

CITY OF SURREY

BY-LAW NO. 16679

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

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: 010-724-869

Parcel "B" (J64942E) Lot 10 Except: 1) Part on Highway Plan 27181, 2) Part Dedicated Road on Plan BCP19973, Section 15 Block 5 North Range 2 West New Westminster District 4172

13394 King George Highway

- (b) FROM: HIGHWAY COMMERCIAL INDUSTRIAL ZONE (CHI)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)
-

Parcel Identifier: 010-724-842

Parcel "C" (J64939E) Lot 10 Except: 1) Part on Highway Plan 27181, 2) Part Dedicated Road on Plan BCP19973, Section 15 Block 5 North Range 2 West New Westminster District Plan 4172

13402 King George Highway

Parcel Identifier: 010-724-796

Parcel "A" (J64938E) Lot 9 Except: 1) Part on Statutory Right of Way Plan 27181, 2) Part Dedicated Road on Plan BCP19973 Section 15 Block 5 North Range 2 West New Westminister District Plan 4172

13412 King George Highway

Parcel Identifier: 010-101-748

South East Half Lot 9 Except: 1) Part Shown on Highway Statutory Right of Way Plan 27181, 2) Part Dedicated Road on Plan BCP19973, Section 15 Block 5 North Range 2 West New Westminister District Plan 4172

(1(a) and 1(b) are hereinafter collectively 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*.

The *Lands* are divided into Blocks A and B as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by C. McDonald, B.C.L.S. on the 16th day of May, 2008.

B. Permitted Uses

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

1. Block A

Multiple unit residential buildings and *ground-oriented multiple unit residential buildings*.

2. Block B

One single family dwelling.

C. Lot Area

Not applicable to this Zone.

D. Density

1. Block A

(a) The *floor area ratio* shall not exceed 3.5.

- (b) Notwithstanding Sub-section D.1(a) the *floor area ratio* may be increased from 3.5 to 3.64 subject to the submission of a monetary contribution to the Affordable Housing Special Reserve Fund (By-law, 1999 No. 13812) in lieu of the provision of affordable and/or special needs housing, in accordance with Sections 904 and 905 of the Local Government Act, R.S.B.C. 1996 c.232, as amended.
- (c) Notwithstanding the definitions of *Basement* and *Density - Floor Area Ratio* in Part 1 of Surrey Zoning By-law, 1993, No. 12000, as amended, *basements* are excluded from the calculation of *floor area ratio* even if less than one-half the volume is below *finished grade*.
- (d) Indoor Amenity Space: The *amenity space* required in Sub-section J.1(a)ii. of this Zone, is excluded from the calculation of *floor area ratio*.

2. Block B

The *floor area ratio* shall not exceed 0.15.

E. Lot Coverage

1. Block A

- (a) The maximum *lot coverage* shall be 33%; and
- (b) Notwithstanding the definition of *Lot Coverage* in Part 1 of Surrey Zoning By-law, 1993, No. 12000, as amended, any *structure* used as a *parking facility* is excluded from the calculation of *lot coverage*.

2. Block B

The maximum *lot coverage* shall be 40%.

F. Yards and Setbacks

1. Block A

- (a) *Buildings and structures* shall be sited in accordance with the following minimum *setbacks*:

Setback	Eastern	Southern	Western & Northern
	<i>Yard</i>	<i>Yard</i>	<i>Yard</i>
Use			
<i>Principal Buildings and Accessory Buildings and Structures</i>	20.0 m. [66 ft.]	4.5 m. [15 ft.]	4.5 m. [15 ft.]

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

- (b) Notwithstanding the definition of *Setback* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, the eaves may encroach up to 2.5 metres [8 ft.] into the required northern *yard*.
- (c) 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 *setbacks*.

2. Block B

Buildings and structures shall be sited a minimum of 7.5 metres [25 ft.] from all *lot lines*.

G. Height of Buildings

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

1. Block A

- (a) *Principal buildings:* The *building height* shall not exceed 115 metres [377 feet].
- (b) *Accessory buildings and structures:* The *building height* shall not exceed 4.5 metres [15 feet].

2. Block B

- (a) *Principal buildings:* The *building height* shall not exceed 9 metres [30 ft.].
- (b) *Accessory buildings and structures:* The *building height* shall not exceed 4 metres [13 ft.].

H. Off-Street Parking

1. Block A

- (a) Resident *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.
- (b) A minimum of 57 visitor *parking spaces* shall be provided.
- (c) All required resident and visitor *parking spaces* shall be provided as *underground parking or parking within building envelope*.
- (d) Notwithstanding Sub-section H.1(c) up to six (6) visitor *parking spaces* may be provided as surface parking.

2. Block B

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.

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 located within a *building* or *underground parking* or *parking within building envelope*.

J. Special Regulations

1. Block A

- (a) *Amenity space* shall be provided on the *lot* as follows:
 - i. 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
 - ii. Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

- (b) *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.

2. Block B

Not applicable to this Zone.

K. Subdivision

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

1. Block A

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
9,400 sq. m [2.3 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.

2. Block B

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,300 sq. m [0.72 acre]	30 metres [100 ft.]	8 metres [26 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 Surrey Building By-law, 1987, No. 9011, as amended.
 8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2008, No. 16494, as amended, and shall be based on the RM-135 Zone in City Centre for Block A.
 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. 16679."

READ A FIRST AND SECOND TIME on the 26th day of May, 2008.

PUBLIC HEARING HELD thereon on the 16th day of June, 2008.

READ A THIRD TIME ON THE 16th day of June, 2008.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 29th day of September, 2014.

_____ MAYOR

_____ CLERK

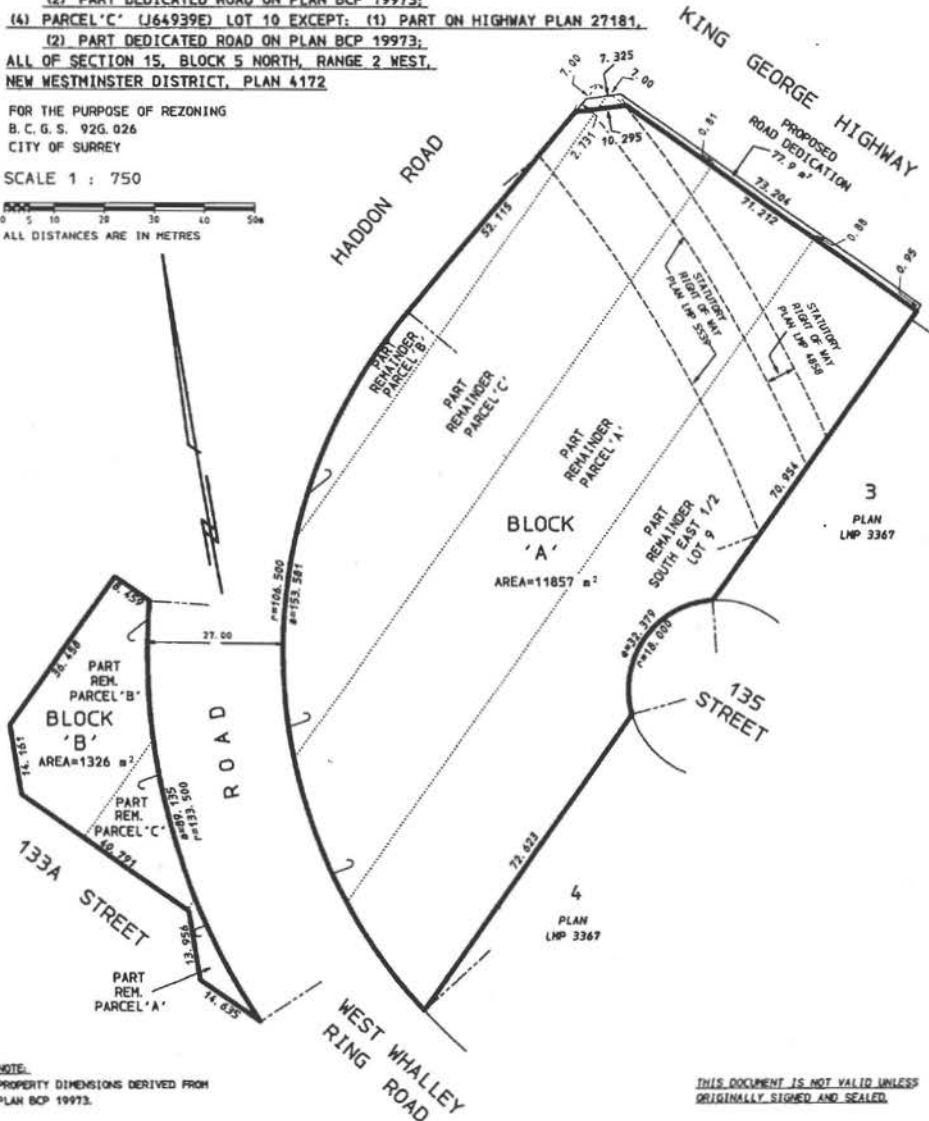
SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW No. 16679 OVER:

- (1) SOUTH EAST HALF LOT 9 EXCEPT: (1) PART SHOWN ON HIGHWAY STATUTORY RIGHT OF WAY PLAN 27181, (2) PART DEDICATED ROAD ON PLAN BCP 19973;
- (2) PARCEL 'A' (J64938E) LOT 9 EXCEPT: (1) PART ON STATUTORY RIGHT OF WAY PLAN 27181, (2) PART DEDICATED ROAD ON PLAN BCP 19973;
- (3) PARCEL 'B' (J64942E) LOT 10 EXCEPT: (1) PART ON HIGHWAY PLAN 27181, (2) PART DEDICATED ROAD ON PLAN BCP 19973;
- (4) PARCEL 'C' (J64939E) LOT 10 EXCEPT: (1) PART ON HIGHWAY PLAN 27181, (2) PART DEDICATED ROAD ON PLAN BCP 19973;

ALL OF SECTION 15, BLOCK 5 NORTH, RANGE 2 WEST,
NEW WESTMINSTER DISTRICT, PLAN 4172

FOR THE PURPOSE OF REZONING
B. C. S. 92G.026
CITY OF SURREY

SCALE 1 : 750



NOTE:
PROPERTY DIMENSIONS DERIVED FROM
PLAN BCP 19973.

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT THIS 16TH DAY OF MAY, 2008

SEALED
C. MacDonald

B. C. L. S.

010-101-748
010-724-796
010-724-869
010-724-842
KING GEORGE HIGHWAY
N 3007-1B HISC/SRY

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

© THIS PLAN IS THE COPYRIGHT PROPERTY
OF HOBBS, WINTER & MacDONALD.
UNAUTHORIZED USE OR REPRODUCTION
IS STRICTLY PROHIBITED

HOBBS, WINTER & MacDONALD
B. C. LAND SURVEYORS
113-828 HARBOURSIDE DRIVE,
NORTH VANCOUVER, B. C., V7P 3R9
TEL 604-986-1371 FAX 604-986-5204
EMAIL: hwsurvey@telus.net