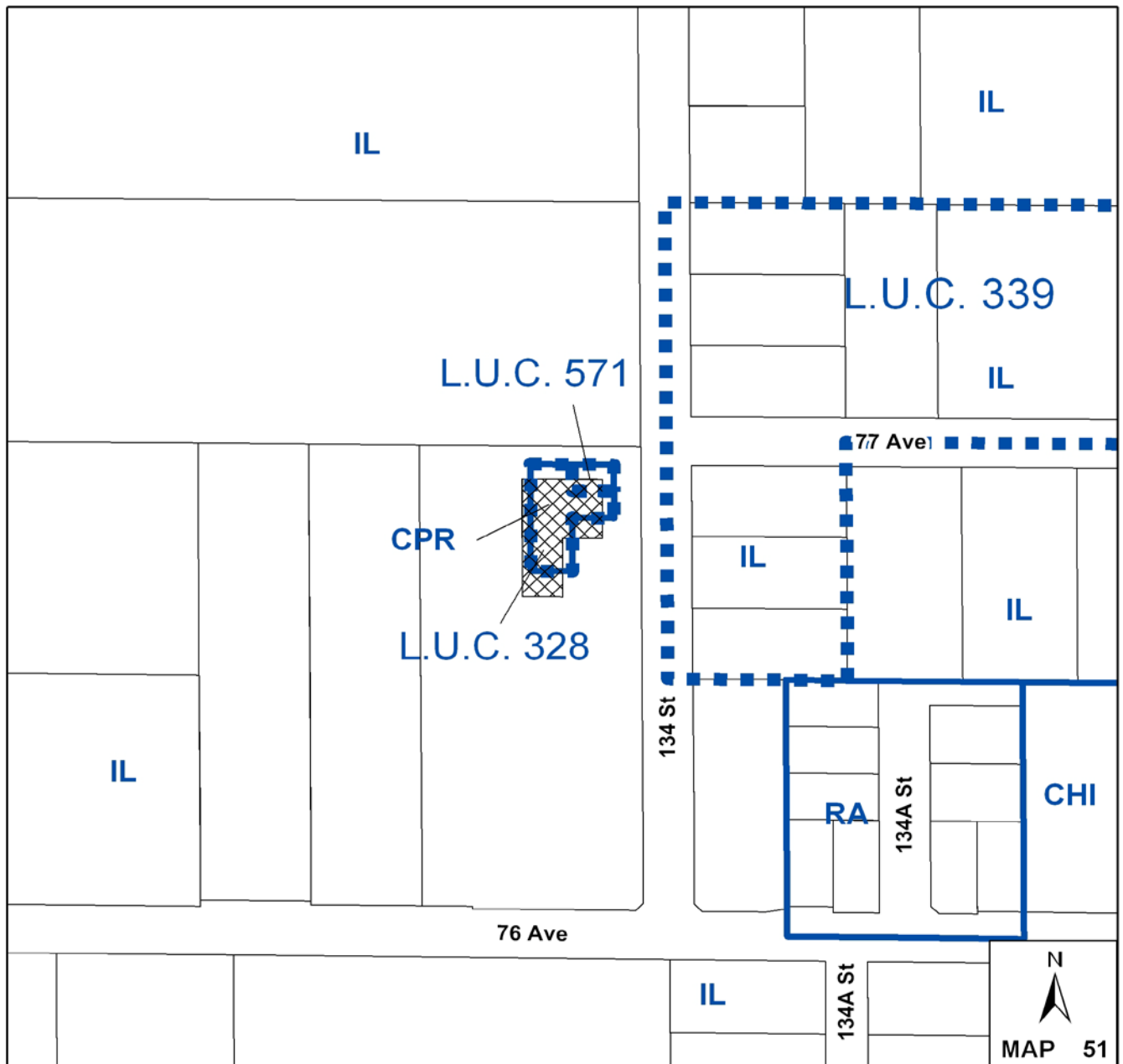


Proposal: Discharge Land Use Contract No. 328 and Land Use Contract No. 571. Rezone from CPR to IL in order to accommodate light impact industrial uses in an existing building.

Recommendation: Approval to Proceed

Location: Unit 212 - 13395 - 76 Avenue **Zoning:** LUC Nos. 328 & 571 (underlying zone CPR)

OCP Designation: Industrial **Owner:** 0767877 BC Ltd.



PROJECT TIMELINE

Completed Application Submission Date: February 7, 2007
Planning Report Date: May 28, 2007

PROPOSAL

The applicant is proposing:

- a Land Use Contract discharge; and
- a rezoning from CPR to IL

in order to allow light industrial uses on the premises.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to discharge Land Use Contract 328 and a date for Public Hearing be set.
2. a By-law be introduced to discharge Land Use Contract 571 and a date for Public Hearing be set.
3. a By-law be introduced to rezone the property from underlying "Commercial Recreation Zone (CPR)" (By-law No. 12000) to "Light Impact Industrial Zone (IL)" (By-law No. 12000) and a date be set for Public Hearing.

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 III).

SITE CHARACTERISTICS

- **Existing Land Use** One unit within a multi-unit industrial building.
- **East:** Across 134 Street, industrial properties, zoned Land Use Contract No. 339, designated Industrial in the OCP.
- **South:** Other industrial units in the same building, zoned IL, designated Industrial in the OCP.
- **West:** Industrial properties, zoned IL, designated Industrial in the OCP.
- **North:** Industrial properties, zoned IL, designated Industrial in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The majority of the site is currently zoned "Light Impact Industrial Zone (IL)" and is occupied by a number of industrial buildings. However, a portion of one of the buildings (encompassing one unit in the building) is subject to two Land Use Contracts (Nos. 328 and 571) and an underlying "Commercial Recreation Zone (CPR)".
- Land Use Contract No. 571 limits permitted uses to recreational facilities and related accessory uses only, while Land Use Contract No. 328 permits recreational facilities in addition to industrial and warehousing uses. The underlying CPR Zone permits recreational facilities, child care centres, drive-in theatres, flea markets, cultural uses and related accessory uses.
- This property and surrounding properties are all designated Industrial in the OCP. Most surrounding properties, including the other units in the same building as the subject, are zoned "Light Impact Industrial Zone (IL)".
- The unit has been sold to a new owner who wishes to discontinue the Commercial Recreation use and instead operate a business assembling doors on the premises.
- This manufacturing business is compatible with the Light Impact Industrial use permitted in the IL Zone.
- The proposal will result only in interior modifications to the subject unit. There will be no changes to the building exterior.
- As the proposed use complies with the Official Community Plan designation and will result in the subject property being under the same zoning as surrounding properties, staff support the rezoning and Land Use Contract discharges.

PRE-NOTIFICATION

Pre-notification letters were sent on March 19, 2007 and staff received the following comment:

- One telephone call from a business owner in the same building as the applicant who requested some additional information about the application. He did not express any opposition to the development.

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

INFORMATION AVAILABLE ON FILE

- Soil Contamination Review Questionnaire prepared by Jaswinder Dhaliwal dated February 7, 2007.

How Yin Leung
Acting General Manager
Planning and Development

MJ/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: Jaswinder Dhaliwal
 Address: Unit 212, 13395 - 76 Avenue
 Surrey, BC V3T 3M1
 Tel: 604-720-3998

2. Properties involved in the Application

(a) Civic Address: Unit No. 212 - 13395 - 76 Avenue

(b) Civic Address: Unit No. 212 - 13395 - 76 Avenue
 Owner: 0767877 B.C. Ltd.

Director Information:
Inderjit Singh Dhaliwal
Jaswinder Singh Dhaliwal

No Officer Information Filed

PID: 001-741-292
Strata Lot 40 Section 20 Township 2 New Westminster District Strata Plan
NW1313 together with an interest in the common property in proportion to the
unit entitlement of the strata lot as shown on Form 1

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to discharge Land Use Contracts No. 328 and 571.
- (b) Introduce a By-law to rezone the property.

CONTOUR MAP FOR SUBJECT SITE

