

CITY OF SURREY

BY-LAW NO. 15378

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: COMPREHENSIVE DEVELOPMENT ZONE (CD)  
(SURREY ZONING BY-LAW, 1979, NO. 5942,  
AMENDMENT BY-LAW, 1992, NO. 11380)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 018-062-911

Lot 2 Section 22 Block 5 North Range 2 West New Westminster District Plan LMP8371

10433 - 134 Street (West Whalley Ring Road)

(hereinafter referred to as the "*Lands*")

2. The following regulations shall apply to the *Lands*:

**A. Intent**

This Zone is intended to accommodate and regulate the development of low-rise high *density, multiple unit residential buildings* and related *amenity spaces* on Blocks A and B and a high-rise, high *density multiple unit residential building* and related *amenity spaces* on Block C which are to be developed in accordance with a *comprehensive design*.

The *Lands* are divided into Blocks A, B and C as shown on Schedule A which is attached hereto and forms part of this By-law.

## **B. Permitted Uses**

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

### Blocks A, B and C

1. *Multiple unit residential buildings.*
2. *Child care centres, provided that such centres:*
  - (a) Do not constitute a singular use on the *lot*; and
  - (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

## **C. Lot Area**

Not applicable to this Zone.

## **D. Density**

1. Block A
  - (a) The *floor area ratio* shall not exceed 1.7.
  - (b) Indoor amenity space: The *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of the *floor area ratio*.
2. Block B
  - (a) The *floor area ratio* shall not exceed 1.9.
  - (b) Indoor amenity space: The *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of the *floor area ratio*.
3. Block C
  - (a) The *floor area ratio* shall not be less than 3.0.
  - (b) The *floor area ratio* shall not exceed 5.5.
  - (c) Indoor amenity space: The *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of the *floor area ratio*.

**E. Lot Coverage**

1. Block A - The maximum *lot coverage* shall be 50%.
2. Block B - The maximum *lot coverage* shall be 50%.
3. Block C - The maximum *lot coverage* shall be 33%.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	<b>Front Yard</b>	<b>Rear Yard</b>	<b>Northern Side Yard</b>	<b>Southern Side Yard</b>
<i>Principal and Accessory Buildings and Structures</i>					
Block A		3.8 m. [13 ft.]	7.0 m. [23 ft.]	4.0 m. [13 ft.]	5.0 m. [15 ft.]
Block B		3.8 m. [13 ft.]	7.0 m. [23 ft.]	5.0 m. [15 ft.]	4.5 m. [15 ft.]
Block C		7.5 m. [25 ft.]	7.5 m. [25 ft.]	7.5 m. [25 ft.]	7.5 m. [25 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, *balconies* and supporting columns for *balconies* may encroach 1.6 metres [5 ft.] into the required *setbacks* on Blocks A and B.
3. Notwithstanding Section F.1, enclosed stairways may encroach 4.0 metres [13 ft.] into the required *rear yard setback* on Blocks A and B.
4. Notwithstanding Section F.1, *buildings* may be sited 3.0 metres [10 ft.] from a corner cut.

**G. Height of Buildings**

1. The minimum *building height* of a *principal building* and *accessory buildings and structures* shall be as follows:
  - (a) Block A - Not applicable.
  - (b) Block B - Not applicable.

- (c) Block C - 60 metres [200 ft.].
- 2. The maximum *building height* of *principal buildings* and *accessory buildings* and *structures* shall be as follows:
  - (a) Block A - 17 metres [56 ft.].
  - (b) Block B - 17 metres [56 ft.].
  - (c) Block C - Not applicable.

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

## **H. Off-Street Parking**

- 1. *Parking spaces* shall be provided as stated in Table C.6, 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 the building envelope*.
- 3. *Tandem parking* for *multiple unit residential buildings* may be permitted provided both *parking spaces* in a *tandem parking* arrangement are held by the same owner.
- 4. Notwithstanding Section D.2 of Part 5 Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended the maximum number of *bicycle spaces* required for residents and visitors on Block A is 48 and on Block B is 48.
- 5. Notwithstanding Sub-section A.6(f) of Part 5 Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended visitor *parking spaces* may be behind security gates.

## **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 grassed.

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* for each *multiple unit residential building* 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*, 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 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.

**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>
2,000 sq. m [0.5 acre]	30 metres [100 ft]	50 metres [164 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 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 RM-135 Zone, as set forth in 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 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. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended, and the Surrey Development Cost Charge By-law, 2002, No. 14650, as amended, and the development cost charges shall be based on the RM-135 Zone.
7. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
8. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
9. Provincial licensing of *child care centres* is regulated by the Community Care Facility Act R.S.B.C. 1996. c. 60, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15378."

READ A FIRST AND SECOND TIME on the 5th day of July, 2004.

PUBLIC HEARING HELD thereon on the 19th day of July 2004.

READ A THIRD TIME ON THE 15th day of November, 2004.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 15th day of December, 2004.

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MAYOR

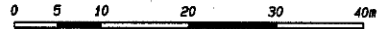
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CLERK

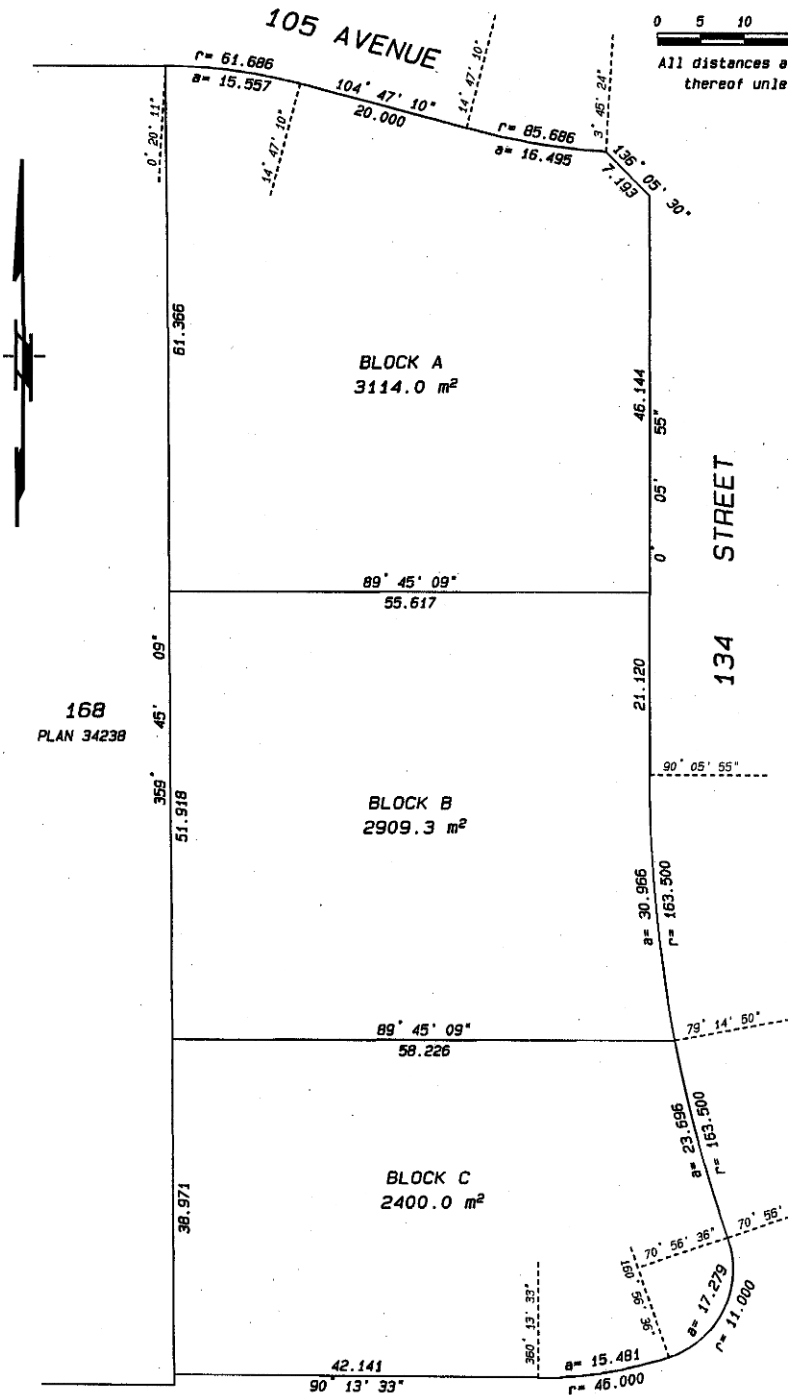
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**SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW NO. 15378**  
**LOT 2 SECTION 22 BLOCK 5 NORTH RANGE 2 WEST**  
**NEW WESTMINSTER DISTRICT PLAN LMP8371**

SCALE: 1:500



All distances are in metres and decimals thereof unless otherwise indicated



168  
PLAN 34238

Certified correct according to  
Land Title Office records  
this 28th day of April, 2004.

*E. J. Hong*  
B.C.L.S.

FILE: TA-6684

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