

CITY OF SURREY

BYLAW NO. 21241

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 210 (CD 210), 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: ASSEMBLY HALL 2 ZONE (PA-2)
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 210" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 210	Portion of 11358 - 128 Street	Lot 2, Plan Epp51766	21241	N/A"

2. This By-law shall be cited for all purposes as "Surrey Comprehensive Development Zone 210 (CD 210), Bylaw, 2024, No. 21241".

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 .

RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE 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 210 (CD 210)

In this Comprehensive Development Zone 210 (CD 210), **Part 35, Neighbourhood Commercial (C-5) Zone**, 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:

Block A		
Address	Legal Descriptions	PID
11358 – 128 Street (portion of)	That Portion of Lot 2 Section 9 Block 5 North Range 2 West NWD Plan EPP51766 as shown outlined in bold, labelled as Block A on the Survey Plan attached hereto as Schedule A, certified correct by Felix Chu, B.C.L.S. on the 2nd day of August 2023, containing 925.3 square metres	030-367-441 (portion of)

(collectively the "Lands")

except as follows:

1. Intent

Delete Section "A. Intent" and replace it with a new Section "A. Intent" as follows:

"A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development an office *building* with a *child care centre* and limited service uses."

2. Permitted Uses

Delete Section "B. Permitted Uses" and replace it with a new Section "B. Permitted Uses" as follows:

"B. Permitted Uses

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

Principal Uses:

1. Office uses, excluding the following:
 - i. *Social escort services*;
 - ii. Marijuana dispensaries; and
 - ii. *Methadone clinics*.
2. *General service uses*, limited to tutoring and youth learning centres.
3. *Community services*
4. *Child care centres*, regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended."

3. Density

Delete Section "D. Density" and replace it with a new Section "D. Density" as follows:

"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, maximum *density* may be increased to a *floor area ratio* of 1.0."

4. Yards and Setbacks

Delete Section "F. Yards and Setbacks" and replace it with a new Section "F. Yards and Setbacks" as follows:

"F. Yards and Setbacks

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

USES:	SETBACKS:			
	Front Yard	Rear Yard	West Side Yard	East Side Yard
<i>Principal Building¹</i>	7.0 m	3.0 m	5.0 m	3.0 m

¹ Notwithstanding the definition of *setback* in Part 1, Definitions, overhangs and canopies may encroach into the required *setbacks*."

5. Height of Buildings

Delete Section "G. Height of Buildings" and replace it with a new Section "G. Height of Buildings" as follows:

"G. Height of Buildings

1. Principal Buildings:
Principal building height shall not exceed 11 m.
2. Accessory Buildings:
Accessory building height shall not exceed 4 m.
3. Structures:
Structure height shall not exceed 4 m."

6. Off-Street Parking and Loading/Unloading

Delete Section "H. Off-Street Parking and Loading/Unloading" and replace it with a new Section "H. Off-Street Parking and Loading/Unloading" as follows:

"H. Off-Street Parking and Loading/Unloading

1. Parking Calculations:
Notwithstanding Table D.1. of Part 5 Off-Street Parking and Loading/Unloading, a minimum of 9 *parking spaces* shall be provided on site, located at-grade within the *building envelope*."

7. Subdivision

Delete Section "K. Subdivision" and replace it with a new Section "K. Subdivision" as follows:

"K. Subdivision

1. Minimum Lot Sizes:
Lots created through subdivision except strata lots, shall conform to the following minimum standards:
 - (a) *Lot Area: Minimum 920 sq. m;*
 - (b) *Lot Width: Minimum 25 m; and*
 - (c) *Lot Depth: Minimum 30 m."*

