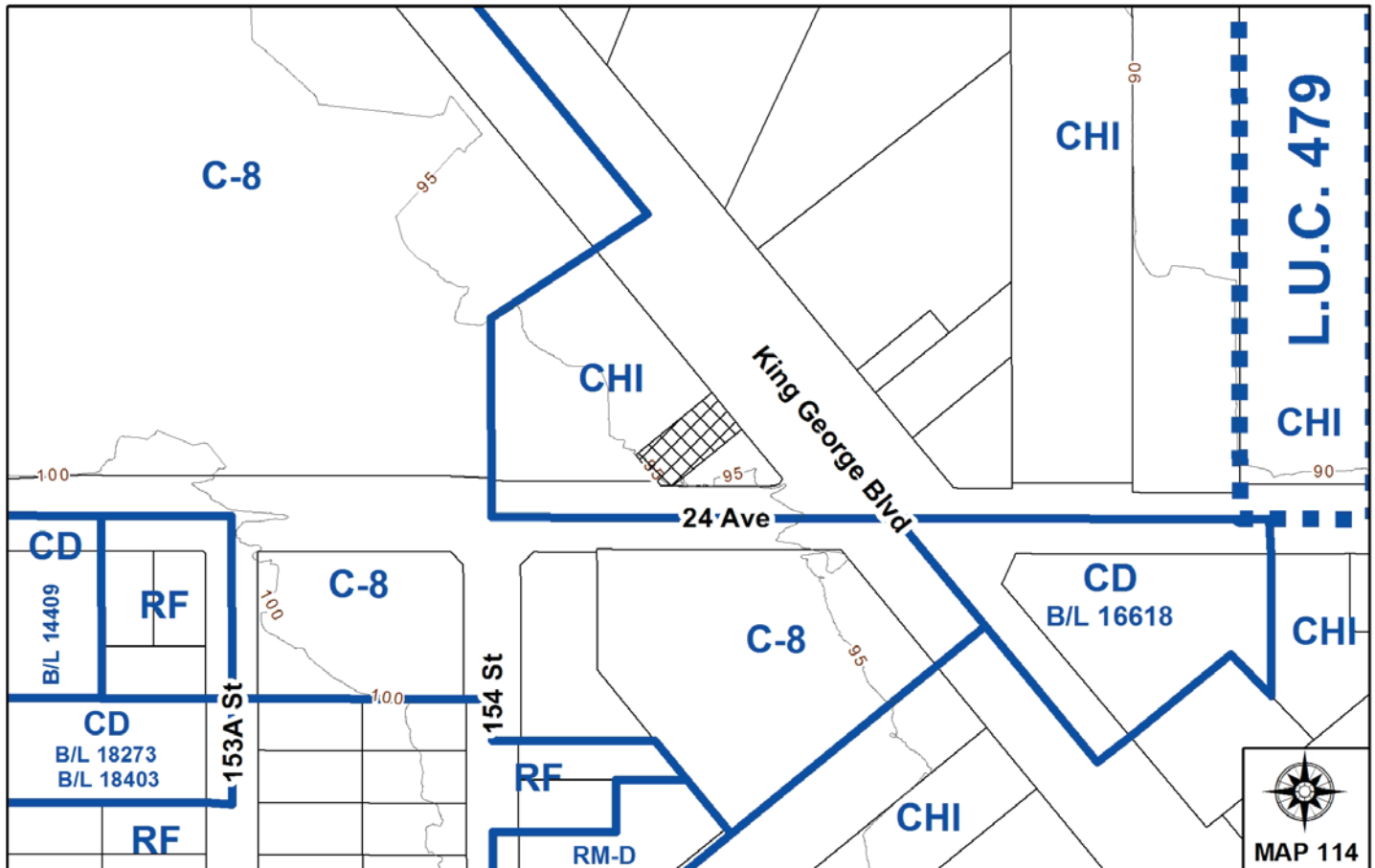
LOCATION: 2423 King George Boulevard

OWNER: Long Holdings Inc.

ZONING: CHI

OCP DESIGNATION: Commercial

NCP DESIGNATION: Institutional



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking variances to partially defer the works and services associated with the development.

RATIONALE OF RECOMMENDATION

- The proposed rezoning complies with the site's Official Community Plan (OCP) Designation.
- The proposal is consistent with the existing uses at the intersection around 24 Avenue and King George Boulevard, which is a Commercial Node.
- The applicant proposes to rezone the site from Highway Commercial Industrial Zone (CHI) to Comprehensive Development Zone (CD based on C-8), in order to permit musical retail sales and rentals, private music lessons, and a small office component.
- The applicant intends to retain the existing building and to make tenant improvements to accommodate the new retail, service and office uses.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Highway Commercial Industrial Zone" (CHI) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0137-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to defer the works and services requirements of Subdivision and Development By-law No. 8830 for a portion of 24 Avenue and King George Boulevard.
3. 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.

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: Furniture warehouse/retail use

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across King George Boulevard):	Highway Commercial uses	Commercial/Commercial	CHI
North (adjacent):	Shopping Centre	Commercial/Shopping Centre	C-8

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East:	Retail warehouse use	Commercial/Institutional	CHI
East (Across King George Boulevard):	Highway commercial uses	Commercial/Commercial	CHI
South (Across 24 Avenue):	Various community commercial uses	Commercial/Commercial and Shopping Centre	C-8
West:	Canada Post facility	Commercial/Institutional	CHI

DEVELOPMENT CONSIDERATIONS

Background and Site Context

- The subject property is a 692 square metre (7,442 sq.ft.) parcel located at 2423 King George Boulevard. The property is designated "Commercial" in the City of Surrey's Official Community Plan and "Institutional" in the King George Highway Corridor Land Use Plan. The property is currently zoned Highway Commercial Industrial Zone (CHI).
- The property was acquired by the current owner, Long and McQuade, with the intention to relocate an existing business from North Delta.
- The property is currently occupied by a custom furniture warehouse/retail user.

Proposal

- The applicant proposes to rezone the site from Highway Commercial Industrial Zone (CHI) to Comprehensive Development Zone (CD based on C8), in order to permit additional retail uses.
- The applicant is seeking to allow musical retail sales and rentals, private music lessons, and a small office component within the existing building, however, the existing CHI Zone allows only limited retail sales uses. The proposed uses are all necessary to the operations of the Long and McQuade business. The applicant intends to retain the existing building and to make tenant improvements to accommodate the new uses.

CD By-law

- The applicant is proposing a CD Zone for the site, based on the Community Commercial Zone (C-8). The table below outlines the differences between the C-8 Zone and the proposed CD Zone:

	C-8	Proposed CD Zone (Based on C-8)
Permitted Retail Uses	Retail stores excluding the following: (a) <i>adult entertainment stores</i> ; and (b) <i>secondhand stores and pawnshops</i> .	Retail stores excluding the following: (a) <i>adult entertainment stores</i> ; and (b) <i>secondhand stores and pawnshops</i> .
Personal Service Uses	Permitted (excluding body rub parlours)	Not Permitted
General Service Uses	Permitted excluding the following: (a) funeral parlours; and (b) drive-through banks)	Permitted excluding the following: (a) funeral parlours; and (b) drive-through banks)
Beverage Container Return Centres	Permitted	Permitted
Eating Establishments	Permitted excluding drive-through restaurants	Permitted excluding drive-through restaurants
Neighbourhood Pubs	Permitted	Not Permitted
Liquor Store	Permitted	Not Permitted
Office Uses	Permitted excluding the following: (a) <i>social escort services</i> ; and (b) <i>methadone clinics</i>	Permitted excluding the following: (a) <i>social escort services</i> ; and (b) <i>methadone clinics</i>
Parking Facilities	Permitted	Not Permitted
Automotive Service uses	Permitted	Not Permitted
Indoor Recreation Facilities	Permitted	Not Permitted
Entertainment Uses	Permitted excluding the following: (a) <i>arcades</i> ; and (b) <i>adult entertainment stores</i>	Not Permitted
Assembly Halls	Permitted	Not Permitted
Community Services	Permitted	Permitted
Child Care Centres	Permitted	Not Permitted
One Dwelling Unit per lot	Permitted	Permitted
Warehouse Use	Not Permitted	Permitted
Density (FAR)	FAR 0.8	FAR 0.6
Setbacks	7.5m (25 ft.) from all property lines.	Front (east): 15 .0 m (49 ft.) Rear (west): 0.0 m (0 ft.) Side (north): 0.0m (0 ft.) Side (south): 0.0m (0 ft.)
Minimum Parcel Size	2,000 sq.m. (0.5 acres.)	690 sq.m. (7400 sq.ft.)

- The CD Zone proposes additional uses not included in the current CHI Zone, specifically expanded retail and office uses. Uses that are typically considered parking intensive have been excluded (e.g. indoor recreation facilities) given the limited number of parking spaces that are available.

- The CD Zone reduces the minimum rear yard (west) and side yard setbacks, and reduces the minimum parcel size of the C-8 Zone to bring the existing non-conforming structure into compliance with the Zoning By-law.
- A small increase to the maximum floor area permitted under the CHI Zone, from 0.5 to 0.6, is required to bring the existing building into compliance with the Zoning By-law.
- The existing structure that is being retained corresponds to all other provisions of the existing C-8 Zone.
- The subject site is located on 24 Avenue, which is designated as an Arterial Road in the Surrey Road Classification Map (R-91), attached as Schedule D to Surrey Subdivision and Development By-law No. 8830. The Surrey Major Road Allowance Map, attached as Schedule K to the Subdivision and Development By-law, identifies a 30-metre (98-ft.) wide road allowance for arterial roads. The current 30-metre (98-ft.) wide road allowance for an arterial road, which was approved in 2011, is a 3.0-metre (10-ft.) increase from the previous arterial road allowance of 27 metres (89 ft.).
- Part 7 Special Building Setbacks of Zoning By-law No. 12000 requires that the setback of buildings on a lot abutting an existing or future major road be measured from the ultimate road right-of-way plus the required setback of the Zone in which the lot is located.
- On this basis, the required rear yard (south) setback for the lot is 15 metres (49 ft.) from the ultimate centreline of 24 Avenue plus the rear yard (south) setback of the proposed CD Zone. However, in this instance, the existing structure, which is not proposed to be altered, encroaches into the ultimate highway allowance by approximately 2.8 metres. As such, the setbacks of the proposed CD Zone will reflect the current siting and setbacks of the existing structure as shown in Appendix II.

Access, Pedestrian Circulation & Parking

- Vehicular and pedestrian access to the property will remain unchanged, with access possible from King George Boulevard and from 24 Avenue.
- The Zoning By-law requires 11 parking spaces based on the proposed uses. The applicant is proposing to provide 14 parking spaces, which satisfies the parking requirements for the site.
- The existing site has 10 spaces located at the front of the building that can be accessed from King George Boulevard, and 4 spaces at the rear of the building that can be accessed from 24 Avenue. There is a reciprocal access easement agreement in place between the applicant and the adjacent property owner to the west at 15415 24 Avenue to facilitate access to the 4 parking spaces at the rear of the site.

PRE-NOTIFICATION

- Pre-notification letters were sent on May 20, 2016 to 107 households within 100 metres (328 ft.) of the site. The development proposal sign was erected on June 1, 2016. Staff received 1 response from the public expressing the following concern:

- Potential Noise Concern

A resident of the Pacifica Retirement Residences, located to the north of the subject site at 2511 King George Boulevard, expressed concerns regarding the potential of noise from the proposed additional uses, specifically related to music lessons.

(The proposed additional uses are to be contained within the existing building. Staff does not anticipate any noise or nuisance from the proposed musical instrument instruction, rental, or retails uses.)

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 5, 2016. 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)	<ul style="list-style-type: none"> • The subject site is designated “Institutional” in the King George Highway Corridor Plan. • The site is contiguous with a Canada Post facility and is part of a commercial node at the corner of King George Boulevard and 24 Avenue.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The applicant proposes additional uses within an existing structure.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • n/a
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • n/a
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • n/a
6. Green Certification (F1)	<ul style="list-style-type: none"> • n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The proposed rezoning does not propose any new structures. The applicant will make use of the existing building, with interior renovations to permit a musical instrument retail shop and music instruction uses.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary Part V of the Subdivision and Development By-law, No. 8830, by deferring until the future redevelopment of the site the ultimate works and services at this location.

Applicant's Reasons:

- The applicant proposes to rezone the site from CHI to CD (based on C-8), in order to permit additional retail uses as the existing CHI Zone allows only limited retail sales uses. The applicant intends to retain the existing building and to make tenant improvements to accommodate the new uses. No changes to the exterior of the structure are proposed.

Staff Comments:

- The change in zoning from CHI to CD (based on C-8) is anticipated as an interim measure to accommodate a minor change in use.
- Upon the ultimate redevelopment of the site, the works and services identified by the Engineering Department (Appendix III) will be required.
- Staff support the proposed variance.

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
Appendix III.	Engineering Summary
Appendix IV	Proposed CD By-law
Appendix V	Development Variance Permit No. 7916-0137-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

RJG/dk

Information for City Clerk

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

1. (a) Agent: Name: Laura Jones
 Pacific Land Group Ltd.
 Address: 12992 - 76 Avenue, Unit 212
 Surrey, BC V3W 2V6

 Tel: 604-501-1624 - Work
 604-501-1624 - Cellular

2. Properties involved in the Application
 - (a) Civic Address: 2423 King George Boulevard

 - (b) Civic Address: 2423 King George Boulevard
 Owner: Long Holdings Inc.
 PID: 007-065-124
 Lot B Section 23 Township 1 Plan 13074 New Westminster District Except Plan Part Road
 On Plan Bcp22217

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

 - (b) Proceed with Public Notification for Development Variance Permit No. 7916-0137-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on CHI)

Required Development Data	Existing Zone: Minimum Required / Maximum Allowed	Proposed CD Zone
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		692 sq. m.
LOT COVERAGE (in % of net lot area)		270 sq. m.
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	50%	39%
SETBACKS (in metres)		
Front (north)	7.5 m	15. m
Rear (south)	7.5 m	0.0 m
Side #1 (west)	7.5 m	0.0 m
Side #2 (east)	7.5 m	0.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	7.5 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		n/a
FLOOR AREA: Commercial		136 sq. m. (mezz)
Retail		270 sq. m (main)
Office		
Total		406 sq. m.
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		406 sq. m.

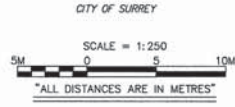
** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)	0.80	0.59
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	11	14
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	11	14
Number of disabled stalls	1	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	NO
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B.C. LAND SURVEYOR'S PLAN SHOWING TOPOGRAPHIC SURVEY ON LOT "B" EXCEPT PART DEDICATED ROAD ON PLAN BCP22217 SECTION 23 TOWNSHIP 1 NWD PLAN 13074

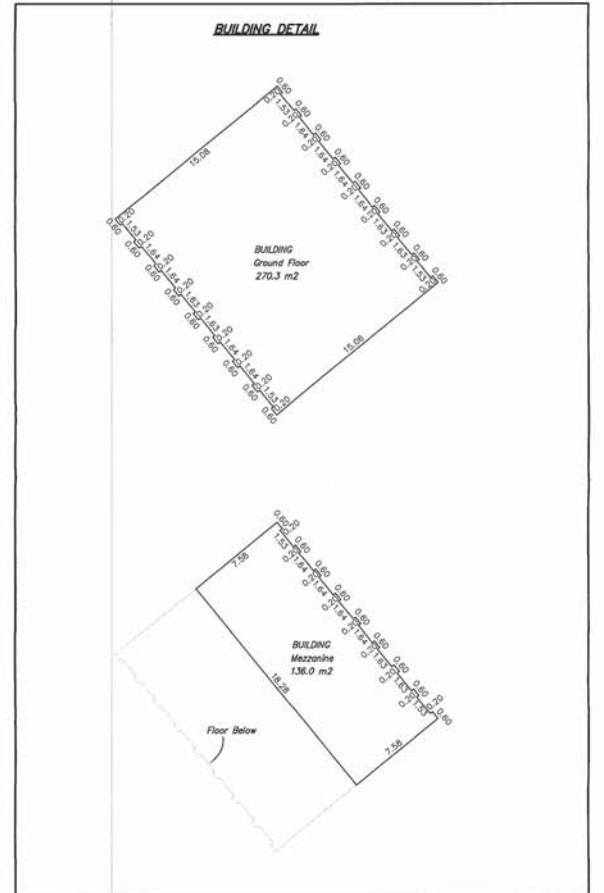
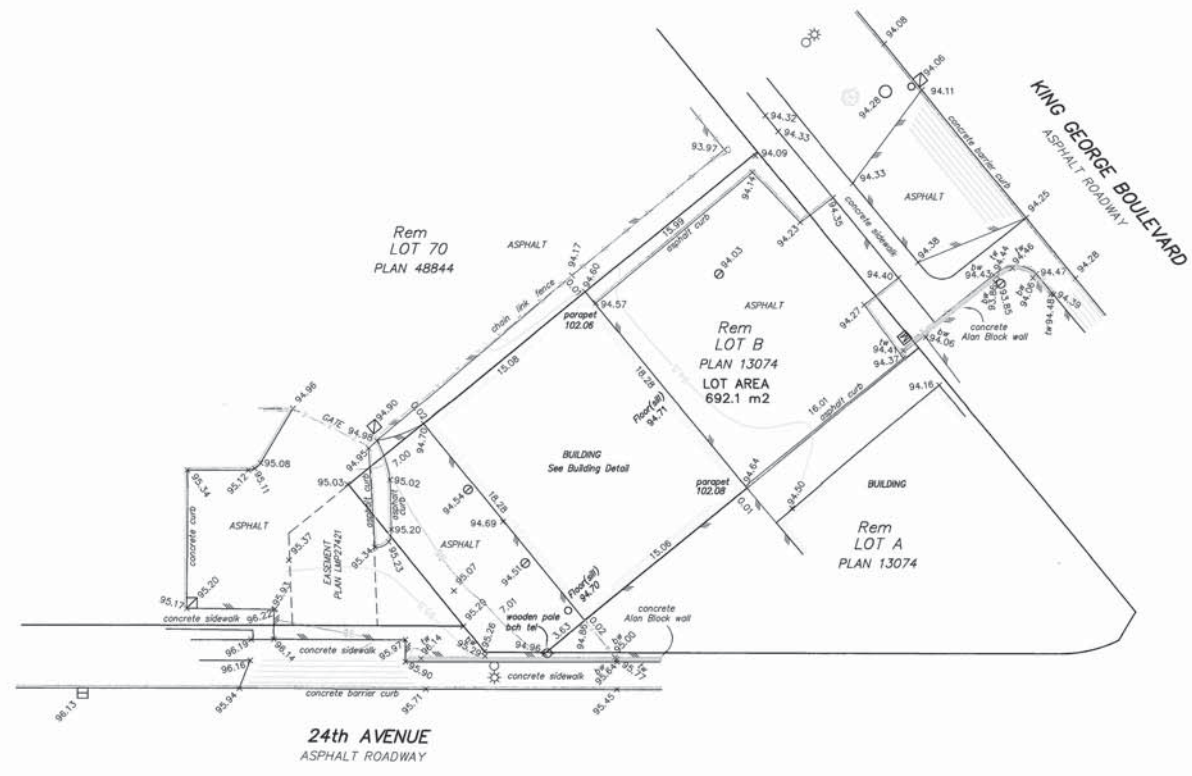


The intended plot size of this plan is 914mm (36") in width by 610mm (24") in height (Architectural D size) when plotted at a scale of 1:250

P.I.D. 007-085-124
SUBJECT PROPERTY MAY BE AFFECTED BY COVENANT ACS8162, EASEMENT BNS2840 (PLAN LMP27421)
CIVIC ADDRESS: #2423 KING GEORGE BOULEVARD

NOTE:
Elevations shown are in METRES and derived from GEODETIC DATUM (CVD28CVR0).

B.M.:
Monument #5743
24th Avenue & 154th Street
GEODETIC ELEV. 96.67m(CVD28CVR0)



NOTE: LOT DIMENSIONS FROM LAND TITLE OFFICE RECORDS
LOT DIMENSIONS ARE DERIVED FROM PLANS BCP22217 & 13074

CONTOURS ARE AT 0.5m INTERVALS

SOUTH FRASER LAND SURVEYING LTD.
#212 - 12992 76th AVENUE
SURREY, B.C. V3W 2V6
604-599-1886
16106SELV

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

This plan was prepared for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

* THIS DOCUMENT IS NOT VALID *
UNLESS ORIGINALLY SIGNED AND SEALED

© All rights reserved. No person may copy, reproduce, transmit, or otherwise use this document in whole or in part without the consent of the signatory.

Certified correct this 17th day of MARCH 2016
[Signature]
B.C.L.S. 16106SELV

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

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

DATE: **June 22, 2016** PROJECT FILE: **7816-0137-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 2423 King George Boulevard**

REZONE

Property and Right-of-Way Requirements

- Dedicate 1.870 m along 24 Avenue towards a 30.0 m Arterial Road allowance. Dedication reduced from 3.0 m at this time to accommodate retention of the existing building.
- Register 0.5 m statutory rights-of-way along King George Boulevard for inspection chambers and sidewalk maintenance.

Works and Services

The change in zoning from CHI to CD is anticipated as an interim measure to accommodate a minor change in use. Upon the ultimate redevelopment of the site, the following works are likely to be required:

- Lot at the property line must be graded to ± 300 mm from centerline road elevation.
- Provide or upgrade all service connections to the lot.

A Servicing Agreement is not required prior to this current rezoning.

DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Variance Permit.



Rémi Dubé, P.Eng.
Development Services Manager
MB

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: HIGHWAY COMMERCIAL INDUSTRIAL ZONE (CHI)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 007-065-124

Lot B Section 23 Township 1 Plan 13074 New Westminster District Except Plan Part Road
On Plan Bcp22217

2423 King George Boulevard

(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 commercial and related uses.

B. Permitted Uses

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

- 1. *Eating establishments* excluding *drive-through restaurants*.
- 2. *General service uses* excluding *drive-through banks*.

3. *Beverage container return centres* provided that:
 - (a) The use is confined to an enclosed *building* or a part of an enclosed *building*; and
 - (b) The *beverage container return centre* does not exceed a *gross floor area* of 418 sq. metres (4,500 sq.ft.).
4. *Retail stores* excluding the following:
 - (a) *Adult entertainment stores*; and
 - (b) *Pawnshops*.
5. *Warehouse uses*.
6. *Community services*.
7. *Office uses* excluding the following:
 - (a) *Social escort services*; and
 - (b) *Methadone clinics*.
8. *Accessory uses* including the following:
 - (a) One *dwelling unit* per *lot* provided that the *dwelling unit* is:
 - i. Contained within the *principal building*; and
 - ii. Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the *lot*.

