

CITY OF SURREY

BY-LAW NO. 12661

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

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The 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 963 of the "Municipal Act," and the classification of the following parcels of land, presently shown upon the maps designated as the "Zoning Maps" and marked as Schedule "A" under Part 3 of the said By-law No. 12000, is hereby amended as follows:

- (a) FROM "SINGLE FAMILY RESIDENTIAL ZONE (RF)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

All that part in the City of Surrey lying within Lot 2, Section 31, Township 2, New Westminster District, Plan 9455, and the South 87 Feet, Lot 7, Section 31, Township 2, New Westminster District, Plan 1181, which said parcel may be more particularly described as follows:

Commencing at a point being 5.182 metres, 89° 56' 52", and along the Northerly Boundary of said Lot 2 from the North West corner of said Lot 2;

Thence 89° 56' 52" a distance of 52.841 metres more or less;

Thence 180° 33' 55" a distance of 57.932 metres more or less to intersect the Southerly Boundary of the South 87 Feet of Lot 7; and

Thence 269° 56' 41" a distance of 52.864 metres more or less to a point along the Southerly Boundary of the said South 87 Feet of Lot 7, which said point is 5.182 distant from the South West corner of said South 87 Feet of Lot 7; and

Thence 0° 35' 17" a Distance of 57.935 metres more or less to the point of commencement.

The herein described parcel of land contains 0.306 Hectares more or less.

(Portion of 9256 - 120 Street)

(Portion of 9270 - 120 Street)

(hereinafter referred to as "the lands")

The following regulations shall apply to the lands herein:

A. INTENT

This Zone is intended to accommodate and regulate the development of community shopping centres serving a community of several neighbourhoods.

B. PERMITTED USES

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

1. Retail stores excluding adult entertainment stores.
2. Personal service uses.
3. General service uses excluding funeral parlours and drive-through banks.
4. Eating establishments excluding drive-through restaurants.
5. Neighbourhood pubs.
6. Office uses.
7. Parking facilities.
8. Automotive service uses of vehicles less than 5,000 kilograms [11,023 lbs] G.V.W. provided that such use is associated with a use permitted under Section B.1 of this by-law.
9. Indoor recreational facilities.
10. Entertainment uses excluding arcades and adult entertainment stores.
11. Community services.

12. Child care centres.

C. LOT AREA

Not applicable to this Zone.

D. DENSITY

The maximum density shall not exceed a floor area ratio (FAR) of 1.12.

E. LOT COVERAGE

The maximum lot coverage shall be 40%.

F. YARD AND SETBACKS

1. Buildings and structures shall be situated as follows:

- (a) North Property Line - 0.0 metres (0.0 feet)
- (b) South Property Line - 3.05 metres (10.0 feet)
- (c) East Property Line - 7.5 metres (25 feet)
- (d) West Property Line - 11.1 metres (36.5 feet)

(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 building: The height shall not exceed 12 metres [40 ft.].
- 2. Accessory buildings and structures: The height shall not exceed 4.5 metres [15 ft.].

H. OFF-STREET PARKING

1. Refer to Part 5 Off-Street Parking, 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. Except in those portions where a building abuts the lot line, screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide and a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all lot lines separating the developed portion of the lot from any residential lot.
5. Loading areas, garbage containers and passive recycling containers shall be screened from any adjacent residential lot, to a height of at least 2.5 metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.
6. Open display or storage shall be completely screened to a height of at least 2.5 metres [8 ft.] by buildings and/or solid decorative fence and/or substantial landscaping strips of not less than 1.5 metres [5 ft.] in width. No display or storage of material shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screens and in no case shall these materials be piled up to the height of more than 3.5 metres [11.5ft.].

J. SPECIAL REGULATIONS

1. Garbage containers and passive recycling containers shall not be located within any required setback adjacent any residential lot.
2. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Part.
3. Child care centres shall be located on the lot such that these centres have direct access to an open space and play area within the lot.

K. SUBDIVISION

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

Lot Size	Lot Width	Lot Depth
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2,000 sq.m.	30 metres	30 metres
[0.5 acre]	[100 ft.]	[100 ft.]

L. OTHER REGULATIONS

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of "Surrey Zoning By-law, 1993, No. 12000," as amended and in accordance with the servicing requirements for the C-8 Zone as set forth in "Surrey Subdivision and Development By-law, 1986, No. 8830", as amended.
2. General provisions on use are as set out in Part 4 General Provisions of "Surrey Zoning By-law, 1993, No. 12000," as amended.
3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, of "Surrey Zoning By-law, 1993, No. 12000," as amended.
4. Sign regulations are as set out in Part 6 Signs, "Surrey Zoning By-law, 1993, No. 12000," as amended.
5. Special building setbacks are as set out in Part 7 Special Building Setbacks, of "Surrey Zoning By-law, 1993, No. 12000," as amended.
6. Building permits shall be subject to the "Surrey Building By-law 1987, No. [9011](#)", as amended, and the "Surrey Development Cost Charge By-law, 1993, No. [11951](#)", as amended, and the development costs charge shall be based on the C-8 Zone.
7. Development permits may be required in accordance with the Official Community Plan, as amended.
8. Provincial licensing of child care centres is regulated by the Community Care Facility Act R.S.B.C. 1979, c.

57 and the Child Care Regulations set out under B.C. Reg 319/89/213.

9. Provincial licensing of neighbourhood pubs is regulated by the Liquor Control and Licensing Act R.S.B.C.

(b) FROM "SINGLE FAMILY RESIDENTIAL ZONE (RF)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

All that part in the City of Surrey lying within Lot 2, Section 31, Township 2, New Westminster District, Plan 9455, and the South 87 Feet, Lot 7, Section 31, Township 2, New Westminster District, Plan 1181, which said parcel may be more particularly described as follows:

Commencing at a point which is $269^{\circ} 56' 52''$ a distance of 10.00 metres from the North East corner of said Lot 2 and along the Northerly Boundary of said Lot 2;

Thence $180^{\circ} 17' 51''$ a distance of 57.923 metres more or less to intersect the Southerly Boundary of said South 87 Feet of Lot 7;

Thence $269^{\circ} 56' 41''$ a distance of 119.005 metres more or less;

Thence $0^{\circ} 33' 55''$ a distance of 57.932 metres more or less to intersect the Northerly Boundary of said Lot 2;
and

Thence $89^{\circ} 56' 52''$ a distance of 118.734 metres more or less to the point of commencement.

The herein described area contains 0.689 Hectares more or less.

(Portion of 9256 - 120 Street)

(Portion of 9270 - 120 Street)

(hereinafter referred to as "the lands")

The following regulations shall apply to the lands herein:

A. INTENT

This Zone is intended to accommodate and regulate the development of medium density, medium-rise, multiple unit residential buildings and related amenity spaces, which are to be developed in accordance with a comprehensive design.

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses, provided such combined uses are part of a comprehensive design:

1. Multiple unit residential buildings.
2. Senior citizens' housing development.
3. Child care centres, provided that such centres:
 - (a) Do not constitute a singular use on the lot; and
 - (b) 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

For the purpose of building construction:

1. The maximum density is 110.72 units per hectare (45 units per acre) based on the net site area;
2. The maximum floor area ratio is 1.25 based on net site area; and
3. Indoor Amenity Space: The space required in Sub-section J.1.(b) of this zone, is excluded from the calculation of the floor area ratio (FAR).

E. LOT COVERAGE

The maximum lot coverage shall be 33%.

F. YARD AND SETBACKS

Buildings and structures shall be sited not less than 7.5 metres [25 ft.] from all lot lines (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 height shall not exceed 15 metres [50 ft.].
2. Accessory buildings and structures: The height shall not exceed 4.5 metres [15 ft.].

H. OFF-STREET PARKING

1. Parking within the required setbacks is not permitted.
2. Multiple Unit Residential Buildings and Ground-Oriented Multiple Unit Residential Buildings:

(a) Residential Parking:

(i) One decimal five (1.5) off-street parking spaces for every dwelling unit with 1 or less bedroom;

(ii) One decimal seventy-five (1.75) off-street parking spaces shall be provided for every dwelling unit with 2 bedrooms;

(iii) Two (2) off-street parking spaces shall be provided for every dwelling unit with 3 or more bedrooms; and

(iv) Fifty per cent (50%) of all required resident parking shall be provided underground or within the building envelope.

(b) Visitor Parking: Of the required parking spaces stated in Sub-section H.2(a), 0.2 off-street parking space per dwelling unit shall be provided and retained for visitor parking and shall be permitted at finished grade.

3. Senior Citizens' Housing Development:

(a) Resident Parking: Zero decimal five (0.5) off-street parking space per dwelling unit, where 50% shall be provided underground or within the building envelope; and

(b) Visitor Parking: In addition to the required parking spaces stated in Sub-section H.2(a), 0.25 off-street

parking space per dwelling unit shall be provided and retained for visitor parking and shall be permitted at finished grade.

4. Child Care Centres:

- (a) Refer to Part 5 Off-Street Parking, 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 be screened to a height of at least 1.8 metres [6 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, of which a maximum of 1.5 square metres [16 sq.ft.] per dwelling unit may be devoted to a child care centre.

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

(a) Are accessed from a highway, independent from the access to the residential uses permitted in Section B of this Zone; and

(b) Have direct access to an open space and play area within the lot.

3. 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:

Lot Size Lot Width Lot Depth

2,000 sq.m. 30 metres 30 metres
[0.5 acre] [100 ft.] [100 ft.]

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

L. OTHER REGULATIONS

In addition, land use regulations including the following are applicable:

1. Prior to any use, 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 "Surrey Subdivision and Development By-law, 1986, No. 8830", as amended.
2. General provisions on use are as set out in Part 4 General Provisions of "Surrey Zoning By-law, 1993, No. 12000," as amended.
3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, of "Surrey Zoning By-law, 1993, No. 12000," as amended.
4. Sign regulations are as set out in Part 6 Signs, "Surrey Zoning By-law, 1993, No. 12000," as amended.
5. Special building setbacks are as set out in Part 7 Special Building Setbacks, of "Surrey Zoning By-law, 1993, No. 12000," as amended.

6. Building permits shall be subject to the "Surrey Building By-law 1987, No. [9011](#)", as amended, and the "Surrey Development Cost Charge By-law, 1993, No. [11951](#)", as amended, and the development costs charge shall be based on the RM-45 Zone.

7. Development permits may be required in accordance with the Official Community Plan, as amended.

8. Provincial licensing of child care centres is regulated by the Community Care Facility Act R.S.B.C. 1979, c. 57 and the Child Care Regulations set out under B.C. Reg 319/89/213.

9. Provincial licensing of neighbourhood pubs is regulated by the Liquor Control and Licensing Act R.S.B.C.

2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1995, No. 12661."

READ A FIRST AND SECOND TIME on the 4th day of July, 1995.

PUBLIC HEARING HELD thereon on the 25th day of July, 1995.

READ A THIRD TIME on the 25th day of September, 1995.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 18th day of December, 1995.

"R. J. BOSE" MAYOR

"D. B. KENNY" CLERK