

CITY OF SURREY

BY-LAW NO. 16410

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

As amended by Bylaw No: 18331, 12/01/14

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THIS IS A CONSOLIDATED BY-LAW PREPARED BY THE CITY OF SURREY FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BY-LAW PROVISIONS.

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:

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

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Parcel Identifier: 012-463-124  
West Half Lot 5 Block 1 Section 14 Township 1 New Westminster District Plan 2015

15291 - 16 Avenue

Parcel Identifier: 012-463-159  
Parcel "A" (Explanatory Plan 12913) Lot 6 Block 1 Section 14 Township 1 New Westminster District Plan 2015

15285 - 16 Avenue

(b) FROM: COMMUNITY COMMERCIAL ZONE (C-8)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

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Parcel Identifier: 005-502-128  
Lot 206 Section 14 Township 1 New Westminster District Plan 56570

15321 - 16 Avenue

(both (a) and (b) shall be 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 mixed-use, medium *density, multiple unit residential building* and related *amenity spaces*, a *care facility* which is subject to the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended, and limited office, retail and *eating establishment* space which are to be developed in accordance with a *comprehensive design* and subject to a Housing Agreement entered into between the owner of the *Lands* and the *City*.

**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*, provided that all *multiple unit residential buildings* shall be occupied exclusively by individuals who are 55 years of age or older and their spouse and other qualified occupants, and shall be subject to a Housing Agreement pursuant to Section 904 of the Local Government Act, R.S.B.C. 1996, c.323, as amended, on terms acceptable to the *City*.
2. *Care facilities*.
3. *Accessory uses* including the following:
  - (a) Offices limited to medical laboratories, medical and dental offices and their auxiliary uses;
  - (b) *Eating establishments* excluding *drive-through restaurants* provided that the *gross floor area* is less than 150 square metres [1,615 sq. ft.]; and
  - (c) *Retail stores* limited to:
    - i. *Convenience stores*, provided that the total floor area for sales and display open to the public within a *building* is not more than 150 square metres [1,615 sq. ft.]; and

- ii. A maximum of 2 *small-scale drug stores* on the *Lands* notwithstanding Section E.28 of Part 4 General Provisions of "Surrey Zoning By-law, 1993, No. 12000", as amended.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. The maximum *floor area ratio* shall be 2.5.
2. Indoor Amenity Space: The *amenity space* required in Sub-section J.1(b) of this Zone, is excluded from the calculation of *floor area ratio*. Any indoor *amenity space* provided beyond the requirement in Sub-section J.1(b) of this Zone will be included in the *floor area ratio* calculation.

**E. Lot Coverage**

The maximum *lot coverage* shall be 55%.

**F. Yards and Setbacks**

1. *Principal buildings* shall be sited in accordance with the following minimum *setbacks*:
  - (a) *Front Yard* (south, 16 Avenue) - 6 metres [20 feet];
  - (b) *Front Yard* (north 16A Avenue) - 7.5 metres [25 feet]; and
  - (c) *Side Yard* - 7.5 metres [25 feet].
2. *Accessory buildings and structures* shall be sited in accordance with the following minimum *setbacks*:
  - (a) *Front Yard* - 7.5 metres [25 feet];
  - (b) *Rear Yard* - 7.5 metres [25 feet]; and
  - (c) *Side Yard* - 7.5 metres [25 feet].

## 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 30 metres [98.43 feet].
2. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 feet].

## H. Off-Street Parking

1. For the *multiple unit residential buildings*, resident parking shall be a minimum zero decimal four six (0.46) off-street *parking spaces* per *dwelling unit*. For all other uses, refer to Part 5 Off-Street Parking, of "Surrey Zoning By-law, 1993, No. 12000", as amended.
2. Parking within the required *setbacks* is not permitted.
3. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
4. Notwithstanding Section H.1, no parking shall be permitted in the front of the main entrance of a *multiple unit residential building*, except for the purpose of short-term drop-off or pick-up and parking for the disabled.

## 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 2.5 metres [8 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*.

**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>
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, 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 C-15 Zone as set forth in "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 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, 2012, No. 17850", as amended, and the "Surrey Development Cost Charge By-law, 2013, No. 17856", as amended, and the development cost charges shall be based on the applicable RM-135 Zone, RMS-2 Zone and C-15 Zone.
  8. "Surrey Tree Protection By-law, 2006, No. 16100", as amended.
  9. Development permits may be required in accordance with the "Surrey *Official Community Plan*, 1996, By-law No. 12900", as amended.
  10. Provincial licensing of *care facilities* is regulated by the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16410"

PASSED FIRST READING on the 11th day of June, 2007.

PASSED SECOND READING on the 11th day of June, 2007.

PUBLIC HEARING HELD thereon on the 25th day of June, 2007.

PASSED THIRD READING on the 25th day of June, 2007.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 16th day of December, 2013.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK