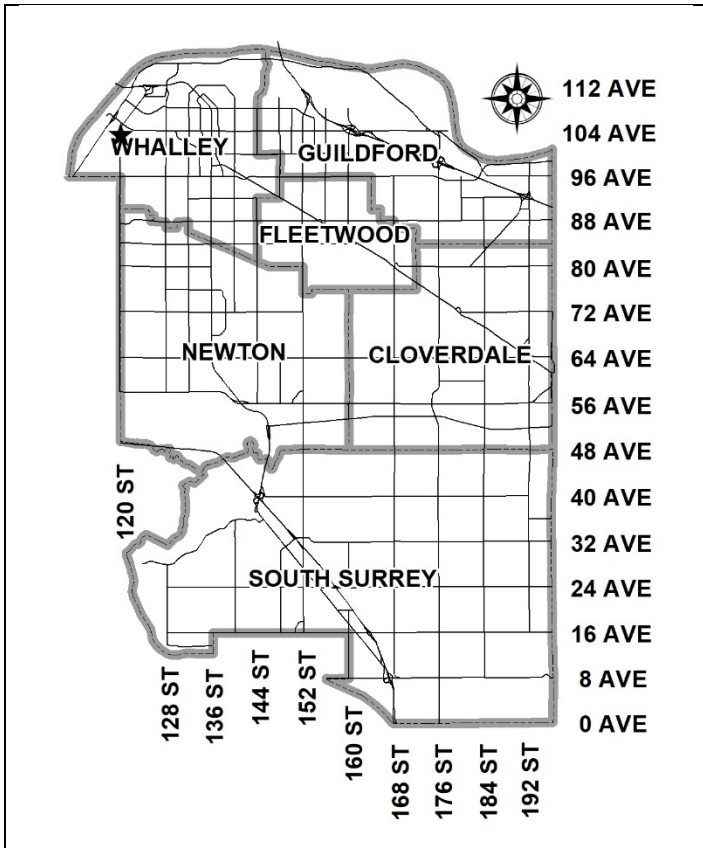


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0320-00

Planning Report Date: May 13, 2019



**PROPOSAL:**

- **NCP Amendment** to redesignate the site from Light Impact/Business Park and Business Park to Light Impact/Business Park and Highway Commercial
- **Rezoning** from IL, IL-1 and IB-2 to CD (Based on IL-1 and CHI)
- **Development Permit**

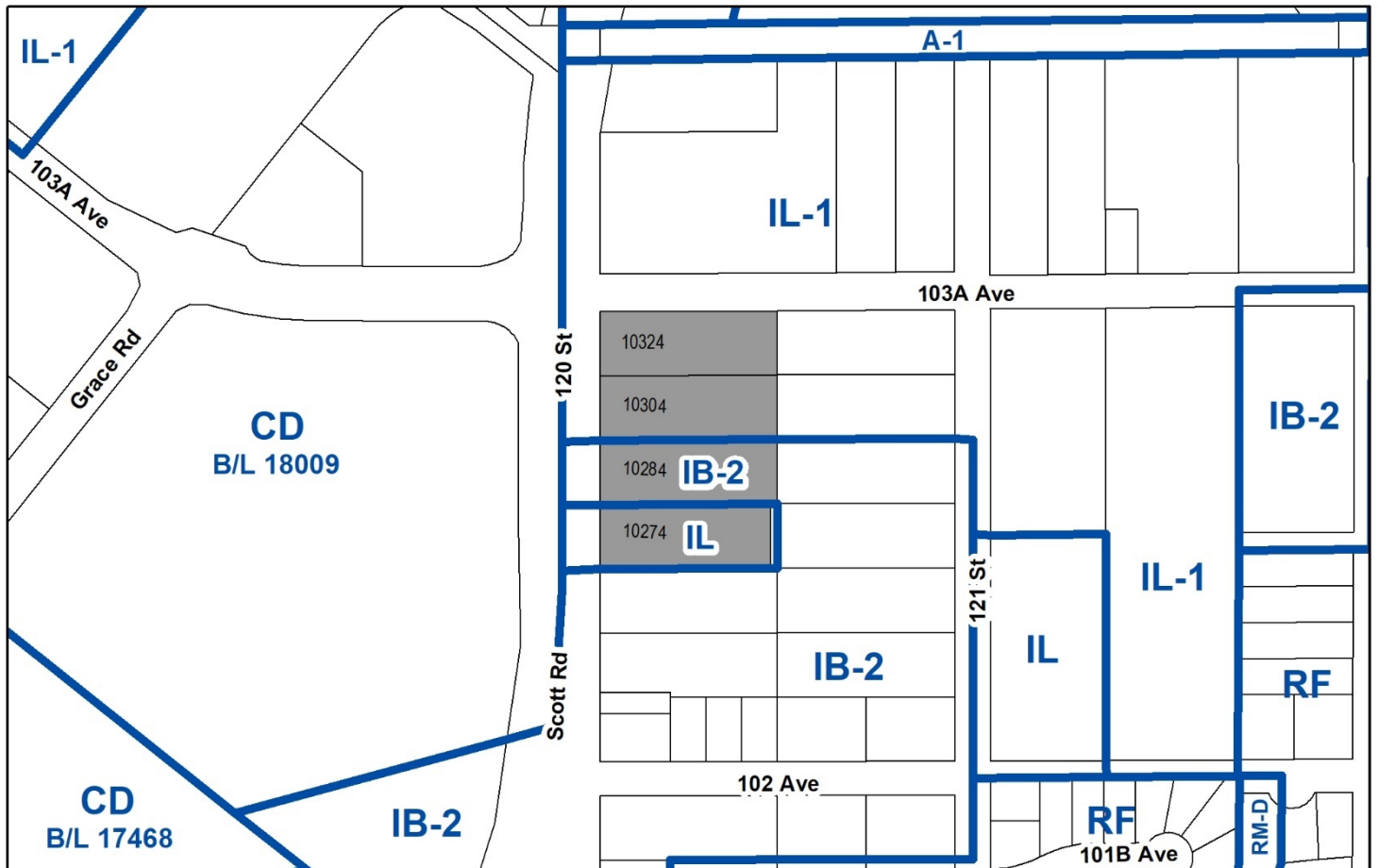
to permit the development of a future multi-unit industrial warehouse building and a drive-through restaurant.

**LOCATION:** 10274, 10284, 10304, 10324 - 120 Street

**ZONING:** IL-1, IL and IB-2

**OCP DESIGNATION:** Mixed Employment

**NCP DESIGNATION:** Light Impact/Business Park and Business Park



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft a General Development Permit for Form and Character and Hazard Lands/Flood Prone Areas on the subject site.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Partially complies with the South Westminster NCP. The northern (proposed drive-through restaurant) portion of the site does not comply with the Light Impact/Business Park designation.

### RATIONALE OF RECOMMENDATION

- Complies with the Official Community Plan (OCP) and Regional Growth Strategy "Mixed Employment" Designations.
- The proposal involves a large land assembly in the South Westminster area and is proposing an intensification of existing underutilized employment lands in the form of an industrial warehouse building with approximately 3,197 square metres (34,412 sq.ft.) of warehouse space and 708 square metres (7,619 sq.ft.) of upper floor ancillary office space, which is consistent with the City's Employment Lands Strategy and OCP policies that encourage efficient use of employment lands. A drive-thru restaurant is also included as an accessory use.
- The proposed CD By-law will require that the proposed drive-through restaurant be accessory to an industrial warehouse building, thereby preventing the drive-through restaurant as a sole use on the lot. The proposed drive-through restaurant use on the northwest portion of the site is consistent with other established highway commercial uses on the opposite (NW) corner of Scott Road (120 Street) and 103A Avenue.
- The proposed industrial warehouse building on the south portion of the site will help establish a desirable pattern of new industrial development for neighbouring employment designated lands to the south and east.
- The proposed General Development Permit, which will form the basis for future detailed Development Permits for building construction on the site, establishes an appropriate site plan with efficient vehicular and pedestrian movement both on and off the site, appropriate edge conditions with landscaping particularly along Scott Road (120 Street) and 103A Avenue, and a high quality design standard (architectural character and materials) consistent with new development in the South Westminster area.
- The proposed General Development Permit establishes an internal circulation for the proposed drive-through lane, thereby reducing its visibility from the streets and creating a more desirable, urban streetscape.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Light Impact Industrial Zone (IL)", "Light Impact Industrial 1 Zone (IL-1), and "Business Park 2 Zone (IB-2)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft General Development Permit No. 7918-0320-00 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a finalized general landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) approval from the Ministry of Transportation & Infrastructure;
  - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (g) submission of an finalized geotechnical report with respect to site preparation measures, including pre-loading, to the satisfaction of the General Manager, Engineering;
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (i) registration of a Section 219 Restrictive Covenant to indicate the development is situated within a floodplain and to ensure that habitable building area meets the minimum floodplain construction level; and
  - (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.
4. Council pass a resolution to amend the South Westminster Neighbourhood Concept Plan to redesignate the subject site from "Light Impact/Business Park" and "Business Park" to "Light Impact/Business Park" and "Highway Commercial" when the project is considered for final adoption (Appendix V).

REFERRALS

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

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval from MOTI is granted for one year.

SITE CHARACTERISTICS

Existing Land Use: Two transportation industry businesses and a vacant lot.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 103A Avenue):	Vacant lot.	Light Impact/Business Park	IL-1
East:	Various industrial uses.	Light Impact/Business Park and Business Park	IL-1 and IB-2
South:	Logistics company.	Business Park	IB-2
West (Across 120 Street):	Logistics warehouse.	Highway commercial	CD (By-law No. 18009)

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is comprised of four properties located at the southeast corner of Scott Road and 103A Avenue in South Westminster. The total site area is 1.46 hectares (3.61 acres) and the consolidated site has a frontage along 103A Avenue of 100 metres (330 ft.) and depth along Scott Road of approximately 145 metres (480 ft.).
- All four subject properties are designated "Mixed Employment" in the Official Community Plan (OCP). The three northern properties (10284, 10304 and 10324 Scott Road) are designated "Light Impact/Business Park" and the southernmost property (10274 Scott Road) is designated "Business Park" in the South Westminster Neighbourhood Concept Plan (NCP).
- The two northern properties at 10304 and 10324 Scott Road are zoned "Light Impact Industrial 1 Zone (IL-1)" the property at 10284 Scott Road is zoned "Business Park 2 Zone (IB-2)" and the southernmost lot at 10274 Scott Road is zoned "Light Impact Industrial Zone (IL)".

### Proposal

- The applicant proposes to rezone the subject site from IL, IL-1 and IB-2 to a Comprehensive Development Zone (CD) and a general Development Permit for Hazard Lands/Flood Prone Areas and Form and Character to allow for a multitenant industrial warehouse building on the southern portion of the site and a standalone drive-through restaurant on the northern portion of the site.
- The proposed multi-tenant industrial building includes 3,197 square metres (34,412 sq.ft.) of ground floor warehouse space with 708 square metres (7,619 sq.ft.) of ancillary office space above, for a total floor area of approximately 3,905 square metres (42,000 sq. ft.) The proposed standalone drive thru restaurant is approximately 425 square metres (4,572 sq. ft.) in total floor area.
- A Neighbourhood Concept Plan amendment is required to redesignate the site from "Light Impact/Business Park and Business Park" to "Light Impact/Business Park and Highway Commercial" to accommodate the proposed drive-through restaurant on the northern portion of the site.
- A General Development Permit is proposed for Form and Character and Hazard Lands/Flood Prone Areas. The applicant is proposing a General Development Permit at this time as they are seeking to secure tenants before undertaking detailed building designs, and due to the complexities involved in preloading and preparing the site, which is located within the floodplain.
- Should Council support the subject proposal, a separate detailed Development Permit application will be required for the proposed buildings, based upon the General DP, and subject to Council approval, prior to any building permit being issued for the site.
- The subject site is within a Hazard Lands Development Permit area for Flood Prone Areas, as the site is within the 200-year floodplain of the Fraser River. A minimum flood plain elevation of approximately 4.5 metres (15 ft.) geodetic elevation is required. The applicant is proposing a main floor elevation of 4.6 metres geodetic elevation which is approximately 0.1 metre above the minimum flood plain elevation.
- A preliminary geotechnical report prepared by Geopacific Consultants Limited and dated November 28, 2016, has been submitted and will be incorporated into the proposed Development Permit. The proposed construction and preloading will be undertaken in accordance with the recommendations of the geotechnical report.

### JUSTIFICATION FOR PLAN AMENDMENT

- The subject proposal complies partially with the South Westminster Neighbourhood Concept Plan (NCP), which was approved by Council in 2003. The proposed industrial warehouse building on the southern portion of the site complies fully with the NCP, however, the proposed drive-through restaurant on the northern portion of the site requires an amendment from "Light Impact/Business Park" to "Highway Commercial". This proposed partial amendment to the NCP is deemed to have merit for the following reasons:

- The proposal complies with the Official Community Plan (OCP) and Regional Growth Strategy "Mixed Employment" Designations;
- The proposal involves a large land assembly in the South Westminster area and is proposing an intensification of existing underutilized employment lands, which is consistent with the City's Employment Lands Strategy and OCP policies that encourage efficient use of employment lands. Some of the applicable OCP policies include:
  - E1.5 Encourage the full utilization and efficient use of industrial and other employment lands in order to maximize jobs and economic activity per hectare;
  - E1.6 Support the infill and redevelopment of under-utilized properties within Commercial, Mixed-Employment and Industrial Land designations and remove regulatory or other barriers to achieving full development capacity in these locations; and
  - E1.7 Develop flexible zoning regulations and by-laws to support more intensive uses of existing employment lands.
- The proposed CD By-law will require that the proposed drive-through restaurant be accessory to an industrial warehouse building, thereby preventing the drive-through restaurant as a sole use on the lot;
- The proposed drive-through restaurant use on the northwest portion of the site is consistent with other established highway commercial uses on the opposite (NW) corner of Scott Road (120 Street) and 103A Avenue; and
- The proposed industrial warehouse building on the south portion of the site will help establish a desirable pattern of new industrial development for neighbouring employment designated lands to the south and east.

#### Proposed CD Zone (Appendix IV)

- The proposed CD Zone is based largely on the "Light Impact Industrial 1 Zone" (IL-1), which is intended to accommodate and regulate the development of light impact industry and limited office and service uses with a high standard of design and limited provision for outdoor storage, with the following modifications:
  - a drive-through restaurant has been added as a permitted accessory use; and
  - the west yard setback along Scott Road (120 Street) has been increased from 7.5 metres (25 ft.) to 12.0 metres (40 ft.) and the north front yard setback has been reduced from 7.5 metres (25 ft.) to 5.8 metres (19 ft.).
- By permitting a drive-through restaurant as an accessory use only, it will be a requirement that the industrial warehouse building be constructed either in advance of, or concurrently with, the drive-through restaurant. This ensures that the proposed drive-through restaurant cannot be a sole use on the site.

- The proposed increase to the west yard setback along Scott Road from 7.5 metres (25 ft.) to 12 metres (40 ft.) will allow for additional landscaping and screening of the drive-through lane from Scott Road.
- The reduced north front yard setback creates a more urban streetscape along 103A Avenue while still accommodating appropriate grading transition to 103A Avenue.

### PRE-NOTIFICATION

- Development Proposal signs were installed on February 26, 2019 and pre-notification letters were mailed on March 22, 2019. Staff have received no responses.

### DESIGN PROPOSAL AND REVIEW

- The proposed General Development Permit, which will form the basis for future detailed Development Permits for building construction on the site, establishes an appropriate site plan with efficient vehicular and pedestrian movement both on and off the site, appropriate edge conditions with landscaping particularly along Scott Road (120 Street) and 103A Avenue, and a high quality design standard (architectural character and materials) consistent with new development in the South Westminster area.

### Access, Parking and Loading

- The applicant proposes two vehicular entrances to the site along Scott Road, both of which will be limited to right-in/right-out only. A third vehicular access to the site is proposed from 103A Avenue via an 8-metre (26 ft.) wide rear lane, which will be dedicated and constructed as part of the proposed development.
- A total of 95 parking spaces are proposed on site, which complies with the minimum parking requirements based on the proposed uses on the site under the Zoning By-law No. 12000.
- Each of the 5 proposed industrial warehouse units has 2 loading bays, accessed from the proposed industrial rear lane. The proposed restaurant has a loading bay at the eastern side of the building that will be screened from 103A Avenue with landscaping.
- Pedestrian sidewalks are currently proposed on the west side of the proposed industrial warehouse building, around the north, west, and south sides of the proposed restaurant building, and along the edge of the drive-through, for safe pedestrian access. Additional pedestrian connections will be established through the detailed Development Permit application review and approval process.

### Drive Through Restaurant

- The proposed drive-through restaurant is located at the northwest corner of the site and is approximately 425 square metres (4,572 sq. ft.) in size.

- The proposed drive-through lane will be located to the south of the restaurant, and circulate internally on the site, thereby reducing visibility from Scott Road and 103A Avenue. The proposed drive-through has queuing for approximately 10 vehicles and will have a temporary waiting area at the eastern end of the drive-through lane.
- The entrance to the drive-through is through the drive aisle, which will ensure ample queuing and avoid any potential conflicts with any of the street entrances.

#### Industrial Warehouse Building

- The proposed five-unit industrial warehouse building totals approximately 3,915 square metre (42,147 sq. ft.) with 3,197 square metres (34,400 sq. ft.) of ground floor warehouse space and 708 square metres (7,620 sq. ft.) of ancillary upper floor office space. Each unit contains approximately 641 square metres (6,900 sq. ft.) of warehouse space with a 141 square metres (1,500 sq.ft.) of ancillary office space.

#### Architectural Design Character and Quality

- Since the subject proposal is only a General Development Permit, detailed building elevations have not been provided. Instead, the proposed General Development Permit includes conceptual elevations intended to establish design standards, that will guide a future detailed Development Permit for the site.
- The proposed General Development Permit drawings illustrate a modern design character, with a high degree of articulation and glazing particularly facing Scott Road (120 Street) and 103A Avenue, with a high quality, durable, material palette consistent with other new developments in South Westminster.

#### Landscaping, Grading and Retaining walls

- The applicant proposes a 5.8-metre (19 ft.) wide landscape buffer between the restaurant and Scott Road, as well as 103A Avenue, to accommodate a 3:1 grade transition to address the 2-metre (7 ft.) elevation difference between the restaurant building and the property lines without the need for retaining walls.
- Approximately 19 trees are proposed within the parking lot islands, which will be planted in structural soil.
- A set of stairs and pedestrian walkway are proposed along both Scott Road and 103A Avenue and a wheelchair ramp from the sidewalk to the restaurant is also proposed along 103A Avenue.
- Additional landscaping details will be provided as part of a future detailed Development Permit for the site.



TREES

- Roberta Ward, ISA Certified Arborist of Huckleberry Landscape Design prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Cottonwood	5	4	1
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Hornbeam	2	0	2
Unknown Species	1	0	1
Maple	1	0	1
<b>Coniferous Trees</b>			
Pine	2	0	2
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>6</b>	<b>0</b>	<b>6</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>19</b>	
<b>Total Retained and Replacement Trees</b>		<b>26</b>	
<b>Contribution to the Green City Fund</b>		<b>Nil</b>	

- The Arborist Assessment states that there is a total of 6 protected trees on the site, excluding Alder and Cottonwood trees. Five (5) existing trees, approximately 45% of the total trees on the site, are Cottonwood trees. It was determined that 6 trees (all boulevard 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.
- In summary, a total of 25 trees are proposed to be retained or replaced on the site with no contribution to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 13, 2018. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• Located within the South Westminster NCP.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposal includes a mix of industrial uses and a drive-through restaurant.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Proposed development will include substantial landscaping along the road frontages and approximately 19 trees within the parking lot.</li> <li>• Recycling facilities will be provided.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The site is located on a Frequent Transit Network (Scott Road) with pedestrian connections from the street.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• A ramp enables wheel chair access from 103A Avenue.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• None proposed.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• A public hearing will be required for the proposed rezoning, and the standard pre-notification process has been undertaken (development proposal sign and pre-notification letters).</li> </ul>

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Project Data Sheets
Appendix II.	Proposed Site Plan, General Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	NCP Amendment Plan
Appendix VI.	Proposed CD Bylaw

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

JKS/cm

## SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on IL-1)

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	3.61 acres
Hectares	1.46 hectares
<b>NUMBER OF LOTS</b>	
Existing	4
Proposed	1
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	92 m.
Range of lot areas (square metres)	13,300 sq.m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	N/A
Lots/Hectare & Lots/Acre (Net)	N/A
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	60%
Total Site Coverage	85%
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	YES
<b>MODEL BUILDING SCHEME</b>	NO
<b>HERITAGE SITE Retention</b>	NO
<b>FRASER HEALTH Approval</b>	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

## DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: CD (based on IL-1)

Required Development Data	Minimum Required Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		14,640 sq.m.
Road Widening area		1,390 sq.m.
Undevelopable area		
Net Total		13,250 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	60%	25%
Paved & Hard Surfaced Areas		60%
Total Site Coverage		85%
<b>SETBACKS</b> ( in metres)		
Front (north)	7.5 m	5.8 m.
Rear (south)	7.5 m	7.5 m.
Side #1 (East)	7.5 m	7.5 m.
Side #2 (West)	7.5 m	12.0 m.
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	18 m	TBD
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		N/A
<b>FLOOR AREA: Commercial</b>		
Retail		425 sq.m.
Office		
Total		
<b>FLOOR AREA: Industrial</b> ( <i>including Administrative Office</i> )		3,915 sq.m.
<b>FLOOR AREA: Institutional</b>		N/A
<b>TOTAL BUILDING FLOOR AREA</b>		4,340 sq.m.

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
FAR (gross)	N/A	N/A
FAR (net)	1.0	0.33
AMENITY SPACE (area in square metres)		N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial ( <i>Eating Establishment</i> )	43	
Industrial ( <i>Warehouse</i> )	32	
Administrative Office	18	
Residential Bachelor + 1 Bedroom		N/A
2-Bed		
3-Bed		
Residential Visitors		
Institutional		N/A
Total Number of Parking Spaces	93	95
Number of accessible stalls	1	3

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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**ZONING SUMMARY:**

**PROJECT ADDRESS:** 120th Street, Surrey BC  
**LEGAL DESCRIPTION:** TBA  
**Front Yard Setback:** Proposed: 12.2m (West) Required: 7.5m  
**Side Yard Setback:** Proposed: 5.8m Required: 7.5m  
**Side Yard Setback:** Proposed: 8.3m Required: 7.5m  
**Rear Yard Setback:** Proposed: 30.4m (East) Required: 7.5m  
**EASEMENTS:** As Indicated  
**AUTHORITY:** City of Surrey  
**ZONE:** IL-1 - Light Impact Industrial  
**USES:** Office / Warehouse / Restaurant  
**TOTAL SITE AREA:** 157,576 SF (3.61 Ac)  
**Density (FSR):** Proposed: 0.3 Allowed: 1.0  
**Lot Coverage:** Proposed: 25% Allowed: 60%  
**Height:** Proposed: +/- ??? Allowed: 6'

**Area Summary - By Occupancy**

Occupancy	Area (SF)	Area (SM)
Exclusion	116 SF	11 m <sup>2</sup>
Office	7619 SF	708 m <sup>2</sup>
Restaurant	4572 SF	425 m <sup>2</sup>
Warehouse	34412 SF	3197 m <sup>2</sup>
Grand total	46719 SF	4340 m <sup>2</sup>

**Parking Required**

Occupancy	Area (SM)	Factor (1/Area)	Spaces
Office	708 m <sup>2</sup>	40 m <sup>2</sup>	18
Restaurant	425 m <sup>2</sup>	10 m <sup>2</sup>	42
Warehouse	3197 m <sup>2</sup>	100 m <sup>2</sup>	32
Total	4330 m <sup>2</sup>		92

Required Accessible	
Required Accessible	1
Drive-through Queuing Requirement	8
Parking Provided	
Description	Count
Parking Space - 2.75m x 5.5m:	92
Parking Symbol - ADA: Parking Symbol - ADA:	3
Grand total	95

