

OF SURREY

BY-LAW NO. 16537

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:

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

Parcel Identifier: 027-191-362
Lot 53 Section 16 Township 8 New Westminster District Plan BCP32058

6758 - 188 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 *multiple unit residential buildings, ground-oriented multiple unit residential buildings, related amenity spaces* and commercial uses, which are 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 and ground-oriented multiple unit residential buildings.*
2. The following uses are permitted provided that the businesses are restricted to the ground floor and form part of the *multiple unit residential building*:

- (a) *Retail uses* except the following:
 - i. *Adult entertainment stores*; and
 - ii. *Secondhand stores and pawnshops*.
- (b) *Personal service uses* excluding *body rub parlours*.
- (c) *General service uses* excluding the following:
 - i. *Drive-through banks*;
 - ii. Funeral parlours; and
 - iii. *Vehicle rentals*.
- (d) *Eating establishments* excluding *drive-through restaurants*.
- (e) Office uses excluding the following:
 - i. *Social escort services*; and
 - ii. *Methadone clinics*.
- (f) *Community services*.
- (g) *Child care centres*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The maximum *floor area ratio* shall be 0.1. Where amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended, the maximum *floor area ratio* shall be 1.50 for the combined residential and commercial uses.
2. Indoor Amenity Space: The *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The maximum *lot coverage* shall be 55%.

F. Yards and Setbacks

1. *Principal buildings* shall be sited in accordance with the following *setbacks*:
 - (a) *Front Yard* (north) - 4.5 metres [15 feet];
 - (b) *Rear Yard* (south) - 7.5 metres [25 feet];
 - (c) *Side Yard* (east) - 4.5 metres [15 feet]; and
 - (d) *Side Yard on Flanking Street* - 3.0 metres [10 feet].
2. *Accessory buildings and structures* shall be sited at 7.5 metres [25 ft.] from all *lot lines*.

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 15.0 metres [50 feet], provided that any *building* or *structure* adjacent to any *residential lot* shall have a maximum *building height* of 10 [33 ft.]; and
2. *Indoor amenity space buildings and other accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 ft].

H. Off-Street Parking

1. *Parking spaces* for residents, visitors, tenants, employees and customers shall be provided as stated in Tables C.4 and C.6, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
3. Visitor 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.

I. Landscaping

1. All portions of the *lot* not covered by the *principal buildings* and *accessory buildings and structures*, non-porous or paved surfaces 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.] on width shall be provided on 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 the *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 *setback* area; and
 - (b) *Indoor amenity space*, in the amount of 3.0 square metres [32 sq. ft.) per *dwelling unit*.
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 *commercial 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

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>
8,830 sq. m [2.1 acres]	100 metres [328 ft]	50 metres [164 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-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, 2006, No. 15973, as amended, and the development cost charges shall be based on the RM-70 Zone for the *dwelling units* and C-5 Zone for the commercial uses.
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. 16537."

READ A FIRST AND SECOND TIME on the 17th day of December, 2007.

PUBLIC HEARING HELD thereon on the 14th day of January, 2008.

READ A THIRD TIME ON THE 14th day of January, 2008.

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

h:\by-laws\adopted bylaws\2008\16537.doc
M 6/22/10 9:59 AM