

CITY OF SURREY

BY-LAW NO. 17584

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

As amended by Bylaw No: 18175, 04/31/14

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THIS IS A CONSOLIDATED BY-LAW PREPARED BY THE CITY OF SURREY FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BY-LAW PROVISIONS.

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, 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: ONE-ACRE RESIDENTIAL ZONE (RA)
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 007-062-729
 Lot 31 Except Firstly: Part Shown Red and Green on Highway Plan 25810 Secondly: Parcel "M" (Bylaw Plan 62662) Section 27 Township 1 New Westminster District Plan 8895

3303 - 152 Street

Parcel Identifier: 011-356-901
 Lot 32 Except: Firstly: Parcel "A" (Reference Plan 27509) Secondly: Parcel "L" (Bylaw Plan 62662); Thirdly: Part on Highway Plan 25810 Section 27 Township 1 New Westminster District Plan 8895

3333 - 152 Street

Parcel Identifier: 000-495-883
 Lot 57 Section 27 Township 1 New Westminster District Plan 49745

3361 - 152 Street

Portion of Parcel Identifier: 006-466-681

Lot 58 Section 27 Township 1 New Westminster District Plan 49745 as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A certified correct by G.A. Rowbotham, B.C.L.S. on the 16th day of January 2012 containing 5,201 m², called Part 58 Plan 49745.

Portion of 3352 Croydon Drive

Portion of Parcel Identifier: 007-789-777

Parcel "A" (Reference Plan 27509) Lot 32 Section 27 Township 1 New Westminster District Plan 8895 as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A certified correct by G.A. Rowbotham, B.C.L.S. on the 16th day of January 2012 containing 6,215 m², called Part A Reference Plan 27509

Portion of 3332 Croydon Drive

Portion of Parcel Identifier: 011-356-944

Lot 34 Except: Firstly, Parcel "H" (Bylaw Plan 62662); Secondly, Part on Plan BCP6711 Section 27 Township 1 New Westminster District Plan 8895 as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A certified correct by G.A. Rowbotham, B.C.L.S. on the 16th day of January 2012 containing 14,351 m², called Part Rem 34 Plan 8895

Portion of 3386 – 150 Street

All as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by G.A. Rowbotham, B.C.L.S. on the 16th day of January, 2012, containing a combined area of 5.640 hectares, called Block 2.

(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*, medium rise, *multiple unit residential buildings*, *ground-oriented multiple unit residential buildings*, and indoor and outdoor *amenity space*, which are to be developed in accordance with a *comprehensive design*, where *density* bonus is provided.

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 B, certified correct by Vesselina Stoyneva, B.C.L.S. on the 9th day of December, 2013.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses, provided that such combined uses are part of a *comprehensive design*:

1. Block A
 - (a) *Ground-oriented multiple unit residential buildings*; and
 - (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. Blocks B, D, E and F
 - (a) *Multiple unit residential buildings* and *ground-oriented multiple unit residential buildings*; and
 - (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*.

3. Block C
 - (a) Indoor and outdoor *amenity space* for the residential uses permitted in this Zone;
 - (b) *Child care centres* restricted to a maximum floor area of 150 square metres [1,600 sq.ft.]; and
 - (c) One *dwelling unit* per *lot* provided that the *dwelling unit* is contained within the *principal building* and restricted to a maximum floor area of 140 square metres [1,500 sq.ft.].

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 [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. The maximum *density* shall be as follows:
 - (a) Block A: The *floor area ratio* shall not exceed 0.91 and the *unit density* shall not exceed 75 units per hectare [30 u.p.a.];
 - (b) Block B: The *floor area ratio* shall not exceed 1.50 and the *unit density* shall not exceed 166 units per hectare [67 u.p.a.];
 - (c) Block C: The *floor area ratio* shall not exceed 0.60;
 - (d) Block D: The *floor area ratio* shall not exceed 2.02 and the *unit density* shall not exceed 213 units per hectare [86 u.p.a.]; and
 - (e) Blocks E and F: The *floor area ratio* shall not exceed 2.00 and the *unit density* shall not exceed 198 units per hectare [80 u.p.a.].
3. Indoor Amenity Space: The space required in Sub-section J.1(b) of this Zone, is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The maximum *lot coverage* shall be as follows:

1. Block A: The *lot coverage* shall not exceed 45%;
2. Block B: The *lot coverage* shall not exceed 45%;
3. Block C: The *lot coverage* shall not exceed 50%;
4. Block D: The *lot coverage* shall not exceed 45%; and
5. Blocks E and F: The *lot coverage* shall not exceed 45%.

F. Yards and Setbacks

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

Use	<i>Setback</i>	North <i>Yard</i>	South <i>Yard</i>	East <i>Yard</i>	West <i>Yard</i>
<u>Block A</u>					
<i>Principal Buildings and Accessory Buildings and Structures</i>		4.5 m [15 ft.]	6.0 m [20 ft.]	3.9 m [13 ft.]	3.0 m [10 ft.]
<u>Block B</u>					
<i>Principal Buildings and Accessory Buildings and Structures</i>		7.5 m [25 ft.]	4.0 m [13 ft.]	4.0 m [13 ft.]	10.0 m [33 ft.]

<u>Block C</u>				
<i>Principal Buildings and Accessory Buildings and Structures</i>	4.0 m [13 ft.]	7.5 m [25 ft.]	0.0 m [0 ft.]	7.5 m [25 ft.]
<u>Block D</u>				
<i>Principal Buildings and Accessory Buildings and Structures</i>	4.0 m [13 ft.]	7.5 m [25 ft.]	12.0 m [39 ft.]	9.0 m [30 ft.]
<u>Blocks E and F</u>				
<i>Principal and Accessory Buildings and Structures</i>	7.5 m [25 ft.]	4.0 m [13 ft.]	12.0 m [39 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.

2. Notwithstanding Sub-Section F.17(b) of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended, stairs of more than 3 risers may encroach into the required *setback*.
3. Single storey covered porches, and their supporting columns, and canopies, may encroach up to 1.8 metres [6 ft.] into any *setback*.

G. Height of Buildings

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

1. In Block A the *building height* shall not exceed 13 metres [43 ft.] for *principal buildings* and 4.5 metres [13 ft.] for *accessory buildings and structures*.
2. In Block B the *building height* shall not exceed 15 metres [50 ft.] for *principal buildings* and 4.5 metres [13 ft.] for *accessory buildings and structures*.
3. In Block C the *building height* shall not exceed 11 metres [36 ft.] for *principal buildings* and 4.5 metres [15 ft.] for *accessory buildings and structures*.
4. In Block D the *building height* shall not exceed 22 metres [72 ft.] for *principal buildings* and 4.5 metres [15 ft.] for *accessory buildings and structures*.
5. In Block E the *building height* shall not exceed 22 metres [72 ft.] for *principal buildings* and 4.5 metres [15 ft.] for *accessory buildings and structures*.
6. In Block F the *building height* shall not exceed 15 metres [50 ft.] for *principal buildings* and 4.5 metres [13 ft.] for *accessory buildings and structures*.

H. Off-Street Parking

1. Block A

- (a) *Parking spaces* shall be provided as stated in Table C.6, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended;
- (b) Fifty percent (50%) of all required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*;
- (c) Parking within the required *setbacks* is not permitted.
- (d) *Tandem parking* shall be permitted as follows:
 - i. *Dwelling units* with *parking spaces* in a *tandem parking* arrangement are permitted directly adjacent to an arterial roadway only if:
 - a. There is an internal access to the parking area; or
 - b. That roadway has been reconstructed to a 5-lane cross-section; or
 - c. "No Parking" restrictions are installed to preclude parking along the entire site frontage of the *lot*;
 - ii. Both *parking spaces* in a *tandem parking arrangement* must be held by the same owner; and
 - iii. *Tandem parking* is not permitted for *dwelling units* located within 4.0 metres [13 ft.] from *lot* entrances/exits.

2. Blocks B, D, E and F

- (a) *Parking spaces* shall be provided as stated in Table C.6, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended;
- (b) All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*;
- (c) Resident parking within the required *setbacks* is not permitted;
- (d) No parking shall be permitted in front of the main entrance of a *multiple unit residential building*, except for the purpose of short term drop-off or pick-up and parking for the disabled; and
- (e) *Tandem parking* is not permitted.

- (f) Notwithstanding Sub-Section A.2(c) of Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended, the *underground parking facility* is permitted to extend to the *front lot line* in Block D only.

3. Block C

- (a) *Parking spaces* shall be provided as stated in Table C.2, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000 as amended; and
- (b) *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. 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. Except in those portions where a *building* abuts a *lot line*, screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide and a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lot*.
- 5. 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. *Amenity space* shall be provided on the *Lands* 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 with the require *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*, of which a maximum of 1.5 square metres [16 sq.ft.] per *dwelling unit* may be devoted to a *child care centre*.

2. *Balconies* are required for all *dwelling units* that 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.
3. Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent any *residential lot*.
4. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Zone.
5. *Child care centres* shall be located on the *lot* such that these centres are accessed from a *highway*, independent from the access to the *residential* uses permitted in Section B of this Zone and 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>
6,000 sq. m. [1.5 acre]	40 metres [130 ft]	40 metres [130 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of the Surrey Zoning By-law, 1993, No. 12000 as amended.

L. Other Regulations

In addition to all statutes, by-laws, 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-30 Zone for Block A, and the RM-45 Zone for Blocks B, C, D, E and F 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 By-law, 1987, No. 9011, as amended.
 8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2011, No. 17330, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-30 Zone for Block A, and the RM-45 Zone for Blocks B, C, D, E and F.
 10. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
 11. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
 12. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17584."

READ A FIRST AND SECOND TIME on the 6th day of February, 2012.

PUBLIC HEARING HELD thereon on the 20th day of February, 2012.

READ A THIRD TIME ON THE 20th day of February, 2012.

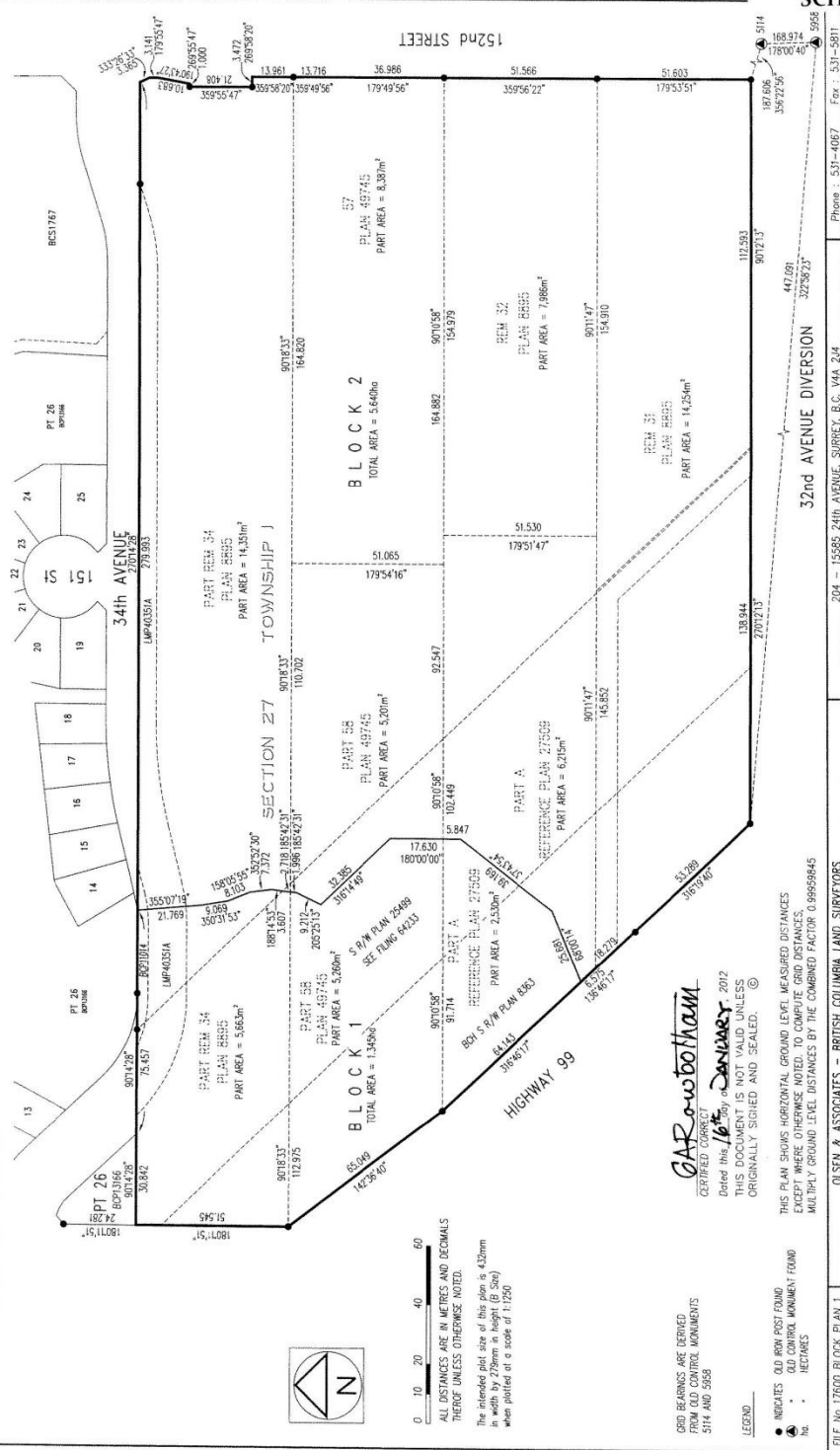
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 10th day of September, 2012.

_____ MAYOR

_____ CLERK

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW 17584 OF ALL OR A PORTION OF:

- 1) LOT 57 PLAN 49745
 - 2) LOT 58 PLAN 49745
 - 3) PARCEL 'A' (REFERENCE PLAN 27509) LOT 32 PLAN 8895
 - 4) LOT 32 EXCEPT: FIRSTLY PARCEL 'A' (REFERENCE PLAN 27509) SECONDLY PARCEL 'L' (BYLAW PLAN 62682) THIRDLY PART ON HIGHWAY PLAN 25810
 - 5) LOT 34 EXCEPT: FIRSTLY, PARCEL 'H' (BYLAW PLAN 62662); SECONDLY, PART ON PLAN BCP6711 PLAN 8895
 - 6) LOT 31 EXCEPT: FIRSTLY, PART SHOWN RED AND GREEN ON HIGHWAY PLAN 25810; SECONDLY, PARCEL 'M' (BYLAW PLAN 62682) PLAN 8895
- ALL OF SECTION 27 TOWNSHIP 1 NEW WESTMINSTER DISTRICT



GRID BEARINGS ARE DERIVED FROM OLD CONTROL MONUMENTS 514 AND 568

LEGEND

- INDICATES OLD ROW POST FOUND
- INDICATES OLD CONTROL MONUMENT FOUND
- HECTARES

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL MEASURED DISTANCES EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY THE COMBINED FACTOR 0.99595845

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.

©

Dated this 16th day of January, 2012

CERTIFIED CORRECT

CAR-woodtham

BRITISH COLUMBIA LAND SURVEYORS

204 - 15585 24th Avenue, Surrey, B.C. V4A 2J4 Phone: 531-4067 Fax: 531-5981

FILE No 17600 BLOCK PLAN 1

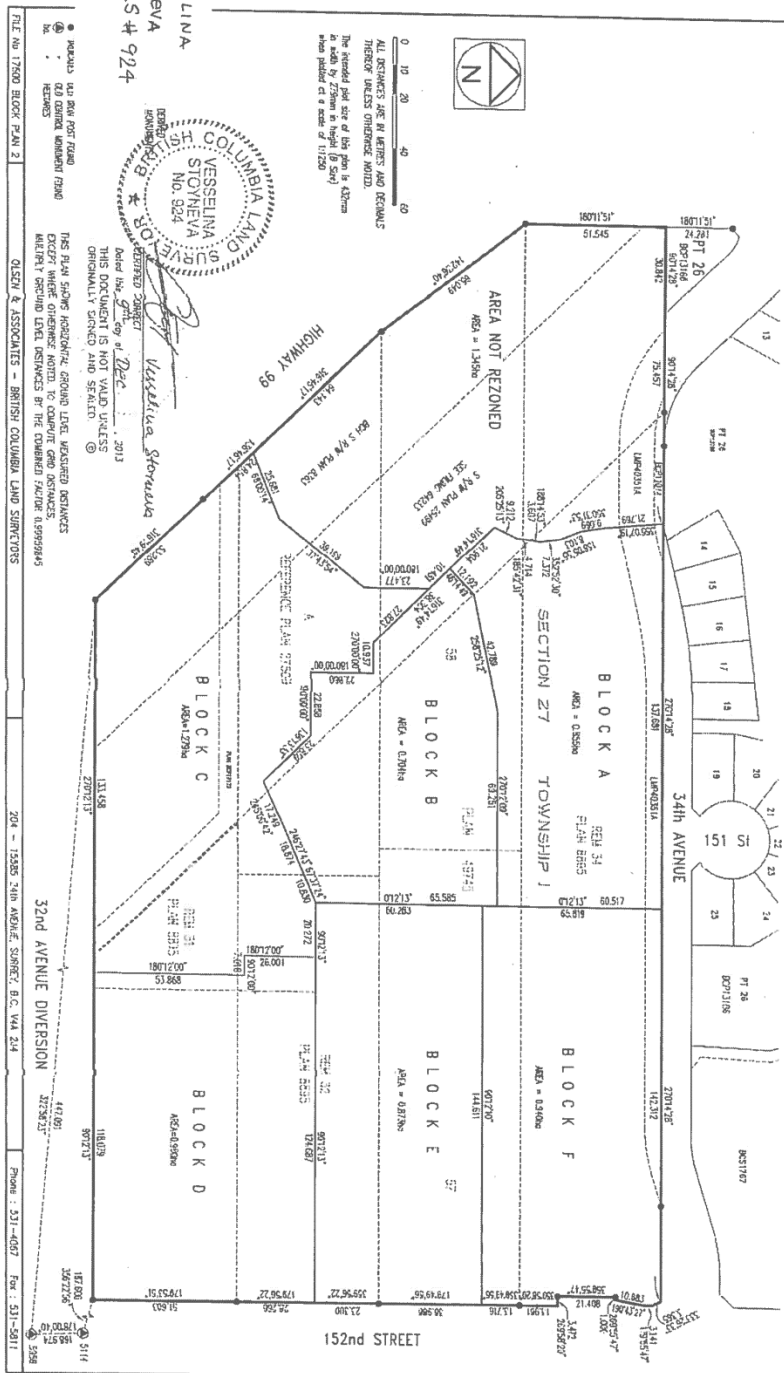
Schedule B

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW 18175 OF ALL OR A PORTION OF:

- 1) LOT 57 PLAN 49745
- 2) LOT 58 PLAN 49745
- 3) PARCEL "A" (REFERENCE PLAN 27992)
- 4) LOT 32 EXCEPT FRESHET PARCEL "A" (REFERENCE PLAN 27992)

SECONDARY PARCEL "Y" (BYLAW PLAN 63697)
THIRDLY PART ON HIGHWAY PLAN 23910

5) LOT 34 EXCEPT FRESHET PARCEL "B" (BYLAW PLAN 63697); SECONDLY PART ON PLAN 2952711 PLAN 8985
6) LOT 31 EXCEPT FRESHET PART SHOWN RED AND GREEN ON HIGHWAY PLAN 23910;
SECONDLY PARCEL "W" (BYLAW PLAN 62662) PLAN 8985
ALL OF SECTION 27 TOWNSHIP 1 NEW WESTMINSTER DISTRICT



DATE: 12/22/2013
 THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED.

QUSBY & ASSOCIATES - BRITISH COLUMBIA LAND SURVEYORS
 204 - 12450 24th Avenue, Surrey, B.C. V4A 2J4
 Phone: 321-6027 Fax: 321-5811