

CITY OF SURREY

BYLAW NO. 20549

A Comprehensive Development 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, for the following lands:

Address: As described in Appendix "A".

Legal: As described in Appendix "A".

PID: As described in Appendix "A".

as follows:

- (a) by creating a new Comprehensive Development Zone 40 (CD 40), attached as Appendix "A" and forming part of this bylaw;
- (b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:
FROM: TOURIST ACCOMODATION ZONE (CTA)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and
- (c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 40" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 40"	Portion of 8293 King George Boulevard	Lot 67, Plan 51521	20549	N/A"

2. This By-law shall be cited for all purposes as "Surrey Comprehensive Development Zone 40 (CD 40), Bylaw, 2021, No. 20549".

PASSED FIRST READING on the 20th day of December, 2021.

PASSED SECOND READING on the 20th day of December, 2021.

PUBLIC HEARING HELD thereon on the th day of , 202 .

PASSED THIRD READING on the th day of , 202 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 202 .

_____MAYOR

_____CLERK

APPENDIX "A"

COMPREHENSIVE DEVELOPMENT ZONE 40 (CD 40)

This Comprehensive Development Zone 40 (CD 40) as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, apply to the following lands:

The *Lands* are identified as Block B, as shown outlined in bold 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 8th day of October, 2021.

Block B		
Address	Legal Descriptions	PID
Portion of 8293 King George Boulevard	Lot 67 Section 29 Township 2 NWD Plan 51521	004-959-370

(collectively the "*Lands*")

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate a mixed-use development consisting of local commercial uses and *multiple unit residential buildings* with related *amenity spaces*, developed in accordance with a *comprehensive design*.

B. Permitted Uses

Lands, buildings and structures shall only be used for the following uses, or a combination thereof:

Principal Uses:

1. *Multiple unit residential buildings and ground-oriented multiple unit residential buildings.*
2. *Retail store* excluding the following:
 - (a) *Adult entertainment stores;*
 - (b) *Auction houses; and*
 - (c) *Secondhand stores and pawnshops.*
3. *Personal service* uses limited to the following:
 - (a) *Barbershop;*
 - (b) *Beauty parlour;*
 - (c) *Cleaning and repair of clothing; and*
 - (d) *Shoe repair shop.*
4. *Eating establishment* excluding *Drive-through restaurant*
5. *Neighbourhood pub*, regulated by the Liquor Control and Licensing Act, as amended
6. *Office* uses excluding the following:
 - (a) *Social escort services; and*
 - (b) *Methadone clinics.*
7. *General service* uses excluding funeral parlours, drive-through banks and vehicle rentals.
8. *Indoor recreational facilities*
9. *Community services*
10. *Child care centres*, regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended.

C. Lot Area

Not applicable to this Zone.

D. Density

1. Maximum Density:
Maximum *density* shall be as follows:
 - (a) 1 *dwelling unit*; and
 - (b) The lesser of *floor area ratio* of 0.1 or *building area* of 300 sq. m.
2. Permitted Density Increases:
If amenity contributions are provided in accordance with Schedule G, *density* may be increased as follows:
 - (a) Maximum 354 *dwelling units* per hectare; and
 - (b) Maximum *floor area ratio* of 2.7, excluding the indoor *amenity space* requirement (pursuant to Section J.1. of this Zone).
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.

E. Lot Coverage

1. The maximum *lot coverage* for all *buildings* and *structures* shall be 52%.
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

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

USES:	SETBACKS:			
	Front Yard	Rear Yard	Side Yard	Street Side Yard
<i>Principal and Accessory Buildings and Structures</i> ^{1,2,3}	4.5 m	4.5 m	7.5 m	4.5 m

- 1 Notwithstanding Section A.3.(d) of Part 5, Off-Street Parking and Loading/Unloading, an underground parking facility may be located up to 0.5 m of any *lot line*.
- 2 Notwithstanding Section A.26.(b) of Part 4, General Provisions, stairs with more than three risers may encroach into the *setbacks*.
- 3 Notwithstanding Section F. 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 m.

G. Height of Buildings

1. Principal Buildings:
Principal building height shall not exceed 20 m.
2. Accessory Buildings and Structures:
Accessory building and structures height shall not exceed 4.5 m.

H. Off-Street Parking and Loading/Unloading

1. Parking Calculations:
Refer to Table D.1. of Part 5 Off-Street Parking and Loading/Unloading.
 - (a) Notwithstanding Table D.1., parking requirements are 1.0 *parking spaces* per *dwelling unit* and 0.2 *parking spaces* per *dwelling unit* for visitors.

2. Tandem Parking:
Tandem parking for ground-oriented multiple unit residential buildings shall be permitted as follows:
 - (a) A maximum of 50% of all required resident *parking spaces* may be provided as *tandem parking spaces*, excluding *underground parking*;
 - (b) For *underground parking*, a maximum of 10% of all required resident *parking spaces* may be provided as *tandem parking spaces*;
 - (c) *Dwelling units* with *tandem parking spaces* are not permitted to have direct vehicular access to an adjacent *highway*;
 - (d) *Tandem parking spaces* must be attached to each *dwelling unit*, excluding *underground parking*; and
 - (e) Both *tandem parking spaces* must be held by the same owner.
3. Underground Parking:
50% of all required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
4. Parking Areas:
 - (a) Parking within the required *setbacks* is not permitted; and
 - (b) Parking is not permitted in front of the main entrance of a *non-ground-oriented multiple unit residential building*, except for the purpose of short-term drop-off or pick-up and for accessible parking.
5. Bicycle Parking:
A *secure bicycle parking area* shall be provided in a separate bicycle room located within a *building*, whether located at or above *finished grade*, with convenient access to the outside of the *building*.

I. Landscaping and Screening

1. General Landscaping:
 - (a) 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;
 - (b) Along the developed portions of the *lot* which abut a *highway*, a continuous *landscaping* strip a minimum of 1.5 m wide shall be provided within the *lot*; and
 - (c) *Highway* boulevards abutting a *lot* shall be seeded or sodded with grass; except at *driveways*.
2. Refuse:
Garage containers and *passive recycling containers* shall be located within the *underground parking* or within a *building*.

J. Special Regulations

1. Amenity Spaces:
Amenity space, subject to Section B.6 of Part 4, General Provisions, shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space* in the amount of 3.0 sq. m per *dwelling unit*;
 - (b) Outdoor *amenity space* shall not be located within the required *setbacks*;
 - (c) Indoor *amenity space* in the amount of 3.0 sq. m per *dwelling unit*; and
 - (d) Indoor *amenity space* devoted to a *child care centre* shall be a maximum of 1.5 sq. m per *dwelling unit*.

2. Child Care Centres:
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;
 - (b) Have direct access to an *open space* and play area within the *lot*; and
 - (c) Do not exceed a total area of 3.0 sq. m per *dwelling unit*.
3. Balconies:
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 sq. m per *dwelling unit*, whichever is greater.

K. Subdivision

1. Minimum Lot Sizes:
Lots created through subdivision shall conform to the following minimum standards:
 - (a) *Lot Area*: Minimum 2,000 sq. m;
 - (b) *Lot Width*: Minimum 30 m; and
 - (c) *Lot Depth*: Minimum 30 m.
3. Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section K.1.

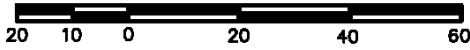
L. Other Regulations

Additional land use regulations may apply as follows:

1. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of the Zoning Bylaw and in accordance with the servicing requirements for the RM-70 Zone for the residential portion and the C-5 Zone for the commercial portion as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
2. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2021, No. 20291, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone for the residential portion and the C-5 Zone for the commercial portion.
3. Development permits, pursuant to the *OCP*.
4. Trees and vegetation, pursuant to Surrey Tree Preservation Bylaw, as amended.
5. Sign regulations, pursuant to Surrey Sign By-law, as amended.

