

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0020-00

Planning Report Date: September 17, 2018

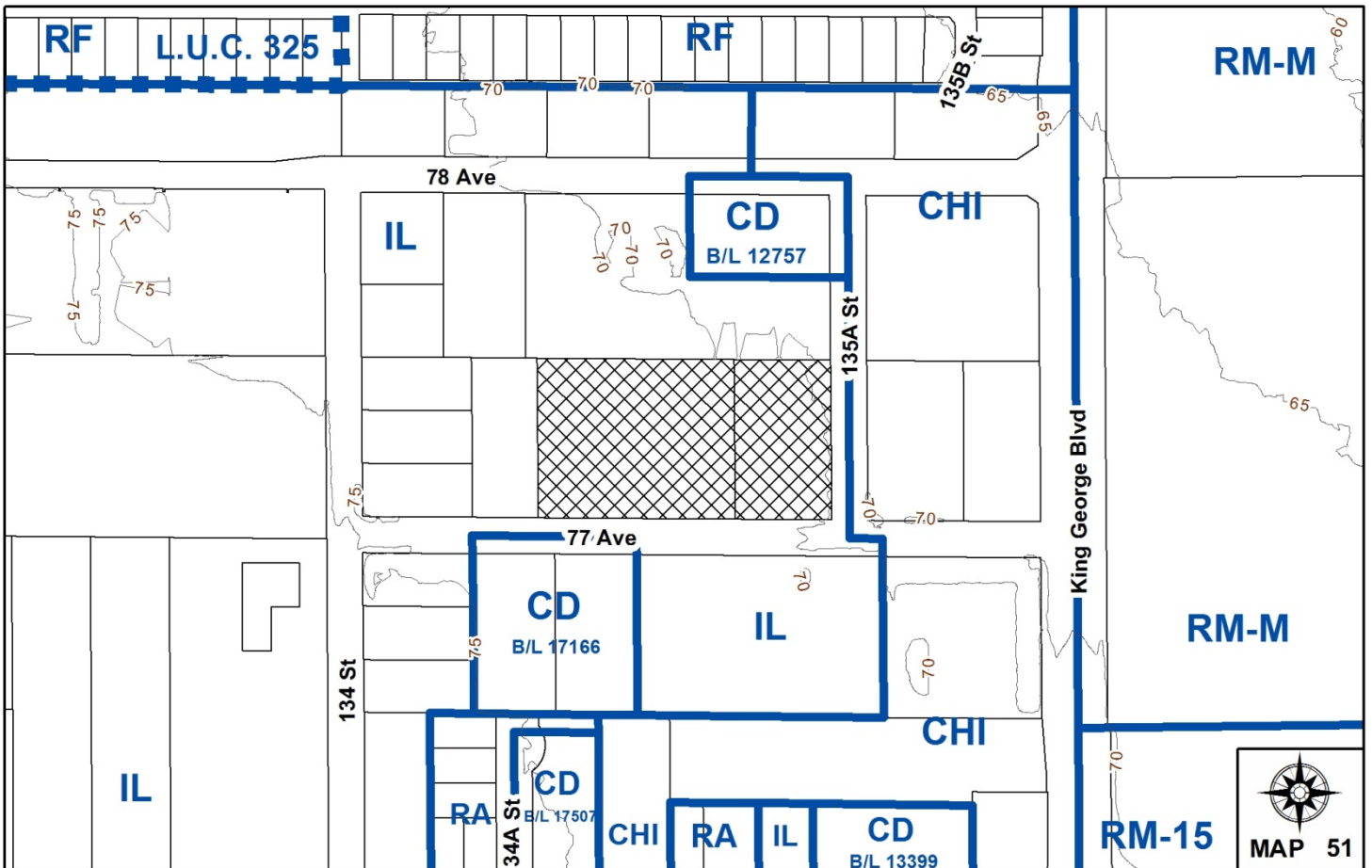
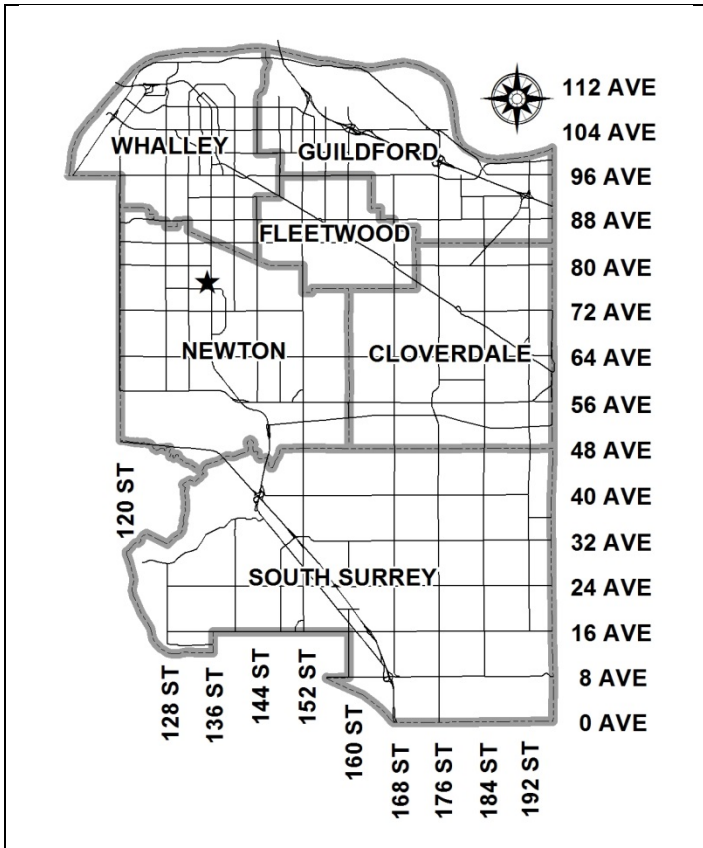
**PROPOSAL:**

