

CITY OF SURREY

BY-LAW NO. 15368

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 (RA) ZONE  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 009-339-531  
East Half Lot 1 Except Part in Plan LMP24490 Section 7 Township 2 New Westminster District Plan 10494

12640 - 64 Avenue

Parcel Identifier: 009-339-558  
West Half Lot 1 Except: Part Dedicated Road on Plan LMP25721 Section 7 Township 2 New Westminster District Plan 10494

6362 - 126 Street

(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 *family oriented, low density, ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design* in existing *urban* areas and in new *urban* areas where *density* bonus is provided.

**B. Permitted Uses**

*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 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**

Refer to Sections D and E of this Zone.

**D. Density**

For the purpose of *building* construction:

1. The maximum *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a] and the maximum *floor area ratio* shall not exceed 0.10.
2. The maximum *unit density* shall be increased to 48 *dwelling units* per hectare [20 u.p.a] and the maximum *floor area ratio* shall be increased to 0.70 if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
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 45%.

## F. Yards and Setbacks

*Buildings and structures* shall be sited in accordance with the following minimum setbacks:

<i>Use</i>	<i>Setback</i> (126 Street)	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i> (64 Avenue)
<i>Principal Building</i>	7.5 m [25 ft.]	7.5 m [25 ft.]	2.6 m [9 ft.]	7.5 m* [25 ft.]	7.5 m [25 ft.]
<i>Accessory Buildings and Structures</i>	7.5 m [25 ft.]	7.5 m [25 ft.]	7.5 m [25 ft.]	7.5 m [25 ft.]	7.5 m [25 ft.]

\* The *side yard setback* of the *principal building* may be reduced to a minimum of 6.0 metres [20 ft.] for an unenclosed and uninhabitable space such as a balcony, provided that the said balcony is covered from above and is an integral part of the *principal building*.

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

## H. Off-Street Parking

1. Resident, visitor and employee *parking spaces* shall be provided as stated in Table C. 6, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Fifty percent (50%) of all required resident *parking spaces* shall be provided as *underground parking* or as *parking within 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) *Dwelling units with tandem parking are permitted directly adjacent to an arterial highway only if:*
    - i. There is an internal access to the parking area; or
    - ii. That *highway* has been reconstructed to a 5-lane cross-section; or
    - iii. "No Parking" restrictions are installed to preclude parking along the entire *frontage* of the *lot*.
  - (b) *Parking spaces in tandem arrangement must be enclosed and attached to each dwelling unit when the dwelling units are ground-oriented.*
  - (c) Both *parking spaces* in *tandem* arrangement must be held by the same owner.
  - (d) *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 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**

1. For subdivision of the *Lands* where amenities are not provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended, the *lots* created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone (RA) of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. For subdivision of the *lands*, where amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended, the *lots* created 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.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of the 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, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

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. 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, 2002, No. 14650, as amended, and the development cost charges shall be based on the RM-15 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 Regulations pursuant thereto including without limitation 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, 2004, No. 15368."

READ A FIRST AND SECOND TIME on the 3rd day of May, 2004.

PUBLIC HEARING HELD thereon on the 17th day of May, 2004.

READ A THIRD TIME ON THE 17th day of May, 2004.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 11th day of July, 2005.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

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