

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

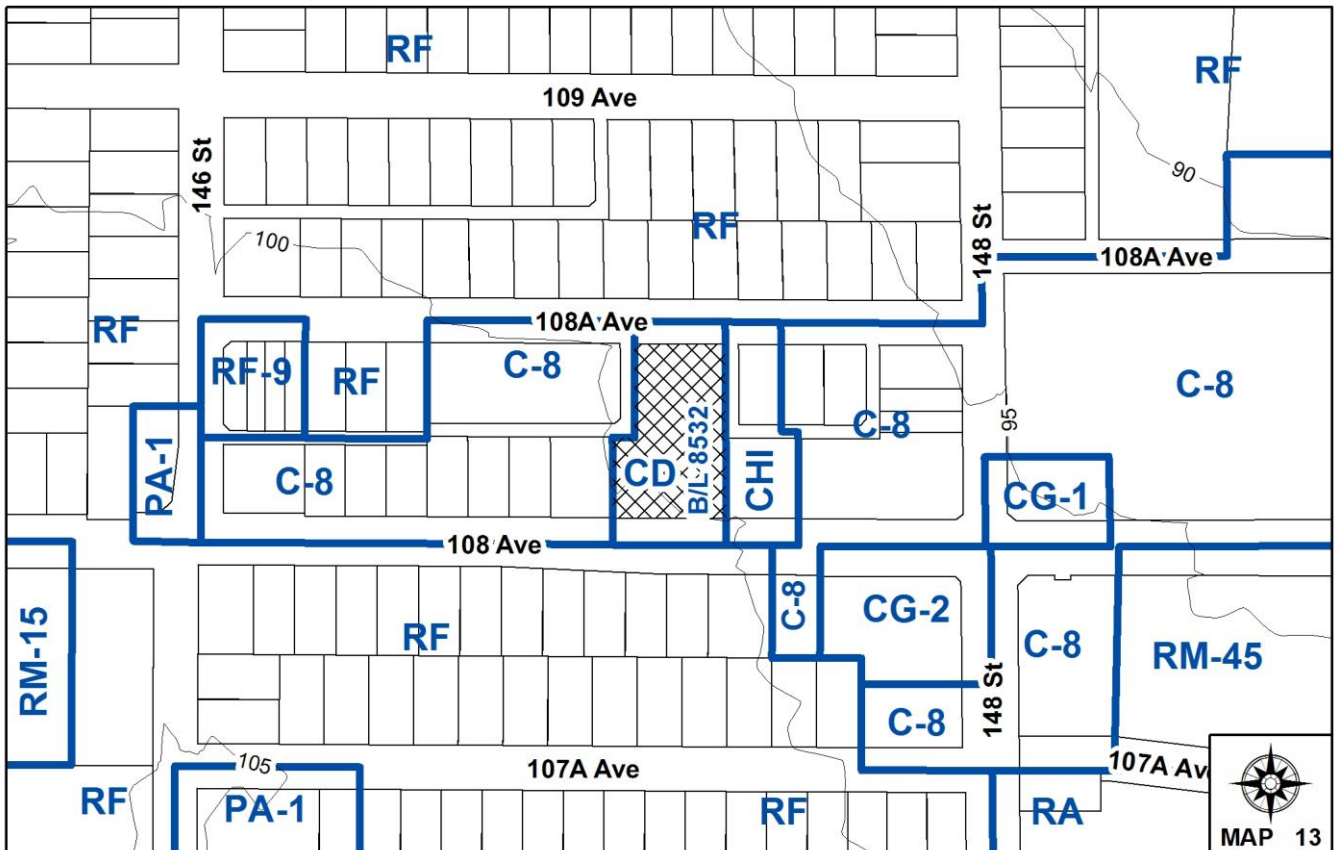
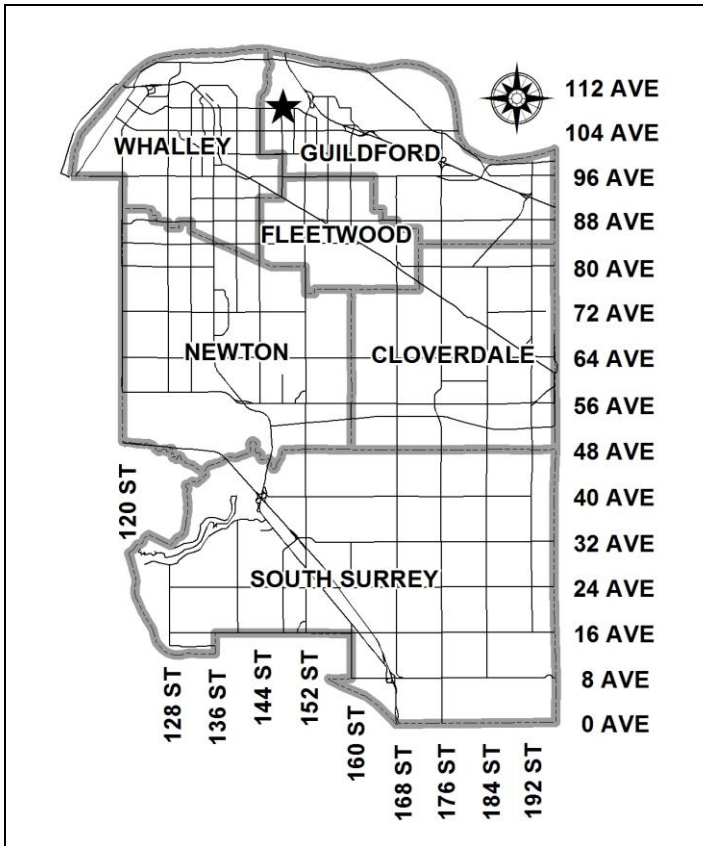
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Planning Report Date: April 20, 2009

**PROPOSAL:**

- **Rezoning** from CD to CD (based on C-8) in order to permit a broader range of commercial uses.

**LOCATION:** 14727 - 108 Avenue  
**OWNER:** Broderick Letroy  
**ZONING:** CD (By-law No. 8532)  
**OCP DESIGNATION:** Commercial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (By-law No. 8532) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issue prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
  - (b) submission of a road dedication plan to the satisfaction of the Approving Officer.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Existing two-storey multi-tenant commercial building, to be retained.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North (Across 108 Avenue):	Existing single family dwellings.	Urban	RF
East:	Existing commercial building and drive-through restaurant.	Commercial	CHI
South (Across 108 Avenue):	Existing single family dwellings.	Urban	RF
West:	Existing commercial building and surface parking lot.	Commercial	C-8

## DEVELOPMENT CONSIDERATIONS

### Site Context and Background

- The 3,561-square metre (38,332 sq.ft.) subject site is located on the north side of 108 Avenue in the Bolivar Heights area. The site is presently occupied by a two-storey, multi-tenant commercial building.
- The commercial building has a gross floor area of approximately 4,415 square metres (47,525 sq.ft.), a Floor Area Ratio (FAR) of approximately 1.24, and a building height of approximately 8.0 metres (26 ft.).
- The subject site is designated Commercial in the Official Community Plan (OCP).
- The site is currently zoned "Comprehensive Development Zone" (CD) By-law No. 8532. The existing CD By-law No. 8532 (adopted on Sept. 8, 1986) permits a limited number of "Highway Commercial Zone (C-H)" uses of Surrey Zoning By-law, 1979, No. 5942 in addition to all the uses permitted in "Retail Commercial Zone One (C-R(1))" of Surrey Zoning By-law, 1979, No. 5942.

