

CITY OF SURREY

BYLAW NO. 20416

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

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. In this Bylaw, all references to the "Zoning Bylaw" shall be a reference to Surrey Zoning By-law, 1993, No. 12000, as amended.
2. The Zoning Bylaw 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 the Zoning Bylaw, as follows:

FROM: TOURIST ACCOMODATION ZONE (CTA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 011-069-236
Parcel "F" (Reference Plan 15821) Lot 2 Except: Part on Highway Statutory Right of Way Plan 62493; Section 32 Township 2 New Westminster District Plan 4312

(9525 - King George Boulevard)

3. 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*, mid-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, B, C and D as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Adam Fulkerson, B.C.L.S. on the 28th day of June, 2021.

B. Permitted Uses

The *Lands, buildings and structures* shall be used for the following uses only, or for a combination of such uses:

Block A

1. *Multiple unit residential buildings and/or 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*, auction houses, and *second-hand stores* and *pawnshop*;
 - (b) *Personal service uses* excluding *body rub parlours*;
 - (c) *General service uses* excluding funeral parlours and *drive-through banks*;
 - (d) *Eating establishments* excluding *drive-through restaurants*;
 - (e) *Neighbourhood pubs*;
 - (f) *Liquor store*;
 - (g) Office uses excluding *social escort services* and *methadone clinics*;
 - (h) *Indoor recreational facilities*;
 - (i) *Entertainment uses* excluding *arcades* and *adult entertainment stores*;
 - (j) *Community services*; and
 - (k) *Child care centres*.

Blocks B and C

Multiple unit residential buildings and/or ground-oriented multiple unit residential buildings.

Block D

Open space.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The maximum *density* shall not exceed a *floor area ratio* of 0.1 or a *building* area of 300 square metres, whichever is smaller, to a maximum of one *dwelling unit* on the *Lands*.
2. The maximum *density* may be increased as follows, if amenity contributions are provided in accordance with Schedule G of the Zoning Bylaw (including without limitation, affordable housing, capital projects, community specific capital projects, police, fire, libraries, parks and, where applicable, underground utilities):
 - (a) Block A: The *floor area ratio* shall not exceed 10.4;
 - (b) Block B: The *floor area ratio* shall not exceed 8.8;
 - (c) Block C: The *floor area ratio* shall not exceed 4.5; and
 - (d) Block D: Not applicable.
3. Notwithstanding the definition of *floor area ratio* in the Zoning By-law and the maximum *floor area ratio* specified in Section D.2, the cumulative *floor area ratio* of all *buildings* on the *Lands* shall not exceed 8.1.
4. 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 maximums specified in Sub-sections D.2 and D.3 of this Zone.
5. The indoor *amenity space* required in Sub-section J.1 is excluded from the calculation of *floor area ratio*.
6. A *secure bicycle parking area* 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*, is excluded from the calculation of the *floor area ratio* to a maximum of 170 sq. m [1,830 sq. ft.].

E. Lot Coverage

1. The *lot coverage* shall not exceed 45%.

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*:

Block A

Setback	North <i>Yard</i>	South <i>Yard</i>	East <i>Yard</i>	West <i>Yard</i>
Use				
<i>Principal Buildings</i>	6.5 m	4.5 m	6.5m	7.0m
<i>Accessory Buildings and Structures</i>	[21 ft.]	[15 ft.]	[21 ft.]	[23ft.]

Block B

Setback	North <i>Yard</i>	South <i>Yard</i>	East <i>Yard</i>	West <i>Yard</i>
Use				
<i>Principal Buildings</i>	6.5 m	4.5 m	4.2 m	2.0 m
<i>Accessory Buildings and Structures</i>	[21 ft.]	[15 ft.]	[14 ft.]	[6.5 ft.]

Block C

Setback	North <i>Yard</i>	South <i>Yard</i>	East <i>Yard</i>	West <i>Yard</i>
Use				
<i>Principal Buildings</i>	7.8 m	4.5 m	0.2 m	6.5 m
<i>Accessory Buildings and Structures</i>	[26 ft.]	[15 ft.]	[0.6 ft.]	[15 ft.]

Block D

Not applicable.

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 the Zoning By-law, as amended, an *underground parking facility* may be located up to 0.5 metre [1.5 ft.] of any *lot line* and 0.0 metre [0 ft.] of any interior *lot line*.
4. Notwithstanding Sub-section E.17(b) of Part 4 General Provisions of the Zoning By-law, as amended, stairs with more than three risers may encroach into the *setbacks*.
5. Notwithstanding the definition of *setback* in Part 1 Definitions of the Zoning Bylaw, as amended, roof overhangs, decks, and canopies may encroach into the required *setbacks*.

G. Height of Buildings

1. Principal buildings:

Block A - The *building height* shall not exceed 120 metres [394 ft.].

Block B - The *building height* shall not exceed 98 metres [322 ft.].

Block C - The *building height* shall not exceed 38 metres [125 ft.].

Block D - Not applicable.

2. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. *Parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of the Zoning By-law.
2. Notwithstanding Table D.1 of Part 5 Off-Street Parking and Loading / Unloading of the Zoning By-law, market rental residential *parking spaces* shall be provided at a minimum rate of 0.65 per unit, and a maximum rate of 0.85 per unit.
3. All required *parking spaces* shall be provided as *underground parking*.
4. *Tandem parking* is not permitted.

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*, subject to Section B.1, Part 4, General Provisions of the Zoning Bylaw, shall be provided on the *lot* as follows:

Blocks A and B

- (a) Outdoor *amenity space*, in the amount of:
 - i) 3.0 sq. m. per *dwelling unit*; and
 - ii) 1.0 sq. m. per *lock-off suite*, and
 - iii) 4.0 sq. m. per *micro unit*.
- (b) Indoor *amenity space*, in the amount of:
 - i) 3.0 sq. m. per *dwelling unit* up to 557 sq. m. of *amenity space* (equivalent to 186 *dwelling units*); and
 - ii) 1.0 sq. m. per *dwelling unit* for that portion greater than 557 sq. m. of *amenity space*; and
 - ii) 1.0 sq. m. per *lock-off suite*; and
 - iv) 4.0 sq. m. per *micro unit*.

Block C

- (a) Outdoor *amenity space*, in the amount of:
 - i) 3.0 sq. m. per *dwelling unit*; and
 - ii) 1.0 sq. m. per *lock-off suite*, and
 - iii) 4.0 sq. m. per *micro unit*.
- (b) Indoor *amenity space*, in the amount of:
 - i) 3.0 sq. m. per *dwelling unit*; and
 - ii) 1.0 sq. m. per *lock-off suite*; and
 - iii) 4.0 sq. m. per *micro unit*.

Block D

Not applicable.

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*, excluding strata 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>
3,000 sq. m. [0.7 acre]	35 metres [114 ft.]	70 metres [229 ft.]

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 the Zoning Bylaw, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of the Zoning Bylaw.
2. 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-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 the Zoning Bylaw.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw.
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 the Zoning Bylaw.
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, 2021, No. 20291, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-135 Zone for the residential portion and the C-8 Zone for the commercial portion in the City Centre.
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.
4. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20416".

PASSED FIRST READING on the 12th day of July, 2021.

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

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

PASSED THIRD READING, as amended 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

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO: 20416
OF PARCEL "F" (REFERENCE PLAN 15821) LOT 2 EXCEPT: PART ON HIGHWAY
STATUTORY RIGHT OF WAY PLAN 62493; SECTION 32 TOWNSHIP 2 NEW
WESTMINSTER DISTRICT PLAN 4312**

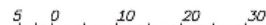
B.C.G.S. 929.016

LEGEND

Sq.m. DENOTES SQUARE METRES



SCALE 1 : 750

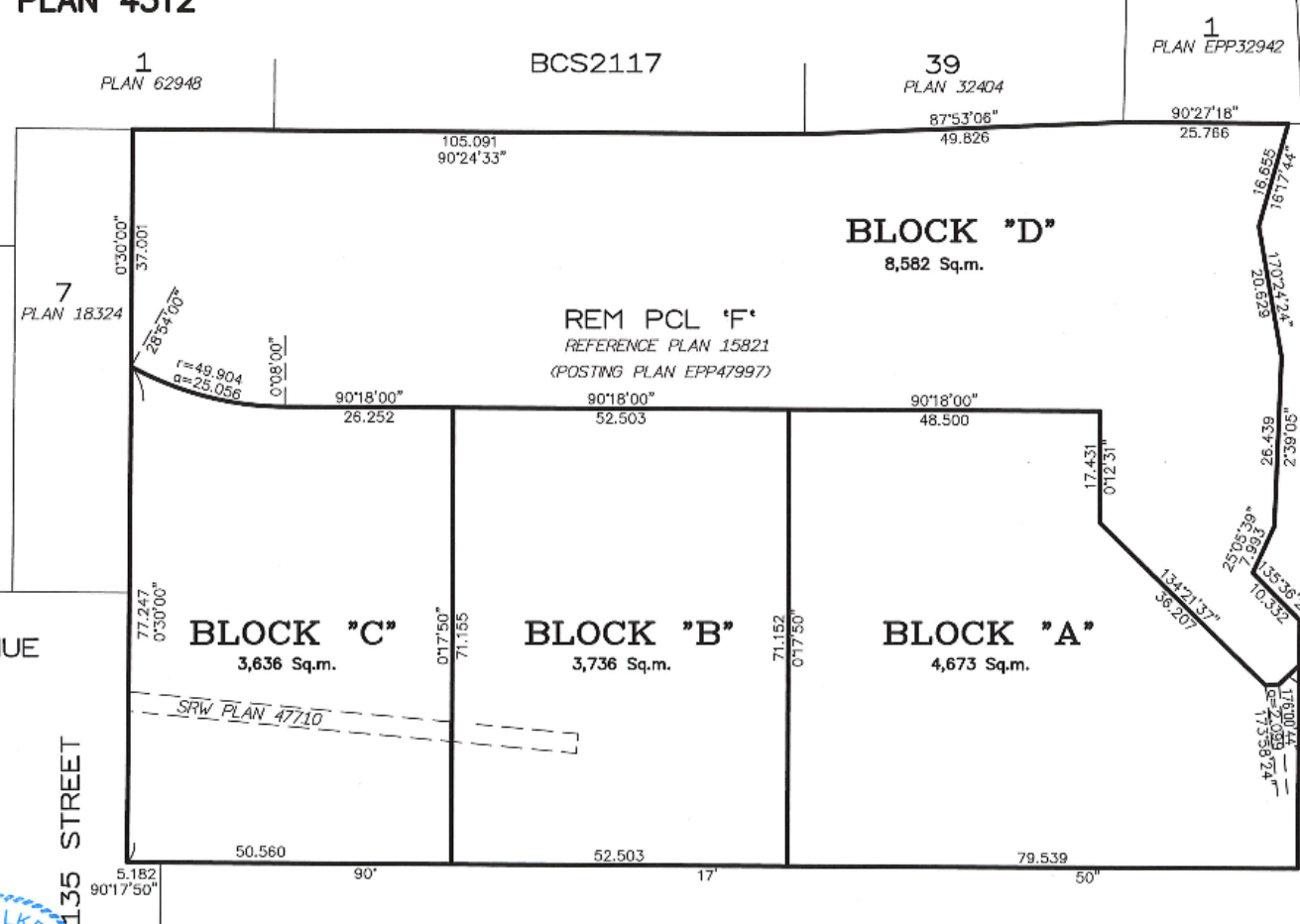


ALL DISTANCES ARE IN METRES

95 AVENUE

135 STREET

KING GEORGE BOULEVARD



Property boundary dimensions shown hereon,
are derived from field survey.

CERTIFIED CORRECT
DATED THIS 28TH DAY OF JUNE, 2021

M. Adam Fulkerson
M. Adam Fulkerson B.C.L.S.



1
PLAN LMP22023

