

CITY OF SURREY

BY-LAW NO. 16622

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: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

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Parcel Identifier: 010-276-718

South 60.18 Feet Lot "B" Section 27 Block 5 North Range 2 West New Westminster District Plan 17486

10288 - 133 Street

Parcel Identifier: 002-628-813

Lot "B" Except: South 60.18 Feet; Section 27 Block 5 North Range 2 West New Westminster District Plan 17486

10296 - 133 Street

Portion of Parcel Identifier: 018-167-632

Parcel 1 Section 27 Block 5 North Range 2 West New Westminster District Reference Plan LMP9452 shown in heavy outline on the Survey Plan attached hereto as Schedule A and forming part of this By-law, certified correct by Peter Issak, B.C.L.S. on the 12<sup>th</sup> day of October 2007, containing 0.104 hectare called Block A.

Portion of 10320 - 133 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 high *density multiple unit residential buildings* and *ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are developed in accordance with a *comprehensive design*.

**B. Permitted Uses**

The *Lands* and *structures* shall be used for *multiple unit residential buildings*, and *ground-oriented multiple residential buildings*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. The *floor area ratio* shall not exceed 6.2.
2. Indoor Amenity Space: The *amenity space* required in Sub-section J.1(b) of this Zone, is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 51%.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Northern Side Yard</i>	<i>Southern Side Yard</i>
<i>Principal Buildings and Accessory Buildings and Structures</i>		1.2 m. [4 ft.]	7.5 m. [25 ft.]	2.0 m. [6 ft.]	1.5 m. [5 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, columns and trellis *structures* over the ramp accessing the *underground parking facility* may extend to the northern *lot line*.

3. Notwithstanding the definition of *Setback* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, the entry canopy may encroach up to 2.0 metres [6 ft.] into the required *front yard setback*.
4. Notwithstanding Sub-section F.17(b) of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended, stairs of more than 3 risers may encroach into the required *setback*.

## 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 105 metres [345 feet].
2. *Accessory buildings and structures:* The *building height* shall not exceed 4.5 metres [15 feet].

## H. Off-Street Parking

1. Resident and visitor *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. Notwithstanding Sub-section H.1, resident parking shall be provided at a rate of one (1) *parking space per dwelling unit*.
3. All required resident and visitor *parking spaces* shall be provided as *underground parking*.
4. Notwithstanding Sub-section A.2(c) 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 western *lot line*.

## 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 seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.

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* 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*.
2. *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>
3,600 sq. m [0.9 acre]	43 metres [141 ft]	96 metres [315 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 in City Centre 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.
8. *Building* permits shall be subject to the applicable Surrey Development Cost Charge By-law and the development cost charges shall be based on the RM-135 Zone in City Centre.
9. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. 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, 2008, No. 16622."

READ A FIRST AND SECOND TIME on the 31st day of March, 2008.

PUBLIC HEARING HELD thereon on the 14th day of April, 2008.

READ A THIRD TIME ON THE 14th day of April, 2008.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 12th day of April, 2010.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

PLAN TO ACCOMPANY CITY OF SURREY  
 REZONING BYLAW No. 16622 OF A  
 PORTION OF LOT 1, SECTION 27  
 BLOCK 5 NORTH, RANGE 2 WEST  
 NEW WESTMINSTER DISTRICT  
 PLAN LMP 9452

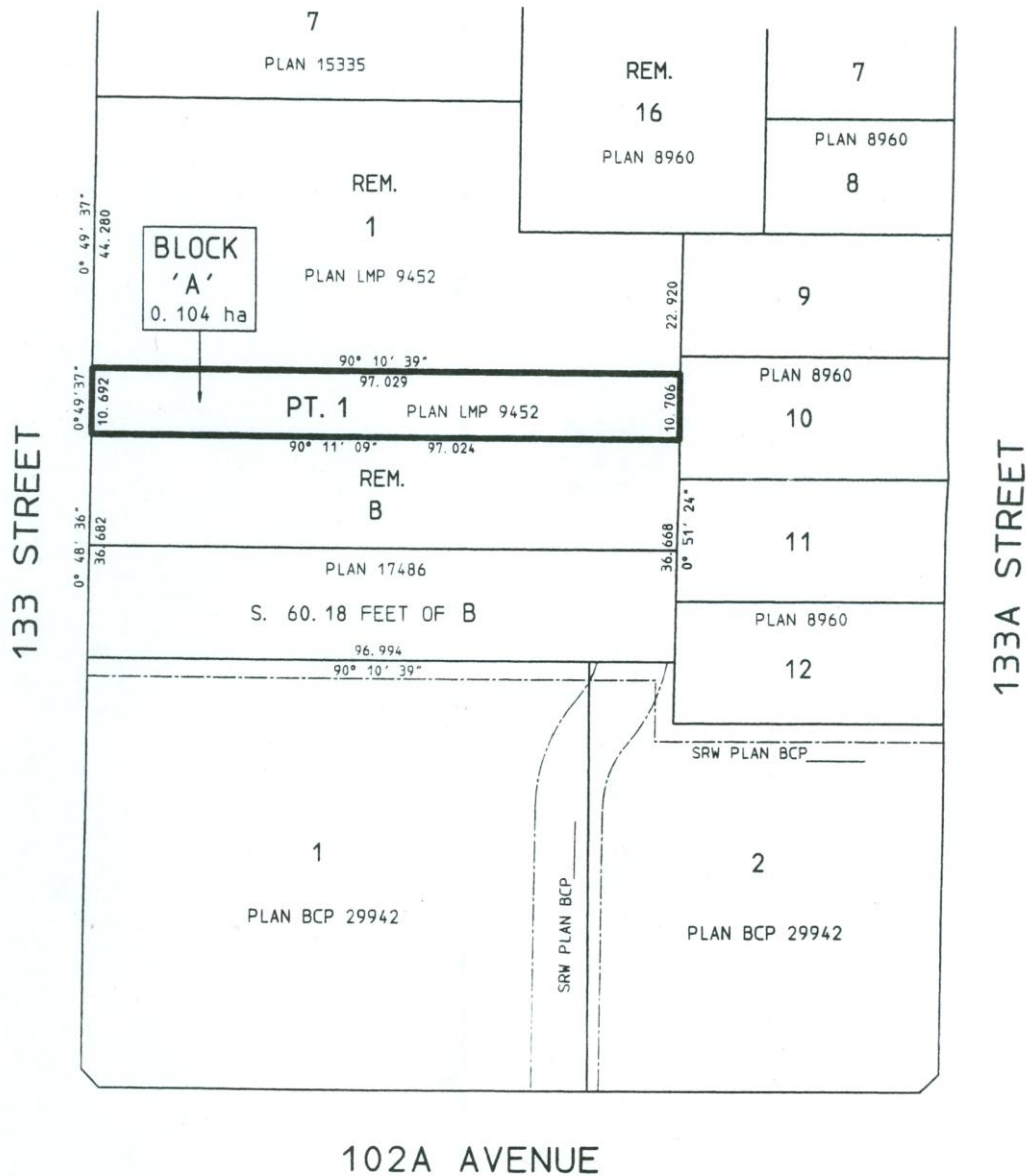
SCHEDULE A



SCALE 1:750



GRID BEARINGS ARE DERIVED FROM PLAN BCP 29942



Isaak, Osman  
 & Associates  
 B. C. LAND SURVEYORS  
 20609 LOGAN AVENUE  
 LANGLEY B. C. V3A-7R3  
 TEL: 604-533-2411  
 FILE: 14561-07 ZNE

THIS PLAN LIES WITHIN THE GREATER  
 VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT ACCORDING TO  
 LAND TITLE OFFICE RECORDS AND  
 FIELD SURVEY. DATED THIS  
 12th DAY OF OCTOBER, 2007

P. G. ISAAK BCLS