

**PROPOSAL:**

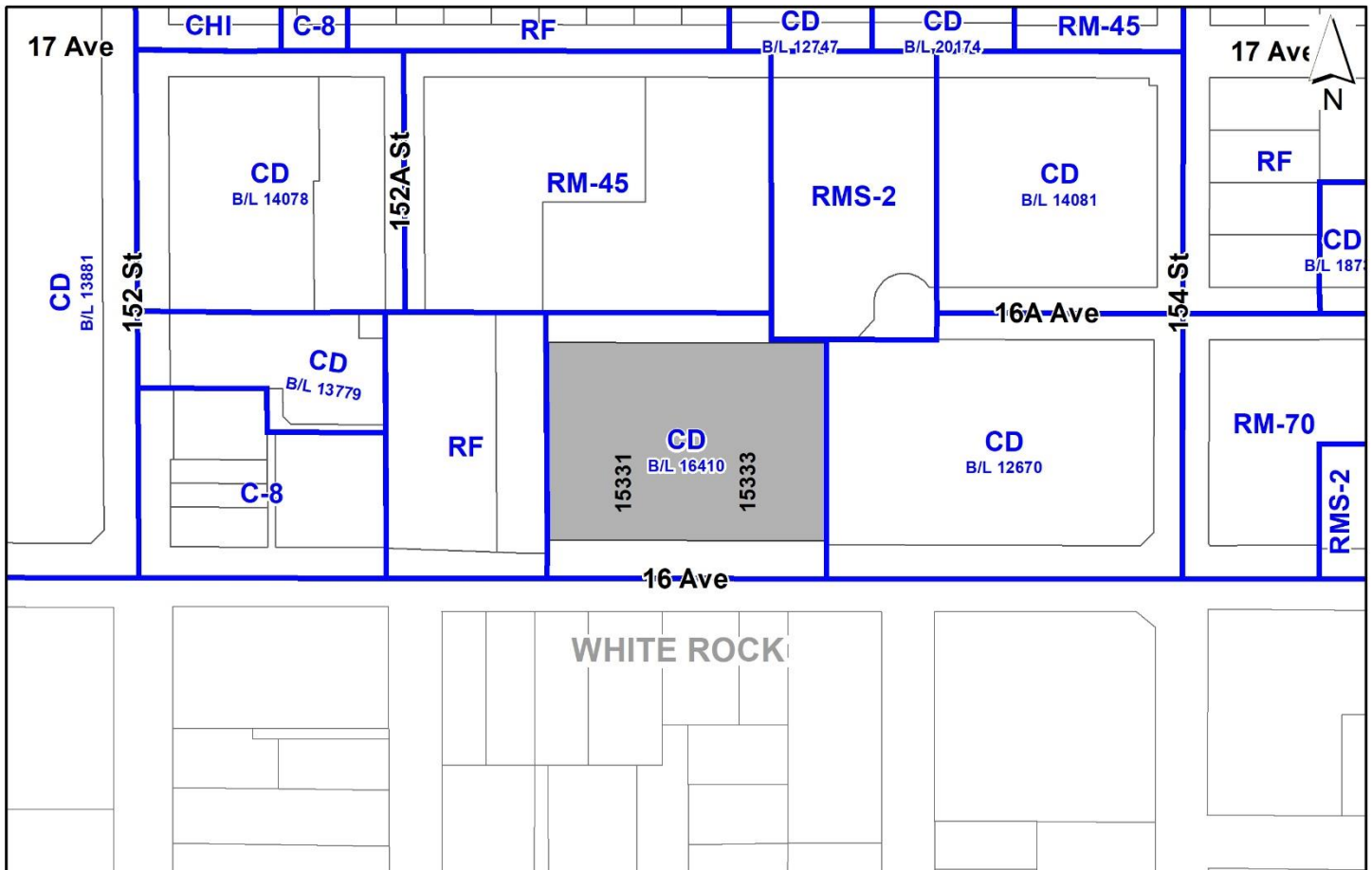
- Amend CD By-law No. 16410 to allow for additional commercial uses to be added to the CD Bylaw.

**LOCATION:** 15331 16 Avenue  
 15333 16 Avenue

**ZONING:** CD Bylaw No. 16410

**OCP DESIGNATION:** Town Centre

**TCP DESIGNATION:** Multi-family Residential



**RECOMMENDATION SUMMARY**

- By-law Introduction and set date for Public Hearing for an Amendment to Comprehensive Development (CD) By-law No. 16410.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- None.

**RATIONALE OF RECOMMENDATION**

- The amendment to the CD Bylaw is proposed to permit a wider range of businesses and services in the commercial portion of the seniors' residences building.
- There are many seniors-supporting businesses and services, such as retail sales of mobility aids and equipment, or financial planning offices, which would benefit the community, the development, and the seniors' residences, but are not currently permitted in the CD Zone. Therefore, the applicant proposes to amend the accessory uses in the CD Bylaw by allowing offices and retail stores without restriction, and adding personal service, community service and general service uses. The proposed amendments will allow for more flexibility in providing businesses and services which will complement the existing uses in the building.
- The proposed uses will not increase the parking demand; sufficient parking is provided on the property.
- The subject site is designated "Mid-Rise Mixed-Use" in the Semiahmoo Town Centre Plan. This designation requires street-level retail and commercial uses and permits commercial uses on upper storeys. The "Town Centre Commercial Zone (C-15)" permits all of the proposed accessory uses which are proposed. Allowing additional use flexibility within the CD Bylaw for the subject site will reduce the need for future amendments, so that compatible and appropriate businesses and services can locate in the building.

## RECOMMENDATION

The Planning & Development Department recommends that a By-law be introduced to amend Comprehensive Development By-law No. 16410 and a date be set for Public Hearing.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	TCP Designation	Existing Zone
Subject Site	Mixed-use complex "Abby Lane"	Mid-Rise Mixed-Use	CD Bylaw No. 16410
North:	Apartments	Low-Rise Residential	RM-45
East:	Apartments	Low-Rise Residential	CD Bylaw No. 12670
South (Across 16 Avenue):	Apartments	N/A – City of White Rock	N/A – City of White Rock
West:	Vacant Site	Mid-Rise Mixed-Use	RF

## Context & Background

### Background

- The subject site is designated "Town Centre" in the Official Community Plan (OCP) and "Mid-Rise Mixed-Use" in the Semiahmoo Town Centre Plan.
- In June 2007, Council considered Development Application No. 7906-0454-00 regarding an application on the subject site in the Semiahmoo Town Centre. The proposal included an OCP Amendment to redesignate the site from "Multiple Residential" to "Town Centre", a land use contract discharge (LUC No. 539), rezoning from "Single Family Residential Zone (RF)" and "Community Commercial Zone (C-8) to CD, and a Development Permit to permit development of an 8-storey mixed-use building including a senior's supportive housing residence.
- The 8-storey mixed-use development was designed in accordance with the Stage 1 Land Use Concept of the updated Semiahmoo Town Centre Plan. It includes a care facility, condominium independent living units, rental independent living units and approximately 4,416 square metres of commercial space.
- The existing CD Bylaw (No. 16410) permits only a limited range of commercial accessory uses, including offices limited to medical and dental, eating establishments less than 150 square metres in size, and retail stores limited to convenience stores and small-scale drug stores. The applicant has had difficulty leasing some of the commercial units given the restrictions in the permitted uses.



**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Key Plan and Floor Plans
- Appendix II. Redlined version of CD Bylaw No. 16410

*approved by Shawn Low*

Don Luymes  
General Manager  
Planning and Development

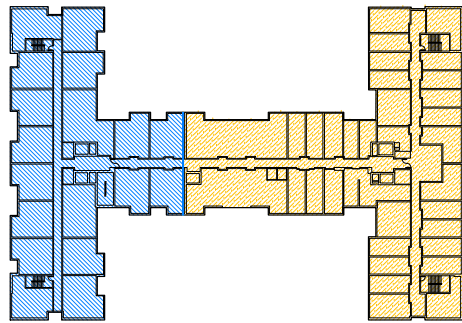
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GENERAL NOTES AND LEGEND

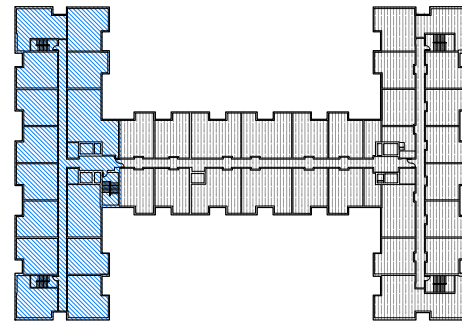
- ⑩ ROOM OCCUPANCY BASED ON LOAD CALCULATIONS (MAJOR ROOMS SHOWN)
- #--- DISTANCE BETWEEN EXITS - MIN. 9M (3.4.2.3.(1b))
- 2 HR FIRE SEPARATION (3.1.10.2.(2))
- 1 HR FIRE SEPARATION
- 45 MIN FIRE SEPARATION
- MAXIMUM TRAVEL DISTANCE TO EXIT: 45M (3.4.2.5(1)(c))

OCCUPANCY TYPE LEGEND

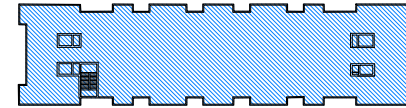
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- B2 - TREATMENT OCCUPANCIES
- FUTURE B2 - TREATMENT OCCUPANCIES
- C - RESIDENTIAL OCCUPANCIES
- D - BUSINESS AND PERSONAL SERVICES
- E - MERCANTILE OCCUPANCIES



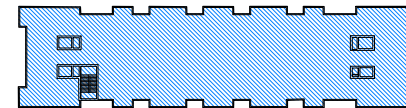
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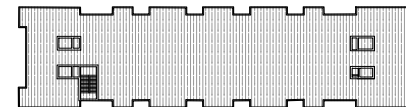
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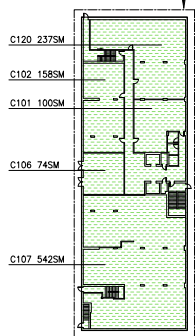
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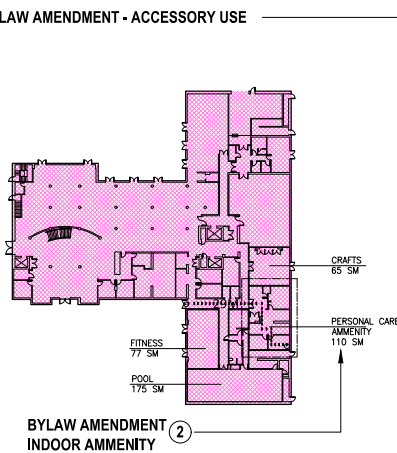
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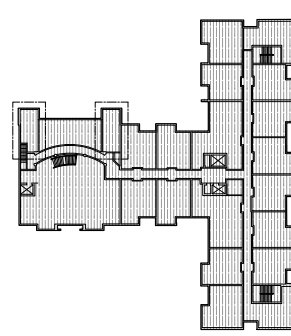
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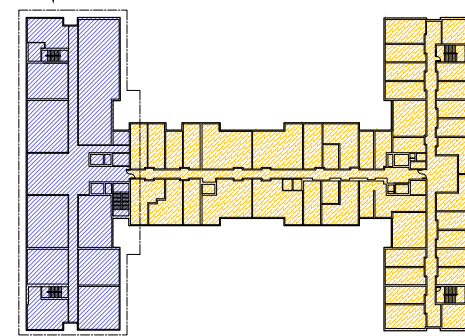
LEVEL ONE



LEVEL TWO



LEVEL THREE



Carlsadden Stokes  
McDonald Architects Inc.  
310 1930 Pandora Street  
Vancouver, BC V5L 0C7  
604 633 1830  
hello@carlsadden.ca  
@carlsaddenarch  
carlsadden.ca



