

CITY OF SURREY

BY-LAW NO. 16985

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) (SURREY ZONING BY-LAW,  
1993, NO. 12000, AMENDMENT BY-LAW, 1995, NO. 12536)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Parcel Identifier: 007-207-972

Parcel A, Except: Firstly: Parcel 1 (By-law Plan 82111) and Secondly: Parcel 2 (By-law Plan 82111) Thirdly: Lot 1 Plan LMP49509 Section 33 Township 2 New Westminster District Plan 74177

13750 - 96 Avenue

Parcel Identifier: 025-006-061

Lot 1 District Lot 33 Township 2 New Westminster District Plan LMP49511

13605 - 94A 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 a *hospital* and associated *commercial, residential* and educational uses which are to be developed in accordance with a *comprehensive design*.

**B. Permitted Uses**

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

1. *Hospitals.*
2. *Office uses excluding social escort services.*
3. *Retail stores excluding adult entertainment stores and secondhand stores and pawnshops.*
4. *Personal service uses excluding body rub parlours.*
5. *General service uses excluding drive-through banks.*
6. *Eating establishments excluding drive-through restaurants.*
7. *Tourist accommodation.*
8. *Parking facilities.*
9. *Community services.*
10. *Child care centres.*
11. *Heliport.*
12. *Universities governed under the University Act R.S.B.C. 1996, c.468, as amended.*
13. *Colleges and Institutes designated as such under the College and Institute Act R.S.B.C. 1996, c.52., as amended.*
14. *Multiple unit residential buildings may be provided subject to such a use forming an integral part of the commercial uses on the site.*

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. The *floor area ratio* shall not exceed 3.5.
2. Indoor Amenity Space: The indoor *amenity space* required in Sub-section J.1(b) of this Zone, is excluded from the calculation of the *floor area ratio*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 75%.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback North Yard</b>	<b>South Yard</b>	<b>Western Yard</b>	<b>Eastern Yard</b>
<i>Principal and Accessory Buildings and Structures</i>	4.5 m. [15 ft.]	4.5 m. [15 ft.]	4.5 m. [15 ft.]	4.5 m. [15 ft.]

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 *building height* shall not exceed 50 metres [160 feet].
2. *Accessory buildings and structures:* The *building height* shall not exceed 6.0 metres [20 feet].

**H. Off-Street Parking**

Refer to Table C.2, Table C.4 and Table C.6 of Part 5 Off-Street Parking and Loading Unloading 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. Garbage containers and *passive recycling containers* shall be located within the *underground parking* or within a *building*.

**J. Special Regulations**

1. *Amenity space* for multiple unit residential buildings 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* 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>	<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 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 PI 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, 2007, No. 16494, as may be amended or replaced from time to time, and the development cost charges shall be for Hospitals for all *buildings* containing uses listed under Section B.1 of this zone. For all other uses not listed under Section B.1 of this zone, development cost charges shall be as follows:
    - For all *commercial building* area, development cost charges shall be based on the rate for All Commercial Zones; and
    - For all *multiple unit residential dwellings*, development cost charges shall be based on the rate for RMC-150 Zone (in City Centre).
  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.
  12. *Hospitals* are regulated by the Hospital Act, R.S.B.C. 1996, c.200, as amended.
  13. *Universities* are regulated by the University Act R.S.B.C. 1996, c.468, as amended.
  14. Colleges and Institutes designated as such are regulated by the College and Institute Act R.S.B.C. 1996, c.52, as amended.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16985."

READ A FIRST AND SECOND TIME on the 13<sup>th</sup> day of July, 2009.

PUBLIC HEARING HELD thereon on the 27<sup>th</sup> day of July, 2009.

READ A THIRD TIME, AS AMENDED ON THE 14<sup>th</sup> day of December, 2009.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 14<sup>th</sup> day of December, 2009.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

h:\by-laws\adopted bylaws\2009\byl 16985.docx  
LJC 7/10/09 4:09 PM