

CITY OF SURREY

BYLAW NO. 19647

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: TOURIST ACCOMODATION ZONE (CTA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 007-275-218
North Half Lot 3 Except: Part Shown on Plan 6363, South West Quarter Section 28
Township 2 New Westminster District Plan 4217

Legal Description
as shown on the Survey Plan attached hereto and forming part of this Bylaw as
Schedule A, certified correct by Matthew Onderwater, B.C.L.S. on the 6th day of June 2018,
containing 0.922 hectares, called Block A.

(Portion of 8190 - King George Boulevard)

(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 medium *density multiple unit residential buildings*, and *ground-oriented 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 1 and 2 as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule B, certified correct by Matthew Onderwater, B.C.L.S. on the 13th 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 1:
 - (a) *Multiple unit residential buildings.*
 - (b) *Child care centres*, provided that such centres:
 - i. Do not constitute a singular use on the *lot*; and
 - ii. Do not exceed a total area of 3.0 square metres [32 sq. ft.] per *dwelling unit*.
2. Block 2: *Ground-oriented multiple unit residential buildings.*

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *floor area ratio* shall not exceed 1.85.
2. 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 *lot coverage* shall not exceed 50%.

F. Yards and Setbacks

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

| Use | Setback | West Yard | North Yard | South Yard | East Yard |
|-------------------------------------------------------------|----------------|----------------------|-----------------------|-----------------------|----------------------|
| <i>Principal and Accessory Buildings and Structures</i> | | 5.0 m [16 ft.] | 7.5 m* [25 ft.] | 4.0 m [13 ft.] | 4.0 m [13 ft.] |

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

- * The *North Yard* setback may be reduced to 4.5 metres [14 ft.] for *ground-oriented multiple unit residential buildings*.

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 1:

- (a) *Principal building*: The *building height* shall not exceed 22 metres [72 ft.].
- (b) *Accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 ft.].

2. Block 2:

- (a) *Principal building*: The *building height* shall not exceed 13 metres [43 ft.].
- (b) *Accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

- 1. Resident and visitor *parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended.
- 2. Visitor parking is not permitted within the required *setbacks*.
- 3. Block 1:
 - a. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*; and
 - b. The off-street parking requirements outlined in Section H.1 of this Zone may be reduced by 20% in this Block.
- 4. Block 2:
 - a. A minimum of fifty percent (50%) of all required resident *parking spaces* shall be provided as *underground parking* or as parking within the *building envelope*; and
 - b. *Tandem parking* is permitted, subject to the following:
 - i. A maximum of fifty percent (50%) of all required resident *parking spaces* may be provided as *tandem parking spaces*, excluding *parking spaces* provided as *underground parking*. For *underground parking*, a maximum of ten percent (10%) of all

required resident *parking spaces* may be provided as *tandem parking spaces*;

- ii. *Parking spaces* provided as *tandem parking* must be enclosed and attached to each *dwelling unit*;
- iii. *Parking spaces* provided as *tandem parking* must be held by the same owner; and
- iv. Access to *parking spaces* provided as *tandem parking* is not permitted within 6 metres [20 ft.] from *lot* entrances/exits.

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:
 - (a) Block 1: Located within the *underground parking* or within a *building*; and
 - (b) Block 2: 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*.
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

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> |
|-----------------------------|------------------------|------------------------|
| 5,600 sq. m. [1.4 acres] | 75 metres [250 ft.] | 75 metres [250 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.

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-70 Zone for Block 1 and RM-30 Zone for Block 2, 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-70 Zone for Block 1 and the RM-30 Zone for Block 2.
 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* Bylaw, 2013, No. 18020", as amended.
3. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19647"

PASSED FIRST READING on the 9th day of July, 2018.

PASSED SECOND READING on the 9th day of July, 2018.

PUBLIC HEARING HELD thereon on the 23rd day of July, 2018.

PASSED THIRD READING AS AMENDED on the 15th day of April, 2019.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 15th day of April, 2019.


_____ MAYOR


_____ CLERK

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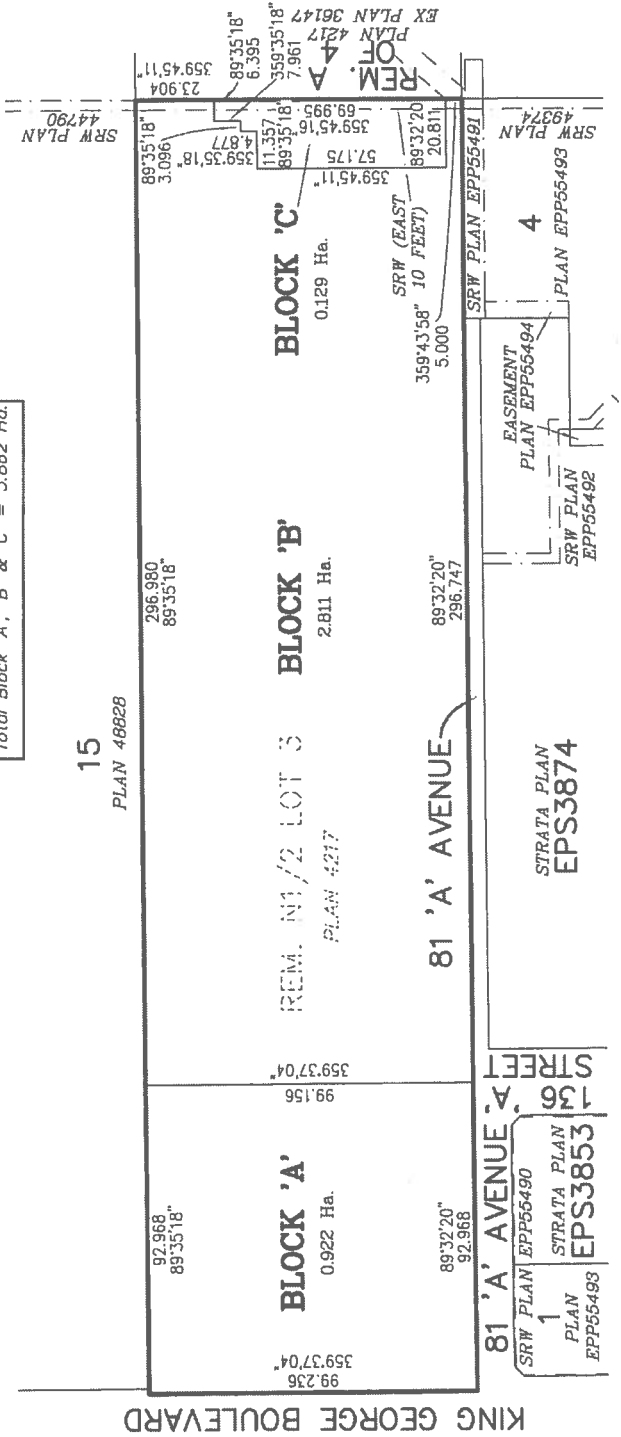
SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW # 19647 OF NORTH HALF LOT 3, EXCEPT: PART SHOWN ON PLAN 6363, SOUTH WEST QUARTER SECTION 28, TOWNSHIP 2, NEW WESTMINSTER DISTRICT, PLAN 4217.

SCALE 1:1750



All Distances are in Metres.

Total Area Block 'A' = 0.922 Ha.
 Total Area Block 'B' = 2.811 Ha.
 Total Area Block 'C' = 0.129 Ha.
 Total Block 'A', 'B' & 'C' = 3.862 Ha.



Underwater
 Land Surveying Ltd.
 B.C. Land Surveyors
 #104 - 5830 176 'A' Street
 Cloverdale, B.C.
 FILE: JS17209_RZ

Certified correct, completed on the 6th day of June, 2018.

(C) [Signature]

This Plan Lies Within The Metro Vancouver Regional District

B.C.L.S.

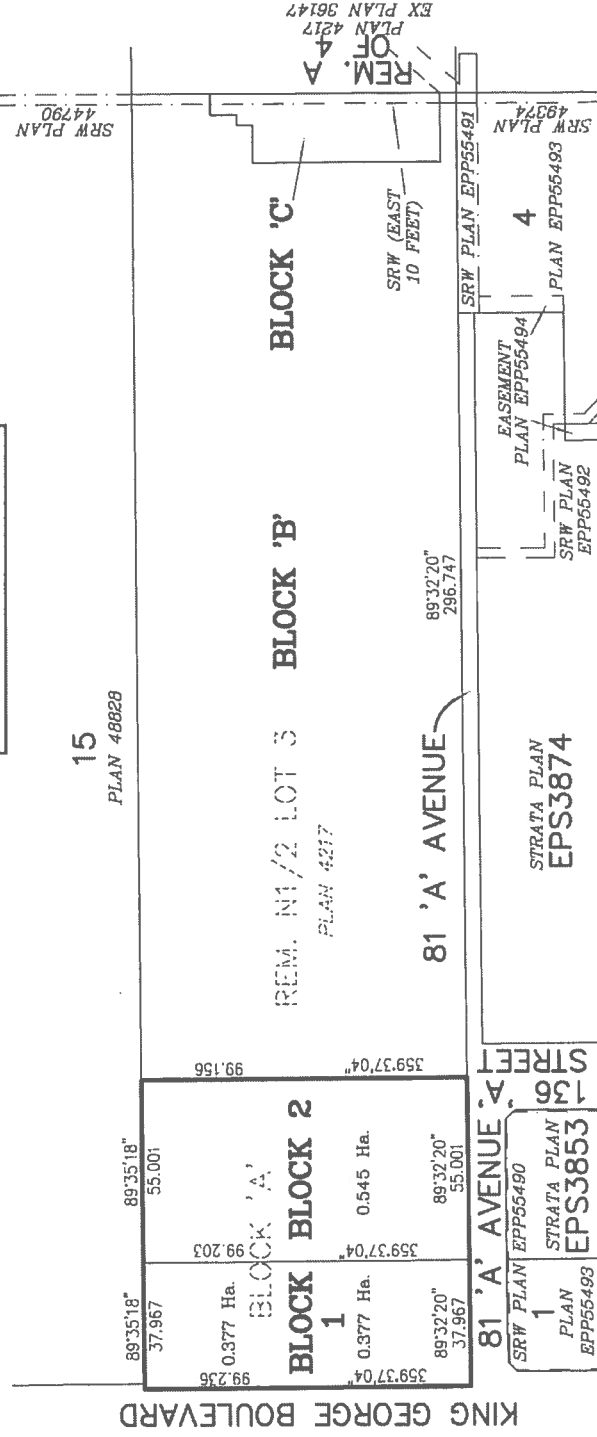
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW
19647 OF NORTH HALF LOT 3, EXCEPT: PART SHOWN ON PLAN
6363, SOUTH WEST QUARTER SECTION 28, TOWNSHIP 2,
NEW WESTMINSTER DISTRICT, PLAN 4217.**

SCALE 1:1750



All Distances are in Metres.

Total Area Block '1' = 0.377 Ha.
Total Area Block '2' = 0.545 Ha.
Total Block '1' & '2' = 0.922 Ha.



Certified correct, completed on
the 13th day of June, 2018.

©

Underwater Land Surveying Ltd.
B.C. Land Surveyors
#104 - 5830 178 'A' Street
Cloverdale, B.C.
FILE: JS17209_R22

*This Plan Lies Within The
Metro Vancouver Regional District*

B.C.L.S.

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW #19647 OF NORTH HALF LOT 3, EXCEPT: PART SHOWN ON PLAN 6963, SOUTH WEST QUARTER SECTION 28, TOWNSHIP 2, NEW WESTMINSTER DISTRICT, PLAN 4217.

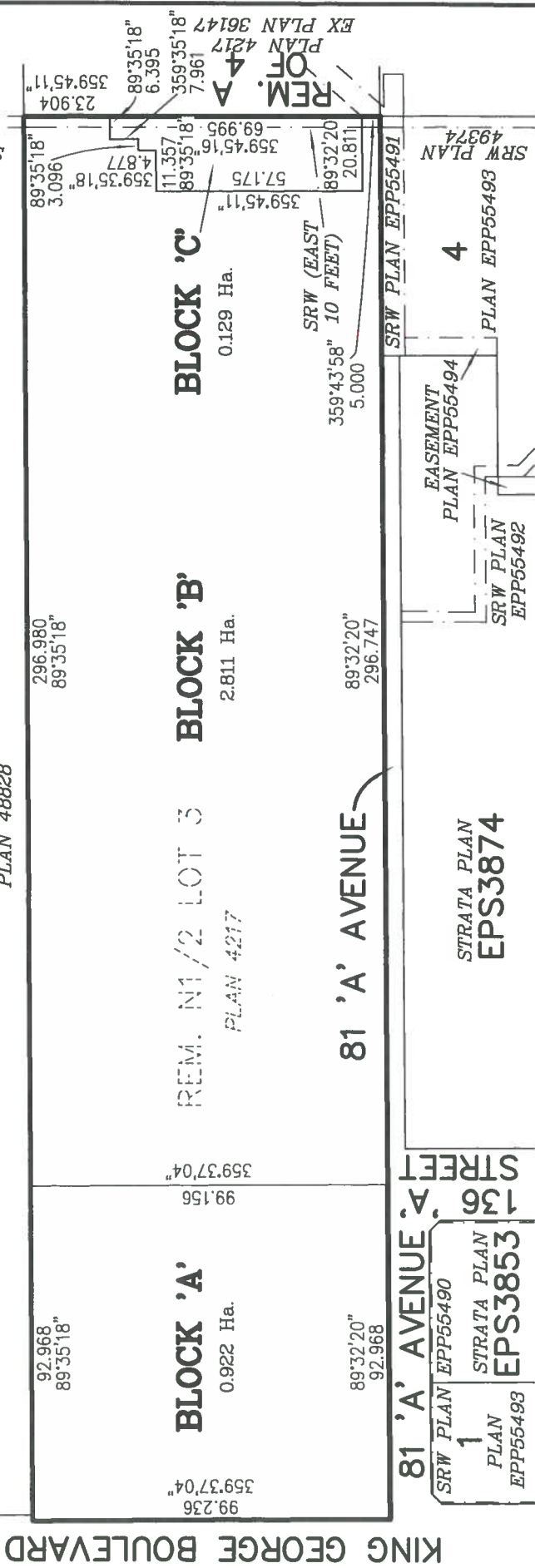
SCALE 1:1750



All Distances are in Metres.

Total Area Block 'A' = 0.922 Ha.
 Total Area Block 'B' = 2.811 Ha.
 Total Area Block 'C' = 0.129 Ha.
 Total Block 'A', 'B' & 'C' = 3.862 Ha.

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PLAN 48828



Underwater
 Land Surveying Ltd.
 B.C. Land Surveyors
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 (Signature)
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 Metro Vancouver Regional District