

CITY OF SURREY

BYLAW NO. 21252

A Comprehensive Development bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended
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THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015 c. 1, as amended, for the following lands:

Address: As described in Appendix "A".
Legal: As described in Appendix "A".
PID: As described in Appendix "A".

as follows:

- (a) by creating a new Comprehensive Development Zone 207 (CD 207), attached as Appendix "A" and forming part of this bylaw;
- (b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:
FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and
- (c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 207" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 207"	(a) 13760 - 101A Avenue (b) 13770 - 101A Avenue (c) 13780 - 101A Avenue (d) 13790 - 101A Avenue (e) 13806 - 101A Avenue	(a) Lot 25, Plan 20979 (b) Lot 26, Plan 20979 (c) Lot 39, Plan 21005 (d) Lot 40, Plan 21005 (e) Lot 126, Plan 63569	21252	N/A"

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 207 (CD 207), Bylaw, 2024, No. 21252".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

PUBLIC HEARING HELD thereon on the th day of, 20 .

PASSED THIRD READING on the th day of, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of, 20 .

_____MAYOR

_____CLERK

APPENDIX "A"

COMPREHENSIVE DEVELOPMENT ZONE 207 (CD 207)

This Comprehensive Development Zone 207 (CD 207) as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following lands:

Address	Legal Descriptions	PID
13760 - 101A Avenue	Lot 25 Section 26 Block 5 North Range 2 West NWD Plan 20979	010-130-705
13770 - 101A Avenue	Lot 26 Section 26 Block 5 North Range 2 West NWD Plan 20979	010-130-713
13780 - 101A Avenue	Lot 39 Section 26 Block 5 North Range 2 West NWD Plan 21005	010-169-083
13790 - 101A Avenue	Lot 40 Section 26 Block 5 North Range 2 West NWD Plan 21005	010-169-130
13806 - 101A Avenue	Lot 126 Section 26 Block 5 North Range 2 West NWD Plan 63569	003-335-950

(collectively 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*, *ground-oriented multiple unit residential buildings* and high *density*, high-rise, *multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*.

B. Permitted Uses

Lands, buildings and structures shall only be used for the following uses, or a combination thereof:

Principal Uses:

1. *Multiple unit residential buildings and ground-oriented multiple unit residential buildings.*

Accessory Uses:

2. *Child care centres*, provided that such *centres*:
 - (a) Do not constitute a singular use on the *lot*; and
 - (b) Are regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Act Regulation, as amended.

C. Lot Area

Not applicable to this Zone.

D. Density

1. Maximum Density:

Maximum *density* shall be as follows:

- (a) 1 *dwelling unit*; and
- (b) The lesser of *floor area ratio* of 0.1 or *building area* of 300 sq. m.

2. Permitted Density Increases:

If amenity contributions are provided in accordance with Schedule G, *density* may be increased as follows:

(a) Maximum *floor area ratio* of 5.8, excluding:

- i. The indoor *amenity space* requirement (pursuant to Section J.1. of this Zone); and
- ii. Up to a maximum of 170 sq. m of the *secure bicycle parking area* requirement (pursuant to Section H.4. of this Zone);

3. Notwithstanding the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D. of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Sub-section D.2. of this Zone.

E. Lot Coverage

- 1. The maximum *lot coverage* for all *buildings* and *structures* shall be 63%.
- 2. Notwithstanding the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section E. of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section E.1. of this Zone.

F. Yards and Setbacks

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

USES:	SETBACKS:			
	North Yard	South Yard	East Yard	West Yard
<i>Principal Building and Accessory Buildings and Structures</i>	5.0 m	4.5 m	4.5 m	4.5 m

- 1 Notwithstanding Section A.3.(d) of Part 5, Off-Street Parking and Loading/Unloading, *parking - underground* may be located up to 0.0 m of any *lot line*.
- 2 Notwithstanding Section A.26.(b) of Part 4, General Provisions, stairs with more than three risers may encroach into the *setbacks*.
- 3 Notwithstanding Section F. of this Zone, canopies, architectural frames and roof overhangs may encroach into the *setbacks*.

G. Height of Buildings

1. Principal Buildings:

Principal building height shall not exceed 80 m.

2. Accessory Buildings:

Accessory building height shall not exceed 4.5 m.

3. Structures:

Structure height shall not exceed 4.5 m.

H. Off-Street Parking and Loading/Unloading

1. Parking Calculations:
Refer to Table D.1. of Part 5 Off-Street Parking and Loading/Unloading.
2. Tandem Parking:
Tandem parking is not permitted.
3. Underground Parking:
All required resident *parking spaces* shall be provided as *parking - underground*.
4. Bicycle Parking:
A *secure bicycle parking area* shall be provided in a separate bicycle room located within a *building*, whether located at or above *finished grade*, with convenient access to the outside of the *building*.

I. Landscaping and Screening

1. General Landscaping:
 - (a) 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; and
 - (b) *Highway* boulevards abutting a *lot* shall be seeded or sodded with grass, except at *driveways*.
2. Refuse:
Garbage containers and *passive recycling containers* shall be located within the *parking - underground* or within a *building*.

J. Special Regulations

1. Amenity Spaces:
Amenity space, subject to Section B.6. of Part 4, General Provisions, shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space* in the amount of:
 - i. 3.0 sq. m per *dwelling unit*; and
 - ii. 1.0 sq. m per *lock-off suite*; and
 - iii. 4.0 sq. m per *micro unit*;
 - (b) Indoor *amenity space*, for *multiple unit residential buildings* of 6-storeys in height or less, in the amount of:
 - i. 3.0 sq. m per *dwelling unit*; and
 - ii. 1.0 sq. m per *lock-off suite*; and
 - iii. 4.0 sq. m per *micro unit*; and
 - (c) Indoor *amenity space*, for *multiple unit residential buildings* greater than 6-storeys in height, in the amount of:
 - i. 3.0 sq. m per *dwelling unit* up to 557 sq. m of *amenity space* (equivalent to 186 *dwelling units*); and
 - ii. 1.0 sq. m per *dwelling unit* for that portion greater than 557 sq. m of *amenity space*; and
 - iii. 1.0 sq. m per *lock-off suite*; and
 - iv. 4.0 sq. m per *micro unit*.
2. Child Care Centres:
Child care centres shall be located on the *lot* such that these *centres* have direct access to an *open space* and play area within the *lot*.
3. Balconies:
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 sq. m per *dwelling unit*, whichever is greater.

K. Subdivision

1. Minimum Lot Sizes:
Lots created through subdivision, except strata *lots*, shall conform to the following minimum standards:
 - (a) *Lot Area*: Minimum 3,000 sq. m;
 - (b) *Lot Width*: Minimum 30 m; and
 - (c) *Lot Depth*: Minimum 30 m.
2. Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section K.1.

L. Other Regulations

Additional land use regulations may apply as follows:

1. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of the Zoning Bylaw and in accordance with the servicing requirements for the RM-135 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
2. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2022, No. 20560, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone for *multiple unit residential buildings* 6-storeys in height or less, and the RM-135 Zone for *multiple unit residential buildings* greater than 6-storeys in height.
3. Development permits, pursuant to the *OCP*.
4. Trees and vegetation, pursuant to Surrey Tree Preservation Bylaw, as amended.
5. Sign regulations, pursuant to Surrey Sign By-law, as amended.