CITY OF SURREY

BYLAW NO. 21298

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 228 (CD 228), 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. 13881) and COMMUNITY COMMERCIAL ZONE (C-8)
   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 228" as follows:

<table>
<thead>
<tr>
<th>CD Zone ID</th>
<th>Civic Address</th>
<th>Legal Description</th>
<th>CD Bylaw No.</th>
<th>Replaces Bylaw No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>&quot;CD 228</td>
<td>(a) Portion of 1711 - 152 Street</td>
<td>(a) Lot 2, Plan 56401</td>
<td>21298</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>(b) 1797 - 152 Street</td>
<td>(b) Lot 349, Plan 70191</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>(c) 15150 - 18 Avenue</td>
<td>(c) Lot 350, Plan 70191</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 228 (CD 228), Bylaw, 2024, No. 21298".

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 228 (CD 228)

This Comprehensive Development Zone 228 (CD 228) 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:

<table>
<thead>
<tr>
<th>Address</th>
<th>Legal Descriptions</th>
<th>PID</th>
</tr>
</thead>
<tbody>
<tr>
<td>1711 - 152 Street (portion of)</td>
<td>That portion Lot 2 Section 15 Township 1 NWD Plan 56401 Except Plans LMP45557 and BCP44800, shown outlined in bold, labelled as Block A on the Survey Plan, attached hereto as Schedule A, certified correct by Gordon Albert Hol, B.C.L.S. on the 13th day of May, 2024, containing 4,874.7 square metres</td>
<td>002-321-483 (portion of)</td>
</tr>
<tr>
<td>1797 - 152 Street</td>
<td>Lot 349 Section 15 Township 1 NWD Plan 70191</td>
<td>002-269-490</td>
</tr>
<tr>
<td>15150 - 18 Avenue</td>
<td>Lot 350 Section 15 Township 1 NWD Plan 70191</td>
<td>002-269-503</td>
</tr>
</tbody>
</table>

The lands are divided into Blocks 1, 2 and 3, as shown outlined in bold on the Survey Plan, attached hereto and forming part of this Bylaw as Schedule B, certified correct by Gordon Hol, B.C.L.S. on the 13th day of May, 2024.

(collectively the "Lands")

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of high density multiple unit residential buildings 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:
1. Multiple unit residential buildings and ground-oriented multiple unit residential buildings.

Accessory Uses:
2. The following accessory uses, provided that such uses form an integral part of a multiple unit residential building on the Lands:
   (a) Retail stores excluding adult entertainment stores, auction houses, and second-hand stores and pawnshops;
   (b) Personal service uses excluding body rub parlours;
   (c) Office uses excluding social escort services, methadone clinics and marijuana dispensaries;
   (d) General service uses excluding funeral parlours, drive through banks and vehicle rentals;
   (e) Eating establishments excluding drive-through restaurants, provided that the maximum gross floor area of each individual business does not exceed 1,070 sq. m;
   (f) Liquor store;
   (g) Indoor recreational facilities, excluding a gymnasium;
   (h) Community services;
   (i) Child care centres, regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended; and
   (j) Cultural uses.
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 as follows:
   (a) Block 1: Maximum floor area ratio of 4.79, excluding:
       i. The indoor amenity space requirement (pursuant to Section J.1. of this Zone); and
       ii. Up to a maximum of 170 sq. m of the secure bicycle parking area requirement (pursuant to Section H.4. of this Zone); and
   (b) Block 2: Maximum floor area ratio of 6.05, excluding:
       i. The indoor amenity space requirement (pursuant to Section J.1. of this Zone); and
       ii. Up to a maximum of 170 sq. m of the secure bicycle parking area requirement (pursuant to Section H.4. of this Zone); and
   (c) Block 3: Maximum floor area ratio of 7.75, excluding:
       i. The indoor amenity space requirement (pursuant to Section J.1. of this Zone); and
       ii. Up to a maximum of 170 sq. m of the secure bicycle parking area requirement (pursuant to Section H.4. 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:
   (a) Block 1: 75%
   (b) Block 2: 72%
   (c) Block 3: 66%

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

Block 1:
Buildings and structures shall be sited in accordance with the following minimum setbacks:

| USES: | SETBACKS: | | | |
|-------|-----------|-----------|-----------|
| North/West (Martin Drive) | East (Southmere Cr. East) | South |
| Principal Buildings and Accessory Buildings and Structures 1,2,3,4 | 4.5 m | 4.5 m5 | 3.0 m6 |

Block 2:
Buildings and structures shall be sited in accordance with the following minimum setbacks:

| USES: | SETBACKS: | | | |
|-------|-----------|-----------|-----------|
| North (18 Avenue) | East | South | West |
| Principal Buildings and Accessory Buildings and Structures 1,3,4 | 4.5 m | 0.0 m | 4.5 m7 | 4.5 m8 |

Block 3:
Buildings and structures shall be sited in accordance with the following minimum setbacks:

| USES: | SETBACKS: | | | |
|-------|-----------|-----------|-----------|
| North (18 Avenue) | East (152 Street) | South | West |
| Principal Buildings and Accessory Buildings and Structures 1,3,4 | 4.5 m | 3.0 m | 0.0 m | 11.3 m |

1. Notwithstanding Sub-section A.3.(d) of Part 5, Off-Street Parking and Loading/Unloading of the Zoning Bylaw, parking - underground may be located up to 0.0 m of any lot line.
2. Notwithstanding Sub-section B.26.(b) of Part 4, General Provisions of the Zoning Bylaw, front patios and stairs with more than three risers may encroach into the setbacks.
3. Notwithstanding the definition of setback in Part 1, Definitions of the Zoning Bylaw, 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.
5. Notwithstanding Section F. of this Zone, corners of the building may be setback up to 2.7 m from the lot line.
6. Notwithstanding Section F. of this Zone, the upper floors may be setback up to 2.0 m from the lot line.
7. Notwithstanding Section F. of this Zone, the southwest corner of the building may setback up to 0.5 m from the lot line.
8. Notwithstanding Section F. of this Zone, the upper floors may setback up to 3.2 m from the lot line.

G. Height of Buildings

Block 1:
1. Principal Buildings:
   Principal building height shall not exceed 45.50 m.
2. Accessory Buildings and Structures:
   Accessory building height and structure height shall not exceed 4.5 m.

Block 2:
1. Principal Buildings:
   Principal building height shall not exceed 72.5 m.
2. Accessory Buildings and Structures:
   Accessory building height and structure height shall not exceed 4.5 m.

Block 3:
1. Principal Buildings:
   Principal building height shall not exceed 74.0 m.
2. Accessory Buildings and Structures:
   Accessory building height and 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 *parking - underground*.
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;
   (b) Along the developed portions of the *lot* which abut a *highway*, a continuous *landscaping* strip a minimum of 1.0 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:
      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* up to 557 sq. m of *amenity space* (equivalent to 186 *dwelling units*);
      ii. 1.0 sq. m per *dwelling unit* for that portion greater than 557 sq. m of *amenity space*;
      iii. 1.0 sq. m per *lock-off suite*; and
      iv. 4.0 sq. m per *micro 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 1,800 sq. m;
   (b) *Lot Width:* Minimum 20 m; and
   (c) *Lot Depth:* Minimum 20 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-135 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-135 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.
SURVEY PLAN TO ACCOMPANY 21298
CITY OF SURREY ZONING BYLAW 21298
OVER PART OF LOT 2 EXCEPT PLANS LMP45557 AND BCP44800
SECTION 15 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 56401
BCGS 920006

NOTE:
LEGAL BOUNDARIES ARE BASED ON LAND TITLE
OFFICE RECORDS AND FIELD SURVEY

BOOK OF REFERENCE

<table>
<thead>
<tr>
<th>ZONE</th>
<th>LEGAL DESCRIPTION</th>
<th>AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>BLOCK A</td>
<td>PART OF LOT 2 SECTION 15 TOWNSHIP 1 NEW WESTMINSTER DISTRICT EXCEPT PLANS LMP45557 AND BCP44800</td>
<td>4874.7m²</td>
</tr>
</tbody>
</table>

APLIN & MARTIN
GEOMATICS LAND SURVEYING LTD.
212 LAIRAK 844 AVENUE
SURREY, BC V3V 5E9 604-597-3988

SCHEDULE A
SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW 21298
OVER LOTS 349 and 350 PLAN 70191 AND PART OF LOT 2 PLAN 56401
EXCEPT PLANS LMP45557 AND BCP44800
BOTH OF SECTION 15 TOWNSHIP 1 NEW WESTMINSTER DISTRICT

BCGS 920.006

NOTE:
LEGAL BOUNDARIES ARE BASED ON LAND TITLE
OFFICE RECORDS AND FIELD SURVEY

BOOK OF REFERENCE

<table>
<thead>
<tr>
<th>BLOCK</th>
<th>LEGAL DESCRIPTION</th>
<th>AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>PT LOT 2 PLAN 56401 SECTION 15 TOWNSHIP 1 NEW WESTMINSTER DISTRICT</td>
<td>4637.2m²</td>
</tr>
<tr>
<td>2</td>
<td>PT LOT 2 PLAN 56401 SECTION 15 TOWNSHIP 1 NEW WESTMINSTER DISTRICT</td>
<td>4637.2m²</td>
</tr>
<tr>
<td>3</td>
<td>PT LOT 2 PLAN 56401 SECTION 15 TOWNSHIP 1 NEW WESTMINSTER DISTRICT</td>
<td>2134.0m²</td>
</tr>
</tbody>
</table>

THE INTEGRATED PLOT SIZE OF THIS PLAN
IS 4320m² IN WIDTH BY 3080m² IN HEIGHT (D SIZE)
WHEN PLOTTED AT A SCALE OF 1:750

APLIN & MARTIN
GEOMATICS LAND SURVEYING LTD.
201 5448 85th Avenue
Surrey, BC V3W 3E9 604-597-9189

FILE: 19-1022-03 ROS BLOCK ZONING

G.B.S.

CERTIFIED CORRECT THIS 10TH DAY OF MAY, 2024

SCHEDULE B