

City of Surrey
PLANNING & DEVELOPMENT REPORT

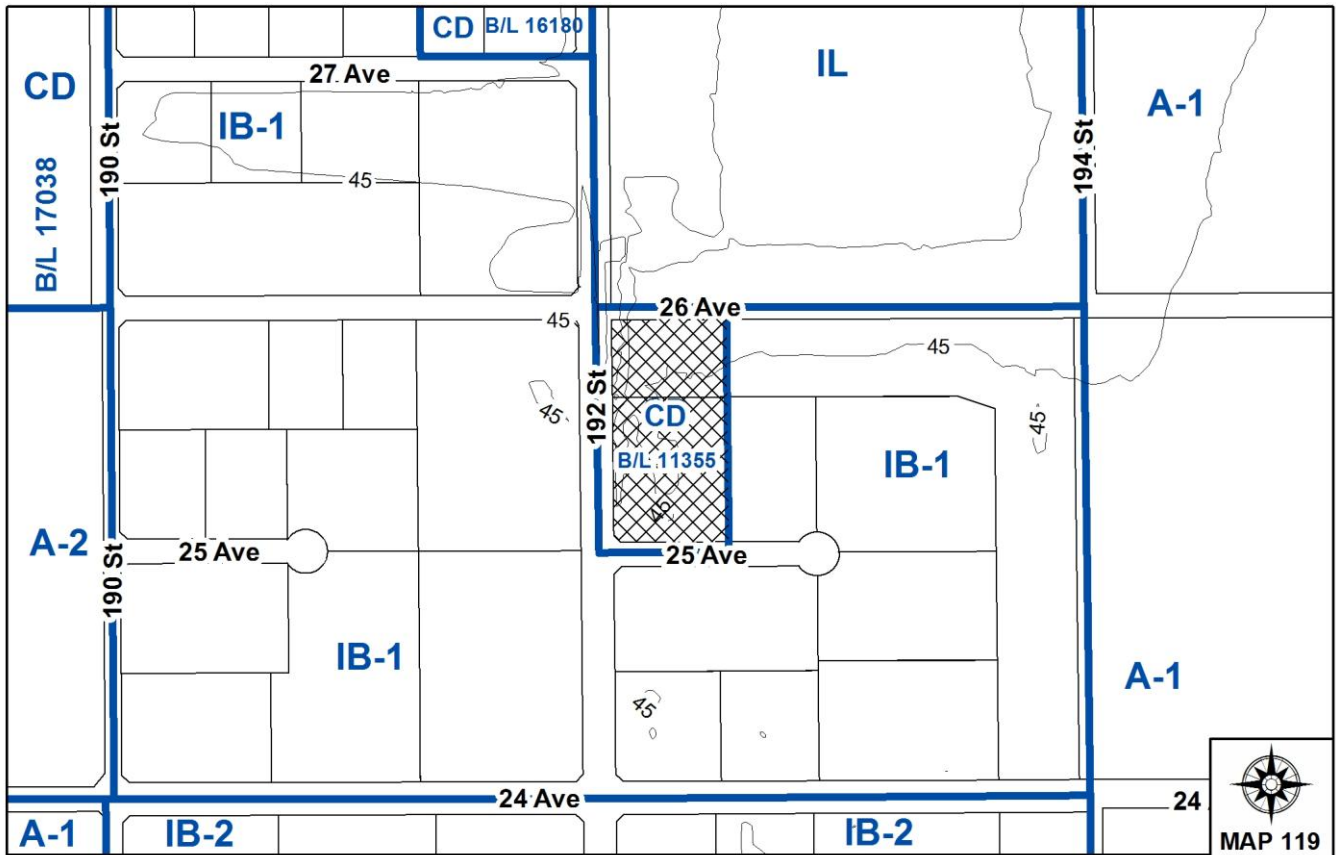
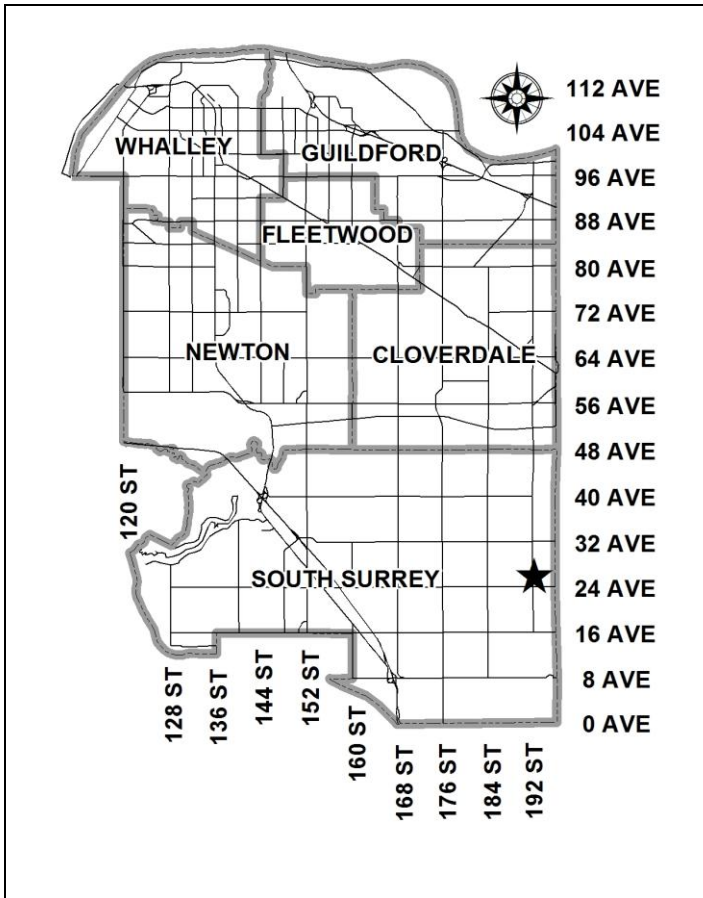
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Planning Report Date: March 22, 2010

PROPOSAL:

- **Rezoning** from CD (By-law No. 11355) to IB-1 in order to allow future business park development.

