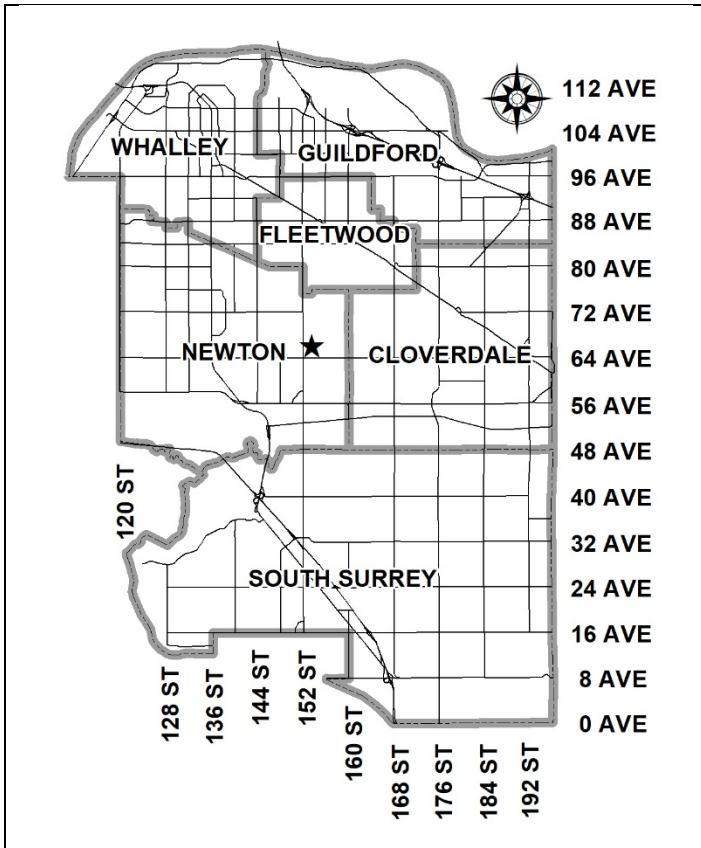


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0438-00

Planning Report Date: April 15, 2019



PROPOSAL:

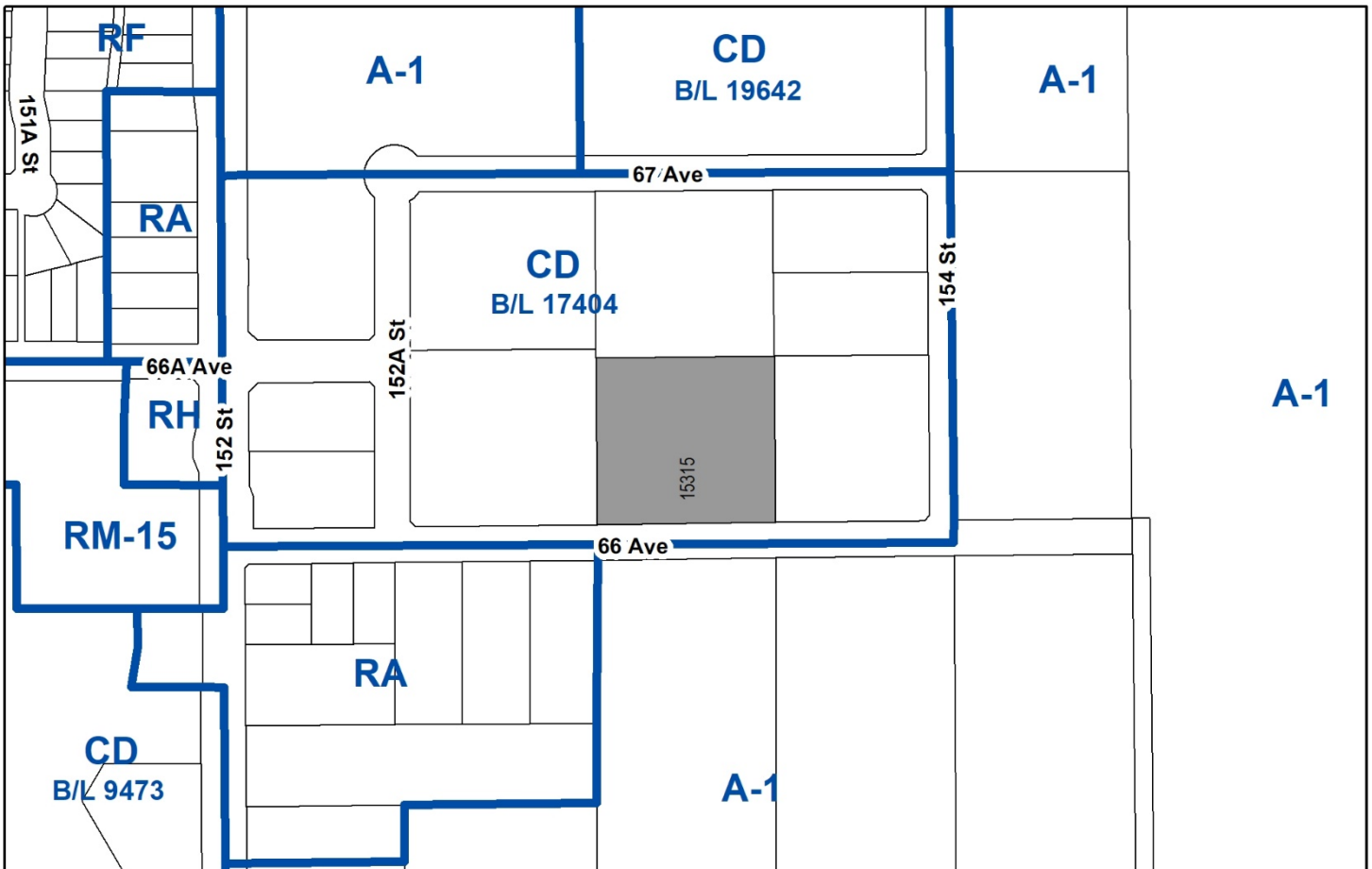
- **Rezoning** from CD (By-law No. 17404) to CD
- **Development Permit**
- **Development Variance Permit** for parking to permit the development of an 8,231 square metre (88,595 sq. ft.) multi-tenant industrial/business park building.

LOCATION: 15315 - 66 Avenue

ZONING: CD (By-law No. 17404)

OCP DESIGNATION: Mixed Employment

NCP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance to reduce the amount of required on-site parking on the subject property.

RATIONALE OF RECOMMENDATION

- The proposal complies with Official Community Plan (OCP) and the East Newton Business Park Neighbourhood Concept Plan (NCP) land use designations for the site.
- The proposed CD Zone will allow for increased density (Floor Area Ratio) but will eliminate specific uses that would generate a significant amount of parking, including recreational facilities, assembly halls, and eating establishments exceeding a maximum of 150 square metres (1,615 sq. ft.).
- The subject property is part of a comprehensive shared parking arrangement with an adjacent business park property approved under Development Application No. 7912-0086-00 at 6638 – 152A Street to the west.
- Under the Zoning By-law, a developer is permitted to provide no less than 75% percent of the total required parking on-site for each individual use if those uses have different peak hours of operation. The applicant requires a variance to this provision, as the proposal is to provide no less than 73% of the total required parking on-site. However, the shared parking agreement will provide sufficient parking to accommodate the businesses permitted under the new CD Zone, while providing after hours overflow parking for the banquet hall facility at 6638 – 152A Street.
- Two variances for this provision of the Zoning By-law were approved by Council in 2013 for two adjacent sites within the East Newton Business Park, both of which are included in the shared parking and access arrangement with the subject property. The proposed variance for the subject property was anticipated as part of the shared parking arrangement and is considered acceptable, since a restrictive covenant was registered on title to restrict the hours of operation for businesses on each lot under the agreement.
- The proposed multi-tenant building is considered attractive, well-designed and provides an appealing addition to 66 Avenue as well as continuing the established pattern of high-standard form, design and character for business park buildings located in East Newton Business Park.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD By-law No. 17404)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0438-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7918-0438-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to vary the minimum on-site parking required under a shared parking agreement for each individual use from seventy-five percent (75%) to seventy-three percent (73%) for businesses with different peak hours of operation.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (e) 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.

REFERRALS

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

SITE CHARACTERISTICSExisting Land Use: Vacant ParcelAdjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Multi-tenant industrial/business park buildings.	Business Park	CD (By-law No. 17404)
East:	Grocery warehouse/cold storage facility.	Business Park	CD (By-law No. 17404)
South (Across 66 Avenue):	Hobby farm.	Live & Work (or Future Business Park) and Buffers/Natural Areas	A-1
West:	Banquet Hall.	Business Park	CD (By-law No. 17404)

DEVELOPMENT CONSIDERATIONS

- The development site is located at 15315 – 66 Avenue in East Newton Business Park.
- The subject site is approximately 0.9 hectares (2.3 acres) in size, designated "Mixed Employment" in the Official Community Plan (OCP), "Business Park" in the East Newton Business Park Neighbourhood Concept Plan (NCP), and zoned "Comprehensive Development Zone (CD By-law No. 17404)".
- The property was created under Development Application No. 7908-0128-00, which subdivided one property into eleven (11) business park lots and one (1) commercial lot in the East Newton Business Park.
- The CD Zone (By-law No. 17404) governing the site allows for light impact industrial uses, offices, and service uses forming part of a comprehensive design.
- A Development Permit application was approved on March 11, 2013 at 6638 – 152A Street (Development Application No. 7912-0086-00) for a business park building on the adjacent property which includes ground-floor light impact industrial, general service and personal service uses as well as a second-floor banquet hall. A comprehensive shared parking arrangement was entered into between owners of the subject property and the owners of 6638 - 152A Street, 15336 – 67 Avenue, and 6611 – 152A Street in order to provide after-hours parking for patrons of the banquet hall located at 6638 – 152A Street, and to provide the required number of parking stalls for the subject property during daytime business hours. The details of the parking arrangement are discussed in the parking section of this report and illustrated in Appendix VII.

Proposal

- The applicant is proposing to rezone the site from the existing CD Zone (By-law No. 17404) to a new CD Zone which will allow for the development of an 8,231 square metre (88,595 sq. ft.) warehouse/office facility. A Development Permit is required to regulate the form and character of the proposed building.

CD Zone

- The proposed CD Zone for the site is based on the property's existing CD Zone (By-law No. 17404).
- The table below provides a comparison between the existing CD Zone (By-law No. 17404) and the proposed CD Zone.

