

CITY OF SURREY

**CERTIFIED**

BY-LAW NO. 12215

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 "FAMILY RESIDENTIAL - DUPLEX ZONE (R-F(D))"  
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Strata Lot 2, Section 35, Block 5 North, Range 2 West, New Westminster District, Strata Plan NW1086, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1;

(13787 - 99A Avenue)

Strata Lot 1, Section 35, Block 5 North, Range 2 West, New Westminster District, Strata Plan NW1086, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1;

(13789 - 99A Avenue)

Strata Lot 1, Section 35, Block 5 North, Range 2 West, New Westminster District, Strata Plan NW1085, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1;

(9971 - 138 Street)

Strata Lot 2, Section 35, Block 5 North, Range 2 West, New Westminster District, Strata Plan NW1085, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1;

(9973 - 138 Street)

Strata Lot 1, Section 35, Block 5 North, Range 2 West, New Westminster District, Strata Plan NW1084, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1;

(9981 - 138 Street)

Strata Lot 2, Section 35, Block 5 North, Range 2 West, New Westminster District, Strata Plan NW1084, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1;

(9983 - 138 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 a medium density, medium-rise, multiple unit residential building and related amenity space.

B. PERMITTED USES

The land and structures shall be used for multiple unit residential buildings only.

C. LOT AREA

Not applicable to this zone.

D. DENSITY

1. The maximum density shall be 1.3 FAR and 111 units per hectare [45 u.p. acre].
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 (FAR).

E. LOT COVERAGE

The maximum lot coverage shall be 45%.

F. YARD AND SETBACKS

Buildings and structures shall be sited not less than 4.5 metres [15 feet] from all lot lines (measurements to be determined as per Part 1 Definitions, of By-law No. 12000, as amended).

G. HEIGHT OF BUILDINGS

Measurements to be determined as per Part 1 Definitions of By-law No. 12000, as amended:

1. Principal buildings: The height shall not exceed 15 metres [50 feet].
2. Accessory buildings and structures: The height shall not exceed 4.5 metres [15 feet].

H. OFF-STREET PARKING

The following should be read in conjunction with Part 5 Off-Street Parking of By-law No. 12000, as amended:

1. Multiple Unit Residential Buildings:

(a) Resident Parking:

- i. One decimal five (1.5) off-street parking spaces for every dwelling unit with 1 or less bedrooms;
- ii. One decimal seventy-five (1.75) off-street parking spaces for every dwelling unit with 2 bedrooms;
- iii. Two (2) off-street parking spaces for every dwelling unit with 3 or more bedrooms; and
- iv. Fifty percent (50%) of all required resident parking shall be located underground.

(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 and shall be provided underground.

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 feet] 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 feet] 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.
2. Balconies are required for all dwelling units which are not ground-oriented and shall be a minimum of 5% of the dwelling unit size or 4.6 square metres [50 sq. ft.] per dwelling unit, whichever is greater.

K. SUBDIVISION

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

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

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

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, as amended, 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.

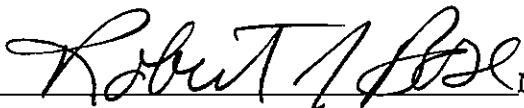
4. Sign regulations are as set out in Part 6 Signs, By-law No. 12000, as amended.
  5. Special building setbacks are as set out in Part 7 Special Building Setbacks, of By-law No. 12000, as amended.
  6. Building permits shall be subject to the "Surrey Building By-law", as amended, and the "Surrey Development 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. 12215."

READ A FIRST AND SECOND TIME on the 7th day of March, 1994.

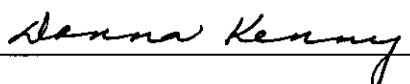
PUBLIC HEARING HELD thereon on the 11th day of April, 1994.

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 26th day of July, 1994.

  
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MAYOR

CLKBLW 2542

  
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CLERK