

CITY OF SURREY

BY-LAW NO. 16437

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)

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All those portions of land on the Survey Plan attached hereto and forming part of this by-law as Schedule A, certified correct by Ray Janzen, B.C.L.S., of Murray and Associates Professional Land Surveyors on the 22<sup>nd</sup> day of March 2007, containing 4.25 hectares, called Block A and more particularly described as follows:

Parcel Identifier: 012-657-760

Parcel "A" (Explanatory Plan 16941) Lot 3 Section 15 Township 8 New Westminster District Plan 2468

19405-64 Avenue

Parcel Identifier: 006-160-581

Lot 40 Section 15 Township 8 New Westminster District Plan 41562

19449-64 Avenue

Portion of Parcel Identifier: 011-236-388

Lot 2 Section 15 Township 8 New Westminster District Plan 7371

Portion of 19455-64 Avenue

Parcel Identifier: 011-236-361  
Lot 1 Except: Parcel "A" (Explanatory Plan 12335); Section 15 Township 8 New  
Westminster District Plan 7371

19461-64 Avenue

Parcel Identifier: 006-160-603  
Lot 41 Except: Part Subdivided by Plan 44826, Section 15 Township 8 New Westminster  
District Plan 41562

6474 - 194 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 medium *density*, medium-rise, *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:

1. *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**

Not applicable to this Zone.

**D. Density**

1. The maximum *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *unit density* shall be increased to that prescribed in Section D.2 if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. For the purpose of *building* construction:
  - (a) The *floor area ratio* shall not exceed 1.1; and
  - (b) The number of *dwelling units* shall not exceed 487.
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 30%.

**F. Yards and Setbacks**

1. *Principal buildings* and *accessory buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:
  - (a) *Front Yard* (194 Street) - 7.5 metres [25 feet];
  - (b) *Rear Yard* (east) - 7.5 metres [25 feet];
  - (c) *Side Yard* (north) - 5.6 metres [18.4 feet]; and
  - (d) *Side Yard* on *Flanking Street* (64 Avenue) - 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 17.2 metres [56 feet].
2. *Accessory buildings* and *structures*: The *building height* shall not exceed 5.2 metres [17 feet].

**H. Off-Street Parking**

1. Resident and visitor *parking spaces* as stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. One hundred percent (100%) 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. No parking shall be permitted in the front of the main entrance of a *multiple unit residential building*, except for the purpose of short term drop-off or pick-up and parking for the disabled.

## **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* size or 4.6 square metres [50 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>        |
|------------------------------|------------------------|-------------------------|
| 4.25 hectares<br>[10.5 acre] | 166 metres<br>[545 ft] | 223 metres<br>[732 ft.] |

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, 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, 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-45 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, 2006, No. 15973, as amended, and the development cost charges shall be based on the RM-45 Zone.
8. Surrey Tree Protection By-law, 2006, No. 16100, 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, 2007, No. 16437."

READ A FIRST AND SECOND TIME on the 23rd day of July, 2007.

PUBLIC HEARING HELD thereon on the 10th day of September, 2007.

READ A THIRD TIME ON THE 17th day of September, 2007.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 28th day of April, 2008.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

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