

CITY OF SURREY

BYLAW NO. 21169

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 183 (CD 183), 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: COMPREHENSIVE DEVELOPMENT ZONE  
(CD BY-LAW NO. 13882 and 20195)  
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 183" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 183"	(a) 10275 City Parkway (b) 10261 City Parkway	(a) Lot 3, LMP46320 Except BCP48957 (b) Lot 3, Plan EPP116246	21169	13882"

2. This By-law shall be cited for all purposes as "Surrey Comprehensive Development Zone 183 (CD 183), Bylaw, 2024, No. 21169".
3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1993, No. 13882" and all amendments thereto is hereby repealed.

PASSED FIRST READING on the 12th day of February, 2024.

PASSED SECOND READING on the 12th day of February, 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 183 (CD 183)

This Comprehensive Development Zone 183 (CD 183) 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
10275 City Parkway	Lot 3 Section 27 Block 5 North Range 2 West New Westminster District Plan LMP46320 Except Plan BCP48957	024-847-038
10261 City Parkway	Lot 3 Section 27 Block 5 North Range 2 West New Westminster District Plan EPP116246	031-929-184

The lands are divided into Blocks A, B and C, as shown outlined in bold on the Survey Plan, attached hereto and forming part of this Bylaw as Schedule A, certified correct by Connor Embleton, B.C.L.S. on the 8th day of January, 2024.

(collectively the "*Lands*")

#### A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of high-rise, high *density*, office *buildings* with *commercial* uses which are 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:

##### Block A

##### Principal Uses:

1. *Office uses* excluding *social escort services* and *methadone clinics*.
2. *Retail stores* excluding *adult entertainment stores* and *secondhand stores* and *pawnshops*.
3. *Personal service uses* excluding *body rub parlours*.
4. *General service uses* excluding funeral parlours and *drive-through banks*.
5. *Eating establishments* excluding *drive-through restaurants*.
6. *Indoor recreational facilities*.
7. *Entertainment uses* excluding *arcades*.
8. *Neighbourhood pub*.
9. *Liquor Store*.
10. *Cultural uses*.
11. *Assembly Halls*.
12. *Community services*.
13. *Child care centres*.
14. Universities named under the University Act R.S.B.C. 1996, c.468, as amended.
15. Colleges and Institutes designated as such under the College and Institute Act R.S.B.C. 1996, c.52, as amended.

##### Block B and C

##### Principal Uses:

1. *Highways*.
2. *Parking Facility – Underground*.

**C. Lot Area**  
Not applicable to this Zone.

**D. Density**  
Block A

1. Maximum Density:  
Maximum *density* shall be 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, maximum *density* may be increased to a *floor area ratio* of 10.
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.

Block B and C:

1. Not applicable.

**E. Lot Coverage**

1. The maximum *lot coverage* for all *buildings* and *structures* shall be 85%.
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	South Yard	West Yard	East Yard
<i>Principal Building</i>	0 m	0 m	2.7 m	0 m
<i>Accessory Buildings and Structures</i>	0 m	0 m	0 m	0 m

- 1 Notwithstanding the table above, the minimum west *yard setback* may be reduced to 0.5 m for the any floor above the ground floor of a *building*.
- 2 Notwithstanding the table above, 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 metre [0 ft.].
- 3 Notwithstanding Section A.3.(d) of Part 5, Off-Street Parking and Loading/Unloading, *parking – underground* may be located up to 0 m of any *lot line*.
- 4 Notwithstanding the definition of *setback* in Part 1 Definitions of the Zoning By-law, roof overhangs, balconies, canopies and shading louvres may encroach into the required *setbacks*.

**G. Height of Buildings**  
Not applicable to this Zone.

**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* may be permitted for company fleet *vehicles*.

3. Underground Parking:  
*Parking spaces shall be provided as parking - underground or as parking within building envelope.*
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;
  - (a) Along the developed portions of the *lot* which abut a *highway*, 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. Outdoor Storage and Display:  
The outdoor storage or display of any goods, materials or supplies is specifically prohibited.
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*.

**K. Subdivision**

1. Minimum Lot Sizes:  
*Lots* created through subdivision, except strata *lots*, shall conform to the following minimum standards:
  - (a) *Lot Area*: Minimum 10,000 sq. m;
  - (b) *Lot Width*: Minimum 70 m; and
  - (c) *Lot Depth*: Minimum 70m.
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 C-35 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 C-35 Zone.
3. Development permits, pursuant to the *OCP*.
4. Trees and vegetation, pursuant to Surrey Tree Preservation Bylaw, as amended.
5. Sign regulations, pursuant to Surrey Sign By-law, as amended.

-ALL DISTANCES ARE SHOWN IN METRES.  
-INTEGRATED SURVEY AREA No. 1, CITY OF SURREY. NAD83(CSPRS) 4.0.0.BC.1.MVRD.  
-LOT CONFIGURATIONS AND LOT DIMENSIONS ARE  
SHOWN ACCORDING TO PLAN EPP134441 (UNREGISTERED)  
-THIS PLAN LIES WITHIN THE METRO VANCOUVER  
REGIONAL DISTRICT - CITY OF SURREY



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CONNOR R. EMBLETON (982) B.C.L.S.

**FILE: 30059SK1**  
**PLOT: 2023/12/11**  
**MAP: SURREY**