

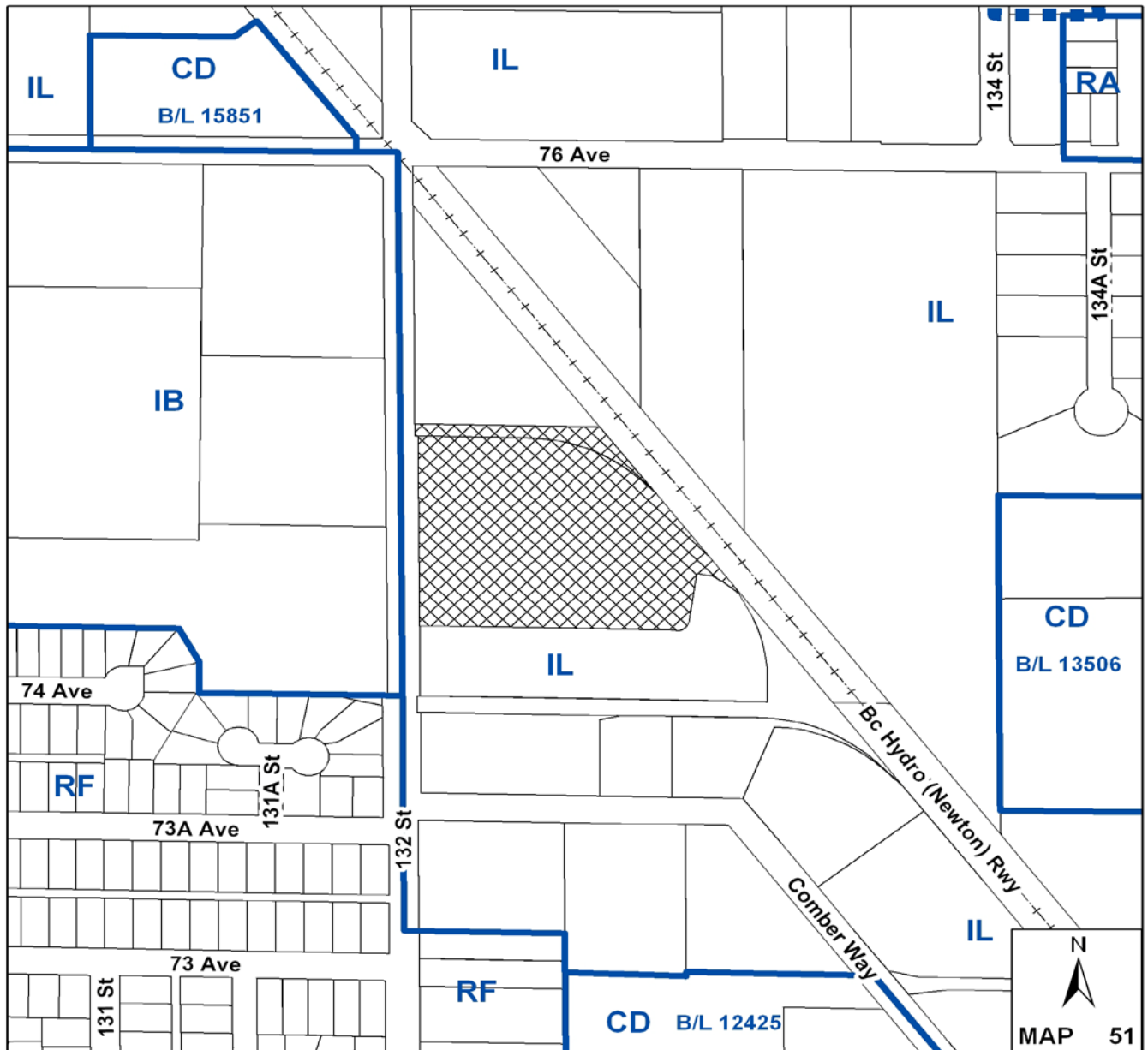
Proposal: Rezone from IL to CD to permit additional office uses in an existing industrial office building.

Recommendation: Approval to Proceed

Location: 7400/92 - 132 Street **Zoning:** IL

OCP Designation: Industrial

LAP Designation: General Industrial **Owner:** Pauma Pacific 2004 Inc.



PROJECT TIMELINE

Completed Application Submission Date: April 11, 2006
Planning Report Date: November 20, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from IL to CD

in order to permit additional limited office uses in an existing industrial office building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "Light Impact Industrial Zone (IL)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (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) submission of a subdivision layout (consolidation) to the satisfaction of the Approving Officer; and
 - (b) completion of right-of-way agreement to formalize the existing parking encroachment within the 132 Street road allowance.

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** Two (2) existing industrial manufacturing buildings and an empty office building.
- **East:** Across 132 Street, office buildings in the Surrey Central Business Park, zoned IB, designated Industrial in the OCP.
- **South:** Southern Railway of BC. Industrial buildings used in the production of styrofoam, zoned IL, designated Industrial in the OCP.

- **West:** Industrial buildings, zoned IL, designated Industrial in the OCP.
- **North:** Industrial buildings, zoned IL, designated Industrial in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site at 7400 and 7452 - 132 Street is part of the Industrial designated area bounded by 72 Avenue to the south, King George Highway to the east, 78 Avenue to the north, and approximately 130 Street to the west. This area is characterized by a mix of light impact industrial, warehouse, and general service uses. The site is across from the Surrey Central Business Park to the west which is a mix of office and light-industrial uses.
- The total site area is approximately 2.39 hectares (5.9 acres).
- The site contains two (2) principal buildings. One of the two principal buildings (at the south east corner of the site) is leased to a food processing business. The other building which is the larger of the two buildings, is located towards the north of the property. The larger manufacturing building, located towards the north and east of the property, is currently leased to a plastics manufacturing business. Attached to this larger manufacturing building, is a two-storey office component (containing approximately 1,156.8 square metres [12,452 square feet]) that is currently vacant.
- The existing office space was previously leased as the Canadian headquarters of Gearmatic as part of a production facility for heavy duty and logging equipment. Later, it was leased to BC Hydro as a Customer Service Centre and the site was used as the meter-reader vehicle storage yard. For the past 8 years, the building has been occupied by the City of Surrey Parks, Recreation, and Culture Department, as well as the Real Estate Division of the Engineering Department. The City of Surrey vacated the space in May 2006.

Rezoning Proposal

- The existing office component has been vacant since May 2006. The applicant retained Cushman Wakefield Lepage to market the site for leasing purposes. Despite this effort, there has been on-going difficulty in finding suitable tenants due to the restrictions of the IL Zone for office uses, which are limited to the following;

Office uses:

- Architectural and landscape Architectural offices;
 - Engineering and surveying offices;
 - General contractor offices;
 - Government offices, and;
 - Utility Company offices.
- The applicant is seeking to expand the limited office uses for the existing building in order to secure several potential tenants that are not permitted under the Light Impact Industrial (IL) zone. The additional limited office uses requested are as follows:
 - Accounting Office; and
 - Offices for the administration of *light impact industry* operating on a separate lot.
 - These additional office uses are proposed to be limited in area to the amount currently built, effectively limiting these office uses to the existing condition. The proposed CD Zone has therefore been drafted based on the IL Zone and a limitation on the existing office floor area (Appendix V).
 - The proposed rezoning to allow limited additional office uses in the existing office building can be supported for the following reasons:
 - The proposal will allow only a limited number of office uses, and is limited to the existing office building floor area without possibility for expansion
 - The proposal is a site-specific approach to enable an efficient use of an existing empty office building. Due to the proposed use and area limitations, the rezoning is not expected to set a negative precedent by encouraging office uses within industrial sites.
 - The site is across from the Surrey Central Business Park, where numerous office uses presently exist.
 - The site has adequate parking to serve the existing building and office uses.
 - The existing parking fronting 132 Street encroaches on the 132 Street road allowance. The Engineering department has indicated that this parking may be retained. A Right Of Use Agreement is required to formalize this pre-existing encroachment, which was the result of the 132 Street Right of Way being widened since the construction of the buildings on this site.
 - The Planning department recommends that this property be consolidated with the parcel immediately to the north, which is owned by the same company, and that the proposed CD Zone be applied to both properties. The parcel to the north has an area of 1,631 square metres (0.4 acres) and a width of 9 metres (29.5 feet) for the majority of its length. It functions as part of the subject site (it is paved and is used for parking above what is required for the buildings on the site of this application).

PRE-NOTIFICATION

Pre-notification letters were sent on November 6, 2006, and staff received no comments.

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.	Existing Site Plan
Appendix IV.	Engineering Summary
Appendix V.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated June 12, 2006.
- Soil Contamination Review Questionnaire prepared by Ian Strachan dated November 16, 2006.

How Yin Leung
Acting General Manager
Planning and Development

TB/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: Bruce McWilliam c/o Pacific Land Resource Group Inc.
 Address: #101 - 7485 - 130 Street
 Surrey, B.C.
 V3W 1H8
 Tel: 604-501-1624

2. Properties involved in the Application

(a) Civic Address: 7400 and 7492 - 132 Street

(b) Civic Address: 7400 - 132 Street
 Owner: Pauma Pacific 2004 Inc.
 PID: 024-854-328
 Lot 2 Section 2 Township 2 New Westminster District Plan LMP47344

(c) Civic Address: 7492 - 132 Street
 Owner: Pauma Pacific 2004 Inc.
 PID: 014-365-235
 Parcel "A" (Statutory Right of Way Plan 33738) of Lot 2 Section 20 Township
 2 New Westminster District Plan 12974

3. Summary of Actions for City Clerks Office

(a) Introduce a By-law to rezone the properties.

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		25,562 m ²
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		48.3%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front		5.57 m
Rear		7.5 m
Side #1 (North)		7.5 m
Side #2 (South)		7.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal		2 storeys
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		1,156.8 m ²
Total		
FLOOR AREA: Industrial		7,620 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		

** 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		40
Industrial		77
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		117
Number of disabled stalls		1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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CONTOUR MAP FOR SUBJECT SITE

