CITY OF SURREY

BYLAW NO. 20728

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 79 (CD 79), 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 79" 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 79&quot;</td>
<td>Portion of 12244 - 102 Avenue</td>
<td>Portion of Lot 11, Plan 454</td>
<td>20728</td>
<td>N/A</td>
</tr>
</tbody>
</table>

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 79 (CD 79), Bylaw, 2022, No. 20728".

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 79 (CD 79)

In this Comprehensive Development Zone 79 (CD 79), **Part 21, Multiple Residential 15 (RM-15) 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:

<table>
<thead>
<tr>
<th>Address</th>
<th>Legal Descriptions</th>
<th>PID</th>
</tr>
</thead>
<tbody>
<tr>
<td>Portion of 12244 - 102 Avenue</td>
<td>Portion of Lot 11 Except: Right of Way of the Vancouver Power Co. Ltd. Shown Red on Plan With Fee Deposited 21786F, Block 3 Section 30 Block 5 North Range 2 West New Westminster District Plan 454 as outlined in bold, labelled as Block A on the Survey Plan attached hereto and forming part of this Bylaw, as Schedule A, certified correct by Finny Philip, B.C.L.S. on the 27th day of June, 2022, containing 4,617.1 sq. m)</td>
<td>Portion of 011-565-781</td>
</tr>
</tbody>
</table>

(collectively the "Lands")

**except as follows:**

1. **Density**
   Delete Section "D." Density and replace it with a new Section "D." 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) Maximum 66.5 dwelling units per hectare; and
      (b) Maximum floor area ratio of 0.85, excluding the indoor amenity space requirement (pursuant to Section J.1. of this Zone).

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

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

<table>
<thead>
<tr>
<th>USES:</th>
<th>Front Yard</th>
<th>Rear Yard</th>
<th>East Side Yard</th>
<th>West Side Yard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Principal and Accessory Buildings and Structures¹</td>
<td>1.5 m¹</td>
<td>4.5 m</td>
<td>18 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td>Accessory Buildings and Structures</td>
<td>1.5 m</td>
<td>4.5 m</td>
<td>18 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td>Greater than 10 sq. m in Size</td>
<td>1.5 m</td>
<td>4.5 m</td>
<td>18 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td>Other Accessory Buildings and Structures</td>
<td>1.5 m</td>
<td>4.5 m</td>
<td>18 m</td>
<td>4.5 m</td>
</tr>
</tbody>
</table>

¹ Notwithstanding the definition of setback in Part 1, Definitions, covered porches may encroach up to 0.5 m into the required setbacks.
3. **Height of Buildings**  
Delete Section "G." Height of Buildings and replace it with a new Section "G." as follows:  
"G. **Height of Buildings**  
1. **Principal Buildings:**  
   Principal building height shall not exceed 11.5 m.  
2. **Accessory Buildings:**  
   Excluding indoor amenity space buildings, accessory building height shall not exceed 4.5 m.  
3. **Indoor Amenity Space Buildings:**  
   Indoor amenity space building height shall not exceed 11.5 m.  
4. **Structures:**  
   Structure height shall not exceed 4.5 m."  

4. **Off-Street Parking and Loading/Unloading**  
Delete Section "H." Off-Street Parking andLoading/Unloading and replace it with a new Section "H." 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.  
2. **Tandem Parking:**  
   Tandem parking is not permitted.  
3. **Underground Parking:**  
   100% of all required resident parking spaces shall be provided as parking within building envelope.  
4. **Parking Areas:**  
   Parking within the required front yard setback is not permitted.