

City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7920-0104-00

Planning Report Date: November 8, 2021

PROPOSAL:

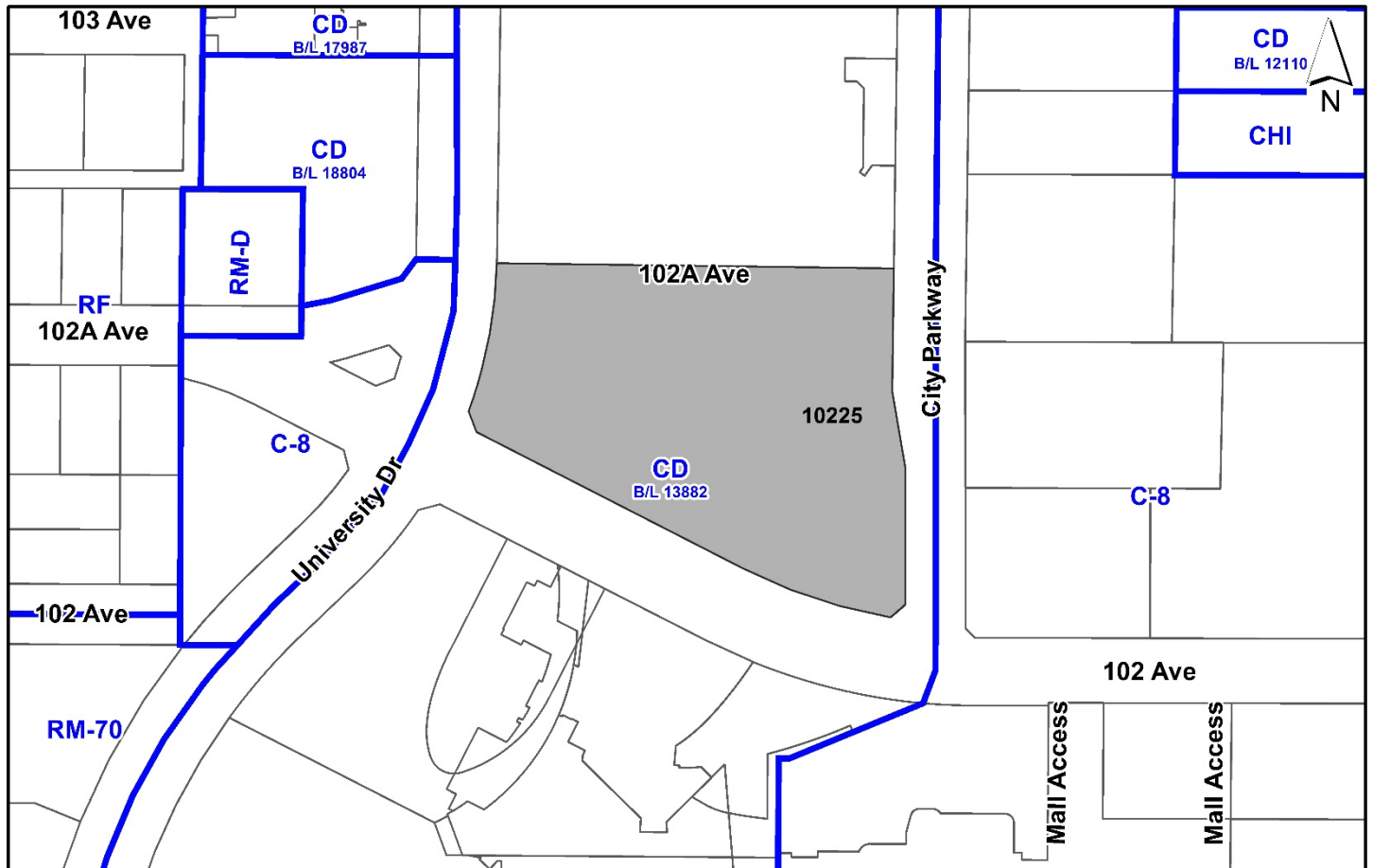
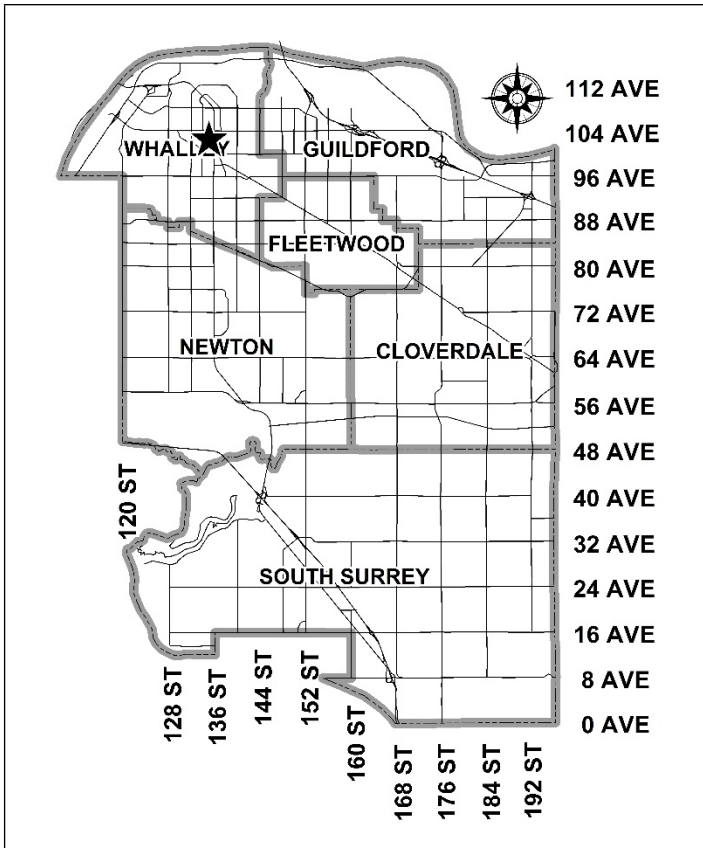
- **Rezoning from CD By-law No. 20195 to CD**
 to permit subdivision into 3 lots including conveyance of one lot for the future 102A Avenue.

LOCATION: 10225 - City Parkway

ZONING: CD Bylaw No. 13882

OCP DESIGNATION: Central Business District

CCP DESIGNATION: Mixed Use 7.5 FAR, Plaza and Future Arterial Road



RECOMMENDATION SUMMARY

- Council rescind Third Reading of Rezoning Bylaw No. 20195 granted by Resolution No. R20-1828 at the November 23, 2020, Regular Council – Public Hearing meeting.
- Council rescind Second Reading of Rezoning Bylaw No. 20195 granted by Resolution No. R20-1676 at the November 9, 2020, Regular Council – Land Use meeting.
- Council amend Rezoning Bylaw No. 20195 by increasing the maximum allowable floor area ratio and incorporating modifications to permitted uses, setbacks and subdivision requirements as outlined in the attached amended CD Bylaw (Appendix I).
- Council amend Rezoning Bylaw No. 20195 by replacing Page 4 to revise subdivision requirements based by Block with the attached revisions (Appendix I).
- Council consider Second Reading of Rezoning Bylaw No. 20195 (Appendix IV) as amended and set a date for Public Hearing.

RATIONALE OF RECOMMENDATION

- The subject development application was considered by Council at the Regular Council – Land Use meeting on November 9, 2020, where First and Second Readings were granted to the proposed Rezoning Bylaw (No. 20195). At the November 23, 2020, Regular Council – Public Hearing meeting, Council granted Third Reading to the Rezoning Bylaw (No. 20195) for the subject land development application (Resolution No. R20-1828).
- Following the granting of Third Reading to the Rezoning Bylaw (No. 20195) the City has amended the proposal to provide an additional lot (proposed Lot 4) for road purposes that will also permit underground parking facilities associated with parking for the future development of proposed Lot 1.
- This has resulted in a slight decrease in the net lot area for proposed Lot 1, requiring an adjustment to the CD Bylaw to permit a slight increase to the allowable density.
- The CD Bylaw (No. 20195) currently specifies a maximum floor area ratio (FAR) of 10.73 on the net site area, and the amendment proposes a maximum 11.0 on the net site area.
- The inclusion of proposed Lot 4 requires a further amendment to permitted uses and subdivision provisions in the CD Bylaw. As such, these provisions are to be separated by Block areas.
- All other aspects of the revised proposal comply with the provisions permitted under the original CD Bylaw No. 20195.
- CD Bylaw No. 20195 has been amended to incorporate the revised density provisions. Council is requested to consider introducing the amended CD Bylaw No. 20195 and schedule a date for Public Hearing of this amended Bylaw.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council rescind Third Reading of Rezoning Bylaw No. 20195 granted by Resolution No. R20-1828 at the November 23, 2020, Regular Council – Public Hearing meeting.
2. Council rescind Second Reading of Rezoning Bylaw No. 20195 granted by Resolution No. R20-1676 at the November 9, 2020, Regular Council – Land Use meeting.
3. Council amend Bylaw No. 20195 by increasing the maximum allowable floor area ratio and incorporating modifications to permitted uses, setbacks and subdivision requirements as outlined in the attached amended CD Bylaw, as shown in Appendix IV:
4. Council consider Second Reading of Bylaw No. 20195 (Appendix IV), as amended, and set a date for Public Hearing.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) All issues outlined in the original Planning & Development Report for 7920-0104-00 and dated November 9, 2020, remain in place.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	CCP Designation	Existing Zone
Subject Site	Central Surrey bus exchange, public parking lot	Mixed Use 7.5 FAR, Plaza and future Arterial Road	CD (Bylaw No. 13882)
North:	Closed North Surrey Recreation Centre, under Development Application No. 7920-0233-00 (Third Reading)	Mixed Use 7.5 FAR and Plaza	CD (Bylaw No. 13882)

Direction	Existing Use	CCP Designation	Existing Zone
East (Across City Parkway):	Former Stardust Roller Rink under Application No. 7920-0071-00 (Third Reading) and multi-tenant commercial buildings	Mixed Use 7.5 FAR	C-8
South (Across 102A Avenue):	Central City Plaza Mall and SFU campus	Mixed Use 7.5 FAR and Plaza	CD (Bylaw No. 13882), C-8
West (Across University Boulevard and North of 102A Avenue)	Public parking lot	Residential Mid to High Rise 3.5 FAR	C-8

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to rezone the subject property from CD Bylaw No. 13882 to "Comprehensive Development Zone (CD)" (based on CD Bylaw No. 13882) in order to facilitate the anticipated acquisition of a portion of the property (proposed Lot 1) by Simon Fraser University (SFU) and subsequent conveyance of a portion of the property (proposed Lot 2) for future 102A Avenue, and acquisition of a portion of the property (proposed Lot 3) for future redevelopment of the Centre Block.
- The subject development application was considered by Council at the Regular Council – Land Use meeting on November 9, 2020, where First and Second Readings were granted to the proposed Rezoning Bylaw (No. 20195). At the November 23, 2021, Regular Council – Public Hearing meeting, Council granted Third Reading Rezoning Bylaw (No. 20195) for the subject land development application (Resolution No. R20-1828).
- Following the granting of Third Reading to the Rezoning Bylaw (No. 20195) the City has amended their proposal to provide an additional lot (proposed Lot 4) for road purposes (University Drive). This future portion of road is being conveyed to the City as a Lot in order to permit underground parking facilities associated with parking for the future development of proposed Lot 1.
- The CD Bylaw (No. 20195) currently specifies a maximum floor area ratio (FAR) of 10.73 on the net site area, and the amendment proposes a maximum 11.0 FAR on the net site area.
- The inclusion of proposed Lot 4 requires a further amendment to permitted uses and subdivision provisions in the CD Bylaw. As such, these provisions are to be separated by Block areas.

- The following table outlines the amendments to the proposed CD Bylaw:

Zoning	Proposed CD Bylaw No.20195 (at Third Reading)	Proposed Amendments
Permitted Uses	Commercial and Office-type uses	Blocks A and C: <ul style="list-style-type: none"> Commercial and Office-type uses (<i>no change</i>) Blocks B and D: <ul style="list-style-type: none"> Highways Parking Facilities
Floor Area Ratio:	10.73 FAR	11.0 FAR
Setbacks		An underground parking facility may be located up to 0 metre from any lot line.
Subdivision	Lot Size: 1,600 sq. m. Lot Width: 15 metres Lot Depth: 30 metres	Blocks A, B and C: <ul style="list-style-type: none"> Lot Size: 1,600 sq. m. Lot Width: 15 metres Lot Depth: 30 metres Block D: <ul style="list-style-type: none"> Lot Size: 190 sq. m. Lot Width: 5 metres Lot Depth: 5 metres

- All other aspects of the revised proposal comply with the provisions permitted under the original CD Bylaw No. 20195.
- CD Bylaw No. 20195 has been amended to incorporate the revised density provisions. Council is requested to consider introducing the amended CD Bylaw No. 20195 and schedule a date for Public Hearing of this amended Bylaw.

Referrals

Engineering: The Engineering Department has no objection to the project Engineering Requirements will be deferred until the ultimate development of the site.

Parks, Recreation & Culture: The Parks, Recreation & Culture Department has no objection to the project.

TransLink: TransLink has no objection to the project.

PUBLIC ENGAGEMENT

- An additional Public Hearing is required prior to Council consideration for Third Reading of CD Bylaw No. 20298, as amended.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout
- Appendix II. Block Plan
- Appendix III. Engineering Summary
- Appendix IV. Amended CD Bylaw No. 20195
- Appendix V. Initial Planning & Development Report No. 7921-0104-00, dated November 9, 2020.

approved by Ron Gill

Ron Gill
Acting General Manager
Planning and Development

ELM/cm

B.C.G.S. 92G.016

LEGEND

- DENOTES CONTROL MONUMENT FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST SET
- DENOTES STANDARD LEAD PLUG FOUND
- DENOTES STANDARD LEAD PLUG SET
- NF DENOTES NOTHING FOUND
- Sq.m. DENOTES SQUARE METRES
- REM. DENOTES REMAINDER

INTEGRATED SURVEY AREA NO. 1, SURVEY NAD83 (CSRS) 4.0.0.BC1.MVRD

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 8721 AND 92H0889, AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE MASCO PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 8721 AND 92H0889.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED SCALE FACTOR OF 0.9995917 WHICH HAS BEEN DERIVED FROM CONTROL MONUMENTS 8721 AND 92H0889.

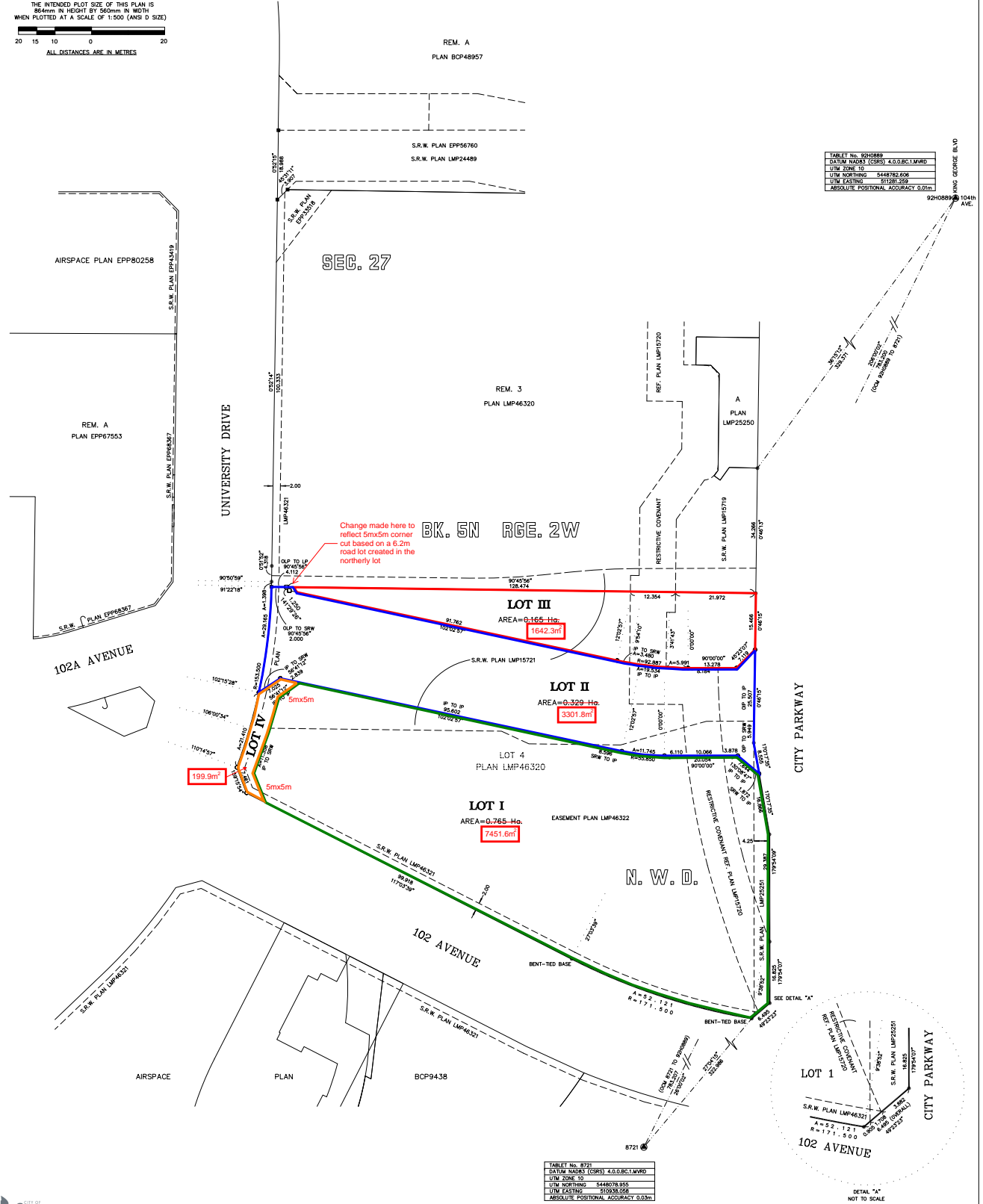
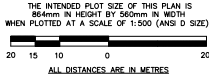
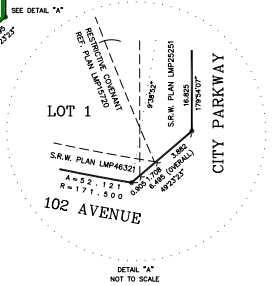


TABLE No.	92G0889
DATUM NAD83 (CSRS) 4.0.0.BC1.MVRD	
UTM ZONE 10	
UTM NORTHING	5448762.606
UTM EASTING	511281.359
ABSOLUTE POSITIONAL ACCURACY 0.03m	

TABLE No.	8721
DATUM NAD83 (CSRS) 4.0.0.BC1.MVRD	
UTM ZONE 10	
UTM NORTHING	5448762.606
UTM EASTING	511281.359
ABSOLUTE POSITIONAL ACCURACY 0.03m	



**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
REZONING BYLAW NUMBER 20195
OF LOT 4 SECTION 27, BLOCK 5 NORTH, RANGE 2 WEST,
NEW WESTMINSTER DISTRICT, PLAN LMP46320
B.C.G.S. 92Q.016**



- LEGEND**
- DENOTES CONTROL MONUMENT FOUND
 - DENOTES STANDARD IRON POST FOUND
 - DENOTES STANDARD IRON POST SET
 - DENOTES STANDARD LEAD PLUG FOUND
 - ◇ DENOTES STANDARD LEAD PLUG SET
 - + DENOTES UNMONUMENTED POINT
 - ASP DENOTES AIRSPACE PARCEL
 - BK DENOTES BLOCK
 - EX DENOTES EXPLANATORY
 - NF DENOTES NOTHING FOUND
 - N/S DENOTES NOT TO SCALE
 - Ref DENOTES REFERENCE
 - UO DENOTES UNKNOWN ORIGIN

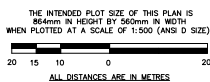
THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S).

INTEGRATED SURVEY AREA NO. 1, SURREY, NAD83 (CSRS) 4.0.0.BC.1.MVRD

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 8721 AND 9210889, AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE MAGDOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 8721 AND 9210889.

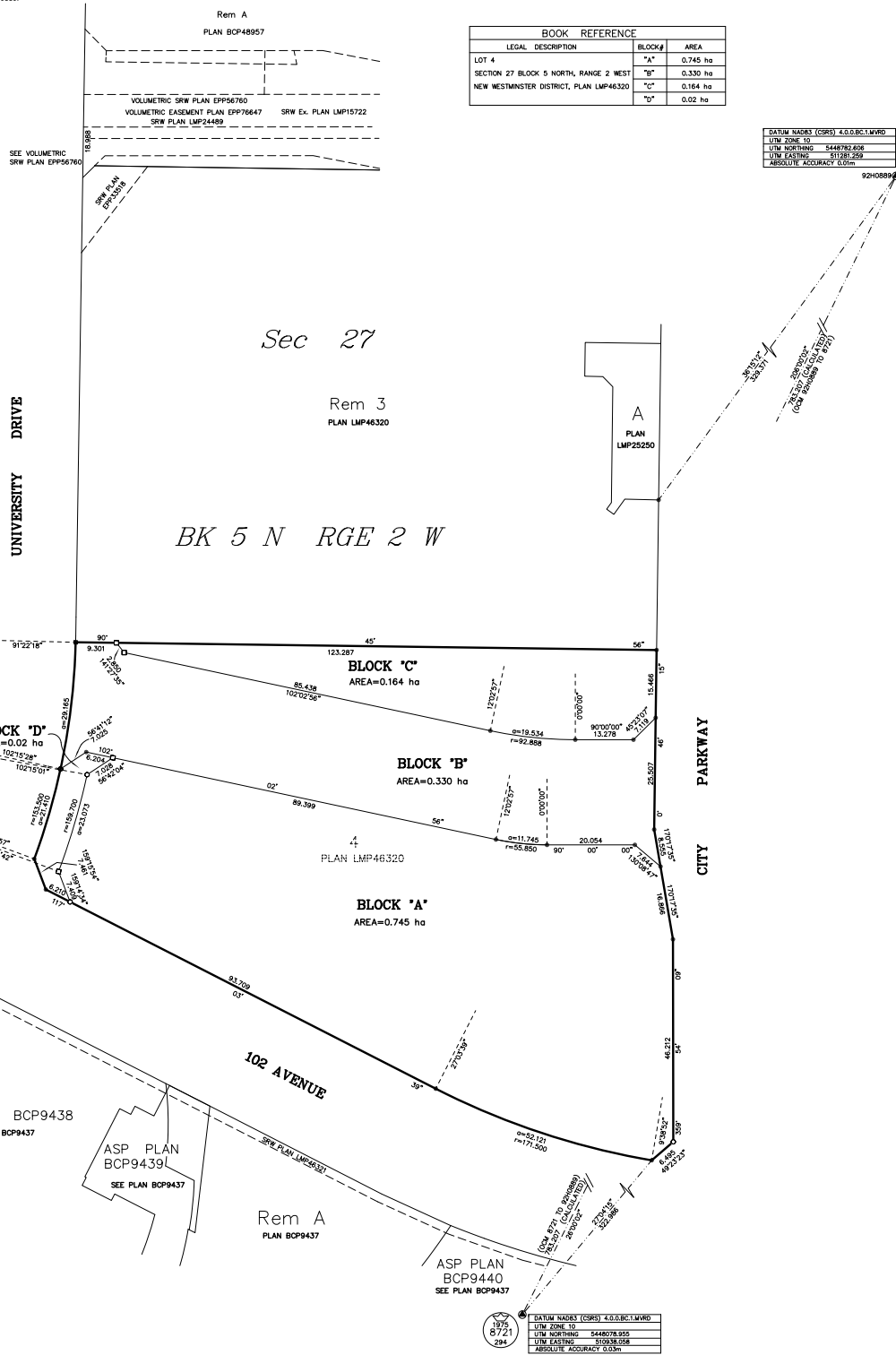
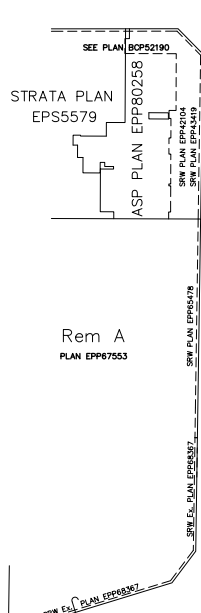
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED SCALE FACTOR OF 0.9999517 WHICH HAS BEEN DERIVED FROM CONTROL MONUMENTS 8721 AND 9210889.



BOOK REFERENCE		
LEGAL DESCRIPTION	BLOCK#	AREA
LOT 4	"A"	0.745 ha
SECTION 27 BLOCK 5 NORTH, RANGE 2 WEST	"B"	0.330 ha
NEW WESTMINSTER DISTRICT, PLAN LMP46320	"C"	0.164 ha
	"D"	0.02 ha

DATUM NAD83 (CSRS) 4.0.0.BC.1.MVRD	
UTM ZONE 10	
UTM NORTHING	5448792.606
UTM EASTING	511281.259
ABSOLUTE ACCURACY	0.03m

CENTRAL AVENUE



102A AVENUE
PLAN EPP9384

ASP PLAN BCP9438
SEE PLAN BCP9437

ASP PLAN BCP9439
SEE PLAN BCP9437

ASP PLAN BCP9440
SEE PLAN BCP9437

DATUM NAD83 (CSRS) 4.0.0.BC.1.MVRD	
UTM ZONE 10	
UTM NORTHING	5448778.955
UTM EASTING	511292.558
ABSOLUTE ACCURACY	0.03m

PLEASE NOTE CHARGES' PLANS ON LOT 4 NOT SHOWN.

CERTIFIED CORRECT ACCORDING TO FIELD SURVEY
THIS 2nd DAY OF NOVEMBER, 2021



13450 - 104 AVENUE
SURREY, B.C. V3V 1Y8
TEL (604) 591-4253

PLAN PREPARED ON 2nd DAY OF NOVEMBER, 2021

P (STEVEN) ZHAO

B.C.L.S.

S31778_REZONING1

**TO: Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: Acting Development Services Manager, Engineering Department

DATE: November 02, 2021 **PROJECT FILE: 7820-0104-00**
(Supercedes Nov. 03/20)

**RE: Engineering Requirements (Commercial/Multi-Family)
Location: 10225 City Parkway**

The subject site is being proposed for phased development and to finalize a partnering agreement between City of Surrey and Simon Fraser University (SFU). Four lots are being created.

The requirements listed below are for the ultimate development of the site and will be further evaluated and delivered through future rezone, subdivision and development of the lands.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate new 102A Avenue in ultimate alignment.
- Convey Lot IV as a Lot, as a Bylaw road.
- Dedicate required corner cuts.
- Provide 0.5m wide statutory rights-of-way along all site frontages

Works and Services

- Construct east side of University Drive, west side of City Parkway, north side of 102 Avenue, and new 102A Avenue.
- Implement the recommendations of the Traffic Impact Study and geotechnical report.
- Construct storm mains along new 102A Avenue and other frontages, as needed.
- Complete sanitary and drainage catchment analysis to determine existing capacities. Resolve downstream constraints, as identified.
- Construct minimum 250mm water main along new 102A Avenue. Complete fire flow analysis to determine the ultimate water main size.
- Provide water storm and sanitary service connections to support the development.
- Register applicable legal documents as determined through detailed design.
- Pay amenity charge for undergrounding the existing overhead electrical and telecommunication infrastructure.

A Servicing Agreement and payment of processing fee is not required at this time and will be established upon future development of the lands.



Jeff Pang, P.Eng.
Acting Development Services Manager
HB4

CITY OF SURREY

BYLAW NO. 20195

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. 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: COMPREHENSIVE DEVELOPMENT ZONE (CD) (BY-LAW NO. 13882)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 024-847-046
 Lot 4 Section 27 Block 5 North Range 2 West New Westminster District Plan
 LMP46320

(10225 City Parkway)

(hereinafter referred to as the "*Lands*")

- 3. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of comprehensive commercial projects of retail, office, service, recreational, cultural and institutional uses such as universities and colleges in *City Centre*.

B. Permitted Uses

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

- ~~1. Retail stores excluding adult entertainment stores, secondhand stores and pawnshops.~~

- ~~2. — Personal service uses excluding body rub parlours.~~
- ~~3. — General services uses excluding funeral parlours and drive-through banks.~~
- ~~4. — Eating establishments excluding drive-through restaurants.~~
- ~~5. — Neighbourhood pubs.~~
- ~~6. — Liquor store.~~
- ~~7. — Offices uses excluding social escort services, methadone clinics and marijuana dispensaries.~~
- ~~8. — Tourist accommodation.~~
- ~~9. — Indoor recreational facilities.~~
- ~~10. — Parking facilities.~~
- ~~11. — Entertainment uses excluding arcades and adult entertainment stores.~~
- ~~12. — Cultural uses.~~
- ~~13. — Assembly halls.~~
- ~~14. — Community services.~~
- ~~15. — Child care centres.~~
- ~~16. — Private schools.~~
- ~~17. — Universities named under the University Act R.S.B.C. 1996, c.468 as amended.~~
- ~~18. — Colleges and Institutes designated as such under the College and Institute Act R.S.B.C. 1996, c.52 as amended.~~

a. Blocks A and C

1. Retail stores excluding adult entertainment stores and secondhand stores and pawnshops.
2. Personal service uses excluding body rub parlours.
3. General services uses excluding funeral parlours and drive-through banks.
4. Eating establishments excluding drive-through restaurants.
5. Neighbourhood pubs.
6. Liquor store.

7. Offices uses excluding *social escort services, methadone clinics and marijuana dispensaries.*
8. *Tourist accommodation.*
9. *Indoor recreational facilities.*
10. *Parking facilities.*
11. *Entertainment uses excluding arcades and adult entertainment stores.*
12. *Cultural uses.*
13. *Assembly halls.*
14. *Community services.*
15. *Child care centres.*
16. *Private schools.*
17. Universities named under the University Act R.S.B.C. 1996, c.468 as amended.
18. Colleges and Institutes designated as such under the College and Institute Act R.S.B.C. 1996, c.52 as amended.

b. Blocks B and D

1. *Highways.*
2. *Parking facilities.*

C. Lot Area

Not applicable to this Zone.

D. Density

For the purposes of *building* construction:

1. The maximum *density* shall be a *floor area ratio* of 0.1 or a *building area* of 300 sq. m (3,230 sq. ft.), whichever is smaller. The maximum *density* may be increased to a *floor area ratio* of ~~10.73~~ 11.0 if amenity contributions (specifically police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections D and E of the Zoning By-law.

E. Lot Coverage

The *lot coverage* shall not exceed 95%.

F. Yards and Setbacks

1. *Buildings and structures* shall be sited a minimum of 2.0 metres [7 ft.] from all *lot lines*.
2. Notwithstanding F.1, the *setback* for buildings and structures may be reduced to 0.0 metre for interior *lot lines*.
3. Notwithstanding Sub-section A.3(d) of Part 5 Off-Street Parking and Loading/Unloading of the Zoning By-law, an *underground parking facility* may be located up to 0 metre [0 ft.] from any *lot line*.

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 the Zoning Bylaw.
2. All *parking spaces* shall be provided in a *parking facility-underground*, as *parking within building envelope*, or within a *parking facility* but shall not be provided in a *parking lot-at grade*.

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. Loading areas, garbage containers and passive *recycling containers* shall be 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. Garbage containers and *passive recycling containers* shall not be located within any required *setbacks*.
2. Outdoor storage of any goods, material or supplies is specifically prohibited, notwithstanding any other provision in this Zone.
3. *Child care centres* shall be located on the *lot* such that these *child care centres* have direct access to an *open space* and play area within the *lot*.

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>
1,600 sq. m. [0.4 ac]	15 metres [50 ft.]	30 metres [100 ft.]

~~Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of the Zoning Bylaw.~~

Blocks A, B and C:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,600 sq.m. [0.4 ac]	15 metres [50 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of the Zoning Bylaw.

Block D:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
190 sq.m. [2,045 sq.ft.]	5 metres [16 ft.]	5 metres [16 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of the Zoning Bylaw.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable:

1. Definitions are as set out in Part 1 Definitions, of the Zoning By-law.
2. Prior to any land use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of the Zoning By-law, and in accordance with the servicing requirements for the C-35 Zone as set forth in 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 By-law.
4. Additional off-street parking requirements are as set out in Part 5 Parking and Loading/Unloading, of the Zoning By-law.

5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
 6. *Building* permits shall be subject to the Surrey Building By-law, 2012, No. 17850, as amended.
 7. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2020, No. 20019, as may be amended or replaced from time to time, and the development cost charges shall be based on the C-35 Zone for uses permitted in Sections B.1 to B.15 of this Zone, and on the rates for Public & Private Schools (Post Secondary) for uses permitted in Sections B.16 to B.18 of this Zone.
 8. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended
 9. Development permits may be required in accordance with the Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended.
 10. 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, as amended.
 11. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, as amended.
 12. *Private schools* are regulated by the Independent School Act, R.S.B.C. 1996, Chapter 216, as amended.
 13. Universities are regulated by the University Act R.S.B.C. 1996, c. 468, as amended.
 14. Colleges and Institutes designated as such are regulated by the College and Institute Act R.S.B.C. 1996, c. 52, as amended.
4. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20195".

PASSED FIRST READING on the 9th day of November, 2020.

PASSED SECOND READING on the 9th day of November, 2020.

PUBLIC HEARING HELD thereon on the 23rd day of November, 2020.

PASSED THIRD READING on the 23rd day of November, 2020.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__ .

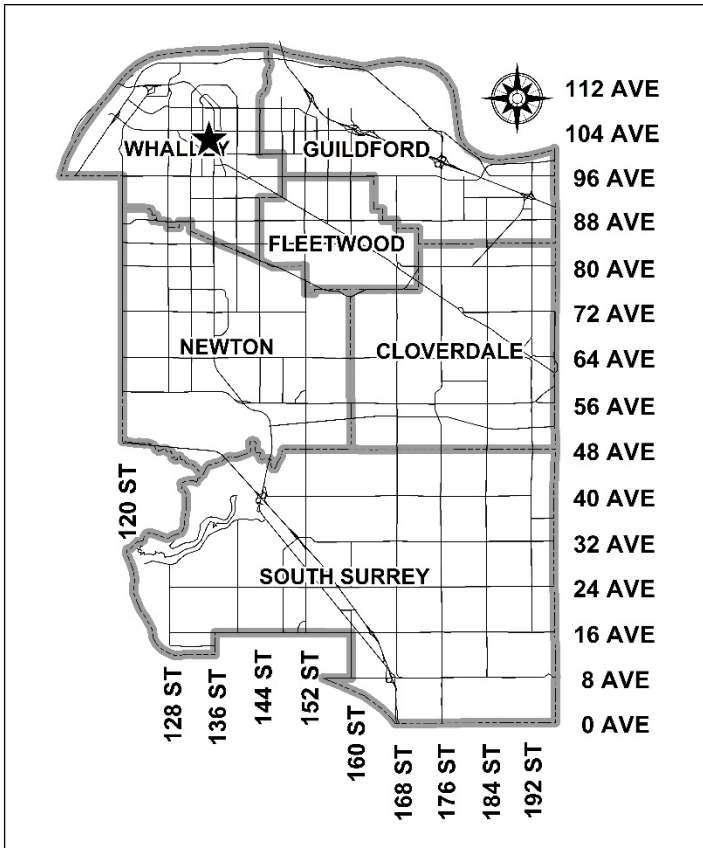
_____ MAYOR

_____ CLERK

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0104-00

Planning Report Date: November 9, 2020



PROPOSAL:

- Rezoning from CD By-law No. 13882 to CD

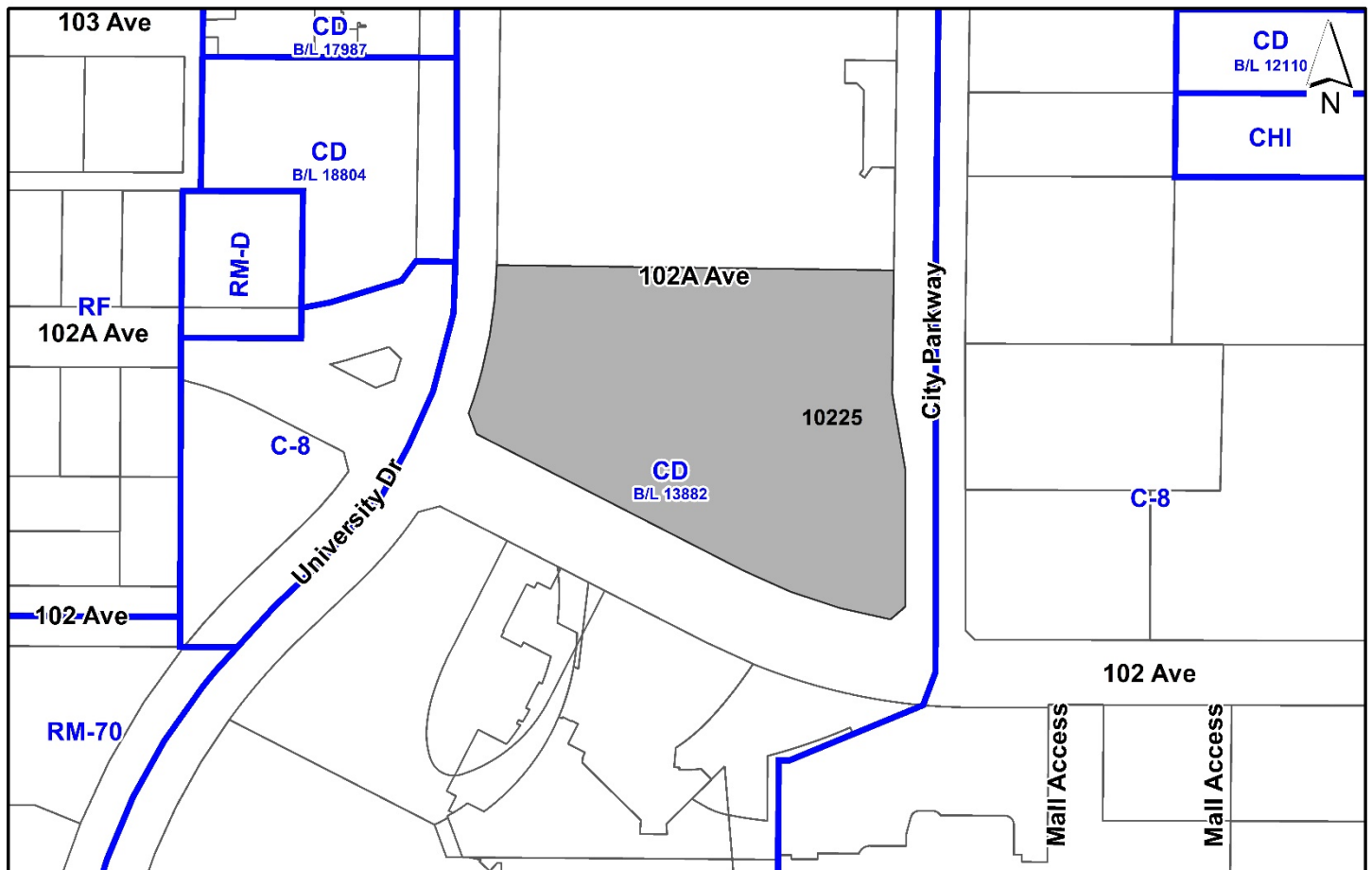
To permit subdivision into 3 lots including conveyance of one lot for the future 102A Avenue.

LOCATION: 10225 - City Parkway

ZONING: CD Bylaw No. 13882

OCP DESIGNATION: Central Business District

CCP DESIGNATION: Mixed Use 7.5 FAR, Plaza and Future Arterial Road



RECOMMENDATION SUMMARY

- Bylaw Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed rezoning facilitates the anticipated acquisition of the subject property by Simon Fraser University (SFU) and subsequent conveyance of a portion of the property (proposed Lot 2) for future 102A Avenue, and acquisition of a portion of the property (proposed Lot 3) for future redevelopment of the Centre Block.
- The creation of 102A Avenue through the site will connect University Boulevard and City Parkway improving the overall road network and multi-modal connectivity in City Centre.
- Proposed Lot 1 will be retained by SFU for future development and expansion of the SFU campus.
- The proposed rezoning transfers the allowable density from proposed Lot 2 (future 102A Avenue) to proposed Lot 1 in a manner consistent with the gross density provisions in the City Centre Plan, as they relate to the dedication of road through development in the City Centre.
- The proposed rezoning does not result in any changes to the land uses already permitted on the land under the existing CD Zone (By-law No. 13882). There are also no changes proposed to the existing lot coverage, building height, setbacks, or parking.
- It is anticipated that proposed Lot 3 will be consolidated with 10275 - City Parkway (North Surrey Recreation Centre) in the near future and subsequently rezoned as part of Development Application No. 7920-0233-00 for the proposed future development of the Centre Block.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to rezone the subject site from "Comprehensive Development Bylaw No. 13882" to Comprehensive Development Zone (CD)" and a date be set for a Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) submission of a finalized subdivision layout to the satisfaction of the Approving Officer.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	CCP Designation	Existing Zone
Subject Site	Central Surrey bus exchange, public parking lot	Mixed Use 7.5 FAR, Plaza and future Arterial Road	CD (Bylaw No. 13882)
North:	Closed North Surrey Recreation Centre	Mixed Use 7.5 FAR and Plaza	CD (Bylaw No. 13882)
East (Across City Parkway):	Former Stardust Roller Rink under Application No. 7920-0071-00 (Pre-Council) and multi-tenant commercial buildings	Mixed Use 7.5 FAR	C-8
South (Across 102A Avenue):	Central City Plaza Mall and SFU campus	Mixed Use 7.5 FAR and Plaza	CD (Bylaw No. 13882), C-8
West (Across University Boulevard and North of 102A Avenue):	Sustainable Energy and Environmental Engineering building	Mixed Use 5.5 FAR	CD (Bylaw No. 18804)
West (Across University Boulevard and South of 102A Avenue):	Public parking lot	Residential Mid to High Rise 3.5 FAR	C-8

Context & Background

- The subject site is approximately 1.2 hectares in size and located at 10225 - City Parkway. The site is zoned "Comprehensive Development Zone (CD) Bylaw No. 13882" and is designated "Central Business District" in the Official Community Plan (OCP) and "Mixed Use 7.5 FAR", "Plaza", and "future Arterial Road" in the City Centre Plan.
- The site is occupied by the Surrey Central Station bus loop on the northern portion of the site and a public parking lot on the southern portion of the site.
- The subject site is currently owned by the City. Simon Fraser University (SFU) has an option to purchase the lot for future development and expansion of the SFU campus.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to rezone the subject property from CD Bylaw No. 13882 to "Comprehensive Development Zone (CD)" (based on CD Bylaw No. 13882) in order to facilitate the anticipated acquisition of the property by Simon Fraser University (SFU) and subsequent conveyance of a portion of the property (proposed Lot 2) for future 102A Avenue, and acquisition of a portion of the property (proposed Lot 3) for future redevelopment of the Centre Block.
- Proposed Lot 1 will be retained by SFU for future development and expansion of the SFU campus.
- Under the City's Official Community Plan (OCP) and the City Centre Plan (CCP), density expressed as floor area ratio (FAR) for sites located in Urban Centres (including the City Centre) and Frequent Transit Development Areas (FTDAs), are calculated on a gross site basis, before dedications for roadways or other purposes are accounted for. As such, were the subject property to be rezoned and redeveloped at this time, any road dedication areas (including the dedication of 102A Avenue) would be included in the density calculations for the purposes of plan compliance.
- SFU does not intend to redevelop Lot 1 at this time, but the City is seeking to realize the extension of 102A Avenue in the short term. As such, the proposed rezoning seeks to transfer the density from proposed Lot 2 (the future alignment of 102A Avenue through the subject site) to Lot 1 such that the density from Lot 2, that would have been available to Lot 1 as gross density through road dedication, is not lost.
- It is anticipated that proposed Lot 3 will be consolidated with 10275 - City Parkway (North Surrey Recreation Centre) in the near future and subsequently rezoned as part of Development Application No. 7920-0233-00 for the proposed future development of the Centre Block.

Referrals

- Engineering: The Engineering Department has no objection to the proposal. Engineering requirements will be deferred until the ultimate development of the site.
- Parks, Recreation & Culture: The Parks, Recreation & Culture Department has no objection to the project.
- TransLink: TransLink has no objection to the project.

POLICY & BYLAW CONSIDERATIONS

CD Bylaw

- The applicant proposes to rezone the subject site from CD Bylaw No. 13882 to a "Comprehensive Development Zone (CD)" based on CD Bylaw No. 13882.
- The proposed CD Bylaw identifies the allowable land uses, densities, coverage, height, and setbacks, and is based on CD Bylaw No. 13882, with adjustments to the density and subdivision provisions. These requirements are illustrated in the following table:

Zoning	CD Zone Bylaw No. 13882	Proposed CD Zone
Floor Area Ratio:	7.50	10.73
Lot Coverage:	95%	95%
Building Height	N/A	N/A
Yards and Setbacks		
All Lot Lines:	2 m	2 m
Interior Lot Lines	The <i>setback</i> for <i>buildings</i> and <i>structures</i> may be reduced to 0.0 metres for interior lot lines	The <i>setback</i> for <i>buildings</i> and <i>structures</i> may be reduced to 0.0 metres for interior lot lines
Subdivision		
Lot Size:	2,000 sq. m.	1,600 sq. m.
Lot Width:	30 metres	15 metres
Lot Depth:	30 metres	30 metres

- The FAR currently permitted on the subject property under the existing CD Zone (By-law No. 13882) is 7.50. This is proposed to be increased to 10.73 FAR under the proposed CD By-law. The additional 3.23 FAR represents the density attributed to Lot 2 being allocated to the remainder Lands including Lot 1.
- The proposed rezoning does not result in any changes to the land uses already permitted on the land under the existing CD Zone (By-law No. 13882). There are also no changes proposed to the existing lot coverage, building height, setbacks, or parking

- The proposed minimum lot size for subdivision has been reduced from 2,000 square metres in CD Bylaw No. 13882 to 1,600 square metres in the proposed CD Zone to accommodate the specific lot sizes of proposed Lots 1 to 3.
- The lot width has been reduced from 30 metres in CD Bylaw No. 13883 to 15 metres in the proposed CD Zone to accommodate the specific lot widths of proposed Lots 1 to 3.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on August 19, 2020, and Development Proposal Signs were installed on October 22, 2020. Staff has not received comments from the Whalley Community Association but has received the following responses from neighbouring properties:
 - One neighbor expressed interest in the application and inquired if a high rise is proposed. Once informed that development is not proposed at this time, they had no concerns with the proposal.
 - Another neighbor expressed interest in the application. Once informed that it was to transfer density to facilitate conveyance of land for road purposes they had no concerns regarding the proposal.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout
- Appendix II. Engineering Summary

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

ELM/cm

PRELIMINARY SUBDIVISION PLAN OF
 LOT 4, SECTION 27, BLOCK 5 NORTH, RANGE 2 WEST,
 NEW WESTMINSTER DISTRICT, PLAN LMP46320

B.C.G.S. 92G.016

LEGEND

- DENOTES CONTROL MONUMENT FOUND
- ⦿ DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST SET
- DENOTES STANDARD LEAD PLUG FOUND
- NF DENOTES NOTHING FOUND
- Sq.m. DENOTES SQUARE METRES
- W. DENOTES WITNESS POST
- REM. DENOTES REMAINDER

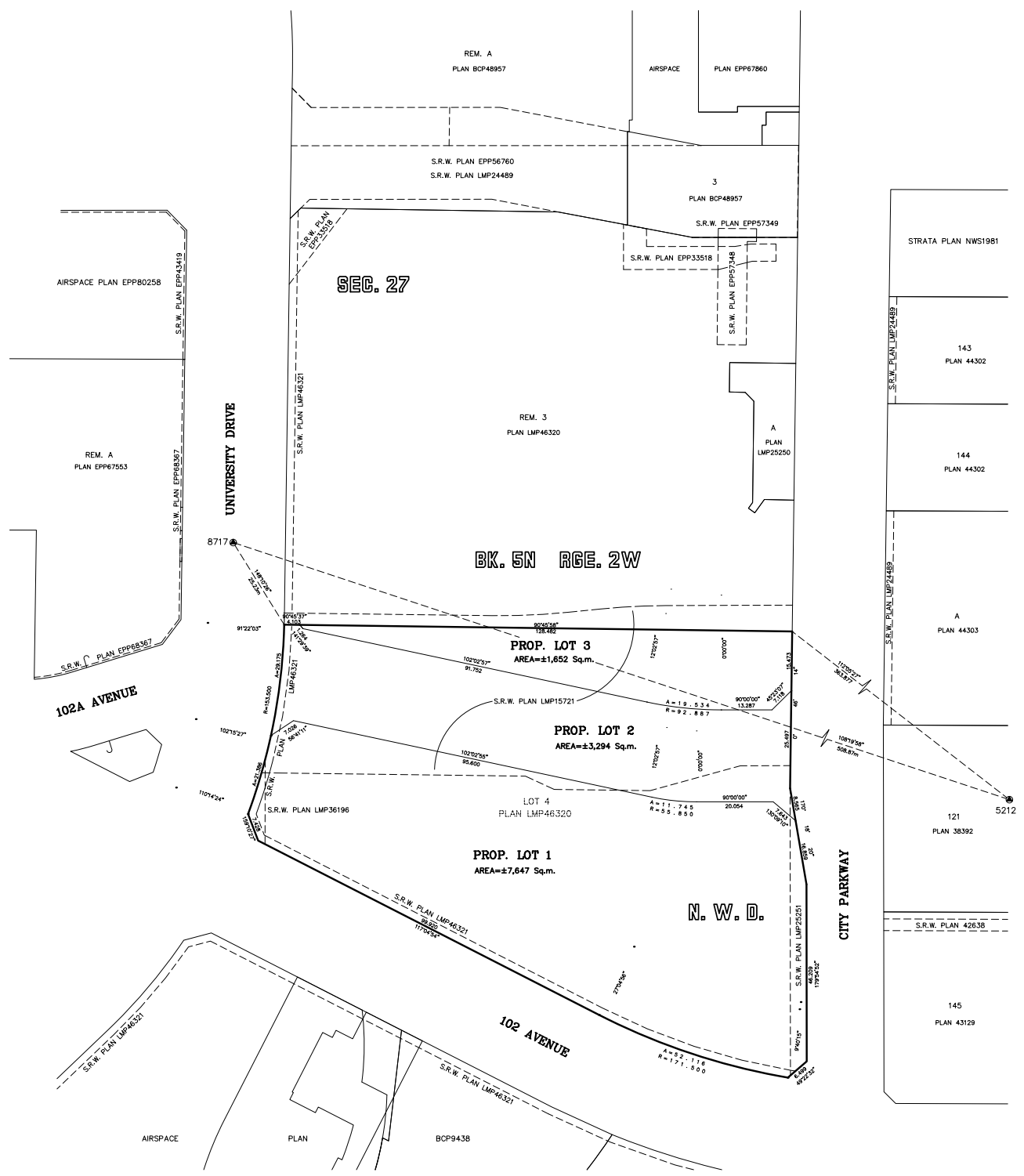
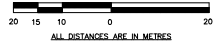
INTEGRATED SURVEY AREA NO. 1, SURREY, NAD83 (CSRS) 4.0.0.BC.1.MVRD
 GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
 GEODETIC CONTROL MONUMENTS 5362 AND 5202.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED
 ARE DERIVED FROM THE MASCOIT PUBLISHED COORDINATES AND STANDARD DEVIATIONS
 FOR GEODETIC CONTROL MONUMENTS 5362 AND 5202.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS
 OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY
 GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED SCALE FACTOR OF 0.9995884
 WHICH HAS BEEN DERIVED FROM CONTROL MONUMENTS 5362 AND 5202.

NOTE: THIS PLAN SHOWS ONE OR MORE WITNESS POSTS
 WHICH ARE NOT SET ON THE TRUE CORNER(S).

THE INTENDED PLOT SIZE OF THIS PLAN IS
 86400m² IN HEIGHT BY 56000m² IN WIDTH
 WHEN PLOTTED AT A SCALE OF 1:500 (ANSI D SIZE)



TO: **Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: **Development Engineer, Engineering Department**

DATE: **November 03, 2020** PROJECT FILE: **7820-0104-00**

RE: **Engineering Requirements (Commercial/Multi-Family)
Location: 10225 City Parkway**

The subject site is being proposed for phased development and to finalize a partnering agreement between City of Surrey and Simon Fraser University (SFU).

The requirements listed below are for the ultimate development of the site and will be further evaluated and delivered through future rezone, subdivision and development of the lands.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate new 102A Avenue in ultimate alignment.
- Dedicate required corner cuts.
- Provide 0.5m wide statutory rights-of-way along all site frontages.

Works and Services

- Construct east side of University Drive, west side of City Parkway, north side of 102 Avenue, and new 102A Avenue.
- Implement the recommendations of the Traffic Impact Study and geotechnical report.
- Construct storm mains along new 102A Avenue and other frontages, as needed.
- Complete sanitary and drainage catchment analysis to determine existing capacities. Resolve downstream constraints, as identified.
- Construct minimum 250mm water main along new 102A Avenue. Complete fire flow analysis to determine the ultimate water main size.
- Provide water storm and sanitary service connections to support the development.
- Register applicable legal documents as determined through detailed design.
- Pay amenity charge for undergrounding the existing overhead electrical and telecommunication infrastructure.

A Servicing Agreement and payment of processing fee is not required at this time and will be established upon future development of the lands.



Jeff Pang, P.Eng.
Development Engineer
HB4