

CITY OF SURREY

BYLAW NO. 21310

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 233 (CD 233), 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 233" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 233"	18253 - 74 Avenue	Lot 10, Plan 23813	21310	N/A"

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 233 (CD 233), Bylaw, 2024, No. 21310".

PASSED FIRST READING on the _____ th day of _____, 20__ .

PASSED SECOND READING 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 233 (CD 233)

In this Comprehensive Development Zone 233 (CD 233), **Part 22, Multiple Residential 30 Zone (RM-30)**, 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
18253 - 74 Avenue	Lot 10 Section 20 Township 8 New Westminster District Plan 23813	009-293-957

(collectively the "*Lands*")

except as follows:

1. Intent

Delete Section "A. Intent" and replace it with a new Section "A. Intent" as follows:

"A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of *family-oriented, low density, ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*."

2. Permitted Uses

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

"B. Permitted Uses

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

3. 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 2.5 *dwelling units* per hectare.

2. Permitted Density Increases:

If amenity contributions are provided in accordance with Schedule G, *density* may be increased as follows:

(a) Maximum 73 *dwelling units* per hectare; and

(b) Maximum *floor area ratio* of 0.88, excluding the indoor *amenity space* requirement (pursuant to Section J.1. of this Zone)."

4. 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>Principal Building</i>	19.5 m	4.5 m	3.0 m	5.5 m

- 1 Notwithstanding the definition of *setback* in Part 1, Definitions, upper storey projections, roof overhangs, *balconies* canopies and electrical closets may encroach up to 1.1 m into the required *setbacks*.
- 2 Notwithstanding Section B.26.(b) of Part 4, General Provisions, stairs with more than three risers may encroach into the *setbacks*.
- 3 Notwithstanding Section B.27.(a) of Part 4, General Provisions, the *setback* of *principal buildings* abutting a natural gas transmission right-of-way at the *rear* (north) *lot line* shall be 0 m."

5. Off-Street Parking and Loading/Unloading

In Section "H. Off-Street Parking and Loading/Unloading", delete Sub-section H.4. and replace it with the following:

"4. Parking Areas:

Parking within the required *setbacks* is not permitted."

6. Special Regulations

Delete Section "J. Special Regulations" and replace it with a new Section "J. Special Regulations" as follows:

"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*; and
 - iv. 6.0 sq. m per *back-to-back ground-oriented dwelling unit* where *underground parking* is not provided.
- (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*; and
 - ii. 1.0 sq. m per *lock-off suite*; and
 - iii. 4.0 sq. m per *micro unit*.

2. Back-to-Back Ground-Oriented Dwelling Units:

Where *back-to-back ground-oriented dwelling units* are provided without *underground parking*, a maximum of 20% of all *dwelling units* may be provided as *back-to-back ground-oriented dwelling units* on a *lot*."

7. Subdivision

Delete Section "K. Subdivision" and replace it with a new Section "K. Subdivision" and follows:

"K. Subdivision

1. Minimum Lot Sizes:

Lots created through subdivision shall conform to the following standards:

- (a) *Lot Area*: Minimum 4,000 sq. m;
- (b) *Lot Width*: Minimum 30 m; and
- (c) *Lot Depth*: Minimum 30 m."