

PART XXXV(A) - C-R(3) RETAIL COMMERCIAL ZONE THREE

A. INTENT:

This zone is intended to accommodate and regulate the development of retail commercial and personal service facilities, including large-scale shopping facilities, offices, recreational and cultural uses, as well as residential uses developed in a comprehensive manner within the town centre areas.

Inserted
B/L 9125
06/27/88

B. PERMITTED USES:

Land and structures will 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. Retail and Services:

- Banks and other finance offices
- Barber shops and beauty parlours
- Book stores and stationery stores
- Business offices and professional offices
- Clothing stores and footwear stores
- Department stores, discount department stores
- Doctor's offices and other medical services
- Drug stores
- Dry cleaners and laundromat
- Florist's shops
- Furniture and appliance stores
- Garden supply stores provided that open storage is completely screened to a height of at least two decimal five (2.5) metres
- Government offices
- Hardware, building supply and equipment stores, excluding the sales of lumber and building materials unless all storage and sale of lumber and building materials are enclosed within a building

Amended
B/L [11765](#)
05/03/93

- Health spa
- Jewelry stores
- Licensed premises
- Liquor stores and tabacconists
- Neighbourhood pubs
- Pet shops
- Real estate agencies and insurance agencies
- Restaurants, cafes and delicatessens
- Social escort services
- Sporting goods
- Supermarkets, food stores, and retail bakeries
- Theaters and cinemas
- Travel agencies
- Variety stores and gift shops
- Other similar retail stores compatible with the uses permitted in this zone.

2. (a) Full serve gasoline stations provided however that such uses do not constitute a singular use on a site.

(b) The following uses which shall be clearly incidental to the sale of gasoline may be conducted from the buildings or structures relating to the sale of gasoline:

- (i) general automotive repair services
- (ii) the sale of automotive accessories
- (iii) the display and sale of seasonal convenience items where such use is carried on within a building.

3. Parking facilities. Amended

B/L [11513](#)

11/16/92

4. Residential structures, provided that:

(a) not less than sixty (60) percent of the ground floor within thirty (30) metres of the front property line of the building(s) containing the dwelling units shall be devoted to commercial, office, recreational and cultural uses permitted under B.1, B.5, and B.6 hereinbefore; and

(b) the dwelling units shall have access independent of the commercial uses.

5. Office structures

6. Recreational and cultural uses, provided that such uses do not constitute a singular use on a site.

7. Buildings and structures accessory to the above listed uses.

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 therefore 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-R(2) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the C-R(2) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY:

The maximum density shall not exceed a floor area ratio of one (1.00); provided however that this floor area ratio may be increased as hereinafter set forth:

1. Where all of the required off-street parking is provided underground or within the outermost walls of a building or structure, the floor area ratio may be increased by zero decimal five (0.5), amounting to a total floor area ratio of one decimal five (1.5).

2. Where a portion of the required off-street parking is provided underground or within the outermost walls of a building or structure, the floor area ratio may be increased by the proportion of required parking so provided multiplied by zero decimal five (0.5).

3. Notwithstanding the above requirements, the total number of dwelling units permitted shall not exceed a ratio of one (1) dwelling unit per seventy-five (75) square metres [800 sq. ft.] of commercial floor area developed on a site, or one hundred and twelve (112) dwelling units per hectare (45 upa) of total developable site area, whichever is less.

E. SITE COVERAGE:

The maximum site coverage shall be thirty (30) percent; 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 to a total site coverage of ninety (90) percent.

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 size (0.6).

F. SITE AREA:

The minimum site area shall be ten thousand (10,000) square metres [107,000 sq. ft.].

G. SUBDIVISION:

1. Lot size: the minimum lot size shall be ten thousand (10,000) square metres [107,000 sq. ft.].

2. Frontage: the minimum frontage shall be sixty (60) metres [195 ft.].

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 eighteen (18) metres, and further provided that this height restriction shall not apply at a distance greater than ten (10) metres [33 ft.] measured from the front property line.

2. High-rise building:

The height of any high-rise building shall not exceed fifteen (15) storeys or fifty-five (55) 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 additional setbacks may be created anywhere along the front property line not exceeding five (5) metres from the front property line and further provided that the total width of such additional setbacks shall not exceed fifty (50) percent of the building 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) percent of the rear property line.

(c) Side setback: No side setback shall be required on an interior side lot line, provided however that the minimum side setback shall be two (2) metres on the side property line fronting onto a flanking street.

For the purposes of determining the front property line for large-scale shopping facilities under this section, the front property line shall be deemed to be that property line or site boundary adjacent to the main town centre street or closest to the designated town centre focus.

J. BUILDING SITING:

The high-rise portions of each building shall be sited so that the 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) percent, that distance may be decreased to twelve (12) metres.

K. BUILDING CONSTRUCTION:

Ground floor elevations located within five (5) metres of the front property line shall have openings or windows along not less than sixty (60) percent of the length of such ground floor elevation.

L. 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 and all recreational facilities as hereinbefore provided shall be continuously maintained.

M. OFF-STREET PARKING:

1. Not less than fifty (50) percent of all required off-street parking shall be provided underground or within a structure, except for that parking which is required specifically by any large-scale retail shopping facility in excess of four thousand six hundred (4600) square metres [50,000 square feet] which occupies a single building.

2. No off-street parking shall be permitted in any front yard.

3. Loading docks and loading areas shall not be located within ten (10) metres of an adjacent roadway.

