

CITY OF SURREY

CERTIFIED

BY-LAW NO. 12211

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 "A", Section 18, Township 2,
New Westminster District, Plan 14455;

(12056 - 66 Avenue)

Lot "B", Section 18, Township 2,
New Westminster District, Plan 14455;

(12080 - 66 Avenue)

Lot "C", Section 18, Township 2,
New Westminster District, Plan 14455; and

(12092 - 66 Avenue)

Lot 2, EXCEPT: Firstly: Parcel A
(Explanatory Plan 12697); Secondly: North
106 Feet; and Thirdly: Part on Statutory
Right of Way Plan 83440, Section 18,
Township 2, New Westminster District,
Plan 1250.

(6508 - 120 Street)

(hereinafter referred to as "the lands")

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, multiple unit residential buildings and related amenity spaces which are to be developed in accordance with a comprehensive design.

B. PERMITTED USES

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. Multiple unit residential buildings.
2. Senior citizens' housing development.
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.
4. Accessory uses including car parking and indoor amenity space.

C. LOT AREA

2.3 ha [5.8 acres minimum]

D. DENSITY

For the purpose of building construction:

1. Multiple Unit Residential Buildings: The maximum density shall be:

Floor Area Ratio: 1.13

Total Number of Units Shall Not Exceed: 222

2. Indoor Amenity Space: The space required in Sub-section J.1(b) of this zone is excluded from the calculation of the Floor Area Ratio.

E. LOT COVERAGE

The maximum lot coverage shall be 45%.

F. YARD AND SETBACKS

Buildings and structures shall be sited not less than 7.5 metres [25 ft.] from all lot lines.

G. HEIGHT OF BUILDINGS

1. Principal buildings: The height shall not exceed 13 metres [43 ft.].
2. Accessory buildings and structures: The height shall not exceed 4.5 metres [15 ft.].

H. OFF-STREET PARKING

1. Multiple Unit Residential Buildings and Ground-Oriented Multiple Unit Residential Buildings:

(a) Resident Parking:

(i) One decimal five (1.5) off-street parking spaces shall be provided for every dwelling unit with 1 or less bedroom;

(ii) One decimal seventy-five (1.75) off-street parking spaces shall be provided for every dwelling unit with 2 bedrooms; and

(iii) Two (2) off-street parking spaces shall be provided for every dwelling unit with 3 or more bedrooms.

(b) Visitor parking: Of 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.

(c) All required parking shall be located underground.

2. 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.

(c) All required parking shall be located underground.

3. Child Care Centres:

(a) No parking for child care centres shall be permitted within any required setbacks; and

(b) Refer to Part 5 Off-Street Parking, of Surrey Zoning By-law, 1993, No. 12000 and any subsequent amendments thereto.

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 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 have direct access to an open space and play area within the lot.
3. Balconies are required for all dwelling units which are not ground-oriented and shall be a minimum of 5% of the dwelling unit or 4.6 square metres [50 sq.ft.] per dwelling unit, whichever is greater.

K. SUBDIVISION

Not applicable.

L. OTHER REGULATIONS

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of By-law No. 12000 and in accordance with the servicing requirements for the RM-45 Zone as set forth in "Surrey Subdivision and Development By-law", as amended.
2. General provisions on use are as set out in Part 4 General Provision of By-law No. 12000, as amended.
3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, of By-law No. 12000, as amended.
4. Sign regulations are as set out in Part 6 Signs, By-law No. 12000, as amended.
5. Special building setbacks are as set out in Part 7 Special Building Setbacks, of By-law No. 12000, as amended.
6. Building permits shall be subject to the "Surrey Building By-law", as amended, and the "Surrey Development Cost Charge By-law", as amended, and the development costs charge shall be based on the RM-45 Zone.
7. Development permits may be required in accordance with the Official Community Plan, as amended.

8. 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.

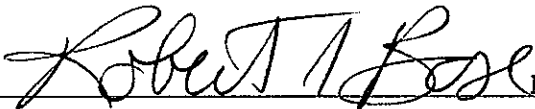
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1994, No. 12211."

READ A FIRST AND SECOND TIME on the 28th day of February, 1994.

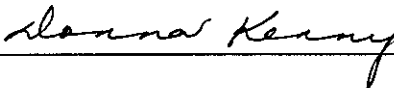
PUBLIC HEARING HELD thereon on the 29th day of March, 1994.

READ A THIRD TIME on the 18th day of April, 1994.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 24th day of October, 1994.



MAYOR



CLERK

CLKBLW 2538