CITY OF SURREY

BYLAW NO. 21295

A Comprehensive Development bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended

THE 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, for the following lands:

   Address: As described in Appendix "A".
   Legal: As described in Appendix "A".
   PID: As described in Appendix "A".

   as follows:

   (a) by creating a new Comprehensive Development Zone 225 (CD 225), attached as Appendix "A" and forming part of this bylaw;
   (b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:
       FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
       TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and
   (c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 225" as follows:

<table>
<thead>
<tr>
<th>CD Zone ID</th>
<th>Civic Address</th>
<th>Legal Description</th>
<th>CD Bylaw No.</th>
<th>Replaces Bylaw No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>&quot;CD 225&quot;</td>
<td>12666 - 72 Avenue</td>
<td>Lot A, Plan LMP37958</td>
<td>21295</td>
<td>N/A</td>
</tr>
</tbody>
</table>

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 225 (CD 225), Bylaw, 2024, No. 21295".

PASSED FIRST READING on the 24th day of June, 2024.
PASSED SECOND READING on the 24th day of June, 2024.
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
APPENDIX "A"

COMPREHENSIVE DEVELOPMENT ZONE 225 (CD 225)

In this Comprehensive Development Zone 225 (CD 225), Part 33, Institutional Zone (PI) Zone, as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the “Zoning By-law”) apply to the following lands:

<table>
<thead>
<tr>
<th>Address</th>
<th>Legal Descriptions</th>
<th>PID</th>
</tr>
</thead>
<tbody>
<tr>
<td>12666 – 72 Avenue</td>
<td>Lot A Section 18 Township 2 NWD Plan LMP37958</td>
<td>024-146-226</td>
</tr>
</tbody>
</table>

(collectively the "Lands")

except as follows:

1. **Intent**
   Delete Section "A. Intent" and replace it with a new Section "A. Intent" as follows:
   "A. Intent
   This Zone is intended to accommodate public and private universities and colleges, and related accessory uses."

2. **Permitted Uses**
   Delete Section "B. Permitted Uses" and replace it with a new Section "B. Permitted Uses" as follows:
   "B. Permitted Uses
   Lands, buildings and structures shall only be used for the following uses, or a combination thereof:
   Principal Uses:
   1. Universities named under the University Act, as amended.
   2. Colleges and Institutes designated as such under the Colleges and Institutes Act, as amended.
   Accessory Uses:
   3. Child care centres, regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended."

3. **Density**
   Delete Section "D. Density" and replace it with a new Section "D. Density" as follows:
   "D. Density
   1. Maximum Density:
      Maximum density shall be the lesser of floor area ratio of 0.1 or building area of 300 sq. m.
   2. Permitted Density Increases:
      If amenity contributions are provided in accordance with Schedule G, maximum density may be increased to a floor area ratio of 0.30."

4. **Lot Coverage**
   Delete Section "E. Lot Coverage" and replace it with a new Section "E. Lot Coverage" as follows:
   "E. Lot Coverage
   The maximum lot coverage for all buildings and structures shall be 15%."
5. **Yards and Setbacks**
Delete Section "F. Yards and Setbacks" and replace it with a new Section "F. Yards and Setbacks" as follows:

"F. **Yards and Setbacks**
Buildings and structures shall be sited in accordance with the following minimum setbacks:

<table>
<thead>
<tr>
<th>USES:</th>
<th>SETBACKS:</th>
</tr>
</thead>
<tbody>
<tr>
<td>West Yard</td>
<td>East Yard</td>
</tr>
<tr>
<td>Principal and Accessory Buildings and Structures</td>
<td>4.5 m</td>
</tr>
</tbody>
</table>

6. **Height of Buildings**
Delete Section "G. Height of Buildings" and replace it with a new Section "G. Height of Buildings" as follows:

"G. **Height of Buildings**
1. **Principal Buildings:**
   *Principal building height* shall not exceed 9 m.
2. **Accessory Buildings:**
   *Accessory building height* shall not exceed 6 m.
3. **Structures:**
   *Structure height* shall not exceed 4 m."