

PART XXXIII - C-C CORE COMMERCIAL ZONE

A. INTENT

This zone is intended for the comprehensive commercial development of retail, office, service, recreational and residential uses in town centre areas.

B. PERMITTED USES

Land 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. Office structures.

2. Retail commercial uses including:

- Book stores and stationery stores

- Clothing stores and footwear stores

- Drug stores

- Florist's shops

- Furniture and appliance stores

- Grocery stores, food stores, meat market, fruit and vegetable stores, and retail bakeries

- Hardware stores and equipment stores, excluding the sales of lumber and building materials

- Hobby brewing stores, providing that the brewing room does not exceed fifty (50) square metres [540 sq.ft.]

and that the storage/warehouse facilities do not exceed one hundred (100) square metres [1,080 sq.ft.]

Amended

By-law

9041

07/27/87

- Jewellery stores and gift shops

- Liquor stores and tobacconists

- Pet shops

- Sporting good stores

- Variety stores

- Other similar retail stores compatible with the uses permitted in this zone.

3. Service commercial uses including:

- Banks and other finance offices
- Barber and beauty parlours
- Business schools, dancing schools
- Dance halls
- Doctors' offices, dentists' offices and other medical or related offices
- Dry cleaners and laundromats
- Health spas
- Hotels
- Law offices, accountants' offices and other professional and business offices
- Licensed premises
- Neighbourhood pubs
- Real estate agencies and insurance agencies
- Restaurants and coffee shops
- Shoe repair shops and jewellery repair shops Amended
- Social escort service B/L 8037
- Theatres and cinemas 10/29/84
- Travel agencies and travellers' clubs
- Other similar services and repair shops not requiring the operation of heavy machinery and compatible with the uses permitted in this zone.

4. Recreational and cultural uses, provided that such uses do not constitute a singular use on a site and are integrated into mixed use buildings.

5. Residential structures as provided for under the regulations of the RM-4 zone of this By-law.

6. Parking facilities. Amended

B/L [11513](#)

11/16/92

7. Buildings and structures accessory to the above listed Amended
uses. B/L 8626

06/16/86

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the C-C zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto

C.1, 2

Amended

B/L9882

2. All highways abutting and serving the land including

02/20/89

boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the C-C zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

3. Vehicular access shall be obtained from a side or rear lane constructed to the standards set out in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY

The density shall not be more than a floor area ratio of two decimal five (2.5); provided however that this floor area ratio may be increased as hereinafter set forth:

Amended

B/L 6728

09/21/81

1. Where the lot area is larger than the required minimum, an amount equal to zero decimal one (0.1) may be added to the above floor area ratio for every six hundred and seventy (670) square metres [7,200 sq. ft.] of area by which the lot exceeds the minimum. The floor area ratio increase obtained in this manner shall not exceed zero

B/L 8542

04/21/86

B/L 9443

04/11/88

decimal two (0.2).

2. Where a portion of the required off-street parking is provided within the envelope of a building or underground, the floor area ratio may be increased by the proportion of required parking so provided multiplied by zero decimal eight (0.8). The floor area ratio increase obtained in this matter shall not exceed zero decimal eight (0.8).

E. SITE COVERAGE

The maximum area of the site covered by buildings, structures, surface parking, including areas for circulation and servicing shall not exceed thirty (30) per cent of the lot area, provided however that this site coverage may be increased as hereinafter set forth:

1. Where all of the required off-street parking is provided underground or within the building envelope, the site coverage may be increased by sixty (60) per cent amounting to a total site coverage of 90 per cent.

Amended
B/L 6728

09/21/81

2. Where a portion of the required off-street parking is provided underground or within the building envelope, the site coverage may be increased by the proportion of the required parking so provided multiplied by zero decimal six (0.6).

F. SUBDIVISION

1. Lot size: The minimum lot size shall be two thousand (2,000) square metres [21,500 sq. ft.].

2. Frontage:

(a) The minimum frontage shall be thirty-six (36) metres [118 ft.].

Amended
B/L 8792
11/03/86

(b) A rear lane of at least six (6) metres [20 ft.] in width shall be provided unless the rear lot line abuts a highway.

G. SITE AREA

The minimum site area shall be one thousand (1,000) square metres [10,800 sq. ft.].

Amended

B/L 7035

02/08/82

H. HEIGHT OF STRUCTURES

1. Low rise buildings:

The height of any low rise building facing onto the front property line or being located adjacent to a pedestrian walkway shall not be less than two (2) storeys and shall not exceed three (3) storeys or twelve (12) metres.

2. High rise buildings:

The height of any high rise building shall not exceed twenty (20) storeys or seventy (70) metres, provided that the cross-section of the high rise does not exceed an angle drawn at sixty (60) degrees from any point located on the centre line of the fronting street, and further provided that this angle height restriction shall not apply at a distance greater than fifteen (15) metres [50 ft.] measured from the front property line.

I. SETBACKS

1. For the high rise portion of a building or structure, the setback requirements shall apply as hereinafter set forth:

(a) Front setback: The minimum front setback shall be seven decimal five (7.5) metres [25 ft.].

(b) Side setback: The minimum side setback shall be three decimal six (3.6) metres [12 ft.], provided however that the minimum side setback shall be increased to seven decimal five (7.5) metres [25 ft.] on the side property line fronting onto a flanking street.

(c) Rear setback: The minimum rear setback shall be seven decimal five (7.5) metres [25 ft.].

2. For the low level portion of a building or structure the setback requirements shall apply as hereinafter set forth:

(a) Front setback: Uniform setback along the front property line shall be two (2) metres, provided however that an additional setback may be created anywhere along the front property line not exceeding five (5) metres from the front property line and further provided that the width of such additional setback shall not exceed fifty (50) per cent of the lot frontage.

(b) Rear setback: The minimum rear setback shall be seven decimal five (7.5) metres [25 ft.] extending over not less than sixty (60) per cent of the rear property line.

(c) Side setback: No side setback shall be required on an interior side lot line, provided however that the same setback requirements set forth in Clause I.2(a) above shall apply on the side property line fronting onto a flanking street.

J. BUILDING SITING

1. Those parts of all buildings which front onto the front property line shall be constructed to extend to the interior side property lines. The side walls of buildings along the said side property lines shall be provided with decorative finishes.

2. The highrise portions of each building shall be sited so that walls of two adjacent structures shall not be closer than twenty (20) metres to each other. If the overlap of such adjacent structures is less than twenty (20) per cent, that distance may be decreased to twelve (12) metres.

K. BUILDING CONSTRUCTION

Ground floor elevations fronting onto the front property line or onto a mall shall have openings or windows along not less than sixty (60) per cent of the length of such ground floor elevation.

L. LANDSCAPING

Any building or structure being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter set forth:

1. Repealed by By-law 8626.

2. All portions of the site not covered by buildings, structures and circulation spaces shall be landscaped; provided however that landscaping shall cover not less than five (5) per cent of the developed site area.

3. Loading areas or trucking yards shall be screened from adjacent residentially zoned property to a height of not less than two decimal five (2.5) metres by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

4. Landscaping shall be reasonably maintained.

M. AREAS FOR PLAY AND RECREATION

1. In the event that residential structures are included on the site, areas for play and recreation shall be provided as hereinafter set forth:

(a) Open air recreation areas such as playgrounds, tennis courts, physical fitness courses, in the amount of three (3) square metres per dwelling unit [32 sq. ft.].

(b) Indoor recreation areas such as recreation rooms, club houses, pools, saunas, in the amount of one decimal four (1.4) square metres per dwelling unit [15 sq. ft.].

2. Areas for play and recreation shall be used for play and recreation only, and shall be exclusive of any areas for maintenance, storage, or office for property management.

Amended

B/L 9662

09/19/88

3. Areas for play and recreation and all recreational facilities shall be continuously maintained and operated as play and recreational areas, and kept open to the residents at all reasonable times.

N. OFF-STREET PARKING

1. No off-street parking shall be permitted in any front setback.

2. Not less than fifty (50) per cent of all required off-street parking shall be provided underground or within a structure.

3. Loading docks and loading areas shall be restricted to rear yards.

O. DOCUMENTATION

	C-C Zone	
Repealed by By-law 8626. (06/16/86)		Inserted
	B/L 6247	
	06/23/80	

