
TO: Mayor & Council

**FROM: Acting General Manager, Planning & Development
General Manager, Parks, Recreation & Culture**

DATE: December 12, 2022 **FILE: 1300-16**

**RE: Park Comments Related to Proximity of Amenities Surrounding
Development Applications
Regular Council – Public Hearing – December 12, 2022
Agenda Items B.1., B.7., B.9.**

INTENT

The intent of this memo is to provide comments to Mayor & Council in advance of tonight's Regular Council – Public Hearing Meeting related to park proximity adjacent to Development Applications.

BACKGROUND

In July 2022, the Planning & Development Department and Parks, Recreation & Culture Department began to implement a new process where Planning and Park staff prepared comments specific to the proximity of park amenities related to some Development Applications. When prepared, these comments have been reflected in the Council package.

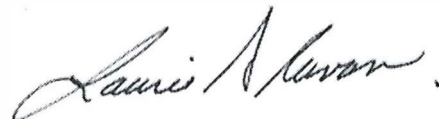
DISCUSSION

Since introduced, staff have been refining the process to include comments in more of the Development Application Reports that Council receives during Public Hearing.

There are a number of Development Applications that will be discussed this evening where comments were not prepared in advance. Those comments are reflected in the attached Appendix "I". Moving forward, all *new* Development Application Reports will include Park comments related to park amenity proximity.



Jeff Arason, P.Eng.
Acting General Manager,
Planning & Development



Laurie Cavan
General Manager,
Parks, Recreation & Culture

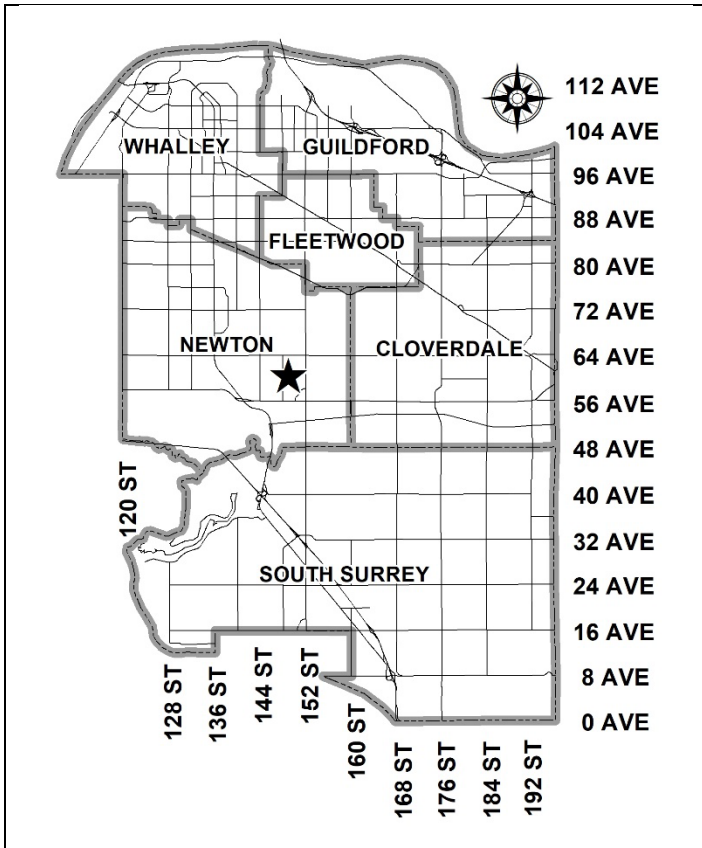
Appendix "I" - Park Planning Comments

c.c. City Clerk
City Manager

PUBLIC HEARING: December 12, 2022

Park Planning Comments provided on December 12, 2022

ITEM #	DEVELOPMENT APPLICATION #	COMMENTS
PH B.1.	7920-0321-00	<i>Latimer Park is the closest active park, which includes a recreational trail network, and has inventoried natural areas. The park is 550 metres walking distance from the development.</i>
PH B.7.	7922-0232-00	<i>Goldstone Park is the closest active park with amenities that include, sports fields, sports courts, playground, water park, and walking paths. The park is 515 metres walking distance from the development. Owl Park is the closest natural area and is 425 metres walking distance from the park.</i>
PH B.9.	7921-0090-00	<i>Holland Park is the closest active park with amenities that include, walking paths, playgrounds, and open space. The park is 380 metres walking distance from the development. Royal Kwantlen Park is the closest park with natural areas and is 1.3-kilometre walking distance from the development.</i>



PROPOSAL:

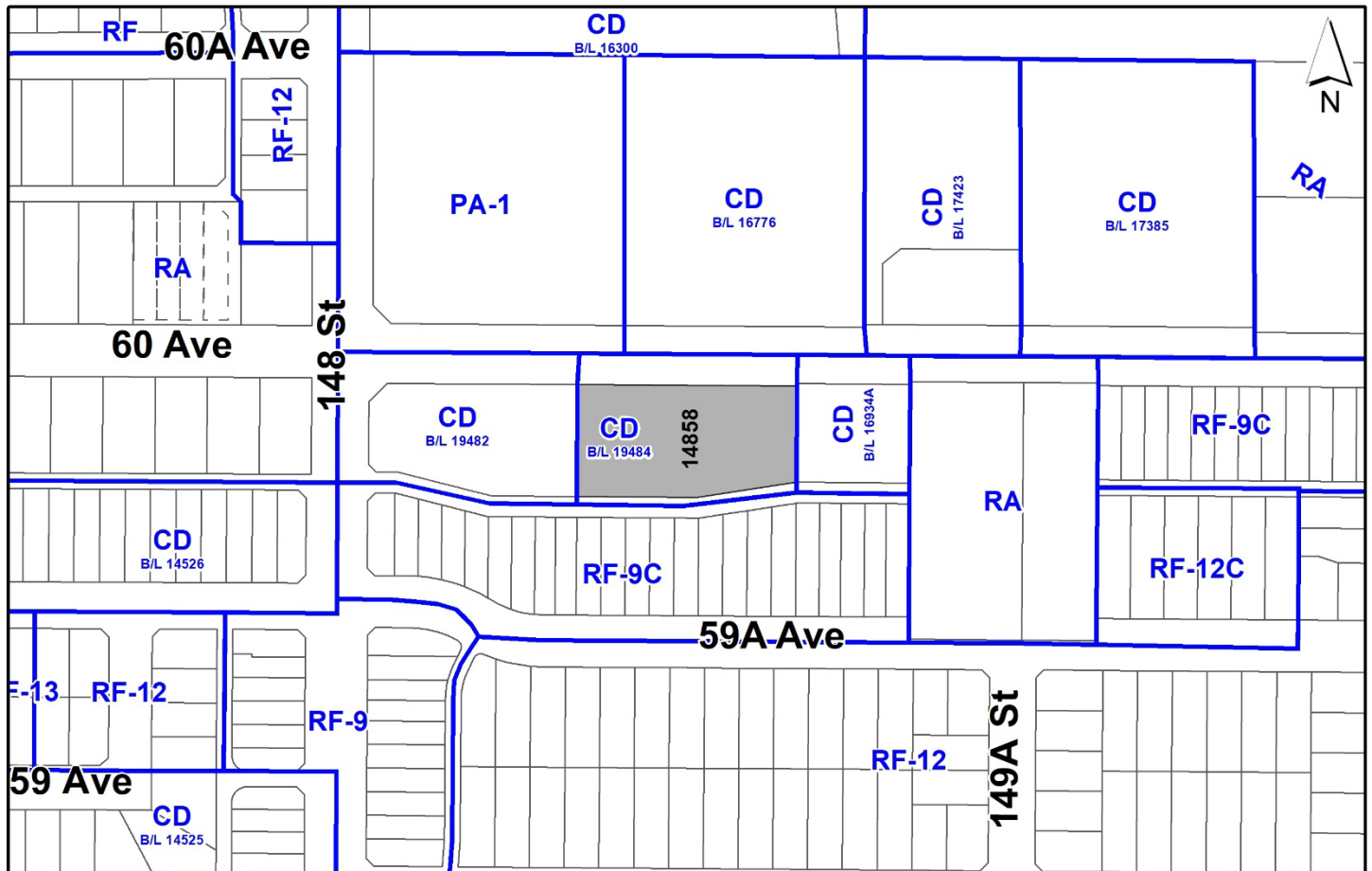
- Amend CD By-law No. 19484 to allow a child care centre as a permitted use.

LOCATION: 14858 - 60 Avenue

ZONING: CD

OCP DESIGNATION: Multiple Residential

NCP DESIGNATION: Mixed Commercial-Residential (Apartments)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing to amend CD By-law No. 19484.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- To facilitate the applicant's proposal to add child care centre as a permitted use in CD By-law No. 19484, an amendment is also required to allow the outdoor amenity space to be used for commercial uses, for a maximum of two hours per day.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP).
- The proposal complies the Mixed Commercial-Residential (Apartments) designation in the South Newton Neighbourhood Concept Plan (NCP)
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed child care centre complies with the City's location and siting guidelines for child care centres and is supported by Fraser Health. The proposed child care centre will be located in a mixed-use commercial-residential development with adequate parking for employees and parents.
- The applicant proposes to share the usage of the residential outdoor amenity space with the child care centre which will use the outdoor play area for a maximum of two hours per day. Accordingly, CD By-law No. 19484 is proposed to be amended to allow for a commercial use (ie. child care centre) to utilize the outdoor amenity space, for a maximum of two hours per day.
- As this is a rental building, residents will be advised of the hours of use for the outdoor play area in the rental agreement. Fraser Health supports the design of the outdoor space and has accepted the sharing arrangement proposal.
- The application helps address the growing need for child care in Surrey and helps minimize existing gaps in service.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend Comprehensive Development By-law No. 19484 and a date be set for Public Hearing.
2. 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; and
 - (b) approval from the Ministry of Transportation & Infrastructure.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Mixed-use commercial-residential (building under construction)	Multiple Residential/Mixed Commercial-Residential (Apartments)	CD (Bylaw No. 19484)
North (Across 6o Avenue):	Church	Urban/Institutional	PA-1
	Mixed-use commercial-residential	Multiple Residential/Mixed Commercial-Residential (Apartments)	CD (Bylaw No. 16776)
East:	Single Family Dwelling	Urban/Mixed Commercial-Residential (Apartments)	CD (Bylaw No. 16934A)
South (Across lane):	Single Family Dwellings	Urban/Single Family Small Lots	RF-9C
West:	Mixed-use commercial-residential	Multiple Residential/Mixed Commercial-Residential (Apartments)	CD (Bylaw No. 19482)

Context & Background

- The subject site is approximately 3,522 square metres in area and is zoned "Comprehensive Development Zone (CD)" (Bylaw No. 19484). The property is designated Multiple Residential in the Official Community Plan (OCP) and designated Mixed Commercial-Residential (Townhouses) in the South Newton Neighbourhood Concept Plan (NCP).

- The existing CD Bylaw No. 19484 allows for multiple residential buildings and small scale retail, personal services, office, general services, indoor recreational facilities and community services (limited to a floor area of 370 square metres for individual businesses) and eating establishments (not to exceed 150 square metres).

DEVELOPMENT PROPOSAL

Planning Considerations

- The subject application proposes to amend CD Bylaw No. 19484 to allow a child care centre as a permitted use.

Referrals

Engineering: The Engineering Department has no objection to the project. The site is currently being serviced under Development Application No. 7917-0242-00 and there are no further requirements from Engineering.

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

Transportation Considerations

- Vehicular access to the site will be from the 60 Avenue frontage. The access point is at the east side of the building.
- Pedestrian connections to the child care centre and other commercial units will be provided from the sidewalk along 60 Avenue.
- The Zoning Bylaw requires a total of 75 parking spaces to be provided on-site for this mixed-use building, based on the following proposed breakdown of uses:
 - Multiple residential units: 44 parking spaces;
 - Visitor parking for residential use: 6 parking spaces;
 - Commercial use: 17 parking spaces; and
 - Childcare: 5 staff parking spaces and 3 pick-up/drop-off spaces.
- There are of 75 parking spaces proposed on-site, which meets the Zoning Bylaw requirements.
- The child care centre will require use of a total of 8 parking spaces, consisting of 4 parking spaces in the surface parking lot and 4 parking spaces in the underground parkade.

Child Care Centre

- The proposed child care centre will have two classrooms consisting of an infant/toddler program and an age 3-5 program, with 10 children per classroom, for 20 children total.

- The child care centre will have a total floor area of approximately 244 square metres.
- The proposed child care centre complies with the City's location and siting guidelines for child care centres and is supported by Fraser Health. The proposed child care centre will be located in a mixed-use commercial-residential development with adequate parking for employees and parents.
- The application helps address the growing need for child care in Surrey and helps minimize existing gaps in service.
- The provision of a child care centre within this mixed-use commercial-residential building will provide convenient child care options for residents of the building and others within the surrounding neighbourhood.

Outdoor Play Area

- The Zoning By-law requires that Child Care Centres have direct access to an open space and play area within the lot. The size of the outdoor play area and design criteria (including fencing requirements) are regulated by Fraser Health as the licensing authority for Child Care Centres in Surrey.
- Under Development Application No. 7917-0242-00 for the mixed-use building, approximately 124 square metres of outdoor amenity space was provided, which exceeded the minimum requirement of 87 square metres, based on the requirement of 3 square metres per dwelling unit being proposed. The outdoor amenity space consists of a covered patio space with a picnic table and benches and a children's play area that includes various play structures.
- The applicant is proposing to share the outdoor amenity space with the child care centre during limited daytime hours on weekdays (Monday to Friday).
- The child care centre will require use of the outdoor area for two (2) one-hour blocks per day in order to meet Fraser Health's requirement that children have a minimum of 60 minutes of outdoor play time per day. Based on the size of the play area, only one class of 10 children will be able to use the play area at a time, therefore, the child care centre will require use of the outdoor area for 2 hours total per each weekday. The residents of the building will have use of the outdoor amenity area at all other times.
- As this is a rental building, the owner will inform residents of the hours of use in the rental agreement. The building is not yet occupied and there are no existing tenants at this time.
- Fraser Health supports the proposed outdoor play space and has accepted the sharing arrangement proposal.
- The subject site is also within proximity to Cambridge Elementary School Park (approximately 360 metres walking distance), which will provide additional outdoor play opportunities for the children.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the General Urban designation in the Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- The proposal complies with the Multiple Residential Designation in the Official Community Plan (OCP), which supports higher-density residential development including local, neighbourhood-serving commercial and community uses.

Secondary Plans

Land Use Designation

- The proposal complies with the Mixed Commercial-Residential (Apartments) designation in the South Newton Neighbourhood Concept Plan (NCP)

CD By-law

- The applicant is proposing to amend "Comprehensive Development Zone (CD)" Bylaw No. 19484 to accommodate a proposed child care centre on the subject site.
- The proposed CD By-law amendment will add "Child Care Centre" as a permitted use and will permit the outdoor amenity space to be used for commercial purposes (ie. child care centre) for up to two hours per day.

Guidelines for Location and Siting of Child Care Centres

- In 1990, the City completed a report entitled "Guidelines for Location and Siting of Child Care Centres". The following illustrates how the proposed application partially adheres to the various locational and siting guidelines outlined in the report:
 - In principle, allow childcare centres where people live, shop, work and recreate.
 - The proposed child care centre will be located within a mixed-use commercial-residential development in a growing residential area.
 - Locate centres close to child-oriented facilities.

- The subject property is located approximately 360 metres walking distance from Cambridge Elementary School Park and approximately 400 metres from Cambridge Elementary School.
- Locate large centres (for greater than 25 children) and one-of-a-kind centres in certain areas only.
 - The proposed child care centre will only have 20 children and is not considered a large centre.
- Avoid undue concentration of childcare centres.
 - The guidelines recommend that childcare facilities should be located in areas that are currently underserved to avoid an undue concentration of facilities.
 - As this area is rapidly growing with new mixed-use, townhouse and single family developments, targeted towards young families, and there is demand for child care in the area.
 - There are currently no other commercial child care centres within the immediate vicinity of approximately 300 metres of the subject site. However, a child care centre is proposed at 14818 – 60 Avenue, to the west of the subject site, but it is not currently in operation.
- Provide adequate on-site parking for employees and parents.
 - The applicant is proposing use of 8 parking spaces on-site which complies with the minimum parking requirements under the Zoning By-law.
- Provide adequate fencing, screening, setbacks, and outdoor play areas.
 - The childcare facility will provide direct access to an outdoor play space, located at the rear of the property. Play area amenities will include a covered outdoor space and various play structures. The play area is set back from the property lines and surrounded by a perimeter of solid landscaping, which will provide buffering and screening. Fraser Health has approved the proposed landscape drawings (Appendix I).

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on October 14, 2022, and the Development Proposal Signs were installed on September 9, 2022. Staff received no responses from the public notification.

INFORMATION ATTACHED TO THIS REPORT

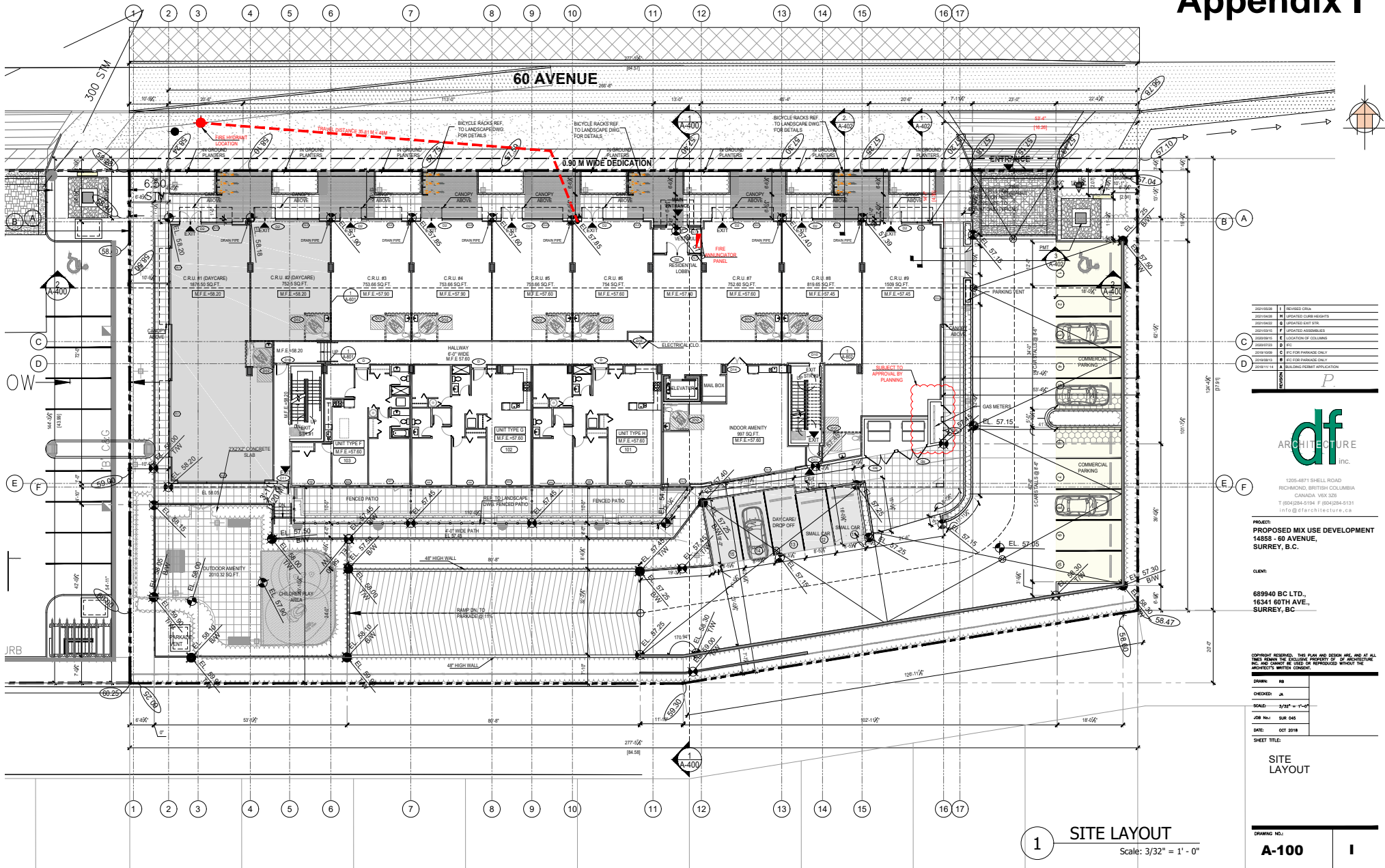
The following information is attached to this Report:

- Appendix I. Site Plan and Landscape Plan
- Appendix II. Proposed CD By-law (Redline Version Showing Change)

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

EM/ar



SYMBOL	DESCRIPTION
(Symbol)	REVISED CURB
(Symbol)	UPDATED CURB HEIGHTS
(Symbol)	EXISTING CURB ELEVATIONS
(Symbol)	UPDATED ASSEMBLIES
(Symbol)	LOCATION OF COLUMNS
(Symbol)	EL FOR PARKING ONLY
(Symbol)	EL FOR PARKING ONLY
(Symbol)	BUILDING PERMIT APPLICATION



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 CANADA V6X 3Z6
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 info@dfarchitecture.ca

**PROPOSED MIX USE DEVELOPMENT
 14858 - 60 AVENUE,
 SURREY, B.C.**

CLIENT
 689940 BC LTD.,
 16341 60TH AVE.,
 SURREY, BC

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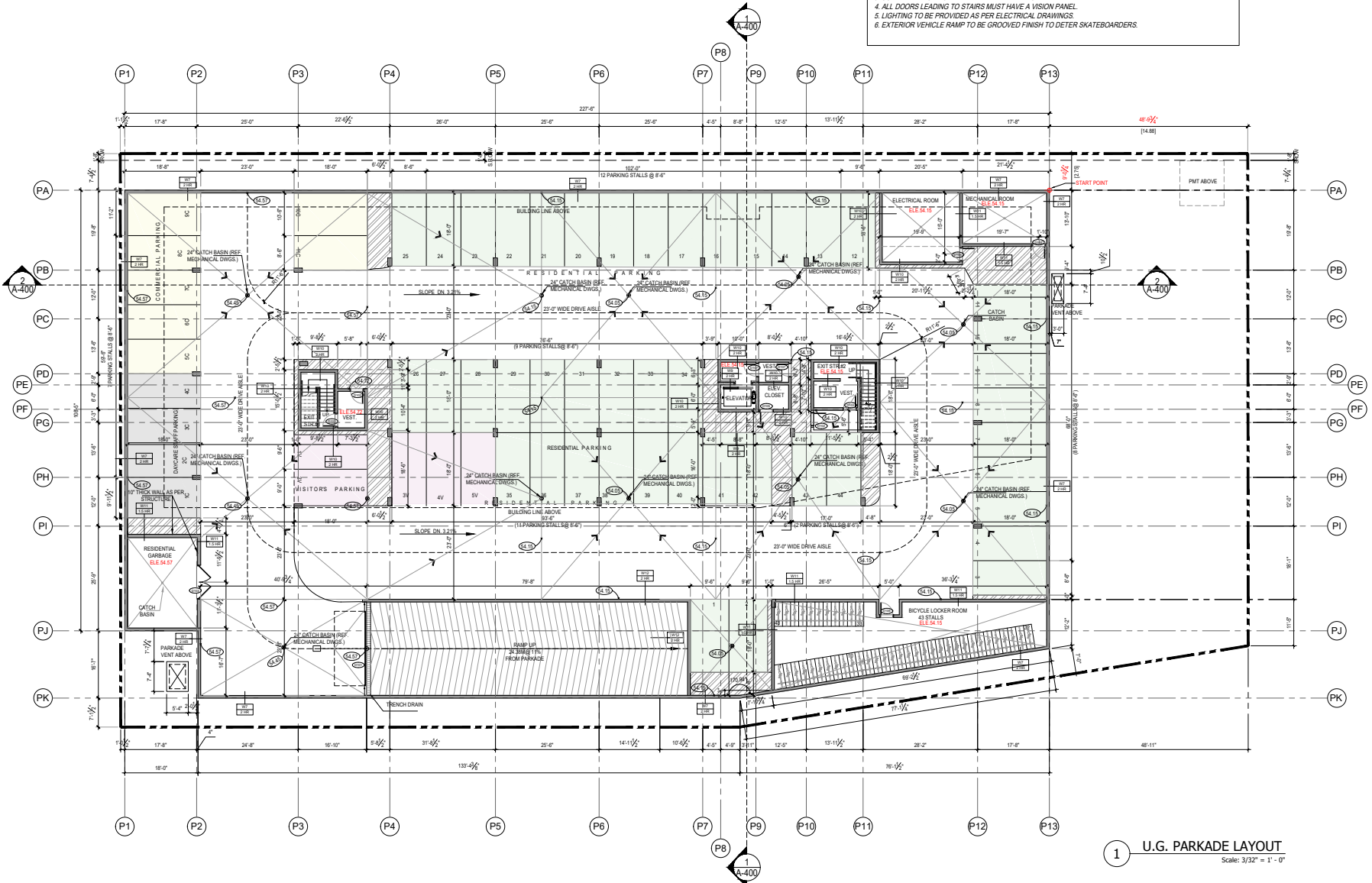
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CHECKED	JA
SCALE	3/32" = 1'-0"
JOB No.	506-045
DATE	OCT 2018
SHEET TITLE	

SITE LAYOUT	
DRAWING NO.	A-100
SHEET NO.	I

1 SITE LAYOUT
 Scale: 3/32" = 1' - 0"

PARKING GARAGE:
CPTED NOTES

1. ALL WALLS AND COLUMNS IN THE PARKING GARAGE TO BE PAINTED WHITE
2. SURVEILLANCE CAMERA TO BE INSTALLED IN THE PARKING GARAGE.
3. CONVEX MIRROR TO BE INSTALLED AT PARKING AISLE
4. ALL DOORS LEADING TO STAIRS MUST HAVE A VISION PANEL
5. LIGHTING TO BE PROVIDED AS PER ELECTRICAL DRAWINGS
6. EXTERIOR VEHICLE RAMP TO BE GROOVED FINISH TO DETER SKATEBOARDERS



1 U.G. PARKADE LAYOUT
 Scale: 3/32" = 1' - 0"

NOTES:

- ALL SERVICE PENETRATIONS THROUGH THE CONCRETE SLAB BETWEEN THE GARAGE AND THE BUILDING ABOVE WILL BE FIRE STOPPED WITH LISTED SYSTEM FOR A 2HR. FRR. SUCH MEASURE ARE TO LIMIT THE PROBABILITY OF THE SPREAD OF FIRE FROM THE PARKADE TO THE UPPER PORTIONS OF BUILDING.
- CONTRACTOR TO CONFIRM ELEVATOR SHAFT SIZE WITH SUPPLIER PRIOR TO CONSTRUCTION OF ELEVATOR PIT



REVISION 1	REVISED CURV
REVISION 2	UPDATED CURV HEIGHTS
REVISION 3	CONCRETE CURV SIZE
REVISION 4	UPDATED ASSEMBLIES
REVISION 5	LOCATION OF COLUMNS
REVISION 6	CEILING
REVISION 7	FG FOR PARKADE ONLY
REVISION 8	FG FOR PARKADE ONLY
REVISION 9	BUILDING PERMIT APPLICATION



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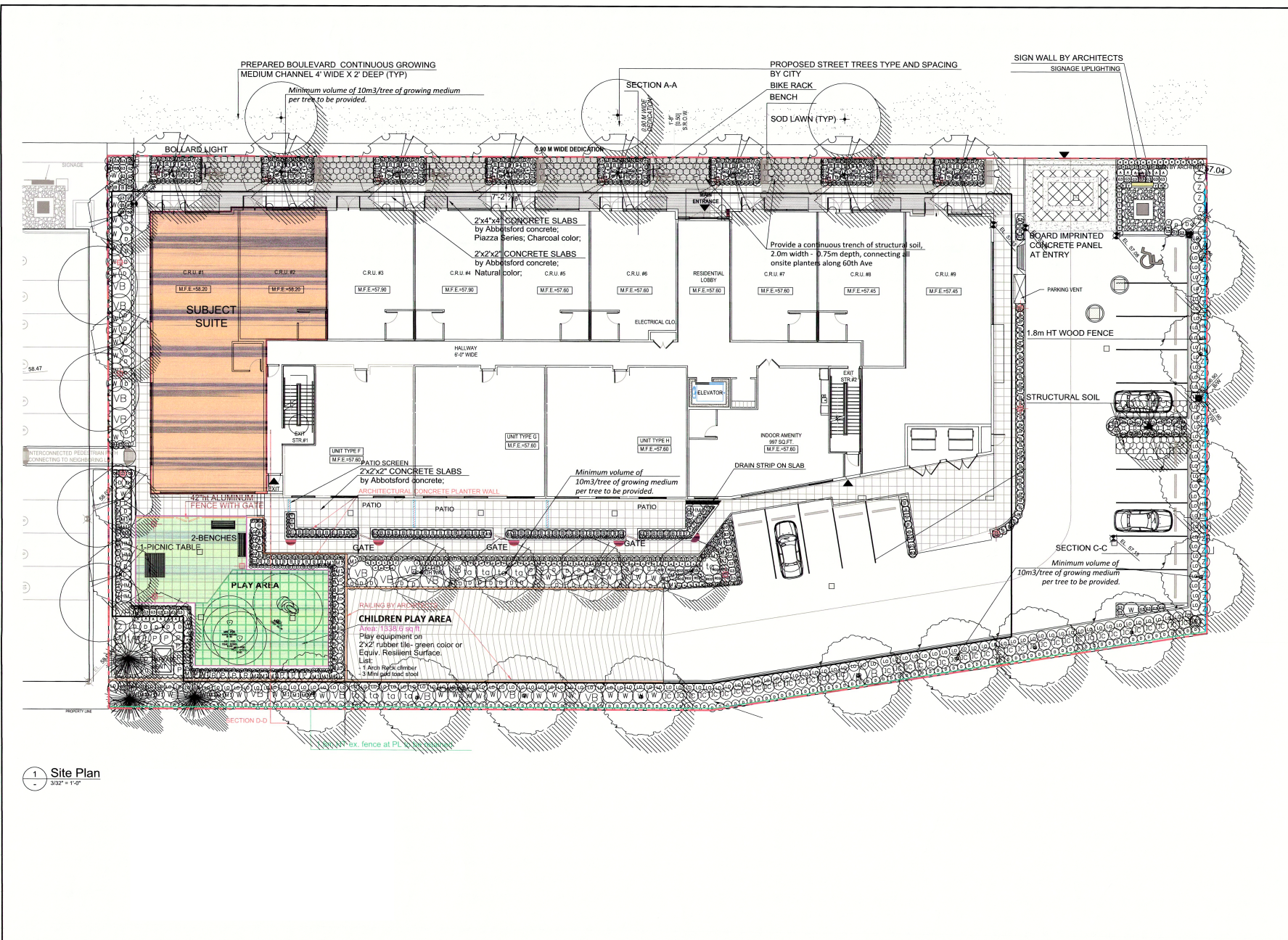
PROJECT:
 PROPOSED MIX USE DEVELOPMENT
 14858 - 60 AVENUE,
 SURREY, B.C.

CLIENT:
 689940 BC LTD.,
 16341 60TH AVE.,
 SURREY, BC

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CHECKED BY	JA
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JOB NO.	2018-045
DATE	007.18
SHEET TITLE	

UNDERGROUND PARKADE LAYOUT



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REVISIONS:

#	DATE	DESCRIPTION
0	03/28/2022	FOR CLIENT REVIEW
1	04/06/2022	FOR FRASER HEALTH REVIEW
2	04/26/2022	FOR FRASER HEALTH REVIEW #2

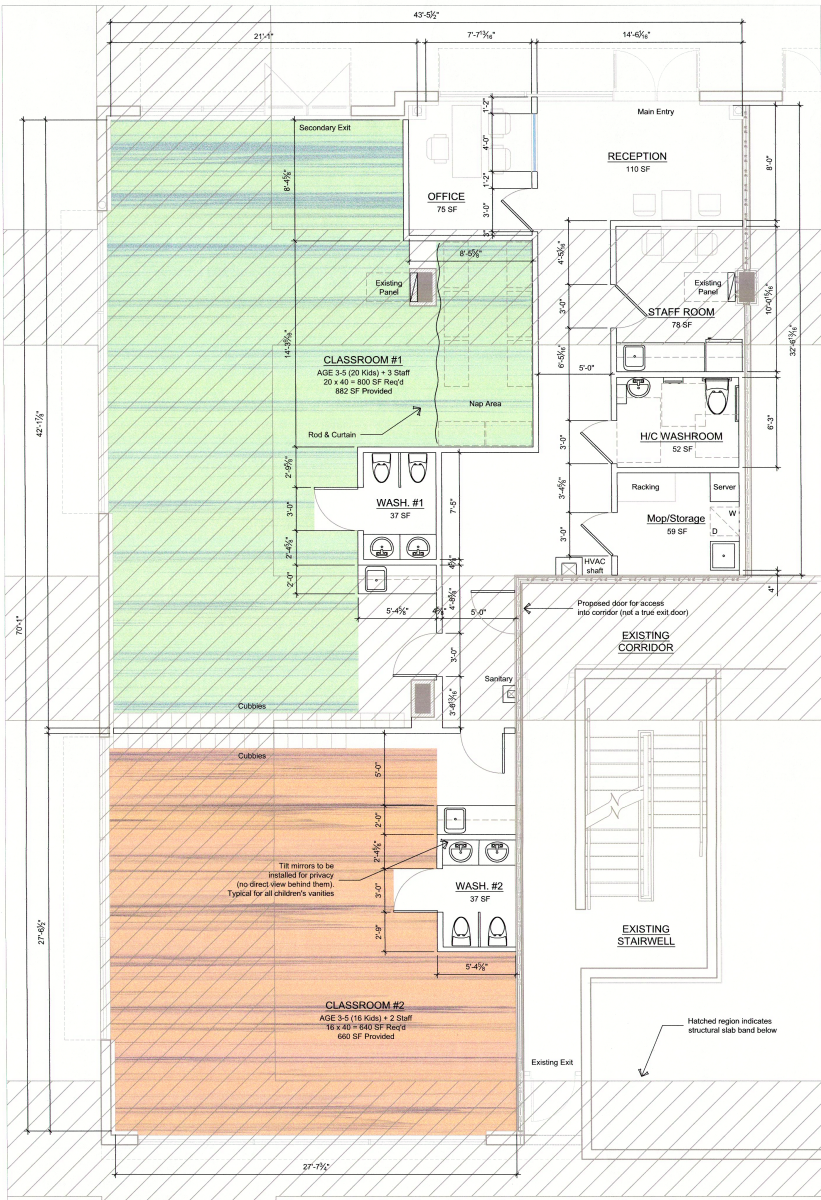
DRAWING LIST:
A1.0 SITE & PLAYGROUND PLAN
A.02 CONSTRUCTION PLAN

PROJECT:
Early Horizons
Child Care Centre
14858 60th Ave., Surrey BC

DRAWING TITLE:
Site & Playground Plan

DRAWN BY: ET	DATE: 04/26/2022
CHECKED BY: ET	DISBURSED ALL DRGS PREVIOUS TO:
SCALE: AS NOTED	REVISION #: 2
DRAWING NO.:	

1 Site Plan
3/32" = 1'-0"



1 Ground Floor
1/4" = 1'-0"



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#	DATE	DESCRIPTION
1	02/26/2022	FOR CLIENT REVIEW
1	04/06/2022	FOR FRASER HEALTH REVIEW
2	04/08/2022	FOR FRASER HEALTH REVIEW #2

DRAWING LIST:
A1.0 SITE & PLAYGROUND PLAN
A2.0 CONSTRUCTION PLAN

PROJECT:
Early Horizons
Child Care Centre
14858 60th Ave., Surrey BC

DRAWING TITLE:
Construction Plan

DRAWN BY: ET	DATE: 04/08/2022
CHECKED BY: ET	DISREGARD ALL DIMS PROVIDED TO
SCALE: AS NOTED	REVISIONS: 2

DRAWING NO.:
A2.0

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: 028-696-140
Lot 10 Section 10 Township 2 New Westminster District Plan BCP49291

14856 - 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; and*
 - (f) *Community services; and*
 - (g) *Child care centre.*

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 1.10 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 40%.
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 (East)	Side Yard (West)
<i>Buildings and Structures</i>		4.0 m [13 ft.]	16.0 m [52 ft.]	16.5 m [54 ft.]	3.3 m [10 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*; ~~and~~
 - (c) *Notwithstanding the definition of amenity space, child care centre is permitted within the outdoor amenity space, for a maximum of two hours per day.*
2. *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.
3. Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent any *residential lot*.
4. 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:

Lot Size	Lot Width	Lot Depth
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.

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