

CITY OF SURREY

BY-LAW NO. 17987

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

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 029-294-819
Lot A Section 27 Block 5 North Range 2 West New Westminster District Plan BCP 52190
13438 - 103 Avenue and 10299 University Drive
(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 high *density*, high-rise *multiple unit residential buildings*, *ground-oriented multiple unit residential buildings* and related *amenity spaces*, and commercial 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. *Multiple unit residential buildings* and *ground-oriented multiple unit residential buildings*.

2. The following uses, provided that any one of these uses or a combination thereof do not constitute a singular use on the *lot*:

- (a) *Retail stores* excluding *adult entertainment stores, secondhand stores and pawnshops*;
- (b) *Personal service uses* excluding *body rub parlours*;
- (c) *General service uses* excluding *funeral parlours and drive-through banks*.
- (d) *Eating establishments* with a maximum floor area of 150 square metres [1,615 sq.ft.], excluding *drive-through restaurants*; and
- (e) Office uses excluding *social escort services* and *methadone clinics*.

C. Lot Area

Not applicable to this Zone.

D. Density

- 1. The *floor area ratio* shall not exceed 8.4.
- 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. The indoor *amenity space* required in Section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The *lot coverage* shall not exceed 50%, except for air space parcels which shall be a maximum of 100%.

F. Yards and Setbacks

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

Use	Setback	103 Avenue	University Drive	South	West
<i>Buildings and Structures</i>		5 metres [16 ft.]	5 metres [16 ft.]	0 metre [0 ft.]	9.7 metres [32 ft.]

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

2. Notwithstanding Section F.1, the setback for *buildings and structures* may be reduced to zero for interior *lot lines*.
3. Notwithstanding Section F.1, stairs may be sited up to 2.5 metres [8.2 ft.] from the 103 Avenue *lot line*, the patios may be sited up to 2.8 metres [9.2 ft.] from the 103 Avenue *lot line* and a canopy encroachment may be sited up to 3.0 metres [10 ft.] from the 103 Avenue *lot line*.
4. Notwithstanding Section F.1, a canopy encroachment may be permitted up to 3.0 metres [10 ft.] from the University Drive *lot line*.
5. Notwithstanding Section F.1, patios may be sited up to 7.0 metres [23 ft.] from the west *lot line*.

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 110 metres [360 ft].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [14.8 ft].

H. Off-Street Parking

1. Notwithstanding Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, resident parking for the *multiple unit residential buildings* and *ground-oriented multiple unit residential buildings* shall be at 0.5 *parking space* for every studio *dwelling unit*, at 0.75 *parking space* for every 1 bedroom *dwelling unit*, at 1.0 *parking space* for every 2 or more bedrooms *dwelling unit* and at 0.09 *parking space* for every *dwelling unit* for visitors.

2. Notwithstanding Table C.2 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, no *parking spaces* are required for the commercial uses.
3. All required resident and visitor *parking spaces* shall be provided as *underground parking*.
4. Notwithstanding Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, bicycle storage for *multiple unit residential buildings* and *ground-oriented multiple unit residential buildings* shall be provided at 1.01 *bicycle spaces per dwelling unit*.
5. Notwithstanding Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, bicycle storage shall not be required for commercial uses.
6. 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, the *underground parking facility* may extend to all the *lot lines*.

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 *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 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*.
2. *Balconies* are required for all *dwelling units* which are not *ground-oriented*:
 - (a) *Balconies* shall be a minimum of 4.6 square metres [50 sq.ft.] per *dwelling unit*; and
 - (b) Notwithstanding Sub-section J.2(a), *balconies* may be less than the minimum 4.6 square metres [50 sq.ft.] per *dwelling unit*, for a maximum of 60% of the *dwelling units*.

K. Subdivision

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Length</i>
2,800 sq. m. [0.69 acre]	38 metres [125 ft.]	72 metres [236 ft.]

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.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013 No. 17987"

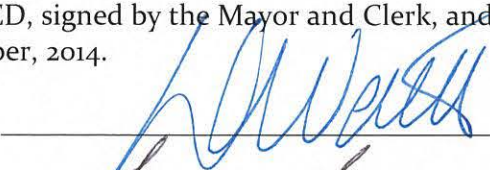
PASSED FIRST READING on the 8th day of July, 2013.

PASSED SECOND READING on the 8th day of July, 2013.

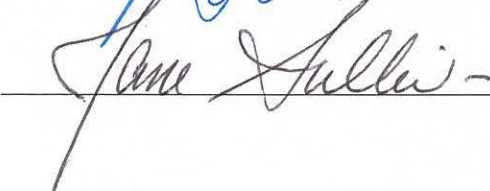
PUBLIC HEARING HELD thereon on the 22nd day of July, 2013.

PASSED THIRD READING, AS AMENDED ON THE 29th day of September, 2014.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 29th day of September, 2014.



MAYOR



CLERK

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