CITY OF SURREY

BYLAW NO. 20720

A Comprehensive Development bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended

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 76 (CD 76), 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: MULTIPLE RESIDENTIAL 45 ZONE (RM-45)
      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 76" as follows:

<table>
<thead>
<tr>
<th>CD Zone ID</th>
<th>Civic Address</th>
<th>Legal Description</th>
<th>CD Bylaw No.</th>
<th>Replaces Bylaw No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>&quot;CD 76&quot;</td>
<td>13301 - 104 Avenue</td>
<td>Lot 168, Plan 34238</td>
<td>20720</td>
<td>N/A</td>
</tr>
</tbody>
</table>

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 76 (CD 76), Bylaw, 2022, No. 20720".

PASSED FIRST READING on the 25th day of July, 2022.
PASSED SECOND READING on the 25th day of July, 2022.
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 76 (CD 76)

This Comprehensive Development Zone 76 (CD 76) 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:

<table>
<thead>
<tr>
<th>Address</th>
<th>Legal Descriptions</th>
<th>PID</th>
</tr>
</thead>
<tbody>
<tr>
<td>13301 - 104 Avenue</td>
<td>Lot 168 Section 22 Block 5 North Range 2 Wes, NWD Plan 34238</td>
<td>006-993-567</td>
</tr>
</tbody>
</table>

The Lands are divided into Blocks A, B, C, D and E, as shown outlined in bold on the Survey Plan, attached hereto and forming part of this Bylaw as Schedule A, certified correct by Robert Adriaensen, B.C.L.S. on the 19th day of July, 2022.

(collectively the "Lands")

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of high density, high-rise multiple unit residential buildings, and related amenity spaces, and commercial uses, 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:

Blocks A, B and E:
Principal Uses:
1. Multiple unit residential buildings and/or ground-oriented multiple unit residential buildings.

Block C:
Principal Uses:
1. Multiple unit residential buildings and/or ground-oriented multiple unit residential buildings.

Accessory Uses:
2. The following accessory uses, provided that such uses form an integral part of a multiple unit residential building on the Lands:
   (a) Retail stores excluding adult entertainment stores, auction houses, and secondhand stores and pawnshops;
   (b) Personal service uses excluding body rub parlours;
   (c) General service uses excluding funeral parlours and drive through banks;
   (d) Eating establishments excluding drive-through restaurants;
   (e) Neighbourhood pubs;
   (f) Liquor store;
   (g) Office uses excluding social escort services, methadone clinics, and marijuana dispensaries;
   (h) Indoor recreational facilities;
   (i) Community services;
   (j) Cultural uses; and
   (k) Child care centres.
Block D:
Principal Uses:
1. Multiple unit residential buildings and/or ground-oriented multiple unit residential buildings.

Accessory Uses:
2. The following accessory uses, provided that such uses form an integral part of a multiple unit residential building on the Lands:
   (a) Child care centres.

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) Block A: Maximum floor area ratio of 7.6, 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 9.1, 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);
   (c) Block C: Maximum floor area ratio of 8.3, 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);
   (d) Block D: Maximum floor area ratio of 8.6, 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);
   (e) Block E: Maximum floor area ratio of 9.1, 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 as follows:
   (a) Block A: 46%;
   (b) Block B: 44%;
   (c) Block C: 38%;
   (d) Block D: 34%; and
   (e) Block E: 47%. 

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**

**Block A:**

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

<table>
<thead>
<tr>
<th>USES:</th>
<th>North Yard</th>
<th>South Yard</th>
<th>East Yard</th>
<th>West Yard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal and Accessory Buildings and Structures</td>
<td>0.0 m</td>
<td>6.9 m</td>
<td>4.5 m</td>
<td>4.5 m</td>
</tr>
</tbody>
</table>

**Block B:**

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

<table>
<thead>
<tr>
<th>USES:</th>
<th>North Yard</th>
<th>South Yard</th>
<th>East Yard</th>
<th>West Yard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal and Accessory Buildings and Structures</td>
<td>4.5 m</td>
<td>4.5 m</td>
<td>6.1 m</td>
<td>4.5 m</td>
</tr>
</tbody>
</table>

**Block C:**

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

<table>
<thead>
<tr>
<th>USES:</th>
<th>North Yard</th>
<th>South Yard</th>
<th>East Yard</th>
<th>West Yard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal and Accessory Buildings and Structure</td>
<td>5.9 m</td>
<td>10.3 m</td>
<td>7.5 m</td>
<td>6.6 m</td>
</tr>
</tbody>
</table>

**Block D:**

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

<table>
<thead>
<tr>
<th>USES:</th>
<th>North Yard</th>
<th>South Yard</th>
<th>East Yard</th>
<th>West Yard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal and Accessory Buildings and Structures</td>
<td>0.0 m</td>
<td>10.8 m</td>
<td>31.2 m</td>
<td>4.5 m</td>
</tr>
</tbody>
</table>

**Block E:**

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

<table>
<thead>
<tr>
<th>USES:</th>
<th>North Yard</th>
<th>South Yard</th>
<th>East Yard</th>
<th>West Yard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal and Accessory Buildings and Structures</td>
<td>4.5 m</td>
<td>0.0 m</td>
<td>10.0 m</td>
<td>4.5 m</td>
</tr>
</tbody>
</table>

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1. Notwithstanding Section A.3.(d) of Part 5, Off-Street Parking and Loading/Unloading, *parking – underground* may be located up to 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, the minimum *setbacks* of *principal buildings* and *accessory buildings and structures* for *interior lot lines* for lots created by an air space subdivision may be 0.0 m.
G. Height of Buildings
1. **Block A:** Principal building height shall not exceed 136 m.
2. **Block B:** Principal building height shall not exceed 112 m.
3. **Block C:** Principal building height shall not exceed 148 m.
4. **Block D:** Principal building height shall not exceed 160 m.
5. **Block E:** Principal building height shall not exceed 121 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 below 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 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);
      ii. 1.0 sq. m per dwelling unit for that portion greater than 557 sq. m of amenity space;
      iii. 1.0 sq. m per lock-off suite; and
      iv. 4.0 sq. m per micro unit;
   (c) 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.

**K. Subdivision**

1. **Minimum Lot Sizes:**
   Lots created through subdivision, except strata lots, shall conform to the following minimum standards:
   (a) Lot Area: Minimum 2,900 sq. m;
   (b) Lot Width: Minimum 35 m; and
   (c) Lot Depth: Minimum 45 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, 2021, No. 20291, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-135 Zone for the residential portion and the C-8 Zone for the commercial and child care centre portion.

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.