

CITY OF SURREY

BYLAW NO. 19605

A bylaw to amend "Surrey Zoning By-law, 1993, No. 12000", as amended  
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THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. "Surrey Zoning By-law, 1993, No. 12000", as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, 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, 1993, NO.12000, AMENDMENT BY-LAW, 2010, NO. 17171)

TO:               COMPREHENSIVE DEVELOPMENT ZONE (CD)

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Parcel Identifier: 028-745-558  
Lot A Section 35 Block 5 North Range 2 West New Westminster District Plan BCP49851  
(13778 - 100 Avenue)

(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, ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are to be 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 Bylaw as Schedule A, certified correct by Jesse Morin, B.C.L.S. on the 14th day of June, 2018.

**B.     Permitted Uses**

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

1. Block A

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

2. Block B

Park and open space.

**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* of 0.1 or *building area* of 300 square metres [3,230 sq. ft.] whichever is smaller. The maximum *density* of development may be increased to that prescribed in Section D.2(a) and D.2(b) of this Zone if amenities are provided in accordance with Schedule G of "Surrey Zoning Bylaw, 1993, No. 12000", as amended.

2. For the purpose of *building* construction, the maximum *floor area ratio* shall be as follows:

(a) Block A: The *floor area ratio* shall not exceed 6.6.

(b) Block B: Not applicable.

3. The indoor *amenity space* required in Sub-section J.1(b) is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 40%.

## F. Yards and Setbacks

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

	<i>Setback</i>	North <i>Yard</i>	South <i>Yard</i>	West <i>Yard</i>	East <i>Yard</i>
<i>Use</i>					
<i>Principal Buildings</i>		2.3 m	9.0 m	2.5 m	0 m
<i>Accessory Buildings and Structures</i>		[8 ft.]	[30 ft.]	[8 ft.]	[0 ft.]

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

2. Notwithstanding Sub-section E.17(b) of Part 4 General Provision of "Surrey Zoning By-law, 1993, No. 12000", as amended, stairs with more than three risers may encroach into the *setbacks*.
3. Notwithstanding the definition of *setback* in Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000", as amended, *balconies*, canopies and patios may encroach into the north yard *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 115 metres [377 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 ft.].

## H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided in accordance with 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 building envelope*.
3. *Tandem parking* is not permitted.
4. Notwithstanding Sub-section A.3(d) of Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000, as amended, the *Parking Facility Underground* may be located up to 0.5 metres [2 ft.] from the *front 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 located within the *underground parking* or within a *building*.

**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>
4,700 sq. m. [1.1 acre]	45 metres [148 ft.]	55 metres [180 ft.]

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

## L. Other Regulations

In addition to all statutes, bylaws, 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 the City Centre as set forth in the "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 Off-Street 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 Bylaw, 2012, No. 17850", as amended.
8. *Building* permits shall be subject to "Surrey Development Cost Charge Bylaw, 2017, No. 19107", as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-135 Zone in the City Centre.
9. Tree regulations are set out in "Surrey Tree Protection Bylaw, 2006, No. 16100", as amended.
10. Development permits may be required in accordance with the "Surrey Official Community Plan By-law, 2013, No. 18020", as amended.

3. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19605"

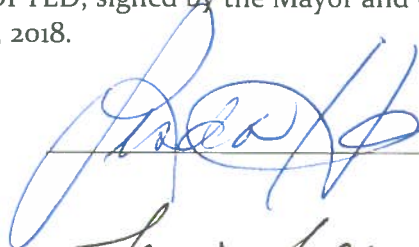
PASSED FIRST READING on the 11th day of June, 2018.

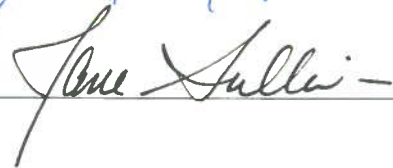
PASSED SECOND READING on the 11th day of June, 2018.

PUBLIC HEARING HELD thereon on the 25th day of June, 2018.

PASSED THIRD READING on the 25th day of June, 2018.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 23rd day of July, 2018.

  
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MAYOR

  
\_\_\_\_\_  
CLERK

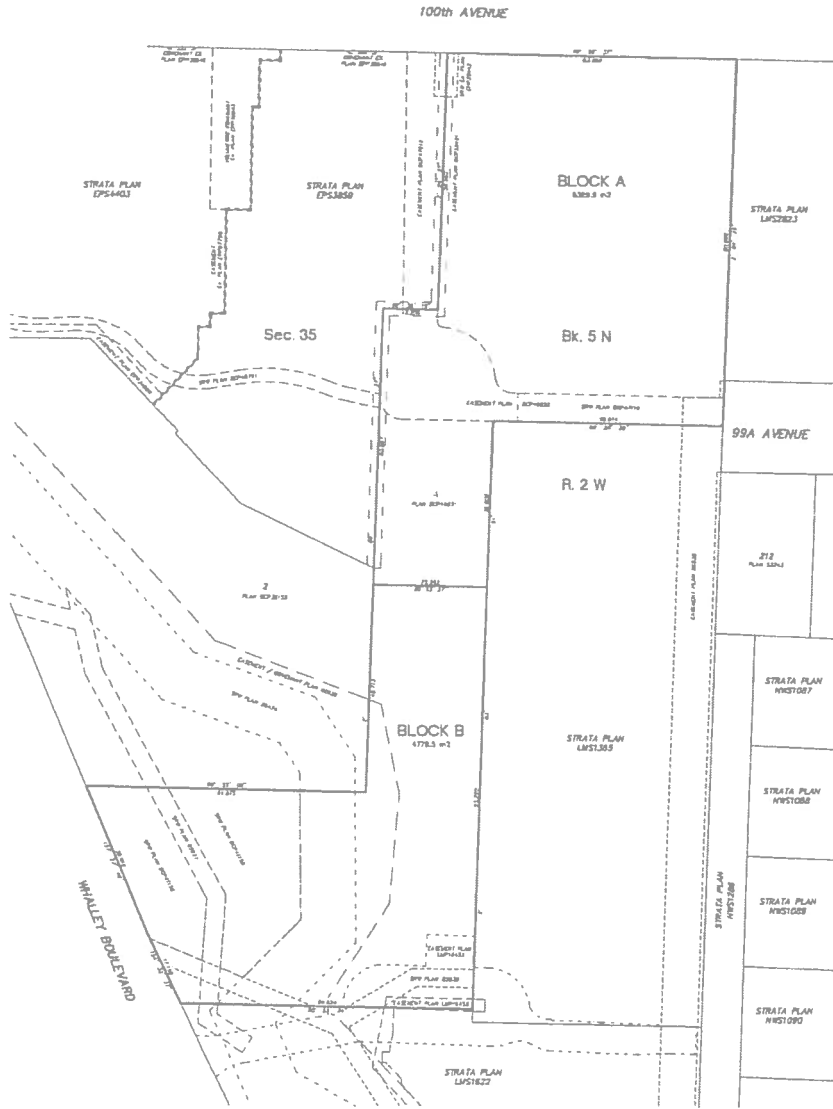
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BLOCK SURVEY TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. 19605 OF:  
 LOT A SECTION 35 BLOCK 5 NORTH RANGE 2 WEST  
 NEW WESTMINSTER DISTRICT PLAN RCP49851



BLOCK SURVEY  
 SCALE 1 : 400  
 THE DISTRICT PLAN BOUND OF THIS PLAN IS 200 METERS  
 IN LENGTH BY THE CITY OF SURREY TO BE SURVEYED  
 PLANNED AT A SCALE OF 1:400  
 REGISTERED SURVEY NO. 1 SURVEY

TABLE OF AREAS	
BLOCK A	4320.0 m <sup>2</sup>
BLOCK B	4778.3 m <sup>2</sup>
TOTAL	9098.3 m <sup>2</sup>



REGISTERED SURVEY NO. 1 SURVEY  
 THE 100.00 METERS OF L.A.C. 100.00  
 [Signature]  
 4/28/2008

1:400 Scale  
 Survey No. 100-100-100  
 Plan No. 100-100-100  
 Date: 4/28/2008