ISSUED FOR DP AMENDMENT REV 3 JUN 28 2021  
Author: J. McDonald  
ISSUED FOR DP AMENDMENT NOV 30 2021

Carlsadden

PROJECT ADDRESS  
15331 & 15333  
16th AVE  
SURREY, BC

USE PER  
ABBY LANE  
RESIDENCES  
AMENDMENTS

SHEET TITLE  
KEY PLANS

DRAWN MW/ES	CHECKED IRM
DATE 2110	DATE APRIL 2021
SCALE 1:500	STANDARD ANSI D 22X34

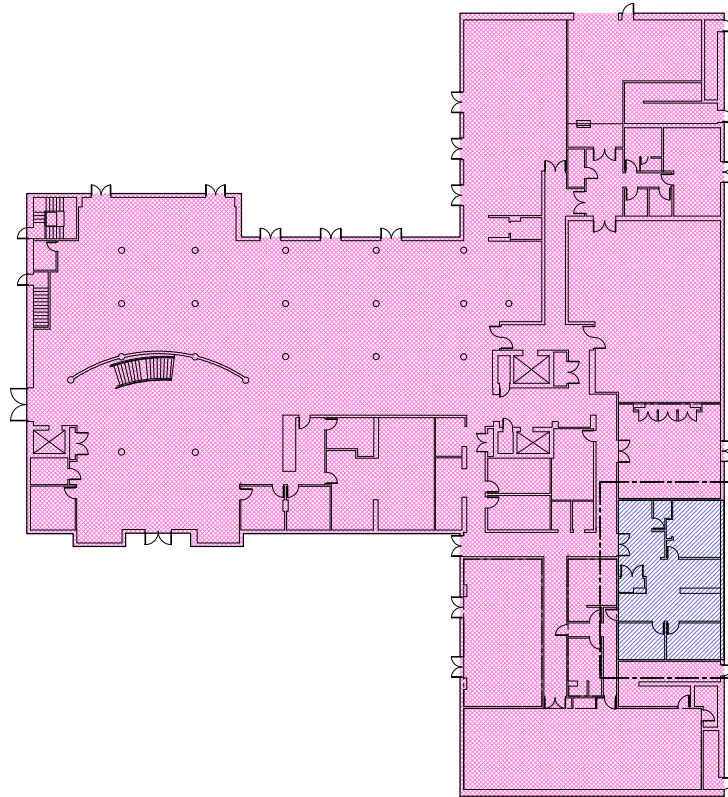
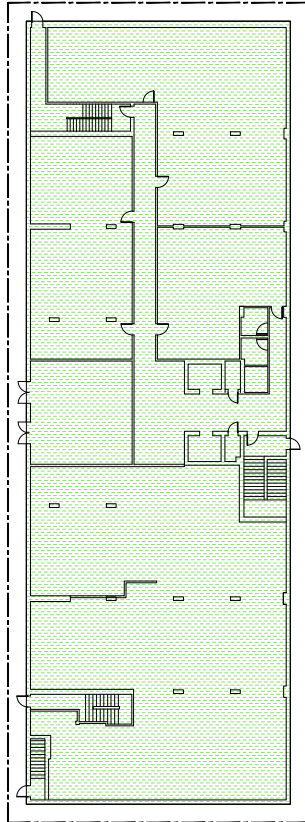
OWNER'S REFERENCE INFORMATION  
TENDER NUMBER

SHEET  
A0.2

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**1** FIRST FLOOR PLAN  
SCALE: 1:200

**3** BYLAW AMENDMENT -  
ACCESSORY USE



**2** BYLAW AMENDMENT  
INDOOR AMMENITY

**OCCUPANCY TYPE LEGEND**

-  A2 - ASSEMBLY OCCUPANCIES
-  B2 - TREATMENT OCCUPANCIES
-  FUTURE B2 - TREATMENT OCCUPANCIES
-  C - RESIDENTIAL OCCUPANCIES
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Carscadden Stokes  
McDonald Architects Inc.  
310 1930 Pandora Street  
Vancouver, BC V5L 0C7  
604 633 1830  
hello@carscadden.ca  
@carscaddenarch  
carscadden.ca



