

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7924-0017-00

Planning Report Date: February 24, 2025

**PROPOSAL:**

- Amend CD By-law No. 19612

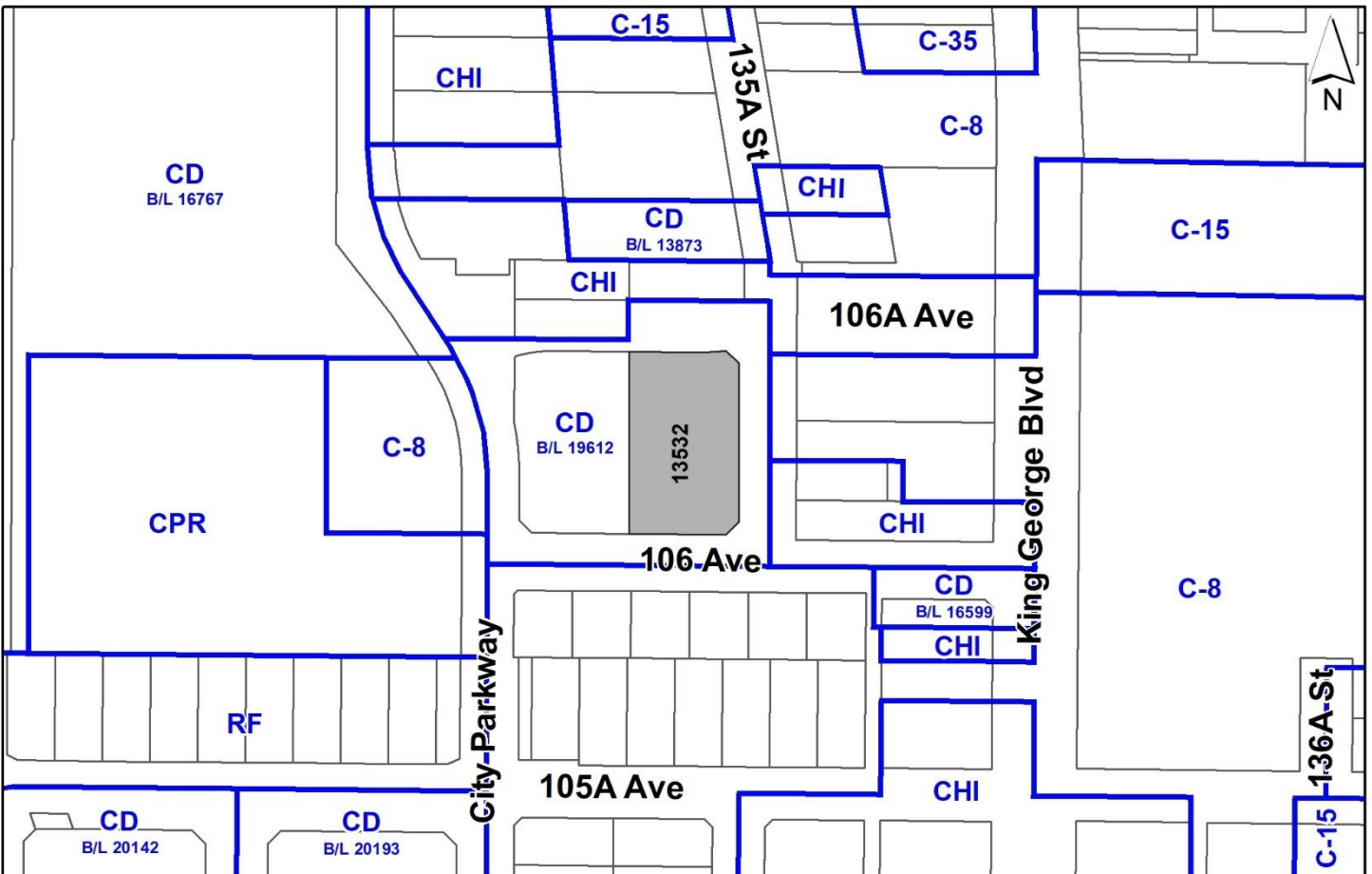
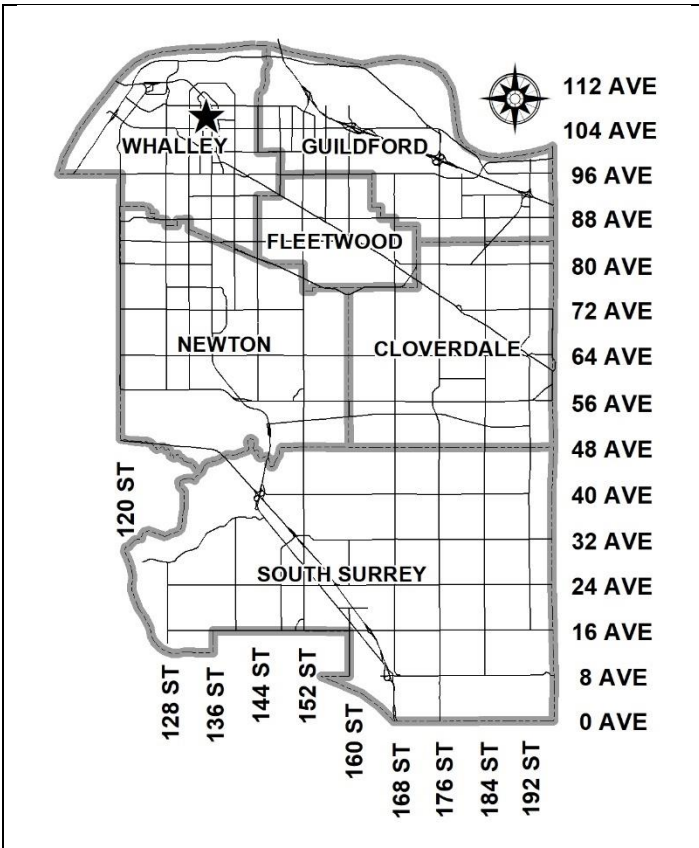
to permit live/work units.