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 0.6.

E. Lot Coverage

The *lot coverage* shall not exceed 50%.

F. Yards and Setbacks

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

Use	Setback	Front Yard (East)	Rear Yard (West)	Side Yard
<i>Principal Buildings and Accessory Buildings and Structures</i>		15.0 m (49 ft.)	0.0 m (0.0 ft.)	0.0 m (0.0 ft.)

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

G. Height of Buildings

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

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

H. Off-Street Parking

Parking spaces shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. 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 and a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lot*.

5. Loading areas, garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping screen*, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. Garbage containers and *passive recycling containers* shall not be located along any required *setbacks* adjacent any *residential lot*.
2. Outdoor storage of any goods, materials, or supplies is specifically prohibited, notwithstanding any other provisions in 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>
690 sq. m. [7,400 sq. ft.]	18.0 metres [59 ft.]	38.0 metres [125 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 C-8 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 C-8 Zone.
 9. 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

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0137-00

Issued To: Long Holdings Inc
(the Owner)

Address of Owner: 722 ROSEBANK RD
PICKERING ON L1W 4B2

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: 007-065-124
007-065-124 LOT B SECTION 23 TOWNSHIP 1 PLAN 13074 NWD EXCEPT PLAN PART ROAD
ON PLAN BCP22217
2423 King George Blvd

(the "Land")

3. Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:
 - (a) to defer the works and services requirements for a portion of King George Boulevard and 24 Avenue.
4. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit applies to the 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.

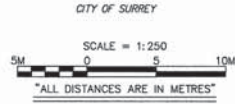
8. This development variance permit is not a building permit.

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan

B.C. LAND SURVEYOR'S PLAN SHOWING TOPOGRAPHIC SURVEY ON LOT "B" EXCEPT PART DEDICATED ROAD ON PLAN BCP22217 SECTION 23 TOWNSHIP 1 NWD PLAN 13074