LOCATION: 2546 - 192 Street
OWNER: City of Surrey
ZONING: CD (No. 11355)
OCP DESIGNATION: Industrial
LAP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An amendment to the Campbell Heights Local Area Plan (LAP) is required to redesignate the northerly portion of the site as Open Space in order to accommodate an environmental habitat area.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Partially complies with LAP Designation. The northerly portion of the site contains an environmental habitat area. The applicant proposes to convey/dedicate this area to the City for habitat/drainage purposes, as per the agreement with the Department of Fisheries. An amendment to the LAP is proposed to reflect this use.

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. 11355) to "Business Park 1 Zone (IB-1)" (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;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) input from Senior Government Environmental Agencies;
 - (d) submission of a finalized acceptable tree survey and a statement regarding tree preservation;
 - (e) dedication/conveyance of the lands required for environmental protection; and
 - (f) registration of a Section 219 Restrictive Covenant to establish requirements for on-site sustainable drainage and sustainable site building design, at the time of future development.
3. Council pass a resolution to amend the Campbell Heights Local Area Plan to redesignate the northerly portion of the site from "Business Park" to "Open Space Corridors/Buffers" when the project is considered for final adoption.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Parks, Recreation & Culture:	The applicant's proposal to convey a titled lot to accommodate the environmental area is acceptable. A 2.5-metre statutory right-of-way is required along 192 Street to accommodate a future greenway.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Latimer Park	Conservation/City Park	IL
East and West:	Business park development.	Industrial/Business Park	IB-1
South (Across 25 Avenue):	Undeveloped land.	Industrial/Business Park	IB-1

DEVELOPMENT CONSIDERATIONSBackground

- The majority of the subject site is designated “Business Park” in the Campbell Heights Land Use Plan. The area fronting 192 Street is designated “Landscaping Strip” and “Multi-Use Pathway” in recognition of the special landscaping and trail treatment required.
- The site was zoned to a Comprehensive Development Zone (CD) (No. 11355) and allows for the processing, manufacturing, screening and sale of soil, shredding of stumps and other organic materials and composting and sale of shredded land clearing materials.
- The surrounding lands are zoned IB-1, with constructed buildings directly east and west. Latimer Park is located directly north of the site and undeveloped land is directly south.

Proposal

- As part of the previous authorization agreement between the City of Surrey and the Department of Fisheries and Oceans (DFO), in July 2004, the northern portion of the property is required to be conveyed to the City for environmental habitat protection purposes (Appendix III). The area remaining for future development is 1.12 ha (2.76 ac).
- The required environmental works within the conveyed lands will be installed by the City.
- An amendment to the Campbell Heights Local Area Plan (LAP) is required to amend this portion of the site from “Business Park” to “Open Space/Corridor” (Appendix IV).

Trees

- An arborist’s report was prepared by Norm Hall and submitted to the City for review.
- All of the trees located within the area to being conveyed to the City for environmental purposes will be retained.
- The developable portion of the site contains 8 cottonwood, 1 cherry, and 2 alder trees. Although there are few significant trees on the developable portion of the site, the retention of these trees will be reviewed at the Development Permit Stage.

- The cash-in-lieu for replacement trees will be \$3,000.00 prior to final adoption.

Future Development

- The applicant proposed to defer the development of the site, and the development permit, until a specific user/building has been identified.
- An approved Development Permit will be required prior to any building construction on the site.
- A Section 219 Restrictive Covenant will be required to be registered to outline the sustainable features required at the time of future development. The sustainability features will apply to drainage, site design, building design and construction. The outline will be consistent with the sustainable design elements in the Campbell Heights area.

PRE-NOTIFICATION

Pre-notification letters were sent out on October 20, 2009 and the City received no comments.

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.	Engineering Summary
Appendix III.	Area to be Conveyed as Open Space
Appendix IV.	Local Area Plan Amendment Map

Jean Lamontagne
General Manager
Planning and Development

IM/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: Jim Cox
 Address: 13450 – 102 Avenue
 Surrey, BC
 V3T 5X3
 Tel: 604-581-8787

2. Properties involved in the Application
 - (a) Civic Address: 2546 – 192 Street

 - (b) Civic Address: 2546 – 192 Street
 Owner: City of Surrey
 PID: 012-390-551
 North Half Lot 1 Except: Part Dedicated Road on Plan BCP22190 Section 22
 Township 7 New Westminster District Plan 1834

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: IB-1

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	4.6 ac
Hectares	1.86 ha
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	
Range of lot areas (square metres)	
DENSITY	n/a
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	n/a
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	YES
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