

CITY OF SURREY

CERTIFIED

BY-LAW NO. 12126

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:

- (a) FROM "HIGHWAY COMMERCIAL ZONE (C-H)"  
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Lot 7, Block 4, Section 14, Township 1, New Westminster District, Plan 18808.

(15525 - 16 Avenue)

- (b) FROM "FAMILY RESIDENTIAL ZONE (R-F)"  
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Lot 8, Section 14, Township 1, New Westminster District, Plan 21010;

(15535 - 16 Avenue)

Lot 7, Section 14, Township 1, New Westminster District, Plan 21010;

(15545 - 16 Avenue)

Lot 6, Block 4, Section 14, Township 1, New Westminster District, Plan 18808;

(15528 - 16A Avenue)

Lot 86, Section 14, Township 1, New Westminster District, Plan 28193; and

(15538 - 16A Avenue)

Lot 87, Section 14, Township 1, New Westminster  
District, Plan 28193.

(15548 - 16A 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 structures shall be used for the following uses only, or for a combination of such uses:

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

C. LOT AREA

Not applicable to this zone.

D. DENSITY

The permitted density is 35 upa. However, a total of 52 units shall be built on site. Floor area ratio shall not exceed 1.41.

E. LOT COVERAGE

Site coverage shall not exceed 45%.

F. YARD AND SETBACKS

1. Buildings and structures shall be situated as follows:

(a) At 16 Avenue:

(i) Principal Building: 7.5 metres (25 feet)

(ii) Gazebo: zero setback.

(b) At 16A Avenue: 7.5 metres (25 feet).

(c) At eastern property line: 3.3 metres (11 feet).

(d) At western property line: 5.18 metres (17 feet).

G. HEIGHT OF STRUCTURES

The height of buildings or structures shall not exceed 14.0m (45 feet).

H. OFF-STREET PARKING

All parking spaces shall be provided underground and shall be distributed as follows:

Tenants/Residents:	84
Visitors	10

Handicapped parking shall be clearly marked.

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 278.7 square metres [3,000 sq. ft.] and may be located within the required setbacks; and

- (b) Indoor amenity space, in the amount of 77.29 square metres [832 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 By-law No. 12000 and in accordance with the "Surrey Subdivision and Development By-law".
2. General provisions on use are as set out in Part 4 General Provision of By-law No. 12000.
3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, of By-law No. 12000.
4. Sign regulations are as set out in Part 6 Signs, By-law No. 12000.
5. Special building setbacks are as set out in Part 7 Special Building Setbacks, of By-law No. 12000.

6. Building permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law", and the development costs charge shall be based on the RM-45 Zone.
7. Development permits may be required in accordance with the Official Community Plan.

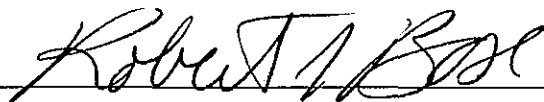
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1993, No. 12126."

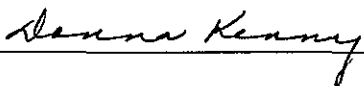
READ A FIRST AND SECOND TIME on the 13th day of December, 1993.

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 7th day of November, 1994.

  
\_\_\_\_\_ MAYOR

  
\_\_\_\_\_ CLERK

CLKBLW2452