

CITY OF SURREY

BY-LAW NO. 13353

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 "HALF-ACRE RESIDENTIAL ZONE (RH)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Parcel Identifier: 008-953-317, Parcel "A" (H76824E) Lot 3,
Section 9, Township 2, New Westminster District, Plan 2513;

(13910 - 58 Avenue)

Parcel Identifier: 008-902-828, Lot 42, Section 9, Township 2,
New Westminster District, Plan 26180; and

(13975 Highway #10)

Parcel Identifier: 012-662-887, Lot 2 Except: Firstly: Part on
Statutory Right-of-Way Plan 6363, Secondly: Parcel "B"
(Statutory Right-of-Way Plan 16497), Section 9, Township 2, New
Westminster District, Plan 2513.

(5785 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 a townhouse project in accordance with *a comprehensive design*.

B. PERMITTED USES

The *Lands* are to be subdivided into four parcels as shown on Schedule "A" attached hereto and forming part of this By-law.

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*:

Lot 1, Lot 2, and Lot 3:

Park and Open Space

Lot 4:

1. *Ground-oriented multiple unit residential buildings.*
2. *Senior Citizens' housing development* provided that the said housing is a *ground-oriented multiple unit residential building.*
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 in this Zone.

D. DENSITY

The maximum *density* of only Lot 4 as shown on Schedule "A" shall not exceed a *floor area ratio* of .70. The total number of *dwelling units* on only Lot 4 as shown on Schedule "A" shall not exceed 74.

E. LOT COVERAGE

The maximum lot *coverage* for only Lot 4 as shown on Schedule "A" shall be 43%.

F. YARD AND SETBACKS

Buildings and *structures* shall be sited not less than 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), except as indicated on Schedule "B" attached hereto and forming part of this By-law.

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 11 metres [36 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 ft.].

H. OFF-STREET PARKING

1. Parking within the required setbacks is not permitted.

2. Ground-Oriented Multiple Unit Residential Buildings:

- (a) Resident Parking: Two (2) off-street parking spaces per *dwelling unit*, where 50% shall be provided underground or within the building envelope;
- (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.3(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 Lot 4 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 King George Highway or Highway No. 10, a continuous landscaping strip of not less than 15 metres [50 ft.] in width shall be provided within the *lot*.
3. Along the developed sides of the *lot* which abut a highway, a continuous landscaping strip of not less than 1.5 metres (5 feet) shall be provided within the *lot*.
4. 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.
5. 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 Lot 4 as shown on Schedule "A" 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.] *dwelling unit*, of which a maximum of 1.5 square feet [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*.

K. SUBDIVISION

The *Lands* may be subdivided to create four parcels generally in accordance with Schedule "A".

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-15 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. 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-15 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. 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, 1998, No. 13353."

PASSED FIRST AND SECOND READING on the 24th day of February, 1998.

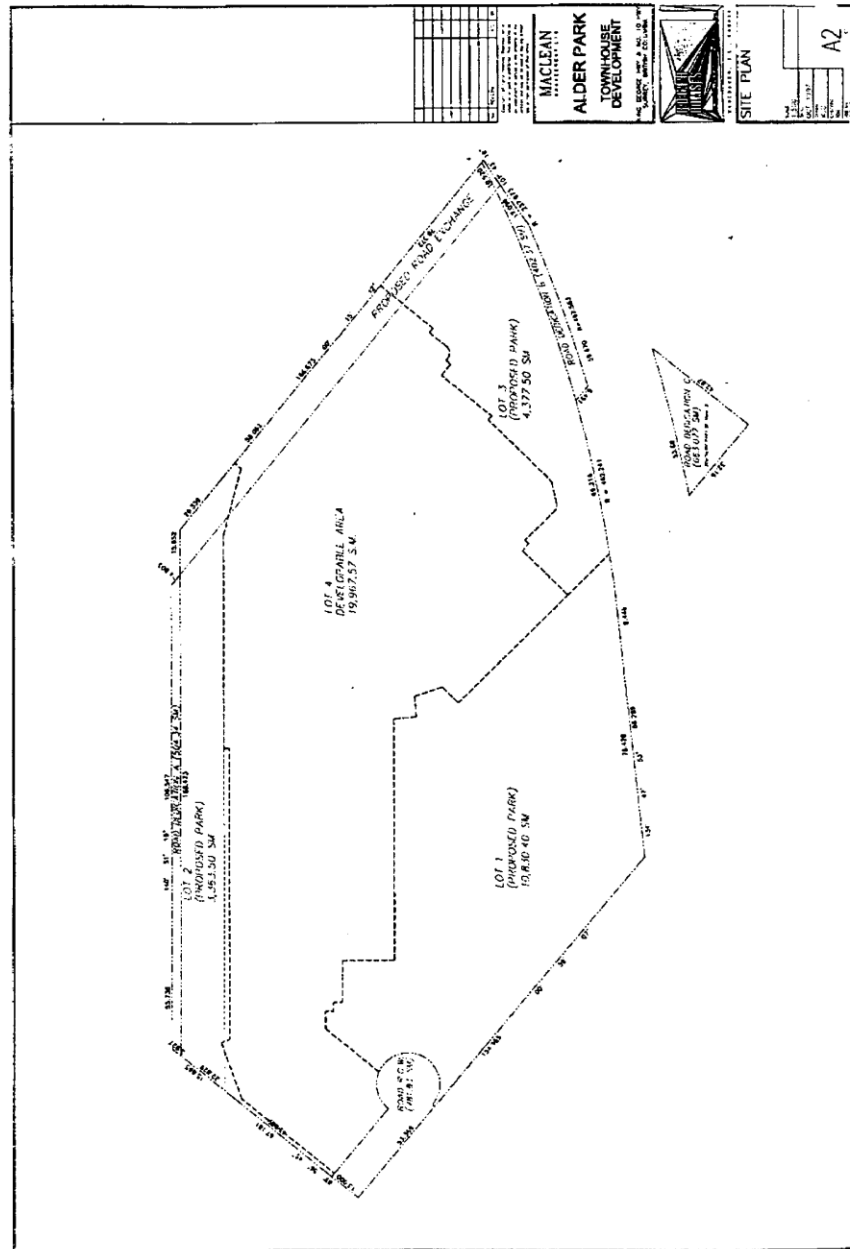
PUBLIC HEARING HELD thereon on the 23rd day of March, 1998.

PASSED THIRD READING on the 23rd day of March, 1998.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 14th day of December, 1998.

_____ MAYOR

_____ CLERK



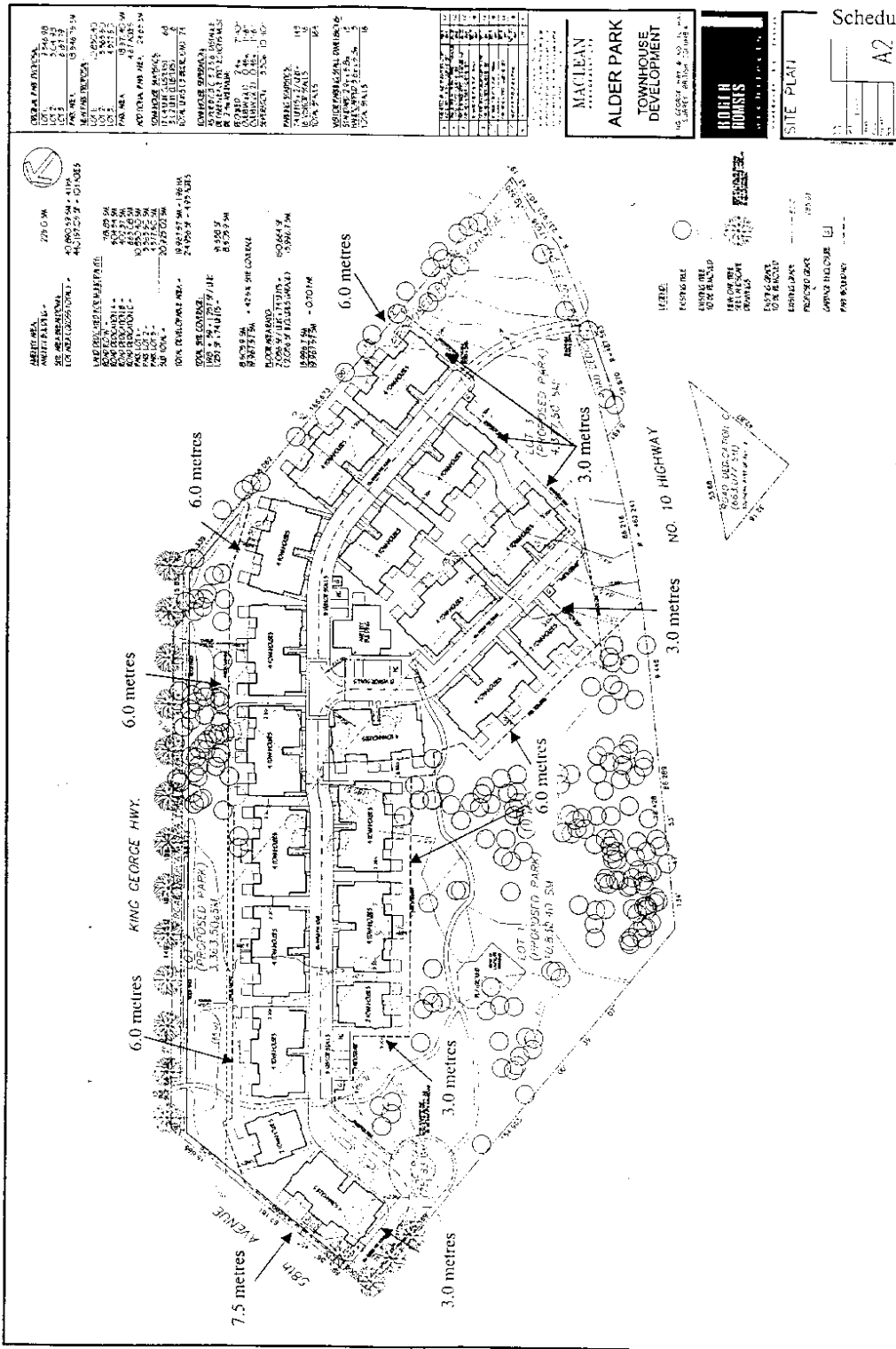
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2011
2	REVISED	2011
3	REVISED	2011
4	REVISED	2011
5	REVISED	2011
6	REVISED	2011
7	REVISED	2011
8	REVISED	2011
9	REVISED	2011
10	REVISED	2011

MACLEAN
ALDER PARK
TOWNHOUSE
DEVELOPMENT



SITE PLAN

DATE: 2011
 SCALE: 1:1000
 SHEET: A2



AREAS

729.0 M	729.0 M
40,800.59 M ² - 41 M	40,800.59 M ² - 41 M
44,185.25 M ² - 51 M ²	44,185.25 M ² - 51 M ²

LANDSCAPE/VEGETATION

70,000 M ²	70,000 M ²
2,000 M ²	2,000 M ²
1,000 M ²	1,000 M ²
1,000 M ²	1,000 M ²
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ROADS

1,250 M ² - 74,016 M ²	1,250 M ² - 74,016 M ²
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ROCK PAVING

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PAVING

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