

THE CORPORATION OF THE DISTRICT OF SURREY

BY-LAW NO. 11899

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

THE MUNICIPAL COUNCIL of The Corporation of the 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 "ASSEMBLY HALL ZONE (P-A)" TO "COMPREHENSIVE DEVELOPMENT ZONE (C-D)"

Lot "E", District Lot 52, Group 2, New Westminster District, Plan 3675.

(2916 McBride 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 for assembly halls, child care facilities, and visitors accommodation for religious and social purposes.

B. PERMITTED USES

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

1. Assembly halls.
2. Dormitories.
3. Lodges.
4. Cabins
5. Child Care Centre.
6. Community Services.
7. A single family dwelling and customary accessory uses, or, if the site area is nine hundred thirty (930) square metres [10,000 sq.ft.] or greater and the site width is twenty-four (24) metres [80 ft.] or greater, a two-family dwelling and customary accessory uses.
8. Accessory buildings and structures, including a residence for the accommodation of an official, manager, or caretaker of the principal use.

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 to be erected or placed, and any use to be 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:

- (a) Sanitary sewer, waterworks and drainage works to the standards of the P-A Zone set out in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto as applicable.
- (b) All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks and transit service facilities to the standards of the P-A Zone set out in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto as applicable.
- (c) Where the uses permitted for the site under the zone, as listed in Section B herein, have varying highway and/or servicing standards of the P-A Zone as set out in "Surrey Subdivision By-law, 1986, No. 8830", and amendments thereto, the standards requiring the greatest capacity shall apply over the entire site.

D. DENSITY

The maximum density shall not exceed a floor area ratio of zero decimal five (0.5).

E. SITE COVERAGE

The maximum site coverage shall be forty (40) per cent of the area of the lands.

F. SUBDIVISION

The minimum lot size shall be two thousand (2,000) square metres [21,500 sq. ft.].

G. SITE AREA

The minimum site area shall be one thousand (1,000) square metres [10,800 sq. ft.].

H. HEIGHT OF STRUCTURES

The maximum height of any building or structure shall not exceed nine (9) metres [30 ft.].

I. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. The minimum setback from Sullivan Street shall be zero decimal twenty-one (0.21) metres [0.7 ft.].
2. The minimum setback from McBride Avenue shall be zero decimal twenty-four (0.24) metres [0.8 ft.].
3. The minimum setback from McKenzie Avenue shall be zero decimal forty-three (0.43) metres [1.4 ft.].
4. The minimum setback from Sunshine Alley shall be two decimal eight (2.8) metres [9.2 ft.].
5. Notwithstanding Section I, 1, 2, 3, and 4, setbacks for buildings exceeding seven (7) metres [23 ft.] shall be no less than one-half of the height of said building.

J. LANDSCAPING

Any building or structure being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter set forth:

1. Landscaping shall cover a minimum of ten (10) per cent of the developed site area.
2. A continuous landscaping strip not less than three (3) metres [10 ft.] wide shall be provided along the developed portion of each side of the site which abuts a public highway. This landscaping strip need not have a net area exceeding ten (10) per cent of the developed site area, and may be interrupted at boulevard crossings, or to provide necessary pedestrian access for entering a building.

K. OFF-STREET PARKING

No off-street parking shall be provided in a front yard.

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 provision of this By-law.

M. DOCUMENTATION

Building siting plan and design plan shall be in general accordance to that shown on Schedule "A" and Schedule "B", which are attached hereto and form part of this By-law.

Authority for assuring whether changes to siting and design plans are in general accordance with this By-law is delegated to the General Manager of Planning and Development Department or his designate.

N. DEVELOPMENT COST CHARGES

All building construction and/or subdivision under this zone shall be subject to the "Surrey Development Cost Charge By-law 7996", and amendments thereto, based on P-A Zone and the uses as permitted and listed under Section 2(B) of this Zone and as defined under Part I, Definition, of the Zoning By-law.

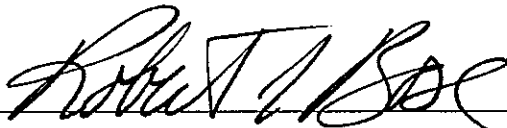
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1993, No. 11899."

READ A FIRST AND SECOND TIME on the 21st day of June, 1993.


PUBLIC HEARING HELD thereon on the 26th day of July, 1993.

READ A THIRD TIME on the 27th day of July, 1993.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 13th day of December, 1993.



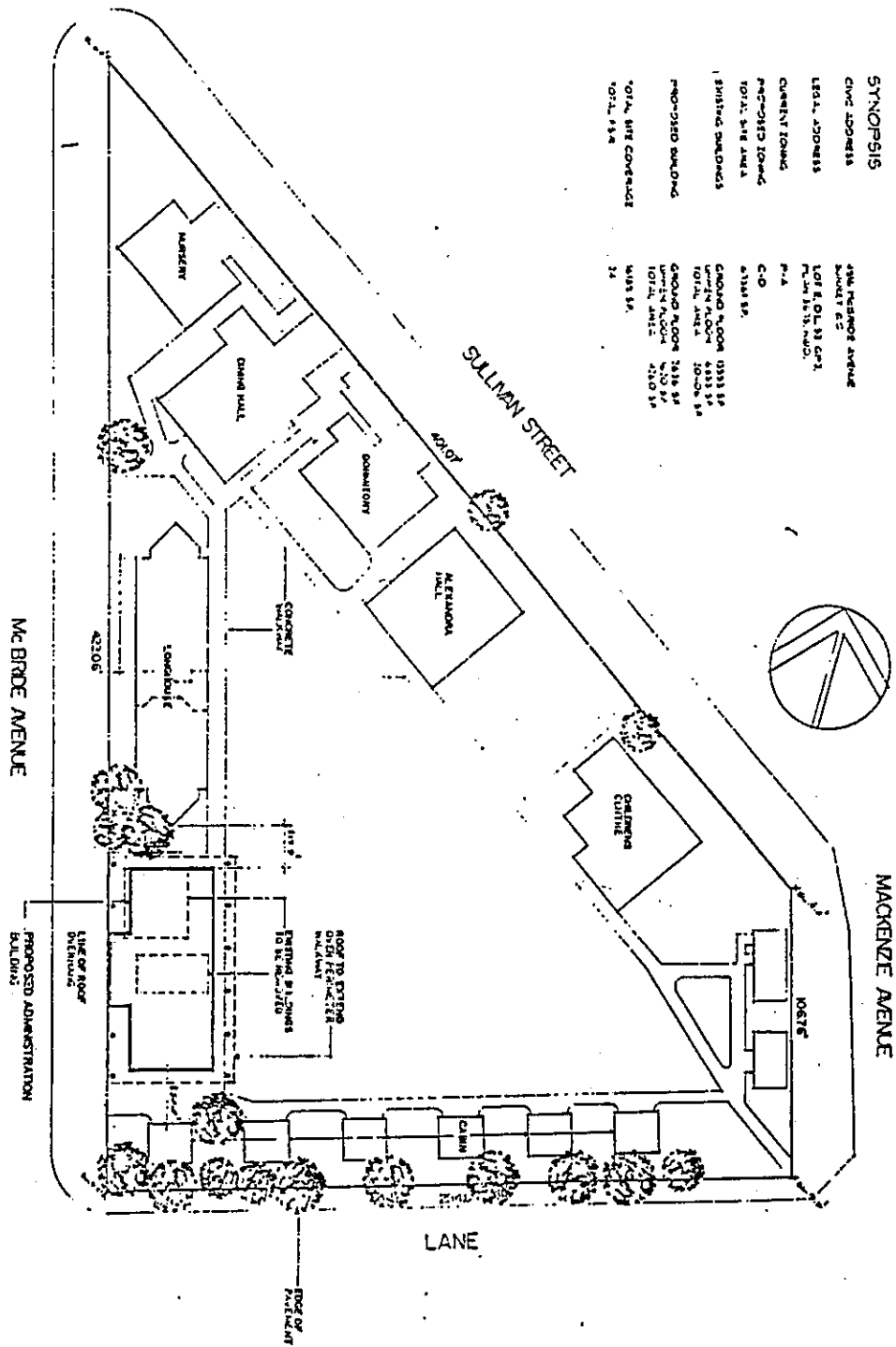
MAYOR



CLERK

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APPENDIX III



SYNOPSIS

CIVIC ADDRESS
 494 HERBERT AVENUE
 SUITE 202
 LOS ANGELES
 90015

CLIENT
 CALIFORNIA
 POST OFFICE
 1011 5th AVE
 LOS ANGELES

EXISTING BUILDINGS
 PROPOSED BUILDING

TOTAL SITE COVERAGE
 101.55%

494 HERBERT AVENUE
 SUITE 202
 LOT 6, O.L. 33 C.P.1
 PLAN 15, 16, 17, 18, 19, 20, 21
 P.A.

C-10
 37188 S.F.

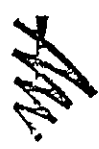
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SECOND FLOOR 1011 S.F.
TOTAL AREA 2022 S.F.

GROUND FLOOR 1011 S.F.
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TOTAL AREA 2022 S.F.

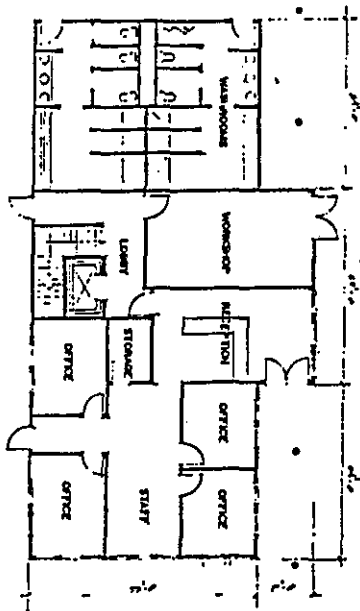
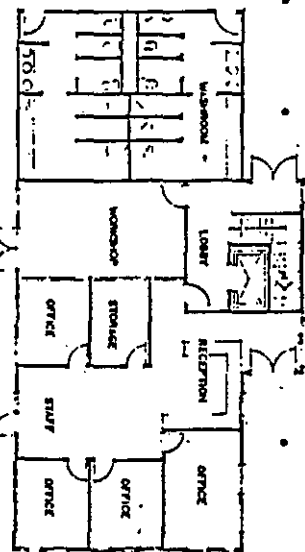
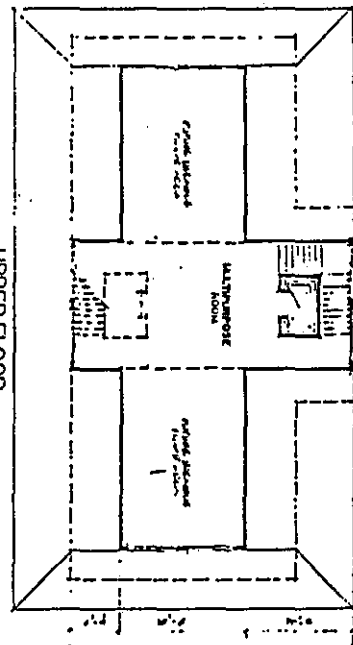
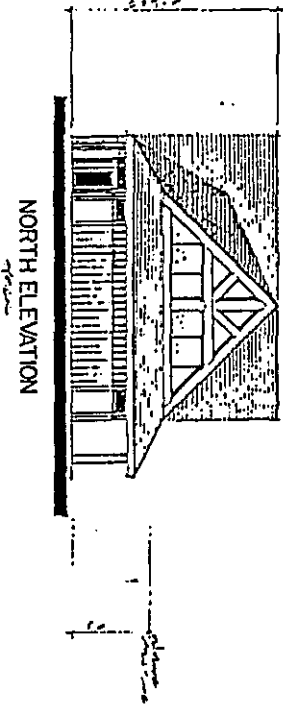
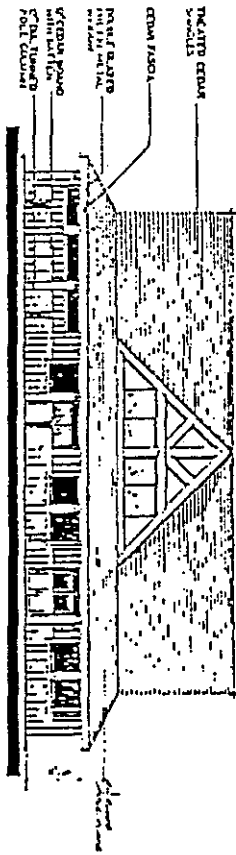
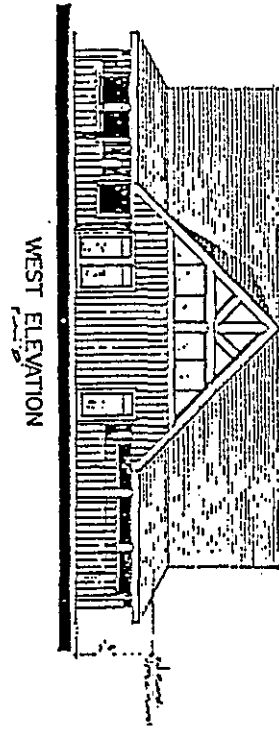
LANDSCAPE DESIGN PHASE
 10/1/93

CAMP ALEXANDRA
 ADMINISTRATION BLDG.

Ankenman
 Associates
 Architects
 Inc.
 1011 5th Ave
 Los Angeles, CA 90015
 Telephone: (213) 475-1111
 Fax: (213) 475-1112

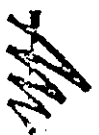


SITE PLAN
 Scale: 1" = 30'-0"
 Date: 10/1/93
 Status: Checked
 Drawn by: SCS
 Design by: A2
 Date: 10/1/93



CAMP ALEXANDRA
ADMINISTRATION BLDG.
CRESCENT BEACH BC.

Ankenman
Associates
Architects
Inc.



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AMERICAN DESIGN PANEL
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