

CITY OF SURREY

BY-LAW NO. 16558

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

As amended by Bylaw No: 19473, 03/12/18

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THIS IS A CONSOLIDATED BYLAW 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:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 027-323-561
Lot 2 Section 23 Township 1 New Westminster District Plan BCP33672

15422 - 31 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 low impact office or service uses within medium *density*, medium-rise *multiple unit residential buildings* and *ground-oriented multiple unit residential buildings*, and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*.

The *Lands* are divided into Blocks A, B and C as shown on Schedule A, which is attached hereto and forms part of this By-law, containing 1.09 hectares called Block A, 0.380 hectares called Block B, and 1.17 hectares called Block C, certified correct by Ray Janzen, B.C.L.S. on the 8th day of January 2008.

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.*
- (b) The following *accessory uses* are permitted, provided that they are located within a *multiple unit residential building* and are operated solely by the occupants of the *multiple unit residential building* in which they are located, and further provided that the maximum combined floor area of all such uses shall not exceed 1,400 square metres [15,000 sq.ft.]:
 - i. Office uses excluding the following:
 - a. *Social escort services*; and
 - b. *Methadone clinics*;
 - ii. *General service uses* excluding the following:
 - a. Funeral parlors;
 - b. Banks and *drive-through banks*;
 - c. Veterinary clinics;
 - d. *Adult educational institutions*; and
 - e. Appliance repair shop;
 - iii. *Personal service uses* limited to the following:
 - a. Barbershops;
 - b. Beauty parlours;
 - c. Cleaning and repair of clothing; and
 - d. Shoe repair shops;

iv. *Community Services*; and

v. *Child care centres*.

2. Blocks B and C:

(a) *Open space*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. Block A:

For the purpose of *building* construction:

(a) The maximum *density* shall not exceed a *floor area ratio* of 0.1 or *building* area of 300 square metres [3,230 sq.ft.] whichever is smaller. The maximum *density* may be increased to that prescribed in Sub-sections D.1(b) and D.1(c) of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended;

(b) Multiple Unit Residential Buildings:

i. The *floor area ratio* shall not exceed 1.47; and

ii. The maximum *unit density* shall not exceed 138 *dwelling units* per hectare [56 u.p.a];

(c) 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*.

2. Blocks B and C:

Not applicable.

E. Lot Coverage

1. Block A:

The *lot coverage* shall not exceed 43%.

2. Blocks B and C:

Not applicable.

F. Yards and Setbacks

1. Block A:

Buildings and structures shall be sited not less than 5.0 metres [16 ft.] from all *lot lines* (measurements to be determined as per Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended).

2. Blocks B and C:

Not applicable.

G. Height of Buildings

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

1. Block A:

(a) *Principal buildings:* The *building height* shall not exceed 15 metres [50 feet]; and

(b) *Accessory buildings and structures:* The *building height* shall not exceed 4.5 metres [15 feet].

2. Blocks B and C:

Not applicable.

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. Notwithstanding Table C.1, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, a minimum of 17 parking spaces shall be provided as customer and employee parking for uses listed under Sub-section 2.B.1(b) of this Zone.

3. Fifty percent (50%) of all required resident *parking spaces* shall be provided as *underground parking* or as parking within the *building envelope*.

4. Parking within the required *setbacks* is not permitted.
5. 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.
6. *Tandem parking* shall be permitted provided that both *parking spaces* in a *tandem parking* arrangement must be held by the same owner.

I. Landscaping

1. Blocks A, B and C:
 - (a) 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.
 - (b) Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less 1.5 metres [5 ft.] in width shall be provided within the *lot*.
 - (c) 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*.
 - (d) 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*, 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 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.
4. The outdoor storage of any goods, material or supplies is specifically prohibited, notwithstanding any other provision in this Zone.
5. Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent any *residential 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>
10,000 sq. m [2.5 acres]	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 IB 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, 1987, No. 9011, as amended, and the Surrey Development Cost Charge By-law, 2006, No. 15973, as amended, and the development cost charges shall be based on the RM-45 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 *child care centres* is regulated by the Community Care Facility Act R.S.B.C. 1996. c. 60, 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, 2008, No. 16558."

READ A FIRST AND SECOND TIME on the 14th day of January, 2008.

PUBLIC HEARING HELD thereon on the 28th day of January, 2008.

READ A THIRD TIME ON THE 28th day of January, 2008.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 14th day of July, 2008.

_____ MAYOR

_____ CLERK

SCHEDULE A

**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW 16558
OVER PORTIONS OF
LOT 2, SECTION 23, TOWNSHIP 1,
NEW WESTMINSTER DISTRICT, PLAN BCP33672**



Rem
NE 1/4 NE 1/4
NW 1/4

SEC. 23
C
EX. PLAN 14016



TP. 1

CERTIFIED CORRECT ACCORDING TO SURVEY.
DATED THIS 08th DAY OF JANUARY, 2008.

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SCALE 1 : 1500
ALL DISTANCES ARE IN METRES

MURRAY & ASSOCIATES
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(604) 597-9189

[Signature]
B. C. L. S.
FILE 9275-08