

CITY OF SURREY

BY-LAW NO. 12670

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 "B", Section 14, Township 1, New Westminster District, Plan 18732.

(15339 - 16 Avenue)

Parcel "A" (Explanatory Plan 15203), Lot 3, Block 1, Section 14, Township 1, New Westminster District, Plan 2015.

(15345 - 16 Avenue)

Lot 1, Section 14, Township 1, New Westminster District, Plan 15785.

(15357 - 16 Avenue)

Lot 2, Section 14, Township 1, New Westminster District, Plan 15785.

(15371 - 16 Avenue)

Lot 3, Section 14, Township 1, New Westminster District, Plan 15785.

(15381 - 16 Avenue)

Lot 4, Except: Parcel B (Bylaw Plan 83559); Section 14, Township 1, New Westminster District, Plan 15785.

(15389 - 16 Avenue)

West Half Lot "C", Section 14, Township 1, New Westminster District, Plan 18732.

(15334 - 16A Avenue)

The East Half of Lot "C", Section 14, Township 1, New Westminster District, Plan 18732.

(15336 - 16A Avenue)

Lot 5, Section 14, Township 1, New Westminster District, Plan 15785.

(15354 - 16A Avenue)

Lot 6, Section 14, Township 1, New Westminster District, Plan 15785.

(15362 - 16A Avenue)

Lot 7, Section 14, Township 1, New Westminster District, Plan 15785.

(1629 - 154 Street)

Lot 8, Section 14, Township 1, New Westminster District, Plan 15785.

(15380/82 - 16A 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 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:

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 165 units per hectare (67 units per acre), and a Maximum Floor Area Ratio of 1.500.
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 41%.

F. YARD AND SETBACKS

1. Buildings and structures shall be situated as follows:
 - (a) Front Yard - The minimum front yard shall be seven decimal five (7.5) metres (25 feet).
 - (b) Rear Yard - The minimum rear yard shall be seven decimal five (7.5) metres (25 feet).
 - (c) Side Yard - The minimum side yard shall be seven decimal five (7.5) metres (25 feet).

G. HEIGHT OF BUILDINGS

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 feet].

H. OFF-STREET PARKING

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 bedrooms;
 - (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 B.5(a) of "Surrey Zoning By-law, 1993, No. 12000", as amended, 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

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.

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 "Surrey Zoning By-law, 1993, 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, 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 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.
9. Provincial licensing of neighbourhood pubs is regulated by the Liquor Control and Licensing Act R.S.B.C.

2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1995, No. 12670."

READ A FIRST AND SECOND TIME on the 31st day of July, 1995.

PUBLIC HEARING HELD thereon on the 11th day of September, 1995.

READ A THIRD TIME on the 18th day of September, 1995.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 29th day of July, 1996.

_____ MAYOR

_____ CLERK

CLKBLW 3080