

CITY OF SURREY

BY-LAW NO. 13292

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

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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 903 of the Municipal Act R.S.B.C. 1996 Chapter 323, by changing 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 Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 024-236-750
Parcel 1 Section 14 Township 1 New Westminster District
Plan LMP52597

(15323 - 17A Avenue)

(hereinafter referred to as the "*Lands*")

2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium density, medium-rise, multiple residential buildings and related amenity spaces, which are to be developed in accordance with a comprehensive design.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

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

The maximum density shall not exceed 1.49 floor area ratio (FAR)

E. Lot Coverage

The maximum *lot coverage* shall be 45%.

F. Yard And Setbacks

1. *Principal buildings* shall be sited in accordance with the following *setbacks*:
 - (a) *Front Yard* - 7.5 metres, [25 feet]
 - (b) *Rear Yard* - 7.5 metres [25 feet]
 - (c) *Side Yard* - 7.5 metres [25 feet]
 - (d) *Side Yard on Flanking Street* - 7.5 metres [25 feet]
2. *Accessory buildings and structures* shall be sited in accordance with the following *setbacks*:
 - (a) *Front Yard* - 7.5 metres [25 feet]
 - (b) *Rear Yard* - 7.5 metres [25 feet]
 - (c) *Side Yard* - 7.5 metres [25 feet]
 - (d) *Side Yard on Flanking Street* - 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 *building height* shall not exceed 15 metres [50 feet].

2. Accessory buildings and structures: The *building 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 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 Zoning By-law No. 12000, as amended.

I. Landscaping

1. All development 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*.
 - (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 or 4.6 square metres [50 sq. ft.] per *dwelling unit*, whichever is greater.

K. Subdivision

Not applicable to this Zone.

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, the 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.
 3. General provisions 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-45 Zone.
 8. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
 9. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 1996, No. 12900, as amended.
 10. Provincial licensing of *child care centres* is regulated by the Community Care Facility Act R.S.B.C. 1996, Chapter 60, as amended, 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, 1997, No. 13292."

PASSED FIRST AND SECOND READING on the 18th day of November, 1997.

PUBLIC HEARING HELD thereon on the 8th day of December, 1997.

PASSED THIRD READING on the 24th day of June, 2002.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 24th day of June, 2002.

_____MAYOR

_____CLERK

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