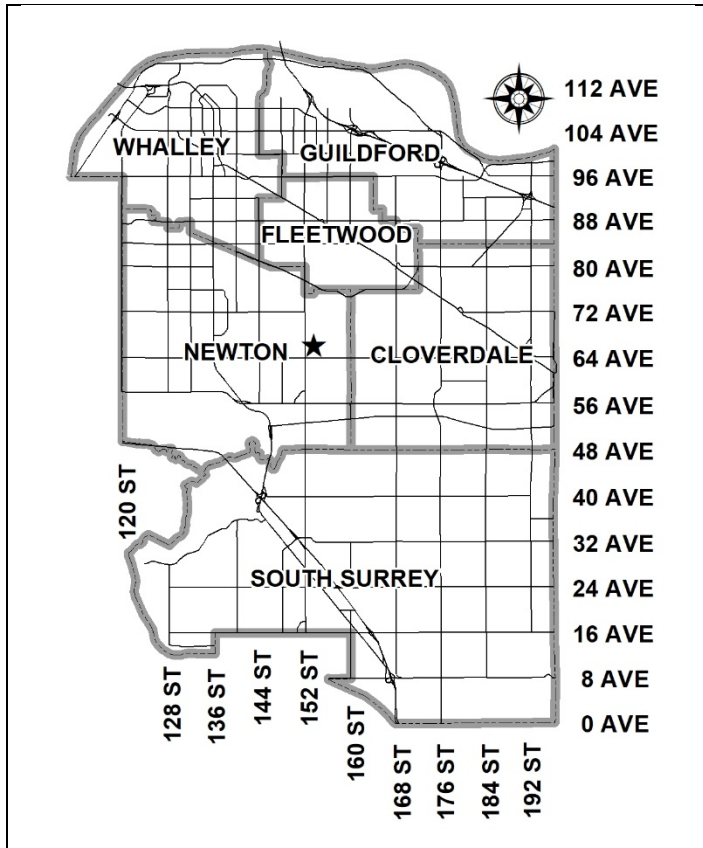


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7919-0213-00

Planning Report Date: September 16, 2019



PROPOSAL:

- **Rezoning** from RA to CD
- **Development Permit**

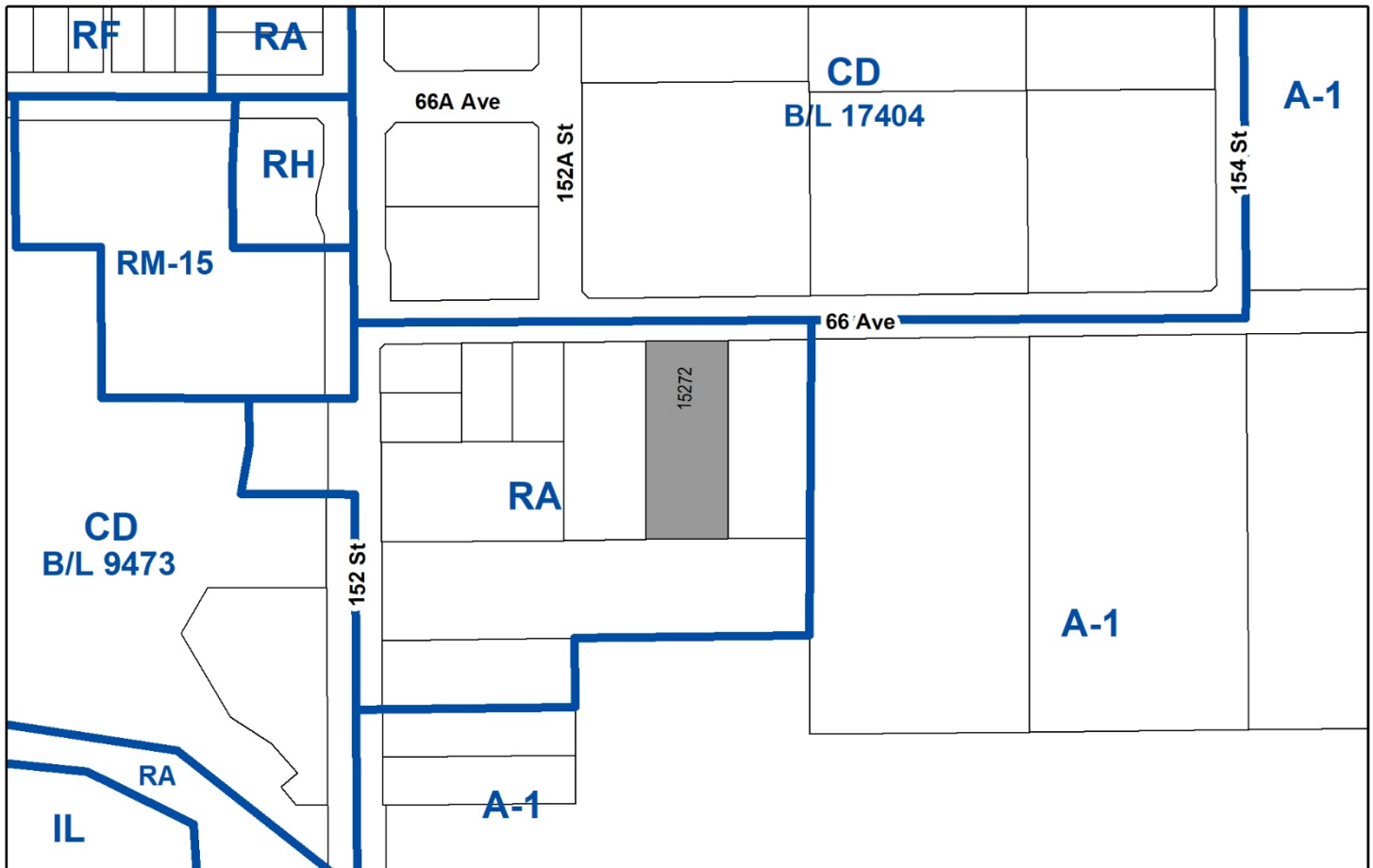
to permit the development of a standalone surface parking lot for the use of the occupants at 6638 - 152A Street.

LOCATION: 15272 - 66 Avenue

ZONING: RA

OCP DESIGNATION: Mixed Employment

NCP DESIGNATION: Live and Work or Future Business Park and Buffers/Natural Areas



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning; and
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed parking lot will provide the required number of parking spaces to allow for the completion and occupancy of a proposed banquet hall facility at 6638 – 152A Street (the "banquet hall property").
- Under Development Application No. 7912-0086-00, the applicant provided 177 parking spaces on the banquet hall property, leaving a deficiency of 158 stalls. As the required number of parking spaces could not be provided on the banquet hall property, a comprehensive shared parking agreement was entered into between the banquet hall property owners and the owners of 15315 – 66 Avenue, 6611 - 152A Street, and 15336 – 67 Avenue, in order to provide after-hours parking for patrons of the banquet hall property, and to provide the required number of parking stalls for 15315 – 66 Avenue and 15336 – 67 Avenue during daytime business hours.
- While the shared parking agreement remains in place, the owner of 6611 – 152A Street has not proceeded with development. Similarly, the property at 15315 – 66 Avenue is currently under application (Development Application No. 7918-0438-00), however, the construction and availability of the required parking spaces has not been finalized.
- In order for the banquet hall facility to receive an occupancy permit and business license, a total of 96 parking spaces are required to be provided, in addition to the parking spaces provided through the shared parking agreement with the properties at 15336 – 67 Avenue and 15315 – 66 Avenue.
- A Section 219 Restrictive Covenant will be registered on the subject property to restrict the use of the parking lot for the users of the banquet hall property.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone" (RA) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7919-0213-00 generally in accordance with the attached drawings (Appendix I).
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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant to restrict the use of the parking lot for users of the property at 6638 – 152A Street; and
 - (g) 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 II.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant property.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 66 Avenue):	Business Park building, including a proposed banquet hall facility.	Business Park	CD (By-law No. 17404)
East:	Single family dwelling on an acreage property.	Live and Work (or Future Business Park) and Buffers/Natural Areas	RA
South:	Single family dwelling on an acreage property.	Live and Work (or Future Business Park)	RA
West:	Vacant acreage property.	Live and Work (or Future Business Park) and Buffers/Natural Areas	RA

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is situated in the East Newton Business Park and is designated "Mixed Employment" in the Official Community Plan (OCP), "Live and Work or Future Business Park" in the East Newton Business Park Neighbourhood Concept Plan (NCP) and zoned "One-Acre Residential Zone (RA)".
- A Development Permit application was approved on March 11, 2013 at 6638 – 152A Street (Development Application No. 7912-0086-00), to the north across 66 Avenue from the subject property, for a business park building which included ground-floor light impact industrial, general service and personal service uses as well as a second-floor banquet hall.
- The building at 6638 – 152A Street (the "banquet hall property") has been constructed and occupancies have been approved for the ground floor businesses. The second floor banquet hall has not been completed, however, as the required number of parking spaces for this facility has not been provided.
- Under the Zoning By-law, banquet halls are required to provide 14 parking spaces per 100 square metres of floor area, which required the development at 6638 -152A Street to provide 335 parking spaces.
- The peak hours for the banquet hall are expected to occur on evenings and weekends, while the peak for the ground floor businesses at 6638 – 152A Street can be expected during typical daytime business hours, Monday to Friday.

- Under Development Application No. 7912-0086-00, the applicant provided 177 parking spaces on the banquet hall property, leaving a deficiency of 158 stalls. As the required number of parking spaces could not be provided on the banquet hall property, a comprehensive shared parking agreement was entered into between the banquet hall property owners and the owners of 15315 – 66 Avenue, 6611 – 152A Street, and 15336 – 67 Avenue, in order to provide after-hours parking for patrons of the banquet hall property, and to provide the required number of parking stalls for 15315 – 66 Avenue and 15336 – 67 Avenue during daytime business hours. The details of the parking arrangement are illustrated in Appendix V.
- While the parking agreement remains in place, the owner of 6611 – 152A Street has not proceeded with development. Similarly, the property at 15315 – 66 Avenue is currently under application (Development Application No. 7918-0438-00), however, the construction and availability of the required parking spaces has not been finalized.
- In order for the banquet hall facility to be completed and occupied, a total of 96 parking spaces are required to be provided, in addition to the parking spaces already secured through the shared parking agreement with the property at 15336 – 67 Avenue.

Proposal

- The applicant is proposing to rezone the subject property from "One-Acre Residential Zone (RA)" to a new "Comprehensive Development Zone (CD)" to permit the development of a standalone surface parking lot for the use of the banquet hall facility at 6638 – 152A Street, across 66 Avenue from the subject site.
- The proposed CD Zone would only permit surface parking as a permitted use. If the property were to redevelop in the future, a separate rezoning application would be required in keeping with the land use designation in the NCP.
- The proposed surface parking lot includes 101 parking spaces, including 3 accessible parking spaces all of which are van accessible. Construction of this parking lot would allow for the completion and occupancy of the banquet hall.
- The parking lot conforms to the City's Form and Character design guidelines by implementing sufficient landscaping, including a 6 metre strip along the site's 66 Avenue frontage, perimeter plantings, and providing for a minimum 1.5 metre (5 ft.) wide landscape island every six (6) parking spaces within the parking lot.
- The landscape plan proposes a variety of tree plantings including, Pacific Sunset Maple, Autumn Gold Ginkgo, Persian Ironwood, and Serbian Spruce. A variety of shrub plantings are also proposed along the site's 66 Avenue frontage, the perimeter, and within the parking lot landscape islands.
- The proposal does not include the construction of any buildings on the property.

Proposed CD By-law

- The proposed CD Zone (Appendix IV) is intended to accommodate and regulate the development of a surface parking lot on the subject property. As the parking lot is intended to be a temporary use, the parking lot will be the only permitted use in the CD Zone. Future development on the property will require a new rezoning application to be submitted to the City in keeping with the Mixed Employment designation in the OCP and Live and Work or Future Business Park designation in the East Newton Business Park NCP.
- As the only permitted use in the CD Zone is a surface parking lot, by-law regulations for lot area, density, lot coverage, yards and setbacks, and height are not applicable to the CD Zone.
- Special Regulations applicable to the CD Zone include that all off-street parking areas must be: 1) graded and drained so as to properly dispose of all surface water, as determined by the City; and 2) surfaced with asphalt, concrete or similar pavement so as to provide a surface that is dust free, in keeping with the parking provisions of the Zoning By-law.

PRE-NOTIFICATION

- Pre-notification letters were mailed on July 29, 2019 to the owners of 207 properties within 100 metres (300 ft.) of the subject property and to the Panorama Neighbourhood Association.
- A development proposal sign was installed on August 20, 2019. In response staff have received two phone calls. Concerns with the proposed rezoning primarily relate to the development of a standalone parking lot and the objection to the banquet hall use at 6638 – 152A Street. Staff comments are provided below in italics.

- Two (2) residents expressed concerns with the banquet hall use at 6638 – 152A Street, across the street from the subject property.

(The banquet hall facility at 6638 – 152A Street is a permitted use under the existing "Comprehensive Development Zone (CD By-law No.17404)" for the property. Provided that the required number of parking spaces are supplied in accordance with Surrey Zoning By-law No. 12000, the banquet hall facility is permitted to operate at this location.)

- One (1) resident expressed opposition to the surface parking lot itself, stating that it would sit empty while the banquet hall is not in use and would attract crime and vandalism.

(The surface parking lot will be designed in keeping with the Form and Character guidelines in the Official Community Plan (OCP), which includes landscape islands every six parking spaces. A Section 219 Restrictive Covenant will be registered on the property to restrict the use of the parking lot to the users of 6638 – 152A Street, thereby allowing daytime use of the parking lot for the industrial and office users of the banquet hall property.

TREES

- Francis Klimo, ISA Certified Arborist of Klimo and Associates prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	1	1	0
Cottonwood	6	6	0
Coniferous Trees			
Western Hemlock	3	3	0
Western Red Cedar	3	3	0
Cypress	3	0	3
Emerald Cedar (Hedge Row)	1	1	0
Total (excluding Alder and Cottonwood Trees)	10	7	3
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		24	
Total Retained and Replacement Trees		27	
Contribution to the Green City Fund		\$0	

- The Arborist Assessment states that there is a total of ten (10) protected trees on the site, excluding Alder and Cottonwood trees. Seven (7) existing trees, approximately 41 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that three (3) 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. Additionally, five (5) on-site trees that could be accommodated for retention, are dead.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of twenty-one (21) replacement trees on the site. The applicant is proposing twenty-four (24) replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Pacific Sunset Maple, Serbian Spruce, Persian Ironwood, and Autumn Gold Gingko.
- In summary, a total of twenty-seven (27) trees are proposed to be retained or replaced on the site.

ADVISORY DESIGN PANEL

- The proposal was not referred to the Advisory Design Panel (ADP) given the scale of what is proposed but was reviewed by staff and found to be satisfactory.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

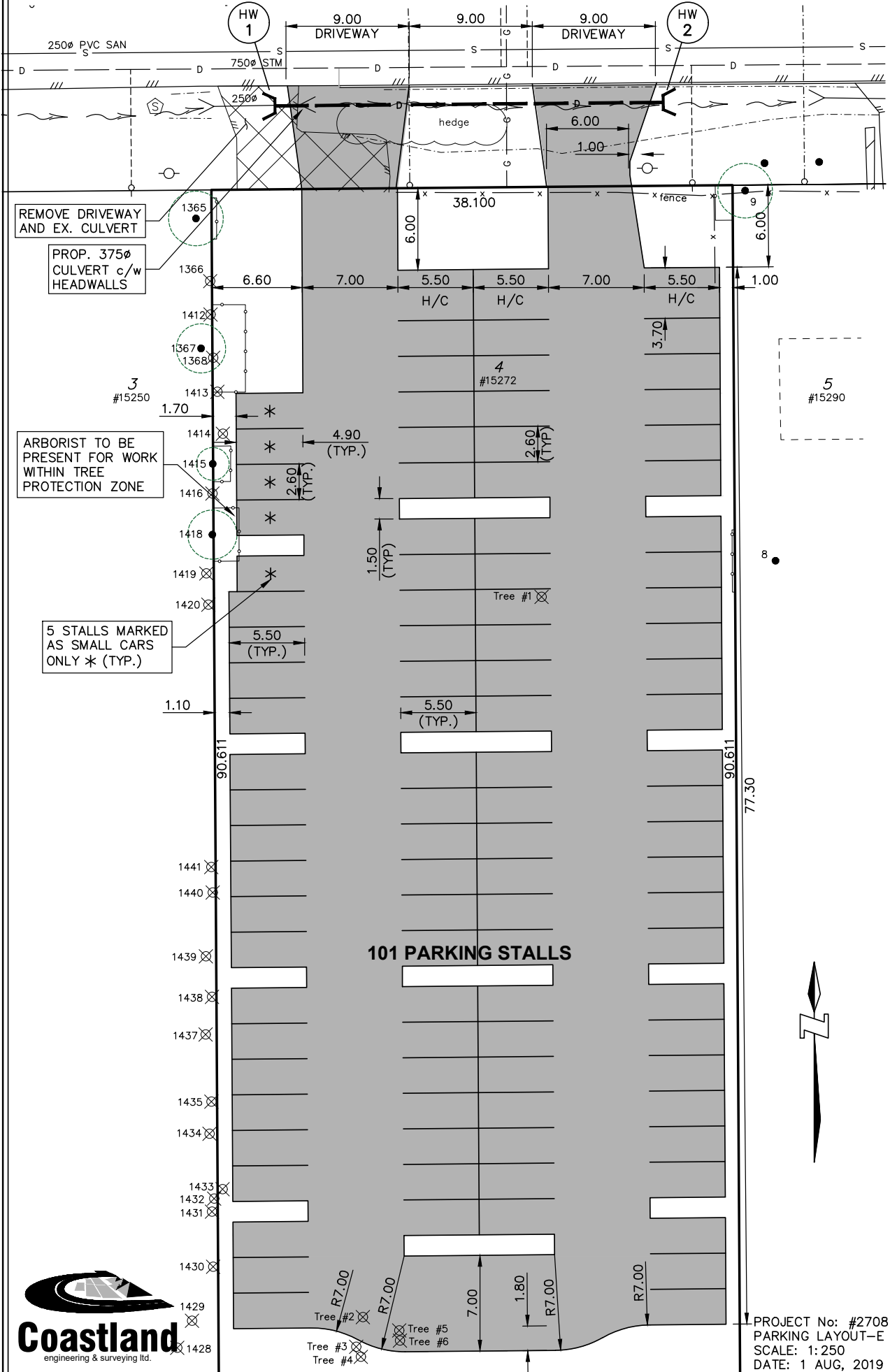
Appendix I.	Site Plan and Landscape Plan
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV.	Proposed CD By-law
Appendix V.	Shared Parking Arrangement

