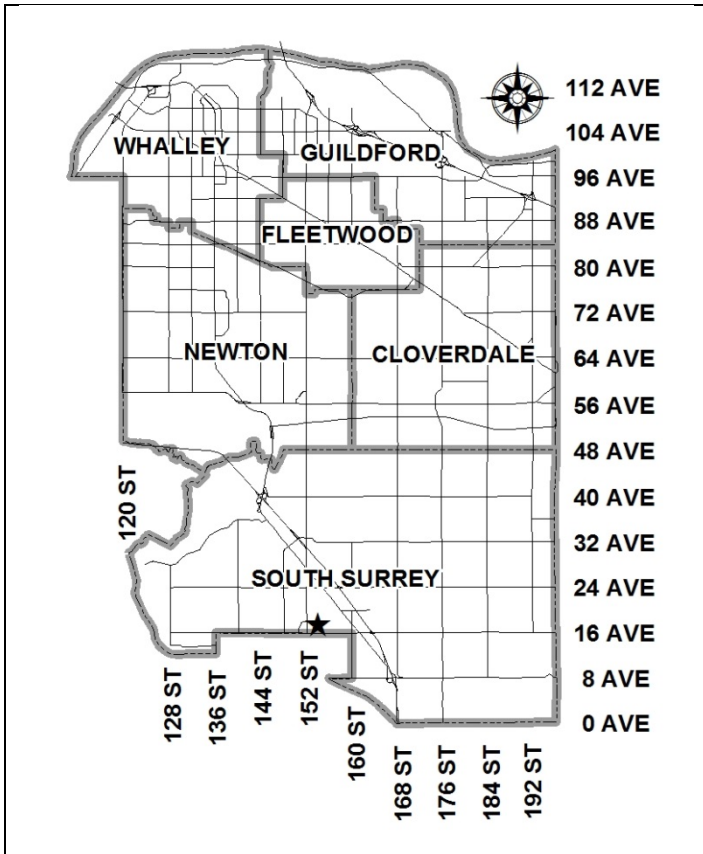


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0177-00

Planning Report Date: May 02, 2016



PROPOSAL:

- **Rezoning** of a portion from RF to CD (based on C-5)
- **Development Permit**

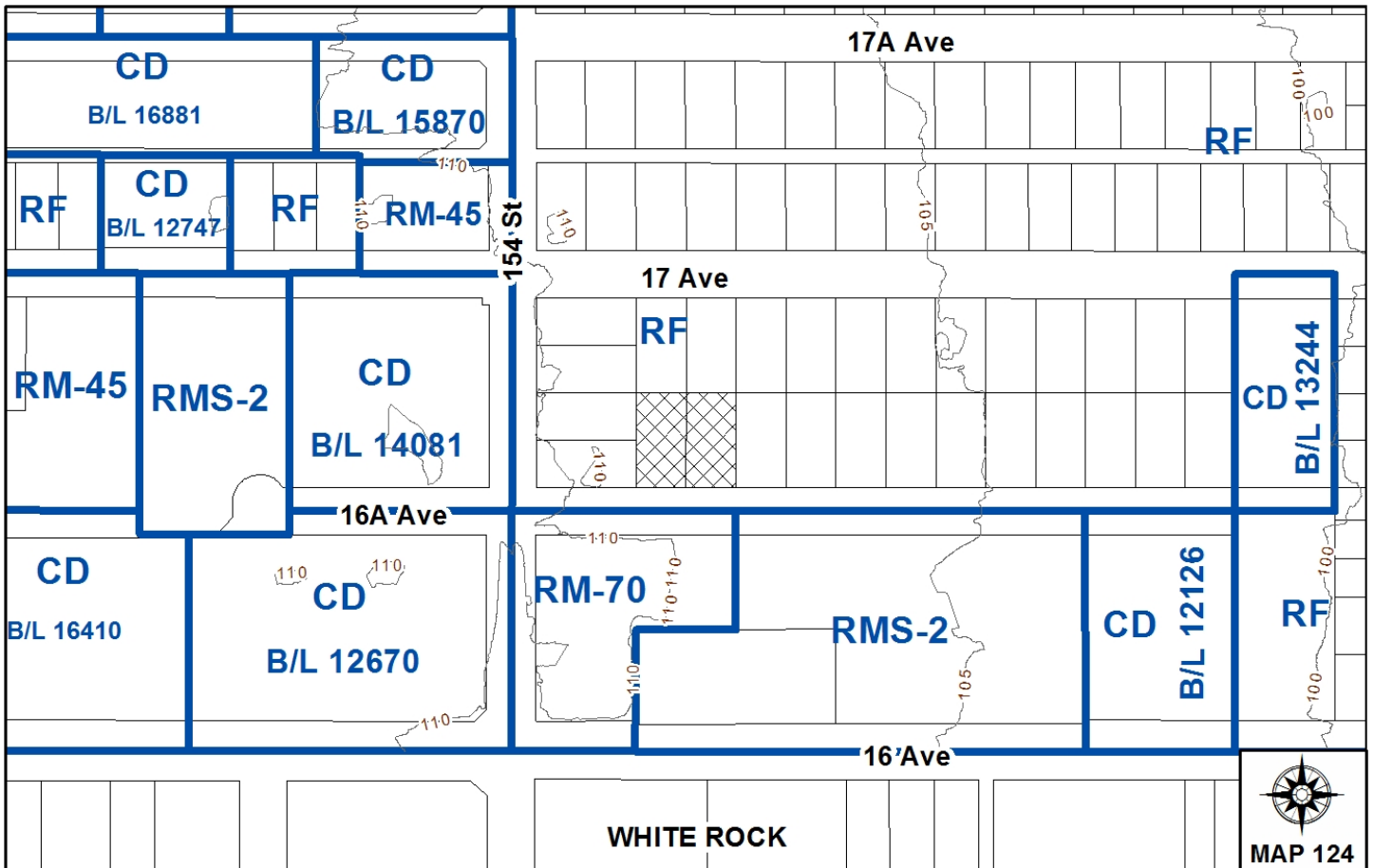
to permit the development of the White Rock and South Surrey Hospice Society.