ISSUED FOR BYLAW AMENDMENT REV 3 JUN 28 2023  
REVISED FOR BYLAW AMENDMENT REV 1 MAY 18 2023

**Carscadden**

PROJECT ADDRESS  
**15331 & 15333  
16th AVE  
SURREY, BC**

USE TYPE  
**ABBY LANE  
RESIDENCES  
AMENDMENTS**

SHEET TITLE  
**MAIN FLOOR PLANS**

DRAWN BY  
**RM/ES**

CHECKED BY  
**IRM**

DATE  
**2110 MAY 2023**

SCALE  
**1:200**

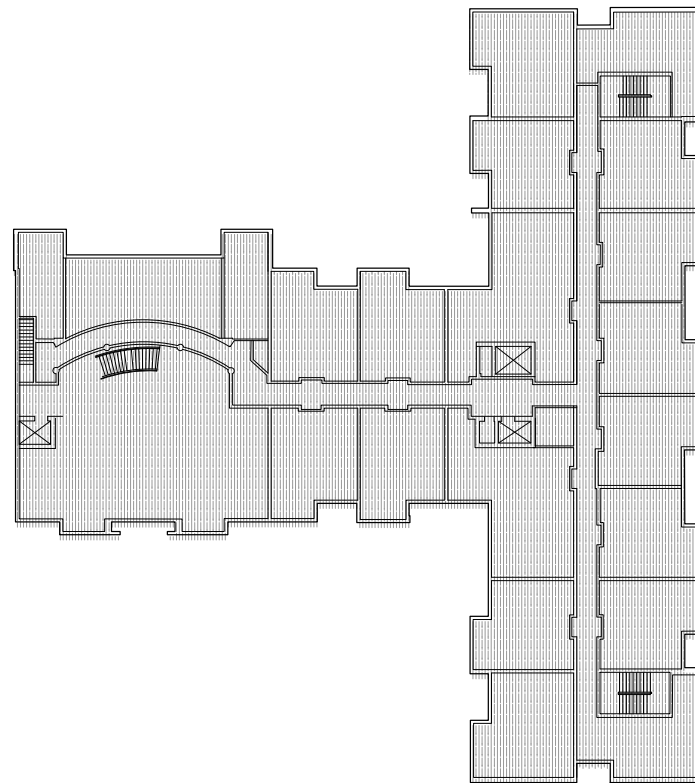
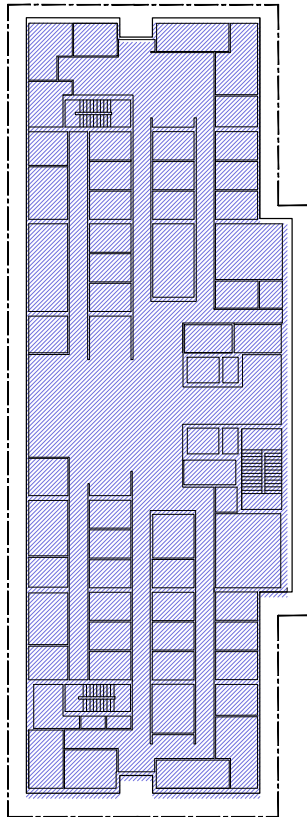
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**TENDER NUMBER**

SHEET  
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**1** SECOND FLOOR PLAN  
SCALE: 1:200

**3** BYLAW AMENDMENT -  
ACCESSORY USE



**OCCUPANCY TYPE LEGEND**

- A2 – ASSEMBLY OCCUPANCIES
- B2 – TREATMENT OCCUPANCIES
- FUTURE B2 – TREATMENT OCCUPANCIES
- C – RESIDENTIAL OCCUPANCIES
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- E – MERCANTILE OCCUPANCIES



Carscadden Stokes  
McDonald Architects Inc.  
310 1930 Pandora Street  
Vancouver, BC V5L 0C7  
604 633 1830  
hello@carscadden.ca  
@carscaddenarch  
carscadden.ca



ISSUED FOR BYLAW AMENDMENT REV 3 JUN 28 2023  
REVISED FOR BYLAW AMENDMENT REV 1 MAY 18 2023

**Carscadden**

PROJECT ADDRESS  
**15331 & 15333  
16th AVE  
SURREY, BC**

USE TITLE  
**ABBY LANE  
RESIDENCES  
AMENDMENTS**

SHEET TITLE  
**SECOND FLOOR PLAN**

DRAWN: MW/ES CHECKED: IRM

DATE: 2110 DATE: MAY 2023

SCALE: 1:200 SHEET NOS: ANSI D 22X34

OWNER'S REFERENCE INFORMATION:  
**TENDER NUMBER**

SHEET:  
**A0.4**



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Carscadden Stokes  
McDonald Architects Inc.  
310 1930 Pandora Street  
Vancouver, BC V5L 0C7  
604 633 1830  
hello@carscadden.ca  
@carscaddenarch  
carscadden.ca