original signed by Ron Hintsche

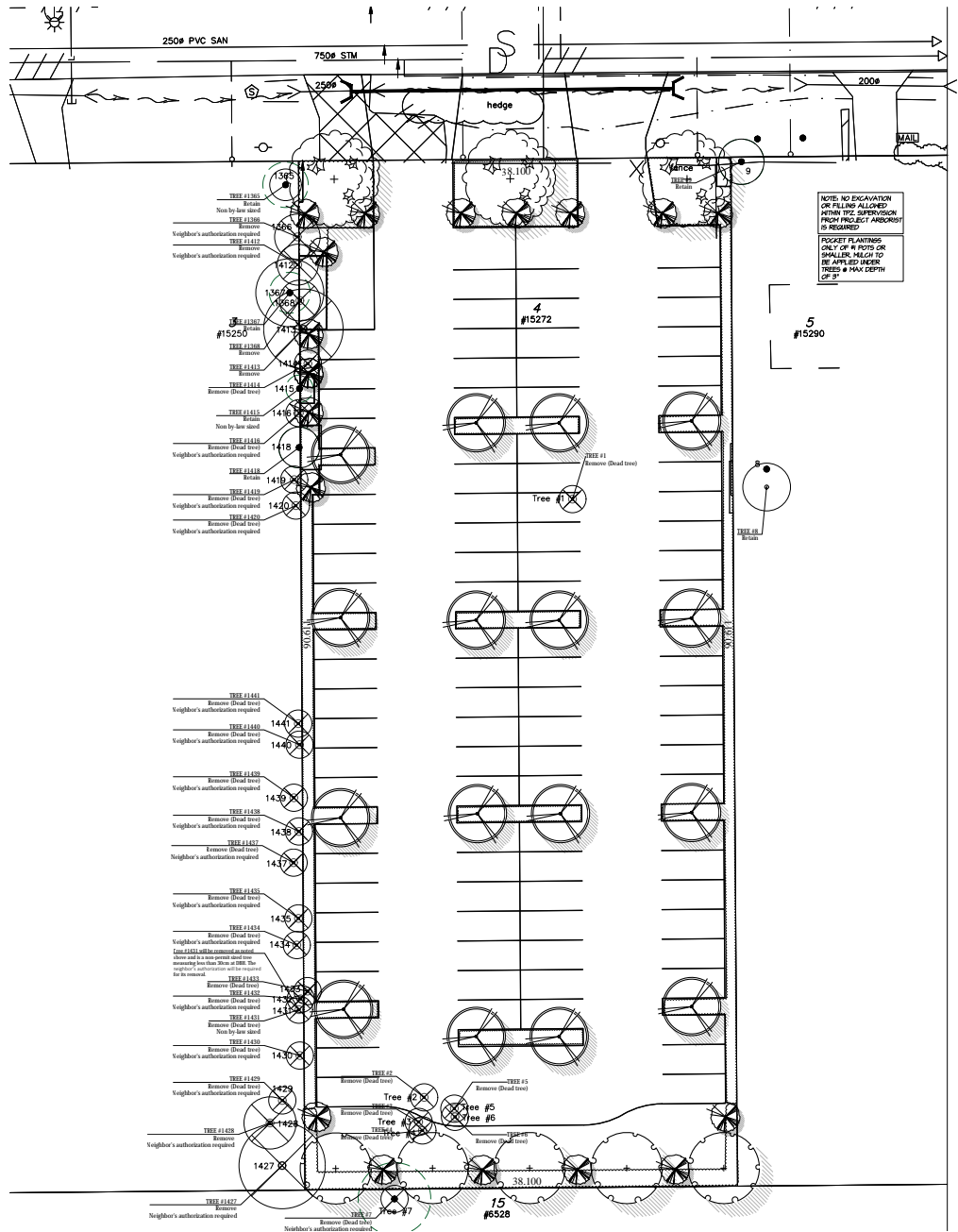
Jean Lamontagne
General Manager
Planning and Development

KS/cm

LOT 4, SECTION 14, TOWNSHIP 2, TOWNSHIP 1, NEW WESTMINSTER DISTRICT, PLAN 1442



PROJECT No: #2708
 PARKING LAYOUT-E
 SCALE: 1:250
 DATE: 1 AUG, 2019



NOTE: NO EXCAVATION OR FILLING ALLOWED WITHIN THE SUPERVISION FROM PROJECT ARCHITECT IS REQUIRED

POCKET PLANTINGS ONLY: 4" # 8 FIBRE OR SMALLER, MESH TO BE APPLIED UNDER TREES - MAX DEPTH OF 2"

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 Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
1	2018.07.12	PARKING LAYOUT	BN
2	2018.08.01	REV AS PER CITY COMMENTS	BN

SEAL:

PROJECT:
**EAST NEWTON
 BUSINESS PARK
 PARKING LOT**
 15270-66 AVE
 SURREY, B.C.

DRAWING TITLE:
**TREE
 MANAGEMENT PLAN**

DATE: 2018 JUL 12	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	LO
DRAWN: BN	
DESIGN: BN	
CHECK: BN	OF 2

