

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0341-00

Planning Report Date: February 10, 2025

PROPOSAL:

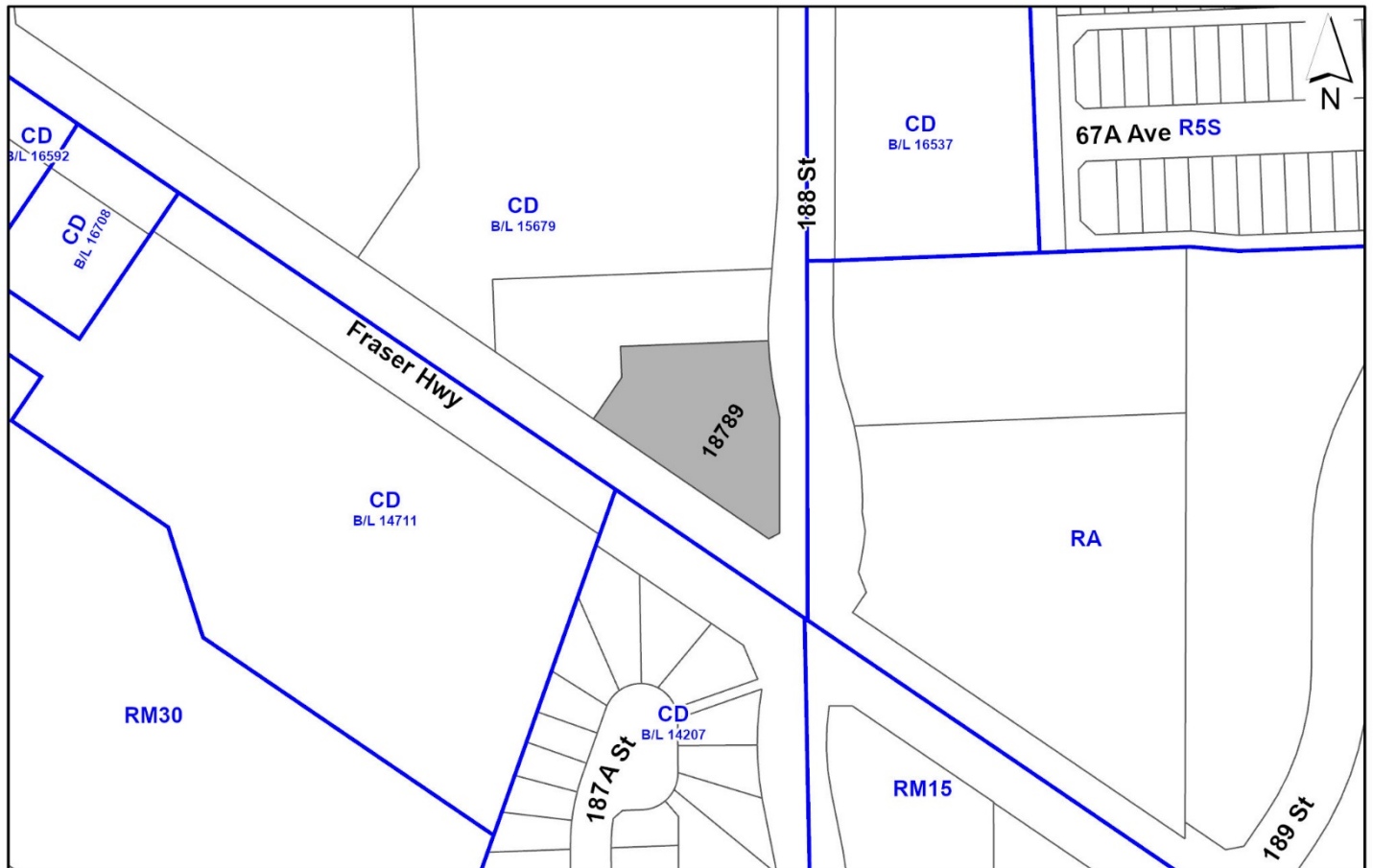
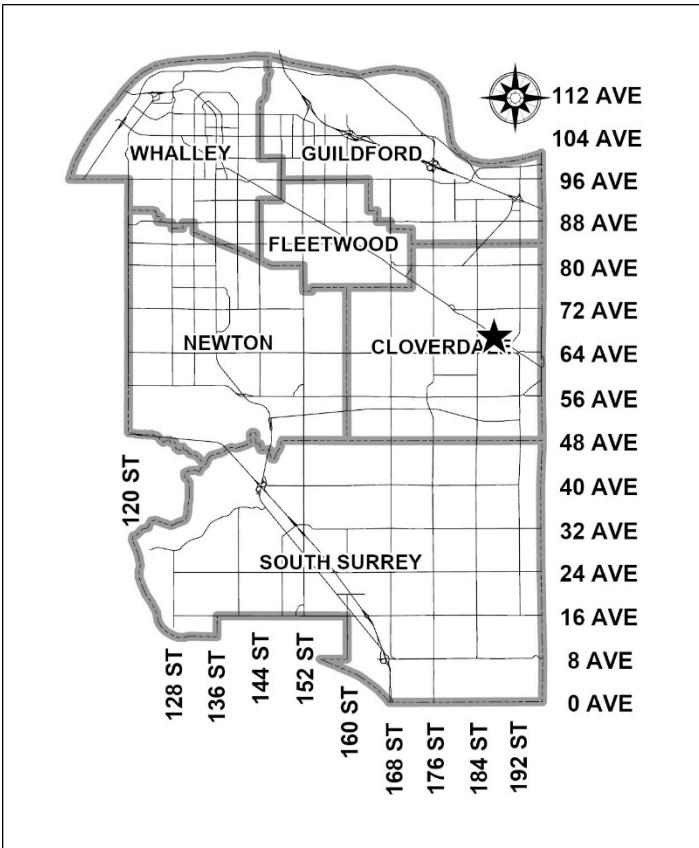
- Amend CD By-Law No. 15679

to accommodate a proposed office use (dental office) in Block A of the existing CD Zone.

LOCATION: 18789 - Fraser Highway

ZONING: CD (By-law No. 15679)

OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing to Amend Comprehensive Development Zone (CD) By-law No. 15679 (Block A).

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Commercial designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The applicant is proposing an amendment to Comprehensive Development (CD) By-law No. 15679 in order to permit office uses within Block A of the subject site. The inclusion of offices as a permitted use will allow the operation of a proposed dental office. CD By-law No. 15679 does not currently permit office uses to be operated on the subject site. Office uses are currently permitted in Blocks B, C and D of CD By-law No. 15679.
- No new additions, or exterior alterations to the building are proposed at this time.
- There is no change to the Form and Character, or densities of the development approved under Development Application No. 7922-0226-00 as a result of the proposed CD By-law Amendment.

RECOMMENDATION

The Planning & Development Department recommends that a By-law be introduced to amend Comprehensive Development Zone By-law No. 15679 (Appendix II) and a date be set for Public Hearing.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Portion of Clayton Crossing shopping centre	Commercial in OCP	CD (Bylaw No. 15679)
North:	Portion of Clayton Crossing shopping centre	Commercial in OCP	CD (Bylaw No. 15679)
East (Across 188 Street):	Acreage residential lot and vacant acreage residential lot	Mixed Use 2.5 FAR and 1.5 FAR in the East Clayton Transit Oriented Area (TOA)	RA
South and West (Across Fraser Highway):	Single family dwellings	Urban Single Family Residential in the North Cloverdale East NCP	CD (By-law No. 14207)
	Hillcrest Shopping Centre	NCP Commercial in the North Cloverdale East NCP	CD (By-law No. 14711)

Context & Background

- The subject property located at 18789 Fraser Highway in Clayton is zoned Comprehensive Development (By-law No. 15498 as amended by By-law No. 15679) and designated Commercial in the Official Community Plan (OCP).
- The CD Zone was initially drafted under Application No. 7904-0246-00 in order to permit the development of a range of commercial uses including retail stores, drive-through establishments, neighbourhood pub, liquor store, gas station and offices. The CD Zone received Final Adoption from Council on December 13, 2004.
- On March 7, 2005, the CD Zone was amended under By-law No. 15498 (Application No. 7905-0024-00) allowing for a consolidation of Lot 3 with a portion of Lot 4 to accommodate an expansion of the food store anchor tenant (Loblaws).
- Under Application No. 7908-0155-00, the CD Zone was further amended under By-law No. 15679, in order to allow indoor recreational facilities as a permitted use in an existing building.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing an amendment to Block A of CD By-law No. 15679 in order to permit office uses on the site. The inclusion of office as a permitted use will allow the operation of a proposed dental office. CD By-law No. 15679 does not currently permit office uses to be operated on the subject site.
- Office uses are currently permitted in Blocks B, C and D of CD By-law No. 15679.
- The proposed dental office will be a combined 193.7 square metres and is anticipated to employ approximately 3-5 people.
- The subject site is located in a high traffic area, close proximity to transit and approximately 370 metres from the future Clayton SkyTrain station.
- No additions, exterior alterations are proposed at this time. No exterior physical changes are required as a result of the proposed CD By-law Amendment. Therefore, no Form and Character Development Permit is required.

Referrals

Engineering: The Engineering Department has no objection to the project.

Transportation Considerations

- The subject site is currently accessed from 188 Street (east), and Fraser Highway (south). There are no proposed changes to this configuration.
- The subject site is directly adjacent to a future SkyTrain guideway and a bus stop for transit routes 502 and 503 along Fraser Highway
- The proposed dental office will require 7 total parking spaces.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the “General Urban” designation of the subject site under the Metro Vancouver Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The proposal complies with the “Commercial” designation of the subject site under the Official Community Plan (OCP).

Themes/Policies

- The proposal contributes to the following themes and policies in the OCP:
- B4 Healthy Neighbourhoods (General): Complete, walkable and green neighbourhoods provide opportunities for working, living and recreating while accommodating the needs of all age groups and abilities.
 - *The proposed dental office use will contribute to the continued evolution of the existing area and establish a new medical service for residents.*
- Policy B4.11 Create mixed-use neighbourhood centres that support the needs of local residents by including local-oriented shopping, services, schools, and amenities within easy walking and cycling distance in order to reduce dependency on private vehicles.
 - *The proposal will provide a medical service to a local community that is well served by active transportation routes and the future Clayton SkyTrain station.*

PUBLIC ENGAGEMENT

- A Development Proposal Sign letter has been installed on the property.

INFORMATION ATTACHED TO THIS REPORT

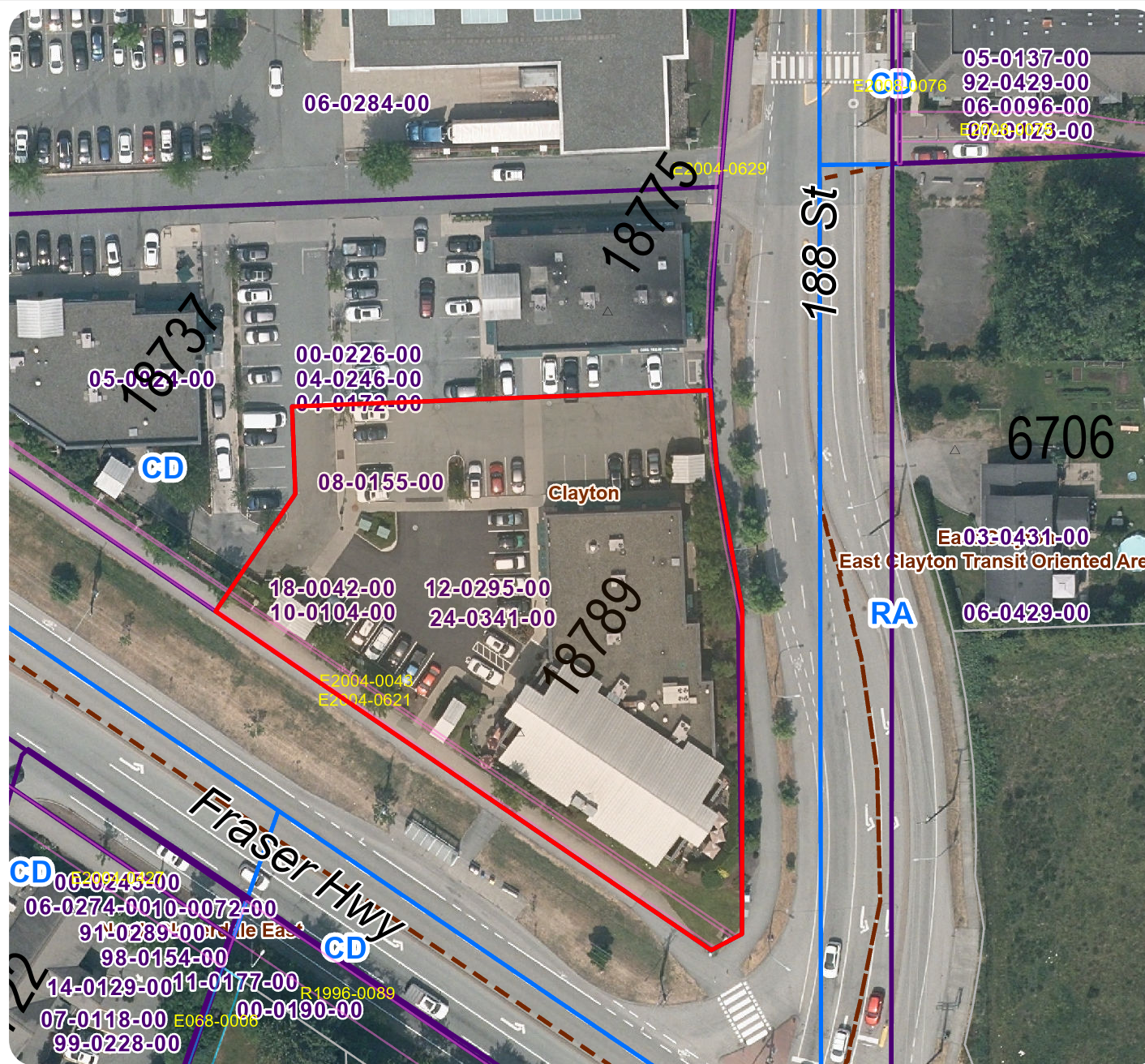
The following information is attached to this Report:

- | | |
|--------------|----------------------------|
| Appendix I. | Aerial Photo |
| Appendix II. | Amended CD Bylaw No. 15679 |

approved by Shawn Low

Ron Gill
General Manager
Planning and Development

ELM/cb



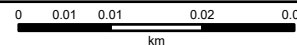
Legend

- Road Names250_1000
- Municipal and Utility Rights of Way
- Municipal
- △ Address Points
- Easements (yellow)
- 3rd Party Agreement
- Dev Apps - All
- Zoning Boundaries
- Secondary Plan Boundaries
- Buildings (labels)

Enter Map Description

Scale: 1:824

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Map created on: 2025-02-05

CITY OF SURREY

BY-LAW NO. 15679

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

As amended by Bylaw No: 16755, 09/29/08

.....

THIS IS A CONSOLIDATED BY-LAW PREPARED BY THE CITY OF SURREY FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BY-LAW PROVISIONS.

