

CITY OF SURREY

BY-LAW NO. 16476A

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: SUBURBAN RESIDENTIAL ZONE (RS) (BY-LAW NO. 5942)
AND: ONE-ACRE RESIDENTIAL ZONE (RA) (BY-LAW NO. 12000)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

All those portions of land shown as Block A on the Survey attached hereto and forming part of this By-law as Schedule A, certified correct by G.A. Robotham, B.C.L.S. on this 11th day of October 2007, and containing 1.467 ha and described as follows:

Portion of Parcel Identifier: 001-906-461
Lot 5 Except: Part Road on Plan 84048 Block 1 Section 18 Township 2 New
Westminster District Plan 7147

Portion of 6682 - 120 Street

Parcel Identifier: 010-121-242
Lot 1 Except: Part Road on Plan 83809 Section 18 Township 2 New Westminster District
Plan 15451

6620 - 120 Street

Parcel Identifier: 010-404-813
Lot 2 Except: Part Dedicated Road on Plan 83765; Section 18 Township 2 New
Westminster District Plan 18758

6634 - 120 Street

Parcel Identifier: 005-956-803
Lot 1 Except: Part Road on Plan 83852 Section 18 Township 2 New Westminster District
Plan 18758

6644 - 120 Street

Parcel Identifier: 011-103-167

Lot 7 Except: Firstly: Part Subdivided by Plan 18758 Secondly: Part Road on Plan 84881 Block 1 Section 18 Township 2 New Westminster District Plan 7147

Portion of 6650 - 120 Street

Parcel Identifier: 011-103-124

Lot 6 Except: Part Road on Plan 83853 Block 1 Section 18 Township 2 New Westminster District Plan 7147

Portion of 6668 - 120 Street

Portion of Parcel Identifier: 010-121-251

Lot 2 Section 18 Township 2 New Westminster District Plan 15451

Portion of 12033 - 66 Avenue

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

A. Intent

This Comprehensive Development Zone is intended to permit a low-rise *multiple unit residential buildings* and *ground-oriented multiple unit residential buildings*, which are to be developed 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* and *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

Not applicable to this Zone.

D. Density

For the purpose of *building* construction:

1. The *floor area ratio* shall not exceed 1.42.
2. The *unit density* shall not exceed 175 *dwelling units* per hectare [71 units per acre].
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

1. *Buildings* and *structures* shall be sited not less than 7.5 metres [25 ft.] from all *lot lines* (measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended).
2. Notwithstanding Section F.1, encroachments for portions of *buildings*, decks and roofs are permitted along the easterly *side yard* in accordance with Schedule "B" which is attached to and forms part of this By-law.
3. Notwithstanding Sections F.1 and F.2 overhead decorative canopies are permitted to encroach into all *setback* areas.

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 15 metres [50 feet].
2. Accessory buildings and structures: The *building height* shall not exceed 8.5 metres [28 feet].

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 the building envelope.
3. Parking within the required *setbacks* is not permitted.

4. No parking shall be permitted in 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.
5. *Tandem parking* for *ground-oriented multiple unit residential buildings* shall be permitted as follows:
 - (a) *Tandem parking spaces* must be enclosed and attached to each *dwelling unit*; and
 - (b) Both *tandem 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 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, 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, 2008, No. 16476A."

READ A FIRST AND SECOND TIME on the 15th day of October, 2007.

PUBLIC HEARING HELD thereon on the 5th day of November, 2007.

READ A THIRD TIME ON THE 5th day of November, 2007.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 10th day of March, 2008.

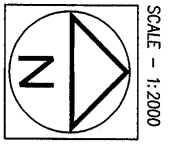
_____ MAYOR

_____ CLERK

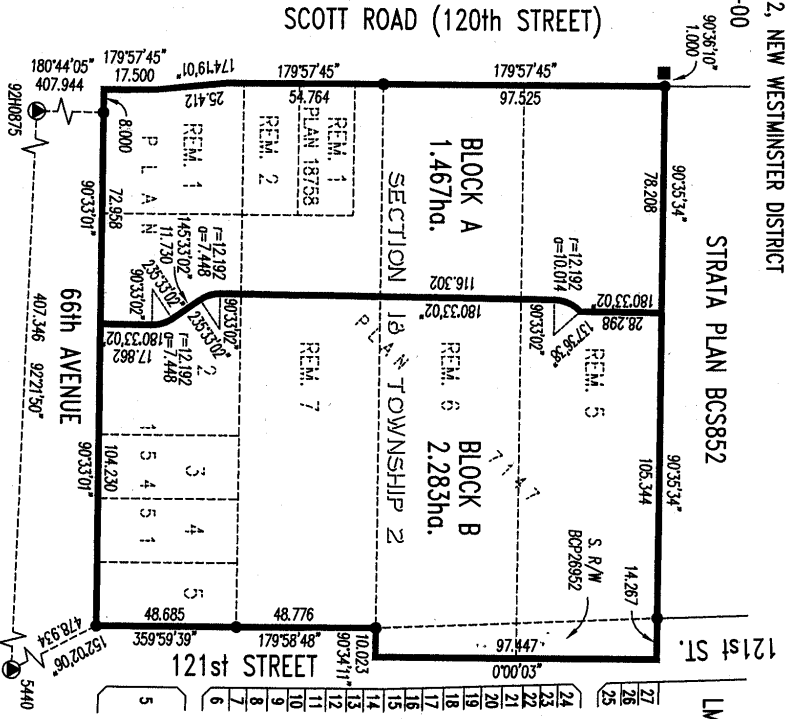
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SKETCH PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW 16476A OF: SCHEDULE A

LOT 5 EXCEPT: PART ROAD ON PLAN 84048; BLOCK 1, PLAN 7147; LOT 6 EXCEPT: PART ROAD ON PLAN 83853; BLOCK 1 PLAN 7147
 LOT 7 EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 18758; SECONDLY: PART ROAD ON PLAN 84881; BLOCK 1, PLAN 7147
 LOT 1 EXCEPT PART ROAD ON PLAN 83852, PLAN 18758; LOT 2 EXCEPT PART DEDICATED ROAD ON PLAN 83765, PLAN 18758
 LOT 1 EXCEPT: PART ROAD ON PLAN 83809; PLAN 15451; LOTS 2, 3, 4 AND 5 PLAN 15451
 ALL OF SECTION 18, TOWNSHIP 2, NEW WESTMINSTER DISTRICT
 SURREY FILE NO. 7807-0070-00



SCALE - 1:2000
1,000



- LEGEND**
- INDICATES OLD IRON POST FOUND
 - INDICATES OLD LEAD PLUG FOUND
 - INDICATES OLD CONTROL MONUMENT FOUND
 - INDICATES HECHARES

OLSEN & ASSOCIATES
 B.C. LAND SURVEYORS
 204-15585 24th AVE.,
 SURREY, B.C. V4A 2U4
 Phone : 531-4067
 Fax : 531-5611

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES.
 PRIOR TO COMPUTATION OF UTM COORDINATES, MULTIPLY
 BY THE CORRECTION FACTOR 0.99995914
 GND BEARINGS ARE DERIVED FROM OLD CONTROL
 MONUMENTS 92H0875 AND 5440

CERTIFIED CORRECT
 Dated this 17th day of October, 2007
 G.A. Rowbottom

THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED. ©

Plan File - 1704191A-W-2