

CITY OF SURREY

BY-LAW NO. 13044

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 ZONE (CD)"

Lot 12, Section 30, Township 2, New Westminster District,
Plan 20565; and

(8285 - 121A Street)

Lot "B", Section 30, Township 2, New Westminster
District, Plan 20948.

(8272 - 120A Street)

(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 28 multiple-family townhouse units, and accessory uses which are to be developed in accordance with a comprehensive design.

B. PERMITTED USES

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

1. Ground oriented multiple residential buildings.
2. 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

Not applicable to this Zone.

D. DENSITY

The maximum density shall not exceed a floor area ratio (FAR) of 0.57. The total number of units shall not exceed 28.

E. LOT COVERAGE

The maximum lot coverage shall be 30%.

F. YARD AND SETBACKS

1. Buildings and structures shall be situated as follows:

- (a) Front Yard - 7.5m
- (b) Rear Yard - 7.5m
- (c) Side Yard - 7.5m

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 11 metres [36 ft.].
- 2. Accessory buildings and structures: The height shall not exceed 4.5 metres [15 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.2(a), 0.2 off-street parking spaces per dwelling unit shall be provided and retained for visitor parking and shall be permitted at finished grade.

(c) Child Care Centres:

- (a) Employee Parking: One (1) off-street parking space for every 2 full-time employees; and
- (b) Short-term parking:
 - (i) One (1) off-street parking space clearly identified as a short-term parking space for every 10 children for which the said facility is licensed or a minimum of 2 parking spaces, whichever is greater; and
 - (ii) This parking requirement shall be based on the maximum number of children for which the said facility is licensed in 1 class. If 2 or more classes are held within 20 minutes of each other, the parking requirement should be based on the maximum number of children in these classes.

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 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 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.] 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 open space and play area within the lot.

K. SUBDIVISION

Lots created through subdivision in this Zone shall conform to the following minimum standards:

Lot Size	Lot Width	Lot Depth
2,000 sq. m [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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

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 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 "Surrey Official Community Plan By-law, 1996, No. 12900," and any amendments thereto.

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, 1997, No. 13044."

PASSED FIRST AND SECOND READING on the 4th day of March, 1997.

PUBLIC HEARING HELD thereon on the 24th day of March, 1997.

PASSED THIRD READING on the 24th day of March, 1997.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 15th day of December, 1997.

_____ MAYOR

_____ CLERK