

CITY OF SURREY

BYLAW NO. 21243

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 209 (CD 209), 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 209" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 209"	(a) 14919 Fraser Highway (b) 14939 Fraser Highway (c) 14974 - 92 Avenue	(a) Lot 3, Plan 7541 (b) Lot A, Plan 19191 (c) Lot B, Plan 19191	21243	N/A"

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 209 (CD 209), Bylaw, 2024, No. 21243".

PASSED FIRST READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PASSED SECOND READING 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 209 (CD 209)**

In this Comprehensive Development Zone 209 (CD 209), **Part 24, Multiple Residential 70 Zone (RM-70)**, 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:

<b>Address</b>	<b>Legal Descriptions</b>	<b>PID</b>
14919 Fraser Highway	Lot 3 Except: Parcel "A" (Explanatory Plan 13191); Section 34 Township 2 NWD Plan 7541	011-235-055
14939 Fraser Highway	Lot "A" Section 34 Township 2, NWD Plan 19191	010-479-741
14974 - 92 Avenue	Lot "B" Section 34 Township 2 NWD Plan 19191	010-479-767

The lands are divided into Blocks A and B, as shown outlined in bold on the Survey Plan, attached hereto and forming part of this Bylaw as Schedule A, certified correct by Sean Costello, B.C.L.S. on the 12th day of March, 2024.

<b>Block A</b>		
<b>Address</b>	<b>Legal Descriptions</b>	<b>PID</b>
14919 Fraser Highway (portion of)	That portion of Lot 3 Except: Parcel "A" (Explanatory Plan 13191); Section 34 Township 2 NWD Plan 7541 shown outlined in bold, labelled as Block A on the Survey Plan, attached hereto as Schedule A, certified correct by Sean Costello, B.C.L.S. on the 12th day of March 2024, containing a combined 2.94 ha	011-235-055 (Portion of)
14974 - 92 Avenue (Portion of)	That portion of Lot "B" Section 34 Township 2 NWD Plan 19191 shown outlined in bold, labelled as Block A on the Survey Plan, attached hereto as Schedule A, certified correct by Sean Costello, B.C.L.S. on the 12th day of March 2024, containing a combined 2.94 ha	010-479-767 (Portion of)

<b>Block B</b>		
<b>Address</b>	<b>Legal Descriptions</b>	<b>PID</b>
14919 Fraser Highway (Portion of)	That portion of Lot 3 Except: Parcel "A" (Explanatory Plan 13191); Section 34 Township 2 NWD Plan 7541 shown outlined in bold, labelled as Block B on the Survey Plan, attached hereto as Schedule A, certified correct by Sean Costello, B.C.L.S. on the 12th day of March 2024, containing a combined 4.40 ha	011-235-055 (Portion of)
14939 Fraser Highway	Lot "A" Section 34 Township 2 NWD Plan 19191	010-479-741
14974 - 92 Avenue (Portion of)	That portion of Lot "B" Section 34 Township 2 NWD Plan 19191 shown outlined in bold, labelled as Block B on the Survey Plan, attached hereto as Schedule A, certified correct by Sean Costello, B.C.L.S. on the 12th day of March 2024, containing a combined 4.40 ha	010-479-767 (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 of medium *density*, medium rise, *multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*."

**2. 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, *density* may be increased as follows:

(a) Block A: Maximum *floor area ratio* of 2.45, 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);

(b) Block B: Maximum *floor area ratio* of 2.59, 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. Lot Coverage**

Delete Section "E. Lot Coverage" and replace it with a new Section "E. Lot Coverage" as follows:

**"E. Lot Coverage**

The maximum *lot coverage* for all *buildings* and *structures* shall be as follows:

- (a) Block A: 46%; and
- (b) Block B: 47%."

**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**

Block A:

*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 and Accessory Buildings and Structures</i>	5.5 m	5.5 m	6.0 m	5.5 m

**Block B:**

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

<b>USES:</b>	<b>SETBACKS:</b>			
	North <i>Yard</i>	South <i>Yard</i>	East <i>Yard</i>	West <i>Yard</i>
<i>Principal and Accessory Buildings and Structures</i>	5.5 m	5.5 m	6.0 m	5.5 m

- 1 Notwithstanding Section A.3.(d) of Part 5, Off-Street Parking and Loading/Unloading, *parking-underground* may be located up to 0.5 m of any *lot line*.
- 2 Notwithstanding the definition of *setback* in Part 1, Definitions, roof overhangs, vertical fins, *balconies*, columns and canopies may encroach up to 2.35 m into the required *setbacks*.
- 3 Notwithstanding Section A.26.(b) of Part 4, General Provisions, stairs with more than three risers may encroach into the *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. Block A:  
*Principal building height* shall not exceed 21 m.
2. Block B:  
*Principal building height* shall not exceed 20 m.
3. Accessory Buildings:  
*Accessory building height* shall not exceed 4.5 m.
4. Structures:  
*Structure height* shall not exceed 4.5 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:  
Refer to Table D.1. of Part 5 Off-Street Parking and Loading/Unloading.  
(a) Notwithstanding Table D.1. of Part 5 Off-Street Parking and Loading/Unloading, resident *parking spaces* shall be provided at a rate of 1.1 *parking spaces per dwelling unit* and visitor *parking spaces* shall be provided at a rate of 0.1 *parking space per dwelling unit*.
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*."

## 7. Special Regulations

Delete Section "J. Special Regulations" and replace it with a new Section "J. Special Regulations" as follows:

### "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) Outdoor *amenity space* shall not be located within the required *setbacks*;

(c) Indoor *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*; and

(d) Indoor *amenity space* devoted to a *child care centre* shall be a maximum of 1.5 sq. m per *dwelling unit*.

#### 2. Child Care Centres:

*Child care centres* shall be located on the *lot* such that these centres:

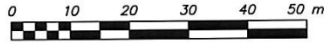
- (a) Have direct access to an *open space* and play area within the *lot*; and
- (b) Do not exceed a total area of 3.0 sq. m per *dwelling unit*.

#### 3. Balconies:

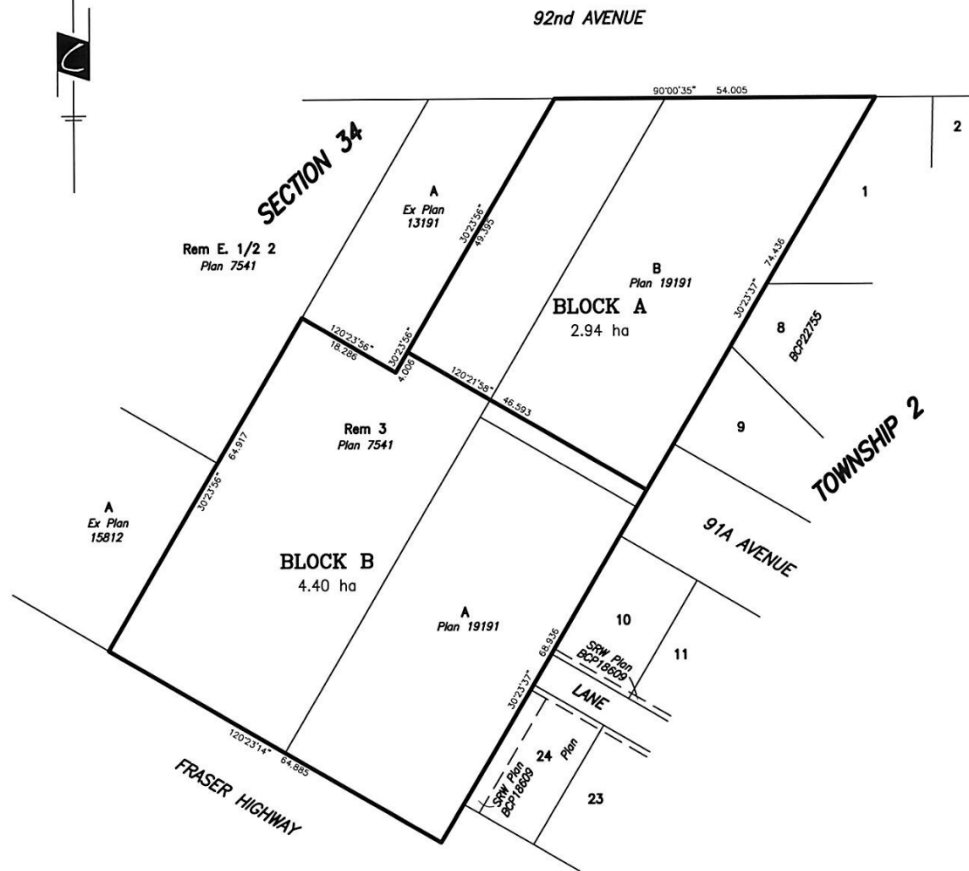
*Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 sq. m per *dwelling unit*, whichever is greater."

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. 21243 OF LOTS A AND B PLAN 19191; AND LOT 3 EXCEPT: PARCEL "A" (EXPLANATORY PLAN 13191); PLAN 7541; ALL OF SECTION 34, TOWNSHIP 2, NEW WESTMINSTER DISTRICT**

City of Surrey B.C.G.S. 92G.016



SCALE - 1 : 750  
All distances are in metres



Cameron Land Surveying Ltd.  
B.C. Land Surveyors  
Unit 234 - 18525-53rd Avenue  
Surrey, B.C. V3S 7A4  
Phone: 604-597-3777  
File: 7317-ZONING



Certified correct to survey dated this 12th day of March, 2024.

Sean Costello, B.C.L.S.

This plan lies within the Metro Vancouver Regional District