

CITY OF SURREY

BY-LAW NO. 17954

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

THE CITY COUNCIL of the City of Surrey, 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: SELF-SERVICE GASOLINE STATION ZONE (CG-1)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Parcel Identifier: 005-881-803

Lot 73 Section 35 Block 5 North Range 2 West New Westminster District Plan 41033

(9900 - King George Boulevard)

(b) FROM: TOWN CENTRE COMMERCIAL ZONE (C-15)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Parcel Identifier: 005-881-838

Lot 74 Section 35 Block 5 North Range 2 West New Westminster District Plan 41033

(9850 - King George Boulevard)

Parcel Identifier: 002-162-261

Parcel "One" (Explanatory Plan 10763) Lot "B" Except: Part within Heavy Outline on Highway Statutory Right of Way Plan 62493, Section 35 Block 5 North Range 2 West New Westminster District Plan 8745

(9822 - King George Boulevard)

Parcel Identifier: 001-769-090

Strata Lot 1 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

(9808 - King George Boulevard)

Parcel Identifier: 001-769-103

Strata Lot 2 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

(9808 - King George Boulevard)

Parcel Identifier: 001-769-111

Strata Lot 3 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

(9808 - King George Boulevard)

Parcel Identifier: 001-769-120

Strata Lot 4 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

(9808 - King George Boulevard)

Parcel Identifier: 001-769-138

Strata Lot 5 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

(9808 - King George Boulevard)

Parcel Identifier: 001-769-146

Strata Lot 6 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

(9808 - King George Boulevard)

Parcel Identifier: 001-769-154

Strata Lot 7 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

(9808 - King George Boulevard)

Parcel Identifier: 001-769-162

Strata Lot 8 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

(9808 - King George Boulevard)

Parcel Identifier: 001-769-171

Strata Lot 9 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

(9808 - King George Boulevard)

Parcel Identifier: 001-769-189

Strata Lot 10 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

(9808 - King George Boulevard)

Parcel Identifier: 001-769-197

Strata Lot 11 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

(9808 - King George Boulevard)

Parcel Identifier: 001-769-201

Strata Lot 12 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

(9808 - King George Boulevard)

Parcel Identifier: 001-769-219

Strata Lot 13 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

(9808 - King George Boulevard)

Parcel Identifier: 001-769-227

Strata Lot 14 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

(9808 - King George Boulevard)

Parcel Identifier: 001-769-235

Strata Lot 15 Section 35 Block 5 North Range 2 West New Westminster District Strata Plan NW1324 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

(9808 - King George Boulevard)

Parcel Identifier: 009-341-587  
Lot 2 Except: Part on Reference Plan 14749; Section 35 Block 5 North Range 2 West  
New Westminster District Plan 10528

(13682 - Fraser Highway)

Parcel Identifier: 009-341-561  
Lot 1 Section 35 Block 5 North Range 2 West New Westminster District Plan 10528

(13690 - Fraser Highway)

Parcel Identifier: 011-077-492  
Easterly 80 Feet Parcel Parcel "B" (Explanatory Plan 7985) Lot 3 Section 35 Block 5  
North Range 2 West New Westminster District plan 4883 Having a Frontage of 80 Feet  
on The Pacific Highway with Uniform Width for Full Depth

(13668 - Fraser Highway)

(c) FROM: HIGHWAY COMMERCIAL INDUSTRIAL ZONE (CHI)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Parcel Identifier: 007-133-031  
Lot 71 Except Part Dedicated Road on Plan BCP20112, Section 35 Block 5 North Range 2  
West New Westminster District Plan 34866

(9806 - King George Boulevard)

(d) FROM: DUPLEX RESIDENTIAL ZONE (RM-D)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Parcel Identifier: 006-051-502  
Lot 83 Except: Part Dedicated Road on Plan LMP466; Section 35 Block 5 North Range 2  
West New Westminster District Plan 46300

(13681 - Fraser Highway)

