

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0201-00

Planning Report Date: February 11, 2019

PROPOSAL:

- Amend CD By-law No. 14723B
- **NCP Amendment** to introduce a new land use designation: Institution and Recreation
- **NCP Amendment** from Ice Rink to Institution and Recreation
- **Development Permit**

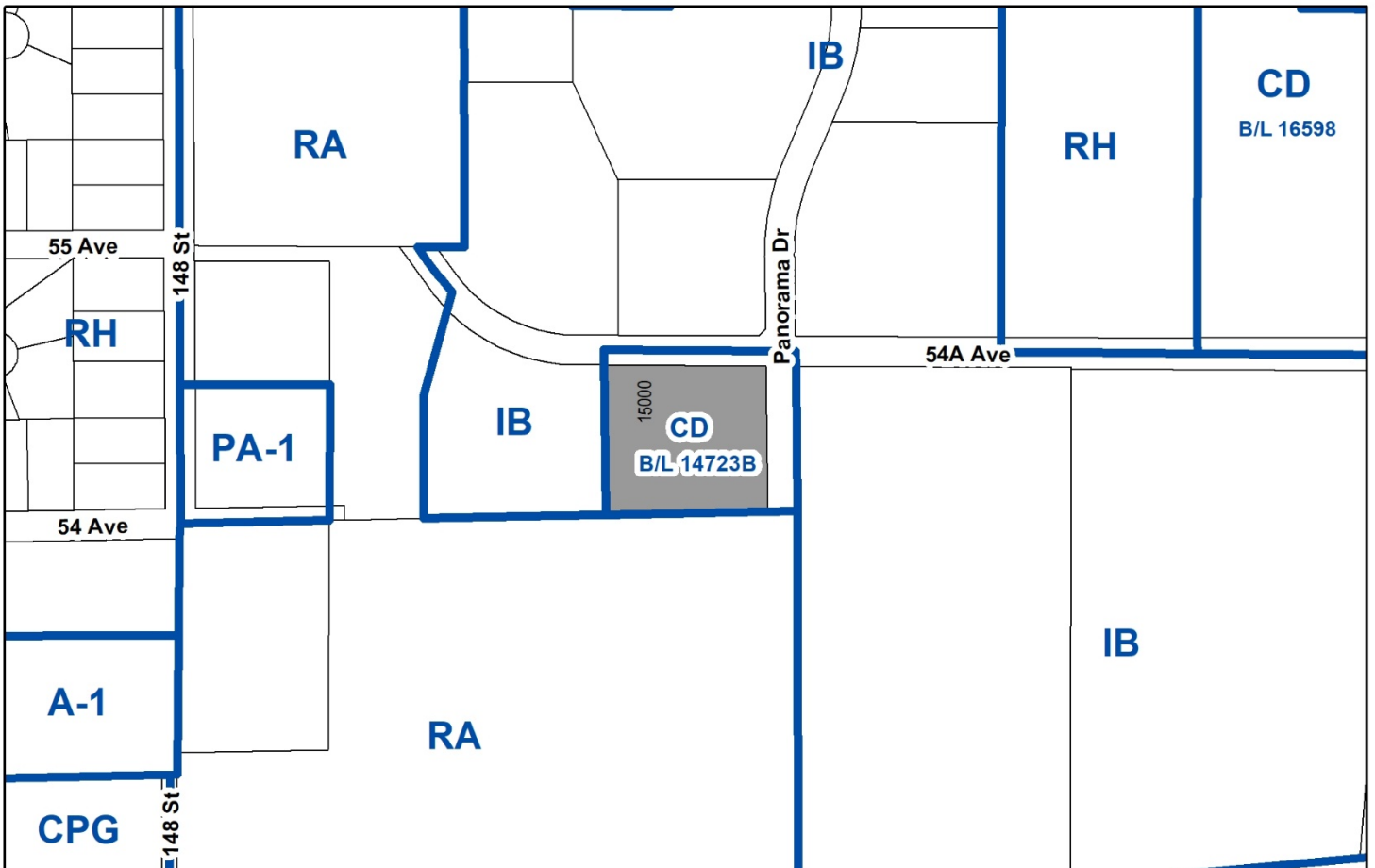
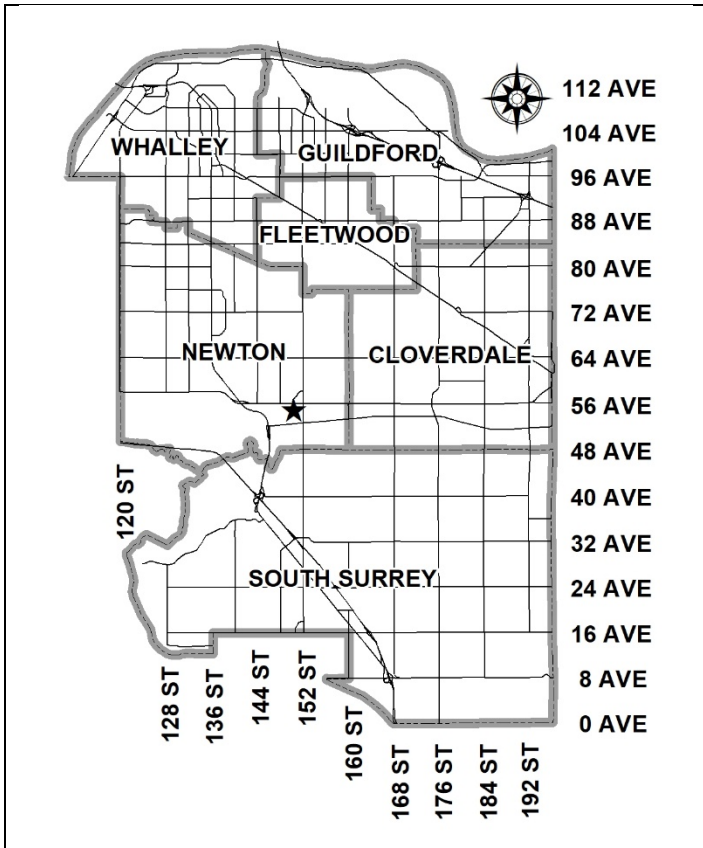
to allow a private school as a permitted use within an existing commercial building.

LOCATION: 15000 - 54A Avenue

ZONING: CD (By-law No. 14723B)

OCP DESIGNATION: Mixed Employment

NCP DESIGNATION: Ice Rink



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing to amend Comprehensive Development (CD) By-law No. 14723B.
- Approval to draft Development Permit No. 7918-0201-00.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes amendments to the East Panorama Ridge Neighbourhood Concept Plan (NCP) to introduce a new land use designation "Institution and Recreation" and to redesignate the site from "Ice Rink" to "Institution and Recreation".

RATIONALE OF RECOMMENDATION

- The applicant operates an ice rink on the subject site, and would like to permit a private school, as regulated under the Independent School Act. The school fulfills the requirements of the BC School curriculum in a hockey-based environment.
- The introduction of an education use will complement the employment base use in the surrounding area which is supported under the site's current Official Community Plan (OCP) designation of Mixed Employment.
- The site's current NCP designation of 'Ice Rink' permits the operation of an ice rink. While part of the function of the proposed hockey-based curriculum may be provided under the site's current NCP designation, the introduction of and redesignation of a new land use designation: 'Institution and Recreation' is required to accommodate the proposed educational uses.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law No. 14723B", and a date be set for Public Hearing;
2. Council authorize staff to draft Development Permit No. 7918-0201-00 generally in accordance with the attached drawings (Appendix II).
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;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) final 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department.
4. Council pass a resolution to introduce a new designation in the East Panorama Ridge Neighbourhood Concept Plan "Institution and Recreation" and to redesignate the land from "Ice Rink" to "Institution and Recreation" when the project is considered for final adoption.

REFERRALS

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
- Parks, Recreation & Culture: No concerns.
- Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Excellent Ice (Ice Rink)

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 54 A Avenue):	Vacant	Proposed Business Park	IB
East (Across Panorama Drive (unopened)):	Business Park	Existing Business Park	IB
South:	Vacant	Proposed Business Park	RA
West:	Business Park	Proposed Business Park	IB

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 15000 54A Avenue in the East Panorama Ridge Neighbourhood Concept Plan (NCP) area and is designated "Ice Rink" in the NCP. The site is occupied by Excellent Ice.
- The site was rezoned to CD (By-law No. 14723) as part of Development Application No. 7998-0078-00 to allow for the development of a twin sheet ice rink facility and accessory uses (pro shop, meeting rooms and lounge). A second Development Application (No. 7900-0342-00) was submitted to amend the CD zone to allow an expansion to the existing ice rink.
- The applicant is proposing an expansion to the existing facility to accommodate classrooms for a private school and additional changing rooms.

Current proposal

- The applicant is proposing an expansion to the existing facility to accommodate classrooms for a private school and additional changing rooms.
- The proposed private school, Excellent Ice Academy, would be for grades Kindergarten through Grade 12, and would be regulated under the Independent Schools Act.
- The applicant is expecting a total of 100 students on opening day, with the maximum number of students of 300 in the ultimate condition. The classroom sizes and parking have been calculated based on the ultimate condition.
- CD By-law No. 14723B which regulates development on the site does not permit private schools and therefore the owner is proposing an amendment to the current CD By-law No. 14723B to permit the school. A Development Permit is also proposed to allow for exterior modification to the building which will allow the provision of classroom space.

- The school will use 1,267 square metres (13,646 sq.ft.) of floor space. At this time, they anticipate that this portion of their school will have approximately a total capacity of 300 students.
- Currently, private schools are only permitted under the "Institutional 1 Zone (PA-1)", with a limited enrolment of 50 students, and the "Institutional 2 Zone (PA-2)" with unlimited enrollment. The proposed amendment to CD By-law No. 14723B will allow for a private school to operate in a unique urban environment on the subject site.
- The proposed private school is considered a complementary use to the office and commercial uses already permitted in the area.

PRE-NOTIFICATION

- Pre-notification letters were sent on January 11, 2019 and a Development Proposal sign was installed on the property on January 15, 2019. To date, staff have not received any inquiries with respect to this proposal.

JUSTIFICATION FOR PLAN AMENDMENT

- Under the Panorama Ridge Neighbourhood Concept Plan (NCP), the site is currently designated as 'Ice Rink'. An NCP amendment is proposed to re-designate the site from 'Ice Rink' to 'Institution and Recreation' to allow a hockey academy (private school) as an accessory use. The primary use of the building will remain as the ice rink.
- The proposal is in keeping with the 'Mixed Employment' designation in the Official Community Plan (OCP).
- The introduction of an education use will complement the employment base use in the surrounding area which is supported under the site's current Official Community Plan (OCP) designation of Mixed Employment.
- The site's current NCP designation of 'Ice Rink' permits the operation of an ice rink. While part of the function of the proposed hockey-based curriculum may be provided under the site's current NCP designation, the introduction of and redesignation of a new land use designation: 'Institution and Recreation' is required to ensure that proposed educational uses may be accommodated on the site.

DESIGN PROPOSAL AND REVIEW

Building Design

- The proposal will add a new main entrance canopy feature on the north façade along 54A Avenue. The prominent north facade will be enhanced with an architectural screen wall and curtain wall glazing.

- The façade consists of simple cast-in-place concrete and concrete block, painted white. The colour scheme utilizes shades of grey and white. The proposed building incorporates high quality materials and design.
- Overall, the building is proposed to have a modern design. Architectural emphasis is placed on the main entrance to the building with the use of glazing and articulation to provide visual interest.

Access and Parking

- The parking provision of Surrey Zoning By-law requires the following:
 - 3 spaces per classroom;
 - 2.5 parking spaces per 100 square metres (1,075 sq. ft.) of floor area of the associated as a skating rink;
 - 2 parking spaces for loading/unloading of buses;
 - 10 parking spaces per 100 square metres of the cafeteria; and
 - 2.5 parking spaces per 100 square metres of office space.
- Based on the above, a total of 130 parking spaces is required for this project. There are currently 130 parking spaces allocated for the recreational and institutional uses within this development, which meets the Zoning By-law requirement.
- The applicants have added a looped one-way drop off area. Students and customers will enter through the west entrance and exit using the east exit. Signage will be required on site to ensure one-way traffic.

Landscaping

- A 3.0 metre (10 ft.) wide landscaping strip for screening will be installed consisting of grass cover, coniferous and deciduous trees along Panorama Drive and 54A Avenue.
- Landscaping on the site will consist of a variety of trees including Red Maple, Red Tipped Norway Spruce, Red Oak and Douglas Fir, and a number of shrubs including Russian Sage, Snowflake Mochorange, Luykens Laurel, White Bergenia, Bigroot Geranium and Canadian Creeper Cotoneaster.

TREES

- Austin Peterson, ISA Certified Arborist of Van Der Zalm & Associates 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 (excluding Alder and Cottonwood Trees)			
Pure Leaf Plum	6	0	6
Scarlet Oak	5	3	2
Red Oak	7	2	5
Red Maple	11	2	9
Paper Birch	2	1	1
Mountain Ash	1	0	1
Coniferous Trees			
Douglas Fir	3	0	3
Red Cedar	2	0	2
Total (excluding Alder and Cottonwood Trees)	37	8	29
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		33	
Total Retained and Replacement Trees		62	
Contribution to the Green City Fund		\$0	

- The Arborist Assessment states that there are a total of 37 protected trees on the site. There are no Alder or Cottonwood trees on the property. It was determined that 29 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 for these trees. This will require a total of 16 replacement trees on the site. The applicant has proposed 33 replacements trees which exceed the tree replacement
- The new trees on the site will consist of a variety of trees including Red Maple, Red Tipped Norway Spruce, Red Oak and Douglas Fir.
- In summary, a total of 62 trees are proposed to be retained or replaced on the site. No contribution is required to the Green City Fund.

ADVISORY DESIGN PANEL

The application was not referred to the Advisory Design Panel (ADP), but was reviewed by City Staff and found to be satisfactory. The proposed development was evaluated based on compliance with the design guidelines for Panorama Ridge Neighbourhood Concept Plan and the OCP.

SUSTAINABLE DEVELOPMENT CHECKLIST

On April 23, 2018, the applicant prepared and submitted a sustainable development checklist for the development site. The table below summarizes the 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 development application is consistent with the prescribed use (Land Use Designation and Zoning) and site context.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The project density is in keeping with the Zoning By-law.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The project will incorporate low maintenance/drought resistant landscaping.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The project will include on-site bicycle rack parking.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> The site will utilize CPTED (Crime Prevention through Environmental Design) principles.
6. Green Certification (F1)	<ul style="list-style-type: none"> None proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> None proposed.

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.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	NCP Redesignation Plan
Appendix VI.	CD Bylaw Amendment

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

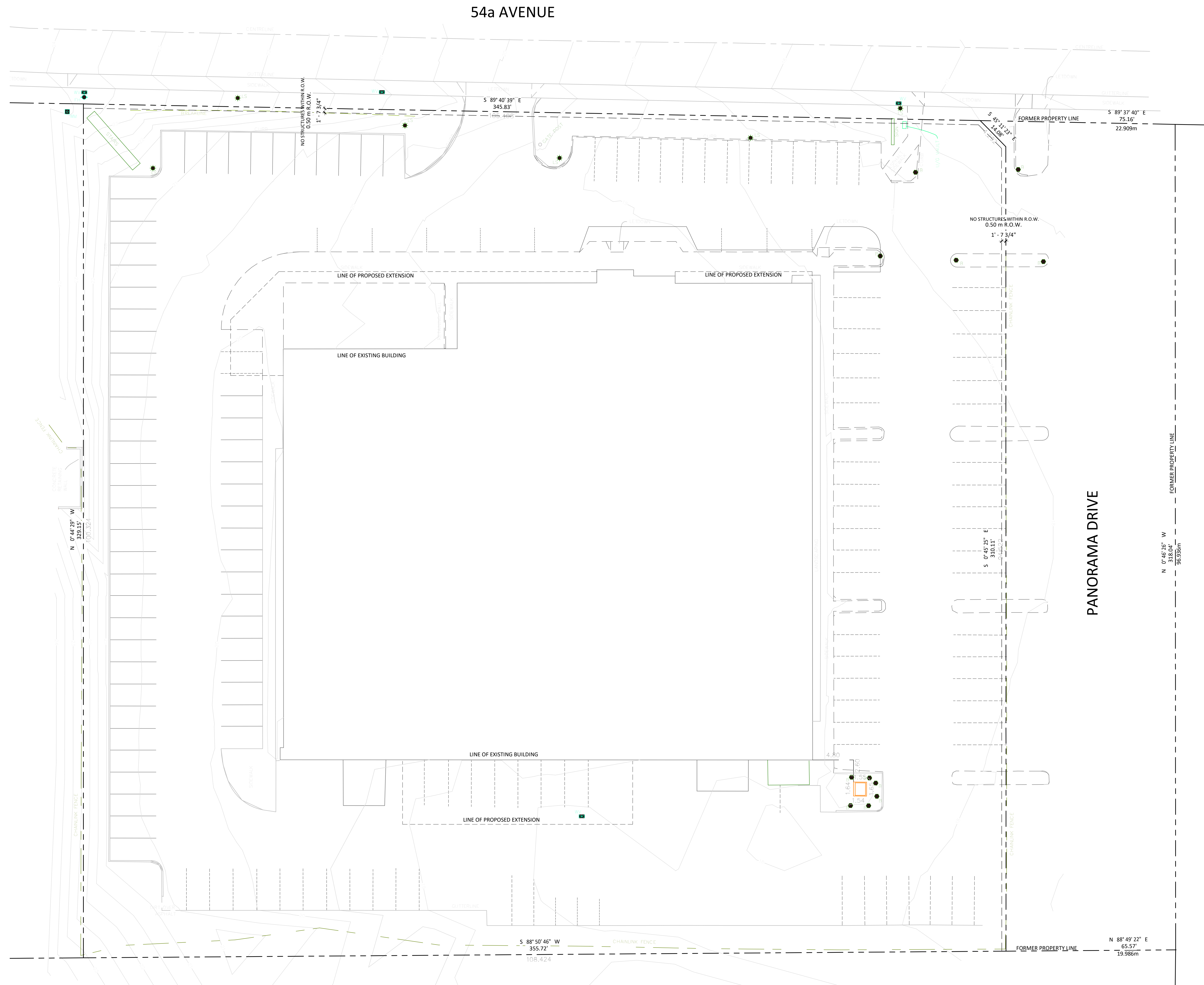
Proposed/Existing Zoning: CD Zone

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	10,724	
Road Widening area		
Undevelopable area		
Net Total	10,724	10,724
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	36%
SETBACKS (in metres)		
Front	7.5	15.2
Rear	7.5	15.2
West	0.0	16.9
East	7.5	21.7
BUILDING HEIGHT (in metres/storeys)		
Principal	12.0	11.0
Accessory	6.0	n/a
TOTAL BUILDING FLOOR AREA		5,365
DENSITY		
FAR (gross)		
FAR (net)		
PARKING (number of stalls)		
Total Number of Parking Spaces	129	129
Number of accessible stalls	2	2
Number of small cars	44/35% of Total Number of Units	8 /6% of Total Number of Units
Tandem Parking Spaces		n/a
Size of Tandem Parking Spaces		n/a

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

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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REVISIONS	
DATE	DESCRIPTION
4 2018.09.25	ISSUE FOR DEVELOPMENT PERMIT_REVI



1 SITE - SURVEY INFO
A3.01 1/16" = 1'-0"

**EXCELLENT
ICE / THE HILL
ACADEMY**

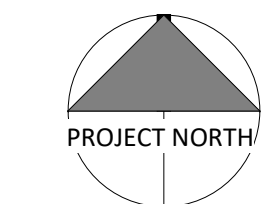
15000 54A AVE
SURREY, BC

title
SITE SURVEY INFO

scale 1/16" = 1'-0"
date AUGUST 2018
drawn TV checked GK

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sheet no. A0.02

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REVISIONS

DAT	DESCRIPTION
1 MAY 3, 2017	ISSUE FOR REVIEW
2 MAY 25, 2017	ISSUE FOR CONSULTANT INPUT
3 MAY 18, 2018	ISSUE FOR DEVELOPMENT PERMIT
4 2018.09.25	ISSUE FOR DEVELOPMENT PERMIT_REV1
5 2018.10.31	ISSUE FOR DEVELOPMENT PERMIT_REV2

Excellent Ice - 15000 54A Avenue, Surrey

Zoning Information

Zone: CD
Address: 15000 54A Avenue, Surrey, BC
Legal: Lot 1 Section 3 Township 2 New Westminster District Plan LMP 38834
Site Area: 115,456 (square feet)
10,726.21 (square metres)

DENSITY (FAR)	FRONT YARD	REAR YARD	WEST YARD	EAST YARD	LOT COVERAGE	HEIGHT
Allowed: 0.75 (8,044.85m ²)	7.5m	7.5m	0.0m	7.5m	45% (4,826.79m ²)	12.0m
Proposed: 0.46 (4,916.81m ²)	15.21m	15.22m	16.89m	21.70m	35% (3,761.83m ²)	10.96m

Occupancy & Washroom Calculations

Floor	Occupancy	Area per person (m ²)	Area of Occupancy (ft ²)	Area of Occupancy (m ²)	Occupant Load (persons)	Notes	
Level 1	Classrooms	1.85	1,893.00	175.87	95.06		
	South Change rooms/Lockers	n/a	2,220.00	206.24			
	Back of House	46.00	1,222.00	113.53	2.47		
	Rink 1	n/a	7,662.00	711.82	20.00	(assumed)	
	Rink 2	n/a	7,661.00	711.73	20.00	(assumed)	
	Rink 3	n/a	7,662.00	711.82	20.00	(assumed)	
	Lobby reception	9.30	478.00	44.41	4.78		
	Circulation	n/a	7,655.00	711.17			
	Rink 1 changerooms	serves rink	1,151.00	106.93			
	Rink 2 changerooms	serves rink	1,831.00	170.11			
Rink 3 changerooms	serves rink	1,057.00	98.20				
			3,761.83	162.31	Total L1		
Level 2	Cafeteria	1.20	3,064.00	284.66	237.21	**max 80 according to zoning bylaw	
	Classrooms	1.85	2,967.00	275.64	149.00		
	Shooting floor (south of Rink 1)	n/a	1,425.00	132.39			
	Kitchen	9.30	300.00	27.87	3.00		
	Laboratories	4.60	1,510.00	140.28	30.50		
	School Admin	9.30	1,629.00	151.34	16.27		
	Storage	46.00	200.00	18.58	0.40		
	Circulation to shooting floor	serves floor	1,337.00	124.21			
				1,154.97	436.38	Total L2	
				4,916.81	598.69	Total - entire building	

minus 10 persons per 3.7.2.2.3):
univ. toilets provided on L1 & L2
294.34 # persons of each sex
10 # water closets (Female)
5 # water closets (Male)
15 Total WIC's Required
15 WIC's Provided

Car Parking Requirements

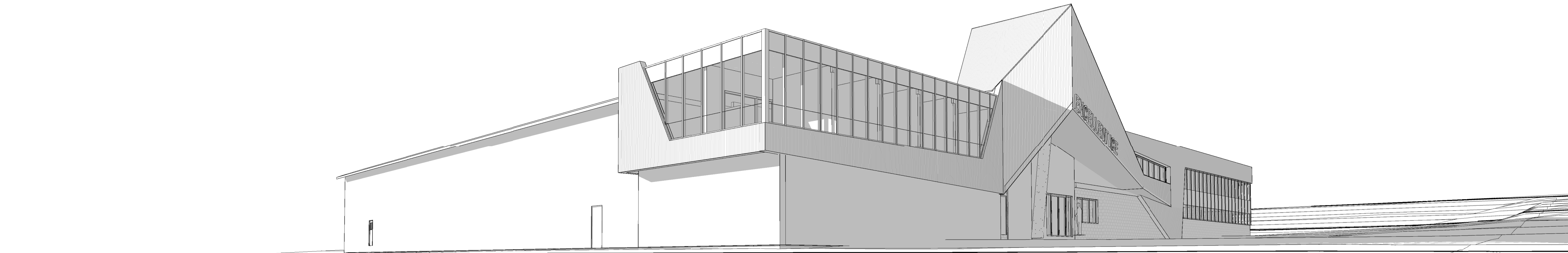
Floor	Occupancy	Stall Calc. per Zoning	Area of Occupancy (ft ²)	Area of Occupancy (m ²)	Stall Count Required	Notes
Level 1	Classrooms	3 per class	1,893.00	175.87	9.00	3 classrooms @ L1
	Rink 1	2 for buses	7,662.00	711.82	2.00	For entire school use
	Rink 2	2.5 per 100m ²	7,661.00	711.73	17.79	
	Rink 3	2.5 per 100m ²	7,662.00	711.82	17.80	
				64.38	Total L1 - Car requirement	
Level 2	Cafeteria	10 per 100m ²	3,064.00	284.66	28.47	"Eating establishment"
	Classrooms	3 per class	2,967.00	275.64	12.00	4 classrooms @ L2
	Laboratories	3 per class	1,510.00	140.28	6.00	2 labs @ L2
	School Admin	2.5 per 100m ²	1,629.00	151.34	3.78	"Office use"
				50.25	Total L2 - Car requirement	
				114.63	Total parking stalls req'd	
				2.00	Req'd Disabled stalls	
				40.12	Max. Allowable small cars	
				134	Total Parking stalls provided	

Bicycle Parking Requirements

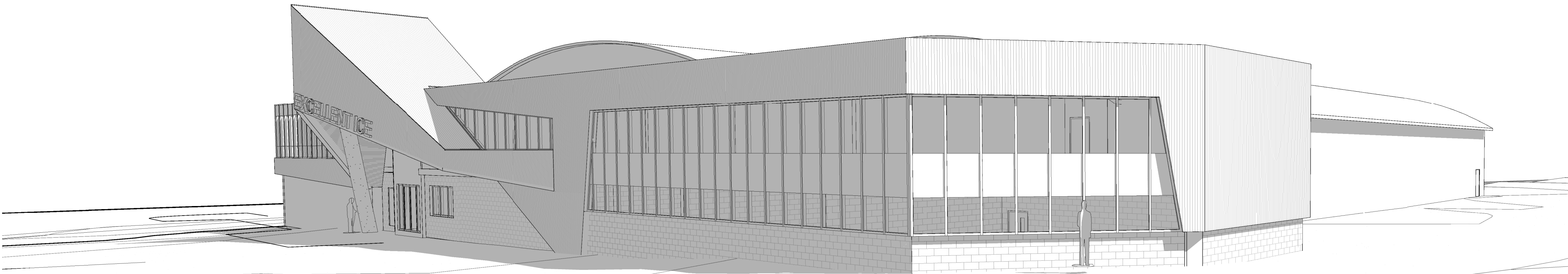
Floor	Occupancy	Stall Calc. per Zoning	Area of Occupancy (ft ²)	Area of Occupancy (m ²)	Stall Count Required	Notes
Level 1	Classrooms	4 per class	1,893.00	175.87	12.00	3 classrooms @ L1 (1/3 of total #), 1/3 of students expected to be in primary grades, ie. 4 bike per class.
	Rink 1	0 per 100m ²	7,662.00	711.82	0.00	
	Rink 2	0 per 100m ²	7,661.00	711.73	0.00	
	Rink 3	0 per 100m ²	7,662.00	711.82	0.00	
				12.00	Total L1 - Bicycle requirement	
Level 2	Cafeteria	0.12 per 100m ²	3,064.00	284.66	0.34	"Eating establishment" - VISITOR BIKES
	Cafeteria	0.05 per 100m ²	3,064.00	284.66	0.17	"Eating establishment" - SECURE BIKES
	Classrooms	8 per class	2,967.00	275.64	32.00	4 classrooms @ L2
	Laboratories	8 per class	1,510.00	140.28	16.00	2 labs @ L2
	School Admin	0 per 100m ²	1,629.00	151.34	0.00	inc. in classroom count
				48.34	Total L2 - Bicycle requirement	
				60.34	Total visitor bicycle places req'd	
				60.00	Visitor bikes	
				0.00	Secured area bikes	
				60	Total bicycle parking provided	

SHEET LIST

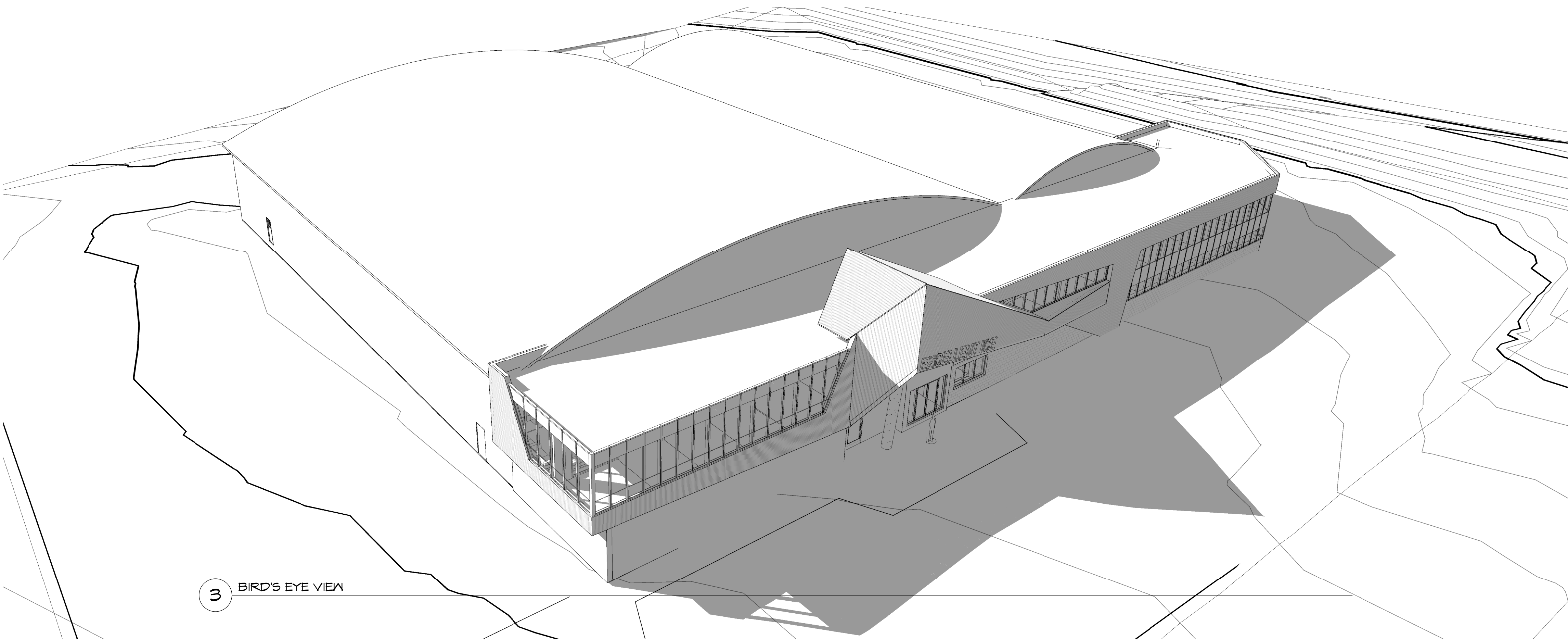
- A0.00 COVER
- A0.01 CONTEXT INFORMATION
- A0.02 SITE SURVEY INFO
- A1.00 SITE PLAN
- A1.01 EXISTING GROUND FLOOR PLAN
- A1.02 EXISTING SECOND FLOOR (MEZZANINE) PLAN
- A1.03 OVERALL PROPOSED MAIN FLOOR PLAN
- A1.04 OVERALL PROPOSED SECOND FLOOR PLAN
- A1.05 ENLARGED - LEVEL 1 FLOOR PLAN @ NORTH AND SOUTH
- A1.06 ENLARGED - LEVEL 2 FLOOR PLAN & ROOF PLAN @ NORTH
- A3.01 ELEVATIONS - NORTH BLOCK
- A3.02 ELEVATIONS - SOUTH BLOCK
- A4.01 E-W BUILDING SECTIONS
- A4.02 N-S BUILDING SECTIONS



1 PERSPECTIVE - NORTHEAST



2 PERSPECTIVE - NORTHWEST



3 BIRD'S EYE VIEW

EXCELLENT ICE / THE HILL ACADEMY

15000 54A AVE
SURREY, BC

title
COVER

scale

date AUGUST 2018

drawn TV checked GK

job no. 1626

sheet no. A0.00

seal

Drawings are to be read in conjunction with each other; any discrepancies based on any drawings are to be reported to the architect before commencing work.

Contractors are responsible to ensure that all work is executed in the requirements of the latest edition of the B.C. Building Code.

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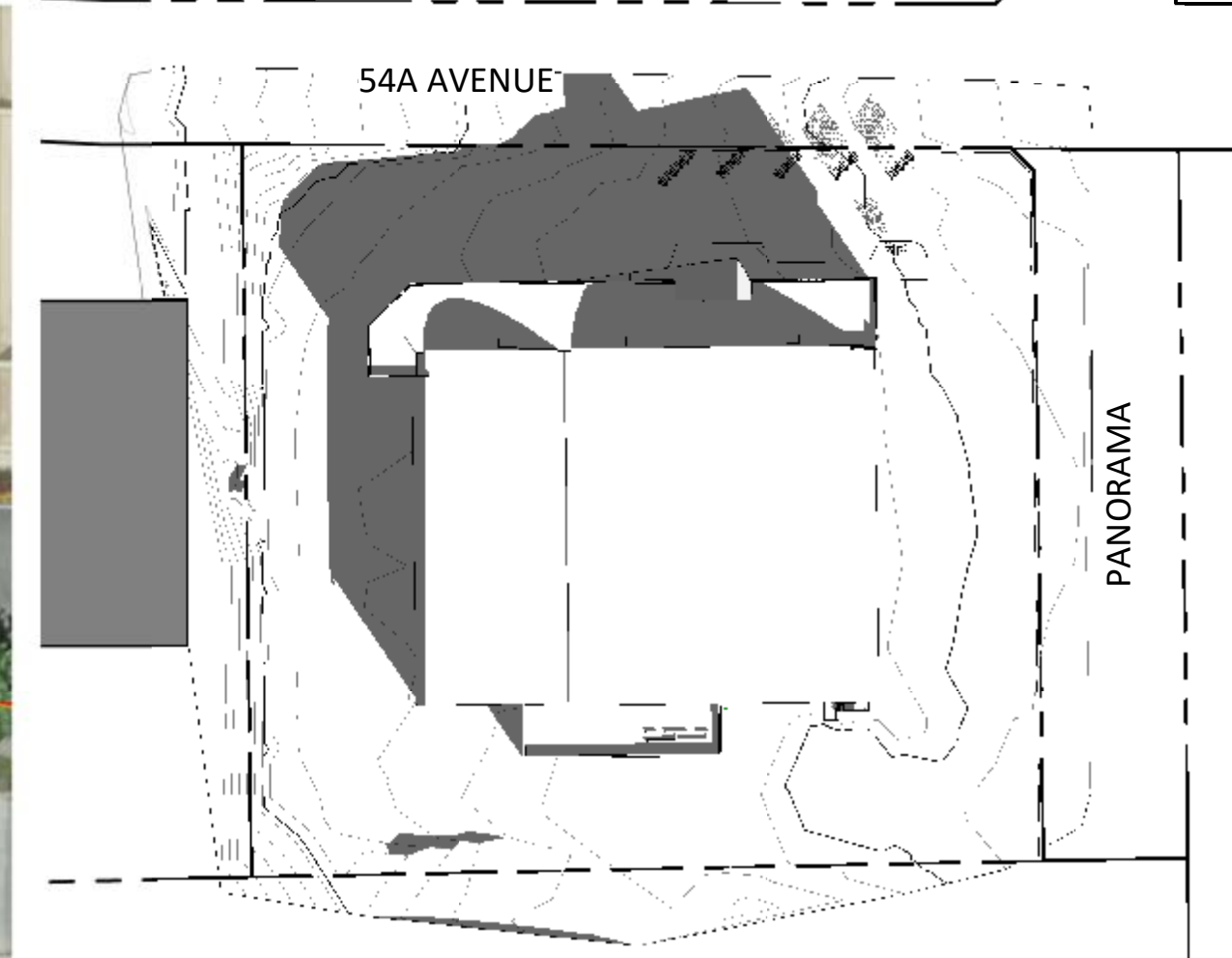
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REVISIONS	DATE	DESCRIPTION
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4	2018.09.25	ISSUE FOR DEVELOPMENT PERMIT_REV1

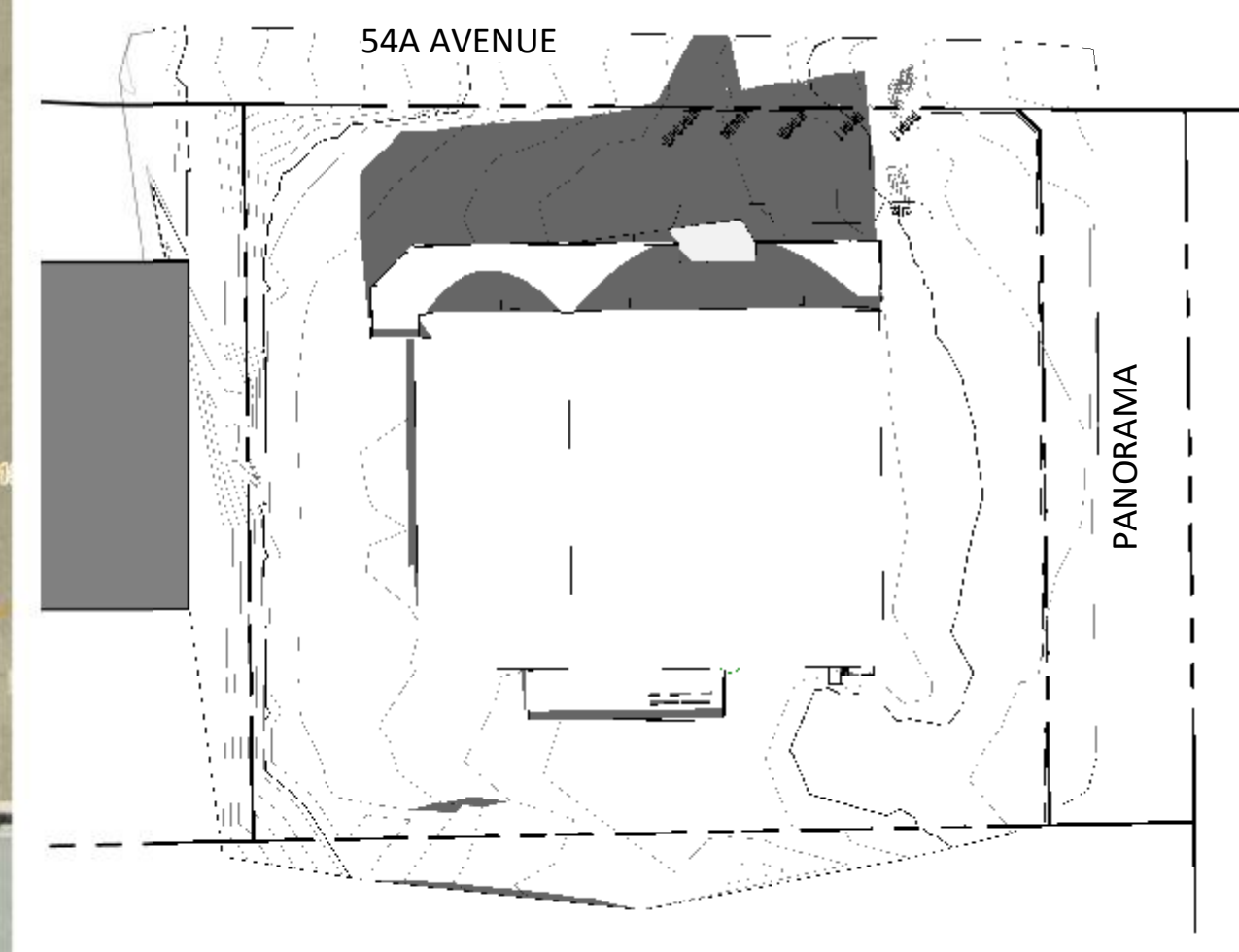


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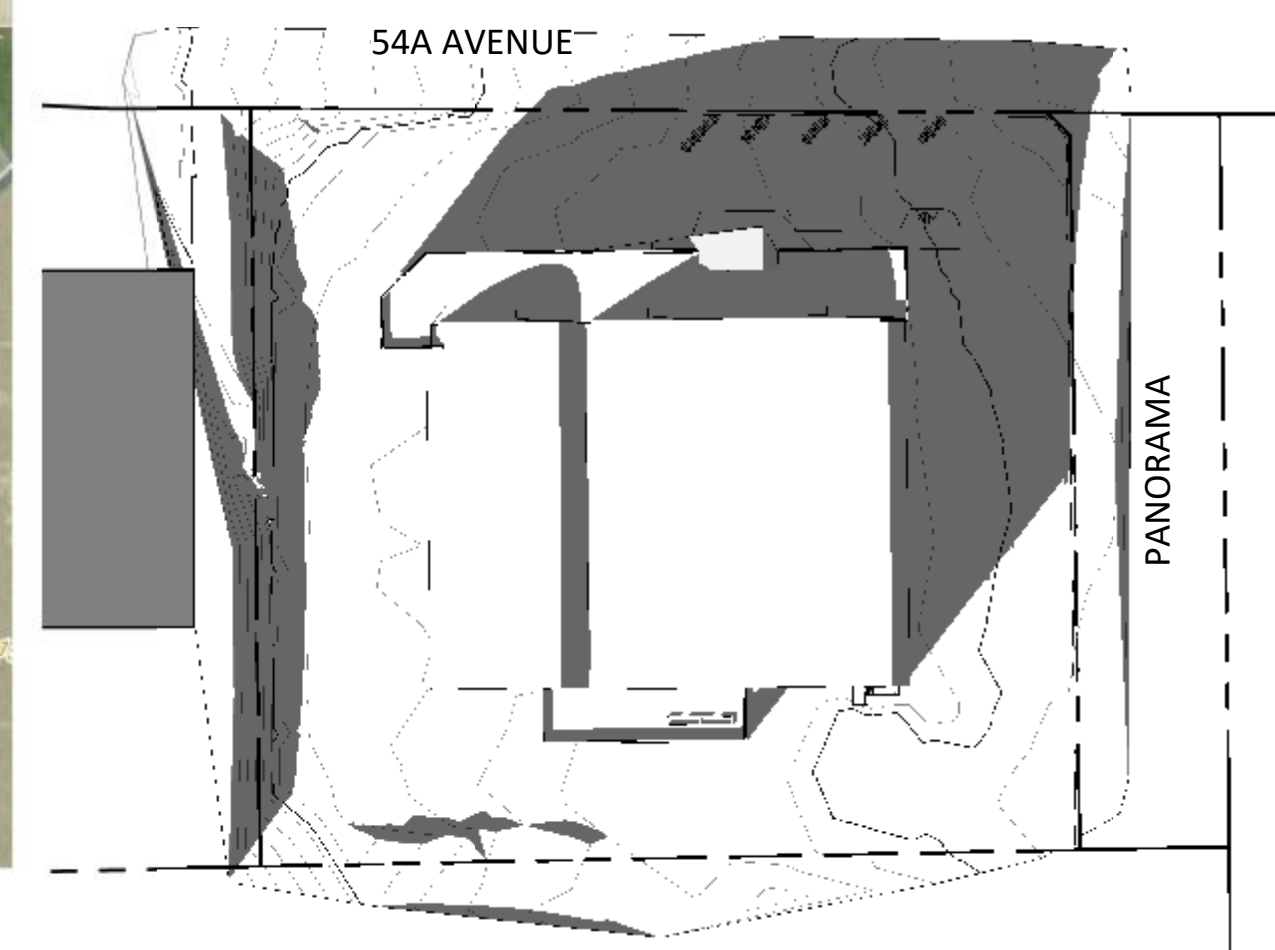
SHADOWS - WINTER



2 SHADOWS - WINTER 10AM
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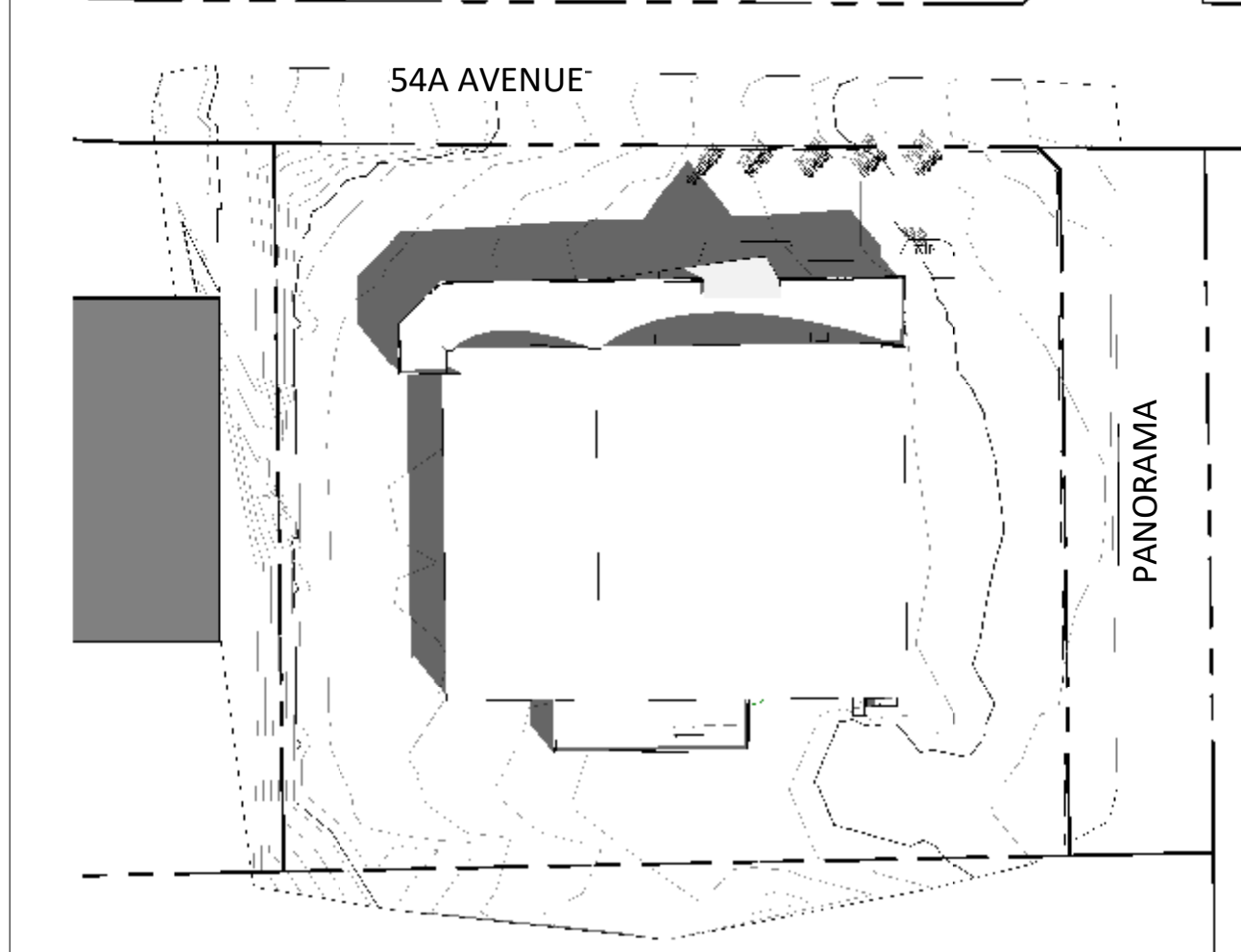


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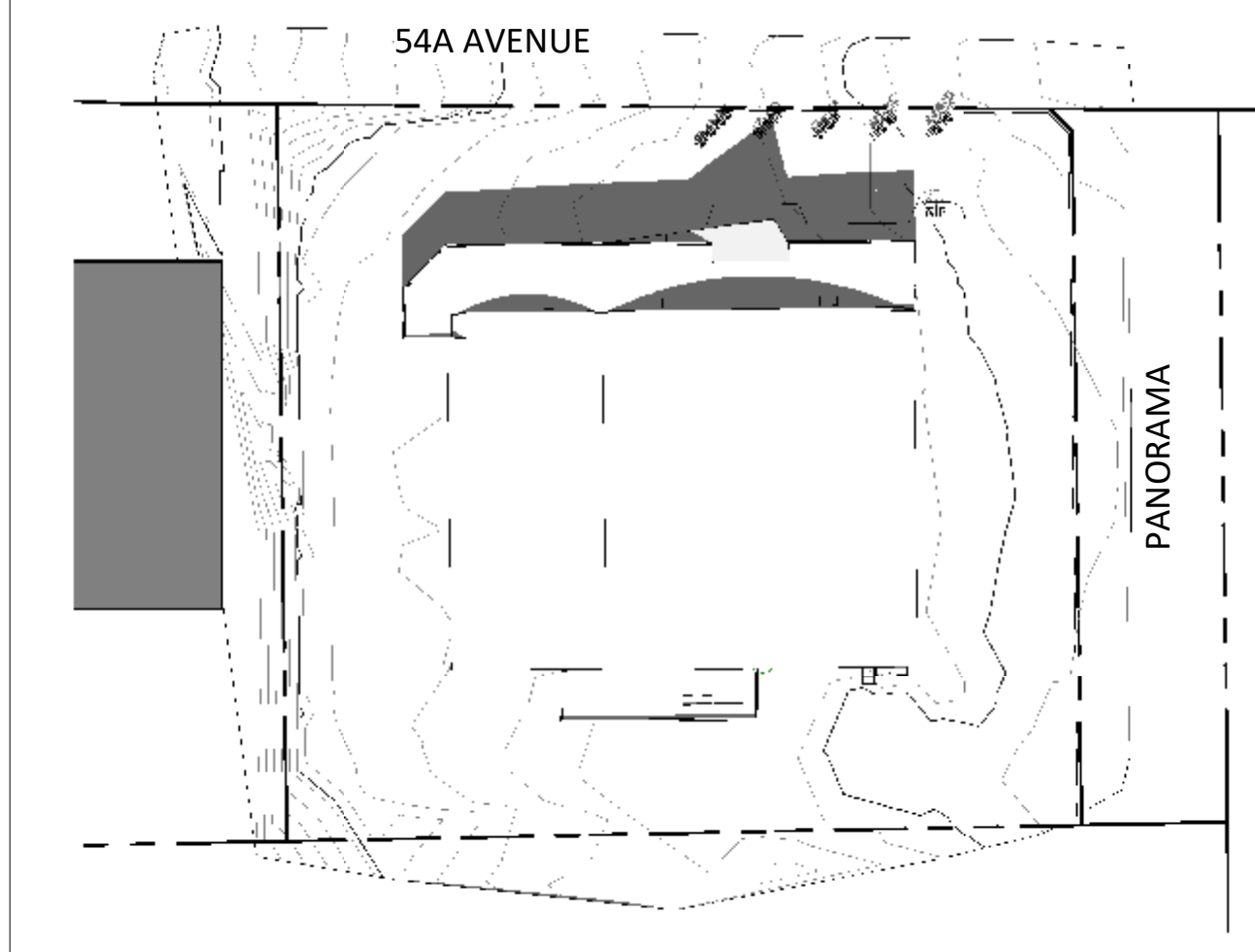


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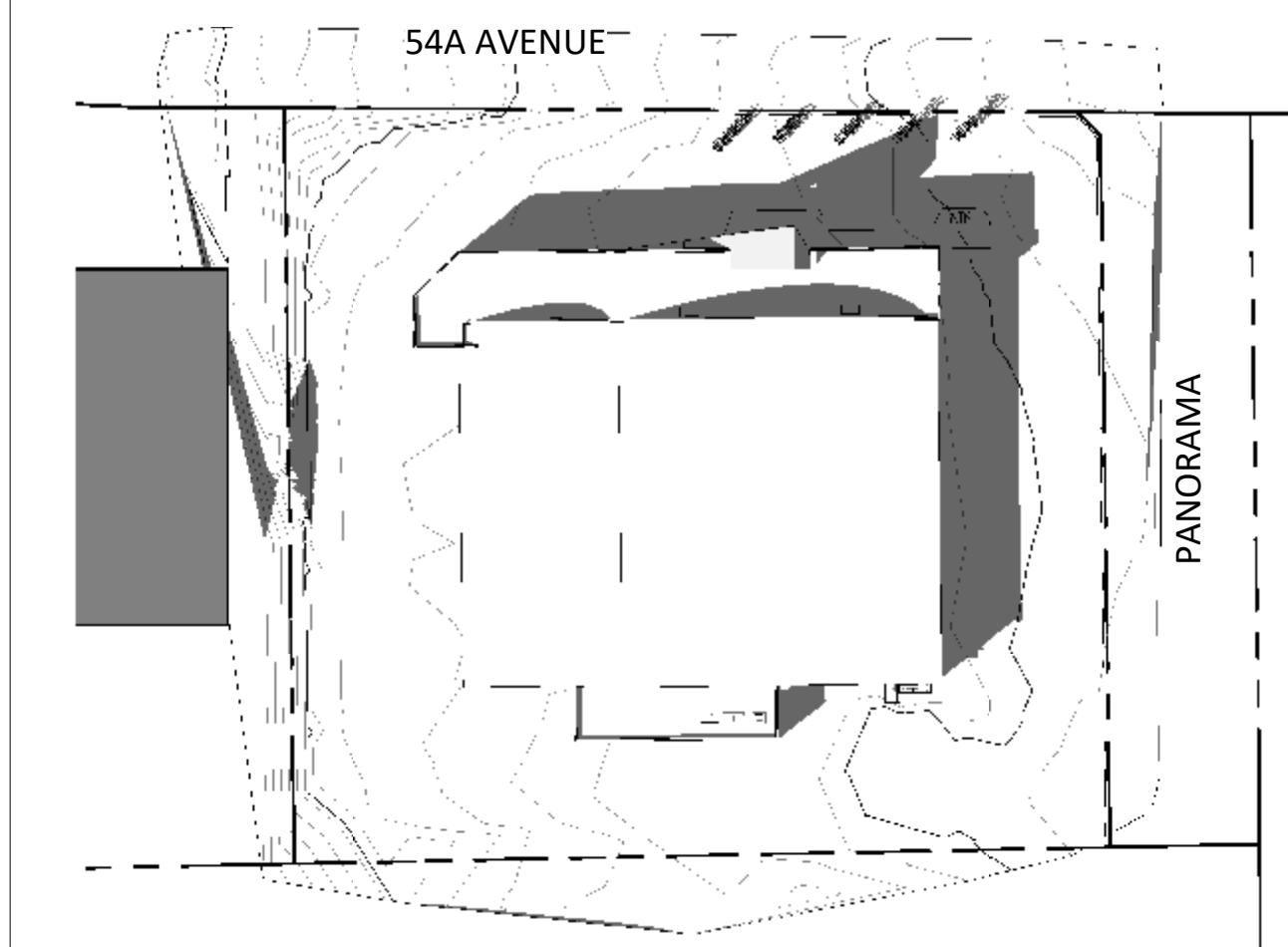
SHADOWS - SPRING & FALL



5 SHADOWS - SPRING/FALL 10AM
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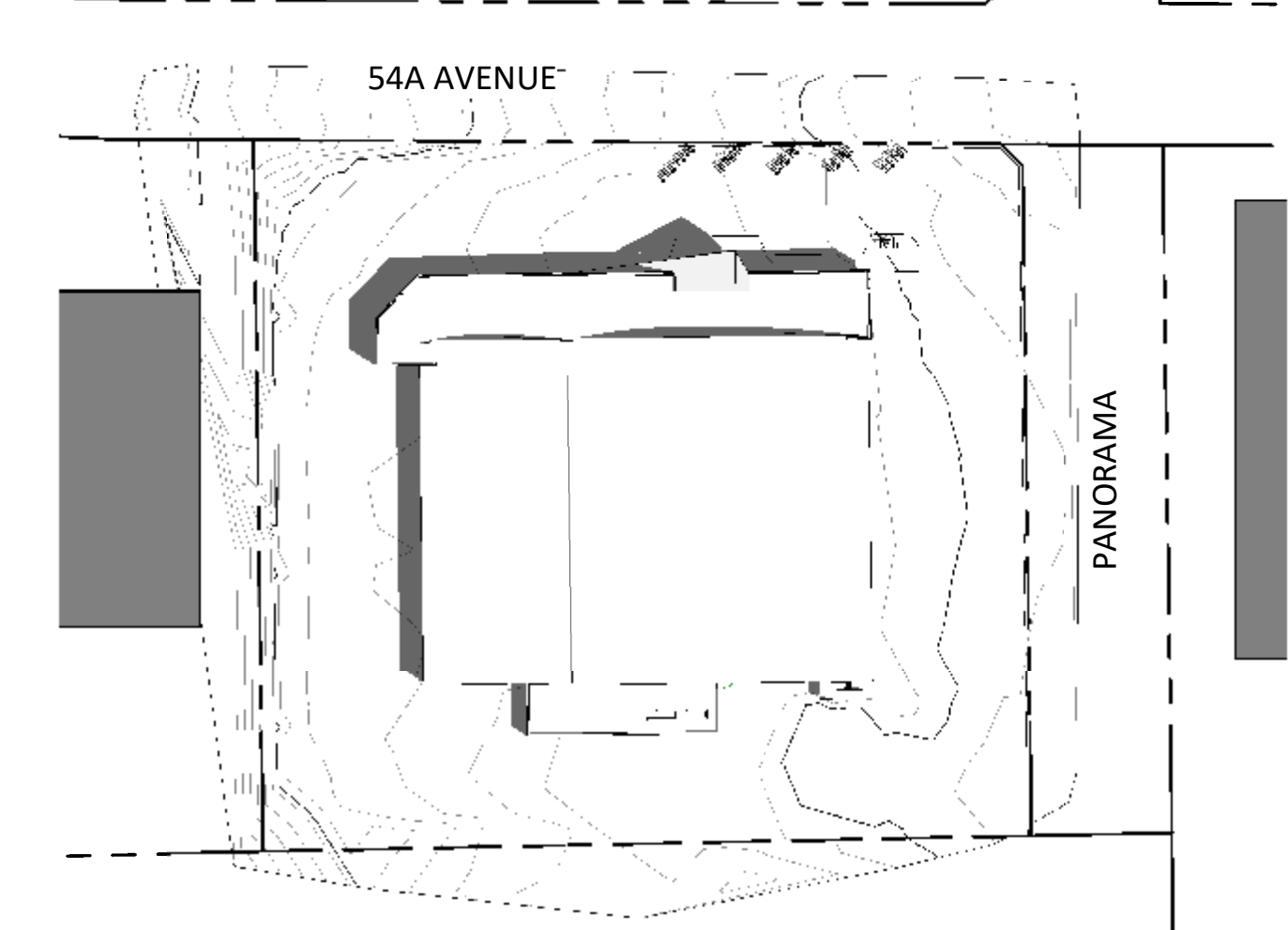


