

CITY OF SURREY

BY-LAW NO. 12892

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 "MULTIPLE RESIDENTIAL 45 ZONE (RM-45)"

TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Lot B, Section 31, Township 2, New Westminster District, Plan LMP24981

(9277 - 121 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.
2. Senior citizens' housing development.
3. Child care centres, provided that such centres:
  - (a) Do not constitute a singular use on the lot; and
  - (b) Do not exceed a total area of 3.0 square metres [32 sq. ft.] per dwelling unit.

C. LOT AREA

Not applicable to this Zone.

D. DENSITY

For the purpose of building construction:

1. The maximum density is 142 units per hectare (58 units per acre) based on the net site area;
2. The maximum floor area ratio is 1.3 based on net site area; and
3. Indoor Amenity Space: The space required in Sub-section J.1(b) of this zone, is excluded from the calculation of the floor area ratio (FAR).

E. LOT COVERAGE

The maximum lot coverage shall be 34%.

F. YARD AND SETBACKS

Buildings and structures shall be sited not less than 7.5 metres [25 ft.] from the front and rear property lines, and 4.5 metres [14 feet] from the interior property lines (measurements to be determined as per Part 1 Definitions, of "Surrey Zoning By-law, 1993, No. 12000," as amended).

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 ft.].

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) Residential Parking:

- (i) One decimal five (1.5) off-street parking spaces for every dwelling unit with one or less bedroom;

(ii) One decimal seventy-five (1.75) off-street parking spaces shall be provided for every dwelling unit with two bedrooms;

(iii) Two (2) off-street parking spaces shall be provided for every dwelling unit with three 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.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:

(a) 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, 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 be screened to a height of at least 1.8 metres [6 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. 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.

3. Balconies are required for all dwelling units which are not ground-oriented and shall be a minimum of 5% of the dwelling unit size of 4.6 square metres [50 sq. ft.] per dwelling unit, whichever is greater.

#### K. SUBDIVISION

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<b>Lot Size</b>	<b>Lot Width</b>	<b>Lot Depth</b>
2,000 sq. m.	30 metres	30 metres
[0.5 acre)	[100 ft.]	[100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 of General Provisions, "Surrey Zoning By-law, 1993, No. 12000," as amended.

#### L. OTHER REGULATIONS

In addition, land use regulations including the following are applicable:

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 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, "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-45 Zone.

8. Development permits may be required in accordance with the Official Community Plan, as amended.

9. Provincial licensing and neighbourhood pubs is regulated by the Liquor Control and Licensing Act R.S.B.C.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1996, No. 12892."

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 28th day of April, 1997.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK