

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0338-00

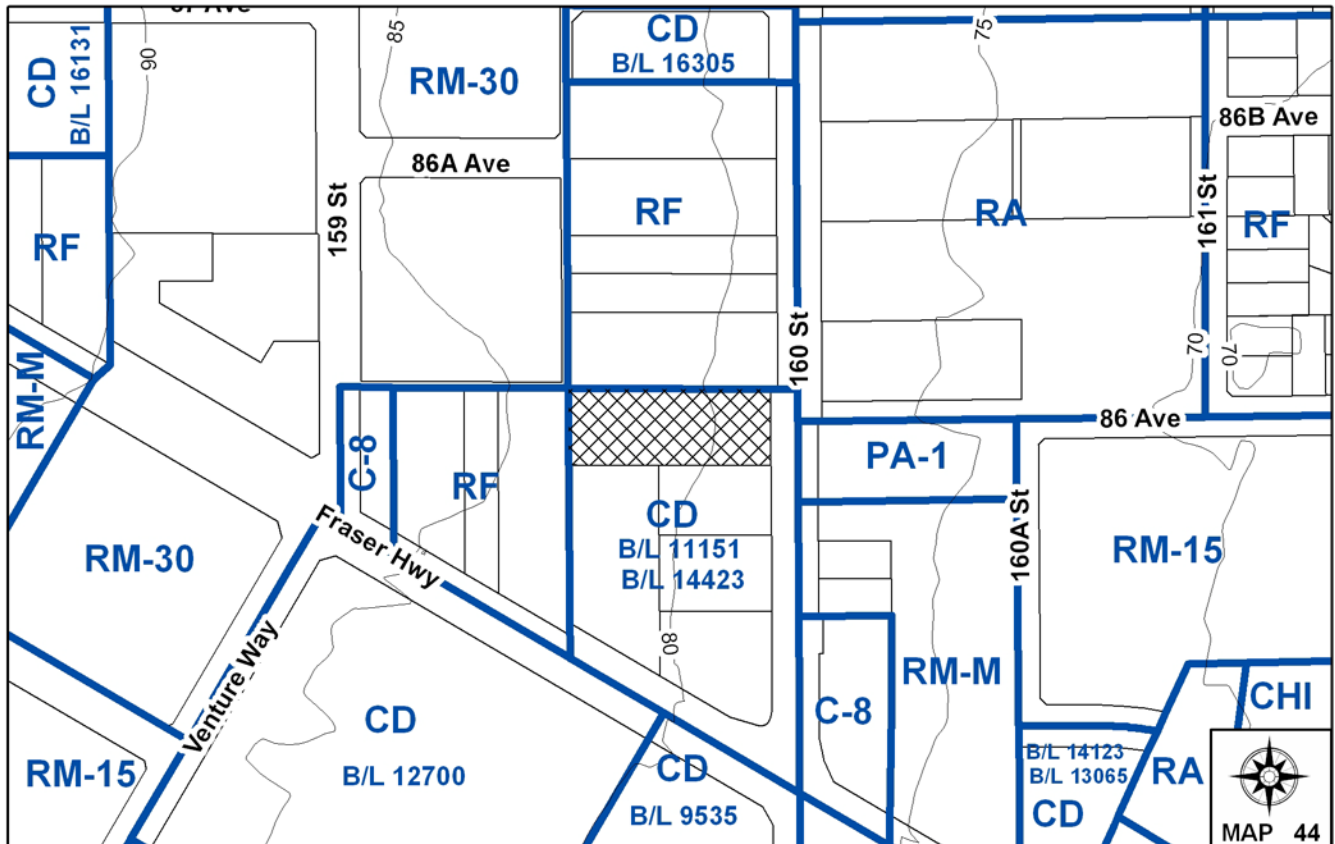
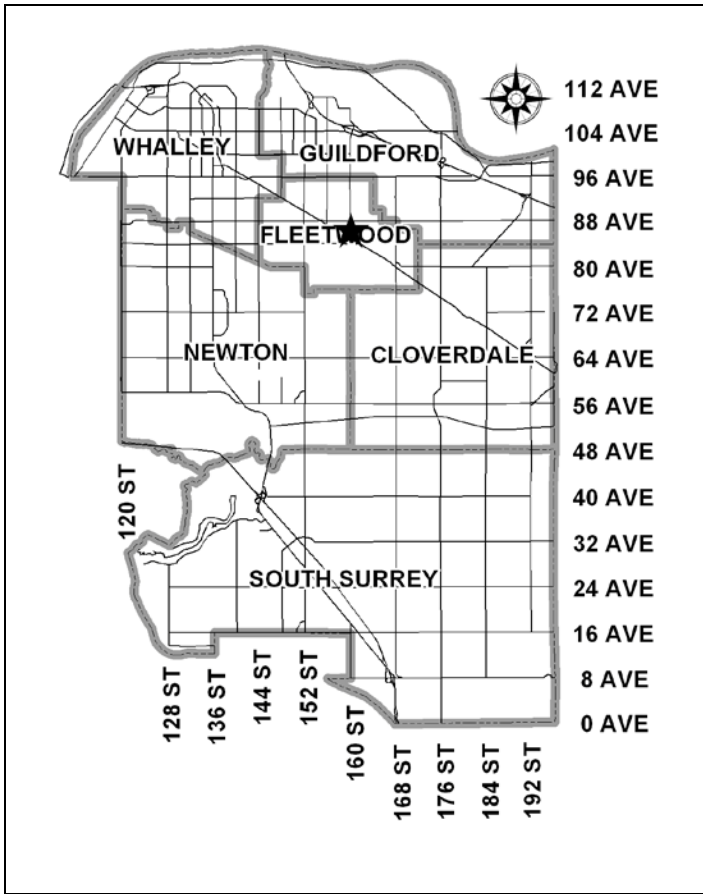
Planning Report Date: January 28, 2008

