

CITY OF SURREY

BY-LAW NO. 13493

A by-law to amend Surrey Zoning By-law, 1993, No. 12000,
as amended.

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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 903 of the Municipal Act R.S.B.C. 1996 Chapter 323, as amended, by changing 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 Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

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

Parcel Identifier: 017-424-097, Lot 1, Section 32, Block 1 North,
Range 1 East, New Westminster District, Plan LMP482

(17501 - 2 Avenue)

(hereinafter referred to as the "*Lands*")

2. The following regulations shall apply to the *Lands*:

A. Intent

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

B. Permitted Uses

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

C. Lot Area

Not applicable.

D. Density

For the purpose of *building* construction:

1. *Ground-Oriented Multiple Unit Residential Buildings*: The maximum *density* shall be 25 units per hectare [10 u.p.a.] and the maximum floor area ratio shall be 0.50:

For the purpose of this Section, and notwithstanding the definition of *floor area ratio* 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 *floor area ratio* ("FAR").

2. *Indoor Amenity Space*: The space required in Sub-section J.1(b) of this Zone, is excluded from the calculation of the FAR.

E. Lot Coverage

The maximum *lot coverage* shall be 45%:

F. Yard And Setbacks

Buildings and structures shall be sited in accordance with the minimum *setbacks* as shown on the plan attached hereto as Schedule "A" which forms part of this By-law.

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 *building height* shall not exceed 11 metres [36 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. Parking, except for recreational vehicles, is not permitted within the required *setbacks*.
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. Required resident parking may be provided in a tandem arrangement, or one stall in front of the other, for all units, such that, of the two (2) off-street parking spaces required per unit, one (1) of the stalls provided has impeded access to a manoeuvring aisle when both parking spaces are occupied.

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*.

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, 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 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.
 8. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
 9. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13493."

PASSED FIRST AND SECOND READING on the 6th day of July, 1998.

PUBLIC HEARING HELD thereon on the 27th day of July, 1998.

PASSED THIRD READING on the 27th day of July, 1998.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 24th day of June, 2002.

_____ MAYOR

_____ CLERK