

CITY OF SURREY

BY-LAW NO. 16980

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended  
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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: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

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Parcel Identifier: 000-866-385

Lot 43 Section 26 Township 2 New Westminster District Plan 2824

8615 - 160 Street

Parcel Identifier: 002-424-924

The South Half Lot 44 Section 26 Township 2 New Westminster District Plan 2824

8625 - 160 Street

Parcel Identifier: 001-803-662

The North Half of Lot 44 Section 26 Township 2 New Westminster District Plan 2824

8635 - 160 Street

Parcel Identifier: 001-735-217

Lot 45 Section 26 Township 2 New Westminster District Plan 2824

8655 - 160 Street

(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 a medium density mixed-use development consisting of retail and service commercial uses, offices, *recreational facilities* and *community services* as well as residential uses developed in a *comprehensive design*.

**B. Permitted Uses**

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

1. *Multiple unit residential buildings* and *ground-oriented multiple unit residential buildings* subject to such use forming an integral part of the *commercial* uses on the *lot*.
2. *Retail stores* excluding *adult entertainment stores* and *secondhand stores* and *pawnshops*.
3. *Personal service uses* excluding *body rub parlours*.
4. *General service uses* excluding *drive-through banks*.
5. *Eating establishments* excluding *drive-through restaurants*.
6. Office uses excluding *social escort services* and *methadone clinics*.
7. *Indoor recreational facilities*.
8. *Community services*.
9. *Child care centres*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. The *floor area ratio* shall not exceed 1.5 provided that no more than 80% of the developed floor area may be used as a *multiple unit residential buildings* and *ground-oriented multiple unit residential buildings*.
2. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 80%.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	<i>Front Yard</i> (86A Avenue)	<i>Rear Yard</i> (South)	<i>Side Yard on Flanking Street</i> (160 Street) and Lane
<i>Principal and Accessory Buildings and Structures</i>		2.0 m. [7 ft.]	0.0 m. [0 ft.]	2.0 m [7 ft.]

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

2. Notwithstanding Section F.1, canopy and roof projections may encroach up to 1.5 metres (6.0 ft.) into the *building setbacks*.
3. Notwithstanding Section F.1, stairs exceeding 3 risers may be permitted to encroach within the *setbacks*.

**G. Height of Buildings**

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

1. *Principal buildings*: The *building height* shall not exceed 15 metres [49 feet].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 feet].
3. Notwithstanding G.1, the *building height* of Building B may be increased to 17.2 metres [56 ft.] along the internal road only.

**H. Off-Street Parking**

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.3, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.

3. No parking shall be permitted within the *front yard* or within any *side yard* which abuts a *flanking street*.

**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. 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 *lot* 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 within the required *setbacks*; and
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
2. 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**

*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>
0.98 hectare [2.4 acres]	100.0 metres [328 ft.]	98.0 metres [321 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 C-15 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 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, 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, 2008, No. 16494, as may be amended or replaced from time to time, and the development cost charges shall be based on the C-15 Zone.
  9. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16980."

READ A FIRST AND SECOND TIME on the 13<sup>th</sup> day of July, 2009.

PUBLIC HEARING HELD thereon on the 27<sup>th</sup> day of July, 2009.

READ A THIRD TIME ON THE 27<sup>th</sup> day of July, 2009.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 28th day of February, 2011.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

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