

CITY OF SURREY

BYLAW NO. 19683

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:           COMPREHENSIVE DEVELOPMENT ZONE (CD BY-LAW NO.19301)  
                    (Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2017, No. 19301)

TO:                COMPREHENSIVE DEVELOPMENT ZONE (CD)

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Parcel Identifier: 030-272-050  
Lot 6 Section 35 Block 5 North Range 2 West New Westminster District Plan EPP71476  
(9833 - Whalley Boulevard)

Parcel Identifier: 030-272-041  
Lot 5 Section 35 Block 5 North Range 2 West New Westminster District Plan EPP71476  
(9854 - King George Boulevard)

Parcel Identifier: 030-272-009  
Lot 1 Section 35 Block 5 North Range 2 West New Westminster District Plan EPP71476  
(9900 - King George Boulevard)

Parcel Identifier: 030-272-017  
Lot 2 Section 35 Block 5 North Range 2 West New Westminster District Plan EPP71476  
(13639 - George Junction)

Parcel Identifier: 030-272-033  
Lot 4 Section 35 Block 5 North Range 2 West New Westminster District Plan EPP71476  
(13615 - Fraser Highway)

Parcel Identifier: 030-272-025  
Lot 3 Section 35 Block 5 North Range 2 West New Westminster District Plan EPP71476

(13733 Fraser Highway)

(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 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 A, certified correct by Gary Sundvick, B.C.L.S., on the 18th day of April, 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) 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, C and D

(a) 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*; and

(b) *Multiple unit residential buildings and/or ground-oriented multiple unit residential buildings*, provided this use does not constitute a singular use on the *lot*.

3. Block E and 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 *density* shall not exceed a *floor area ratio* of 0.1 or building area of 300 square metres [3,230 sq. ft.] whichever is smaller. The maximum *density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of "Surrey Zoning By-law, 1993, No. 12000", as amended.

2. (a) Block A: The *floor area ratio* shall not exceed 3.04;

(b) Block B: The *floor area ratio* shall not exceed 5.61;

(c) Block C: The *floor area ratio* shall not exceed 14.07;

(d) Block D: The *floor area ratio* shall not exceed 13.50; and

(e) Blocks E & F: Not applicable.

3. 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 air space subdivision shall not exceed the maximum specified in Sub-section D.2 of this Zone.

4. 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.2:
  - (a) The cumulative *floor area ratio* of all *buildings* on the *Lands* shall not exceed 7.3;
  - (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) is excluded from the calculation of *floor area ratio*.

#### **E. Lot Coverage**

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

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

#### **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 <i>Parking Spaces</i>
Offices	1.7 <i>parking spaces</i> per 100 sq. m. [1,075 sq. ft.] of <i>gross</i>
<i>Community Services</i>	1.7 <i>parking spaces</i> per 100 sq. m. [1,075 sq. ft.] of <i>gross</i>
<i>Retail Stores</i>	2.0 <i>parking spaces</i> per 100 sq. m. [1,075 sq. ft.] of <i>gross floor area</i>
<i>Personal Service Uses</i>	2.0 <i>parking spaces</i> per 100 sq. m. [1,075 sq. ft.] of <i>gross floor area</i>
<i>General Service Uses</i>	2.0 <i>parking spaces</i> per 100 sq. m. [1,075 sq. ft.] of <i>gross floor area</i>
<i>Eating Establishments</i>	5.0 <i>parking spaces</i> per 100 sq. m. [1,075 sq. ft.] of <i>gross floor area</i>
<i>Liquor Stores</i>	2.0 <i>parking spaces</i> per 100 sq. m. [1,075 sq. ft.] of <i>gross floor area</i>
<i>Neighbourhood Pubs</i>	5.0 <i>parking spaces</i> per 100 sq. m. [1,075 sq. ft.] of <i>gross floor area</i>
<i>Entertainment Uses</i>	1.0 <i>parking space</i> per 10 seats
<i>Child Care Centres</i>	2.0 <i>parking spaces</i> per employee
<i>Indoor Recreational Facilities</i>	3.0 <i>parking spaces</i> per 100 sq. m. [1,075 sq. ft.] of <i>gross floor area</i>
<i>Dwelling Units: 1-bedroom or less</i>	0.85 <i>parking space</i> per <i>dwelling unit</i>
<i>Dwelling Units: 2 bedrooms or more</i>	1.0 <i>parking space</i> per <i>dwelling unit</i>
<i>Residential Visitors</i>	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.3(a) and Sub-section A.3(b) 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, D, E and F.
5. 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, 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 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 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 have a minimum *lot* size of 0.18 hectare [0.45 acre].
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, 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 RMC-150 Zone in the City Centre 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, 2016, No. 18664", 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 for the residential component and the C-8 Zone in the City Centre for the commercial component.
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.
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. 19683"

PASSED FIRST READING on the 17th day of September, 2018.

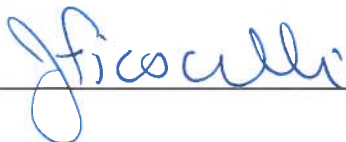
PASSED SECOND READING on the 17th day of September, 2018.

PUBLIC HEARING HELD thereon on the 1st day of October, 2018.

PASSED THIRD READING on the 1st day of October, 2018.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 11th day of March, 2019.

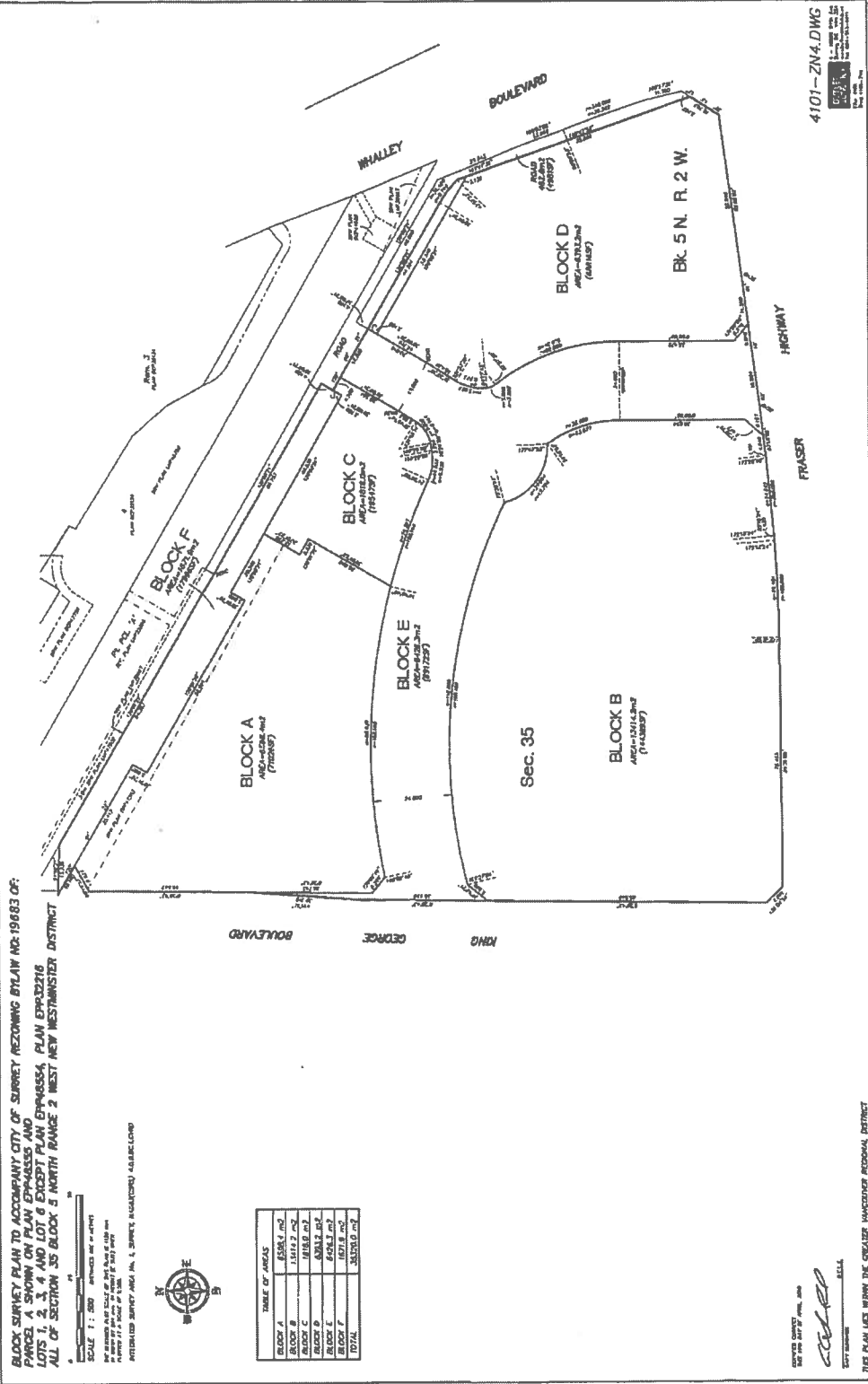
  
\_\_\_\_\_ MAYOR

  
\_\_\_\_\_ CLERK

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Schedule A



BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW NO. 19083 OF  
 PARCELS A, B, C, D, E AND LOT 4 EXCEPT PLAN GYMNASIA, PLAN GYM32216  
 ALL OF SECTION 35 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT

SCALE 1 : 2500 REFERENCE SET OF 4 SHEETS  
 FOR ALLIED AREA SURVEY OF 2015 AND 2016  
 PARTIAL SURVEY AREA NO. 1, STREET REGULATIONS/44348/CLMP



TABLE OF AREAS	
BLOCK A	482.4-026.0 ac
BLOCK B	482.4-015.0 ac
BLOCK C	482.4-010.0 ac
BLOCK D	482.4-012.0 ac
BLOCK E	482.4-011.0 ac
BLOCK F	482.4-013.0 ac
TOTAL	2,828.0 ac

4101-ZN4.DWG  
 DATE: 2015-08-25  
 BY: [Signature]  
 CHECKED: [Signature]

THE PLAN LIES WITHIN THE CREAZER HANCOCKER REGIONAL DISTRICT