

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

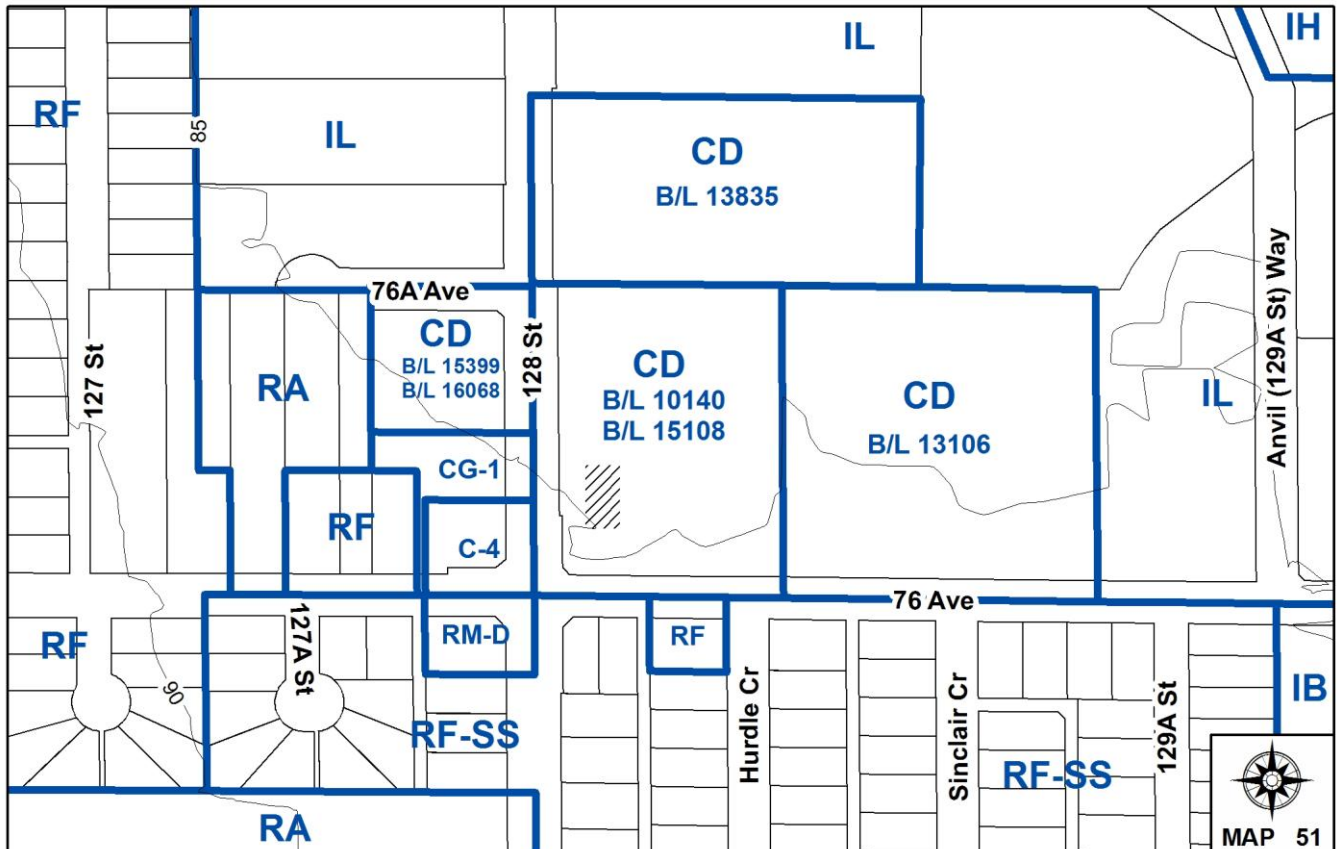
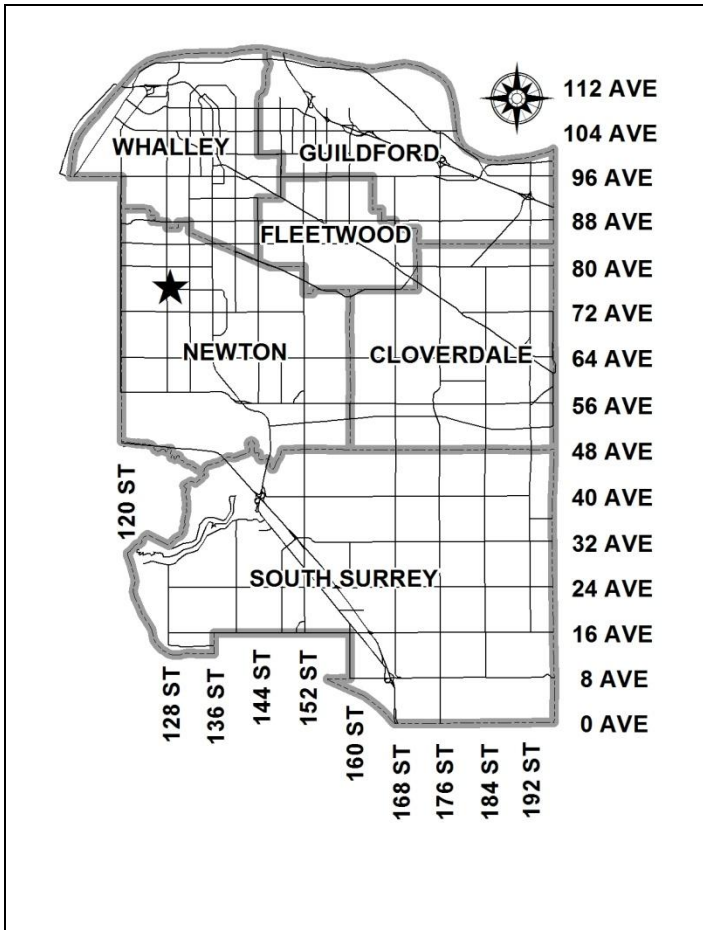
File: 7910-0105-00

Planning Report Date: July 12, 2010

**PROPOSAL:**

- Amend **CD By-law** No. 10140, as amended in order to include a medical office as a permitted use on Strata Lots 2, 4 and 6

**LOCATION:** 12827 - 76 Avenue  
**OWNER:** All Owners Under Strata Plan NW3244  
**ZONING:** CD (By-law Nos. 10140 and 15108)  
**OCP DESIGNATION:** Industrial  
**LAP DESIGNATION:** Industrial



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Amending CD By-law Nos. 10140 and 15108.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The existing CD Zone (Nos. 10140 and 15108) allows a range of general and service industrial uses. The applicant seeks to amend the CD Zone to add medical office as a permitted use to three (3) strata lots on the site.

### RATIONALE OF RECOMMENDATION

- The proposed CD amendment would expand the limited range of office-related uses currently permitted on-site by adding medical office as a permitted use on 3 specific strata lots. The three (3) strata lots are located in a prominent area of the site.
- Office use is allowed under the IB Zone. A number of industrial properties in the vicinity permit a variety of office uses. No additional retail uses are proposed.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Comprehensive Development By-law No. 10140, as amended, and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issue prior to final adoption:
  - (a) the applicant discharge the following legal documents currently registered on title: [1] the Section 215 Restrictive Covenant (AC313134); and [2] the Statutory Building Scheme (AD149436) which regulate permitted land uses on the subject property.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Multi-tenant service commercial/industrial building with various office, retail and light impact industrial uses.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North and East:	Multi-tenant industrial buildings.	Industrial/General Industrial and High-Impact Industrial	CD (By-law No. 13835 and 13106)
South (Across 76 Avenue):	Single family residential.	Urban/Urban Single Family Residential	RF and RF-SS
West (Across 128 Street):	Multi-tenant industrial building, gas station and convenience store.	Urban and Industrial/General Industrial and Urban Single Family Residential	C-4, CG-1 and CD (By-law No. 16068)

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is 1.47 hectares (3.64 acres) in area and located on the north side of 76 Avenue between 128 Street and 129A Street (Anvil Way).
- The property is designated “Industrial” in the Official Community Plan (OCP) and “General Industrial” in the Newton Local Area Plan (LAP).

- The subject property is currently zoned “Comprehensive Development (CD)” (By-law No. 10140 and 15108) which permits a range of light impact and service industrial uses. The applicant is proposing to amend the existing CD By-law in order to add medical offices as a permitted use on Strata Lots 2, 4 and 6.

