

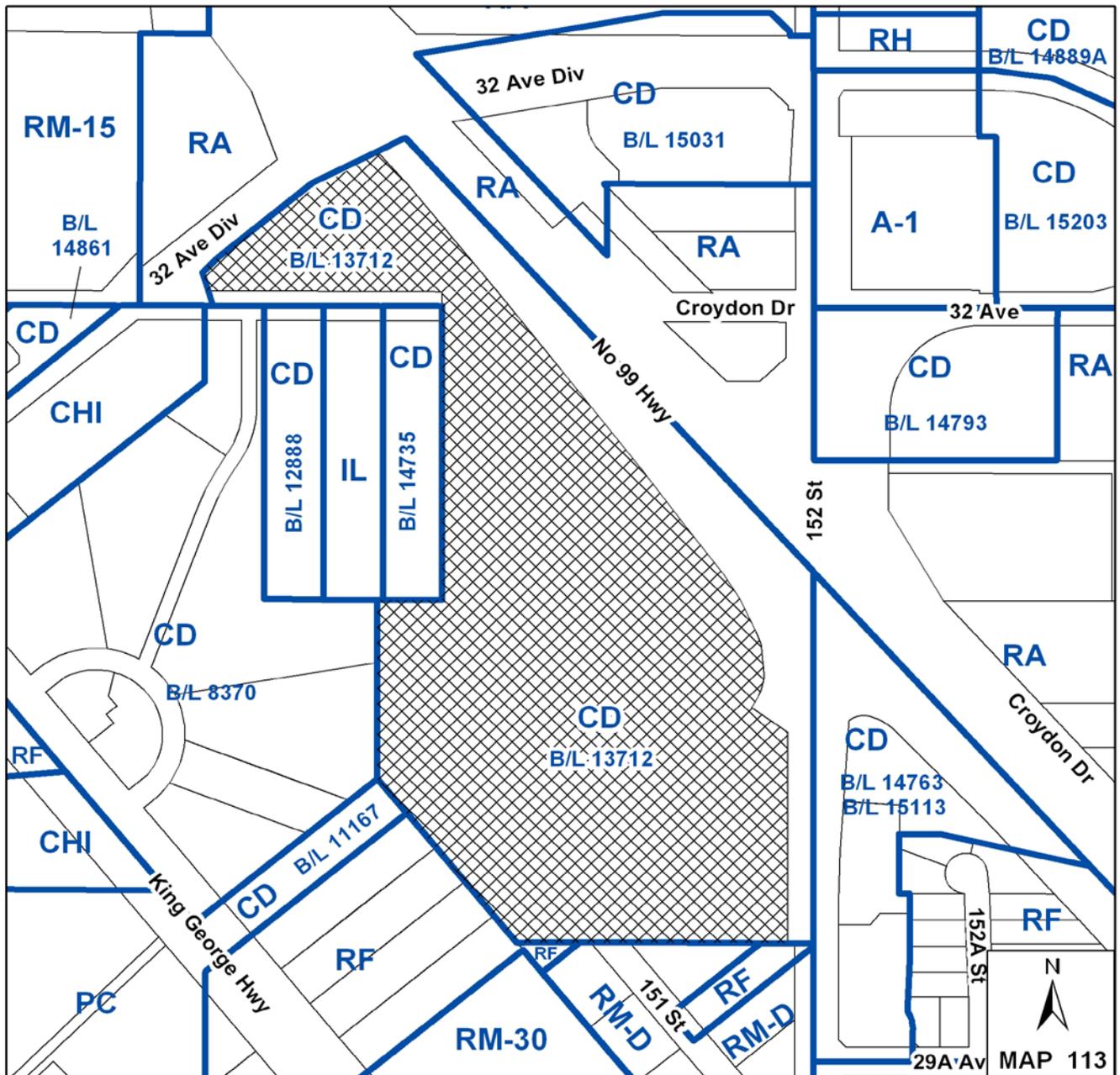
Proposal: Amend CD By-law No. 13712 to increase the number of commercial units that have a floor area of less than 370 m² (4,000 ft.²) and Development Permit amendment to increase landscaping along Highway No. 99.

Recommendation: Approval to Proceed.

