

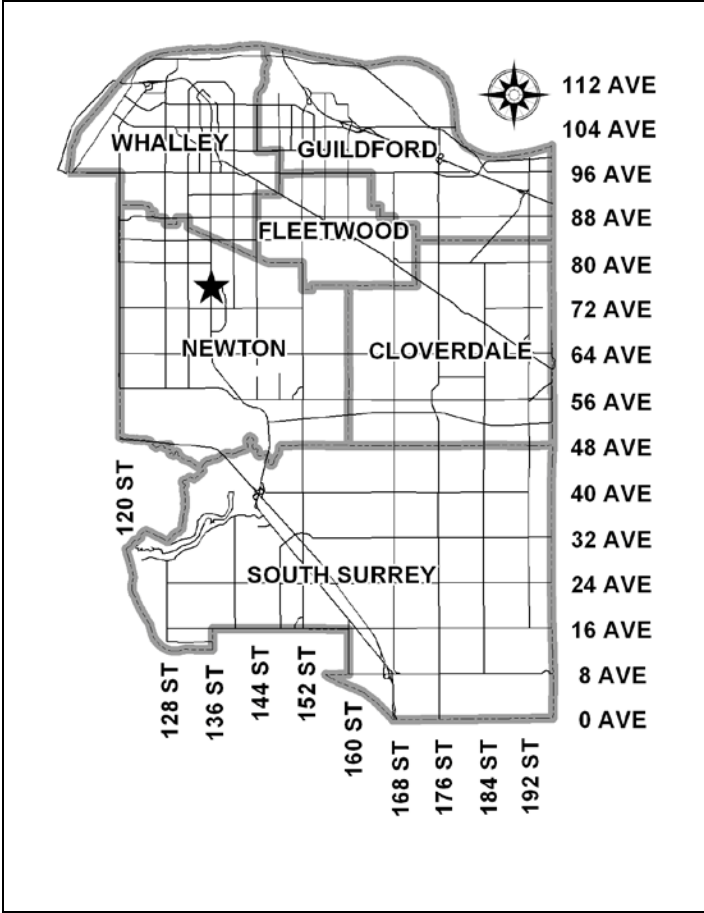
City of Surrey  
**ADDITIONAL PLANNING COMMENTS**  
 File: 7908-0030-00