LOCATION: 15433 - 16A Avenue
 15443 - 16A Avenue

OWNER: White Rock South Surrey Hospice Society et al

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the OCP Designation for the site.
- The proposed community service is in close proximity to the Peace Arch Hospital and to a proposed hospice and care facility.
- The proposed scale of the project and building form are appropriate in the context of the existing neighbourhood, which includes single family homes.
- The proposed setbacks achieve a more urban, pedestrian streetscape.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject site (Block A) from "Single Family Residential Zone" (RF) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7914-0177-00 generally in accordance with the attached drawings (Appendix III).
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 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling	Urban	RF
East:	Single family dwelling	Urban	RF
South (Across 16A Avenue):	Multi-family development	Multiple Residential / Multiple Residential (Semiahmoo Town Centre Plan)	RM-70
West:	Single family dwelling and BC Housing facility	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject site consists of two single family lots, located on the north side of 16A Avenue, east of 154 Street, with a total area of 1,710 square metres (0.42 acres). The properties are zoned Single Family Residential Zone (RF) and designated Urban in the Official Community Plan (OCP).
- The applicant proposes to rezone a portion of the site from Single Family Residential Zone (RF) to Comprehensive Development Zone (CD) based on Neighbourhood Commercial Zone (C-5) and a Development Permit to facilitate the development of a two-storey office building.
- The applicant also proposes a subdivision to create a development parcel and a residential lot. Currently each lot is approximately 855 square metres (9,200 sq. ft.). The proposed single family lot would be 605 square metres (6,508 sq. ft.), and the commercial lot would be 1,105 square metres (11,894.5 sq. ft.). Both of the existing dwellings are proposed to be demolished.
- The commercial lot (west lot) is proposed to have a community service use, with the office and counselling space for the White Rock South Surrey Hospice Society. This is a use compatible with the site's Urban designation in the OCP, and is considered an appropriate use for this part of South Surrey, in close proximity to Peace Arch Hospital.
- The commercial development proposes a gross floor area of 449 square metres (4,833 sq. ft.), which represents a net Floor Area Ratio (FAR) of 0.41.
- The residential lot (eastern lot) is proposed to be 605 square metres (6,508 sq. ft.) in area, 15 metres (50 ft.) wide and 40.3 metres (132 ft.) deep. All proposed dimensions comply with the minimum requirements of the RF Zone, and no rezoning is proposed. The existing dwelling will be demolished and any new dwelling would need to comply with the RF Zone setbacks.

CD By-law

- A Comprehensive Development (CD) Zone is proposed for the western lot which is loosely based on the Neighbourhood Commercial (C-5) Zone.
- The primary difference between the proposed CD Zone and the C-5 Zone is that uses have been limited to reflect the uses proposed on the property, and that the C-5 Zone restricts any individual business to not exceed 370 square metres (4,000 sq.ft.), while the proposed CD Zone allows for businesses to not exceed 500 square metres (5,382 sq. ft.).
- The proposed uses include offices (excluding social escort services and methadone clinics), community services and child care centres, which are all uses allowed in the C-5 Zone. FAR, lot coverage, building height are all proposed to comply with the C-5 Zone.
- Setbacks in the C-5 Zone are 7.5 metres (25 ft.) from all property lines. The proposed CD Zone proposes to reduce the front and side yard setbacks, from 7.5 metres (25 ft.) to 4.0 metres (13 ft.), while maintaining the rear yard setback at 7.5 metres (25 ft.).
- The proposed CD Zone also requires a different parking calculation for Community Services, requiring a total of 10 parking spaces.
- The Zoning By-law requirement for community services would require a minimum of 12 parking spaces based on the requirement of 3 parking spaces for every 100 square metres (1,075 sq. ft.) of gross floor area of the ground floor, and 2 parking spaces for every 100 square metres (1,075 sq.ft.) of gross floor area of the floors above ground. The reduced standard is supported for community services only, based on the proposed use and the estimated number of staff. If the building were to be converted in the future to an office space only, then the standard parking requirements in the Zoning By-law would apply.

DESIGN PROPOSAL AND REVIEW

Commercial Development

- The proposed two-storey commercial/office building has a residential look and feel, with the building sited closer to the street, and with parking located at the rear of the building.
- The building will be sited on the southwest portion of the site. A drive aisle is proposed along the east property line, which will provide access to the parking area located at the rear of the site.
- The ground floor is proposed to be the more active floor, where the public will have access, while the second floor will include administration offices and staff areas. The ground floor includes reception, a few counselling offices, resource library, kitchen washrooms and program / training room. The main floor area will be 287 square metres (3,081 sq. ft.) and the second floor will be 163 square metres (1,750 sq. ft.) in area.
- The colours and materials proposed include blue stucco walls, which are accented by cultured stone veneer, and white cement fibre board siding. The roof will be metal clad and sloped on all sides to provide an interesting appearance from public view.

Site Access and Parking

- Access to the site is proposed along the east property line by way of a driveway. A different pavement will be used to identify an area for pedestrian priority access, as the main entrance to the building is along the east façade. This pedestrian priority area is also proposed to extend to the parking lot at the rear of the site.
- 10 parking stalls are proposed, including one disabled parking, which meets the requirements identified in the proposed CD Zone.

Signage

- A fascia sign is proposed along the south elevation in the form of individual channel letters of varying heights (from 0.2 metres [7.8 inches] to 0.38 metres [15 inches]). The overall height of the sign is 1.39 metres (4.5 ft.) and the proposed width is 2.25 metres (7.4 ft.). The proposed sign area is 3.2 square metres (34.5 sq. ft.), is within the maximum sign area permitted for the size of lot proposed.
- The channel letter will be brushed aluminum in colour and mounted directly on the wall. Two gooseneck lights will be located adjacent the sign to illuminate it.

TREES

- Peter Mennel, ISA Certified Arborist of Mike Fadum and Associate Ltd. 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 / Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	2	1	1
False Acacia	3	1	2
Pacific Dogwood	1	1	0
Plum	1	1	0
Coniferous Trees			
Douglas Fir	1	1	0
Spruce	1	1	0
Total (excluding Alder and Cottonwood Trees)	9	6	3
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		7	
Total Retained and Replacement Trees		10	
Contribution to the Green City Fund		\$1,500	

- The Arborist Assessment states that there are a total of 9 protected trees on the site, with no Alder and Cottonwood trees. It was determined that 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.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all other trees. This will require a total of 12 replacement trees on the site. Since only 7 replacement trees can be accommodated on the site, the deficit of 5 replacement trees will require a cash-in-lieu payment of \$1,500, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Cornelian Cherry Dogwood, Japanese Snowbell, and several species of shrubs.
- In summary, a total of 10 trees are proposed to be retained or replaced on the site with a contribution of \$1,500 to the Green City Fund.

PRE-NOTIFICATION

Pre-notification letters were sent on March 22, 2016 to 286 properties within 100 metres (328 ft.) of the subject site, including the Semiahmoo Residents Association. A development proposal sign was also installed on the site on March 29, 2016. To date, staff have received no comments from area residents regarding this proposal.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 22, 2016. 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)	• The proposed building form is consistent with the residential surroundings.
2. Density & Diversity (B1-B7)	• The proposal complies with the Urban designation in the OCP.
3. Ecology & Stewardship (C1-C4)	• n/a
4. Sustainable Transport & Mobility (D1-D2)	• n/a
5. Accessibility & Safety (E1-E3)	• Parking lot is lit and the drive aisle is visible from the street.
6. Green Certification (F1)	• n/a
7. Education & Awareness (G1-G4)	• n/a

ADVISORY DESIGN PANEL

This application was not referred to the ADP, but was reviewed by staff and considered acceptable.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Survey Plan, Proposed Subdivision Layout and Rezoning Block Plan
Appendix III.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Geoff Lawlor Architecture Inc. and JHL Design Group Inc., respectively, dated Apr 11, 2016 and April 2016.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

LFM/dk

SUBDIVISION DATA SHEET

Existing Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.149 acres
Hectares	0.0604 hectares
NUMBER OF LOTS	
Existing	1
Proposed	1
SIZE OF LOTS	
Range of lot widths (metres)	15 m
Range of lot areas (square metres)	604.6 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	16 uph / 6.7 upa
Lots/Hectare & Lots/Acre (Net)	16 uph / 6.7 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	38%
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	n/a
% of Gross Site	n/a
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	NO
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

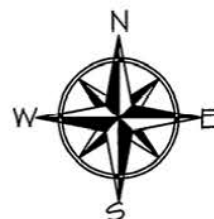
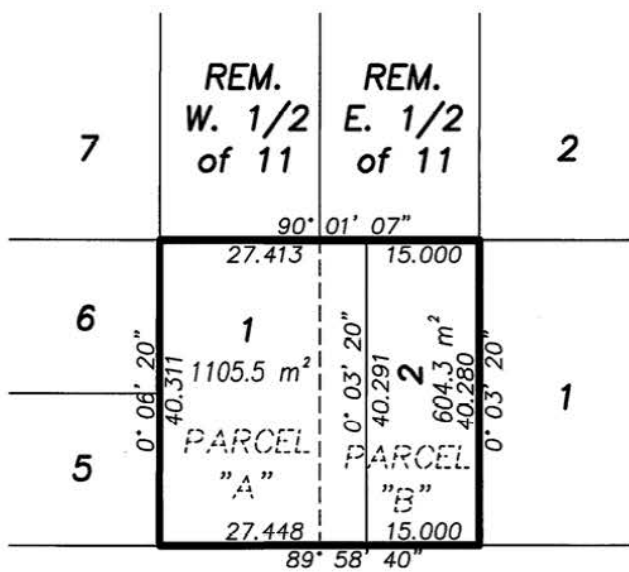
DEVELOPMENT DATA SHEET

Proposed Zoning: CD based on C-5

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		1,105 m ²
Road Widening / Undevelopable area		-
Net Total		1,105 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	26%
Paved & Hard Surfaced Areas		50.2%
Total Site Coverage		76.2%
SETBACKS (in metres)		
Front	4.0 m	4.0 m
Rear	7.5 m	11.4 m
Side #1 (W)	3.99 m	3.99 m
Side #2 (E)	7.5 m	7.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m	8.35 m
Accessory	4 m	n/a
FLOOR AREA: Commercial		
Retail		-
Office		449 m ²
TOTAL BUILDING FLOOR AREA	552.5 m ²	449 m ²
DENSITY		
FAR (gross)		
FAR (net)	0.5	0.41
PARKING (number of stalls)		
Commercial	10	10
Total Number of Parking Spaces	10	10
Number of disabled stalls	1	1
Number of small cars	3	0
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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SKETCH PLAN OF
PROPOSED SUBDIVISION OF
1) PARCEL "A" (REFERENCE PLAN 16000) LOT 11
1) PARCEL "B" (EXPLANATORY PLAN 16394) EAST HALF LOT 11
BOTH OF BLOCK 2 SECTION 14 TOWNSHIP 1
NEW WESTMINSTER DISTRICT PLAN 2015



SCALE: 1:1000



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

16A AVENUE

J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: office@jctam.com
 Website: www.jctam.com
 Drawn By: KA

Certified correct this 15th day
 of April, 2016.


 JOHNSON C. TAM, B.C.L.S.

DWG No. 5538-PRO-SUB

This plan lies within the Greater Vancouver Regional District.

SURVEY PLAN TO ACCOMPANY CITY OF SURREY

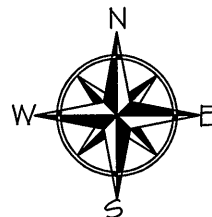
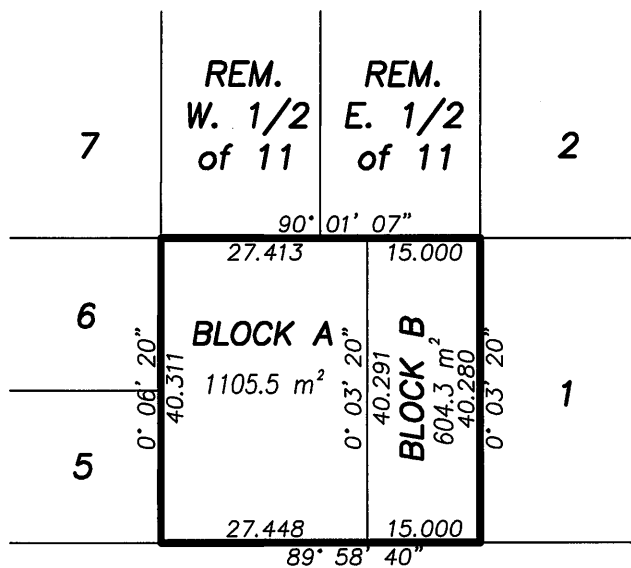
REZONING BYLAW NO. _____ OF:

1) PARCEL "A" (REFERENCE PLAN 16000) LOT 11

1) PARCEL "B" (EXPLANATORY PLAN 16394) EAST HALF LOT 11

BOTH OF BLOCK 2 SECTION 14 TOWNSHIP 1

NEW WESTMINSTER DISTRICT PLAN 2015



SCALE: 1:1000



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

16A AVENUE

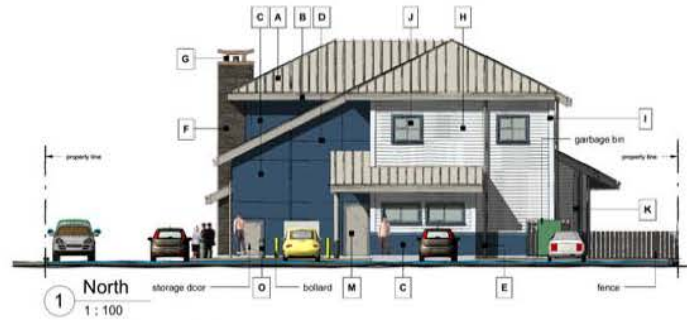
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Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Drawn By: KA

Certified correct this 15th day
of April, 2016.


JOHNSON C. TAM, B.C.L.S.

DWG No. 5538-BLOCK-PLAN

This plan lies within the Greater Vancouver Regional District.



7 signage
1/2" = 1'-0"



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Exterior Finishes

- A professional standing seam metal roof
- B professional metal fence to match roofing with stone gutter
- C asphalt flared concrete stoops
- D control joint
- E steel trim, painted to match metal roofing
- F cultured stone veneer
- G concrete chimney cap
- H painted composite fibre board siding w/ aluminium
- I painted composite board trim
- J vinyl framed windows, coloured to match roofing
- K flared wood columns
- L aluminium door & frame, paint finish
- M culture metal door & frame, paint finish
- N glassblock light, painted to match roof
- O bollard light

March 9/16
DP submission
not for construction

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Architect Inc.
16477 Leslie Road, Suite 100, Richmond, B.C. V6V 1G7
Tel: 604-271-2000 Fax: 604-271-2002
www.architectinc.com

project
White Rock South Surrey
Hospice Society
Administrative Office
hospice society
a service of caring

10431 104 Ave Surrey, B.C.
drawing title
building elevations

sheet

project # 15-112 drawing #
scale as shown
drawn by GSK
checked by
DP-3
rev F



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 DP submission
 not for construction

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project
 White Rock South Surrey
 Hospice Society
 Administrative Office

1000 West 42nd Street, Suite 100
 Vancouver, BC V6P 4C1
 Tel: 604.271.2222
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building perspective

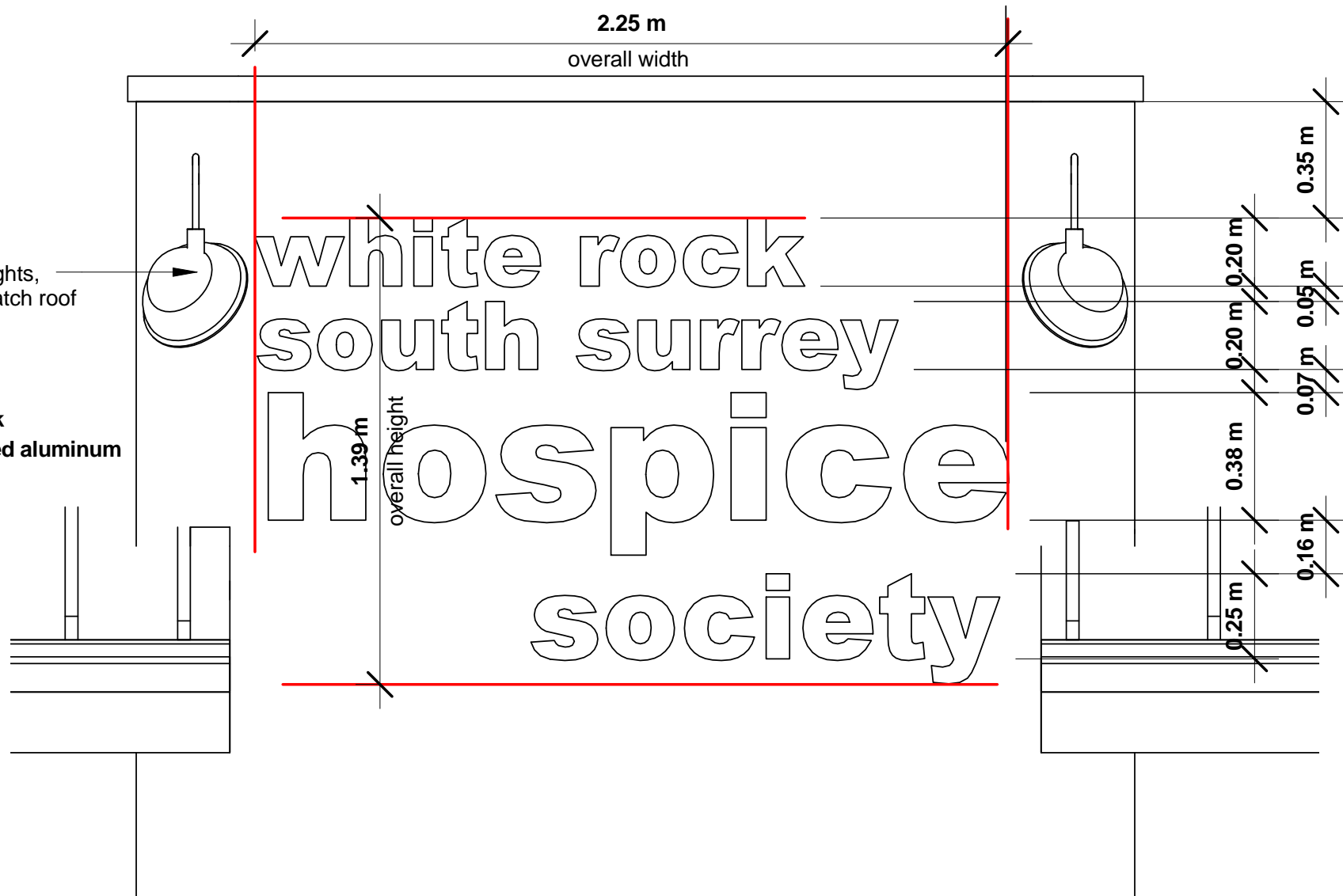
scale

project # 15-112 drawing #

scale as shown

drawn by GSK **DP-4**

checked by



MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 14-0177-00

Address: 15433 / 43 - 16A Avenue, Surrey, BC

Registered Arborist: Peter Mennel

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)	9
Protected Trees to be Removed	6
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	3
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 <li style="text-align: center;">_____ - All other Trees Requiring 2 to 1 Replacement Ratio 6 X two (2) = 12 <li style="text-align: center;">_____ 	12
Replacement Trees Proposed	7
Replacement Trees in Deficit	3
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

