

CITY OF SURREY

**CERTIFIED**

BY-LAW NO. 12606

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 "ONE-ACRE RESIDENTIAL ZONE (RA)" TO  
"COMPREHENSIVE DEVELOPMENT ZONE (CD)"

North 181 Feet Lot 8, Except: Firstly:  
Parcel "B" (By-law Plan 64575) Secondly: Part  
Road on Plan 84195, Section 18, Township 2, New  
Westminster District, Plan 2285; and

(6926 - 120 Street)

South 200.4 Feet Except: Part Road on Plan  
83854, of Lot 7, Section 18, Township 2, New  
Westminster District, Plan 2285.

(6942 - 120 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 permit and regulate the development of an apartment and townhouse complex with related recreational facilities, which are to be developed in accordance with a comprehensive design

"Block 1", and "Block 2" means that land outlined as shown on Schedule "A" attached to and forming part of this By-law.

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:

Block 1

1. Ground-oriented multiple unit residential buildings (Townhouses).

Block 2

1. Multiple unit residential buildings (Apartments).

C. LAND DEVELOPMENT

Block 1

Land development shall be in accordance with the provisions of Part 21 RM-15 Multiple Residential 15 Zone, of "Surrey Zoning By-law, 1993, No. 12000", as amended.

Block 2

Land development shall be in accordance with the provisions of Part 23, RM-45 Multiple Residential 45 Zone, of "Surrey Zoning By-law, 1993, No. 12000", as amended.

D. DENSITY

	<u>Maximum Number of Units</u>
Block 1 (Townhouses)	56
Block 2 (Apartments)	61

E. LOT COVERAGE

The maximum overall lot coverage shall not exceed 30%.

F. YARD AND SETBACKS

Buildings and structures shall be sited not less than 7.5 metres [25 ft.] from all lot lines (measurements to be determined as per Part 1 Definitions, of "Surrey Zoning By-law, 1993, No. 12000", as amended.

G. HEIGHT OF BUILDINGS

Block 1 (Townhouses)

Measurements to be determined as per Part 1 Definitions, of "Surrey Zoning By-law, 1993, No. 12000", as amended.

1. Principal buildings: The height shall not exceed 11 metres [36 ft.].
2. Accessory buildings and structures: The height shall not exceed 4.5 metres [15 ft.].

Block 2 (Apartments)

Measurements to be determined as per Part 1 Definitions, of "Surrey Zoning By-law, 1993, 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

Block 1 (Townhouses)

1. Parking within the required setbacks is not permitted.
2. Ground-Oriented Multiple Unit Residential Buildings:
  - (a) Resident Parking: Two (2) off-street parking spaces 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), 0.2 off-street parking space per dwelling unit shall be provided and retained for visitor parking and shall be permitted at finished grade.

Block 2 (Apartments)

1. Parking within the required setbacks is not permitted.

2. Multiple Unit Residential Buildings and Ground-Oriented 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 two bedrooms; and

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

iv Fifty percent (50%) of all required resident parking shall be provided underground or within the building envelope.

(b) Visitor Parking: Of the required parking stated in Sub-section H.2(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.

I. LANDSCAPING

Blocks 1 and 2

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

Blocks 1 and 2

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 as 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

Does not apply to 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, 1993, No. 12000", as amended, and in accordance with the servicing requirements for the RM-15 Zone for Block 1 and the RM-45 Zone for Block 2 as set forth in "Surrey Subdivision and Development By-law, 1986, No. 8830", as amended.
2. General provisions on use are as set out in Part 4 General Provision of "Surrey Zoning By-law, 1993, 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, 1993, No. 12000", as amended.
4. Sign regulations are as set out in Part 6 Signs, "Surrey Zoning By-law, 1993, No. 12000", as amended.
5. Special building setbacks are as set out in Part 7 Special Building Setbacks, of "Surrey Zoning By-law, 1993, No. 12000", as amended.
6. Building permits shall be subject to the "Surrey Building By-law 1987, No. 9011", as amended, and the "Surrey Development Cost Charge By-law, 1993, No. 11951", as amended, and the development cost charges shall be based on the RM-15 Zone for Block 1 and the RM-45 Zone for Block 2.
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, 1995, No. 12606."

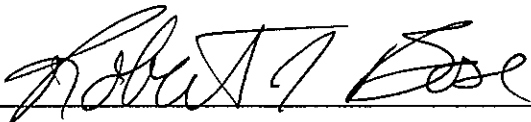
READ A FIRST AND SECOND TIME on the 3rd day of April, 1995.

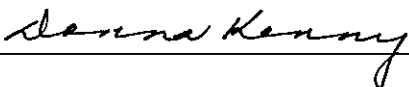
PUBLIC HEARING HELD thereon on the 26th day of June, 1995.

READ A THIRD TIME on the 10th day of July, 1995.

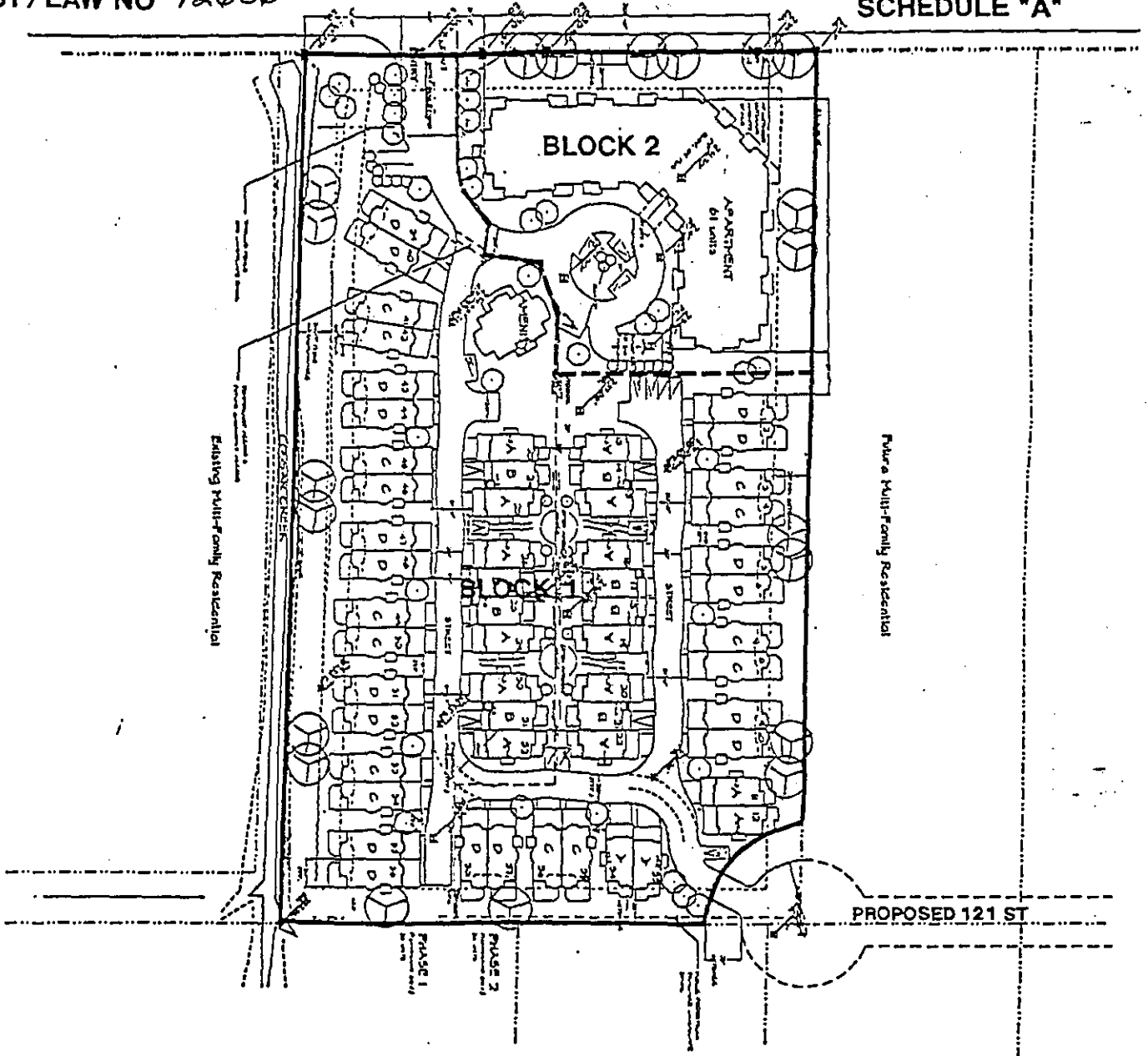


RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 31st day of July, 1995.

  
\_\_\_\_\_ MAYOR

  
\_\_\_\_\_ CLERK

BLW3004

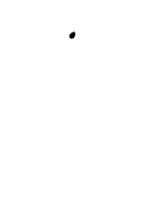
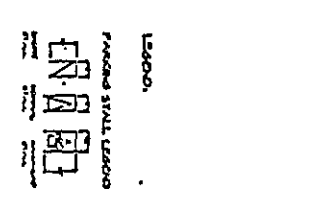
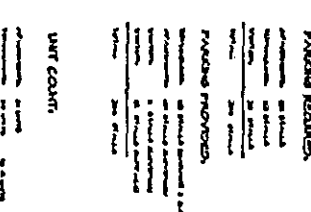
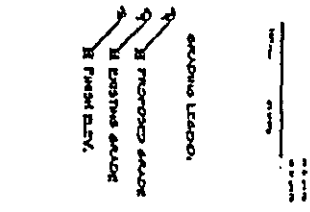


ALL SITE INFORMATION TAKEN FROM SURVEY PLAN FILE #2526 PURSUANT BY: HUNTER & ASSOCIATES INC - CIVIL ENGINEERS 100 W. 10th Street, S.E. OKLAHOMA CITY, OK 73102

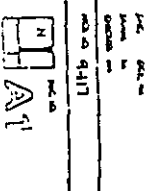
DATE: 10/1/11

SCALE: AS SHOWN

SEEKING TO LANDSCAPE PLANS FOR LANDSCAPE DRAWINGS



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OWNER: COSAR CREEK HOMES LTD.

DESIGNER: HUNTER & ASSOCIATES INC - CIVIL ENGINEERS

DATE: 10/1/11

SCALE: AS SHOWN

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