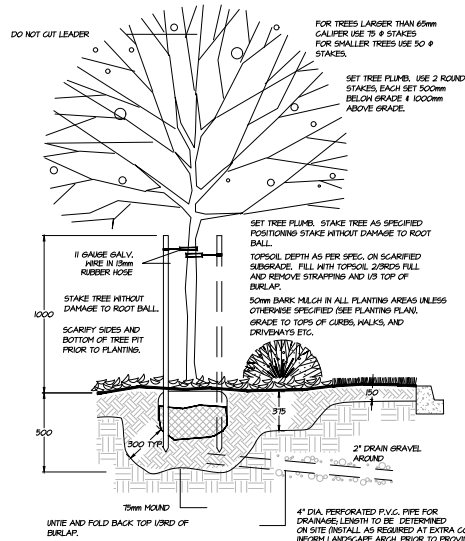
PLANT SCHEDULE

M2 JOB NUMBER: 12032

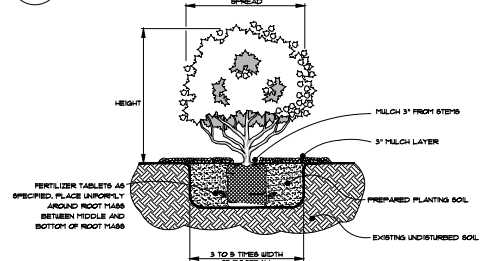
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
5	ACER TRUNCATUM 'PACIFIC SUNSET'	PACIFIC SUNSET MAPLE	6CM CAL; 1.2M STD; B4B
16	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	6CM CAL; 2M STD; B4B
3	PARROTTIA PERSICA 'UPRIGHT FORM'	PERSIAN IRONWOOD	7CM CAL; 1.2M HT; B4B
14	PICEA OMORICA	SERBIAN SPRUCE	1/3@2M, 1/3@2.5M, 1/3@2M HT; B4B
SHRUB			
65	FORSYTHIA X INT. 'LYNWOOD GOLD'	FORSYTHIA	#2 POT; 60CM
168	LONICERA NITIDA	BOX HONEYSUCKLE	#2 POT; 30CM
202	LONICERA PILEATA	PRIVATE HONEYSUCKLE	#1 POT; 20CM
56	ROSA 'SCARLET MEIDLAND'	SCARLET MEIDLAND ROSE	#2 POT; 40CM
134	ROSA 'WHITE MEIDLAND'	WHITE MEIDLAND ROSE	#2 POT; 40CM
47	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#1 POT; 20CM
GRASS			
50	CAREX COMANS 'BRONZE'	BRONZE NEW ZEALAND SEDGE	#1 POT
36	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINKKINICK	#1 POT; 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * 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 OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

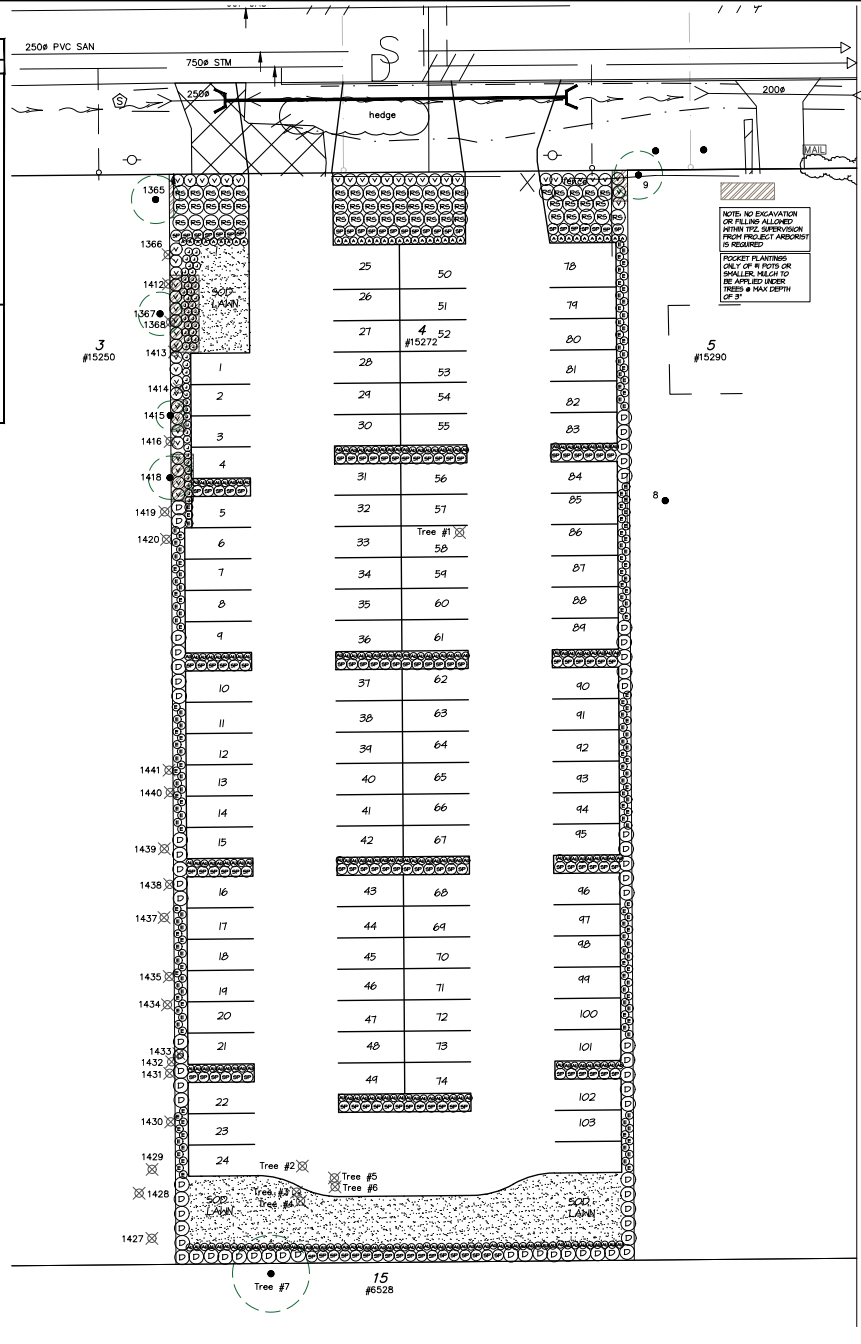
ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



1 TREE PLANTING DETAIL
SCALE: 1/2"=1'-0"



2 SHRUB & GROUNDCOVER PLANTING DETAIL
SCALE: NTS



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NO.	DATE	REVISION DESCRIPTION	DR.
1	2016.07.12	REV AS PER CITY COMMENTS	BN
2	2016.07.12	PARKING LAYOUT	BN

PROJECT:
EAST NEWTON BUSINESS PARK PARKING LOT
15270-66 AVE
SURREY, B.C.

DRAWING TITLE:
PARKING LANDSCAPE PLAN

DATE: 2016.07.12	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	L1
DRAWN: BN	
DESIGN: BN	
CHECK: BN	

M2LA PROJECT NUMBER: 12-032-C

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

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

DATE: **Sep 10, 2019** PROJECT FILE: **7819-0213-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 15272 - 66 Avenue**

REZONE

The following issues are to be addressed as a condition of issuance of the Rezone.

Property and Right-of-Way Requirements

- Provide a 0.5-metre wide statutory right-of-way along 66 Avenue.

Works and Services

- Construct the south half of 66 Avenue to a through local standard complete with 5.5-metre wide asphalt pavement, barrier curb, boulevard, 1.5-metre wide concrete sidewalk, street lights and street trees.
- Construct two (2) 7.3-metre wide driveway letdowns with 6.0-metre long queuing storage.
- Pay latecomer fees for 5708-0128-00-1, 5808-0128-00-1, 5808-0128-00-2, 5908-0128-00-1 and 5908-0128-00-2.
- Pay Local Area Service Bylaw #15761.
- Provide Restrictive Covenant for Water Quality Control.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

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



For Tommy Buchmann, P.Eng.
Development Services Manager

LR1

10.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: 15272 66 Ave, Surrey

Registered Arborist: Francis R. Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	15
Protected Trees to be Removed	14
Protected Trees to be Retained <i>(excluding trees within proposed open space or riparian areas)</i>	1
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 7 X one (1) = 7	7
All other Trees Requiring 2 to 1 Replacement Ratio 7 X two (2) = 14	14
	21
Replacement Trees Proposed	43
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	15
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 7 X one (1) = 7	7
All other Trees Requiring 2 to 1 Replacement Ratio 8 X two (2) = 16	16
	23
Replacement Trees Proposed	0
Replacement Trees in Deficit	23

Summary, report and plan prepared and submitted by:

Francis Klimo

August 29, 2019

(Signature of Arborist)

Date

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: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 012-192-180
Lot 4 Section 14 Township 2 New Westminster District Plan 1442

15272 – 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 development of a surface parking lot.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following use only:

- 1. *Parking facility.*

C. Lot Area

Not applicable to this Zone.

D. Density

Not applicable to this Zone.

E. Lot Coverage

Not applicable to this Zone.

F. Yards and Setbacks

Not applicable to this Zone.

G. Height of Buildings

Not applicable to this Zone.

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.

I. Landscaping

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

J. Special Regulations

1. All off-street parking areas must be:
 - (a) Graded and drained so as to properly dispose of all surface water, as determined by the *City*; and
 - (b) Surfaced with asphalt, concrete or similar pavement so as to provide a surface that is dust free.

2. Notwithstanding Part 4 General Provisions, Section B.3. of Surrey Zoning By-law, 1993, No. 12000, as amended, a *building* is not required to be erected on the property.

K. Subdivision

Not applicable to this Zone.

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-3 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. Development Cost Charges on a gross per acre basis are applicable to development in the absence of a *building* on the property. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2016, No. 19474, as may be amended or replaced from time to time, and the development cost charges shall be based on the IB-3 Zone.
9. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2018, No. 19478, as may be amended or replaced from time to time, and the development cost charges shall be based on the IB-3 Zone.

- 10. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
- 11. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2019, No. _____."

PASSED FIRST READING on the _____ th day of _____, 20__.

PASSED SECOND READING on the _____ th day of _____, 20__.

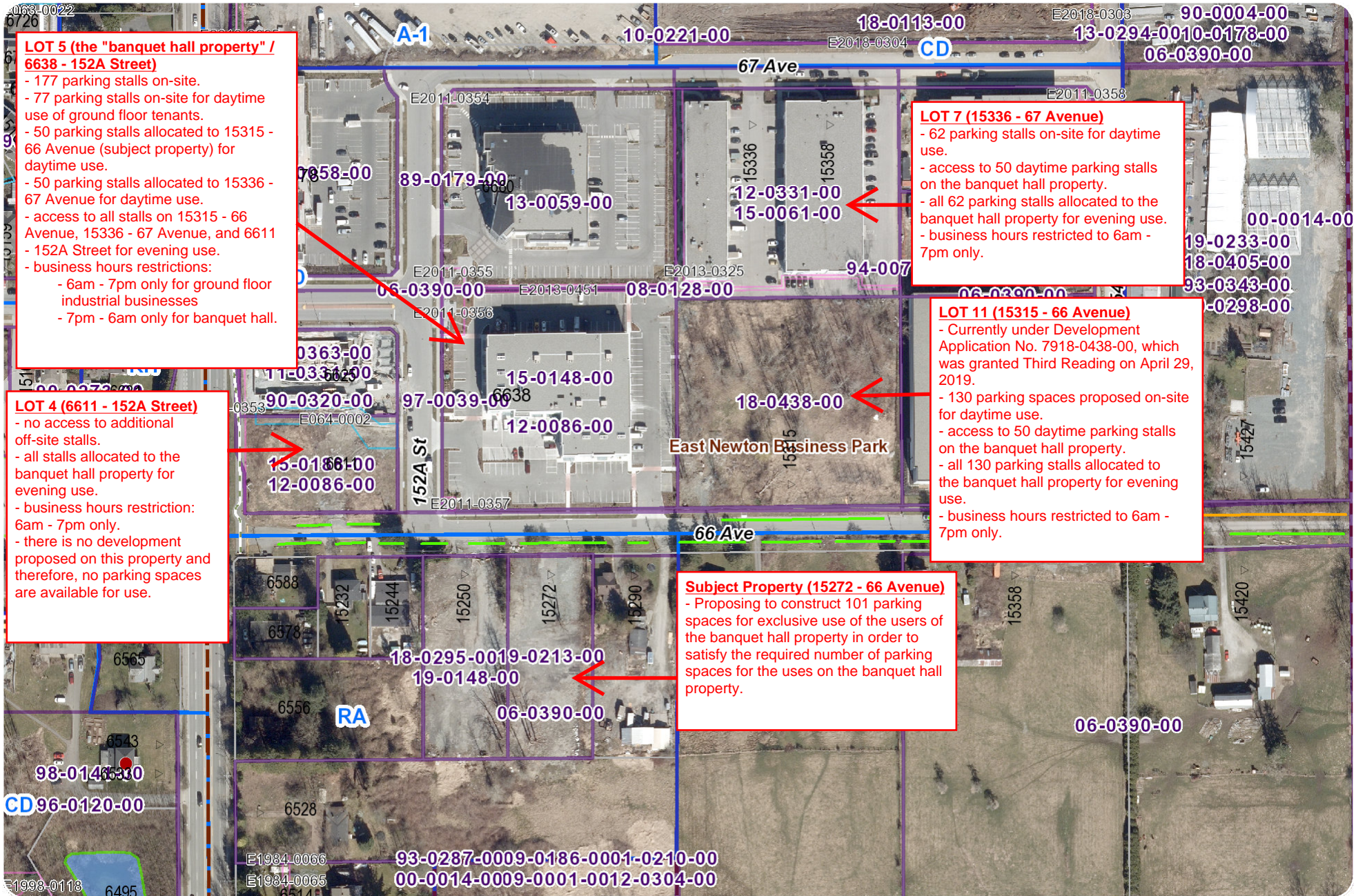
PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__.

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



LOT 5 (the "banquet hall property" / 6638 - 152A Street)

- 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.

LOT 4 (6611 - 152A Street)

- no access to additional off-site stalls.
- all stalls allocated to the banquet hall property for evening use.
- business hours restriction: 6am - 7pm only.
- there is no development proposed on this property and therefore, no parking spaces are available for use.

LOT 7 (15336 - 67 Avenue)

- 62 parking stalls on-site for daytime use.
- access to 50 daytime parking stalls on the banquet hall property.
- all 62 parking stalls allocated to the banquet hall property for evening use.
- business hours restricted to 6am - 7pm only.

LOT 11 (15315 - 66 Avenue)

- Currently under Development Application No. 7918-0438-00, which was granted Third Reading on April 29, 2019.
- 130 parking spaces proposed on-site for daytime use.
- access to 50 daytime parking stalls on the banquet hall property.
- all 130 parking stalls allocated to the banquet hall property for evening use.
- business hours restricted to 6am - 7pm only.

Subject Property (15272 - 66 Avenue)

- Proposing to construct 101 parking spaces for exclusive use of the users of the banquet hall property in order to satisfy the required number of parking spaces for the uses on the banquet hall property.

Enter Map Description

Scale: 1:2,344

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