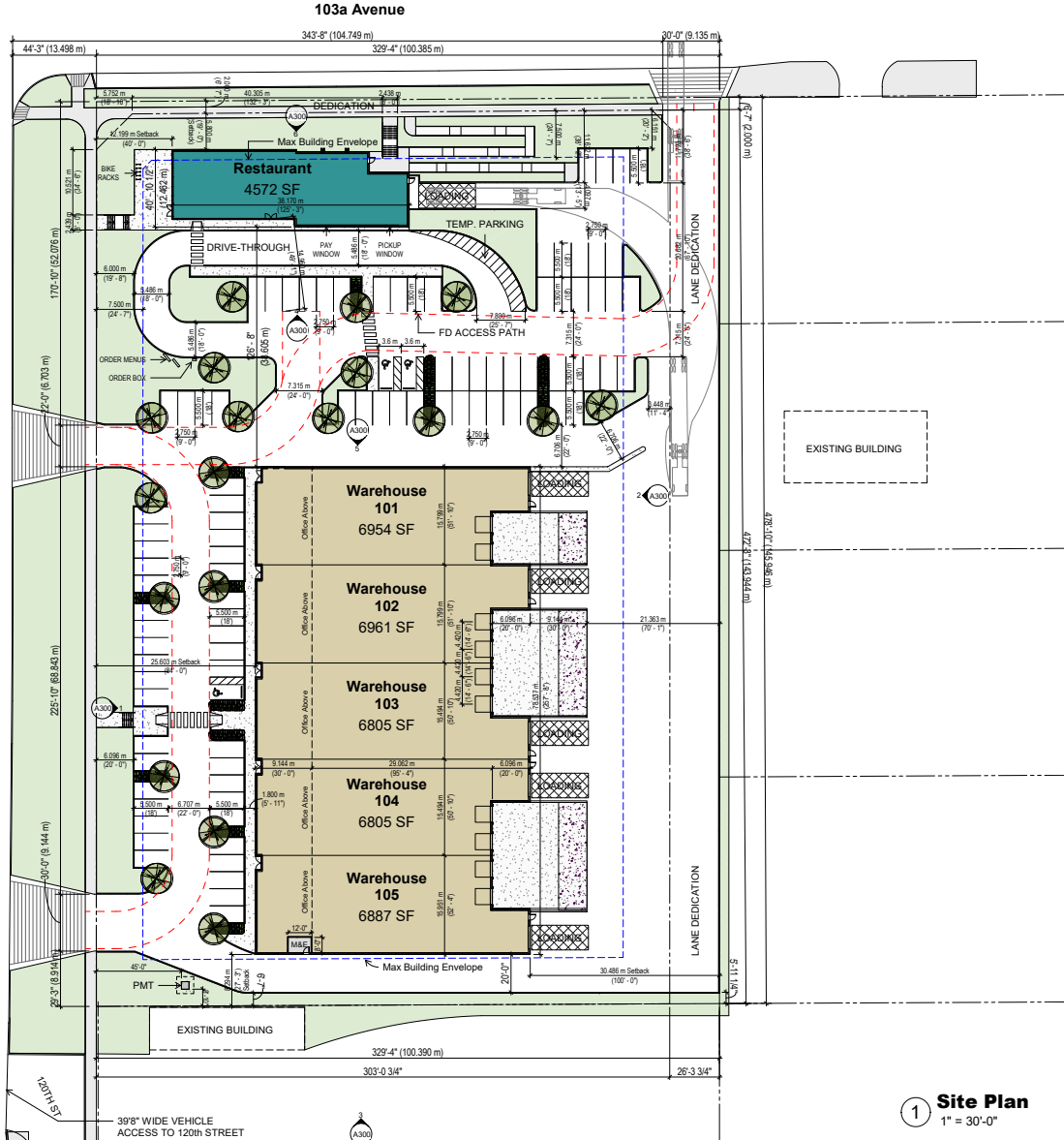
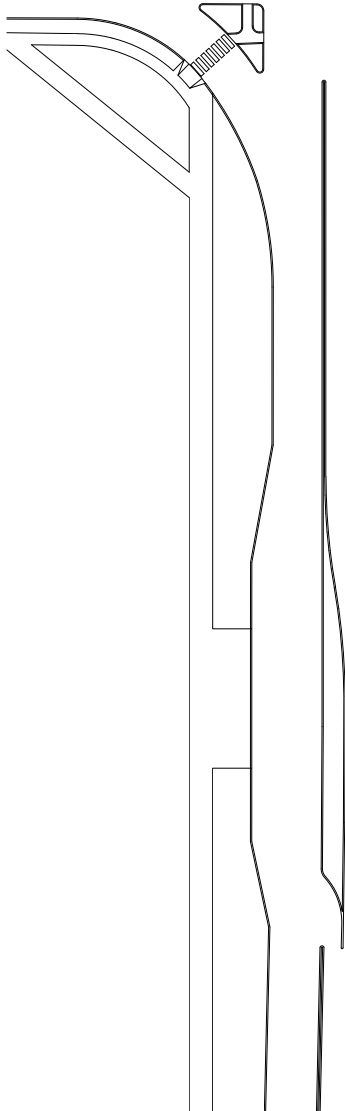
**Loading:** Proposed: 10 Dock Bays  
5 Grade Bays  
Required: TBD

**Note:** Not all truck movements to all dock positions may be possible with truck and or trailers parked in all bays

**TAYLOR KURTZ**  
ARCHITECTURE DESIGN INC.

**120th Street**  
120th Street - 130a Ave

**Site Plan**  
PLOT DATE: 5/8/2019 10:46:88 AM



**1 Site Plan**  
1" = 30'-0"



① **West Elevation**  
1/16" = 1'-0"



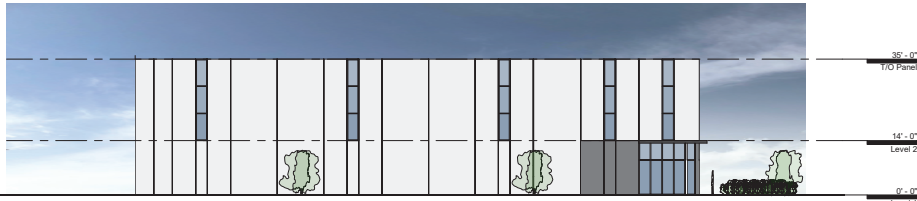
② **East Elevation**  
1/16" = 1'-0"



③ **South Elevation - Warehouse**  
1/16" = 1'-0"



④ **South Elevation - Restaurant**  
1/16" = 1'-0"



⑤ **North Elevation - Warehouse**  
1/16" = 1'-0"



⑥ **North Elevation - Drive Through**  
1/16" = 1'-0"



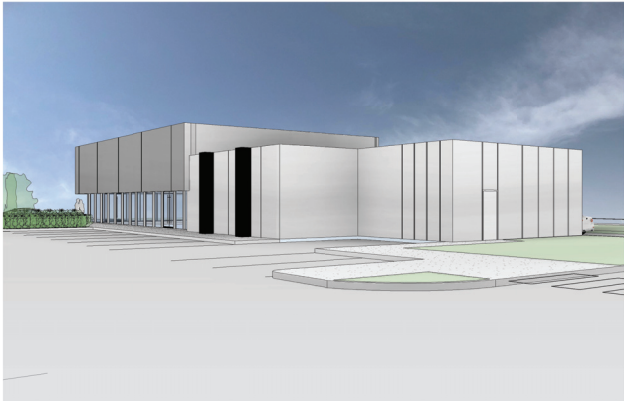
① **Main Entry**



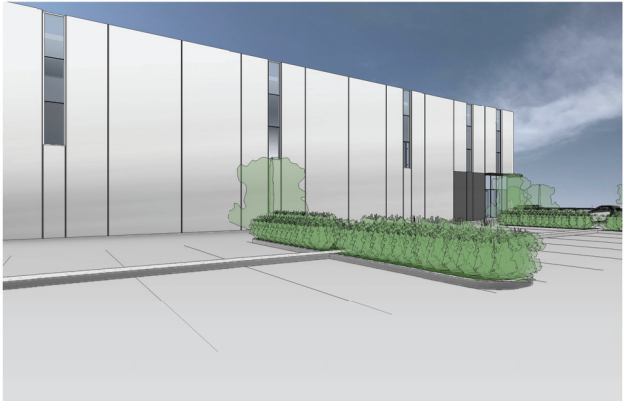
② **Southwest Corner**



③ **Northwest Corner**



④ **View from East - Restaurant**



⑤ **View from East - Warehouse**





① View from Scott Road & 104A Ave

INTER-OFFICE MEMO

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

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

DATE: **Apr 23, 2019** PROJECT FILE: **7818-0320-00**

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RE: **Engineering Requirements (Commercial/Industrial)  
Location: 10324 120 St**

**NCP AMENDMENT**

There are no engineering requirements relative to the NCP Amendment.

**REZONE/SUBDIVISION**

***Property and Right-of-Way Requirements***

- dedicate 1.942m towards the ultimate 24.0 m road allowance on 103A Avenue;
- dedicate 8.0 m along the east property line for a commercial/industrial lane;
- dedicate 5.0 m x 5.0 m corner cut at the intersection of 120 Street & 103A Avenue;
- dedicate 3.0 m x 3.0 m corner cuts at the intersection of the lane & 103A Avenue;
- register 0.5 m statutory right-of-way along the 103A Avenue frontage; and
- register 0.5 m statutory right-of-way along the 103A Avenue frontage;

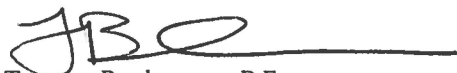
***Works and Services***

- construct south side of 103A Avenue to the collector road standard;
- construct lane to the commercial/industrial lane standard with appropriate drainage infrastructure;
- Relocate Multi Use Pathway on 120 Street to the property line and construct new boulevard with street trees and pedestrian lighting in its place;
- complete the storm sewer systems along the 103A Avenue and 120 Street frontages;
- complete the Low Pressure Sanitary (LPS) system along the 103A Avenue and 120 Street frontages;
- construct 300 mm water main along the 120<sup>th</sup> street frontage and abandon the existing 200 mm water main.
- construct water, storm and sanitary services to service the development; and
- register restrictive covenants for on-site stormwater management features, maintenance of oil/water separator, and pumped sanitary service connection.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT**

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



Tommy Buchmann, P.Eng.  
Development Services Manager  
R29

## Tree Preservation Summary


<b>Surrey Project</b>	
<b>No:</b>	18-0320
<b>Address:</b> 10274, 10284, 10304 & 10324 - 120 Street	
<b>Registered</b>	
<b>Arborist:</b>	Anne Kulla - Huckleberry Landscape Design

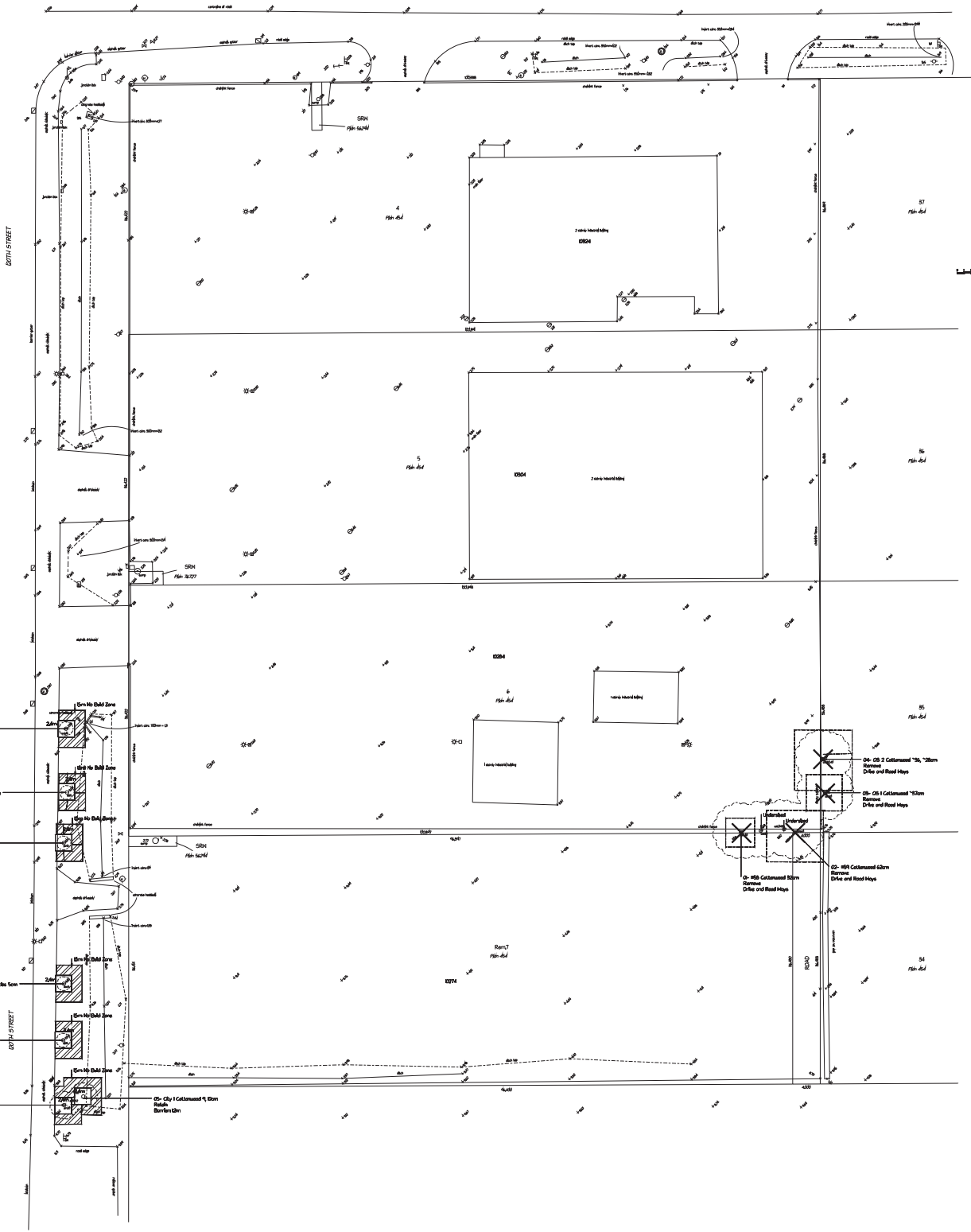
On-Site Trees	Number of Trees
(onsite and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian)	<b>11</b>
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>11</b>
<b>Protected Trees to be Removed</b>	<b>4</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>7</b>
<b>Total Replacement Trees Required:</b>	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement - Ratio	
4 X one (1) = 4	<b>4</b>
- All other Trees Requiring 2 to 1 Replacement Ratio	
0 X two (2) = 0	
<b>Replacement Trees Proposed</b>	<b>4</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>0</b>

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>0</b>
<b>Total Replacement Trees Required:</b>	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement - Ratio	
X one (1) = 0	<b>0</b>
- All other Trees Requiring 2 to 1 Replacement Ratio	

X two (2) = 0	
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary, report and plan prepared and submitted by:

	
	29-Mar-19
(Signature of Arborist)	Date



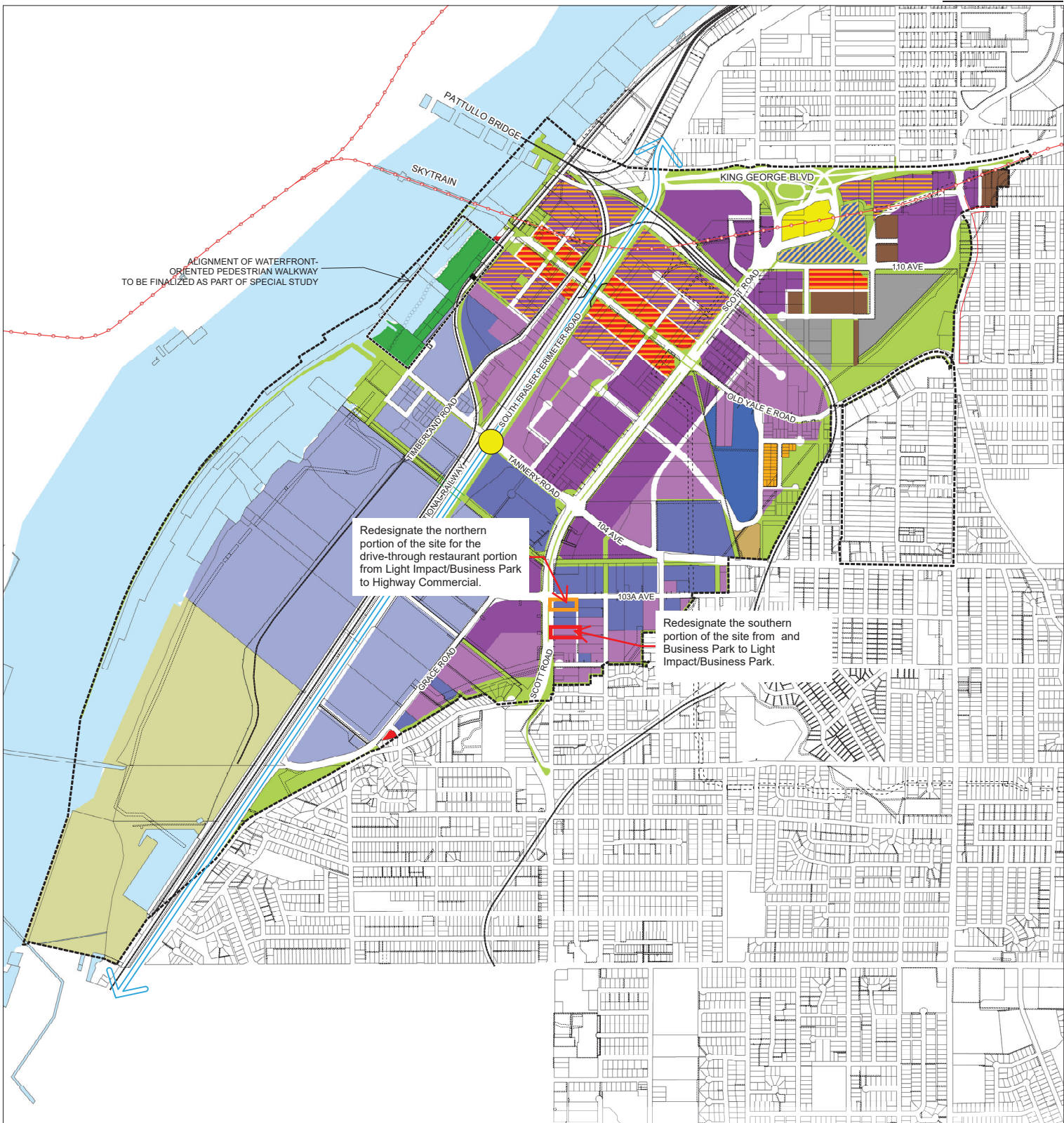
10274 - 10324 Scott Road  
Tree Retention/ Removal Plan



Phone 604-794-2005  
Email info@huckleberrylandscape.com

<b>Wesgroup Properties</b> 10274 - 10324 Scott Road Surrey, BC		
date 1200 on 36x48	date March 2019	revision
drawn by AK	checked by	drawing # 1 of 1

- Safety marker
- No marker
- Stake mark
- Safety Transfer marker
- Survey marker
- Meter marker
- Fire hydrant
- Gas meter
- Long distance
- Meter
- Meter pit
- Call-back point
- Retained Tree
- Possible Tree Buffer
- Critical Root Zone
- Proposed Tree



# SOUTH WESTMINSTER PLAN

CITY OF SURREY  
PLANNING AND DEVELOPMENT DEPARTMENT

APPROVED BY COUNCIL RESOLUTION R03 - 3189, 15 Jan 2019



### Legend

- SkyTrain
- Overpass
- Waterfront Oriented Pedestrian Walkway
- Special Study Area
- Interchange
- South Fraser Perimeter Road
- Business Park

- Business Residential Park
- Commercial
- Highway Commercial
- Light Impact Industrial
- Light Industrial Business Park
- Low Density Townhouses
- Multiple Residential
- Port Related Industrial
- Retail Residential
- Special Residential
- Schools
- Institutional
- Skytrain
- Transit Oriented Urban Village
- Public Open Space and Park
- Waterfront Strip
- Overpass

CITY OF SURREY

BYLAW NO. \_\_\_\_\_

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended  
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

(a) FROM: LIGHT IMPACT INDUSTRIAL ZONE (IL)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

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Parcel Identifier: 000-598-771  
Lot 7 Block 1 Except: Part Dedicated Road on Plan BCP24155 Section 30 Block 5 North  
Range 2 West New Westminster District Plan 454

10274 – 120 Street

(b) FROM: BUSINESS PARK 2 ZONE (IB-2)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

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Parcel Identifier: 009-609-717  
Lot 6 Block 1 Section 30 Block 5 North Range 2 West New Westminster District Plan 454

10284 – 120 Street

(c) FROM: LIGHT IMPACT INDUSTRIAL 1 ZONE (IL-1)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

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Parcel Identifier: 011-564-369  
Lot 5 Block 1 Section 30 Block 5 North Range 2 West New Westminster District Plan 454

10304 – 120 Street

Parcel Identifier: 011-564-351  
Lot 4 Block 1 Section 30 Block 5 North Range 2 West New Westminster District Plan 454

10324 – 120 Street

(hereinafter 1.(a), (b) and (c) shall be referred to as the "Lands")

2. The following regulations shall apply to the *Lands*:

**A. Intent**

This Zone is intended to accommodate and regulate the development of *light impact industry* and limited office and service uses with a high standard of design. These uses shall be carried out with limited provision for outdoor storage.

