

CITY OF SURREY

BY-LAW NO. 14229

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

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 007-096-909
Lot 37 Except: Parcel "C" (By-law Plan 77913), Section 19, Township 2, New Westminster District, Plan 34315

(12695 - 72 Avenue)

Parcel Identifier: 007-095-473
Lot 38 Except: Parcel "D" (By-law Plan 77913), Section 19, Township 2, New Westminster District, Plan 34315

(12709 - 72 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 ground oriented 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. *Ground-oriented multiple unit residential buildings:*
2. *Child care centres*, provided that such *child care 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. *Ground-Oriented Multiple Unit Residential Buildings*: The maximum density is as follows:
 - FAR 0.44
 - 7 U.P.Ha [17 u.p.a]

Where FAR is *floor area ratio* and U.P.Ha. is *dwelling units* per hectare.

2. *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 45%.

F. Yards and Setbacks

1. *Principal buildings* shall be sited in accordance with the following minimum *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]; and
- 2. *Accessory buildings and structures* shall be sited in accordance with the following minimum *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]; and

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 13 metres [43 feet].
- 2. (a) *Indoor amenity space buildings*: The *height* shall not exceed 11 metres [36 ft.]; and
- (b) *Other accessory buildings and structures*: The height shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

- 1. Notwithstanding the minimum off-street *parking spaces* specified in Table C.6 of Part 5 Off Street Parking and Loading/Unloading in Surrey Zoning By-law, 1993, No. 12000, as amended, the following minimum off-street *parking spaces* are required:
 - (a) 1.75 *parking spaces* per *dwelling unit* for residents; and
 - (b) 0.2 *parking spaces* per *dwelling unit* for visitors.
- 2. Fifty per cent (50%) of all required resident parking shall be provided within the *building envelope*.
- 3. Parking within the required *setbacks* is not permitted.
- 4. *Tandem parking* for *ground-oriented multiple unit residential buildings* shall be permitted as follows:
 - (a) *Tandem parking* must be enclosed and attached to each *dwelling unit*;
 - (b) Both *parking spaces* must be held by the same owner; and

- (c) *Tandem parking* is not permitted for *dwelling units* located within 6 metres [20 ft.] from *lot* entrances/exits.

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*.

K. Subdivision

Subdivision of a 21 foot portion of Lot 38 Plan 34315 with Rem. A Plan EP14140 identified on the plan attached to this By-law as Schedule "A" is allowed.

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 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-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, 2001, No. 14229."

READ A FIRST AND SECOND TIME on the 5th day of February, 2001.

PUBLIC HEARING HELD thereon on the 19th day of February, 2001.

READ A THIRD TIME ON THE 26th day of February, 2001.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 25th day of June, 2001.

_____ MAYOR
_____ CLERK

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1695-12709 - 72ND AVENUE
 URREY, BC
 4 TOWNHOMES DEVELOPMENT
 OR BOGNER GROUP
 AND SALAMAT SOCIETY

PROJECT STATISTICS

DATE: 10/10/2011
 TIME: 10:00 AM
 PROJECT: 1695-12709 - 72ND AVENUE
 CLIENT: BOGNER GROUP
 DESIGNER: SALAMAT SOCIETY
 PROJECT NO: 1695-12709
 SHEET NO: 7-2-02

NO.	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
1	CONCRETE	m ³	100	100	10000
2	STEEL	kg	500	500	250000
3	BRICK	m ²	200	200	40000
4	GLASS	m ²	100	100	10000
5	PAINT	liters	500	500	250000
6	ROOFING	m ²	100	100	10000
7	MECHANICAL	unit	10	100	1000
8	ELECTRICAL	unit	10	100	1000
9	PLUMBING	unit	10	100	1000
10	LANDSCAPE	unit	10	100	1000
11	CONCRETE	m ³	100	100	10000
12	STEEL	kg	500	500	250000
13	BRICK	m ²	200	200	40000
14	GLASS	m ²	100	100	10000
15	PAINT	liters	500	500	250000
16	ROOFING	m ²	100	100	10000
17	MECHANICAL	unit	10	100	1000
18	ELECTRICAL	unit	10	100	1000
19	PLUMBING	unit	10	100	1000
20	LANDSCAPE	unit	10	100	1000

LIST OF DRAWINGS

NO.	DESCRIPTION	DATE
1	CONCRETE	10/10/2011
2	STEEL	10/10/2011
3	BRICK	10/10/2011
4	GLASS	10/10/2011
5	PAINT	10/10/2011
6	ROOFING	10/10/2011
7	MECHANICAL	10/10/2011
8	ELECTRICAL	10/10/2011
9	PLUMBING	10/10/2011
10	LANDSCAPE	10/10/2011
11	CONCRETE	10/10/2011
12	STEEL	10/10/2011
13	BRICK	10/10/2011
14	GLASS	10/10/2011
15	PAINT	10/10/2011
16	ROOFING	10/10/2011
17	MECHANICAL	10/10/2011
18	ELECTRICAL	10/10/2011
19	PLUMBING	10/10/2011
20	LANDSCAPE	10/10/2011

