

CITY OF SURREY

BY-LAW NO. 14111

Amended B/L 14361 04/23/01

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

THE CITY 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 Local Government Act, R.S.B.C. 1996 c. 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" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

- (a) FROM: COMPREHENSIVE DEVELOPMENT ZONE (CD)" (BY-LAW NO. 10464 AS AMENDED BY BY-LAW NO. 12660)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 017-716-918
Lot 2 Except: Part Subdivided by Plan LMP 10482, Section 15, Block 5 North, Range 2 West, New Westminster District, Plan LMP 3367

(10866 City Parkway)

- (b) FROM: COMMUNITY COMMERCIAL ZONE (C-8)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 008-309-515
Lot 1 Except: Firstly: Parcel "B" (Explanatory Plan 10432); Secondly: Parcel "K" (By-law Plan 76106); Thirdly: Part on Plan LMP 33821, Section 15, Block 5 North, Range 2 West, New Westminster District, Plan 6810

(13481 - 108 Avenue)

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

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

A. Intent

This Zone is intended to accommodate and regulate the development of medium *density 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. *Accessory uses* limited to *home occupations* subject to the following:
 - (a) In addition to Section B.6(b) of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended, the following are applicable:
 - i. clients are permitted to visit the *dwelling unit* in which the *home occupation* is located;
 - ii. the operator of the *home occupation* is permitted to provide services to clients within the *dwelling unit*; and
 - iii. only those who are employees of the *home occupation* and who reside within the *dwelling unit* are permitted to provide services to clients within the *dwelling unit*; and
 - (b) That this type of *home occupation* be limited to those ground floor *dwelling units* that have a front door that leads directly to the exterior of the *building* and to a pedestrian sidewalk, and which faces City Parkway or the internal private road, as shown on Schedule A which is attached hereto and forms part of this By-law.

C. Lot Area

Not applicable to this Zone.

D. Density

The maximum *floor area ratio* shall be 2.5.

E. Lot Coverage

The maximum *lot coverage* shall be 50%.

F. Yards and Setbacks

1. *Buildings and structures* shall be sited in accordance with the following minimum *setbacks*:
 - (a) *Front Yard* - 2.5 metres [7 feet]; and
 - (b) *Side Yard* - 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 20 metres [66 feet].
2. *Accessory buildings and structures*: The *building height* shall not exceed 7.5 metres [25 feet].

H. Off-Street Parking

1. Notwithstanding Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended:
 - (a) a minimum of 1 *parking space* per *dwelling unit* is required for resident parking;
 - (b) a minimum of 0.05 *parking spaces* per *dwelling unit* shall be provided for visitor parking; and
 - (c) the *parking facility underground* may extend up to all *lot lines*.
2. All resident *parking spaces* shall be provided *underground*.
3. Visitor parking may be provided at grade, however, no visitor *parking spaces* shall be permitted within the required *setbacks*.
4. *Tandem parking* for *multiple unit residential buildings* may be permitted provided both *parking spaces* must be held by the same owner.

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 hard surfaced in accordance with Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
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 1.5 square metres [16 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*.
2. *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 3.6 square metres [40 sq.ft.] per *dwelling unit*, whichever is greater.

K. Subdivision

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

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

Measurements to be determined as per Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

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-70 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 Parking and Loading/Unloading, 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-70 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, 2000, No. 14111."

READ A FIRST AND SECOND TIME on the 5th day of September, 2000.

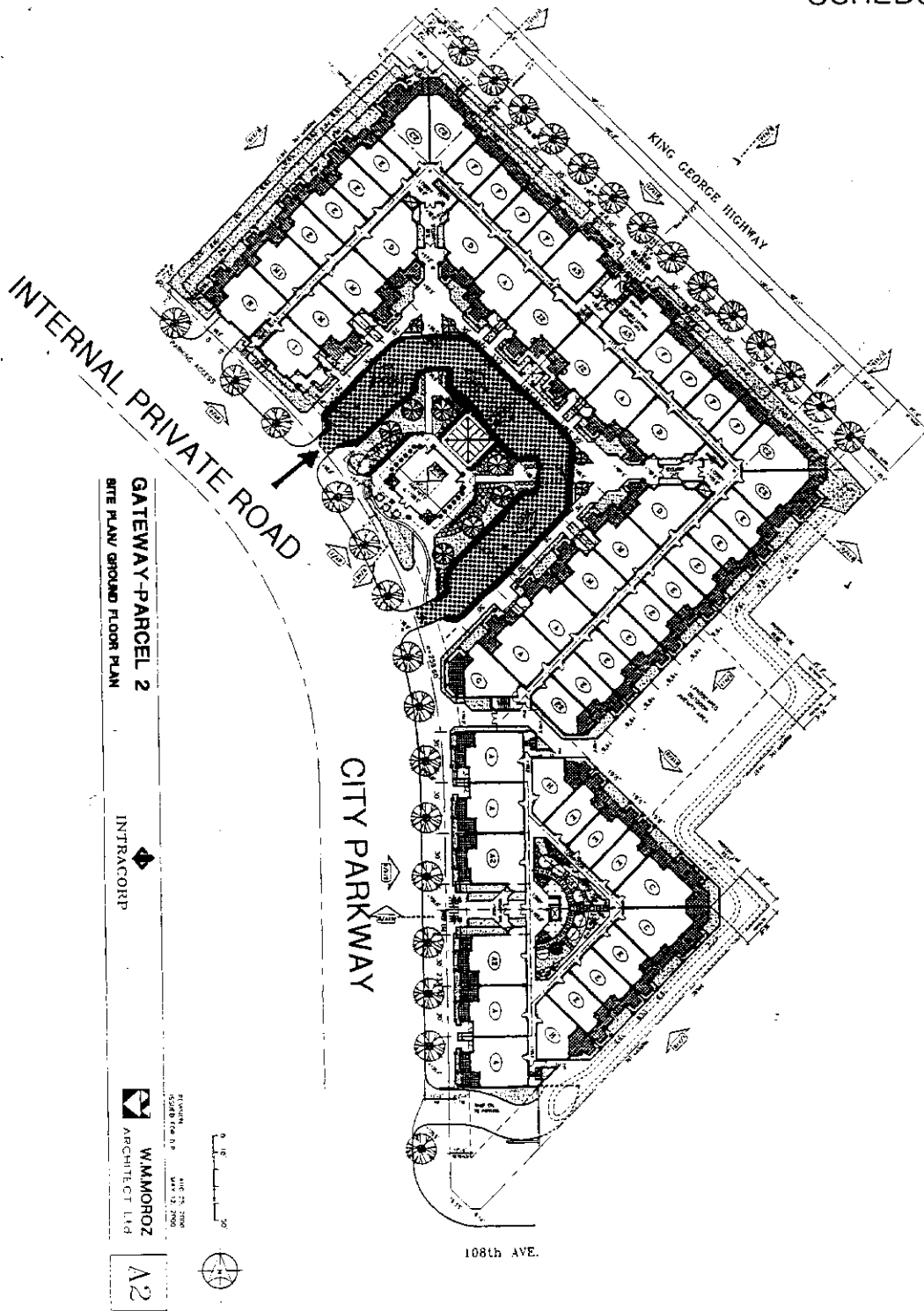
PUBLIC HEARING HELD thereon on the 18th day of September, 2000.

READ A THIRD TIME ON THE 18th day of September, 2000.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 19th day of February, 2001.

_____ MAYOR

_____ CLERK



GATEWAY-P ARCEL 2
SITE PLAN/ GROUND FLOOR PLAN

INTRACORP



W.M. MOROZ
ARCHITECT LTD

A2

DATE: 23. 2006
SCALE: 1:100

