

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0211-00

Planning Report Date: January 8, 2018

PROPOSAL:

- **OCF Amendment** from Urban to Multiple Residential
- **NCP Amendment** from Mixed Commercial-Residential (Townhouses) to Mixed Commercial-Residential (Apartments)
- **Rezoning** from RH to CD (based on RM-45 and C-5)
- **Development Permit**

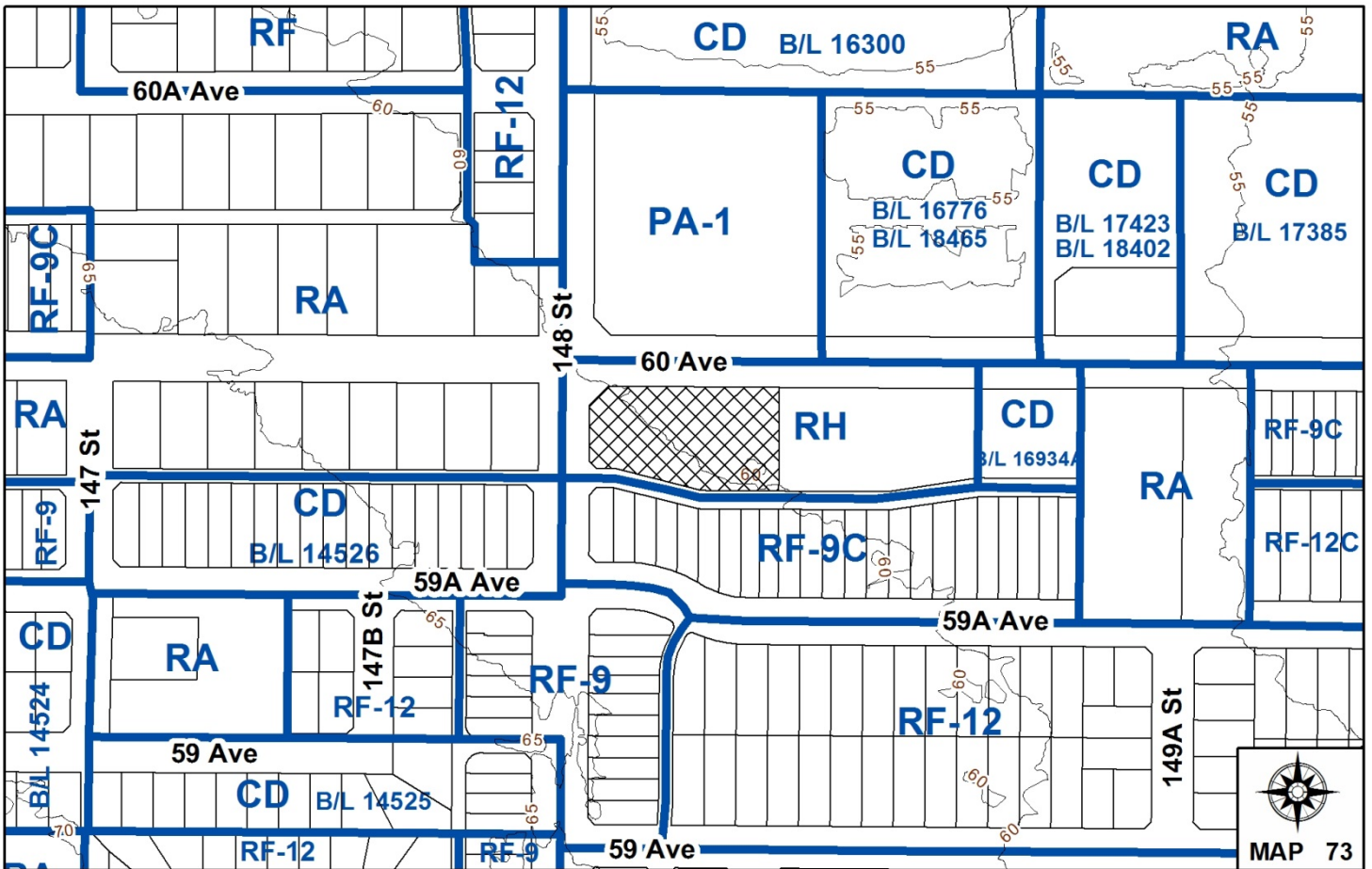
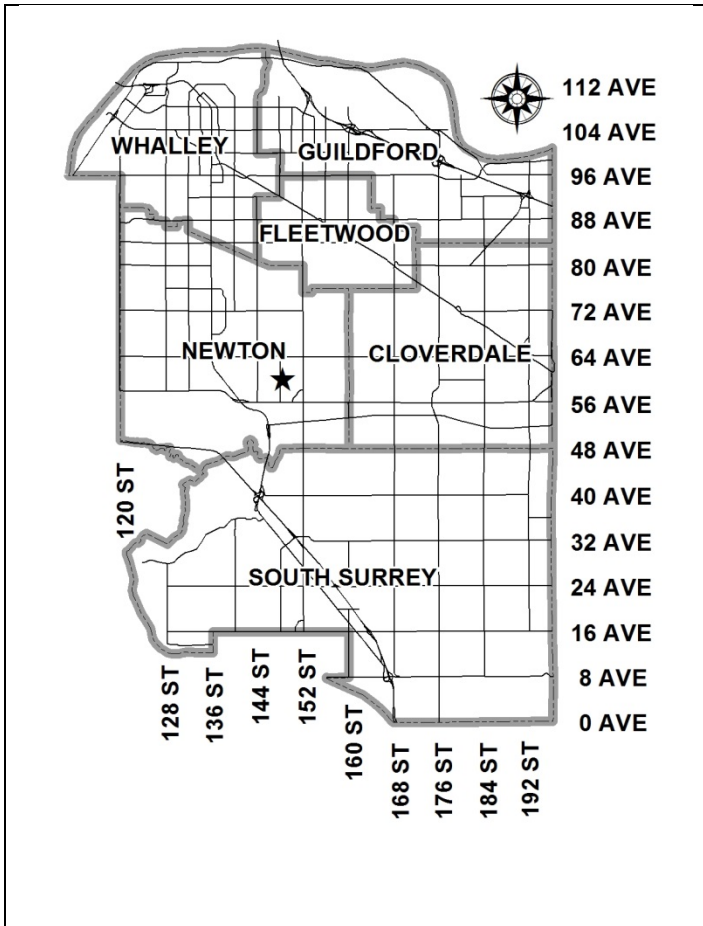
to permit the development of a three-storey mixed use building with a commercial floor area of approximately 765 square metres (8,234 sq.ft.) and 27 apartment units.

LOCATION: 14838 - 60 Avenue

ZONING: RH

OCF DESIGNATION: Urban

NCP DESIGNATION: Mixed Commercial-Residential (Townhouses)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to reduce the required amount of indoor and outdoor amenity space.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to amend the site's Neighbourhood Concept Plan (NCP) designation from Mixed Commercial-Residential (Townhouses) to Mixed Commercial-Residential (Apartments).
- The applicant is seeking to reduce both the amount of required indoor and outdoor amenity space.

RATIONALE OF RECOMMENDATION

- The proposal is consistent with the intent of the South Newton NCP, which envisioned five mixed-use (residential/commercial) nodes to serve specific pockets of this neighbourhood with local services and a variety of housing options, with this location being one of the nodes.
- The proposed density and building form are appropriate for this part of the South Newton NCP area.
- The OCP amendment is required to allow the proposed density of 85 units per hectare (34 units per acre). The site's Urban designation allows a maximum unit density of 75 units per hectare (30 u.p.a.).
- The NCP amendment is required to reflect the proposed land use designation (apartments), and proposed building form. The proposed one and two-bedroom apartment units are expected to generate fewer elementary and secondary school students than townhouses would and therefore should have a smaller impact on capacity at local schools.
- The proposed design will achieve a more urban and pedestrian oriented streetscape, in compliance with the South Newton NCP design guidelines.
- Complies with the City's location and siting guidelines for childcare facilities.
- The applicant's request to reduce the required indoor and outdoor amenity areas can be supported since the proposed amenity spaces are large and functional and the shortfall will be addressed through a cash-in-lieu payment following approved City Policy.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site in Development Application No. 7917-0211-00 from Urban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7917-0211-00 generally in accordance with the attached drawings (Appendix II).
5. 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) approval from the Ministry of Transportation & Infrastructure;
 - (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;
 - (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
 - (h) the applicant adequately address the impact of reduced indoor and outdoor amenity space.
6. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan to redesignate the land from Mixed Commercial-Residential (Townhouses) to Mixed Commercial-Residential (Apartments) when the project is considered for final adoption.

REFERRALS

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

School District: **Projected number of students from this development:**

1 Elementary students at Cambridge Elementary School
1 Secondary students at Sullivan Heights Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2019.

Parks, Recreation & Culture: No concerns.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval granted.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 60 Avenue):	Church	Institutional	PA1
East:	Single family dwelling under Development Application No. 7917-0242-00 for a proposed mixed-use development being considered on this agenda as well.	Mixed Commercial-Residential (townhouses)	RH
South:	Single family dwellings	Single family small lots	RF-9C
West (Across 148 Street):	Single family dwelling	Single family small lots	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The proposal is consistent with the intent of the South Newton NCP, which envisioned five mixed-use (residential/commercial) nodes to serve specific pockets of this neighbourhood with local services and a variety of housing options, with this location being one of the nodes.
- The Official Community Plan (OCP) allows a maximum unit density of 75 units per hectare (30 u.p.a.) within approved Secondary Plan areas. An OCP amendment is required to support the proposed density of 85 units per hectare (34 u.p.a.)
- One and two-bedroom units are proposed. The proposed apartment units are expected to generate fewer elementary and secondary school students than townhouses would and therefore should have a lesser impact on school capacity.
- The proposed density and building form are appropriate for this part of the South Newton NCP area.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is approximately 3,251 square metres (0.8 acres) in area and is zoned "Half-Acre Residential Zone (RH)". The property is designated Urban in the Official Community Plan (OCP) and designated Mixed Commercial-Residential (Townhouses) in the South Newton Neighbourhood Concept Plan (NCP).

Proposed Development

- The applicant is proposing:
 - an Official Community Plan (OCP) amendment from "Urban" to "Multiple Residential";
 - a Neighbourhood Concept Plan (NCP) amendment from "Mixed Commercial-Residential (Townhouses)" to "Mixed Commercial-Residential (Apartments)";
 - rezoning the site from "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD) (based on the "Multiple Residential 45 Zone [RM-45]" and the "Neighbourhood Commercial Zone [C-5]"); and
 - a Development Permit to allow the development of approximately 27 apartment units in a three-storey mixed use building with a gross commercial floor area of approximately 765 square metres (8,234 sq.ft.).
- The applicant is proposing a commercial childcare facility in one of the commercial retail units that can accommodate a maximum of 42 children at any one time. One caregiver is proposed for every 7 children for a total of 6 caregivers. The daycare facility will operate Monday to Friday from 7:00 a.m. to 6:00 p.m.

- The applicant is working with Fraser Health to obtain the necessary approvals and childcare license required to operate the proposed childcare facility.

Proposed CD Zone

- The Zoning By-law does not have a zone that will allow for a mixed-use development of the size and scope that is being proposed; therefore rezoning to a "Comprehensive Development Zone (CD)" is required.
- The proposed CD By-law (Appendix IX) is based on the "Multiple Residential (45) Zone (RM-45)" and the "Neighbourhood Commercial Zone (C-5)". A comparison of the key criteria of the RM-45 Zone, C-5 Zone, and the proposed CD Zone is outlined in the table below:

	C-5	RM-45	CD Zone
FAR	0.50	1.3	1.09
Lot Coverage	50%	45%	38%
Building Height	9 metres (30 ft.)	15 m (50 ft.)	13 m (43 ft.)
Setbacks	7.5 metres (25 ft.) from all lot lines.	7.5 metres (25 ft.) from all lots lines.	South (along lane): 9.5 m (31 ft.) West : 4.0 m (13 ft.) North (along 60 Avenue): 4.0 m (13 ft.) East : 16.3 m (53 ft.)
Permitted Uses	- Neighbourhood scale commercial uses (list in detail in Section B.1 and B.2 of the C-5 Zone).	- Multiple unit residential buildings; - Ground-oriented multiple unit residential buildings; - Child care centres (provided not a singular use on the lot).	- Multiple unit residential buildings; - Child care centres (provided this is not a singular use on the lot). - All uses permitted under Section B-1 of the C-5 Zone with the exception of Neighbourhood Pub.

- The commercial uses permitted in the development are drawn from the C-5 Zone with the exception of neighbourhood pubs. However, eating establishments are only permitted provided that the gross floor area of each individual business does not exceed 150 square metres [1,615 sq.ft.] due to the high parking requirement associated with this use.
- The proposed floor area ratio (FAR) is 1.09, which is below the maximum 1.3 FAR permitted under the RM-45 Zone on which the CD Zone is based.
- The proposed lot coverage is 38%, which is less than the maximum lot coverage permitted under the RM-45 Zone and C-5 Zone.
- The height of the proposed building is limited to 3 storeys and is proposed to be 13 metres (43 ft.), which is 2 metres (6 ft.) below the maximum height of 15 metres (49 ft.) permitted under the RM-45 Zone.

- The minimum setback for principal buildings in the CD By-law is reduced from the minimum 7.5 metres (25 ft.) that is permitted from all lot lines in the RM-45 Zone. The proposed setback to the building face is 4.0 metres (13 ft.) from both 60 Avenue and 148 Street. This reduction is in recognition of the commercial expression of the building and to provide an appropriate commercial street presence along 60 Avenue and 148 Street.
- The proposed south and east setbacks exceed the minimum setback requirements of the RM-45 Zone.

DESIGN PROPOSAL AND REVIEW

Site and Building Design

- All of the residential units are located on the second and third floors with the exception of three (3) units which are located at ground level at the rear (south) of the building. These units are oriented toward a pedestrian walkway and are separated from the daycare's outdoor play area by an architectural concrete planter wall.
- A total of 8 commercial retail units are proposed on the ground floor of the building, fronting 60 Avenue. The floor area of the commercial retail units vary between 62 square metres (670 sq.ft.) and 260 square metres (2,800 sq.ft.). The western most commercial unit, which has access from both 60 Avenue and 148 Street, is proposed to be a daycare.
- The site design reflects an effort to provide an attractive interface with the public realm. The street-fronting buildings are oriented to the street with glazing and doors on the street-facing elevations.
- The building utilizes a contemporary design with clear lines and articulation along the building face. The residential lobby entrance on 60 Avenue is highlighted through the use of materials to define the sense of entry for the residential portion of the building. Repetition of hardie panel cladding in alternating colours along with brick veneer defines the residential units. A combination of raised and flat roofs provides articulation and visual interest to the second and third floor residential units.
- The commercial portion of the building is clearly defined from the residential portion through the provision of a storefront window system along the retail frontages, individual unit entries and fascia signage over the individual units. A glass and metal awning system provides for continuous weather protection and enhances the pedestrian experience along the retail frontage.
- The proposed exterior materials include hardie panel siding in grey and beige, porcelain ceramic siding in grey, brick veneer (dark brown) and glass balcony guardrails with powder coated aluminum railings.
- Metal and glass weather canopies further enhance the building design and provide pedestrian weather protection which will encourage pedestrian activity on the site.

Access, Pedestrian Circulation and Parking

- Vehicular access to the site is proposed from 60 Avenue, along the east side of the building.
- Pedestrian connections to the commercial units are provided from the multi-use pathway along 60 Avenue.
- The applicant is proposing to provide 27 parking spaces for the commercial and daycare uses, which meets the CD By-law requirements of 27 parking spaces. Of the required parking spaces for the commercial and daycare uses, 18 spaces are provided at grade while 9 spaces are provided within the underground parkade.
- The applicant is also proposing to provide 40 resident parking spaces and 5 visitor parking spaces, for a total of 45 residential parking spaces, which meets the CD By-law requirements of 45 residential parking spaces. All of the resident and visitor parking spaces are provided within the underground parkade.
- The parking count includes 1 accessible parking space. The applicant is also providing a 35-stall bike parking locker room in the underground parkade as well as 4 bike racks with space for 12 bicycles at the front of the building, along 60 Avenue. A total of 47 bike parking spaces are being provided, which exceeds the Zoning By-law requirement of 39 spaces.
- A 2.3 metre (7.5 ft.) wide landscape buffer is proposed along the south property line. This buffer, along with a substantial grade difference between the lane and the surface parking area results in a sensitive interface between the proposed development and the rear garages of the single family dwellings on the south side of the existing lane.

Amenity Space

- The Zoning By-law requires that 81 square metres (872 sq. ft.) of both indoor and outdoor amenity space be provided, based on the requirement of 3 square metres (32 sq. ft.) per dwelling unit being proposed.
- The applicant is proposing to provide 66 square metres (707 sq. ft.) of indoor amenity space. The indoor amenity space is to be located on the ground floor of the building and will include a washroom and a kitchen and opens directly onto the outdoor amenity space. The indoor amenity space is functional as it can be programmed in a variety of ways to meet the needs of the residents. The shortfall will be addressed through a cash-in-lieu payment following approved City Policy.
- The applicant is proposing to provide 77 square metres (829 sq. ft.) of outdoor amenity space, which consists of a covered patio space with a lounge, barbecue and dining area that is connected to the indoor amenity space. The deficiency of 4 square metres (43 sq. ft.) is minimal and accounts for a deficiency of only 1 unit. The outdoor area will enhance the function of the indoor amenity space and the shortfall will be addressed through a cash-in-lieu payment following approved City Policy.

- The applicant is proposing a 364 square metre (3,922 sq.ft.) outdoor play area for the daycare. The outdoor play area consists of group seating areas (tables and benches), structures for climbing and sliding and other outdoor play structures as well as a large open area for riding tricycles and other free play.

Signage

- The applicant is proposing fascia signs for the individual commercial units. The fascia signage is generally 0.45 metres (1.5 ft.) in height. The signs are proposed to be individually illuminated channel letter signs and mounted on a metal raceway. There are no box type signs proposed.
- The applicant is also proposing under-awning/canopy signs that are pedestrian-oriented and a free-standing identification sign for the residential portion of the building at the east end of the building, along 60 Avenue. The proposed free-standing sign is 2.4 metres (8 ft.) in height, incorporates brick and metal materials, and is architecturally coordinated with the building.

Landscaping

- The landscaping includes a mix of trees, shrubs, and ground cover. The landscaping concept is to provide a safe pedestrian environment, attractive landscaping features, and a combination of plantings that will provide visual interest throughout the year.
- The applicant is proposing to plant approximately 25 trees on the site, including maple and redbud trees. An inside row of trees is also proposed along all the street frontages, which, when combined with the street trees, will create a double row of trees along the street frontages. The double row of trees will enhance the pedestrian experience for residents and visitors to the site.
- Decorative paving is proposed at the site entrance. Various seating areas are provided along 60 Avenue, outside of the commercial retail units.
- The garbage and recycling containers for the residential uses are proposed to be located within the building. The garbage and recycling containers for the commercial uses are located on the east side of the building and are incorporated into the design of the building and screened from view.

Locational Siting Criteria for Child Care Centres

- In 1990, the City completed a report entitled "Guidelines for the Location and Siting of Child Care Centres". The following illustrates how the proposed application adheres to the various locational and siting guidelines outlined in the report:
 - Locate centres close to child-oriented facilities (e.g. schools, parks, playgrounds, open space, community or recreation centres, libraries, etc.).
 - Locating childcare facilities adjacent to an elementary school provides ease of access for caregivers and the opportunity for caregivers to walk children to the child care centre;

- The subject site is located within walking distance to Cambridge Elementary School; and
- The subject property is located within walking distance of Goldstone Park which includes an outdoor playground and water park as well as Owl Park, which provides for a nature setting for outdoor learning.
- Locate childcare facilities with maximum enrollments exceeding 25 children in close proximity to multi-family residential developments, community facilities and public amenities such as a school, a community or district park, etc.
 - The surrounding neighbourhood includes a number of larger multi-family and single family small lot developments in need of additional childcare facilities.
- Avoid siting child care centres along arterial roads.
 - The subject property is located on 60 Avenue and 148 Street, both of which are collector roads.
- Avoid undue concentration of child care centres.
 - The guidelines recommend that childcare facilities should be located in areas that are currently underserved to avoid an undue concentration of facilities;
 - According to information available on-line from Fraser Health, the closest licensed childcare facility is operating approximately 1.0 kilometer (1,000 metres) away from the subject property. The childcare facility is operating within a single family residential dwelling. The property is zoned "Half-Acre Residential Zone (RH)" which permits a maximum of 8 children; and
 - With approval of the subject application, child care space for an additional 34 children would be provided for the surrounding neighbourhood.
- Provide adequate on-site parking for employees and parents.
 - The applicant will provide a total of 12 parking spaces on-site which complies with the minimum parking requirement under the Zoning By-law.
- Provide adequate fencing, screening, setbacks and outdoor play areas.
 - As the attached layout (Appendix II) illustrates, the childcare facility is located at the west side of the building, along 148 Street and 60 Avenue. A 4.0 metre (13 ft.) setback is provided along 148 Street, which will contain planters and landscaping to provide screening and privacy for the daycare.; and

- The proposed daycare will have direct access to a large outdoor play space located on the south side of the building. The play space will include group seating areas (tables and benches), structures for climbing and sliding and other outdoor play structures as well as a large open area for riding tricycles and other free play. A 2.3 metre (7.5 ft.) wide landscape buffer is proposed along the south property line to provide screening and privacy for the outdoor play area.

PRE-NOTIFICATION

Pre-notification letters were sent on July 12, 2017 to 337 households within 100 metres (328 ft.) of the subject site. To date, staff have received 3 emails in response to the Pre-Notification Letters. Comments received are as follows with staff responses in italics:

- Concerns about increased traffic in the area as a result of the proposal.

(The South Newton NCP, along with its Engineering Servicing Strategy, identifies a finer grid road network and infrastructure improvements to service the anticipated growth in the area. Specifically, a roundabout is planned for at 60 Avenue and 148 Street (currently a medium-term project in Engineering's 10 Year Servicing Plan) to facilitate growing traffic movements at the intersection. The proposed density and mix of residential and commercial uses is consistent with the NCP's designation and will generate the traffic originally anticipated in the NCP.)

- Concerns about parking in the area as a result of the proposal.

(The proposed density, at 85 units per hectare (34 units per acre), is slightly higher than the maximum density permitted under the townhouse designation (maximum 75 units per hectare (30 units per acre)). This will have a minimal impact on parking in the area.

The applicant is proposing to provide 27 commercial and daycare parking spaces onsite, which meets the Zoning By-law requirements of 27 commercial and daycare parking spaces. The applicant is also proposing to provide 40 resident parking spaces and 5 visitor parking spaces, for a total of 45 residential parking spaces, which meets the Zoning By-law requirements of 45 residential parking spaces. All of the resident and visitor parking spaces are provided within the underground parkade.)

- Concern about lack of tree retention.

(The proposed tree retention was assessed taking into consideration the location of services, underground parking, building footprints, road dedication and proposed lot grading. The public sidewalks along 148 Street and 60 Avenue as well as the excavation for the underground parkade conflict with tree retention.

The applicant is proposing to plant 25 replacement trees, exceeding City requirements.)

- Concerns about the displacement of wildlife.

(The subject site is not identified as being ecologically significant in the City of Surrey's Biodiversity Conservation Strategy.)

- Concerns about the proposed mixed-use. The site should be developed as single family homes or townhouses with no commercial component.

(The subject site is designated for Mixed-Use Commercial/Residential in the South Newton NCP.)

- Concerns that the proposed building will not be aesthetically pleasing.

(The proposal was presented to the Advisory Design Panel (ADP) on October 12, 2017. The ADP comments and suggestions have been satisfactorily addressed.)

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

TREES

- Peter Mennel, ISA Certified Arborist of Mike Fadum and Associates 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	4	4	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Hazelnut	1	1	0
Big Leaf Maple	2	2	0
Willow	1	1	0
Coniferous Trees			
Western Red Cedar	6	6	0
Total (excluding Alder and Cottonwood Trees)	10	10	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		25	
Total Retained and Replacement Trees		25	

- The Arborist Assessment states that there are a total of 10 protected trees on the site, excluding Alder and Cottonwood trees. 4 existing trees, approximately 28% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, underground parking, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 24 replacement trees on the site. The applicant is proposing 25 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Japanese Maple, Red Sunset Maple, Forest Pansy Redbud, Dogwood and Pine.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 6, 2017. 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 site is located in the South Newton Neighbourhood Concept Plan (NCP). • The proposal is generally in keeping with the intent of the South Newton NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed gross density is 85 uph (34 upa). • The proposal includes a mix of commercial and residential uses. • The proposal includes 24 two-bedroom and 3 one-bedroom apartments that range in size from 203 square metres (665 sq.ft.) to 96 square metres (1,030 sq.ft.).
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Absorbent soils, vegetated swales and natural landscaping are proposed. • Recycling and organic waste pickup will be made available on the site.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • 106 metres (348 ft.) of paths and sidewalks are proposed to be provided.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Shrub planting heights will be kept to below eye level and lower branches of trees will be kept above eye level to ensure sightlines and permeability of the site. • The site is designed with on-site lighting and open sightlines onto pedestrian pathways, into commercial units and into the residential lobby. • All parking and pedestrian areas are proposed to be well-lit with street lighting and wall lights provided along all building facades.

Sustainability Criteria	Sustainable Development Features Summary
	<ul style="list-style-type: none"> • A daycare space, including an outdoor playground/recreation space is proposed. • Indoor and outdoor community gathering spaces are proposed for the residential units.
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 application was presented to the Advisory Design Panel (ADP) on October 12, 2017. The ADP comments and suggestions have been satisfactorily addressed (Appendix VI).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	ADP Comments and Applicant's Responses
Appendix VII.	NCP Amendment Map
Appendix VIII.	OCP Redesignation Map
Appendix IX.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by DF Architecture Inc. and PMG Landscape Architects, respectively, dated December 5, 2017 and December 12, 2017.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

TH/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		3,240 m ²
Gross Total		73 m ²
Road Widening area		
Undevelopable area		3,167 m ²
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		39%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
North		4.0 m
South		9.5 m
East		16.3 m
West		4.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal		12.92 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		3
Two Bedroom		24
Three Bedroom +		0
Total		27
FLOOR AREA: Residential		2, 679.80 m ²
FLOOR AREA: Commercial		
Retail		765.48 m ²
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		3,445.28 m ²

* 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)		83 uph / 33 upa
# of units/ha /# units/acre (net)		85 uph / 34 upa
FAR (gross)		1.06
FAR (net)		1.09
AMENITY SPACE (area in square metres)		
Indoor	81 m ²	66 m ²
Outdoor	81 m ²	77 m ²
PARKING (number of stalls)		
Commercial	27	27
Industrial		
Residential Bachelor + 1 Bedroom	4	4
2-Bed	36	36
3-Bed		
Residential Visitors	5	5
Institutional		
Total Number of Parking Spaces	72	72
Number of accessible stalls	1	1
Number of small cars	0	0

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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1 NORTH ELEVATION (60th AVE)
Scale: 1/8" = 1'-0"



3 DETAIL A
Scale: 3/16" = 1'-0"



4 DETAIL B
Scale: 3/16" = 1'-0"



5 DETAIL C
Scale: 3/16" = 1'-0"



2 SOUTH ELEVATION (Lane)
Scale: 1/8" = 1'-0"

- FINISH DESCRIPTION**
- 1. BRICK - EXTERIOR WALLS TO FINISH - COLOR TO MATCH EXISTING BRICK (SEE FINISH PLAN)
 - 2. BRICK - EXTERIOR WALLS TO FINISH - COLOR TO MATCH EXISTING BRICK (SEE FINISH PLAN)
 - 3. BRICK - EXTERIOR WALLS TO FINISH - COLOR TO MATCH EXISTING BRICK (SEE FINISH PLAN)
 - 4. BRICK - EXTERIOR WALLS TO FINISH - COLOR TO MATCH EXISTING BRICK (SEE FINISH PLAN)
 - 5. BRICK - EXTERIOR WALLS TO FINISH - COLOR TO MATCH EXISTING BRICK (SEE FINISH PLAN)
 - 6. BRICK - EXTERIOR WALLS TO FINISH - COLOR TO MATCH EXISTING BRICK (SEE FINISH PLAN)
 - 7. BRICK - EXTERIOR WALLS TO FINISH - COLOR TO MATCH EXISTING BRICK (SEE FINISH PLAN)
 - 8. BRICK - EXTERIOR WALLS TO FINISH - COLOR TO MATCH EXISTING BRICK (SEE FINISH PLAN)
 - 9. BRICK - EXTERIOR WALLS TO FINISH - COLOR TO MATCH EXISTING BRICK (SEE FINISH PLAN)
 - 10. BRICK - EXTERIOR WALLS TO FINISH - COLOR TO MATCH EXISTING BRICK (SEE FINISH PLAN)
 - 11. BRICK - EXTERIOR WALLS TO FINISH - COLOR TO MATCH EXISTING BRICK (SEE FINISH PLAN)



df
ARCHITECTURE
INC.

200 WEST GARDEN AVENUE
SUITE 100
VANCOUVER, BC V6P 4R2
(604) 271-1111

MARKS DEVELOPMENT
1480 - 10 AVENUE
BURNIE, BC

CONTRACT NUMBER: 2024-001
DATE: 2024-01-15
PROJECT: 1480-10 AVENUE, BURNIE, BC

DATE	2024-01-15
ISSUED	2024-01-15
REVISION	2024-01-15
DATE	2024-01-15
ISSUED	2024-01-15
REVISION	2024-01-15

ELEVATIONS

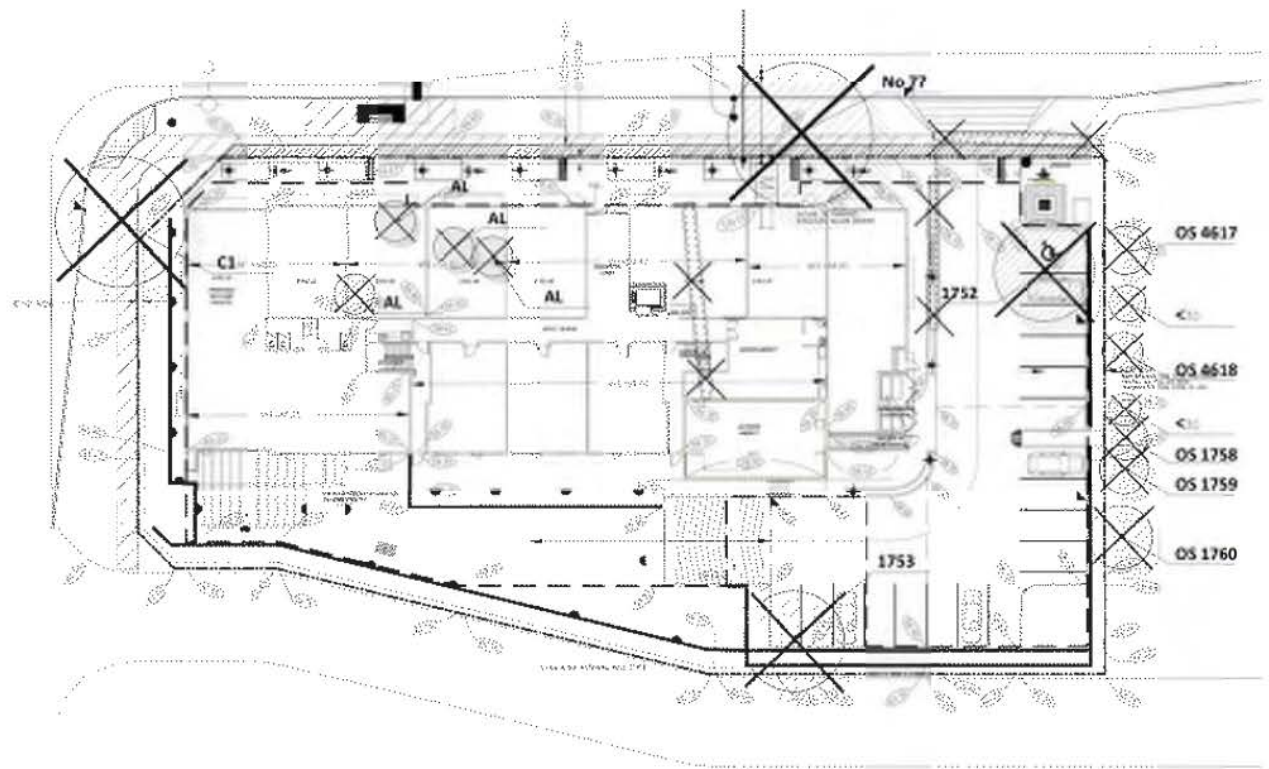
PROJECT NO.	A-301
DATE	D

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Suite 1110 - 4 900-Bay Street
 Burnaby, British Columbia, V5C 9S2
 Tel: 604-294-0011 | Fax: 604-294-0022

NSA



NO.	DATE	REVISION DESCRIPTION	BY
1	2024-07-10	ISSUE FOR PERMITTING	PMG
2	2024-07-10	ISSUE FOR PERMITTING	PMG
3	2024-07-10	ISSUE FOR PERMITTING	PMG
4	2024-07-10	ISSUE FOR PERMITTING	PMG
5	2024-07-10	ISSUE FOR PERMITTING	PMG
6	2024-07-10	ISSUE FOR PERMITTING	PMG
7	2024-07-10	ISSUE FOR PERMITTING	PMG
8	2024-07-10	ISSUE FOR PERMITTING	PMG
9	2024-07-10	ISSUE FOR PERMITTING	PMG
10	2024-07-10	ISSUE FOR PERMITTING	PMG

CLIENT: NAKSHEN HOMES LTD.

DATE OF APPROVAL:
 PROJECT:

MIXED-USE BUILDING
 14838 - 60TH AVENUE
 SURREY

DRAWING TITLE:
TREE MANAGEMENT PLAN

DATE: 2024-07-10
 SCALE: 1/8"=1'-0"
 DRAWN: DC
 DESIGN: DC
 CHECK: M

L3
 OF 4

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

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

DATE: **Dec 19, 2017** PROJECT FILE: **7817-0211-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 14838 60 Ave**

OCP AMENDMENT/NCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment/NCP Amendment beyond those noted below.

REZONE

Property and Right-of-Way Requirements

- dedicate 1.0 m along 60 Avenue for the ultimate collector road allowance of 12.0 m from centerline; and
- register 0.5 m statutory right-of-ways (SRW) along 60 Avenue and 148 Street for inspection chambers and sidewalk maintenance.

Works and Services

- construct 60 Avenue with ultimate 14.0 m pavement (from existing north curb), 1.8 m concrete sidewalk along property line, street lighting, and street trees;
- design roundabout at intersection of 148 Street and 60 Avenue to determine detailed construction requirements along 60 Avenue; no construction of roundabout is required from applicant at this time;
- construct a 7.3 m concrete letdown (with 2.25 m curb bulge) for access to the site;
- construct drainage, water, and sanitary service connections to the site, complete with inspection chambers and water meter; and
- construct a new 300 mm water main on 60 Ave between 148 Street and the east end of the development site.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager
M51



Planning December-01-17

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0211 00

SUMMARY

The proposed 27 lowrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

September 2017 Enrolment/School Capacity

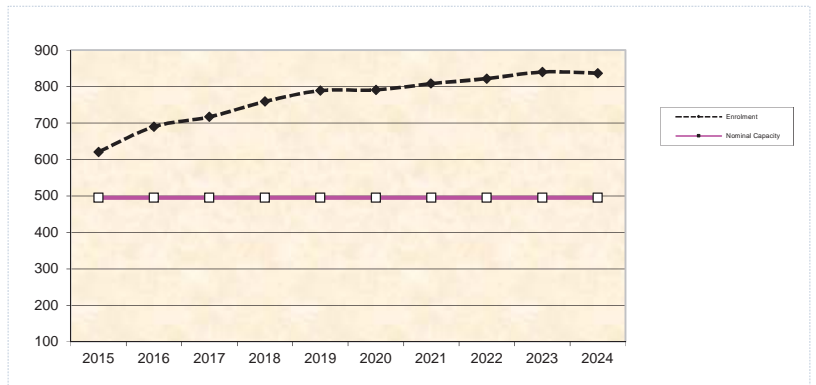
Cambridge Elementary	
Enrolment (K/1-7):	105 K + 612
Nominal Capacity (K/1-7)	76 K + 419
Sullivan Heights Secondary	
Enrolment (8-12):	1540
Capacity (8-12):	1000
Maximum Operating Capacity*(8-12):	1080

School Enrolment Projections and Planning Update:

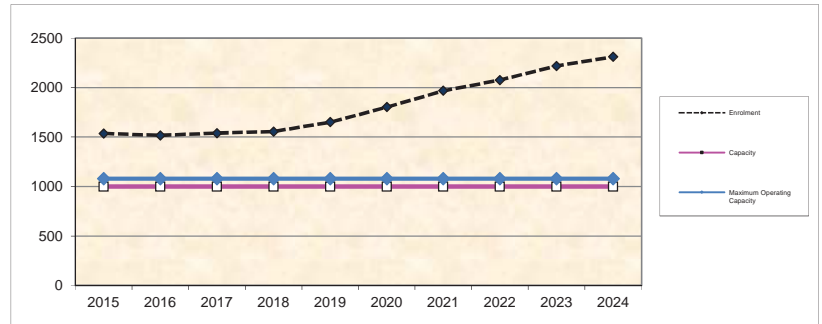
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Cambridge Elementary and Sullivan Heights are over capacity. A number of catchment changes were implemented for September 2016 to help manage demand between South Newton elementary schools. The Sullivan Heights Secondary site cannot accommodate additional portables and from September 2016 onwards any new in-catchment registrants that are unable to be accommodated at Sullivan Heights Secondary are accommodated at Frank Hurt Secondary. The District's 5-Year Capital Plan includes a request for a new elementary school in the South Newton area and a large addition to Sullivan Heights Secondary. The government has also announced capital project approval for additions to Sullivan Elementary and Woodward Hill Elementary.

Cambridge Elementary



Sullivan Heights Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students. Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: TBD

Address: 14838 - 60 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)	14
Protected Trees to be Removed	14
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 4 X one (1) = <u>4</u> - All other Trees Requiring 2 to 1 Replacement Ratio 10 X two (2) = <u>20</u> 	24
Replacement Trees Proposed	25
Replacement Trees in Deficit	0
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	5
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 5 X two (2) = 10 	10
Replacement Trees Proposed	25
Replacement Trees in Deficit	N/A

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

Signature of Arborist: 	Date: November 30, 2017
--	-------------------------



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



Present:

Chair - L. Mickelson
 A. Scott
 S. Forrest
 J. Leger
 K. Johnston
 M. Younger
 D. Staples

Guests:

J. Arora, DF Architecture
 Z. Billimoria, DF Architecture
 D. Dimitrova, PMG Landscape Architects
 R. Ciccozzi, Ciccozzi Architecture
 S. Seefeldt, Ciccozzi Architecture
 A. Walsa, Ciccozzi Architecture
 D. Jerke, Van der Zalm + Associates
 H. Besharat, Besharat Friars Architects
 M. Van der Zalm, Van Der Zalm + Associates
 C. Sethi, Tien Sher Developments
 B. Weih, Wensley Architecture Ltd.
 O. Verbenkov, Pacific Land Group
 D. Hester, AECOM
 O. Lozanova, AECOM

Staff Present:

T. Ainscough, Planning & Development
 M. Rondeau, Planning & Development
 N. Chow, Planning & Development
 L. Blake, Legislative Services

A. RECEIPT OF MINUTES

It was

Moved by S. Forrest
 Seconded by A. Scott
 That the minutes of the Advisory Design

Panel meeting of July 27, 2017 be received.

Carried

B. NEW SUBMISSIONS

1. 4:00 PM

File No.:	7917-0211-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning, DP, OCP and NCP amendment for a 3-storey mixed-use commercial and residential with 1 level of underground parking
Address:	14838 60 Avenue, Newton
Developer:	Jesse Arora, Architect AIBC, DF Architecture
Architect:	Jesse Arora, Architect AIBC, DF Architecture
Landscape Architect:	Patricia Campbell, BCSLA, PMG Landscape Architecture
Planner:	Taryn Hayes
Urban Design Planner:	Nathan Chow

The **Urban Design Planner** advised that the projects are located beside each other and have similar design; however, both projects have separate developers. The land-use complements the existing small neighbourhood commercial node. There is a rear lane, which will be connected to 149 Street in the future, is not available to commercial traffic due to concerns with the existing single family residential neighbours. Staff have no specific issues.

Procedural note: Dale Staples entered the meeting at 4:07 p.m. and Kim Johnston entered the meeting at 4:11 p.m.

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

- Parking for the proposed daycare would be located in the parkade, with direct access from the staircase.
- The residential lobby would be set in from the commercial to provide emphasis, and would be accentuated by brick cladding.

The **Landscape Architect** presented an overview of the landscape plans and highlighted the following information:

- The streetscape would be improved with in-ground planters with shrubs, grasses and perennials with an inside row of trees.
- The site has an outdoor space for the proposed daycare.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by J. Leger
 Seconded by S. Forrest
 That the Advisory Design Panel (ADP)
 supports the project and recommends that the applicant address the following
 issues to the satisfaction of the Planning & Development Department.
Carried

Form and Character

- The scale and massing are appropriate for the site and neighbourhood; however, the massing appears repetitive, especially between the two projects, which could be differentiated such as colour and materials.

Noted. Revisited the colors and materials added to differentiate.

- Review the main lobby, as it requires additional prominence which could be achieved with additional roof undulation and material treatments.

Noted. The two storey curtain wall is introduced with glulam beam awning for more prominent residential entrance to reflect the same. Please Ref. drwg. no. A-301.

- Recommend taking advantage of the higher massing and implementing clerestory windows.

Noted. Have revised the elevations to reflect the same. Please ref. drwg. no-A-301. .

- The stepping awnings may allow too much weather to get in.

Noted.

- At the rear, the residential units appear too similar to the commercial design; recommend more residential character and distinction. The treatment of the ground floor units with patios, etc. could be differentiated from the upper floor residential units.

Noted. Same material & pattern used from first floor to third floor to differentiate between commercial & residential use. Please ref. drwg.no. A-301.

- For the unit design, the living rooms seem small and bedrooms large proportionally.

Noted & revised unit plans Please ref. drwg.no. A-202 and A-203.

- The colors and materials provide a nice, soft palette.

Noted.

- Recommend utilizing brick detailing, e.g. soldier coursing.

Noted & soldier course added in brick cladding. Please ref drwg.no. A-300.

- Consider varying the Hardie-board panels in terms of the trim to accent the rhythm of the building.

Noted.

- Encourage the implementation of a loading bay.

Noted. No room for loading bay on grade. Also it is not required by zoning bylaw.

- Concerned that the garbage/recycling area are undersized, and there may be issues with truck access to the area.

Noted. Will confirm as per Metro Vancouver guidelines.

- Make provisions to allow for future restaurant with venting.

Noted. No restaurants proposed. All retail units are less than 150 SqMt.

- A more detailed signage package would be appreciated.

Noted. Kindly ref. drwg.no. A-402.

- Recommend direct elevator access from the underground parkade to the daycare.

Noted. Not required as there will be designated daycare parking on grade.

Landscape

- Confirm access from the indoor amenity area to the outdoor amenity area.

Noted. To be provided by PMG landscape consultant.

CPTED

- Complete a CPTED review of security lighting.

Noted.

Accessibility

- Confirm that the accessible parking spaces meet the by-law i.e. a minimum of 12' wide.

Noted and provided.

- Recommend that one residential unit per floor be made to be accessible.

Noted. Owners may look into this during Building Permit stage.

- Recommend that unit entrances be made accessible or be provided with power doors.

Noted.

- Recommend that the elevator call buttons be accessible and implemented no higher than 42 inches.

Noted and shall provide.

- Recommend that commercial unit washrooms be made accessible if they are ever made available to the public.

Noted and provided.

Sustainability

- Features presented are too generic.
- Recommend the use of Heat Recovery Ventilators and direct duct ventilation to suites.
- Recommend the use of Energy Star appliances.

Noted and shall be provided.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by J. Leger
Seconded by S. Forrest
That the Advisory Design Panel (ADP)
supports the project and recommends that the applicant address the following
issues to the satisfaction of the Planning & Development Department.
Carried

C. OTHER COMPETENT BUSINESS

D. NEXT MEETING

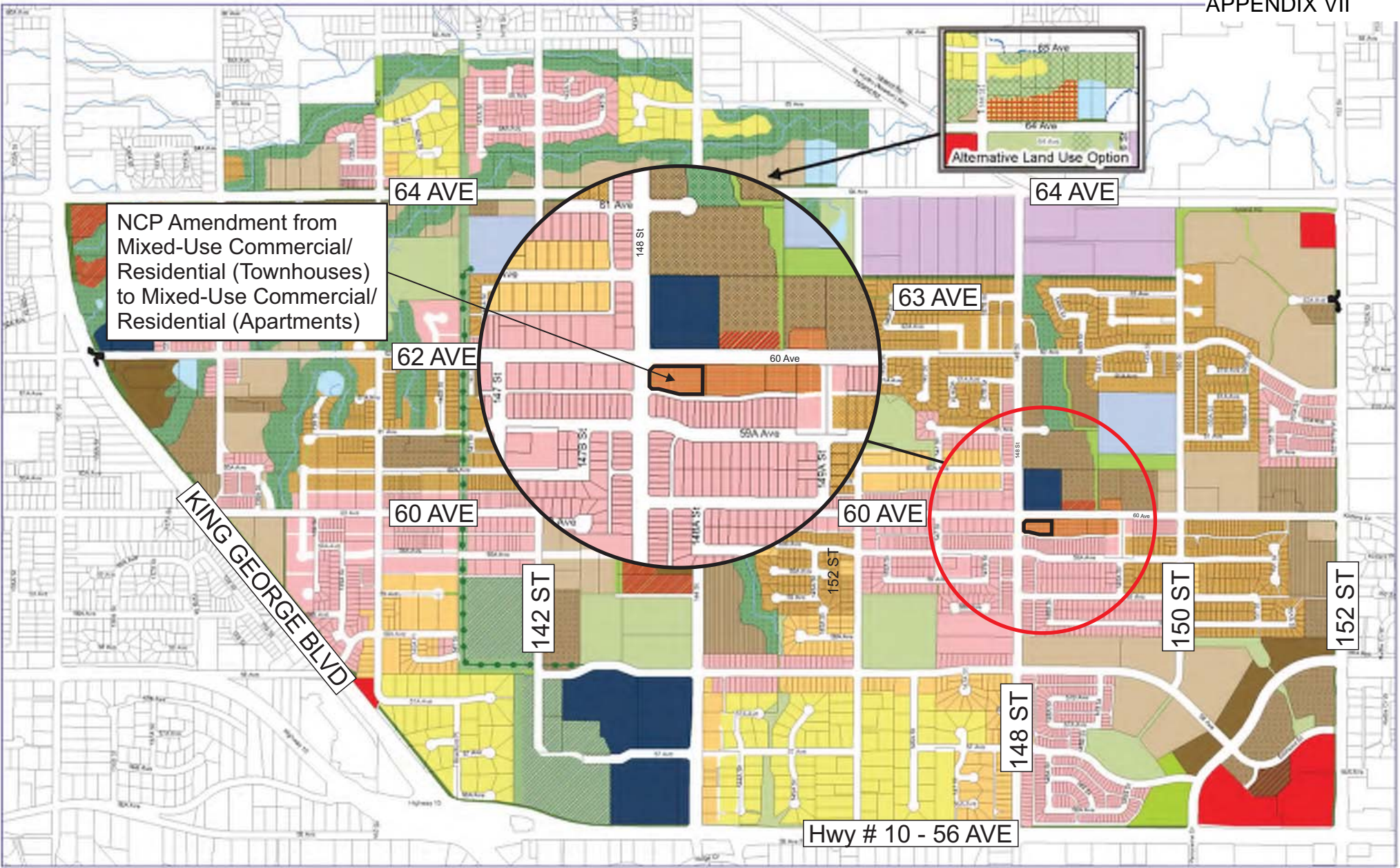
The next Advisory Design Panel is scheduled for **Thursday, November 9, 2017.**

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:07 p.m.

Jane Sullivan, City Clerk

L. Mickelson, Chair, Advisory Design Panel



NCP Amendment from Mixed-Use Commercial/ Residential (Townhouses) to Mixed-Use Commercial/ Residential (Apartments)



SOUTH NEWTON

NEIGHBOURHOOD CONCEPT PLAN
City of Surrey Planning & Development Department



- Apartments 45 upa max
- Apartments 45 upa max
- Townhouses 30 upa max
- Townhouses 25 upa max
- Townhouses 20 upa max
- Townhouses 15 upa max

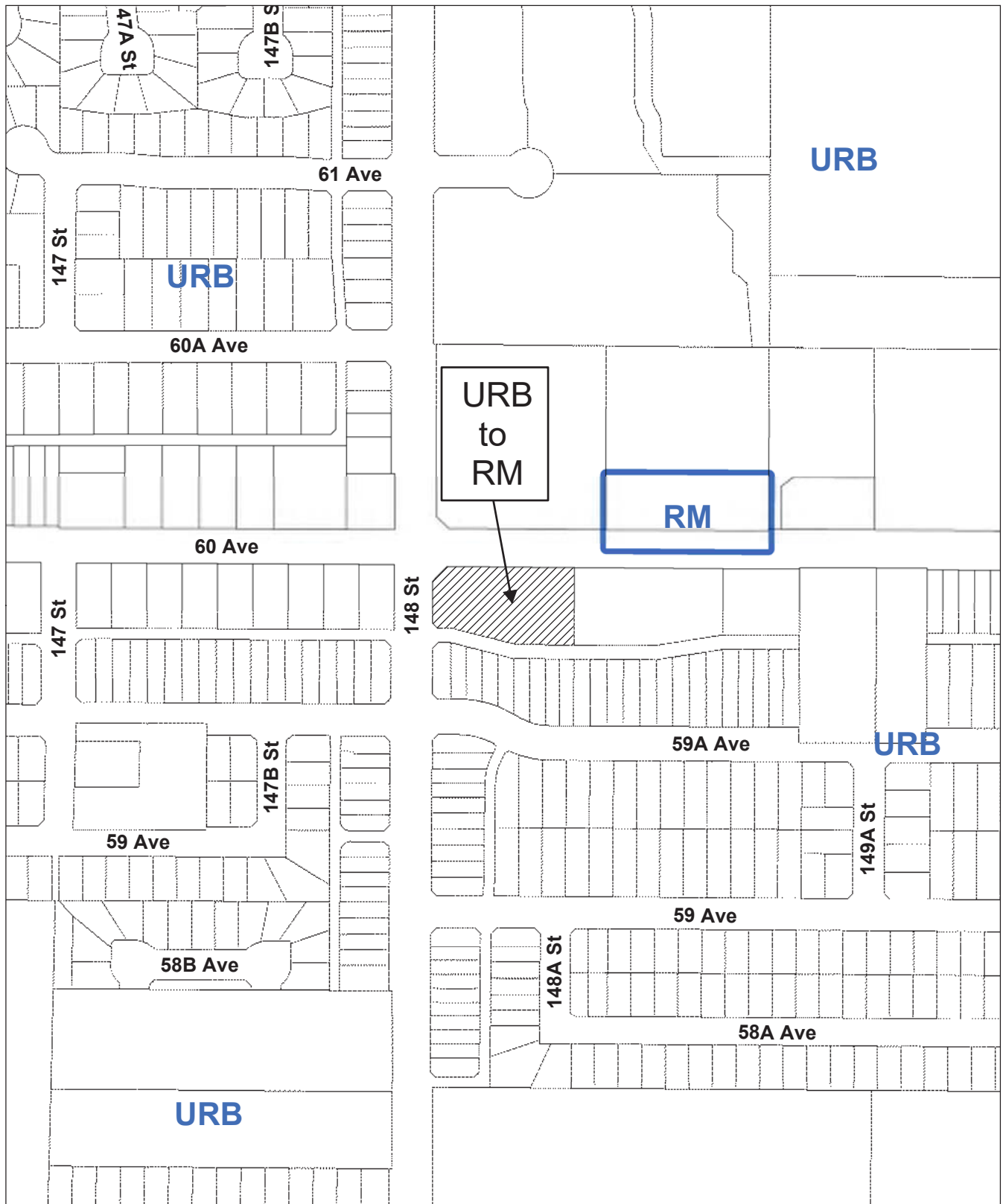
- Single Family Small Lots
- Row Housing
- Single Family Residential Flex 6 to 14.5
- Single Family Residential
- Suburban Residential 1/2 Acre
- Mixed Com/Res Apartments
- Mixed Com/Res Townhouse

- Commercial
- Institutional
- Office Park
- Industrial
- Schools
- Proposed School

- Proposed School and Park
- Parks
- Proposed Park and Walkway
- Recreational
- Creeks and Riparian Set-back

- Buffers
- Detention Ponds
- Utility R/W Greenway
- WALKWAY

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.



OCP Amendment 7917-0211-00

Proposed amendment from Urban to Multiple Residential



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: HALF-ACRE RESIDENTIAL ZONE (RH)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 027-351-718
 Lot 10 Section 10 Township 2 New Westminster District Plan BCP33093 Except New
 Westminster District Plan BCP45158

14838 - 60 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 *multiple unit residential buildings, ground oriented multiple unit residential buildings, related amenity spaces, and neighbourhood commercial uses, which are to be developed in accordance with a comprehensive design, where density bonus is provided.*

B. Permitted Uses

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

1. *Multiple unit residential buildings and ground-oriented multiple unit residential buildings.*
2. The following uses are permitted provided that the *gross floor area* of each individual business does not exceed 370 square metres [4,000 sq.ft.]:

- (a) *Retail stores, excluding adult entertainment stores, auction houses, secondhand stores and pawnshops.*
 - (b) *Personal service uses, limited to barbershops, beauty parlours, cleaning and repair of clothing and shoe repair shops.*
 - (c) *Office uses, excluding social escort services and methadone clinics.*
 - (d) *General service uses, excluding funeral parlours, drive-through banks and vehicle rentals;*
 - (e) *Indoor recreational facilities;*
 - (f) *Community services; and*
 - (g) *Child care centres licensed to accommodate a maximum of 42 children at any one time, provided that such centres do not constitute a singular use on the lot.*
3. The following use is permitted provided that the *gross floor area* of each individual business does not exceed 150 square metres [1,6150 sq.ft.]:
- (a) *Eating establishments excluding drive-through restaurants.*

C. Lot Area

Not applicable to this Zone.

D. Density

1. The maximum *density* shall not exceed a *floor area ratio* of 0.1 or a building area of 300 square metres (3,230 square feet), whichever is smaller.
2. The maximum *density* may be increased to a *floor area ratio* of 1.09 if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
3. Notwithstanding the definition of *floor area ratio*, for an air space subdivision, 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 of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Sub-section D.2(a) of this Zone.
4. The indoor *amenity space* required in Sub-section J.1(b) is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

1. The *lot coverage* shall not exceed 38%.
2. Notwithstanding the definition of *lot coverage*, for an air space subdivision, 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 E of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section E.1 of this Zone.

F. Yards and Setbacks

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

Use	Setback	Front Yard	Rear Yard	Side Yard (North)	Side Yard (South)
<i>Buildings and Structures</i>		4.0 m [13 ft.]	16.3 m [53 ft.]	4.0 m [13 ft.]	9.5 m [31 ft.]

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

2. Notwithstanding Section F.1 of this Zone, the minimum *setbacks* of *principal buildings* and *accessory buildings and structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 metre [0 ft.].

G. Height of Buildings

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

1. *Principal buildings*: The *building height* shall not exceed 13 metres [43 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. *Parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.

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. Loading areas, garbage containers and *passive recycling containers* shall be located within the *principal building*.

J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
2. *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*.
3. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq.ft.] per *dwelling unit*, whichever is greater.
4. Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent any *residential lot*.
5. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Part.

K. Subdivision

1. *Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq.m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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

2. Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section K.1.

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 RM-45 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 for the commercial uses and the RM-45 Zone for the residential uses.
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