

CITY OF SURREY

BYLAW NO. 21264

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 211 (CD 211), 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: 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 211" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 211	10355 King George Boulevard	Lot A, Plan72648	21264	N/A"

2. This By-law shall be cited for all purposes as "Surrey Comprehensive Development Zone 211 (CD 211), Bylaw, 2024, No. 21264".

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 211 (CD 211)

This Comprehensive Development Zone 211 (CD 211) 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
10355 King George Boulevard	Lot A Section 27 Block 5 North Range 2 West NWD Plan 72648	004-863-917

The lands are divided into Blocks A, B, and C as shown outlined in bold on the Survey Plan, attached hereto and forming part of this Bylaw as Schedule A, certified correct by Jesse Pierre Morin, B.C.L.S. on the 29th day of April, 2024.

(collectively the "*Lands*")

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of high density, high-rise *multiple unit residential buildings* and commercial, office and *tourist accommodation* uses, and related *amenity spaces*, 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:
Blocks A and B:

Principal Uses:

1. *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) *General service uses* excluding funeral parlours and *drive through banks*;
 - (d) *Eating establishments* excluding *drive-through restaurants*;
 - (e) *Neighbourhood pubs* regulated under the Liquor Control and Licensing Act, as amended;
 - (f) *Liquor store*;
 - (g) Office uses excluding *social escort services*, *methadone clinics* and marijuana dispensaries;
 - (h) *Indoor recreational facilities*;
 - (i) *Community services*;
 - (j) *Child care centres*;
 - (k) *Cultural uses* regulated under the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended; and
 - (l) *Entertainment uses* excluding *arcades* and *adult entertainment stores*.

Block C:

Principal Uses:

1. *Multiple unit residential buildings.*
2. *Tourist accommodation.*
3. Office uses excluding *social escort services*, *methadone clinics* and marijuana dispensaries.

Accessory Uses:

4. 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) *General service uses* excluding funeral parlours and *drive through banks*;
 - (d) *Eating establishments* excluding *drive-through restaurants*;
 - (e) *Neighbourhood pubs* regulated under the Liquor Control and Licensing Act, as amended;
 - (f) *Liquor store*;
 - (g) *Indoor recreational facilities*;
 - (h) *Community services*;
 - (i) *Child care centres* regulated under the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended;
 - (j) *Cultural uses*; and
 - (k) *Entertainment uses* excluding *arcades* and *adult entertainment stores*.

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 A: Maximum *floor area ratio* of 6.9, provided that *multiple unit residential building* does not exceed a *floor area ratio* of 6.2, 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);
- (b) Block B: Maximum *floor area ratio* of 13.2, provided that *multiple unit residential building* does not exceed a *floor area ratio* of 12.6, 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);
- (c) Block C: Maximum *floor area ratio* of 12.8, provided that *multiple unit residential building* does not exceed a *floor area ratio* of 7.1,
 - 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

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 60%.
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

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

USES:	SETBACKS:			
	North Yard	South Yard	East Yard	West Yard
<i>Principal Buildings and Accessory Buildings and Structures</i>	4.5 m	0.0 m	4.5 m	11.5 m

Block B

USES:	SETBACKS:			
	North Yard	South Yard	East Yard	West Yard
<i>Principal Buildings and Accessory Buildings and Structures</i>	0.0 m	4.5 m	4.5 m	11.5 m

Block C

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

2. Notwithstanding Section A.3.(d) of Part 5, Off-Street Parking and Loading/Unloading, a *parking - underground* may be located up to 0.0 m of any *lot line*.
3. Notwithstanding Section A.26.(b) of Part 4, General Provisions, stairs with more than three risers may encroach into the *setbacks*.
4. Notwithstanding Section F. of this Zone, canopies and architectural features may encroach into the *setbacks*.
5. 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

Block A:

1. Principal Buildings:
Principal building height shall not exceed 173 m.
2. Accessory Buildings and Structures:
Accessory building height and *structure height* shall not exceed 4.5 m.

Block B:

1. Principal Buildings:
Principal building height shall not exceed 188 m.
2. Accessory Buildings and Structures:
Accessory building height and *structure height* shall not exceed 4.5 m.

Block C:

1. Principal Buildings:
Principal building height shall not exceed 205 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:
 - (a) Refer to Table D.1. of Part 5 Off-Street Parking and Loading/Unloading.
 - (b) Notwithstanding Section D.1. of Part 5 Off-Street Parking and Loading/Unloading of the Zoning By-law, the required *parking spaces* for office may be shared 25% with the required *parking spaces* for residential visitors, *retail stores, eating establishment, child care centre* and *tourist accommodation* uses on the *Lands*.
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; and
 - (b) *Highway* boulevards abutting a *lot* shall be seeded or sodded with grass; except at *driveways*, or as directed by the City.
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*;
 - ii. 1.0 sq. m per *lock-off suite*; and
 - iii. 4.0 sq. m per *micro unit*;
 - (b) 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*.
2. Child Care Centres:
Child care centres shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

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 3000 sq. m;
 - (b) *Lot Width*: Minimum 38 m; and
 - (c) *Lot Depth*: Minimum 70 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-8 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.

SCHEDULE A

