

CITY OF SURREY

BYLAW NO. 21245

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 206 (CD 206), 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: HALF-ACRE RESIDENTIAL ZONE (RH)
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 206" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 206"	6631 - 152 Street	Lot 2, Plan LMP2748	21245	N/A"

2. This By-law shall be cited for all purposes as "Surrey Comprehensive Development Zone 206 (CD 206), Bylaw, 2024, No. 21245".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

PUBLIC HEARING HELD thereon 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 206 (CD 206)

This Comprehensive Development Zone 206 (CD 206) 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
6631 – 152 Street	Lot 2, Except Part in Plan LMP20330, Section 15, Township 2, NWD, Plan LMP2748	017-629-802

(collectively the "Lands")

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of a *multiple unit residential building* and related *amenity spaces*, and neighbourhood commercial uses, which are to be developed in accordance with a *comprehensive design*.

B. Permitted Uses

Lands, buildings and structures shall only be used for the following uses, or a combination thereof:

Principal Uses:

Multiple unit residential buildings, provided that no residential uses are located on the ground floor.

Accessory Uses:

1. The following uses are permitted, provided they are restricted to the ground floor of a *multiple unit residential building* and that the maximum *gross floor area* of each individual business does not exceed 320 sq. m.
 - (a) *Retail stores* excluding *adult entertainment stores*, auction houses, *second-hand stores* and *pawnshops*;
 - (b) *Personal service uses*, limited to barbershops, beauty parlours, cleaning and repair of clothing, and shoe repair shops;
 - (c) *General service uses* excluding funeral parlours, *drive-through banks* and *vehicle rentals*;
 - (d) *Indoor recreational facilities*, excluding a gymnasium;
 - (e) *Community service*; and
 - (f) *Child care centres*, regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended.
2. *Eating establishments* excluding *drive-through restaurants*, provided that they are restricted to the ground floor of a *multiple unit residential building* and the maximum *gross floor area* of each individual business does not exceed 150 sq. m.

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) Maximum *floor area ratio* of 1.50, 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.5. 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 45%.
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

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

USES:	SETBACKS:			
	Front Yard	Rear Yard	Side Yard	Street Side Yard
<i>Principal and Accessory Buildings and Structures</i> ^{1, 4, 5, 6}	4.0 m	5.4 m ^{2, 3}	7.5 m	4.0 m

- 1 Notwithstanding Section F. of this Zone, canopies and *balconies* may encroach into the *setbacks*.
- 2 Notwithstanding Section F. of this Zone, the minimum *rear yard setback* for storeys two and three may be reduced to 4.8 m.
- 3 Notwithstanding Section F. of this Zone, the minimum *rear yard setback* for storey four is 7.5 m.
- 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*.
- 6 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.

G. Height of Buildings

1. Principal Buildings:
Principal building height shall not exceed 16.9 m.
2. Accessory Buildings and Structures:
Excluding indoor *amenity space buildings*, *accessory building* and *structure height* shall not exceed 6 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. 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 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 1.5 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. Loading and Refuse:

Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *lot* designated Residential in the *OCP*, to a height of at least 2.5 m by *buildings*, a *landscaping* screen, a solid decorative fence or a combination thereof.

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
2. Child Care Centres:

Child care centres shall be located on the *lot* such that these centres:

 - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B. of this Zone;
 - (b) Have direct access to an *open space* and play area within the *lot*; and
 - (c) 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 2,000 sq. m;
- (b) *Lot Width*: Minimum 30 m; and
- (c) *Lot Depth*: Minimum 30 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-70 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-70 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.