

CITY OF SURREY

BY-LAW NO. 12232

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 ZONE (R-F)"  
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Lot "A" (P58844), Block 8, Section 14, Township 1, New Westminster District,  
Plan 2015.

(1941 - 154 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 medium-density, medium rise, multiple unit residential buildings and related amenity spaces, which are to be developed in accordance with a comprehensive design.

B. PERMITTED USES

The 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.

C. LOT AREA

Not applicable to this Zone.

D. DENSITY

For the purpose of building construction:

1. Multiple Unit Residential Buildings: The maximum density shall be 111 units per hectare [44 units per acre], and a maximum Floor Area Ratio of 1.400.
2. Indoor Amenity Space: The space required in Sub-section J.1(b) of this By-law is excluded from the calculation of the Floor Area Ratio (FAR).

#### E. LOT COVERAGE

The maximum lot coverage shall be 39%.

#### F. YARD AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

- (a) Front Yard: The minimum front yard shall be seven decimal five (7.5) metres [25 ft.].
- (b) Side Yard: The minimum side yard shall be three decimal six (3.6) metres [12 ft.] provided however that the side yard shall be increased to not less than seven decimal five (7.5) metres [25 ft.] on the side property line fronting onto a flanking street.
- (c) Rear Yard: The minimum rear yard shall be seven decimal five (7.5) metres [25 ft.].

#### G. HEIGHT OF STRUCTURES

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. Principal buildings: The height shall not exceed 15 metres (50 ft.).
2. Accessory buildings and structures: The height shall not exceed 4.5 metres (15 ft.).

#### H. OFF-STREET PARKING

The following should be read in conjunction with Part 5 Off-Street Parking, of this By-law:

1. Multiple Unit Residential Buildings:
  - (a) Resident Parking:
    - (i) One decimal five (1.5) off-street parking spaces for every dwelling unit with one or less bedrooms;
    - (ii) One decimal seventy-five (1.75) off-street parking spaces for every dwelling unit with two bedrooms;
    - (iii) Two (2) off-street parking spaces for every dwelling unit with three or more bedrooms; and
    - (iv) Ninety-five percent (95%) 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:
    - (i) Prohibited within any required setbacks; and
    - (ii) Permitted at finished graded.

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.
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 metres [50 sq. ft.] per dwelling unit, whichever is greater.

K. 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 "Surrey Subdivision and Development By-law."
  2. General provisions on use are as set out in Part 4 General Provision of By-law No. 12000.
  3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, of By-law No. 12000.
  4. Sign regulations are as set out in Part 6 Signs, By-law No. 12000.
  5. Special building setbacks are as set out in Part 7 Special Building Setbacks, of By-law No. 12000.
  6. Building permits shall be subject to the "Surrey Building By-law," and the "Surrey Development Cost Charge By-law," 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.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1994, No. 12232."

READ A FIRST AND SECOND TIME on the 21st day of March, 1994.

PUBLIC HEARING HELD thereon on the 2nd day of May, 1994.

READ A THIRD TIME on the 9th day of May, 1994.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 26th day of July, 1994.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK