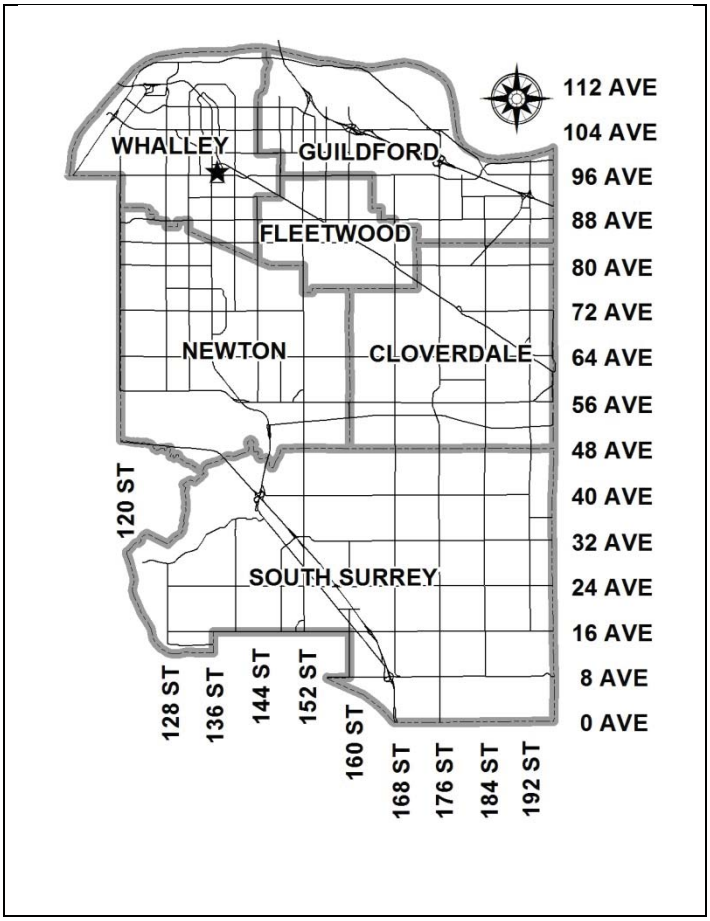


City of Surrey
PLANNING & DEVELOPMENT REPORT
File: 7916-0432-00

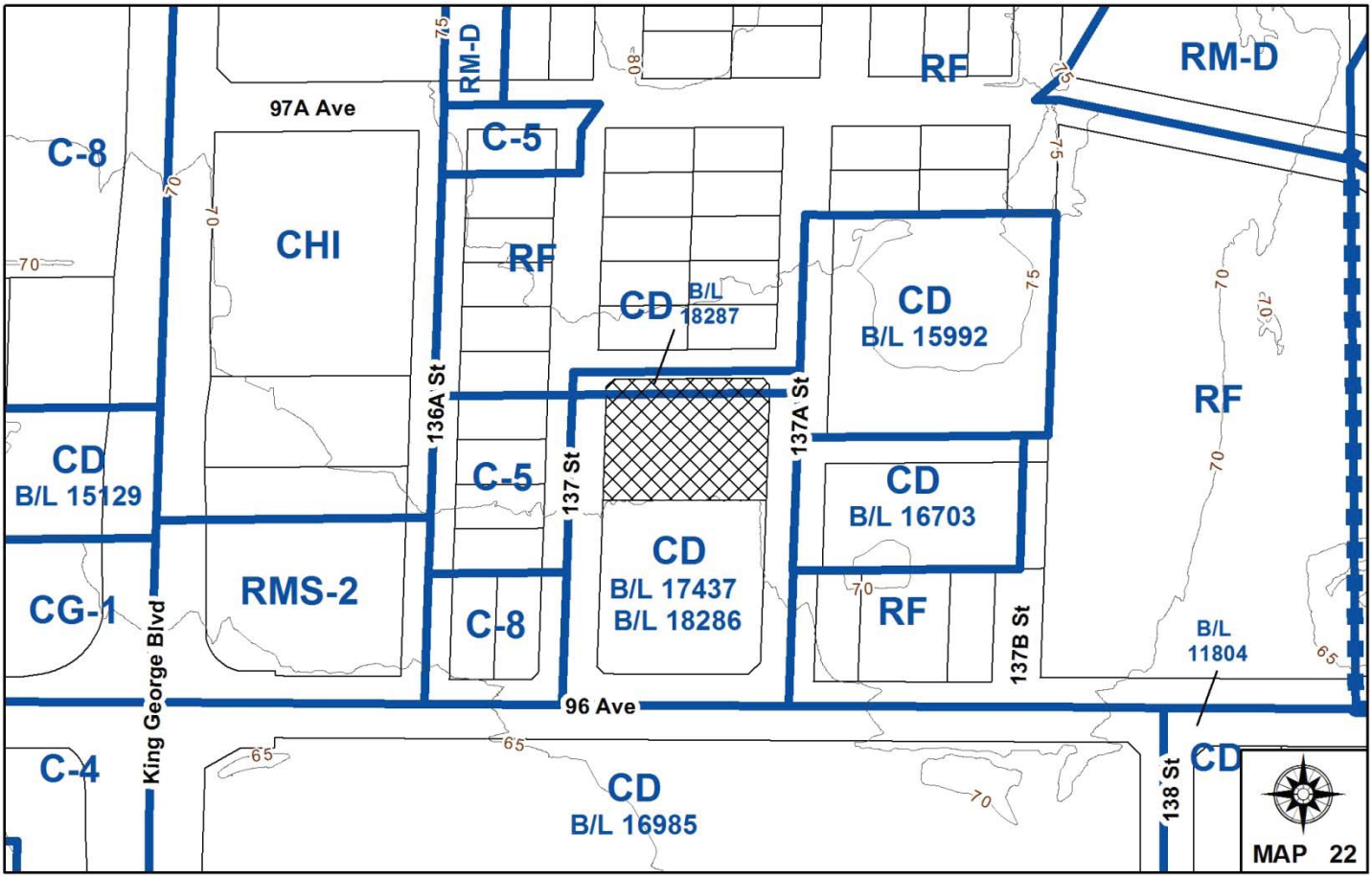
Planning Report Date: October 24, 2016

PROPOSAL:

- **Rezoning** from CD By-law No. 17437, as amended and CD By-law No. 18287 to CD (based upon C-35)
- **Development Permit**

to permit additional hospital related uses, an increase in density and additional signage as part of a comprehensive sign package.

LOCATION:	9639 - 137A Street
OWNER:	North Harper Lands Development Ltd.
ZONING:	CD By-law No. 17437, as amended by By-law No. 18286 and CD By-law No. 18287
OCP DESIGNATION:	Central Business District



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to vary the Sign By-law through a comprehensive sign design package.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Variances to the Sign By-law are requested to increase the allowable number of free-standing signs on the site and to reduce setbacks.

RATIONALE OF RECOMMENDATION

- The subject site is currently split zoned due to the fact that the original zoning for the site was completed as part of a comprehensive development which also included 13737 - 96 Avenue (known as "City Centre 1"). Under the previous Rezoning and Development Permit Application (No. 7914-0021-00), approved on May 25, 2015, the Lark Group decided to expand the subject site to include two (2) additional single family lots to the north, as well as shift a new east-west lane further north. A large portion of these two lots was then dedicated to the City as road. As the additional extension of the site was not yet consolidated with the original subject site, it was determined it would be best to rezone the expanded development area separately.
- The owner, Lark Group, is negotiating leasing agreements with potential tenants and has requested an additional hospital-related land use and additional density.
- The new CD By-law will "clean up" the two CD By-laws currently governing the subject site and incorporate the requested additional land use and density.
- The additional land use proposed under the CD Zone is complementary to Surrey Memorial Hospital (SMH), supports SMH in being a teaching medical institution and supports the City's "Innovation Boulevard" initiative.
- The additional density is to accommodate an extension of the second and third floors of the building and does not result in major changes to the form and character of the building design.
- The "City Centre 2" development is currently under Building Permit review and an excavation permit has been granted. Excavation of the site is currently underway, with the next phased permits for foundation to grade and for the superstructure forthcoming.
- The signage has been comprehensively designed to be integrated with the design of the building and provides a comprehensive look for the development.
- The proposed signage is of high quality and is of appropriate scale for the development.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Comprehensive Development Zone(CD)" (By-law No. 17437, as amended by By-law No. 18286) and "Comprehensive Development Zone (CD)" (By-law No. 18287) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.

2. Council approve the applicant's request to vary the Sign By-law, as described in Appendix II.

3. Council authorize staff to draft Development Permit No. 7916-0432-00 for a comprehensive sign design package, generally in accordance with the attached drawings (Appendix III).

REFERRALS

Engineering: The Engineering Department has no objection to the project, as servicing agreement requirements are being captured under Application No. 7914-0021-00. There are some additional conditions resulting from the increase in floor area which can be dealt with under the Building Permit process (Appendix IV).

Surrey Fire Department: The Fire Department has no concerns.

SITE CHARACTERISTICS

Existing Land Use: An excavation permit has been issued and the site is currently being excavated.

Adjacent Area:

Direction	**Existing Use**	**OCP Designation**	**Existing Zone**
North (Across lane):	Existing older single family houses.	Central Business District	RF

Direction	Existing Use	OCP Designation	Existing Zone
Northeast and East (Across 137A Street):	Two care facilities.	Central Business District	CD By-law No. 15992 and CD By-law No. 16703
South:	Newly constructed 12-storey office/retail development, called City Centre 1, developed by the same applicant.	Central Business District	CD By-law No. 17437
Further South (Across 96 Avenue):	Surrey Memorial Hospital.	Central Business District	CD By-law No. 16985
West (Across 137 Street):	Small commercial buildings and older single family residences.	Central Business District	C-5

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 9639 - 137A Street in the Hospital Precinct of the City Centre Plan area. The site is designated "Mixed-Use 3.5 FAR" in the Stage 1 City Centre Land Use and Density Concept. The subject site is the location of Lark Group's "City Centre 2" development, a 12–storey office and commercial development, which was approved in 2015 for a Rezoning and Development Permit under Application No. 7914-0021-00.

- Since the approval of Development Permit No. 7914-0021-00, the owner, Lark Group, is now requesting some minor changes to the design of the building. Lark Group has proposed to extend the second and third floors of City Centre 2 for an additional 546.6 square metres (5,883 sq.ft.) of floor area. These changes are to accommodate a new elevator and lobby space and expanded saleable area to suit a specific tenant. The design changes are considered minor in nature and do not constitute a major amendment to the approved Development Permit. However, these changes do result in a slight increase in density and rezoning is therefore required.

- Lark Group is negotiating leasing agreements with potential tenants and has requested an additional hospital-related land use, which will allow for a private surgical centre and associated diagnostic and imaging services, specialists' consultation offices and recovery care facilities with overnight stays.

- Even with the additional use and added floor area, parking will not be an issue, as the development will accommodate more parking than the minimum required. The development requires 358 parking spaces overall based upon recently revised parking rates in the Zoning By-law and the development proposes 390 spaces. The development proposes 60 bicycle spaces which exceeds the 16 bicycle parking spaces required.

- The application also includes a comprehensive sign design package to permit two (2) new upper floor fascia signs on the north and east building elevations and an "L" shaped free-standing sign, which will replace a previously approved free-standing sign along 137 Street at the south west corner of the subject site. The comprehensive sign package will supplement the comprehensive sign package previously approved under Development Permit No. 7914-0021-00.

- The proposed upper floor fascia signs and free-standing sign are intended to advertise major tenants and guide employees, visitors and patrons to various parts of the building.

Proposed CD By-law (Appendix V)

- The proposed CD By-law will be similar to CD By-law No. 17437, as amended by By-law No. 18286 and CD By-law No. 18687 and will combine elements of both, except for increased density and an additional hospital-related use. The new CD By-law will simplify and consolidate the zoning for the subject site, as the subject site is currently split-zoned.

- The original subject site was rezoned to CD By-law No. 17437 as part of a comprehensive development (Application No. 7911-0053-00), which included "City Centre 1" located at 13737 - 96 Avenue. However, under a subsequent application (Application No. 7914-0021-00), Lark Group was able to acquire two (2) additional single family lots from the City, resulting in shifting a new east-west "green lane" further north within the block. It was determined at the time that since only two single family lots were being rezoned, that it would be simplest to rezone the two lots to CD By-law No. 18687 and keep the remainder of the subject site as is, under CD By-law No. 17437. However, given that Lark Group is now requesting changes to the zoning of the site, it was determined that it is appropriate to combine the CD By-laws and have the subject site governed by one CD By-law.

- "City Centre 1", the 12-storey office building to the south, will remain governed by CD By-law No. 17437, as amended, as strata lots were sold to various owners, which makes rezoning more complicated.

- The density for the subject site will be increased from 5.1 to 5.3 floor area ratio (FAR) in the proposed CD By-law. The proposed density still complies with the "Mixed-Use 3.5 FAR" designation in the City Centre Land Use and Density Concept, when calculated over the original development site, which includes Phase 1 of Lark Group's "City Centre 1" development at 13737 – 96 Avenue.

- An additional land use to allow for a private surgical centre and associated diagnostic and imaging services, specialists' consultation offices and recovery care facilities with overnight stays has been incorporated in the proposed CD By-law.

Proposed Signage

Free-standing Sign

- An "L" shaped free-standing sign is proposed along 137 Street. The sign will replace a previously approved directory sign which was approved under Development Permit No. 7914-0021-00. The "L" shaped sign has been modified to screen some tenant exhaust air vents at this location.

- The sign will require a variance to allow for a reduced setback along 137 Street, from 2.0 metres (6.6 ft.) to 1.3 metres (4.3 ft.), as well as a variance to allow for one additional free-standing sign, as an "L" shaped sign is considered two (2) signs under the Sign By-law. In total, the development will incorporate three (3) free-standing signs, with one (1) previously approved under Application No. 7914-0021-00.

- The sign will only be a maximum of 1.6 metres (5.3 ft.) in height, which complies with the Sign By-law. The sign will consist of a painted aluminum cabinet with concealed electrical supplies and eight (8) tenant signage boxes, with a push through tenant logo in white with LED illumination behind. The sign will be complementary in colour to the building, using rust, brown and grey tones.

Upper Floor Fascia Signs

- Two (2) upper floor fascia signs are proposed at the north and east building elevations for "Safe Software". As per the Sign By-law, upper floor signs are permitted fronting road frontages for a majority tenant. These two (2) signs comply with the Sign By-law and do not require a variance.

- The signs will be in channel letters, a maximum of 1.2 metres (4 ft.) high and may include a logo.

PRE-NOTIFICATION

- Pre-notification letters were mailed out on October 6, 2016 and staff have not received any responses.

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.	Proposed Sign By-law Variances Table
Appendix III.	Proposed Comprehensive Signage Package
Appendix IV.	Engineering Comments
Appendix V.	Proposed CD By-law

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

PL/da

APPENDIX I

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Matthew Alexander
Lark Enterprises Ltd.
Address: 13737 - 96 Avenue, Unit 1500
Surrey, BC V3V 0C6

2. Properties involved in the Application

(a) Civic Address: 9639-137A Street

(b) Civic Address: 9639-137A Street
Owner: North Harper Lands Development Ltd.
PID: 029-621-879
Lot A Section 35 North Range 2 West New Westminster District Plan EPP48177

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to rezone the site.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based upon C-35)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		3,368 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		74.8%
Paved & Hard Surfaced Areas		21.3%
Total Site Coverage		96.1%
SETBACKS (in metres)		
North		2.0 m
South		3.5 m
West		0 m
East		1.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	60 m	56.7 m/12 storeys
Accessory	4.5 m	N/A
NUMBER OF RESIDENTIAL UNITS		N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		N/A
FLOOR AREA: Commercial		
Retail		2,068 sq.m.
Office		13,275 sq.m.
Total		15,343 sq.m.
FLOOR AREA: Industrial		N/A
FLOOR AREA: Institutional		2,365 sq.m.
TOTAL BUILDING FLOOR AREA		17,708 sq.m.

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

Development Data Sheet cont'd

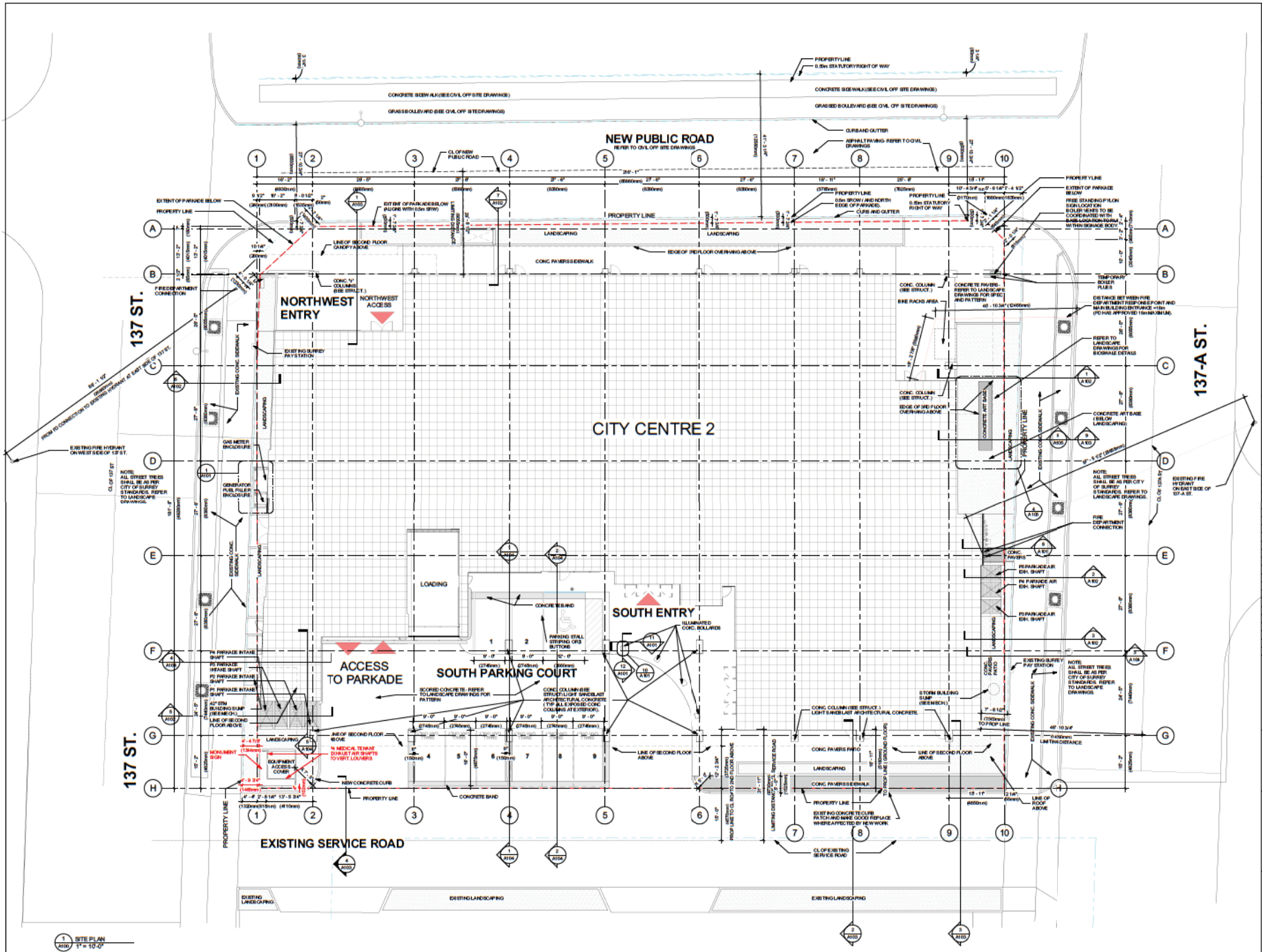
Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		N/A
# of units/ha /# units/acre (net)		N/A
FAR (gross)		4.0
FAR (net)		5.3
AMENITY SPACE (area in square metres)		N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	294	326
Industrial		N/A
Residential Bachelor + 1 Bedroom		N/A
2-Bed		
3-Bed		
Residential Visitors		
Institutional	64	64
Total Number of Parking Spaces	358	390
Number of disabled stalls		11
Number of small cars		100
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES (under Application No. 7914-0021-00)

Appendix II

PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow one (1) additional free-standing sign for the "L" shaped directory sign.	An "L" shaped sign is considered two (2) signs and therefore, a variance will be required to allow for one (1) additional free-standing sign along 137 Street (Part 5, Sub-section 27(1)(c)).	The "L" shaped sign has been specifically design to screen a parkade vent along 137 Street and to complement the design and colours of the development.
2	To allow for a reduced setback for the "L" shaped free-standing sign from 2 metres to 1.3 metres, along 137 Street.	A minimum 2-metre setback is required from a road (Part 5 Sub-section 27(1)(e)).	The "L" shaped sign has been specifically designed to screen a parkade vent along 137 Street and to complement the development.



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SEAL

NORTH ARROW

NORTH

SITE PLAN CONSTRUCTION NOTES

1. REFER TO LANDSCAPE DRAWINGS FOR ALL HARD AND SOFT LANDSCAPING INCLUDING PAVING MATERIAL, PAVING PATTERN, ALL PLANTING AND SITE FURNISHINGS.
2. REFER TO ONSITE CIVIL DRAWINGS FOR ALL CIVIL WORK.
3. OFFSITE INFORMATION SHOWN ON THIS DRAWING IS SCHEMATIC ONLY. REFER TO OFFSITE CIVIL DRAWINGS FOR ALL CIVIL WORK OUTSIDE OF PROPERTY LINES.
4. GC TO INCLUDE FOR ALL PAINTING OF STALL NUMBERS, HC SYMBOLS AND SMALL CAR STALL DESIGNATIONS.

OWNER/CLIENT

LARK GROUP
DEVELOP BUILD MANAGE

No.	Revision	M/D/Y
1	ADDENDUM 3	05/20/16
16	ISSUED FOR CONSULT. COORD.	09/09/16
15	ISSUED TO CLIENT FOR CURTAIN WALL & METAL PANEL USE	08/31/16
14	IFC BELOW GRADE	08/25/16
13	RESSUED FOR TENDER	04/29/16
12	RESSUED FOR BUILDING PERMIT	04/14/16
NO.	REVISION	M/D/Y

CITY CENTRE 2

9639 137A ST, SURREY B.C.

Vancouver + Victoria
301 - 1444 Alberni Street, Vancouver V6G 2Z4
T: 604 685 3529
E: office@wensleyarch.com
W: www.wensleyarch.com

WA
WENSLEY ARCHITECTURE LTD

CONSULTANTS:

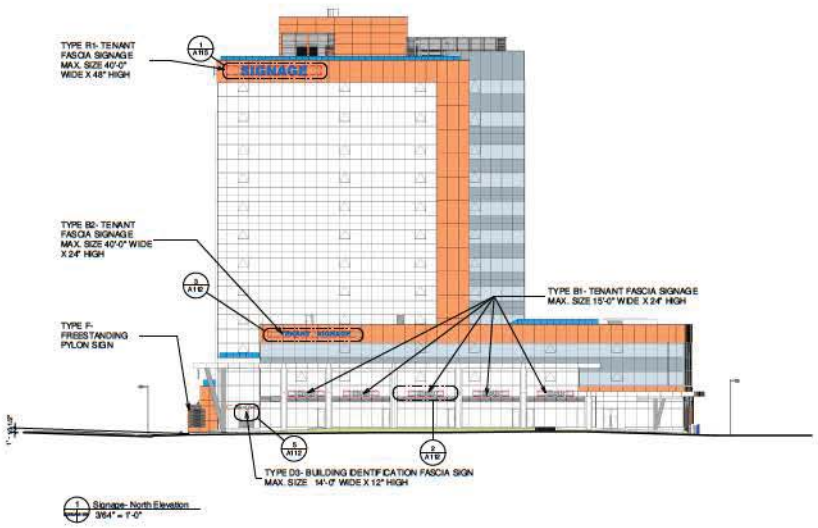
STRUCTURAL: BOGDONOV PAO ASSOCIATES LTD.
MECHANICAL: WILLIAMS ENGINEERING
ELECTRICAL: COLWIN ELECTRICAL GROUP
CIVIL: BINNIE & ASSOCIATES
LANDSCAPE: VAN DER ZALM & ASSOCIATES INC

DRAWING TITLE:

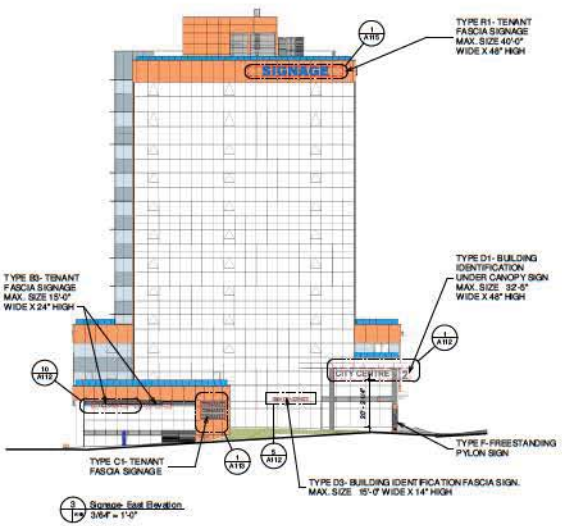
SITE PLAN

DRAWN BY:	JE	PROJECT NO:	
CHECKED BY:	JMS	SCALE:	
DATE:	SEP. 26, 2016		A1

APPENDIX III



1 Signage- North Elevation
3/64" = 1'-0"



3 Signage- East Elevation
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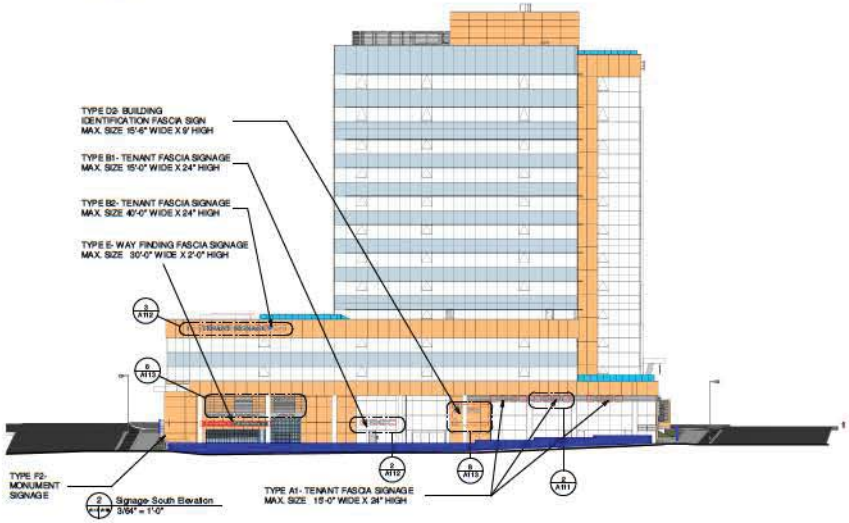

2 Signage- South Elevation
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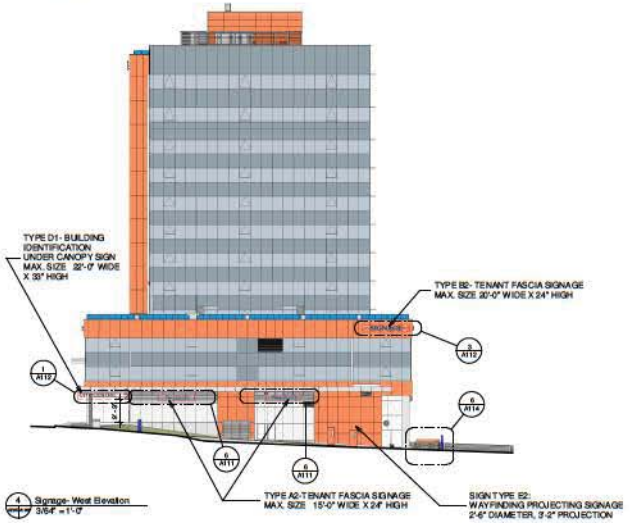

4 Signage- West Elevation
3/64" = 1'-0"

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NORTH ARROW

NORTH

OWNER/CLIENT

LARK GROUP
DEVELOP BUILD MANAGE

No.	Revision	M/D/Y
17	REISSUED FOR BUILDING PERMIT	10/17/16
NO.	REVISION	M/D/Y

CITY CENTRE 2

9639 137A ST, SURREY B.C.

WA
WENSLEY ARCHITECTURE LTD

CONSULTANTS:

STRUCTURAL: BOGDONOV PAO ASSOCIATES LTD.

MECHANICAL: WILLIAMS ENGINEERING

ELECTRICAL: COLWIN ELECTRICAL GROUP

CIVIL: BINNIE & ASSOCIATES

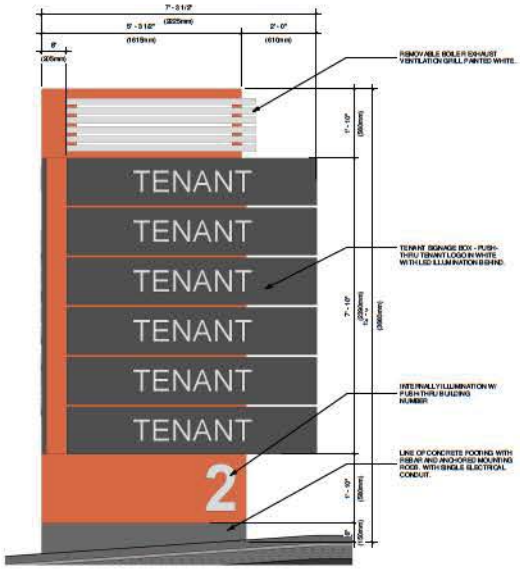
LANDSCAPE: VAN DER ZALM & ASSOCIATES INC

DRAWING TITLE:

SIGNAGE KEY ELEVATIONS

DRAWN BY:	ATR	PROJECT NO:	1322
CHECKED BY:	JMS	SCALE:	3/64" = 1'-0"
DATE:	OCT. 11, 2016		A109

1 / A114 TYPE F FREE STANDING SIGNAGE PYLON SIGN - END VIEW
3/4" = 1'-0"



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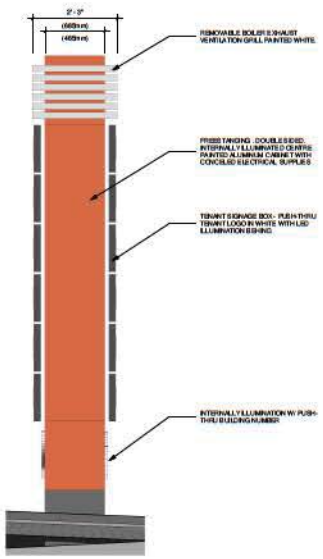

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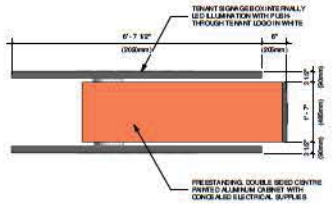

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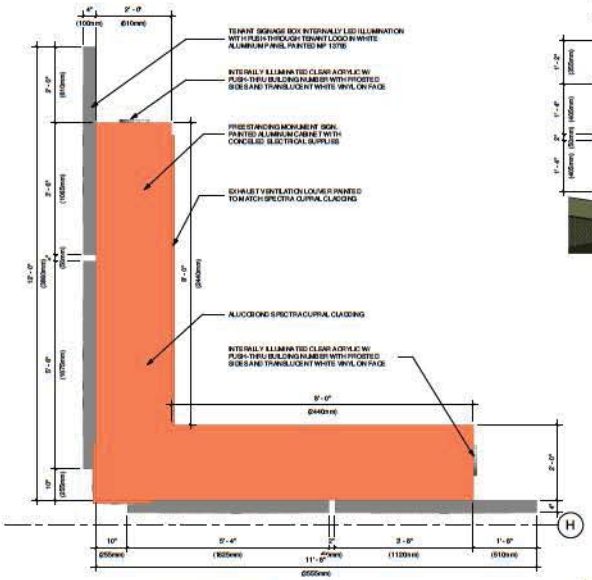

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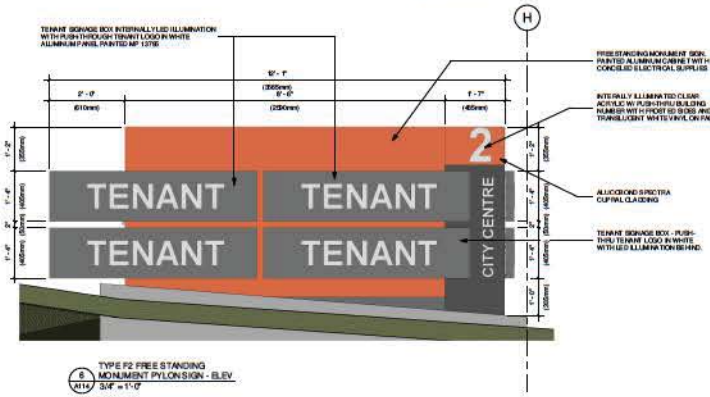
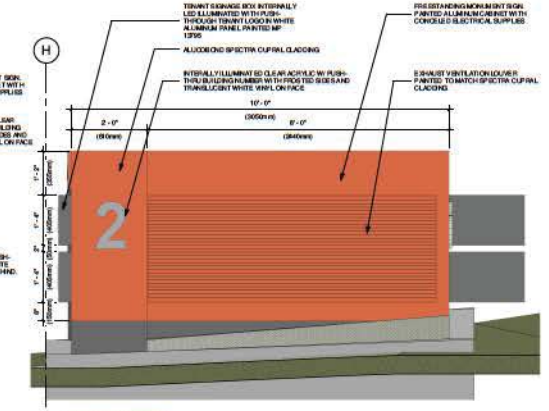
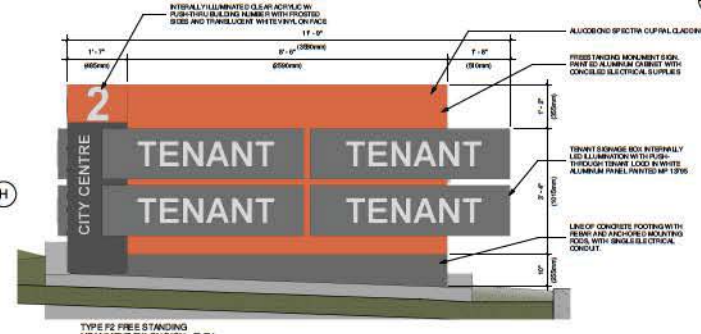


6 / A114 TYPE F2 FREE STANDING MONUMENT PYLON SIGN - ELEV
3/4" = 1'-0"



7 / A114 TYPE F2 FREE STANDING MONUMENT PYLON SIGN - END VIEW
3/4" = 1'-0"



8 / A114 TYPE F2 FREE STANDING MONUMENT PYLON SIGN - ELEV (2)
3/4" = 1'-0"

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SEAL

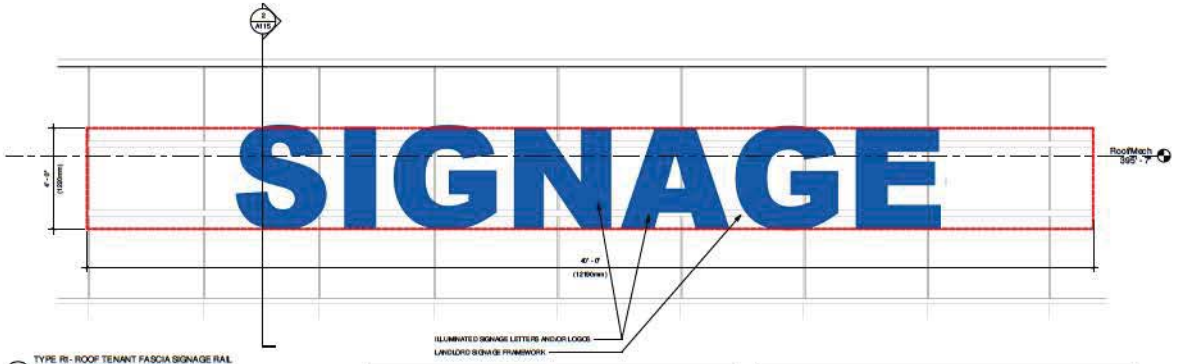
NORTH ARROW

NORTH

OWNER/CLIENT

LARK GROUP
DEVELOP BUILD MANAGE

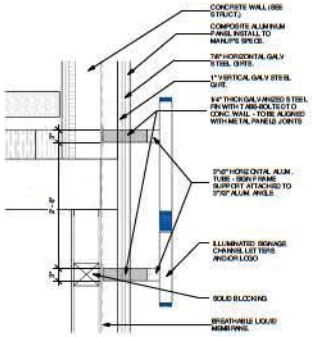
No.	Revision	M/D/Y



TYPE R1- ROOF TENANT FASCIA SIGNAGE RAIL ON METAL PANEL
1/2" = 1'-0"

NOTE:
CONTRACTOR TO CONFIRM WITH CLIENT BEFORE INSTALLATION OF HORIZONT AL RAILS IN THIS LOCATION.

TYPE R1- ROOF FASCIA SIGNAGE- BY TENANT
1. ILLUMINATED SIGNAGE CHANNEL LETTERS AND/OR LOGOS MOUNTED ON BASE BUILDING SIGNAGE FRAMEWORK.
2. ALL CONDUIT/CABLING TO BE CONCEALED.
4. MAXIMUM PROJECTION: 1.67' FROM THE BUILDING FACE TO WHICH IT IS ATTACHED.



TYPE R1- TYPICAL SECTION DETAIL OF TENANT FASCIA SIGNAGE RAIL SUPPORT ATTACHED TO METAL CLAD
1" = 1'-0"

TYPE R1-CONCEPT RENDERING

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SEAL

NORTH ARROW

NORTH

OWNER/CLIENT:

LARK GROUP
DEVELOP BUILD MANAGE

No.	Revision	M/D/Y
17	REISSUED FOR BUILDING PERMIT	10/17/16
NO.	REVISION	M/D/Y

CITY CENTRE 2

9639 137A ST, SURREY B.C.

WA
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CIVIL: BINNIE & ASSOCIATES

LANDSCAPE: VAN DER ZALM & ASSOCIATES INC

DRAWING TITLE:

SIGNAGE DETAILS

DRAWN BY:	DG	PROJECT NO:	1322
CHECKED BY:	JMS	SCALE:	As indicated
DATE:	OCT. 11, 2016		A115

CITY OF SURREY
the future lives here.

INTER-OFFICE MEMO

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

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

DATE: **October 18, 2016** PROJECT FILE: **7816-0432-00**

RE: **Engineering Requirements (Commercial/Industrial)**
Location: 9639 - 137A Street

REZONE

The Engineering Department supports the proposed application 7816-0432-00 to rezone from CD By-law No.'s 18286 & 18287 to CD (based upon C-35) as any servicing requirements are being captured through application 7814-0021-00 for the same site.

The following are the conditions associated with the proposed rezone but can be addressed through the subsequent Building Permit Process prior to issuance of the Building Permit (foundation permit has been issued):

- All engineering requirements stated under application 7814-0021-00 must be met to the satisfaction of the Engineering Department.
- Submit drainage and sanitary sewer calculations to confirm that no downstream capacity issues arise due to proposed increase in density and confirm that new capital cost burdens are not imposed on the City.
- Confirm water infrastructure servicing the site is adequate.

DEVELOPMENT PERMIT

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

Rémi Dubé, P.Eng.
Development Services Manager
HB4

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: COMPREHENSIVE DEVELOPMENT ZONE (CD) (By-law No. 17437, as amended) (Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17437, Amendment By-law, 2014, No. 18286)

AND

COMPREHENSIVE DEVELOPMENT ZONE (CD) (By-law No. 18287) (Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2014, No. 18287)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 029-621-879
Lot A Section 35 Range 2 West New Westminster District Plan EPP48177

9639 - 137A 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 a high-rise, high *density*, office *building* with lower-level *commercial* uses which are developed in accordance with 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. Office uses excluding *social escort services* and *methadone clinics*.

2. A private surgical centre and associated diagnostic and imaging services, and recovery facilities with overnight stays, which is regulated under the Medical Practitioners Act, R.S.B.C., 1996, c. 285, as amended.

3. Universities named under the University Act, R.S.B.C., 1996, c.468 as amended.

4. Colleges and Institutes designated as such under the College and Institute Act, R.S.B.C., 1996, c .52, as amended.

5. *Retail stores* excluding *adult entertainment stores* and *secondhand stores* and *pawnshops*.

6. *Personal service uses* excluding *body rub parlours*.

7. *General service uses* excluding funeral parlours and *drive-through banks*.

8. *Eating establishments* excluding *drive-through restaurants*.

9. *Neighbourhood pub*.

10. *Liquor store.*

11. *Community services*.

12. *Child care centres*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *floor area ratio* shall not exceed 5.3.

2. Notwithstanding Section D.1, if a *lot* is subdivided into airspace parcels, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D.1 of this Zone and further provided that the *gross floor area* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder of the air space subdivision shall not exceed the maximum specified in Section D.1.

E. Lot Coverage

The *lot coverage* shall not exceed 80%, excluding air space parcels, which shall have a maximum lot coverage of 100%.

F. Yards and Setbacks

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

Setback Use	Northern *Yard*	Southern *Yard*	Western *Yard*	Eastern *Yard*
Principal Buildings	2.0 m [6.6 ft.]	3.5 m [11.5 ft.]	0 m [0 ft.]	1.0 m [3.3 ft.]
Accessory Buildings and *Structures*				

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

2. Notwithstanding Section F.1, the siting of *buildings* and *structures* within air space parcels may be reduced to zero from all *lot lines*.

3. Notwithstanding Section E.17 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended, stairs of more than three risers and pedestrian ramps may encroach into the *setbacks*.

4. Notwithstanding the definition of *setback* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, roof overhangs and canopies may encroach into the *setbacks*.

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 60 metres [200 ft].

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

H. Off-Street Parking

1. Commercial *parking* spaces shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. All commercial *parking spaces* shall be provided as *underground parking*.

3. Notwithstanding Section H.2 of this Zone, a maximum of 11 surface *parking spaces* may be permitted.

4. *Tandem parking* is not permitted.

5. 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 facility* may extend to the *front lot line*.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped. This *landscaping* shall be maintained.

2. 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*.

3. Garbage containers and *passive recycling containers* shall be located within the *underground parking* or within a *building*.

J. Special Regulations

1. *Child care centres* shall be located on the *lot* such that these centres:

   (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and

   (b) 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:

***Lot* Size**	***Lot* Width**	***Lot* Depth**
3,000 sq. m. [0.74 acre]	45 metres [148 ft.]	60 metres [197 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-35 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-35 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. Universities are regulated under the University Act, R.S.B.C., 1996, c.468, as amended.

12. Colleges and Institutes are regulated under the College and Institute Act, R.S.B.C., 1996, c.52, as amended.

13. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act, R. S.B.C., 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

14. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C., 1996, c. 267, as amended.

15. Private surgical centres and recovery facilities, with overnight stays, are regulated under the Medical Practitioners Act, R.S.B.C., 1996, c. 285, as amended.

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