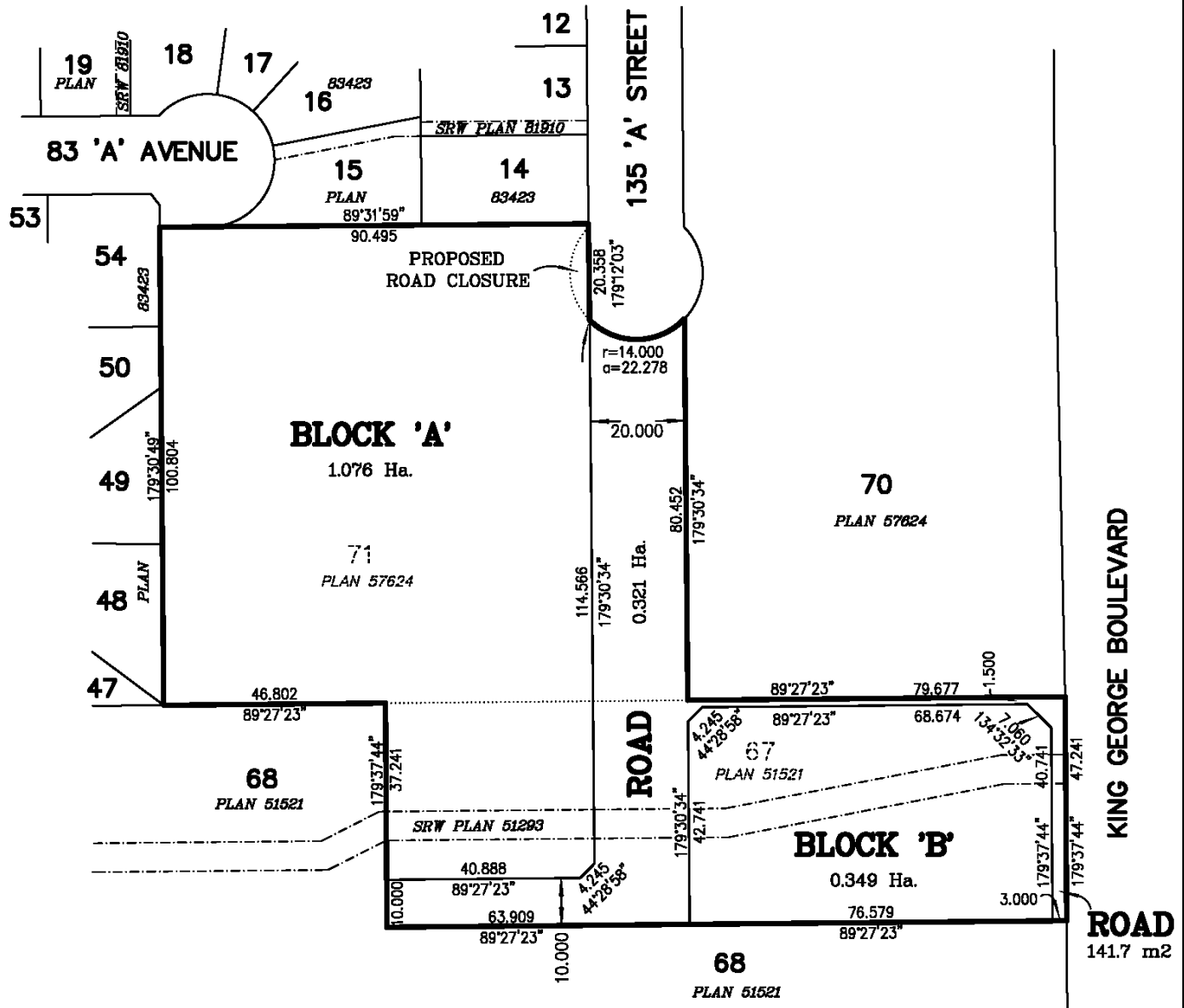
SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW # 20549 OF LOT 67, PLAN 51521 AND LOT 71, PLAN 57624, ALL OF SECTION 29, TOWNSHIP 2, NEW WESTMINSTER DISTRICT.

SCALE 1:1250



All Distances are in Metres.

Total Area Block 'A' = 1.076 Ha.
 Total Area Block 'B' = 0.349 Ha.
 Total Area Roads = 0.321 Ha.
 Total = 1.746 Ha.



Onderwater Land Surveying Ltd.
 B.C. Land Surveyors
 #104 - 5830 176 'A' Street
 Cloverdale, B.C.
 FILE: JS17-155_RZ

*This Plan Lies Within The
 Metro Vancouver Regional District*

Certified correct, completed on the 8th day of October, 2021.

Matthew

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Digitally signed by Matthew
 Onderwater XILB1N
 DN: c=CA, cn=Matthew Onderwater
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B.C.L.S.