

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0063-00

Planning Report Date: May 3, 2010

PROPOSAL:

- **Rezoning** from IL to CD (based on IL)

in order to allow administration and operational office uses in addition to the uses permitted under the Light Impact Industrial Zone.

LOCATION:

13448 – 77 Avenue and Units 1 through 4, 13468 – 77 Avenue

OWNER:

Kwantlen Polytechnic University

ZONING:

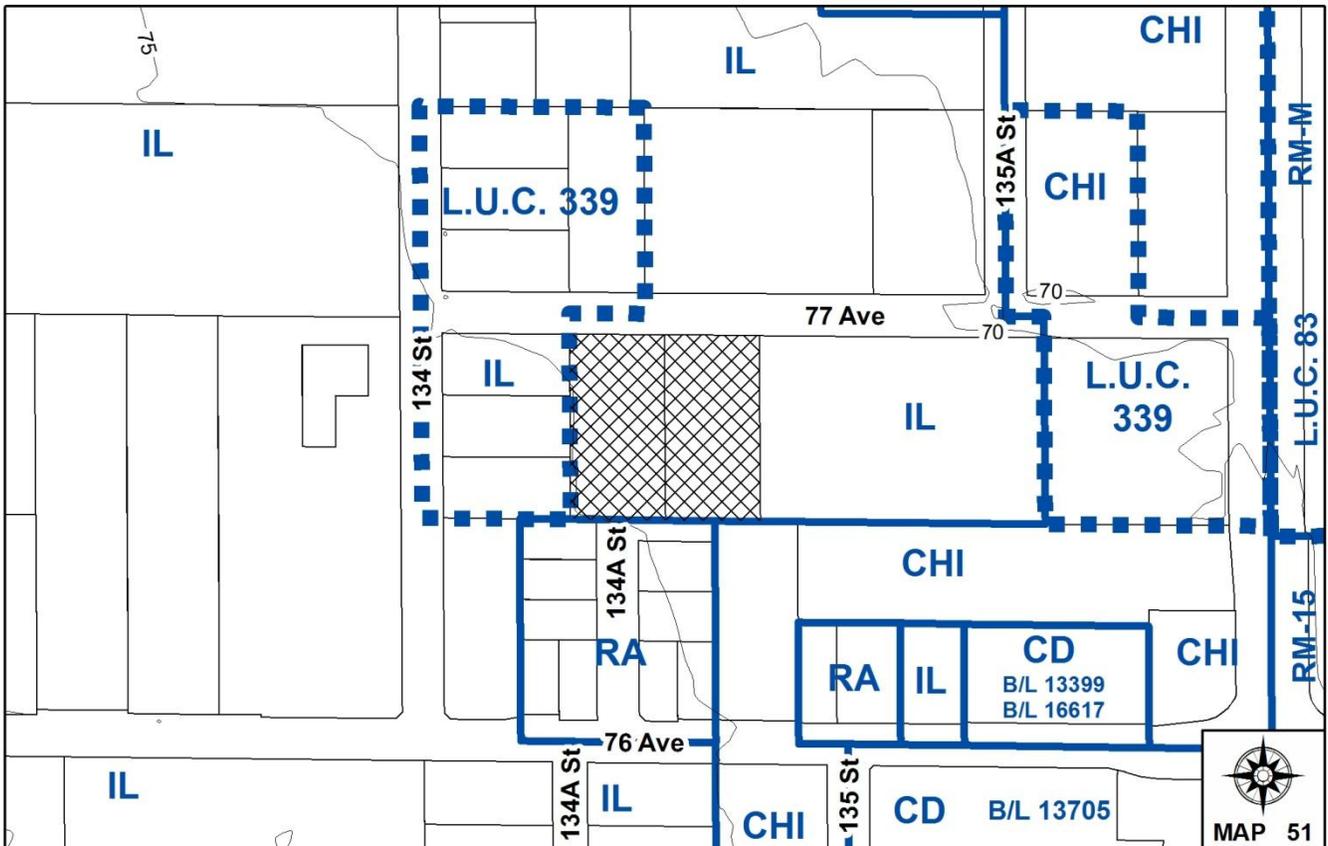
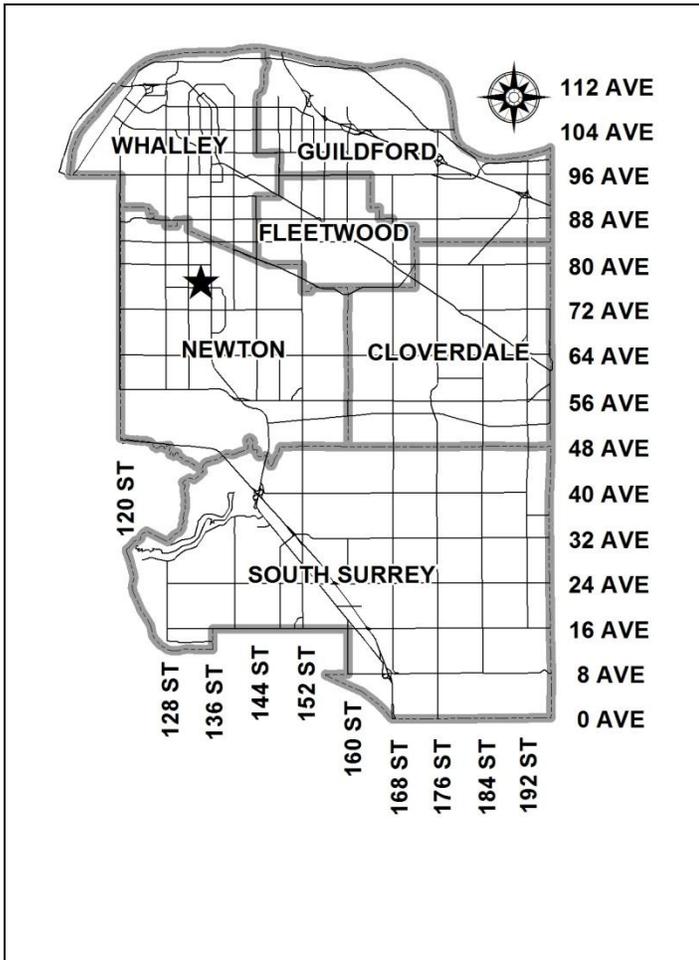
IL

OCP DESIGNATION:

Industrial

LAP DESIGNATION:

General 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.
- The proposed CD Zone is in keeping with the Industrial designation in the OCP and the General Industrial designation in the LAP. The building on the site is more suitable for office uses, but the existing IL zoning permits a limited range office uses only.
- The proposed development involves a relocation and expansion of an existing property management office from a similar site in the general area.
- In view of the characteristics of the existing building and the limited office uses being applied for, the Planning & Development Department has no objection to allowing administration and industrial operation offices, in addition to the uses permitted under the existing IL Zone on the property.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Light Impact Industrial Zone (IL)" (By-law No. 12000) 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.

REFERRALS

Engineering: The Engineering Department has no objection to the project. There are no engineering requirements relative to the rezoning application.

SITE CHARACTERISTICS

Existing Land Use: Two-storey industrial building, previously used by Kwantlen Polytechnic University, accommodating office and educational uses and some limited warehouse uses.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 77 Avenue):	Industrial use.	Industrial/General Industrial	IL and LUC No. 339
East:	Industrial use.	Industrial/General Industrial	IL
South:	Commercial, industrial and residential uses.	Industrial/General Industrial	RA and CHI
West:	Industrial use.	Industrial/General Industrial	LUC No. 339

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located on the south side of 77 Avenue in the Central Newton area. The site is designated Industrial in the Official Community Plan (OCP) and General Industrial in the Central Newton Local Area Plan (LAP).
- There is an existing building on the property located at 13468 – 77 Avenue. This building was built in the early 1980s. At that time, Development Permits were not required for buildings on Industrial sites. Therefore, there is no Development Permit on the subject site. However, the building plans were reviewed and approved by the Advisory Design Panel (ADP) as part of the Building Permit application process. The building was divided into four (4) strata lots in 1982.
- A landscaping plan was provided with the original Building Permit application (Appendix II). The existing landscaping on the site is generally in keeping with the landscaping plan.
- A Building Permit application was made in 1981, in order to construct a one-storey building on the property. In 1983, after Kwantlen Polytechnic University bought the property from the builder, they made a Building Permit application in order to construct a second storey on the existing building, and to renovate the interior of the building to accommodate office and educational uses. Kwantlen has now moved its administrative offices and programs previously offered at the subject site to its new campus in Cloverdale.
- The existing building is approximately 3,444 square metres (37,000 sq. ft.) in size. The building is a concrete tilt-up structure. The building floor plan includes office and classroom spaces, with some limited warehouse space (Appendix II).
- The rear yard setback of the existing building does not conform to the current zoning. The proposed CD Zone does not address existing building non-conformity. Any new building constructed on the site will be required to meet the requirements of the CD Zone, including setbacks, which are in line with the requirements set out in the IL Zone.
- There are no buildings on the property at 13778 – 77 Avenue. There is a parking lot on this site, which serves the building located at 13468 – 77 Avenue. There are a total of 166 parking stalls on the site. This far exceeds the minimum requirement for 103 parking stalls, based on a ratio of 3 spaces per 100 square metres (1,075 sq. ft.) of floor space for office uses.
- The subject site has been vacant for approximately one (1) year, during which time Kwantlen has had the property listed for sale. Kwantlen has found a potential buyer, Baywest Management Corporation, a residential property management corporation. Baywest is currently located at 13520 – 78 Avenue, one block north of the subject site. Their current site is too small for its expanding operations, and they would like to relocate to the subject site, at 13448 and 13468 – 77 Avenue. Baywest has made Kwantlen an offer to purchase the subject site. One of the subjects of the sale is that the site be rezoned in order to accommodate additional office uses so that they can use the site for their business operations.
- As no changes are proposed to the exterior of the building, a Development Permit is not required.

Proposal

- The applicant proposes to rezone the subject site from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)" (based on IL) in order to allow additional office uses. Baywest proposes to use the building for property management, maintenance operations, centralized contracting services, and software development and software support.
- The IL Zone allows limited office uses, which are limited to the following:
 - Architectural and landscape architectural offices;
 - Engineering and surveying offices;
 - General contractor offices;
 - Government offices; and
 - Utility company offices.
- The proposed CD Zone would allow two additional office uses: administration offices and industrial operations offices. These uses would accommodate Baywest's needs without expanding the allowable office uses beyond the general intent of the IL Zone.
- Other than the addition of the administration and industrial operations office uses, the CD Zone is in keeping with the IL Zone.

Planning Rationale

- The proposed CD Zone is in keeping with the Industrial designation in the OCP and the General Industrial designation in the LAP. The building on the site is more suitable for office uses, but the existing IL zoning permits a limited range office uses.
- The proposed development involves a relocation and expansion of an existing property management office from a similar site in the general area.
- In view of the characteristics of the existing building and the limited office uses being applied for, the Planning & Development Department has no objection to allowing administration and industrial operations offices, in addition to the uses permitted under the existing IL Zone on the property.
- The building was previously used by Kwantlen Polytechnic University for administration office uses. As such, the uses proposed by Baywest are in line with the previous uses on the site.
- The proposed uses are considered to be compatible with adjacent developments within the area.

PRE-NOTIFICATION

Pre-notification letters were sent out on March 30, 2010. Staff received one (1) telephone call from a neighbouring business operator who asked for some additional information on the proposal. The caller raised no concerns about the proposal.

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. Site Plan, Building Elevations Landscape Plans and Perspective
- Appendix III. Proposed CD By-law

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: R.A. (Rick) Johnson
 Address: 3184 – 204 Street
 Langley, BC
 V2Z 2C7
 Tel: 604-530-6283

2. Properties involved in the Application
 - (a) Civic Addresses: Units 1 to 4, 13468 – 77 Avenue, 13448 – 77 Avenue

 - (b) Civic Address: 13448 – 77 Avenue
 Owner: Kwantlen Polytechnic University
 PID: 005-174-465
 Lot 115 Section 20 Township 2 New Westminster District Plan 53986

 - (c) Civic Address: Units, 1, 2, 3 & 4, 13468 – 77 Avenue
 Owner: Kwantlen Polytechnic University
 PID: 001-937-511, 001-937-529, 001-937-537, 001-937-553
 Strata Lots 1, 2, 3 & 4, Section 20 Township 2 New Westminster District Strata
 Plan NW1747 Together with an Interest in the Common Property in Proportion
 to the Unit Entitlement of the Strata Lot as Shown on Form 1

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

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: CD (based on IL)

Required Development Data	Minimum Required / Maximum Allowed	Existing
LOT AREA* (in square metres)		
Gross Total		8,056 m ²
13448 - 77 Avenue		4,026 m ²
13468 - 77 Avenue		4,030 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	52%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	7.5 m
Rear	7.5 m	1.0 m
Side #1 (East)	7.5 m	11.0 m
Side #2 (West)	0.0 m	4.2 m
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m	7.2 m
Accessory		
NUMBER OF RESIDENTIAL UNITS	0	
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	0	
FLOOR AREA: Commercial	0	
Retail		
Office		
Total		
FLOOR AREA: Industrial		3,444 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		3,444 m ²

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)	1.00	0.85
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		166
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		166
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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