

CITY OF SURREY

CERTIFIED

BY-LAW NO. 12114

A by-law to amend "Surrey Zoning By-law,
1993, No. 12000."
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The 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 963 of the "Municipal Act," and the classification of the following parcels of land, presently shown upon the maps designated as the "Zoning Maps" and marked as Schedule "A" under Part 3 of the said By-law No. 12000, is hereby amended as follows:

FROM "SINGLE FAMILY RESIDENTIAL ZONE (RF)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Lot 322 and Lot 323, both of Section 14,
Township 1, Plan 64921.

(15300 and 15292 - 20 Avenue)

(hereinafter referred to as "the lands")

2. The following regulations shall apply to the lands herein:

A. INTENT

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium density, medium-rise, multiple-unit residential buildings and related amenity spaces, which are to be developed in accordance with a comprehensive design.

B. PERMITTED USES

The land and any buildings or structures on the land shall be used for the following uses only, or for a combination of such uses provided such combined uses are part of a comprehensive design:

1. Multiple unit residential buildings.
2. Senior citizens housing development.

C. LOT AREA

Not applicable to this zone.

D. DENSITY

The maximum density allowed shall be 32 dwelling units per acre. However, a maximum of only 37 units shall be permitted to be constructed on site. Floor area ratio shall not exceed 1.26.

E. SITE COVERAGE

The maximum lot coverage shall be 45%.

F. YARD AND SETBACKS

1. Buildings and structures shall be sited as follows:

(a) From 20 Avenue - 8.23 metres (27 ft.)

- (b) From 19A Avenue - 7.62 metres (25 ft.)
- (c) From the eastern property line - 5.79 metres (19 ft.)
- (d) From the western property line - 6.30 metres (20.667 ft.)

G. HEIGHT OF STRUCTURES

The height of buildings or structures shall not exceed 10.6 metres (34.77 ft.) and shall not be more than three (3) storeys above ground.

The height of accessory building and structures shall not exceed 4.5 metres (15 ft.).

H. OFF-STREET PARKING

1. Multiple Unit Residential Buildings

- (a) A total of 61 parking stalls shall be provided and distributed as follows:

Residents	51 stalls
Visitors	10 stalls

- (b) Two handicapped parking stalls shall be allocated for disabled.
- (c) All parking stalls shall be located underground.

- (d) Visitor and handicapped parking stalls shall be marked accordingly.

2. Senior Citizens' Housing Development

- (a) Resident Parking: Zero decimal five (0.5) off-street parking space per dwelling unit, where 50% shall be provided underground; and

- (b) Visitor Parking: In addition to the required parking spaces stated in Sub-section 1.2(a), 0.25 off-street parking space per dwelling unit shall be provided and retained for visitor parking and shall be:

- i Prohibited within any required setbacks; and

- ii Permitted at finished grade.

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 145 square metres [1561 sq.ft.] and may be located within the required setbacks; and
 - (b) Indoor amenity space in the amount of 101.5 square metres [1092 sq.ft.].
2. Balconies are required for all dwelling units which are not ground-oriented and shall range in size from 7.8 square metres [84 sq.ft.] to 12.2 square metres [131 sq.ft.].

K. SUBDIVISION

Not applicable to this zone.

L. OTHER REGULATIONS

In addition, land use regulations including the following are applicable:

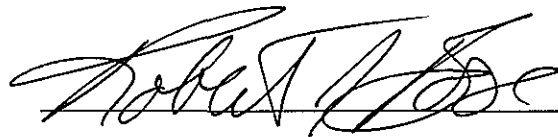
1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law 12000, as amended and in accordance with the "Surrey Subdivision and Development By-law."
 2. General provisions on use are as set out in Part 4 General Provisions, of Surrey Zoning By-law 12000, as amended.
 3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking of Surrey Zoning By-law 12000, as amended.
 4. Sign regulations are as set out in Part 6 Signs, of Surrey Zoning By-law 12000, as amended.
 5. Special building setbacks are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law 12000, as amended.
 6. Building permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law," based on RM-45 zone.
 7. Development permits may be required in accordance with the Official Community Plan.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1993, No. 12114."


READ A FIRST AND SECOND TIME on the 13th day of December, 1993.

PUBLIC HEARING HELD thereon on the 31st day of January, 1994.

READ A THIRD TIME on the 7th day of February, 1994.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 13th day of March, 1995.


_____ MAYOR


_____ CLERK

CLKBLW 2431