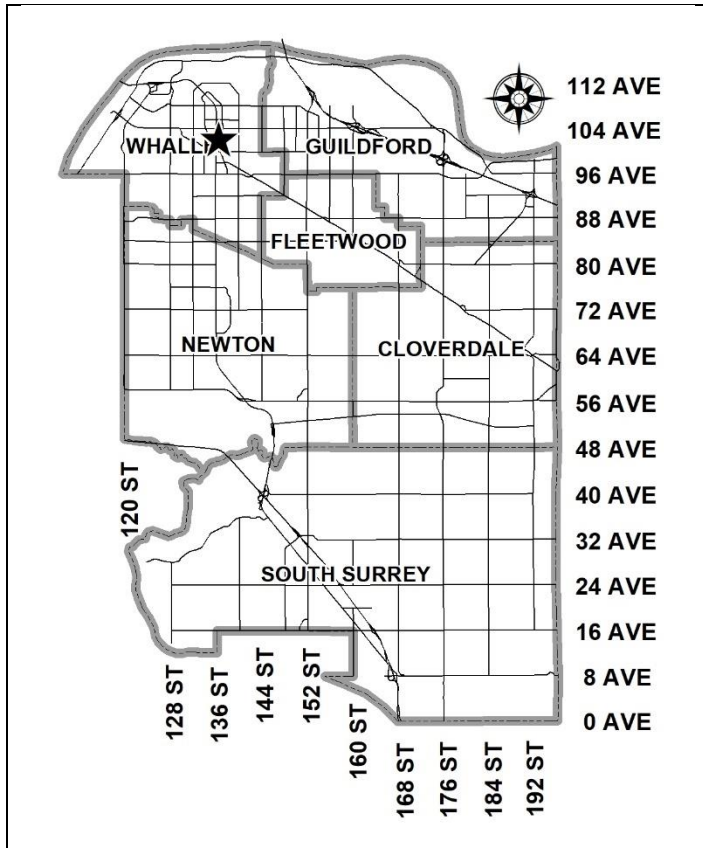


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0204-00

Planning Report Date: November 18, 2024



PROPOSAL:

- Amend CD By-law No. 19570

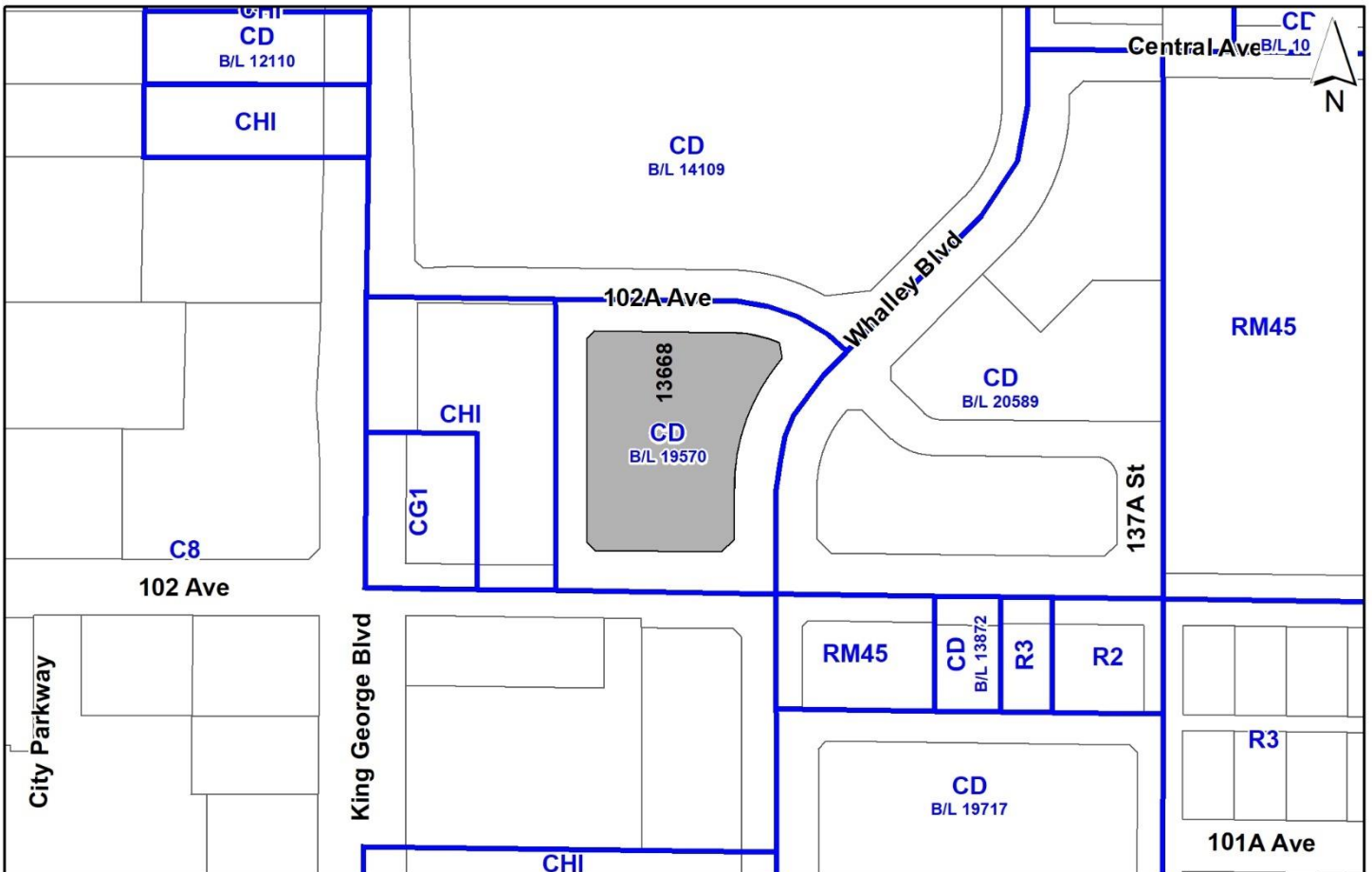
to increase the maximum allowable size of an eating establishment and to reduce the amount of required parking.

LOCATION: 13668 - 102A Avenue

ZONING: CD (Bylaw No. 19570)

OCP DESIGNATION: Downtown

CCP DESIGNATION: Mid to High Rise Residential and Mid to High Rise Mixed Use



RECOMMENDATION SUMMARY

- A By-law be introduced to amend Comprehensive Development By-law No. 19570 and a date be set for Public Hearing.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to amend the CD Bylaw No. 19570 to increase the size of eating establishments, and to vary the minimum parking rates for eating establishments (where the total area is equal to or greater than 600 square metres) to 3.5 parking spaces per 100 square metres of gross floor area.

RATIONALE OF RECOMMENDATION

- The proposed reduction in parking 10 spaces/100 square metres to 3.5 spaces/100 square metres overall, aligns with the findings of the Restaurant Parking Study completed by Bunt & Associates Engineering Ltd. on July 5, 2024, and accepted by Engineering Staff.
- The study states that the available 21 off-street parking spaces for the proposed 612 square metre eating establishment is sufficient to accommodate anticipated parking demand.
- The proposed eating establishment is within a Transit- Oriented Area and reduced parking aligns with the goal of reducing reliance on the automobile. Surrey Central SkyTrain Station is located within a walking distance of 500 metres from the subject site.
- Staff supports the proposed reduced parking rate for eating establishments based on precedent developments and proximity of the subject site to SkyTrain.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to amend CD Bylaw No. 19570 to allow for Eating Establishment use with no floor area restriction, and to vary the required off-street parking as outlined in Table D.1 of Part 5 Off Street Parking and Loading/Unloading of Surrey Zoning Bylaw, 1993, No. 12000, to 3.5 parking spaces per 100 square metres of gross floor area for eating establishments and a date be set for Public Hearing.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Mixed Use High Rise building	Mid to High-Rise Mixed Use and Mid to High Rise Residential	CD (Bylaw no. 19570)
North (Across 102A Ave):	Existing and vacant retail buildings	Mid to High-Rise Residential and Mid to High-Rise Mixed Use	CD (Bylaw no. 14109)
East (Across Whalley Blvd):	Anthem Sales Centre	Mid to High-Rise Mixed Use	CD (Bylaw no. 20589)
South (Across 102 Ave):	Several Small CRU's	Mid to High-Rise Mixed Use	C8
West (Across Lane):	Parking Lot and MacDonalDs Restaurant	Mid to High-Rise Mixed Use	CHI

