

Proposal: Rezone from A-1 (By-law No. 5942) to IL-1 (By-law No. 12000) to facilitate future industrial development in South Westminster.

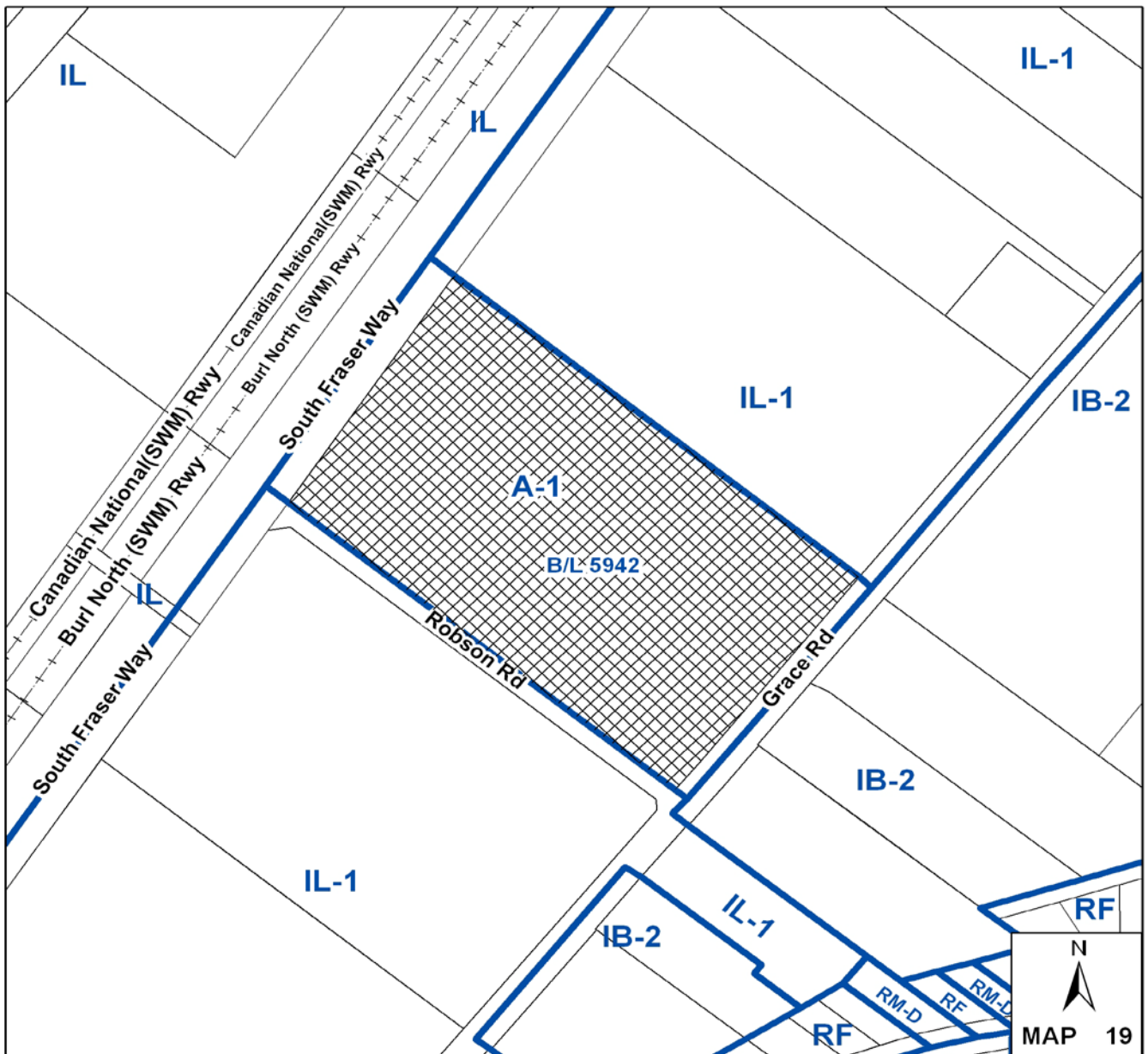
Recommendation: Approval to Proceed

Location: 10239 Grace Road **Zoning:** A-1 (By-law No. 5942)

OCP Designation: Industrial

NCP Designation: Light Impact Industrial

Owner: Pacific Link Industrial Park



PROJECT TIMELINE

Completed Application Submission Date: February 3, 2006
Planning Report Date: April 24, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from A-1 (By-law No. 5942) to IL-1 (By-law No. 12000)

in order to facilitate future industrial development in South Westminster.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "Agricultural Zone One (A-1)" (By-law No. 5942) to "Light Impact Industrial 1 Zone (IL-1)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct the Realty Services Division to proceed with the closure of Robson Road.
3. 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 for the proposed frontage road, to the satisfaction of the Approving Officer;
 - (c) input from the Gateway Program;
 - (d) confirmation from the Department of Fisheries and Oceans (DFO) of the reduced setback area from the centre line of Robson Creek, if acceptable, registration of a Section 219 Restrictive Covenant to protect Scott Creek; and
 - (e) closure and acquisition by the applicant of the unopened Robson Road right-of-way.

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).
Environmental Review Committee (ERC):	ERC has previously approved the setback areas from Colliers and Scott Creeks and the Manson Canal. This application will be referred to ERC to confirm the previous approval.

SITE CHARACTERISTICS

- **Existing Land Use** Vacant, with the placement of some pre-load material.
- **Significant Site Attributes** Scott Creek runs parallel to the northeast side property line.
- **South-East:** Across Grace Road, vacant land, zoned IB-2 under Application No. 7905-0143-00 to subdivide into industrial lots and illegal truck park, currently under Application No. 7904-0135-00 for a temporary use permit which was referred back to staff on February 20, 2006. The applicant has not submitted the drawings required to proceed with the application. The other properties are also vacant, zoned IB-2, designated Business Park in the South Westminster NCP.
- **South-West:** Across Robson Road, Van Cam warehouse distributor, zoned IL-1, designated Light Impact Industrial in the South Westminster NCP.
- **North-West:** Across South Fraser Way, rail rights-of-way; Surrey Fraser docks and related industrial tenants, zoned IL, designated Light Impact Industrial in the South Westminster NCP.
- **North-East:** Scott Creek; undeveloped land zoned IL-1, designated Light Impact Industrial in the South Westminster NCP, currently under a subdivision application (No. 7905-0143-00).

PLAN AND POLICY COMPLIANCE

OCP Designation:	Complies.
NCP Designation:	Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located in South Westminster and consists of the property located at 10239 Grace road and the unopened 12.0-metre (39.3 ft.) wide Robson Road right-of-way which parallels the south-west side property line of the subject site. The total site area is 5.66 ha (14 acres).
- The site was the subject of a previous application (No. 7991-0500-00) to rezone to General Industrial Zone (I-G). While the rezoning by-law (By-law No. 11267) received Third Reading on June 22, 1992, it was subsequently filed on January 9, 1995 due to inactivity.
- As there was an active file on record at the time (1993) that Surrey Zoning By-law No. 12000 was adopted, the subject site has remained zoned A-1 and regulated under the previous Surrey Zoning By-law No. 5942.

Current Proposal

- The applicant has requested a rezoning from Agriculture One Zone (A-1) (By-law No. 5942) to Light Impact Industrial 1 Zone (IL-1) (By-law No. 12000) in order to market the property to potential industrial users.
- The proposed rezoning is consistent with the Light Impact Industrial designation of the subject property in the South Westminster Neighbourhood Concept Plan (NCP).
- The Planning & Development staff and Engineering staff have reviewed the overall road network in this area in light of the future South Fraser Perimeter Road currently being planned and designed by the Gateway Program. The traffic modeling prepared by the Gateway Program, foresees future traffic problems at the intersections of Grace Road/Scott Road and Tannery Road/Scott Road.
- To alleviate these potential congestion areas, the Gateway Program has suggested the implementation of a frontage road system along the northwest property line which will parallel South Fraser Way. This road is proposed to be a part of a larger road network to circulate traffic at Grace and Tannery Roads.
- The road requirements for the frontage road system will be identified in the ultimate design for the South Fraser Perimeter Road. To protect the City's and Gateway's interest in acquiring the lands required for the frontage road, a 20-metre (66 ft.) wide road dedication is requested along the north-west property line, with a further 5.0-metre (16.4 ft.) wide "no build" area protected by a Section 219 Restrictive Covenant.
- With this new proposed frontage road network, the 12.0-metre (39 ft.) wide Robson Road, which was dedicated as part of the development of the Van Cam site to the southwest, is redundant and can be closed and incorporated into the proposed development.

Environmental Considerations

- Scott Creek runs parallel to the north property line. The City hired an environmental consultant to review the overall drainage in the South Westminster area. This study provided recommendations with respect to the creek setbacks for the Manson Canal, Scott Creek, and Collier's Creek. The report recommended a 40.0-metre (131 ft.) protection area measured from the centre line of Scott Creek. Prior to receiving final adoption, the Environmental Review Committee (ERC), which includes a representative from the Department of Fisheries and Oceans (DFO) is to confirm the recommendations in this report. A Section 219 Restrictive Covenant will be required to protect the creek setback area.

PRE-NOTIFICATION

Pre-notification letters were sent on February 23, 2006 and staff received one telephone call from Van Cam, located to the south of Robson Road. They did not have any concerns with respect to the proposed rezoning or the closure of the subject portion of Robson Road.

DESIGN PROPOSAL AND REVIEW

- The applicant does not have a major tenant for this land at this time; therefore a preliminary site plan has been submitted for a potential owner/tenant. If the industrial zoning is approved, prior to any building permit being issued for the site, a Development Permit will be required as all of South Westminster is designated a development permit area. The Development Permit will regulate the form and character of the building, signage, lighting and landscaping on this site.

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.	Engineering Summary
Appendix IV.	Preliminary Site Plan

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated March 21, 2006.
- Certificate of compliance from the Ministry of Water, Land and Air Protection.

How Yin Leung
Acting General Manager
Planning and Development

LAP/kms

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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: Pacific Land Resource Group
 Address: #101 - 7485 - 130 Street
 Surrey, B.C.
 V3W 1H8
 Tel: 604-501-1624

2. Properties involved in the Application
 - (a) Civic Address: 10239 Grace Road

 - (b) Civic Address: 10239 Grace Road
 Owner: Pacific Link Industrial Park
 PID: 012-975-575
 Parcel "C" (N9819E) District lot 11 Group 2 New Westminster District Except
 Part Subdivided by Plan LMP 9871

3. Summary
 - (a) Introduce a By-law to rezone the property.

CONTOUR MAP FOR SUBJECT SITE

