

CITY OF SURREY

BY-LAW NO. 12260

A by-law to amend "Surrey Zoning By-law,
1993, No. 12000".

.....

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 34, Except: Parcel "F" (By-law Plan 82296),
 Section 19, Township 2, New Westminster District,
 Plan 34315.

(12615 - 72 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 to accommodate and regulate the development of a 46 unit townhouse/apartment complex.

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. Ground-oriented multiple unit residential buildings.
2. Multiple unit residential buildings.
3. Senior citizens' housing development provided that the said housing is in the form described and subject to the conditions stated in Section B.1 of this Zone.

C. LOT AREA

Not applicable to this Zone.

D. DENSITY

For the purpose of building construction:

1. Ground-Oriented Multiple Unit Residential Buildings:
2. Multiple Unit Residential Buildings: The maximum density shall be calculated as follows:

Maximum Density FAR	U.P.A.
0.85	42 U.P.A.

Where FAR is floor area ratio and U.P.A. is units per 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 ration (FAR).

E. LOT COVERAGE

The maximum lot coverage shall be 30%.

F. YARD AND SETBACKS

Buildings and structures shall be sited in accordance with the following minimum setbacks:

For the purpose of this By-law, the lot frontage is defined as being on 72 Avenue.

Buildings & Structures:

- (a) Front Yard (72 Avenue) - 9.7m (32 ft.)
- (b) Rear Yard - 7.5m (25 ft.)
- (c) Side Yard (East) - 7.5m (25 ft.)
- (d) Side Yard (west) - 7.5 (25 ft.)

G. HEIGHT OF BUILDINGS

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

- 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

1. Parking within the required setbacks are not permitted.
2. Ground-Oriented Multiple Unit Residential Buildings and 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 bedroom;
 - (ii) One decimal seventy-five (1.75) off-street parking spaces shall be provided for every dwelling unit with 2 bedrooms;
 - (iii) Two (2) off-street parking spaces shall be provided for every dwelling unit with 3 or more bedrooms; and
 - iv) Fifty per cent (50%) of all required resident parking shall be provided underground or within the building envelope.

(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 permitted at finished grade.

3. 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 and shall be permitted at finished grade.

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. 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

Not applicable for this zone.

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 Surrey Zoning 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 Surrey Zoning By-law No. 12000, as amended.
3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, of Surrey Zoning By-law No. 12000, as amended.
4. Sign regulations are as set out in Part 6 Signs, Surrey Zoning By-law No. 12000, as amended.
5. Special building setbacks are as set out in Part 7 Special Building Setbacks, of Surrey Zoning 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.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1994, No. 12260."

READ A FIRST AND SECOND TIME on the 5th day of December, 1994.

PUBLIC HEARING HELD thereon on the 16th day of January, 1995.

READ A THIRD TIME on the 23rd day of January, 1995.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 26th day of May, 1997.

E. Carissie A/ MAYOR
Shonna Kenney CLERK

CLKBLW2898