Planning Report Date: March 31, 2008

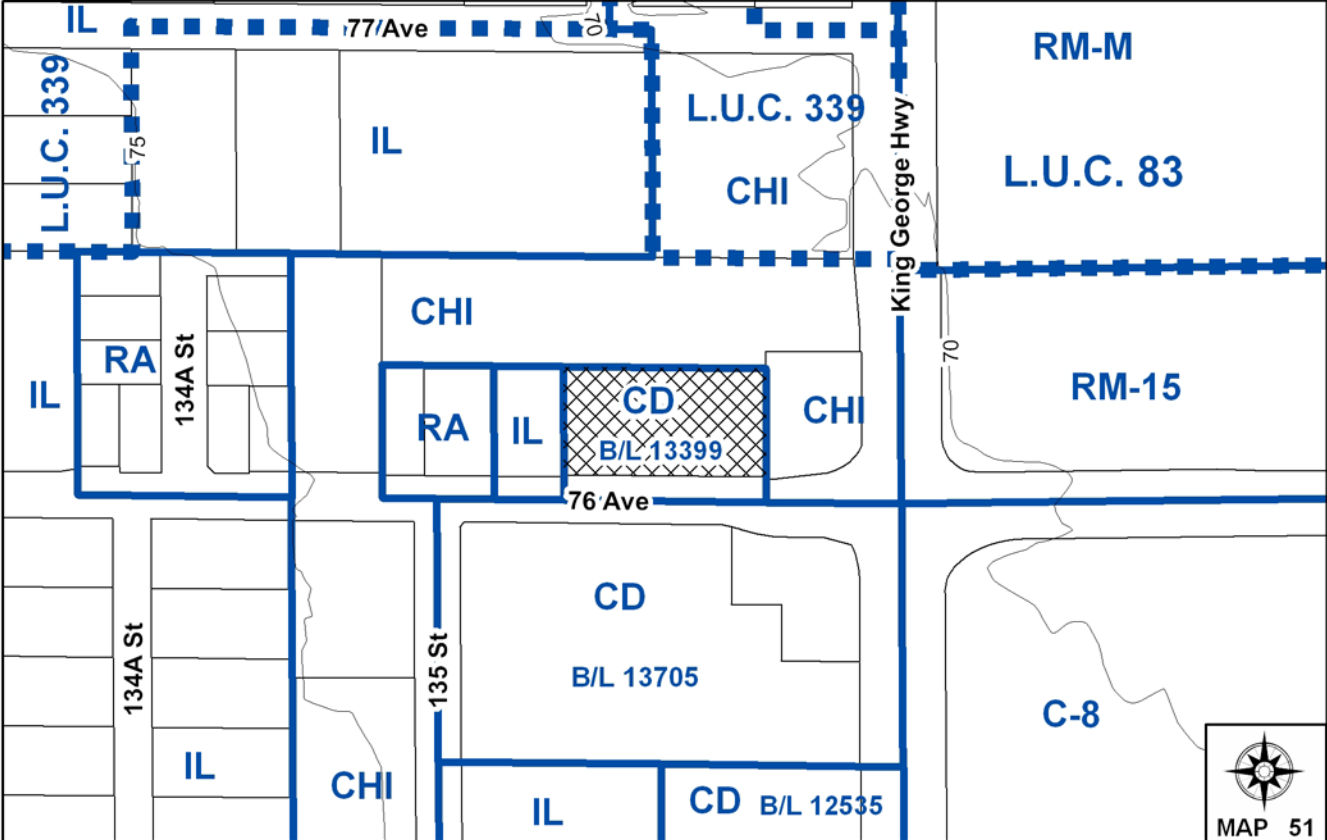
**PROPOSAL:**

- Amend CD By-law No. 13399

in order to allow additional office uses in an existing Light Industrial/Highway Commercial complex.



**LOCATION:** 13569 - 76 Avenue  
**OWNERS:** Balwant Chandi, Rajkiron Chandi, Amy Chandi  
**ZONING:** CD (By-law No. 13399)  
**OCP DESIGNATION:** Industrial  
**LAP DESIGNATION:** Service Industrial



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Amending CD By-law No. 13399.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed additional uses (travel agency; doctor's offices, dentists offices and other medical or related offices; general business offices; and law offices, accountants' offices and other professional offices) are typically permitted only within Commercial Zones and on Commercially-designated sites in the LAP. The subject site is designated Industrial in the OCP and Service Industrial in the Local Area Plan (LAP) and currently allows only a mix of Highway Commercial and Industrial Uses. Only a limited range of office uses is permitted in the CHI and IL Zones.

### RATIONALE OF RECOMMENDATION

- The applicant submitted a proposal for an amendment to the existing CD Zone to allow for a travel agency use. The proposal was considered by Council on February 11, 2008. Staff did not support the amendment; however, Council requested that the proposed amendment be referred back to staff to assess the possible office uses that could be considered given the location of the site near King George Highway and the office-style design of the existing building.
- Staff met with the applicant to assess what additional office uses could be considered in this case, given the range of existing uses on nearby sites. Based on this assessment, travel agency, as well as a limited range of office uses (doctor, dentist, medical, business, law, accountant, and other professional offices) can be supported.
- Despite this limited expansion in office uses it is noted that an increased range of retail and personal uses is not proposed, therefore the proposal does not severely undermine the integrity of the commercial zoning on surrounding commercial sites.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Comprehensive Development By-law No. 13399 (Appendix II) and a date be set for Public Hearing.

## REFERRALS

Engineering:                      The Engineering Department has no objection to the CD Amendment.

## ADDITIONAL PLANNING COMMENTS

- On February 11, 2008, Council considered a proposal by the property owner to amend the CD By-law to include a travel agency as an additional permitted use. At that meeting, the owner noted that several travel agencies were located in nearby industrial sites and also indicated that additional office uses should be considered for the building. Staff recommended that the application be denied; however, Council referred the matter back to staff for further review.

### Revised CD Bylaw Amendment Proposal

- The applicant has met with staff recently and advises that he has been unable to find tenants to fill all of the units in his building. As a result, he indicates that approximately 30% of his units are vacant. Consequently, the applicant has requested that, in addition to travel agency, more office uses are necessary to make the building more economically viable. At present, three of the ten units in the building are vacant.
- The owner has submitted a petition from the tenants of the building including information from his commercial realtor confirming the difficulty in renting the building and supporting the proposed amendment.
- The applicant has a prospective tenant, Payless Travel, who has agreed to a five-year lease on the condition that they are able to obtain a business license.

### Planning Rationale and Evaluation

- Staff have investigated the range of office uses currently allowed on surrounding industrial and highway commercial properties in order to determine what may be permissible on the subject site, in addition to the travel agency that the applicant has specifically requested.
- Appendix III provides a summary of the range of office uses permitted on surrounding CD zoned sites.

- It is noted that of the three (3) travel agency uses identified by the applicant, two (2) were operating illegally without business licenses and staff are moving forward to enforce the Bylaw on these businesses.
- While most sites evaluated do not permit a wide range of office uses, the property to the south of the Canadian Tire site (7525 King George Highway) does permit a wider range of office uses beyond those currently permitted on the subject site. These uses include doctors' offices, dentists' offices and other medical or related offices; general business offices; and law offices, accountants' offices and other professional offices. This site appears to be the most appropriate reference against which to evaluate the applicant's request and would seem to provide a logical comparison to address the proposal.
- Though office uses are generally encouraged to locate in Business Park and Commercially-designated areas, the Planning & Development Department can support the addition of the uses mentioned above, given that they are already permitted on the property at 7525 King George Highway. It is noted that the proposed amendment does not allow personal service or other retail uses, therefore the integrity of the commercial zones on bonafide commercial sites can be maintained.

### PRE-NOTIFICATION

Pre-notification letters regarding the proposed addition of several office uses to the By-law were sent on March 10, 2008 and staff received no responses.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. CD By-law (No. 13399) Amendment By-law
- Appendix III. Summary and Map of Office Uses on Surrounding Sites

Jean Lamontagne  
General Manager  
Planning and Development

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