

CITY OF SURREY

BY-LAW NO. 12911

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 "ONE-ACRE RESIDENTIAL ZONE (RA)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Lot 5, Except: Part on By-law Plan 41297,
Section 22, Township 1, New Westminster District,
Plan 17333.

(15144 - 26 Avenue)

(hereinafter referred to as "the lands")

- (b) FROM "MULTIPLE RESIDENTIAL ZONE (RM-15)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Lot "A", Section 22, Township 1, New Westminster
District, Plan 83936.

(2603 - 151 Street/2624 - 150 Street)

(hereinafter referred to as "the lands")

2. The following regulations shall apply to the lands herein which will be subdivided into Lots 1, 2, 3, and 4, shown on Survey Plan attached hereto as Schedule A to this By-law. Lots 1, 2, 3, and 4 shall be collectively referred to as the "entire site".

A. INTENT

This Comprehensive Development Zone is intended to accommodate and regulate senior citizens' housing development and related amenity spaces on Lots 1, 2, 3, and 4, as shown on Schedule A, which are to be developed in accordance with a comprehensive design.

B. PERMITTED USES

1. The land and structures on Lots 1, 3, and 4, shall be used for the following uses only, or for a combination of such uses:
 - a. Senior citizens' housing development, as defined in "Surrey Zoning By-law, 1993, No. 12000," as amended provided that the said housing is in the form described and subject to the conditions stated in Section B.1.b. and B.1.c. of this Zone.
 - b. Ground-oriented multiple unit residential buildings.
 - c. Multiple unit residential buildings.
2. The land and structures on Lot 2 shall be used for the following uses only, or for a combination of such uses:
 - a. Senior citizens' housing development, as defined in "Surrey Zoning By-law, 1993, No. 12000", as amended provided that the said housing is in the form described and subject to the conditions stated in Section B.2.b. and B.2.c. of this Zone.
 - b. Ground-oriented multiple unit residential buildings.
 - c. Multiple unit residential buildings.

- d. Day care facility, provided that such facility:
 - (a) Does not constitute a singular use on Lot 2; and
 - (b) Does not exceed a total area of 955 square metres (10,280 square feet).

C. LOT AREA

Not applicable to this Zone.

D. DENSITY

- 1. A total of 135 residential units will be permitted on the entire site to be distributed as follows:

Lot 1	maximum 30 units
Lot 2	maximum 25 units
Lot 3	maximum 60 units
Lot 4	maximum 30 units

- 2. The maximum aggregated floor area ratio (FAR) for Lots 1, 2, 3, and 4 together as one site shall be 0.50.

E. LOT COVERAGE

- 1. The maximum lot coverage on each lot shall be as follows:

Lot 1	40%
Lot 2	43%
Lot 3	45%
Lot 4	41%

F. YARD AND SETBACKS

1. Building and structures shall have minimum setbacks as follows:

Lot #	Front Yard	Rear Yard	Side Yard
Lot 1	7.5 m	7.5 m	7.5 m
Lot 2	7.5 m	15.0 m	7.5 m
Lot 3	7.5 m	9.0 m	10.0 m
Lot 4	20.0 m	18.0 m	2.4 m

G. HEIGHT OF BUILDINGS

1. The height of principal buildings or structures shall not exceed 11 metres [36 ft.].
2. Accessory buildings or structures shall not exceed 4.5 metres [15 ft.].

H. OFF-STREET PARKING

1. A total of 132 parking stalls shall be provided on the entire site.
2. Parking stalls shall be located as shown in Schedule B which is attached hereto and forms a part of this By-law.

I. LANDSCAPING

1. All developed portions of the entire site not covered by buildings, structures or paved areas shall be landscaped. This landscaping shall be maintained.
2. The boulevard areas of highways abutting the entire site shall be seeded or sodded with grass on the side of the highway abutting the lot, except at driveways.
3. 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

Amenity space shall be provided on the entire site as follows:

1. Outdoor amenity space, in the amount of 3.0 square metres [32 sq. ft.] per dwelling unit.
2. Indoor amenity space, in the amount of 3.0 square metres [32 sq. ft.] per dwelling unit.
3. The adult daycare facility may form part of the site's indoor amenity space.

K. SUBDIVISION

Lots created through subdivision in this Zone shall be as shown in Schedule A.

L. OTHER REGULATIONS

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

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 entire site 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-15 Zone as set forth in "Surrey Subdivision and Development By-law, 1986, No. 8830," as amended.
3. General provisions on use 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, of "Surrey Zoning By-law, 1993, No. 12000," as amended.
5. Sign regulations are as set out in Part 6 Signs, of "Surrey Zoning By-law, 1993, No. 12000," 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, and the "Surrey Development Cost Charge By-law, 1993, No. 11951," as amended, and the development cost charges shall be based on the RM-15 Zone for the residential component and the CCR Zone for the adult daycare facility.

8. Development permits may be required in accordance with the Official Community Plan, as amended.

9. Provincial licensing of adult daycare facilities are regulated by the Community Care Facility Act R.S.B.C. 1979, c. 57 and the Child Care Regulations set out under B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1996, No. 12911."

PASSED FIRST AND SECOND READING on the 10th day of September, 1996.

PUBLIC HEARING HELD thereon on the 7th day of October, 1996.

PASSED THIRD READING on the 21st day of October, 1996.

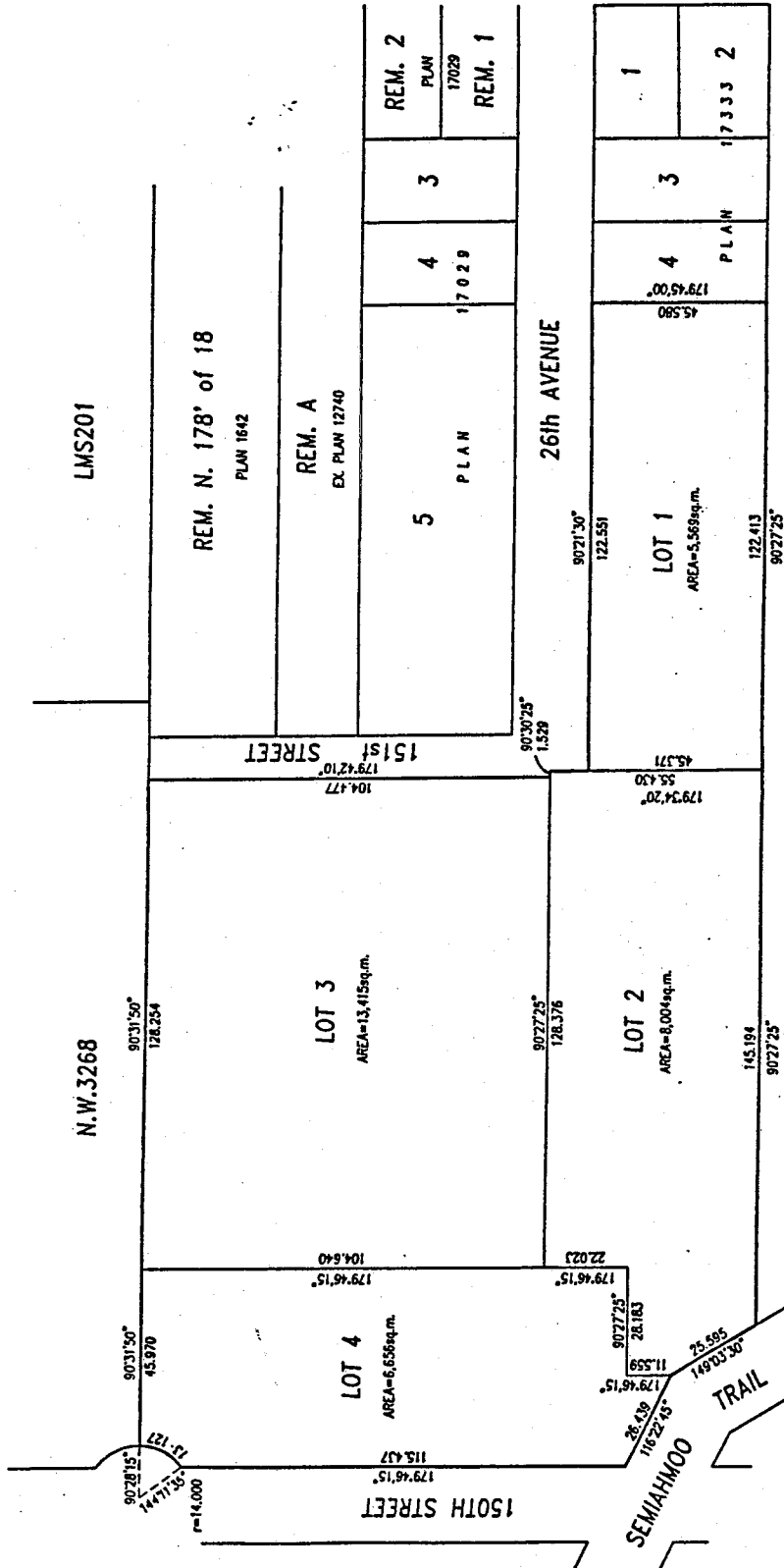
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 26th day of May, 1997.

_____ MAYOR

_____ CLERK

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PLAN TO ACCOMPANY CITY OF SURREY BYLAW NUMBER 12911 OF LOT A, PLAN 83936 AND LOT 5 EXCEPT: PART ON BYLAW PLAN 41297, PLAN 17333; BOTH OF SECTION 22, TOWNSHIP 1, NEW WESTMINSTER DISTRICT



CERTIFIED CORRECT THIS 28 DAY OF AUG. 1998
Alan Olan
R.C.L.E.

