

CITY OF SURREY

BYLAW NO. 21250

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 196 (CD 196), 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 196" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 196"	(a) 14784 - 106 Avenue (b) 14794 - 106 Avenue (c) 10563 - 148 Street (d) 10573 - 148 Street	(a) Lot 2, Plan EPP127075 (b) Lot 131, Plan 41515 (c) Lot 133, Plan 41515 (d) Lot 132, Plan 41515	21250	N/A"

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 196 (CD 196), Bylaw, 2024, No. 21250".

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 196 (CD 196)**

In this Comprehensive Development Zone 196 (CD 196), **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
14784 – 106 Avenue	Lot 2 Section 19 Block 5 North Range 1 West NWD Plan EPP127075	032-117-612
14794 – 106 Avenue	Lot 131 Section 19 Block 5 North Range 1 West NWD Plan 41515	006-211-437
10563 – 148 Street	Lot 133 Section 19 Block 5 North Range 1 West NWD Plan 41515	004-614-640
10573 – 148 Street	Lot 132 Section 19 Block 5 North Range 1 West NWD Plan 41515	006-211-445

(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 2.60, 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 47%."

**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>	5.5 m	5.5 m	6.0 m	4.5 m

1 Notwithstanding the definition of *setback* in Part 1, Definitions, canopies, and their associated structural elements, columnar *building* elements, *balconies*, and roof overhangs may encroach into the required *setbacks*. Building projection may encroach into the south and west *yard setbacks* by a maximum of 0.4 metres.

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 the north, east, and west *lot lines*."

**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 21.0 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 Calculation:**

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 space 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 Area:**

- (a) Parking within the required *setbacks* is not permitted; and
- (b) Parking is not permitted in front of the main entrance of a *multiple unit residential building*, except for the purpose of short-term drop-off or pick-up.

**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 within 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."