

CITY OF SURREY

BYLAW NO. 21246

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 205 (CD 205), 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 205" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 205"	(a) 14864 – 103A Avenue (b) 14876 – 103A Avenue (c) 14884 – 103A Avenue (d) 14865 – 103 Avenue (e) 14875 – 103 Avenue (f) 10325 – 149 Street (g) Portion of lane	(a) Lot 6, Plan 18004 (b) Lot 7, Plan 18004 (c) Lot 8, Plan 18004 (d) Lot 13, Plan 19549 (e) Lot 14, Plan 19549 (f) Lot 15, Plan 19549	21246	N/A

2. This By-law shall be cited for all purposes as "Surrey Comprehensive Development Zone 205 (CD 205), Bylaw, 2024, No. 21246".

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 205 (CD 205)

In this Comprehensive Development Zone 205 (CD 205), **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
14864 – 103A Avenue	Lot 6 Section 29 Block 5 North Range 1 West NWD Plan 18004	000-438-731
14876 – 103A Avenue	Lot 7 Section 29 Block 5 North Range 1 West NWD Plan 18004	010-344-713
14884 – 103A Avenue	Lot 8 Section 29 Block 5 North Range 1 West NWD Plan 18004	010-344-721
14865 – 103 Avenue	Lot 13 Section 29 Block 5 North Range 1 West NWD Plan 19549	010-526-463
14875 – 103 Avenue	Lot 14 Section 29 Block 5 North Range 1 West NWD Plan 19549	002-240-581
10325 – 149 Street	Lot 15 Section 29 Block 5 North Range 1 West NWD Plan 19549	010-526-471
Lane (portion of)	Portion of lane as shown outlined in bold, labelled as Block I on the Survey Plan, attached hereto as Schedule A, certified correct by Shou Peng Liu, B.C.L.S. on the 11th day of April, 2024, collectively containing 0.501 hectare	

(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 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 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 2.54, 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 Section H.5. 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

- 1. The maximum *lot coverage* for all *buildings* and *structures* shall be 50%."

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*:

USES:	SETBACKS:			
	North Yard	East Yard	South Yard	West Yard
<i>Principal Building and Structures</i>	5.5 m	5.5 m	5.5 m	4.5 m

- 1 Notwithstanding the definition of *setback* in Part 1, Definitions, *balconies* may encroach 1.8 m and canopies 1.0 m into the required *setbacks*.
- 2 Notwithstanding Section A.26.(b) of Part 4, General Provisions, stairs with more than three risers may encroach into the *setbacks*.
- 3 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*."

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. 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 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 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, below, or above *finished grade*, with convenient access to the outside of the *building*."

7. Landscaping and Screening

Delete Sub-section I.2. under Section I. Landscaping and Screening and replace it with the following:

"2. Refuse:

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

7. 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:

- 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

(d) Indoor *amenity space* devoted to a *child care centre* shall be a maximum of 1.5 sq. m per *dwelling unit*.

2. Child Care Centres:

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

- (a) Have direct access to an *open space* and play area within the *lot*; and
- (b) 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."

SCHEDULE A

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
REZONING BYLAW NO. 21246, OF PART OF LANE
AND LOTS 12 TO 14 PLAN 19549, PART OF LANE
AND LOTS 6 TO 8 PLAN 18004, ALL OF
SECTION 29 BLOCK 5 NORTH RANGE 1 WEST
NEW WESTMINSTER DISTRICT**

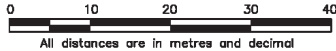
**SURREY FILE No.
7923-0053-00**

BCGS 92G.016

Integrated Survey Area No. 1, City of Surrey



SCALE 1:500



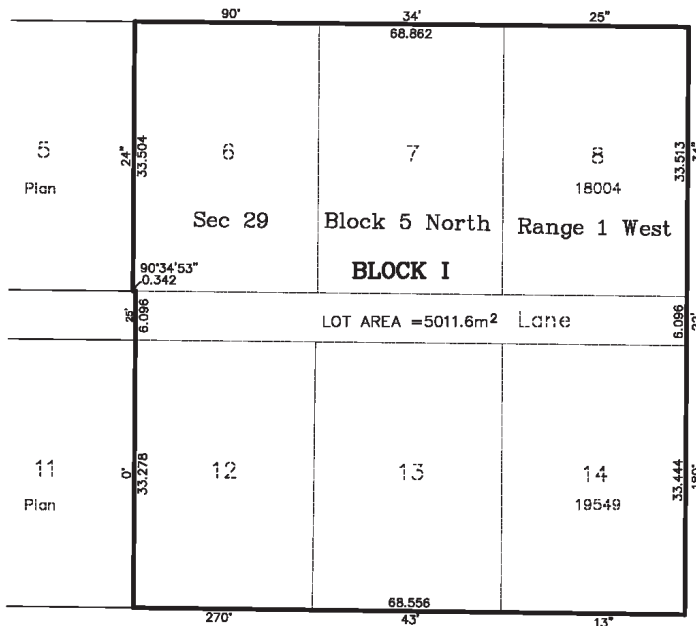
The intended plot size of this plan is
280mm in width by 432mm in height (B size)
when plotted at a scale of 1:500

REM A
Ref Plan 71065

Lane

Strata
Plan NWS3308

103A Avenue



Street
149th

49
Plan 17615

82
Plan 37534

81
Plan 37534

80
Plan 37534

79
Plan 37534

REM 54
Plan 17615

55
Plan 17615

103rd Avenue

148A Street

12
Plan

Lane

1
19291

COMPASS LAND SURVEYING LTD.
Professional Land Surveyors
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Shou Peng Liu
-- BCLs -
ABCLs

Digitally signed by Shou Peng Liu -
BCLs - ABCLs
DN: c=CA, o=Centre of
Quality and Innovation of British Columbia
Land Surveyors,
ou=93342, 1103000010001.14933,
cn=Shou Peng Liu - BCLs - ABCLs
Date: 2024.04.12 14:51:14 -0700

The survey plan was completed on the
11th day of April, 2024.
SHOUPENG LIU, B.C.L.S. #933