

Regular Council – Public Hearing Agenda Addendum #2

Council Chambers
City Hall
13450 - 104 Avenue
Surrey, B.C.
Live Streamed at surrey.ca
MONDAY, NOVEMBER 18, 2024
Time: 7:00 p.m.

Livestreamed via the City's website www.surrey.ca

J. BYLAWS AND PERMITS

INTRODUCTIONS

10. Amendments to Surrey Zoning By-law, 1993, No. 12000 and Surrey Official Community Plan Bylaw, 2013, No. 18020 to Streamline Development and Permitting Processes:
Part 1 – Definitions, Part 7A – Streamside Protection, Part 5 – Off-Street Parking and Loading/Unloading, and Sensitive Ecosystems Development Permits.

Note: This Bylaw will be in order for consideration should Council approve the recommendations of Corporate Report No. R237.

To support streamlining the City's development and permitting processes, enhance the supply and affordability of housing in Surrey, and further align City bylaws with Provincial housing legislation.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21476"

First Reading

Second Reading

That the Public Hearing be held on Monday, December 2, 2024, at 7:00 p.m.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2024, No. 21477"

First Reading

Second Reading

That the Public Hearing be held on Monday, December 2, 2024, at 7:00 p.m.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2024, No. 21477"

First Reading

Second Reading

That the Public Hearing be held on Monday, December 2, 2024, at 7:00 p.m.

CITY OF SURREY

BYLAWS AND PERMITS



CITY OF SURREY

BYLAW NO. 21476

A bylaw to amend the provisions of Surrey Official
Community Plan Bylaw, 2013, No. 18020, as amended.

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The Council of the City of Surrey ENACTS AS FOLLOWS:

- I. Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended, is hereby further amended as follows:
 - a. All references to the "Riparian Areas Regulation, B.C. Reg 376/2004" shall be replaced with references to the "Riparian Areas Protection Regulation B.C. Reg. 178/2019";
 - b. All references to the "streamside protection area" shall be replaced with references to the "Streamside Setback Area"; and
 - c. IMPLEMENTATION DP3: Sensitive Ecosystems is hereby further amended as follows:
 - i. Section AREA is amended by deleting all content in that section and replacing that content with the following:

Development Permit Area #3, for the protection of sensitive ecosystems, is designated as follows:

 - a) all parcels of property where any portion of the property falls within 30 m of the Green Infrastructure Area, as shown in Figure 67; and
 - b) all parcels of property where any portion of the property falls within 30 m of the top of bank of a Class A, A/O or B stream containing fish habitat, including those shown in Figure 68. It is the responsibility of the applicant to contact the City of Surrey to determine if a stream falls within this Development Permit Area, whether illustrated in Figure 68 or not.
 - ii. Section JUSTIFICATION sub-section b), the seventh bullet point is amended by deleting "Riparian Areas Regulation, B.C. Reg. 376/2004" and replacing it with "Riparian Areas Protection Act, SBC 1997, c.21";
 - iii. Section JUSTIFICATION sub-section b), the eighth bullet point is amended by deleting "Natural Drainage Policy" and replacing it with "Storm Drainage Management Policy";
 - iv. Section EXEMPTIONS sub-section "iv." is amended by inserting the words "and road" between the words "utility" and "works";

v. Section EXEMPTIONS is amended by inserting a new sub-section "viii" immediately after "vii. as follows:

- "viii. Where a parcel of property within a Development Permit Area #3:
- Does not include a streamside setback area related to a Class A stream; AND
 - Does not involve a subdivision, rezoning, or Development Permit (DP1 Form and Character or DP2 Hazard Lands); AND
 - No environmental protection measures are required in respect of Provincial or Federal regulations; AND
 - No structures, vegetation removal, or regrading of land are proposed within the *streamside setback areas* defined in Part 7A of the Zoning By-law or within a Green Infrastructure Area, as determined by a Qualified Environmental Professional and confirmed by a site survey conducted by a registered BC Land Surveyor.;

vi. Section EXEMPTIONS is amended by renumbering the final subsection to "ix."

2. This Bylaw shall be cited for all purposes as "Surrey Official Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21476".

PASSED FIRST READING on the th day of , 202_.

PASSED SECOND READING on the th day of , 202_.

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 , 20__.

_____MAYOR

_____CLERK

CITY OF SURREY

BYLAW NO. 21477

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

.....

The Council of the City of Surrey, ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended as follows:

b. Part 1 Definitions is further amended as follows:

i. In **Qualified Environmental Professional (QEP)**, delete "and/or Agrologist" after the word "Forester" and insert ", Agrologist and/or an Applied Science Technologist or Certified Technician;" before "registered";

ii. Insert a new definition "**Streamside Protection and Enhancement Area (SPEA)**" immediately above "**Streamside Setback Area**" as follows:

"Streamside Protection and Enhancement Area (SPEA)

has the same meaning as in the Riparian Areas Protection Regulation B.C. Reg 178/2019, as amended from time to time.";

iii. Delete "**Streamside Setback Area**" in its entirety and replace as follows:

"Streamside Setback Area

means the area within a *lot* where land disturbance of any kind is prohibited, as shown in Section B.1, Part 7A, Streamside Protection, of this bylaw.";

a. Part 7A Streamside Protection is further amended as follows:

i. Delete section A.1 in its entirety and replace as follows:

"All lands within a *streamside setback area* are subject to the regulations set out in this Part, except for those lands and uses permitted in the *Agricultural Land Reserve* that are exempt from the Riparian Area Protection Regulation, B.C. Reg. 178/2019, as amended.;

ii. Delete sections A.2, A.3 and 4 in their entirety;

iii. After section A.1 renumber the subsequent section to A.2 and A.3;

ii. Delete section B.1, B.2 and B.3 "**Streamside Setback Areas**" in its entirety and replaced with section B.1, "**Streamside Setback Areas**" attached to this bylaw as Attachment A.

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21477".

PASSED FIRST READING on the th day of , 202_.

PASSED SECOND READING on the th day of , 202_.

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

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

_____ MAYOR

_____ CLERK

"B. Streamside Setback Areas

1. A *streamside setback area* consists of:
 - (a) The SPEA calculated by a *Qualified Environmental Professional* following either the simple assessment or detailed assessment methodology as prescribed in the Riparian Areas Protection Regulation B.C. Reg. 178/2019 and associated Technical Manual(s), as amended; and
 - (b) If applicable, the additional setback area delineated in Table 1 below.

STREAM TYPES:	STREAM CLASSIFICATIONS:	
	A or A/O	B
Channelized <i>Stream</i> that has been dyked, diverted or straightened carrying drainage flows from headwaters or significant sources of groundwater, and can include channels that divert irrigation from a <i>stream</i> and send overflow water back to a <i>stream</i> .	SPEA	SPEA
Ditches <i>Stream</i> that is a constructed drainage channel, carrying water that does not originate from a headwater or significant source of groundwater.	SPEA	SPEA
Natural <i>Stream</i> predominantly in its natural state that is not significantly altered by human activity.	SPEA + 5m	SPEA
Large Ravines <i>Stream</i> with a narrow, steep-sided valley with a minimum of 60 m between the <i>top of bank</i> from either side of the <i>stream</i> .	SPEA + 5m	SPEA

"

CITY OF SURREY

BYLAW NO. 21478

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

.....

The Council of the City of Surrey, ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended as follows:

b. Part 5 Off-Street Parking and Loading/Unloading is further amended as follows:

- i. In section A.4.(b)iv., replace the words "provided that any" with "except the portion being used for" and delete ", can only take place on areas that are surfaced with an asphalt, concrete or similar pavement";
- ii. In section A.4.(d), insert "*if the area is paved with asphalt or concrete*" before "; and";
- iii. Delete section 7 in its entirety and replace as follows:

"In accordance with the transitional provisions set out in Schedule J, every owner of a new multiple unit residential *building* with underground parking;

- (a) Must construct and install an energized electrical outlet (pre-wiring/ducting without charging equipment) for 100% of residential *parking spaces*. Each energized electrical outlet must be capable of providing 208-240V (Level 2), as defined by SAE International's 11772 standard; or
- (b) Must install an electric *vehicle* energy management system that controls electrical loads for the electrical *vehicle* supply equipment with a minimum performance standard of four (4) vehicle sharing a 40 Amp breaker; and
- (c) Must construct and install an energized electrical outlet (pre-wiring/ducting without charging equipment) for 50% of visitor *parking spaces* (*up to a maximum of 4 parking spaces*). Each energized electrical outlet must be capable of providing 208-240V (Level 2), as defined by SAE International's 11772 standard;
- (d) Must construct and install an energized electrical outlet (pre-wiring/ducting without charging equipment) for 20% of commercial *parking spaces* (*up to a maximum of 2 parking spaces*). Each energized electrical outlet must be capable of providing 208-240V (Level 2), as defined by SAE International's 11772 standard; and
- (e) Must label each energized electrical outlet for its intended use for electric *vehicle* charging.";

iv. Delete section C.1 in its entirety and replace it with the following:

"Alternative parking provisions, or transportation demand measures, listed in this section shall apply only to areas within City Centre, (Schedule D, Map D.1), Fleetwood Plan Area, Guildford Town Centre or Newton Town Centre (Schedule G) that are not within a Transit-Orientated Area ("TOA").";

v. Delete section C.2. "Shared Vehicles" in its entirety and replace it with "C.2 Transportation Demand Measures" as follows:

"C.2 Transportation Demand Measures

The minimum number of required residential parking spaces may be reduced through the following measures for multiple unit residential buildings with underground parking;

- (a) Required residential parking spaces may be reduced by 5 parking spaces for each shared vehicle that is provided for multiple unit residential buildings with underground parking, up to a maximum of 4% reduction in parking but not to exceed or a maximum of four (4) shared vehicles per building, including one car share membership for each dwelling unit.
 - (b) By up to 10 parking spaces, but not to exceed a maximum of 1% reduction in parking, for the supply and installation of a public transit shelter, to City standards, along the frontage of the development, or within 50 metres of an entrance to the building.
 - (c) By up to 1.5% for provision of additional 0.1 bicycle parking spaces per dwelling unit;
 - (d) By 0.5% for E-Bike Charging, based on one 120V energized outlet for each 8 residential bike spaces;
 - (e) No reduction in visitor *parking spaces* is permitted; and
 - (f) The *shared vehicle parking* space provided shall not count towards the minimum required visitor parking spaces.";
- vi. In section D.1.(c), delete "20%" and replace it with "7%", and delete "Schedule D, Map D.1)" and replace it with "Fleetwood Plan Area, Guildford Plan Area and Newton Town Centre in accordance with Section 5C," before "except";
- vii. In section D.1.(c)iii, insert "*Ground Orientated without underground parking*" after "*Dwelling*";
- viii. In Table D.1 amend the rows for *Multiple Unit Residential Dwelling GROUND-ORIENTED*, *Multiple Unit Residential Dwelling NON-GROUND-ORIENTED* and *Multiple Unit residential Building GROUND-ORIENTED* and *NON-GROUND-ORIENTED* attached to this bylaw as Attachment A;
- ^s ix. In section E.3.(b)ii., delete "30" and replace it with "60";
- x. In section E.4., delete "sum" and replace it with "greater"
2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21478".

PASSED FIRST READING on the th day of , 202_.

PASSED SECOND READING on the th day of , 202_.

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 , 20 .

_____ MAYOR

_____ CLERK

Table D.1: Required Number of Off-Street Parking and Bicycle Spaces

USES:	PARKING SPACES:	BICYCLE SPACES:
<i>Multiple Unit Residential Dwelling</i> <i>GROUND-ORIENTED</i>	<i>2 parking spaces per dwelling unit;</i> plus <i>0.2 parking space per dwelling unit for visitors.</i>	Not applicable
Except: <i>In Transit-Oriented Areas (Schedule E)</i>	No minimum <i>parking spaces per dwelling unit</i> except for accessible <i>parking spaces</i> in Part 5 Sub-section D.3(f)	Not applicable
<i>Multiple Unit Residential Dwelling</i> <i>NON-GROUND-ORIENTED</i>	<i>1.3 parking spaces per dwelling unit with 1 or no bedrooms;</i> plus <i>1.5 parking spaces per dwelling unit with 2 or more bedrooms;</i> plus <i>0.2 parking space per dwelling unit for visitors.</i>	<i>6 visitor bicycle spaces per multiple unit residential building;</i> plus <i>2 bicycle spaces in a secure bicycle parking area per dwelling unit, up to a maximum of 40 bicycle spaces per building</i>
Except: <i>In Fleetwood Plan Area, Guildford Plan Area and Newton Town Centre (Schedule G) with underground parking</i>	<i>1.1 parking spaces per dwelling unit, with potential for reduction through TDM;</i> plus <i>0.1 parking space per dwelling unit for visitors.</i>	<i>6 visitor bicycle spaces per multiple unit residential building;</i> plus <i>1.2 bicycle spaces in a secure bicycle parking area per dwelling unit up to a maximum of 300 bicycle spaces per building</i>
Except: <i>Within 50 metre buffer of a Transit-Orientated Area (Schedule E)</i>	<i>0.9 parking spaces per dwelling unit with potential for reduction through TDM;</i> plus <i>0.1 parking space per dwelling unit for visitors</i>	<i>6 visitor bicycle spaces per multiple unit residential building;</i> plus <i>1.2 bicycle spaces in a secure bicycle parking area per dwelling unit up to a maximum of 300 bicycle spaces per building</i>

USES:	PARKING SPACES:		BICYCLE SPACES:
<p>Except: In <i>Transit-Oriented Areas</i> (Schedule E)</p>	<p>No minimum <i>parking spaces</i> per <i>dwelling unit</i> except for accessible <i>parking spaces</i> in Part 5 Sub-section D.3(f)</p>		<p>6 visitor <i>bicycle spaces</i> per <i>multiple unit residential building</i>; plus 1.2 <i>bicycle spaces</i> in a <i>secure bicycle parking area</i> per <i>dwelling unit</i> up to a maximum of 300 <i>bicycle spaces</i> per <i>building</i></p>
<p><i>Multiple Unit Residential Building</i> GROUND-ORIENTED and NON-GROUND-ORIENTED with housing agreement for rental and <i>underground parking</i></p>	<p><u>Minimum</u> 1.0 <i>parking spaces</i> per <i>dwelling unit</i>; plus 0.1 <i>parking space</i> per <i>dwelling unit</i> for visitors</p>	<p><u>Maximum</u> 1.2 <i>parking spaces</i> per <i>dwelling unit</i>; plus 0.2 <i>parking space</i> per <i>dwelling unit</i> for visitors</p>	<p>6 visitor <i>bicycle spaces</i> per <i>multiple unit residential building</i>; plus 1.2 <i>bicycle spaces</i> in a <i>secure bicycle parking area</i> per <i>dwelling unit</i> up to a maximum of 300 <i>bicycle spaces</i> per <i>building</i></p>
<p>Except: In City Centre (Schedule D, Map D.1)</p>	<p><u>Minimum</u> 0.60 <i>parking spaces</i> per <i>dwelling unit</i>; plus 0.1 <i>parking spaces</i> per <i>dwelling unit</i> for visitors</p>	<p><u>Maximum</u> 0.9 <i>parking spaces</i> per <i>dwelling unit</i>; plus 0.2 <i>parking spaces</i> per <i>dwelling unit</i> for visitors</p>	<p>6 visitor <i>bicycle spaces</i> per <i>multiple unit residential building</i>; plus 1.2 <i>bicycle spaces</i> in a <i>secure bicycle parking area</i> per <i>dwelling unit</i> up to a maximum of 300 <i>bicycle spaces</i> per <i>building</i></p>
<p>Except: In <i>Transit-Oriented Areas</i> (Schedule E)</p>	<p>No minimum <i>parking spaces</i> per <i>dwelling unit</i> except for accessible <i>parking spaces</i> in Part 5 Sub-section D.3(f)</p>		<p>6 visitor <i>bicycle spaces</i> per <i>multiple unit residential building</i>; plus 1.2 <i>bicycle spaces</i> in a <i>secure bicycle parking area</i> per <i>dwelling unit</i> up to a maximum of 300 <i>bicycle spaces</i> per <i>building</i></p>