

CITY OF SURREY

BY-LAW NO. 13301

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

As amended by Bylaw No: 17170, 12/12/11

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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, as amended, 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:

- (a) FROM "MULTIPLE RESIDENTIAL 70 ZONE (RM-70)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

(legal description and civic address has been deleted as per By-law No. 17170)

- (b) FROM "MULTIPLE RESIDENTIAL COMMERCIAL 150
ZONE (RMC-150)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Parcel Identifier: 016-627-971, Lot 4, Section 35, Block 5 North, Range 2 West,
New Westminster District, Plan 86935;

(13770 - 100 Avenue)

Parcel Identifier: 016-627-997, Lot 5, Section 35, Block 5 North, Range 2 West,
New Westminster District, Plan 86935; and

(13748 - 100 Avenue)

Parcel Identifier: 016-628-004, Lot 6, Section 35, Block 5 North, Range 2 West,
New Westminster District, Plan 86935.

(13698 - 100 Avenue)

(hereinafter referred to as the "Lands")

2. The following regulations shall apply to the *Lands* which are outlined on Schedule A which is attached hereto and forms part of this by-law.

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of high *density*, low and high-rise *multiple unit 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, provided such combined uses are part of a *comprehensive design*:

1. *Multiple unit residential buildings.*
2. *Senior citizens' housing development.*
3. *Buildings and structures* accessory to the above listed uses.
4. *Child care centres*, provided that such centres:
 - (a) Do not constitute a singular use on a *lot*; and
 - (b) Do not exceed a total of 3.0 square metres [32 sq. ft.] per *dwelling unit*.
5. *Retail stores, personal service uses and eating establishments* excluding *drive through restaurants*, provided these uses are:
 - (a) restricted to Lot 6;
 - (b) do not constitute a singular use on the site;
 - (c) are part of a *multiple unit residential building*; and
 - (d) do not, in total, exceed 100 square metres (1,076 sq. ft.).

C. Lot Area

Not applicable to this Zone.

D. Density

1. The maximum gross area of *building* allowed on each *lot*, excluding *building* area which is underground and excluding those area used as an *accessory use for parking within the building envelope* or as *underground parking*, is as follows:

Lot 4	21,500 m ² [232,000 sq. ft.]
Lot 5	20,000 m ² [215,000 sq. ft.]
Lot 6	20,000 m ² [215,000 sq. ft.]

2. Should further subdivision or consolidation occur, the maximum gross area of *building* within the new parcels, excluding *building* area which is underground, shall be apportioned or combined based on the *building* areas stated in Section D.1 of this Zone.

E. Lot Coverage

The maximum *lot coverage* and area designed for surface parking, including areas for circulation, shall not exceed 30% of the *lot* area, provided however, that this site coverage may be increased as hereinafter set forth:

1. Where all of the required off-street *parking* is provided *underground* or within the *building* envelope, the *lot coverage* and area designed for surface parking including areas for circulation may be increased by 60% amounting to a total of 90%.
2. Where a portion of the required off-street *parking* is provided *underground* or within the *building* envelope, the *lot coverage* and area designed for surface parking including areas for circulation may be increased by the proportion of the required parking so provided multiplied by 0.6%.

F. Yard And Setbacks

1. All *buildings* and *structures* shall be sited a minimum 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).
2. Notwithstanding Section F.1 of this Zone, *buildings* and *structures* may be sited up to 0.0 m from interior *lot lines*, between Lots 4, 5, & 6.

G. Height of Buildings

Not applicable to this Zone.

H. Off-Street Parking

1. All *parking* shall be *underground* or within a *structure*.
2. *Multiple Unit Residential Buildings:*
Resident and visitor parking shall be in accordance with Part 5 Parking of Surrey Zoning By-law, 1993, No. 12000, as amended.
3. *Senior Citizens' Housing Development:*
Resident and visitor parking shall be in accordance with Part 5 Parking of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. *Child Care Centres:*
Parking shall be in accordance with Part 5 Parking of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Notwithstanding Sections H.1 - H.4 of this Zone, up to five visitor parking stalls and up to two drop-off/loading stalls may be provided at grade on each *lot*.

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 1.4 square metres [15 sq. ft.] per *dwelling unit*.
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

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

Lot Size	Lot Width	Lot Depth
2,000 sq. m [0.5 acre]	30 metres [100 ft]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of 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, 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-135 Zone for Lot 3 and RMC-150 Zone for Lots 4, 5, and 6, as set forth in Surrey Subdivision and Development By-law, 1986, No. 8830, as amended, notwithstanding any consolidation or subdivision of the *Lands*.
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-70 Zone for Lot 3 and the RMC-150 Zone for Lots 4, 5 and 6, notwithstanding any consolidation or subdivision of the *Lands*.
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 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. 13301."

PASSED FIRST READING on the 15th day of December, 1997.

PASSED SECOND READING on the 5th day of January, 1998.

PUBLIC HEARING HELD thereon on the 9th day of February, 1998.

PASSED THIRD READING on the 9th day of February, 1998.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 11th day of May, 1998.

_____MAYOR

_____CLERK

