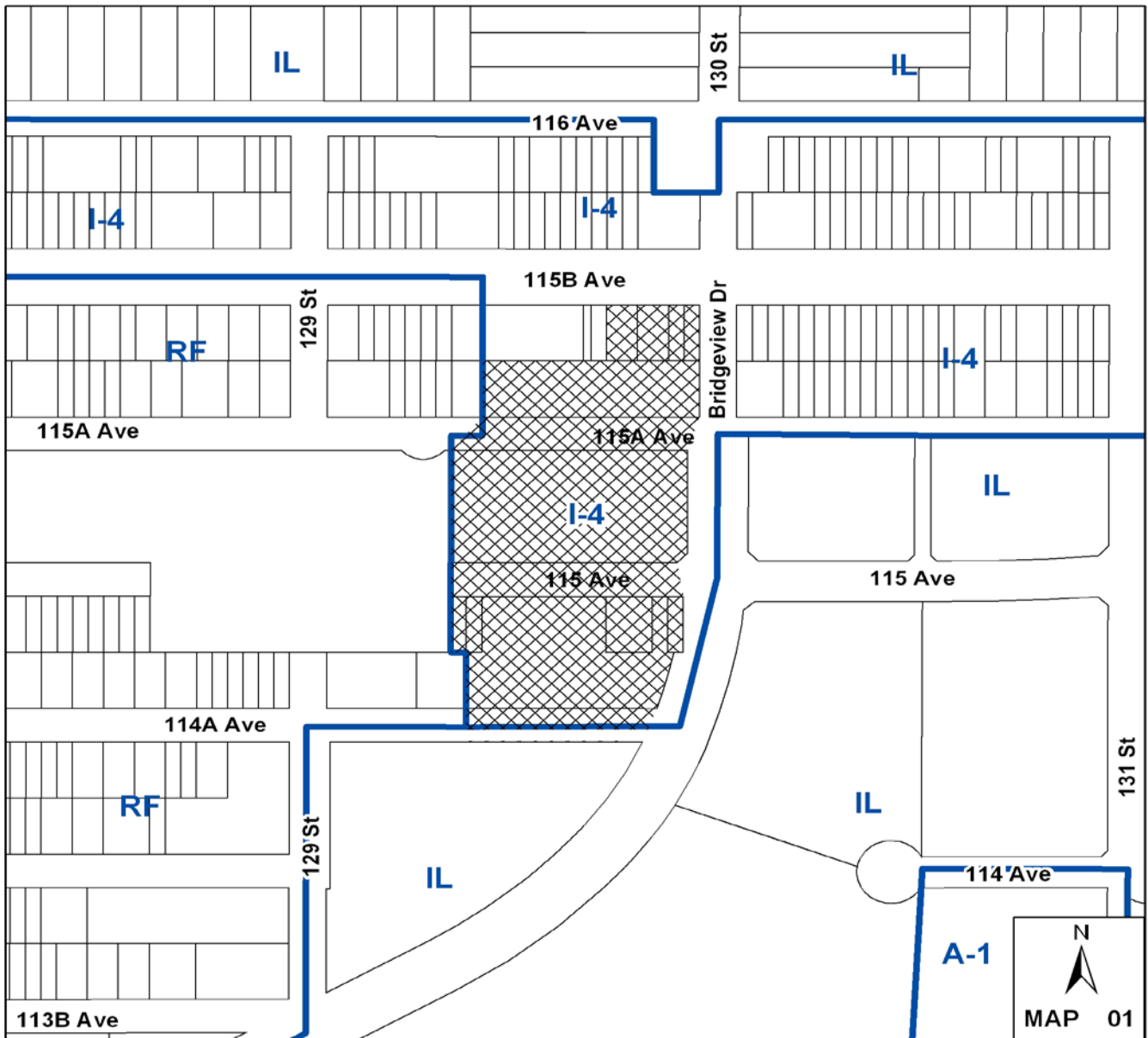


Proposal:	Rezone from I-4 (By-law No. 5942) to IL (By-law No. 12000) to create 3 lots with an adjoining IL lot and to facilitate future industrial development in Bridgeview.		
Recommendation:	Approval to Proceed		
Location:	11500 Block Bridgeview Drive	Zoning:	I-4 (By-law No. 5942)
OCP Designation:	Industrial	Owner:	City of Surrey et al
LAP Designation:	Industrial		



PROJECT TIMELINE

Completed Application Submission Date: October 13, 2005
Planning Report Date: April 24, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from I-4 (By-law No. 5942) to IL (By-law No. 12000)

in order to create 3 lots with an adjoining IL lot and to facilitate future industrial development in Bridgeview.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property and portions of 114A Avenue, 115 Avenue and 115A Avenue from "Special Industry Zone (I-4) (By-law No. 5942) 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 issues 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;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) registration of a Section 219 Restrictive Covenant on proposed Lot C to prohibit construction until it is consolidated and developed with the adjoining properties on 115B Avenue;
 - (d) registration of a Section 219 Restrictive Covenant on all three proposed lots to specifically ensure that lot coverage of the buildings and structures amounts to a minimum of 25% of the lot area and the combined truck parking and outside storage area does not exceed 35% of the lot area;
 - (e) registration of a Section 219 Restrictive Covenant on all three proposed lots with respect to minimum floodproofing elevations; and
 - (f) completion of the road closure for portions of 114A Avenue, 115 Avenue and 115A Avenue.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix IV).

SITE CHARACTERISTICS

- **Existing Land Use** Vacant, partially treed and partially pre-loaded.
- **East:** Across Bridgeview Drive, pre-loaded, vacant land, zoned IL, designated Industrial; vacant land and non-conforming single family dwellings, zoned I-4 (By-law No. 5942), designated Industrial.
- **South:** Vacant land which is included with the subdivision associated with this rezoning application, zoned IL, designated Industrial.
- **West:** Bridgeview Elementary School, zoned RF, designated Urban.
- **North:** Across 115B Avenue, non-conforming single family dwellings and vacant lots, zoned I-4 (By-law No. 5942), designated Industrial.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- Many of the properties in Bridgeview west of 128 Street were subdivided in the late 1800s. The properties created ~~ed~~ were 7.6 metres (25 feet) wide and 30.5 metres (100 ft.) deep, with an area of 232 square metres (2,500 sq. ft.).
- These Bridgeview properties had fragmented ownership and were difficult to develop individually. Over the years, the City has actively purchased lands in order to consolidate them to facilitate future industrial development. For example, the property to the south of the subject site at 12952 - 114A Avenue was created by consolidating two properties and rezoning to "Light Impact Industrial Zone (IL)" under Application No. 7903-0317-00.
- The City's Realty Division has acquired 8 of the subject lots and is negotiating a joint venture agreement with the owners of the three remaining subject lots and intends to close portions of 114A, 115 and 115A Avenue, to reconfigure the lands, along with a City-owned lot to the south of 114A Avenue, into three industrial lots (Appendix IV).

- There are three (3) privately owned Industrially designated properties fronting 115B Avenue which abut the subject site (Appendix IV). However, the City could not reach an agreement with the owners in order to include their sites with the subject application.
- The site is south of the future South Fraser Perimeter Road (SFPR), planned along the 116 Avenue alignment. With the construction of a new intersection for the South Fraser Perimeter Road and Bridgeview Drive and the closing of 115B Avenue at Bridgeview Drive, access to these properties from 115B Avenue will be removed. A Section 219 Restrictive Covenant will be required to prohibit construction on proposed Lot C until it is consolidated with the three remaining properties fronting 115B Avenue as a condition of rezoning.
- The industrial area of Bridgeview has been envisioned for light impact industrial uses. Therefore, IL zoning can be supported.
- The site is located within a floodplain. In order to ensure adequate floodproofing measures are undertaken, a Section 219 Restrictive Covenant will be registered against the titles to require a minimum building elevation of 4.4 metres (14.4 ft.) geodetic.
- The OCP specifies criteria to require industrial lands to have a Development Permit approved by Council prior to issuance of a building permit. As the resulting lots are located along an arterial road and adjacent to Urban designated lands, a Development Permit will be required.
- City Council adopted By-law No. 14808 on April 7, 2003, which rezoned approximately 25 acres (10 hectares) of City-owned land from Special Industry Zone (I-4) to Light Impact Industrial Zone (IL) for properties on the east side of Bridgeview Drive. The resulting subdivision consolidated a number of properties into three lots.
- During the discussions regarding the proposed land sale of one of the properties located on the east side of Bridgeview Drive, Council expressed a concern with respect to anticipated development. Specifically, concern was expressed about the properties being developed with small industrial buildings, resulting in large areas for outside storage. To mitigate this concern, a Section 219 Restrictive Covenant was registered against the lands to require a minimum building lot coverage equivalent to 25% of the property, and a maximum 35% of the property could be used for outside storage. To maintain this standard, a similar Section 219 Restrictive Covenant will be required as a condition of this rezoning.

PRE-NOTIFICATION

In accordance with Council policy, a development proposal sign was erected on the subject site and Pre-notification letters were mailed on January 6, 2006. To date staff have not received any comments with respect to the proposal.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Contour Map
Appendix III.	Lands Involved in Rezoning and Subdivision
Appendix IV.	Proposed Subdivision Layout
Appendix V.	Engineering Summary

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated March 24, 2006.
- Soil Contamination Review Questionnaire prepared by the Realty Services Division dated January 28, 2005.

How Yin Leung
Acting General Manager
Planning and Development

LAP/kms

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SEH 7/14/10 10:23 AM

- (h) Civic Address: 12953 - 115A Avenue
Owner: City of Surrey
PID: 011-206-861
Lot 72 Section 9 Range 2 New Westminster District Plan 64627
- (i) Civic Address: 12974 - 115B Avenue
Owner: City of Surrey
PID: 017-864-593
Lot E Block 19 Section 9 Range 2 Plan 480 New Westminster District Lot E (BF261626)
- (j) Civic Address: 12980 - 115B Avenue
Owner: City of Surrey
PID: 017-864-593
Lot F Block 19 Section 9 Range 2 Plan 480 New Westminster District Lot F (BF262627)
- (k) Civic Address: 12988 and 12990 - 115B Avenue
Owner: City of Surrey
PID: 000-820-288
Lot 23 and Lot 24 Block 19 Section 9 Range 2 Plan 480 New Westminster District
- (l) Civic Address: Portion of 114A Avenue
- (m) Civic Address: Portion of 114B Avenue
- (n) Civic Address: Portion of 115A Avenue

3. Summary

- (a) Introduce a By-law to rezone the property and portions of 114A Avenue, 115 Avenue and 115A Avenue.

SUBDIVISION DATA SHEET

Proposed Zoning: IL

Requires Project Data	Proposed
GROSS SITE AREA (Including Portions of Roads)	
Acres	9.44 ac
Hectares	3.82 ha
NUMBER OF LOTS	
Existing	14
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	70 m to 100 m
Range of lot areas (square metres)	2,754.1 m ² - 21,120 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	1/ha 2/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	60%
Estimated Road, Lane & Driveway Coverage	5%
Total Site Coverage	65%
PARKLAND	n/a
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	NO
MODEL BUILDING SCHEME	NO
HERITAGE SITE Retention	NO
BOUNDARY HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

CONTOUR MAP FOR SUBJECT SITE

