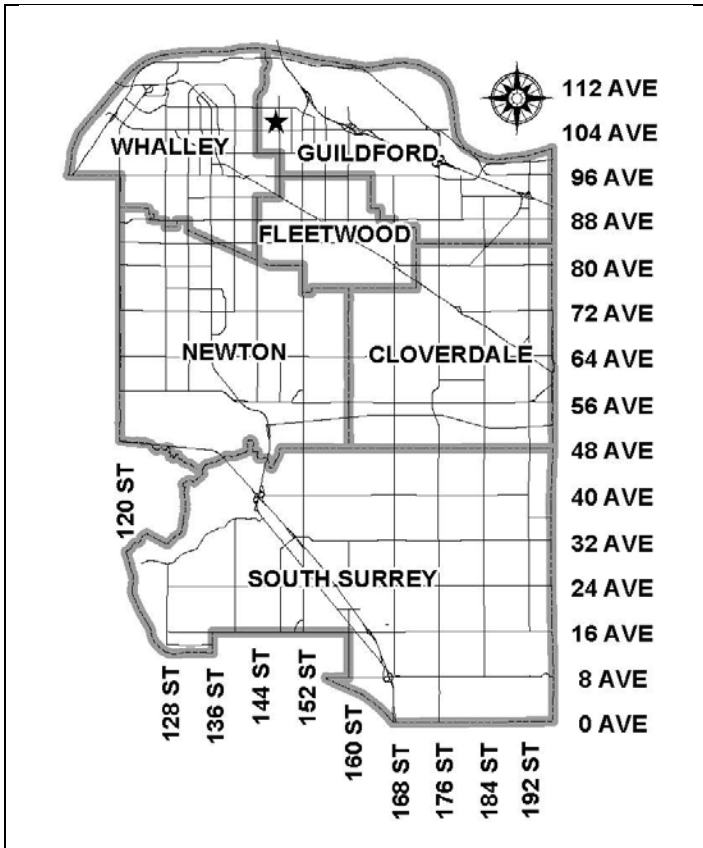


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0203-00

Planning Report Date: July 8, 2019



PROPOSAL:

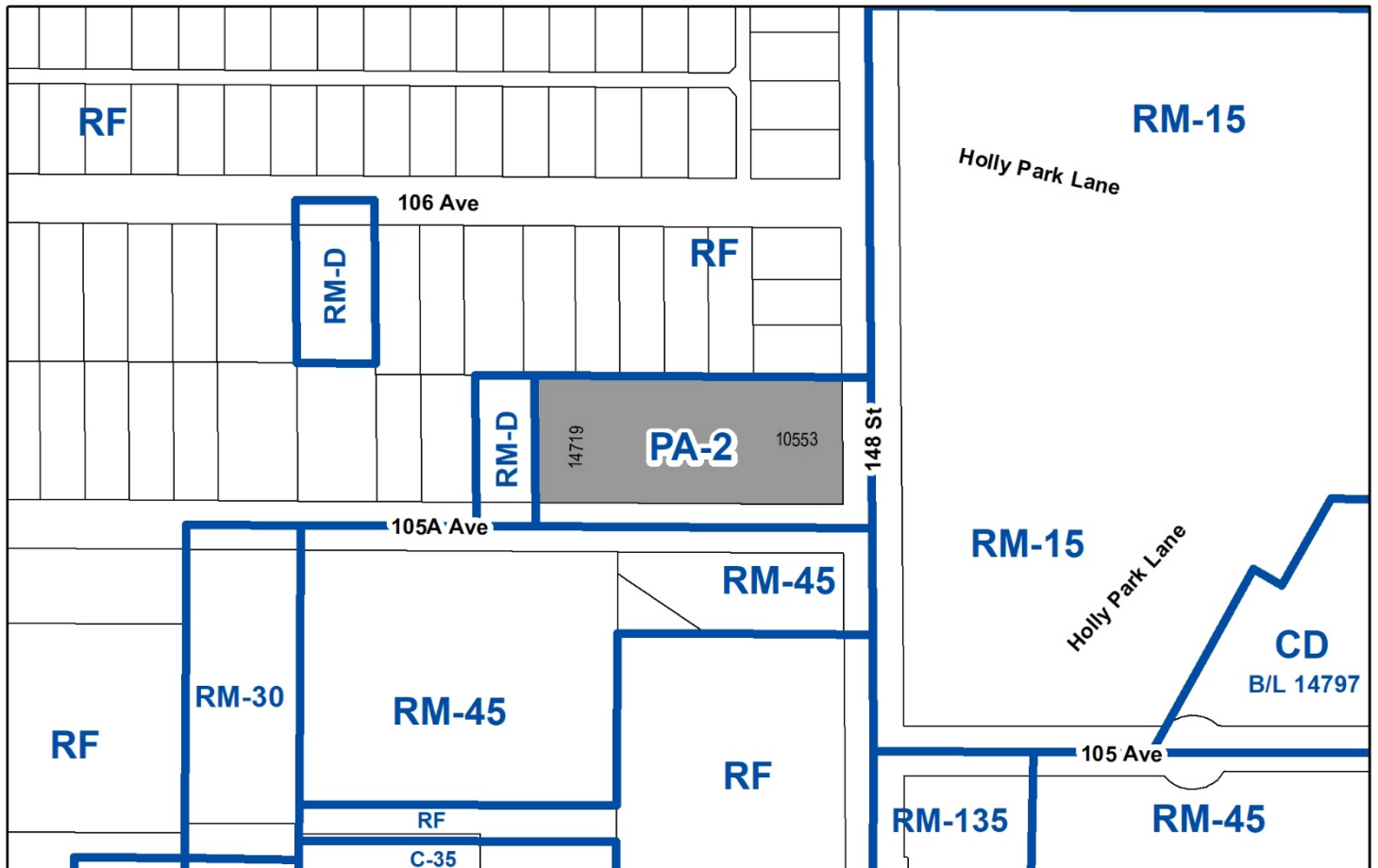
- **OCP Amendment** of a portion from Urban to Commercial
- **Rezoning** of a portion from PA-2 to CD
- **Development Permit**
- **Development Variance Permit**

to permit the development of the Surrey Food Bank and a new church.

LOCATION: 10553 - 148 Street

ZONING: PA-2

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

The Planning & Development Department recommends that that this application be referred back to staff to work with the applicant to find an alternative site for the proposed food bank.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an amendment to the Official Community Plan (OCP) to redesignate a portion of the subject site from “Urban” to “Commercial”.
- The subject site is located in the Guildford - 104 Avenue Corridor Plan area which is currently under review. The expectation for the subject site, under the draft land use plan designation, is "Low Rise Residential" (4-storey apartment). The proposed land use is significantly different from the anticipated land use.

RATIONALE OF RECOMMENDATION

- Although the proposed food bank offers tremendous benefit to the City the proposed use and built form on the subject site does not fit within the City's land use planning and policy framework, established under the Official Community Plan (OCP).
- The site is currently designated “Urban” in the OCP. The proposed commercial use and warehouse form of development raises interface concerns with existing single family dwellings to the north and west and existing multiple residential developments to the south, across 105A Avenue.
- The properties to the north and west are designated "Townhouses or Row House" and "Low Rise Residential" (4-storey Apartments) in the draft Guildford - 104 Avenue Corridor Plan and will remain as single family lots in the interim until redevelopment occurs.
- As a large-scale warehouse type building with associated warehousing operations, the proposed food bank building in this residential area generates land use compatibility and interface issues and concerns.
- Public response has shown there is support for the food bank from the greater Guildford and other Surrey areas, but localized opposition from residents within the immediate neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that that this application be referred back to staff to work with the applicant to find an alternative site for the proposed food bank.

If, however, Council determines that there is merit in allowing the application to proceed, the application could be referred back to staff to complete the development application review process and prepare a Rezoning By-law for Council's consideration at a future Land-Use Meeting.

SITE CHARACTERISTICS

Existing Land Use: The Anglican Church of the Epiphany fronting 148 Street.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings	Urban	RF
East (Across 148 Street):	Two-storey townhouse development	Multiple Residential	RM-15
South (Across 105A Avenue):	Two-storey townhouse development	Multiple Residential	RM-45
West:	Duplex	Urban	RM-D

DEVELOPMENT CONSIDERATIONSBackground

- The Surrey Food Bank Society has been serving the communities of Surrey and North Delta for the past 34 years. They have evolved from a short term emergency support function into an essential service assisting 14,000 low income residents each month.
- The food bank currently operates out of a 771-square metre (8,300-sq. ft.) warehouse in City Centre with a fleet of five vehicles, a lift truck, 400 active volunteers and a core staff of fifteen. The Surrey Food Bank Society currently distributes approximately 2,000 food hampers each week and has expanded support to many other internal programs, agencies and is affiliated with many different food security programs, such as the Food Action Coalition.
- The Surrey Food Bank is currently located at 10732 City Parkway in City Centre in an inadequate, aging facility that does not allow for an efficient operation.
- For the past six years, the food bank's building committee has been looking for a new location that can provide a long-term solution to building capacity and functionality challenges.

- Recently, the food bank has identified the subject site in Guildford for the proposed new facility.

Site Context

- The 0.66-hectare (1.63-acre) subject site is located at 10553 – 148 Street on the northwest corner of 105A Avenue and 148 Street, in Guildford. The existing Anglican Church of the Epiphany is located on the east portion of the site, fronting 148 Street.
- The subject site is designated "Urban" in the Official Community Plan (OCP) and is zoned "Assembly Hall 2 Zone" (PA-2). The subject site is located within the Guildford - 104 Avenue Corridor land use plan area which is currently under review.

Current Proposal

- The applicant is proposing an Official Community Plan (OCP) amendment for the western portion of the site from "Urban" to "Commercial", and rezoning of the western portion from "Assembly Hall 2 Zone (PA-2)" to "Comprehensive Development Zone (CD)", based on "Highway Commercial Zone (CHI)", a Development Permit in order to allow the construction of a new 1,881.5-square metre (20,252-sq. ft.) food bank on proposed Lot A (western portion) and a subdivision from one to two lots.
- The remainder lot (proposed Lot B) would remain zoned "Assembly Hall 2 Zone (PA-2)" in order to allow for the construction of a new 798-square metre (8,590-sq. ft.) church.
- The applicant is also seeking a Development Variance Permit to reduce the number of required on-site parking spaces, as well as reduced building setbacks along the east and south frontages. A parking demand study of the two existing facilities was submitted to the City for review. On-site parking requirements/measures such as a shared parking easement may be required. If Council determines there is merit in allowing the application to proceed, staff will provide a complete by-law variance proposal and rationale for Council to consider at a future Regular Council – Land Use meeting.

PROJECT EVALUATION AND DISCUSSION

- The Surrey Food Bank Society is a non-profit, charitable organization that supplies food in a respectful and dignified environment as well as connects their clients to other community services as a means of helping them become self-sufficient. The Surrey Food Bank has provided these services in Surrey and North Delta since 1983.
- As a non-profit, charitable organization, the Surrey Food Bank operates because of donations of money and food. These donations come from individuals, organizations and corporations. They also benefit from various fundraising efforts, such as the Breakfast with the Bank and from third party events run by other organizations. They rely on community supporters to donate \$1.5 million annually to operate. The Food Bank receives no core government funding.

- The food bank depends on volunteers for many different functions, from sorting and distributing food, to representing the organization at community events. With volunteer involvement, operating costs are reduced, and more donations can go directly to purchasing food.
- On a daily basis between the hours of 9:30 am to 1:00 pm the food bank serves over 220 families with the help of over 40 volunteers along with a small number of staff that receive, process and distribute food. This operation is currently taking place in an older building in Surrey City Centre that is short on space.
- Space limitations at the current facility are being addressed on a short-term basis by changing distribution methods and the leasing of an off-site warehouse to hold over 300 pallets of food. However, problems with building capacity and functionality still require a long-term solution through a new facility. Continued and growing demand for assistance every day at the Surrey Food Bank has exposed the major inadequacies of the current facility.
- The proposed food bank facility would allow for the development of a 1,881-square metre (24,169-sq. ft.) two-storey building and would be designed to meet the following operational goals:
 - All food could be held in the same building where food distribution occurs, including refrigerated and frozen product, allowing for efficient workflow and ease of accessibility;
 - Waiting and reception, registration and food distribution areas could all be located in the same building and include a seating area and washroom facilities;
 - New temperature and humidity controls to ensure that food storage and handling can take place in accordance with Canadian Food Guide and Safe Food Handling standards; and
 - Reduction of average wait time for clients and ensure time spent outdoors in all types of weather would be drastically reduced.
- The food bank is consistent with a number of OCP policies, including the following policies related to Society and Culture:
 - Improve access to healthy, local food; and
 - Ensure accessible and inclusive civic facilities, programs and community services.
- The proposed food bank facility and its services are in high demand year-round in Surrey. The Surrey Food Bank anticipates that recent rates of annual growth in demand will continue to increase. With the cost of living, unemployment or inadequate wage rates and unaffordable childcare, the services provided are appropriate and imperative for a growing city such as Surrey.

- Although staff are very supportive of the development of a food bank facility, staff have concerns regarding the appropriateness of the subject site given the land use context and residential interface. The proposed land use cannot be accommodated on the subject site under the City's existing land use planning and policy framework established under the OCP and would require an amendment to the OCP.
- The OCP includes policies that encourage sensitive infill development that is compatible with existing neighbourhoods, such as:
 - Carefully plan new neighbourhoods for the efficient and sensitive use of urban land; and
 - Encourage infill development that is compatible with existing neighbourhoods.
- The subject site is located adjacent to an established single family residential neighbourhood to the west and north, and multiple residential townhouse developments to the east across 148 Street and to the south across 105A Avenue.
- The proposed form of development raises interface concerns with existing single family dwellings and existing multiple residential developments. Furthermore, these single family residential properties to the north and west are designated "Townhouses" and "Apartments (4 storey)" in the draft Guildford - 104 Avenue Corridor land use plan, and will remain as single family lots in the interim until redevelopment occurs.
- The interface between the proposed 7.5 m (25 ft.) high, 2-storey food bank building and the surrounding existing and future residential development in this neighbourhood is particularly concerning.
- In order to support the food bank's daily operations, deliveries associated with the commercial operation would occur on weekdays between 7:30 am and 4:00 pm generating additional traffic within the existing residential neighbourhood.

PRE-NOTIFICATION, PUBLIC INFORMATION MEETING (PIM) AND PUBLIC CONSULTATION BY APPLICANT

Pre-notification letters were sent on April 30, 2019 and two development proposal signs were installed on May 16, 2019. Staff received 16 written responses from residents within the prenotification area expressing opposition and outlining concerns and one written response in support of the proposal from a resident within the prenotification area.

Staff also received 23 written responses from residents outside of the prenotification area expressing support for the proposed food bank and church redevelopment.

These comments were reiterated at the PIM and are noted in the following section.

Public Information Meeting

The applicant held a Public Information Meeting (PIM) on May 22, 2019 at The Anglican Church of the Epiphany located on the subject site. A total of 79 individuals attended the PIM, and a total of 72 comment sheets were submitted. A staff representative from Area Planning and Engineering were in attendance at the PIM.

- The following breakdown is provided for the comment sheets submitted:
 - Comment sheets submitted: 72
 - Non-support: 18
 - Support: 54
- The comments received from the PIM, for the most part, are consistent with comments that staff received in response to the pre-notification letters and development proposal sign. There is support for the food bank from the greater Guildford and other Surrey areas but localized opposition from residents within the immediate neighbourhood. The comments provided by residents that attended the PIM are summarized below:
- Land Use- Proposed food bank in a residential neighbourhood: *The proposed land use is a commercial warehouse building in an established residential neighbourhood.*

Applicant's response:

- The subject site's current PA-2 zoning permits distribution of food aid under the provision allowing Community Services.
- The subject site is located on 148 Street (designated arterial) and proximity to the proposed 105 Ave Connector (future collector) and 104 Ave (designated arterial) make the site accessible and is a central location for many food bank users who live in the Guildford area. For food bank clients who are located outside of this area, the food bank also offers food pick-up from other distribution centres (currently located in North Delta, Cloverdale, and Newton-Green Timbers).
- Almost 40% of people who live in the census area directly east of the subject site are Low Income Measure as defined by Statistics Canada, while more than 20% of those who live within the census area in which the proposed site is located are in the Low Income Measure group.
- There was a large percentage of support identified during various community engagement opportunities from people living in the Guildford neighbourhood and around the City, despite project opponents who live adjacent to the site.

Staff comments:

- Food distribution permitted within the "Assembly Hall 2 Zone (PA-2)" does not allow warehouse storage of food. Through consultation with Legal Services, staff determined rezoning to "Comprehensive Development Zone (CD)" would be required to allow warehouse use in order to accommodate the scale of the proposed food bank operation.
 - Although staff are supportive of the development of a new food bank facility, staff have concerns regarding the appropriateness of the subject site given the land use context and residential interface. The proposed land use cannot be accommodated on the subject site under the City's existing land use planning and policy framework established under the OCP and would require an amendment to the OCP.
 - There has been support from residents of the greater Guildford and other Surrey areas, however, opposition has been voiced from neighbouring properties immediately adjacent to the proposed subject site.
- Land Use – proximity to school: *The proximity to the existing Hjorth Road Elementary School with children walking to and from school past a food bank.*

Applicant's response:

- Current hours of instruction at the closest elementary school (Hjorth Elementary School) are 8:35 am to 2:30 pm. In general, the hours of distribution at the food bank are from 9:00 am to 1:00 pm (with some limited distribution outside of these hours in the afternoon once a week). This provides temporal buffering between when elementary school children could be expected to be walking to and from school and car/foot traffic related to the majority of food bank clients.

Staff comments:

- The design and programming of the proposed food bank will accommodate clients inside the building rather than the current situation which forces clients to wait outside.
- Traffic: *Residents within the immediate neighbourhood have expressed concerns with both pedestrian and vehicular traffic.*

Applicant's response:

- The site is located on 148 Street (designated arterial road) and within a 5-minute walk of 104 Avenue (designated arterial road with major bus route) and proposed 105A Avenue (future collector), all of which are expected to move significant volumes of foot and vehicular traffic.
- With increased densities proposed for this area in the developing Guildford-104 Avenue Corridor Plan area, an increase of pedestrian and vehicular traffic in the area are to be expected regardless of land use.

- Trip volumes associated with food bank clients are expected to be concentrated around 9:00 am to 1:00 pm, which are the highest volume hours of distribution, and are expected to continue to be spread between different modes of transportation.
- An internal 2018 transportation survey of food bank clients found that approximately 42% arrived by car/motorcycle/carpool/taxi, 37% by public transit, 19% on foot, and 2% on bicycle.

Staff's comments:

- In order to support the food bank's daily operations, deliveries associated with the commercial operation would occur on weekdays between 7:30 am and 4:00 pm generating additional traffic within the existing residential neighbourhood.
 - The OCP identifies 104 Avenue as a Frequent Transit Corridor as well as a future Rapid Transit Corridor.
 - Given the subject site's proximity to 104 Avenue, the subject site is accessible by public transportation.
- Surveillance, Safety and Crime: *The food bank will bring crime and create safety issues within the neighbourhood.*

Applicant's response:

- The two buildings have been designed using the principles of Crime Prevention Through Environmental Design.
- Through the engagement process it has become clear that challenges with crime already exist in the neighbourhood. The proposed redevelopment of the site will improve the neighbourhood by providing "eyes on the street", expanding the sense of site ownership, and removing the gravel parking lot and overgrown area at the northwest corner of the site that may attract undesirable activities.

Staff comments:

- The applicant has confirmed the lead architectural designer is an accredited Crime Prevention Through Environmental Design (CPTED) practitioner, ensuring key principals have been incorporated into the design.
- Property values: *Concern with the potential negative impact the food bank could have on property values.*

Applicant's response:

- Property values are determined through complex market factors.

- The area around the proposed development will likely see fluctuating market prices as this site and other nearby sites develop based on the proposed Guildford Town Centre – 104 Avenue plans. Values will also be influenced heavily by larger regional housing price trends and Surrey's overall direction of development.
- In our experience new developments, even those with initial public opposition due to their proposed use, almost always result in an increase in the surrounding property values.

Staff's comments:

- Property values are evaluated by BC Assessment, but recent trends in the Lower Mainland, including Surrey, have shown a continued increase in property values.
- Noise: *Concern with noise generated from the Food Bank with food deliveries as well as increased pedestrian and vehicular activity to and from the subject site.*

Applicant's response:

- To reduce noise outside of regular business hours, deliveries will be restricted to weekdays between 7:30 am and 4:00 pm.
- Truck loading and unloading will be conducted within the food bank building envelope to reduce noise impacts on neighbours.
- Limitations will be set prohibiting large format (greater than 5-tonne) trucks from delivering to the site.
- At the detailed design stage, we will consider the feasibility of placing A/C units within the building envelope rather than on the roof top to reduce noise levels for neighbours.

Staff's comments:

- The applicant has confirmed they are willing to enter into a Good Neighbour Agreement as a commitment to addressing and monitoring the above-noted concern.
- If Council determines there is merit in allowing the application to proceed, the application would be further reviewed by staff to find ways to mitigate this concern through the design review process.
- Lighting: *Concern with light pollution from a large-scale commercial warehouse building on existing residential properties.*

Applicant's response:

- Lighting plans are developed through the detailed design process. There are two challenges that will be carefully balanced and analyzed at this stage:
 1. Crime prevention principles to eliminate dark spots on the site which may be attractants for undesirable behaviours; and
 2. Preventing light pollution for residential neighbours.
- The anticipated design standards include "cut-off lighting" which only shine the light downward to reduce light-bleed onto adjacent sites, elimination of dark spots within the site, lighting that does not create noise pollution and light colours towards the 'red' side of the spectrum as this has been found to have less disruptive effect on natural circadian rhythms.

Staff's comments:

- If Council determines there is merit in allowing the application to proceed, the application would be further reviewed by staff to find ways to mitigate this concern through the design review process.
- Garbage: *Concern with garbage storage on site and proximity to existing residential properties to the north and west.*

Applicant's response:

- Garbage storage is proposed to be sorted and stored inside the building, with access for disposal through the loading bay. This will reduce incidences of litter, smell, and pests associated with garbage storage from disturbing neighbours.

Staff's comments:

- If Council determines there is merit in allowing the application to proceed, the application would be further reviewed by staff to find ways to mitigate this concern through the design review process.
- Overshadowing and Building Size: *The proposed food bank is 2-storeys, 7.5 metres (25 ft.) in height and 1,881.5 square metres (24,169 sq. f.t) in size and proposed to be located in a residential neighbourhood.*

Applicant's response:

- The proposed food bank building is 2-storeys, 7.5 metres (25 ft.) in height and located 7.5 metres (25 ft.) from the rear lot line, which meets existing and proposed zoning requirements.
- The proposed food bank building meets height and setback requirements from adjacent lots that would apply to development of a single family home or apartment building.

- Overshadowing and perceived mass of the building from the street or adjacent properties is further reduced by using a flat roof design and sinking the lower portion of the building below grade.

Staff's comments:

- The proposed commercial warehouse building required to support the food bank operation is significant in size and should Council determine there is merit in allowing the application to proceed, staff will work with the applicant to mitigate the visual impact of the proposed building through the design review process.
 - The applicant has provided a streetscape rendering to address the concern of overshadowing the neighbouring properties.
 - According to the shadow study submitted by the applicant, the design will minimize shadowing for most of the year.
 - The food bank building has been set lower than the neighbouring residential properties to the north and west to lessen the visual impact of the building as seen from the street.
- Setbacks: *Concern with the proposed reduced building setbacks.*

Applicant's response:

- A reduced front yard setback of 5.14 metres (17 ft.) is proposed along 148 Street in order to align the proposed new church building and the existing single family dwellings to the north fronting 148 Street along the frontage.
- The proposed setback of 5.0 metres (16 ft.) along 105A Avenue, is proposed. A 3.0 metre (10 ft.) wide landscape buffer is proposed to be located along the entire 105A Avenue frontage to mitigate the reduction.
- Proposed building setbacks from adjacent lots to the north and west are consistent with zoning bylaw requirements (7.5m) and include landscape buffering to reduce visual impact of the building on neighbours.

Staff's comments:

- A 3.0 metre (10 ft.) wide landscape buffer is proposed along the north and south property lines.
 - The proposed reduced setback along 148 Street aligns with existing single family homes to the north and provides a consistent streetscape.
- Trees: *Concerns expressed with tree removal to accommodate the proposed development.*

Applicant's response:

- The project arborist has assessed on-site trees and determined which are best suited for retention.
- To mitigate the removal of existing trees, a landscaping plan proposes landscape screening for the parking lot and around the perimeter of the site.

Staff's comments:

- The Arborist Assessment states that there are a total of 33 protected trees on the site, excluding Alder and Cottonwood trees. 5 existing trees, approximately 13% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 71 replacement trees on the site. Since only 49 replacement trees can be accommodated on the site, the deficit of 22 replacement trees will require a cash-in-lieu payment of \$8,800 representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- Blank wall on north elevation of proposed food bank: *Concerns with the proposed blank wall on the north elevation of the proposed food bank adjacent to existing single family to the north.*

Applicant's response:

- Interesting and varied cementitious mold/mildew-resistant paneling is proposed for the north side of the food bank building.
- A 3.0-metre-wide (10 ft.) wide landscape buffer with taller-growing hedge species is proposed along the north property line to reduce visual impact of the north side of the building.

Staff's comments:

- The applicant has submitted an arborist report and proposed landscape plan, If Council determines there is merit in allowing the application to proceed, the application would be further reviewed by staff to find ways to mitigate this concern through the design review process.
- Homeless people: *Concerns have been raised that the food bank could attract more homeless people in the neighbourhood.*

Applicant's response:

- The food bank has policies in place that require clients to prove their place of permanent residence is located north of 40 Avenue in Surrey, North Delta or Cloverdale, and provide proof of address and proof of dependents including Picture ID, Proof of Address, and Care Cards for each adult and child in the household. This information is updated every 6 months.
- The food bank clientele consists of people who require some assistance to keep food in the fridge and cupboards until the end of the month, and includes a significant number of children, mothers, and seniors.

Staff's comments:

- The food bank provides nutritious food to Surrey and North Delta individuals and families. They also provide connections to other community services as a means of helping them to become self-sufficient.
- Parking: *Parking within the neighbourhood is already difficult when church services take place.*

Applicant's response:

- A parking study was conducted that found that the proposed parking variance would be adequate to service anticipated parking needs on-site. Approximately 47 cars were parked at the Food Bank during peak usage hours (during the week), and a total of 63 stalls are being provided.
- All parking will be shared between the two buildings, as the church and food bank have offset peak usage hours.

Staff's Comments:

- A parking demand study of the two existing facilities was submitted to the City for review, on-site parking requirements/measures such as a shared parking easement may be required.
- A Development Variance Permit to allow 100% shared parking would be needed in order to accommodate the proposed parking arrangement.
- Public Notice and Process: *Concerns raised by residents around the public engagement and notification process.*

Applicant's response:

- The public engagement process has gone above and beyond minimum City requirements and neighbours/stakeholders have been provided a variety of opportunities to engage at different times in different ways.

- The engagement process has included door-to-door canvassing, a Stakeholder's Information Meeting, a Public Information Meeting using City-provided mailout radius of 100 metres, direct communication (email and phone calls) with concerned neighbours, and meeting directly with the strata located directly across 105A Avenue.

Staff's Comments:

- Pre-notification letters were sent on April 30, 2019 and two development proposal signs were installed on May 16, 2019.
- The applicant held a Public Information Meeting (PIM) on May 22, 2019 at The Anglican Church of the Epiphany located on the subject site. A staff representative from Area Planning and Engineering were in attendance at the PIM.
- Hours of Operation: *The food bank hours of operation within a residential neighbourhood is problematic and will impact residents living in the immediate neighbourhood.*

Applicant's Response:

- Food bank hours of operation are within standard business hours, with most activity occurring between 9:00 am and 1:00 pm. Once every second Thursday there is an evening distribution that services approximately 40 clients who must prove that they are unable to attend during regular hours of distribution, and there is a weekly afternoon distribution for seniors that services approximately 60 clients.

Staff's Comments:

- The applicant has confirmed they are willing to enter into a Good Neighbour Agreement as a commitment to addressing and monitoring the above-noted concern.

History of Public Consultation by Applicant

- The applicant has undertaken a variety of public consultation steps and has indicated that the proposed food bank and church redevelopment proposal was generally well received by the surrounding Guildford neighbourhood with most opposition from the immediate neighbourhood.

The following table outlines the applicant's public consultation to date:

Date	Purpose	Engagement Technique	Stakeholder Group	Project Team Members	Location
June 14, 2017	Letter to introduce the proposed project including general description of the project and invite neighbours to Stakeholder Information Meeting on June 27 th , 2017.	Door-knocking / mailbox drop of invitation letter during weekday	Neighbours west of 148 Street	Project Planner (McElhanny)	Doorstep/mailboxes

<i>June 27, 2017</i>	Facilitated meeting to present an early development concept to the closest neighbours west of 148 Street (arterial road) and gain feedback related to the proposal	Stakeholders Information Meeting (SIM)	Mailbox drop recipients Membership of Surrey Food Bank Membership of Epiphany	Project Planner (McElhanny) SFB Epiphany	Anglican Church of the Epiphany Assembly Hall
<i>February 5, 2018</i>	Letter to provide an update to neighbours on the results of the June 2017 SIM, including summary of comments in support of the proposal and comments expressing concerns with the proposal	Mailbox letter drop update	Neighbours west of 148 Street	Project Planner (McElhanny)	Mailboxes
<i>February 16, 2018</i>	Email to provide an update on the results of the June 2017 SIM, including summary of comments in support of the proposal and comments expressing concerns with the proposal	Email update	Email addresses provided at SIM	Project Planner (McElhanny)	Email
<i>May 23, 2018</i>	DEVELOPMENT APPLICATION SUBMISSION TO CITY OF SURREY				
<i>August 14, 2018</i>	Meeting to present development concept as submitted to the City of Surrey to the Strata and listen to their concerns regarding the proposal	Neighbour Meeting	Strata across 105A Ave	Project Planner (McElhanny) Architect SFB Epiphany	Strata meeting room
<i>February 11, 2019</i>	Mailout to introduce the project to a larger radius of community members and provide contact information (phone number and email) for neighbours with questions.	Canada Post geographically targeted mail drop	Neighbours by Postal Code	Epiphany	Mailboxes
<i>February-March, 2019</i>	Doorstep canvas to introduce the proposal to neighbours and ask for signed letters indicating support or opposition to the proposed project	Volunteer doorstep canvas	Neighbours	Epiphany SFB	Doorstep
<i>May 22, 2019</i>	Meeting to present detailed development proposal to neighbourhood in an Open House format Public Information Meeting and solicit formal comments for submission to the City, per City's consultation requirements	Public Information Meeting (PIM)	PIM Mailout radius	Project Planner (McElhanny) Architect SFB Epiphany	Anglican Church of the Epiphany Assembly Hall

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

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

APPLICANT'S JUSTIFICATION FOR THE PROPOSED DEVELOPMENT AND OCP AMENDMENT

The applicant has offered rationale for selecting the proposed location for the food bank facility. This rationale is summarized below:

- The proposed OCP Amendment from Urban to Commercial will facilitate the relocation of the Surrey Food Bank (SFB) to a purpose-built modern facility that meets organizational needs. This new facility will provide a significant Community Service to the neighbourhood and the City in general by improving access to healthy food options to the large number of neighbours and citizens of Surrey in general who require stop-gap food security aid from time to time.
- Developing a Surrey Food Bank facility in this location will offer a much-needed Community Service and will help meet Surrey Food Bank's organizational needs. The proposal is supported by OCP Policy F5 – Food Security and F6 – Accessibility and Inclusivity. In particular:
 - Policy F5.1 – Improve access to healthy and affordable food, particularly in lower-income neighbourhoods, through the planning and implementation of community gardens, farmer's markets, urban agriculture project, community kitchens, neighbourhood grocery stores and food assistance programs, as appropriate
 - Policy F5.10 – Work with non-profit organizations such as food banks, food agencies, food gleaners, and food hamper supporters to ensure healthy food options are available to all residents of Surrey regardless of location or income level.
 - Policy F6.9 – Encourage the location of social services in areas where they are easily accessible to persons needing them.
- Within the surrounding area, 20% (west of 148 Street, based on census tract) to 40% (east of 148 Street, based on census tracts) of households were considered Low Income Measure, After Tax, by Statistics Canada in 2015, which is a significantly higher percentage than the approximately 15% who fall into this category City-wide.
- For citizens coming from outside of the immediate neighbourhood to access aid (including packages targeted towards expectant mothers, children, and seniors), the proposed development is located within an approximate 4-minute walk of significant bus routes (96 B-Line, 320, 327), and the site is located on a designated arterial road (148 Street) which could expect to attract significant traffic from a variety of transportation modes.

STAFF RECOMMENDATION

- Although the proposed food bank offers tremendous benefit to the City, the proposed use and built form on the subject site is not consistent within the City's land use planning and policy framework, established under the Official Community Plan (OCP) or the draft Guildford Town Centre/104 Avenue corridor land use plan.
- The site is currently designated Urban in the OCP. The proposed form of development and commercial operations raises interface concerns with existing single family dwellings to the north and west and existing multiple residential developments to the south, across 105A Avenue.
- Given the interface concerns with existing single family dwellings and multiple residential developments, as well as the concerns raised by residents in the immediate area, the Planning & Development Department recommends that this application be referred back to staff to work with the applicant to find an alternative site for the proposed food bank, where a warehouse type building would be more compatible, while still providing convenient access for food bank patrons.
- If, however, Council determines there is merit in allowing the application to proceed, the application could be referred back to Planning staff to complete the development application review process and prepare a Rezoning By-law, for Council's consideration at a future Land-Use meeting.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- | | |
|---------------|---|
| Appendix I. | Project Data Sheets |
| Appendix II. | Proposed Subdivision Layout, Site Plan, Building Elevations and Landscape Plans |
| Appendix III. | Map of Citizen Public Information Meeting (PIM) Responses |

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

JLM/cm

DEVELOPMENT DATA SHEET

Proposed and Existing Zoning: CD and PA-2

Required Development Data	Minimum Required / Maximum Allowed	Proposed	
LOT AREA* (in square metres)			
Gross Total		6,613 m ²	
Road Widening area		207 m ²	
Undevelopable area			
Net Total		6,406 m ²	
LOT COVERAGE (in % of net lot area)		Lot A	Lot B
Buildings & Structures			
Paved & Hard Surfaced Areas			
Total Site Coverage		44%	24%
SETBACKS (in metres)		Lot A	Lot B
North		7.5 m	7.5 m
South		7.5 m	5.0 m
East		7.5 m	5.1 m
West		5.0 m	7.5 m
BUILDING HEIGHT (in metres/storeys)		Lot A	Lot B
Principal		7.5 m	6.71 m
Accessory			
NUMBER OF RESIDENTIAL UNITS			
Bachelor			
One Bed			
Two Bedroom			
Three Bedroom +			
Total			
FLOOR AREA: Residential			
FLOOR AREA: Commercial		1,433.5 m ²	
Retail			
Office		448 m ²	
Total			
FLOOR AREA: Industrial			
FLOOR AREA: Institutional		971 m ²	
TOTAL BUILDING FLOOR AREA		2852.5 m ²	

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed	
		Lot A	Lot B
DENSITY			
# of units/ha /# units/acre (gross)			
# of units/ha /# units/acre (net)			
FAR (gross)			
FAR (net)		0.57	0.31
AMENITY SPACE (area in square metres)			
Indoor			
Outdoor			
PARKING (number of stalls)			
Commercial	26		21
Industrial			
Residential Bachelor + 1 Bedroom			
2-Bed			
3-Bed			
Residential Visitors			
Institutional	64		44
Total Number of Parking Spaces	90		63*
Number of accessible stalls			
Number of small cars			
Tandem Parking Spaces: Number / % of Total Number of Units			
Size of Tandem Parking Spaces width/length			

*DVP for 100% shared parking is proposed

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----



THE ANGLICAN PARISH OF THE CHURCH OF THE EPIPHANY

10553 - 148 STREET, SURREY, B.C.

OWNER

THE ANGLICAN PARISH OF THE CHURCH OF THE EPIPHANY

10553 - 148 STREET,
SURREY, B.C. V3T 3X7
TEL: (604) 588-4511

CONTACT: DOUG WILLIAMS

DEVELOPMENT CONSULTANT

MCELHANNEY CONSULTING SERVICES LTD.

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CONTACT: KASEL YAMASHITA, MCIP, RPP PLANNER

ARCHITECTURAL

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9355 YOUNG ROAD
CHILLIWACK, B.C. V2P 4S3
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FAX: (604) 793-9446

CONTACT: JUSTIN DYCK, ARCHITECT AIBC

LANDSCAPE

CRAVEN | HUSTON | POWERS ARCHITECTS

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CONTACT: SCOTT WATSON, MBCSLA

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CONTACT: RAYMOND SULL

ARCHITECTURAL DRAWING LIST

- DP0.0 COVER
- DP0 SUBDIVISION AND ZONING PLAN
- DPL1 SITE PLAN
- DPL2 SHADOW STUDY
- DF2.0 FLOOR PLANS
- DF4.0 ROOF PLAN
- DF5.0 EXTERIOR ELEVATIONS
- DF5.1 EXTERIOR ELEVATIONS
- DF6.0 SECTIONS
- DF6.1 SECTIONS
- DF9.0 RENDERINGS

LANDSCAPE DRAWING LIST

- L1 LANDSCAPE PLAN
- L2 LANDSCAPE AND SITE DETAILS

COVER

Anglican Church of the Epiphany
10553 - 148 STREET, SURREY, B.C.

PROJECT INFORMATION

CIVIC ADDRESS: 10553 - 148 ST.
SURREY, B.C.

LEGAL DESCRIPTION: LOT 1 SECTION 19 RANGE 1 PLAN NWP9920 NWD EXCEPT PLAN N25, SEC 220(1)(H)MA.

SITE AREA(GROSS): ORIGINAL: 6,613m² (71,182 SF)
LOT A-PROPOSED FOOD BANK: 3,306.5m² (35,591 SF)
LOT B-PROPOSED CHURCH: 3,306.5m² (35,591 SF)

SITE AREA (NET): LOT A-PROPOSED FOOD BANK: 3,287m² (35,381 SF)
LOT B-PROPOSED CHURCH: 3,119m² (33,575 SF)

BUILDING AREA: -FOOD BANK: 1,447² (15,579 SF)
-CHURCH: 798m² (8,590 SF)
-TOTAL: 2,245m² (24169 SF)

FLOOR AREA: -FOOD BANK:
-1ST FLOOR : 1,433.5m² (15,430 SF)
-2ND FLOOR : 448m² (4,822 SF)
-TOTAL: 1,881.5m² (20,252 SF)

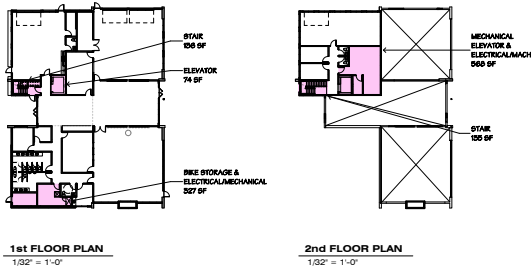
-CHURCH:
-1ST FLOOR : 798m² (8,590 SF)
-2ND FLOOR : 173m² (1,862 SF)
-TOTAL: 971m² (10,452 SF)

GROSS FLOOR AREA FOR PARKING CALCULATIONS:

FOOD BANK:
-1ST FLOOR : 1,380.5m² (14,860 SF)
-2ND FLOOR : 420.5m² (4,524 SF)
-TOTAL: 1,801m² (19,384 SF)

-CHURCH:
-1ST FLOOR : 748m² (8,053 SF)
-2ND FLOOR : 107m² (1,159 SF)
-TOTAL: 855m² (9212 SF)

AREAS EXCLUDED FOR PARKING CALCULATIONS



**ZONING BYLAW REVIEW
LOT B (PROPOSED CHURCH)**

- A. INTENT
ZONE: PA-2: ASSEMBLY HALL 2 ZONE (EXISTING, UNCHANGED)
- B. PERMITTED USES
1. ASSEMBLY HALLS, INCLUDING CHURCHES.
4. COMMUNITY SERVICES.
- D. DENSITY
MAX. ALLOWABLE: FLOOR AREA RATIO = 0.50 (BASE ON NET SITE AREA)
PROPOSED: 0.31
- E. LOT COVERAGE
MAX. ALLOWABLE: 40%
LOT B PROPOSED: 24% (798 M²)
- F. YARDS AND SETBACKS
NORTH SIDE REQUIRED: 7.5M (25 FT.) (BASED ON BUILDING HEIGHT)
NORTH SIDE PROPOSED: 7.5M (25 FT.)
WEST SIDE REQUIRED: 7.5M (25 FT.)
WEST SIDE PROPOSED: 7.5M (25 FT.)
EAST SIDE REQUIRED: 7.5M (25 FT.)
EAST SIDE PROPOSED: 5.1M (17 FT.) (VARIANCE REQUIRED)
SOUTH SIDE REQUIRED: 7.5M (25 FT.)
SOUTH SIDE PROPOSED: 5.0M (16 FT.) (VARIANCE REQUIRED)
- G. HEIGHT OF BUILDINGS
MAX. ALLOWABLE: 9.00 M (30 FT.)
PROPOSED: 6.71 M (22 FT.)
- H. OFF STREET PARKING AND LOADING/UNLOADING

LOT B: CHURCH
7.5 PARKING SPACES PER 100M² OF GROSS FLOOR AREAS (855 M² PROPOSED, EQUALS 64 STALLS).

CHURCH PARKING REQUIRED: 64
CHURCH PARKING PROVIDED:
-STANDARD: 39 STALLS
-SMALL CAR: 3 STALLS
-HC: 2 STALLS
-TOTAL: 44 STALLS

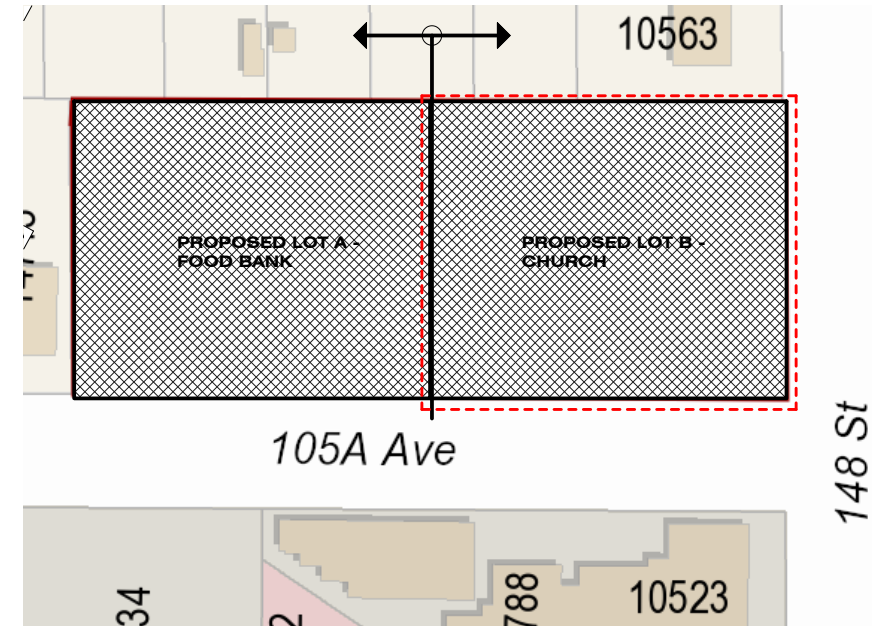
-FOOD BANK SHARED PARKING: 21 STALLS * 100% = 21 STALLS
-TOTAL PARKING PROVIDED: 65 STALLS

SHARED PARKING REQUIREMENTS ARE AS FOLLOWS:
(A) SHARED PARKING FACILITIES FOR 2 OF MORE ESTABLISHMENTS MAY BE PERMITTED WHEN THE ESTABLISHMENTS HAVE DIFFERENT TEMPORAL DISTRIBUTIONS OF PARKING DEMAND AS DEMONSTRATED BY HAVING OPERATING HOURS THAT DO NOT SIGNIFICANTLY OVERLAP, PROVIDED THAT THE PARKING SPACES ARE:
I. FOR COMMERCIAL, INDUSTRIAL AND/OR INSTITUTIONAL USES; AND
II. PROTECTED BY AN EASEMENT AND RESTRICTIVE COVENANT TO ENSURE THAT SUCH PARKING SPACES ARE RESERVED AND MAINTAINED FOR THE USES FOR WHICH THEY ARE REQUIRED; AND
(B) EACH ESTABLISHMENT MAY SHARE A MAXIMUM OF 25% OF ITS INDIVIDUALLY REQUIRED PARKING SPACES, BUT THE TOTAL NUMBER OF PARKING SPACES MUST BE EQUAL TO OR GREATER THAN THE REQUIRED NUMBER OF PARKING SPACES FOR THE ESTABLISHMENT THAT HAS THE HIGHEST INDIVIDUAL OVERALL PARKING SPACE REQUIREMENT.

- 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 LOT LINES OF THE DEVELOPED PORTION OF THE LOT, A 3 METER [10 FT] WIDE LANDSCAPED STRIP SHALL BE PROVIDED, CONSISTING OF HEDGES, GROUND COVER OR A DECORATIVE FENCE OR A COMBINATION THEREOF.
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 THE DRIVEWAYS.
- J. GARBAGE CHURCH - GARBAGE BINS LOCATED IN EXTERIOR ENCLOSURE



EXISTING AERIAL PLAN - 10553 148 STREET
NORTH
N.T.S.

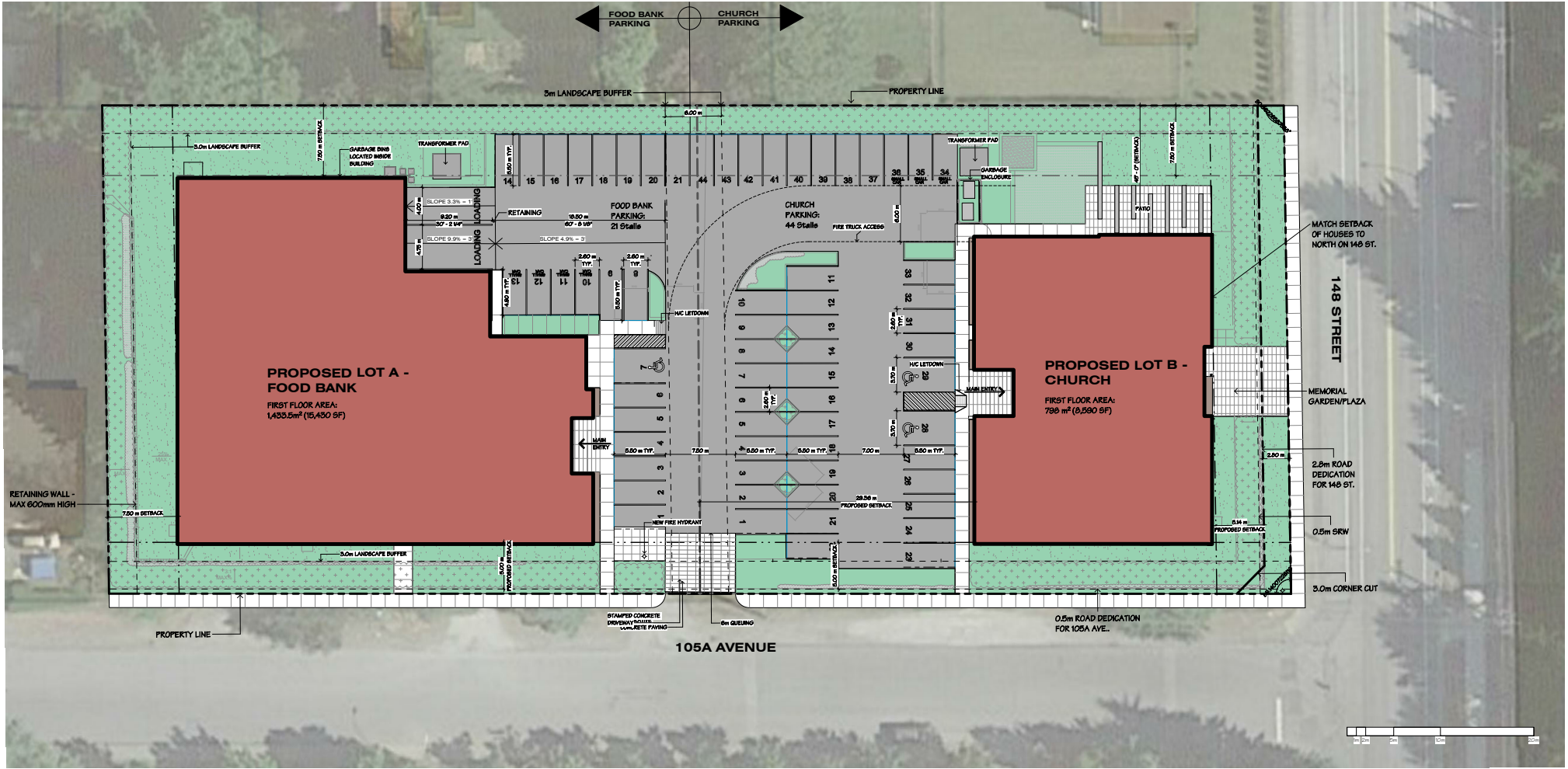


SUBDIVISION PLAN
1" = 30'-0"
NORTH

SUBDIVISION AND ZONING PLAN

Anglican Church of the Epiphany
10553 - 148 STREET, SURREY, B.C.

DP1.0 ARCHITECTURE & LANDSCAPE ARCHITECTURE



SITE PLAN
1/16" = 1'-0"

SITE PLAN

Anglican Church of the Epiphany
10553 - 148 STREET, SURREY, B.C.

DP.1 ARCHITECTURE & LANDSCAPE ARCHITECTURE

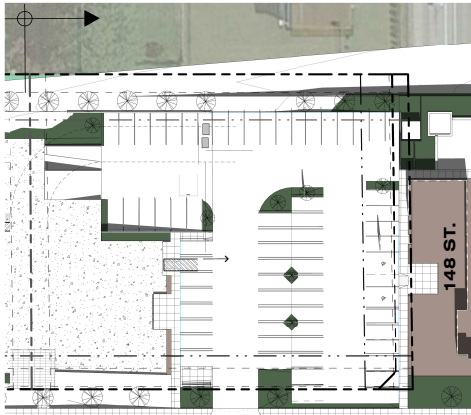
SCALE 1/16" = 1'-0" JOB NO. 18011

2019.05.24

9355 YOUNG ROAD
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TEL: 604 | 793 | 9445
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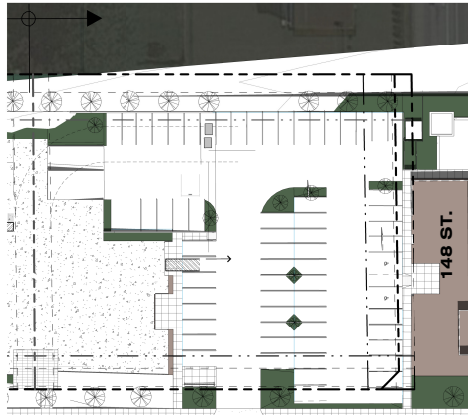
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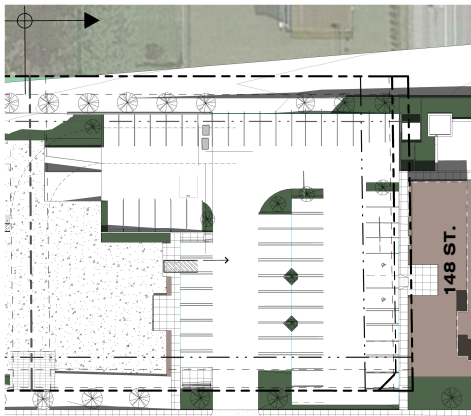
105 A AVE.

Sun Study - Mar 21 @12:00 PM
1/32" = 1'-0"



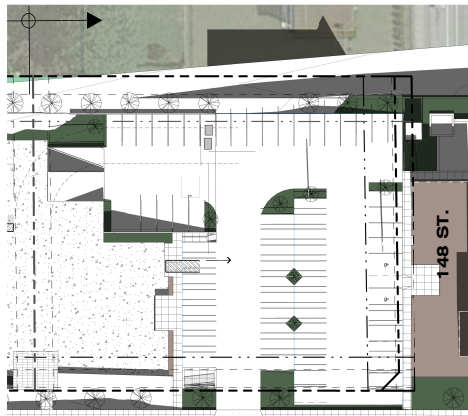
105 A AVE.

Sun Study - June 21 @12:00 PM
1/32" = 1'-0"



105 A AVE.

Sun Study - Sept. 21 @12:00 PM
1/32" = 1'-0"



105 A AVE.

Sun Study - Dec. 21 @12:00 PM
1/32" = 1'-0"

SHADOW STUDY

Anglican Church of the Epiphany
10553 - 148 STREET, SURREY, B.C.

SCALE 1/32" = 1'-0"

JOB NO. 18011

DP1.2

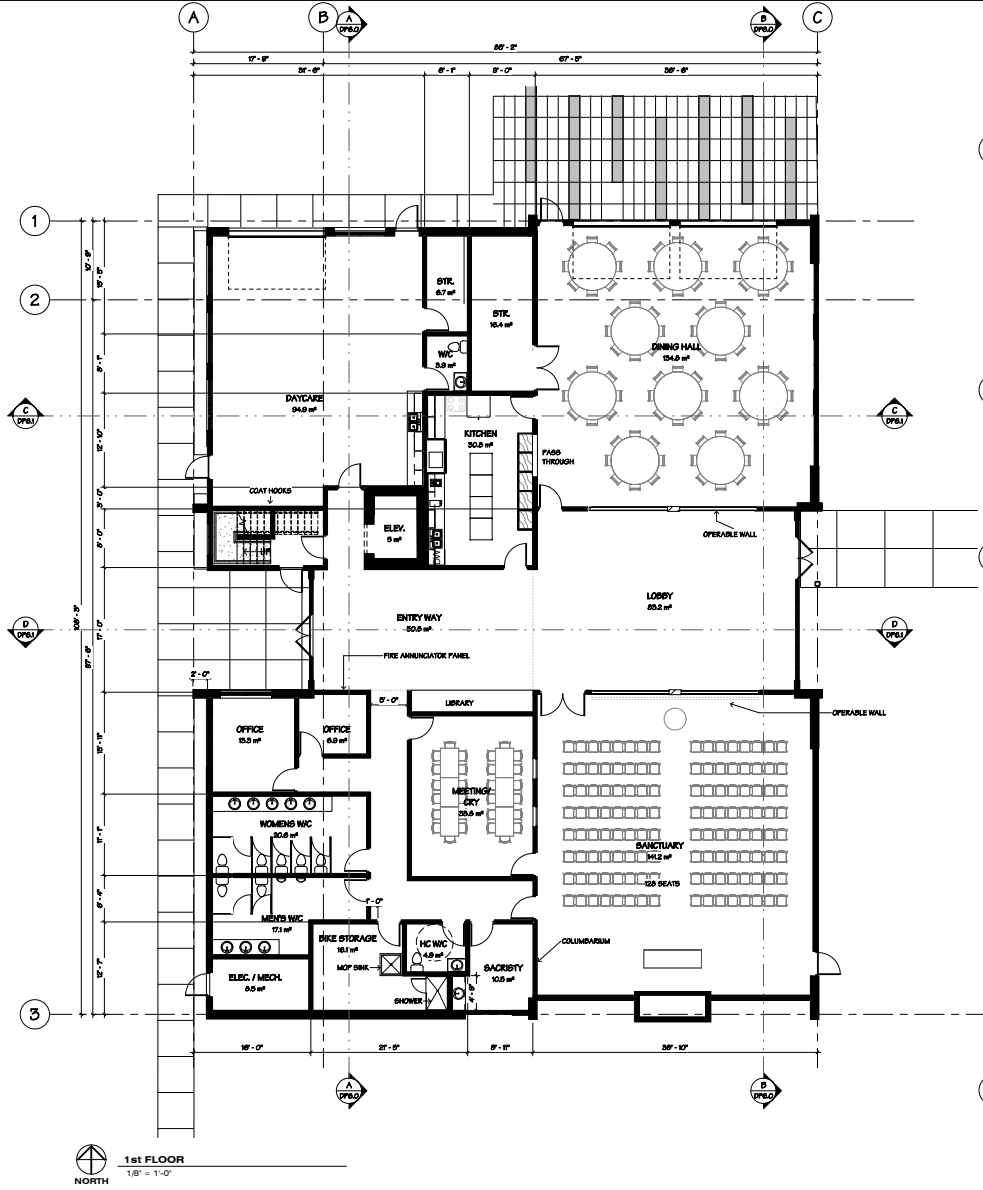
ARCHITECTURE & LANDSCAPE ARCHITECTURE

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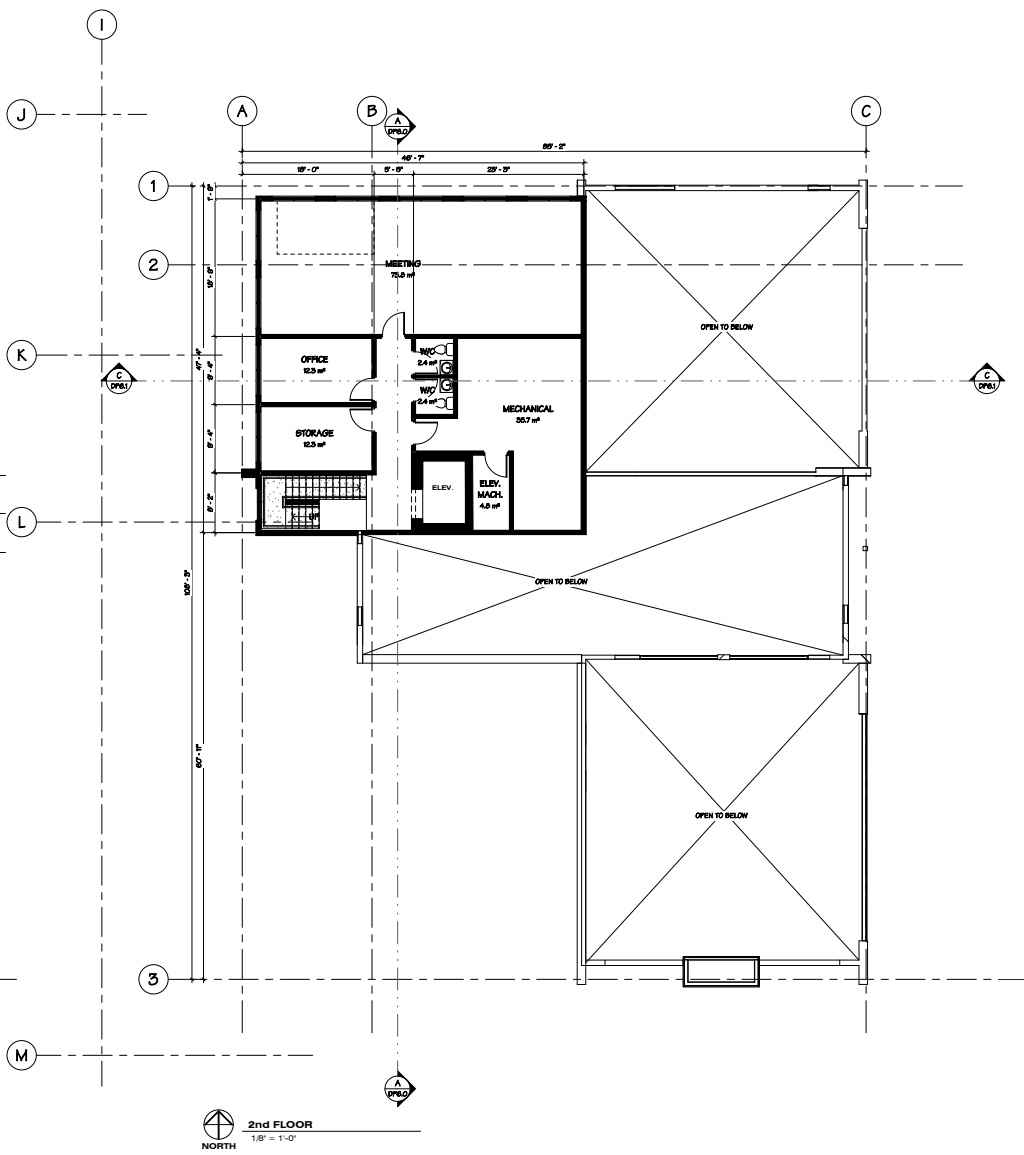
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1st FLOOR
1/8" = 1'-0"

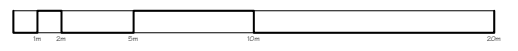


2nd FLOOR
1/8" = 1'-0"

FLOOR PLANS

Anglican Church of the Epiphany
10553 - 148 STREET, SURREY, B.C.

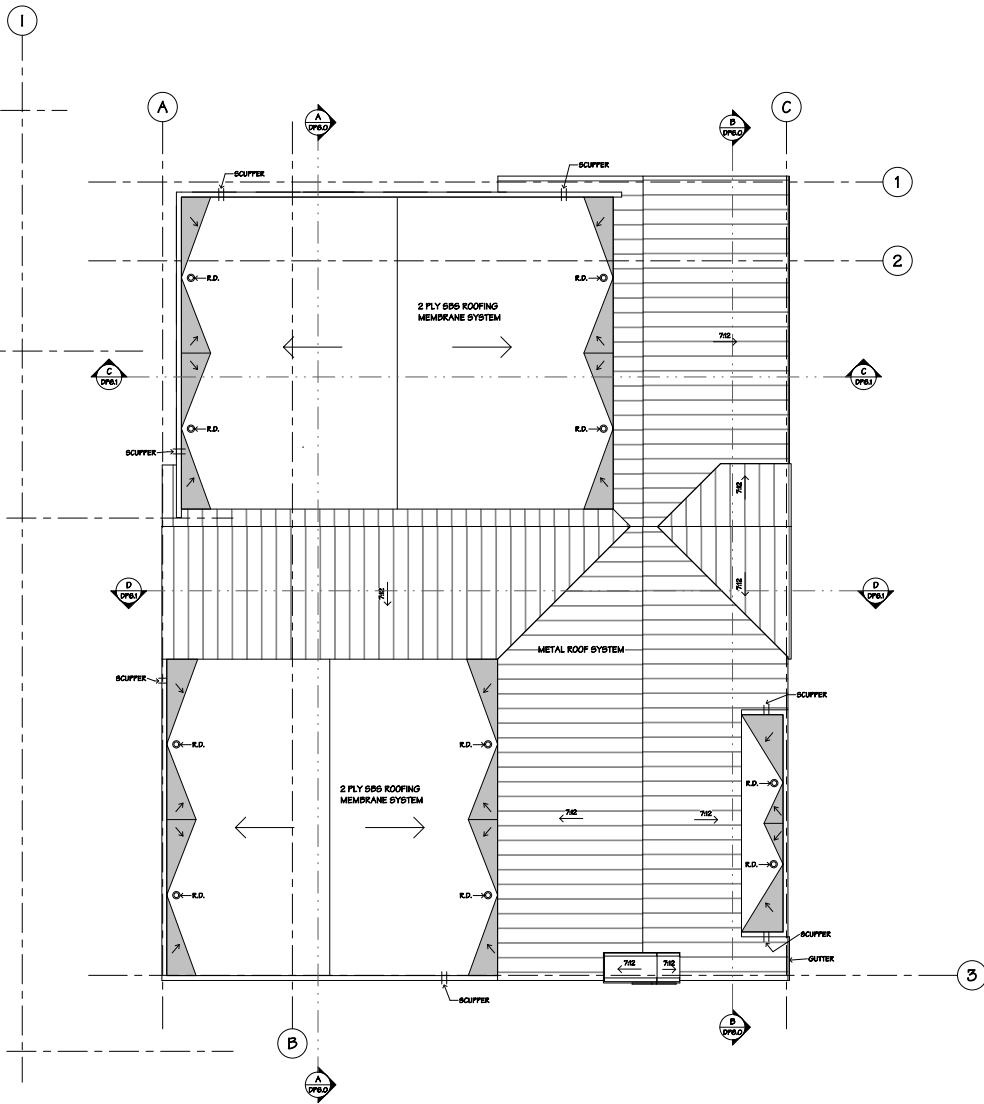
SCALE 1/8" = 1'-0" JOB NO. 18011



DP2.0 ARCHITECTURE & LANDSCAPE ARCHITECTURE

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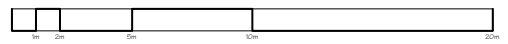


ROOF PLAN
1/8" = 1'-0"

ROOF PLAN

Anglican Church of the Epiphany
10553 - 148 STREET, SURREY, B.C.

SCALE 1/8" = 1'-0" JOB NO. 18011



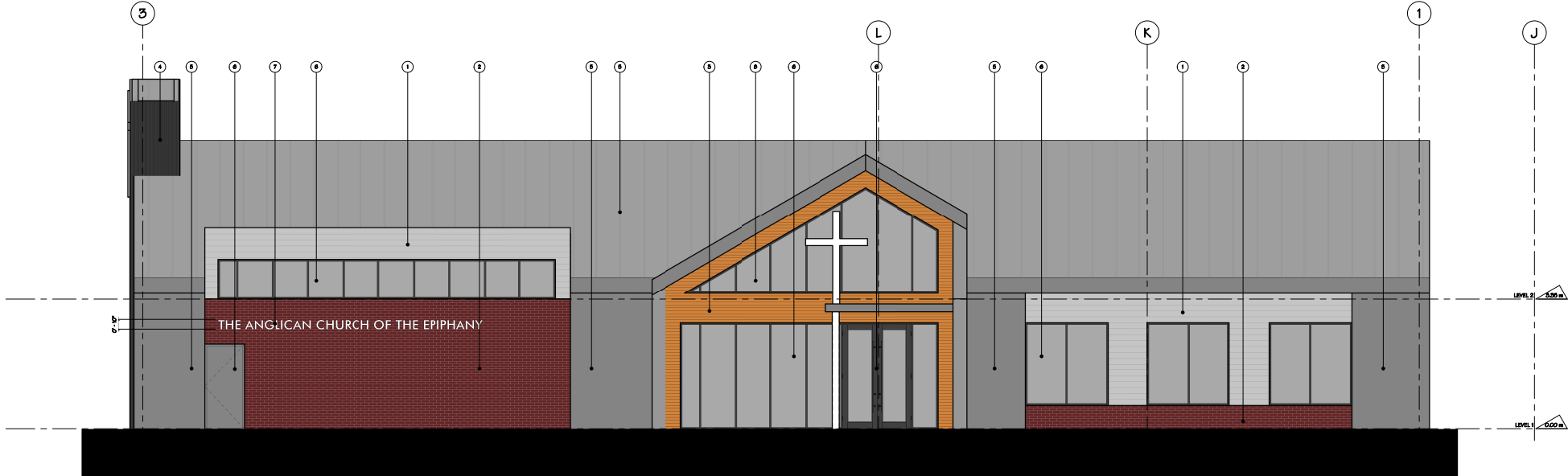
DP4.0 ARCHITECTURE & LANDSCAPE ARCHITECTURE

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EMAIL: chp@chparchitects.com

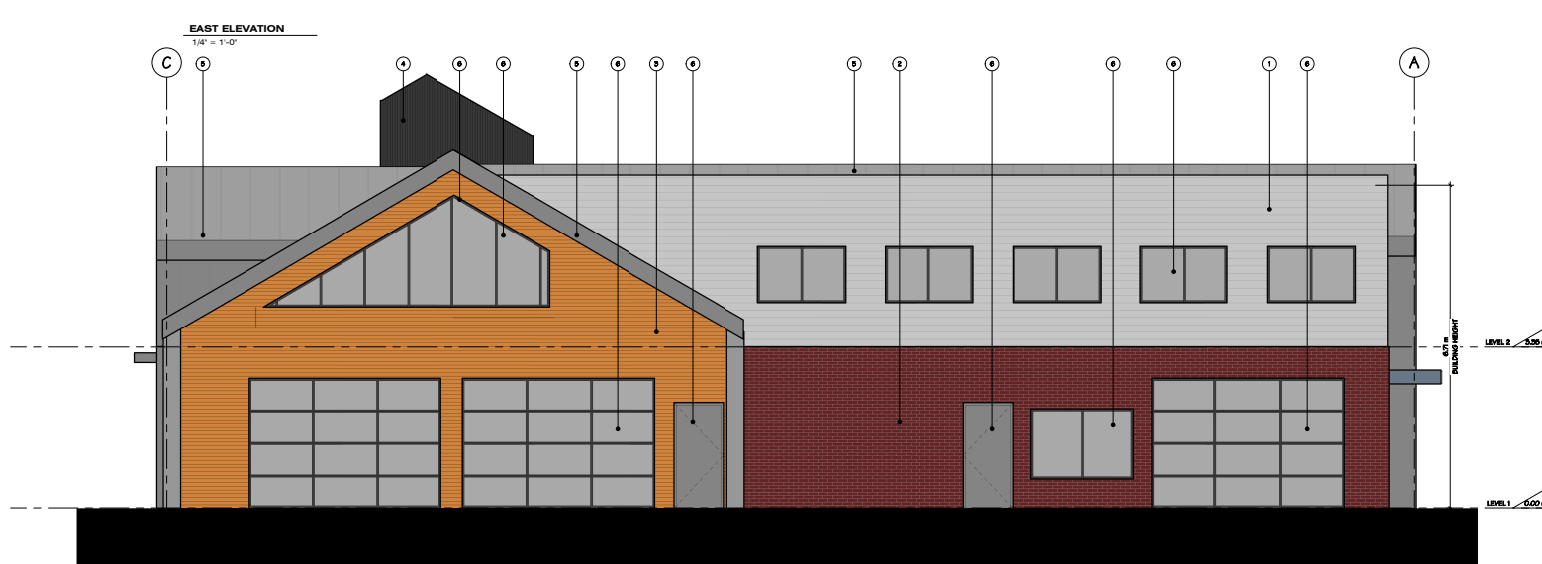
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2019.05.24



EAST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE	
①	CEMENTITIOUS FIBER BOARD LAP SIDING -PRODUCT: JAMES HARDIE -COLOUR: AUTUMN TAN
②	BRICK MASONRY -PRODUCT: INTERSTATE -COLOUR: IRONSTONE
③	WOOD GRAIN ALUMINUM GLAZING -PRODUCT: LONGSHARD -COLOUR: DARK FIR
④	ALUMINUM PANEL SYSTEM -PRODUCT: ALIS -COLOUR: COFFEE
⑤	STANDING SEAM METAL ROOF -PRODUCT: CASCADE METAL -COLOUR: REGENT GRAY
⑥	METAL FRAME GLAZING UNIT -FRAME COLOUR: BLACK
⑦	SIGNAGE -ALUMINUM, INDIVIDUAL LETTERS -COLOUR: WHITE

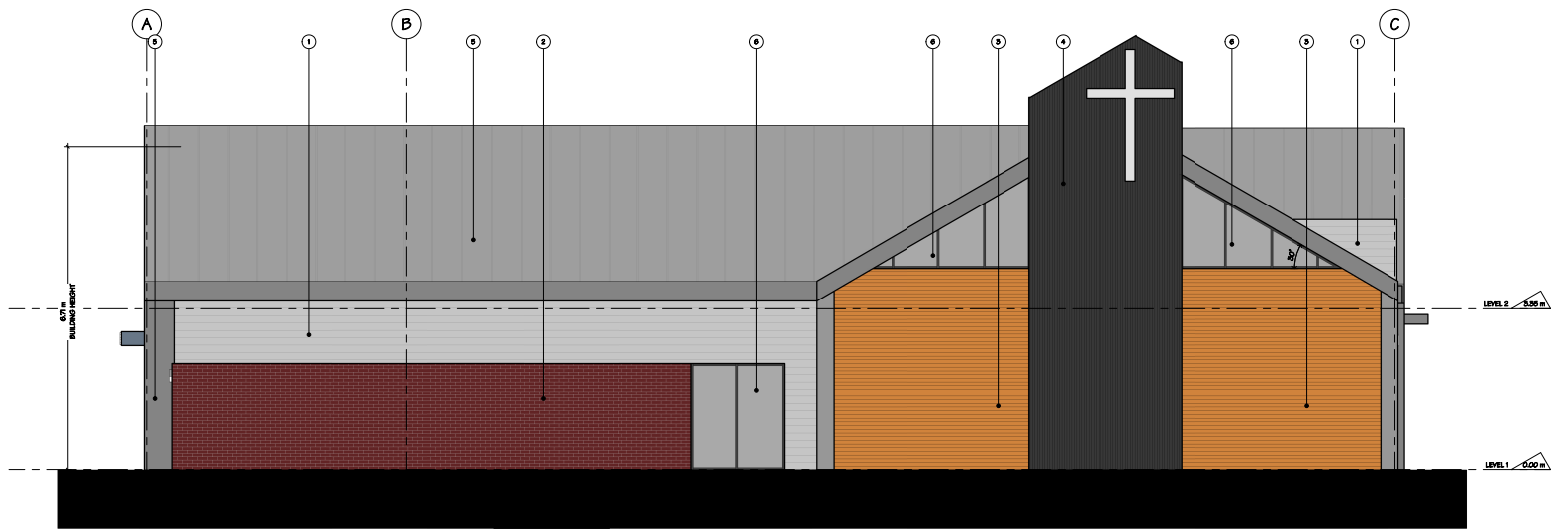
EXTERIOR ELEVATIONS

Anglican Church of the Epiphany
10553 - 148 STREET, SURREY, B.C.

DP5.0 ARCHITECTURE & LANDSCAPE ARCHITECTURE



WEST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE	
①	CEMENTITIOUS FIBER BOARD LAP SIDING -PRODUCT: JAMES HARDIE -COLOUR: AUTUMN TAN
②	BRICK MASONRY -PRODUCT: INTERSTATE -COLOUR: BOWSTONE
③	WOOD GRAIN ALUMINUM GLASSING -PRODUCT: LONGBOARD -COLOUR: DARK FIR
④	ALUMINUM PANEL SYSTEM -PRODUCT: ALIS -COLOUR: COPPER
⑤	STANDING SEAM METAL ROOF -PRODUCT: CASCADE METAL -COLOUR: REGENT GRAY
⑥	METAL FRAME GLAZING UNIT -FRAME COLOUR: BLACK
⑦	SIGNAGE -ALUMINUM, INDIVIDUAL LETTERS -COLOUR: WHITE

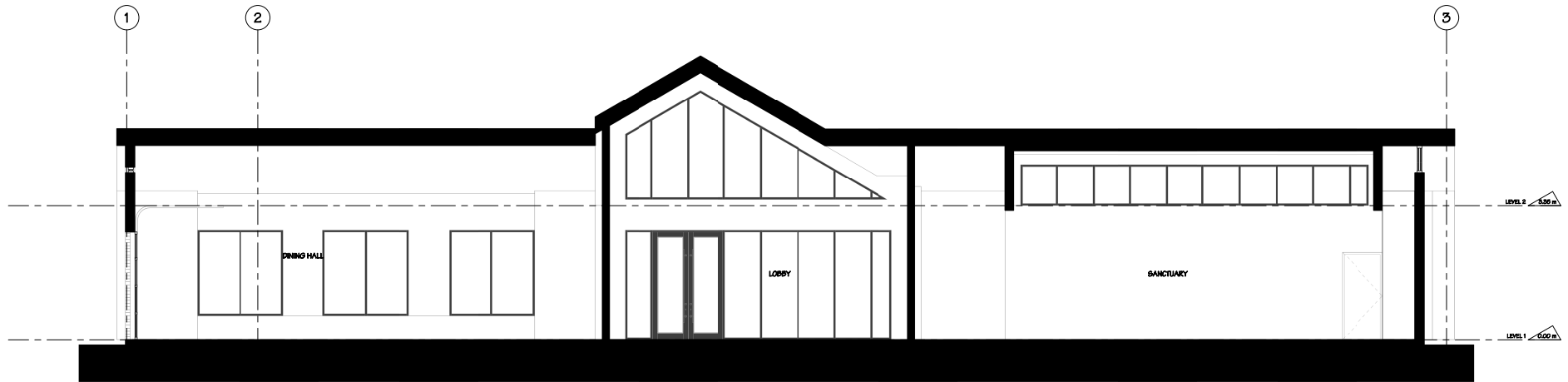
EXTERIOR ELEVATIONS

Anglican Church of the Epiphany
10553 - 148 STREET, SURREY, B.C.

DP5.1 ARCHITECTURE & LANDSCAPE ARCHITECTURE



SECTION A-A
1/4" = 1'-0"



SECTION B-B
1/4" = 1'-0"

SECTIONS

Anglican Church of the Epiphany
10553 - 148 STREET, SURREY, B.C.

SCALE 1/4" = 1'-0"

JOB NO. 18011

DP6.0

ARCHITECTURE & LANDSCAPE ARCHITECTURE

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2019.05.24



EAST VIEW FROM 148 ST.



NORTH WEST VIEW FROM PARKING LOT



SOUTH VIEW FROM 105 A AVE.



WEST VIEW FROM PARKING LOT

RENDERINGS

Anglican Church of the Epiphany
10553 - 148 STREET, SURREY, B.C.

SCALE

JOB NO. 18011

DP9.0

ARCHITECTURE & LANDSCAPE ARCHITECTURE

9355 YOUNG ROAD
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2019.05.24



SURREY FOOD BANK

14719 - 105A AVE. SURREY, BC

OWNER

SURREY FOOD BANK

10792 CITY PARKWAY,
SURREY, B.C. V3T 4G7
TEL: (604) 581-5443
CONTACT: GLEN SLOBODIAN

DEVELOPMENT CONSULTANT

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TEL: (604) 793-9445
FAX: (604) 793-9446

CONTACT: JUSTIN DYCK, ARCHITECT AIBC

LANDSCAPE

CRAVEN | HUSTON | POWERS ARCHITECTS

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CHILLIWACK, B.C. V2P 4S3
TEL: (604) 793-9445
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CIVIL

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SUITE 2300 CENTRAL CITY TOWER, 13450 102ND AVE.,
SURREY, B.C. V3T 5X3
TEL: (604) 596-0391

CONTACT: RAYMOND SULL

ARCHITECTURAL DRAWING LIST

DP0.0 COVER
DP0.1 SUBDIVISION AND ZONING PLAN
DP1.1 SITE PLAN
DP1.2 SHADOW STUDY
DP2.0 FLOOR PLANS
DP4.0 ROOF PLAN / FLOOR FINISHES
DP5.0 EXTERIOR ELEVATIONS
DP5.1 EXTERIOR ELEVATIONS
DP6.0 SECTIONS
DP9.0 RENDERINGS

LANDSCAPE DRAWING LIST

L1 LANDSCAPE PLAN
L2 LANDSCAPE AND SITE DETAILS

COVER

Surrey Food Bank
14719 - 105A AVE. SURREY, B.C.

SCALE

JOB NO. 18010

DP0.0

ARCHITECTURE & LANDSCAPE ARCHITECTURE

9355 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V2P 4S3

TEL: 604 | 793 | 9445
FAX: 604 | 793 | 9446
EMAIL: chp@chparchitects.com

Craven|Huston|Powers|Architects

CHPA

2019.05.24

PROJECT INFORMATION

CIVIC ADDRESS: 14719 - 105A AVE.
 LEGAL DESCRIPTION: LOT 1 SECTION 19 RANGE 1 PLAN 9920
 NWD EXCEPT PLAN N25, SECTION 220(1)(H)MA.

SITE AREA(GROSS): ORIGINAL: 6,613m² (71,192 SF)
 LOT A-PROPOSED FOOD BANK: 3,306.5m² (35,591 SF)
 LOT B-PROPOSED CHURCH: 3,306.5m² (35,591 SF)

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 -TOTAL: 855m² (9212 SF)

ZONING BYLAW REVIEW

- A. INTENT
ZONE: CD ZONE (LOT A FOOD BANK)
- D. DENSITY
PROPOSED FLOOR AREA RATIO: 0.57 (BASE ON NET SITE AREA)
- E. LOT COVERAGE
LOT A PROPOSED: 44% (1447m²)
- F. YARDS AND SETBACKS
NORTH SIDE PROPOSED: 7.5M (25 FT.)
WEST SIDE PROPOSED: 7.5M (25 FT.)
EAST SIDE PROPOSED: 7.5M (25 FT.)
SOUTH SIDE PROPOSED: 5.0M (16 FT.)
- G. HEIGHT OF BUILDINGS
PROPOSED: 7.5M (25 FT.)
- H. OFF STREET PARKING AND LOADING/UNLOADING

LOT A: *INDUSTRY - TRANSPORTATION*
 1 PARKING SPACE PER 100M² OF FLOOR AREA USED FOR WAREHOUSING AND DISTRIBUTION (1,413M² PROPOSED, EQUALS 14 STALLS); PLUS 3 PARKING SPACES PER 100M² OF FLOOR AREA USED FOR DISPLAY, CUSTOMER SERVICE AND OFFICE USES (386M² PROPOSED, EQUALS 12 STALLS).

FOOD BANK PARKING REQUIRED: 26
 FOOD BANK PARKING PROVIDED:
 -STANDARD: 16 STALLS
 -SMALL CAR: 4 STALLS
 -H/C: 1 STALLS
 -TOTAL: 21 STALLS

-CHURCH SHARED PARKING: 44 STALLS * 25% = 11 STALLS
 -TOTAL PARKING PROVIDED: 32 STALLS

SHARED PARKING REQUIREMENTS ARE AS FOLLOWS:
 (A)SHARED PARKING FACILITIES FOR 2 OF MORE ESTABLISHMENTS MAY BE PERMITTED WHEN THE ESTABLISHMENTS HAVE DIFFERENT TEMPORAL DISTRIBUTIONS OF PARKING DEMAND AS DEMONSTRATED BY HAVING OPERATING HOURS THAT DO NOT SIGNIFICANTLY OVERLAP, PROVIDED THAT THE PARKING SPACES ARE:

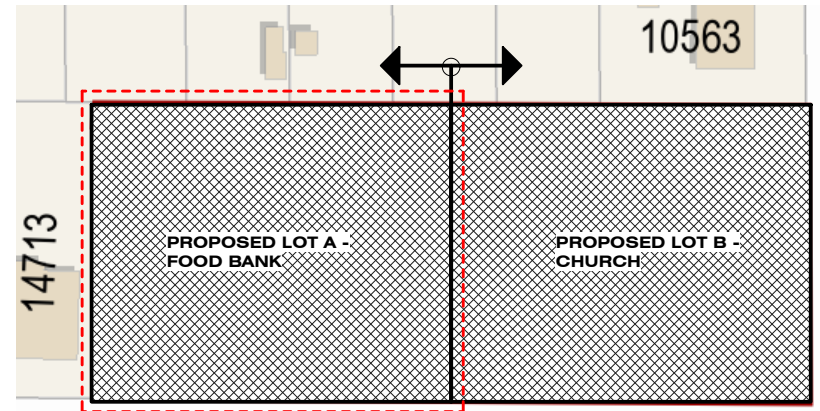
- I. FOR COMMERCIAL, INDUSTRIAL AND/OR INSTITUTIONAL USES; AND
 - II. PROTECTED BY AN EASEMENT AND RESTRICTIVE COVENANT TO ENSURE THAT SUCH PARKING SPACES ARE RESERVED AND MAINTAINED FOR THE USES FOR WHICH THEY ARE REQUIRED; AND
- (B) EACH ESTABLISHMENT MAY SHARE A MAXIMUM OF 25% OF ITS INDIVIDUALLY REQUIRED PARKING SPACES, BUT THE TOTAL NUMBER OF PARKING SPACES MUST BE EQUAL TO OR GREATER THAN THE REQUIRED NUMBER OF PARKING SPACES FOR THE ESTABLISHMENT THAT HAS THE HIGHEST INDIVIDUAL OVERALL PARKING SPACE REQUIREMENT.

- 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 LOT LINES OF THE DEVELOPED PORTION OF THE LOT, A 3 METER (10 FT) WIDE LANDSCAPED STRIP SHALL BE PROVIDED, CONSISTING OF HEDGES, GROUND COVER OR A DECORATIVE FENCE OR A COMBINATION THEREOF.
 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 THE DRIVEWAYS.

- J. GARBAGE
 FOOD BANK - GARBAGE BINS LOCATED IN BUILDING

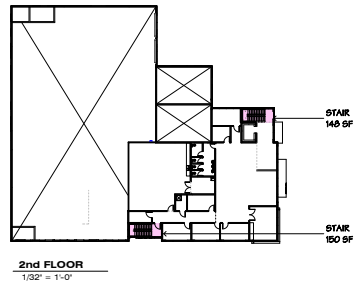
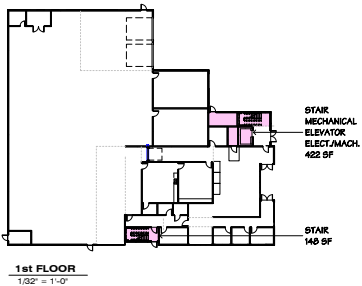


EXISTING AERIAL PLAN - 14719 - 105A AVE.
N.T.S.



SUBDIVISION PLAN
1" = 30'-0"

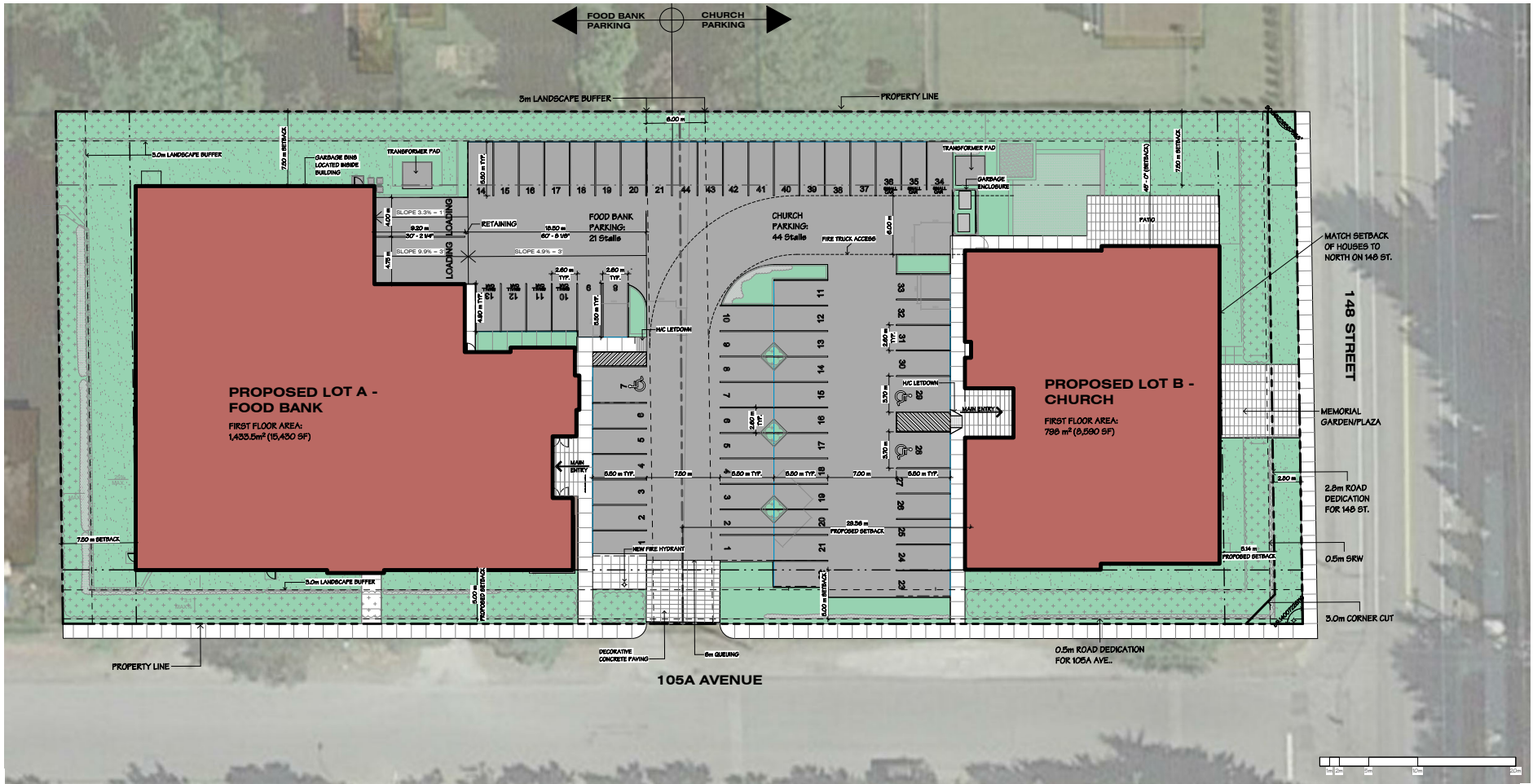
AREAS EXCLUDED FOR PARKING CALCULATIONS



SUBDIVISION AND ZONING PLAN

Surrey Food Bank
 14719 - 105A AVE, SURREY, B.C.

DP0.1 ARCHITECTURE & LANDSCAPE ARCHITECTURE




 NORTH
 1/16" = 1'-0"

SITE PLAN

Surrey Food Bank
 14719 - 105A AVE. SURREY, B.C.

SCALE 1/16" = 1'-0"

JOB NO. 18010

DP1.1

ARCHITECTURE & LANDSCAPE ARCHITECTURE

9355 YOUNG ROAD
 CHILLIWACK, B.C. CANADA
 V2P 4S3
 TEL: 604 | 793 | 9445
 FAX: 604 | 793 | 9446
 EMAIL: chp@chparchitects.com

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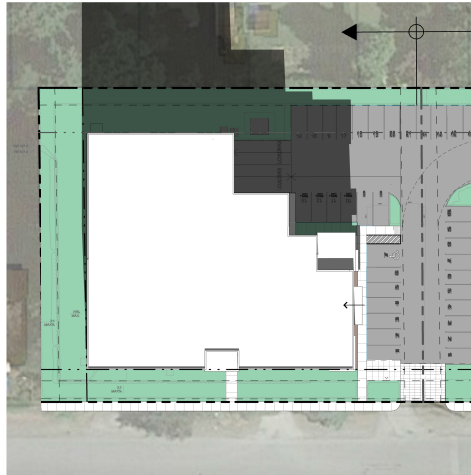
Sun Study - Mar 21 @12.00 PM
1/32" = 1'-0"



Sun Study - Jun 21 @12.00 PM
1/32" = 1'-0"



Sun Study - Sep 21 @12.00 PM
1/32" = 1'-0"



Sun Study - Dec 21 @12.00 PM
1/32" = 1'-0"

SHADOW STUDY

Surrey Food Bank
14719 - 105A AVE. SURREY, B.C.

SCALE 1/32" = 1'-0"

JOB NO. 18010

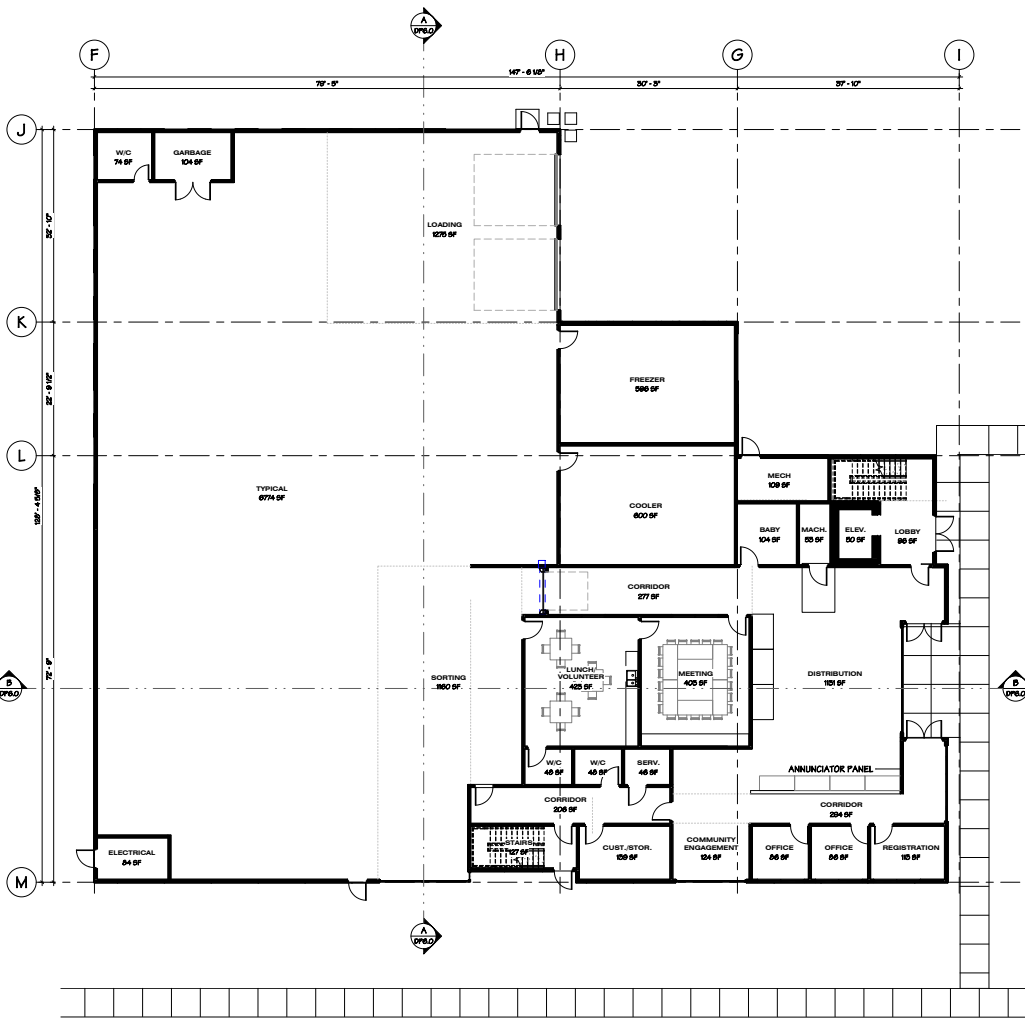
DP1.2 ARCHITECTURE & LANDSCAPE ARCHITECTURE

9355 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V2P 4S9
TEL: 604 | 793 | 9445
FAX: 604 | 793 | 9446
EMAIL: chp@chparchitects.com

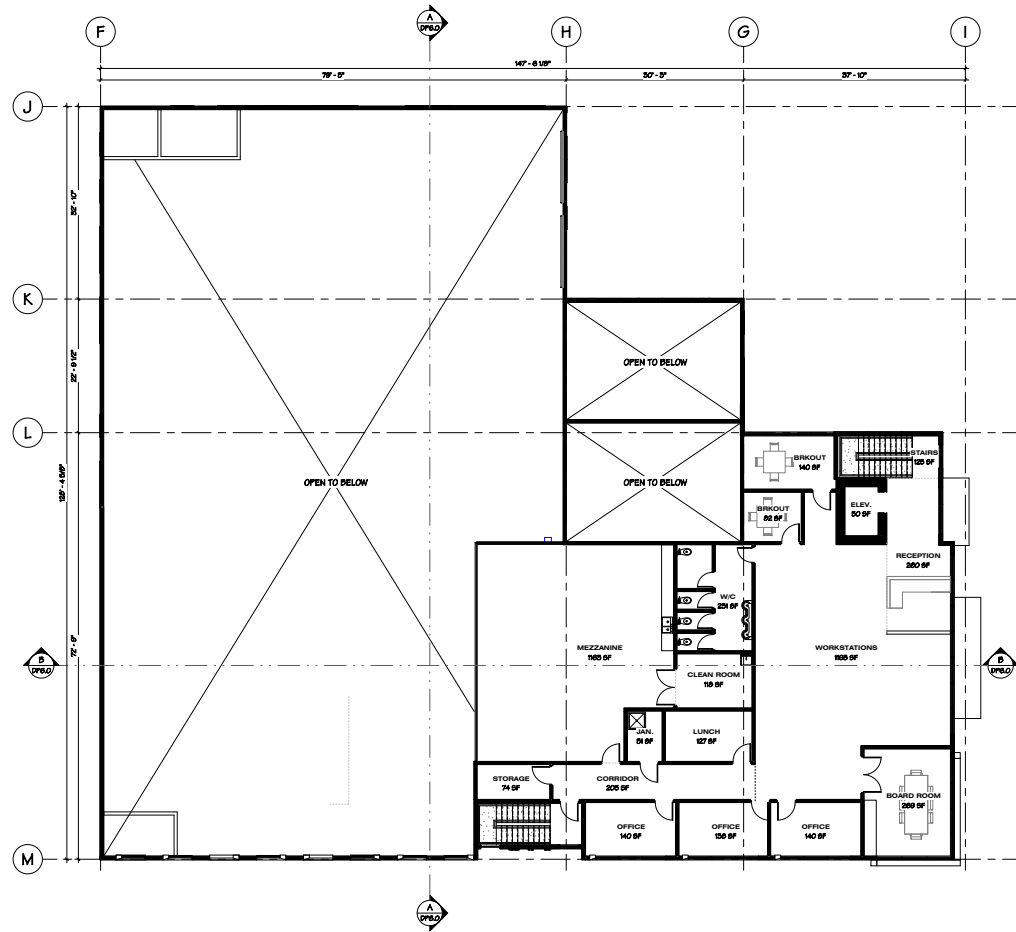
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1ST FLOOR
1" = 10'-0"



2ND FLOOR
1" = 10'-0"

FLOOR PLANS

Surrey Food Bank
14719 - 105A AVE. SURREY, B.C.

SCALE 1" = 10'-0"

JOB NO. 18010

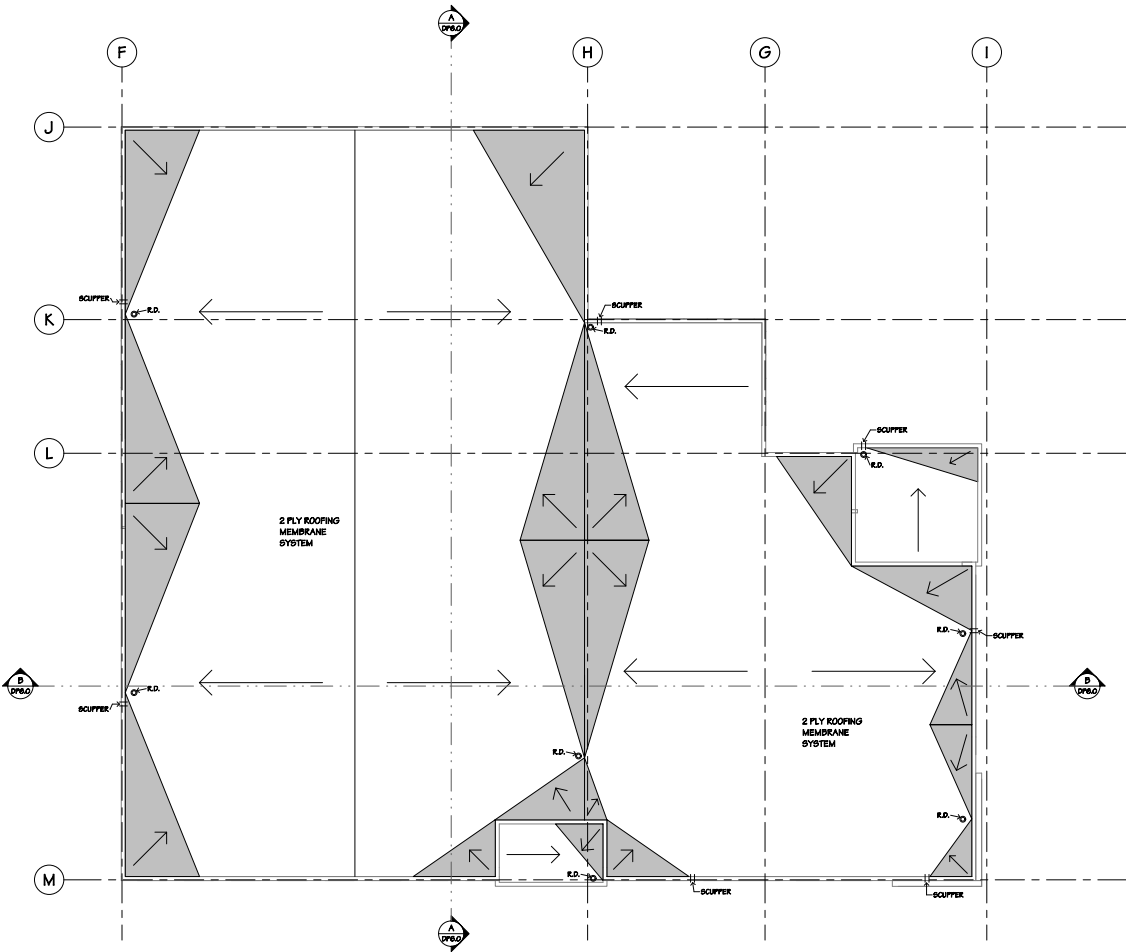
DP2.0 ARCHITECTURE & LANDSCAPE ARCHITECTURE

9355 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V2P 4S3
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FAX: 604 | 793 | 9446
EMAIL: chp@chparchitects.com

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ROOF PLAN
 1" = 10'-0"

ROOF PLAN / FLOOR FINISHES

Surrey Food Bank
 14719 - 105A AVE. SURREY, B.C.

SCALE 1" = 10'-0"

JOB NO. 18010

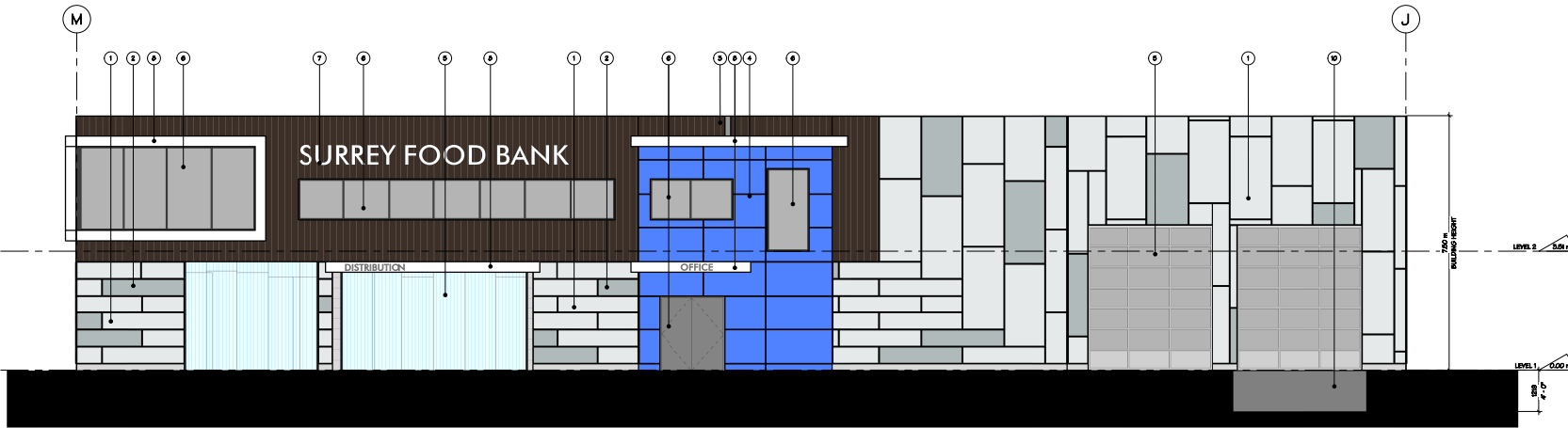
DP4.0 ARCHITECTURE & LANDSCAPE ARCHITECTURE

9355 YOUNG ROAD
 CHILLIWACK, B.C. CANADA
 V2P 4S9
 TEL: 604 | 793 | 9445
 FAX: 604 | 793 | 9446
 EMAIL: chp@chparchitects.com

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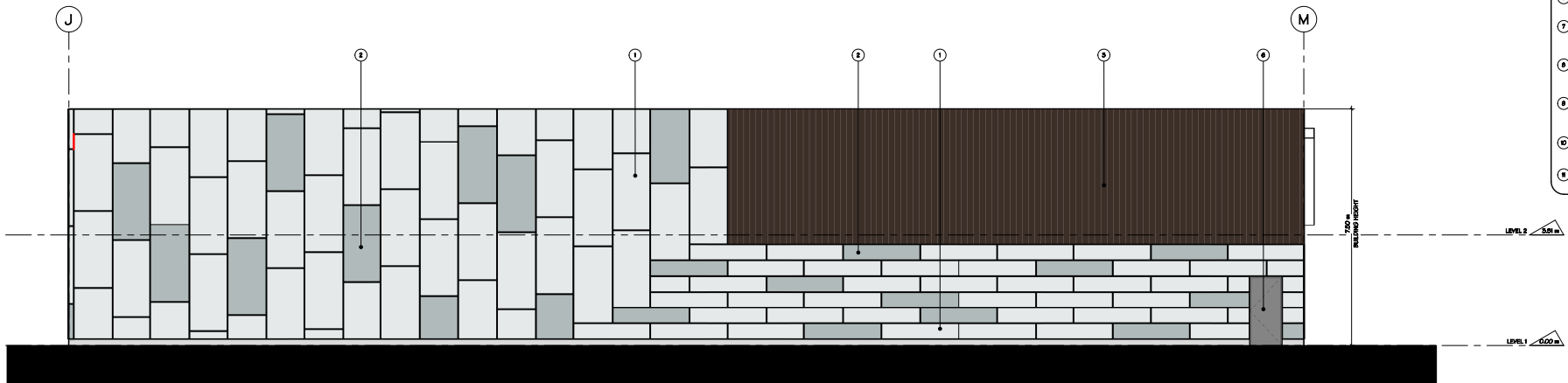
2019.05.24



EAST ELEVATION
3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE

- ① CEMENTITIOUS FIBER BOARD
-PRODUCT: JAMES HARDIE REVEAL
-COLOUR: LIGHT MIST
- ② CEMENTITIOUS FIBER BOARD
-PRODUCT: JAMES HARDIE REVEAL
-COLOUR: GRAY SLATE
- ③ WOOD GRAIN ALUMINUM CLADDING
-PRODUCT: LUX
-COLOUR: WALNUT
- ④ ALUMINUM PANEL SYSTEM
-PRODUCT: ALIS
-COLOUR: FRENCH BLUE
- ⑤ TRANSLUCENT POLYCARBONATE PANEL
-PRODUCT: CPI DAYLIGHTING
-COLOUR: LIGHT BLUE
- ⑥ METAL FRAME GLAZING UNIT
-FRAME COLOUR: BLACK
- ⑦ SIGNAGE
-ALUMINUM, INDIVIDUAL LETTERS
-COLOUR: WHITE
- ⑧ TRIM
-ALUMINUM
-COLOUR: WHITE
- ⑨ LAMINATE PANEL
-PRODUCT: FUNDERMAX
-COLOUR: AKRO ALMOND
- ⑩ CONCRETE WALL
- ⑪ RAILING

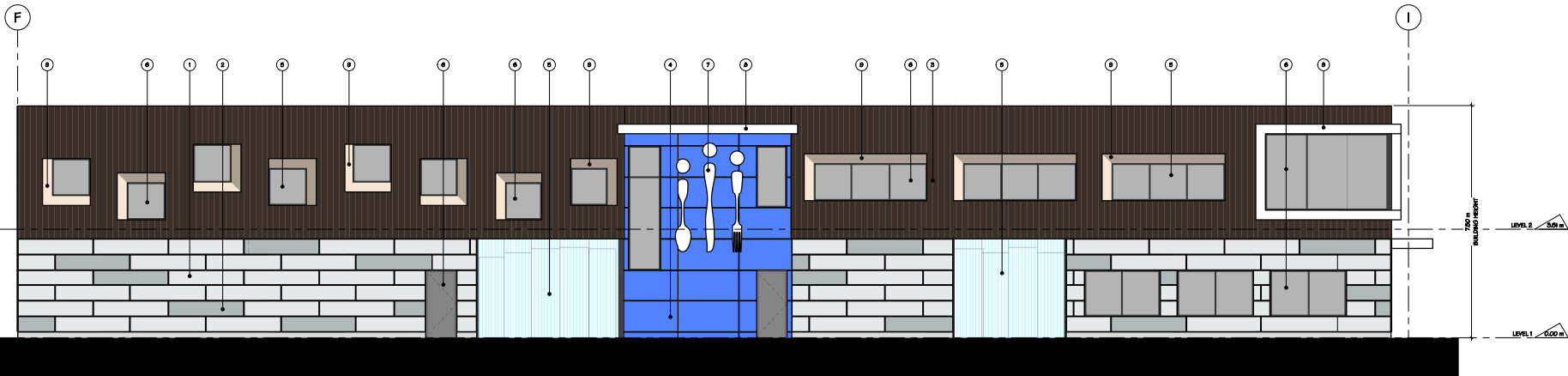


WEST ELEVATION
3/16" = 1'-0"

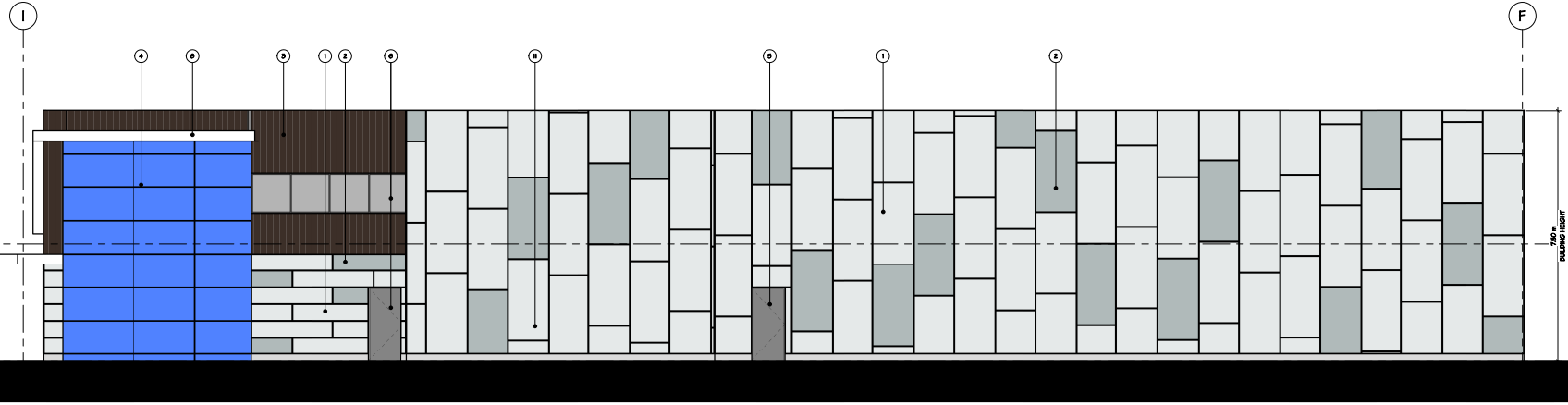
EXTERIOR ELEVATIONS

Surrey Food Bank
14719 - 105A AVE. SURREY, B.C.

DP5.0 ARCHITECTURE & LANDSCAPE ARCHITECTURE



SOUTH ELEVATION
3/16" = 1'-0"



NORTH ELEVATION
3/16" = 1'-0"

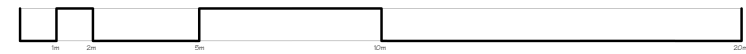
EXTERIOR FINISH SCHEDULE	
①	CEMENTITIOUS FIBER BOARD - PRODUCT: JAMES HARDIE REVEAL - COLOUR: LIGHT MBST
②	CEMENTITIOUS FIBER BOARD - PRODUCT: JAMES HARDIE REVEAL - COLOUR: GRAY SLATE
③	WOOD GRAIN ALUMINUM CLADDING - PRODUCT: LIIX - COLOUR: WALNUT
④	ALUMINUM PANEL SYSTEM - PRODUCT: ALIS - COLOUR: FRENCH BLUE
⑤	TRANSLUCENT POLYCARBONATE PANEL - PRODUCT: QPI DAYLIGHTING - COLOUR: LIGHT BLUE
⑥	METAL FRAME GLAZING UNIT - FRAME COLOUR: BLACK
⑦	SIGNAGE - ALUMINUM, INDIVIDUAL LETTERS - COLOUR: WHITE
⑧	TEEM - ALUMINUM - COLOUR: WHITE
⑨	LAMINATE PANEL - PRODUCT: FUNDERMAX - COLOUR: AKKO ALMOND
⑩	CONCRETE WALL
⑪	PAVING

EXTERIOR ELEVATIONS

Surrey Food Bank
14719 - 105A AVE. SURREY, B.C.

SCALE: As indicated

JOB NO. 18010



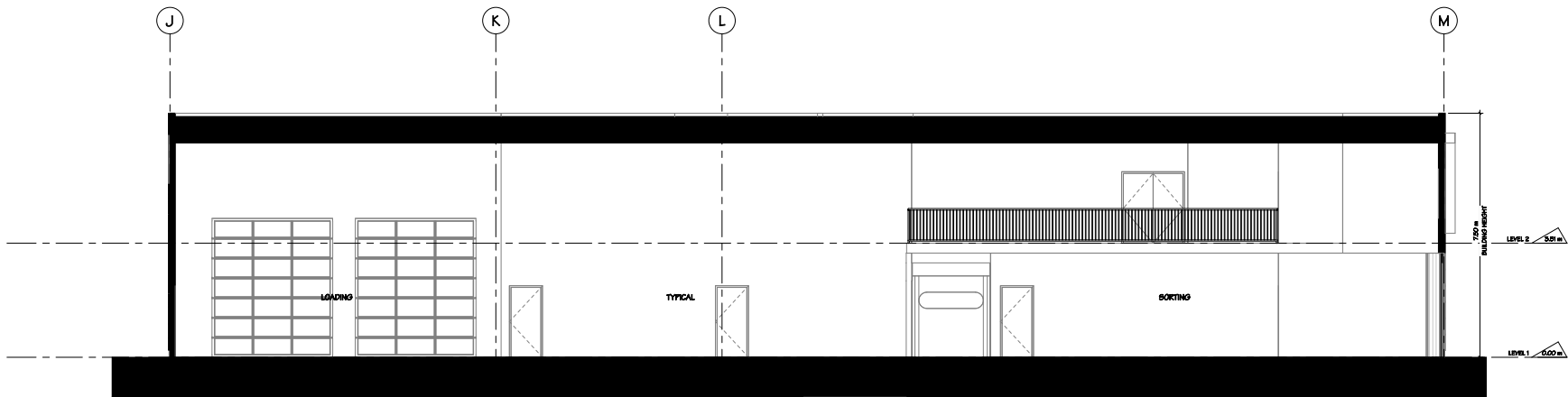
DP5.1 ARCHITECTURE & LANDSCAPE ARCHITECTURE

9355 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V2P 4S9
TEL: 604 | 793 | 9445
FAX: 604 | 793 | 9446
EMAIL: chp@chparchitects.com

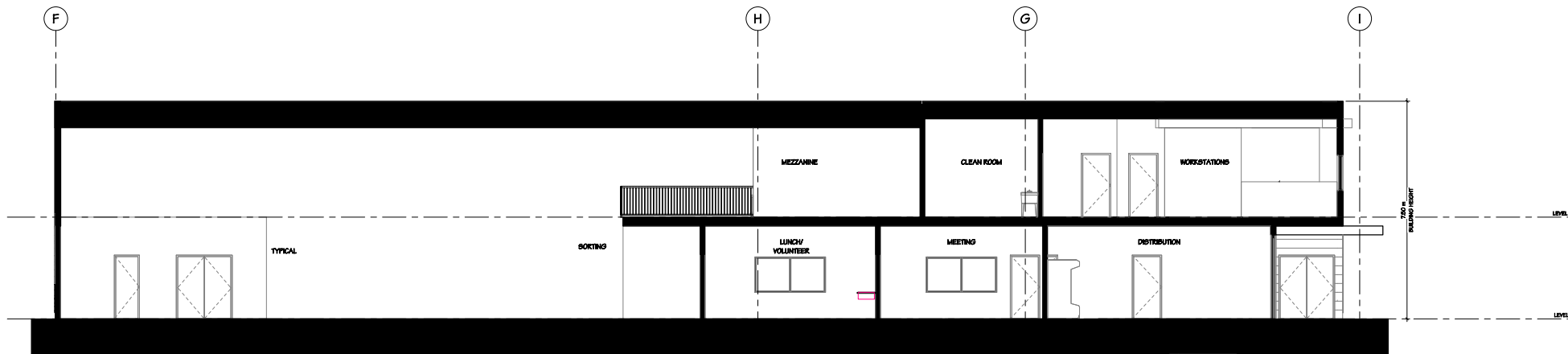
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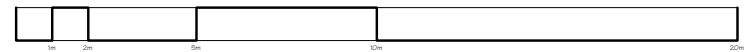
2019.05.24



SECTION A-A
3/16" = 1'-0"



SECTION B-B
3/16" = 1'-0"



SECTIONS

Surrey Food Bank
14719 - 105A AVE. SURREY, B.C.

SCALE 3/16" = 1'-0"

JOB NO. 18010

DP6.0 ARCHITECTURE & LANDSCAPE ARCHITECTURE

9355 YOUNG ROAD
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FAX: 604 | 793 | 9446
EMAIL: chp@chparchitects.com

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SOUTH VIEW FROM 105 A AVE.



MAIN ENTRANCE - EAST VIEW FROM PARKING LOT



SOUTH WEST VIEW FROM 105 A AVE.



EAST VIEW FROM PARKING LOT

RENDERINGS

Surrey Food Bank
14719 - 105A AVE. SURREY, B.C.

SCALE

JOB NO. 18010

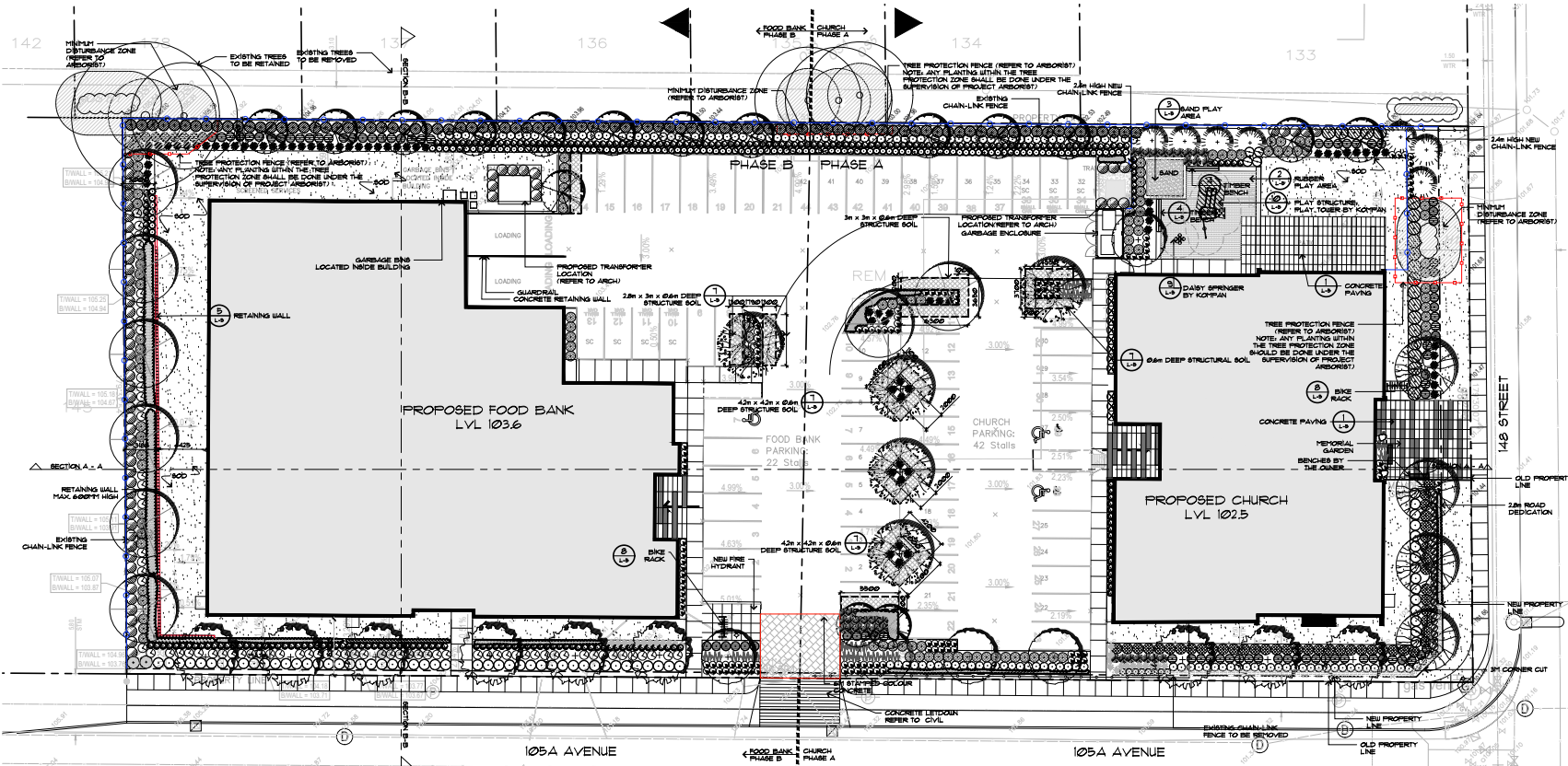
DP9.0 ARCHITECTURE & LANDSCAPE ARCHITECTURE

9355 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V2P 4S9
TEL: 604 | 793 | 9445
FAX: 604 | 793 | 9446
EMAIL: chp@chparchitects.com

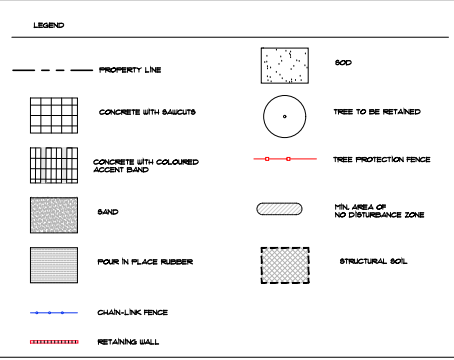
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- ### IRRIGATION SYSTEM:
1. PROVIDE A COMPLETE AND OPERATIONAL IRRIGATION SYSTEM TO ALL PLANT BEDS.
 2. SUBMIT COMPLETE SHOP DRAWINGS INCLUDING ALL SIZES AND FITTINGS.
 3. SYSTEM TO BE COMPLETE AND OPERATIONAL INCLUDING ALL CONTROLS, BACK FLOW PREVENTERS, SLOW CATCH, AND HEADS AS REQUIRED.
 4. MINIMUM COVER FOR ALL LINES 400mm.
 5. PROVIDE SLEEVES FOR ALL LINES UNDER WALKWAYS.
 6. COORDINATE LOW VOLTAGE WIRING WITH DIVISION 16 AND WATER WITH DIVISION 16. MINIMUM PIPE SIZE 10mm.
 7. THE SYSTEM SHALL BE CAPABLE OF PROVIDING 30mm OF WATER / WEEK.
 8. SYSTEM TO BE DESIGNED BY IABC CERTIFIED DESIGNER AND INSTALLED BY IABC CERTIFIED INSTALLER.
 9. PROVIDE AS BUILT DRAWINGS AND OPERATIONS MANUALS UPON COMPLETION.
 10. PROVIDE TWO YEARS OF MAINTENANCE TO SYSTEM INCLUDING WINTERIZATION FROM DATE OF SUBSTANTIAL PERFORMANCE.



TOTAL REPLACEMENT TREES REQUIRED = 11
 TOTAL REPLACEMENT TREES PROPOSED = 84

- ### LANDSCAPE SPECIFICATIONS:
1. FINISH GRADING
 1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF UNDERGROUND SERVICES.
 2. SUBGRADE TO BE COMPACTED TO 98% STANDARD PROCTOR DENSITY.
 3. SUBGRADE SHALL BE SCARIFIED TO 90mm MINIMUM DEPTH PRIOR TO PLACEMENT OF TOPSOIL.
 4. REMOVE ALL MISCELLANEOUS ROCKS AND STONES OVER 90mm IN DIAMETER.
 5. GRADE ALL GRASS AREAS TO SLOPE MINIMUM 0.1%.
 2. TOPSOIL AND PLANTING MEDIUM
 1. PLANTING MEDIUM FOR PLANTINGS SHALL BE SUPPLIED BY A LOCAL SUPPLIER PLANTING MEDIUM TO MEET THE REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARD.
 2. TOPSOIL FOR GRASS AREAS TO MEET THE REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTRACTOR IS RESPONSIBLE FOR TESTING TOPSOIL AND PROVIDING TEST RESULTS TO THE L.A.
 3. SPREAD TOPSOIL AND PLANTING MEDIUM TO THE FOLLOWING DEPTHS:
 - 300mm FOR GRASS AREAS
 - 450mm FOR SHRUB BEDS
 - 750mm FOR TREE BEDS
 4. FERTILIZER AND CHEMICAL ADDITIVES SHALL BE AS REQUIRED TO OBTAIN THE STANDARDS FOR GROWING MEDIUM AND TOPSOIL AS SET OUT IN THE CANADIAN LANDSCAPE STANDARD - MOST CURRENT EDITION.
 3. PLANT MATERIALS
 1. ALL PLANT MATERIALS SHALL BE NURSERY GROWN CONTAINERS STOCK AND COMPLY WITH THE STANDARDS OF THE CANADIAN LANDSCAPE STANDARD, MOST CURRENT EDITION WITH RESPECT TO SIZE, GRADES AND QUALITY.
 2. TREES SHALL BE GATED AS PER DETAILS.
 3. PRUNING SHALL BE DONE AS REQUIRED TO REMOVE DEAD OR NAIRED BRANCHES ONLY.
 4. ALL SHRUBS ARE TO BE PLANTED IN A CONTINUOUS BED WITH A MINIMUM 60mm SILL COPROUT BUNK TROUGH UNDER TREES, SHRUBS, AND GROUND COVERS.
 5. LANDSCAPE ARCHITECT TO NOTIFY OF TREE REMOVAL OF TREES AT NURSERY PRIOR TO SHIPPING. LANDSCAPE ARCHITECT MAY WAIVE THIS INSPECTION AT THEIR DISCRETION BUT THAT DOES NOT WAIVE THE LANDSCAPE ARCHITECTS RIGHT TO REJECT PLANTS AT SITE.
 4. SUBSTITUTIONS TO BE MADE AS PER THE FOLLOWING:
 1. SUBSTITUTIONS TO BE MADE AS PER THE FOLLOWING:
 - 1. ALL PLANT MATERIALS TO BE SUBSTITUTED WITH A SIMILAR SPECIES OF EQUAL OR BETTER QUALITY.
 - 2. ALL PLANT MATERIALS TO BE SUBSTITUTED WITH A SIMILAR SPECIES OF EQUAL OR BETTER QUALITY.
 - 3. ALL PLANT MATERIALS TO BE SUBSTITUTED WITH A SIMILAR SPECIES OF EQUAL OR BETTER QUALITY.
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 - 1. ALL PLANT MATERIALS TO BE SUBSTITUTED WITH A SIMILAR SPECIES OF EQUAL OR BETTER QUALITY.
 - 2. ALL PLANT MATERIALS TO BE SUBSTITUTED WITH A SIMILAR SPECIES OF EQUAL OR BETTER QUALITY.
 - 3. ALL PLANT MATERIALS TO BE SUBSTITUTED WITH A SIMILAR SPECIES OF EQUAL OR BETTER QUALITY.
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 - 1. ALL PLANT MATERIALS TO BE SUBSTITUTED WITH A SIMILAR SPECIES OF EQUAL OR BETTER QUALITY.
 - 2. ALL PLANT MATERIALS TO BE SUBSTITUTED WITH A SIMILAR SPECIES OF EQUAL OR BETTER QUALITY.
 - 3. ALL PLANT MATERIALS TO BE SUBSTITUTED WITH A SIMILAR SPECIES OF EQUAL OR BETTER QUALITY.

CRAVEN/HUSTON/POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE 9355 YOUNG ROAD, CHILLIWACK B.C., V2P 4S3 TEL: 793-9445

PROJECT NAME:

ANGELICAN CHURCH AND SURREY FOOD BANK

10553 148 STREET SURREY, BC

LANDSCAPE PLAN		DATE:	
NO.	REVISIONS	DATE	BY
1	ISSUED FOR RF		
2	REVISED		
3	REVISED		
4	REVISED		

PROJECT NUMBER: 18011

SCALE: 1/200

DATE: MAY 15, 2018

BY: [Signature]

PROJECT LOCATION: 10553 148 STREET SURREY, BC

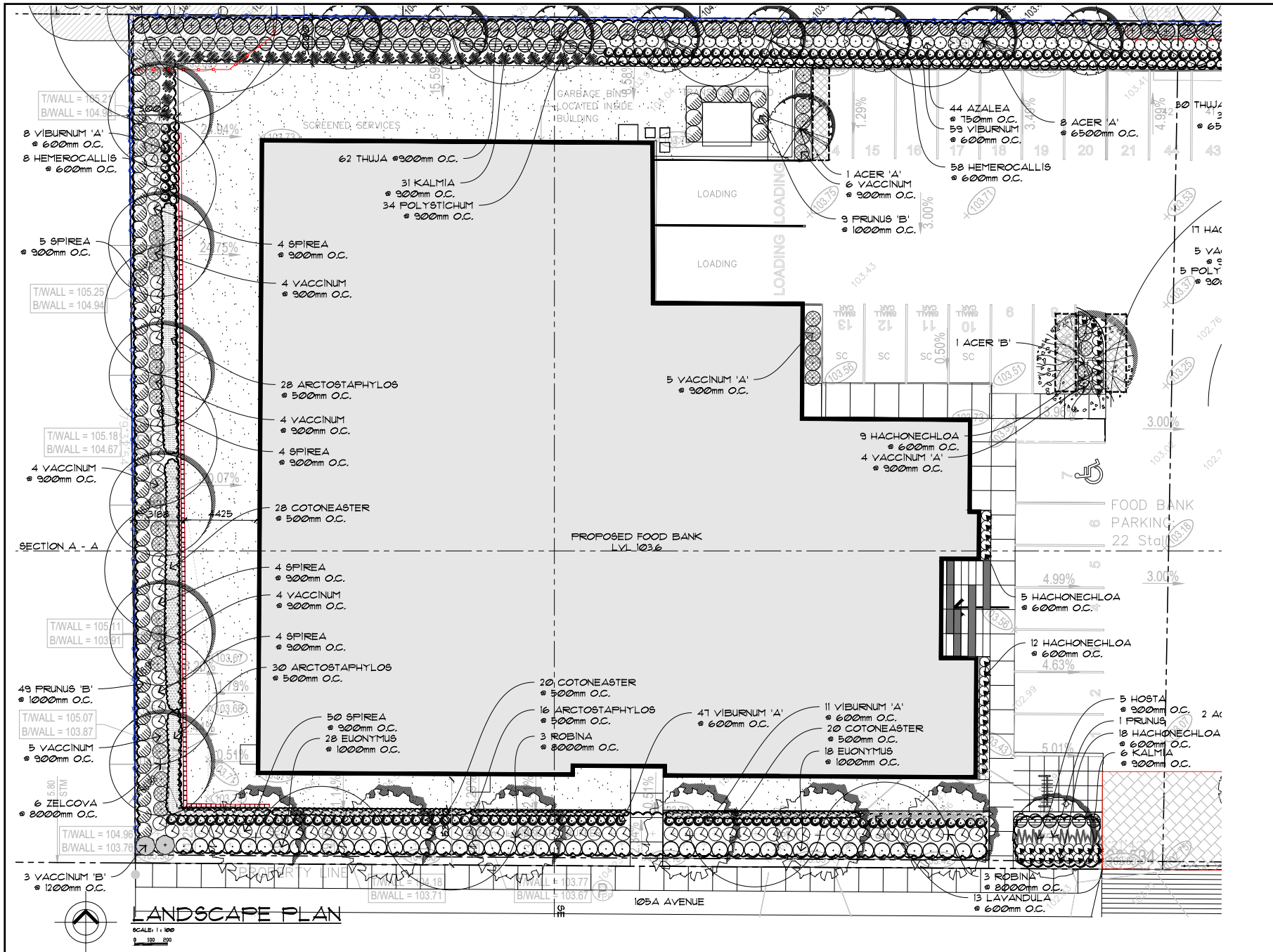
PROJECT OWNER: [Name]

PROJECT ARCHITECT: CRAVEN/HUSTON/POWERS ARCHITECTS

PROJECT LANDSCAPE ARCHITECT: CRAVEN/HUSTON/POWERS ARCHITECTS

L.1

1 OF 9



CRAVEN/HUSTON/POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE

9355 YOUNG ROAD, CHILLIWACK B.C., V2P 4S3 TEL: 793-9445

PROJECT NUMBER: 18011

DATE: MAY 16, 2018

SCALE: 1:100

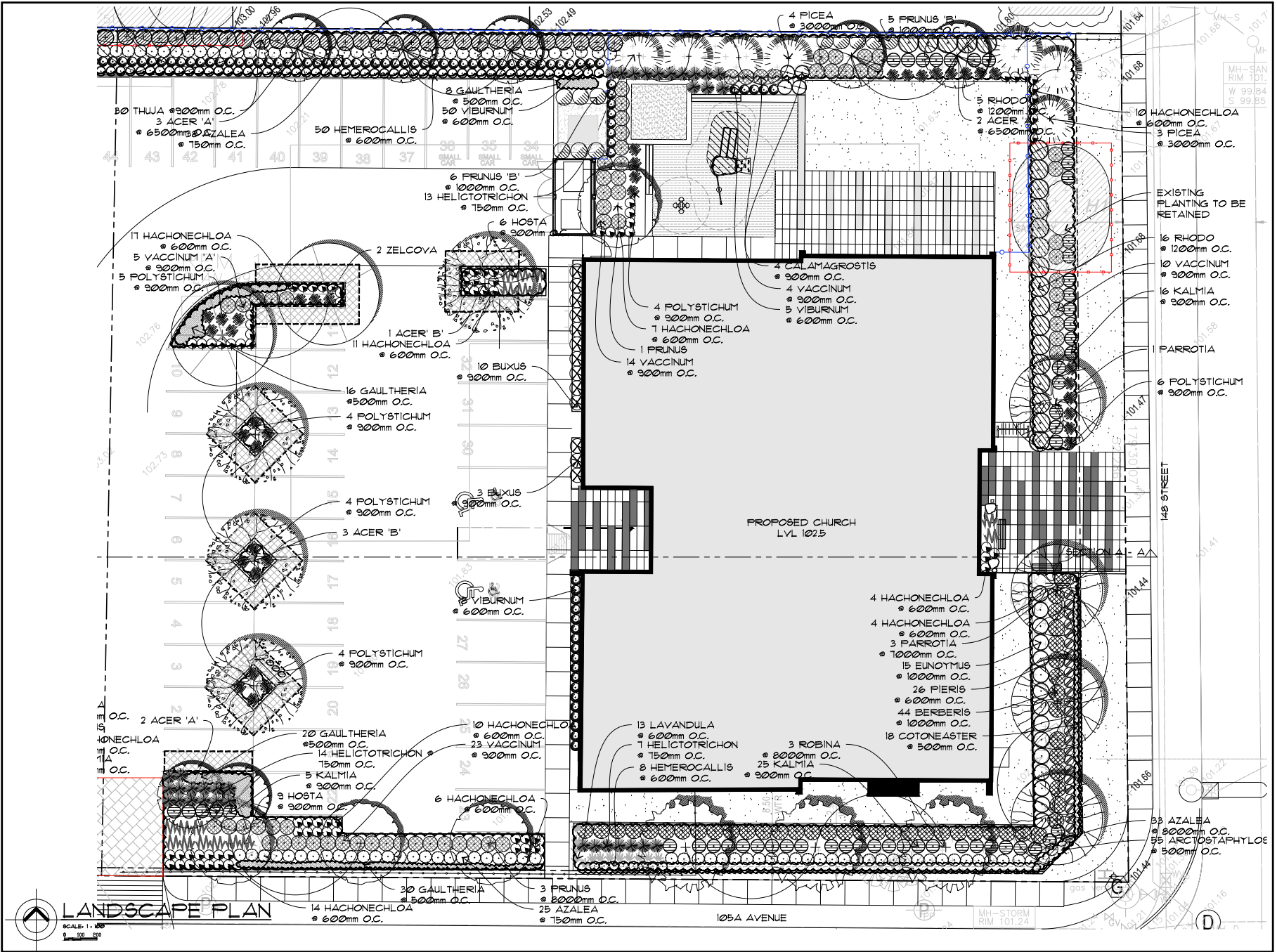
LANDSCAPE PLAN
FOOD BANK

NO.	REVISIONS / COMMENTS	DATE
1	ISSUED FOR PERMIT	
2	REVISED FOR DP	
3	REVISED FOR DP	
4	REVISED FOR DP	
5	REVISED FOR DP	

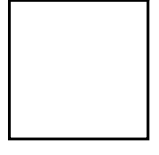
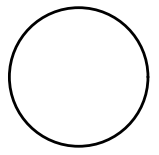
ANGELICAN CHURCH
AND SURREY FOOD BANK

10553 148 STREET
SURREY, BC

L.2
2 OF 9



LANDSCAPE PLAN
 SCALE: 1" = 10'
 0 100 200'



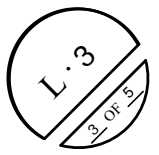
**ANGELICAN CHURCH
 AND SURREY FOOD BANK**
 10553 148 STREET
 SURREY, BC

PROFESSIONAL SEAL

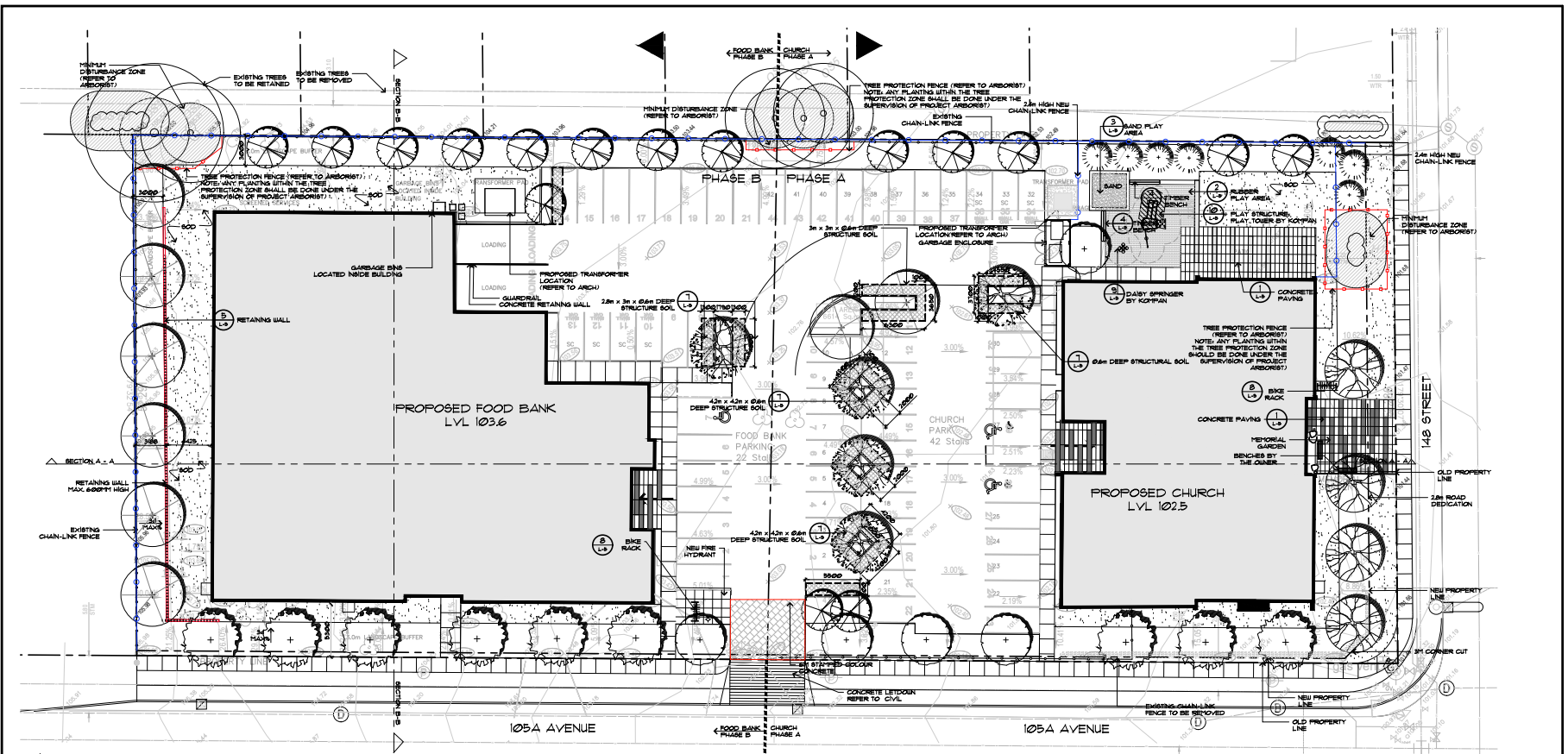
DATE	REVISED
NO.	BY
DATE	BY
DATE	BY
DATE	BY

PROJECT NUMBER: 18011

SCALE	DATE
DATE	DATE

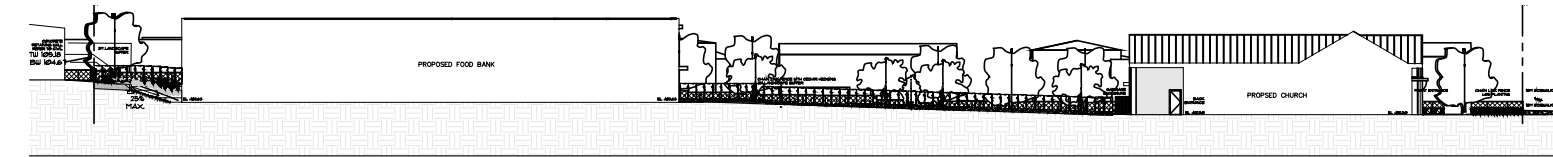


GRAVEN/HUSTON/POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE 9355 YOUNG ROAD, CHILLIWACK B.C., V2P 4S3 TEL: 793-9445

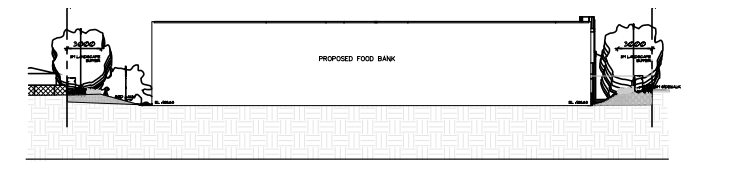


FENCING/RETAINING WALL PLAN

0 500 400

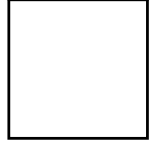
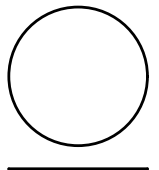


SECTION - A-A WEST TO EAST



SECTION - B-B NORTH TO SOUTH

- LEGEND - FENCES/RETAINING WALL**
- RETAINING WALL
 - TREE PROTECTION FENCE
 - WOOD FENCE - GARAGE ENCLOSURE
 - CHAIN-LINK FENCE



PROJECT NUMBER: 18011
 DRAWING NAME: LANDSCAPE PLAN
 ALL DIMENSIONS TO BE VERIFIED ON SITE

NO.	REVISIONS	DATE	BY	CHKD.
1	REVISED FOR DP			
2	REVISED FOR DP			
3	REVISED FOR DP			
4	REVISED FOR DP			

PROJECT NUMBER: 18011
 SCALE: 1:200
 DATE: MAY 15, 2018

DESIGNED BY: CRAVEN/HUSTON/POWERS ARCHITECTS
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

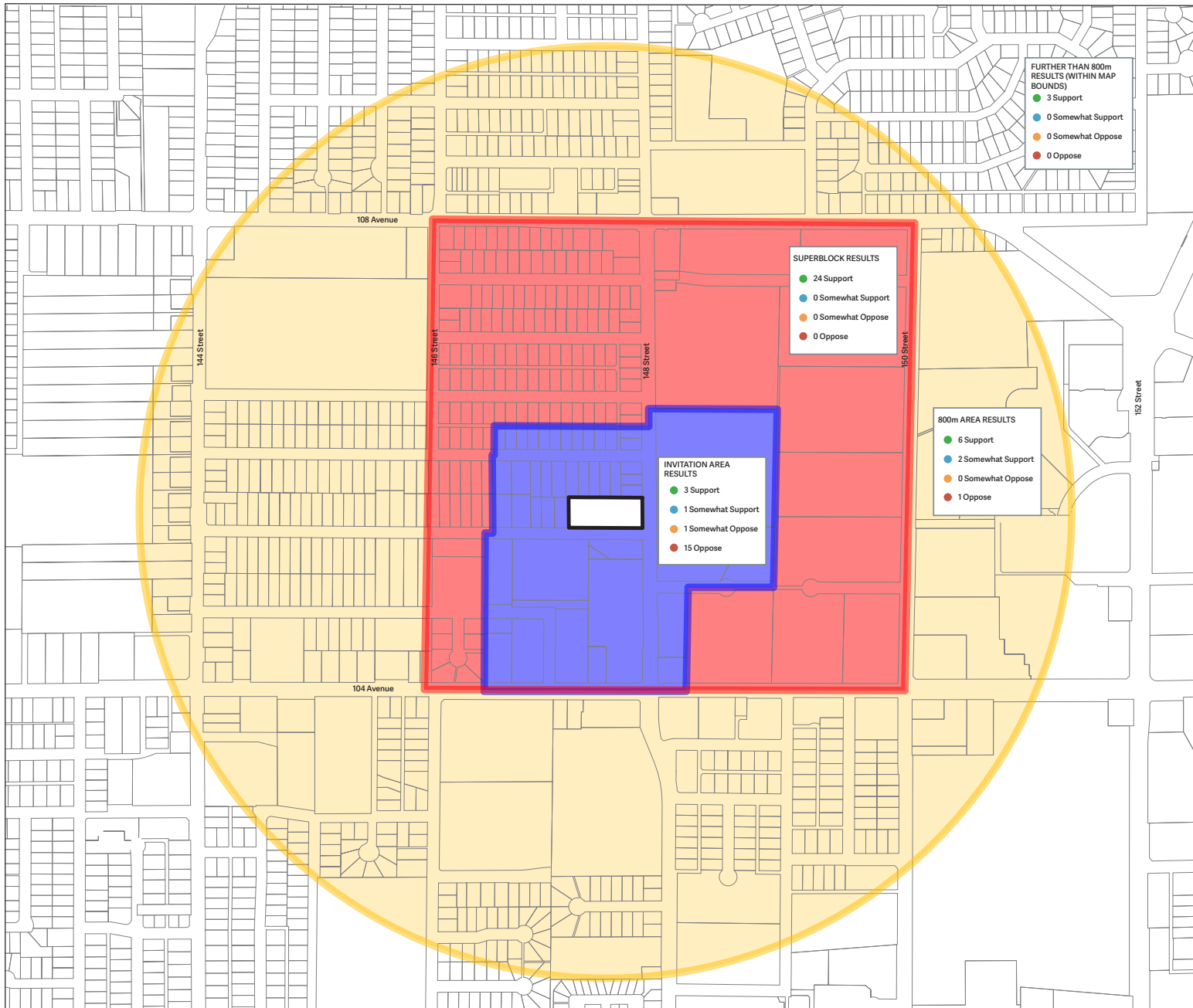
PROJECT NUMBER: 18011
 SCALE: 1:200
 DATE: MAY 15, 2018



ANGELICAN CHURCH
 AND SURREY FOOD BANK
 10553 148 STREET
 SURREY, BC

PIM Response Location Map

July 2, 2019



LEGEND

- Support
- Somewhat Support
- Somewhat Oppose
- Oppose
- Subject Site
- Referral Boundary
- Superblock Boundary
(104 Ave to 108 Ave, 146 St to 150 St)
- 800m from site
(10-min walk)



**9 additional offsite (out of map bounds)
Support - 9*

***2 without indicating address:
Support - 1
Oppose - 1*