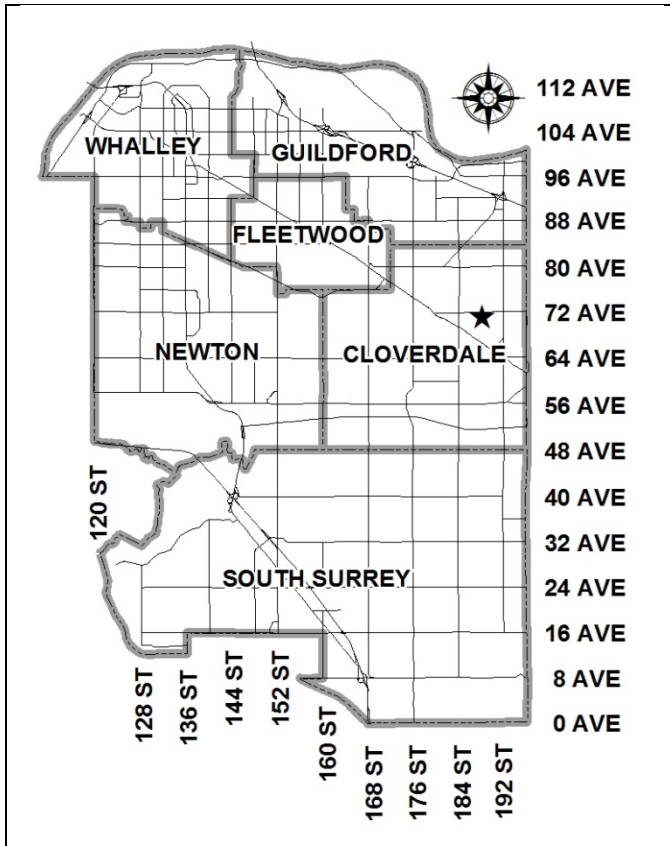


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0262-00

Planning Report Date: January 12, 2015

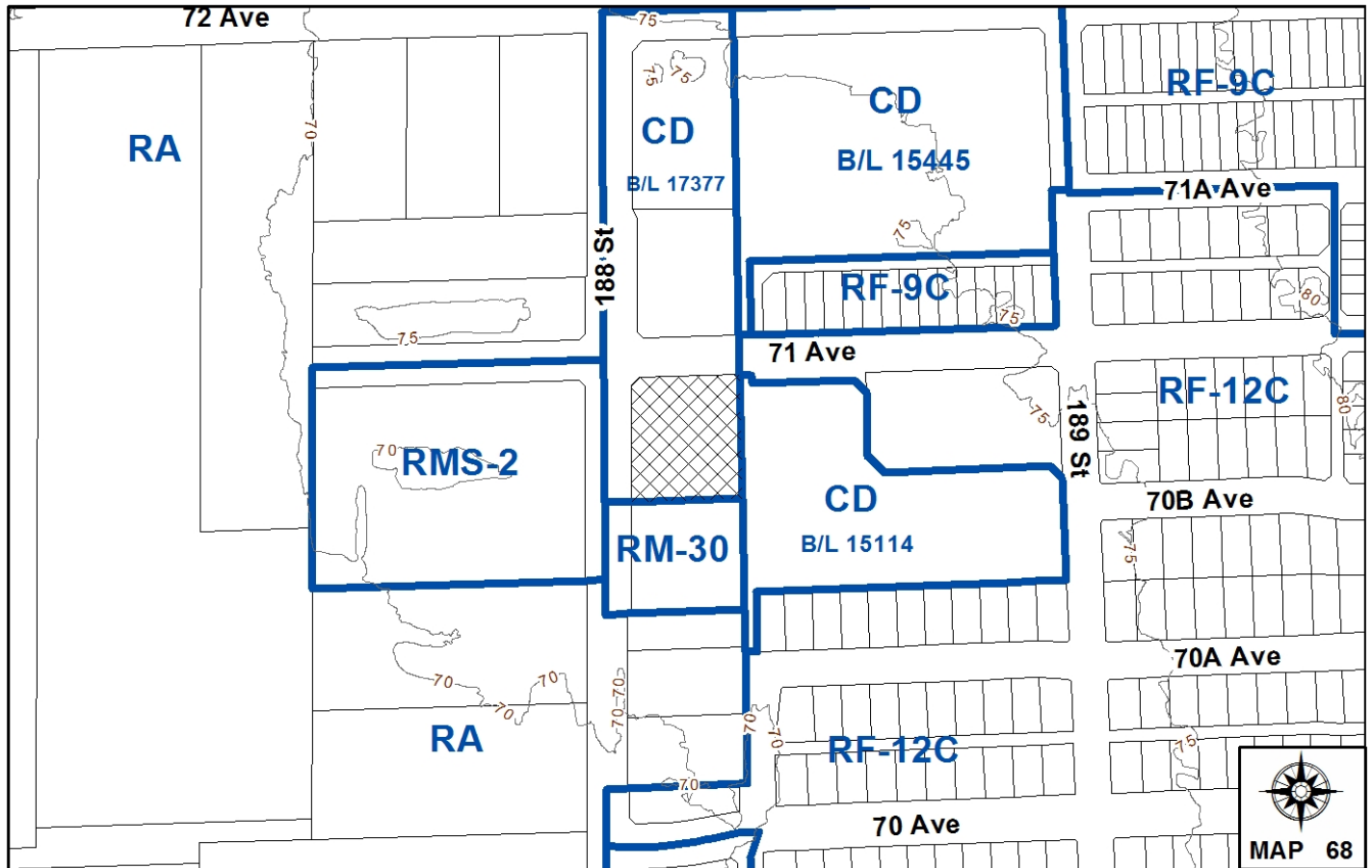


PROPOSAL:

- Amend CD By-law No. 17377
- Development Permit

in order to allow one unenclosed tandem parking space for 9 street-fronting units and to increase density and lot coverage for a recently-approved 18-unit townhouse development.

LOCATION: 18818 - 71 Avenue
OWNER: 0910638 BC Ltd.
ZONING: CD (By-law No. 17377)
OCP DESIGNATION: Urban
NCP DESIGNATION: 22-45 u.p.a. (High Density)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for amending CD By-law No. 17377.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The subject site is zoned CD By-law No. 17377, which is based on the RM-30 Zone. The proposed amendments to the floor area ratio and lot coverage of the CD By-law are consistent with the RM-30 Zone.
- The proposed amendment to the parking requirements in the CD By-law to permit one unenclosed tandem parking space for 9 of the 18 townhouse units allows for a street-facing front room in each of these units, which achieves a more urban, pedestrian streetscape and allows for "eyes on the street".

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Comprehensive Development By-law No. 17377 and a date be set for Public Hearing (Appendix III).
2. Council authorize staff to draft Development Permit No. 7914-0262-00 generally in accordance with the attached drawings (Appendix II).

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: 18 townhouse units currently under construction.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 71 Avenue):	Live-work townhouse units currently under construction (approved Development Application No. 7905-0359-00)	22-45 u.p.a. (High Density)	CD By-law No. 17377
East:	Stratified detached dwelling units.	10-15 u.p.a (Medium Density)	CD By-law No. 15114
South:	Townhouses under construction (approved Development Application No. 7912-0122-00)	22-45 u.p.a. (High Density)	RM-30
West (Across 188 Street):	Assisted living facility	Institutional	RMS-2

DEVELOPMENT CONSIDERATIONS

- The subject 3,244-square metre (0.8-acre) site is located at the southeast corner of the 188 Street and 71 Avenue intersection. It is designated Urban in the Official Community Plan (OCP), Commercial/Residential and 22-45 u.p.a. (High Density) in the East Clayton NCP, and is zoned CD By-law No. 17377, which is based on the RM-30 Zone.
- The subject site was developed under Development Application No. 7905-0359-00, which was approved by Council on July 9, 2012.

- The original development application No. 7905-0359-00 and the CD By-law No. 17377 are divided into three separate blocks (Blocks A, B and C) on three separate lots (see Appendix I) where:
 - Block A (18810-72 Avenue) allows retail commercial uses;
 - Block B (18819-71 Avenue) allows limited commercial uses within the proposed townhouse units fronting 188 Street based on the concept of "live-work" and standard townhouses to the rear; and
 - Block C (18818-71 Avenue, the subject site) allows standard townhouse units.
- The subject site is Block C of the CD By-law No. 17377, which consists of 18 townhouse units.
- The existing CD By-law No. 17377 requires that all resident parking be provided as parking within the building envelope. Similarly, the Development Permit issued by Council (No. 7905-0359-00) for the 18-unit townhouse development on the site includes fully-enclosed tandem parking for all units.
- The development is now at building permit stage and the applicant is seeking to make some design modifications including modifying the 9 townhouse units within Buildings 1 and 2 to each have one interior and one exterior tandem parking space.
- By allowing for one interior and one exterior parking space, the applicant is able to provide for a small flex room/den on the ground floor fronting 188 Street. The Planning and Development Department typically supports these ground floor rooms as they encourage an active and engaging street front with "eyes-on-the-street".
- In addition to a Development Permit amendment, the proposal requires amendments to the CD By-law No. 17377 to allow an unenclosed tandem parking space for Buildings 1 and 2 to increase the maximum allowable density (FAR) from 0.80 to 0.86, and to increase the maximum lot coverage from 37 % to 41%.
- An increase to the lot coverage from 37% to 41% is also proposed to correct a calculation error in the initial Development Permit. The 41% lot coverage is still less than the 45% lot coverage in the RM-30 Zone.
- A summary of the proposed amendments as compared to the RM-30 Zone and the existing CD By-law No. 17377 is provided in the table below:

	RM-30 Zone	CD By-law No. 17377	Requested amendment
Floor Area Ratio (FAR)	0.9	0.80	0.86
Lot Coverage	45%	37%	41%
Unenclosed tandem parking	Not permitted.	Not permitted.	One space permitted on the driveway for Buildings 1 and 2.

- The resulting flex room created on the ground floor by allowing one external parking space is desirable from a streetscape perspective and the increased FAR is still less than the 0.9 FAR in the RM-30 Zone. The majority of the existing townhouse developments in this area of East Clayton are based on the RM-30 Zone.

PRE-NOTIFICATION

Pre-notification letters were sent on October 8, 2014 and staff received 2 phone calls from neighbouring residents, with the following comments (*staff comments in italics*).

- One caller wanted clarification on the location of the development site.

(Staff described the development site to the caller, and described the proposed changes to the building design. No further comments or concerns were provided.)

- One caller expressed concern about the location of garbage bins on the development site, and wanted to know the colour scheme of the proposed buildings.

(Staff explained that the garbage bins should be temporary while the site is under construction. Once the site is developed, garbage collection will be provided to each unit. In response to the question about the building colours, staff emailed a copy of Planning Report No. 7905-0359-00 to the caller, which includes the approved colour scheme of ash, annapolis blue and chestnut brown for the new buildings.)

DESIGN PROPOSAL AND REVIEW

- The development proposes eighteen (18), three-storey townhouse units that are housed within 4 buildings and have access from 71 Avenue. All of the units will have three bedrooms and will provide two tandem parking spaces for each unit.
- As part of approved Development Permit No. 7905-0359-00, each of the tandem parking spaces was to be enclosed within the building envelope, with longer than typical driveways to Buildings 1 and 2.
- The developer is requesting an amendment to the parking arrangement for Buildings 1 and 2 to permit one tandem parking space within the garage, and one parking space on the driveway, in order to create habitable space (flex room and bathroom) in the ground floor of each unit.
- Exterior changes to the building include slight modification to the window projections and window placement. Additional windows are provided at the ground level of the buildings to provide light into these basement areas.
- Building materials approved in Development Permit No. 7905-0359-00 include the extensive use of horizontal vinyl siding and vertical board and batten vinyl siding (ash, annapolis blue and chestnut brown) for all façades. The roofs will be clad in asphalt shingles (dual black colour) and include pitched roofs with gables to increase the roof line articulation and reduce the building massing. No changes are proposed to the building materials or roof pitch.
- Units that front onto 188 Street are street-oriented and will have direct pedestrian access to the street and sidewalk by way of individual gates.

- Landscaping approved in Development Permit No. 7905-0359-00 included a combination of a 1.0-metre (3.5-ft.) high rail fence and landscaping consisting of 1.8-metre (6-ft.) tall ash and maple trees and shrubbery will be installed along 188 Street and 71 Avenue. A variety of tree species as well as flowering shrubs will be installed throughout the subject site. No changes are proposed to the approved landscape plan.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

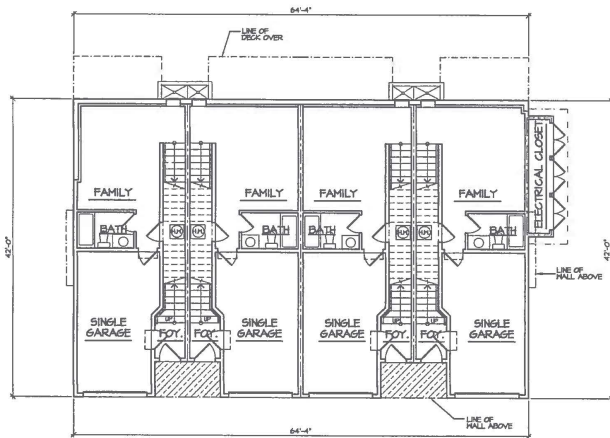
Appendix I.	Lot Owners and Action Summary
Appendix II.	Site Plan and Building Elevations
Appendix III.	CD By-law No. 17377
Appendix IV.	Proposed CD By-law Amendment

original signed by Judith Robertson

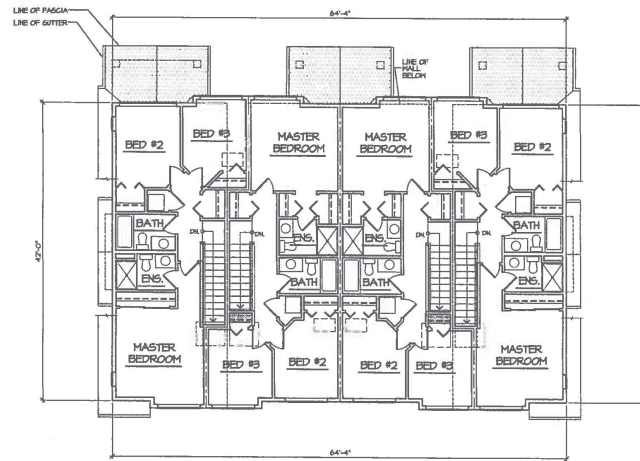
Jean Lamontagne
General Manager
Planning and Development

SAL/da

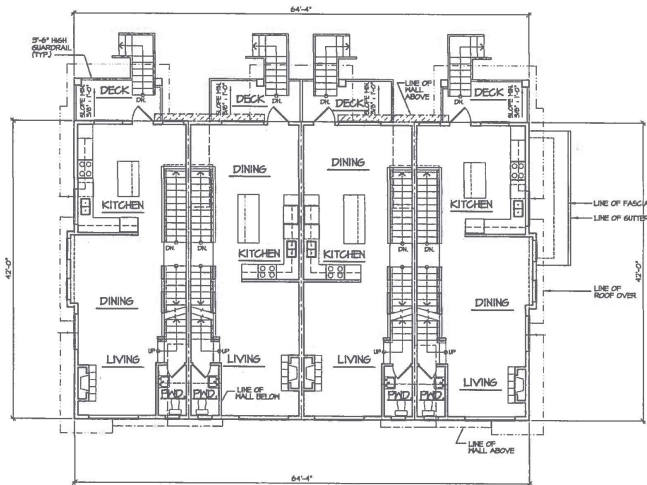
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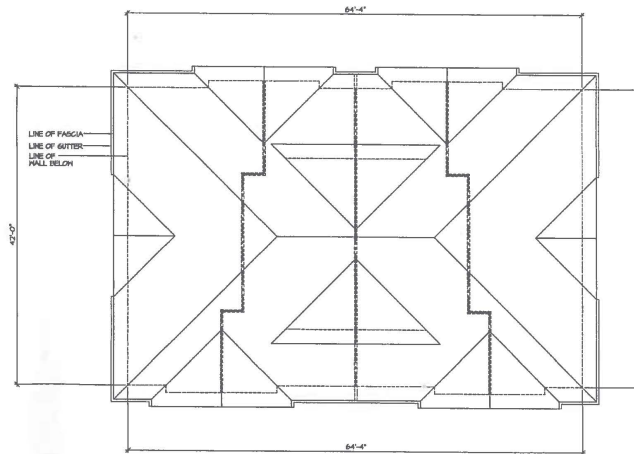
BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
1234 SQ. FT.



THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
2360 SQ. FT.



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
2125 SQ. FT.



ROOF PLAN
SCALE: 1/8" = 1'-0"

BUILDING #2

TOTAL AREA BUILDING #2: 7,212 S.F.
BUILDING #2 AREA: 2,884 S.F.
BUILDING #2 SITE COVERAGE: 3,324 S.F.

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DESIGN NO.	DATE	BY	CHKD	APP'D	REV	DATE

300-240g

DESIGN NO.	DATE	BY	CHKD	APP'D	REV	DATE

barnett dembek
ARCHITECTS INC. 172 C
UNIT 135,
7538 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2059
EMAIL: mol@barnett.com

CLIENT NO.	BHEET NO.
611	A-5.2
PROJECT NO.	REV. NO.
11026	

CITY OF SURREY

BY-LAW NO. 17377

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 004-459-652

Parcel "A" (J146245E) Lot 3 Section 16 Township 8 New Westminster District Plan 4502

18808 – 72 Avenue

(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of a neighbourhood scale shopping node and low impact retail, office or service uses as an optional use, within medium *density*, *ground-oriented multiple residential buildings* and related *amenity spaces* which are to be developed in accordance with a *comprehensive design*, where *density* bonus is provided.

The *Lands* are divided into Blocks A, B and C as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Gene Paul Nikula, B.C.L.S. on the 8th day of March 2011.

B. Permitted Uses

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

1. Block A

- (a) 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.]:
- i. *Retail stores* excluding *adult entertainment stores*, auction houses and *secondhand stores* and *pawnshops*.
 - ii. *Personal service uses* limited to the following:
 - a. Barbershops;
 - b. Beauty parlours;
 - c. Cleaning and repair of clothing; and
 - d. Shoe repair shops;
 - iii. *Eating establishments* excluding *drive-through restaurants*;
 - iv. Office uses excluding *social escort services* and *methadone clinics*
 - v. *General service uses* excluding funeral parlours, *drive-through banks* and *vehicle rentals*;
 - vi. *Indoor recreational facilities*;
 - vii. *Community services*; and
 - viii. *Child care centres*.

2. Block B

- (a) *Ground-oriented multiple unit residential buildings*;
- (b) The following uses may be permitted only in association with the uses permitted under Sub-section B.2 (a) for *dwelling units* adjacent 188 Street only, provided that the floor area occupied by non-residential uses does not exceed 30% of the floor area of the *dwelling unit* including *basement*, garage or carport and further provided that such uses shall not be a singular use on the *lot* and shall be operated by the occupant of the said *dwelling unit*:
- i. *Personal service uses* limited to the following:
 - a. Barbershops;
 - b. Beauty parlours;
 - c. Cleaning and repair of clothing; and

- d. Shoe repair shops;
- ii. Office uses excluding *social escort services* and *methadone clinics*;
- iii. *General service* uses excluding the following:
 - a. Funeral parlours;
 - b. Banks and *drive-through banks*;
 - c. Veterinary clinics; and
 - d. *Adult educational institutions*;
- iv. *Retail stores* excluding the following:
 - a. *Adult entertainment stores*;
 - b. *Secondhand stores* and *pawnshops*;
 - c. *Convenience stores*;
 - d. *Retail warehouses*; and
 - e. Flea markets.

3. Block C

- (a) *Ground-oriented multiple unit residential buildings.*

C. Lot Area

Not applicable to this Zone.

D. Density

1. Block A

The *density* shall not exceed a *floor area ratio* of 0.1 or a *building* area of 300 square metres [3,230 sq.ft.] whichever is smaller. The *floor area ratio* may be increased to a maximum *floor area ratio* of 0.45 if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. Block B

- (a) The *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *density* may be increased to that prescribed in Sub-section D.2(b) of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
- (b)
 - i. The *floor area ratio* shall not exceed 0.90; and
 - ii. The *unit density* shall not exceed 63 *dwelling units* per hectare [25 u.p.a.].

3. Block C

- (a) The *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *density* may be increased to that prescribed in Sub-section D.3(b) of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
- (b)
 - i. The *floor area ratio* shall not exceed 0.80; and
 - ii. The *unit density* shall not exceed 55 *dwelling units* per hectare [22 u.p.a.].

E. Lot Coverage

Block A: The *lot coverage* shall not exceed 28%.

Block B: The *lot coverage* shall not exceed 47%.

Block C: The *lot coverage* shall not exceed 37%.

F. Yards and Setbacks

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

1. Block A

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

- (a) *Front Yard* (North): 2.9 metres [10 ft.] to the *building* face except 0.30 metre [1 ft.] to the *building* face at the northwest corner of the *Lands* and 0.8 metres [3 ft.) to the roof;
- (b) *Rear Yard* (South): 7.5 metres [25 ft.];
- (c) *Side Yard* (East): 7.5 metres [25 ft.]; and

- (d) *Side Yard on a Flanking Street (West)*: 1.9 metres [6 ft.]; and 0.0 metre [0 ft.] to the roof.

2. Block B

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

- (a) *Front Yard (South)*: 3.4 metres [11 ft.] to the *building* face; and 2.5 metres [8 ft.] to the *balcony*;
- (b) *Rear Yard (North)*: 3.6 metres [12 ft.];
- (c) *Side Yard (East)*: 7.5 metres [25 ft.] to the *building* face; and 6.9 metres [23 ft.] to the *balcony*; and
- (d) *Side Yard on a Flanking Street (West)*: 2.4 metres [8 ft.].

3. Block C

- (a) *Buildings and structures* shall be sited in accordance with the following minimum *setbacks*:

- i. *Front Yard (North)*: 3.3 metres [11 ft.]; except 2.5 metres [8 ft.] to the *building* face and 0.9 metres [3 ft.] to the *balcony* at the northwest corner of the *lands*;
- ii. *Rear Yard (South)*: 2.9 metres [10 ft.];
- iii. *Side Yard (East)*: 7.5 metres [25 ft.] to the *building* face; and 6.8 metres [22 ft.] to the *balcony*; and
- iv. *Side Yard on a Flanking Street (West)*: 4.7 metres [15 ft.] to the *building* face; and 2.9 metres [10 ft.] to the *balcony*.

- (b) Notwithstanding Sub-section E.17(b) of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended, a maximum of 10 risers may encroach into the *building setback* area.

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. Block A

- (a) *Principal buildings*: The *building height* shall not exceed 9.3 metres [31 feet].

- (b) Accessory buildings and structures: The *building height* shall not exceed 4 metres [13 feet].

2. Blocks B and C

- (a) Principal buildings: The *building height* shall not exceed 13 metres [43 feet].

- (b) Accessory buildings and structures:

- i. Indoor *amenity space buildings*: The *building height* shall not exceed 11 metres [36 ft.]; and
- ii. Other *accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 feet].

H. **Off-Street Parking**

1. Block A

- (a) Refer to Table C.2, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

- (b) *Tandem parking* may be permitted for company fleet *vehicles*.

2. Blocks B and C

- (a) Resident and visitor *parking spaces* shall be provided as stated in Table C.6, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

- (b) All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.

- (c) *Tandem parking* is permitted, subject to the following:

- i. *Dwelling units* with *parking spaces* provided as *tandem parking* are permitted directly adjacent to an arterial roadway only if there is an internal access to the parking area;
- ii. *Parking spaces* provided as *tandem parking* must be enclosed and attached to each *dwelling unit*; and
- ii. *Parking spaces* provided as *tandem parking* must be held by the same owner.

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.
5. Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *residential lot*, 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. Block A
 - (a) Garbage containers and *passive recycling containers* shall not be located within any required *setback*;
 - (b) The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Zone; and
 - (c) *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*.
2. Blocks B and C
 - (a) *Amenity space* shall be provided on the *lot* as follows:
 - i. 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
 - ii. Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
 - (b) *Child care centres* shall be located on the *lot* such that these centres:

- i. Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
- ii. 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>
3,050 sq. m. [0.75 acre]	50 metres [164 ft]	69 metres [226 ft.]

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

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

- 1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the C-5 Zone for Block A and the RM-30 Zone for Blocks B and C 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, 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 By-law, 1987, No. 9011, as amended.

8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2011, No. 17330, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-30 Zone for the residential portion and the C-5 Zone for the commercial portion.
 9. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
 10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
 11. 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.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17377."

READ A FIRST AND SECOND TIME on the 14th day of March, 2011.

PUBLIC HEARING HELD thereon on the 4th day of April, 2011.

READ A THIRD TIME AS AMENDED ON THE 9th day of July, 2012.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 9th day of July, 2012.

_____ MAYOR

_____ CLERK

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
BYLAW NO. 17377 OVER PARTS OF PARCEL "A"
(J146245E) LOT 3 SECTION 16 TOWNSHIP 8
NEW WESTMINSTER DISTRICT PLAN 4502**

FOR THE PURPOSE OF REZONING
B.C.G.S. 92G017
CITY OF SURREY

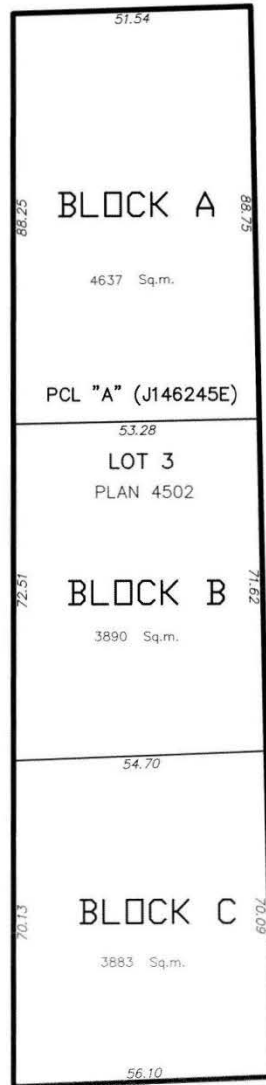
LEGEND

SCALE
1:1250

*-property dimensions are derived
from Land Title Office records*

BOOK OF REFERENCE

ZONE	LEGAL DESCRIPTION	TOTAL AREA
BLOCK A	PART PCL "A" (J146245E) LOT 3 SEC 16 TP 8 NWD PLAN 4502	4637m ²
BLOCK B	PART PCL "A" (J146245E) LOT 3 SEC 16 TP 8 NWD PLAN 4502	3890m ²
BLOCK C	PART PCL "A" (J146245E) LOT 3 SEC 16 TP 8 NWD PLAN 4502	3883m ²



Certified correct according to LTO records
This 08th day of March 2011

Gene Paul Mikula
SEAL
GENE PAUL MIKULA B.C.L.S. 803
COMMISSION NO. 8830

**THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED**

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DHALIWAL AND ASSOCIATES
LAND SURVEYING INC.
121-13140 80th Avenue
Surrey, B.C. V3W 3B2
Phone: 604 501-6188
Fax: 604 501-6189
File: 1103001-201.DWG

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17377"

.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2011, No. 17377" is hereby amended as follows:
 - (a) Part 2, Section D. Density is amended by deleting the number "0.80" in Sub-section D.3.(b)i. and replacing it with the number "0.86".
 - (b) Part 2, Section E. Lot Coverage is amended by deleting the number "37%" for Block C and replacing it with "41%".
 - (c) Part 2, Section H. Off-Street Parking is amended by inserting a new Sub-section H.2(d) immediately following Sub-section H.2(c) as follows:
 - "(d) Notwithstanding Sub-sections 2.(b) and 2(c)ii., one unenclosed *parking space* in a *tandem parking* arrangement is permitted for a maximum of 50% of the *dwelling units* in Block C."
- 2. This By-law shall be cited for purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2011, No. 17377, Amendment By-law, 2015, No. _____."

PASSED FIRST AND 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

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