

CITY OF SURREY

BYLAW NO. 21445

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 257 (CD 257), 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 257" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 257"	10611 – 150 Street (Portion of)	Lot 59, Plan 41907	21445	N/A"

2. This By-law shall be cited for all purposes as "Surrey Comprehensive Development Zone 257 (CD 257), Bylaw, 2024, No. 21445".

PASSED FIRST READING on the 21st day of October, 2024.

PASSED SECOND READING on the 21st day of October, 2024.

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 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 257 (CD 257)

In this Comprehensive Development Zone 257 (CD 257), **Part 25, Multiple Residential 135 Zone (RM-135)**, 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
10611 – 150 Street (Portion of)	Lot 59 Section 20 Block 5 North Range 1 West NWD Plan 41907 as shown outlined in bold, labelled as Block A on the Survey Plan, attached hereto as Schedule A, certified correct by Gordon Alber Hol, B.C.L.S on the 11th day of October, 2024, containing 5,774.7 sq. m	006-266-843

(collectively the "*Lands*")

except as follows:

1. Permitted Uses

Delete Section "B. Permitted Uses" and replace it with a new Section "B. Permitted Uses" as follows:

"B. Permitted Uses

Lands, buildings and structures shall only be used for the following uses, or a combination thereof, provided such combined uses are part of a *comprehensive design*:

Principal Uses:

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

Accessory Uses:

2. *Child care centres*, provided that such centres:
 - (a) Do not constitute a singular use on the *lot*; and
 - (b) Are regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended."

2. 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) Maximum *floor area ratio* of 4.5, 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. 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

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

USES:	SETBACKS:			
	North Yard	South Yard	West Yard	East Yard
<i>Buildings and Structures</i> ^{1,2,3}	40 m	5.5 m	7.5 m	5.5 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 of the south, west and east *lot lines*.

2 Notwithstanding the definition of *setback* in Part 1, Definitions, roof overhangs and *balconies* may encroach up to 1.0 m into the required *setbacks*.

3 Notwithstanding Section B.26(b) of Part 4, General Provisions, stairs with more than three risers may encroach into the *setbacks*."

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

Principal building height shall not exceed 110 m."

5. Off-Street Parking and Loading/Unloading

Delete Section "H. Off-Street Parking and Loading/Unloading" and replace it with a new Section "H. Off-Street Parking and Loading/Unloading" 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. Notwithstanding Table D.1 of Part 5 of Off-Street Parking and Loading/Unloading, below market rental residential *parking spaces* shall be provided at a rate of 0.55 per unit and market rental residential *parking spaces* shall be provided at a rate of 0.80 per unit.

3. Tandem Parking:

Tandem parking is not permitted.

4. Underground Parking:

All required resident *parking spaces* shall be provided as *parking – underground* or as *parking within building envelope*.

5. Parking Areas:

- (a) Parking within the required *setbacks* is not permitted; and
- (b) Parking is not permitted in front of the main entrance of a *non-ground-oriented multiple unit residential building*, except for the purpose of short-term drop-off or pick-up and for accessible parking.

6. 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*."

6. Special Regulations

Delete Sub-section J.3. in Section J. Special Regulations and replace it with a new Sub-section J.3. as follows:

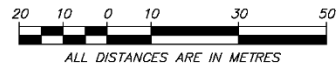
"3. Balconies:

- a. *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; and
- b. Notwithstanding the above, *balconies* are not required for a maximum of 10 *dwelling units*."

Schedule A

SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW 21445 OF PART OF LOT 59 SECTION 20 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICT PLAN 41907

BCGS 92G.026



THE INTENDED PLOT SIZE OF THIS PLAN
IS 432mm IN WIDTH BY 280mm IN HEIGHT (B SIZE)
WHEN PLOTTED AT A SCALE OF 1:1000

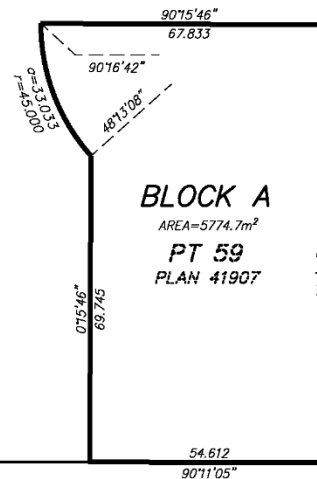


105
PLAN 35954

STRATA
PLAN NWS1018

58
PLAN 35554

REM 59
PLAN 41907



ROAD
PLAN 35554

E 33'
(BYLAW PLAN 30923) OF
PART (REF. PLAN 3373)
W 1/2 SECTION 20

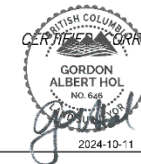
150 STREET

ROAD
PLAN 41907

61
PLAN 38455

NOTE:
LEGAL BOUNDARIES ARE BASED ON
LAND TITLE OFFICE RECORDS AND
FIELD SURVEY

APLIN & MARTIN
GEOMATICS LAND SURVEYING LTD.
201, 12448 82nd AVENUE
SURREY, BC V3W3E9 604-597-9189



CERTIFIED CORRECT OCTOBER 9, 2024

G.A. BERT HOL, BCLS 646
FILE: 21-632-08 zoning