Context & Background

- The subject site is part of the Anthem Properties Group "Georgetown One" development, which is located between 102A Avenue and 102 Avenue in City Centre.
- The current site statistics comprises 352 dwelling units, 610 square metres of commercial retail space, and now includes 194.5 square metres of fitness centre space and 612 square metres of eating establishment space. The applicant is proposing 3 restaurants of varying size.
- Based on the site statistics provided by the applicant, the overall eating establishment space is comprised of 405.5 square metres (1 restaurant) or eating establishment unit that are greater than 150 square metres, while the remaining 194.5 square metres (2 restaurants) covers eating establishment units that are less than 150 square metres.
- The subject site is designated Downtown in the Official Community Plan (OCP); and designated High-Rise Mixed-Use and High Rise Residential in the City Centre Plan.

- At the Regular Council – Public Hearing meeting held on April 23, 2018; Council granted Third Reading to Development Application No. 7916-0448-00 to rezone the original site to a Comprehensive Development (CD) Zone in order to develop a mixed-use high-rise tower (30 storeys)

DEVELOPMENT PROPOSAL

Planning Considerations

- As per Section D, Table D.1 of Part 5 *Off-Street Parking and Loading/Unloading* of Surrey Zoning Bylaw, 1993, No. 12000, the required number of parking spaces for an eating establishment (where the total floor area is greater than or equal to 150 square metres but less than 950 square metres) is 10 parking spaces per 100 square metres of gross floor area.
- Parking requirements may be reduced by 20% in the City Centre, which results in a requirement of 8 parking spaces per 100 square metres of gross floor area.
- The total parking requirement for the proposed 612 square metres eating establishment gross floor area is therefore 48 parking spaces.
- The applicant is therefore proposing to reduce the required off-street parking for an eating establishment greater than or equal to 150 square metres, but less than 950 square metres, in the CD zone from 10 spaces/100 square metres to 3.5 spaces/100 square metres of gross floor area.

Engineering: The Engineering Department has no comments.

POLICY & BY-LAW CONSIDERATIONS

CD Bylaw (No. 19570) Amendment

- The proposed eating establishment is a permitted use under the CD zone (By-law No. 19570) except for size.
- Section B.2(d) of CD Bylaw No. 19570 is as follows:
Eating establishments excluding drive-through restaurants and limited to less than 150 square metres (1,615 sq.ft.) in gross floor area per eating establishment
- The proposal to amend the CD bylaw is to permit eating establishments with no floor area restriction
- Staff support the proposed amendment to the CD Bylaw to allow for additional restaurant space and the proposed reduction in parking
- The table below provides an analysis of the development proposal in relation to the parking requirements of Part 5 (*Off-Street Parking and Loading/Unloading*) of the Zoning By-law.

Parking Requirement	Required	Available
Parking Rate	10 spaces /100 m ² (plus a 20% reduction in City Centre)	3.5 spaces/100 m ²
Number of Spaces req'd for 600 m ² gross floor area	48	21

- The applicant is requesting the following parking standard be applied to this development:
 - In Table C.1 of Part 5 Off-Street Parking and Loading/Unloading, the required off-street parking for an eating establishment is to be 3.5 stalls/100 square metres of gross floor area overall.
- The proposed overall reduction in parking aligns with the findings of the Restaurant Parking Study completed by Bunt & Associates Engineering Ltd. on July 5, 2024, and accepted by staff in the Engineering Department.
- Based on data collected at five comparable restaurants in the surrounding area, the observed peak parking demand rate was determined to range from 1.28 to 7.11 spaces per 100 square metres. The average observed peak parking demand rate across the study area was 3.69 spaces per 100 square metres. The weighted average observed peak parking demand was 3.21 spaces per 100 square metres. It should be noted that these rates are all below the Bylaw requirement parking supply rate of 8 spaces per 100 square metres for eating establishments in the City Centre area
- The proposed supply of 21 spaces for the proposed restaurant translates to a parking supply rate of 3.5 spaces per 100 square metres, which is within the range of peak parking demand rates observed, and above the weighted average surveyed across the five comparable sites. It is Bunt's opinion that the proposed parking supply for the restaurant use should be considered adequate to meet the requirements for the project based on the analysis presented in this study
- The proposed eating establishment is within a Transit-Oriented Area and will add vibrancy to an emerging mixed-use neighbourhood.
- The reduced parking aligns with the goal of reducing reliance on the automobile. Surrey Central SkyTrain Station is located within a walking distance of 400 metres (1.312 ft) metres from the subject site.
- Staff support the requested parking count to proceed for consideration

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site and Parking Plan
- Appendix II. Proposed CD Bylaw Amendment (red-lined)

approved by Shawn Low

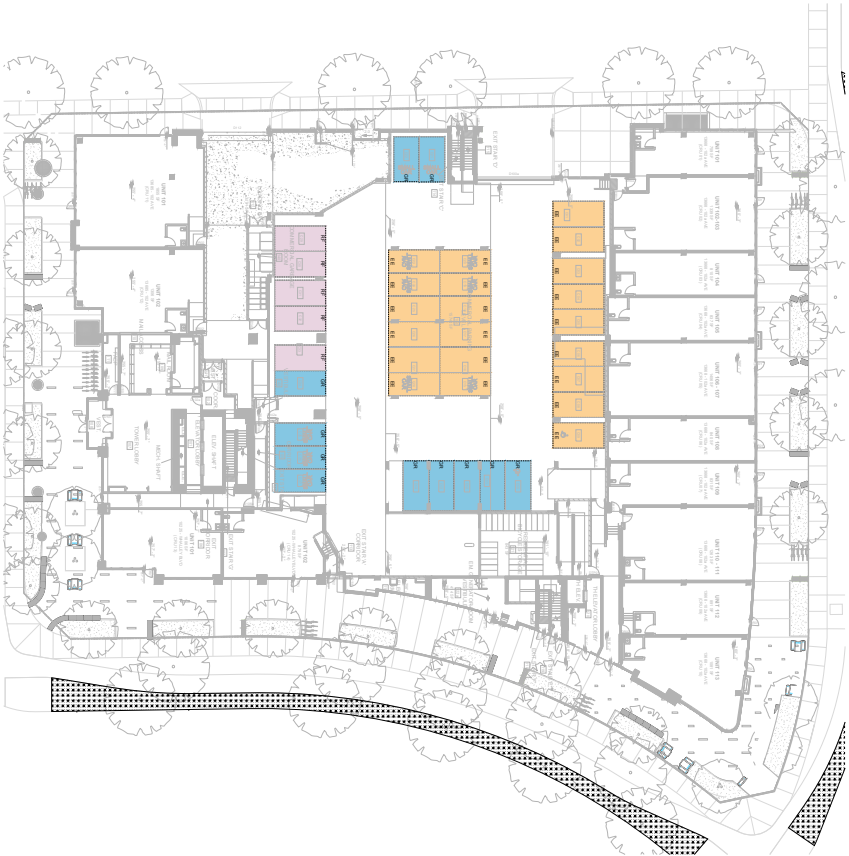
Ron Gill
Acting General Manager
Planning and Development

CL/cb



COMMERCIAL AREA CALCULATION

GENERAL SERVICE OR RETAIL STORE	6,430 SQ. FT. / 598 SQ. M.
RECREATIONAL FACILITY	2,085 SQ. FT. / 195 SQ. M.
EATING ESTABLISHMENT (1,194 SQ. M.)	1,194 SQ. FT. / 110 SQ. M.
EATING ESTABLISHMENT (1,194 SQ. M.)	1,194 SQ. FT. / 110 SQ. M.
EATING ESTABLISHMENT (1,405 SQ. M.)	1,405 SQ. FT. / 130 SQ. M.
TOTAL COMMERCIAL	18,108 SQ. FT. / 1,685 SQ. M.
PARKING DISTRIBUTION	
GENERAL SERVICE OR RETAIL PARKING	16 SPACES
RECREATIONAL FACILITY PARKING	5 SPACES
EATING ESTABLISHMENT PARKING	21 SPACES
TOTAL PARKING	42 SPACES



COMMERCIAL AREA CALCULATION

- GENERAL SERVICE OR RETAIL STORE
6,430 SQ. FT. / 598 SQ. M.
- RECREATIONAL FACILITY
2,005 SQ. FT. / 185 SQ. M.
- EATING ESTABLISHMENT (P-19) SM
4,501 SQ. FT. / 415 SQ. M.
- EATING ESTABLISHMENT (P-19) SM
2,084 SQ. FT. / 194 SQ. M.
- TOTAL COMMERCIAL**
15,020 SQ. FT. / 1,405 SQ. M.
- PARKING DISTRIBUTION**
- GENERAL SERVICE OR RETAIL PARKING
16 SPACES
- RECREATIONAL FACILITY PARKING
5 SPACES
- EATING ESTABLISHMENT PARKING
21 SPACES
- TOTAL PARKING**
42 SPACES

- GR = GENERAL SERVICE OR RETAIL
- RF = RECREATIONAL FACILITY
- EE = EATING ESTABLISHMENT



COMMERCIAL AREA CALCULATION

- GENERAL SERVICE OR RETAIL STORE
6,430 SQ. FT. / 798 SQ. M.
- RECREATIONAL FACILITY
2,085 SQ. FT. / 195 SQ. M.
- EATING ESTABLISHMENT (P-193 SM)
4,581 SQ. FT. / 425 SQ. M.
- EATING ESTABLISHMENT (P-193 SM)
2,084 SQ. FT. / 194 SQ. M.
- TOTAL COMMERCIAL**
19,180 SQ. FT. / 1,405 SQ. M.
- PARKING DISTRIBUTION**
- GENERAL SERVICE OR RETAIL PARKING
16 SPACES
- RECREATIONAL FACILITY PARKING
5 SPACES
- EATING ESTABLISHMENT PARKING
21 SPACES
- TOTAL PARKING**
42 SPACES

- GR = GENERAL SERVICE OR RETAIL
- RF = RECREATIONAL FACILITY
- EE = EATING ESTABLISHMENT



CITY OF SURREY

BYLAW NO. 19570

A 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 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 (CD) BY-LAW NO. 14109

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 000-498-556

Lot 59 Section 26 Block 5 North Range 2 West New Westminster District Plan 33336 as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Gordon Yu, B.C.L.S. on the 3rd day of April, 2018, containing 0.818 hectares, called Block B.

(Portion of 13665 - 102 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*.

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 and ground-oriented multiple unit residential buildings.*
2. The following *accessory uses*, provided that such uses form an integral part of the *multiple unit residential building* on the *Lands*:
 - (a) *Retail stores* excluding *adult entertainment stores*, auction houses, and *secondhand stores* and *pawnshops*;
 - (b) *Personal service uses* excluding *body rub parlours*;
 - (c) *General service uses* excluding funeral parlours and *drive-through banks*;
 - (d) *Eating establishments* excluding *drive-through restaurants* ~~and limited to less than 150 square metres (1,615 sq.ft.) in gross floor area per eating establishment~~;
 - (e) *Neighbourhood pubs*;
 - (f) *Liquor store*;
 - (g) Office uses excluding *social escort services* and *methadone clinics*;
 - (h) *Indoor recreational facilities*;
 - (i) *Entertainment uses* excluding *arcades*;
 - (j) *Community services*; and
 - (k) *Child care centres*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of *building* construction, the *floor area ratio* shall not exceed 0.1.
2. 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 4.2.

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 airspace subdivision shall not exceed the maximum specified in Section D.2 of this Zone.
4. 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 72%.
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*:

<i>Setback</i>	North <i>Yard</i>	South <i>Yard</i>	East <i>Yard</i>	West <i>Yard</i>
Use	(102A Avenue)	(102 Avenue)	(Whalley Blvd.)	(Lane)
<i>Principal Buildings and Accessory Buildings and Structures</i>	5.0m. [16 ft.]	5.0 m. [16 ft.]	4-2 m. [13.5 ft.]	2.0 m. [6.5 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 [0ft.].
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 0.0 metre [0ft.] 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. Principal buildings: The *building height* shall not exceed 97 metres [318 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. Notwithstanding Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended, resident parking for *dwelling units* within *non-ground-oriented multiple unit residential buildings* shall be provided as follows:
 - (a) 0.8 *parking space* for each studio *dwelling unit* with no bedrooms;
 - (b) 1.0 *parking space* for each *dwelling unit* with 1 bedroom;
 - (c) 1.2 *parking spaces* for each *dwelling unit* with 2 bedrooms; and
 - (d) 2.0 *parking spaces* for each *dwelling unit* with 3 or more bedrooms.
3. 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*.
4. Notwithstanding Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, *eating establishment parking spaces* shall be provided at the rate of 3.5 *parking spaces per 100 square metres of gross floor area*.
- ~~5. 4.~~ All required resident, visitor and commercial *parking spaces* shall be provided as *underground parking* or *parking within building envelope*.
- ~~6. 5.~~ A minimum of 431 *parking spaces* shall be provided.

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:

Lot Size	Lot Width	Lot Depth
5,000 sq.m. [1.2 acre]	50 metres [164 ft.]	50 metres [164 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-5 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.
- u. 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.
- u. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, S.B.C. 2015, c. 19, as amended.

3. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19570"


PASSED FIRST READING on the 9th day of April, 2018.

PASSED SECOND READING on the 9th day of April, 2018.


PUBLIC HEARING HELD thereon on the 23rd day of April, 2018.

PASSED THIRD READING on the 23rd day of April, 2018.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 26th day of July, 2018.



MAYOR



CLERK

h clerks\by laws\bylaw library\adopted 19000 19500 byl 19570 don

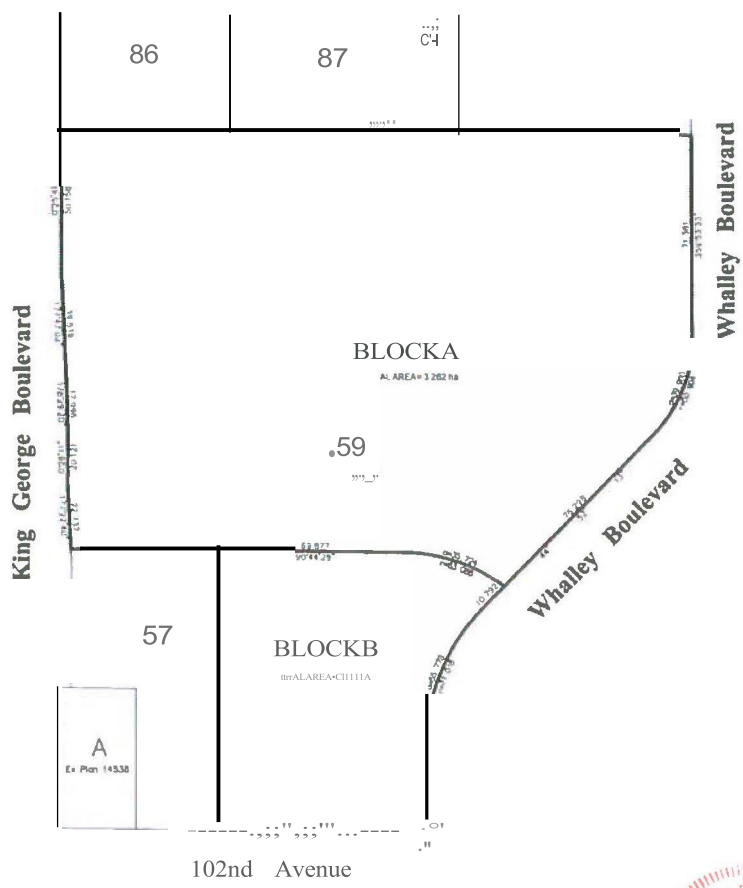
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
REZONING BY-LAW No. 19570 OVER
LOT 59 SECTION 26 BLOCK 5 NORTH RANGE 2 WEST
NEW WESTMINSTER DISTRICT PLAN 33336**

FOR THE PURPOSES OF REZONING
BCGS 92G.016

LEGEND
SCALE 1:1000



BOOK OF REFERENCE	
	PART LOT 59 SEC 26 BY 5 N R 2 W SMD PLAN 33336
	P.L.-PL. CT951C2aB N 1121J MQ (UNII) III



H.Y. -HD ASSOCIATES
UHD SURVEYING LTD.
100, 1120 152nd St
Surrey, BC V3R 4G1
Tel: 604-311-1111
Fax: 604-311-1116
E-mail: h.y.u@h.y.u.com

