

CITY OF SURREY

BY-LAW NO. 13740

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, 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:

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

Parcel Identifier: 006-132-600
Lot 81 Section 23 Township 1 New Westminster District Plan 59564; and

(2735 Parkway Drive)

Parcel Identifier: 009-137-432
Lot 59 Section 23 Township 1 New Westminster District Plan 29861.

(2757 Parkway Drive)

(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, multiple unit residential buildings, ground-oriented 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 or ground-oriented multiple unit residential buildings.*
2. *Senior citizen's 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 *unit density* shall be calculated in proportion to the *lot* area, shall not exceed 52 *dwelling units* per hectare (21 units per acre) and the maximum *floor area ratio* shall be 0.76.
2. The maximum number of *dwelling units* on the *Lands* shall be 26.
3. Indoor *Amenity Space*: The amenity space required in Sub-section J.1(b) of this Zone, is excluded from the calculation of the *floor area ratio*.

E. Lot Coverage

The maximum *lot coverage* shall be 42%.

F. Yard And Setbacks

1. *Buildings and structures* shall be sited in accordance with the following minimum *setbacks* (measurements to be determined as per Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000 as amended):
 - (a) *Front yard* - 7.5 metres (25 ft.).
 - (b) *Side yard (northwest)* - 7.5 metres (25 ft.).
 - (c) *Side yard (southeast)* 3.0 metres (10 ft.).
 - (d) *Rear yard* - 6.0 metres (20 ft.).

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 9.7 metres [32 feet].
2. Accessory buildings and structures:
 - (a) Indoor *amenity space buildings:* The *height* shall not exceed 6.4 metres [21 ft.]; and
 - (b) Other *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, except for visitors parking along the south-east *lot line* as shown on the attached Schedule A.
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 bedroom;
 - 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: 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 Citizen's 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:
 - (a) Refer to Part 5 Off-Street Parking, of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 5. Required resident parking may be provided in a tandem arrangement, or one parking space in front of the other, for fifty per cent (50%) of the *dwelling units*, such that, of the two (2) off-street parking spaces required for each *dwelling unit*, one (1) of the parking spaces provided has impeded access to a maneuvering aisle when both parking spaces are occupied.

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 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* 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 to all statutes, by-laws, orders, regulations or agreements, 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-30 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 Surrey Sign By-law, 1999, No. 13656, 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-30 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*, 1996, By-law No. 12900, as amended.

10. Provincial licensing of *child care centres* is regulated by the Community Care Facility Act R.S.B.C. 1996. c. 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, 1999, No. 13740."

PASSED FIRST AND SECOND READING on the 17th day of May, 1999.

PUBLIC HEARING HELD thereon on the 21st day of June, 1999.

PASSED THIRD READING on the 4th day of October, 1999.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 9th day of September, 2002.

_____MAYOR

_____CLERK