

CITY OF SURREY

BY-LAW NO. 12887

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

Lot 8, District Lot 165, Group 2, New Westminster District, Plan 6951; and

(3383 King George Highway)

Lot 1, District Lot 165, Group 2, New Westminster District, Plan 11010.

(3395 King George Highway)

(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 ground-oriented, low density housing 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. Duplexes.
2. Ground-oriented 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 and 2 of this Zone.
4. Child care centres, provided that such centres:
 - (a) Do not constitute a singular use on the lot; and
 - (b) Do not exceed a total of 3.0 square metres [32 sq. ft.] per dwelling unit.

C. LOT AREA

Not applicable to this Zone.

D. DENSITY

The maximum density shall be 7 units per acre. Maximum Floor Area Ratio (FAR) shall be .30.

E. LOT COVERAGE

The maximum lot coverage shall be 22%.

F. YARD AND SETBACKS

1. Buildings and structures shall be situated as follows:

From King George Highway - 15 metres

North - 7.5 metres

South - 7.5 metres

West - 7.5 metres

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 9 metres [30 ft.].
2. Amenity building: The height shall not exceed 4 metres [13 ft.].

H. OFF-STREET PARKING

1. Parking within the required setbacks is not permitted.
2. Duplexes and Ground Oriented Multi-Family Residential :
 - (a) Resident Parking: Two(2) off-street parking spaces per dwelling unit.
 - (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.

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.

4. Child Care Centres:

Refer to Part 5 Off-Street Parking, of "Surrey Zoning By-law, 1993, No. 12000," as amended.

I. LANDSCAPING

1. All developed portions of the lot not covered by buildings, structure 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.] *dwelling unit* may be devoted to a *child care centre*.
2. *Child care centres* shall be located on the *lot* such that these centres:
 - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
 - (b) Have direct access to an *open space* and play area within the *lot*.

K. SUBDIVISION

Lot consolidation shall be as per attached consolidation plan (Schedule A).

L. OTHER REGULATIONS

In addition, land use regulations including the following are applicable unless they are in conflict with the regulations contained in this Zone:

1. Definitions are as set out in Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000," as amended.

2. 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-10 Zone as set forth in "Surrey Subdivision and Development By-law, 1986, No. 8830," as amended.
3. General provisions on use are as set out in Part 4 General Provisions, of "Surrey Zoning By-law, 1993, No. 12000," as amended.
4. 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.
5. Sign regulations are as set out in Part 6 Signs, of "Surrey Zoning By-law, 1993, No. 12000," as amended.
6. Special building setbacks are as set out in Part 7 Special Building Setbacks, of "Surrey Zoning By-law, 1993, No. 12000," as amended.
7. 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-10 Zone.
8. Development permits may be required in accordance with the Official Community Plan, as amended.
9. 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, 1996, No. 12887."

PASSED FIRST AND SECOND READING on the 29th day of July, 1996.

PUBLIC HEARING HELD thereon on the 1st day of October, 1996.

PASSED THIRD READING on the 8th day of October, 1996.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 29th day of July, 1997.

_____ MAYOR

_____ CLERK

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