CITY OF SURREY

BY-LAW NO. 21301

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 220 (CD 220), 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 220" 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 220&quot;</td>
<td>13265 – 104 Avenue</td>
<td>Lot 174, Plan 39842</td>
<td>21301</td>
<td>N/A</td>
</tr>
</tbody>
</table>

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 220 (CD 220), Bylaw, 2024, No. 21301".

PASSED FIRST READING on the 24th day of June, 2024.
PASSED SECOND READING on the 24th day of June, 2024.
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
In this Comprehensive Development Zone 220 (CD 220), Part 25, Multiple Residential 135 (RM-135) 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.

The lands are identified as 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 Connor R. Embleton, B.C.L.S. on the 26th day of April, 2024.

<table>
<thead>
<tr>
<th>Address</th>
<th>Legal Descriptions</th>
<th>PID</th>
</tr>
</thead>
<tbody>
<tr>
<td>13265 – 104 Avenue</td>
<td>That portion of Lot 174 Section 22 Block 5 North Range 2 West NWD Plan 39842 shown outlined in bold, labelled as Block A on the Survey Plan, attached hereto as Schedule A, certified correct by Connor R. Embleton, B.C.L.S. on the 26th day of April 2024, containing a combined 0.243 ha.</td>
<td>001-095-269</td>
</tr>
<tr>
<td>(portion of)</td>
<td></td>
<td>(portion of)</td>
</tr>
</tbody>
</table>

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<thead>
<tr>
<th>Address</th>
<th>Legal Descriptions</th>
<th>PID</th>
</tr>
</thead>
<tbody>
<tr>
<td>13265 – 104 Avenue</td>
<td>That portion of Lot 174 Section 22 Block 5 North Range 2 West NWD Plan 39842 shown outlined in bold, labelled as Block B on the Survey Plan, attached hereto as Schedule A, certified correct by Connor R. Embleton, B.C.L.S. on the 26th day of April 2024, containing a combined 0.330 ha.</td>
<td>001-095-269</td>
</tr>
<tr>
<td>(portion of)</td>
<td></td>
<td>(portion of)</td>
</tr>
</tbody>
</table>

(collectively the "Lands")

except as follows:

1. **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 8.5, 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.5. of this Zone);
(b) **Block B:** Maximum *floor area ratio* of 10.5, 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.5. 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."

2. **Lot Coverage**

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

"E. **Lot Coverage**

1. The maximum *lot coverage* for all *buildings and structures* shall be 51%.

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."

3. **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*:

<table>
<thead>
<tr>
<th>USES</th>
<th>Front Yard (East)</th>
<th>Rear Yard (West)</th>
<th>Side Yard (North)</th>
<th>Street Side Yard (South)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building and Accessory</td>
<td>4.3 m</td>
<td>5.3 m</td>
<td>4.3 m</td>
<td>4.8 m</td>
</tr>
<tr>
<td>Buildings and Structures(^1,2,3,4)</td>
<td></td>
<td></td>
<td></td>
<td></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>Front Yard (East)</th>
<th>Rear Yard (West)</th>
<th>Side Yard (North)</th>
<th>Street Side Yard (South)</th>
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<tbody>
<tr>
<td>Principal Building and Accessory</td>
<td>4.3 m</td>
<td>5.5 m</td>
<td>5.4 m</td>
<td>4.3 m</td>
</tr>
<tr>
<td>Buildings and Structures(^1,2,3,4)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1 Notwithstanding Sub-section A.3(d) of Part 5 Off-Street Parking and Loading/Unloading of the Zoning By-law, *parking underground* may be located up to 0.0 metre from any *lot line*.

2 Notwithstanding the definition of *setback* in Part 1 Definitions of the Zoning By-law, decks, canopies and roof overhangs may encroach into the required *setbacks*.

3 Notwithstanding Sub-section B.26(b) of Part 4 General Provisions of the Zoning By-law, stairs with more than three risers may encroach into the required *setbacks*.

4 Notwithstanding Section F. of this Zone, the minimum *setbacks* of *principal buildings and structures for interior lot lines* for lots created by an air space subdivision may be 0.0 m."
4. **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:**
   (a) **Block A:**
   \[ \text{Principal building height} \text{ shall not exceed 80 m.} \]
   (b) **Block B:**
   \[ \text{Principal building height} \text{ shall not exceed 110 m.} \]

2. **Accessory Buildings and Structures:**
   \[ \text{Accessory building height and structure height} \text{ shall not exceed 4.5 m.} \]

5. **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 2,400 sq. m;
   (b) **Lot Width:** Minimum 40 m; and
   (c) **Lot Depth:** Minimum 50 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."
SURVEY PLAN TO ACCOMPANY CITY OF SURREY CD BYLAW AND REZONING BYLAW 21301, OVER LOT 174, SECTION 22, BLOCK 5, RANGE 2 WEST, NEW WESTMINSTER DISTRICT, PLAN 39842

B.C.G.S. 92G.016
SCALE: 1:1000

NOTES:
- ALL DISTANCES ARE SHOWN IN METRES.
- INTEGRATED SURVEY AREA No. 1, CITY OF SURREY, NAD83(CSRS) 4.0.0,BC.1.MVRD.
- LOT CONFIGURATIONS AND LOT DIMENSIONS ARE SHOWN ACCORDING TO PLAN EPP11865 (UNREGISTERED).
- THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT - CITY OF SURREY

104 AVENUE

CERTIFIED CORRECT ACCORDING TO LAND TITLES AND SURVEY AUTHORITY RECORDS.

THIS 26TH DAY OF APRIL, 2024.
Connor Embleton

FILE: 25291-2SK1
PLOT: 2024/04/26
MAP: SURREY

WATSON & BARNARD
B.C. LAND SURVEYORS
1524 56th STREET
DELTA, B.C., V4L 2A8
P: 604 943 9433