

CITY OF SURREY

BYLAW NO. 21196

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 194 (CD 194), 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 194" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 194"	(a) 14036 - 103A Avenue (b) 14046 - 103A Avenue (c) 14056 - 103A Avenue (d) 14066 - 103A Avenue (e) 14076 - 103A Avenue	(a) Lot 222, Plan 46041 (b) Lot 223, Plan 46041 (c) Lot 224, Plan 46041 (d) Lot 225, Plan 46041 (e) Lot 226, Plan 46041	21196	N/A

2. This By-law shall be cited for all purposes as "Surrey Comprehensive Development Zone 194 (CD 194), Bylaw, 2024, No. 21196".

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 194 (CD 194)

In this Comprehensive Development Zone 194 (CD 194), **Part 24, Multiple Residential 70 Zone (RM-70)**, 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
14036 - 103A Avenue	Lot 222 Section 25 Block 5 North Range 2 West NWD Plan 46041	006-045-341
14046 - 103A Avenue	Lot 223 Section 25 Block 5 North Range 2 West NWD Plan 46041	006-045-375
14056 - 103A Avenue	Lot 224 Section 25 Block 5 North Range 2 West NWD Plan 46041	006-045-421
14066 - 103A Avenue	Lot 225 Section 25 Block 5 North Range 2 West NWD Plan 46041	006-045-472
14076 - 103A Avenue	Lot 226 Section 25 Block 5 North Range 2 West NWD Plan 46041	006-045-553

(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 medium *density*, medium rise, *multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*."

2. 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 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) Maximum *floor area ratio* of 2.68, 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. Lot Coverage

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

"E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 45%."

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:			
	East Yard	West Yard	South Yard	North Yard
<i>Principal and Accessory Buildings and Structures</i>	4.0 m	4.5 m	4.5 m	5.5 m

1 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*.

2 Notwithstanding the definition of *setback* in Part 1, Definitions, roof overhangs, vertical fins, *balconies* and canopies may encroach up to 2.0 m into the required *setbacks*.

3 Notwithstanding Section A.26.(b) of Part 4, General Provisions, stairs with more than three risers may encroach into the *setbacks*."

5. 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 22 m.

2. Accessory Buildings:

Accessory building height shall not exceed 4.5 m.

3. Structures:

Structure height shall not exceed 4.5 m."

6. 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 spaces* 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. 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*."