

CITY OF SURREY

BY-LAW NO. 12948

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 "SUBURBAN RESIDENTIAL ZONE (RS)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Lot 18, Section 16, Township 8, New Westminster District,
Plan LMP27384.

(6488 - 186 Street/18638 - 65 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 family-oriented, low density, ground-oriented multiple unit residential buildings and related amenity spaces, which are to be developed in accordance with a comprehensive design in existing urban areas and in new urban areas where density bonus is provided.

B. PERMITTED USES

The land and structures 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. Ground-oriented multiple unit residential buildings.
2. Senior citizens' housing development provided that the said housing is in the form described and subject to the conditions stated in Section B.1 of this Zone.
3. Child care centres, provided that such centres:
 - (a) Do not constitute a singular use on the lot; and
 - (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per dwelling unit.

C. LOT AREA

Refer to Sections D and E of this Zone.

D. DENSITY

- 1 For the purpose of building construction in all Neighbourhood Concept Plan and Infill Areas described and outlined on the map attached as Schedule F of "Surrey Zoning By-law, 1993, No. 12000," as amended the maximum density shall be 1 dwelling unit per acre. The maximum density shall be increased to a maximum of 31 upha [13 upa] and a floor area ratio (FAR) of 0.657 if amenities are provided in accordance with Schedule G of "Surrey Zoning By-law, 1993, No 12000," as amended.

For the purpose of this Section, and notwithstanding the definition of floor area ratio (FAR) in Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000," as amended all covered areas used for parking shall be included in the calculation of FAR.

2. Indoor amenity space required in Sub-section J.1(b) of this By-law, is excluded from the calculation of the floor area ratio (FAR).

E. LOT COVERAGE

The maximum lot coverage shall be 33%.

F. YARD AND SETBACKS

Buildings and structures shall be sited not less than 7.5 metres [25 ft.] from all lot lines (measurements to be determined as per Part 1 Definitions, of Zoning By-law No. 12000).

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 height shall not exceed 10 metres [33 ft.].
2. Accessory buildings and structures: The height shall not exceed 4.5 metres [13 ft.].

H. OFF-STREET PARKING

1. Parking within the required setbacks is not permitted.

2. Ground-Oriented Multiple Unit Residential Buildings:

- (a) Resident Parking: Two (2) off-street parking spaces per dwelling unit, where 50% shall be provided underground or within the building envelope; and
- (b) Visitor Parking: In addition to the required parking spaces stated in Sub-section H.1(a), 0.2 off-street parking space per dwelling unit shall be provided and retained for visitor parking and shall be permitted at finished grade.

3. 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 or within the building envelope; and
- (b) Visitor Parking: In addition to the required parking spaces stated in Sub-section H.2(a), 0.25 off-street parking space per dwelling unit shall be provided and retained for visitor parking and shall be permitted at finished grade.

4. Child Care Centres:

- (a) Refer to Part 5 Off-Street Parking, 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 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 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, of which a maximum of 1.5 square metres [16 sq.ft.] per dwelling unit may be devoted to a child care centre.

2. Child care centres shall be located on the lot such that these centres:
 - (a) Are accessed from a highway, independent from the access to the residential uses permitted in Section B of this Zone; and
 - (b) Have direct access to an open space and play area within the lot.

K. SUBDIVISION

Not applicable to this Zone.

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, 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-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, "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.
 8. Development permits may be required in accordance with the Official Community Plan, as amended.
 9. Provincial licensing of child care centres is 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. 12948."

PASSED FIRST AND SECOND READING on the 8th day of October, 1996.

PUBLIC HEARING HELD thereon on the 4th day of November, 1996.

PASSED THIRD READING on the 18th day of November, 1996.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 14th day of July, 1997.

_____ MAYOR

_____ CLERK