6 SHADOWS - SPRING/FALL 12PM
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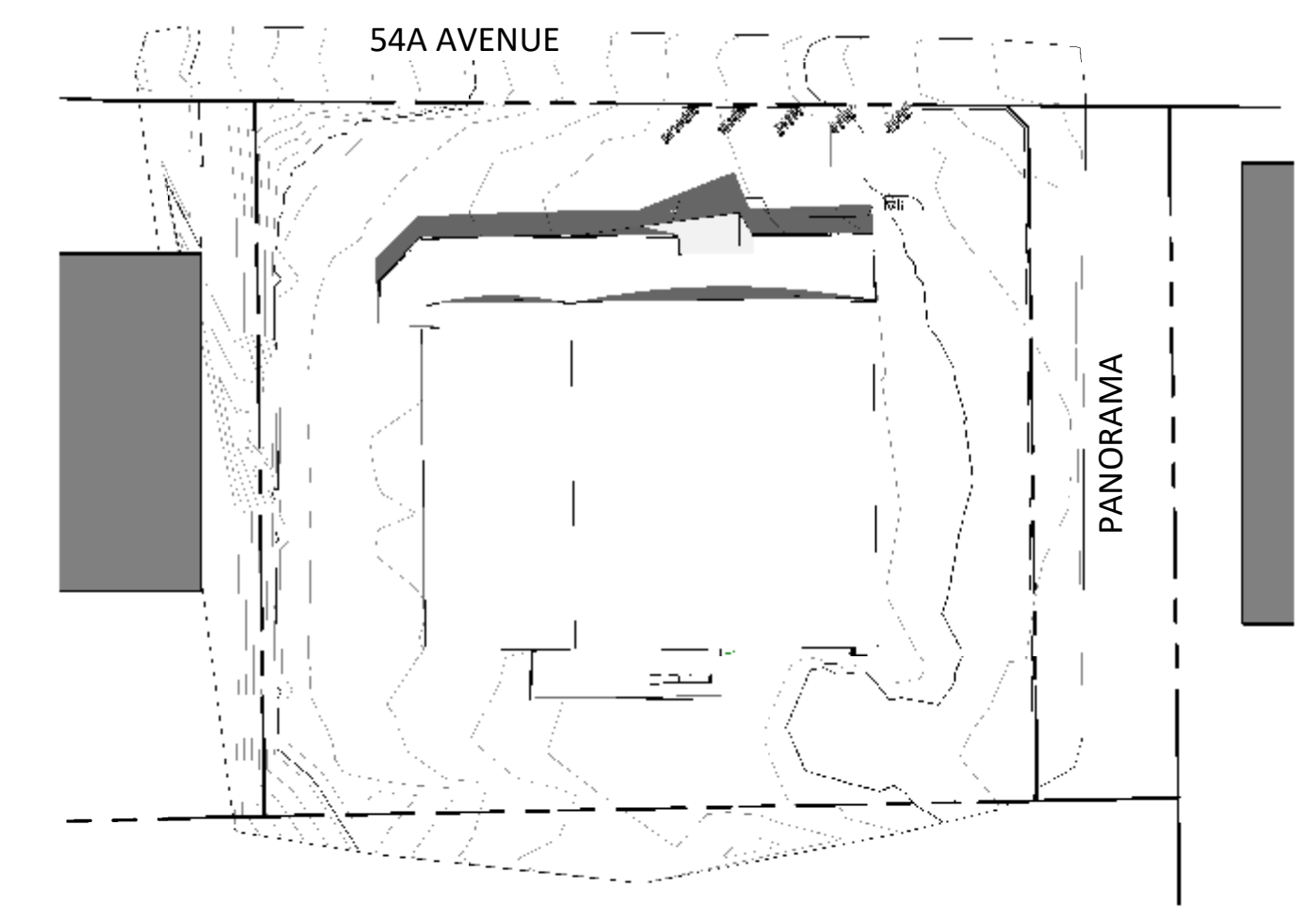


7 SHADOWS - SPRING/FALL 3PM
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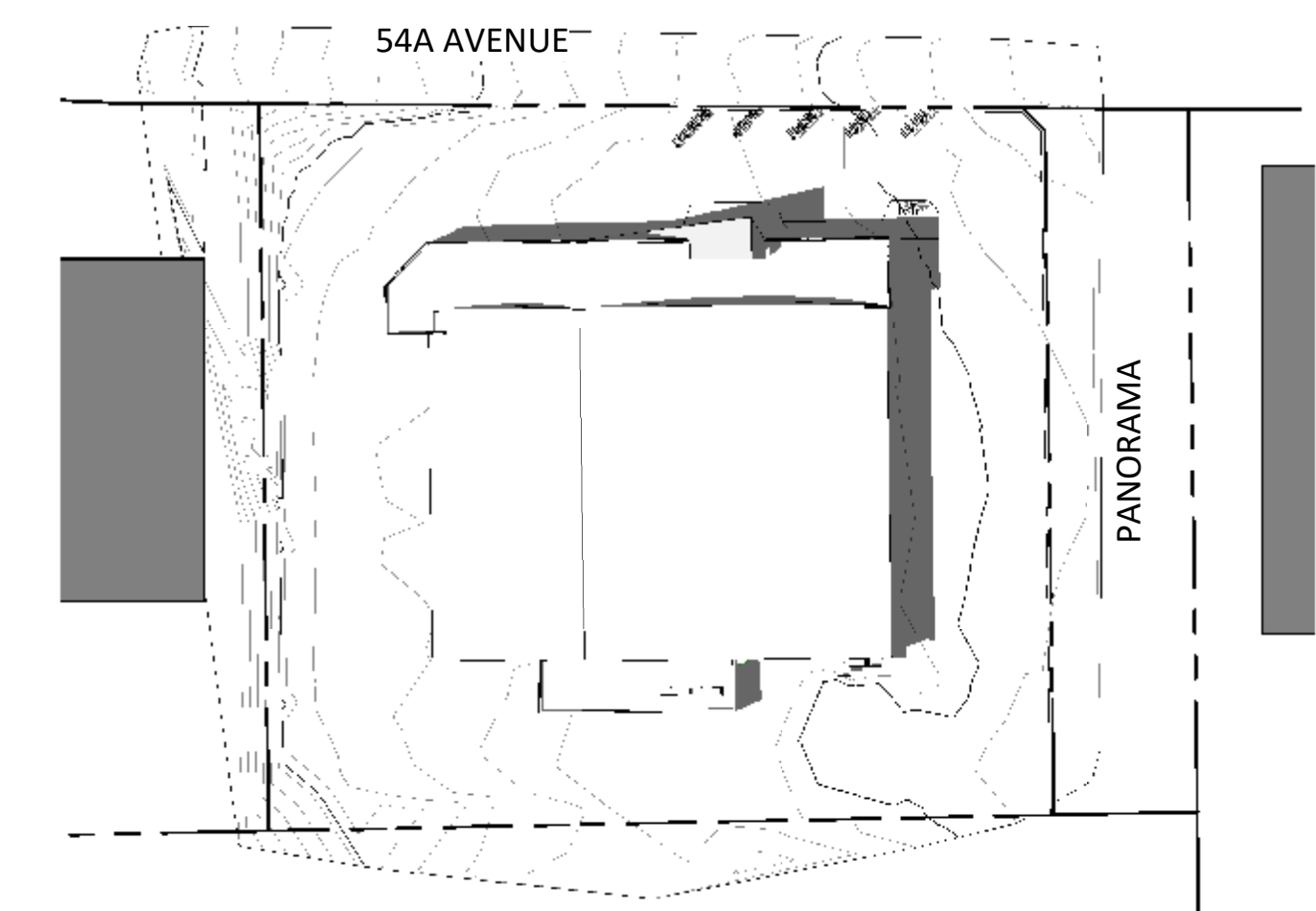
SHADOWS - SUMMER



8 SHADOWS - SUMMER 10AM
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9 SHADOWS - SUMMER 12PM
A3.01 1:500



10 SHADOWS - SUMMER 3PM
A3.01 1:500

EXCELLENT ICE / THE HILL ACADEMY

15000 54A AVE
SURREY, BC

title
CONTEXT INFORMATION

scale As indicated

date AUGUST 2018

drawn Author checked Checker

job no. 1626

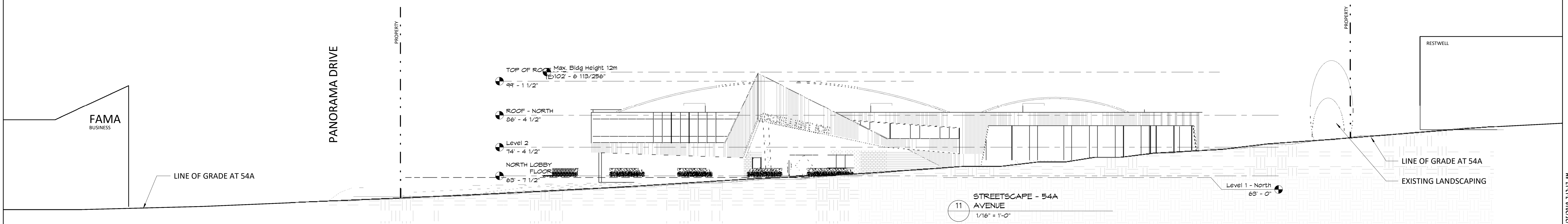
sheet no. A0.01

seal

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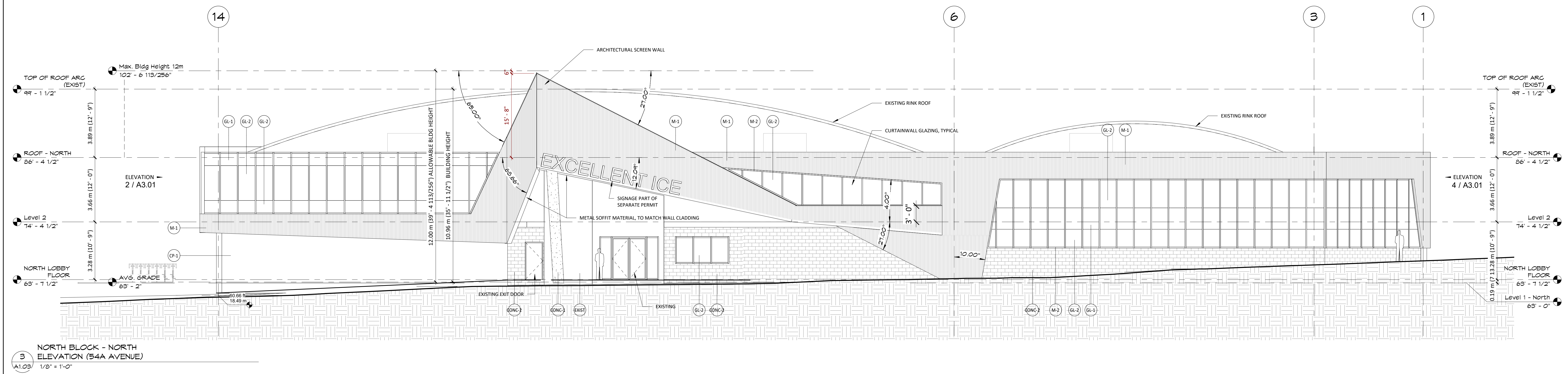
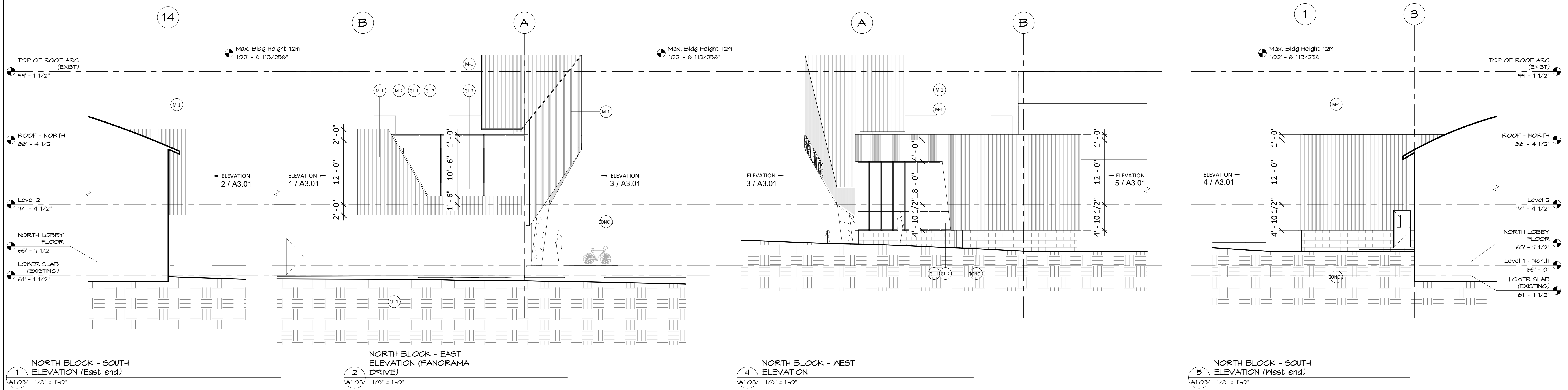


11 STREETSCAPE - 54A AVENUE
1/16" = 1'-0"

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REVISIONS	DATE	DESCRIPTION
1	MAY 3, 2017	ISSUE FOR REVIEW
2	MAY 25, 2017	ISSUE FOR CONSULTANT INPUT
3	MAY 18, 2018	ISSUE FOR DEVELOPMENT PERMIT
4	2018.09.25	ISSUE FOR DEVELOPMENT PERMIT_REV1

EXTERIOR FINISH SCHEDULE	
MAT'L	DESCRIPTION
CONC-1	CAST-IN-PLACE CONCRETE
CONC-2	CONCRETE BLOCK, RUNNING BOND, PAINTED WHITE
CP-1	CLADDING PANEL, WHITE
EXIST	EXISTING WALL
GL-1	CURTAINWALL GLAZING, BACKPAINTED WHITE
GL-2	CURTAINWALL GLAZING, VISION PANEL, CLEAR GLASS
M-1	CORRUGATED STEEL CLADDING, GALVANIZED FINISH
M-2	CURTAINWALL GLAZING FRAME, CLEAR ANODIZED ALUMINUM



EXCELLENT ICE / THE HILL ACADEMY

15000 54A AVE
SURREY, BC

title
ELEVATIONS - NORTH BLOCK

scale 1/8" = 1'-0"
date AUGUST 2018
drawn TV checked GK

job no. 1626
sheet no. A3.01

seal

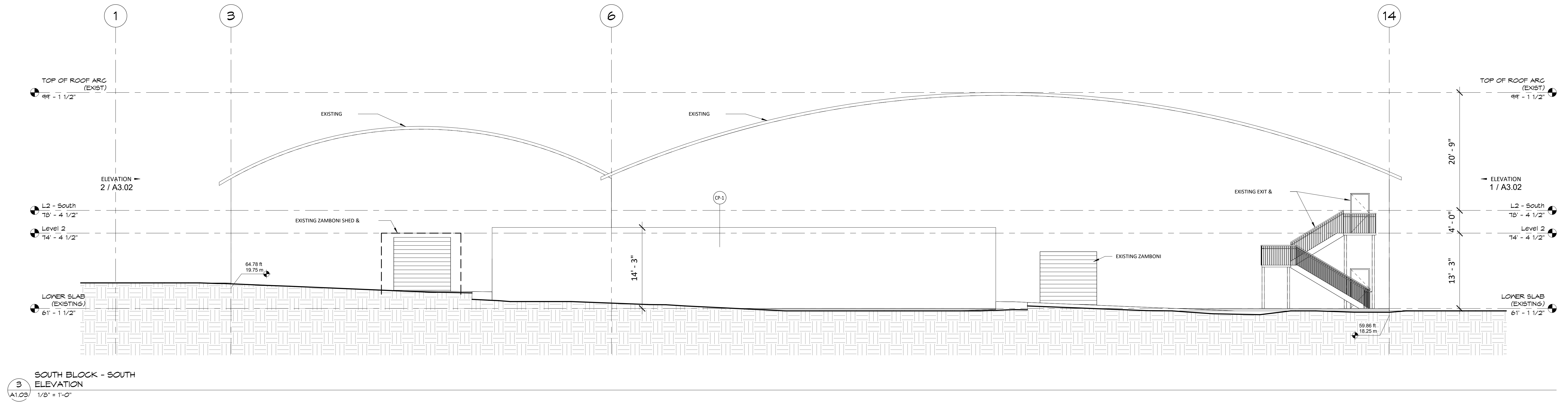
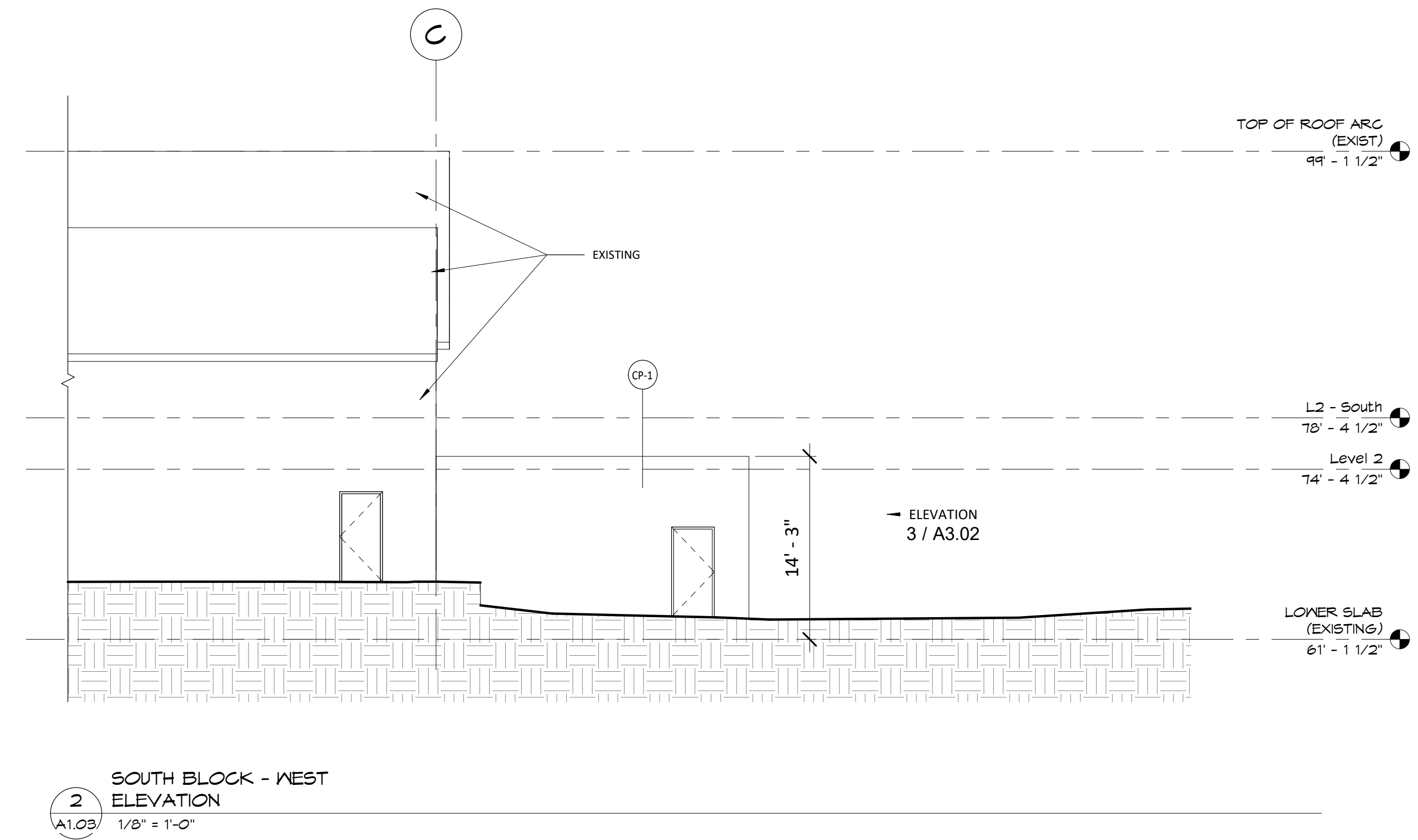
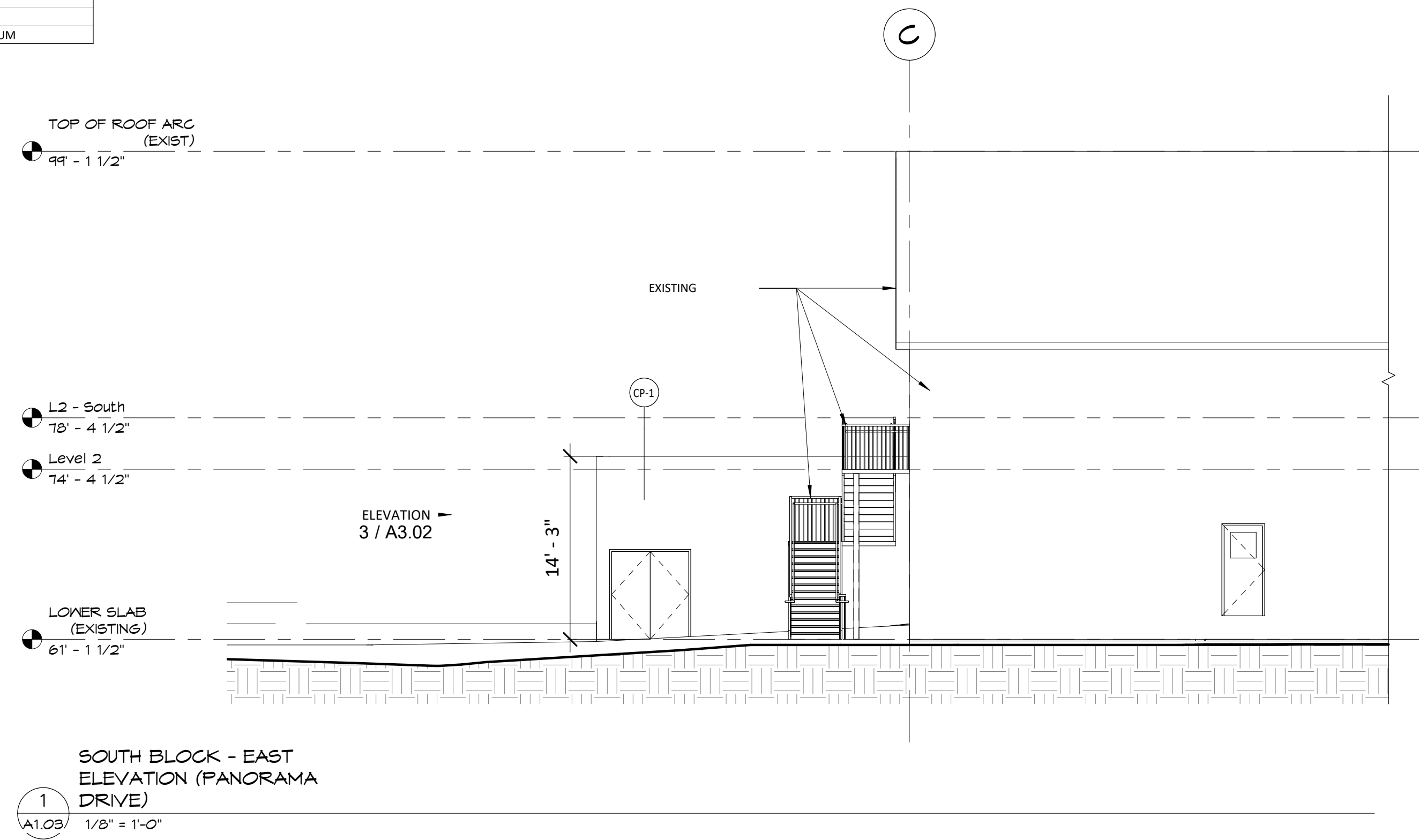
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DATE	DESCRIPTION
1 MAY 3, 2017	ISSUE FOR REVIEW
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3 MAY 18, 2018	ISSUE FOR DEVELOPMENT PERMIT
4 2018.09.25	ISSUE FOR DEVELOPMENT PERMIT_REV1

EXTERIOR FINISH SCHEDULE	
MAT'L	DESCRIPTION
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M-2	CURTAINWALL GLAZING FRAME, CLEAR ANODIZED ALUMINUM



EXCELLENT
ICE / THE HILL
ACADEMY

15000 54A AVE
SURREY, BC

title
ELEVATIONS - SOUTH BLOCK

scale 1/8" = 1'-0"
date AUGUST 2018
drawn TV checked GK

job no. 1626
sheet no. A3.02

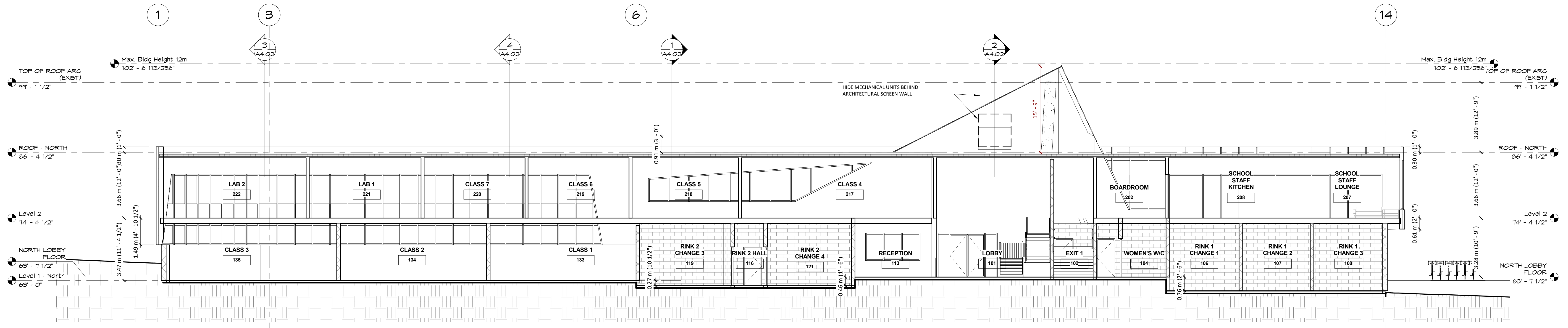
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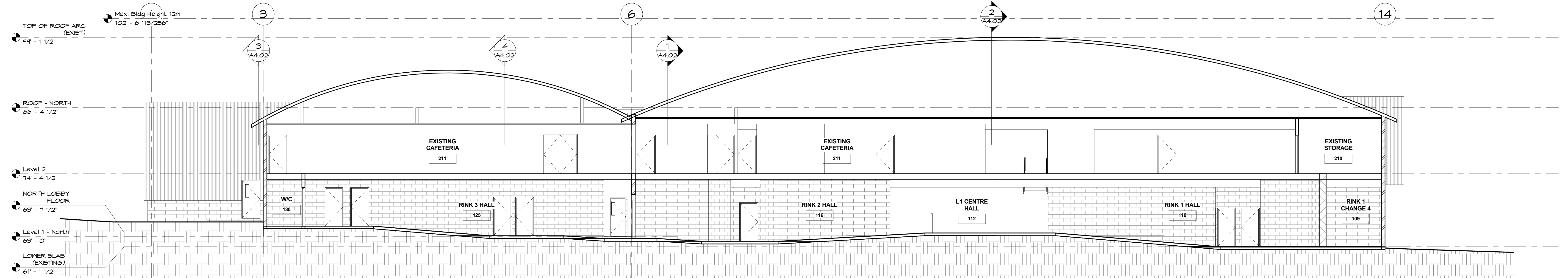
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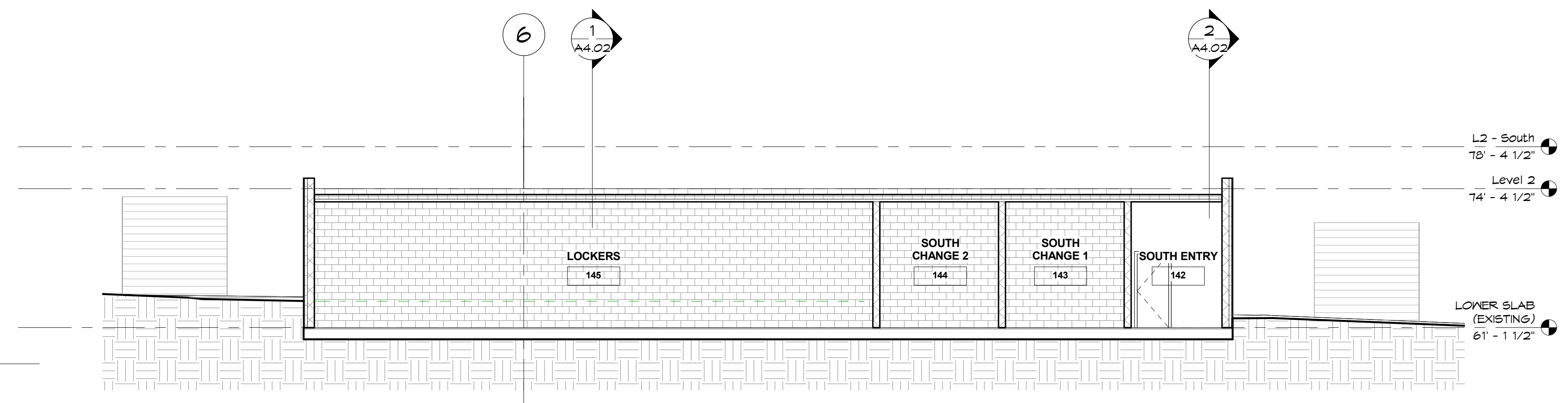
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E-W SECTION @ NORTH
ADDITION 1
A1.03 1/8" = 1'-0"



E-W SECTION @ NORTH
ADDITION 2
A1.03 1/8" = 1'-0"



E-W SECTION @ SOUTH
ADDITION 1
A1.03 1/8" = 1'-0"

EXCELLENT
ICE / THE HILL
ACADEMY

15000 54A AVE
SURREY, BC

title
E-W BUILDING SECTIONS

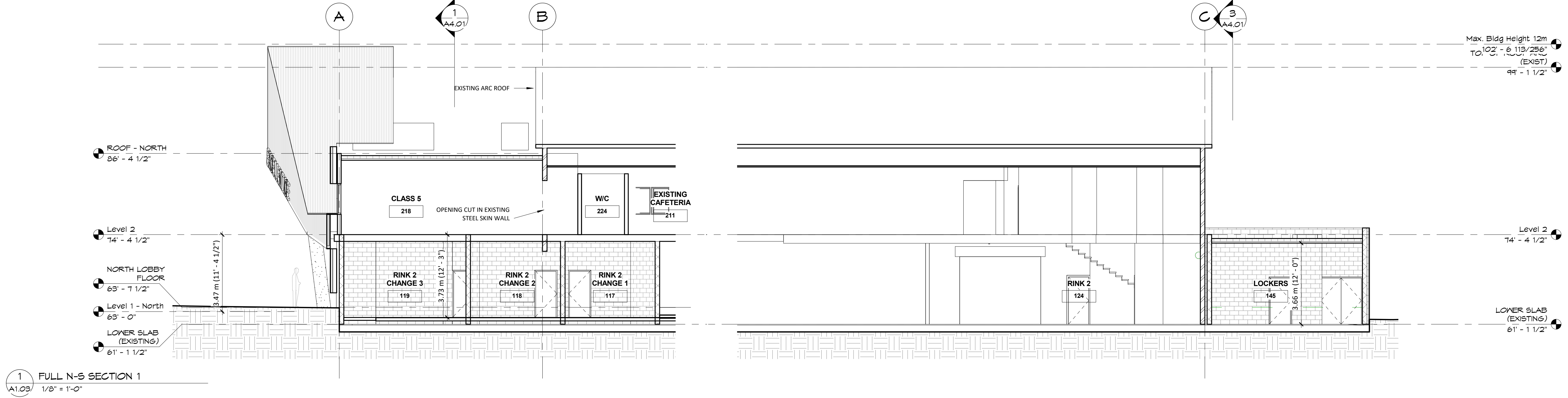
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drawn TV checked GK

job no. 1626
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seal

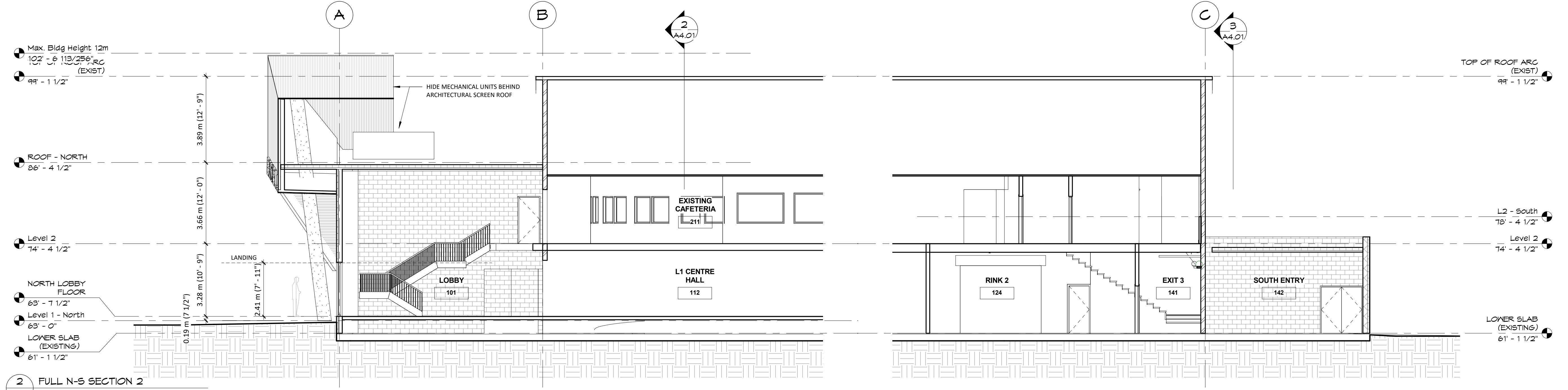
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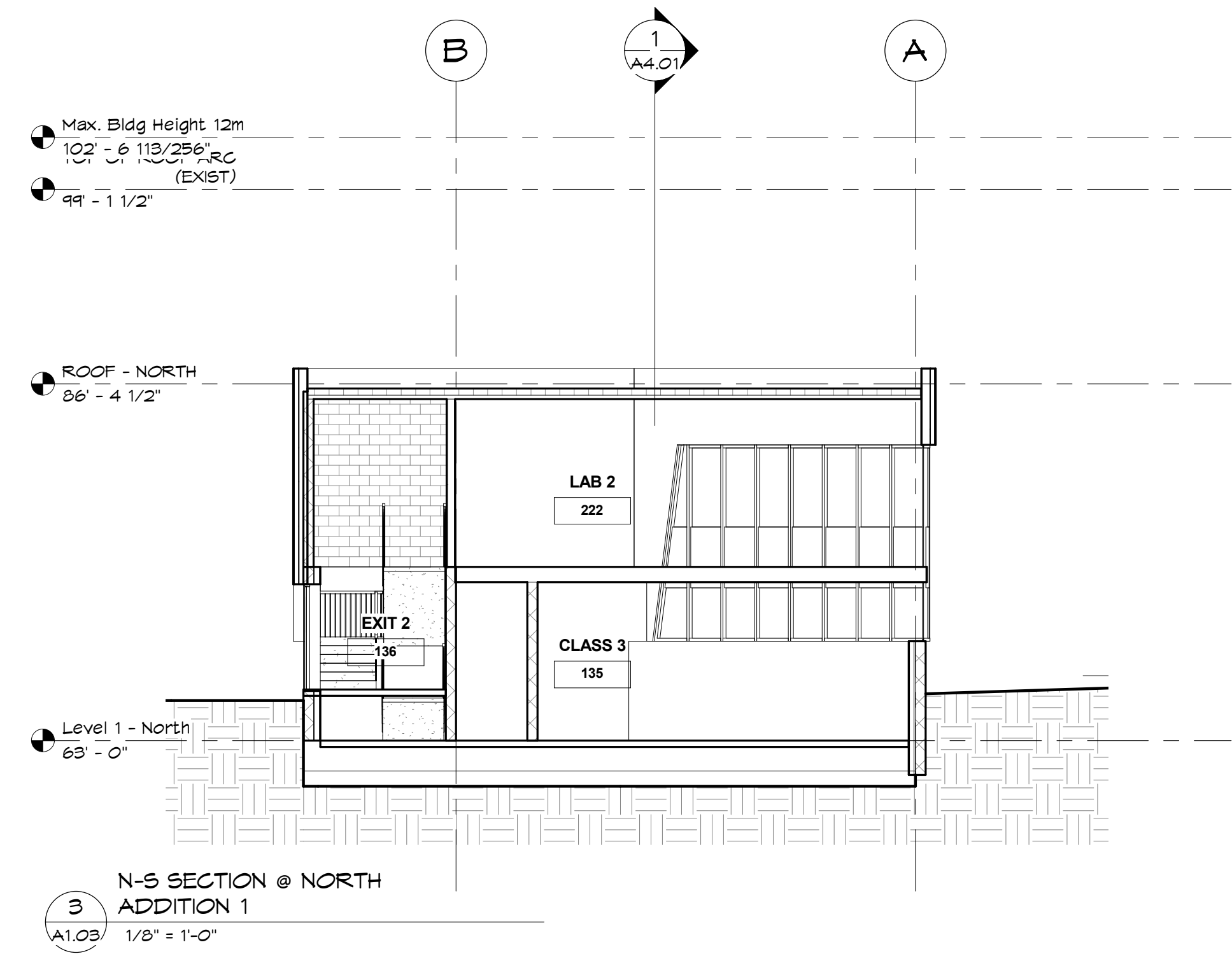
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DATE	DESCRIPTION
3 MAY 18, 2018	ISSUE FOR DEVELOPMENT PERMIT
4 2018.09.25	ISSUE FOR DEVELOPMENT PERMIT_REVI



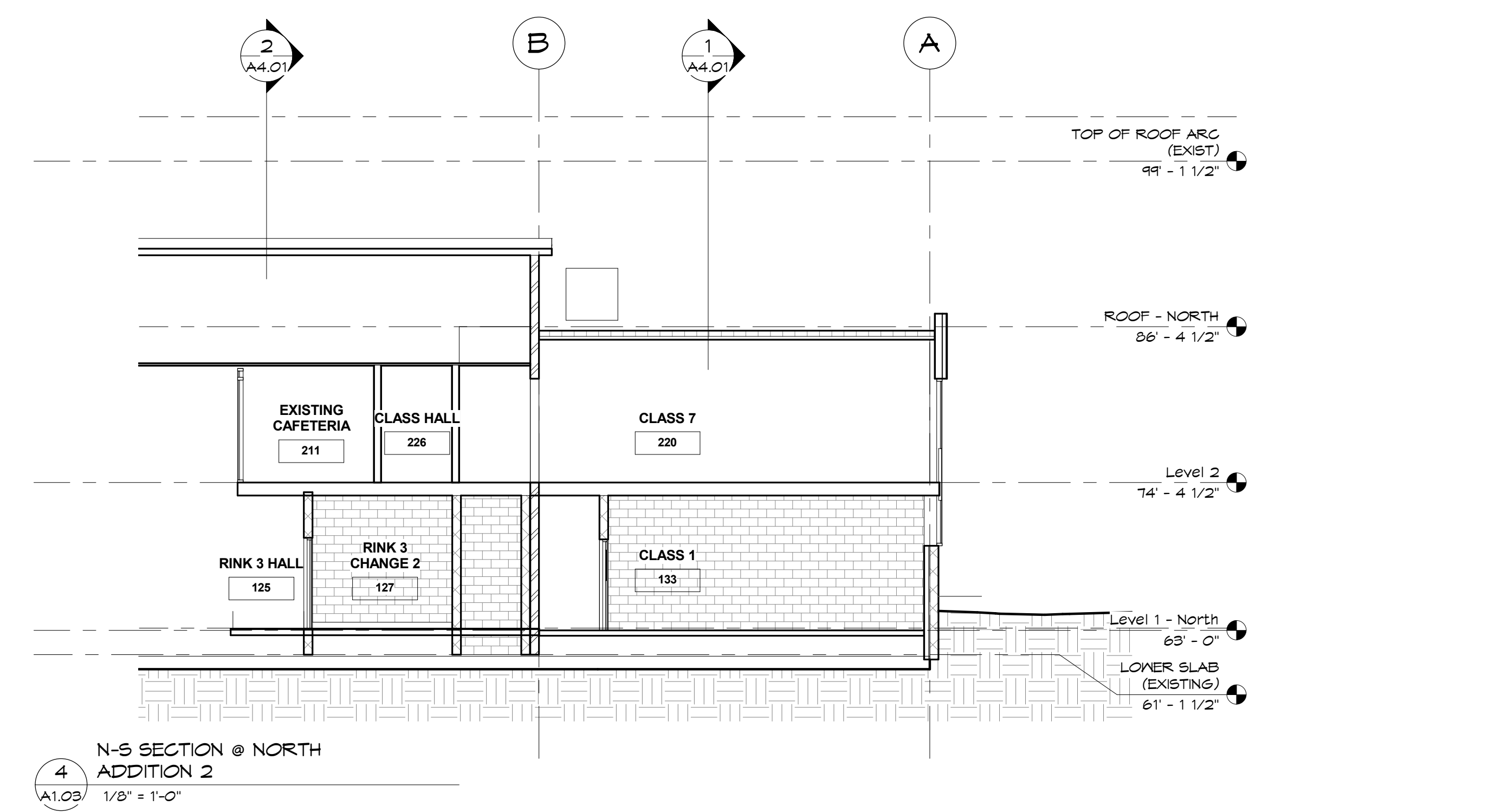
1 FULL N-S SECTION 1
A1.03 1/8" = 1'-0"



2 FULL N-S SECTION 2
A1.03 1/8" = 1'-0"



3 N-S SECTION @ NORTH ADDITION 1
A1.03 1/8" = 1'-0"



4 N-S SECTION @ NORTH ADDITION 2
A1.03 1/8" = 1'-0"

EXCELLENT
ICE / THE HILL
ACADEMY

15000 54A AVE
SURREY, BC

title
N-S BUILDING SECTIONS

scale 1/8" = 1'-0"
date AUGUST 2018
drawn Author checked Checker
job no. 1626
sheet no. A4.02
seal

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EXISTING CONDITIONS LEGEND

	EXISTING ON-SITE DECIDUOUS TREE
	EXISTING ON-SITE CONIFEROUS TREE
	EXISTING OFF-SITE TREE
	EXISTING PLANT BEDS

PROPOSED CONDITIONS LEGEND

KEY	REF.	DESCRIPTION
	6,7 LD-01	CONCRETE SIDEWALK
	2 LD-01	SHRUB PLANTING
		STRUCTURAL SOIL SureBase by Veratec or approved equal. Min. 1m depth
	5 LD-01	BIKE RACK
	4 LD-01	BENCH
	8 LD-01	WASTE RECEPTACLE
		LIGHT BOLLARD
	3 LD-01	TREE
	REFER TO TREE SCHEDULE	

van der Zalm + associates inc.
 Parks & Recreation + Civil Engineering
 Urban Design + Landscape Architecture
 Suite 1, 20177 97th Avenue
 Langley, British Columbia
 V1M 4B9
 P 604.882.0024
 F 604.882.0042
 info@www.vdz.ca



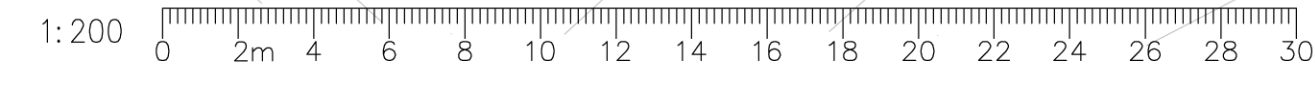
No.	By	Description	Date
4	JW	Re-issued for DP	Dec. 20, 2018
3	JW	Re-issued for DP	Nov. 5, 2018
2	JW	Re-issued for DP	Sept 21, 2018
1	JW	Issued for Development Permit	May 18, 2018

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No.	By	Description	Date

REVISIONS TABLE FOR SHEET
 Project: Excellent Ice
 Location: 15000 - 54A Ave. Surrey, B.C.

Drawn: JW	Stamp:
Checked: MVDZ	
Approved: MVDZ	Original Sheet Size: 24"x36"
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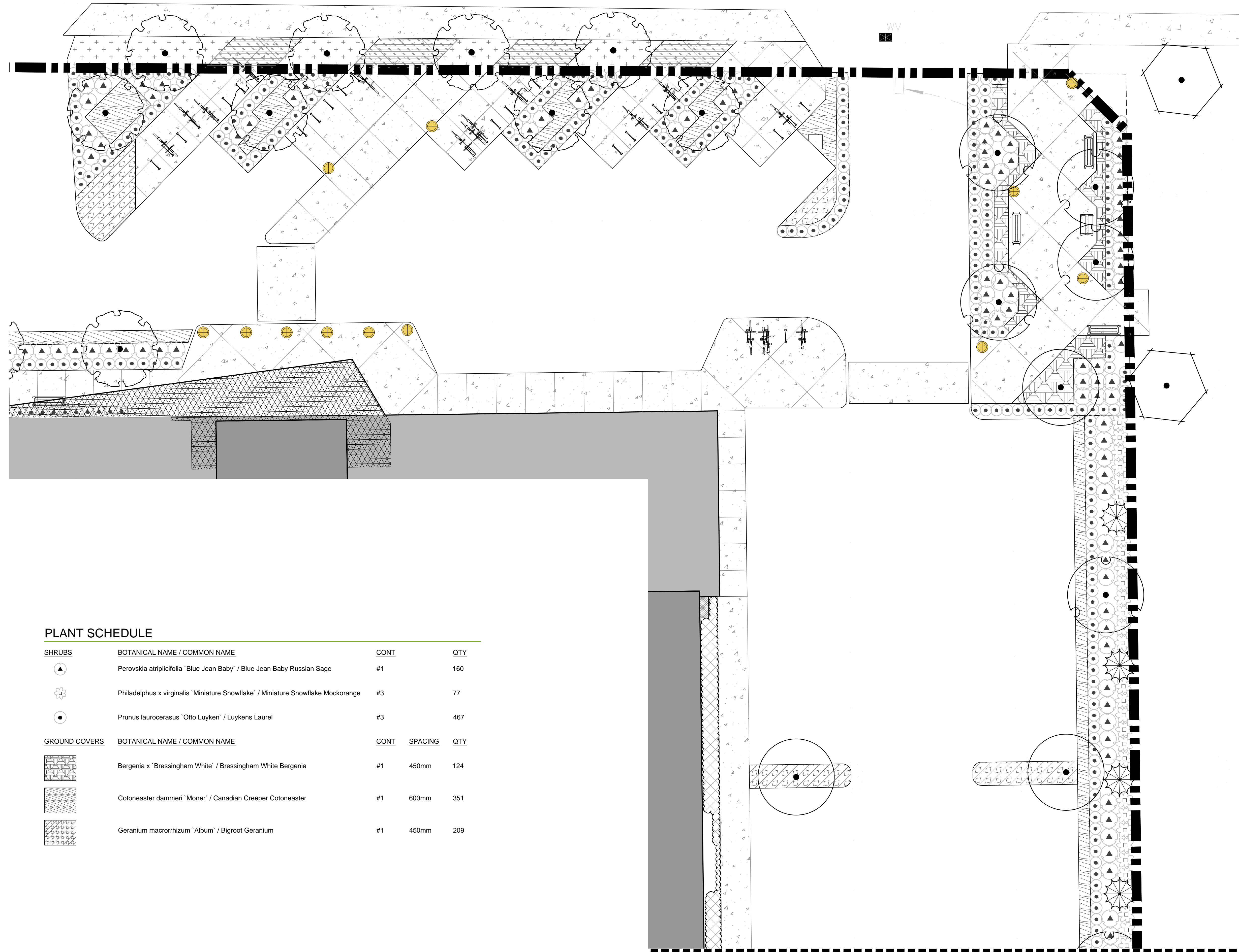
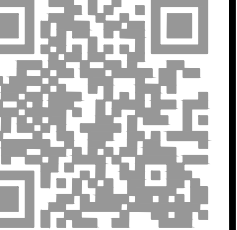
TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	
	Acer rubrum 'Bowhall Red' / Red Maple	B & B	6cm cal; 1.8m std.	
	Picea abies 'Rubra Spicata' / Red Tipped Norway Spruce	B & B	3.0m ht.	
	Pseudotsuga menziesii / Douglas Fir	B & B	3.0m ht.	
	Quercus rubra / Red Oak	B & B	6cm cal; 1.8m std.	

Drawing Title: **SITE PLAN**



VDZ Project #: **DP2017-24**

Drawing #: **L-03**



PLANT SCHEDULE

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	QTY	
	Perovskia atriplicifolia 'Blue Jean Baby' / Blue Jean Baby Russian Sage	#1	160	
	Philadelphus x virginialis 'Miniature Snowflake' / Miniature Snowflake Mockorange	#3	77	
	Prunus laurocerasus 'Otto Luyken' / Luykens Laurel	#3	467	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Bergenia x 'Bressingham White' / Bressingham White Bergenia	#1	450mm	124
	Cotoneaster dammeri 'Moner' / Canadian Creeper Cotoneaster	#1	600mm	351
	Geranium macrorrhizum 'Album' / Bigroot Geranium	#1	450mm	209

No.	By:	Description	Date
4	JW	Re-issued for DP	Dec. 20, 2018
3	JW	Re-issued for DP	Nov. 5, 2018
2	JW	Re-issued for DP	Sept 21, 2018
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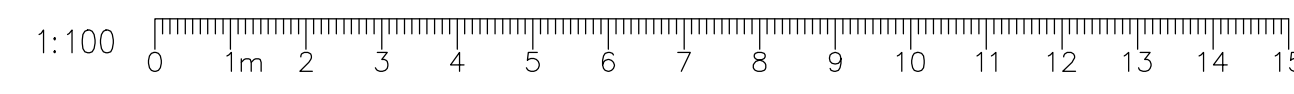
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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
 Excellent Ice
 Location:
 15000 - 54A Ave.
 Surrey, B.C.

Drawn: JW TS	Stamp:
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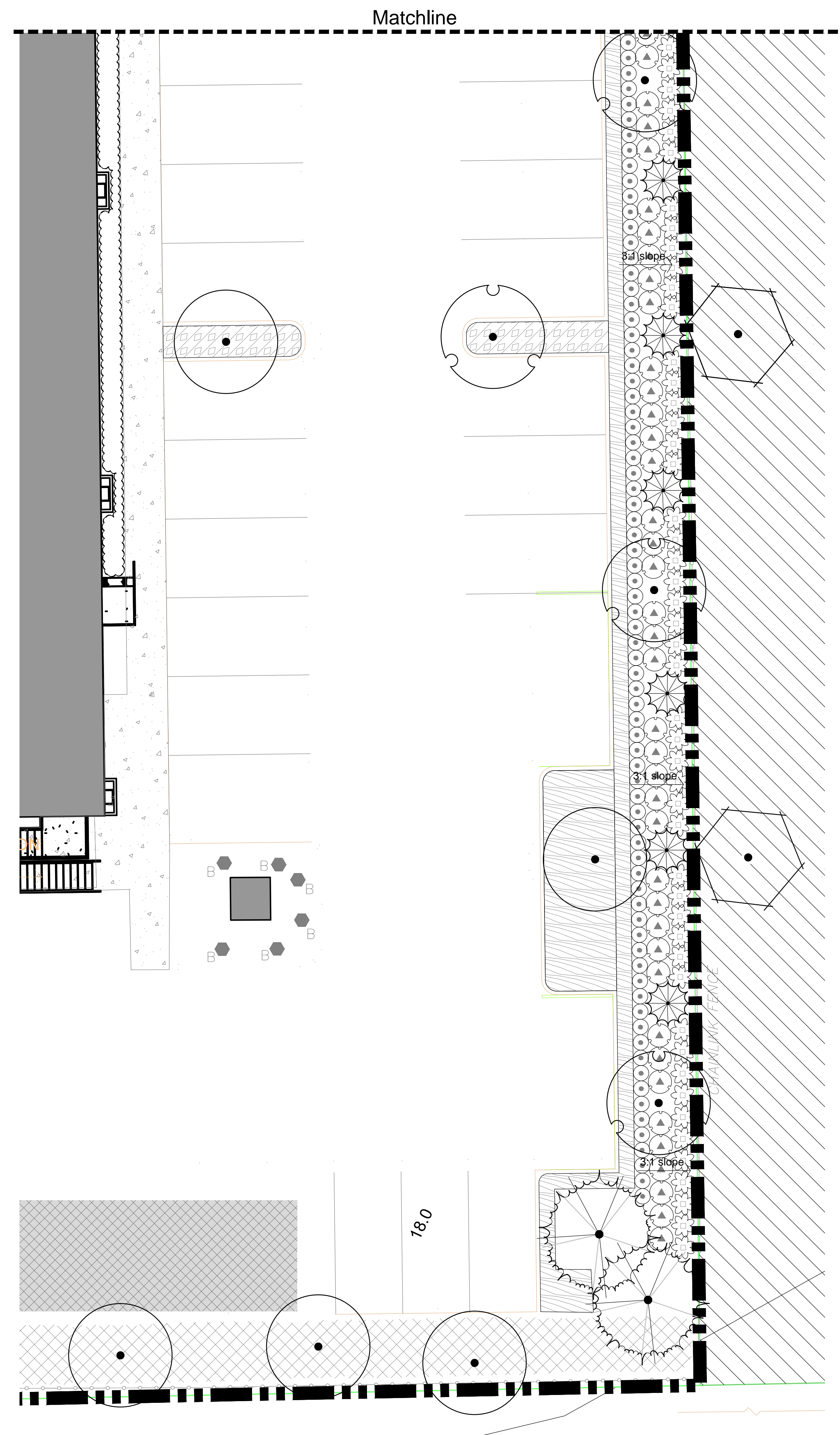
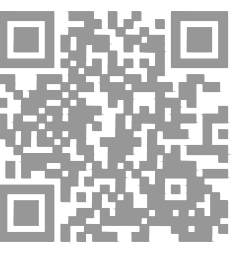
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PLANTING PLAN A






VDZ Project #:
DP2017-24

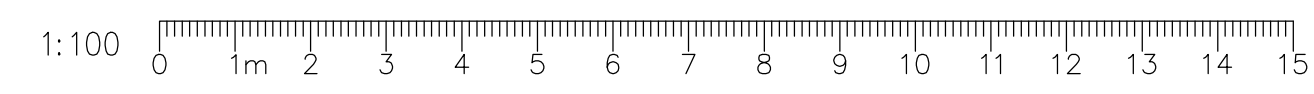
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L-04

W:\SERVER\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP2017-24 EXCELLENT ICE HILL ACADEMY\DWG\SHEETS\L-05 PLANTING PLAN B.DWG



PLANT SCHEDULE

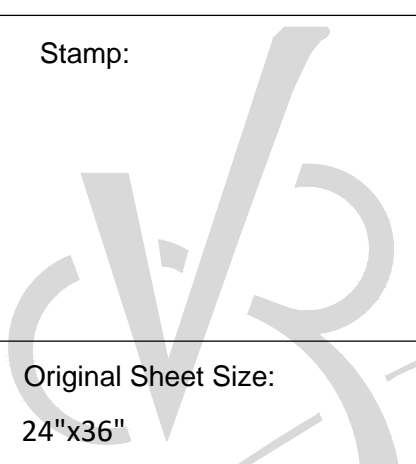
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	QTY	
	<i>Perovskia atriplicifolia</i> 'Blue Jean Baby' / Blue Jean Baby Russian Sage	#1	160	
	<i>Philadelphus x virginialis</i> 'Miniature Snowflake' / Miniature Snowflake Mockorange	#3	77	
	<i>Prunus laurocerasus</i> 'Otto Luyken' / Luykens Laurel	#3	467	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	<i>Bergenia x 'Bressingham White'</i> / Bressingham White Bergenia	#1	450mm	124
	<i>Cotoneaster dammeri</i> 'Moner' / Canadian Creeper Cotoneaster	#1	600mm	351
	<i>Geranium macrorrhizum</i> 'Album' / Bigroot Geranium	#1	450mm	209



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Drawn: JW	Stamp: 		
Checked: MVDZ			
Approved: MVDZ	Original Sheet Size: 24"x36"		
Scale: 1:200	<small>CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/FHA/BP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.</small>		

Drawing Title:
PLANTING PLAN B



Vdz Project #:
DP2017-24

Drawing #:
L-05

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

FROM: Development Services Manager, Engineering Department

DATE: Jan 08, 2019 PROJECT FILE: **7818-0201-00**

**RE: Engineering Requirements (Commercial)
Location: 15000 54A Avenue**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE

The following issues are to be addressed in support of the Rezone and Development Permit:

Property and Dedication Requirement

- Dedicate 3.0 m x 3.0 m corner cut at northeast of the site.

Works and Services

- Maintain existing driveway for western access; construct 7.3 m concrete driveway letdown for eastern access to the site.
- Cap and abandon any unused sanitary service connections.
- Provide video inspection of existing storm and sanitary service connections to confirm condition from the property line to the City main. The video inspection must be submitted with a certified letter from an engineer stating that the connection(s) is/are in adequate condition, or recommending that the connection(s) be replaced.
- Ensure that melted ice shavings are properly managed onsite and do not drain to the Sanitary or Storm sewer systems.
- Water quality sediment control to be installed if not already installed onsite. A Restrictive Covenant to be registered on title.

DEVELOPMENT PERMIT

There are no engineering requirements relative to the Hazard Land Development Permit.

A Servicing Agreement is not required for this application; however, a processing fee of \$1,627.50 (GST included) is required to administer video inspection report and the legal document requirements.



Tommy Buchmann, P.Eng.
Acting Development Services Manager
AY



van der Zalm + associates inc.

Table 1: Tree Replacement Summary**Surrey Project No:****Address:** 15000 - 54A Ave**Registered Arborist:** Austin Peterson

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)	37
Protected Trees to be Removed	8
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	29
Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 to 1 Replacement - Ratio _____ X one (1) = - All other Trees Requiring 2 to 1 Replacement Ratio 8 X two (2) = 16	16
Replacement Trees Proposed	
Replacement Trees in Deficit	
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	n/a
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: Alder & Cottonwood Trees Requiring 1 to 1 Replacement - Ratio _____ X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	
Replacement Trees Proposed	0
Replacement Trees in Deficit	0
Protected Off-Site Trees to be Retained	0















Summary, report and plan prepared and submitted by:

Project Arborist

November 6, 2018

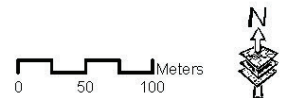
Date



- | | | | |
|--|---|---|---------------------------------|
|  | EXISTING BUSINESS PARK |  | SUBURBAN RESIDENTIAL (1/2 acre) |
|  | GAS STATION |  | PARK |
|  | PROPOSED BUSINESS PARK |  | BUFFER |
|  | RESIDENTIAL STYLE BUSINESS PARK
(SPECIAL DESIGN RESTRICTIONS WILL APPLY) |  | EMERGENCY/PEDESTRIAN ACCESS |
|  | FLOOD PLAIN (APPROX.)
BUILDING RESTRICTIONS APPLY |  | INTERNAL ACCESS CONNECTION |
|  | ICE RINK |  | RAIL SYSTEM |
| | |  | GVRD TRUNK |
| | |  | WALKWAY |

EAST PANORAMA RIDGE CONCEPT PLAN
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

ADOPTED BY COUNCIL RESOLUTION ON MARCH 4, 2002
(CORPORATE REPORT L003)



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CITY OF SURREY

BY-LAW NO. _____

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law 2002, No. 14723B"

.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2002, No. 14723B" is hereby amended as follows:

Part 2, Section B. Permitted Uses is amended by inserting new sub-section 7 immediately following sub-section 6 as follows:

"7. Private School."

- 2. This By-law shall be cited for purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2002, No. 14723B, Amendment By-law, 2019, No. _____."

PASSED FIRST AND 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