

CERTIFIED

THE CORPORATION OF THE DISTRICT OF SURREY

BY-LAW NO. 11380

A by-law to amend "Surrey Zoning By-law,
1979, No. 5942"

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THE MUNICIPAL COUNCIL of The Corporation of the District of
Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. "Surrey Zoning By-law, No. 5942," as amended, is hereby further amended, pursuant to the provisions of Section 963 of the "Municipal Act", and the classification of the following parcels of land, presently shown upon the maps designated as the "Zoning Maps" and marked as Schedule "A" under PART III of the said By-law No. 5942, is hereby amended as follows:

FROM "FAMILY RESIDENTIAL ZONE (RF)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (C-D)"

Parcel "E" (Explanatory Plan 14456) of Parcel
"F", Section 22, Block 5 North, Range 2 West,
EXCEPT: Part on Plan with By-law A24454, New
Westminster District.

(13369/79 - 104 Avenue)

2. The following regulations shall apply to the lands herein:

A. INTENT

This zone is intended to accommodate and regulate the development of high and medium density high-rise and low-rise multi-family housing in a comprehensive manner.

B. PERMITTED USES

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

1. Low-Rise to High-Rise Apartment Buildings.

Locations of the above uses and buildings shall be in general conformity with the site plans as shown in Schedules "A" and "A(1)" which are attached hereto and form part of this C-D By-law.

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this By-law, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all the following services and facilities have been provided and are immediately available and are adequate therefore to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the RM-4 and RM-3 Zones in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.
2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks and transit service facilities shall be provided and constructed to the standards set out for the RM-3 and RM-4 zones in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY

The site has four areas (A, B, C, and D) as outlined on Schedules "A" and "A(1)" which are attached hereto and form part of this C-D By-law. The maximum density for each area shall be as follows:

<u>AREA</u>	<u>AREA SIZE</u>	<u>FLOOR AREA RATIO</u>
A	.5483 ha (1.35 acre)	2.45
B	.5795 ha (1.43 acre)	2.0
C	.4064 ha (1.00 acre)	2.5
D	.3844 ha (0.95 acre)	1.3

The following areas are to be enclosed for safety and security reasons and are excluded from the above Floor Area Ration calculations:

elevator/stairwell core and utility rooms in the underground parking areas only, all as shown hatched on the Development Permit plans.

E. SITE COVERAGE

The maximum site coverage for each area as specified in Schedule "A" which is attached hereto and forms part of this C-D By-law shall be as follows:

Area A	21%
Area B	21%
Area C	22%
Area D	34%

F. SUBDIVISION

1. Lot Size: The minimum lot size shall be one thousand three hundred (1,300) square metres (14,000 sq.ft.)
2. Lot Width: The minimum lot width measured at a distance of seven decimal five (7.5) metres from the front property line shall be not less than thirty-six (36) metres (120 ft.).
3. Pursuant to Section 992 of the Municipal Act should the existing original parcel of land be subdivided into more than three lots, upon subdivision of a fourth lot, the owner of the land being subdivided will be required to pay to the Municipality an amount that equals the market value of 5% of all the land in the original existing parcel of land. The value of the land is calculated on the basis of the average market value of all land in the original parcel covered by this C-D By-law, as that value would be on the date of preliminary layout approval of subdivision.

G. HEIGHT OF STRUCTURES

Height of structures and building elevations shall be as shown on Schedules "C(1)" to "C(14)" which are attached hereto and form part of this C-D By-law.

The maximum height of buildings and structures shall be as follows:

Area A - Building A	One (1) - 21 storey + two (2) - 3 storey with a maximum height of 64.62m (212 feet).
Area B - Building B	One (1) - 18 storey + two (2) - 3 storey buildings with a maximum height of 57m (187 feet).
Area C - Building C	One (1) - 16 storey + one (1) - 4 storey building with a maximum height of 51.5m (169 feet).
Area D - Building D	One (1) - 4 storey building with a maximum height of 15.2m (50 feet).

The appropriate location of all the buildings are as shown on Schedule "A" (Site Plan) which is attached hereto and forms part of this C-D By-law.

H. YARDS AND SETBACKS

The minimum setbacks of all principal buildings from lot lines shall be as shown on Schedule "B" which is attached hereto and forms part of this C-D By-law, and as follows:

Minimum Building Setbacks

<u>Area and Building</u>	<u>From Existing Property Lines</u>	<u>From Proposed Property Lines</u>
Area A - Building A		
from 104 Avenue	5.1m (16'6")	3.5m (10'5")
from 134 Street	21.3m (70'0")	13.25m (43'3")
from West Pl	5.1m (16'4")	
Area B - Building B		
from 105 Avenue		4.26m (14'0")
from 134 Street	21.8m (71'5")	6.9m (22'9")
from West Pl	5.15m (16'10")	
Area C - Building C		
from 105 Avenue		3.4m (11'2")
from 134 Street	12.4m (40'9")	7.8m (25'5")
from West Pl	5.1m (16'10")	

Area D - Building D		
from 105A Avenue	4.1m (13'2")	
from 134 Street	9.8m (32'3")	5.1m (16'9")
from West Pl	8.6m (28'4")	<hr/>

I. OFF-STREET PARKING

1. Off-Street parking shall be provided in accordance with Part V of "Surrey Zoning By-law, 1979, No. 5942," as amended.
2. All off-street parking spaces, except for the spaces specifically designated for visitors as required under I.1 above, shall be provided underground.

Notwithstanding the above, parking for visitors and the disabled shall be provided for each area in accordance with Section 6 of Part V of "Surrey Zoning By-law, 1979, No. 5942," as amended.

J. LANDSCAPING

1. Landscaping and screening shall be provided and maintained as shown in Schedule "D" which is attached hereto and forms part of this C-D by-law.
2. The boulevard areas of highways abutting a site shall be seeded or sodded with grass on the side of the highway abutting the site, except at driveways.
3. 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.

K. AREAS FOR PLAY AND RECREATION

1. Areas for play and recreation shall be provided in accordance with the following standards and shall be located and enhanced as shown on the detailed plans attached to the Development Permit, and in general conformance with Schedule "D" which is attached hereto and forms part of this C-D By-law:
 - (a) Open air recreation areas such as playgrounds, tennis courts, physical fitness courses, in the amount of three (3) square metres per dwelling unit (32 sq.ft.).

(b) Indoor recreation areas such as recreation rooms, clubhouses, pools, saunas, in the amount of one decimal four (1.4) square metres per dwelling unit (15 sq.ft.).

2. Areas for play and recreation shall be used for play and recreation only, and shall be exclusive of any areas for maintenance, storage, or office for property management.
3. Areas for play and recreation and all recreational facilities shall be continuously maintained and operated as play and recreational areas, and kept open to the residents at all reasonable times.

L. GENERAL PROVISIONS

The provisions of Parts I, II, III, IV, V, VI, VII, VIII, and IX of "Surrey Zoning By-law 1979, No. 5942," as amended, shall apply to development of this site, as are relevant and non-contradictory with the specific provisions of this By-law.

M. DEVELOPMENT COST CHARGES

All building construction and/or subdivision under this zone shall be subject to "Surrey Development Cost Charge By-law No. 7996," and amendments thereto, based on the RM-2, RM-3, and RM-4 zones.

N. DOCUMENTATION

The following schedules are attached hereto and form part of this by-law:

Schedule "A"	Site Plan, Building locations, Site Coverage, Height of Structures.
Schedule "A(1)"	Permitted Uses, Densities.
Schedule "B"	Yards and Setbacks, and Site Coverage;
Schedule "C(1)" to "C(14)"	Height of Structures, Building Elevations.
Schedule "D"	Landscaping Plans;

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1992, No. 11380."

READ A FIRST AND SECOND TIME on the 13th day of July, 1992.

PUBLIC HEARING HELD thereon on the 10th day of August, 1992.

READ A THIRD TIME on the 24th day of August, 1992.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 5th day of October, 1992.

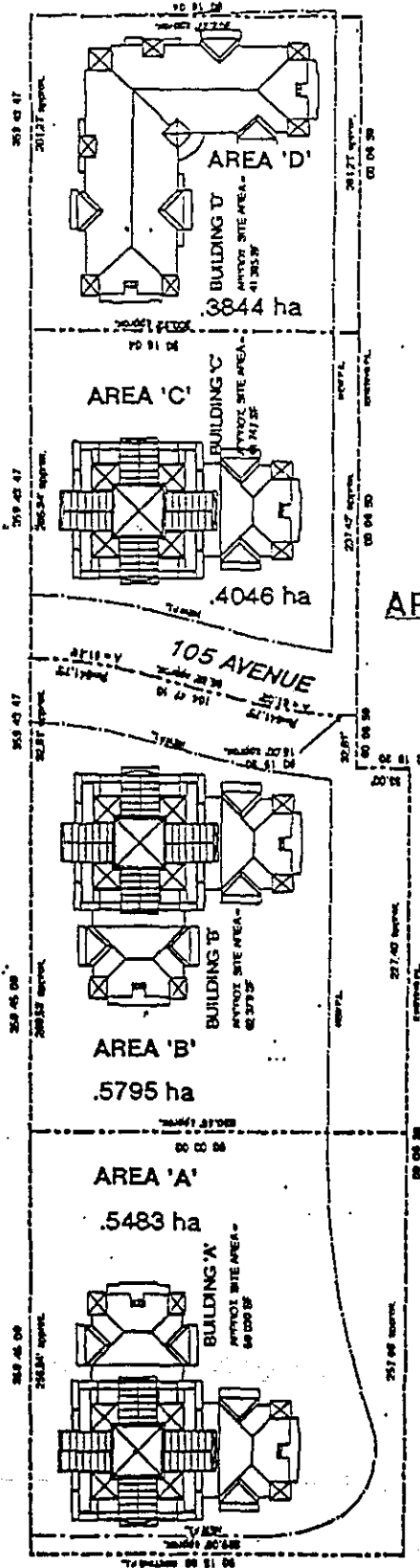

MAYOR


CLERK

blw1623

SCHEDULE "A"

105A AVENUE



APPROXIMATE SITE DIMENSIONS

134 STREET

104 AVENUE

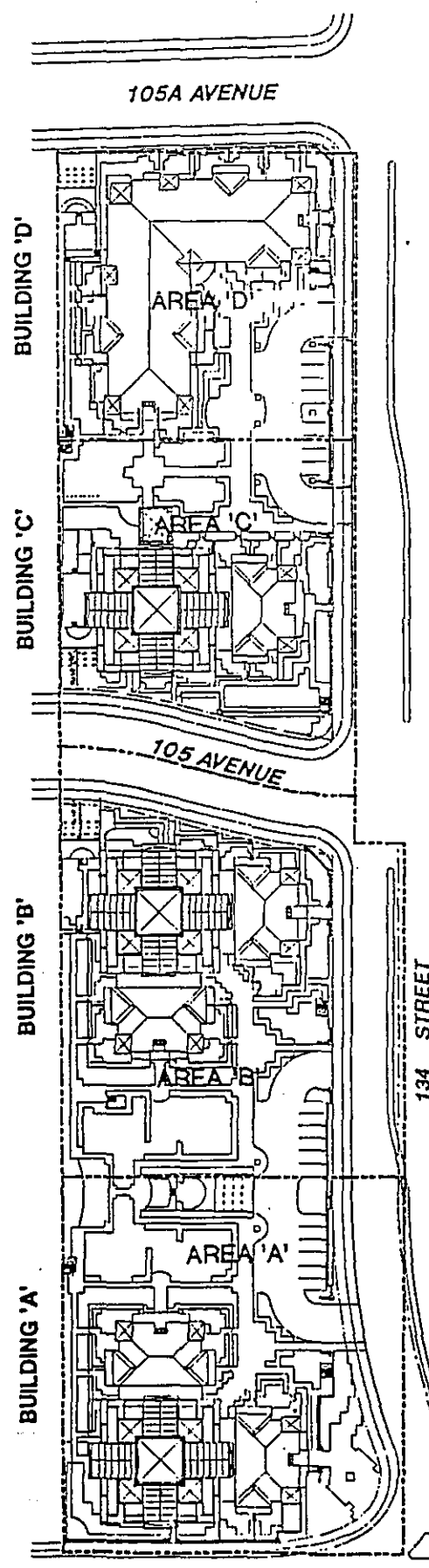
SCHEDULE "A (1)"

PROJECT SUMMARY

BUILDING HEIGHT (STOREYS)	TOTALS %				TOTALS				
	BUILDING A	BUILDING B	BUILDING C	BUILDING D	BUILDING A	BUILDING B	BUILDING C	BUILDING D	
BUILDING AREA (SQ FT)	10,523.95	125,571.82	108,475.8	52,758.6	427,330.18	19	18	19	19
UNITAGE	26	24	20	22	86	27	26	26	26
TOTALS	177	190	158	94	619	100%	100%	100%	100%

SITE COVERAGE

BUILDING	WTE AREA (SQ FT)	WTE COVERAGE (%)	BUILDING COVERAGE (SQ FT)	SITE COVERAGE (%)
BUILDING A	58,020	20.16	12,317	4.32
BUILDING B	82,379	29.24	12,312	4.32
BUILDING C	43,747	15.54	9,487	3.33
BUILDING D	41,300	14.63	13,491	4.73
TOTAL	205,446	73.67	47,607	16.99



BUILDING	FLOOR	UNITAGE	TOTALS	
			AREA (SQ FT)	UNITAGE
BUILDING A (10 STOREYS)	GROUND	26	10,523.95	26
	F1	26	10,523.95	26
	F2	26	10,523.95	26
	F3	26	10,523.95	26
	F4	26	10,523.95	26
	F5	26	10,523.95	26
	F6	26	10,523.95	26
	F7	26	10,523.95	26
	F8	26	10,523.95	26
	F9	26	10,523.95	26
BUILDING B (10 STOREYS)	GROUND	24	125,571.82	24
	F1	24	125,571.82	24
	F2	24	125,571.82	24
	F3	24	125,571.82	24
	F4	24	125,571.82	24
	F5	24	125,571.82	24
	F6	24	125,571.82	24
	F7	24	125,571.82	24
	F8	24	125,571.82	24
	F9	24	125,571.82	24
BUILDING C (10 STOREYS)	GROUND	20	108,475.8	20
	F1	20	108,475.8	20
	F2	20	108,475.8	20
	F3	20	108,475.8	20
	F4	20	108,475.8	20
	F5	20	108,475.8	20
	F6	20	108,475.8	20
	F7	20	108,475.8	20
	F8	20	108,475.8	20
	F9	20	108,475.8	20
BUILDING D (10 STOREYS)	GROUND	19	52,758.6	19
	F1	19	52,758.6	19
	F2	19	52,758.6	19
	F3	19	52,758.6	19
	F4	19	52,758.6	19
	F5	19	52,758.6	19
	F6	19	52,758.6	19
	F7	19	52,758.6	19
	F8	19	52,758.6	19
	F9	19	52,758.6	19

SCHEDULE "B"

28'-4" SETBACK TO P.L.

13'-2" SETBACK TO EX. P.L.

11'-2" SETBACK TO NEW P.L.

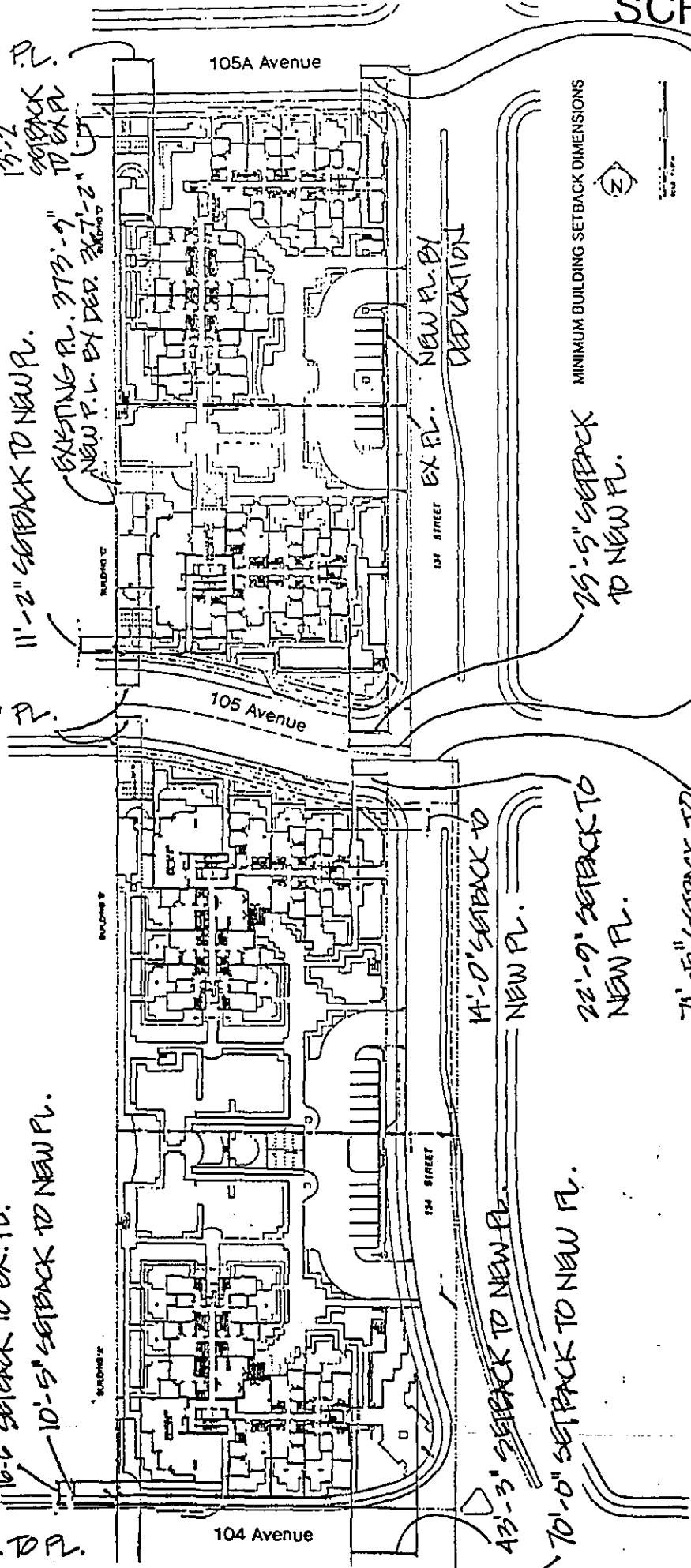
EXISTING P.L. 373'-9" NEW P.L. BY DEP. 367'-2" (16'-7" SETBACK TO NEW P.L.)

16'-10" SETBACK TO P.L.

16'-6" SETBACK TO EX. P.L.

10'-5" SETBACK TO NEW P.L.

16'-4" SETBACK TO P.L.



NEW P.L. BY DEDICATION

EX. P.L.

MINIMUM BUILDING SETBACK DIMENSIONS



25'-5" SETBACK TO NEW P.L.

40'-9" SETBACK TO EX. P.L.

16'-9" SETBACK TO NEW P.L.

30'-9" SETBACK TO EX. P.L.

14'-0" SETBACK TO NEW P.L.

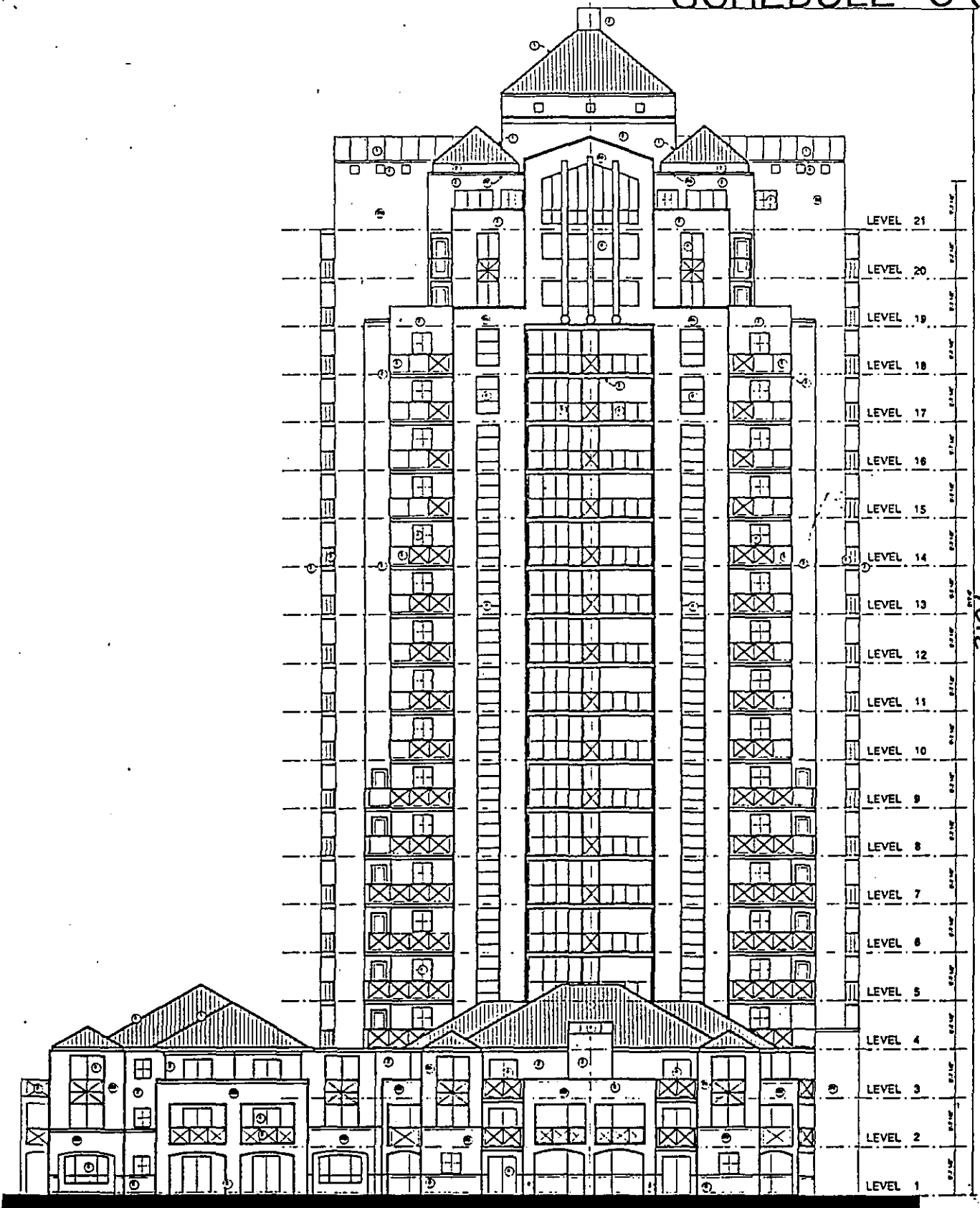
22'-9" SETBACK TO NEW P.L.

71'-5" SETBACK TO EX. P.L.

43'-3" SETBACK TO NEW P.L.

70'-0" SETBACK TO NEW P.L.

SCHEDULE "C (1)"



212

1 TOWER A NORTH ELEVATION
SCALE: 1/8" = 1'-0"

- MATERIAL SCHEDULE**
- ① 1/2" x 1/2" x 1/2" concrete blocks
 - ② 1/2" x 1/2" x 1/2" concrete blocks
 - ③ 1/2" x 1/2" x 1/2" concrete blocks
 - ④ 1/2" x 1/2" x 1/2" concrete blocks
 - ⑤ 1/2" x 1/2" x 1/2" concrete blocks
 - ⑥ 1/2" x 1/2" x 1/2" concrete blocks
 - ⑦ 1/2" x 1/2" x 1/2" concrete blocks
 - ⑧ 1/2" x 1/2" x 1/2" concrete blocks
 - ⑨ 1/2" x 1/2" x 1/2" concrete blocks
 - ⑩ 1/2" x 1/2" x 1/2" concrete blocks
 - ⑪ 1/2" x 1/2" x 1/2" concrete blocks
 - ⑫ 1/2" x 1/2" x 1/2" concrete blocks
 - ⑬ 1/2" x 1/2" x 1/2" concrete blocks
 - ⑭ 1/2" x 1/2" x 1/2" concrete blocks
 - ⑮ 1/2" x 1/2" x 1/2" concrete blocks
 - ⑯ 1/2" x 1/2" x 1/2" concrete blocks
 - ⑰ 1/2" x 1/2" x 1/2" concrete blocks
 - ⑱ 1/2" x 1/2" x 1/2" concrete blocks
 - ⑲ 1/2" x 1/2" x 1/2" concrete blocks
 - ⑳ 1/2" x 1/2" x 1/2" concrete blocks
 - ㉑ 1/2" x 1/2" x 1/2" concrete blocks



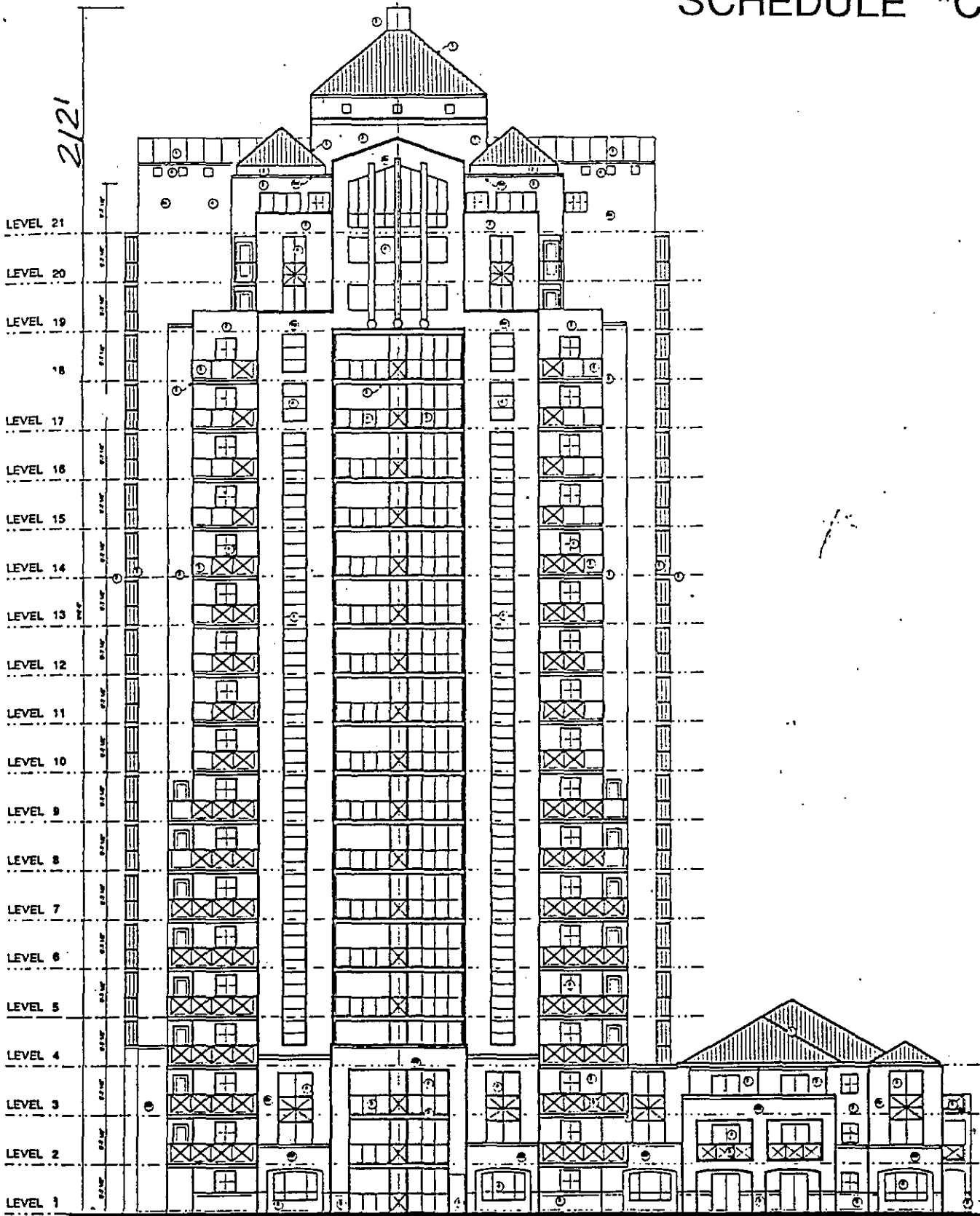
Project Title
TOWER A

Project Title
WHALLEY TOWERS

Scale
Architectural Scale: 1/8" = 1'-0"

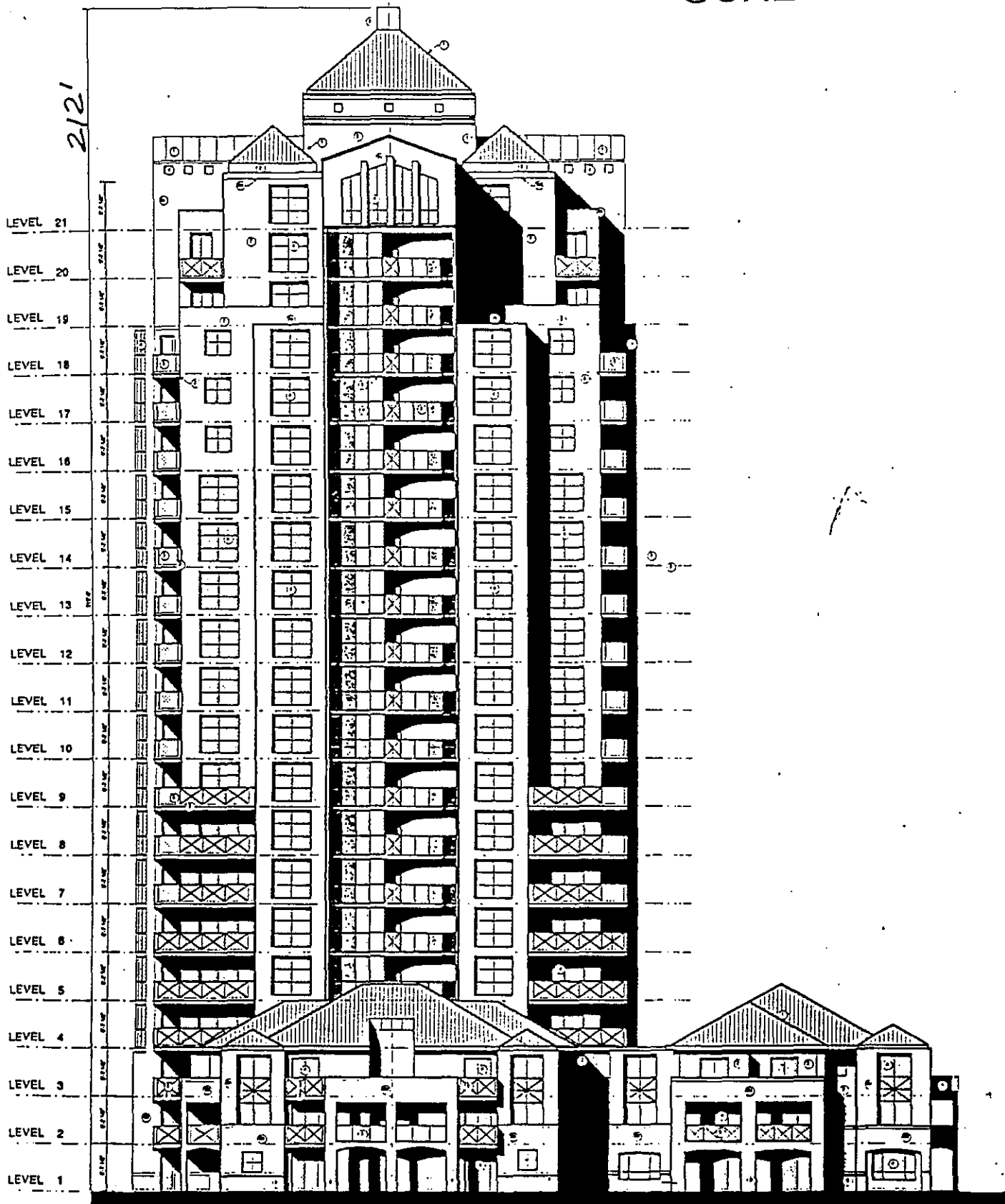
Notes
1. See general notes on page 1 of this set.
2. See section notes on page 2 of this set.
3. See detail notes on page 3 of this set.

SCHEDULE "C (2)"



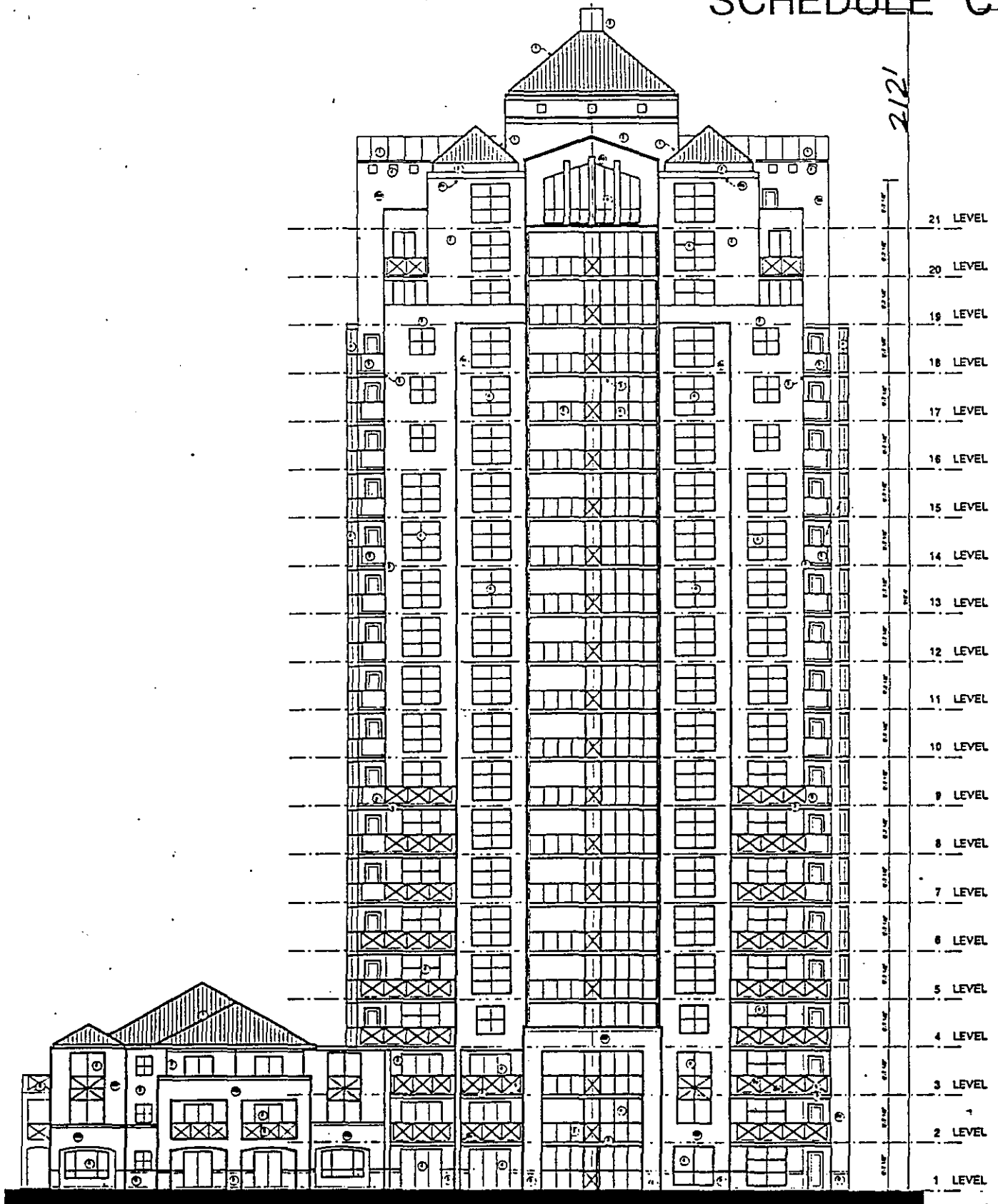
1 TOWER A-SOUTH ELEVATION
SCALE 1/8" = 1'-0"

SCHEDULE "C (3)"



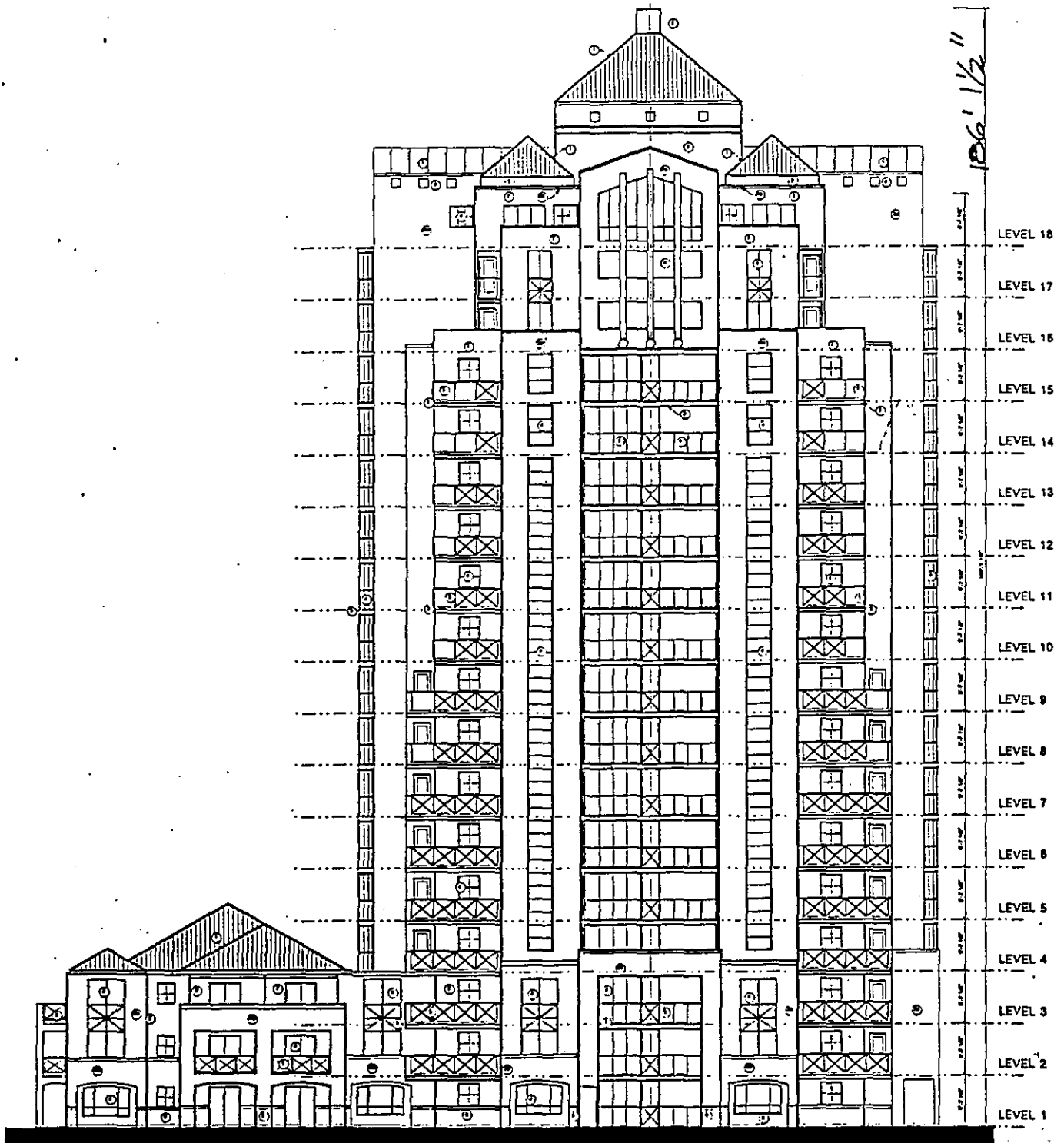
1 TOWER A, EAST ELEVATION
SCALE 1/8" = 1'-0"

SCHEDULE "C (4)"



1 TOWER A - WEST ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE C "(5)"



1 TOWER B-NORTH ELEVATION
SCALE: 1/8" = 1'-0"

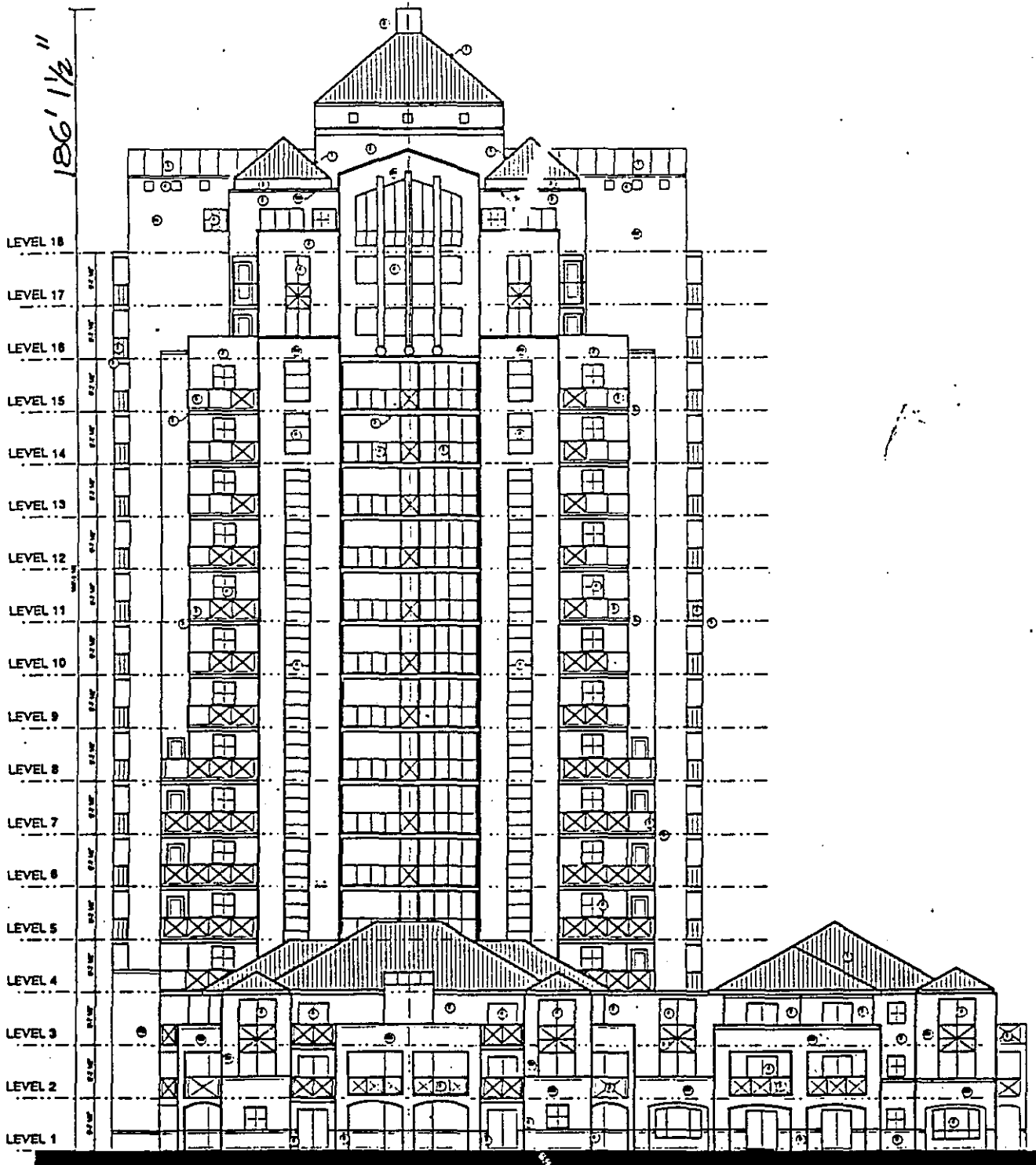
- NATURAL SCHEDULE**
- 1.00
 - 2.00
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 - 4.00
 - 5.00
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 - 16.00
 - 17.00
 - 18.00

Project Title
**TOWER B
NORTH ELEVATION**

Project Title
WHALLEY TOWERS
1300 ST. A. CORN. &
1300 & 1304 AVES.

Approved: _____
Date: _____

SCHEDULE "C (6)"



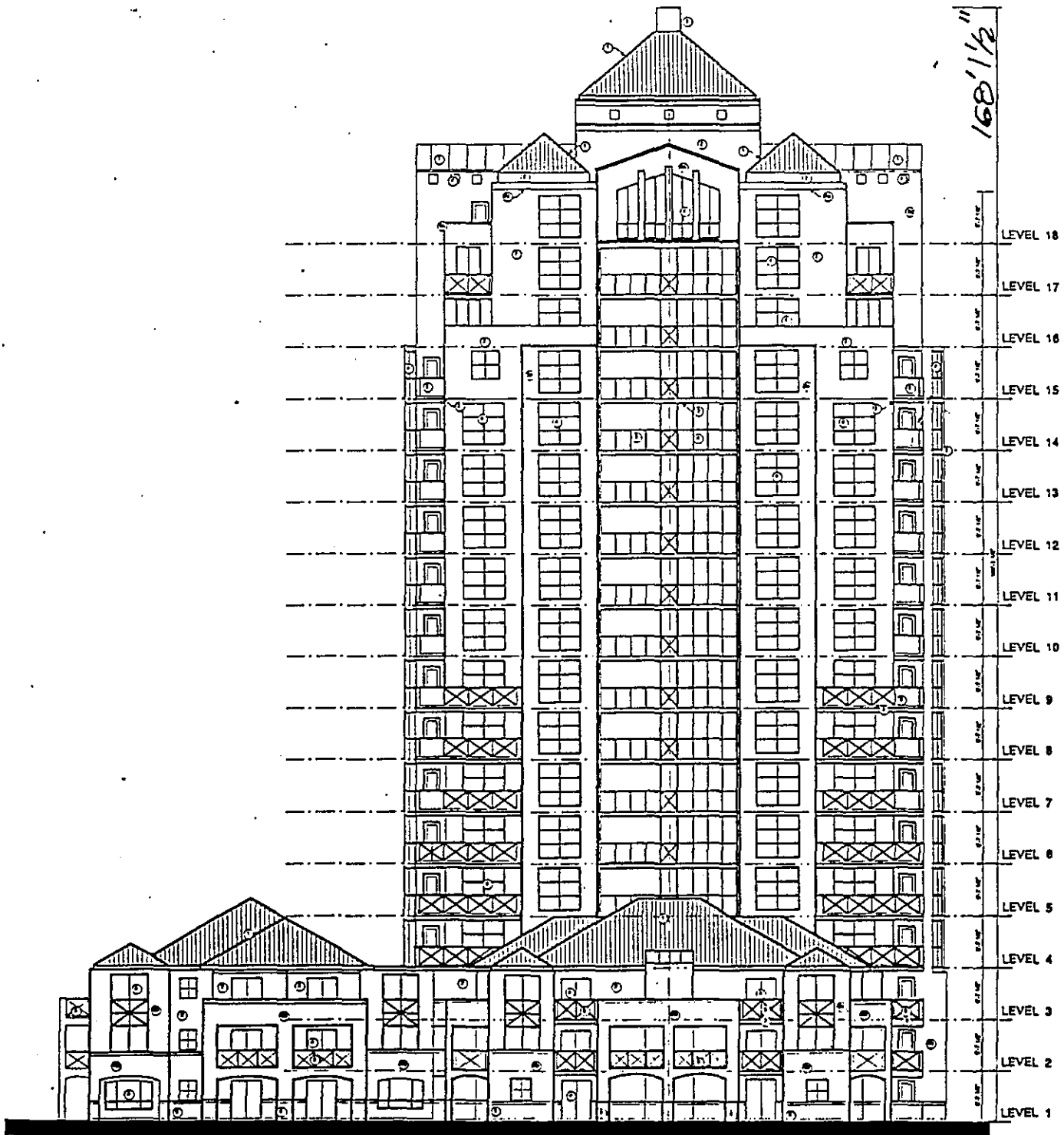
1 TOWER B SOUTH ELEVATION
 1/8" = 1'-0"

TOWER B
 SOUTH ELEVATION

Project Title
WHALLEY TOWERS
 1340 ST. A 1940 S
 1000 S 10th AVE,
 SLIPNEY, D.C.

Notes:
 1. See Schedule "C (6)" for window and door schedules.
 2. See Schedule "C (7)" for floor and ceiling schedules.
 3. See Schedule "C (8)" for wall and partition schedules.
 4. See Schedule "C (9)" for roof and floor slab schedules.
 5. See Schedule "C (10)" for mechanical and electrical schedules.
 6. See Schedule "C (11)" for plumbing and piping schedules.
 7. See Schedule "C (12)" for fire and safety schedules.
 8. See Schedule "C (13)" for interior finish schedules.
 9. See Schedule "C (14)" for exterior finish schedules.
 10. See Schedule "C (15)" for site and landscape schedules.

SCHEDULE "C (7)"



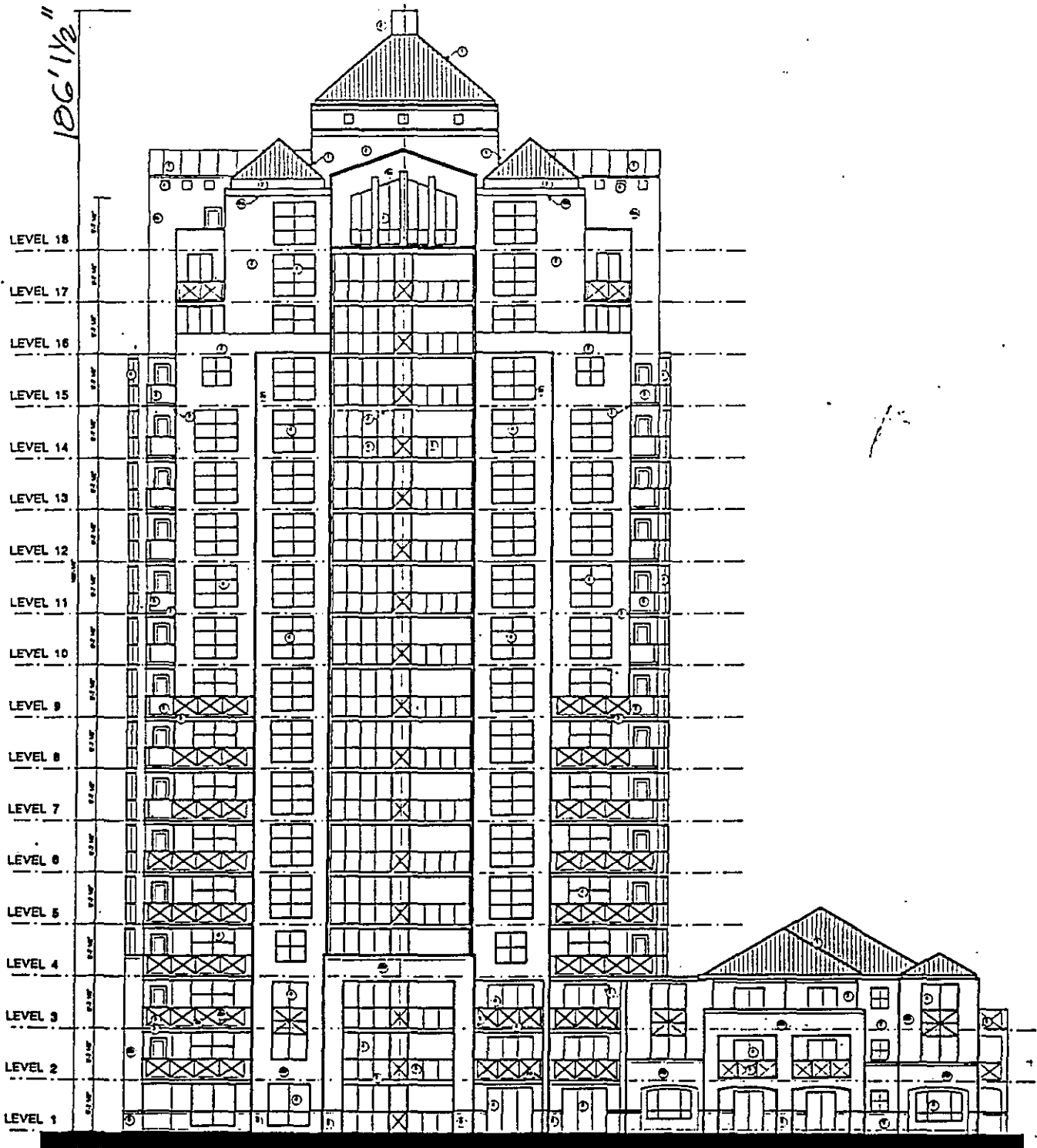
1 TOWER B - EAST ELEVATION
SCALE: 1/8" = 1'-0"

TOWER B
EAST ELEVATION

WHALLEY TOWERS
1300 ST. & 100th S
HIGH RISES, INC.
SUPPORT

Notes:
1. See Schedule "C (7)" for window and door schedules.
2. See Schedule "C (8)" for floor and ceiling schedules.
3. See Schedule "C (9)" for wall and partition schedules.
4. See Schedule "C (10)" for roof and floor slab schedules.
5. See Schedule "C (11)" for mechanical and electrical schedules.
6. See Schedule "C (12)" for plumbing and fire protection schedules.
7. See Schedule "C (13)" for interior finish schedules.
8. See Schedule "C (14)" for exterior finish schedules.
9. See Schedule "C (15)" for site and landscape schedules.
10. See Schedule "C (16)" for general notes and specifications.

SCHEDULE "C (8)"



1 TOWER B - WEST ELEVATION
SCALE: 1/8" = 1'-0"

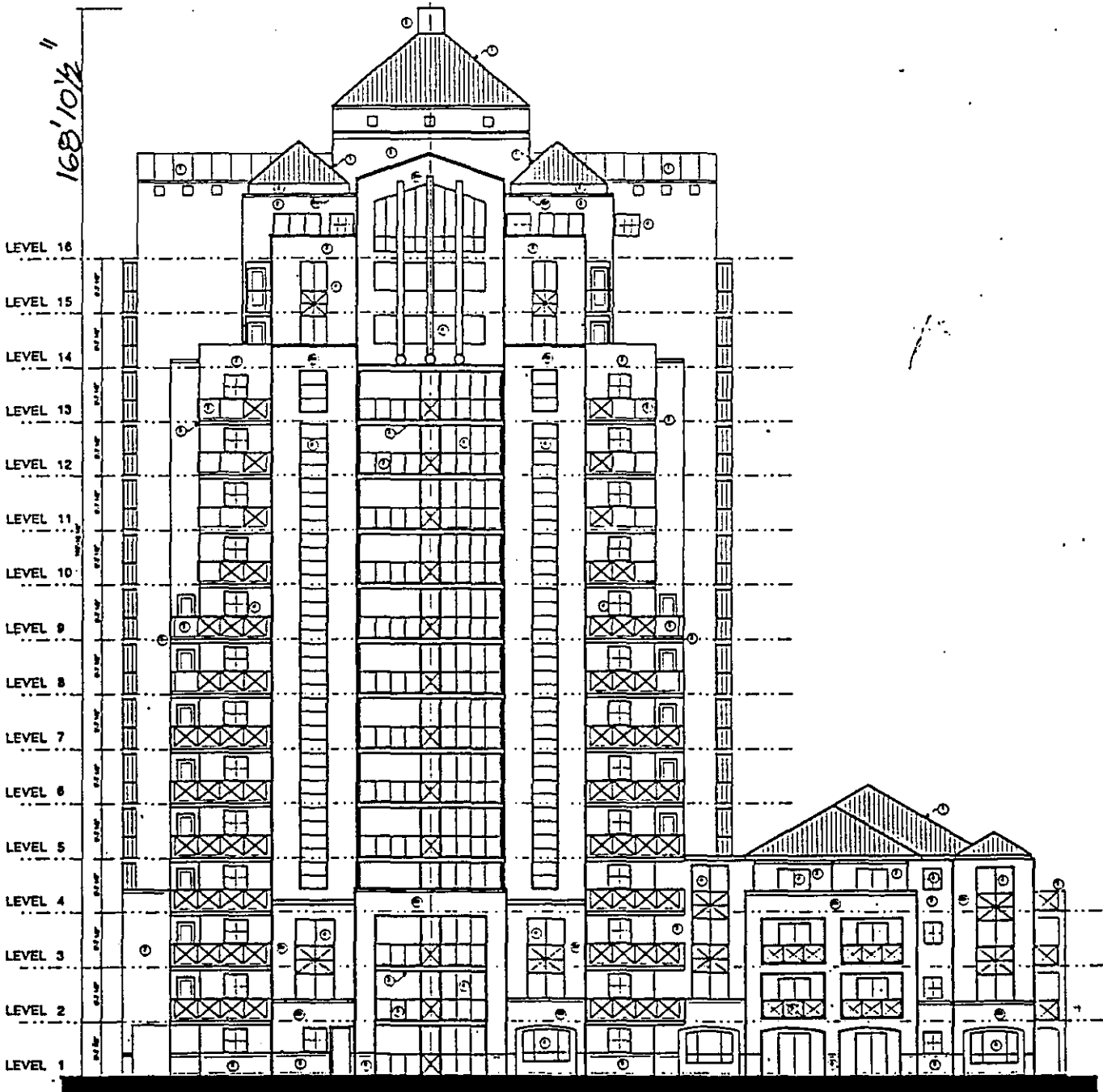


TOWER B
WEST ELEVATION

Project Title
WHALLEY TOWERS
1300 ST. S. 1000 &
1000 S. VANCE, BUNNAY

Notes:
1. See Schedule "C" for window and door schedules.
2. See Schedule "D" for floor and ceiling schedules.
3. See Schedule "E" for wall and partition schedules.
4. See Schedule "F" for roof and ceiling schedules.
5. See Schedule "G" for mechanical and electrical schedules.
6. See Schedule "H" for plumbing and piping schedules.
7. See Schedule "I" for structural steel and concrete schedules.
8. See Schedule "J" for general notes and specifications.

SCHEDULE "C (10)"



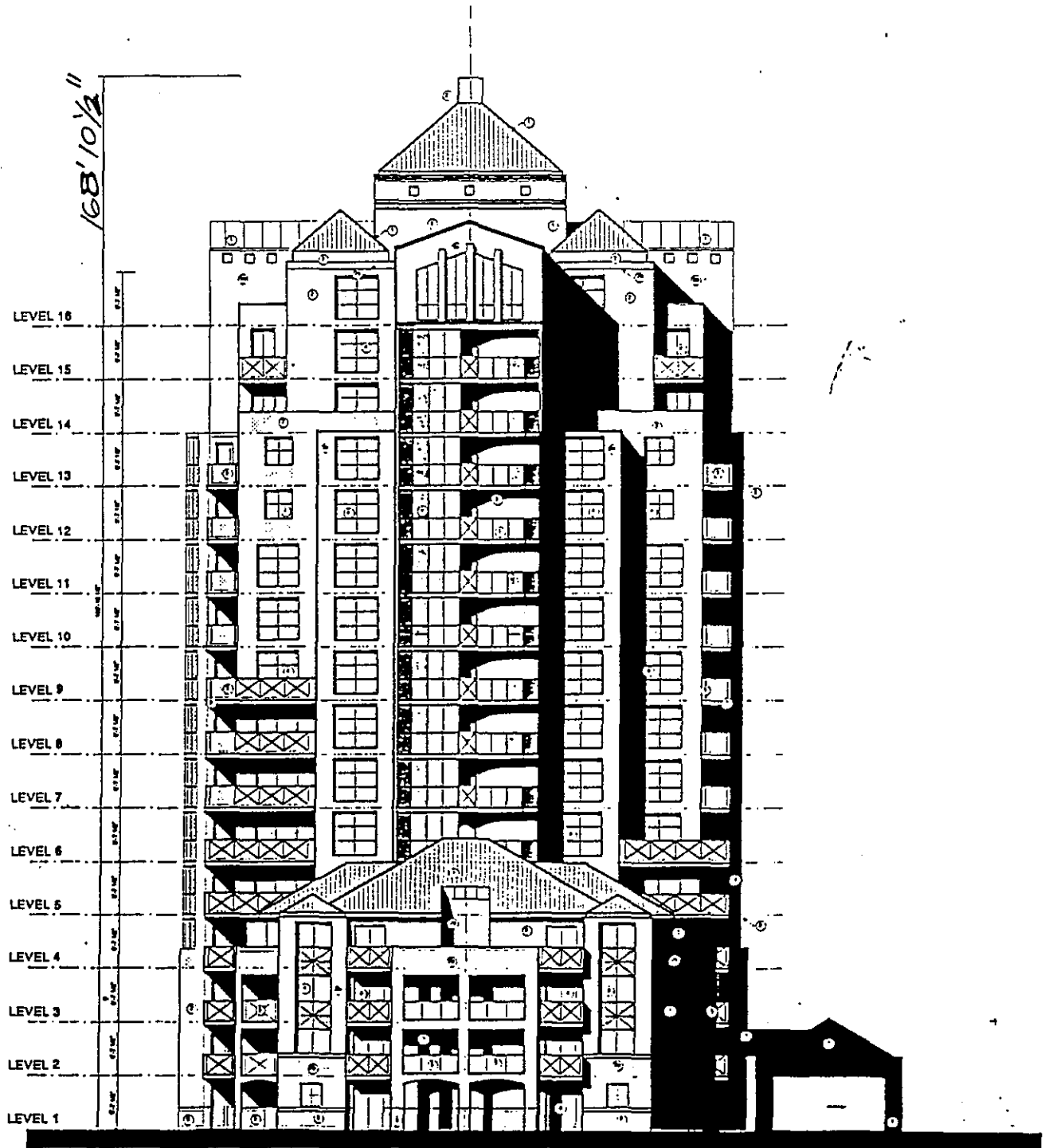
1 TOWER C-SOUTH ELEVATION
SCALE 1/8" = 1'-0"

Working Title
TOWER C
SOUTH ELEVATION

Project Title
WHALLEY TOWERS
1540 ST. & 1540 S
1500 & 1500 AVENUE
MURFREESBORO, T.C.

General Notes
1. All work shall be in accordance with the specifications and drawings.
2. The contractor shall be responsible for obtaining all necessary permits.
3. The contractor shall maintain access to all adjacent properties at all times.
4. The contractor shall be responsible for the safety of all workers and the public.
5. The contractor shall be responsible for the protection of all existing utilities.
6. The contractor shall be responsible for the removal of all debris and waste.
7. The contractor shall be responsible for the cleanup of all construction materials.
8. The contractor shall be responsible for the maintenance of all construction equipment.
9. The contractor shall be responsible for the payment of all taxes and fees.
10. The contractor shall be responsible for the completion of all work within the specified time frame.

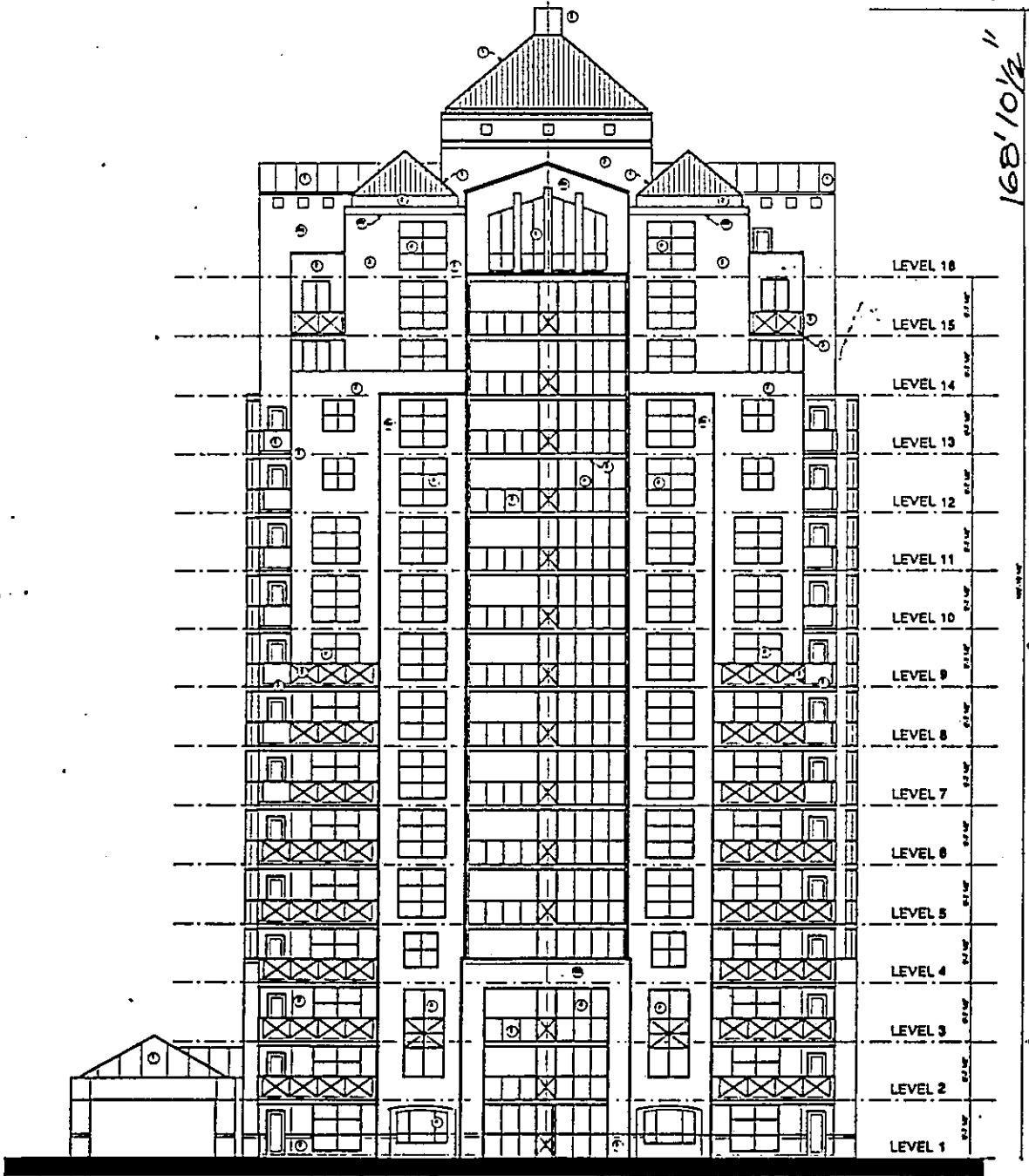
SCHEDULE "C (11)"



1 TOWER C - EAST ELEVATION
SCALE 1/4" = 1'-0"



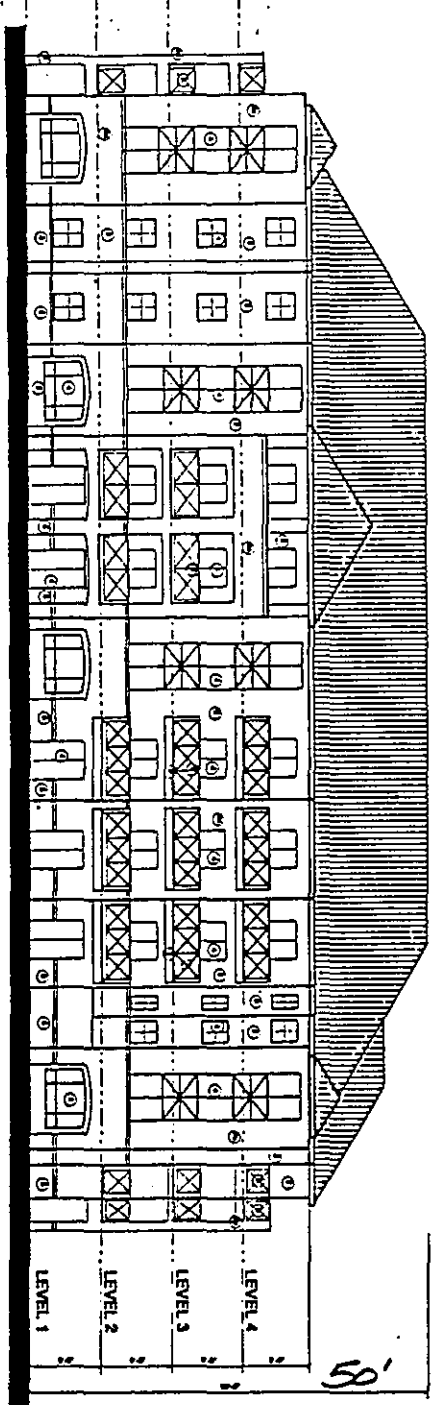
SCHEDULE "C (12)"



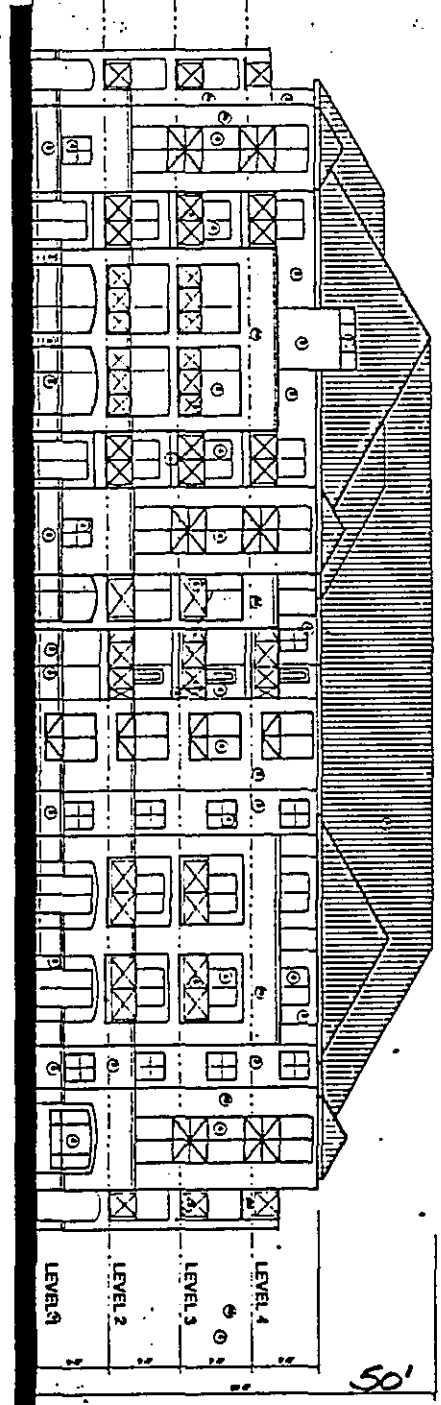
1 TOWER C - WEST ELEVATION
SCALE 1/4" = 1'-0"

SCHEDULE "C (13)"

1 LOW RISE, NORTH ELEVATION



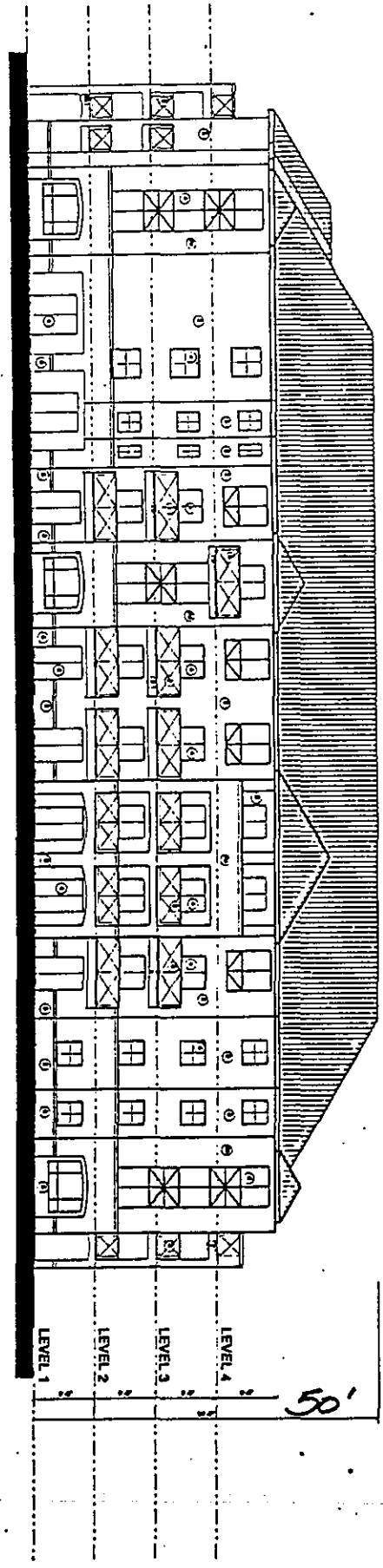
1 LOW RISE, SOUTH ELEVATION



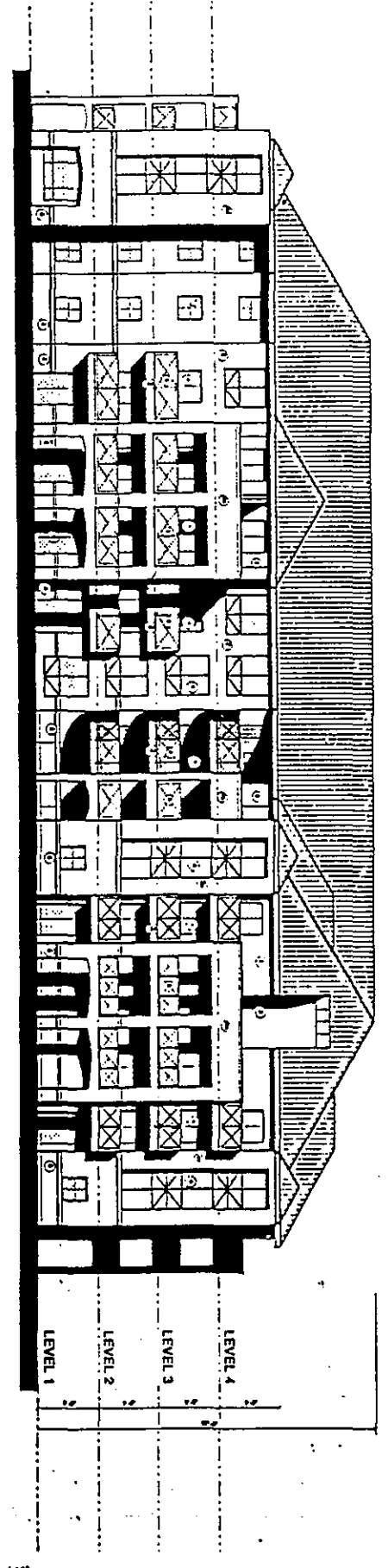
- EXTERIOR WALL
- EXTERIOR WINDOW
- EXTERIOR DOOR
- EXTERIOR BALCONY
- EXTERIOR STAIR
- EXTERIOR ELEVATOR

SCHEDULE "C (14)"

2 LOW RISE - WEST ELEVATION

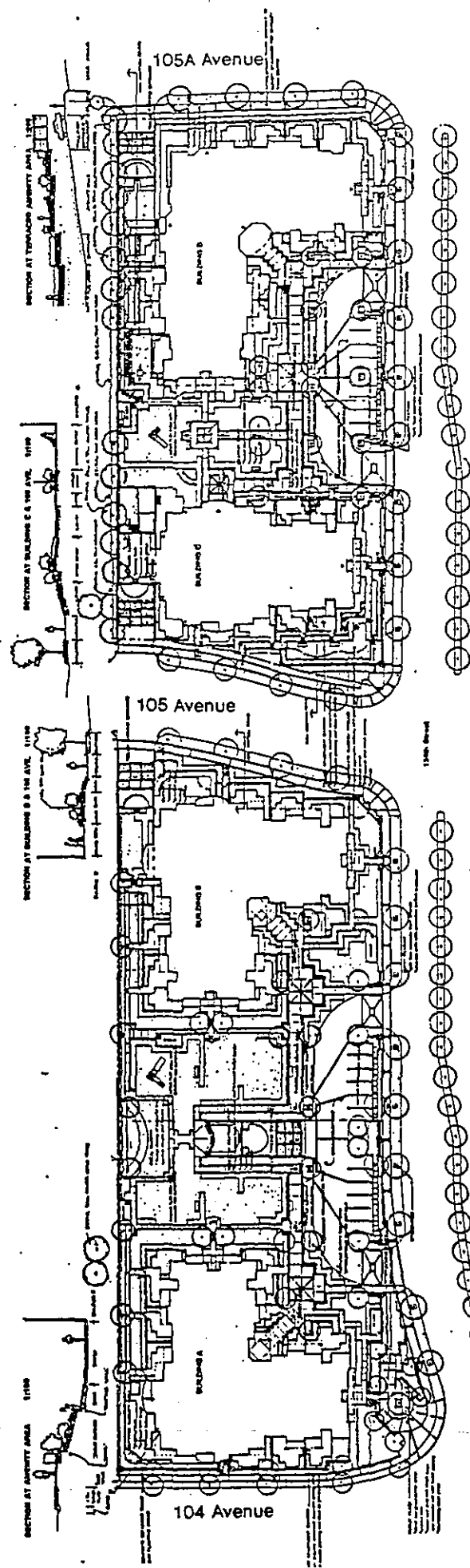


1 LOW RISE - EAST ELEVATION



- MATERIAL SCHEDULE**
- 1. 1/2" BRICK
 - 2. 1/2" BRICK
 - 3. 1/2" BRICK
 - 4. 1/2" BRICK
 - 5. 1/2" BRICK
 - 6. 1/2" BRICK
 - 7. 1/2" BRICK
 - 8. 1/2" BRICK
 - 9. 1/2" BRICK
 - 10. 1/2" BRICK

SCHEDULE "D"



NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1
2
3
4
5
6
7
8
9
10
11
12
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19
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