PROPOSAL:

- Amending CD By-law No. 11151
- Rezoning from CD (By-law Nos. 11151 & 14423) to CD (based on C-8)

in order to allow for general office and retail uses in an existing commercial building.

LOCATION: 15955 Fraser Highway
OWNER: Fleetwood Business Park Ltd., Inc.
 No. 0608588
ZONING: CD (By-law Nos. 11151 & 14423)
OCP DESIGNATION: Town Centre
NCP DESIGNATION: Community Commercial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - Amending CD By-law Nos. 11151 and 14423; and
 - Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with NCP Designation.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1991, No. 11151, Amendment By-law, 2001, No. 14423) as described in Appendix II and a date be set for Public Hearing.
2. a By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1991, No. 11151, Amendment By-law, 2001, No. 14423), to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix III).

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Two-storey neighbourhood commercial building.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family residential.	Town Centre/Community Commercial	RF
East (Across 160 Street):	Surrey Chinese Baptist Church.	Town Centre/Community Commercial	PA-1
South:	Fleetwood Plaza Shopping Centre	Town Centre/Community Commercial	CD (By-law Nos. 11151 and 14423)
West:	Vacant with proposed rezoning to allow three commercial buildings (File No. 7905-0123-00 pre-Council).	Town Centre/Highway Commercial	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is approximately 0.97 acre (3,916 square metres) in size and is located on the west side of 160 Street, north of Fraser Highway in Fleetwood. The site is designated Town Centre in the Official Community Plan (OCP) and Community Commercial in the Fleetwood Town Centre Plan and is zoned Comprehensive Development (CD) By-law No. 11151 as amended by By-law No. 14423.

- This property was rezoned to Comprehensive Development (By-law No. 11151) in 1992 under File No. 5688-0230-00 as part of a larger 1.57-hectare (3.88-acre) development site comprised of five separate lots. The overall site was to be developed as a service commercial centre in combination with highway commercial uses, a self-serve gasoline station and a convenience store.
- Over the ensuing years, a total of four one-storey buildings were constructed on the site zoned CD By-law No. 11151: two free-standing restaurants and two retail/commercial buildings. In 2001, a Development Permit (File No. 7901-0088-00) was issued for a Petro-Canada gasoline station at the corner of Fraser Highway and 160 Street.
- On June 18, 2001, CD By-law No. 11151 was amended by By-law No. 14423, however, it did not affect the subject lot.
- The subject site remained vacant until July 21, 2003 when Council approved Development Permit (File No. 7901-0237-00) to allow the construction of a 2-storey commercial building.
- The existing uses in the building include a bridal store, educational learning centre, martial arts centre, spa and bulk foods store. The current owners have had difficulties in leasing the existing space, especially on the second floor.
- As a result the applicant is proposing to rezone the site in order to accommodate general office and retail uses.

Current Proposal

- The applicant is proposing to rezone the subject site from Comprehensive Development (CD) (By-law No. 11151 as amended by By-law No. 14423) to a new Comprehensive Development (CD) in order to allow a wide range of office and retail uses and to delete some existing highway-oriented commercial uses that are permitted under the existing CD By-law.
- There are no physical changes to the building being proposed.
- The proposed rezoning supports the Fleetwood Town Centre Plan which prescribes a pedestrian-oriented vibrant centre, rather than a continuation of the auto-oriented commercial strip development that has historically characterized Fraser Highway through the core of the town centre.
- The properties located at the northwest corner of Fraser Highway and 160 Street are designated for Community Commercial in the Fleetwood Town Centre Plan. Higher order pedestrian-oriented commercial uses and mixed-use commercial/multiple residential developments are envisioned in this area.
- The current CD zoning of the subject site reflects highway-oriented commercial uses and as such, does not focus on community commercial uses that would encourage a pedestrian-oriented environment.

Proposed CD By-law (Appendix II)

- The proposed CD By-law is based on the requirements of the Community Commercial Zone (C-8) Zone.
- The proposed CD By-law restricts the uses permitted on the site to the following:
 - Retail stores excluding adult entertainment stores, auction houses and secondhand stores and pawnshops;
 - Personal service uses excluding body rub parlours;
 - Eating establishments excluding drive-through restaurants;
 - Office uses excluding social escort services and methadone clinics;
 - General service uses excluding funeral parlours, drive-through banks and vehicle rentals;
 - Community services;
 - Indoor recreational facilities; and
 - Child care centres.
- The existing CD By-law currently permits a liquor store, drive-through restaurant, drive-through bank, wholesale and industrial uses which are not proposed in the new CD By-law.
- The proposed CD By-law permits minimum building setbacks permitted under the original CD Zone and subsequently varied under DVP No. 7901-0237-00 which was approved by Council on April 22, 2002 as follows:
 - 0 metre (0 ft.) from the north property line
 - 1.5 metres (5 ft.) from the east property line (160 Street)
 - 3.0 metres (9.8 ft) from the south property line
 - 7.5 metres (25 ft.) from the west property line
- The proposed CD By-law permits a maximum building height of 10.85 metres (36 ft.). The C-8 Zone permits a maximum building height of 12 metres (40 ft.). The current 10.85 metres (36 ft.) building height is permitted under Development Variance Permit (7901-0237-00) to allow the existing structure.
- The proposed CD By-law permits a maximum floor area ratio (FAR) of 0.80 in order to allow for future redevelopment potential as per the applicant's request. The current CD Zoning (By-law 11151) permits a maximum FAR of 1.0. The applicant has agreed to the decreased density.
- The proposed CD By-law permits a 2.3-metre (7.5 ft.) high open trellis structure along the north property line adjacent to the residential use and where the building does not abut the property line. The C-8 Zone requires a solid decorative fence at least 1.5 metres (5 ft.) high along the lot line where a building does not abut the property line and the adjacent lot is residential. Development Variance Permit No. 7901-0237-00 approved on April 22, 2002 permits the existing trellis structure.

Proposed Amendments to CD By-law No. 11151

- Development on the subject site is regulated by the requirements of the Comprehensive Development (CD) By-law No. 11151, as amended by By-law No. 14423.
- In order to permit general office and retail uses on the subject site, it is necessary to amend the existing CD By-law to remove the reference to Block 4, the subject site. The by-law amendments are detailed in Appendix III.

PRE-NOTIFICATION

Pre-notification letters were sent on January 8, 2008 and staff received one phone call in response.

- The individual was inquired about the uses that would be permitted on the subject site.

(Staff explained that the applicant was proposing general office and retail be permitted on the subject site. Staff advised that the uses would be based on the C-8 Zone allowing for neighbourhood commercial uses.)

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.	Proposed CD By-law
Appendix III.	Proposed Amendments to the existing CD By-law

INFORMATION AVAILABLE ON FILE

- CD By-law No. 11151, as amended by By-law No. 14423

Jean Lamontagne
General Manager
Planning and Development

JLM/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: Gordon Easton, Colliers International
 Address: Suite 1910, Granville Square
 200 Granville Street
 Vancouver, BC V6C 2R6
 Tel: 604-662-2642

2. Properties involved in the Application
 - (a) Civic Address: 15955 Fraser Highway

 - (b) Civic Address: 15955 Fraser Highway
 Owner: Fleetwood Business Park Ltd., Inc. No. 0608588
 PID: 014-525-666
 Lot 2 Except: Parcel A (By-law Plan 84210) Section 26 Township 2 New
 Westminster District Plan 81868

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend CD By-law No. 11151 as amended by By-law No. 14423.

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

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed By-law No. 11151	Proposed
LOT AREA* (in square metres)		
Gross Total		3,923 sq.m.
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	50%	34%
SETBACKS (in metres)		
Front	1.5 m	1.5 m
Rear	7.5 m	26.21 m
Side #1 (North)	0 m	0 m
Side #2 (South)	3.0 m	19.95 m
BUILDING HEIGHT (in metres/storeys)		
Principal	10.85 m	11 m
Accessory	4.0 m	4.0 m
NUMBER OF RESIDENTIAL UNITS	n/a	
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	n/a	
FLOOR AREA: Commercial		
Retail		
Office		
Total		2,099 m ²
FLOOR AREA: Industrial	n/a	
FLOOR AREA: Institutional	n/a	
TOTAL BUILDING FLOOR AREA		2,099 m ²

** 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)	1.0	0.8
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor	n/a	
Outdoor		
PARKING (number of stalls)		
Commercial	37	37
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	n/a	
Residential Visitors		
Institutional		
Total Number of Parking Spaces	37	37
Number of disabled stalls	2	2
Number of small cars	8	8
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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