- **Rezoning** from IL to CD (based on PA-2) to permit a private school with a maximum of 32 classrooms and 650 students.

**LOCATION:** 13479 - 77 Avenue  
 13535 - 77 Avenue

**ZONING:** IL

**OCP DESIGNATION:** Industrial



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- The private school has been in operation for five (5) years in its current location. The applicant has indicated that they have been unable to find a more suitable location for the school, and that the current location meets their current and future needs. Therefore, they have requested to rezone the site in order to accommodate the permanent school use.
- The size of the school will be restricted through the CD By-law to a maximum of 32 classrooms and 650 students. The school is also restricted to Kindergarten to Grade 8. The purpose of these restrictions is to ensure that the parking demand generated from the school use can be accommodated. The parking requirement in the CD By-law is resulting from a Parking Study which was provided by the applicant's consultant and reviewed and accepted by Transportation Engineering staff.
- There is no opposition from the surrounding neighbourhood to the proposal.
- The private school fulfills a need in the community and is an amenity.
- The Industrial designation in the OCP permits public facilities.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)" 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;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) completion, inspection and finalization of a Building Permit for parking lot modifications in accordance with the site plan attached as Appendix II, to the satisfaction of the Planning & Development Department;
  - (d) completion, inspection and finalization of Building Permit (Tenant Improvement) Permit No. 16-039665 for interior renovations to the school space in Building 2, to the satisfaction of the Planning & Development Department;
  - (e) completion, inspection and finalization of a Building Permit (Tenant Improvement) for the school gymnasium in Building 2;
  - (f) completion, inspection and finalization of a Building Permit (Tenant Improvement) for any modifications to the existing school in Building 1;
  - (g) registration of a Section 219 Restrictive Covenant indicating that the gymnasium will not be used as an assembly hall as defined in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, or for other public assembly purposes, except for assemblies of students and staff only, for school related activities; and
  - (h) registration of a Section 219 Restrictive Covenant to restrict any use of the existing vacant warehouse space in Building 1 until parking in accordance with Surrey Zoning By-law, 1993, No. 12000, as amended, is provided.

## REFERRALS

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

## SITE CHARACTERISTICS

Existing Land Use: Guru Angad Dev (GAD) Elementary School

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Industrial buildings	Industrial	IL
East (Across 135A Street):	Retail industrial building	Mixed Employment	CHI
South (Across 77 Avenue):	Industrial buildings	Industrial	IL and CD (By-law No. 17166)
West:	Industrial building	Industrial	IL

DEVELOPMENT CONSIDERATIONSBackground

- The subject site consists of two (2) properties and is located on the north side of 77 Avenue in the Central Newton area. The site is designated "Industrial" in the Official Community Plan (OCP).
- There are two (2) existing industrial buildings on the property at 13479 - 77 Avenue. The property at 13535 - 77 Avenue is vacant. The existing buildings were built in the late-1970's by Douglas College, as part of Douglas College's Newton Centre Vocational Institute. In 1981, Douglas College was split into two colleges – Douglas College and Kwantlen College, and the site was then used as part of the Kwantlen College Newton Campus.
- In 2012, the applicant made a Temporary Use Permit (TUP) application (No. 7912-0268-00) to allow for the operation of a private elementary school (the Guru Angad Dev (GAD) Elementary School) with a maximum of 450 students on the site, while they continued to search for a permanent site location for the school. TUP No. 7912-0268-00 was issued on July 29, 2013, and expired on July 29, 2016. The school began operating on the subject site in September 2013.
- The GAD Elementary School is a faith-based independent school. The school currently accommodates children ages 4 to 12 (Kindergarten to Grade 7). In 2012, the school was operating at 7475 - 135 Street with an enrollment of approximately 200. In 2013, they relocated to the subject site. Their current enrollment is approximately 550 students.
- In 2012, there were other tenants using the site as well, including the Surrey School District, who operated the North Surrey Learning Centre on the site, and a warehouse user. These tenants are no longer operating on the site; the GAD Elementary School is the sole operation on the site.

- The *Local Government Act R.S.B.C. 2015* (LGA) grants municipalities with the authority to issue TUPs. The maximum term of a TUP is three (3) years, and the permit may be renewed for up to an additional three (3) years. The TUP has been renewed twice. TUP No. 7917-0173-00 was issued on July 24, 2017 and expired on July 24, 2018. TUP No. 7918-0218-00 was issued on July 23, 2018 and will expire on July 23, 2019. The temporary use has been operational for five (5) years to date, and the upcoming school year will be its sixth operational year. Therefore, TUP No. 7918-0218-00 is the last possible renewal of a TUP; if the rezoning is not completed in time for the 2019/2020 school year, the school will no longer be permitted to operate on the site.
- In 2012, the student enrollment was approximately 200 students. Last year, the current student enrollment had increased to approximately 550 students. The school currently accommodates children from Kindergarten to Grade 7, and operates Monday to Friday, from 8:00 AM to 4:30 PM (student hours are 8:15 AM to 2:30 PM).
- When the first TUP (No. 7912-0268-00) was proposed in 2012, the applicant had indicated that this location would be used temporarily while the school operator continued to search for a more appropriate permanent school location. At the time, the school was moving from its previous location at 7475 – 135 Street, where it had a smaller space that the school was quickly outgrowing. The applicant is now indicating that they have not found any more appropriate locations for the school to locate permanently, and have therefore applied to rezone the property so that the school can remain at its present location.

### Proposal

- The applicant proposes to rezone the site from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)" (based on "Assembly Hall 2 Zone") in order to permit a private school use permanently on the subject site, for an elementary school up to Grade 8. The proposed CD By-law restricts the number of classrooms to 32 classrooms, and the number of students to 650 (Appendix IV). A child care centre (preschool) with a maximum of 20 students at any one time is also proposed.
- The level of expansion that can be accommodated on the site is dependent on the number of parking stalls that can be provided. In support of their application, the applicant provided a parking study prepared by Acuere Consulting Inc. The parking study recommends a parking rate of 3.09 parking spaces per classroom. This parking study has been reviewed and found acceptable by Transportation Engineering staff.
- The current TUP allows for a maximum of 22 classrooms and 550 students. These classrooms are all located in Building 1, as shown on the Site Plan attached as Appendix II. The school wants to expand into Building 2. This space is already set up as a school, as the previous tenant was the Surrey School District for the operation of the North Surrey Learning Centre which is no longer operating at this location.
- In their latest floor plans which are attached as Appendix II, the applicant is showing 18 classrooms in Building 1 and 14 classrooms in Building 2, for a total of 32 classrooms.

