

City of Surrey
PLANNING & DEVELOPMENT REPORT

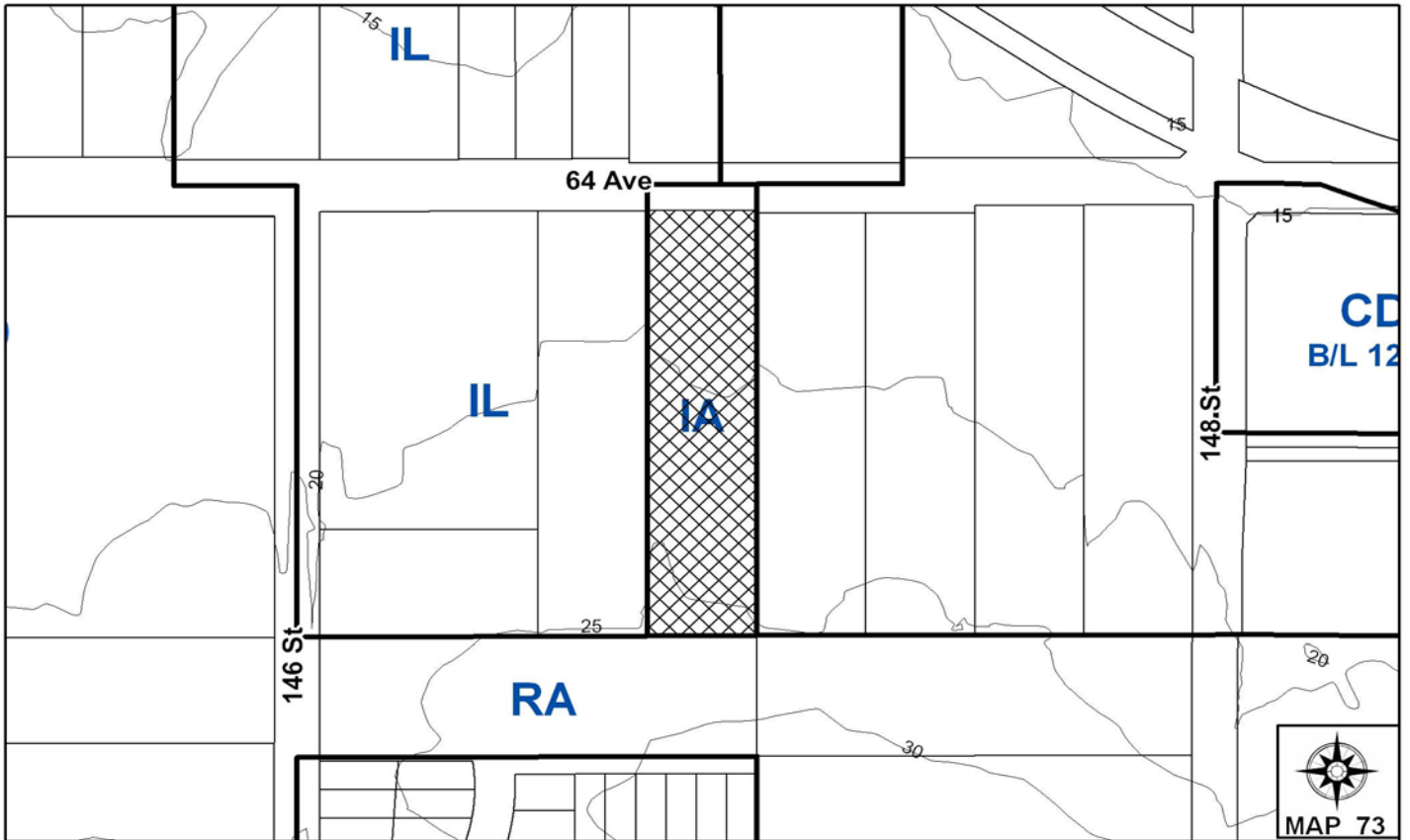
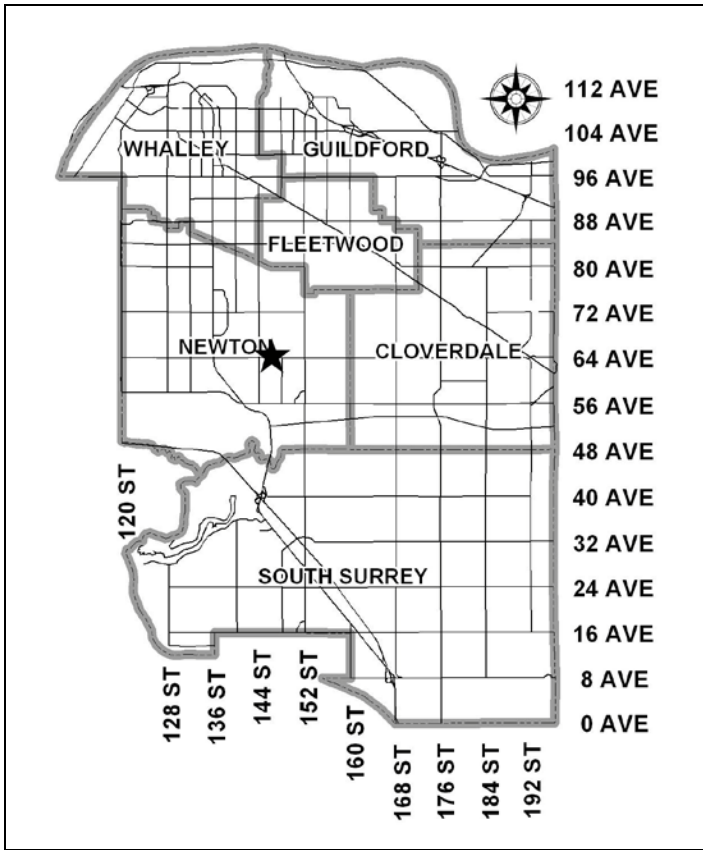
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Planning Report Date: September 10, 2007