### Current Application and Proposed CD Zone

- The applicant is proposing to rezone the site to a new "Comprehensive Development Zone" (CD) based on the "Community Commercial Zone (C-8)" of Surrey Zoning By-law, 1993, No. 12000. The applicant is seeking modifications to allow some additional uses not permitted under the current CD Zone (By-law No. 8532). However, many of the existing Highway Commercial uses permitted in the existing CD Zone (By-law No. 8532) will be eliminated. There will also be some required modifications to density, lot coverage, and setback provisions of the C-8 Zone.
- The existing 2-storey building, which was originally constructed in (approximately) 1968 as a curling club, is intended to be retained.
- The table below shows a comparison between the modifications of the proposed CD Zone and the C-8 Zone:

	<b>C-8 Zone</b>	<b>Proposed CD Zone</b>
<b>Permitted Uses</b>	Beverage container return centre not exceeding a floor area of 279 sq. metres (3,003 sq.ft.)	Beverage container return centre not exceeding a floor area of 355 sq. metres (3,825 sq.ft.)
<b>FAR</b>	0.80	1.24
<b>Lot Coverage</b>	50%	62%
<b>Building Setbacks</b>	All setbacks: 7.5 metres (25 ft.)	South (front): 7.5 metres (25 ft.) North (rear): 7.5 metres (25 ft.) West (side): 0.73 m. (2.4 ft.) East (side): 1.98 m. (6.5 ft.)

- The C-8 Zone limits the size of a beverage container return centre to 279 square metres (3,003 sq.ft.). The current CD Zone (By-law No. 8532) regulating the site does not restrict the floor area for such businesses. The applicant wishes to increase the allowable size to 355 square metres (3,825 sq.ft.) so that the existing return centre conforms to the By-law.
- The C-8 Zone permits a maximum floor area ratio (FAR) of 0.80 and lot coverage of 50%. The existing building has an FAR of 1.24 and a lot coverage of 62%.
- The C-8 Zone requires front, rear and side yard setbacks of 7.5 metres (25 ft.) The existing building has setbacks ranging from 0.73 metre (2.4 ft.) to 14.14 metres (46.4 ft.).
- The property currently fronts both 108 Avenue and 108A Avenue and gains vehicle access from both avenues. Parking is provided on a separate lot (14741 – 108A Avenue) to the west of the subject site accessed from 108A Avenue. No changes are proposed for the existing building and parking arrangement.
- The applicant is required to dedicate a 10-metre (33 ft.) wide portion from the west side of the subject property for a future north-south road, completing an existing connection between 108 Avenue and 108A Avenue.
- The applicant is also required to dedicate 1.3 metres (4.3 ft.) along 108 Avenue, and to construct the south half of 108A Avenue to an 11.0-metre (36 ft.) local standard to match the existing standards to the west of the site.
- The applicant is to remove the existing east side access to 108 Avenue, and restore boulevard works and sod area. As part of these works, the applicant intends to improve their landscaping along the 108 Avenue frontage of the property. Specifically, the applicant will increase the planting in the landscape strip along 108 Avenue, and will construct a concrete planter with significant landscaping along the east property line in the south-east corner of the property.

### PRE-NOTIFICATION

Pre-notification letters were sent out December 1, 2008. Staff received two phone calls enquiring about the nature of the rezoning. Neither caller expressed any concern regarding the proposed rezoning.

### 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.	Existing Site Plan and Buildings Elevations
Appendix III.	Engineering Summary
Appendix IV.	Proposed CD By-law

Jean Lamontagne  
General Manager  
Planning and Development

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## DEVELOPMENT DATA SHEET

**Proposed Zoning: CD (based on C-8)**

Required Development Data	Minimum Required / Maximum Allowed in C-8 Zone	Existing
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	3,561 m <sup>2</sup>	3,561 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	50%	62%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	7.5 m
Rear	7.5 m	7.5 m
Side #1 (East)	7.5 m	1.98 m
Side #2 (West)	7.5 m	0.73 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	12.0 m	12.0 m
Accessory	4.5 m	n/a
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total	2,848.8 m <sup>2</sup>	4,415 m <sup>2</sup>
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	2,848 m <sup>2</sup>	4,415 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

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed in C-8 Zone</b>	<b>Existing</b>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.80	1.24
<b>AMENITY SPACE (area in square metres)</b>		
Indoor		
Outdoor		
<b>PARKING (number of stalls)</b>		
Commercial	129	126
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	129	126
Number of disabled stalls		
Number of small cars		
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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