

**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: 7925-0071-00

Planning Report Date: March 10, 2025

PROPOSAL:

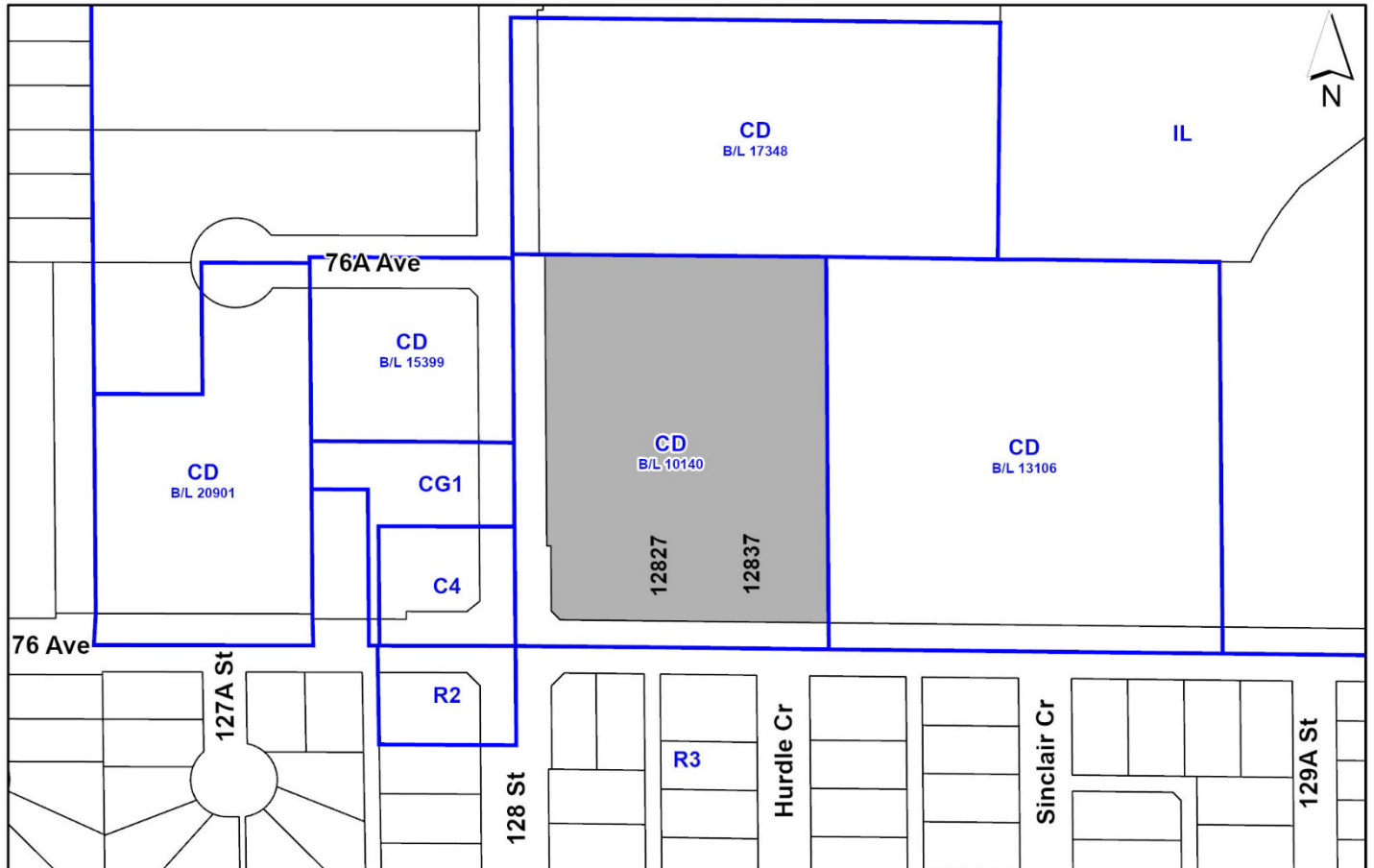
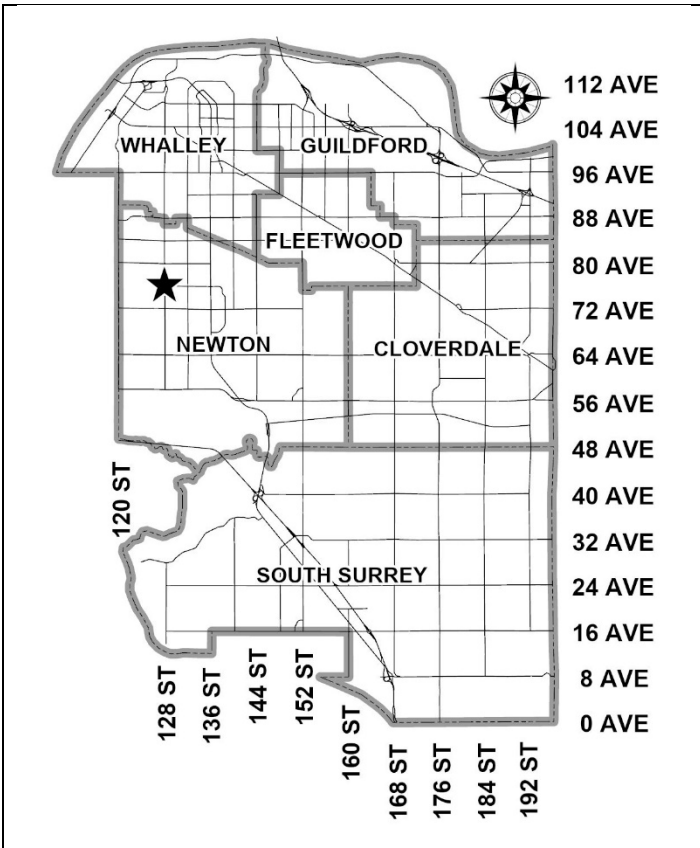
- **Amendment to CD By-law No. 10140**
in order to permit the expansion of a medical office within the existing building.

LOCATION: 12827 - 76 Avenue

(12837 - 76 Avenue)

ZONING: CD (By-law No. 10140)

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Bylaw Introduction and set date for Public Hearing to Amend CD By-law No. 10140, as amended.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The existing CD Bylaw No. 10140 allows a range of general and service industrial uses. The applicant is seeking to amend the CD Zone to allow a medical office as a permitted use on Strata Lot 1 within the existing building.

RATIONALE OF RECOMMENDATION

- The proposal partially complies with the Industrial designation in the Official Community Plan (OCP).
- Currently, medical offices are permitted on Strata Lots 2, 4 and 6.
- The proposed CD amendment would expand the range of medical-related services currently provided on-site by allowing the expansion of the medical office on Strata Lot 1.
- The applicant is currently operating a medical office in the adjacent Strata Lot 2 and the proposed CD amendment is to allow for the expansion of the existing medical office.
- The applicant has confirmed that sufficient parking is available on the site for the proposed medical office use.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to amend Comprehensive Development Zone (Bylaw No. 10140), to add medical office as a permitted use on Strata Lot 1, and a date for Public Hearing be set.
2. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) submission of strata resolution on parking to demonstrate the allocation of parking for the medical office use.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Office, service, retail and light impact industrial uses	Industrial	CD (Bylaw No. 10140)
North:	Office, service, retail and light impact industrial uses	Industrial	CD (Bylaw No. 17348)
East:	Office, service, retail and light impact industrial uses	Industrial	CD (Bylaw No. 13106)
South (Across 76 Avenue):	Single-family residential	Urban	R ₃
West (Across 128 Street):	Office, general service, retail, gas station	Urban, Industrial	CD (By-law No. 15399), CG-1, C-4

Context & Background

- The subject site is 1.47 hectares (3.64 acres) in area and is located on the north side of 76 Avenue between 128 street and 129A Street.
- The property is designated "Industrial" in the Official Community Plan (OCP).
- The subject property contains two commercial/industrial buildings with various ancillary office uses, limited retail, as well as light impact industrial uses.
- The subject property is currently zoned "Comprehensive Development (CD)", which permits a range of light impact and service industrial uses as well as medical office and pharmacy uses. The applicant is proposing to amend the existing CD By-law to add medical office as a permitted use on Strata Lot 1.
- The subject site is regulated by a CD Zone (By-law No. 10140) which Council approved under Application No. 5689-0126-00 in November 1989. The CD Zone is based on service industrial (I-S) and general industrial (I-G) uses specified under Surrey Zoning By-law No. 5942, 1979. The service industrial uses are oriented towards the street frontages on 128 Street and 76 Avenue. In contrast, the general industrial uses are restricted to portions of the building without street frontage to minimize the impact on residential properties located south of 76 Avenue.

- Under the Application No. 7903-0195-00, the existing zone was amended in September 2003 to allow the addition of "taxi dispatch service without storage of taxis on the lot" as a permitted use.
- The CD zone was amended in July 2010 under Application No. 7910-0105-00 to allow for "medical office" as a permitted use on Strata Lots 2, 4 and 6.
- Under Application No. 7910-0289-00, the CD zone was further amended in June 2013 in order to allow small-scale drug store as a permitted use, specifically restricted to Strata Lots 2, 4 and 6. Under the same rezoning application, City staff worked with the owners to update the CD Bylaw to permit a range of uses similar to adjacent industrial designated properties regulated under Zoning By-law No. 12000 as well as to ensure all current operations on the subject property would comply with the range of uses permitted under the amended CD By-law.
- The current proposal is to further amend the existing CD By-law to allow a medical office on Strata Lot 1 in order to facilitate the expansion of an existing medical office.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to add "medical office" as a permitted use on Strata Lot 1 to allow the expansion of an existing medical office on the subject site.
- The expanded medical office will have an approximate area of 465 square metres in total.
- The existing CD By-law allows medical office on Strata Lots 2, 4 and 6. These strata lots are situated at a prominent location at the corner of 76 Avenue and 128 Street.
- The subject site is located within a larger transition area from high impact and general industrial uses to the north, east and west toward residential properties located to the south. A number of adjacent industrial properties are regulated by CD Zones that permit a variety of office, limited retail and light impact industrial uses.

Referrals

Engineering: The Engineering Department has no objection to the project.

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

Land Use Designation

- The proposal partially complies with the "Industrial" land use designation in the Official Community Plan.

- The "Industrial" land use designation in the Official Community Plan (OCP) is intended to support light and heavy industrial land uses, including manufacturing, warehouse, wholesale trade and equipment storage and repair. Accessory uses that operate ancillary to a main industrial use may include limited office uses, a caretaker's residence, and commercial uses that are strictly limited to those that support industrial activities.

CD By-law

- The applicant proposes to amend the existing "Comprehensive Development Zone (CD)" to allow medical office as a permitted use on Strata Lot 1. The existing CD Zone allows medical office on Strata Lots 2, 4 and 6.

Parking requirements

- As per the CD Bylaw No. 10140, medical clinics, including offices for doctors, dentists and chiropractors are required to provide three parking spaces for each doctor using the office or clinic. CD Bylaw No. 10140 is a bylaw that amended Surrey Zoning Bylaw No. 5942, with lower parking rates than those in the current Zoning Bylaw No. 12000.
- The applicant confirmed that there are three doctors in total who practice at the subject medical clinic, requiring nine parking spaces.
- The applicant also confirmed that there are 16 parking spaces currently allocated on the site for the subject medical clinic, which exceeds the required number of nine parking spaces as per the CD Bylaw No.10140. These parking stalls form part of a shared parking arrangement between individual strata lots.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on March 03, 2025, and the Development Proposal Signs were installed on March 01, 2025. Staff received no responses from neighbouring properties.

TREES

- No Arborist report was prepared in conjunction with the proposal since no trees are proposed to be impacted to support the subject proposal.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

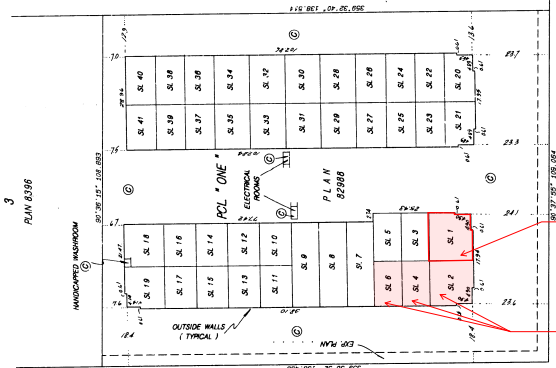
approved by Chris McBeath

Ron Gill
Acting General Manager
Planning and Development

SPV/cb

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PLAN 28534

Appendix I



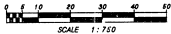
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PLAN 8396

76th AVENUE

128th STREET

Proposed medical clinic on Strata Lot 1

Existing medical clinics allowed on Strata Lot 2, 4 & 6



BY-LAW NO. 10140

A by-law to amend "Surrey Zoning By-law,
1979, No. 5942"

As amended by Bylaw No: 15108, 09/29/03; 17216, 07/26/10; 17358, 06/17/13

THIS IS A CONSOLIDATED BYLAW 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 BYLAW PROVISIONS.

THE MUNICIPAL COUNCIL of The Corporation of the District of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. "Surrey Zoning By-law, 1979, No. 5942," as amended, is hereby further amended, pursuant to the provisions of Section 963 of the "Municipal Act," and the classification of the following parcels of land, presently shown upon the maps designated as the "Zoning Maps" and marked as Schedule "A" under PART III of the said By-law No. 5942, is hereby amended as follows:

FROM: "SUBURBAN RESIDENTIAL ZONE (RS)"
 TO: "COMPREHENSIVE DEVELOPMENT ZONE (C-D)"

Strata Lots 1 to 41 and Common Property Section 20 Township 2 New Westminster District Strata Plan NW3244 together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1.

(12827 - 76 Avenue)"

- 2. Notwithstanding the permitted uses described under Part LIV, C-D Comprehensive Development Zone, the uses permitted within the aforementioned land shall be restricted to those listed in Schedule "A" and following the approximate location and form as described in Schedule "B", both of which are attached hereto and form part of this By-law and all other provisions (except use) of Part XLII I-G, General Industrial Zone of Surrey Zoning By-law, 1979, No. 5942, apply to all of the lands.
- 3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1989, No. 10140."

READ A FIRST AND SECOND TIME on the 17th day of July, 1989.

PUBLIC HEARING HELD thereon on the 14th day of August 1989.

READ A THIRD TIME ON THE 28th day of August, 1989.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 20th day of November, 1989.

_____MAYOR

_____CLERK

SCHEDULE A

to "Surrey Zoning By-law, 1979, No. 5942,
Amendment By-law, 1989, No. 10140."

Schedule of Permitted Land Use:

1. Area 1

Area 1 as outlined on Schedule "B" of this by-law and described as follows:

All that portion of West 204.8 feet, Lot "A", Section 20, Township 2, New Westminster District, Plan 14955 and, all that portion of Lot "A" Except: West 204.8 feet, Section 20, Township 2, New Westminster District, Plan 14955, hereinafter described as follows:

Commencing at the South East corner of Lot "A",
Except: West 204.8 feet,

Thence northerly along the easterly lot line a distance of Thirty-Two and Thirty One Hundredths (32.30) metres to a point;

Thence westerly parallel to 76 Avenue a distance of Seventy-Six and Five One Hundredths (76.05) metres to a point;

Thence northerly a distance of One Hundred Six and Eighteen One Hundredths (106.18) metres to a point on the northerly lot line of said West 204.8 feet, Lot "A";

Thence westerly a distance of Thirty-Three and Twenty-Two One Hundredths (33.22) metres along the northerly lot line of said West 204.8 feet, Lot "A" to the North West corner of said West 204.8 feet, Lot "A";

Thence southerly along the West property line of said West 204.8 feet, Lot "A" a distance of One Hundred Thirty-Eight and Forty-Eight One Hundredths (138.48) metres to the Southwest corner of said West 204.8 feet, Lot "A";

Thence easterly along the southerly property line to the point of commencement,

shall be restricted to the following uses only in the approximate location as illustrated on Schedule "B" of this By-law:

- Medical offices in Strata Lots 1, 2, 4 and 6;
- Pharmacy limited to a maximum total floor area of 41.8 square metres [450 sq.ft.] and permitted only in conjunction with a medical office use.

All uses permitted in Part XLVIII I-S, Service Industrial Zone of Surrey Zoning By-law, 1979, No. 5942, with the exception of the following uses:

- Sect. B.1 - automobiles (rebuilt);
 - auto parts;
 - tire products, including rebuilding and retreading;
 - wood and paper products processing.

- Sect. B.2 - automotive body shop;
- automotive repair shop;
- blacksmith shop;
- machine shop;
- sheet metal shop;
- welding shop.

2. Area 2

Area 2 as outlined on Schedule "B" of this by-law and described as follows:

All that portion of West 204.8 feet, Lot "A", Section 20, Township 2, New Westminster District, Plan 14955 and, all that portion of Lot "A" Except: West 204.8 feet, Section 20, Township 2, New Westminster District, Plan 14955, EXCEPT: that portion described in item 1 above

shall be restricted to the following uses only in the approximate location as illustrated on Schedule "B" of this By-law:

- Taxi dispatch service without storage of taxis on the lot;

All uses permitted in Part XLII I-G, General Industrial Zone of Surrey Zoning By-law, 1979, No. 5942, with the exception of the those uses described in Section B.3, Storage Yards; and

All uses permitted in Part XLVIII I-S, Service Industrial Zone of Surrey Zoning By-law, 1979, No. 5942, with the exception of the following uses:

- Sect. B.1 - automobiles (rebuilt);
- auto parts;
- tire products, including rebuilding and retreading;
- wood and paper products processing.

- Sect. B.2 - automotive body shop;
- automotive repair shop;
- blacksmith shop;
- machine shop;
- sheet metal shop;
- welding shop.

Schedule B