PROPOSAL:

- **Rezoning from IA to IL**
 in order to permit future industrial development.

LOCATION: 14684 - 64 Avenue
OWNERS: Ernest and Margaret Wood
ZONING: IA
OCP DESIGNATION: Industrial
NCP/LAP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with the OCP Designation.
- Complies with the NCP Designation.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Agro-Industrial Zone (IA)" (By-law No. 12000) to "Light Impact Industrial Zone (IL)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

REFERRALS

Engineering: The Engineering Department has no objection to the project [subject to the completion of Engineering servicing requirements] as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: A single family dwelling and a shop building. The rear of the site contains a variety of industrial vehicles and equipment.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 64 Avenue):	Industrial land used as a cement mixing operation.	Industrial	IL and IH
East and West:	Multi-tenant light industrial building.	Industrial	IL
South:	Vacant land.	Urban/Single Family Residential Flex	RA

DEVELOPMENT CONSIDERATIONS

Background

- The property was zoned Service Industrial (I-S), (Zoning By-law 5942) prior to it being rezoned to the current IA Zone in 1988, to accommodate a soil processing operation. Soil processing on the site has ceased.
- The subject site along with others on the north and south sides of 64 Avenue, between 146 Street and 148 Street, is designated Industrial in the OCP.
- The subject site is zoned Agro Industrial (IA) Zone. All of the properties in this area along the south side of 64 Avenue are zoned IL (Light Industrial). One property on the north side is zoned Heavy Industry (IH).
- The area immediately south of the subject site is zoned RA but is designated for small lot development under the South Newton NCP. The properties south of the subject site have been approved to 3rd Reading for Rezoning to R-F, RF-12, and RF-9 including establishment of a landscaped buffer along the common property line with the subject site, in accordance with the requirement in the South Newton NCP.

Proposal

- The proposal is to rezone the subject property from "Agro-Industrial Zone (IA)" to "Light Impact Industrial Zone (IL)" in order to regularize the zoning on this section of 64th Avenue, bringing the subject property into conformity with zoning on adjacent properties along this part of the street.
- The applicant has stated that the rezoning proposal is intended to facilitate sale of the property and eventual redevelopment of the site. There is no Development proposed at this time. A Development Permit to allow building on this site is not requested at this time, but will be a requirement should any buildings be proposed for the property in the future.
- City Staff can support the rezoning at this time, as the elimination of the IA Zone will remove more impacting uses from this area (i.e. soil processing), regularize the zoning for this site in a manner consistent with the other adjacent industrial lots, and ensure that any impact on adjacent residential properties to the south is minimized.
- There are three (3) driveway accesses to this site. The Engineering Department has accepted that the existing accesses for this site may remain in the interim. Engineering has confirmed that future site access requirements, including the implementation of a shared access with the property to the west as well as closing two of three driveways onto 64 Ave can be deferred to the Development Permit stage.
- This application includes a landscaping plan detailing the installation of a 6 metre (20 foot) landscape buffer along the south property line and a 2.4 metre (8 foot) fence (chain link with wood slats) screening this site from the neighbouring residentially designated lands (Appendix IV). This landscaped buffer has been completed over the course of the past 6 months. Securities

will be collected to ensure the buffer planting survives, and these securities will be released in accordance with City practice.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets and Survey Plan
- Appendix II. Air Photo
- Appendix III. Engineering Summary
- Appendix IV. Proposed Landscape Buffer (in place)

Jean Lamontagne
General Manager, Planning and Development

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Ernest Wood
 Address: 5828 - 142 Street'
 Surrey, BC V3X 1C8
 Tel: 604-591-8731

2. Properties involved in the Application
 - (a) Civic Address: 14684 - 64 Avenue

 - (b) Civic Address: 14684 - 64 Avenue
 Owner: Ernest D. Wood and Margaret E. Wood
 PID: 006-539-629
 Lot 43 Section 10 Township 2 New Westminster District Plan 30335

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

DEVELOPMENT DATA SHEET

Proposed Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)	9,578 m ²	
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	381 m ²	
Paved & Hard Surfaced Areas		
Total Site Coverage	4%	
SETBACKS (in metres)		
Front	12.5 m	
Rear		
Side #1 (N,S,E, or W)		
Side #2 (N,S,E, or W)		
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal	1 storey	
Accessory	1 storey	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	96 m ²	
FLOOR AREA: Commercial	289 m ²	
Retail		
Office		
Total	381 m ²	
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	381 m ²	

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	YES/NO	Tree Survey/Assessment Provided	YES/NO
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