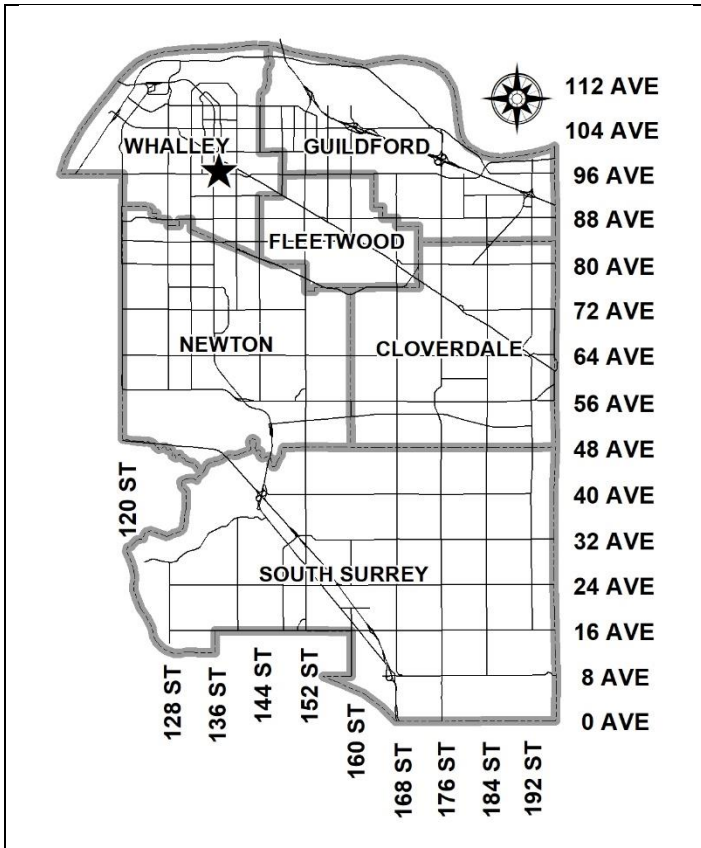


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7924-0127-00

Planning Report Date: July 8, 2024



**PROPOSAL:**

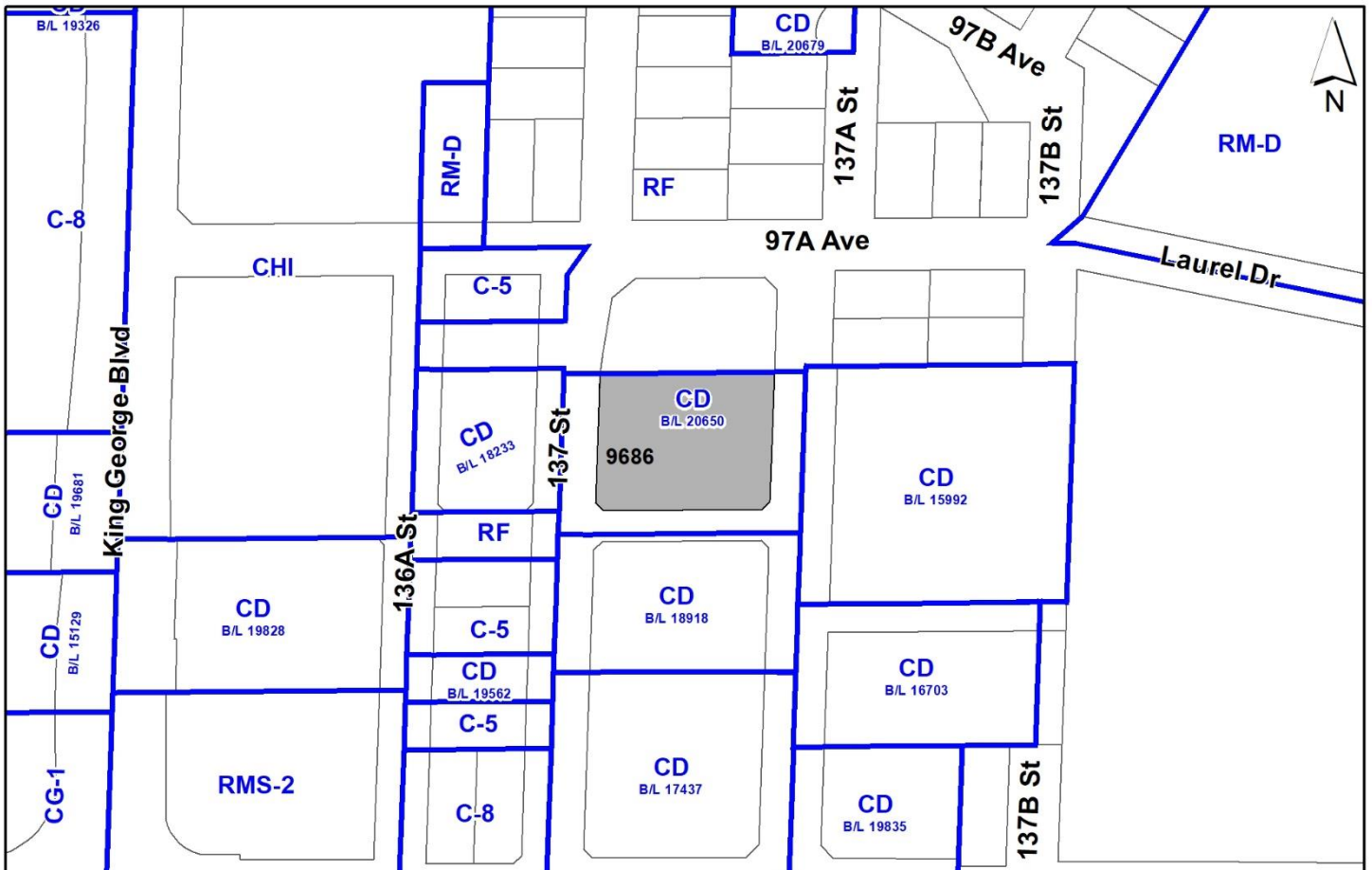
- **Amend CD Bylaw No. 20650**  
 to permit the inclusion of a hotel (tourist accommodation) as a permitted use within the 23-storey commercial/office building already under construction on the site.

**LOCATION:** 9686 137 Street

**ZONING:** CD By-law No.20650

**OCP DESIGNATION:** Downtown

**CITY CENTRE PLAN DESIGNATION:** High Density Employment



**RECOMMENDATION SUMMARY**

- By-law Introduction and set date for Public Hearing to amend CD By-law No. 20650.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- None.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the “Downtown” OCP designation.
- The proposal complies with the “High-Density Employment” designation of the City Centre Plan.
- The proposed hotel will add to the mix of uses (including office space, eating establishments, medical office uses, college and commercial retail use) already proposed within the 23-storey commercial/office tower already approved under Development Application No. 7921-0347-00 and currently under construction.
- The proposed hotel use will support the vision of the Medical District in the City Centre by providing convenient hotel accommodations for workers, patrons, and visitors to the Medical District.
- The proposed use is appropriate for this part of Surrey City Centre, as it conforms to the goal of achieving mixed-use development around the City Centre SkyTrain Stations. The King George SkyTrain Station is located within a walking distance of 530 metres (approximately 7 minutes) of the subject site.
- The applicant has demonstrated that there is sufficient parking on the site for the proposed hotel use.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend Comprehensive Development Zone (By-law No. 20650) by adding tourist accommodation (hotel) as a permitted use, and a date be set for Public Hearing.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	CCP Designation	Existing Zone
Subject Site	Commercial/office tower under construction	High Density Employment	CD (By-law No. 20650)
North:	Vacant land (Proposed land for Lark's CC5 development)	High Density Employment	RF
East (Across 137A Steet):	4-storey long term care facility (Fraser Health- Laurel Place)	High Density Employment	CD (By-law No. 15992)
South (Across lane):	12-storey office building (Lark's CC2 development)	High Density Employment	CD (By-law No. 18918)
West (Across 137 Steet):	5-storey transitional housing development	High Density Employment	CD (By-law No. 18233)

### Context & Background

- The subject site is designated Downtown in the Official Community Plan (OCP), High-Density Employment in the City Centre Plan (CCP) and is zoned Comprehensive Development Zone (CD By-law No. 20650).
- The 0.87- acre subject site is the location of the 'City Centre 4' development by Lark Group, bound by 97A Avenue to the north, 137 Street to the west and 137A Street to the east in the Medical District within City Centre.
- Under a previous Development Application No. 7921-0347-00, the applicant proposed to develop a 23-storey office building with ground floor commercial retail space. The application was approved by the Council in July 2022 and the building is presently under construction.
- The approved development includes restaurant, medical office, college, office and commercial retail uses.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to amend CD By-law No.20650 in order to include a hotel (tourist accommodation) as an additional permitted use in the building. The existing CD By-law does not allow for tourist accommodation. The commercial/office tower approved under Development Application No. 7921-0347-00 was originally intended to be occupied by a combination of general service uses, restaurant, medical office, college, and office uses.
- The proposal is for the hotel to occupy floors 14 to 23 (10 floors) of the building, which were previously intended to accommodate office uses.
- The proposed hotel will have 230 sleeping units in total and the applicant has confirmed that there will be no accessory uses to the hotel.
- The proposed hotel use is an employment generator and will support the vision of the Medical District in the City Centre by providing convenient hotel accommodations for workers, patrons, and visitors to the Medical District.

### Referrals

Engineering:	The Engineering Department has no concerns. All engineering requirements stated under Servicing Agreement 7821-0347-00 must be met to the satisfaction of the Engineering Department prior to occupancy of 7924-0127-00
Surrey Fire Department:	Fire and Life Safety Systems will meet those as outlined per BC Building Code (BCBC) and BC Fire Code (BCFC) requirements.  Smoke alarms to be installed as per BC Building Code (BCBC) and BC Fire Code (BCFC) requirements.  Each unit shall have instructions to occupants for evacuation posted on the entry door.  The assumption is that the hotel lobby will be located at the primary response location for the building.  All Fire requirements for 7921-0347-00 still apply.

### Transportation Considerations

- King George SkyTrain Station and surrounding transit hub are approximately 530 metres from the subject site (less than 10-minute walk). While King George Station is currently the eastbound terminus station for the Expo Line, the future Surrey-Langley SkyTrain project will extend the line to the Township and City of Langley by 2028.

- The subject site is located two blocks east of the Frequent Transit Network along King George Boulevard that serves bus routes #314 (Surrey Central / Sunbury), #321 (White Rock / Newton / Surrey Central), #326 (Guildford / Surrey Central), #329 (Surrey Central / Scottsdale), #394 (White Rock / King George Station) and R1-King George Rapid Bus.
- The subject site is located less than two blocks north of 96 Avenue, which has bus stops serviced by route #326 (Guildford / Surrey Central).
- The Engineering Works and Services, access requirements and road dedications associated with the subject site will be completed as per the approved Development Application No.7921-0347-00.
- The approved office tower (under Development Application No. 7921-0347-00) includes a total of 638 parking spaces, 13 of which are designated as accessible parking spaces, within an enclosed six-level underground parking garage, serving the Office, Medical, College and Commercial uses.
- The proposed hotel use with 230 sleeping units will require 184 parking spaces and 8 visitor bicycle spaces. The updated parking requirement for the whole development, including hotel use, will be 564 parking spaces as per the Zoning Bylaw. This requirement will be met by the 638 parking spaces available on site.
- The available parking exceeds the minimum required parking with a total of 74 surplus parking spaces.
- The visitor bike parking requirement for the hotel will be met by 48 surplus secured bike parking available at the main level.

## **POLICY & BY-LAW CONSIDERATIONS**

### **Official Community Plan**

#### Land Use Designation

- The proposal complies with the “Downtown” designation of the Official Community Plan (OCP). The inclusion of the proposed hotel use does not require an increase in density on the site.
- The proposal is consistent with the following OCP Themes/Policies:

#### Themes/Policies

- Growth Management:
  - Accommodating Higher Density: Direct higher-density development into Surrey’s City Centre, through the development of a high-density, mixed-use development.
- Economy
  - Employment Lands: Ensure sufficient supply and efficient use of employment lands, with the development of commercial space close to the core of City Centre.

- Employment, Investment, and Innovation: Ensure high-quality, business innovation and diversified employment and investment opportunities, through the development of commercial space.

## Secondary Plans

### Land Use Designation

- The proposal complies with the High Density Employment designation in the City Centre Plan and is consistent with the following City Centre Plan Themes/Objectives:

### Themes/Objectives

- The proposed development is consistent with the following guiding principles:
  - Build Density and Mixed-Use, by providing a mix of commercial and office uses. A mix of uses creates a City Centre that is more animated, livable and a place that thrives economically where residents can work, play and live in their neighborhood.
  - Encourage Office and Employment, by providing supporting commercial facilities.

## CD By-law No.20650 and Proposed Amendment

- CD By-law No. 20650, which regulates the site, was approved by Council in July 2022 as part of the Development Application No. 7921-0347-00, to accommodate the development of a 23-storey office building with ground floor commercial retail space. CD By-law No. 20650 was based on the "Downtown Commercial Zone (C-35)".
- The proposed CD Bylaw will incorporate the same permitted uses, density, lot coverage, setbacks, and building height as the CD By-law No. 20650, with the addition of a hotel (tourist accommodation) as an additional permitted use.
- It is noted that the Downtown Commercial Zone (C-35) allows tourist accommodation as permitted use, but CD By-law No. 20650 currently excludes tourist accommodation.
- No other changes are proposed to the existing CD By-law No. 20650.

## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on June 18, 2024, and the Development Proposal Signs were installed on June 19, 2024. Staff did not receive any responses from neighbouring residents within the pre-notification area.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I. Proposed CD By-law Amendment (red- lined)

*approved by Ron Gill*

Don Luymes  
General Manager  
Planning and Development

SPV/ar

BYLAW NO. 20650

A Comprehensive Development bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended

.....

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 61 (CD 61), 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 61" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 61"	(a) 9674, 9682, and portion of 9692 - 137 Street (b) 9671, 9677, and portion of 9687 - 137A Street	(a) Lots 20, 22 and 24 Plan 14725 (b) Lots 21, 23 and 25 Plan 14725	20650	N/A"

- 2. This By-law shall be cited for all purposes as "Surrey Comprehensive Development Zone 61 (CD 61), Bylaw, 2022, No. 20650".

PASSED FIRST READING on the 30th day of May, 2022.

PASSED SECOND READING on the 30th day of May, 2022.

PUBLIC HEARING HELD thereon on the 13th day of June, 2022.

PASSED THIRD READING on the 13th day of June, 2022.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 25th day of July, 2022.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK



APPENDIX "A"

**COMPREHENSIVE DEVELOPMENT ZONE 61 (CD 61)**

This Comprehensive Development Zone 61 (CD 61) 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*:

<b>Address</b>	<b>Legal Descriptions</b>	<b>PID</b>
9682 - 137 Street	Lot 22 Section 35 Block 5 North Range 2 West NWD Plan 14725	010-013-334
9677 - 137A Street	Lot 23 Section 35 Block 5 North Range 2 West NWD Plan 14725	010-013-377
9674 - 137 Street	Lot 24 Section 35 Block 5 North Range 2 West NWD Plan 14725	010-013-407
9671 - 137A Street	Lot 25 Section 35 Block 5 North Range 2 West NWD Plan 14725	004-923-693
Portion of 9692 - 137 Street	Portion of Lot 20 Section 35 Block 5 North Range 2 West NWD Plan 14725 labeled Block A	Portion of 004-146-743
Portion of 9687 - 137A Street	Portion of Lot 21 Section 35 Block 5 North Range 2 West NWD Plan 14725 labeled Block A	Portion of 010-013-296

Portion of the *Lands* as outlined in bold, labeled Block A 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 24th day of May, 2022, collectively containing 0.118 hectares.

(collectively the "*Lands*")

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of a high-rise, high *density*, office *building* with lower-level *commercial* uses which are developed in accordance with a *comprehensive design*.

**B. Permitted Uses**

*Lands, buildings and structures* shall only be used for the following uses, or a combination thereof:

Principal Uses:

- (a) Office uses excluding *social escort services* and *methadone clinics*;
- (b) A private surgical centre and associated diagnostic and imaging services, and recovery facilities with overnight stays, which is regulated under the Medical Practitioners Act, R.S.B.C., 1996, c. 285, as amended.
- (c) Universities named under the University Act, R.S.B.C., 1996, c.468 as amended.
- (d) Colleges and Institutes designated as such under the College and Institute Act, R.S.B.C., 1996, c .52, as amended.
- (e) *Retail stores* excluding *adult entertainment stores*, auction houses, and *secondhand stores* and *pawnshops*;
- (f) *Personal service uses* excluding *body rub parlours*;
- (g) *General service uses* excluding funeral parlours and *drive through banks*;
- (h) *Eating establishments* excluding *drive-through restaurants*;
- (i) *Neighbourhood pubs*;
- (j) *Liquor store*;
- (k) *Indoor recreational facilities*;
- (l) *Community services*;
- (m) *Child care centres*; and
- (n) *Private schools*; and
- (o) *Tourist Accommodation*.

**C. Lot Area**  
Not applicable to this Zone.

**D. Density**

1. **Maximum Density:**  
Maximum *density* shall be the lesser of *floor area ratio* of 0.1 or *building area* of 300 sq. m.
2. **Permitted Density Increases:**  
If amenity contributions are provided in accordance with Schedule G, maximum *density* may be increased to a *floor area ratio* of 9.5.
3. 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 air space subdivision shall not exceed the maximum specified in Sub-section D.2. of this Zone.

**E. Lot Coverage**

1. The maximum *lot coverage* for all *buildings* and *structures* shall be 75%.
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**

*Buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:

USES:	SETBACKS:			
	North Yard	South Yard	East Yard	West Yard
<i>Principal Building and Structures</i>	2.5 m	2.5 m	2.5 m	2.5 m

- 1 Notwithstanding Section A.3.(d) of Part 5, Off-Street Parking and Loading/Unloading, *parking – underground* may be located up to 0.0 m of any *lot line*.
- 2 Notwithstanding Section F. 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 m.

**G. Height of Buildings**  
*Principal building height* shall not exceed 101 m.

**H. Off-Street Parking and Loading/Unloading**

1. **Parking Calculations:**  
Refer to Table D.1. of Part 5 Off-Street Parking and Loading/Unloading.
2. **Tandem Parking:**  
Where commercial uses are part of the development, required *parking spaces* for company fleet *vehicles* may be provided as *tandem parking*.
4. **Underground Parking:**  
All *parking* shall be located underground or within a *structure*.
3. **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*.

**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;
  - (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*.

**J. Special Regulations**

1. Child Care Centres:

*Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

**K. Subdivision**

1. Minimum Lot Sizes:

*Lots* created through subdivision, except strata *lots*, shall conform to the following minimum standards:

  - (a) *Lot Area:* Minimum 2,000 sq. m;
  - (b) *Lot Width:* Minimum 20 m; and
  - (c) *Lot Depth:* Minimum 50 m.
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**

Additional land use regulations may apply as follows:

1. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of the Zoning Bylaw and in accordance with the servicing requirements for the C-35 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
2. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2021, No. 20291, as may be amended or replaced from time to time, and the development cost charges shall be based on the C-35 Zone.
3. Development permits, pursuant to the *OCP*.
4. Trees and vegetation, pursuant to Surrey Tree Preservation Bylaw, as amended.
5. Sign regulations, pursuant to Surrey Sign By-law, as amended.

# BLOCK SURVEY COMPILED PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No. 20650 OF LOTS 22, 23, 24, 25 AND PART OF LOTS 20 AND 21 SECTION 35 BLOCK 5 NORTH RANGE 2 WEST NWD PLAN 14725

BCGS 92G.016



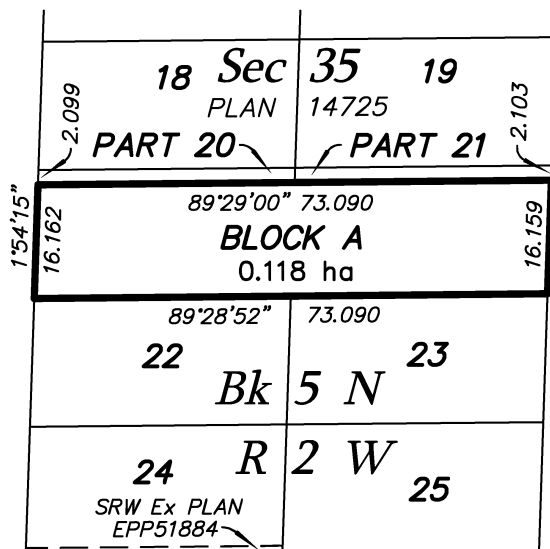
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**LEGEND**

ha DENOTES HECTARES



137 STREET  
PLAN 14725



137A STREET  
PLAN 14725

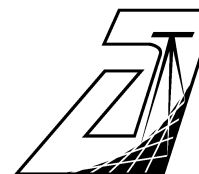
**LANE**

PLAN EPP48177

CERTIFIED CORRECT THIS 24th DAY OF MAY, 2022.

B.C.L.S.

DARRYL MITCHELL



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B.C. & CANADA LANDS SURVEYORS  
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DWG : 6340-BLOCK1-REV2