

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0178-00

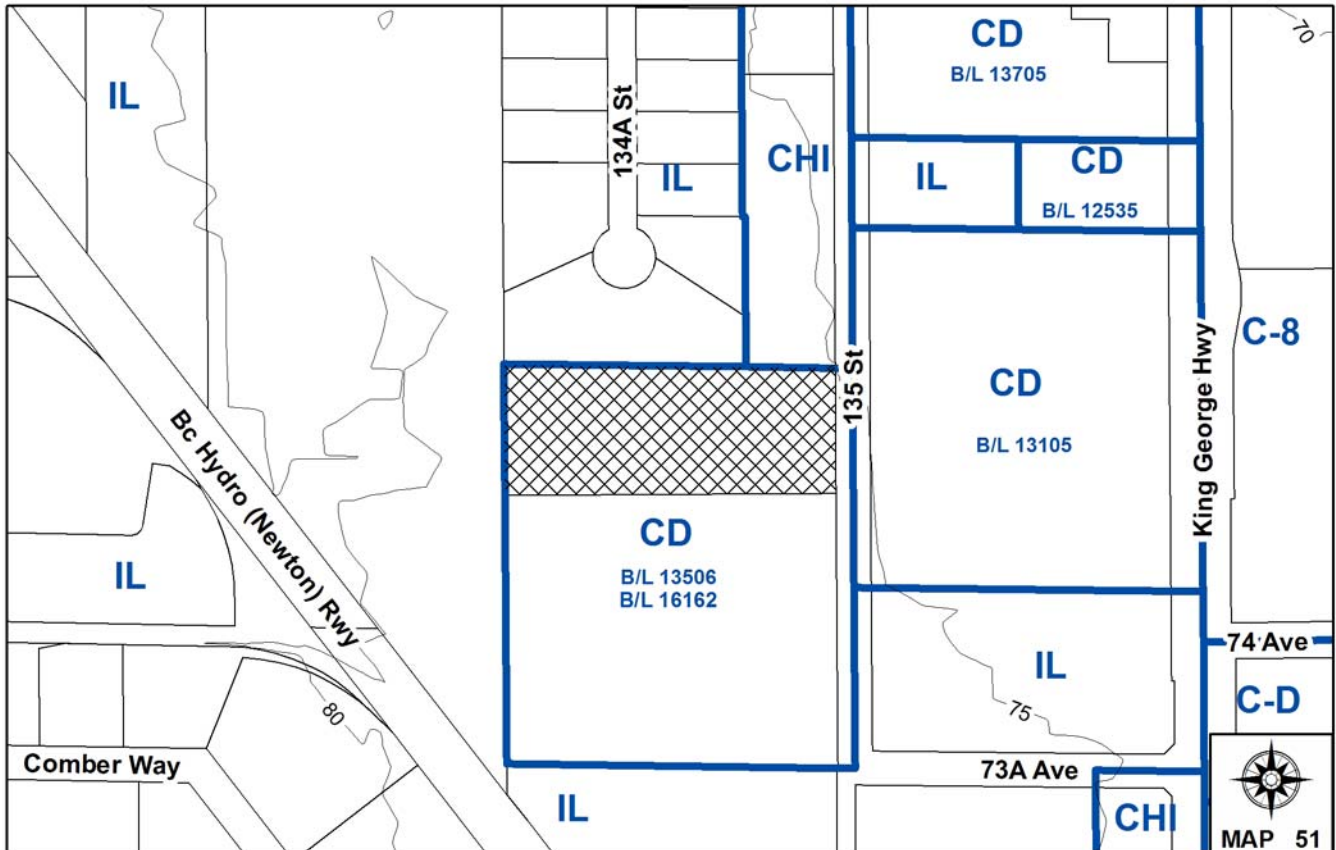
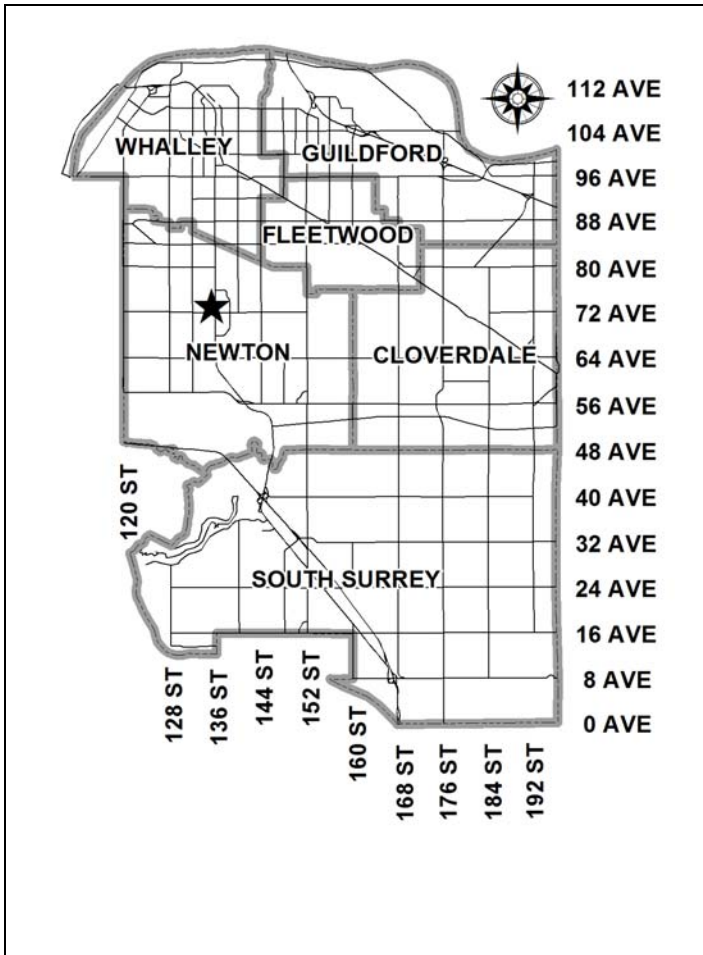
Planning Report Date: October 19, 2009

PROPOSAL:

- Amend **CD By-laws** No. 13506 and 16162
- Rezoning from "Comprehensive Development Zone (CD)" to "Comprehensive Development Zone (CD)"

in order to allow additional office uses in an existing building.

LOCATION: 7475 - 135 Street
OWNER: All owners under Strata Plan BCS1684
ZONING: CD By-law (Nos. 13506 and 16162)
OCP DESIGNATION: Industrial
LAP DESIGNATION: General Industrial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for amending CD By-laws No. 13506 and 16162.
- By-law Introduction and set date for Public Hearing for rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes to add office uses to an existing building.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Central Newton Local Area Plan.
- The addition of office uses on this site is consistent with the range of uses permitted in the "Business Park Zone (IB)". The applicant does not propose to add retail uses.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Comprehensive Development By-law Nos. 13506 and 16162 to exclude the subject property and a date be set for Public Hearing.
2. a By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (By-law No. 13506, 16162) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Existing strata building with multiple units on ground floor and banquet hall on second floor.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Light industrial and highway commercial businesses.	Industrial/General Industrial	IL and CHI
East (Across 135 Street):	Costco store.	Industrial/General Industrial	CD (By-law No. 13105)
South:	Nav Canada building under same CD zoning as subject property.	Industrial/General Industrial	CD (By-law No. 13506, 16162)
West:	Vacant land adjacent to BC Hydro Railway.	Industrial/High Impact Industrial	IL

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located on the west side of 135 Street in Central Newton, immediately across 135 Street from Costco. The site is designated "Industrial" in the Official Community Plan (OCP) and "General Industrial" in the Central Newton Local Area Plan.

- The subject site and the neighbouring site to the south are currently regulated by the same Comprehensive Development (CD) Zone, Bylaws No. 13506 and 16162, which was approved in 2006 under project no. 7903-0306-00. The subject property contains a two-storey complex, with a banquet hall occupying the second floor. The existing CD Bylaw permits a range of light industrial, service and retail uses, with a limited number of office uses permitted. Currently, permitted office uses are limited to the following:
 - Architectural and landscape architectural offices;
 - Engineering and surveying offices;
 - General contractor offices;
 - Government offices; and
 - Utility company offices.
- The existing zone was amended in 2006 to allow the addition of “hospital, limited to a private surgical centre” as a permitted use. However, this use was never incorporated into the site.
- The applicant proposes to amend CD Bylaw No. 13506 by removing the subject property from the zone, and to rezone the subject property to a new CD Bylaw to add office uses as permitted uses within the existing building.

Proposal

- The intent of the application is to add a variety of office uses, including financial services, to complement other permitted uses on the subject property.
- The area surrounding the subject property is considered a transition area between industrial uses to the north and west and commercial uses on the edge of the Newton Town Centre to the south and east. There are a number of similar sites in this area regulated by CD Bylaws, permitting a limited variety of industrial, office, service and retail uses, all compatible with the emerging mix of commercial and industrial uses in the area.
- The proposed expansion in office uses remains consistent with the Industrial designation and the emerging character of uses in this area. The IB Zone, for example, is permitted within industrially-designated areas and allows the same office uses proposed by the applicant. The applicant does not propose to expand retail uses in this area, which would create greater competition with sites in the Newton Town Centre. On this basis, the proposal can be considered.

Parking

- The applicant was required to construct 305 parking spaces under the development permit issued in 2004. This number reflects a shared parking arrangement between the first floor retail/light industrial units and the second floor banquet hall.
- Parking requirements for the first floor units were based on a retail ratio of 3 parking spaces per 100 square metres of floor area. Office parking requirements are also 3 spaces per 100 square metres of floor area. Consequently, a shift in uses on the site is not expected to have an impact on parking requirement or demand.

PRE-NOTIFICATION

Pre-notification letters were sent out on October 2, 2009 and staff received one response:

- The owner of an industrial/commercial site nearby telephoned to express that he does not support the proposed additional uses on the subject site. He claims that if such changes are to be made by the City it should be done more broadly and fairly, to benefit all property owners in the area in the same way. He is concerned that he will be impacted unfavourably by the expansion of uses on neighbouring sites and that he may face increasing difficulty in finding businesses to occupy the vacant units in his building.

(Several CD zoned sites in this area permit a wider range of office uses than those currently permitted on the subject site, therefore the proposal is consistent with the emerging character in the area. The proposal will not expand the range of retail uses. A similar application was recently approved (file no. 7908-00300) that granted an increase in office uses to a nearby property on 76 Avenue. Future proposals for increased office uses would be considered on their own merits.)

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 Amendment
Appendix III	Proposed CD By-law
Appendix IV	Existing Site Plan

Jean Lamontagne
General Manager
Planning and Development

MJ/kms

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SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on CD By-law 13506)

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	3.5 ac
Hectares	1.4 ha
NUMBER OF LOTS	
Existing	33 strata lots
Proposed	
SIZE OF LOTS	
Range of lot widths (metres)	
Range of lot areas (square metres)	
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	NO
MODEL BUILDING SCHEME	NO
HERITAGE SITE Retention	NO
BOUNDARY HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO