

**City of Surrey**  
**PLANNING & DEVELOPMENT REPORT**  
**File: 7908-0253-00**

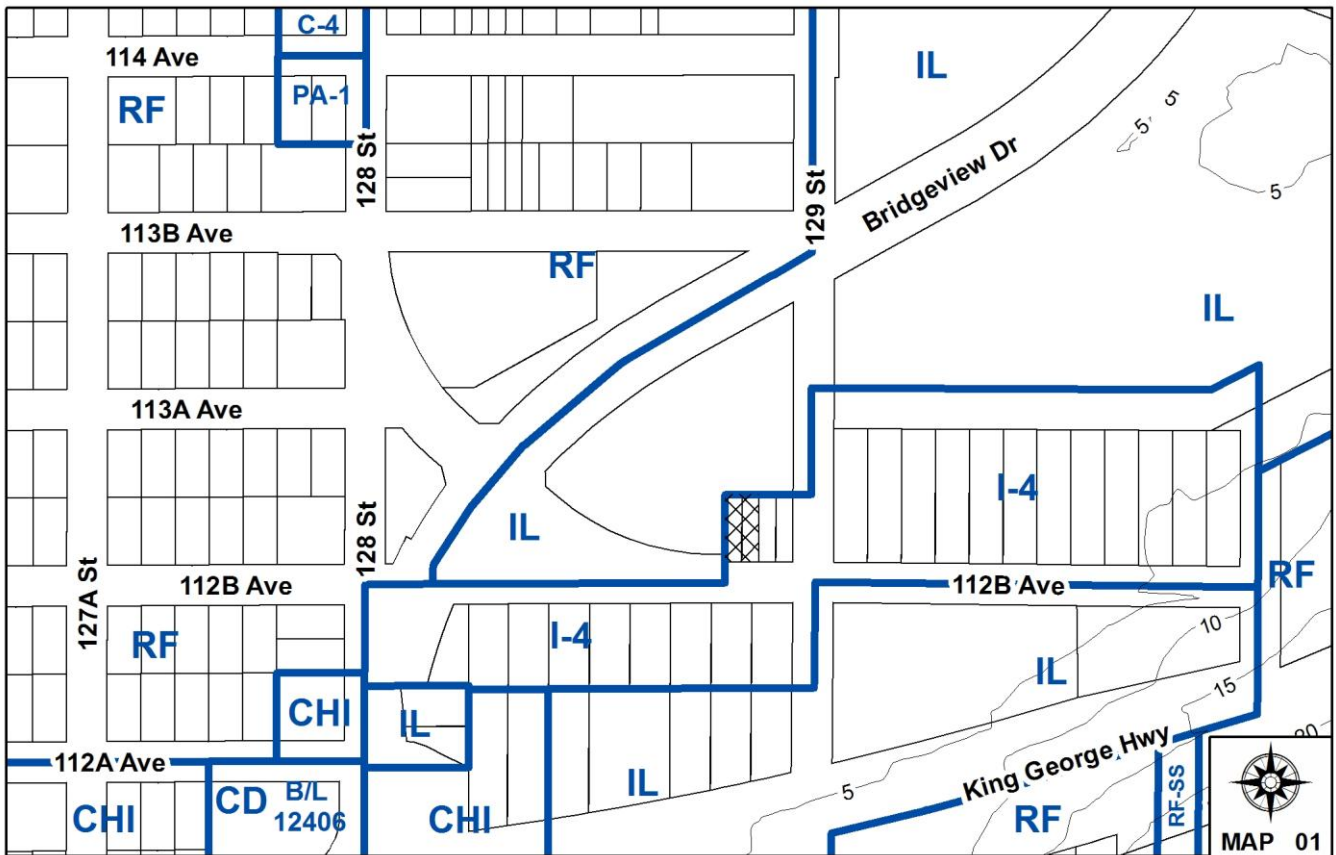
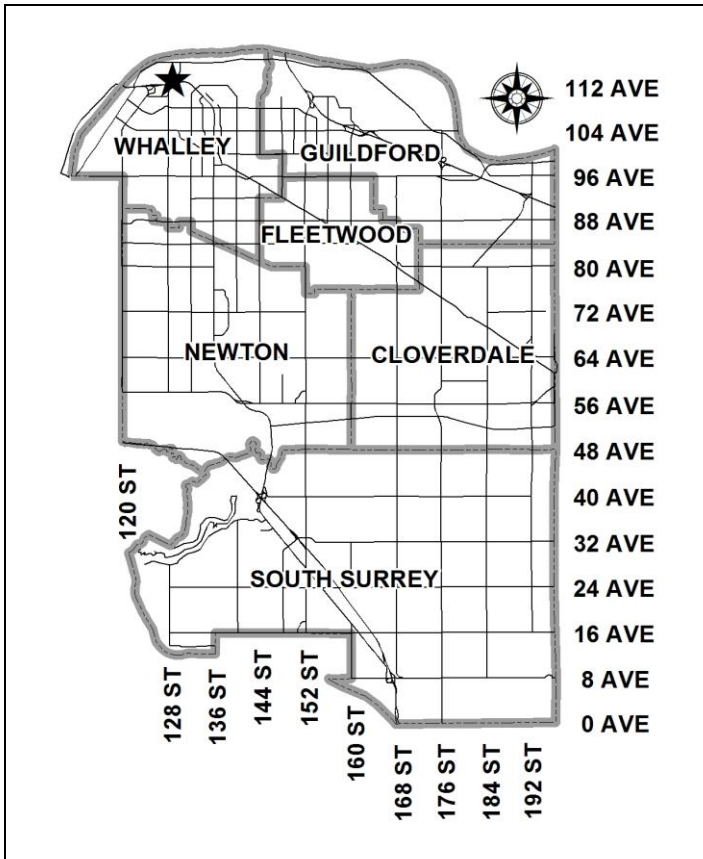
Planning Report Date: January 19, 2009

**PROPOSAL:**

- **Rezoning** from I-4 (By-law No. 5942) to IL (By-law No. 12000)

in order to consolidate two lots with an existing IL-zoned lot to facilitate industrial development in the Bridgeview area.

**LOCATION:** 12877 and 12885 - 112B Avenue  
**OWNER:** City of Surrey  
**ZONING:** I-4 (By-law No. 5942)  
**OCP DESIGNATION:** Industrial



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.
- Supports the City's Economic Development Strategy and Employment Lands Strategy.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Special Industry Zone (I-4)" (By-law No. 5942) to "Light Impact Industrial Zone (IL)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues 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;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) registration of a Section 219 Restrictive Covenant to specifically require a minimum building coverage of 25% of the lot area and the combined truck parking and outside storage area does not exceed 35% of the lot area;
  - (d) registration of a Section 219 Restrictive Covenant to prohibit driveway access from Bridgeview Drive; and
  - (e) registration of a Section 219 Restrictive Covenant with respect to minimum floodproofing elevations.

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: Vacant.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North and West:	Vacant City-owned land created under Development Application No. 7901-0259-00.	Industrial	IL
East:	Vacant lots.	Industrial	I-4 (By-law No. 5942)

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
Further East (Across unconstructed 129 Street):	Vacant industrial land created under Development Application No. 7902-0171-00.	Industrial	IL (By-law No. 12000) and I-4 (By-law No. 5942)
South (Across 112B Avenue):	Automobile wrecking yard.	Industrial	I-4 (By-law No. 5942)

### DEVELOPMENT CONSIDERATIONS

- Many of the properties in Bridgeview west of 128 Street were created in the late 1800s. The properties created were 7.6 metres (25 feet) wide and 30.5 metres (100 ft.) deep, with an area of 232 square metres (2,500 sq. ft.).
- These Bridgeview properties had fragmented ownership and were difficult to develop individually. Over the years, the City has actively purchased lands in order to consolidate them to facilitate future industrial development. For example, the property to the northeast of the subject site at 12948- 115 Avenue was created by consolidating three properties and rezoning to "Light Impact Industrial Zone (IL)" under Application No. 7903-0317-00.
- The City's Realty Division has acquired the 2 subject lots and is proposing to consolidate them with an existing City-owned IL-zoned property located at 12875-112B Avenue for industrial marketing purposes (Appendix I).
- There are two (2) other privately owned Industrial designated properties fronting 112B Avenue that are adjacent the subject site (Appendix IV). While the City has tried to acquire these two remaining lots for inclusion with this application, a sales agreement with the owner of these lots could not be reached.
- The City's Realty Services Division has recently re-contacted the owner about acquiring the adjoining lands. The intent is to consolidate these lots with the subject site to create a larger IL-zoned parcel for future development. To date, a sales agreement has not been reached.
- Staff have reviewed these two privately-owned lots to the east and have concluded that there is reasonable development potential for a small stand-alone industrial building.
- The industrial area of Bridgeview has been envisioned for light impact industrial uses. Therefore, rezoning the subject site to IL can be supported.
- In order to ensure adequate floodproofing measures are undertaken, a Section 219 Restrictive Covenant will be registered against the title to require a minimum building elevation of 4.4 metres (14.4 ft.) geodetic.
- The OCP specifies criteria to require industrial lands to have a Development Permit approved by Council prior to issuance of a building permit. As the proposed resulting lot is located along an arterial road (Bridgeview Drive) and adjacent to Urban designated lands (west of Bridgeview Drive), a Development Permit will be required for future development.

- In April 2003, during the discussions regarding the proposed land sale of one of the City-owned properties located on the east side of Bridgeview Drive (a property created under approved Development Application No. 7902-0174-00), Council expressed a concern with respect to anticipated development. Specifically, concern was expressed about the properties being developed with small industrial buildings, resulting in large areas for outside storage. To mitigate this concern, a Section 219 Restrictive Covenant was registered against the lands to require a minimum building lot coverage equivalent to 25% of the property, and a maximum 35% of the property could be used for outside storage. To maintain this standard, a similar Section 219 Restrictive Covenant will be required as a condition of this rezoning.
- Bridgeview Drive is a designated arterial road, and will connect to the future South Fraser Perimeter Road (S.F.P.R). As such, access to the subject site will not be permitted from Bridgeview Drive, and a Section 219 Restrictive Covenant will be required to this effect. Access to the subject property will be achieved from 112B Avenue.

### PRE-NOTIFICATION

In accordance with Council policy, a development proposal sign was erected on the subject site and Pre-notification letters were mailed on October 20, 2008. To date, staff received two phone calls with respect to the proposal:

- One caller was an industrial land owner and was interested in purchasing more industrial land in the Bridgeview area.

*(Staff responded by directing the caller to the Realty Services Division.)*

- One caller was a resident in Bridgeview and was wondering about the status of upgrading the engineering services, such as the vacuum sewer system, within the residential area of Bridgeview. The caller was interested in subdividing his property into two residential lots.

*(Staff informed the caller that the current sewer capacity would not be able to support any additional lots in this area. Staff directed the caller to the Engineering Department to have his questions answered about future engineering service upgrades.)*

### 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 Subdivision Layout                        |
| Appendix III. | Engineering Summary                                |

Jean Lamontagne  
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:                    Wayne Power, Realty Services Division, City of Surrey  
                         Address:                    14245 - 56 Avenue  
                                                    Surrey, BC  
                                                    V3X 3A2  
                         Tel:                            604-598-5713

2.      Properties involved in the Application

(a)      Civic Addresses:      12885 and 12877 - 112B Avenue

(b)      Civic Address:          12885 - 112B Avenue  
            Owner:                      City of Surrey  
            PID:                        011-588-527  
            Lot 28 Block 8 Section 9 Block 5 North Range 2 West New Westminster  
            District Plan 480

(c)      Civic Address:          12877 - 112B Avenue  
            Owner:                      City of Surrey  
            PID:                        011-588-519  
            Lot 27 Block 8 Section 9 Block 5 North Range 2 West New Westminster  
            District Plan 480

3.      Summary of Actions for City Clerk's Office

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

## SUBDIVISION DATA SHEET

**Proposed Zoning: IL**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.9 ac
Hectares	0.78 ha
<b>NUMBER OF LOTS</b>	
Existing	3
Proposed	1
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	100 m
Range of lot areas (square metres)	7,800 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	NO
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO