

CITY OF SURREY

**CERTIFIED**

BY-LAW NO. 12833

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000."  
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The 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 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 3 of the said By-law No. 12000, is hereby amended as follows:

FROM "SINGLE FAMILY RESIDENTIAL ZONE (RF)"  
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Lots 16 to 24 inclusive, and Lots 33 to 39 inclusive, all  
under Section 22, Block 5 North, Range 2 West,  
New Westminster District, Plan 9117.

(10684/82, 10696, 10704, 10714, 10724, 10734,  
10746, 10754 & 10764 - 134 Street)  
(10743, 10735, 10725, 10713, 10705,  
10695 & 10685 - 135 Street)

(hereinafter referred to as "the lands")

2. The following regulations shall apply to the lands herein and shall be referred to as Blocks A, B, C, & D shown on Schedule A which is attached hereto and forms part of this by-law:

A. INTENT

This Comprehensive Development Zone is intended to accommodate and regulate the development of high density, high-rise multi-unit residential buildings and related amenity spaces, and commercial uses, which are to be developed in a comprehensive design.

B. PERMITTED USES

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

1. The following uses on Blocks A, B, C and D:
  - (a) Multiple unit residential buildings.
  - (b) Child care centres, provided that such centres:
    - (i) Do not constitute a singular use on a lot; and
    - (ii) Do not exceed a total of 3.0 square metres [32 sq. ft.] per dwelling unit.
  
2. The following uses on Blocks B & D in those buildings 4-storeys or less in height only provided that any one of these uses do not constitute a singular use on the lot:
  - (a) Multiple residential units except on the ground floor.
  - (b) Retail stores excluding adult entertainment stores;
  - (c) Personal service uses;
  - (d) General service uses excluding funeral parlours;
  - (e) Eating establishments excluding drive-through restaurants;
  - (f) Neighbourhood pubs;
  - (g) Office uses;
  - (h) Indoor recreational facilities;
  - (i) Entertainment uses excluding arcades and adult entertainment stores;
  - (j) Community services; and
  - (k) Child care centres.
  
3. Notwithstanding Sub-section B.2 above, the southern commercial units on the ground floor of the building on Block B as shown on Schedule B which is attached hereto and forms part of this Zone is limited to eating establishments including, but not limited to, restaurants, coffee shops, cafes, coffee bars, delicatessens and Neighbourhood Pubs but excluding drive-through restaurants, and shall have provision for outdoor seating in the adjacent patio area.

C. LOT AREA

Not applicable to this Zone.

D. DENSITY

1. For the purpose of building construction the maximum density shall not exceed a floor area ratio (FAR) of:
  - (a) Block A 4.5
  - (b) Block B 3.7
  - (c) Block C 3.8
  - (d) Block D 4.1
2. Uses Listed Under Sub-Section B.2(c): The maximum density for the total of all uses listed under Section B.2(b) to (j) shall be a floor area ratio (FAR) of 0.50 provided that the density for the total lot does not exceed the maximum stated in Section D.1 of this Zone.
3. Indoor Amenity Space: The space required in Sub-section J.1(b) of this Zone, is excluded from the calculation of the floor area ratio (FAR).

E. LOT COVERAGE

1. The maximum lot coverage shall be as follows:
  - (a) Block A 22%
  - (b) Block B 37%
  - (c) Block C 27%
  - (d) Block D 37%

F. YARD AND SETBACKS

1. All buildings and structures shall be sited in accordance with the following minimum setbacks (measurements to be determined as per Part I Definitions, of "Surrey Zoning By-law, 1993, No. 12000," as amended):
  1. Block A: North 4.5 m  
South 18.0 m  
East 9.0 m  
West 24.0 m
  - Block B: North For those portions of buildings over 4 storeys - 12.0 m  
For those portions of building 4 storeys or less - 2.0 m

	South	For those portions of building over 4 storeys - 4.5 m For those portions of building 4 storeys or less - 4.5 m
	East	2.0 m
	West	12.0 m
Block C:	North	15.0 m
	South	4.5 m
	East	2.0 m
	West	24.0 m
Block D:	North	For those portions of buildings over 4 storeys - 6.0 m For those portions of building 4 storeys or less - 0.0 m
	South	For those portions of buildings over 4 storeys - 12.0 m For those portions of building 4 storeys or less - 2.0 m
	East	2.0 m
	West	12.0 m

2. Notwithstanding the above, entryway canopies, porte-cocheres, trellises and accessory structures open to the outside may have a setback of 0.0 m.

G. HEIGHT OF BUILDINGS

Not applicable to this Zone.

H. OFF-STREET PARKING

1. All off-street parking shall be underground
2. Multiple Unit Residential Building:
  - i. One decimal five (1.5) off-street parking spaces for every dwelling unit with 1 or less bedrooms;
  - ii. One decimal seventy-five (1.75) off-street parking spaces for every dwelling unit with 2 bedrooms;
  - iii. Two (2) off-street parking spaces for every dwelling unit with 3 or more bedrooms; and
  - iv. All resident parking shall be provided underground.

- (b) Visitor Parking: Of the required parking spaces stated in Sub-section H.2, 0.2 off-street parking space per dwelling unit shall be provided and retained for visitor parking and shall be underground.
- 3. Child Care Centres: Refer to Part 5 Off-Street Parking, of "Surrey Zoning By-law, 1993, No. 12000," as amended.
- 4. Other Permitted Uses: Refer to Part 5 Off-Street Parking, of "Surrey Zoning By-law, 1993, No. 12000," as amended.

I. LANDSCAPING

- 1. All developed portions of a 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 hard surfaced or sodded with grass on the side of the highway abutting a lot, except at driveways, in accordance with Surrey City Centre standards as outlined in Surrey Subdivision and Development By-law, 1986, No. 8830.
- 3. Garbage containers and passive recycling containers shall be located within the building envelope and will not be permitted outside.

J. SPECIAL REGULATIONS

- 1. Amenity space for multiple unit residential buildings 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
  - (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. 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.

3. 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.
4. The uses listed under Section B.2(c) of this Zone shall have access independent of the residential access.

K. SUBDIVISION

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<u>Lot Size</u>	<u>Lot Width</u>	<u>Lot Depth</u>
2,000 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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

L. OTHER REGULATIONS

In addition, land use regulations including the following are applicable:

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, 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 RMC-150 Zone as set forth in "Surrey Subdivision and Development By-law, 1986, No. 8830," as amended.
3. General provisions on use 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 Part 6 Signs, "Surrey Zoning By-law, 1993, No. 12000," 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, and the "Surrey Development Cost Charge By-law, 1993, No. 11951," as amended, and the development cost charges shall be based on the RMC-150 Zone.
  8. Development permits will be required in accordance with the Official Community Plan, as amended.
  9. Provincial licensing of child care centres is regulated by the Community Care Facility Act R.S.B.C. 1979, c. 57 and the Child Care Regulations set out under B.C. Reg 319/89/213.
  10. Provincial licensing of neighbourhood pubs is regulated by the Liquor Control and Licensing Act R.S.B.C.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1996, No. 12833."

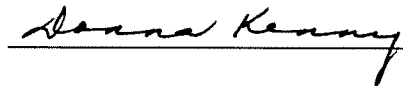
PASSED FIRST AND SECOND READING on the 29th day of April, 1996.

PUBLIC HEARING HELD thereon on the 17th day of June, 1996.

PASSED THIRD READING on the 24th day of June, 1996.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 21st day of October, 1996.

 \_\_\_\_\_ MAYOR

 \_\_\_\_\_ CLERK

**SUBDIVISION PLAN OF  
 LOTS 16 THRU 24 INCLUSIVE AND  
 LOTS 33 THRU 39 INCLUSIVE ALL OF  
 SECTION 22 BLOCK 5 NORTH RANGE 2 WEST  
 NEW WESTMINSTER DISTRICT PLAN 9117**

AN LMP

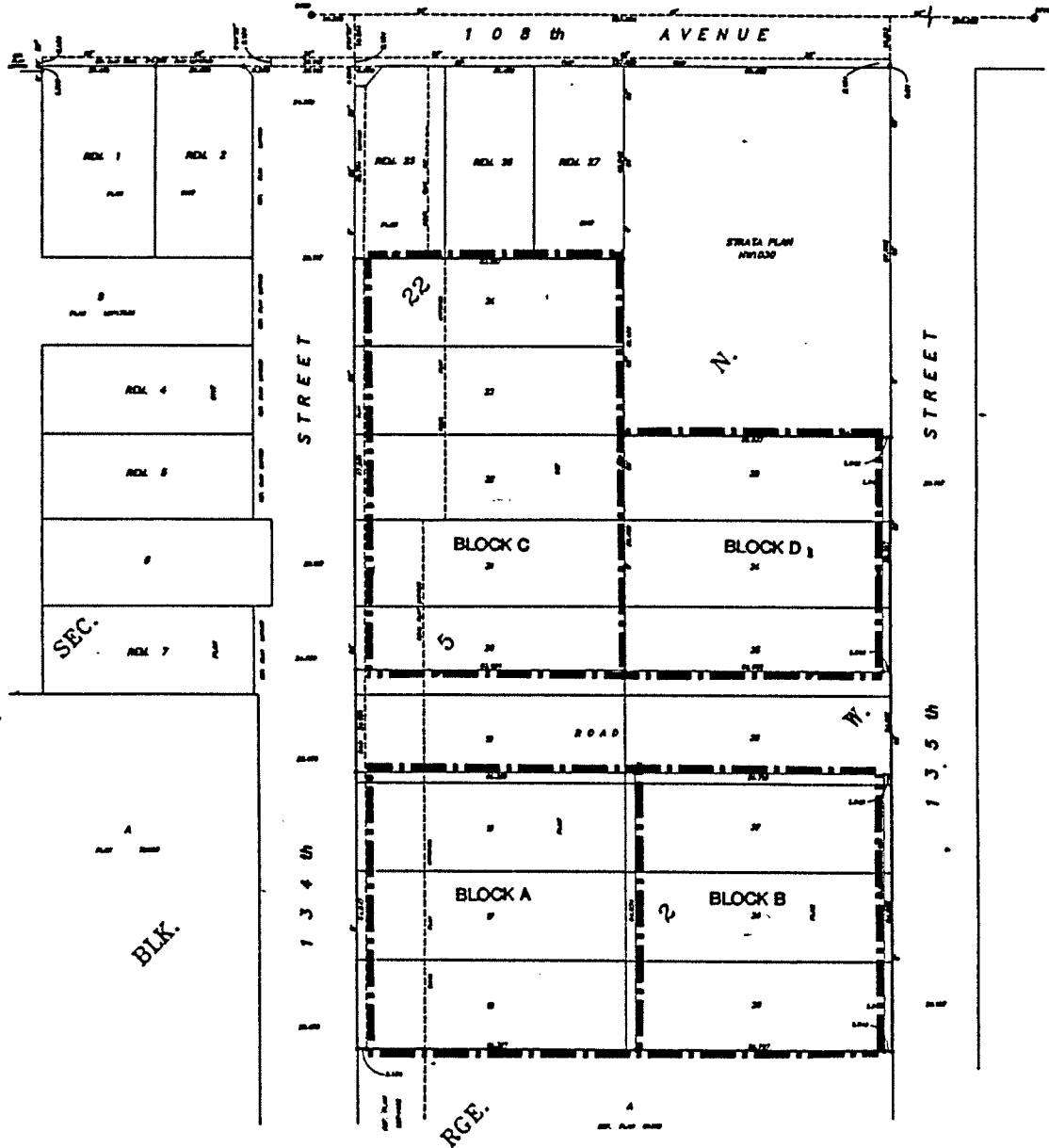
SCHEDULE (A)

APPROVED BY THE LAND TITLE OFFICE  
 AT NEW WESTMINSTER, B.C., ON \_\_\_\_\_

B.C.S.S. 2025/000

SCALE 1 : 500

INTEGRATED SURVEY AREA NO. 1 ( SURVEY )  
 THIS PLAN COMBINES SURVEYS WITH RELATED INFORMATION  
 FROM THE ARCHIVES OF B.C. LAND TITLE OFFICE  
 AND PART OF RELATED SURVEY RECORDS



**LEGEND**

THE SHADING OF THIS PLAN INDICATES THE STATUS OF THE SURVEY RECORDS AND THE PLAN

**PLAN PLANS**

- SHADING INDICATES
- SHADING INDICATES
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I, \_\_\_\_\_, a Licensed Land Surveyor,  
 of the Province of British Columbia, do hereby certify that I am  
 the author of this plan, and that the plan and survey  
 were prepared by me or under my supervision and  
 control, and that the plan and survey are true and  
 correct.

APPROVED AND FOR THE LAND TITLE OFFICE  
 BY \_\_\_\_\_

APPROVED UNDER THE  
 AUTHORITY OF THE  
 LAND TITLE ACT

**OWNERS**

OWNER'S ADDRESS (SEE PLAN)  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

OWNER'S SIGNATURE  
 \_\_\_\_\_  
 \_\_\_\_\_

**MORTGAGEES**

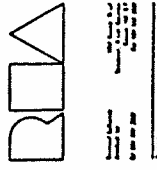
MORTGAGEE'S ADDRESS (SEE PLAN)  
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MORTGAGEE'S SIGNATURE  
 \_\_\_\_\_  
 \_\_\_\_\_

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

THIS PLAN IS A PART OF THE  
 INTEGRATED SURVEY AREA NO. 1  
 AND IS SUBJECT TO THE  
 CONDITIONS OF THE  
 LAND TITLE ACT





Scale: 1" = 10'-0"  
Date: 11/15/07  
Sheet: SK-3

PROJECT: GATEWAY COURT  
OWNER: GREYSTONE PROPERTIES LTD  
ARCHITECT: [Faint text]

**GATEWAY COURT**  
GREYSTONE PROPERTIES LTD  
SITE PLAN


SK-3

