CITY OF SURREY

BYLAW NO. 21303

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 227 (CD 227), 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 227" 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 227&quot;</td>
<td>(a) 14488 - 105A Avenue (b) 14498 - 105A Avenue (c) 14500 - 105A Avenue (d) 14510 - 105A Avenue</td>
<td>(a) Lot 70, Plan 31594 (b) Lot 71, Plan 31594 (c) Lot 72, Plan 31594 (d) Lot 73, Plan 31594</td>
<td>21303</td>
<td>N/A</td>
</tr>
</tbody>
</table>

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 227 (CD 227), Bylaw, 2024, No. 21303".

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
In this Comprehensive Development Zone 227 (CD 227), 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:

<table>
<thead>
<tr>
<th>Address</th>
<th>Legal Descriptions</th>
<th>PID</th>
</tr>
</thead>
<tbody>
<tr>
<td>14488 - 105A Avenue</td>
<td>Lot 70 Section 19 Block 5 North Range 1 West NWD Plan 31594</td>
<td>006-617-719</td>
</tr>
<tr>
<td>14498 - 105A Avenue</td>
<td>Lot 71 Section 19 Block 5 North Range 1 West NWD Plan 31594</td>
<td>006-617-751</td>
</tr>
<tr>
<td>14500 - 105A Avenue</td>
<td>Lot 72 Section 19 Block 5 North Range 1 West NWD Plan 31594</td>
<td>004-843-185</td>
</tr>
<tr>
<td>14510 - 105A Avenue</td>
<td>Lot 73 Section 19 Block 5 North Range 1 West NWD Plan 31594</td>
<td>006-617-794</td>
</tr>
</tbody>
</table>

(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 2.9 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 37%."
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*:

<table>
<thead>
<tr>
<th>USES:</th>
<th>SETBACKS:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>East Yard</td>
</tr>
<tr>
<td>Principal and Accessory Buildings</td>
<td>5.5 m</td>
</tr>
</tbody>
</table>

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 B.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 21 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*."