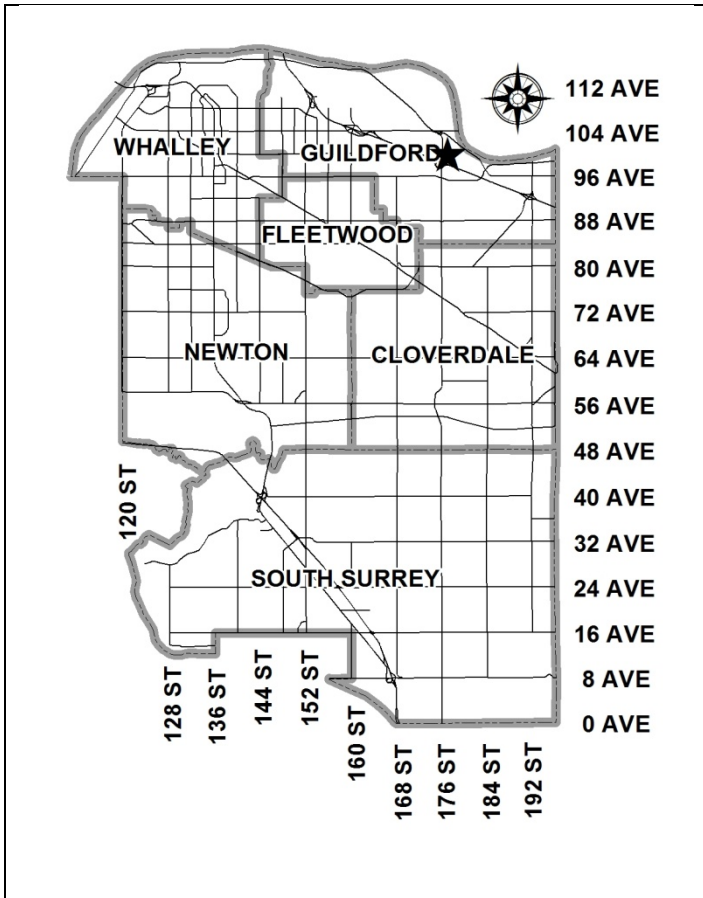


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0018-00

Planning Report Date: February 18, 2013

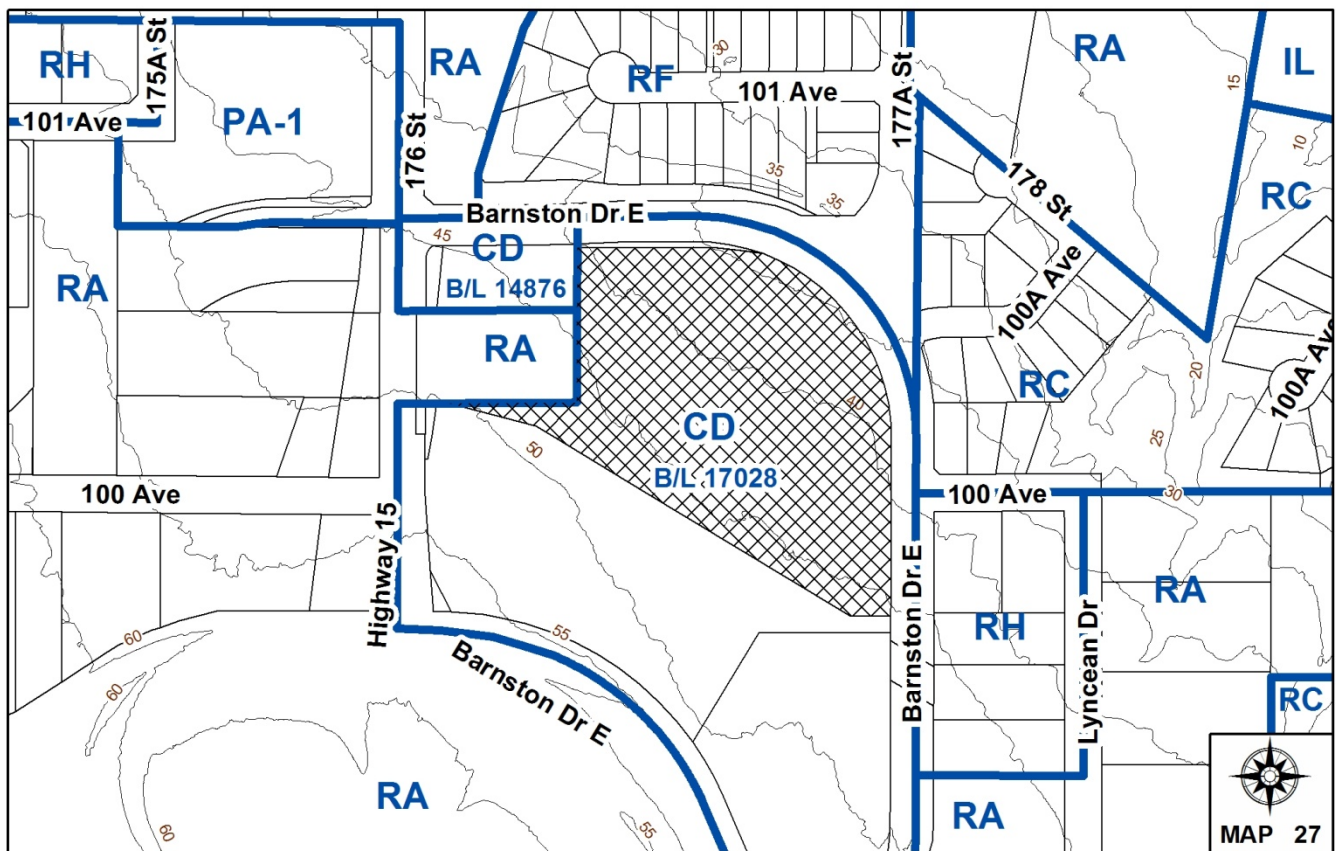


PROPOSAL:

- **Rezoning** from CD (By-law No. 17028) to CD (based on RM-30 and RM-70)
- **Amend CD By-law No. 17028**
- **Development Permit**

in order to permit the development of 35 additional townhouse units for a total of 115 townhouse units and an amenity building.

LOCATION: 9983 and 9989 Barnston Drive East
OWNER: 0794043 BC Ltd.
ZONING: CD (By-law No. 17028)
OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - Rezoning; and
 - Amending CD By-law No. 17028.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed density and building form are consistent with that previously approved for this site.
- Unlike the previously approved development, the current proposal provides the townhouse portion of the project with independent indoor and outdoor amenity spaces, distinct from that of the adjoining, approved 4-storey apartment building.
- The proposal will enable the stratifying of this site into two separate strata developments: one for the townhouses; and one for the 4-storey apartment building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17028" (Comprehensive Development Zone (CD) By-law No. 17028) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. a By-law be introduced to amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17028" (Comprehensive Development Zone (CD) By-law No. 17028) and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7913-0018-00 generally in accordance with the attached drawings (Appendix II).
4. 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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space; and
 - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
School District:	As of the finalization of this report, comments from the Surrey School District were not available. The applicant has advised that the additional dwelling units that are proposed are expected to be constructed and ready for occupancy by spring 2014. It should be noted that the first phase of townhouses units are presently under construction on the site.
Parks, Recreation & Culture:	No concerns.
Ministry of Transportation & Infrastructure (MOTI):	MOTI has granted preliminary approval for the proposed rezoning application.
Kinder Morgan:	No concerns.

SITE CHARACTERISTICS

Existing Land Use: Townhouses under construction.

Adjacent Area:

Direction	Existing Use	OCP	Existing Zone
North (Across Barnston Drive East):	Single family homes	Urban	RF
East (Across 177A Street):	Single family homes on large lots	Suburban	RA, RH and RC
South:	Vacant Lot. General Development Permit for 4 apartment buildings approved under application no. 7910-0316-00.	Multiple Residential	CD (By-law No. 17028)
West :	Northern portion: Road Allowance	Commercial	CD (By-law No.14876)
	Southern portion: Surrey Fire Dept. Hall No. 5	Suburban	RA

DEVELOPMENT CONSIDERATIONS

Background

- On June 27, 2011, Council approved an Official Community Plan (OCP) amendment from Suburban and Commercial to Multiple Residential and a rezoning from the Combined Service Gasoline Station Zone (CG-2) and Comprehensive Development Zone (By-law No. 14876) to Comprehensive Development Zone By-law No. 17028 (based on CG-2, C-8 and RM-70) for a 6.04-hectare (14.9-acre) site at 176 Street and Barnston Drive East (File No. 7908-0052-00). In addition, Council approved a General Development Permit No. 7908-0052-00 for a Master Plan that would guide the future development of the site.
- Subsequently on October 3, 2011, a detailed Development Permit No. 7910-0316-00 was issued for the first phase of development, which includes all but the western portion of the subject site, at 9983 and 9989 Barnston Drive East. Development Permit No. 7910-0316-00 allowed for the development of a 4-storey, 71-unit apartment and 80 townhouse units.
- Construction of the first phase of townhouses is now well underway. The applicant wishes to begin the process to stratify these townhouse units.
- In response to market conditions, the applicant wishes to amend the original development proposal by increasing the number townhouse units and creating separate amenity spaces for the townhouse component and for the apartment component.

Current Application

- The 2.16-hectare (5.34-acre) subject site is located at 9983 and 9989 Barnston Drive East in Fraser Heights, south of the intersection of 177A Street and Barnston Drive East. The subject site is designated Multiple Residential in the Official Community Plan (OCP) and zoned Comprehensive Development (CD) Zone (By-law No. 17028).
- The applicant had originally proposed the townhouses and apartment building, with shared amenity spaces, to be within one strata development. The revised proposal incorporates a framework that will allow for two separate strata developments, one for the townhouses and the other for the apartment building.
- The application proposes the following:
 - rezoning from "Comprehensive Development Zone (CD)" (By-law No. 17028) to a new "Comprehensive Development Zone (CD)";
 - amending the existing "Comprehensive Development Zone (CD)" (By-law No. 17028) which regulates the lands to the south, by removing all references to Blocks C and D (the subject lot);
 - Development Permit; and
 - subdivision

to modify the existing Development Permit No. 7910-0316-00 to allow for 35 additional townhouse units on an expanded site for a total of 115 townhouse units and for a new amenity building.

- While the proposed floor area ratio (density) can be supported under the existing CD By-law, the proposed unit density cannot be supported and thus rezoning is proposed to allow for the increased unit density.
- Under the approved General Development Permit (Application No. 7908-0052-00), a 4- to 6-storey apartment building with up to 115 units was anticipated within the western portion of the subject site. Under the revised proposal, only 29 townhouse units and an amenity building are proposed within this area. With the change from apartment buildings to additional townhouses the overall intensity of development has decreased significantly.
- A subdivision is proposed for a portion of the subject site to allow the apartment building proposed for the south-eastern portion of the site, to be on a separate lot. This change will also allow the apartment building to have its own strata.
- The subject townhouse project proposes a total floor area of 18,643 square metres (200,672 sq. ft.), representing a net floor area ratio (FAR) of 0.88, which is within the maximum 1.25 FAR of the CD Zone (By-law No. 17028). The proposed unit density of the townhouse site is 54 units per hectare (22 upa).
- With the 35 additional townhouse units proposed, the site will have a total of 115 townhouse units.
- No changes are proposed to the design of the approved apartment building on the south-eastern portion of the site, or to the number of units proposed for this building.

Proposed CD By-law

- In addition to proposing a new CD By-law for the subject lot at 9983 and 9989 Barnston Drive East, the applicant proposes to amend the existing CD By-law (No. 17028) to remove all references to the subject site (Blocks C and D in CD By-law No. 17028). The changes will result in a new CD By-law for 9983 and 9989 Barnston Drive East (subject site), and an amended CD By-law No. 17028 that will regulate the lands to the south at 9933 and 9955 Barnston Drive East.
- The proposed Comprehensive Development (CD) By-law for the subject site is based on the Multiple Residential 70 Zone (RM-70) for Block A (apartment building portion of the site) and on the Multiple Residential 30 Zone (RM-30) for Block B (townhouse portion of the site), with modifications to the allowable density and setbacks.
- The permitted uses will be ground-oriented multiple unit residential buildings and ancillary child care centres for Block A and multiple unit residential buildings and ancillary child care centres for Block B.
- The maximum floor area ratio (FAR) permitted for Block B (townhouse site) is consistent with the maximum 0.90 FAR and unit density (75 upha (30 upa)) permitted under the RM-30 Zone.
- The maximum 1.5 FAR proposed for Block A (apartment building site) is consistent with the maximum 1.5 FAR permitted under the RM-70 Zone. In addition, the proposed 1.5 FAR is

consistent with the maximum density permitted under the Multiple Residential designation in the Official Community Plan (OCP).

- The RM-30 and RM-70 Zones require that all buildings and structures be sited a minimum of 7.5 metres (25 ft.) from all property lines. The proposed CD By-law provides for some modifications to these setbacks as shown below:

Zone	Front Yard (East)	Rear Yard (West)	Side Yard (North)	Side Yard on Flanking Street (South)
RM-30 and RM-70	7.5m [25 ft.]	7.5m [25 ft.]	7.5m [25 ft.]	7.5m [25 ft.]
Proposed CD for Block A (Apartment Building)	6.0 [25 ft.]	5.6m [18 ft.]	7.1m [23 ft.]	4.6m [15 ft.]
	Front Yard (North/ East)	Rear Yard (South)	Side Yard (West)	Side Yard on Flanking Street
Proposed CD for Block B (Townhouses)	3.4 m [11 ft.]	3.0m [10 ft.]	3.0m [10 ft.]	n/a

- The proposed building setbacks are consistent with the setbacks that are allowed under the current zoning regulating the site (CD By-law No. 17028) and approved in Development Permit No. 7910-0316-00.
- All other aspects of the proposed CD By-law comply with the existing CD By-law No. 17028.

Arborist Report and Tree Location/Retention Plan

- The Arborist Report, prepared by Mike Fadum and Associates and dated February 4, 2013, identifies 4 mature trees on site all of which are proposed to be retained.
- The table below provides a summary of the proposed tree retention and removal by species:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Western Red Cedar	2	2	0
Douglas Fir	2	2	0
Total	4	4	0

- There are 17 trees located on the adjacent Surrey Fire Hall site. None of these trees will be affected by the proposed development.

DESIGN PROPOSAL AND REVIEW

- The revised townhouse component of the project contains 35 additional townhouse units for a total of 115 units. All of the townhouse units are three-storey and are housed within 7 buildings. A total floor area of 18,643 square metres (200,672 sq. ft.) is proposed. This represents a floor area ratio (FAR) of 0.88 for the proposed townhouse lot.

- Five of the buildings containing townhouse units are located on lands which presently do not have an approved development permit, whereas two of the buildings (6 units total) are located on lands with an approved Development Permit (application no. 7910-0316-00).
- One of these buildings is new (4 units), whereas two additional units are proposed within Building 4 along 177 A Street. The new building is located on lands that were previously reserved for a portion of the outdoor amenity space, however a more suitable location adjacent the proposed amenity building at the southwest corner of the subject lot has now been identified.
- The configuration of Building 4 along 177A Street has been changed and the units have been significantly reduced in size from what was originally proposed to accommodate 2 additional units.
- All of the units will have three bedrooms and provide two resident parking spaces.
- Parking is provided through a combination of tandem and side-by-side garages. Unit types C3, C4 and G have tandem garages while unit types A4 and F have side-by-side garages.
- The majority of the living areas are proposed on the upper floors, with the exception of a small flex room/ den that is proposed on the ground floor of unit types A4, F and G.
- The number of units within the individual buildings range from three to eight.
- Units range in size from 131 square metres (1,408 sq.ft.) to 167 square metres (1,797 sq.ft.).
- Building materials include the extensive use of cultured stone veneer at the base, horizontal and shingle hardi siding and hardi-board and batten siding for all façades.
- The roof will be clad in asphalt shingles and includes a series of slanting and projecting roofs over individual units which are complemented by knee brackets on both the front and rear elevations. The roof line articulation, together with the proposed building materials result in a very modern townhouse form.
- In total 256 parking spaces are provided on the townhouse site, which is comprised of 230 resident and 26 visitor parking spaces, which slightly exceeds the parking requirements of the Zoning By-law (253 spaces).

Indoor and Outdoor Amenity Space

- The indoor and outdoor amenity spaces are located at the southwest corner of the site adjacent the majority of the new townhouse units.
- The development proposes 361 square metres (3,886 sq. ft.) of indoor amenity space, through the provision of a free-standing amenity building, which contains a lounge, a media room, an exercise room, a yoga studio a meeting room, a kitchen and washroom facilities. The amount of indoor amenity space exceeds that required in the CD By-law.
- The outdoor amenity space is proposed adjacent the indoor amenity space and is subject to further refinement before issuance of the Development Permit.

Landscaping

- As of the preparation of this report, staff have not conducted a detailed review of the proposed landscaping, however, the applicant has agreed to resolve any issues prior to consideration of final approval.

PRE-NOTIFICATION

Pre-notification letters were sent on January 31, 2013. In response, correspondence was received from 2 residents, one of whom was seeking clarification for what is being proposed. The other resident identified the following concerns:

- The resident expressed concern with the amount of density that is being proposed on the site and indicated that there is not an adequate local road network to support what is proposed nor is there a local school for children to attend.
- The resident indicated that it is their preference that the site be developed as originally proposed, inclusive of a small shopping centre, some apartment units and the remainder as single family homes.

(The application proposes an additional 35 townhouse units for a total of 115 townhouse units on the site. The proposal will reduce the overall number of units on the western portion of the subject site as a 4- to 6-storey apartment building is shown on the General Development Permit, which could include as many as 115 units. The existing zoning would support an apartment building as the prescribed density.)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout, Site Plan, and Building Elevations
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Proposed CD By-law
Appendix VI.	Proposed CD By-law No. 17028 Amendment

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek Architects Inc and dated February 13, 2013.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SL/da

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DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		21,301.9 m ²
Road Widening area		
Undevelopable area		
Net Total		21,301.9 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	42.7%
Paved & Hard Surfaced Areas		29.8%
Total Site Coverage		72.5%
SETBACKS (in metres)		
Front (north/east)	3.4 m	
Rear (south)	3.0 m	
Side (west)	3.0 m	
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	10.9 m
Accessory	11 m	9.1 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		2
Three Bedroom +		113
Total		115
		18,643 m ²
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	19,171 m ²	18,643 m ²

***Note: The Development Data Sheet refers to the townhouse site only.**

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	75 upha / 30 upa	54 upha / 22 upa
FAR (gross)		
FAR (net)	0.9	0.88
AMENITY SPACE (area in square metres)		
Indoor	345 m ²	361 m ²
Outdoor	345 m ²	477 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	4	4
2-Bed	226	226
3-Bed	23	26
Residential Visitors		
Institutional		
Total Number of Parking Spaces	253	256
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		3.2m / 12.2 m

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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DEVELOPMENT DATA

GROSS SITE AREA: 229,300 S.F. (5.264 AC) (2.130 HA) (21,301.4 SQ.M)

SITE COVERAGE: 42.7% (97,952 S.F.)

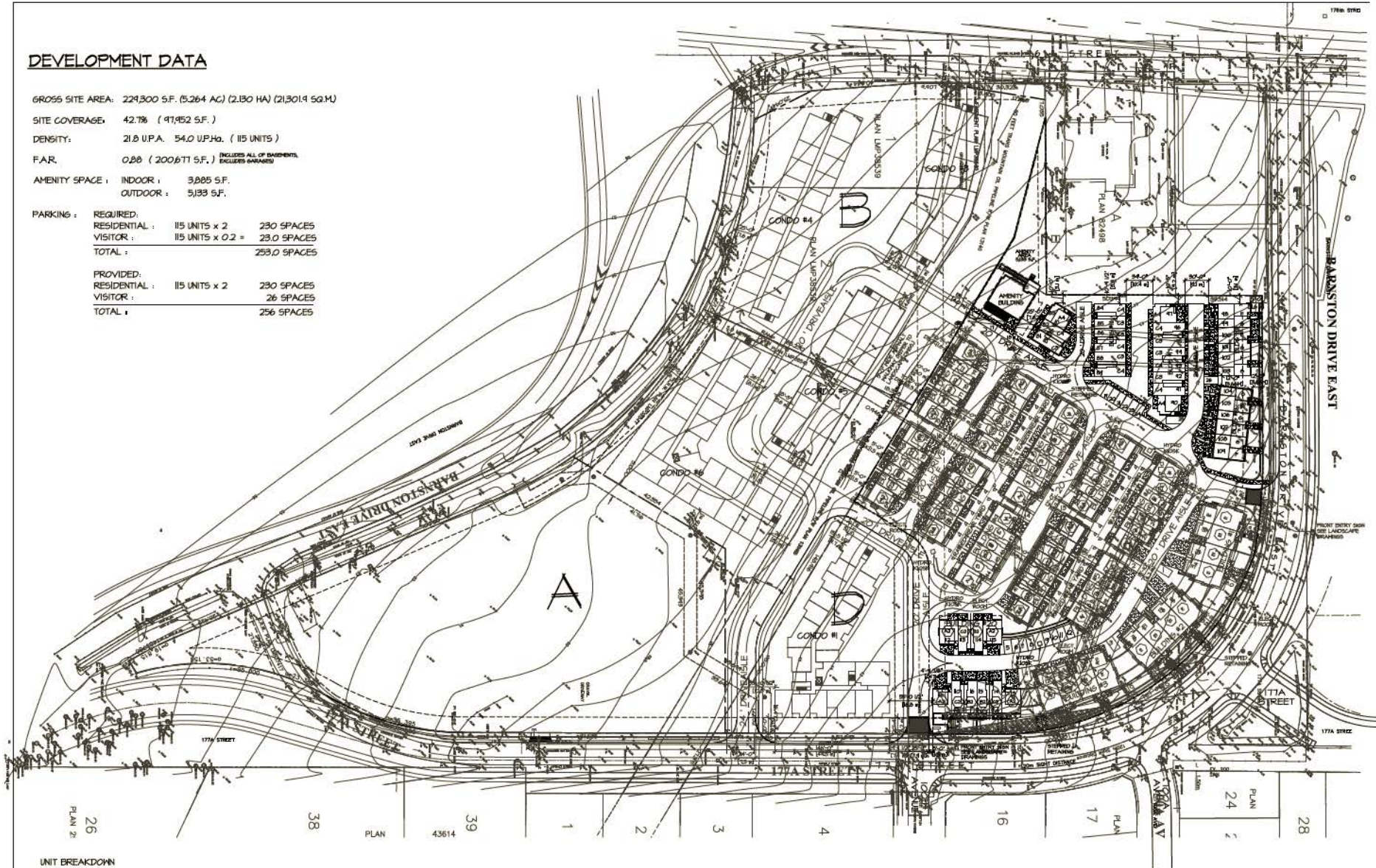
DENSITY: 21.8 U.P.A. 54.0 U.P.Ha. (115 UNITS)