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

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist:

Date: February 18, 2016



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



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:

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 012-463-396

Parcel "A" (Reference Plan 16000) Lot 11 Block 2 Section 14 Township 1 New Westminster District Plan 2015 (C)

15433 - 16A Avenue

Portion of Parcel Identifier: 002-400-936

Parcel "B" (Explanatory Plan 16394) East Half Lot 11 Block 2 Section 14 Township 1 New Westminster District Plan 2015, as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Johnson C. Tam, B.C.L.S. on the 15th day of April, 2016, containing 1,105.5 square metres, called Block A.

Portion of 15443 - 16A 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 offices, *community services* and *child care centres*.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses, provided that the *gross floor area* of each individual business does not exceed 500 square metres [5,382 sq. ft.]:

1. Office uses excluding *social escort services* and *methadone clinics*.
2. *Community services*; and
3. *Child care centres*.

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 0.50.

E. Lot Coverage

The *lot coverage* shall not exceed 50%.

F. Yards and Setbacks

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

Use	Setback	<i>Front</i> <i>Yard</i> (South)	<i>Rear</i> <i>Yard</i> (North)	<i>Side</i> <i>Yards</i> (East and West)
<i>Principal Buildings</i>		4.0 m [13 ft.]	7.5 m [25 ft.]	4.0 m [13 ft.]
<i>Accessory Buildings and Structures</i>		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.

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 9 metres [30 ft.].
2. Accessory buildings and structures: The *building height* shall not exceed 4 metres [13 ft.].

H. Off-Street Parking

1. Refer to Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Notwithstanding Section H.1 above, *community service* use shall provide a minimum of 10 *parking spaces*.

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. Loading areas, 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. Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent any *residential lot*.
2. The outdoor storage and display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Zone.
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>
1,100 sq. m. [0.27 acre]	27 metres [89 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 C-5 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. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2016, No. 18664, as may be amended or replaced from time to time, and the development cost charges shall be based on the C-5 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

SURVEY PLAN TO ACCOMPANY CITY OF SURREY

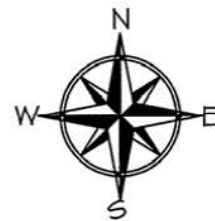
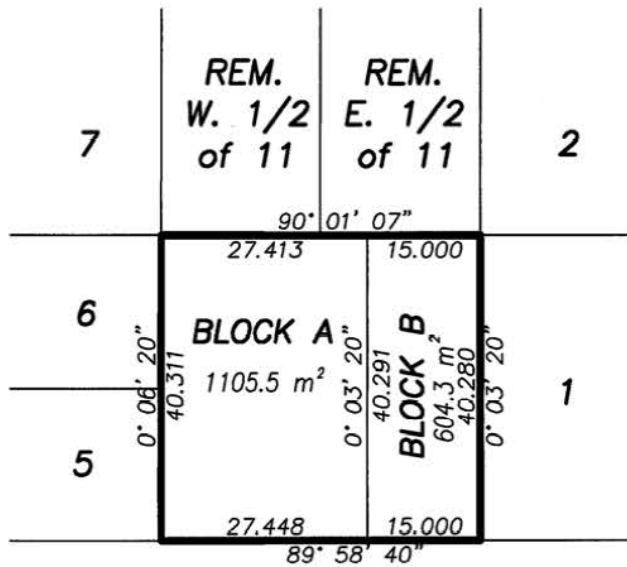
REZONING BYLAW NO. _____ OF:

1) PARCEL "A" (REFERENCE PLAN 16000) LOT 11

1) PARCEL "B" (EXPLANATORY PLAN 16394) EAST HALF LOT 11

BOTH OF BLOCK 2 SECTION 14 TOWNSHIP 1

NEW WESTMINSTER DISTRICT PLAN 2015



SCALE: 1:1000



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

16A AVENUE

J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: office@jctam.com
 Website: www.jctam.com
 Drawn By: KA

Certified correct this 15th day
 of April, 2016.

[Signature]
 JOHNSON C. TAM, B.C.L.S.

DWG No. 5538-BLOCK-PLAN

This plan lies within the Greater Vancouver Regional District.