- There is a large 1,347 square metre (14,500 sq. ft.) warehouse space in Building 1, north of the existing school space in the building. Because of the parking limitations on the site, this space is not permitted to be converted to classroom space in the future. The applicant does not have any current plans for this space. The applicant has indicated that this space could be used in the future for indoor play or for parking as future needs develop, but currently there are no plans for this space and it will remain vacant. If in the future, the applicant proposes a use that is not permitted under the proposed CD By-law, an application for a CD By-law amendment may be required. A Section 219 Restrictive Covenant is required to be registered on the title of the property to restrict any use of the existing vacant warehouse space in Building 1 until parking in accordance with the Zoning Bylaw is provided.

#### Parking, Traffic and Circulation

- Based on the parking rate recommended in the parking study of 3.09 spaces per classroom, 103 parking spaces are required. The applicant is proposing some additional parking lot modifications to provide additional parking, with a total of 125 parking stalls, in accordance with the site plan attached as Appendix II. A Building Permit is required for the parking lot modifications. The applicant must obtain a Building Permit, complete the modifications to the parking lot, and have the parking lot modifications inspected and approved prior to Final Adoption of the rezoning bylaw. Therefore, this work must be completed by July 2019 at the very latest, so that the rezoning can be completed prior to the start of the 2019/2020 school year in September 2019.
- The applicant has indicated that approximately 44 percent of the existing students use the school's bus service to get to and from school. While the buses were parking on the school site in past school years, the applicant has indicated that for the upcoming school year, the school bus operator has been asked to park the buses off-site in order to ensure that the school has sufficient parking for teachers and parents. The parent and bus drop-off and pick-up area in front of the school entrance to Building 1 is proposed to remain unchanged.
- The applicant submitted a Traffic Impact Study (TIS) in support of the proposed rezoning. Transportation Engineering staff have reviewed the TIS, and found it to be generally acceptable. The highest point of conflict between pedestrians and vehicles is at the entrance from 77 Avenue. In order to improve the current situation and reduce the number of conflicts, the applicant is required to relocate the existing sidewalk on 77 Avenue next to the property line at the driveway crossing, and install a "no left turn" sign at the 77 Avenue egress from the site. This work will be done prior to the completion of the rezoning application to ensure that the work is completed prior to the start of the 2019/2020 school year.

#### Proposed CD By-law

- The applicant has proposed a CD Zone to accommodate the proposed private school use permanently on the site (Appendix IV). The proposed CD Zone is based on the "Assembly Hall 2 Zone (PA-2)". A comparison between the two zones is as follows:

	<b>PA-2 Zone</b>	<b>Proposed CD Zone</b>
Permitted Uses	<ul style="list-style-type: none"> <li>• Assembly Halls</li> <li>• Private Schools</li> <li>• Child Care Centres</li> <li>• Community Services</li> <li>• 1 or 2 accessory dwelling units</li> </ul>	<ul style="list-style-type: none"> <li>• Private school for students from K-Grade 8, max. 32 classrooms / 650 students</li> <li>• Child care centre for max. 20 children at any one time</li> </ul>
Density	0.50	0.50
Lot Coverage	40%	40%
Setbacks	7.5 m (25 ft.)	Front (135A St.) 7.5 m (25 ft.) Rear (West) 0.0 m (0 ft.) Side (North) 2.5 m (8 ft.) Side Flanking (77 Ave.) 7.5 m (25 ft.)
Building Height	9 m	9 m
Parking	Elementary School: <ul style="list-style-type: none"> <li>• 1.0 spaces / classroom</li> <li>• 11 spaces / 100 m<sup>2</sup> of gym space</li> <li>• 9 spaces for DOPU</li> <li>• 2 spaces for buses</li> </ul> Child Care Centre: <ul style="list-style-type: none"> <li>• 1.0 spaces / employee</li> <li>• Equal number of spaces for DOPU</li> </ul> Total Spaces Required: 201	Private Elementary School: <ul style="list-style-type: none"> <li>• 3.09 spaces / classroom</li> <li>• 9 spaces for DOPU</li> </ul> Child Care Centre: <ul style="list-style-type: none"> <li>• 1.0 spaces / employee</li> <li>• Equal number of spaces for DOPU</li> </ul> Total Spaces Required: 112

*Note: DOPU = Drop-off and Pick-up*

- The uses permitted in the CD By-law include a private school, with restrictions to the number of students and the number of classrooms permitted, and a child care centre, also with restrictions on the number of students permitted. The number of classrooms and students permitted is directly tied with the number of parking stalls that can be provided on the site.
- The density, lot coverage and building height requirements are consistent with the PA-2 Zone.
- In the PA-2 Zone, the setbacks must be greater than or equal to the height of the building, or a minimum of 7.5 metres (25 ft.) for front, rear and side yard flanking setbacks and a minimum of 3.6 metres (12 ft.) for a side yard setback. The setbacks proposed in the CD Zone are consistent with the placement of the existing buildings on the site.
- The applicant provided a Parking Study, prepared by Acuere Consulting dated June 21, 2017. The Parking Study recommends a parking rate of 3.09 spaces per classroom. Transportation Engineering staff have reviewed the parking study, and based on its findings, can support the proposed parking rate of 3.09 spaces per classroom, plus maintaining the 9 parking spaces for drop off, and the waiving of the requirement for additional parking for the associated gymnasium space.

- This approach is consistent with the variance approach that has been applied for various public schools in the Surrey School District, for which a Parking Study was provided recommending a parking requirement of 1.75 stalls per classroom, maintaining the 9 parking spaces for drop off, and waiving the requirement for additional parking for gymnasium space. The justification for the waiving of the gymnasium parking requirement is that on regular school days, the gymnasium is used by the school's students and no outside visitors. Therefore, there is no need to provide additional parking for those using the gymnasium. The same justification applies in this case.
- A Section 219 Restrictive Covenant is required to restrict the use of the school gymnasium to assemblies of students and staff only, for school related activities. No outside events are permitted to be held in the school gymnasium.

### PRE-NOTIFICATION

Pre-notification letters were mailed out on August 20, 2018. To date, staff have not received any telephone calls or written correspondence in response.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on August 30, 2018. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The site designated Industrial in the OCP.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposal provides private school spaces for children in the community.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The proposal incorporates Low Impact Development Standards including sediment control devices, perforated pipe systems and permeable pavement/surfaces.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• Approximately 44 percent of students utilize the school bus program offered by the school.</li> <li>• The school is within walking distance of a planned future light rail transit station, and existing transit routes on King George Boulevard.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• N/A.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A. The school operates in an existing building.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• The neighbourhood has been notified through the standard pre-notification process.</li> </ul>



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 and Floor Plans
- Appendix III. Engineering Summary
- Appendix IV. Proposed CD By-law

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

HK/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on PA-2)

Required Development Data	Minimum Required / Maximum Allowed	Existing
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		14,411 m <sup>2</sup>
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	40%	33.95%
Paved & Hard Surfaced Areas		39.70%
Total Site Coverage		73.65%
SETBACKS ( in metres)		
Front	7.5 m	7.6 m
Rear	0.0 m	0.0 m
Side (North)	2.5 m	2.62 m
Side Flanking (East)	7.5 m	53.3 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m	7.3 m
Accessory		
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial	N/A	N/A
Retail		
Office		
Total		
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional		4,893.5 m <sup>2</sup>
TOTAL BUILDING FLOOR AREA		4,893.5 m <sup>2</sup>

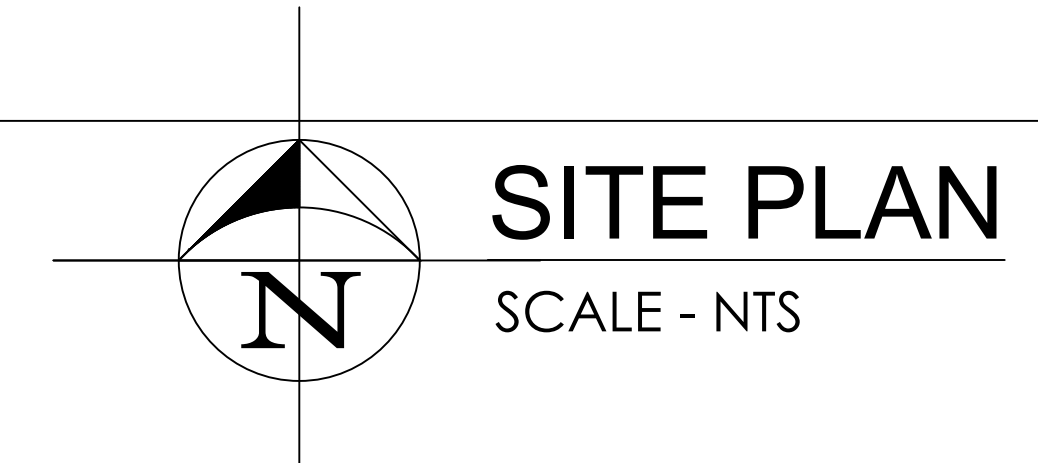
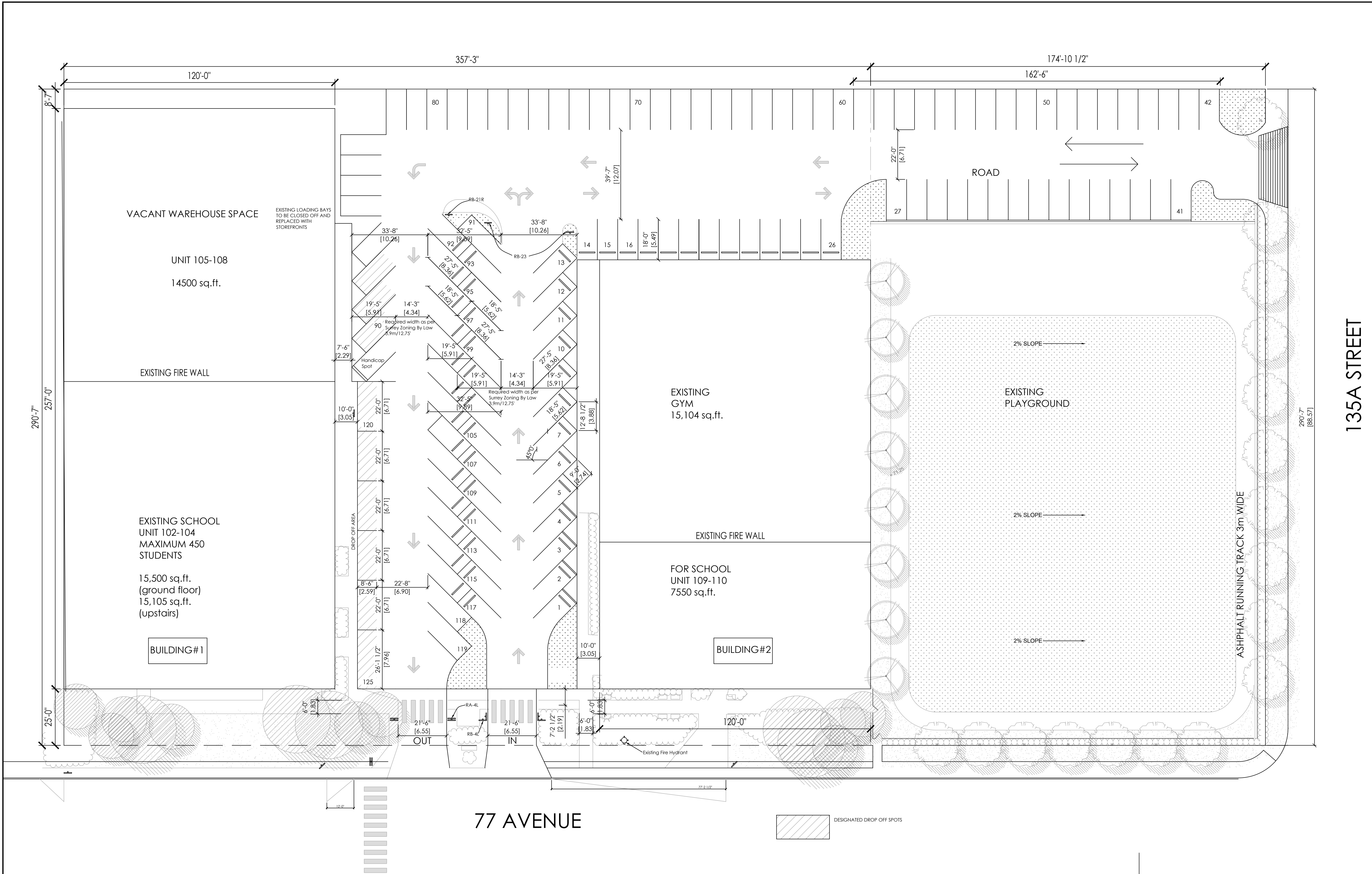
*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.5	0.34
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional	112	125
Total Number of Parking Spaces	112	125
Number of accessible stalls	2	2
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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BUILDINGS REVIEWD AS PER B.C.B.C. 2012		
13479 & 13535, 77 AVENUE, SURREY		
<b>BUILDING - 1 (WEST)</b>		
Area	sqft	sqm
Existing School Area (Main Floor)	15,500.00	1,440.52
Existing School Area (2nd Floor)	15,100.00	1,403.35
Proposed Future Expansion	14,500.00	1,347.58
Future expansion will not have any classrooms and will be used as indoor play area for the kids		
Build footprint	30,000.00	2,788.10
Total Building Area	45,100.00	4,191.45
Existing Class rooms	18	
<b>Parking Spaces</b>		
Number of class rooms	18.00	
Parking per class room	3.09	
<b>Required parking spaces</b>	<b>55.62</b>	
<b>BUILDING - 2 (EAST)</b>		
Area	sqft	sqm
Existing School Area (Main Floor)	7,550.00	701.67
Existing School Area (2nd Floor)	7,414.00	689.03
Existing Gym (One Storey Only)	15,104.00	1,403.72
Build footprint	22,654.00	2,105.39
Total Building Area	30,068.00	2,794.42
Total Number of class rooms	14	
<b>Parking Spaces</b>		
<b>Gym Parking Requirements</b>		
The Recreational area will not be used as an assembly area for any gatherings. It will only be used by the school for gymnasium. Therefore the parking requirements for the 'Assembly Halls' usage in the Surrey Zoning Bylaw (Part 5, Table C.4) is not applicable. This issue has been discussed with, and accepted by, the City of Surrey Planning and Transportation department.		
<b>School Parking Requirements</b>		
Number of class rooms	14.00	
Parking per class room	3.09	
<b>Required parking spaces</b>	<b>43.26</b>	
<b>Preschool Parking requirements</b>		
As per Surrey Zoning Bylaw Part 5	2.00 Per employee	
1 space per employee and	2.00 For Dropoff	
equal number of spaces for		
<b>Total required parking spaces</b>	<b>102.88</b>	<b>103</b>
<b>Total Provided parking spaces</b>		<b>125</b>



135A STREET

77 AVENUE

ISSUED FOR REVIEW  
2018-07-08

**MAINLAND ENGINEERING CONSULTANTS CORPORATION**  
No. 206, 8363 - 128th Street  
Surrey, B.C. V3W 4G1  
Tel: (604) 543 - 8044  
Fax: (604) 543 - 8104

Project title:  
13479 & 13535, 77 AVENUE  
SURREY

Stamp:

Contents:  
SITE PLAN

Contact:  
HSB  
Project no. T1634  
Sheet no. A-1











INTER-OFFICE MEMO

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

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

DATE: **Aug 28, 2018** PROJECT FILE: **7817-0020-00**

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RE: **Engineering Requirements (Commercial/Industrial)  
Location: 13535 77 Ave**

**REZONE/SUBDIVISION**

***Property and Right-of-Way Requirements***

- Dedicate 3.0 x 3.0 m corner cut at 77 Avenue and 135A Street.
- Register 0.5 m SRW on 135A Street and 77 Avenue for service connections and maintenance access to sidewalk.

***Works and Services***

- Construct 1.5 m concrete sidewalk on 135A Street next to the property line.
- Relocate existing GAD School signage onto private property.
- Install "NO LEFT TURN" sign at 77 Avenue egress of site.
- Potential installation of "NO Parking" signs along north side 77 Avenue during school hours; consultation by the Applicant with the neighboring properties is required.
- Maintain on-site Pick-up and Drop-off per the current configuration.
- Provide, if not already existing, a water quality/sediment control inlet chamber as a component of the on-site drainage system before discharge at the inspection chamber.
- Submit a fire-flow analysis to the City to confirm that the existing 150 mm water mains are sufficient to provide on-site fire protection for the buildings as per building code requirement and may require upsizing the existing watermains. The extent of the upsizing requirements will be determined by the analysis results.
- Confirm adequacy of existing water, storm and sanitary service connections (size, age and condition); replace if required.

Completion of the Property and Right-of-Way requirements and Works and Services listed above is required prior to Rezone/Subdivision.

Tommy Buchmann, P.Eng.  
Acting Development Services Manager  
IK1

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: LIGHT IMPACT INDUSTRIAL ZONE (IL)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 027-176-088  
Lot 1 Section 20 Township 2 New Westminster District Plan BCP31511

13479 - 77 Avenue

Parcel Identifier: 027-176-096  
Lot 2 Section 20 Township 2 New Westminster District Plan BCP31511

13535 - 77 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 *private school* and *child care centre* subject to 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.

**B. Permitted Uses**

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

1. *Private school* for students from Kindergarten to Grade 8, with a maximum of 32 classrooms and 650 students; and
2. *Child care centre* provided that enrollment at any one time is limited to 20 children.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

The *floor area ratio* shall not exceed 0.50.

**E. Lot Coverage**

The *lot coverage* shall not exceed 40%.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Buildings</i>		7.5 m	0.0 m	2.5 m	7.5 m
<i>Accessory Buildings and Structures</i>		[25 ft.]	[0 ft.]	[8 ft.]	[25 ft.]

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

**G. Height of Buildings**

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

1. *Principal buildings:* The *building height* shall not exceed 9 metres [30 ft.].
2. *Accessory buildings and structures:* The *building height* shall not exceed 4 metres [13 ft.].

## H. Off-Street Parking

1. Notwithstanding Table C.4 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, the minimum number of off-street *parking spaces* for an Elementary *Private School* shall be 3.09 *parking spaces* per classroom.
2. *Parking spaces* required for the *Child care centre* shall be provided as stated in Table C.2, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

## I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

## J. Special Regulations

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

- (1) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
- (2) Have 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>
14,000 sq.m. [3.5 acre]	80 metres [262 ft.]	160 metres [524 ft.]

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

**L. Other Regulations**

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

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the PA-2 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, 2018, No. 19478, as may be amended or replaced from time to time, and the development cost charges shall be based on the PA-2 Zone.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.

- 10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
- 11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, \_\_\_\_\_, No. \_\_\_\_\_."

PASSED FIRST READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PASSED SECOND READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PASSED THIRD READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK