

CITY OF SURREY

BY-LAW NO. 16776

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

As amended by Bylaw No: 18465, 06/29/15

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 BYLAW 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)

Portion of Parcel Identifier: 012-136-191
Lot 45 Except: Part Dedicated Road on Plan LMP31368 Section 10 Township 2 New Westminster District Plan 1361 as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Matt Onderwater, B.C.L.S. on the 3rd day of September, 2008, containing 2,601.7 square metres, called Block A and 7,117.0 square metres, called Block B.

Portion of 14853 - 60 Avenue

(hereinafter both Block A and Block B are 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 *multiple unit residential buildings* with ancillary neighbourhood-scale commercial uses and *ground-oriented multiple unit residential buildings*, developed in a *comprehensive design*, where *density bonus* is provided.

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*, subject to such use forming an integral part of the *commercial* uses on the *lot*.
- (b) *Accessory uses* limited to the following, provided that the *gross floor area* of each individual business does not exceed 370 square metres [4,000 sq.ft.]:
 - i. *Retail stores* excluding *adult entertainment stores*, auction houses; and *secondhand stores* and *pawnshops*;
 - ii. *Personal service uses* limited to the following:
 - a. Barbershops;
 - b. Beauty parlours;
 - c. Cleaning and repair of clothing; and
 - d. Shoe repair shops;
 - iii. *Eating establishments* excluding *drive-through restaurants*;
 - iv. *Neighbourhood pub*;
 - v. *Office uses* excluding *social escort services* and *methadone clinics*
 - vi. *General service uses* excluding funeral parlours, *drive-through banks* and *vehicle rentals*; and
 - vii. *Child care centres*.
 - viii. *Indoor recreational facilities*.

2. Block B:

- (a) *Ground-oriented multiple unit residential buildings*; and
- (b) *Child care centres*, provided that such centres:
 - (i) Do not constitute a single 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. The *floor area ratio* shall not exceed 0.003. If amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended, the *floor area ratio* may be increased to 0.91 for Block A and Block B combined.
2. The required indoor *amenity space* in Sub-section J.4(b) of Surrey Zoning By-law, 1993, No. 12000, as amended is excluded from the calculation of the *floor area ratio*.

E. Lot Coverage

The *lot coverage* shall not exceed 45% for Block A and Block B combined.

F. Yards and Setbacks

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

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>West Side Yard</i>	<i>East Yard</i>
<i>Principal and Accessory Buildings and Structures</i>		3.0 m* [10 ft.]	7.5 m [25 ft.]	4.5 m [15 ft.]	7.5 m [25 ft.]

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

- * The front yard *setback* may be reduced to zero for verandas, *arcades* or other projecting elements which form an integral part of the *buildings* or *structures*.

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 13 metres [43 feet] in Block A and 11 metres [36 ft.] for Block B.

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

H. Off-Street Parking

1. Block A:
 - (a) Commercial *parking spaces* shall be provided as stated in Table C.2 of Surrey Zoning By-law, 1993, No. 12000, as amended; and
 - (b) 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. Block B:
 - (a) 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;
 - (b) All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*; and
 - (c) Parking within the required *setbacks* is not permitted.

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* 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>
9,600 sq. m [2.37 acre]	92 metres [304 ft]	104 metres [344 ft.]

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.

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-15 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, 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, 2008, No. 16494, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-15 Zone for Block B, the RM-45 Zone for the residential portion in Block A and the C-5 Zone for the commercial portion in Block A.
 9. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
 10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
 11. 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, 2008, No. 16776."

READ A FIRST TIME on the 29th day of September, 2008.

READ A SECOND TIME, AS AMENDED on the 6th day of October, 2008.

PUBLIC HEARING HELD thereon on the 20th day of October, 2008.

READ A THIRD TIME ON THE 20th day of October, 2008.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on 30th day of November, 2009.

_____ MAYOR

_____ CLERK

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**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW 16776
OF PART OF LOT 45, EXCEPT: PART DEDICATED ROAD ON PLAN LMP31368,
SECTION 10, TOWNSHIP 2, N.W.D. PLAN 1361.**

CIVIC ADDRESS
14853 60th AVENUE
SURREY, B.C.
P.I.D. 012-136-191

SCALE 1:1000



All Distances are in Metres.



Schedule A

44
PLAN 1361

S. 134'
OF 43
PLAN 1361

90°31'15"
96.574

90°31'15"
92.815

REM. 45
PLAN 1361

0°05'22"
105.117

179°59'52"
77.192

BLOCK 'B'
7117.0 m²

76°34'48"
0°09'27"

7
PLAN 14439

90°00'00"
92.599

BLOCK 'A'
2601.7 m²

28°43'2"
0°09'27"

96.741
90°25'30"

92.522
90°25'30"

60th AVENUE

Underwater Land Surveying Ltd.
B.C. Land Surveyors
#104-5830 176A Street
Cloverdale B.C.
FILE: J50765RZ

This plan is certified correct
completed on the 19th day of September, 2008.

©

This Plan Lies Within The
Greater Vancouver Regional District

B.C.L.S.