#### CD By-laws (By-law Nos. 10140 and 15108)

- The subject property contains 2 commercial/industrial buildings with various ancillary office, limited retail as well as light impact industrial uses.
- The subject property is regulated by a CD Zone (By-law No. 10140) which Council approved under File No. 5689-0126-00 in November, 1989. The CD Zone is based on service industrial (I-S) and general industrial (I-G) uses specified under Surrey Zoning By-law No. 5942, 1979. The service industrial uses are oriented toward the street frontages on 128 Street and 76 Avenue. In contrast, the general industrial uses are restricted to portions of the building without street frontage to minimize the impact on adjacent residential properties (Appendix III).
- The existing zone was amended in September, 2003 (By-law No. 15108) to allow the addition of “taxi dispatch service without storage of taxis on the lot” as a permitted use.
- Permitted office uses are currently limited to the following:
  - Government offices;
  - Utility company offices;
  - General contractor offices;
  - Engineering and surveying offices; and
  - Architectural and landscape architectural offices.

#### Proposal

- The applicant is proposing to add “medical office” as a permitted use, specifically limited to Strata Lots 2, 4 and 6. These strata lots are situated at a prominent location at the corner of 76 Avenue and 128 Street.
- The subject property is located within a larger transition area from high impact and general industrial uses to the north, east and west toward residential properties located to the south and east. A number of adjacent industrial properties are regulated by CD By-laws that permit a variety of office, limited retail and light impact industrial uses. There are already some limited office uses on-site. As a result, the addition of medical office uses to Strata Lot 2, 4 and 6 can be considered given the mixture of existing service commercial and industrial uses within the surrounding area. No additional retail uses are proposed. The proposal will allow medical office use in Strata Lots 2, 4 and 6 only. Other types of professional offices will not be permitted.
- The proposed expansion of office uses remains generally consistent with the Industrial designation and emerging character of land uses in the surrounding neighbourhood. Overall, the property’s exposure and visible location on two existing arterial roads (128 Street and 76 Avenue) provides a suitable location for medical office use.

- The current CD By-law was drafted under the I-S and I-G Zones of the previous Surrey Zoning By-law, 1979, No. 5942. However, the major provisions of either the I-S or I-G Zones were not included within the CD By-law. City staff are recommending the basic provisions of the I-G Zone, in terms of density, lot coverage, subdivision and building height, be incorporated within the CD By-law Amendment in order to better reflect the existing development on the site. This will provide greater certainty in the future administration of the CD Zone.

#### Parking requirements

- The applicant was required to provide 183 parking stalls under File No. 5689-0126-00. These parking stalls form part of a shared parking arrangement between individual strata lots.
- Under Surrey Zoning By-law No. 5942, three parking spaces are required for every 1 doctor using the medical office with one additional parking stall for every 2 employees. As a result, the medical office uses are expected to require approximately 15 parking stalls for patients and staff. Given this is similar to the parking requirements for other permitted uses on the site, the amount of available on-site parking, the added land use is not expected to have an impact on parking requirements or demand in future.
- The overall parking requirements for the site assume a range of tenancies that may change over time. In terms of parking requirements, the proposal is deemed to comply with the permitted range of existing uses on the site, which includes offices.

#### PRE-NOTIFICATION

Pre-notification letters were sent out on June 22, 2010. However, no responses were received from area residents.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners & Action Summary
Appendix II.	Site Plan
Appendix III.	Site Plan Illustrating Location of Permitted Service Industrial (I-S) and General Industrial (I-G) Uses
Appendix IV.	Proposed CD By-law Amendment

Jean Lamontagne  
General Manager  
Planning and Development

MRJ/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:                      Shailinder S. Bhullar  
                         Address:                      157 Viscount Place  
                                                              New Westminster, BC  
                                                              V3M 6L4  
                         Tel:                                      778-773-0899
  
2.      Properties involved in the Application
  - (a)      Civic Address:                      12827 – 76 Avenue
  
  - (b)      Civic Address:                      12827 – 76 Avenue (Strata Lot 2, 4 and 6)  
                         Owner:                                      All Owners Under Strata Plan NW3244  
                         PID:    016-035-836, 016-035-852 and 016-035-887  
                         Strata Lots 2, 4 & 6, Section 20 Township 2 New Westminster District Strata Plan  
                         NW3244 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 amend CD By-laws Nos. 10140 and 15108.