

CITY OF SURREY

BYLAW NO. 18918

A bylaw to amend "Surrey Zoning Bylaw, 1993, No. 12000", as amended

As amended by Bylaw No: 19467, 12/18/17

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THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. "Surrey Zoning By-law, 1993, No. 12000", as amended, 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 "Surrey Zoning By-law, 1993, No. 12000", as amended as follows:

FROM: COMPREHENSIVE DEVELOPMENT ZONE (CD) (By-law No. 17437, as amended) ("Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17437, Amendment By-law, 2014, No. 18286")

AND

COMPREHENSIVE DEVELOPMENT ZONE (CD) (By-law No. 18287) ("Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2014, No. 18287")

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 029-621-879
Lot A Section 35 Range 2 West New Westminster District Plan EPP48177

(9639 - 137A 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 the development of a high-rise, high *density*, office *building* with lower-level *commercial* uses which are developed in accordance with 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. Office uses excluding *social escort services* and *methadone clinics*.
2. A private surgical centre and associated diagnostic and imaging services, and recovery facilities with overnight stays, which is regulated under the Medical Practitioners Act, R.S.B.C., 1996, c. 285, as amended.
3. Universities named under the University Act, R.S.B.C., 1996, c.468 as amended.
4. Colleges and Institutes designated as such under the College and Institute Act, R.S.B.C., 1996, c .52, as amended.
5. *Retail stores* excluding *adult entertainment stores* and *secondhand stores* and *pawnshops*.
6. *Personal service uses* excluding *body rub parlours*.
7. *General service uses* excluding funeral parlours and *drive-through banks*.
8. *Eating establishments* excluding *drive-through restaurants*.
9. *Neighbourhood pub*.
10. *Liquor store*.
11. *Community services*.
12. *Child care centres*.
13. *Private Schools*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *floor area ratio* shall not exceed 5.3.
2. Notwithstanding Section D.1, if a *lot* is subdivided into airspace parcels, 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.1 of this Zone and further provided that the *gross floor area* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder of the air space subdivision shall not exceed the maximum specified in Section D.1.

E. Lot Coverage

The *lot coverage* shall not exceed 80%, excluding air space parcels, which shall have a maximum lot coverage of 100%.

F. Yards and Setbacks

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

	<i>Setback</i>	Northern <i>Yard</i>	Southern <i>Yard</i>	Western <i>Yard</i>	Eastern <i>Yard</i>
<i>Use</i>					
<i>Principal Buildings</i>		2.0 m	3.5 m	0 m	1.0 m
<i>Accessory Buildings and Structures</i>		[6.6 ft.]	[11.5 ft.]	[0 ft.]	[3.3 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, the siting of *buildings* and *structures* within air space parcels may be reduced to zero from all *lot lines*.
3. Notwithstanding Section E.17 of Part 4 General Provisions of "Surrey Zoning By-law, 1993, No. 12000", as amended, stairs of more than three risers and pedestrian ramps may encroach into the *setbacks*.
4. Notwithstanding the definition of *setback* in Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000", as amended, roof overhangs and canopies may encroach into 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 60 metres [200 ft].
2. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 ft].

H. Off-Street Parking

1. Commercial *parking* spaces shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended.
2. All commercial *parking spaces* shall be provided as *underground parking*.
3. Notwithstanding Section H.2 of this Zone, a maximum of 11 surface *parking spaces* may be permitted.
4. *Tandem parking* is not permitted.
5. Notwithstanding Sub-section A.3(d) of Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended, the *underground parking facility* may extend to the *front lot line*.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped. 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. *Child care centres* shall be located on the *lot* such that these centres:
 - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
 - (b) 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>
3,000 sq. m. [0.74 acre]	45 metres [148 ft.]	60 metres [197 ft.]

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

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 "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-35 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 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 Bylaw, 2012, No. 17850", as amended.
8. *Building* permits shall be subject to "Surrey Development Cost Charge Bylaw, 2016, No. 18664", as may be amended or replaced from time to time, and the development cost charges shall be based on the C-35 Zone.

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* By-law, 2013, No. 18020", as amended.
 11. Universities are regulated under the University Act, R.S.B.C., 1996, c.468, as amended.
 12. Colleges and Institutes are regulated under the College and Institute Act, R.S.B.C., 1996, c.52, as amended.
 13. 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.
 14. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C., 1996, c. 267, as amended.
 15. Private surgical centres and recovery facilities, with overnight stays, are regulated under the Medical Practitioners Act, R.S.B.C., 1996, c. 285, as amended.
 16. *Private Schools* are regulated by the Independent School Act R.S.B.C., 1996 c.216.
3. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18918"

PASSED FIRST READING on the 24th day of October, 2016.

PASSED SECOND READING on the 24th day of October, 2016.

PUBLIC HEARING HELD thereon on the 7th day of November, 2016.

PASSED THIRD READING on the 7th day of November, 2016.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 19th day of December, 2016.

MAYOR

CLERK