

CITY OF SURREY

BYLAW NO. 20472

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 24 (CD.24), 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) and  
DUPLEX RESIDENTIAL ZONE (RM-D)
- 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.24" as follows:

CD Zone ID	Civic Address	Parcel Identifier or Legal Description	CD Bylaw No.
"CD.24"	(a) 10474 132 Street (b) 13228 105 Avenue (c) 13240 and 13248 105 Avenue (d) 13256 and 13272 105 Avenue	(a) Lot 3, Section 22, Block 5, North Range 2 West, NWD, Plan 19897 (b) Lot 6, Section 22, Block 5, North Range 2 West, NWD, Plan 19897 (c) Lots 161 and 162, Section 22, Block 5, North Range 2 West, NWD, Plan 29669 (d) Lots 175 and 176, Section 22, Block 5, North Range 2 West, NWD, Plan 39842	20472"

2. This By-law shall be cited for all purposes as "Surrey Comprehensive Development Zone 24 (CD.24), 2021, No. 20472".

PASSED FIRST READING on the 8th day of November, 2021.

PASSED SECOND READING on the 8th day of November, 2021.

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

**COMPREHENSIVE DEVELOPMENT ZONE 24 (CD.24)**

This Comprehensive Development Zone 24 (CD.24), as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, apply to the following lands:

- Address:** (a) 10474 132 Street  
(b) 13228 105 Avenue  
(c) 13240 and 13248 105 Avenue  
(d) 13256 and 13272 105 Avenue
- Legal:** (a) Lot 3, Section 22, Block 5, North Range 2 West, NWD, Plan 19897  
(b) Lot 6, Section 22, Block 5, North Range 2 West, NWD, Plan 19897  
(c) Lots 161 and 162, Section 22, Block 5, North Range 2 West, NWD, Plan 29669  
(d) Lots 175 and 176, Section 22, Block 5, North Range 2 West, NWD, Plan 39842
- PID:** (a) 010-574-212  
(b) 008-153-507  
(c) 009-172-467 and 007-628-749  
(d) 002-109-859 and 008-685-142

(collectively the "Lands")

**A. Intent**

This Zone is intended to accommodate and regulate the development of medium *density*, medium rise, *multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*.

**B. Permitted Uses**

*Lands, buildings, and structures* shall only be used for *multiple unit residential buildings* and *ground-oriented multiple unit residential buildings*.

**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 to a maximum *floor area ratio* of 3.0, excluding the indoor *amenity space* requirement (pursuant to Section J.1. in this Zone).

**E. Lot Coverage**

The maximum *lot coverage* for all *buildings and structures* shall be 52%.

## 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> <sup>1</sup>	4.5 m	4.5 m	4.5 m	4.5 m

1 Notwithstanding Section A.3.(d) of Part 5, Off-Street Parking and Loading/Unloading, an *underground parking* facility may be located up to 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 definition of *setback* in Part 1, Definitions, roof overhangs, vertical fins, *balconies* and canopies may encroach into the required *setbacks*.

## G. Height of Buildings

1. Principal Buildings:  
*Principal building height* shall not exceed 24.0 m.
2. Accessory Buildings:  
*Accessory building height* shall not exceed 4.5 m.
3. Structures:  
*Structure height* shall not exceed 4.5 m.

## 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 resident *parking spaces* shall be provided as *underground parking* 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; 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 *underground parking* 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) Indoor *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*.

2. **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**

*Lots* created through *subdivision* shall conform to the following minimum standards:

- 1. *Lot Area*: Minimum 5,000 sq. m;
- 2. *Lot Width*: Minimum 30 m; and
- 3. *Lot Depth*: Minimum 140 m.

**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.
- 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.