

CITY OF SURREY

BYLAW NO. 21167

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 185 (CD 185), 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 185" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 185"	(a) 15360 – 101A Avenue (b) 15356 – 101A Avenue (c) 15346 – 101A Avenue (d) 15336 – 101A Avenue (e) Portion of lane	(a) Lot 4, Plan 21134 (b) Lot 5, Plan 21134 (c) Lot 6, Plan 21134 (d) Lot 7, Plan 21134	21167	N/A"

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 185 (CD 185), Bylaw, 2024, No. 21167".

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 185 (CD 185)

In this Comprehensive Development Zone 185 (CD 185), **Part 24, Multiple Residential 70 (RM-70) Zone**, 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:

Block A		
Address	Legal Descriptions	PID
15360 – 101A Avenue	Lot 4 Section 28 Block 5 North Range 1 West NWD Plan 21134	000-725-897
15356 – 101A Avenue	Lot 5 Section 28 Block 5 North Range 1 West NWD Plan 21134	010-273-816
15346 – 101A Avenue	Lot 6 Section 28 Block 5 North Range 1 West NWD Plan 21134	010-273-824
15336 – 101A Avenue	Lot 7 Section 28 Block 5 North Range 1 West NWD Plan 21134	003-394-786
Portion of lane	Portion of lane as shown outlined in bold, labelled as Block A on the Survey Plan, attached hereto as Schedule A, certified correct by Adam Fulkerson, B.C.L.S. on the 6th day of February, 2024, collectively containing 0.316 hectare	

(collectively the "*Lands*")

except as follows:

1. Density

Delete Sub-section D.2. in Section "D. Density" and replace it with a new Sub-section D.2. as follows:

"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 2.3, excluding:

- (a) The indoor *amenity space* requirement (pursuant to Section J.1. of this Zone); and
- (b) Up to a maximum of 170 sq. m of *the secure bicycle parking area* requirement (pursuant to Section H.5. of this Zone)."

2. Lot Coverage

Delete Section "E. Lot Coverage" and replace it with a new Section "E. Lot Coverage" as follows:

"E. Lot Coverage

- 1. The maximum *lot coverage* for all *buildings* and *structures* shall be 54%."

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	East Yard	South Yard	West Yard
<i>Principal Building and Structures</i>	5.5 m	6.0 m	4.5 m	6.0 m

- 1 Notwithstanding the definition of *setback* in Part 1, Definitions, *balconies*, canopies and roof overhangs may encroach a maximum of 1.6 m into the required *setbacks*.
- 2 Notwithstanding the definition of *setback* in Part 1, Definitions, built-up wall projections may encroach a maximum 0.9 m into the required *setbacks*.
- 3 Notwithstanding the definition of *setback*, in Part 1, Definitions, vertical projections may encroach a maximum of 2.5 m at the rooftop amenity stair entry and 4 m for the elevator shaft into the required *setbacks*.
- 4 Notwithstanding Section A.26.(b) of Part 4, General Provisions, stairs with more than three risers may encroach into the *setbacks*.
- 5 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 any *lot line*."

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

1. Principal Buildings:
Principal building height shall not exceed 16 m.
2. Structures:
Structure height shall not exceed 4.5 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.
(a) Notwithstanding Table D.1. of Part 5 Off-Street Parking and Loading/Unloading, resident *parking spaces* shall be provided at a rate of 1.1 *parking space per dwelling unit* and visitor *parking spaces* shall be provided at a rate of 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*.
4. 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.
5. Bicycle Parking:
A secure *bicycle parking area* shall be provided in a separate bicycle room located within a *building*, whether located at, below, or above *finished grade*, with convenient access to the outside of the *building*."

6. Landscaping and Screening

Delete Sub-section I.2. under Section I. Landscaping and Screening and replace it with the following:

"2. Refuse:

Garbage containers and *passive recycling containers* shall be located within the *parking - underground* or within a *building*."

7. 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*;

(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*; and

(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."

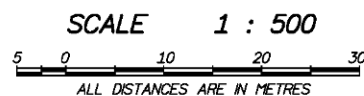
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No: 21167
OF LOTS 4, 5, 6, & 7 SECTION 28 BLOCK 5 NORTH RANGE 1 WEST NEW
WESTMINSTER DISTRICT PLAN 21134**

FOR RE-ZONING PURPOSES

LEGEND

Ha. DENOTES HECTARES

Schedule A



INTEGRATED SURVEY AREA No.1, SURREY

NAD 83 (CSRS) 4.0.0.BC.1.MVRD

Grid bearings are derived from conventional survey observations to geodetic control monuments 79H0018 and 79H0024 and are referred to the central meridian of UTM Zone 10N.

The UTM coordinates and estimated absolute accuracy achieved are derived from GeoBC Mascot Published Information.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995914, which has been derived from control monument 79H0018.

Lot dimensions are derived from FIELD SURVEY.

CERTIFIED CORRECT

DATED THIS 6th DAY OF FEBRUARY, 2024.



[Signature]

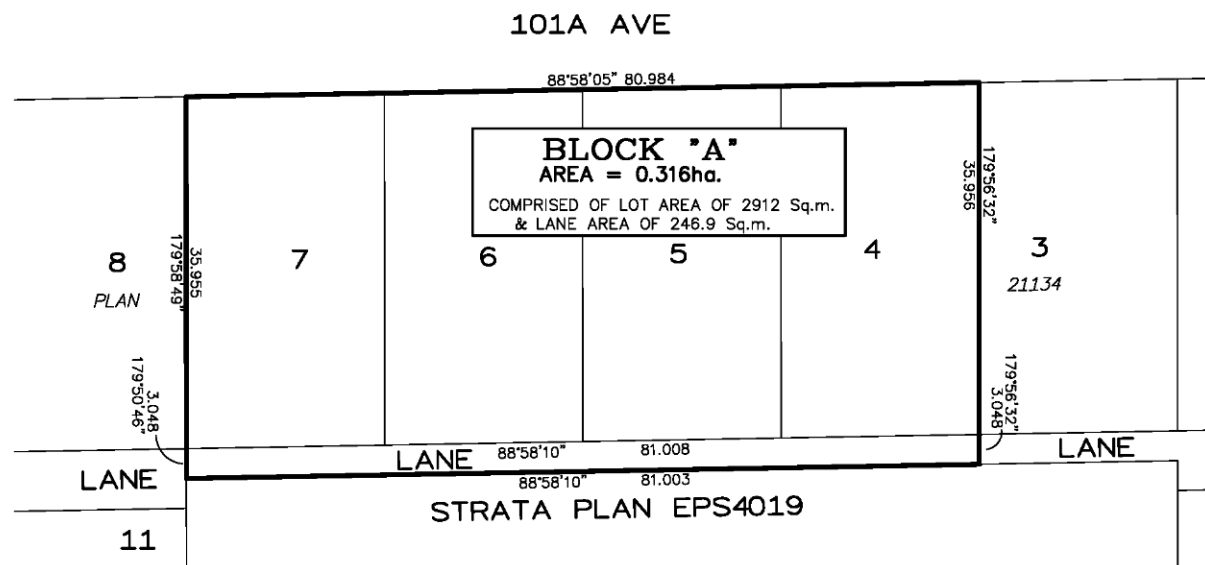
B.C.L.S.

M. Adam Fulkerson

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