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 chapter 323, 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: COMPREHENSIVE DEVELOPMENT ZONE (BY-LAW NO. 15498)
 (SURREY ZONING BY-LAW, 1993, NO. 12000, AMENDMENT
 BY-LAW, 2004, NO. 15498)
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 026-184-699
 Lot 1 Section 16 Township 8 New Westminster District Plan BCP15574

18789 Fraser Highway

Parcel Identifier: 026-184-702
 Lot 2 Section 16 Township 8 New Westminster District Plan BCP15574

18737 Fraser Highway

Parcel Identifier: 026-184-711
 Lot 3 Section 16 Township 8 New Westminster District Plan BCP15574

18765 Fraser Highway

Parcel Identifier: 026-184-729
Lot 4 Section 16 Township 8 New Westminster District Plan BCP15574

18677 Fraser Highway

(hereinafter referred to as the "*Lands*")

2. The following regulations shall apply to the *Lands* herein:

A. Intent

This Zone is intended to accommodate and regulate the development of community shopping centres serving a community of several neighbourhoods.

The *Lands* are divided into Blocks A, B, C and D as shown on the Survey Plan prepared by Bert Hol B.C.L.S. and dated February 3, 2005, and attached as Schedule A.

B. Permitted Uses

Lands and *structures* shall be used for the following uses only, or for a combination of such uses, provided such combined uses are part of a *comprehensive design*:

1. Block A:

- (a) *Retail stores* excluding *adult entertainment stores* and *secondhand stores* and *pawnshops*;
- (b) *Neighbourhood pubs*;
- (c) *Liquor store* which shall be located on the same Block as a "liquor primary" licensed establishment with a valid license issued under the regulations of the Liquor Control and Licensing Act, R.S.B.C., 1996, Chapter 267, S. 84, as amended;
- (d) *Eating establishments* excluding *drive-through restaurants*;
- (e) *Personal service uses* excluding *body rub parlours*;
- (f) *General service uses* excluding funeral parlours and *drive-through banks*;
- (g) *Indoor recreational facilities*; **and**
- (h) *Entertainment uses* excluding *arcades* and *adult entertainment stores*; **and**
- (i) **Office uses excluding social escort services.**

2. Blocks B and D:

- (a) *Retail stores* excluding *adult entertainment stores* and *secondhand stores* and *pawnshops*;
- (b) *Eating establishments* including *drive-through restaurants*;
- (c) Office uses excluding *social escort services*;
- (d) *Personal service uses* excluding *body rub parlours*;
- (e) *General service uses* including *drive-through banks* but excluding funeral parlours; and
- (f) *Community services*.
- (g) Indoor recreational facilities.

3. Block C:

- (a) *Retail stores* excluding *adult entertainment stores* and *secondhand stores* and *pawnshops*;
- (b) Combined self-service and full-service gas station where at least one full-service hose shall be available, provided that it does not constitute a singular use on the Block and provided further that it be associated with a *retail store* which is a minimum 3,000 sq.m. [32,000 sq. ft.] in floor area;
- (c) *Beverage container return centres* provided that:
 - i. The use is confined to an enclosed *building*; and
 - ii. The *building* is a maximum of 279 square metres [3,003 sq. ft.]; and
- (d) Office uses excluding *social escort services*.

C. Lot Area

Not applicable to this Zone.

D. Density

The maximum *floor area ratio* shall not exceed 0.80.

E. Lot Coverage

The maximum *lot coverage* shall not exceed 50%.

F. Yard and Setbacks

Buildings and structures shall be sited in accordance with the following minimum *setbacks* and as shown in Schedule B, attached hereto and forming part of this By-law:

1. Block A:
 - (a) *Front Yard* (188 Street) - 1.5 metres [5 ft.];
 - (b) *Rear Yard* - 7.5 metres [25 ft.];
 - (c) *Side Yard* - 7.5 metres [25 ft.]; and
 - (d) *Side Yard on Flanking Street* (Fraser Highway) - 7.5 metres [25 ft.].
2. Block B:
 - (a) *Front Yard* (188 Street) - 3.8 metres [12 ft.];
 - (b) *Rear Yard* - 6.0 metres [20 ft.];
 - (c) *Side Yard* - 4.7 metres [15 ft.]; and
 - (d) *Side Yard on Flanking Street* (Fraser Highway) - 7.5 metres [25 ft.].
3. Blocks C & D:
 - (a) *Front Yard* (Fraser Highway) - 7.5 metres [25 ft.];
 - (b) *Rear Yard* (68 Avenue) - 2.0 metres [6.5 ft.];
 - (c) *Side Yard* - 7.5 metres [25 ft.]; and
 - (d) *Side Yard on Flanking Street*
 - i. Along 68 Avenue - 3.8 metres [12 ft.]; and
 - ii. Along 188 Street - 6.0 metres [20 ft.].

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

G. Height of Buildings

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

1. Principal buildings: The *building height* shall not exceed 12.0 metres [40 ft.].
2. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking and Loading/Unloading

Refer to Table C.2, Part 5 Off-Street Parking Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

I. Landscaping

1. All portions of the *lot* not covered by the *principal buildings* and *accessory buildings and structures*, non-porous or paved surfaces shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot*, which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided on the *lot*.
3. 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 the *driveways*.
4. Garbage containers and *passive recycling* containers shall be screened to a height of at least 2.5 metres [8 ft.] by buildings, a *landscaping* screen, a solid decorative fence, or a combination thereof.
5. Open display or storage shall be completely screened to a height of at least 2.5 metres [8 ft.] by buildings and/or solid decorative fence and/or substantial *landscaping* strips of not less than 1.5 metres [5 ft.] in width. No display or storage of materials shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screens and in no case shall these materials be piled up to a height of more than 3.5 metres [11.5 ft.].

J. Special Regulations

Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent any *residential lot*.

K. Subdivision

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

Block	Lot Size	Lot Width	Lot Depth
A	2,000 sq. m [0.5 acre]	30 metres [100 ft]	30 metres [100 ft.]
B	2,000 sq.m. [0.5 acre]	14 metres [45 ft.]	30 metres [100 ft.]
C	1.7 hectares [4.2 acres]	60 metres [196 ft.]	87 metres [285 ft.]
D	10,000 sq.m. [2.47 acres]	100 metres [330 ft.]	100 metres [330 ft.]

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

L. Other Regulations

In addition to all statutes, By-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions of this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development By-law 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 C-8 Zone as set forth in Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions on use 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. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended, and the Surrey Development Cost Charge By-law, 1993, No. 11951, as amended and the development cost charges shall be based on the C-8 Zone.
 6. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
 7. *Sign* regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
 8. Development permits shall be required in accordance with the *Official Community Plan*.
 9. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act R.S.B.C.
 10. Permits may be required for the storage of *special wastes* in accordance with the Waste Management Act R.S.B.C.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15679."

READ A FIRST AND SECOND TIME on the 21st day of February, 2005.

PUBLIC HEARING HELD thereon on the 7th day of March, 2005.

READ A THIRD TIME ON THE 7th day of March, 2005.

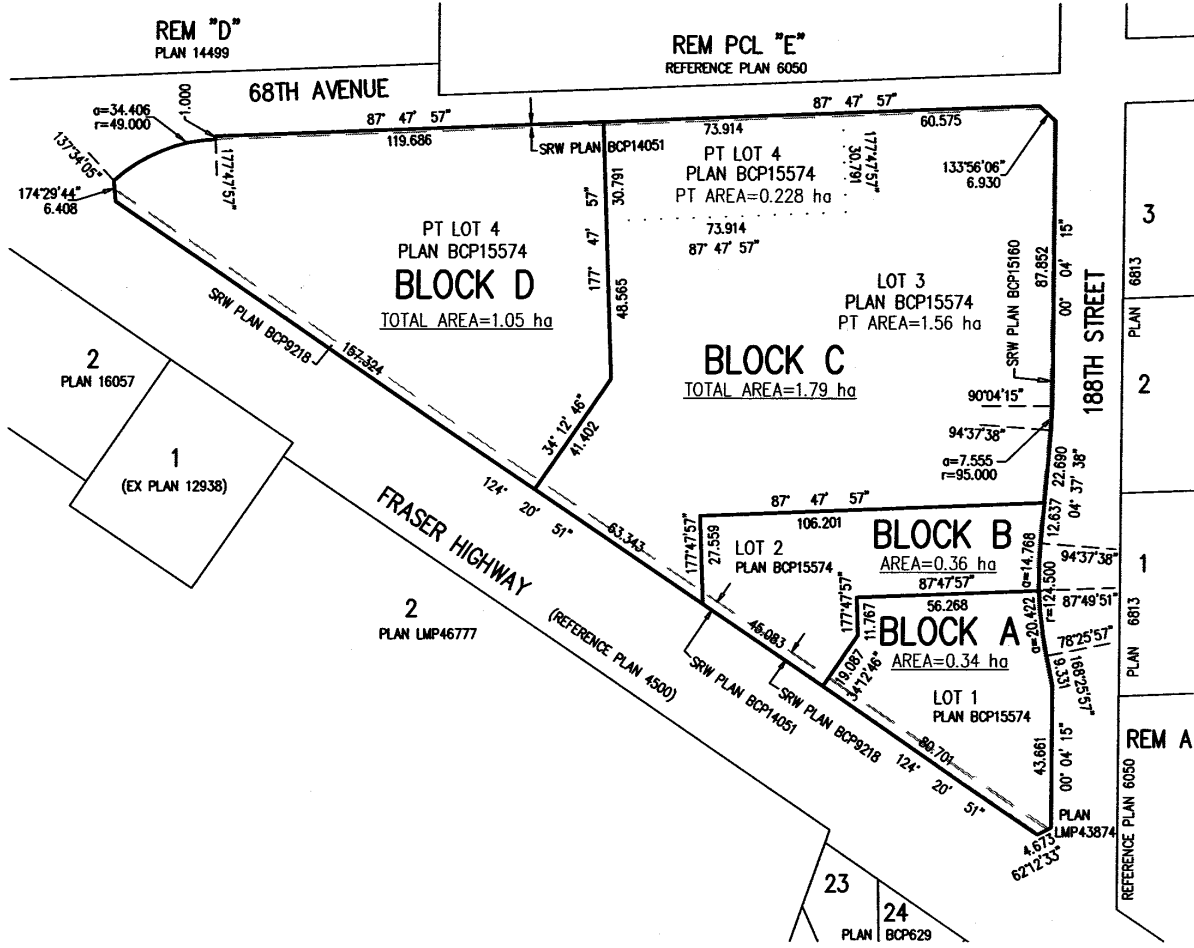
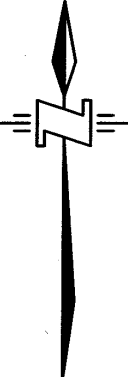
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 7th day of March, 2005.

_____ MAYOR

_____ CLERK

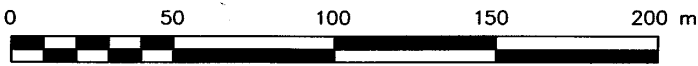
BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. 15679
OF LOTS 1 TO 4 SEC 16 TP 8 PLAN BCP15574 NWD

B.C.G.S. 92G.017



CERTIFIED CORRECT ACCORDING TO SURVEY
THE 3RD DAY OF FEBRUARY, 2005

SCALE 1 : 2000



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

McELHANNEY ASSOCIATES
PROFESSIONAL LAND SURVEYORS
13160 88 th. AVENUE
SURREY, B.C. V3W 3K3
FILE: 2112-62164-11

G. H. H.
G.A. H. B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT