

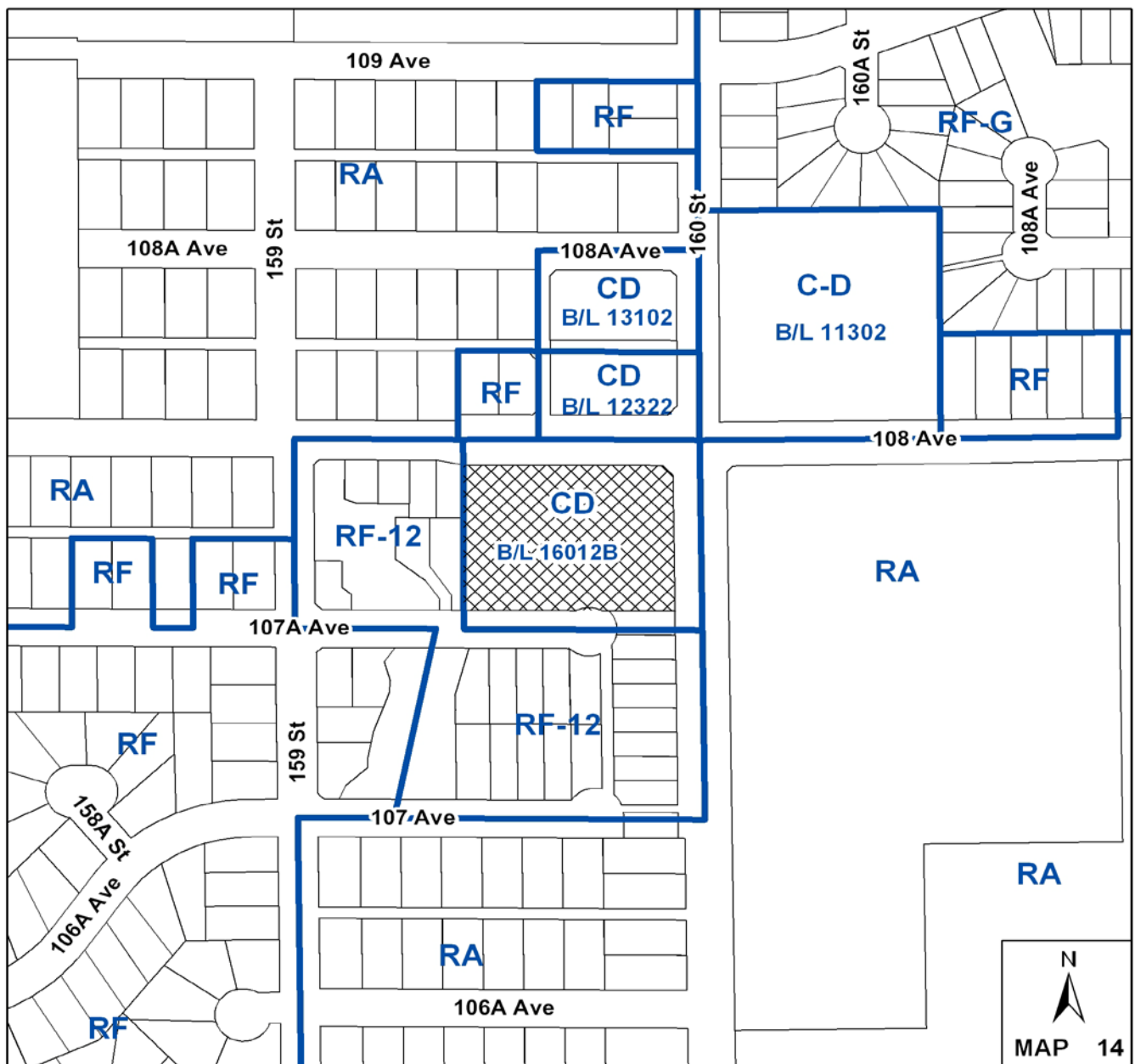
**Proposal:** Amend the existing CD By-law (No. 16012B) to increase the maximum gross floor area of an individual business from 375 square metres to 480 square metres.

**Recommendation:** Approval to Proceed

**Location:** 15966/76 - 108 Avenue (previously 10777 - 160 St)      **Zoning:** CD (By-law No. 16012B)

**OCP Designation:** Urban

**LAP Designation:** Retail Commercial      **Owner:** Popular Group Investments Ltd.



## PROJECT TIMELINE

Completed Application Submission Date: January 18, 2007  
Planning Report Date: April 2, 2007

## PROPOSAL

The applicant is proposing:

- to amend CD By-law No. 16012B

in order to permit a single tenant (TD Canada Trust) to increase the maximum allowable gross floor area from 375 square metres (4,041 sq.ft.) to 480 square metres (5,167 sq.ft.)

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Comprehensive Development By-law No. 16012B (Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16012B) and a date be set for Public Hearing (Appendix V).
2. Council instruct staff to resolve the following issue prior to final adoption:
  - (a) approval from the Ministry of Transportation.

## REFERRALS

Engineering: The Engineering Department has no requirements (Appendix IV).

Ministry of Transportation: Comments have not been received prior to finalizing this report.

## SITE CHARACTERISTICS

- **Existing Land Use** A recently approved neighbourhood commercial centre, under Application No. 7904-357-00.
- **East:** Across 160 Street, Fraser Heights Secondary School, zoned RA, designated Urban.
- **South:** Across 107A Avenue new houses on small single family residential lots, zoned RF-12, designated Urban.
- **West:** Recently created small single family residential lots, approved under Application No. 7904-357-00, zoned RF-12, designated Urban, with a Class B yellow coded watercourse, dedicated as park, transecting the site.

- **North:** Across 108 Avenue, neighbourhood-scale shopping node including a gas station (Esso), zoned CD Bylaw No. 12322, designated Commercial and single family lots, zoned RF, designated Urban.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

### DEVELOPMENT CONSIDERATIONS

- The 0.874-hectare (2.2-acre) subject site is located on the southwest corner of 160 Street and 108 Avenue in Fraser Heights. It is designated Urban in the Official Community Plan (OCP) and Retail Commercial in the Fraser Heights Local Area Plan.

### Background

- The subject site is currently zoned Comprehensive Development (CD) Bylaw No. 16012B. Council approved the CD Bylaw January 15, 2007 as part of Application No. 7904-0357-00.
- The approval of Application No. 7904-0357-00 permitted the original 1.475-hectare (3.6-acre) site to be rezoned from “One-Acre Residential Zone” (RA) to “Single Family Residential (12) Zone” (RF-12) and “Comprehensive Development Zone” (CD) Bylaw 16012B to allow for the development of seven small single family lots (on the westerly portion) and a neighbourhood commercial centre (on the easterly portion).
- The current application applies only to the neighbourhood commercial centre on the easterly portion of this site.

### Proposal

- The applicant is proposing to amend the existing CD Bylaw No. 16012B to permit one tenant (TD Canada Trust), to increase the maximum allowable gross floor area from 375 square metres (4,041 sq.ft.) to 480 square metres (5,167 sq.ft.). The proposed amendment of the existing CD Bylaw is consistent with the designations in the Official Community Plan (OCP) and the Local Area Plan (LAP).
- To address issues raised by representatives of the Fraser Heights Community Association (FHCA), the current CD Zone (By-law No. 16012B) limits the gross floor area for all individual businesses except one, to 375 square metres (4,041 sq.ft.). The CD Zone (By-law No. 16012B) currently permits one business not to exceed 1,190 square metres (12,800 sq.ft.) in gross floor area.
- The applicant is requesting the amendment based on the requirements of one tenant proposed to occupy the corner commercial space.

- The proposed amendment involves modifying the Permitted Uses section of the CD Zone (By-law No. 16012B) and therefore requires a Public Hearing. Specifically the applicant is proposing all businesses be limited in gross floor area to 375 square metres (4041 sq.ft.) except two: one must not exceed 1,190 square metres (12,800 sq.ft.) and a second must not exceed 480 square metres (5,167 sq.ft.)
- The proposed amendment will not affect the overall floor area, layout, and design of the commercial centre as previously approved under Application No. 7904-0357-00.
- The Fraser Heights Community Association (FHCA) has expressed their support for the proposed amendment (Appendix VI).

### PRE-NOTIFICATION

Pre-notification letters were sent out on February 27, 2007 and staff received the following response:

- A member of the Fraser Heights Community Association requested clarification as to which tenant requires the amendment for gross floor area. The caller then expressed their support for the proposed amendment.

*(Staff informed the caller that TD Canada Trust is the proposed tenant requiring the amendment, which is the same tenant listed in the original Development Permit, Application No. 7904-0357-00. It should be noted that the tenancy is not, however, limited to TD Canada Trust. )*

### 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 and Proposed Floor Plan
Appendix IV.	Engineering Summary
Appendix V.	Proposed CD By-law Amendment
Appendix VI.	Letter from Fraser Heights Community Association

How Yin Leung  
Acting 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:                Bob Cheema  
                         Address:            2998 West 41 Avenue  
   Vancouver, B.C.  
   V6N 3C7  
                         Tel:                    604-649-3500
  
2.      Properties involved in the Application
  - (a)      Civic Address:        **15966/76 - 108 Avenue (previously 10777 - 160 St)**
  
  - (b)      Civic Address:        **15966/76 - 108 Avenue (previously 10777 - 160 St)**  
                 Owner:                    Popular Group Investments Ltd.  
                 PID:                        026-991-292  
                 Lot 8 Section 22 Block 5 North Range 1 West New Westminster District Plan  
                 BCP28480
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to rezone the property.

## DEVELOPMENT DATA SHEET

**Proposed Zoning: CD Based on C-5 Zone**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	8,740 m <sup>2</sup>	8,740 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)	50%	
Buildings & Structures		31%
Paved & Hard Surfaced Areas		62%
Total Site Coverage		93%
<b>SETBACKS</b> (in metres)		
Front	7.5 m	2 m
Rear	7.5 m	7.2 m
Side #1 (North)	7.5 m	2.1 m
Side #2 (South)	7.5 m	5.8 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	8 m	1 storey/7.92 m
Accessory	4 m	1 storey/4.3 m
<b>NUMBER OF RESIDENTIAL UNITS</b>	0	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		n/a
<b>FLOOR AREA: Residential</b>	n/a	n/a
<b>FLOOR AREA: Commercial</b>		
Retail		2,529.3 m <sup>2</sup>
Office		n/a
Total	2,709.4 m <sup>2</sup>	2,529.3 m <sup>2</sup>
<b>FLOOR AREA: Industrial</b>	n/a	n/a
<b>FLOOR AREA: Institutional</b>	n/a;	n/a
<b>TOTAL BUILDING FLOOR AREA</b>	2,709.4 m <sup>2</sup>	2,529.3 m <sup>2</sup>

*\* 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
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		-
# of units/ha /# units/acre (net)		-
FAR (gross)		
FAR (net)	0.31	0.31
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	n/a	n/a
Outdoor		
<b>PARKING (number of stalls)</b>		
Commercial	76	106
Industrial	n/a	n/a
Residential Bachelor + 1 Bedroom	n/a	n/a
2-Bed		
3-Bed		
Residential Visitors	n/a	n/a
Institutional	n/a	n/a
Total Number of Parking Spaces	76	106
Number of disabled stalls	(1)	(1)
Number of small cars	(19)	(43)
Tandem Parking Spaces: Number / % of Total Number of Units	n/a	n/a
Size of Tandem Parking Spaces width/length	n/a	n/a

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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APPENDIX II

### CONTOUR MAP FOR SUBJECT SITE

