

CITY OF SURREY

BY-LAW NO. 16262

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:

- (a) FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 009-598-341

Lot 1 Except: Parcel U (By-law Plan 76106) Section 22 Block 5 North Range 2 West New Westminster District Plan 9117

13372 - 108 Avenue

Parcel Identifier: 009-179-046

Lot 2 Except: Firstly: Parcel V (By-law Plan 76106); Secondly: Part Dedicated Road on Plan LMP7301; Section 22 Block 5 North Range 2 West New Westminster District Plan 9117

10787 - 134 Street (West Whalley Ring Road)

- (b) FROM: MULTIPLE RESIDENTIAL 135 ZONE (RM-135)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 025-654-594

Lot 1 Section 22 Block 5 North Range 2 West New Westminster District Plan BCP5436

13362 - 108 Avenue

(both (a) and (b) shall hereinafter be 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 high *density*, high-rise *multiple unit residential buildings* and

related *amenity spaces*, and limited *commercial* uses, which are to be developed in accordance with a *comprehensive design*.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only:

1. *Multiple unit residential buildings*.
2. The following *accessory uses*, provided that the total *gross floor area* of these *accessory uses* does not exceed 500 square metres [5,300 sq.ft.] and further provided that such uses form an integral part of the *multiple unit residential building* on the *lot*:
 - (a) *Retail stores* excluding the following:
 - i. *adult entertainment stores*; and
 - ii. *secondhand stores* and *pawnshops*;
 - (b) *Personal service uses* excluding *body rub parlours*;
 - (c) *General service uses* excluding funeral parlours and *drive-through banks*;
 - (d) *Eating establishments* excluding *drive-through restaurants*; and
 - (e) Office uses excluding the following:
 - i. *Social escort services*; and
 - ii. *Methadone clinics*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of *building* construction, the *floor area ratio* shall not exceed 3.5. The *floor area ratio* shall be increased to 5.1 if amenities are provided.
2. Indoor *amenity space* required in Sub-section J.2 of this Zone is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The maximum *lot coverage* shall be 35%.

F. Yards and Setbacks

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

Use	Setback	Front* Yard	Rear Yard	Northern Side Yard	Southern Side Yard
<i>Principal Buildings</i>		1.5 m. [5 ft.]	5.0 m. [16 ft.]	2.0 m. [6.5 ft.]	Zero
<i>Accessory Buildings and Structures</i>		6.0 m. [20 ft.]	5.0 m. [13 ft.]	2.0 m. [6.5 ft.]	Zero

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

* Notwithstanding Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended, eaves may encroach up to 1.5 metres [5 ft.] into the required *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 75 metres [246 feet].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 feet].

H. Off-Street Parking

1. Resident *parking spaces* shall be provided at a rate of 1.0 *parking space* per *dwelling unit*.
2. Visitor *parking spaces* shall be provided as stated in Table C.6, of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

3. Commercial *parking spaces* shall be provided as stated in Table C.2, of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. All *parking spaces* shall be provided as *underground parking*, except for disabled *parking spaces*.

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. Notwithstanding Section I.1, the *landscaping* strip along the southern *lot line* adjacent the *driveway* may be reduced to 0.6 metre [2 ft.] in width.
4. The boulevard areas of *highways* abutting a *lot* shall be hard surfaced on the side of the *highway* abutting the *lot*.
5. 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.] for each *dwelling unit*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] for each *dwelling unit*.

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>
5,700 sq. m [1.4 acres]	80 metres [260 ft]	60 metres [200 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 RMC-150 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. 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, 2006, No. 15973, as amended, and the development cost charges shall be based on the RMC-150 Zone in City Centre.
 8. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
 9. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16262."

PASSED FIRST AND SECOND READING on the 12th day of February, 2007.

PUBLIC HEARING HELD thereon on the 26th day of February, 2007.

READ A THIRD TIME, AS AMENDED ON THE 25th day of June, 2007.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 25th day of June, 2007.

_____ MAYOR

_____ CLERK

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