F.A.R. 0.88 (200.671 S.F.) (INCLUDES ALL OF BASEMENTS, EXCLUDES GARAGES)

AMENITY SPACE : INDOOR : 3,885 S.F.
OUTDOOR : 5,133 S.F.

PARKING : REQUIRED:
RESIDENTIAL : 115 UNITS x 2 = 230 SPACES
VISITOR : 115 UNITS x 0.2 = 23.0 SPACES
TOTAL : 253.0 SPACES

PROVIDED:
RESIDENTIAL : 115 UNITS x 2 = 230 SPACES
VISITOR : 26 SPACES
TOTAL : 256 SPACES



UNIT BREAKDOWN

UNIT TYPE	A	3 BDRM		1,797 S.F.	8 UNITS	14,376 S.F.
UNIT TYPE	A2	3 BDRM	DOUBLE GARAGE	1,797 S.F.	16 UNITS	28,752 S.F.
UNIT TYPE	A4	3 BDRM		1,624 S.F.	3 UNITS	4,872 S.F.
UNIT TYPE	B	3 BDRM	TANDEM GARAGE	1,450 S.F.	8 UNITS	11,664 S.F.
UNIT TYPE	B2	3 BDRM		1,450 S.F.	16 UNITS	23,220 S.F.
UNIT TYPE	C	3 BDRM		1,457 S.F.	8 UNITS	11,656 S.F.
UNIT TYPE	C2	3 BDRM	TANDEM GARAGE	1,457 S.F.	16 UNITS	23,312 S.F.
UNIT TYPE	C3	3 BDRM		1,410 S.F.	7 UNITS	9,870 S.F.
UNIT TYPE	C4	3 BDRM		1,408 S.F.	7 UNITS	9,856 S.F.

UNIT TYPE	D	2 BDRM	TANDEM GARAGE	1,440 S.F.	2 UNITS	2,880 S.F.
UNIT TYPE	E	3 BDRM	DOUBLE GARAGE	3,262 S.F.	6 UNITS	19,572 S.F.
UNIT TYPE	E1	3 BDRM	DOUBLE GARAGE	3,240 S.F.	6 UNITS	19,440 S.F.
UNIT TYPE	F	3 BDRM	DOUBLE GARAGE	1,739 S.F.	6 UNITS	10,434 S.F.
UNIT TYPE	G	3 BDRM	SINGLE GARAGE	1,754 S.F.	6 UNITS	10,524 S.F.
TOTAL					115 UNITS	200,536 S.F.

(INCLUDES BASEMENTS & EXCLUDES GARAGES)

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REV.	DATE	BY	DATE	BY	DATE	BY



CLIENT : JOE DHALIWAL
PROJECT : RESIDENTIAL DEVELOPMENT BARNSTON DRIVE E. & 177A ST., SURREY, B.C.
SHEET CONTAINS : SITE PLAN

DESIGN : L.P.A. DRAWN : DATE : SCALE :
NO. B 10' x 12' P = 80'-0"

barnett dembex

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1T8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

CLIENT NO.	10014-B	SHEET NO.	AC-11
PROJECT NO.		REV. NO.	

SITE PLAN
SCALE: 1" = 80'-0"



INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: February 8, 2013 **PROJECT FILE:** 7813-0018-00

RE: Engineering Requirements
Location: 9989 Barnston Dr E

REZONE/SUBDIVISION***Works and Services***

- Provide an easement on Lot 1 for Lot 2 services, to avoid conflict with the existing Kinder-Morgan oil pipeline; and
- All works and services have been completed under project 7808-0052-00.

A Servicing Agreement is not required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit.

Rémi Dubé, P.Eng.
Development Services Manager

SSA

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SUMMARY TABLES

Surrey Project No: 13-0018-00
Project Location: 9983 / 9989 Barnston Drive East
Arborist: Peter Mennel ISA (PN-5611A)

Table 1. Species Composition

Tree Species	Scientific Name	Onsite	Offsite	City	Total
Cedar, Western Red	<i>Thuja plicata</i>	2	13	0	15
Douglas-fir	<i>Pseudotsuga menziesii</i>	2	4	0	6
TOTAL		4	17	0	21

Table 2. Tree Preservation and Removal Summary

	Onsite	Offsite	City	Total
Total Number of Trees to be Protected	4	17	0	21
Total Number of Trees to be Removed	0	0	0	0

Table 3. Replacement Tree Summary

	Onsite	Offsite	City	Total	
Replacement Trees Required at 1:1 (Red Alder and Black Cottonwood)	2	0	0	0	
Replacement Trees Required at 2:1 (All Other Species)	0	0	0	0	0 Total

Summary prepared and submitted by Mike Fadum and Associates Ltd.

Date: February 4, 2013



CITY OF SURREY

BY-LAW NO. _____

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: COMPREHENSIVE DEVELOPMENT ZONE (CD) BY-LAW NO. 17028
 (SURREY ZONING BY-LAW, 1993, NO. 12000, AMENDMENT BY-LAW,
 2009, NO. 17028)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 028-892-089
 Lot 3 District Lot 389A and 390A Group 2 New Westminster District Plan BCP50281

9989 Barnston Drive East
 (aka 9983 Barnston Drive East)

(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 *ground-oriented multiple unit residential buildings* and *multiple unit residential buildings*.

The *Lands* are divided into Blocks A and B as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Gene Nikula, B.C.L.S. on the 13th day of February, 2013.

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) *Multiple unit residential buildings and ground-oriented multiple unit residential buildings; and*
 - (b) *Child care centres, provided that such centres:*
 - i. Do not constitute a singular use on the *lot*; and
 - ii. Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
2. Block B
 - (a) *Ground-oriented multiple unit residential buildings; and*
 - (b) *Child care centres, provided that such centres:*
 - i. Do not constitute a singular use on the *lot*; and
 - ii. Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. Block A: The *floor area ratio* shall not exceed 1.5.
2. Block B:
 - (a) The *floor area ratio* shall not exceed 0.90; and
 - (b) The *unit density* shall not exceed 75.0 *dwelling units* per hectare [30 u.p.a.].
3. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

1. Block A: The *lot coverage* shall not exceed 45%.
2. Block B: The *lot coverage* shall not exceed 45%.

F. Yards and Setbacks

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

1. Block A

Setback	<i>Front Yard (East)</i>	<i>Rear Yard (West)</i>	<i>Side Yard (North)</i>	<i>Side Yard (South)</i>
<i>Principal Buildings and Accessory Buildings and Structures</i>	6.0 m [20 ft.]	5.6 m [18 ft.]	7.1 m [23 ft.]	4.6 m [185 ft.]

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

2. Block B

Setback	<i>Front Yard (North / East)</i>	<i>Rear Yard (South)</i>	<i>Side Yard (West)</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Buildings and Accessory Buildings and Structures</i>	3.4 m [11 ft.]	3.0 m [10 ft.]	3.0 m [10 ft.]	n/a

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:

(a) Block A: The *building height* shall not exceed 15.0 metres [49 ft.].

(b) Block B: The *building height* shall not exceed 13.0 metres [43 ft.].

2. Accessory buildings and structures:

(a) *Indoor amenity space buildings:* The *building height* shall not exceed 11 metres [36 ft.]; and

- (b) Other *accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6. of 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 3.0 metres [10 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

1. *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
2. *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.

K. Subdivision

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

<i>Lot Size</i>	
Block A	4,500 sq.m. [1.1 ac.]
Block B	21,000 sq.m. [5.2 ac.]

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, 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 RM-70 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 By-law, 1987, No. 9011, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2012, No. 17539, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone.
10. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.

- 11. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
- 12. 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, 2013, No. _____."

READ A FIRST AND SECOND TIME on the _____ th day of _____, 20__ .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

READ A THIRD TIME ON THE _____ th day of _____, 20__ .

