

CITY OF SURREY

BYLAW NO. 19612

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

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THE 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 479 of the Local Government Act, R.S.B.C. 2015 c. 1, 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: COMMUNITY COMMERCIAL ZONE (C-8)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

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Parcel Identifier: 009-723-196

Lot 3 Section 22 Block 5 North Range 2 West New Westminster District Plan 12614

(10630 - City Parkway)

Parcel Identifier: 009-723-242

Lot 12 Section 22 Block 5 North Range 2 West New Westminster District Plan 12614

(10637 - 135A Street)

Parcel Identifier: 009-723-307

Lot 13 Section 22 Block 5 North Range 2 West New Westminster District Plan 12614

(10647 - 135A Street)

Parcel Identifier: 006-574-874

Lot 153, Except: Firstly; Parcel B (Bylaw Plan 73255), Secondly; Part Dedicated Road on Plan BCP434 Section 22 Block 5 North Range 2 West New Westminster District Plan 25098

(13525 - 106 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 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*.

The *Lands* are divided into Blocks A and B as shown as shown on the Survey Plan attached hereto and forming part of this Bylaw, as Schedule A, certified correct by Darryl Mitchell, B.C.L.S. on the 5th day of June, 2018.

**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*, provided that such uses form an integral part of a *multiple unit residential building* on the *Lands*:
  - i. *Retail stores* excluding *adult entertainment stores*, auction houses, and *secondhand stores* and *pawnshops*;
  - ii. *Personal service uses* excluding *body rub parlours*;
  - iii. *General service uses* excluding funeral parlours and *drive-through banks*;
  - iv. *Eating establishments* excluding *drive-through restaurants*;
  - v. *Neighbourhood pubs*;
  - vi. Office uses excluding *social escort services* and *methadone clinics*;
  - vii. *Entertainment uses* excluding *arcades*;
  - viii. *Assembly Halls*;
  - ix. *Care facility*;
  - x. *Community services*; and

xi. *Child care centres.*

2. Block B

- (a) *Multiple unit residential buildings and ground-oriented multiple unit residential buildings.*

C. **Lot Area**

Not applicable to this Zone.

D. **Density**

1. Block A

- (a) For the purpose of *building* construction, the *floor area ratio* shall not exceed 0.1.
- (b) Where amenities are provided in accordance with Schedule G of "Surrey Zoning By-law, 1993, No. 12000", as amended, the *floor area ratio* shall not exceed 6.25.
- (c) Notwithstanding the definition of *floor area ratio*, for 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 airspace subdivision shall not exceed the maximum specified in Section D.1(b) of this Zone.
- (d) The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

2. Block B

- (a) For the purpose of *building* construction, the *floor area ratio* shall not exceed 0.1.
- (b) Where amenities are provided in accordance with Schedule G of "Surrey Zoning By-law, 1993, No. 12000", as amended, the *floor area ratio* shall not exceed 9.65.

- (c) Notwithstanding the definition of *floor area ratio*, for 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 airspace subdivision shall not exceed the maximum specified in Section D.2(b) of this Zone.
- (d) 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**

- 1. The *lot coverage* shall not exceed 74%.
- 2. Notwithstanding the definition of *lot coverage*, for 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 E of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section E.1 of this Zone.

**F. Yards and Setbacks**

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

(a) Block A

<i>Setback</i>	<i>North</i>	<i>South</i>	<i>West</i>	<i>East</i>
<i>Use</i>	<i>Yard</i>	<i>Yard</i>	<i>Yard</i>	<i>Yard</i>
<i>Principal Buildings and Accessory Buildings and Structures</i>	3.9 m [12.5 ft.]	4.4 m [15 ft.]	3.0 m [10 ft.]	0.0 m [0.0 ft.]

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

(b) Block B

<b>Setback</b>	<b>North Yard</b>	<b>South Yard</b>	<b>West Yard</b>	<b>East Yard</b>
<b>Use</b>				
<i>Principal Buildings and Accessory Buildings and Structures</i>	4.4 m [15 ft.]	4.4 m [15 ft.]	0.0 m [0.0 ft.]	4.4 m [15 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 of this Zone, the minimum setbacks of *principal buildings* and *accessory buildings and structures* for interior lot lines for lots created by an air space subdivision may be 0.0 metre [0 ft.].
3. Notwithstanding Sub-section A.3(d) of Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended, *underground parking* may be located up to 0 metre [0 ft.] from any 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. Block A

- (a) *Principal buildings:* The building height shall not exceed 75 metres [246 ft.].

2. Block B

- (a) *Principal buildings:* The building height shall not exceed 85 metres [279 ft.].

**H. Off-Street Parking**

1. All commercial *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended.
2. For Block A, notwithstanding Table C.1 of Part 5 Off-Street Parking and Loading/ Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended, resident and visitor parking shall be provided as follows:
  - (a) 1.0 parking space for each dwelling unit with 1 or no bedrooms;
  - (b) 0.06 visitor parking space for each dwelling unit; and

- (c) All other residential *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended.
- 3. For Block B, all resident *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended.
- 4. For Block B, notwithstanding Table C.1 of Part 5 Off-Street Parking and Loading/ Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended, visitor *parking spaces* shall be provided at the rate of 0.1 *parking space per dwelling unit*.
- 5. All required resident, visitor and commercial *parking spaces* shall be provided as *underground parking*.

#### 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. 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*.
- 3. Garbage containers and *passive recycling containers* shall be located within the *underground parking* or within a *building*.

#### 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. *Child care centres* shall be located on the *lot* such that these centres:
  - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
  - (b) 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>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq.m. [0.5 acre]	35 metres [115 ft.]	60 metres [197 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 and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section K.1.

**L. Other Regulations**

In addition to all statutes, bylaws, 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-135 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 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 Bylaw, 2012, No. 17850", as amended.
8. *Building* permits shall be subject to "Surrey Development Cost Charge Bylaw, 2017, No. 19107", as may be amended or replaced from time to time,

and the development cost charges shall be based on the RM-135 Zone in City Centre for the residential portion and the C-8 Zone in City Centre for the commercial portion.

9. Tree regulations are set out in "Surrey Tree Protection Bylaw, 2006, No. 16100", as amended.
  10. Development permits may be required in accordance with the "Surrey *Official Community Plan* By-law, 2013, No. 18020", as amended.
  11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act 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, c. 267, as amended.
3. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19612"

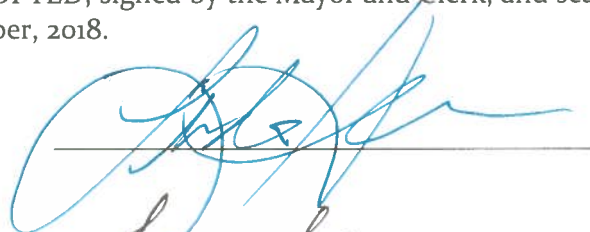
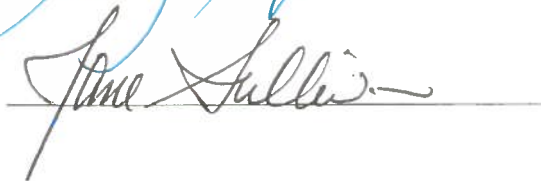
PASSED FIRST READING on the 11th day of June, 2018.

PASSED SECOND READING on the 11th day of June, 2018.

PUBLIC HEARING HELD thereon on the 25th day of June, 2018.

PASSED THIRD READING on the 25th day of June, 2018.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 1st day of October, 2018.

MAYOR

CLERK

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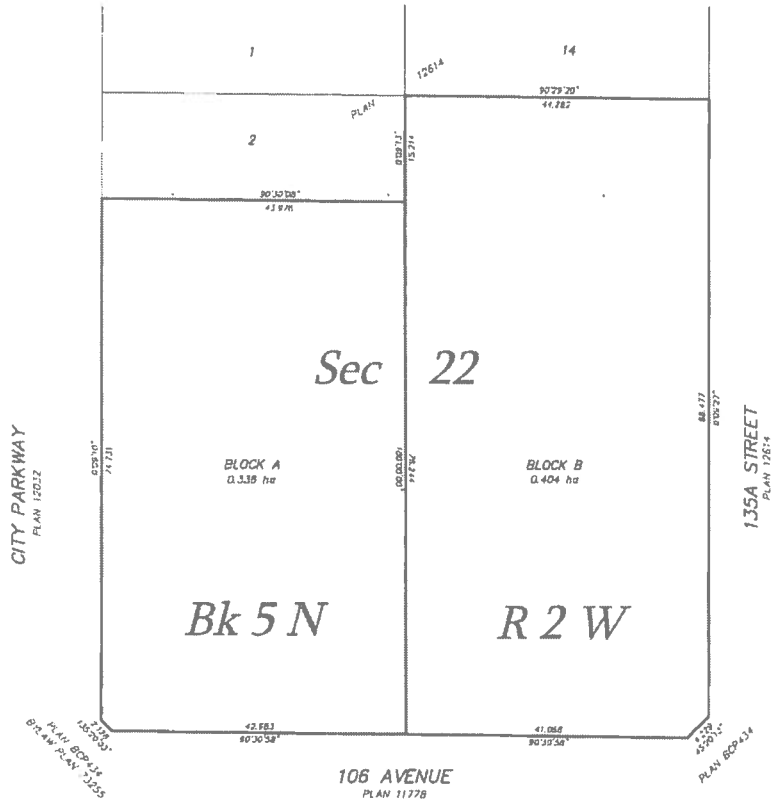


COMPILED PLAN TO ACCOMPANY CITY OF SURREY REZONING  
 BYLAW No. 19612 OF LOTS 3, 12 AND 13 PLAN 12614;  
 LOT 153 PLAN 25098, EXCEPT: FIRSTLY; PARCEL B (BYLAW  
 PLAN 73255) SECONDLY; PART DEDICATED ROAD ON PLAN  
 BCP434; ALL OF SECTION 22 BLOCK 5 NORTH  
 RANGE 2 WEST NEW WESTMINSTER DISTRICT  
 CITY OF SURREY BCGS 92G.016



Distances are in meters  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 560mm  
 IN HEIGHT (C 1:222) WHEN PLOTTED AT A SCALE OF 1:400


LEGEND  
 ha DEMONSTRATES HECTARES



REVISED PROJECT DWS 04/11/18 13 JUN 2018

*[Signature]*  
 SHARIE MITCHELL B.C.L.S.

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

 AXIS LAND SURVEYING LTD  
 B.C. & CANADA LAND SURVEYORS  
 101-3288 VENTURA AVENUE  
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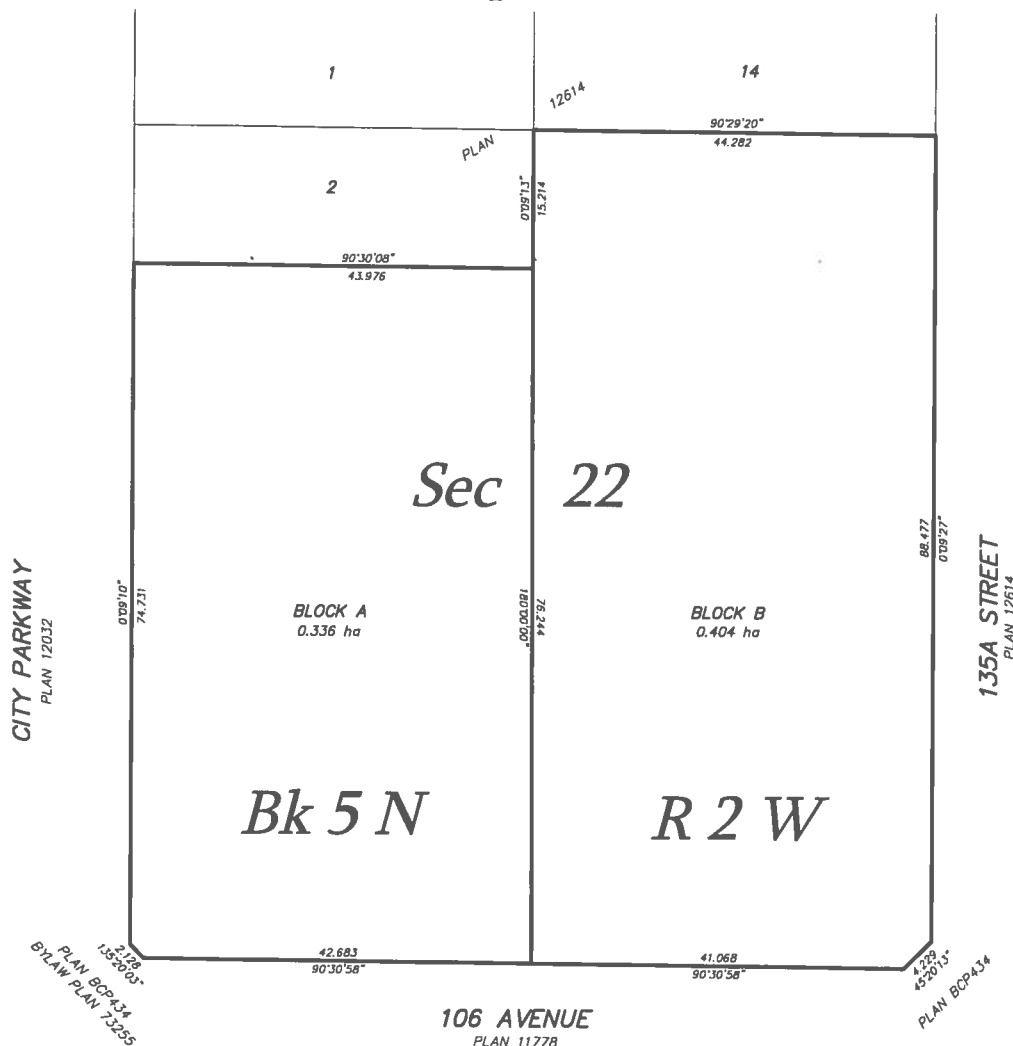


DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 560mm  
 IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:400

**LEGEND**

ha DENOTES HECTARES



CERTIFIED CORRECT THIS 5th DAY OF JUNE, 2018.

*D. Mitchell*  
 DARRYL MITCHELL B.C.L.S.

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

**AXIS LAND SURVEYING LTD.**  
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 FILE : A 5296  
 DWG : 5296-BLOCK