

CITY OF SURREY

BYLAW NO. 21319

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 235 (CD 235), 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 235" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 235"	(a) 14518 – 106 Avenue (b) 14528 – 106 Avenue (c) 14538 – 106 Avenue (d) 14548 – 106 Avenue (e) 14558 – 106 Avenue	(a) Lot 48, Plan 19698 (b) Lot 49, Plan 19698 (c) Lot 50, Plan 19698 (d) Lot 51, Plan 19698 (e) Lot 6, Plan 17705	21319	N/A

2. This By-law shall be cited for all purposes as "Surrey Comprehensive Development Zone 235 (CD 235), Bylaw, 2024, No. 21319".

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 235 (CD 235)

In this Comprehensive Development Zone 235 (CD 235), **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
14518 – 106 Avenue	Lot 48 Section 19 Block 5 North Range 1 West NWD Plan LMP19698	005-199-841
14528 – 106 Avenue	Lot 49 Section 19 Block 5 North Range 1 West NWD Plan LMP19698	010-536-311
14538 – 106 Avenue	Lot 50 Section 19 Block 5 North Range 1 West NWD Plan LMP19698	010-536-337
14548 – 106 Avenue	Lot 51 Section 19 Block 5 North Range 1 West NWD Plan LMP19698	010-536-361
14558 – 106 Avenue	Lot 6 Section 19 Block 5 North, Range 1 West NWD Plan LMP17705	010-328-238

(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. Permitted Uses

Delete Sub-Section B.2. in Section B. Permitted Uses.

3. Density

Delete Sub-Section D.2. in Section D. Density and replace it with a new Sub-Section D.2. as follows:

"2. Permitted Density Increases:

If amenity contributions are provided in accordance with Schedule G, *density* may be increased to a maximum *floor area ratio* of 2.17, excluding:

- (a) The indoor *amenity space* requirement (pursuant to Section J.1. of this Zone); and
- (b) Up to a maximum of 170 sq. m of the *secure bicycle parking area* requirement (pursuant to Sub-Section H.5. of this Zone)."

4. 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 48%."

5. 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:			
	North Yard	East Yard	South Yard	West Yard
<i>Principal Building and Structures</i> ^{1,2,3}	5.5 m	7.5 m	4.5 m	5.5 m

1 Notwithstanding the definition of *setback* in Part 1, Definitions, *balconies* may encroach up to 2.0 m into the required *setbacks*, roof overhangs and eaves may encroach up to 1.2 m into the required *setbacks*, and architectural detailing that does not contain habitable floor area may encroach up to 1.1 m into the required *setbacks*.

2 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*.

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

6. Height of Buildings

Delete Sub-Section G.1. in Section G. Height of Buildings and replace it with a new Sub-Section G.1. as follows:

"1. Principal Buildings:

Principal building height shall not exceed 16.5 m."

7. 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. 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*."

8. Landscaping and Screening

Delete Section "I. Landscaping and Screening" and replace it with a new Section "I. Landscaping and Screening" as follows:

"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*.
2. Refuse:

Garbage containers and *passive recycling containers* shall be located within the *parking - underground* or within a *building*."

9. Special Regulations

Delete Section "J. Special Regulations" and replace it with a new Section "J. Special Regulations" as follows:

"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 3.0 sq. m per *dwelling unit* and shall not be located in the required *setbacks*.
 - (b) Indoor *amenity space* in the amount of 3.0 sq. m per *dwelling unit*.
2. 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."