	CD By-law No. 17404	Proposed CD Zone
Floor Area Ratio	0.75	0.87
Building Height	12 metres (40 ft.)	14.63 metres (48 ft.)

- In addition to the above changes to the CD Zone, the following uses have been eliminated:
 - Recreational Facilities
 - Banquet Halls
 - Eating Establishments exceeding 150 square metres (1,615 sq. ft.)
- Recreational facilities, banquet halls, and larger eating establishments require a significant amount of parking in accordance with Part 5 of the Surrey Zoning By-law. The elimination of recreational facilities, banquet halls, and eating establishments exceeding 150 square metres (1,615 sq. ft.) will limit future parking shortages on the property. In exchange for eliminating and restricting these uses, the CD Zone allows for a small increase in the permitted Floor Area Ratio.

ParkingRequired Parking for Subject Development (No. 7918-0438-00)

- Under the Zoning By-law, one (1) parking stall is required for every 100 square metres (1,075 sq. ft.) of floor area for industrial uses while two and a half (2.5) parking stalls are required for every 100 square metres (1,075 sq. ft.) of floor area for office uses. Therefore, the proposed industrial building is required to provide one-hundred and seventy-seven (177) parking spaces on-site for employees and customers.
- The applicant proposes to provide one-hundred and thirty (130) parking spaces on-site. The remaining forty-seven (47) parking spaces that are required to support the applicant's proposed development are available for the applicant's use on the adjacent property located at 6638 – 152A Street, under the terms of a comprehensive shared parking and access agreement.

Comprehensive Shared Parking and Access Agreement

- Under Development Application No. 7912-0086-00 for the property located to the west at 6638 - 152A Street, the applicant proposed the development of an industrial/business park building with a second-storey banquet hall. Under the Zoning By-law, the site was required to provide 335 parking spaces to accommodate the industrial uses and banquet hall. A total of 77 spaces are required to service the industrial businesses on the ground floor of the building, while 335 spaces are needed for the banquet hall.
- The peak hours for the banquet hall are expected to occur on evenings and weekends while the peak period for the ground floor businesses can be expected during typical daytime business hours, Monday to Friday.
- There is a total of 177 parking stalls located on the adjacent banquet hall property, leaving a deficiency of 158 stalls, which are to be secured through a shared parking and access agreement with three neighbouring properties, including the subject property. Properties at 6611 - 152A Street, 15336 - 67 Avenue and the subject property (15315 - 66 Avenue) will each provide parking to meet the banquet hall's deficiency of 158 spaces. Details of the parking arrangement are shown in Appendix VII, including the locations of these lots and the allocation of the number of parking stalls to be provided on each lot.
- In situations where individual uses generate peak parking demand at different times, the Zoning By-law allows the applicant to provide a minimum of 75% of the total required parking. In other words, 25% shared parking is typically permitted between uses with different hours of peak demand.
- In this case, the total parking requirement for the subject property is 177 spaces whereas 130 parking spaces are proposed resulting in 73% of the required total parking spaces.
- Variances for this provision of the Zoning By-law were approved by Council for two of the sites included in the shared parking agreement within the East Newton Business Park, as shown in the following table:

Application No.	Address	Council Approval Date
7912-0086-00	6638 - 152A Street	March 11, 2013
7912-0331-00	15336 - 67 Avenue	July 29, 2013

- The proposed variance for the subject property was anticipated as part of the shared parking and access arrangement. In support of these variances, a restrictive covenant was registered on title to restrict the hours of operation for businesses on each lot under the shared parking agreement.

PRE-NOTIFICATION

On January 14, 2019, pre-notification letters for this project were sent out to the surrounding community and a development sign was posted on site. To date, staff have received no calls or inquiries concerning the proposal.

DESIGN PROPOSAL AND REVIEW

Proposed Building

- The applicant proposes to construct a single multi-tenant industrial business park building on the subject property that provides ground floor warehouse and office space and second and third floor office space. The proposed industrial building will offer approximately 1,898 square metres (20,428 sq. ft.) of industrial warehouse space and 6,333 square metres (68,167 sq. ft.) of office space for a total building floor area of 8,231 square metres (88,595 sq. ft.).
- The concrete tilt-up building is an attractive, well-designed building and provides an appealing addition to East Newton Business Park. The façade includes aluminum cladded awnings for weather protection, ground floor and second and third-storey glass curtain walls for both the warehouse and office portions of the building, and multi-colour concrete tilt-up panels painted in a variety of dark blue hues to enhance visual interest. To add visual interest and break up the massing, the building will use a variety of vertical concrete and horizontal planes. In addition, a breezeway is proposed to connect the south portion of the site to the northern property line. The 4.5 metre (15 ft.) clearance breezeway contains two levels of office floor area above. This office component will be comprised of a fully glazed façade or curtain-wall.
- The proposal is not subject to review by the Advisory Design Panel (ADP) for comment but was reviewed internally by City staff and deemed generally acceptable in terms of form, design, and character.

Landscaping

- The project includes the required 6 metre (20 ft.) wide landscaping strip along 66 Avenue. The landscaping strip will incorporate the bioswale as required in East Newton Business Park to allow for site bio-filtration and treatment of storm water runoff.
- A variety of trees, shrubs, and groundcover is proposed along the 6 metre (20 ft.) landscape buffer, and along the perimeter of the site.
- Altogether the landscape plan calls for forty-four (44) new trees to be planted on-site, including maple, cherry and Pacific Dogwood species along with shrubs, grasses and groundcover in the landscape buffer, parking lot and the perimeter of the site.
- Two separate employee patios are proposed totaling 335 square metres (3,601 sq. ft.) in area. One employee patio is proposed at the rear of the building adjacent to the north property line and the second is proposed on the east elevation of the building adjacent to the east property line. The employee patios are proposed to be finished with concrete pavers, benches, picnic tables, and planters.
- Bike racks will be provided on-site in a centralized location at the south-end of the proposed building. The site's Pad-Mounted-Transformer (PMT) is located at the south-west corner of the site along 66 Avenue and will be enclosed and screened as per the Form and Character Design Guidelines DP1.1. (52) in the OCP.

TREES

- Stuart Goode, ISA Certified Arborist of Goode Arboriculture Consulting prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Cottonwood	25	25	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cascara Buckthorn	3	3	0
Cherry	1	1	0
Maple	1	1	0
Weeping Willow	1	1	0
Total (excluding Alder and Cottonwood Trees)	6	6	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		44	
Total Retained and Replacement Trees		44	
Contribution to the Green City Fund		\$0	

- The Arborist Assessment states that there is a total of six (6) protected trees on the site, excluding Alder and Cottonwood trees. Twenty-five (25) existing trees, approximately 81% of the total trees on the site, are 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 the Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of thirty-seven (37) replacement trees on the site. The applicant is proposing forty-four (44) replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Japanese Maple, Red Maple, Pacific Dogwood, Cherry.
- In summary, a total of forty-four (44) trees are proposed to be replaced on the site.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 15, 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"> The subject property is situated within the East Newton Business Park Neighbourhood Concept Plan (NCP). Moreover, the proposal complies with the land-use designation in the Official Community Plan (OCP) & East Newton Business Park NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The applicant proposes an increase in density than what is permitted in the existing CD Zone. The buildings provide a mixture of land-uses which include business park and industrial uses.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The applicant proposes Low Impact Development Standards (LIDS) that include vegetated bio-swales and natural landscaping. The applicant proposes to replant 44 trees on-site.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The applicant is proposing a shared parking arrangement with an adjacent industrial property at 6638 – 152A Street.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> The site plan and overall building design address CPTED principles by providing significant glazing which promotes natural surveillance.
6. Green Certification (F1)	<ul style="list-style-type: none"> None proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> None proposed.

BY-LAW VARIANCE AND JUSTIFICATION**(a) Requested Variance:**

- The applicant is requesting a variance to reduce the minimum on-site parking required for each individual use as part of a shared parking arrangement from seventy-five (75%) to seventy-three percent (73%) for businesses with different peak hours of operation.

Applicant's Reasons:

- An existing comprehensive shared parking arrangement between the subject property and the adjacent property owner at 6638 – 152A Street will ensure sufficient parking is provided for each use, as per the Zoning By-law. The shared parking agreement will accommodate businesses allowed under the CD Zone while providing afterhours overflow parking for the proposed banquet hall located at 6638 – 152A Street.

Staff Comments:

- Under the Zoning By-law, an applicant is permitted to provide 75% percent of the total parking required on-site for each individual use provided those uses operate with different peak hours. The applicant proposes to reduce the minimum number of parking stalls required on-site to 73% of the total stalls required for each use.
- The proposed variance is minor and was anticipated as part of the comprehensive shared parking arrangement. Furthermore, a restrictive covenant was registered on title to restrict the hours of operation for businesses on each lot under the shared parking arrangement. The covenant ensures that adequate parking is provided for daytime as well as evening/weekend land-uses without conflict. For these reasons, staff supports the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Site Plan, Building Elevations, Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Development Variance Permit No. 7918-0438-00
Appendix VI.	Proposed CD By-law
Appendix VII.	Parking Arrangement

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

KS/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (Proposed)

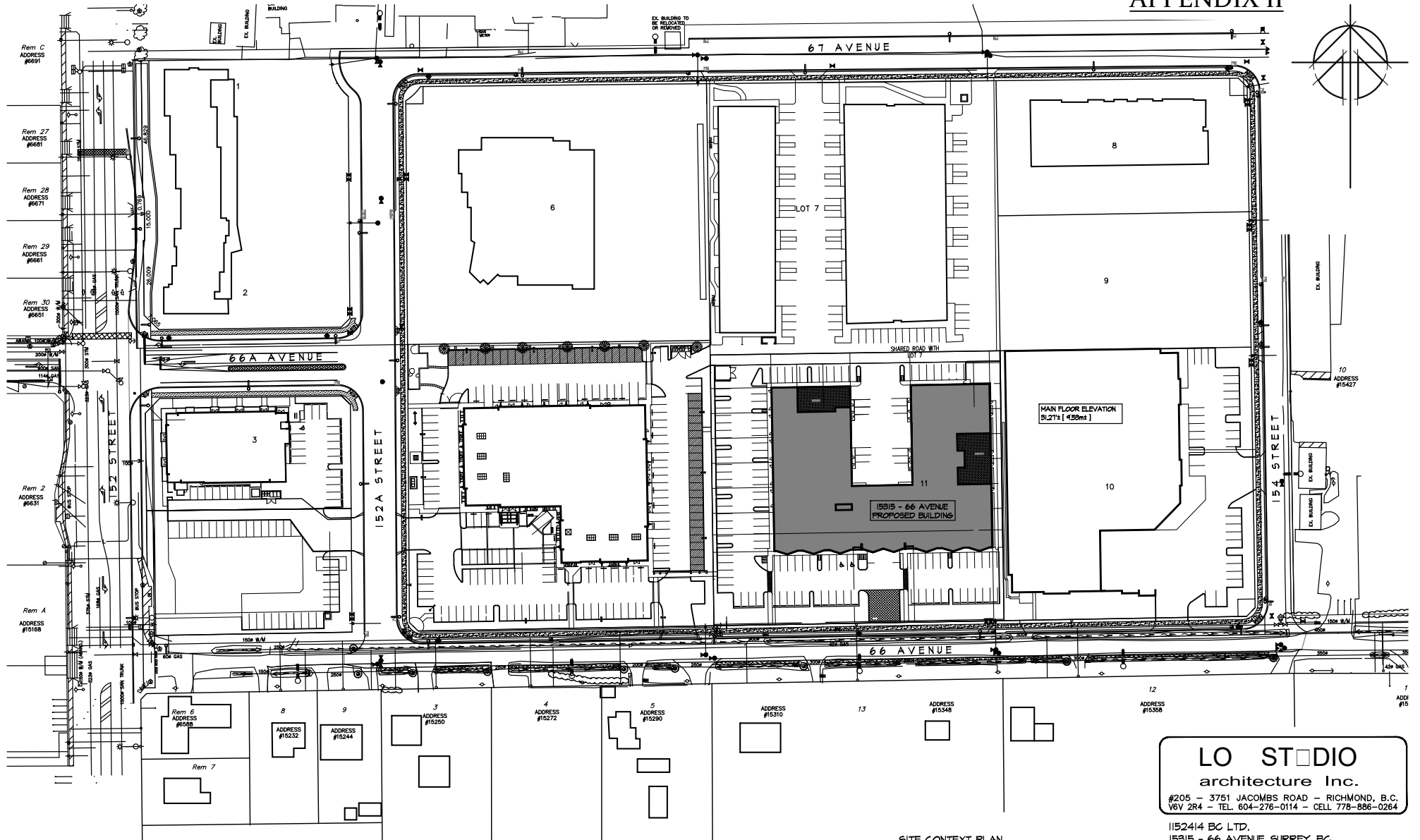
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		9,482 sq. m.
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)	60%	38%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	25.5 m
Rear	7.5 m	11.6 m
Side #1 (E)	3.6 m	3.6 m
Side #2 (W)	7.5 m	21 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14.6 m	14.6 m
Accessory		
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial		
Retail		
Office		6,333 sq. m.
Total		6,333 sq. m.
FLOOR AREA: Industrial		1,898 sq. m.
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		8,231 sq. m.

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.87	0.87
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Office	158	
Industrial	19	
Residential Bachelor + 1 Bedroom	N/A	N/A
2-Bed		
3-Bed		
Residential Visitors	N/A	N/A
Institutional	N/A	N/A
Total Number of Parking Spaces	177	130 (+ 50 off-site)
Number of accessible stalls	2	2
Number of small cars	62	5

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



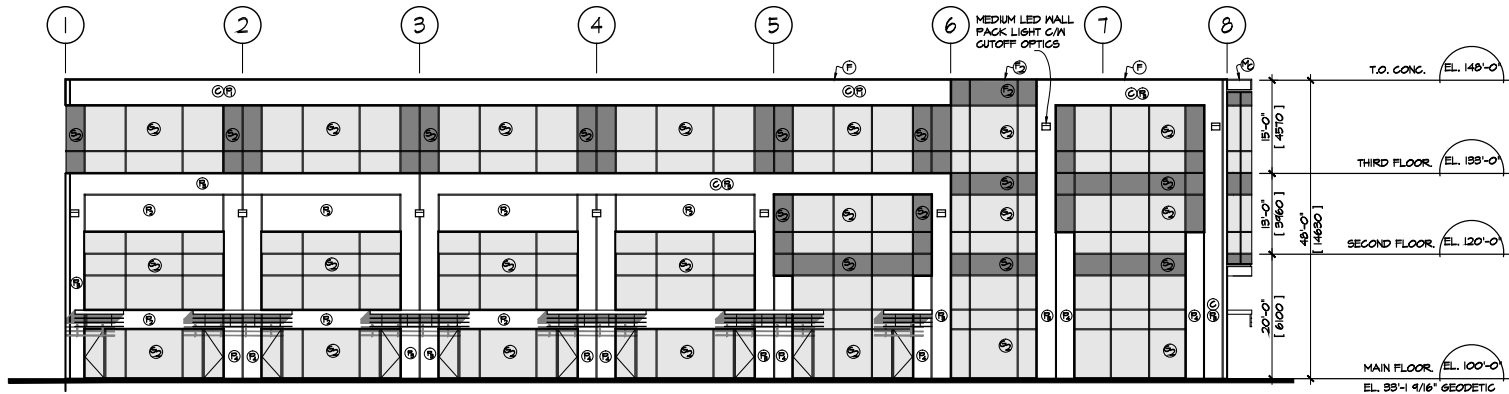
LO STUDIO
 architecture Inc.
 #205 - 3751 JACOBS ROAD - RICHMOND, B.C.
 V6Y 2R4 - TEL. 604-276-0114 - CELL 778-886-0264

1152414 BC LTD.
 15315 - 66 AVENUE, SURREY, BC

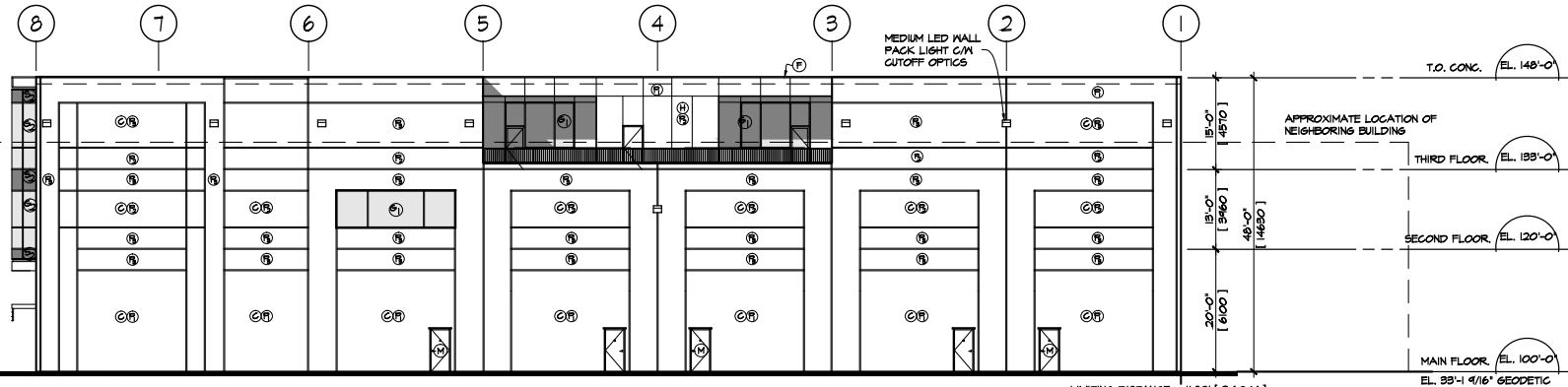
SITE CONTEXT PLAN

RE-ISSUED FOR DEVELOPMENT PERMIT 19-04-03

SCALE: N.T.S.
 PLOT DATE: Apr 03, 2019



WEST ELEVATION - FACING WEST PROPERTY LINE



EAST ELEVATION - FACING EAST PROPERTY LINE

- LIMITING DISTANCE = 11.82' [3.60 M]
- BLDG. FACE AREA = 8,246 S.F. [826 S.M.]
- ALLOWABLE OPENINGS: 12%
- (PER TABLE 9.2.3.1.E, B.C.B.C. 2012, P. 121)
- PROPOSED UNPROTECTED OPENINGS: 11.4%
- 2 HR. F.R.R. REQUIRED

EXTERIOR FINISH SCHEDULE

- (C) CONCRETE TILT-UP WALL PANELS PAINTED (F1)
- (F) PRE-FINISHED METAL FLASHING TO MATCH WALL COLOUR
- (F2) ANODIZED ALUMINUM FLASHING
- (H) HARDIE PANEL, SMOOTH TEXTURE, PAINTED (F1)
- (M) PREFINISHED METAL DOORS AND FRAMES PRIMED AND PAINTED TO MATCH COLOUR OF WALL
- (M2) ANODIZED ALUMINUM GLASSING
- (M3) MISCELLANEOUS METAL FOR SIGNAGE SUPPORT PAINTED (F4)

LEGEND

- C CENTRELINE OF GLAZING FRAME AND / OR REVEAL
- T GLAZING FRAME OR REVEAL ALIGNED TO TOP OF OPENING *
- B GLAZING FRAME OR REVEAL ALIGNED TO BOTTOM OF OPENING *
- F.C. FIRE COMPARTMENT
- P.J. PANEL JOINT
- R REVEAL
- R.S. ROOF SCUPPER
- EL. ELEVATION
- B BAY LINE
- T.O.C. TO TOP OF CONCRETE
- U.N.O. UNLESS NOTED OTHERWISE
- R RATED DOOR
- ◆ PANEL No.

NOTE: PAINTING
PROVIDE SAMPLES ON
WALL AS PER GENERAL
NOTES - ELEVATIONS

NOTE
ALL EXPOSED EXT. STEEL
SHALL BE PAINTED AS
PER GENERAL NOTES

NOTE: GLAZING SHOP DWGS.
MUST BE REVIEWED BY THE
BUILDING ENVELOPE ENGINEER

GLAZING SCHEDULE

- (G1) EXTERIOR LITE - 6mm PPG SOLARCOOL (2) PACIFICA, TEMPERED, 1/2" AIRSPACE, INTERIOR LITE - 6mm PPG CLEAR C/W SOLARBAN 60 LOW-E #3 SURFACE, IN 2" X 4 1/2" 4120 T SERIES THERMALLY BROKEN STOREFRONT FRAMES.
- (G2) EXTERIOR LITE - 6mm PPG SOLARCOOL (2) PACIFICA, TEMPERED, 1/2" AIRSPACE, INTERIOR LITE - 6mm PPG CLEAR C/W SOLARBAN 60 LOW-E #3 SURFACE, IN 6" THERMALLY BROKEN CURTAIN WALL FRAMES.
- (G3) SPANDREL - EXTERIOR LITE - 6mm PPG SOLARCOOL (2) PACIFICA, TEMPERED, 1/2" AIRSPACE, INTERIOR LITE - 6mm PPG CLEAR SANDBLASTED C/W SOLARBAN 60 LOW-E #3 SURFACE, IN 6" THERMALLY BROKEN CURTAIN WALL FRAMES

- (F1) CONCRETE ACCENT 'GLOBAL WATERS' (5026 11/23 - A1365)
- (F2) CONCRETE ACCENT 'BALKAN SEA' (5026 32/114 - A1363)
- (F3) CONCRETE ACCENT 'STORMY SEAS' (5026 14/144 - A1364)
- (F4) CONCRETE ACCENT 'SANCTUARY' (4026 48/051 - A1366)

LO STUDIO
architecture Inc.

#205 - 3751 JACOBS ROAD - RICHMOND, B.C.
V6V 2R4 - TEL. 604-276-0114 - CELL 778-886-0264

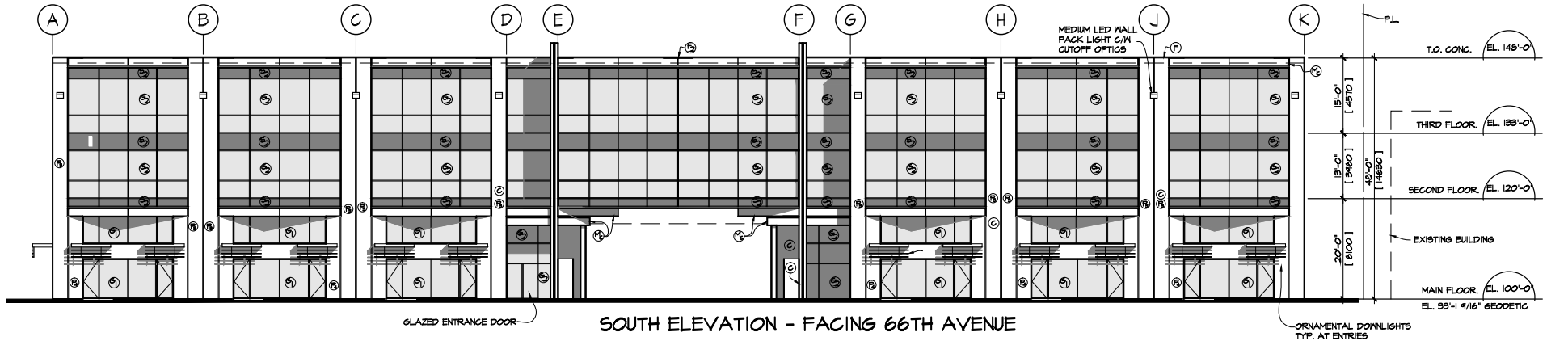
TITAN- 66 AVE
15315 - 66 AVENUE, SURREY, B.C

SCALE: N.T.S.

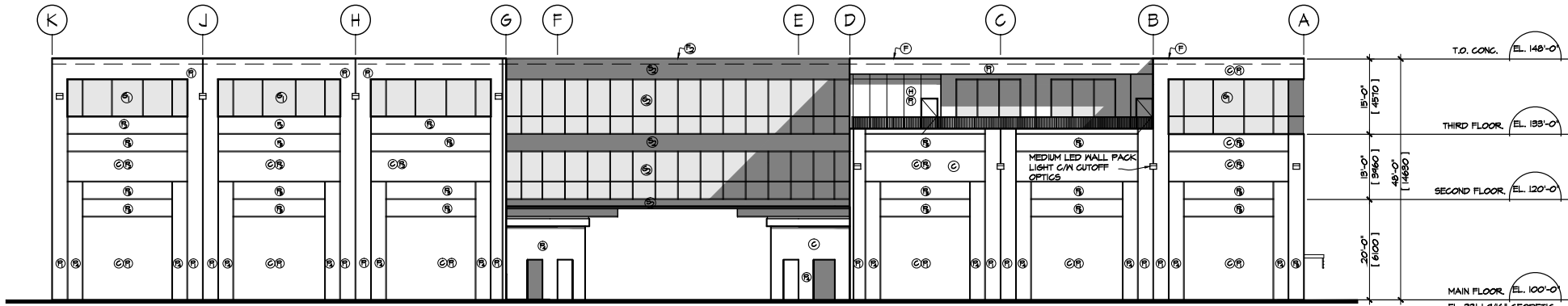
WEST & EAST ELEVATIONS

RE-ISSUED FOR DEVELOPMENT PERMIT 19-04-03

All



SOUTH ELEVATION - FACING 66TH AVENUE



NORTH ELEVATION - FACING SHARED ROAD

EXTERIOR FINISH SCHEDULE

- (C) CONCRETE TILT-UP WALL PANELS PAINTED (F1)
- (F) PRE-FINISHED METAL FLASHING TO MATCH WALL COLOUR
- (F2) ANODIZED ALUMINUM FLASHING
- (H) HARDIE PANEL, SMOOTH TEXTURE, PAINTED (F1)
- (M) PREFINISHED METAL DOORS AND FRAMES PRIMED AND PAINTED TO MATCH COLOUR OF WALL
- (M2) ANNOZIDIZED ALUMINUM GLADDING
- (M3) MISCELLANEOUS METAL FOR SIGNAGE SUPPORT PAINTED (F4)

LEGEND

- CL CENTRELINE OF GLAZING FRAME AND / OR REVEAL
- T GLAZING FRAME OR REVEAL ALIGNED TO TOP OF OPENING *
- B GLAZING FRAME OR REVEAL ALIGNED TO BOTTOM OF OPENING *
- F.C. FIRE COMPARTMENT
- P.J. PANEL JOINT
- R. REVEAL
- R.S. ROOF SCUPPER
- EL. ELEVATION
- B. BAY LINE
- T.O.C. TO TOP OF CONCRETE
- U.N.O. UNLESS NOTED OTHERWISE
- (R) RATED DOOR
- (#) PANEL No.



NOTE: PAINTING PROVIDE SAMPLES ON WALL AS PER GENERAL NOTES - ELEVATIONS

NOTE ALL EXPOSED EXT. STEEL SHALL BE PAINTED AS PER GENERAL NOTES

NOTE: GLAZING SHOP DWGS. MUST BE REVIEWED BY THE BUILDING ENVELOPE ENGINEER

GLAZING SCHEDULE

- (G1) EXTERIOR LITE - 6mm PPG SOLARCOOL (2) PACIFICA, TEMPERED, 1/2" AIRSPACE; INTERIOR LITE - 6mm PPG CLEAR C/W SOLARBAN 60 LOW-E #3 SURFACE, IN 2" X 4 1/2" 4120 T SERIES THERMALLY BROKEN STOREFRONT FRAMES.
- (G2) EXTERIOR LITE - 6mm PPG SOLARCOOL (2) PACIFICA, TEMPERED, 1/2" AIRSPACE; INTERIOR LITE - 6mm PPG CLEAR C/W SOLARBAN 60 LOW-E #3 SURFACE, IN 6" THERMALLY BROKEN CURTAIN WALL FRAMES.
- (G3) SPANDREL - EXTERIOR LITE - 6mm PPG SOLARCOOL (2) PACIFICA, TEMPERED, 1/2" AIRSPACE; INTERIOR LITE - 6mm PPG CLEAR SANDBLASTED C/W SOLARBAN 60 LOW-E #3 SURFACE, IN 6" THERMALLY BROKEN CURTAIN WALL FRAMES

- (F1) CONCRETE ACCENT 'GLOBAL WATERS' (5026 11/23 - A1365)
- (F2) CONCRETE ACCENT 'BALKAN SEA' (5026 32/114 - A1365)
- (F3) CONCRETE ACCENT 'STORMY SEAS' (5026 14/144 - A1364)
- (F4) CONCRETE ACCENT 'SANCTUARY' (4026 48/051 - A1366)

LO STUDIO
architecture Inc.

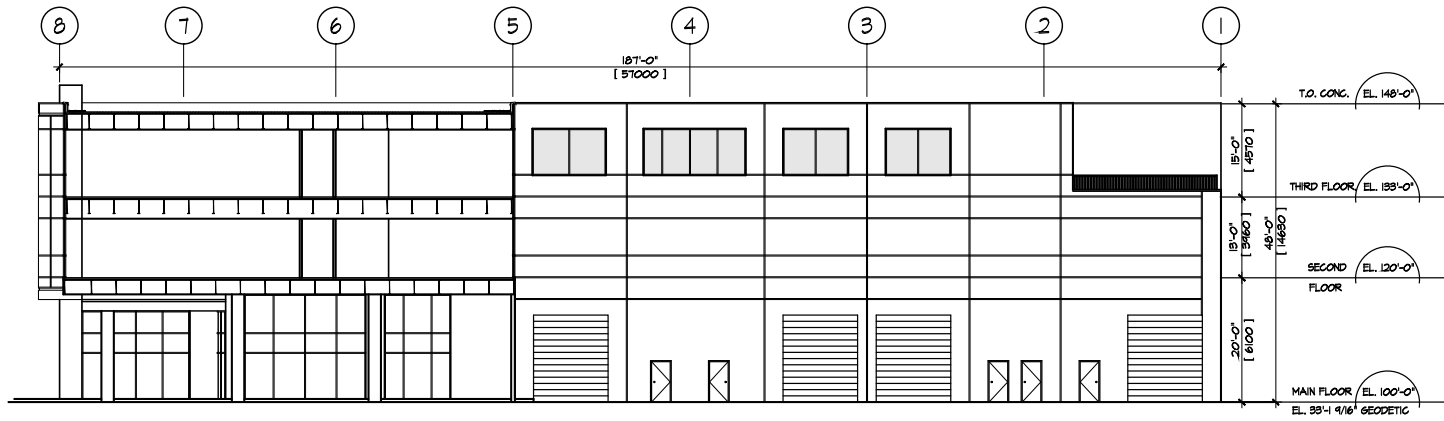
#205 - 3751 JACOBS ROAD - RICHMOND, B.C.
V6Y 2R4 - TEL. 604-276-0114 - CELL 778-886-0264

TITAN- 66 AVE
15315 - 66 AVENUE, SURREY, B.C

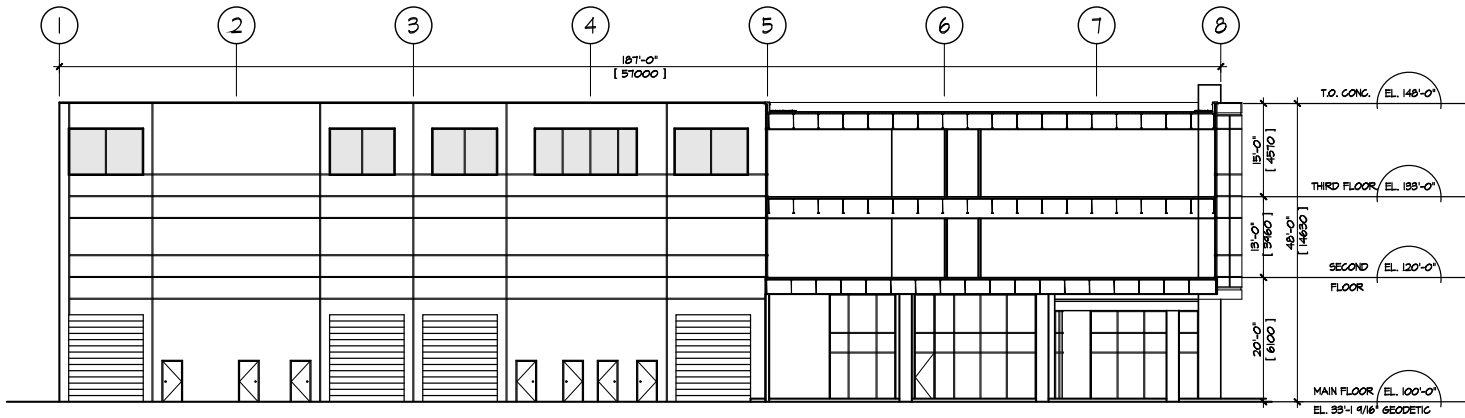
SCALE: N.T.S.

NORTH & SOUTH ELEVATIONS

RE-ISSUED FOR DEVELOPMENT PERMIT 19-04-03



SCHEMATIC SECTION C-C



SCHEMATIC SECTION D-D

LO STUDIO
 architecture Inc.
 #205 - 3751 JACOMBS ROAD - RICHMOND, B.C.
 V6Y 2R4 - TEL. 604-276-0114 - CELL 778-886-0264

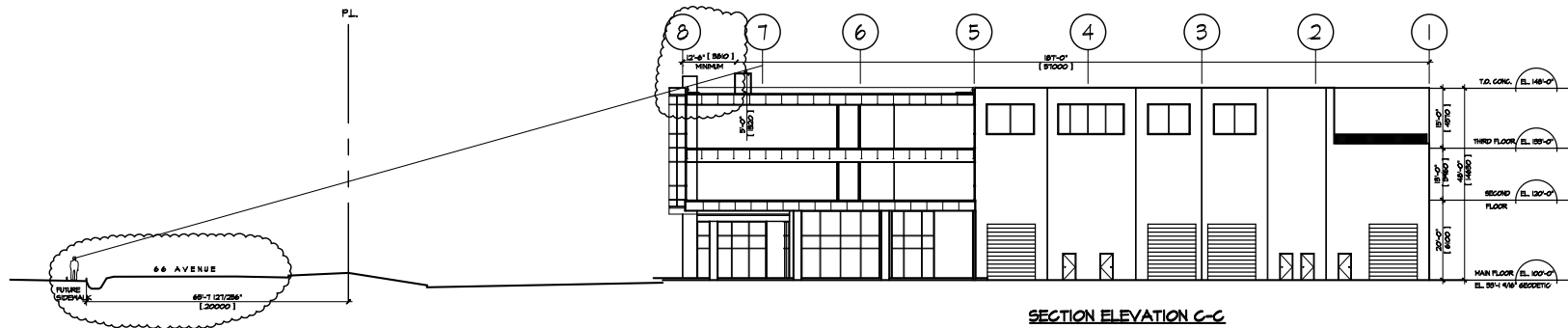
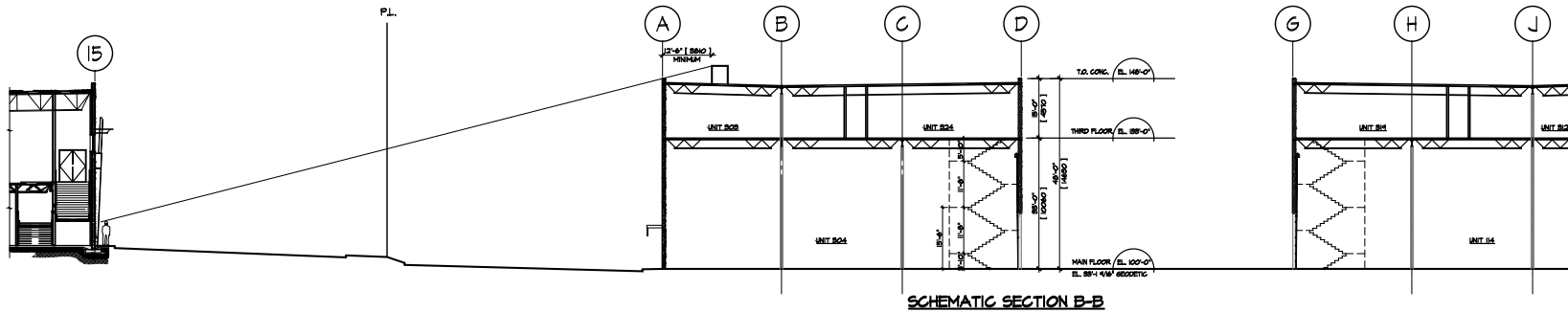
WEST & EAST ELEVATIONS

TITAN- 66 AVE
 15315 - 66 AVENUE, SURREY, B.C

N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT 19-04-03

A14



LO STUDIO
 architecture Inc.
 #205 - 3751 JACOMBS ROAD - RICHMOND, B.C.
 V6Y 2R4 - TEL. 604-276-0114 - CELL 778-886-0264

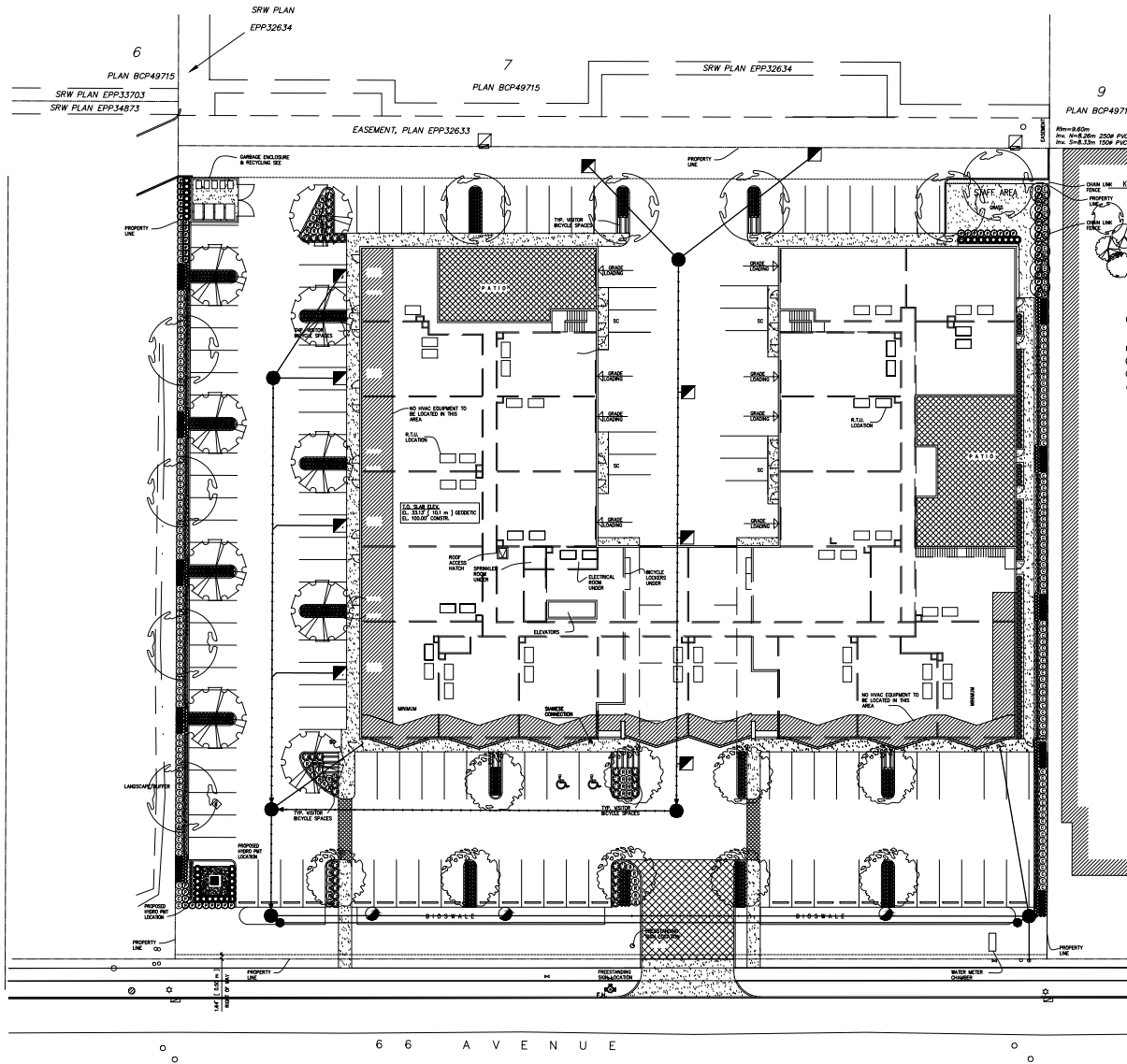
SECTION ELEVATIONS

TITAN- 66 AVE
 15315 - 66 AVENUE, SURREY, B.C

N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT 19-04-03

A15

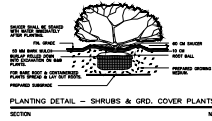
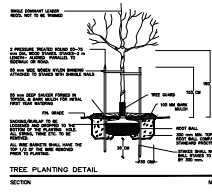


ORIG. LINE KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
4	AZER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	9	6 CM. CAL.	AS SHOWN	B. & B.
	FRAXUS SERRULATA AMANAGARA	AMANAGARA CHERRY	6	6 CM. CAL.	AS SHOWN	B. & B.
	AZER RUBRUM 'BOBWALE'	BOBWALE RED MAPLE	8	6 CM. CAL.	AS SHOWN	B. & B.
	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	9	6 CM. CAL.	AS SHOWN	B. & B.
5	ACORUS CALAMUS 'VAREGATUS'	VAREGATED SWERTLAG	233	#2 POT	45 CM. O.C.	
6	ACTINOPTALIS OIVA USIB	BEARBERRY	170	#2 POT	45 CM. O.C.	
7	HELIOTROPIS SEMPERPARENS	BLUE CHEE GRASS	230	#2 POT	45 CM. O.C.	
8	MANCINA NEROSA	OREGON GRAPE	160	#3 POT	45 CM. O.C.	
9	EMPHRASIOPSIS ALBUS	COMMON SHAMBERY	51	#3 POT	90 CM. O.C.	
10	FRAXUS LAURICERUS 'OTTO LUNDM'	OTTO LUNDM LABEL	73	#3 POT	75 CM. O.C.	
11	EROPHYLLUM LAUTUM	COMMON WOOLLY SUNFLOWER	233	#3 POT	45 CM. O.C.	
12	TRIAL OCCIDENTALIS 'SHARON'	SHARON ANEMONE	27	150 METERS	75 CM. O.C.	
13	JUNPERUS HORIZONTALIS 'VAUGHN'	VAGHNS JUMPER	38	#3 POT	90 CM. O.C.	
14	ROSA MEDLAND 'PINK'	PINK MEDLAND ROSE	43	#3 POT	90 CM. O.C.	
15	CORNUS SERICA	REDWING DOGWOOD	180	#3 POT	90 CM. O.C.	

In-ground automatic irrigation system is recommended to ensure the establishment of all proposed landscaping.

NOTES / GENERAL

- PLANT SPECIES IN THIS LIST ARE PROVIDED ACCORDING TO THE MANUFACTURER'S RECOMMENDATION. THE USER SHALL VERIFY THE SPECIES AND CULTIVAR ARE AVAILABLE IN THE LOCAL MARKET AND THAT THE SPECIES AND CULTIVAR ARE SUITABLE FOR THE CLIMATE AND SOIL CONDITIONS OF THE PROJECT. THE USER SHALL VERIFY THE SPECIES AND CULTIVAR ARE SUITABLE FOR THE CLIMATE AND SOIL CONDITIONS OF THE PROJECT. THE USER SHALL VERIFY THE SPECIES AND CULTIVAR ARE SUITABLE FOR THE CLIMATE AND SOIL CONDITIONS OF THE PROJECT.
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED SOURCE. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED SOURCE. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED SOURCE.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.



DATE	REVISIONS	NO.
MAR/19	CITY COMMENTS	1

C.KAVOLINIS & ASSOCIATES INC.
BCSLA CSLA
2462 JONGJUL COURT
ABERFORD, B.C.
V0G 3E8
PHONE (604) 857-2376

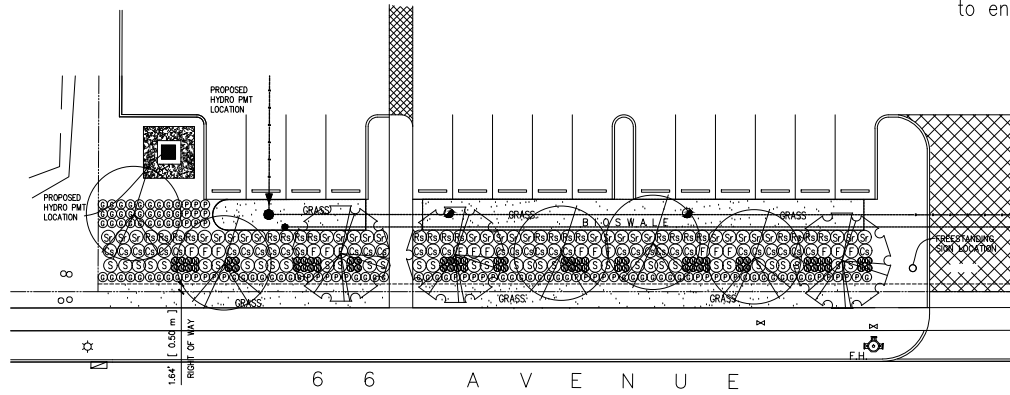
CLIENT
1152414 BC LTD.
ATTENTION
MR. RICHARD COLEMAN
TITAN CONSTRUCTION COMPANY LIMITED
UNIT #1A - 27355 GLOUCESTER WAY,
LANGLEY, B.C., V4W 3Z8

TITLE
PLAN VIEW
LANDSCAPE PLAN
3 STORY
OFFICE/INDUSTRIAL
15315 - 66 AVENUE
SURREY, B.C.

SCALE	DATE
1:250	NOV/18
DWPT	CHWD
ENL	CHWD
APPRD	AS BUILT

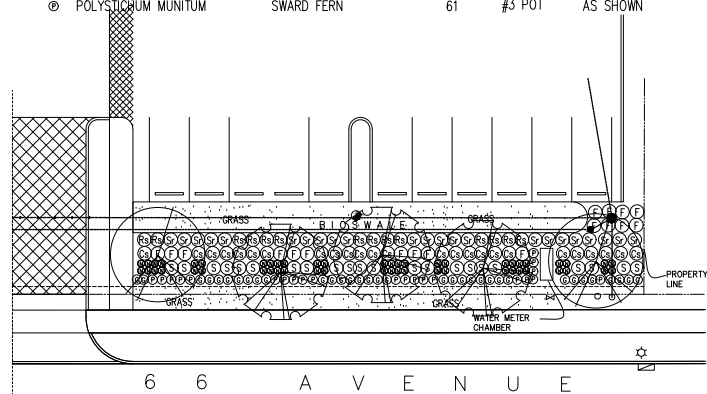
PRINTED	JOB NO.
DRWING NO.	L-1

In-ground automatic irrigation system is recommended to ensure the establishment of all proposed landscaping.



PLANT LIST

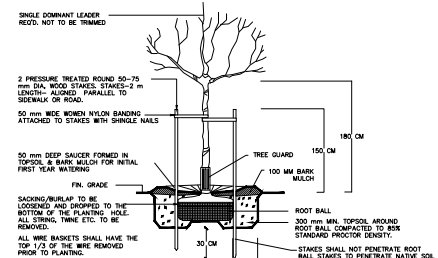
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	CORNUS NUTTALLII	PACIFIC DOGWOOD	7	6 CM. CAL.	AS SHOWN	B. & B. 8' STANDARD
	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	6	6 CM. CAL.	AS SHOWN	B. & B. 8' STANDARD
	CORNUS SERICEA FLAVIRAMEA	YELLOW TWIG DOGWOOD	36	#3 POT	AS SHOWN	WELL BRANCHED
	GAULTHERIA SHALLON	SALLAL	101	#3 POT	AS SHOWN	
	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	59	#3 POT	AS SHOWN	WELL BRANCHED
	CORNUS SERICEA	RED OSIER DOGWOOD	61	#3 POT	AS SHOWN	WELL BRANCHED
	SAMBUCUS RACEMOSA	RED ELDERBERRY	54	#3 POT	AS SHOWN	WELL BRANCHED
	RUBUS SPECTABILIS	SALMONBERRY	48	#3 POT	AS SHOWN	WELL BRANCHED
	MAHONIA NERVOSA	OREGON GRAPE	124	#3 POT	AS SHOWN	
	POLYSTICHUM MUNIUM	SWARD FERN	61	#3 POT	AS SHOWN	



NOTES / GENERAL

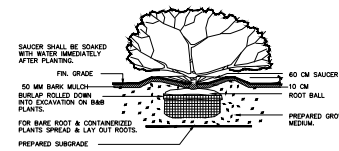
- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "TWIN STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "BC LANDSCAPE STANDARD".
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD".
- MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE:

LAWN AREAS	450 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL
- GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD INCL. WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
- ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



TREE PLANTING DETAIL

SECTION N.T.S.



PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.

MM/19	CITY COMMENTS	1
DATE	REVISION	NO.
	REVISION	

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT
1152414 BC LTD.
ATTENTION:
MR. RICHARD COLEMAN
TITAN CONSTRUCTION COMPANY LIMITED
UNIT #1A - 27355 GLOUCESTER WAY,
LANGLEY, B.C., V4W 3Z8

TITLE
PLAN VIEW
LANDSCAPE PLAN
6 METER BUFFER
OFFICE/INDUSTRIAL
15315 - 66 AVENUE
SURREY, B.C.

SCALE	DATE
1:150	NOV/18
DRAWN	CHKD
ENCL	CHKD
APPROV	AS BUILT

PRINTED	JOB NO.
DRAWING NO.	
	L-2

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

FROM: Development Services Manager, Engineering Department

DATE: Mar 27, 2019

PROJECT FILE: 7818-0438-00

**RE: Engineering Requirements (Industrial)
Location: 15315 66 Avenue**

REZONE

The following matters, associated with the Rezone, are to be addressed as a condition of issuance of the Building Permit:

- Construct a 11.0-metre-wide concrete letdown to provide access from 66th Avenue.
- Provide a minimum queuing distance of 6.0 metres. Any future gates must be installed a distance back from the property line equivalent to or greater than the queuing distance.
- Ensure the requirements of the reciprocal access/parking restrictive covenant (RC) easement with 6638-152A Street (Project 12-0086-00) to ensure that adequate access/parking is provided as described in the Planning Report is maintained. This is to address the parking stall deficiency for the Banquet Hall.
- Ensure the requirements of the RC on title limiting the hours of operation to prohibit operation after 6pm as per Project 12-0086-00 is maintained.
- The off-site works required to service the site have been completed through Project 08-0128-00.
- A bio-filtration trench/stormwater management system is to be implemented on the subject site in accordance to the criteria defined within the Restrictive Covenant registered on the lands as part of Project 08-0128-00 (Title Charge BB1358280).

DEVELOPMENT PERMIT

There are no additional engineering requirements relative to issuance of the Development Permit beyond those required above.

A Servicing Agreement is not required prior to Rezoning and issuance of the Development Permit. The driveway crossing can be constructed subject to issuance of a City Road and Right-of-Way Permit obtainable as part of the Building Permit review and processing by Engineering which includes payment of securities and permit fees. A processing fee of \$1,627.50 (GST included) may be required to administer the storm water review, water flow analysis and/or legal document requirements as determined through the engineering review as part of the Building Permit.



Tommy Buchmann, P.Eng.
Development Services Manager
CE4

3. Tree Preservation Summary

Surrey Project Number:

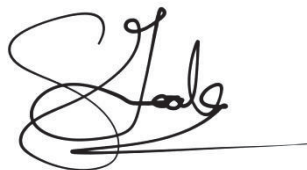
Project Location: 15315 66 Avenue, Surrey BC.

Registered Arborist: Stuart Goode, BSc, ISA Certified (PN-6463)

On-Site Trees	Number of Trees
Protected Trees Identified - on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas.	6
Protected Trees to be Removed	6
Protected Trees to be Retained – excluding trees within proposed open space or riparian areas.	0
Total Replacement Trees Required: <ul style="list-style-type: none"> • Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___25___ X one (1) = 25 • All other Trees Requiring 2 to 1 Replacement Ratio ___6___ X two (2) = 12 	37
Replacement Trees Proposed	44
Replacement Trees in Deficit	0
Protected Trees to be retained in proposed open space /riparian areas	












Off-Site Trees	Number of Trees
Protected Off-site Trees to be removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> • Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ ___ X one (1) = 0 • All other Trees Requiring 2 to 1 Replacement Ratio ___ ___ X two (2) = 0 	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary and Plan Prepared by Goode Arboriculture Consulting



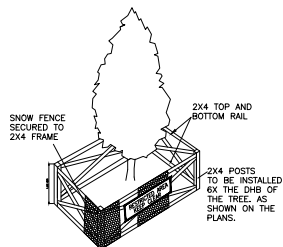
April 11, 2019

LEGEND

-  TREE TO BE RETAINED
-  TREE TO BE REMOVED
-  ROOT PROTECTION ZONE (RPZ)
-  TREE PROTECTION BARRIER (TPB)
-  TREE CANOPY AREA (TCA)
-  REPLACEMENT TREE
-  BC HYDRO CONNECTION
-  SANITARY CONNECTION
-  STORM WATER CONNECTION
-  GAS CONNECTION
-  WATER CONNECTION

ABBREVIATIONS

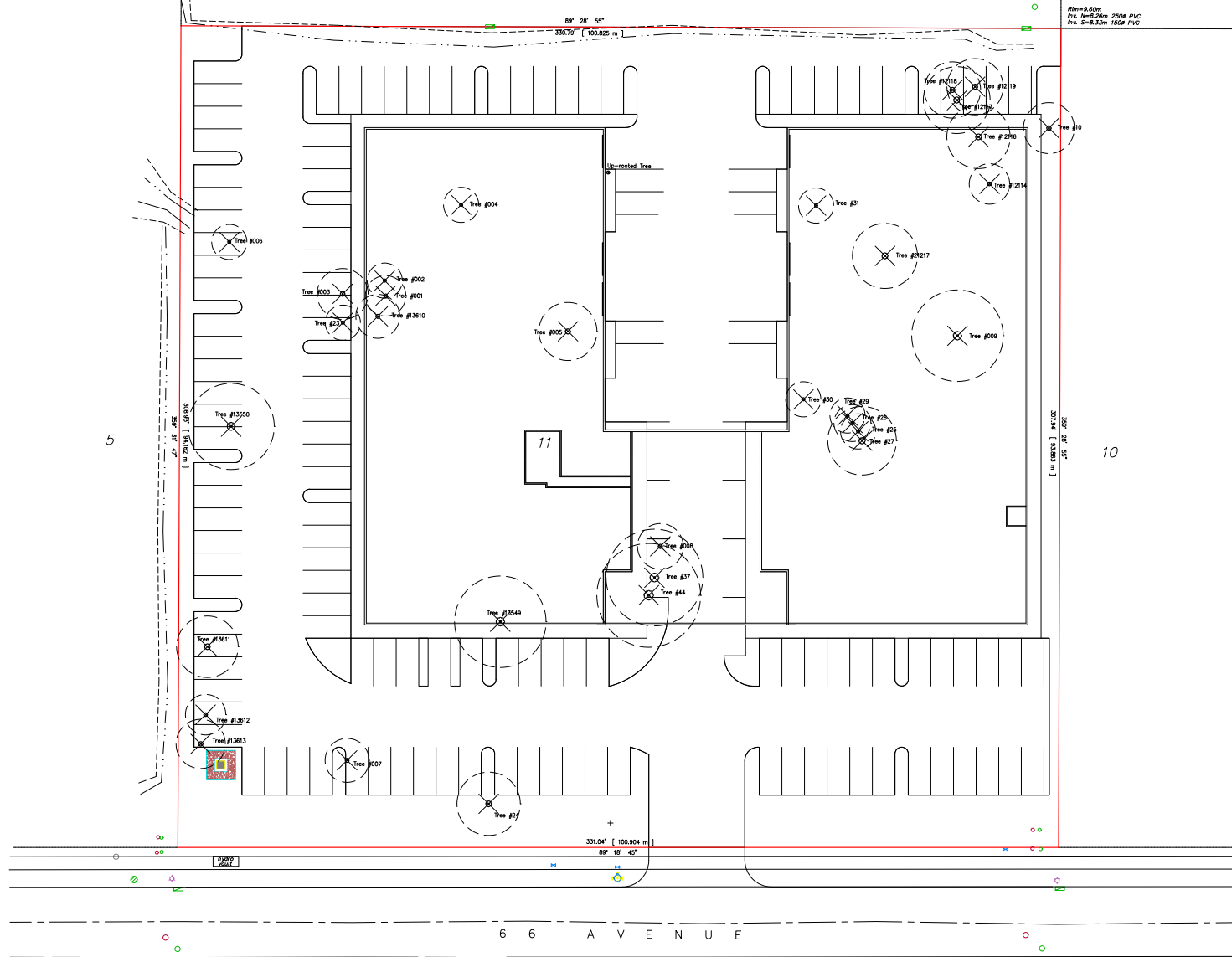
S = Shared tree C = City tree O = Off-site tree



TREE PROTECTION BARRIER SCHEMATIC

ARBORIST NOTES & RECOMENDATIONS

- * All replacement trees should conform to and meet BCLNA/BCSLA landscaping & ISA Standards.
- * Replacement coniferous trees must be 3m in height and deciduous trees must be 8cm in caliper size.
- * Small growing trees should not be planted within 3m of foundations, fences or outbuildings. Large growing species should be planted 4m away from building foundations.
- * Replacement trees should also be planted 1m away from property lines and 3m away from another tree and not planted in a hedge like manner.
- * Trees with mature heights greater than 5m should not be planted under overhead utility lines and within 3m of the power lines.
- * Grade changes are not recommended within any tree protection barriers unless specified in Arborist Tree Preservation Report.
- * Arborist supervision is required any time work is carried out within any tree protection barrier
- * Tree stumps are not to be removed by excavator around retained onsite and neighboring trees. Remove stumps with a stump grinder.



GOODE ARBORICULTURE CONSULTING

161 172nd Street, Surrey B.C.
7783174360
info@goodearboriculture.com

SITE ADDRESS:	15315 6 Avenue, Surrey BC.
PROJECT #:	239
DATE:	April 17, 2018
ARBORIST:	Stuart Goode
SCALE:	See above
REVISION #:	

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0438-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 028-737-920
Lot 11 Section 14 Township 2 New Westminster District Plan BCP49715
15315 - 66 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Part 5, Off-street Parking and Loading/Unloading, Item C.2.(b) is varied to permit the applicant to provide not less than seventy-three percent (73%) of the total parking spaces required by the individual uses in a shared parking arrangement.
4. This development variance permit applies to only the portion of the Land OR that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

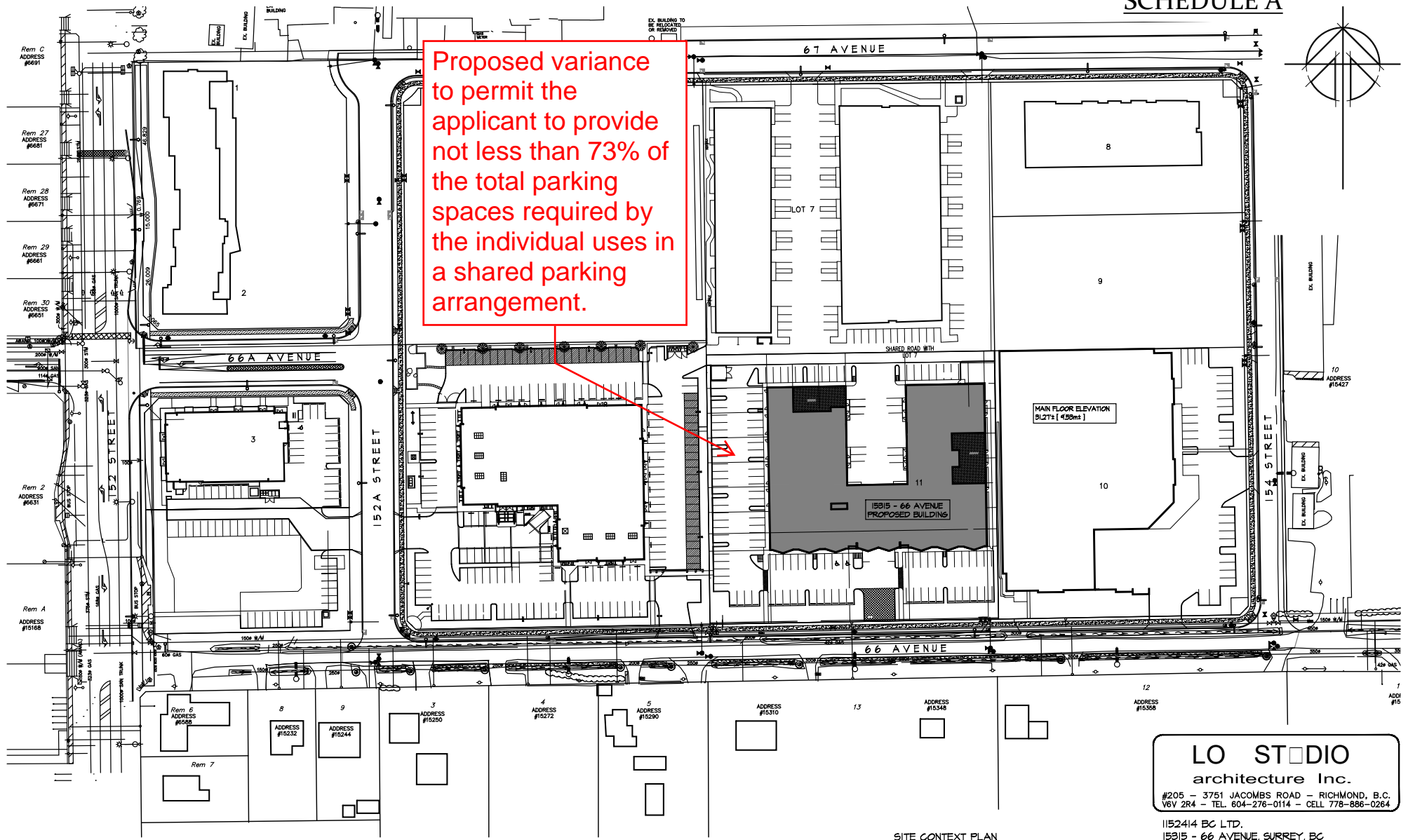
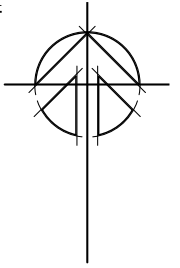
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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

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

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli



Proposed variance to permit the applicant to provide not less than 73% of the total parking spaces required by the individual uses in a shared parking arrangement.

MAIN FLOOR ELEVATION 51.27± [4.95m±]

15315 - 66 AVENUE PROPOSED BUILDING

LO STUDIO
 architecture Inc.
 #205 - 3751 JACOBS ROAD - RICHMOND, B.C.
 V6Y 2R4 - TEL. 604-276-0114 - CELL 778-886-0264

1152414 BC LTD.
15315 - 66 AVENUE, SURREY, BC

SITE CONTEXT PLAN

BYLAW NO. _____

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

.....

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

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

FROM: COMPREHENSIVE DEVELOPMENT ZONE (CD) BY-LAW NO. 17404
 (SURREY ZONING BY-LAW, 1993, NO. 12000, AMENDMENT BY-LAW,
 2011, NO. 17404)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 028-737-920
 Lot 11 Section 14 Township 2 New Westminster District Plan BCP49715

15315 – 66 Avenue

(hereinafter referred to as the "*Lands*")

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the *comprehensive design* of industrial business parks consisting of *light impact industrial* uses, offices and service uses. These uses shall be carried out such that no nuisance is apparent outside an enclosed *building*.

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. Office uses excluding *social escort services* and *methadone clinics*;

3. *General service uses* excluding *drive-through banks*;
4. *Warehouse uses*;
5. *Distribution centres*;
6. *Accessory uses* including the following:
 - (a) *Personal service uses* limited to the following:
 - i. Barbershops;
 - ii. Beauty parlours;
 - iii. Cleaning and repair of clothing; and
 - iv. Shoe repair shops;
 - (b) *Eating establishments* limited to a maximum of 150 square metres [1,615 sq. ft.] and excluding *drive-through restaurants*;
 - (c) *Community services*;
 - (d) *Child care centre*; and
 - (e) *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
 - i. Contained within a *principal building*;
 - ii. Occupied by the owner or a caretaker, for the protection of the businesses permitted; and
 - 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.6(e) iii.a and iii.b, the maximum number shall be 2 *dwelling units* per *lot* and where the *lot* has been subdivided by a strata plan then there shall be a maximum of 2 *dwelling units* within the strata plan.

- 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.6(e) 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 *floor area ratio* shall not exceed 0.87.

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*:

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

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

* One (1) *side yard setback* may be reduced to 3.6 metres [12 ft.].

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 14.63 metres [48 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 in accordance with 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 from back of curb or projected future curb location. This *landscaping* strip shall consist of an earth berm of not less than 0.7 metre [2 ft.] in height, which shall be planted with maintenance-free ground cover or grass and trees at a spacing of not less than 7.5 metres [25 ft.] which shall have an initial planting trunk diameter of not less than 4.75 centimetres [2 in.] measured 1.5 metres [5 ft.] above finished ground. The trees chosen shall be capable of attaining a height of not less than 6 metres [20 ft.] in 10 years.

J. Special Regulations

1. *Land* 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 70 dB measured at any point on any boundary of the *lot* on which the use is located, provided that where a *lot* abuts 152 Street the noise level shall not exceed 60 dB; and
 - (c) Do not produce heat or glare perceptible from any boundary of the *lot* on which the use is located.

2. Outdoor storage of any goods, materials or supplies is specifically prohibited.
3. *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>
2,000 sq.m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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

L. Other Regulations

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

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the IB Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.

7. *Building* permits shall be subject to the Surrey Building Bylaw, 2018, No. 19478, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2016, No. 19107, as may be amended or replaced from time to time, and the development cost charges shall be based on the IB-3 Zone.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
11. 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__ .

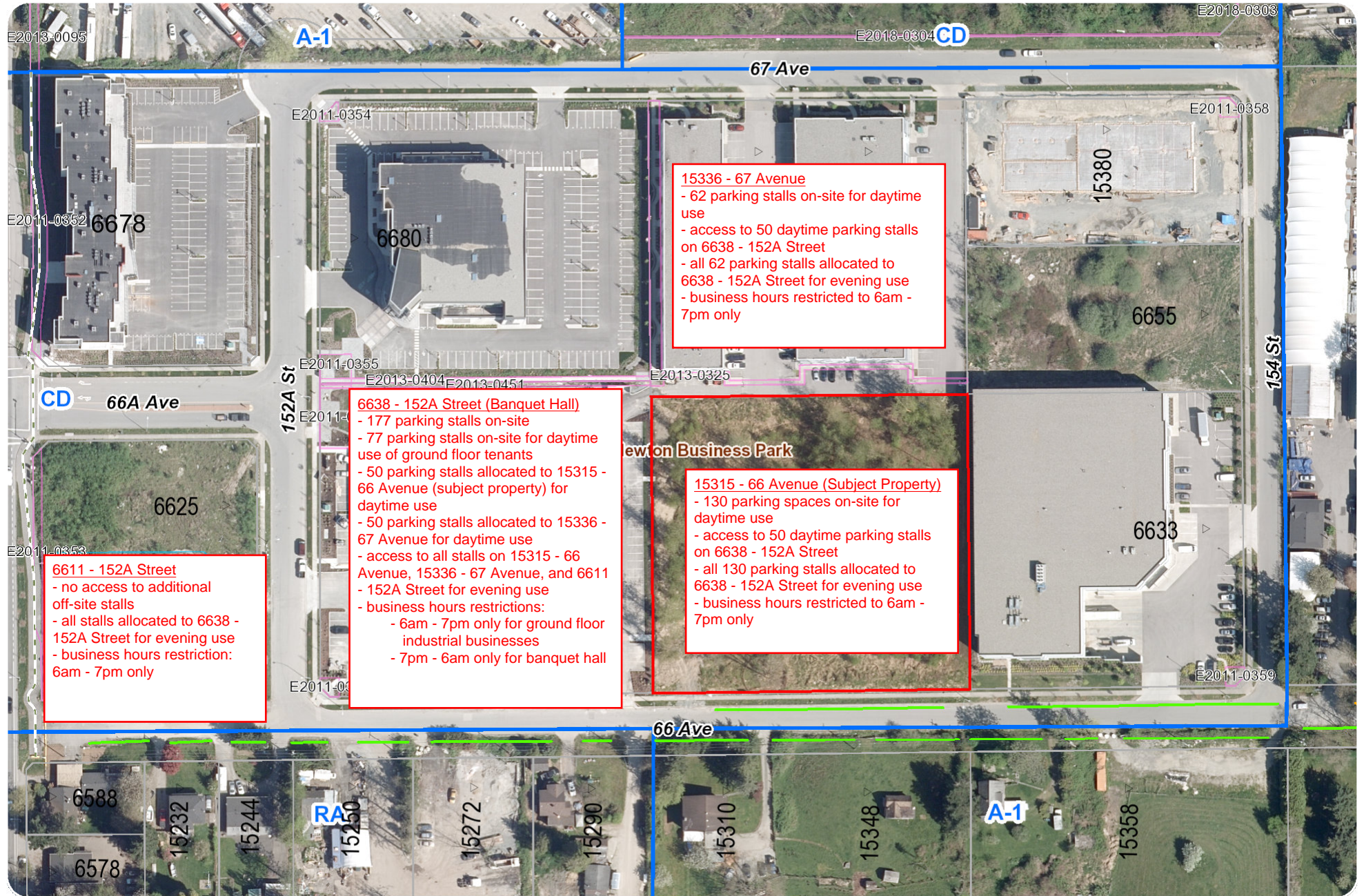
PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

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



15336 - 67 Avenue
 - 62 parking stalls on-site for daytime use
 - access to 50 daytime parking stalls on 6638 - 152A Street
 - all 62 parking stalls allocated to 6638 - 152A Street for evening use
 - business hours restricted to 6am - 7pm only

6638 - 152A Street (Banquet Hall)
 - 177 parking stalls on-site
 - 77 parking stalls on-site for daytime use of ground floor tenants
 - 50 parking stalls allocated to 15315 - 66 Avenue (subject property) for daytime use
 - 50 parking stalls allocated to 15336 - 67 Avenue for daytime use
 - access to all stalls on 15315 - 66 Avenue, 15336 - 67 Avenue, and 6611 - 152A Street for evening use
 - business hours restrictions:
 - 6am - 7pm only for ground floor industrial businesses
 - 7pm - 6am only for banquet hall

15315 - 66 Avenue (Subject Property)
 - 130 parking spaces on-site for daytime use
 - access to 50 daytime parking stalls on 6638 - 152A Street
 - all 130 parking stalls allocated to 6638 - 152A Street for evening use
 - business hours restricted to 6am - 7pm only

6611 - 152A Street
 - no access to additional off-site stalls
 - all stalls allocated to 6638 - 152A Street for evening use
 - business hours restriction: 6am - 7pm only

Enter Map Description

Scale: 1:1,660

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca

