

CITY OF SURREY

BYLAW NO. 20464

A 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. In this Bylaw, all references to the "Zoning Bylaw" shall be a reference to Surrey Zoning By-law, 1993, No. 12000, as amended.

2. The Zoning Bylaw 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, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of the Zoning Bylaw, as follows:

FROM: TOWN CENTRE COMMERCIAL ZONE (C-15)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 012-520-497
Lot 20 Block 14 Section 8 Township 8 New Westminster District Plan 2107
(17697 - 56A Avenue)

Parcel Identifier: 008-601-607
Lot 19 Block 14 Section 8 Township 8 New Westminster District Plan 2107
(17707 - 56A Avenue)

Parcel Identifier: 008-037-906
Lot 18 Block 14 Section 8 Township 8 New Westminster District Plan 2107
(17719 - 56A Avenue)

Parcel Identifier: 013-617-591
Lot 17 Block 14 Section 8 Township 8 New Westminster District Plan 2107
(17725 - 56A Avenue)

Parcel Identifier: 002-401-860
Lot 16 Block 14 Section 8 Township 8 New Westminster District Plan 2107
(17739 - 56A Avenue)

(the "Lands")

3. The following regulations shall apply to 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 related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*.

B. Permitted Uses

The *Lands, buildings and structures* shall be used for *multiple unit residential buildings* and/or *ground-oriented multiple unit residential buildings*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The maximum *density* shall not exceed a *floor area ratio* of 0.1 or a *building* area of 300 square metres, whichever is smaller, to a maximum of one *dwelling unit* on the *Lands*.
- ~~2.~~ The maximum *density* may be increased to a *floor area ratio* of 2.0 if amenity contributions are provided in accordance with Schedule G of the Zoning Bylaw (including without limitation, affordable housing, capital projects, community specific capital projects, police, fire, libraries, parks and, where applicable, underground utilities).
3. The indoor *amenity space* required in Sub-section J.1(b) is excluded from the calculation of *floor area ratio*.
4. A *secure bicycle parking area* 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*, is excluded from the calculation of the *floor area ratio* to a maximum of 170 sq. m.

E. Lot Coverage

The *lot coverage* shall not exceed 55%.

F. Yards and Setbacks

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

Use	Setback			
	North Yard	East Yard	South Yard	West Yard
<i>Principal Building</i>	7.5 m. ¹	7.5 m.	4.0 m.	5.5 m.
<i>Indoor Amenity Space Buildings</i>	7.5 m.	3.0 m.	4.5 m.	7.5 m.

- 1 Structural elements supporting a one-storey canopy may encroach a maximum of 3.0 metres into the north *yard setback*.

G. Height of Buildings

1. *Principal buildings*: The *building height* shall not exceed 18.0 metres.
2. *Accessory buildings and structures*:
 - (a) *Indoor amenity space buildings*: The *building height* shall not exceed 4.0 metres; and
 - (b) *Other accessory buildings and structures*: The *building height* shall not exceed 4.5 metres.

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw.
2. All required resident *parking spaces* shall be provided as *underground parking*. All required visitor parking spaces shall be provided as either *underground parking* or as surface parallel *parking spaces* abutting the rear (north) *lot line*.
3. Notwithstanding Sub-Section A.3.(d) of Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw, the *underground parking* may be located up to 0.5 metres [1.5-ft.] from all *lot lines*.

I. Landscaping

1. 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.

2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be located within the *underground parking* or within a *building*, except for the purpose of staging said garbage and *passive recycling containers* for pick up.

J. Special Regulations

1. *Amenity space*, subject to Section B.1, Part 4, General Provisions of the Zoning Bylaw, 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) Shall not be located within the required *setbacks* for the indoor *amenity space buildings*;
 - (b) Indoor *amenity space*, in the amount of 3.0 sq. m. per *dwelling unit*.
2. *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 square metres per *dwelling unit*, whichever is greater.

K. Subdivision

1. *Lots*, excluding strata lots, created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m.	30 metres	30 metres

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in the Zoning Bylaw, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of the Zoning Bylaw.

2. 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-70 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of the Zoning Bylaw.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of the Zoning Bylaw.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *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-70 Zone.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended.

4. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20464".

PASSED FIRST READING on the 18th day of October, 2021..

PASSED SECOND READING on the 18th day of October, 2021..

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 _____ 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