Location: 3033 - 152 Street **Zoning:** CD (By-law No. 13712)

OCP Designation: Commercial

LAP Designation: Hwy Commercial **Owner:** 585656 B.C. Ltd., Inc. No. 585656



MAP 113

PROJECT TIMELINE

Application Submission Date: November 3, 2006
Planning Report Date: March 12, 2007

PROPOSAL

The applicant is proposing:

- to amend CD By-law No. 13712 by removing both the 5% maximum gross floor area restriction on commercial units which have a floor area of less than 186 square metres (2,000 sq.ft.) and the 5% maximum floor area restriction on commercial units which are greater than 186 square metres (2,000 sq.ft.) but less than or equal to 370 square metres (4,000 sq.ft.), and replacing these with a 30% maximum floor area restriction on all retail units which are less than 370 square metres (4,000 sq.ft.); and
- a Development Permit amendment

in order to allow an increased number of small-scale retail units within a large format commercial retail complex and additional landscaping along Highway No. 99.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend "Comprehensive Development (CD) (By-law No. 13712) to allow an increased number of small-scale commercial retail units within a large format commercial retail complex (Appendix VI) and a date for Public Hearing be set.
2. Council authorize staff to draft Development Permit No. 7906-0467-00 to amend Development Permit No. 7900-0177-00.
3. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) provide finalized landscaping plan and financial securities for landscaping along the eastern portion of the property adjacent to Highway No. 99 to the specifications and satisfaction of the City Landscape Architect (Appendix VII).

REFERRALS

Engineering: The Engineering Department has no objection to the project (Appendix IV).

Ministry of Transportation: No Concerns (Appendix V).

SITE CHARACTERISTICS

- **Existing Land Use** Shopping centre comprises mainly of large format retail stores with a few small-scale retail stores, office and restaurants.
- **East:** This site abuts Highway #99 immediately to the northeast. Across 152 Street is a commercial plaza zoned CD By-law No. 15113, designated Urban in the OCP.
- **South:** A number of single family dwellings and duplexes, zoned RF and RM-D, designated Multiple Residential in the OCP.
- **West:** The properties to the west are zoned CD By-law Nos. 8370, 11167, 12888, 14735, and IL, on which there are mini storage facilities, an air-care facility and the Surrey Auto Mall. All are designated Commercial in the OCP.
- **North:** Highway #99 abuts the property on the northeast, while across 32 Avenue is a drainage detention site, zoned RA and designated Suburban in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Commercial. Complies.

King George Highway
Corridor LAP Designation: Highway Commercial. Complies.

DEVELOPMENT CONSIDERATIONS

Background

- Council approved Rezoning Application No. 7999-0044-00 (to CD Zone) on the subject site, in conjunction with the South Surrey Interchange, to permit the development of South Point Exchange Shopping Centre, at the intersection of 32 Avenue, 152 Street and Highway # 99, on May 31, 1999. The CD Zone (By-law No. 13712) was approved to allow large-format highway-oriented retail businesses.
- To retain the theme of the large-format retail business orientation and minimize impact on existing and planned commercial retail areas at the time, the following restrictions were prescribed in the CD Zone:
 - The percentage of the total floor area for small commercial retail units was restricted to a maximum of 5% for stores that are up to 186 m² (2,000 ft²) in size, and a maximum of 5% more for those which are between 186 m² (2,000 ft²) and 370 m² (4,000 ft²) in size.
- To date, three large-scale anchor tenants (Save-On Foods, Staples, and Canadian Tire), three blocks of multi-tenant buildings (Star Bucks et al), a Tim Horton's / Wendy's drive-through restaurant, a Milestones restaurant and a free-standing commercial building which is primarily

occupied by HSBC bank, are operating within this shopping centre. (Appendix III).

- The northwest portion of the property, formerly leased to Translink as a park-and-ride facility, has since been approved for redevelopment for additional commercial. Council approved Development Permit # 7905-0268-00 (The Boulevard) in January of 2006 to construct four (4) commercial buildings including a Cactus Club Café restaurant, and is presently under construction.
- The South Point Exchange Centre is now virtually completed, and has a total floor area of 23,727 m² (255,400 ft²).

Proposed CD By-law Amendment

- The applicant proposes to amend CD By-law No. 13712 to increase the percentage of retail units which are less than 370 m² (4,000 ft²), as follows:

	<u>South Point Exchange Existing CD By-law (No.13712)</u>	<u>South Point Exchange Proposed CD Amendment</u>
	Total floor area: 23,727 m ² (255,400 ft ²)	Total floor area: 23,727 m ² (255,400 ft ²)
% of total units & floor area which are ≤ 186 m ² (2,000 ft ²)	5% of total units = 1,186 m ² (12,770 ft ²)	30% of maximum floor area on all units less than 370 m ² (4,000 ft ²) = 7,118 m ² (76,620 ft ²)
% of total units & floor area which are between 186 m ² (2,000 ft ²) & 370 m ² (4,000 ft ²)	5% of total units = 1,186 m ² (12,770 ft ²)	
% of total units & floor area which are ≥ 370 m ² (4,000 ft ²)	90% of total units = 21,355 m ² (229,860 ft ²)	70% of total units = 16,609 m ² (178,780 ft ²)

- Following the development of South Point Shopping Centre, a number of commercial projects have been constructed or planned for South Surrey that have changed the dynamics of commercial development in the immediate and South Surrey area. The changes indicate that an adjustment in the amount of small-scale retail units is warranted, and essential for the viability of South Point Shopping Centre. Specifically:
 - (a) The completion of "South Point Annex", on the east side of 152 Street across from South Point Shopping Centre, has no restriction on small-scale retail units;
 - (b) The completion of another commercial development, at the northeast corner of 152 Street and 28 Avenue, also has no restrictions on small-scale retail units;
 - (c) Council approved Rezoning and Development Permit No. 7902-0155-00 to permit the construction of a car wash and oil change facility, as well as a Keg restaurant at the southwest corner of 32 Avenue and 152 Street;
 - (d) Two of the commercial designated sites in the Rosemary Heights Central NCP area have been developed. One remaining commercial site has an active Development Permit

- application #7905-0186-00 for a two-storey retail / office building of approximately 1725.0 m² (18,568 ft²)
- (e) The approved Highway #99 Corridor Plan designated the area at 24th Avenue and 160th Street as large-format commercial retail area;
 - (f) Grandview Corners, a large commercial and retail centre consisting of large-format retailers like Wal-Mart, Home Depot, Superstore is currently under construction at the intersection of 24th Avenue and 160th Street in South Surrey; and
 - (g) A current development application (No. 06-0137-00) at Croydon Drive and 24th Avenue will create additional commercial / retail units in South Surrey. The Morgan Crossing Lifestyle Centre will feature a number of large format retailers, specialty stores and services in an upscale urban village plan. The approval of these developments has changed the dynamic of retail and commercial business in South Surrey.
- The applicant has stated they currently have leases signed with small-scale tenants for part of Building D (Unit 960) of The Boulevard development (Appendix VIII), but they are conditional upon receiving approval for the rezoning. There currently are no additional plans to convert any of the other buildings within South Point Exchange to smaller tenants.
 - The proposed CD Amendment results in increasing the "small" and "medium" retail units from 10% to 30% of the South Point Exchange Shopping Centre. This corresponds to an increase in the number of units, which are less than 370 m² (4,000 ft²), from 2,376 m² (25,540 ft²) to 7,118 m² (76,620 ft²). This maintains the majority of South Point Shopping Centre as a large format centre (70% of floor space), and is not expected to impact the surrounding retail / commercial market to a significant degree.

DP Amendment

- Landscaping on the subject site was addressed under the original Rezoning Application (No. 7999-0044-00) and subsequent Development Permits (No. 7900-0035-00) and (No. 7900-0177-00). However, extra landscaping has been proposed to enhance the eastern portion of the property adjacent to Highway #99. The additional landscaping will require an amendment to the previous development permits.
- The additional landscaping on the subject site will be located on a strip of land adjacent to Highway #99. The added landscaping will enhance the area and will be more aesthetically pleasing to patrons within the complex and those passing along the Highway #99 exit.
- The preliminary landscape plan will greatly improve the landscaping that currently exists. The additional landscaping will also provide continuity between the landscaped areas along the southeast portion of the property and the proposed landscaping areas to the north, which are a part of The Boulevard Development Permit (# 7905-0268-00) (Appendix VII).

PRE-NOTIFICATION

Pre-notification letters were sent on November 30, 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. Site Plan
- Appendix IV. Engineering Summary
- Appendix V. Ministry of Transportation Comments
- Appendix VI. Proposed CD By-law Amendment
- Appendix VII. Development Permit Landscaping Plan
- Appendix VIII. The Boulevard Site Plan

How Yin Leung
Acting General Manager
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CONTOUR MAP FOR SUBJECT SITE

