

CITY OF SURREY

BYLAW NO. 20840

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 98 (CD 98), 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: SINGLE FAMILY RESIDENTIAL ZONE (RF)  
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 98" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 98"	1704 - 160 Street	Portion North Half of the West Half of the South Half of the South West Quarter of Section 13 Township 1 Lying South West of King George Highway Shown on Plan 5388 NWD	20840	N/A"

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 98 (CD 98), Bylaw, 2023, No. 20840".

PASSED FIRST READING on the 30th day of January, 2023.

PASSED SECOND READING on the 30th day of January, 2023.

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

APPENDIX "A"

**COMPREHENSIVE DEVELOPMENT ZONE 98 (CD 98)**

This Comprehensive Development Zone 98 (CD 98) 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
1704 - 160 Street	Portion North Half of the West Half of the South Half of the South West Quarter of Section 13 Township 1 Lying South West of King George Highway Shown on Plan 5388 NWD	013-193-988

(collectively the "Lands")

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of a *multiple unit residential building* and related *amenity spaces*, and neighbourhood commercial uses, which are to be developed in accordance with a *comprehensive design* where *density* bonus is provided.

**B. Permitted Uses**

*Lands, buildings* and *structures* shall only be used for the following uses, or a combination thereof:

Principal Uses:

*Multiple unit residential buildings*, provided that no residential uses are located on the ground floor.

Accessory Uses:

1. The following uses are permitted, provided that they are restricted to the ground floor of a *multiple unit residential building* and that the maximum *gross floor area* of each individual business does not exceed 320 square metres:
  - (a) *Retail stores* excluding *adult entertainment stores*, auction houses, *second-hand stores* and *pawnshops*;
  - (b) *Personal services uses*, limited to barbershops, beauty parlours, cleaning and repair of clothing and shoe repair shops;
  - (c) Office uses excluding *social escort services* and *methadone clinics*;
  - (d) *General services uses* excluding funeral parlours, *drive-through banks* and *vehicle rentals*;
  - (e) *Indoor recreational facilities*, excluding a gymnasium;
  - (f) *Community service*; and
  - (g) *Child care centres*, regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended.
  
2. *Eating establishments* excluding *drive-through restaurants*, provided that they are restricted to the ground floor of a *multiple unit residential building* and the maximum *gross floor area* of each individual business does not exceed 150 square metres.

**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:
  - (a) Maximum *floor area ratio* of 1.5, excluding:
    - i. The indoor *amenity space* requirement (pursuant to Section J.1. 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 50%.
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:		
	Front Yard	Rear Yard	Street Side Yard
<i>Principal and Accessory Buildings and Structures</i> <sup>1</sup>	7.5 m	7.5 m	4.0 m

1 Notwithstanding Section A.3.(d) of Part 5, Off-Street Parking and Loading/Unloading, *parking - underground* may be located up to 0.0 m of any *lot line*.  
2 Notwithstanding Section A.26.(b) of Part 4, General Provisions, stairs with more than three risers may encroach into the *setbacks*.  
3 Notwithstanding the table above, canopies may encroach into the *setbacks*.  
4 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 19.5 m.
2. Accessory Buildings:  
Excluding indoor *amenity space buildings*, *accessory building height* shall not exceed 4.5 m.

**H. Off-Street Parking and Loading/Unloading**

1. Parking Calculations:
  - (a) Refer to Table D.1. of Part 5 Off-Street Parking and Loading/Unloading.

- (b) Notwithstanding Section D.1 of Part 5 Off-Street Parking and Loading/Unloading, the required *parking spaces* for residential visitors is 0.1 *parking space* per *dwelling unit*.
- 2. Tandem Parking:  
*Tandem parking* is not permitted.
- 3. Underground Parking:  
All required resident *parking spaces* shall be provided as *parking - underground*.
- 5. 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;
  - (b) Along the developed portions of the *lot* which abut a *highway*, a continuous *landscaping* strip a minimum of 1.5 m wide shall be provided within the *lot*; and
  - (c) *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 3.0 sq. m per *dwelling unit*;
  - (b) Outdoor *amenity space* shall not be located within the required *setbacks*;
  - (c) Indoor *amenity space* in the amount of 3.0 sq. m per *dwelling 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:
  - (a) Have direct access to an *open space* and play area within the *lot*; and
  - (b) Do not exceed a total area of 3.0 sq. m per *dwelling unit*.
- 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 1,900 sq. m;
  - (b) *Lot Width*: Minimum 3 m; and

- (c) *Lot Depth*: Minimum 60 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-70 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-70 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 Preservation Bylaw, as amended.
- 5. Sign regulations, pursuant to Surrey Sign By-law, as amended.