**B. Permitted Uses**

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

1. *Light impact industry.*
2. *Recycling depots* provided that:
  - (a) The use is confined to an enclosed *building*; and
  - (b) The storage of used tires is prohibited.
3. *Warehouse uses.*
4. *Distribution centres.*
5. *General service uses* limited to the following:
  - (a) Industrial first aid training; and
  - (b) Trade schools.
6. Office uses limited to the following:
  - (a) Architectural and landscape architectural offices;
  - (b) Engineering and surveying offices;
  - (c) General contractor offices;
  - (d) Government offices; and
  - (e) Utility company offices.
7. *Accessory uses* including the following:
  - (a) *Indoor recreational facilities*;



- (b) *Eating establishments* including *drive-through restaurant* provided that the combined *gross floor area* of all *eating establishments* on the *Lands* shall not exceed 464 square metres [5,000 sq.ft.];
- (c) *Community services*;
- (d) *Assembly halls* limited to *churches*, provided that:
  - i. The *church* does not exceed a total floor area of 700 square metres [7,500 sq. ft.];
  - ii. The *church* accommodates a maximum of 300 seats; and
  - iii. There is not more than one *church* on a *lot*;
- (e) *Child care centres*; and
- (f) *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
  - i. Contained within the *principal building*;
  - ii. Occupied by the owner or a caretaker, for the protection of the businesses permitted;
  - iii. Restricted to a maximum number of:
    - a. One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 sq. ft.] in floor area;
    - b. Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq. ft.] or greater in floor area; and
    - c. Notwithstanding Sub-sections B.7 (f) iii.a. and iii.b., the maximum number shall be two *dwelling units* for *lots* less than 4.0 hectares [10 acres] in area and three *dwelling units* for *lots* equal to or greater than 4.0 hectares [10 acres] in area; and
  - iv. Restricted to a maximum floor area of:
    - a. 140 square metres [1,500 sq. ft.] for one (first) *dwelling unit* on a *lot* and where a *lot* has been subdivided by a strata plan then there shall only be one 140-square metre [1,500 sq. ft.] *dwelling unit* within the strata plan;
    - b. 90 square metres [970 sq. ft.] for each additional *dwelling unit*; and

- c. Notwithstanding Sub-sections B.7(f)iv.a. and iv.b., the maximum floor area shall not exceed 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

The maximum *density* shall not exceed a *floor area ratio* of 0.1. The maximum *density* may be increased to a *floor area ratio* of 1.0 if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.

**E. Lot Coverage**

The *lot coverage* shall not exceed 60%.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Buildings</i> and <i>Accessory Buildings</i> and <i>Structures</i>		5.8 m. [19 ft.]	7.5 m. [25 ft.]	7.5 m. [25 ft.]	12.0 m. [40 ft.]

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

**G. Height of Buildings**

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

1. *Principal buildings*: The *building height* shall not exceed 18 metres [60 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 6 metres [20 ft.].

## H. Off-Street Parking

1. *Parking spaces* shall be provided as stated in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. *Tandem parking* may be permitted for company fleet *vehicles*.

## I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 3 metres [10 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

## J. Special Regulations

1. Area for outdoor display and storage of any containers, goods, materials or supplies shall:
  - (a) Not exceed a total area greater than 1.5 times the *lot* area covered by the *principal building* up to a maximum of 40% *lot coverage* of the *lot*;
  - (b) Not to be used for storage of trucks (>5,000 kg. G.V.W.) or trailers that are not associated with the businesses on the *lot*;
  - (c) Not be located within any *front yard* or *side yard*; and
  - (d) Be completely screened to a height of at least 2.5 metres [8 ft.] by buildings and/or solid decorative fencing and/or substantial landscaping strips of not less than 2.5 metres [8 ft.] in height and not less than 1.5 metres [5 ft.] in width. No display or storage of any material shall be piled to a height exceeding 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screen. In no case any material, except shipping containers, shall be piled to a height of more than 3.5 metres [12 ft.].

2. No display or storage of shipping containers shall be piled to a height of more than 7.0 metres [24 ft.] or the height of two stacked containers, whichever is less.
3. Parking, storage or service of trucks and trailers on any portion of the *lot* not associated with the uses or operations permitted in Section B thereof shall be specifically prohibited.
4. *Lands* and *structures* shall be used for the uses permitted in this Zone only if such uses:
  - (a) Constitute no unusual fire, explosion or safety hazard;
  - (b) Do not emit noise in excess of 70dB measured at any point on any boundary of the *lot* on which the use is located; and
  - (c) Do not produce heat or glare perceptible from any *lot line* of the *lot* on which the use is located.
5. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

**K. Subdivision**

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
10,000 sq. m. [2.4 ac.]	80 metres [262 ft.]	80 metres [262 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

**L. Other Regulations**

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the IL Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.

3. General provisions on use are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as provided in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. Floodproofing regulations are as set out in Part 8 Floodproofing, Surrey Zoning By-law, 1993, No. 12000, as amended.
8. *Building* permits shall be subject to the Surrey Building By-law, 2012, No. 17850, as amended, and the Surrey Development Cost Charge By-law, 2018, No. 19478, as amended or replaced from time to time and the development cost charges shall be based on the CHI Zone.
9. Tree regulations are set out in Surrey Tree Preservation By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey Official Community Plan By-law, 2014, No. 10820, as amended.
11. Safety regulations are as set out in the Health Act R.S.B.C. 1996, c. 179 and the Surrey Fire Service By-law, 1990, No. 10771, as amended.
12. Permits may be required for the storage of *special wastes* in accordance with the Environmental Management Act R.S.B.C., 2003, C.53.
13. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, \_\_\_\_\_, No. \_\_\_\_\_."

PASSED FIRST READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PASSED SECOND READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PASSED THIRD READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK