

THE CORPORATION OF THE DISTRICT OF SURREY

BY-LAW NO. 11223

A by-law to amend "Surrey Zoning By-law, 1979, No. 5942

As amended by Bylaw No: 16723, 07/13/09

.....

THIS IS A CONSOLIDATED BYLAW PREPARED BY THE CITY OF SURREY FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.

The MUNICIPAL COUNCIL of the Corporation of District of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. "Surrey Zoning By-law, 1979, No. 5942," 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 III of the said By-law No. 5942, is hereby amended as follows:

FROM: "SUBURBAN RESIDENTIAL ZONE (RS)"
TO: "COMPREHENSIVE DEVELOPMENT ZONE (C-D)"

Lot 3, Section 21, Township 2, New Westminster District, Plan 83554; and
(7515 - 138 Street)

Lot 4, Section 21, Township 2, New Westminster District, Plan 83554;
(13780 - 76 Avenue)

2. The following regulations shall apply to the lands herein:

A. INTENT

This zone is intended to accommodate and regulate the development of medium density high rise multi-family housing, and a personal care facility in a comprehensive manner.

B. PERMITTED USES

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

1. High Rise Apartment Buildings
2. Medium Rise Apartment Buildings
3. Personal Care Facility, provided that such use shall be subject to the provisions of the Community Care Facility's Act.

Locations of the above uses and buildings shall be in general conformity with the site plan as shown in Schedule "A".

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this By-law, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all the following services and facilities have been provided and are immediately available and are adequate therefore to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the RM-3 zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks and transit service facilities shall be provided and constructed to the standards set out for the RM-3 zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY

The site is divided into 6 lots as outlined on Schedule "B". The maximum density for each area shall be as follows:

<u>Lots</u>	<u>Area</u>	<u>F.A.R.</u>
1	.979 Ha	1.14
2	.391 Ha	1.31
3	.347 Ha	1.25
4	.359 Ha	1.38
6	1.001 Ha	2.46

Provided that the maximum density over the entire site as outlined on Schedule "B" shall not exceed a floor area ratio of 1.5.

E. SITE COVERAGE

The maximum site coverage shall be sixty (60) percent for each lot as described in Section D. above.

F. SUBDIVISION

1. Lot size: The minimum lot size shall be one thousand three hundred (1,300) square metres [14,000 sq. ft.].
2. Lot width: The minimum lot width measured at a distance of seven decimal five (7.5) metres from the front property line shall be not be less than thirty-six (36) metres [120 ft.].

G. HEIGHT OF STRUCTURES

The maximum height of building and structures shall be as follows:

Apartments

Buildings A, D, E, F, and G 4 storeys

Personal Care

Building J 4 storeys

High Rise Towers

Building H 15 storeys

Building I 17 storeys

The appropriate location of all the buildings are as shown on Schedule "A".

H. YARDS AND SETBACKS

1. Minimum setbacks of all principal buildings from lot lines shall be as shown on Schedule "A".
2. Minimum setbacks of all accessory buildings and structures shall be 7.5m [25 feet] from all lot lines.

I. OFF-STREET PARKING

1. Off-street parking shall be provided in accordance with Part V of the "Surrey Zoning By-law, 1979, No. 5942".
2. All off-street parking spaces, except for the spaces specifically designated for visitors as required under I.1 above, shall be provided underground.

Notwithstanding the above, parking for visitors and the disabled shall be provided for each area in accordance with Section 6 of Part V of the "Surrey Zoning By-law, 1979, No. 5942", as amended.

J. LANDSCAPING

1. Landscaping and screening shall be provided and maintained as shown in Schedule "B".
2. The boulevard areas of highways abutting a site shall be seeded or sodded with grass on the side of the highway abutting the site, 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 thereon.

K. AREAS FOR PLAY AND RECREATION

1. Areas for play and recreation shall be provided as herein set out:
 - (a) Open air recreation areas such as playgrounds, tennis courts, physical fitness courses, in the amount of three (3) square metres per dwelling unit [32 sq. ft.].
 - (b) Indoor recreation areas such as recreation rooms, clubhouses, pools, saunas, in the amount of one decimal four (1.4) square metres per dwelling unit [15 sq. ft.].
2. Areas for play and recreation shall be used for play and recreation only, and shall be exclusive of any areas for maintenance, storage, or office for property management.
3. Areas for play and recreation and all recreational facilities shall be continuously maintained and operated as play and recreational areas, and kept open to the residents at all reasonable times.

L. GENERAL PROVISIONS

The provisions of Parts I, II, III, IV, V, VI, VII, VIII, and IX of "Surrey Zoning By-law, 1979, No. 5942", as amended, shall apply to development of this site, as are relevant and non-contradictory with the specific provisions of this By-law.

M. DEVELOPMENT COST CHARGES

All building construction and/or subdivision under this zone shall be subject to the "Surrey Development Cost Charge By-law No. 7996", and amendments thereto, based on the uses and zones as permitted and listed under Section B.

N. DOCUMENTATION

The following schedules are attached to and form part of this by-law.

Schedule "A" Sites, building locations, and setbacks

Schedule "B" Landscape Plan

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1992, No. 11223".

READ A FIRST AND SECOND TIME on the 9th day of March, 1992.

PUBLIC HEARING HELD thereon on the 6th day of April, 1992.

READ A THIRD TIME ON THE 27th day of April, 1992.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 25th day of May, 1993.

_____MAYOR

_____CLERK

Pursuant to By-law No. 16723
adopted July 13, 2009, reference to
Lot 5 is deleted