ISSUED FOR BY AMENDMENT REV 3 JUN 28 2023  
REVISED FOR BY AMENDMENT REV 1 MAY 18 2023

**Carscadden**

PROJECT ADDRESS  
**15331 & 15333  
16th AVE  
SURREY, BC**

USE TITLE  
**ABBY LANE  
RESIDENCES  
AMENDMENTS**

SHEET TITLE  
**THIRD FLOOR PLAN**

DRAWN MW/ES	CHECKED IRM
DATE 2110	DATE MAY 2023
SCALE 1:200	SHEET SIZE ANSI D 22X34

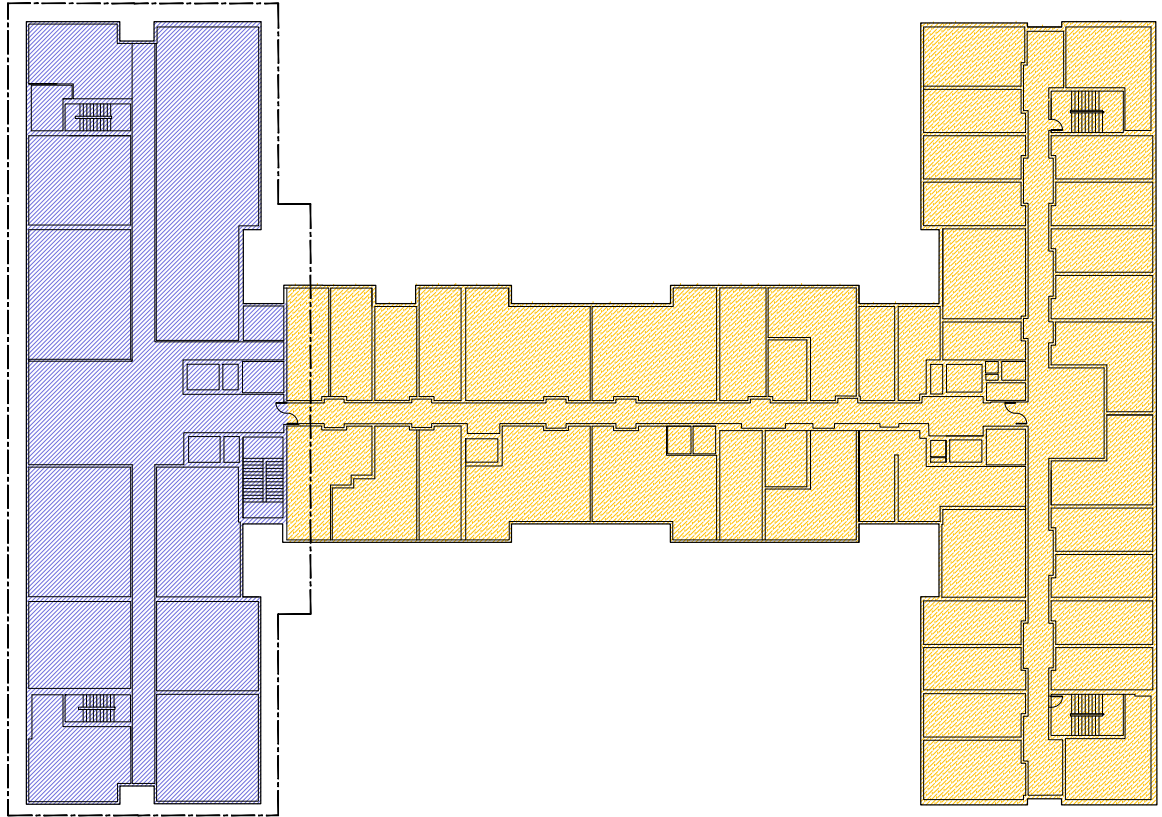
OWNER'S REFERENCE INFORMATION  
**TENDER NUMBER**

SHEET  
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**3 BYLAW AMENDMENT -  
ACCESSORY USE**



**OCCUPANCY TYPE LEGEND**

- A2 - ASSEMBLY OCCUPANCIES
- B2 - TREATMENT OCCUPANCIES
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**1 THIRD FLOOR PLAN**  
SCALE: 1:200

CITY OF SURREY

BY-LAW NO. 16410

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

As amended by Bylaw No: 18331, 12/01/14

.....

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 c. 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:

- (a) FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Parcel Identifier: 012-463-124  
West Half Lot 5 Block 1 Section 14 Township 1 New Westminster District Plan 2015  
15291 - 16 Avenue

Parcel Identifier: 012-463-159  
Parcel "A" (Explanatory Plan 12913) Lot 6 Block 1 Section 14 Township 1 New Westminster District Plan 2015  
15285 - 16 Avenue

- (b) FROM: COMMUNITY COMMERCIAL ZONE (C-8)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Parcel Identifier: 005-502-128  
Lot 206 Section 14 Township 1 New Westminster District Plan 56570  
15321 - 16 Avenue

(both (a) and (b) shall be 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 a mixed-use, medium *density, multiple unit residential building* and related *amenity spaces*, a *care facility* which is subject to the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended, and limited office, retail and *eating establishment* space which are to be developed in accordance with a *comprehensive design* and subject to a Housing Agreement entered into between the owner of the *Lands* and the *City*.

**B. Permitted Uses**

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

1. *Multiple unit residential buildings*, provided that all *multiple unit residential buildings* shall be occupied exclusively by individuals who are 55 years of age or older and their spouse and other qualified occupants, and shall be subject to a Housing Agreement pursuant to Section 904 of the Local Government Act, R.S.B.C. 1996, c.323, as amended, on terms acceptable to the *City*.
2. *Care facilities*.
3. *Accessory uses* including the following:
  - (a) Offices ~~limited to medical laboratories, medical and dental offices and their auxiliary uses;~~
  - (b) *Eating establishments* excluding *drive-through restaurants* provided that the *gross floor area* is less than 150 square metres [1,615 sq. ft.]; ~~and~~
  - (c) *Retail stores* ~~limited to;~~
    - i. ~~Convenience stores, provided that the total floor area for sales and display open to the public within a building is not more than 150 square metres 91,615 sq. ft.]; and~~
    - ii. ~~A maximum of 2 small-scale drug stores on the Lands notwithstanding Section E.28 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.~~
  - (d) *Personal service uses;*
  - (e) *General service uses, excluding drive-through banks; and*

(f) *Community services.*

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. The maximum *floor area ratio* shall be 2.5.
2. Indoor Amenity Space: The *amenity space* required in Sub-section J.1(b) of this Zone, is excluded from the calculation of *floor area ratio*. Any indoor *amenity space* provided beyond the requirement in Sub-section J.1(b) of this Zone will be included in the *floor area ratio* calculation.

**E. Lot Coverage**

The maximum *lot coverage* shall be 55%.

**F. Yards and Setbacks**

1. *Principal buildings* shall be sited in accordance with the following minimum *setbacks*:
  - (a) *Front Yard* (south, 16 Avenue) - 6 metres [20 feet];
  - (b) *Front Yard* (north 16A Avenue) - 7.5 metres [25 feet]; and
  - (c) *Side Yard* - 7.5 metres [25 feet].
2. *Accessory buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:
  - (a) *Front Yard* - 7.5 metres [25 feet];
  - (b) *Rear Yard* - 7.5 metres [25 feet]; and
  - (c) *Side Yard* - 7.5 metres [25 feet].

**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 30 metres [98.43 feet].

2. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 feet].

## H. Off-Street Parking

1. For the *multiple unit residential buildings*, resident parking shall be a minimum zero decimal four six (0.46) off-street *parking spaces* per *dwelling unit*. For all other uses, refer to Part 5 Off-Street Parking, of "Surrey Zoning By-law, 1993, No. 12000", as amended.
2. Parking within the required *setbacks* is not permitted.
3. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
4. Notwithstanding Section H.1, no parking shall be permitted in the front of the main entrance of a *multiple unit residential building*, except for the purpose of short-term drop-off or pick-up and parking for the disabled.

## 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. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 2.5 metres [8 ft.] in width shall be provided within 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 at *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.

## 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*.

**K. Subdivision**

*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]	30 metres [100 ft]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of "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 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 C-15 Zone as set forth in "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 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 By-law, 2012, No. 17850", as amended, and the "Surrey Development Cost Charge By-law, ~~2013, 2021~~, No. ~~17856~~, 20291", as amended, and the development cost charges shall be based on the applicable RM-135 Zone, RMS-2 Zone and C-15 Zone.
8. "Surrey Tree Protection By-law, 2006, No. 16100", as amended.

9. Development permits may be required in accordance with the "Surrey Official Community Plan, ~~1996~~, 2014, By-law No. ~~12900~~, 18020", as amended.

10. Provincial licensing of *care facilities* is regulated by the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16410"

PASSED FIRST READING on the 11th day of June, 2007.

PASSED SECOND READING on the 11th day of June, 2007.

PUBLIC HEARING HELD thereon on the 25th day of June, 2007.

PASSED THIRD READING on the 25th day of June, 2007.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 16th day of December, 2013.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK