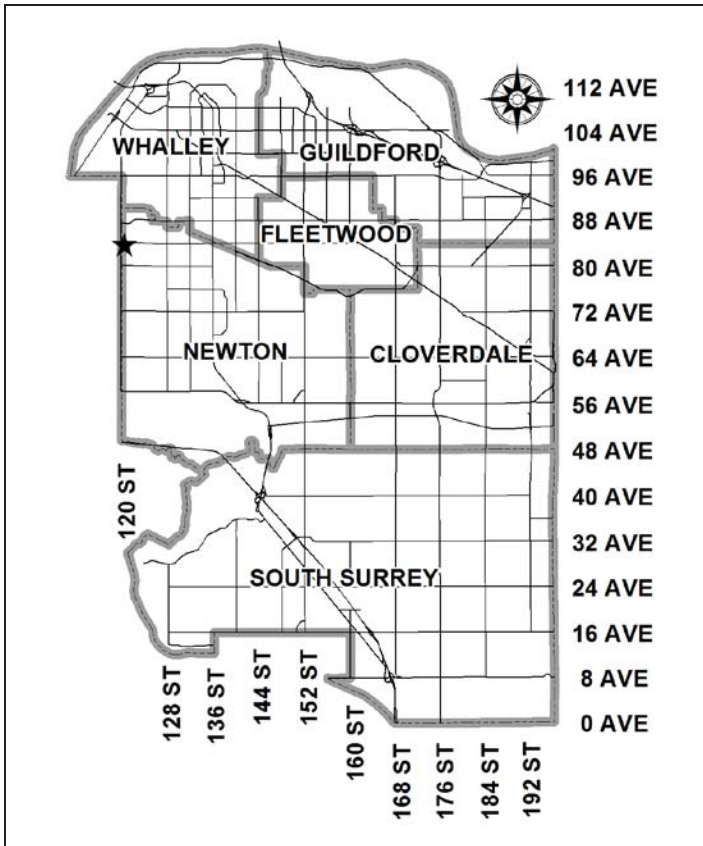


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0373-00

Planning Report Date: July 11, 2016



PROPOSAL:

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

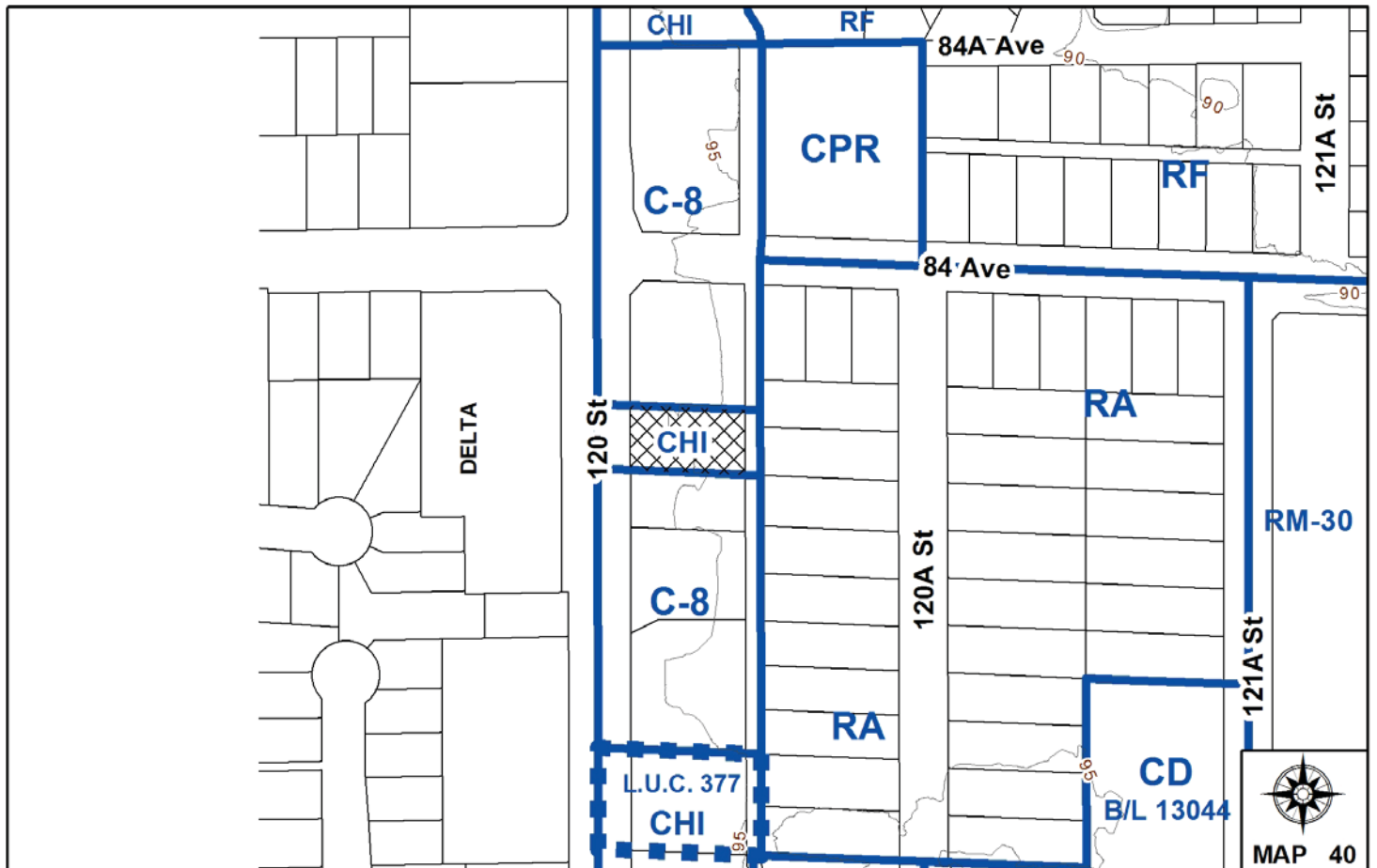
to permit the development of a three-storey commercial/office building.

LOCATION: 8362 - 120 Street

OWNER: 1022312 BC Ltd.

ZONING: CHI

OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the OCP Designation for the site.
- The proposed rezoning to "Comprehensive Development Zone (CD)" (based upon C-8 and CHI) is considered reasonable as the proposed mix of uses permitted are appropriate for the subject property which is relatively small, and supports redevelopment of the subject property in accordance with current City policies. Furthermore, the applicant is providing structured parking to accommodate half of the proposed parking spaces on-site.
- The proposed setbacks achieve a more urban, pedestrian-oriented streetscape, by allowing the building to be sited closer to the street.
- The proposed multi-tenant commercial building is considered attractive, well-designed and provides an appealing addition to 120 Street/Scott Road. The proposed density and building form are appropriate for this commercial area in Newton.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Highway Commercial Industrial Zone (CHI)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7915-0373-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) demolition of existing buildings and structures 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 CHARACTERISTICS

Existing Land Use: Small two-storey commercial building containing an automobile parts shop, an alterations shop and a computer repair shop.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Dental office, pharmacy and medical clinic	Commercial	C-8
East (Across lane):	Single family dwellings	Multiple Residential	RA
South:	Household items store	Commercial	C-8
West (Across 120 Street): * property located in the Corporation of Delta	Carpet Outlet	N/A	N/A

DEVELOPMENT CONSIDERATIONS

- The subject 0.12-hectare (0.29-acre) site is designated Commercial in the Official Community Plan (OCP). The site is currently zoned Highway Commercial Industrial Zone (CHI) and is on the east side of 120 Street (Scott Road), south of 84 Avenue.
- The application proposes rezoning from CHI to CD based on C-8, and a Development Permit to allow a three-storey 1,148 square metres (12,357 sq. ft.) retail/office building.
- The three-storey building proposes 177.5 (1,911 sq. ft.) of ground-floor retail, and 971 square metres (10,452 sq. ft.) of office space on the upper floors, with one office on the ground floor.
- The proposed rezoning to CD is compatible with the Commercial designation in the OCP, and is considered an appropriate use for this property. Proposed uses, height, FAR and setbacks are consistent with other commercial developments along 120 Street in this area of Newton.

Scott Road Corridor Transportation Planning Study (2001)

- The subject property is located within the Scott Road Corridor Transportation Planning Study (2001) which reflects the combined efforts of the City of Surrey and Corporation of Delta to provide a long-term strategic vision for redevelopment along 120 Street. The study calls for City staff to encourage the redevelopment of under-utilized properties with surface parking through incentives that include higher density and reduced on-site parking requirements. In addition, the Scott Road Corridor Study promotes additional landscaping, sidewalk widening, high-quality building materials, extensive glazing and/or weather protection canopies in order to improve the overall appearance of the exterior façade as well as promote attractive streetscapes.
- The proposed rezoning to "Comprehensive Development Zone (CD)" (based upon C-8 and CHI) is considered reasonable given the subject property is located along an arterial road (Scott Road/120 Street) with existing Frequent Transit Network (FTN) service and future B-line service along 120 Street Scott Road, as identified within the Mayor's Council Transit Plan. The subject property could, therefore, support a higher density three-storey commercial building as it will encourage other modes of transportation and greater walkability.

CD By-law

- A Comprehensive Development (CD) Zone is proposed based on a combination of “Community Commercial (C-8) Zone” and the “Highway Commercial Industrial (CHI) Zone”, (the current Zone for the site).
- The permitted uses proposed are the same as the C-8 Zone, with the exception of the following:
 - Neighbourhood pubs
 - Parking facilities
 - Automotive service uses of vehicles less than 5,000 kilograms [11,023 lbs] G.V.W., provided that such use is associated with a use permitted under this Zone
 - Entertainment uses excluding arcades and adult entertainment stores
 - Assembly halls
 - Dwelling unit
- The table below shows the main differences between C-8 Zone, CHI Zone and the proposed CD Zone:

	C-8 Zone	CHI Zone	Proposed CD Zone
FAR outside of NCP areas	0.80	1.00	1.00
Building Setbacks	7.5 metres [25 ft.] from all lot lines	7.5 metres [25 ft.] from all lot lines * One (1) side yard setback shall be 7.5 metres [25 ft.] or 0.0 metre if the said side yard abuts a commercial or industrial lot.	Front Yard: 4.0 metres [13 ft.] Rear Yard: 16.0 metres [52 ft.] Side Yard (north): 0.0 metres [0.0 ft.] Side Yard (south): 9.0 metres [30 ft.]
Principal Building Height	12 metres [40 ft.].	9 metres [30 ft.].	14.7 metres [48 ft.]
Parking Requirement	Part 5 Zoning By-law: would require 27 stalls	Part 5 Zoning By-law: would require 27 stalls	26 parking spaces, with maximum 6 stalls as small car parking

- Proposal is for 0.98 FAR, with a lot coverage of 32.7%. FAR in the CD By-law was kept at 1.0 to accommodate for minor amendments, while lot coverage is the same as the C-8 Zone and CHI Zone at 50%.
- The proposed increased height is consistent with other recent developments approved in the area. In addition, according to the North Delta Area Plan, the west side of 120 Street/Scott Road is designated for “Mixed-use” which permits a combination of commercial, office uses as well as multifamily residential. In addition, the Delta side of 120 Street/Scott Road will permit a maximum density of 2.0 FAR and maximum building height of five stories under the recently approved North Delta Area Plan.

- The front yard setback of 4 metres (13 ft.) is considered appropriate in order to locate the building closer to 120 Street thereby providing an attractive streetscape with surface/semi-underground parking at the rear of the proposed building. The zero lot line on the northern boundary is considered acceptable given the site is directly adjacent to existing commercial. In addition, the proposed setbacks are similar to other setback relaxations permitted for multi-storey commercial buildings recently approved elsewhere on Scott Road.
- The parking requirement as per Part 5 of the Zoning By-law would require 27 stalls. The applicant is providing 26 stalls, with 6 of them as small car space. This is supported due to the proximity to transit.
- Landscaping and special regulations are proposed as per both C-8 and CHI.

PRE-NOTIFICATION

Pre-notification letters were sent on May 10, 2016 to 81 properties within 100 metres (328 ft.) of the subject site, including the Newton Community Association. A development proposal sign was also installed on the site on May 30, 2016. Staff received no comments.

DESIGN PROPOSAL AND REVIEW

- The proposed three-storey commercial/office building is characterized as a contemporary building. The building massing is simple and emphasizes the exposed corner of the building.
- The building is proposed at the northwest corner of the site, with drive aisle along the south side leading to surface parking and underground parking at the rear of the site.
- Individual unit entries are oriented externally towards 120 Street with secondary access through the underground parkade. Signage is located only at the external entrance, to reinforce that it is the primary entrance. Orienting units towards the streets should help foster walking in the local area.
- The proposed building floor area is 1,148 square metres (12,357 sq. ft.). The ground floor has two retail units proposed, and one office unit, while the second and third floors have 5 office spaces each, for a total of 2 retail units and 11 office units in the building.
- The colours and materials proposed include cladding (white and grey), metal siding (grey), brick cladding (velour) and dark bronze glazing. A flat roof is proposed.
- Vehicular access to the site is proposed from 120 Street, connecting to the back lane. This access will have a registered easement to facilitate future development of the property to the south. A pedestrian ramp with stairs is also proposed between the vehicular ramp and the building, connecting the rear parking lot to the main entrance of the building along 120 Street.
- A total of 26 parking spaces are proposed, and this requirement is included in the CD By-law.

TREES AND LANDSCAPING

- There are currently no trees on the lot.
- The proposed landscaping includes a variety of trees and shrubs along 120 Street with stamped concrete and a variety of plantings along the lane.
- The new trees on the site will consist of a variety of trees including: Small Katsura, Cornelian Cherry Dogwood and Pacific Fire Vine Maple, as well as a variety of shrubs.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 05, 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)	<ul style="list-style-type: none"> • The subject property is located within a Frequent Transit Area. • The proposed development complies with the land-use designation identified in the Official Community Plan.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density will comply with the Floor Area Ratio (FAR) specified in the CD By-law (based upon the C-8 and CHI Zones).
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • n/a
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The subject property is conveniently located along an arterial road and provides direct pedestrian linkage to public transit on 120 Street/Scott Road.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The proposal addresses CPTED concerns and provides a separate pedestrian connection to the rear of the property.
6. Green Certification (F1)	<ul style="list-style-type: none"> • n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • n/a

ADVISORY DESIGN PANEL

The project was reviewed by the ADP at its meeting of February 25, 2016 (minutes, Appendix V), and reviewed again as an electronic submission on May 12, 2016 (minutes, Appendix V).

The applicant has resolved the majority of the issues identified by the Panel to the satisfaction of the Planning and Development Department.

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, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV	ADP Comments
Appendix V	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by JM Architecture Inc. and JHL Design Group Inc., respectively, dated June 30, 2016 and July 2016.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

LFM/dk

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		1,259.75 m ²
Road Widening area		93.11 m ²
Net Total		1,166.64 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	35.5%
Paved & Hard Surfaced Areas		62.2%
Total Site Coverage		97.7%
SETBACKS (in metres)		
Front	4 m	4 m
Rear	7.5 m	16.26 m
Side #1 (N)	0 m	0 m
Side #2 (S)	7.5 m	9.25 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14.7 m	14.63 m
Accessory		n/a
FLOOR AREA: Commercial		
Retail		383.13 m ²
Office		765.32 m ²
Total		1,148.45 m ²
TOTAL BUILDING FLOOR AREA	1,166.64 m ²	1,148.45 m ²
DENSITY		
FAR (gross)		0.91
FAR (net)	1.00	0.98
PARKING (number of stalls)		
Commercial	26	26
Total Number of Parking Spaces	26	26
Number of disabled stalls	1	1
Number of small cars	6	6
Tandem Parking Spaces: Number / % of Total Number of Units	n/a	n/a
Size of Tandem Parking Spaces width/length	n/a	n/a

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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MIXED-USE RETAIL & OFFICE BUILDING

8360/8366 120 STREET (SCOTT ROAD)
SURREY, BC

DP SUBMISSION FOR COUNCIL
JUNE 2016

MIXED-USE BUILDING



ARCHITECTURAL DRAWING LIST:

DRAWING No.	DRAWING TITLE	REV.	ISSUED FOR	ISSUE DATE
A-100.0	SITE CONTEXT PLAN	1	DP FOR COUNCIL	2016/02/17
A-100.1	3D PERSPECTIVES	2	DP FOR COUNCIL	2016/04/25
A-100.2	CODE ANALYSIS & ZONING RECONCILIATION	1	DP FOR COUNCIL	2016/04/25
A-100.3	SITE PLAN	3	DP FOR COUNCIL	2016/04/25
A-100.4	SITE DETAILS	1	DP FOR COUNCIL	2016/04/25
A-100.6	SIGNAGE PACKAGE	1	DP FOR COUNCIL	2016/04/25
A-101.1	FLOOR PLANS - PARKADE & MAIN FLOOR	3	DP FOR COUNCIL	2016/04/25
A-101.2	FLOOR PLANS - SECOND, THIRD & ROOF FLOOR	3	DP FOR COUNCIL	2016/04/25
A-103.1	ELEVATIONS	3	DP FOR COUNCIL	2016/04/25
A-104.1	BUILDING SECTION	3	DP FOR COUNCIL	2016/04/25

STRUCTURAL DRAWING LIST:

E1	LANDSCAPE PLAN, PLANT DESIGN & PLANT LIST	2	ISSUED FOR ADP	2016/05/04
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CIVIL DRAWING LIST:

F	PROJ. SITE SURVING & GRABAGE PLAN	0	ISSUED FOR ADP	2016/02/15
S15 - R.24.1	DRIVEWAYS, MULTI-FAMILY/ COMMERCIAL/ INDUSTRIAL USE DOWN		ISSUED FOR ADP	2016/02/15

MECHANICAL DRAWING LIST:

E1				
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ELECTRICAL DRAWING LIST:

E1				
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LANDSCAPE DRAWING LIST:

E1				
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PROJECT SITE

LOCATION PLAN

Directory:

OWNER	MR. VIKRAM SINGH #101-1270, 12nd Ave, Surrey, BC V3W 8H7 T: 604-537-2340 E: vish@vishsingh@gmail.com CONTACT: MR. VIKRAM SINGH	PLANNING TECHNICIAN	CITY OF SURREY 1340-104 Avenue, Surrey, B.C. V3T 1V8 T: 604-591-6100 E: EPlanning@surrey.ca CONTACT: MRS. LUCIANA MORALES, M.Sc., MOP APP, Planner
ARCHITECT	ISM ARCHITECTURE INC. Main Floor - Building #4 1041 - 101st Avenue Surrey, B.C. V3R 8P8 T: 604-583-1000 E: psmarch@shaw.ca CONTACT: MR. JOE MONTEN, architect, abc, asa, mraia	CIVIL ENGINEER	MAINLAND ENGINEERING CORP. #206, 570 - 108 Street, Surrey, B.C. V3V 4C7 T: 604-543-8864 F: 604-543-8864 E: info@mainlandeng.com CONTACT: MRS. RAJEEV BANGLA
LANDSCAPE ARCHITECT	PHI DESIGN GROUP INC. 4310 Maple Street Vancouver, B.C. V6J 3P0 T: 604-283-8800 F: 604-677-9044 E: phidsgroup@shaw.ca CONTACT: MR. JERRY LIU, mraia, mraia, mraia, mraia, Land A.P.		



2016.04.28



SOUTH EAST PERSPECTIVE



SOUTH WEST PERSPECTIVE



NORTH EAST PERSPECTIVE



NORTH WEST PERSPECTIVE

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JM Architecture Inc.

Architectural
Interior Design
Planning
Architect: Joe M. Nelson
Project: 1015-07
8366 N. Main Street
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P R I N T

REV	DATE	DESCRIPTION	BY
1.0	08/24/17	ISSUE FOR DEVELOPMENT PERMIT	WJ
2.0	08/24/17	REVISED FOR SP	WJ
3.0	08/24/17	ISSUE FOR COUNCIL	WJ

START DATE: 08/15/19
PROJECT No: 1015-07
DR: WJ
DL: WJ
SCALE: AS SHOWN
Architect Seal



Project Name
AREA-USE DEVELOPMENT
8366 N. MAIN STREET
SPARTANBURG, SC

By: JOE M. NELSON
Architect
Spartanburg, S.C.

3D-PERSPECTIVES

#	Project No.	Date	Sheet No.
3	1015-07	A-100.1	

Current Zoning	CU	CU	CU (Based on combined CU + CA)
Zoning Section	Criteria	Required or Permitted	Required or Permitted
A	Intent	To help focus and improve the highway which generally are not accommodated by shopping centers, town centers or city centers	To accommodate and regulate the development of community shopping centers serving a core number of several neighborhoods
B	Permitted Uses	Retail (limited)	Retail
C	Lot Area	Not Applicable	Not Applicable
D	Density - D ₁	2.00 u/s	0.80 (2.00 u/s) in accordance with Schedule C2
E	Lot Coverage	50%	50%
F	Yards & Setbacks	Front (W) = 4.0m (13' - 10") Rear Side (S) = 3.0m (10' - 0") Side (N) = 3.0m (10' - 0")	Front (W) = 3.0m (10' - 0") Rear (R) = 3.0m (10' - 0") Side (S) = 3.0m (10' - 0") Side (N) = 3.0m (10' - 0")
G	Height of Buildings	Principal = 9.0m (30ft)	Principal = 15.0m (49ft)
H	Off Street Parking Loading	Accessory = 50% (30ft)	Accessory = 4.5m (15ft)
I	Landscaping	Not Required	As shown in plans
J	Special Regulations	Garage enclosure location	As shown in plans
K	Subdivision	Not Applicable	Refer to plans
L	Other Regulations	Sign Regulations by By-law 12056 General provisions of Part 6 apply Special Building Setbacks	Refer to plans Refer to plans N/A

BUILDING CODE ANALYSIS - BCBC 2012			
2015-07 8366, 120th Street, Surrey Mixed-Use Building			
Building Statistics	Building 1		
Building Area:	882,04 m ² - 4,112.25 SF		
Building Ht. (storeys):	4 storeys		
Facing Number of Streets:	1		
Firewalls:	Not Applicable		
Building Size and Construction Relative to Occupancy 3.2.2.			
Major Occupancies:	Group D	Group E	Group F Division 3
BCBC Governing Article:	3.2.3.57	3.2.2.63	3.2.1.2
Fire Protection System Required (Y/N):	Yes	Yes	Yes
Construction Type			
Permitted Building Area:	3,600.00 m ² - 38,750 SF	1,800.00 m ² - 19,375 SF	n/a
Actual Building Area:	382,04 m ² - 4,112.25 SF	382,04 m ² - 4,112.25 SF	382,04 m ² - 4,112.25 SF
Floor Rating:	1 HR	1 HR	2 HR
Mezzanine Rating:	1 HR	n/a	n/a
Roof Rating:	n/a	n/a	2 HR
Load-Bearing Rating:	not < supported assembly	not < supported assembly	2 HR
Spatial Separation and Exposure Protection 3.2.3 - Table 3.2.3.1 D - Groups A,B,C,D & F3			
See Chart			
Fire Alarm and Detection Systems - 3.2.4			
Single Stage:	Yes (Proposed)	Yes (Proposed)	Yes (Proposed)
Two Stage:	n/a	n/a	n/a
Signal to Fire Department:	Yes	Yes	Yes
Annunciator Panel:	Yes (on Main Floor)	Yes	Yes (on Main Floor)
Fire Detectors:	No	No	No
Smoke Detectors:	Yes (exit stair & E.Mach Rm)	Yes (exit stair & E.Mach Rm)	Yes (exit stair & E.Mach Rm)
Smoke alarms:	No	No	No
Voice Communications:	No	No	No
Other:	No	No	No
Provisions for Firefighting 3.2.5			
Standpipe Required:	Yes	Yes	Yes
Automatic Sprinkler Systems:	NFPA 13	NFPA 13	NFPA 13
Additional Requirements for High Buildings 3.2.6			
			n/a
Mezzanines and Openings Through Floor Assemblies 3.2.8			
Interconnected Floors:			n/a
Safety Within Floor Area as 3.3			
Corridor Rating:	n/a (3.3.1.4.(4)(a))	n/a (3.3.1.4.(4)(a))	n/a
Occupancy Separation:	n/a (3.3.1.1.(3))	n/a (3.3.1.1.(3))	1.5 HR (3.3.5.6)
Service Shafts Rating:	3/4 HR	3/4 HR	1.5 HR
Exits 3.4			
Minimum Number of Exits:	2	2	2
Exit Stair Rating:	1 HR	1 HR	45 min
Distance between Exits:	9.0m	9.0m	14.1m
Travel Distance:	45m (see 3.3.1.4.(4)(a))	45m (see 3.3.1.4.(4)(a))	45m
Vertical Transportation 3.5			
Fire Separations for Elevator Hoistways:	1 HR	1 HR	45 min
Fire Separations for Elev. Machine Rms:	1 HR	1 HR	45 min
Service Rooms 3.6.2			
Fire Separations around Service Rooms:	1 HR	1 HR	1 HR
Vertical Service Spaces and Service Facilities 3.6.3			
Fire Separations for Vert Service Spaces:	45 min	45 min	45 min
Health Requirements 3.7			
Water Closets:		refer to drawings	
Building Requirements Persons with Disabilities 3.8			
Refer to drawings:			Yes

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DATE: 2015-07-01

REVISIONS

REV	DATE	DESCRIPTION	BY
01	2015/07/01	ISSUE FOR PERMIT	JM



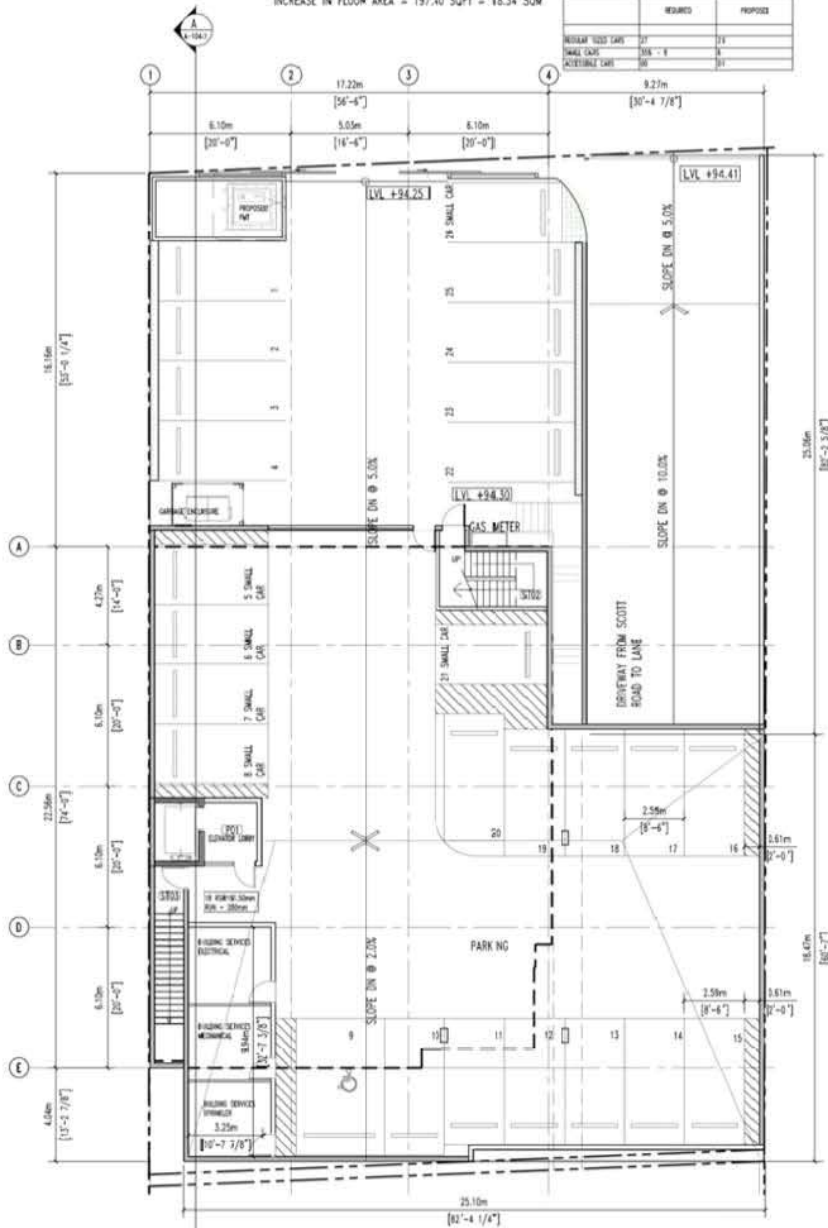
Project Name: 8366, 120th Street, Surrey, BC

Client: JM Architecture Inc.

Scale: AS SHOWN

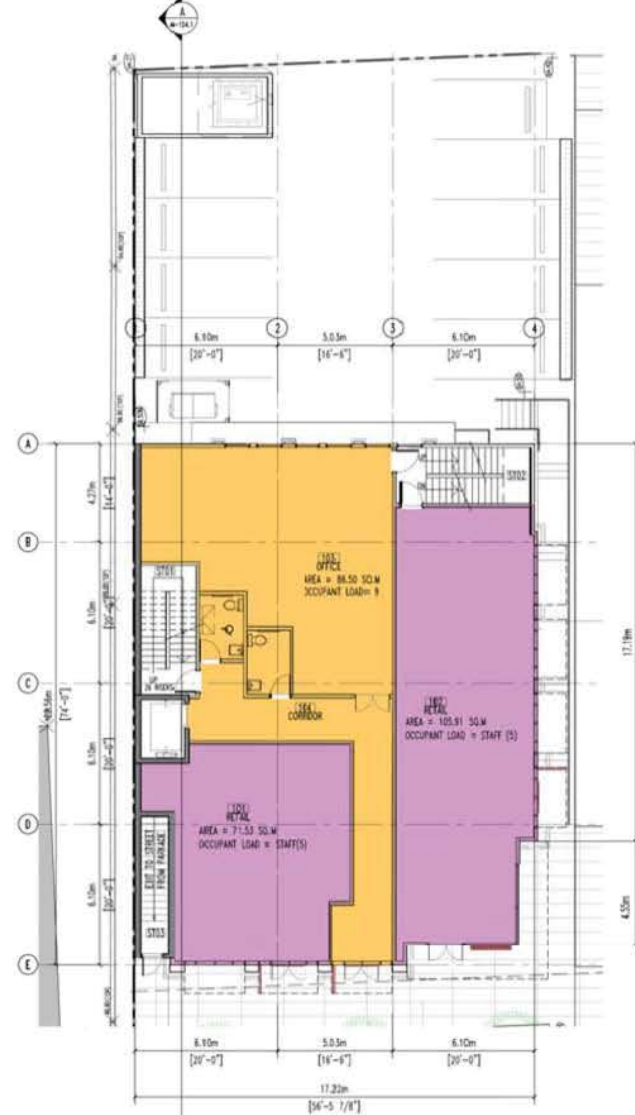
FLOOR AREA = 6829.28 SQFT = 634.46 SQM
 INCREASE IN FLOOR AREA = 197.40 SQFT = 18.34 SQM

PART 5 PARKING BYLAWS			
	REQUIRED	PROPOSED	
REGULAR VEHICLES	27	21	
SMALL CARS	185 - 8	8	
ACCESSIBLE CARS	8	3	



PARKADE FLOOR PLAN
 SCALE: 1:100

5.7 HEALTH REQUIREMENTS									
FLOOR	OCCUPANCY	AREA (SQM)	OCCUPANT LOAD PROPOSED	NO. OF PERSON OF EACH SEX		NO. OF WC REQS.		NO. OF WC PROPOSED	
				MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
MAIN	GROUP E + F	68.30 + 107.41	3 + 11	15	15	1 (COMMERCIAL)	1 (FEMALE)	1	1
SECOND	GROUP E	24.51	33	17	17	1	1	1	1
THIRD	GROUP E	24.51	33	17	17	1	1	1	1



MAIN FLOOR PLAN
 SCALE: 1:100

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Author: Joe M. Miller
 Designer: Joe M. Miller
 Checker: Joe M. Miller
 Date: 2015-07-17
 Project No: A-101.1

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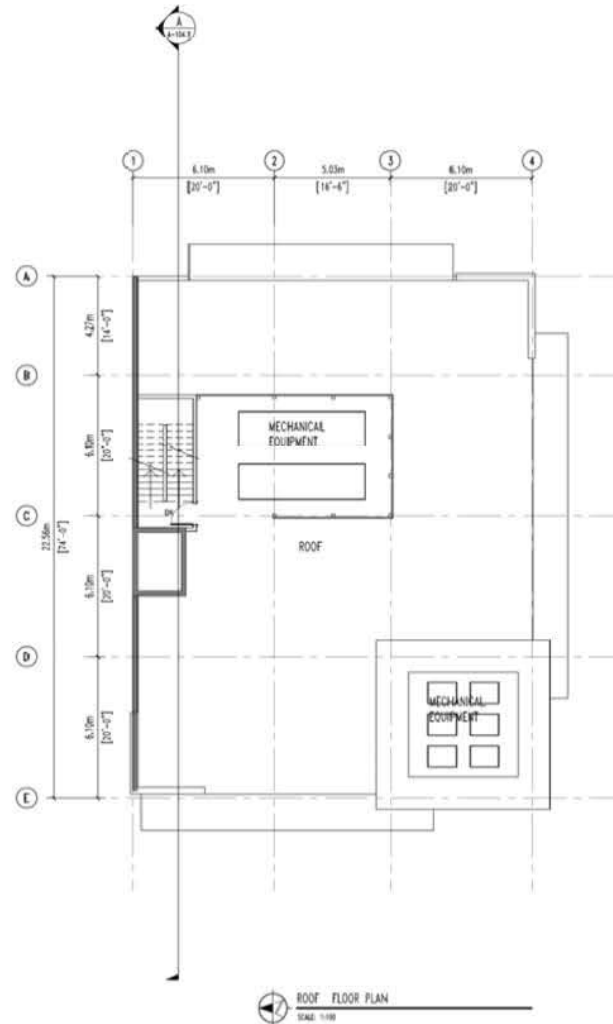
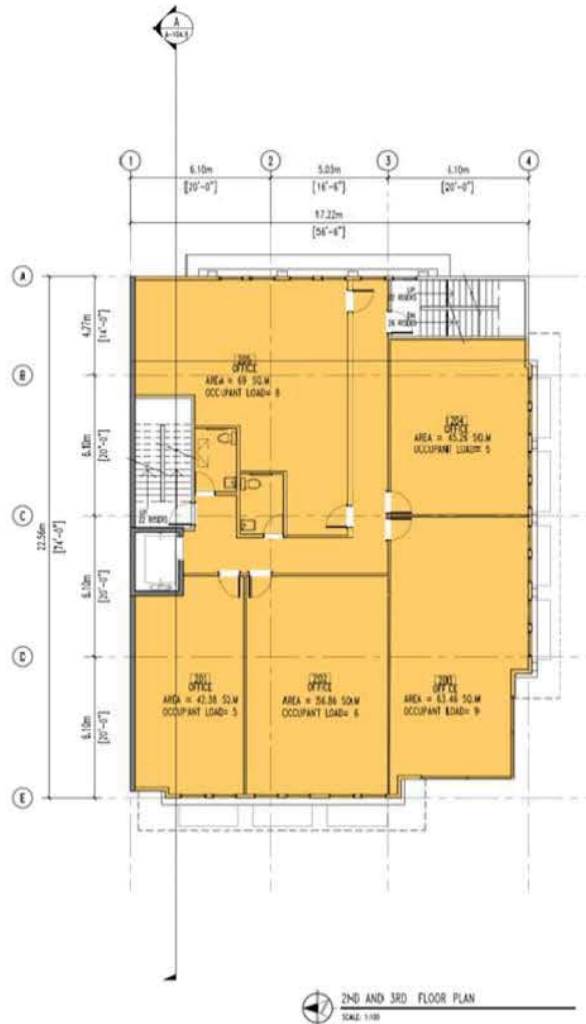
REV	DATE	DESCRIPTION	BY
1.0	2015-07-17	ISSUE FOR DEVELOPMENT REVIEW	JM
2.0	2015-07-17	REVISED FOR IF	JM

START DATE: _____
 PROJECT NO: _____
 DR: _____
 CH: _____
 SCALE: _____
 Architects Based in Digital Conventions



Project Name: **MIXED USE COMMERCIAL AND OFFICE**
 6346 120TH STREET
 Burnaby, B.C.
 SIMPLEX HOME DESIGN
 604-567-2382
 FLOOR PLANS

FLOOR	OCCUPANT	AREA (SQM)	OCCUPANT LOAD PROPOSED	NO. OF PERSONS OF EACH SEX		NO. OF WC REQD.		NO. OF WC PROPOSED	
				MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
MAX	GROUP B + E	184.8	5 x 10	15	15	3	3	3	3
SECOND	GROUP B	176.36	15	17	17	3	3	3	3
THIRD	GROUP B	176.36	15	17	17	3	3	3	3



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JM Architecture Inc.
architectural interior design planning

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 Victoria, B.C. V8W 2R2
 Tel: 250.683.1111
 Fax: 250.683.1112
 www.jmarchitect.com

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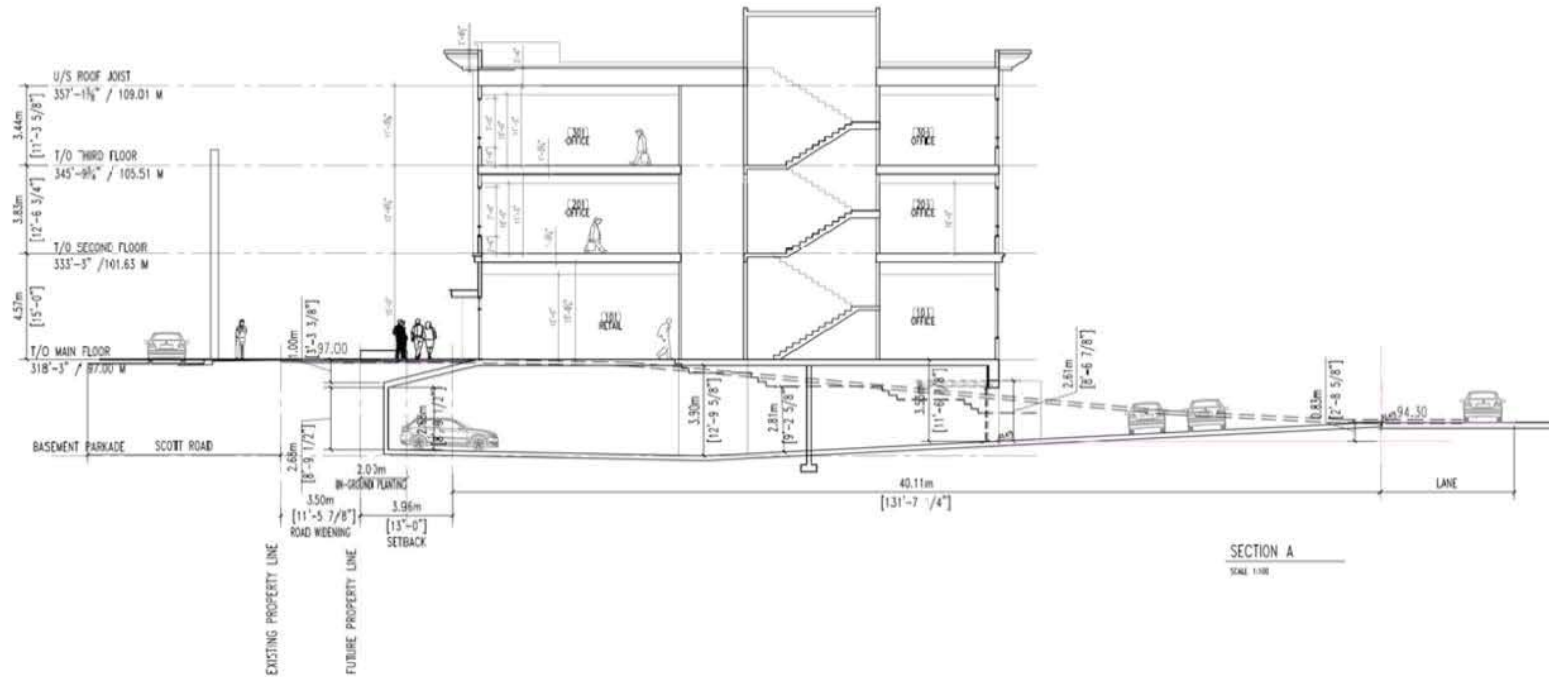
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1.1	PLAINT BY TIME FOR DEVELOPMENT REVIEW	NO	
1.2	PLAINT BY TIME FOR DEVELOPMENT REVIEW	NO	
REV	DATE	DESCRIPTION	BY
START DATE			
PROJECT No.			
DR			
CH			
SCALE			
Architects Seal or Digital Certificate			

Project Name:
MIXED USE COMMERCIAL AND OFFICE
 636 120th Street
 Surrey, B.C.

Simplex Home Design
 604-567-2382

FLOOR PLANS

Project No.:
 2015-07
 A-101.2



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JM Architecture Inc.



architectural
interior design
planning

1000 West 4th Street
Suite 100
Burlington, ON L7R 4A8
Canada

DO NOT SCALE DRAWING

REV	DATE	DESCRIPTION	BY

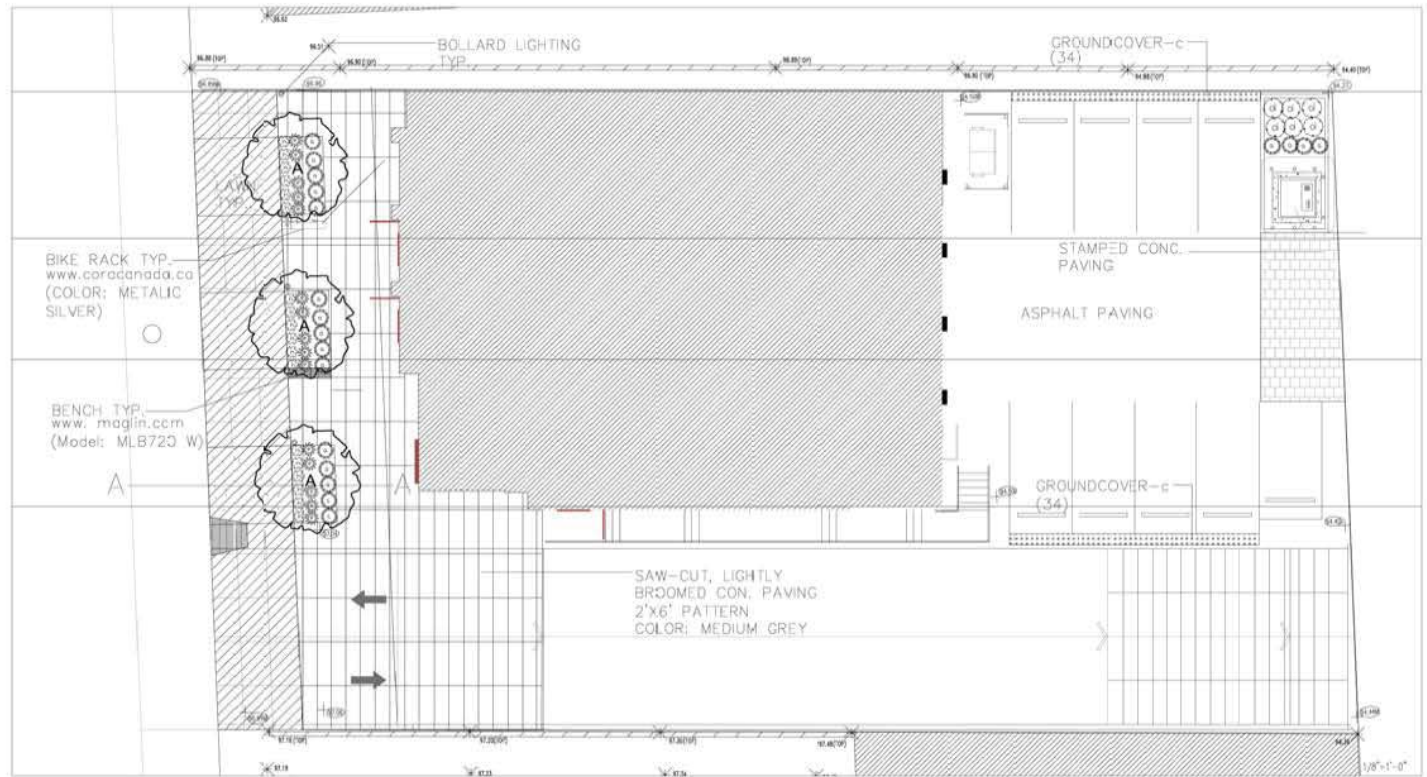
START DATE: _____
 PROJECT NO: _____
 DR: _____
 CH: _____
 SCALE: _____
 Architects Seal or Digital Certificate



Project Name:
MIXED USE COMMERCIAL AND OFFICE
 5360 120TH STREET
 Burnaby, BC
 SIMPLEX HOME DESIGN
 604-567-7362
 SECTION

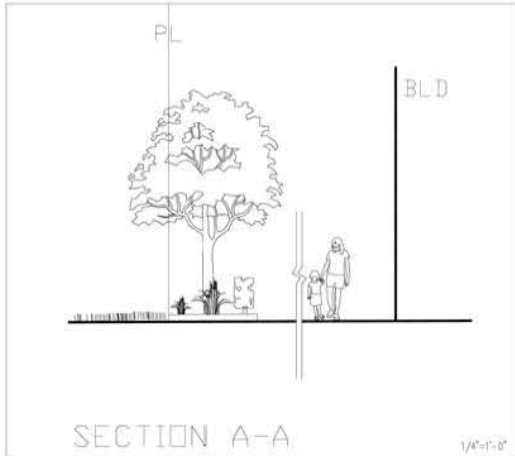
NOTES:

1. Maintain min. 2% slope away from building.
2. All plants and landscape installation to conform to BCSLA Landscape Standards Latest Edition.
3. All growing medium to be tested by PSAI (604-273-8226) and amended accordingly if necessary, and to be tested again at Substantial Completion.
4. Minimum planting medium depths:
lawn-6"/150mm, 9" on slab
groundcover & shrubs-18"/450mm, min 18" on slab
trees-12"/300mm, all around the rootball, 24" small trees on slab, 30" medium sized trees on slab
For detailed info see specifications
5. All plant material shall meet minimum size requirements as indicated in plant list.
6. Trees planted in lawn areas to have 1 m dia. mulched ring.
7. Make sure twine around rootballs to be cut and removed to prevent girdling.
8. All proposed trees should be planted min. 3 m away from building foundation or face of buildings or retaining walls.
9. Install min. 2" of composted bark mulch on all shrub beds after planting and rake smooth. Mulch to be "9.5mm screened composted bark mulch".
- *0. Contractor to ensure all plant material delivered to site is from nurseries certified to be free from the Phytophthora ramorum virus (Sudden Oak Death).
- *1. Contractor to report any discrepancies in plant numbers immediately to Landscape Architect.



NOTE: THERE ARE NO EXISTING TREES ON SITE.

PLANT LIST					
Quantity	Symbols	Botanical Name	Common Name	Size	Spacing
3	A	<i>Cercidiphyllum magnificum</i>	Small Katsura	5cm cal B&B	as shown
0	B	<i>Cornus mas</i>	Cornelian Cherry Dogwood	5cm cal B&B	as shown
0	C	<i>Acer circinatum 'Pacific Fire'</i>	Pacific Fire Vine Maple	5cm cal B&B	as shown
Shrubs & Others					
18	a	<i>Taxus x media 'H. M. Eddie'</i>	Eddies Yew	4' High, B&B	as shown
0	b	<i>Er ca carne 'Aytoun Ruby'</i>	Winter Red Heather	# 1 pot	as shown
66	c	<i>Cotoneaster dammsii</i>	Bearberry	# 1 pot	12" O.C.
6	d	<i>Rosa rugosa 'Alba'</i>	White Rose	# 2 pot	as shown
15	e	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	# 1 pot	as shown
0	f	<i>Buxus microphylla 'Winter Gem'</i>	Asian Boxwood	# 2 pot, 2' high min.	as shown
0	g	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Foerster's Reed Grass	# 3 pot	as shown
18	h	<i>Festuca idahoensis</i>	Idaho Blue Fescue	# 1 pot	as shown



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DATE	REVISIONS
July 16	TP Submission

JHL Design Group Inc.
Landscape Architecture + Urban Design

4370, Maple Street, Vancouver, BC
Tel: 604-263-8833
Fax: 1-800-575-0224
Email: jhl@jhlgroup.ca

SCALE
1/8" = 1'-0"

PROJECT TITLE
MIXED USE COMMERCIAL & OFFICE BLDG. 6366, 120TH STREET SURREY, BC

DRAMA TITLE
LANDSCAPE PLAN PLANT DESIGN PLANT LIST

L-1

INTER-OFFICE MEMO

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

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

DATE: **July 6, 2016** PROJECT FILE: **7815-0373-00**

RE: **Engineering Requirements (Commercial)
Location: 8362 120 Street**

REZONE

Property and Right-of-Way Requirements

- Dedicate 5.06 metres along 120 Street for the ultimate 34.0 metre Arterial Road Standard.
- Provide a 0.50 metre Statutory Right-of-Way (SRW) along the 120 Street frontage.

Works and Services

- Construct a 4.0 metre concrete sidewalk adjacent to the property line.
- Remove the existing sidewalk fronting the development and reinstate with topsoil and sod.
- Construct a 7.3 metre driveway letdown from 120 Street (restricted to right-in/right-out).
- Construct the proposed additional two driveways from the lane currently shown as 7.3 and 7.0 metres wide.
- Register a reciprocal access easement in favour of 8356 120 Street on title.
- Register an access restriction for right in/ right out only to 120 Street on title.
- Construct a storm main along the lane if not completed under Surrey project 7814-0001-00.
- Provide on-site storm water mitigation features in accordance with the Cruikshank & Grenville Integrated Stormwater Management Plan (ISMP).
- Provide water, storm, and sanitary service connections to service the proposed development.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager
CE4



Advisory Design Panel Minutes

2E - Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
THURSDAY, FEBRUARY 25, 2016
Time: 5:00 pm

Present:

Chair – L. Mickelson
S. Forrest
K. Johnston
D. Newby
D. Ramslie
D. Staples
C. Taylor
S. Vincent
Insp. G. Bhayani, RCMP

Guests:

V. Mernon, AIBC Architect
M. Grover, JM Architecture Inc.
V. Singh
J. Liu, JHL Design Group Inc.
E. Kearns, Ankenman Associate Architect
M. Mitchell, M2 Landscape Architecture

Staff Present:

M. Rondeau, Acting City Architect
N. Chow, Urban Design Planner
L. Luaifoa, Administrative Assistant

A. RECEIPT OF MINUTES

It was Moved by C. Taylor
Seconded by D. Staples
That the minutes of the Advisory Design
Panel meeting of January 28, 2016 be received.
Carried

B. NEW SUBMISSIONS

1. 5:00 PM

File No.:	7915-0373-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning and DP for a 3-storey commercial development.
Address:	8360 to 8366 120 Street (Scott Road)
Developer:	Vikram Singh
Architect:	Joe Minten, JM Architecture, Inc.
Landscape Architect:	Jenny Liu, JHL Design Group Inc.
Planner:	Luci Moraes
Urban Design Planner:	Nathan Chow/Mary Beth Rondeau

The Urban Design Planner

- The proposal generally meets the intent of the policy for land use. The height variance is supported given the slope on the site, the setback from the eastern single family across the lane and other 3-4 storey proposals on Scott Rd have been supported in past.

- The site currently has a ramp off Scott Rd and this feature is being replaced to allow access to the lane in 80-100m spacing similar to a block size.
- Staff are seeking the ADP's advice on the building character and specifically the dome feature.

The Project Architect presented an overview of the site plan, building plans and streetscapes and highlighted the following:

- This building has vinyl windows and the cladding material consists of materials such as brick on the west facade, metal cladding and a metal clad dome, EIFS cladding on the upper floors and concrete blocks on the north façade.

The Landscape Architect reviewed the landscape plans and highlighted the following:

- The front face has in-ground planting and tree beds alternating with walk-throughs.
- There is a bike parking area off the rear lane.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW
Rezoning and DP for a 3-storey commercial development
File No. 7915-0373-00

It was Moved by S. Vincent
Seconded by D. Newby
That the Advisory Design Panel (ADP)
recommends C – that the applicant address the following issues to the satisfaction of the Planning & Development Department, and at the discretion of Planning staff, resubmit the project to the ADP for review.

Defeated

It was Moved by K. Johnston
Seconded by C. Taylor
That the Advisory Design Panel (ADP)
recommends B - that the applicant address the following issues to the satisfaction of the Planning & Development Department, and resubmit the project to the ADP for review.

Carried

STATEMENT OF REVIEW COMMENTS

Site

- The ramp to the lane is good for access to the street; however, could be enhanced with more sensitive pedestrian sidewalk transition down to the parking.
- Pavement treatment of ramp should be more sensitive.

Building Form and Character

- The character context of Scott Rd allows a lot of variation and this sentimental architectural character can fit into that context. The design could draw on contemporary/traditional/urban mix.
- The treatment of the corner with the strong dome element was generally not supported. The dome element adds presence to the corner but is too strong given that this is just a driveway ramp. Suggest removing dome or height.
- With the strong corner element, it sets up an expectation that there would be an entrance at the ground level. A corner entrance could be considered regardless of the dome.
- If dome is not removed, consider using the ceiling space for purpose, i.e. mechanical equipment or an increased ceiling height to the top floor.
- Weather protection seems too narrow and tall to offer meaningful protection.
- The rear façade is weak and should be treated more as a primary façade given the visibility to the existing and future residential to the east. Recommend architectural treatment with more consistency with the front and ramp façade.
- Recommend awnings over rear doors.
- The zero lot line wall on the north appears to be forced with the block colour variations. Consider wrapping the brick.
- Suggest more windows in stairwells.

Landscaping

- The front interface along Scott Rd is treated properly.
- The landscape treatment of the lane should be significantly improved. Suggest adding greenery at the rear elevation to help soften. Relocate bike parking to the front and replace with landscaping. The garbage could be relocated as well.
- Recommend fencing and lighting along the lane.

CPTED

- Suggest the use of CCTV for the rear of the property.
- The blank exit door on northwest corner on Scott Rd. may become an area for nuisance activity.
- In the back parking suggest locking gate and down lighting. Consider relocation of garbage bin to increase visibility.
- Consider sidewalk railings along the ramp for pedestrian safety.
- Consider graffiti proofing for ramp sidewalls.

Accessibility

- Recommend 1 disabled parking space.
- Recommend power doors at entrances, especially on Scott Road side.
- Recommend horizontal elevator buttons and emergency call buttons.
- Recommend disabled access sidewalk for after-hours access.

Sustainability

- Encourage as much energy sustainability as possible, recommending a 15% overall target rate of energy reduction.
- Consider adding green space since the amount of hardscape is high and the site is over parked.
- Suggest moving bike parking to the front of the building.
- Suggest adding pedestrian access to the ramp to increase multi-modal options.

D. Newby and G. Bhayani exited the meeting.

Panellists:

S. Forrest
K. Johnston
L. Mikkelsen
D. Newby
D. Ramslie
D. Staples

Support Staff:

M. Rondeau, Acting City Architect, Planning & Dev.
L. Luaifoa, Legislative Services

A. ELECTRONIC REVIEW

File No.:	7915-0373-00
New or Resubmit:	Resubmit
Last Submission Date:	February 25, 2016
Description:	Rezoning and DP for a 3-storey commercial development
Address:	8360 to 8366 120 Street (Scott Road)
Developer:	Vikram Singh
Architect:	Joe Minten, JM Architecture Inc.
Landscape Architect:	Jenny Liu, JHL Design Group Inc.
Planner:	Luci Moraes
Urban Design Planner:	Nathan Chow/Mary Beth Rondeau

STATEMENT OF REVIEW COMMENTS

The following comments were provided:

- The modifications to the scheme generally address the direction from the panel, and are acceptable.
- Additional tree planting along the lane should be incorporated.
- The zero lot line wall has the wrapped brick which is an improvement. The issue that remains is that the colour patterns were removed so there is now too much concrete block of one colour. Suggestion is to bring back some patterns in a colour that complements with the wrapped brick.
- The colour of glazing and materiality is still in question as it has not be clearly identified here in the package.

B. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, June 9, 2016, at 4:00 pm in 2E-Community Room-B.

Jane Sullivan, City Clerk

Leroy Mickelson, Advisory Design Panel

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: HIGHWAY COMMERCIAL INDUSTRIAL ZONE (CHI)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 009-852-808

Lot 2 Section 30 Township 2 Plan 13815 New Westminster District Except Plan R/W 53886 LMP4863

8362 - 120 Street

(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 retail, office, service, recreational and community uses developed in a *comprehensive design*.

B. Permitted Uses

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

- 1. *Retail stores* excluding *adult entertainment stores* and *secondhand stores* and *pawnshops*.
- 2. *Personal service uses* excluding *body rub parlours*.

3. *General service uses* excluding funeral parlours and *drive-through banks*.
4. *Eating establishments* excluding *drive-through restaurants*.
5. *Liquor store*.
6. Office uses excluding *social escort services* and *methadone clinics*.
7. *Indoor recreational facilities*.
8. *Community services*.
9. *Child care centres*.

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 1.00.

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 Yard</i>	<i>Rear Yard</i>	<i>Side Yard [North]</i>	<i>Side Yard [South]</i>
<i>Principal Buildings</i>		4.0 m [13 ft.]	7.5 m [25 ft.]	0.0 m [0.0 ft.]	7.5 m [25 ft.]
<i>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.

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 14.7 metres [48 ft].
2. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 ft].

H. Off-Street Parking

1. Notwithstanding the parking requirements in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, *26 parking spaces* shall be provided including a maximum of 6 small car *parking spaces*.
2. No parking shall be permitted within the *front yard setback*.
3. Notwithstanding Sub-section A.3 (d) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended the *underground parking* can be located within 0.5 metre [1.6 ft.] of the *front lot line*.

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*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent any *residential lot*.
2. The outdoor storage or display of 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>
1,200 sq. m. [0.3 acre]	25 metres [80 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-8 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-8 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