**LOCATION:** 13532 - 106A Avenue

**ZONING:** CD (By-law No. 19612)

**OCP DESIGNATION:** Downtown

**CITY CENTRE PLAN DESIGNATION:** Mid to High Rise Mixed Use - Type I



## RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for First, Second and Third Reading.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Downtown designation in the Official Community Plan (OCP).
- The proposal complies with the High Rise Mixed-Use – Type I designation in the Surrey City Centre Plan
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not permitted for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a Bylaw to amend CD Bylaw No. 19612 to allow live/work units on the ground level within a ground oriented dwelling unit.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Plan Designation	Existing Zone
Subject Site	Mixed-use tower under construction	High Rise Mixed-Use – Type I	CD (By-law No. 19612)
North:	Small-scale commercial lots	Future Collector and Mid to High Rise Residential	CHI and CD By-law No. 13873
East (Across 135A St):	Small-scale commercial lots	Mid to High Rise Mixed Use	C-8 and CHI
South (Across 106 Ave):	Small-scale commercial lots	Mid to High Rise Residential	C-8
West:	Mixed use tower (Legions Veterans Village)	High Rise Mixed-Use – Type I	CD (By-law No. 19612)

### Context & Background

- The applicant has a development application under construction that is the second phase of a two-phased, high-rise mixed-use development that proposes market residential units, located in Block B of Comprehensive Development (CD) By-law No. 19612.
- The existing Legion Veteran’s Village was constructed as Phase 1 (Block A of CD By-law No. 19612), a mix of market residential and affordable rental housing units, a new Legion facility, community space, mixed medical and rehabilitative services, and other support services for veterans and first responders.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing a minor amendment to the existing CD By-law, to allow for live/work units as an accessory use for the street-fronting units within Block B.
- According to the proponent, with the area evolving as a primarily residential-focused hub, the proposed live/work units will provide a unique opportunity for artists, small business owners, and entrepreneurs to establish their presence and contribute to the local economy.

- This change will help activate the streetscape, fostering a vibrant mix of businesses and creative enterprises while enhancing the sense of community. By integrating workspaces within a growing residential neighborhood, the proposed addition will help shape a more connected, dynamic, and thriving urban environment.

## POLICY & BY-LAW CONSIDERATIONS

### CD By-law (No. 19612) Amendment

- The proposed addition of the accessory use under the CD zone (By-law No. 19612) is similar to other accessory uses that are promoting a live/work type of arrangement.
- CD By-law No. 19612 is proposed to be amended with the addition of Part B.2(b) of as follows:
  - The following *accessory uses*, provided that such uses are located on the ground level within a *ground-oriented dwelling unit* and occupy no more than 50% of the floor area of the *dwelling unit*, and further provided that such use shall be operated by the occupant of the *dwelling unit* in which they are located:
    - *Personal service uses* excluding *body rub parlours*;
    - Office uses excluding *social escort services, methadone clinics* and marijuana dispensaries; and
    - *General service uses* excluding funeral parlours, banks and *drive through banks*, veterinary clinics, *adult educational institutions, vehicle* rentals, and appliance repair shops.
- Staff support the proposed amendment to the CD By-law to allow for the accessory use of live/work units in Block B of the development.

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Floor Plans
Appendix II.	Redline CD Bylaw 19612

*approved by Chris McBeath*

Ron Gill  
General Manager  
Planning and Development

CONTRACTOR SHALL VERIFY ALL PARTS OF THE DRAWING AND THE ASSUMED CONDITIONS OF THE ARCHITECTURE AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION OR CONSENT. THIS IS SUBJECT TO THE CONTRACTOR'S OBLIGATION TO BE COVERED BY THE CONTRACTOR'S PROFESSIONAL LIABILITY INSURANCE.



**LANDA**  
GLOBAL PROPERTIES

GENERAL NOTE:

- LEGEND**
- BUILDING SECTION
  - GRID LEVEL
  - ROOM NAME / NUMBER
  - DETAIL CALLOUT
  - WALL TYPE
  - COLUMN / BEAM / STRUCT. WALL
  - CONCRETE WALL
  - SLAB / BEAM / COLUMN / BEAM / STRUCT. WALL
  - LINE OF FLOOR LEVEL ABOVE
  - ELECTRICAL VEHICLE STALLS
  - STORAGE BICYCLES AND OTHER
  - BARBER FREE STALLS
  - PROSTHESES
  - PUSH BUTTON

NO.	REVISION	DATE
1	ISSUED FOR RECORD TO B.C.	07/24/2018
2	ISSUED FOR RECORD TO B.C.	08/01/2018
3	ISSUED FOR RECORD TO B.C.	08/01/2018
4	ISSUED FOR RECORD TO B.C.	08/01/2018
5	ISSUED FOR RECORD TO B.C.	08/01/2018
6	ISSUED FOR RECORD TO B.C.	08/01/2018
7	ISSUED FOR RECORD TO B.C.	08/01/2018
8	ISSUED FOR RECORD TO B.C.	08/01/2018
9	ISSUED FOR RECORD TO B.C.	08/01/2018
10	ISSUED FOR RECORD TO B.C.	08/01/2018



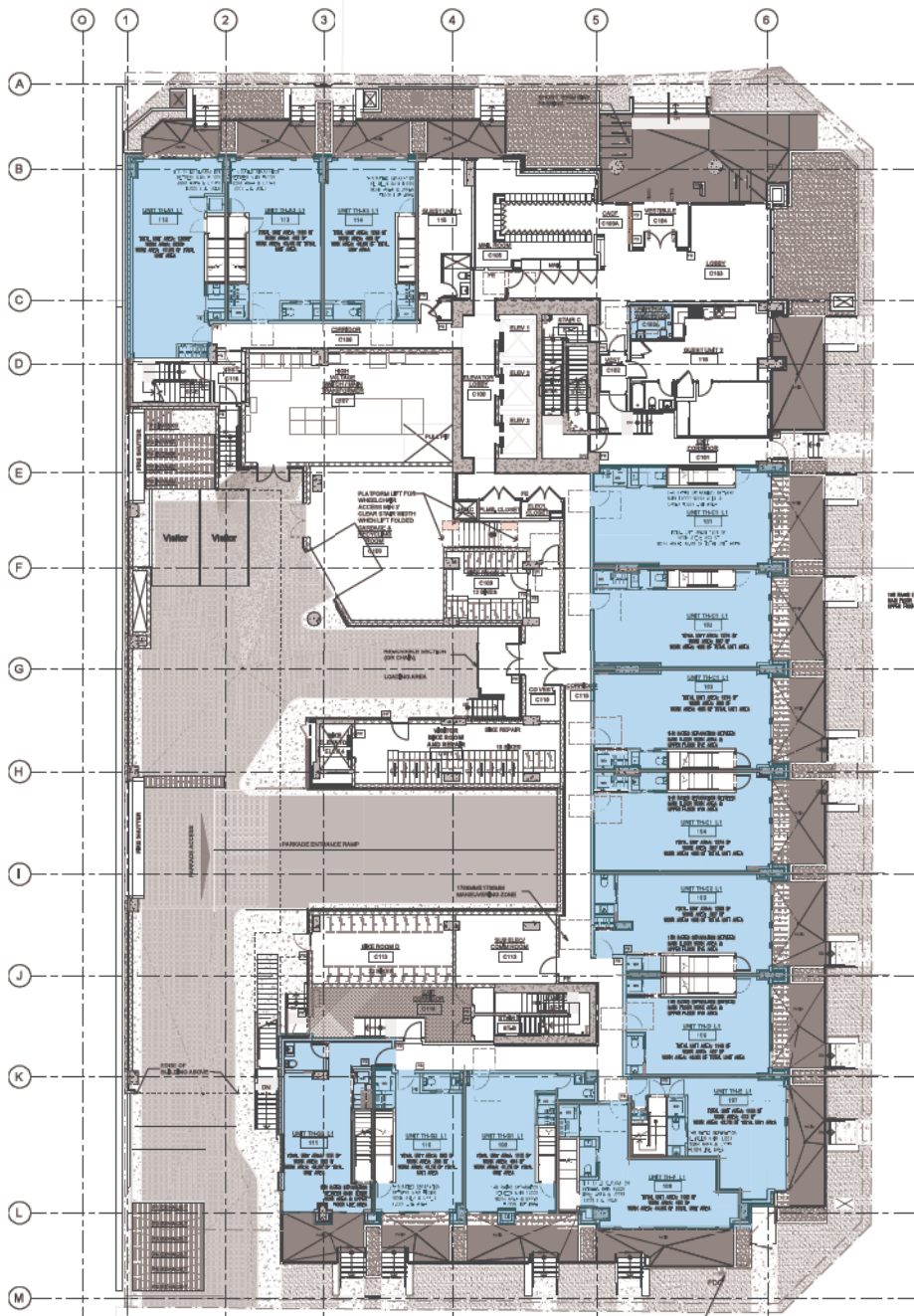
CONSULTANT:  
**IWA ARCHITECTS**

PROJECT NAME:  
**LUCENT**

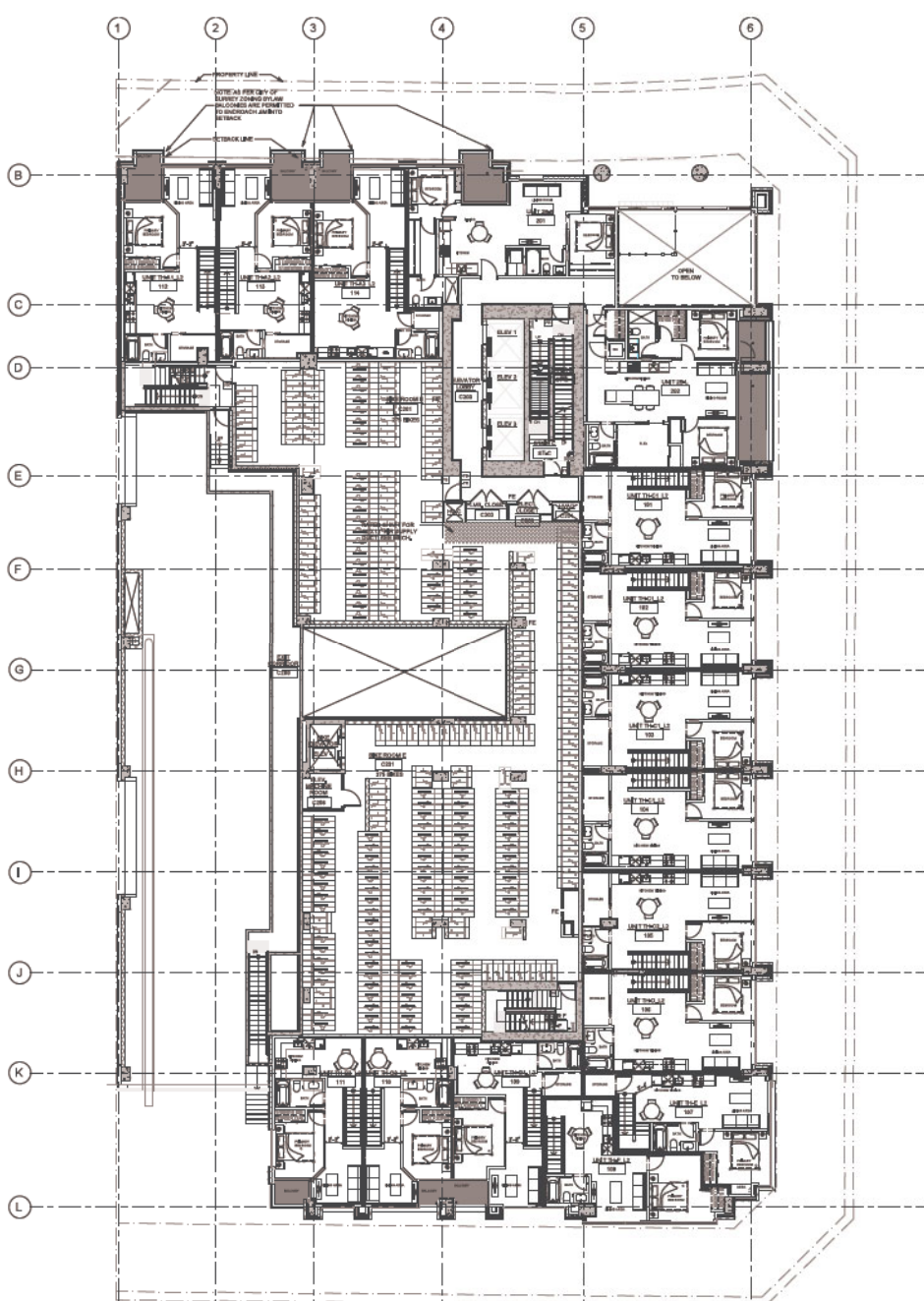
PROJECT ADDRESS:  
1822 19th Ave, Surrey, BC

DRAWING TITLE:  
**LEVEL 1 & LEVEL 2 - PLANS**

PROJECT NO: 2386 DRAWN BY: JG  
SCALE: 1/8" = 1'-0" PLOT DATE: 2018  
DWG NO: A203-LIVE-WORK



1 LEVEL 1 FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
BLUE SHADED AREA REPRESENTS LEVEL 1 LIVE WORK AREA



2 LEVEL 2 FLOOR PLAN  
SCALE: 1/8" = 1'-0"

CITY OF SURREY

BYLAW NO. 19612

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended

.....

THE CITY 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 by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: COMMUNITY COMMERCIAL ZONE (C-8)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 009-723-196

Lot 3 Section 22 Block 5 North Range 2 West New Westminster District Plan 12614

10630 - City Parkway

Parcel Identifier: 009-723-242

Lot 12 Section 22 Block 5 North Range 2 West New Westminster District Plan 12614

10637 - 135A Street

Parcel Identifier: 009-723-307

Lot 13 Section 22 Block 5 North Range 2 West New Westminster District Plan 12614

10647 - 135A Street

Parcel Identifier: 006-574-874

Lot 153, Except: Firstly; Parcel B (Bylaw Plan 73255), Secondly; Part Dedicated Road on Plan BCP434 Section 22 Block 5 North Range 2 West New Westminster District Plan 25098

13525 - 106 Avenue

(hereinafter referred to as the "Lands")

2. The following regulations shall apply to 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*, *ground-oriented multiple unit residential buildings* and related *amenity spaces*, and commercial uses, which are to be developed in accordance with a *comprehensive design*.

The *Lands* are divided into Blocks A and B as shown as shown on the Survey Plan attached hereto and forming part of this Bylaw, as Schedule A, certified correct by Darryl Mitchell, B.C.L.S. on the 5th day of June, 2018.

**B. Permitted Uses**

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. Block A

- (a) *Multiple unit residential buildings* and *ground-oriented multiple unit residential buildings*.
- (b) The following *accessory uses*, provided that such uses form an integral part of a *multiple unit residential building* on the *Lands*:
  - i. *Retail stores* excluding *adult entertainment stores*, auction houses, and *secondhand stores* and *pawnshops*;
  - ii. *Personal service uses* excluding *body rub parlours*;
  - iii. *General service uses* excluding funeral parlours and *drive-through banks*;
  - iv. *Eating establishments* excluding *drive-through restaurants*;
  - v. *Neighbourhood pubs*;
  - vi. *Office uses* excluding *social escort services* and *methadone clinics*;
  - vii. *Entertainment uses* excluding *arcades*;
  - viii. *Assembly Halls*;
  - ix. *Care facility*;
  - x. *Community services*; and

xi. *Child care centres.*

2. **Block B**

(a) *Multiple unit residential buildings and ground-oriented multiple unit residential buildings.*

**(b) The following accessory uses, provided that such uses are located on the ground level within a *ground-oriented dwelling unit* and occupy no more than 50% of the floor area of the *dwelling unit*, and further provided that such use shall be operated by the occupant of the *dwelling unit* in which they are located:**

**i. *Personal service uses excluding body rub parlours;***

**ii. *Office uses excluding social escort services, methadone clinics and marijuana dispensaries; and***

**iii. *General service uses excluding funeral parlours, banks and drive through banks, veterinary clinics, adult educational institutions, vehicle rentals, and appliance repair shops.***

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. **Block A**

(a) For the purpose of *building* construction, the *floor area ratio* shall not exceed 0.1.

(b) Where amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended, the *floor area ratio* shall not exceed 6.25.

(c) 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 airspace subdivision shall not exceed the maximum specified in Section D.1(b) of this Zone.



- (d) The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

2. **Block B**

- (a) For the purpose of *building* construction, the *floor area ratio* shall not exceed 0.1.
- (b) Where amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended, the *floor area ratio* shall not exceed 9.65.
- (c) 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 airspace subdivision shall not exceed the maximum specified in Section D.2(b) of this Zone.
- (d) The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

- 1. The *lot coverage* shall not exceed 74%.
- 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*:

(a) **Block A**

<b>Setback</b>	<i>North Yard</i>	<i>South Yard</i>	<i>West Yard</i>	<i>East Yard</i>
<b>Use</b>				
<i>Principal Buildings and Accessory Buildings and Structures</i>	3.9 m [12.5 ft.]	4.4 m [15 ft.]	3.0 m [10 ft.]	0.0 m [0.0 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

(b) Block B

<b>Setback</b>	<i>North Yard</i>	<i>South Yard</i>	<i>West Yard</i>	<i>East Yard</i>
<b>Use</b>				
<i>Principal Buildings and Accessory Buildings and Structures</i>	4.4 m [15 ft.]	4.4 m [15 ft.]	0.0 m [0.0 ft.]	4.4 m [15 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. Notwithstanding Section F.1 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 metre [0 ft.].
3. Notwithstanding Sub-section A.3(d) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, *underground parking* may be located up to 0 metre [0 ft.] from any *lot line*.

**G. Height of Buildings**

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. Block A

- (a) Principal buildings: The *building height* shall not exceed 75 metres [246 ft.].

2. Block B

- (a) Principal buildings: The *building height* shall not exceed 85 metres [279 ft.].

**H. Off-Street Parking**

1. All commercial *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. For Block A, notwithstanding Table C.1 of Part 5 Off-Street Parking and Loading/ Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, resident and visitor parking shall be provided as follows:
  - (a) 1.0 *parking space* for each *dwelling unit* with 1 or no bedrooms;

- (b) 0.06 visitor *parking space* for each *dwelling unit*; and
  - (c) All other residential *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
3. For Block B, all resident *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
  4. For Block B, notwithstanding Table C.1 of Part 5 Off-Street Parking and Loading/ Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, visitor *parking spaces* shall be provided at the rate of 0.1 *parking space* per *dwelling unit*.
  5. All required resident, visitor and commercial *parking spaces* shall be provided as *underground parking*.

#### **I. Landscaping**

1. 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.
2. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
3. Garbage containers and *passive recycling containers* shall be located within the *underground parking* or within a *building*.

#### **J. Special Regulations**

1. *Amenity space* shall be provided on the *lot* as follows:
  - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
2. *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; and
  - (b) Have direct access to an *open space* and play area within the *lot*.
3. *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 square metres [50 sq.ft.] per *dwelling unit*, whichever is greater.

**K. Subdivision**

1. *Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq.m. [0.5 acre]	35 metres [115 ft.]	60 metres [197 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

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**

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended 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.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.

8. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2017, No. 19107, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-135 Zone in City Centre for the residential portion and the C-8 Zone in City Centre for the commercial portion.
  9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
  10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
  11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
  12. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, c. 267, as amended.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2018, No. 19612"

PASSED FIRST READING on the 11th day of June, 2018.

PASSED SECOND READING on the 11th day of June, 2018.

PUBLIC HEARING HELD thereon on the 25th day of June, 2018.

PASSED THIRD READING on the 25th day of June, 2018.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 1st day of October, 2018.

\_\_\_\_\_ MAYOR

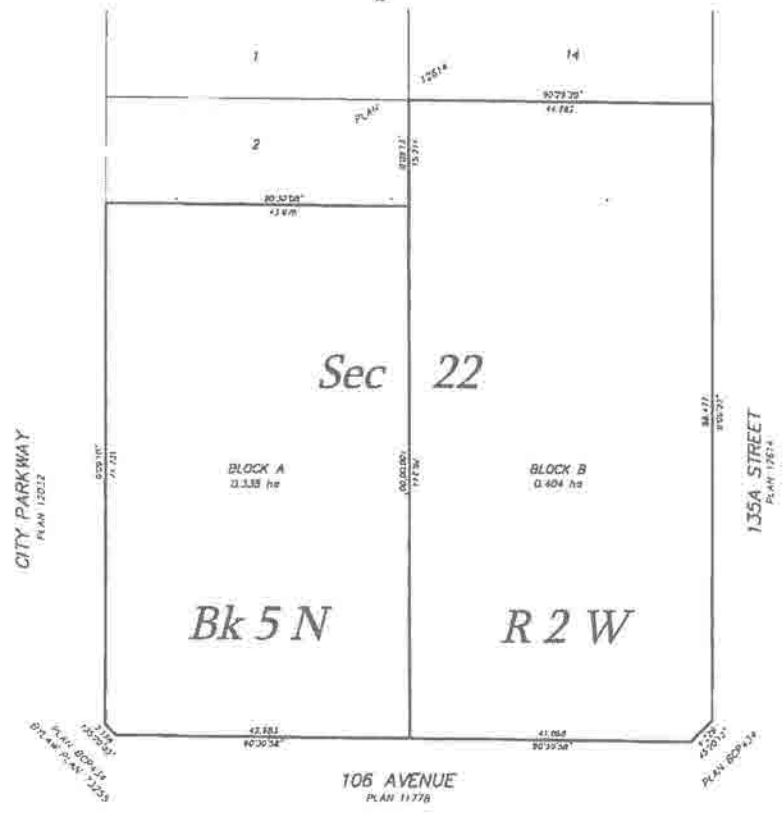
\_\_\_\_\_ CLERK

COMPILED PLAN TO ACCOMPANY CITY OF SURREY REZONING  
 BYLAW No. 19612 OF LOTS 3, 12 AND 13 PLAN 12614;  
 LOT 153 PLAN 25098, EXCEPT: FIRSTLY; PARCEL B (BYLAW  
 PLAN 73255) SECONDLY; PART DEDICATED ROAD ON PLAN  
 BCP434; ALL OF SECTION 22 BLOCK 5 NORTH  
 RANGE 2 WEST NEW WESTMINSTER DISTRICT  
 CITY OF SURREY BCGS 920.016



THE DISTANCE PLotted ON THIS PLAN IS 1:500m IN NORTH BY 3400m  
 IN HEIGHT (C. 102) FROM 1920 TO AT A SCALE OF 1:200

LEGEND  
 NO DEMURE RECEIPTS



REVISED TERRACE MAP 111 10/12/2018

*D. Mitchell*  
 SIGNED: 10/12/2018 BCGS

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

AXIS LAND SURVEYING LTD  
 B.C. & CANADA LAND SURVEYORS  
 101, 2228 VENTURA AVENUE  
 ABSTRACTED, B.C. VAN 642  
 1-800-853-2101 F. 604-897-2710  
 FILE 1-5398  
 DWG: 5398-BLOCK