

CITY OF SURREY

BYLAW NO. 21316

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 234 (CD 234), 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: ONE-ACRE RESIDENTIAL ZONE (RA)
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 234" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 234"	(a) 16042 – 84 Avenue (b) 8380 – 160 Street (c) 8390 – 160 Street (d) 8366 – 160 Street (e) 8352 – 160 Street	(a) Parcel "C", Plan 2425 (b) Lot 1, Plan 12786 (c) North 70 Feet Lot 1, Plan 12786 (d) Lot 2, Plan 12786 (e) Lot 3, Plan 12786	21316	N/A"

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 234 (CD 234), Bylaw, 2024, No. 21316".

PASSED FIRST READING on the 8th day of July, 2024.

PASSED SECOND READING on the 8th day of July, 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

APPENDIX "A"

COMPREHENSIVE DEVELOPMENT ZONE 234 (CD 234)

This Comprehensive Development Zone 234 (CD 234) 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:

Address	Legal Descriptions	PID
16042 – 84 Avenue	Parcel "C" (N99040E) Northerly Half Lot 1 Section 25, Township 2 NWD Plan 2425	012-702-820
8390 – 160 Street	North 70 Feet Lot 1 Section 25 Township 2 NWD Plan 12786	009-741-836
8380 – 160 Street	Lot 1 Except: North 70 Feet, Section 25 Township 2 NWD Plan 12786	000-483-745
8366 – 160 Street	Lot 2 Section 25 Township 2 NWD Plan 12786	007-791-437
8352 – 160 Street	Lot 3 Section 25 Township 2 NWD Plan 12786	009-741-887

(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 and office 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:

Principal Uses:

1. *Multiple unit residential buildings and/or ground-oriented multiple unit residential buildings.*

Accessory Uses:

The following *accessory uses*, provided that any one of these uses, or a combination thereof, do not constitute a singular use on the *lot*:

2. *Retail stores* excluding *adult entertainment stores*, auction houses, *second-hand stores* and *pawnshops*;
3. *Personal service uses* excluding *body rub parlours*;
4. *General service uses* excluding funeral parlours, *drive-through banks* and *vehicle rentals*;
5. *Eating establishments*, excluding *drive-through restaurants*, limited to the following:
 - (a) A *gross floor area* of 150 sq. m per establishment;
6. Office uses excluding *social escort services*, *methadone clinics* and marijuana dispensaries;
7. *Neighbourhood pubs*, regulated under the Liquor Control and Licensing Act, as amended;
8. *Indoor recreational facilities*;
9. *Community services*; and
10. *Child care centres*, regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended.

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) Maximum *floor area ratio* of 4.80, 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 65%.
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

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

USES:	SETBACKS:			
	North Yard	East Yard	South Yard	West Yard
<i>Principal and Accessory Buildings and Structures</i>	3.0 m	4.5 m	9.0 m ^{2,3,4}	2.5 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 from any *lot line*.
- 2 Notwithstanding the definition of *setback* in Part 1, Definitions, canopies may encroach up to 2.3 m into the south *yard setback* and a total of 1.4 m from the southwest corner of the *principal building façade* for a *building* 6-storeys in height or less.
- 3 Notwithstanding the definition of *setback* in Part 1, Definitions, canopies may encroach up to 2.7 m into the east *yard setback* for a *building* 6-storeys in height or less and 1.8 metres into the north and west *yard setbacks*.
- 4 Notwithstanding the definition of *setback* in Part 1, Definitions, structural open *balconies* may encroach a maximum of 1.6 m into the south *yard setback* for *buildings* 6-storeys in height or less.
- 5 Notwithstanding Section F. of this Zone, the minimum south *yard setback* may be reduced to 5.3 m to the *principal building façade* for the entrance lobby and upper-storey *dwelling units*, located directly above the entrance lobby, at the southwest corner of the subject site for a *building* 6-storeys in height or less.
- 6 Notwithstanding Section B.26.(b) of Part 4, General Provisions, stairs with more than three risers may encroach into the *setbacks*.
- 7 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. Principal Buildings:
Principal building height shall not exceed 91 m.
 - (a) Notwithstanding Sub-section G.1., the maximum permitted *principal building height* may increase by a maximum of 6 m to accommodate non-residential floor area limited to a mechanical penthouse or other service rooms.

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 *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*.

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) 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* 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*;
 - (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 have direct access to an *open space* and play area within the *lot*.
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 5,600 sq. m;
- (b) *Lot Width*: Minimum 75 m; and
- (c) *Lot Depth*: Minimum 75 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-5 Zone for the commercial portion.
- 3. Development permits, pursuant to the *OCP*.
- 4. Trees and vegetation, pursuant to Surrey Tree Protection Bylaw, as amended.
- 5. Sign regulations, pursuant to Surrey Sign By-law, as amended.