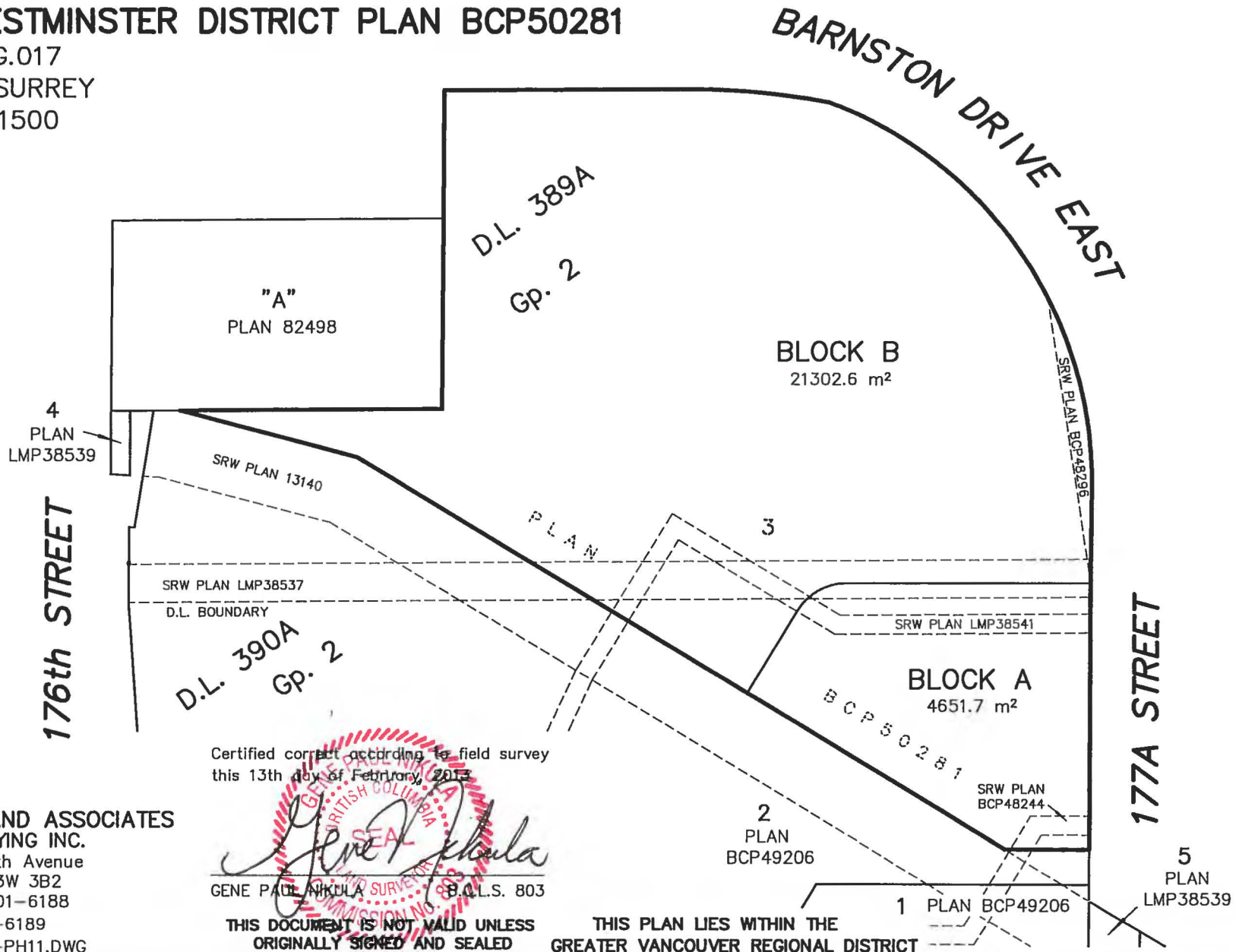
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__ .

_____ MAYOR

_____ CLERK

**BLOCK PLAN TO ACCOMPANY CITY OF SURREY
ZONING BYLAW NO. _____ OVER LOT 3
DISTRICT LOT 389A AND 390A GROUP 2
NEW WESTMINSTER DISTRICT PLAN BCP50281**

BCGS 92G.017
CITY OF SURREY
SCALE 1:1500



Certified correct according to field survey
this 13th day of February, 2013

Gene Paul Nikula
GENE PAUL NIKULA SURVEYOR B.C.L.S. 803

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

**THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT**

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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: 0908001-PH11.DWG

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 17028"

.....

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, 2009, No. 17028" is hereby amended as follows:
 - (a) Section 2.A. Intent is amended by deleting the second paragraph and replacing it with the following:

"The *Lands* are divided into Blocks A and B 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 15th day of February, 2013."
 - (b) Section 2.B.2 is amended by deleting the heading "Blocks B, C, and D" and replacing with the heading "Block B"
 - (c) Section 2.D. Density is amended as follows:
 - i. Section 2.D.2 is amended by deleting the heading "Blocks B, C, and D" and replacing with the heading "Block B"
 - ii. The table in Sub-section 2.D.2(a) is deleted and replaced with the following table:

	Block B
Maximum <i>Floor Area Ratio</i>	1.48
Maximum <i>Unit Density</i> per Hectare [U.P.A.]	173 [70]
 - (d) Sections 2.E.3 and 2.E.4 are deleted in their entirety.
 - (e) Sections 2.F.3 and 2.F.4 are deleted in their entirety.
 - (f) Sections 2.G.3 and 2.G.4 are deleted in their entirety.
 - (g) Section 2.H.2 is amended by deleting the heading "Blocks B, C, and D" and replacing with the heading "Block B"
 - (h) Section 2.J.2 is amended by deleting the heading "Blocks B, C, and D" and replacing with the heading "Block B"

(i) The table in Section 2.K.1 is deleted and replaced with the following table:

<i>Lot Size</i>	
Block A	1.46 hectares [3.6 acres]
Block B	1.96 hectares [4.84 acres]

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

2. This By-law shall be cited for purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2009, No. 17028, Amendment By-law, 2013, 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 .