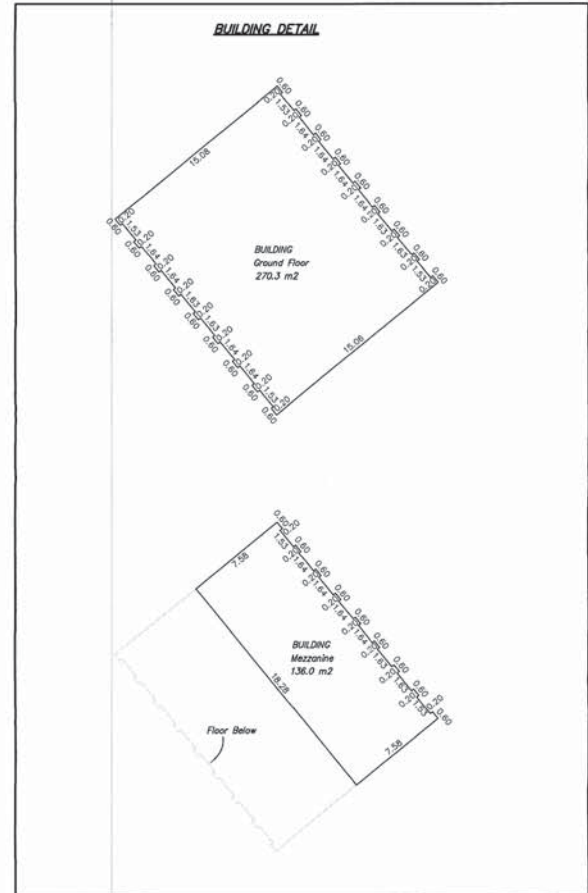
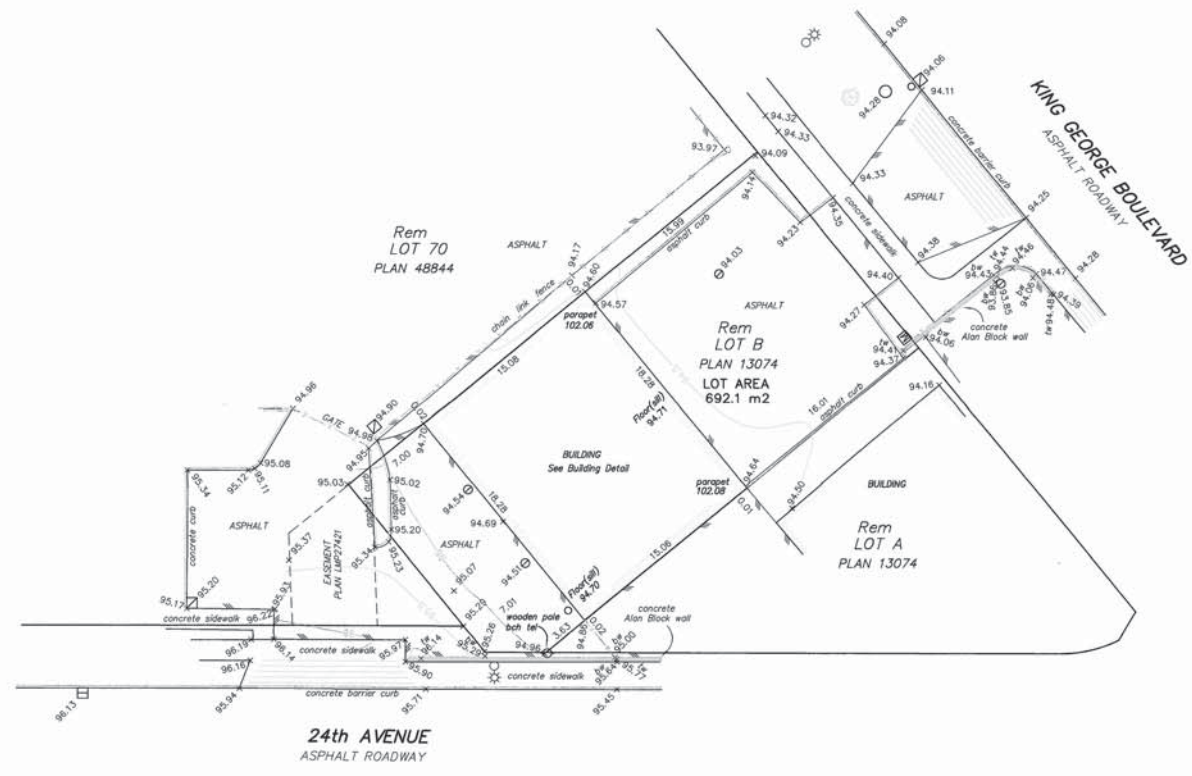


The intended plot size of this plan is 914mm (36") in width by 610mm (24") in height (Architectural D size) when plotted at a scale of 1:250

P.I.D. 007-085-124
SUBJECT PROPERTY MAY BE AFFECTED BY COVENANT ACS8162, EASEMENT BNS2640 (PLAN LMP27421)
CIVIC ADDRESS: #2423 KING GEORGE BOULEVARD

NOTE:
Elevations shown are in METRES and derived from GEODETIC DATUM (CVD28CVR0).

B.M.:
Monument #5743
24th Avenue & 154th Street
GEODETIC ELEV. 96.67m(CVD28CVR0)



NOTE: LOT DIMENSIONS FROM LAND TITLE OFFICE RECORDS
LOT DIMENSIONS ARE DERIVED FROM PLANS BCP22217 & 13074

CONTOURS ARE AT 0.5m INTERVALS

SOUTH FRASER LAND SURVEYING LTD.
#212 - 12992 76th AVENUE
SURREY, B.C. V3W 2V6
604-599-1886
16106SELV

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

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Certified correct this 17th day of MARCH 2016
[Signature]
B.C.L.S. 16106SELV