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

---

Parcel Identifier: 011-172-291  
Lot 2 Except: Part Dedicated Road on Plan LMP1072, Section 35 Block 5 North Range 2  
West New Westminster District Plan 5963

(13716 - Fraser Highway)

Parcel Identifier: 011-172-274

Lot 1 Except: Part Dedicated Road on Plan LMP1072, Section 35 Block 5 North Range 2 West New Westminster District Plan 5963

(13730 - Fraser Highway)

Portion of Parcel Identifier: 002-269-040

Parcel "One" (Reference Plan 5982) Section 35 Block 5 North Range 2 West Except: Firstly: Part Subdivided by Plan 5963 Secondly: Parcel "G" (explanatory Plan 11202), Thirdly: Parcels "A" and "B" Plan LMP582 New Westminster District, as shown on Schedule A, certified correct by Gary Sundvick, B.C.L.S., on the 13<sup>th</sup> day of May, 2013, containing 140.2 square metres called Pt Rem. Pcl. 1.

(Portion of 13748 - Fraser Highway)

Parcel Identifier: 011-172-312

Lot 3 Except: Part Dedicated Road on Plan LMP1072, Section 35 Block 5 North Range 2 West New Westminster District Plan 5963

(13704 - Fraser Highway)

(hereinafter 1.(a), (b), (c), (d) and (e) shall be 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 high *density*, high-rise office, commercial, retail, service and high-rise *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, C, D, E and F, as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule B, certified correct by Gary Sundvick, B.C.L.S., on the 15<sup>th</sup> day of May, 2013.

**B. Permitted Uses**

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

1. Blocks A and C

- (a) Office uses excluding *social escort services* and *methadone clinics*;
- (b) *Retail stores* excluding *adult entertainment stores*, *secondhand stores* and *pawnshops*;
- (c) *Personal service uses* excluding *body rub parlours*;

- (d) *General service uses* excluding funeral parlours and *drive-through banks*;
- (e) *Eating establishments* excluding *drive-through restaurants*;
- (f) *Neighbourhood pubs*;
- (g) *Liquor stores*;
- (h) *Indoor recreational facilities*;
- (i) *Entertainment uses* excluding *arcades* and *adult entertainment stores*;
- (j) *Parking facilities*;
- (k) *Community services*; and
- (l) *Child care centres*.

2. Block B

- (a) All uses permitted in Section B.1 of this Zone; and
- (b) *Multiple unit residential buildings and ground-oriented multiple unit residential buildings*, provided this use does not constitute a singular use on the *lot*.

3. Block D

- (a) *Multiple unit residential buildings and ground-oriented multiple unit residential buildings*, provided this use does not constitute a singular use on the *lot*; and
- (b) All uses permitted in Section B.1 of this Zone, provided that any one of these uses or a combination thereof do not constitute a singular use on the *lot*.

4. Block E

- (a) *Highways*; and
- (b) *Parking facilities*.

5. Block F

- (a) *Highways*; and
- (b) *Underground parking*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. For the purpose of *building* construction, the maximum *floor area ratio* shall be as follows:
  - (a) Block A: The *floor area ratio* shall not exceed 4;
  - (b) Block B: The *floor area ratio* shall not exceed 5.5;
  - (c) Block C: The *floor area ratio* shall not exceed 11.5;
  - (d) Block D: The *floor area ratio* shall not exceed 11.5; and
  - (e) Blocks E & F: Not applicable.
2. Notwithstanding an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D of this Zone and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section D.1 of this Zone.
3. Notwithstanding the definition of *floor area ratio* in "Surrey Zoning By-law, 1993, No. 12000", as amended and the maximum *floor area ratio* specified in Section D.1:
  - (a) The cumulative *floor area ratio* of all *buildings* on the *Lands* shall not exceed 7.1;
  - (b) The areas which are used for *underground parking* as a *principal use* on the *lot* are excluded from the calculation of *floor area ratio*; and
  - (c) The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

The maximum *lot coverage* shall be 100%, including air space parcels.

**F. Yards and Setbacks**

1. The minimum *setback* of *buildings* and *structures* may be 0 metre [0 ft.].

2. Notwithstanding the definition of *setback* in Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000", as amended, *canopies* may extend to the *lot lines*.

**G. Height of Buildings**

Not applicable to this Zone.

**H. Off-Street Parking**

1. *Parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of "Surrey By-law, 1993, No. 12000", as amended.
2. Notwithstanding Section H.1 of this Zone, the minimum number of *parking spaces* for the uses listed below shall be in accordance with the following rates:

Use	Required Parking Spaces
Offices	1.7 <i>parking spaces</i> per 100 sq.m. [1,075 sq.ft.] of <i>gross floor area</i>
Community Services	1.7 <i>parking spaces</i> per 100 sq.m. [1,075 sq.ft.] of <i>gross floor area</i>
Retail Stores	2.0 <i>parking spaces</i> per 100 sq.m. [1,075 sq.ft.] of <i>gross floor area</i>
Personal Service Uses	2.0 <i>parking spaces</i> per 100 sq.m. [1,075 sq.ft.] of <i>gross floor area</i>
General Service Uses	2.0 <i>parking spaces</i> per 100 sq.m. [1,075 sq.ft.] of <i>gross floor area</i>
Eating Establishments	5.0 <i>parking spaces</i> per 100 sq.m. [1,075 sq.ft.] of <i>gross floor area</i>
Liquor Stores	2.0 <i>parking spaces</i> per 100 sq.m. [1,075 sq.ft.] of <i>gross floor area</i>
Neighbourhood Pubs	5.0 <i>parking spaces</i> per 100 sq.m. [1,075 sq.ft.] of <i>gross floor area</i>
Entertainment Uses	1.0 <i>parking space</i> per 10 seats
Child Care Centres	2.0 <i>parking spaces</i> per employee
Indoor Recreational Facilities	3.0 <i>parking spaces</i> per 100 sq.m. [1,075 sq.ft.] of <i>gross floor area</i>
Dwelling Units: 1-bedroom or less	0.85 <i>parking space</i> per <i>dwelling unit</i>
Dwelling Units: 2 bedrooms or more	1.0 <i>parking space</i> per <i>dwelling unit</i>
Residential Visitors	0.025 <i>parking space</i> per <i>dwelling unit</i>

3. Notwithstanding Section H.1 of this Zone, *bicycle spaces* shall be provided at a rate of 1.0 *bicycle space* per *dwelling unit*.



4. Notwithstanding Sub-section A.2(a) of Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended, required *parking spaces* are permitted to be located within Blocks A, B, C, E and F.
5. Notwithstanding Sub-section A.2(c) of Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended, an *underground parking facility* may extend to all *lot lines*.

**I. Landscaping**

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped. This *landscaping* shall be maintained.
2. The boulevard areas of *highways* abutting a *lot* shall be hard surfaced on the side of the *highway* abutting the *lot*.
3. Garbage containers and *passive recycling containers* shall be located within a *building* or within the *underground parking*.

**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
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
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.

**K. Subdivision**

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

<i>Lot Size</i>	
Blocks A to D	0.18 hectare [0.45 ac]

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

2. Air space parcels created through subdivision in this Zone are not subject to Section K.1, but shall comply with the provisions in the Land Title Act R.S.B.C., 1996 chapter 250, 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 RMC-150 Zone in the City Centre, 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 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.
8. *Building* permits shall be subject to "Surrey Development Cost Charge By-law, 2013, No. 17856", as may be amended or replaced from time to time, and the development cost charges shall be based on the RMC-150 Zone in the City Centre.
9. Tree regulations are set out in "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. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, Chapter 267, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17954"


PASSED FIRST READING on the 27th day of May, 2013.

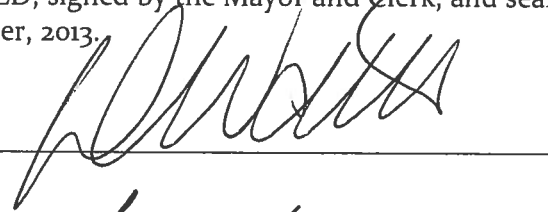

PASSED SECOND READING on the 27th day of May, 2013.

PUBLIC HEARING HELD thereon on the 17th day of June, 2013.

PASSED THIRD READING AS AMENDED ON THE 16th day of December, 2013.

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

h:\clerks\by-laws\bylaw library\adopted\17000\17900\byl 17954.docx

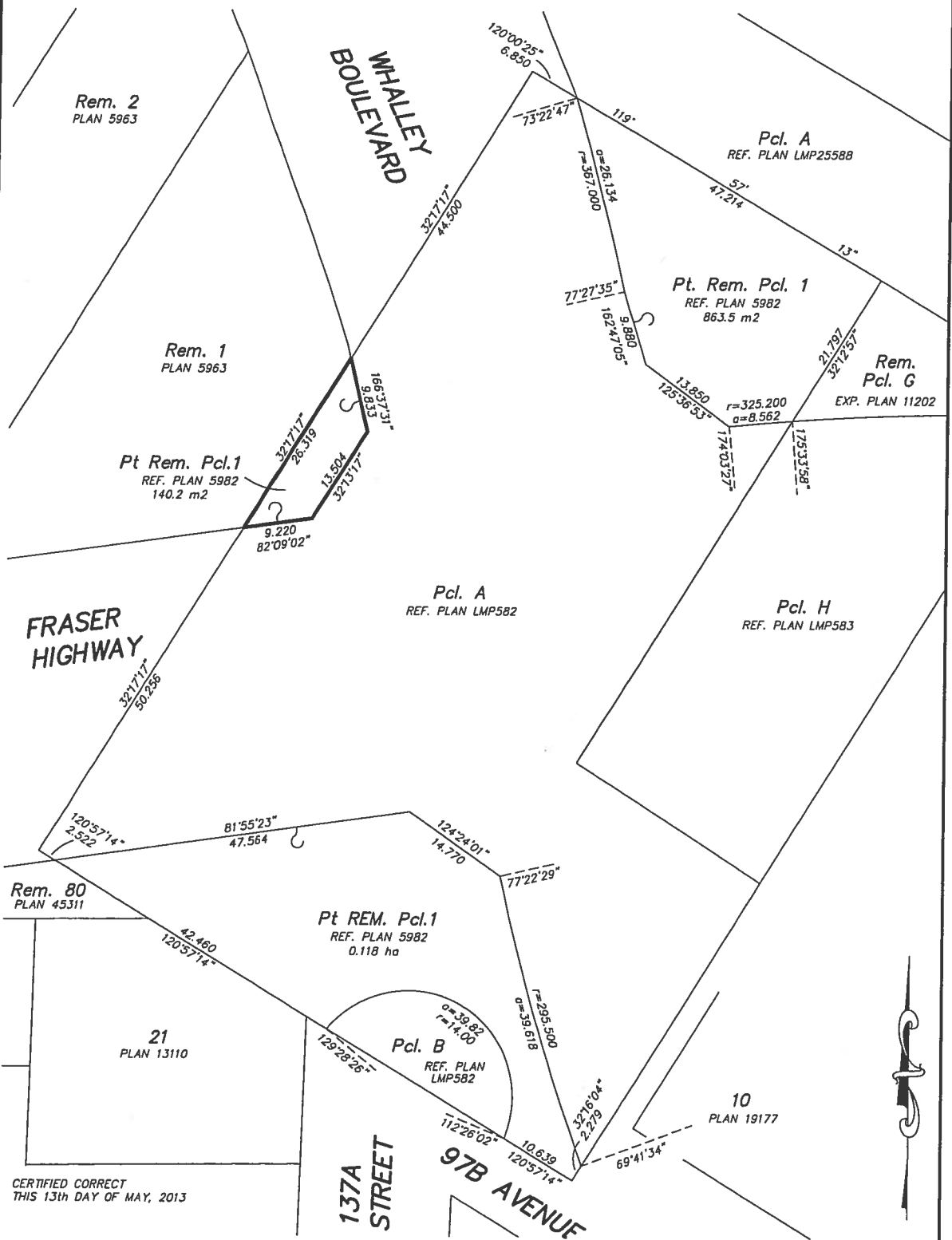
SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
 REZONING BYLAW NO. 1754 OF A PORTION OF  
 PARCEL "ONE" (REFERENCE PLAN 5982) SECTION 35  
 BLOCK 5 NORTH RANGE 2 WEST EXCEPT:  
 FIRSTLY: PART SUBDIVIDED BY PLAN 5963,  
 SECONDLY: PARCEL "G" (EXPLANATORY PLAN 11202),  
 THIRDLY: PARCELS "A" AND "B" PLAN LMP582  
 NEW WESTMINSTER DISTRICT

0 25 50



SCALE 1 : 500 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 280 mm  
 IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN  
 PLOTTED AT A SCALE OF 1:500.



CERTIFIED CORRECT  
 THIS 13th DAY OF MAY, 2013

*G. Sundvick*  
 GARY SUNDVICK B.C.L.S.

**BUTLER  
 SUNDVICK**  
 4 - 19089 94th Ave  
 Surrey, BC V4N 3S4  
 www.butlersundvick.ca  
 Tel. 604-513-9611

File: 4101  
 Dwg: 4101-ZN2

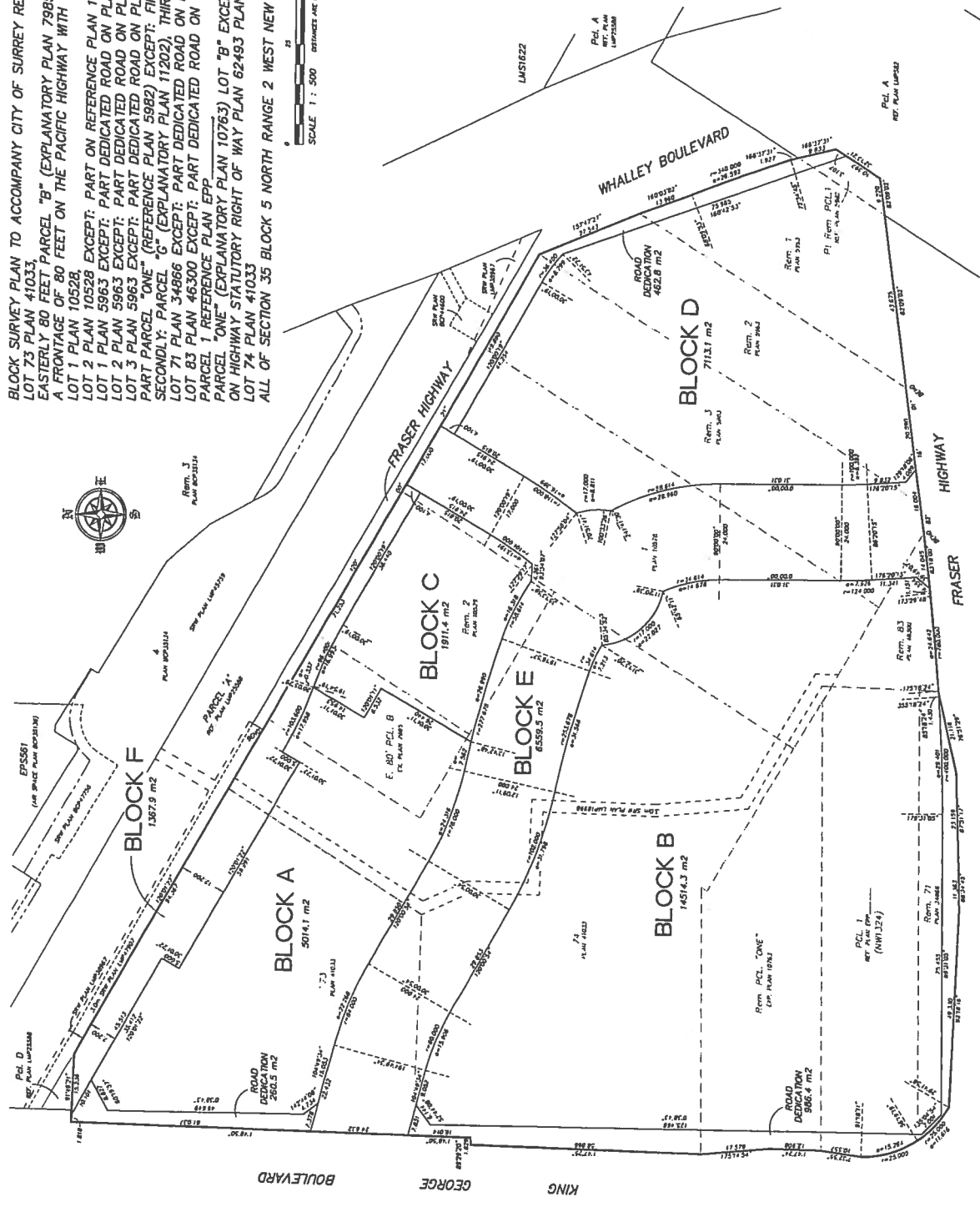
THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

# Schedule B

1795Y OF:

BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. 1795Y OF:  
 LOT 73 PLAN 41033, (EXPLANATORY PLAN 7985) LOT 3 PLAN 4883 HAVING  
 A FRONTAGE OF 80 FEET ON THE PACIFIC HIGHWAY WITH A UNIFORM WIDTH FOR FULL DEPTH,  
 LOT 1 PLAN 10528,  
 LOT 2 PLAN 10528 EXCEPT: PART ON REFERENCE PLAN 14749,  
 LOT 2 PLAN 5963 EXCEPT: PART DEDICATED ROAD ON PLAN LMP1072,  
 LOT 3 PLAN 5963 EXCEPT: PART DEDICATED ROAD ON PLAN LMP1072,  
 PART PARCEL "ONE" (REFERENCE PLAN 5982) EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 5963,  
 SECONDLY: PARCEL "C" (EXPLANATORY PLAN 11202), THIRDLY: PARCELS "A" AND "B" PLAN LMP592,  
 LOT 71 PLAN 34866 EXCEPT: PART DEDICATED ROAD ON PLAN BCP20112,  
 LOT 83 PLAN 46300 EXCEPT: PART DEDICATED ROAD ON PLAN LMP466,  
 PARCEL 1, REFERENCE PLAN EPP  
 PARCEL "ONE" (EXPLANATORY PLAN 10763) LOT "B" EXCEPT: PART WITHIN HEAVY OUTLINE  
 ON HIGHWAY STATUTORY RIGHT OF WAY PLAN 62493 PLAN B745,  
 LOT 74 PLAN 41033  
 ALL OF SECTION 35 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT

TABLE OF AREAS	
BLOCK A	5014.1 m <sup>2</sup>
BLOCK B	14514.3 m <sup>2</sup>
BLOCK C	1911.4 m <sup>2</sup>
BLOCK D	7113.1 m <sup>2</sup>
BLOCK E	6559.5 m <sup>2</sup>
BLOCK F	1367.9 m <sup>2</sup>
ROAD DEDICATIONS	1709.2 m <sup>2</sup>
TOTAL	38190.0 m <sup>2</sup>



DATE: 2013-05-15  
 4101-ZN1818  
 SURREY  
 CITY ENGINEER  
 DRAWING NO. 1795Y-01  
 SCALE: AS SHOWN