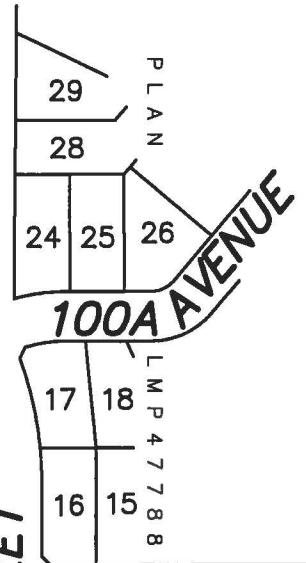
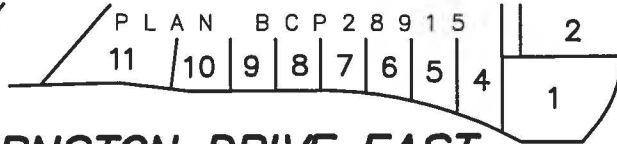
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

_____ MAYOR

_____ CLERK

**BLOCK PLAN TO ACCOMPANY CITY OF SURREY
ZONING BYLAW NO. _____ OVER LOT 1 AND LOT 2
BOTH OF OF DISTRICT LOTS 389A & 390A
GROUP 2 N.W.D. PLAN BCP49206**

BCGS 92G.017
CITY OF SURREY
SCALE 1:2500



176th STREET

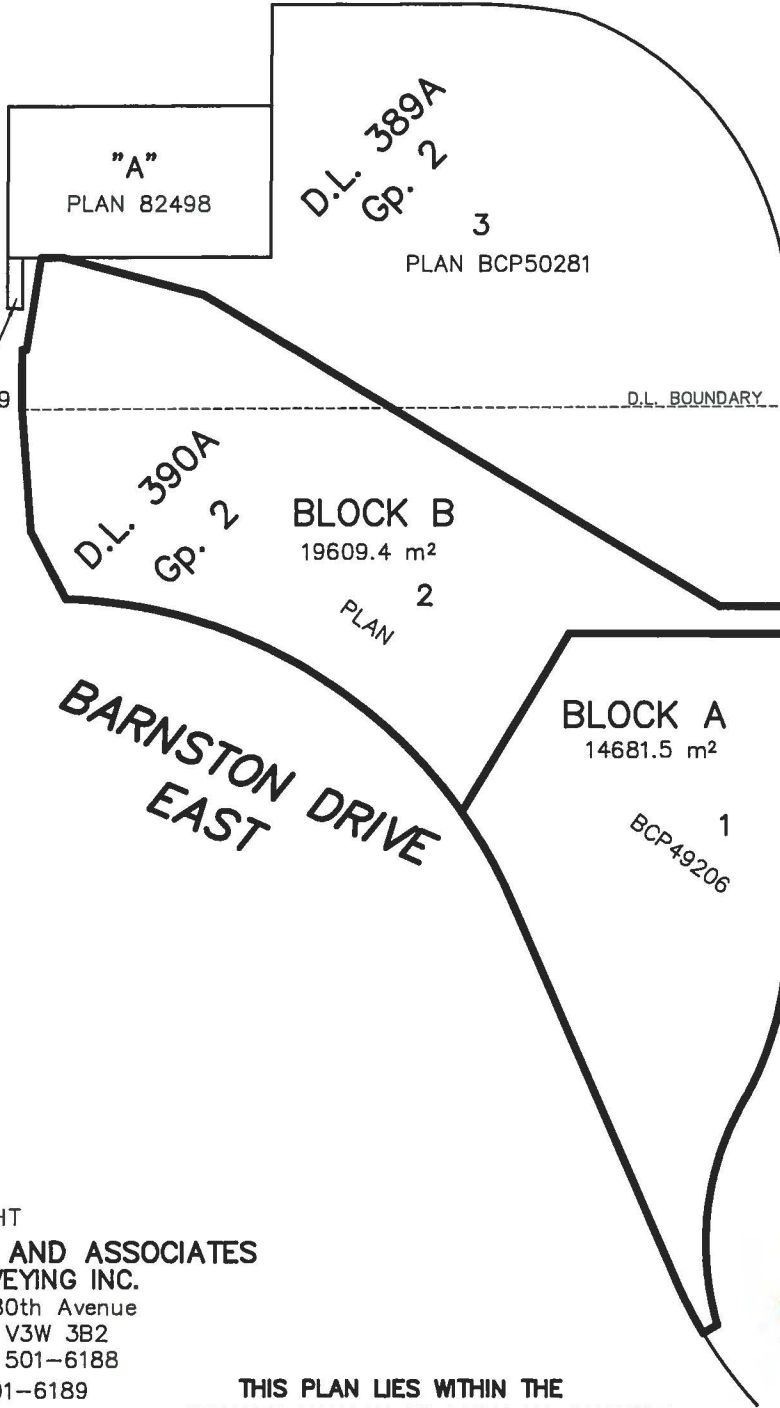
BARNSTON DRIVE EAST

100A AVENUE

100th AVENUE

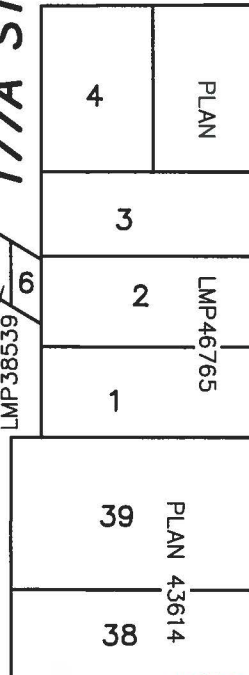
177A STREET

LYNCEAN DRIVE



4
PLAN LMP38539

5
6
PLAN LMP38539



Certified correct according to field survey
this 15th day of February, 2013

Gene Paul Nikula
GENE PAUL NIKULA B.C.L.S. 803

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DHALIWAL AND ASSOCIATES
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