

City of Surrey
PLANNING & DEVELOPMENT REPORT

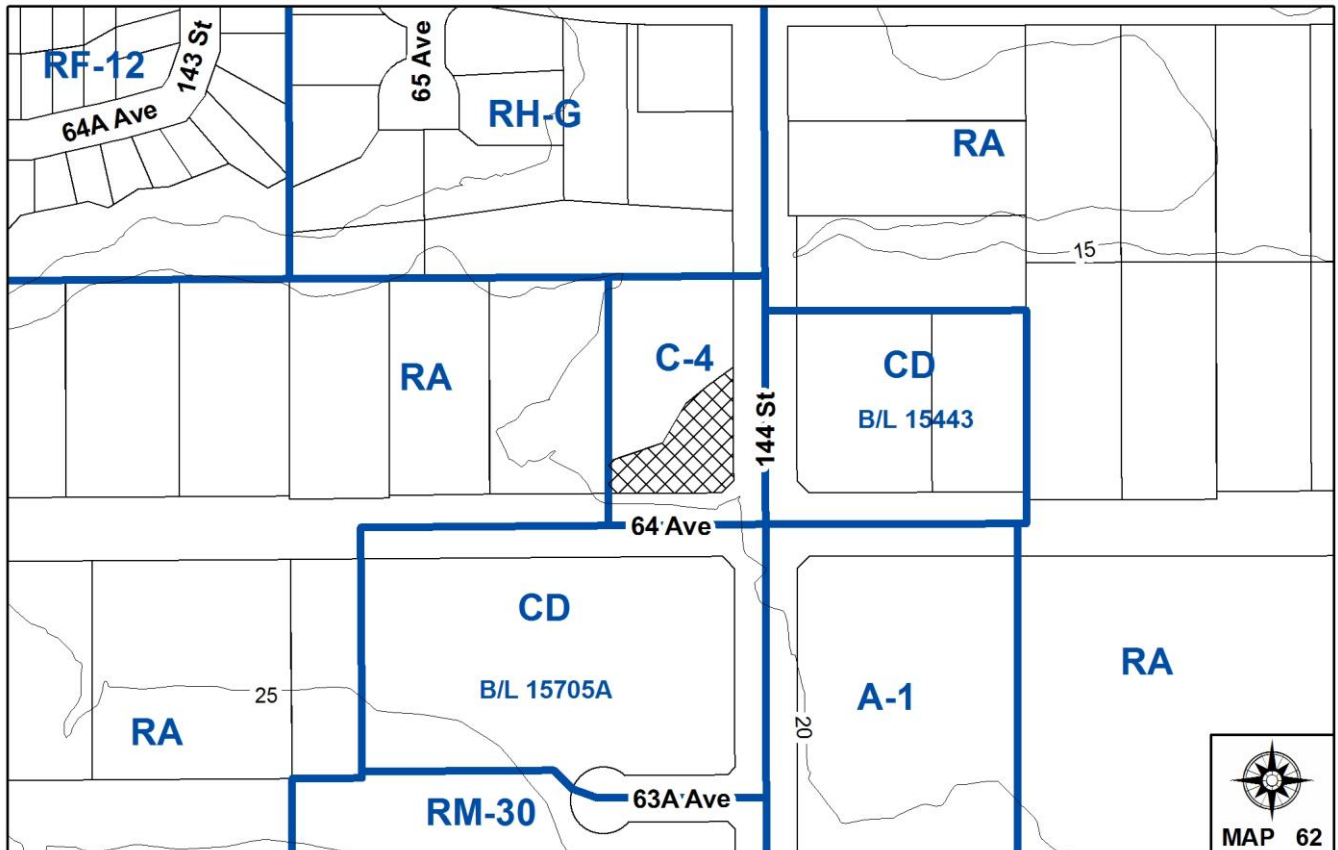
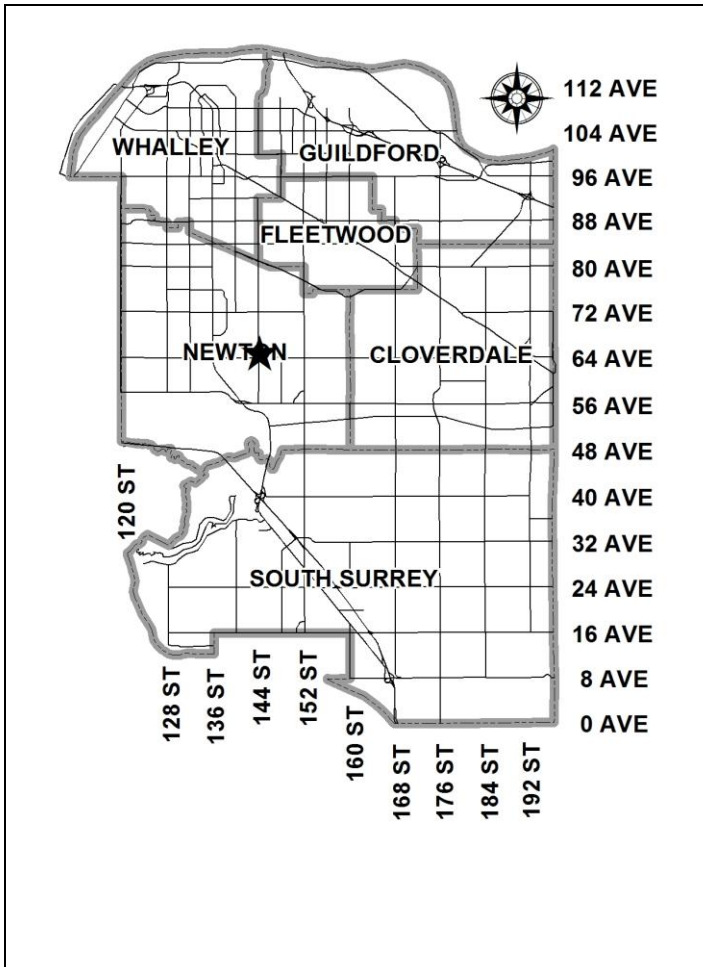
File: 7910-0112-00

Planning Report Date: July 26, 2010

PROPOSAL:

- **Rezoning** from C-4 to CD (based on C-4) in order to allow additional permitted uses including office uses and general service uses to an existing commercial building.

LOCATION: 14377 - 64 Avenue
OWNER: Sullivan Corner Holdings
ZONING: C-4
OCP DESIGNATION: Urban
NCP/LAP DESIGNATION: Townhouse (15 upa) or Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A rezoning is required to permit additional office general service and community service uses on the subject site.

RATIONALE OF RECOMMENDATION

- The proposed additional uses are within the allowable uses under the C-5 Zone and maintain the neighbourhood nature of the commercial development.
- The additional uses allow more flexibility in attracting tenants to the vacant units of the building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Local Commercial Zone (C-4)" (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) completion of the garbage screen area on the development that was approved under application No. 7904-0209-00.

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: Small commercial operation.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Riparian area.	Urban/Park	Vacant/Park
East (Across 144 Street):	Gas station/retail convenience store.	Urban/Mixed Commercial/ Residential Townhomes	CD (By-law No. 15443)
South (Across 64 Avenue):	Vacant land. Proposed commercial development that was approved in December 2003 under File No. 7903-0454-00.	Urban/Creek and Riparian Setback	CD (By-law No. 15705A)
West:	Single family residential.	Urban/Creek and Riparian Setback	RA

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located at the northwest corner of the 64 Avenue and 144 Street intersection. The site is zoned "Local Commercial Zone (C-4)" and designated either 'Townhouse' or 'Commercial' in the South Newton Neighbourhood.
- The applicant proposes a small modification to the existing C-4 Zone to permit office use as a permitted use under a new CD Zone. No changes to parking requirements or site layout is proposed or required.
- The existing development is a two-storey commercial building consisting of 370 square metres (4,000 sq.ft) of commercial space (three commercial units on the ground floor and one commercial unit on the second floor), and approximately 164 square metres (1,750 sq.ft) of residential space on the second floor.
- The site was developed under application No. 7904-0209-00 and completed construction approximately 2 years ago. The applicant has had trouble leasing the second floor commercial unit due to the limitations of the C-4 Zone.

Proposed CD Zone

- The applicant has applied to rezone the subject site to permit additional office and service related uses on the subject property. The applicant has, to date, been unable to successfully find a tenant for the upstairs commercial retail unit and it is hoped that by permitting the rezoning and additional uses, that this commercial unit will be more successful at attracting and retaining tenants.
- The proposed CD Zone (Appendix III) retains all of the features of the existing C-4 Zone, but permits additional uses normally associated with a C-5 Commercial Zone, including:
 - Office Uses (excluding social escort services and methadone clinics);
 - General Service Uses (excluding funeral parlours, drive-through banks, and vehicle resales); and
 - Community Services.
- These proposed changes, while allowing a slightly different range of uses than just the C-4 Zone, will not change the fundamental nature of the development as a place for local serving commercial uses, including but not limited to coffee shops, convenience stores.
- It is noted that one of the conditions required under the previous rezoning and development permit application (No. 7904-0209-00) to provide garbage screening and has not been fulfilled by the applicant. Therefore, the completion of this unfulfilled commitment will be a condition of final approval of this rezoning application.

PRE-NOTIFICATION

- Pre-notification letters were sent to neighbouring properties and a development sign installed in June 2010. Staff have received no comments with respect to the proposed rezoning.

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

Jean Lamontagne
General Manager
Planning and Development

GM/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: Dalbir Dosanjh, Sullivan Corner Holdings
 Address: 11930 Cottonwood Avenue
 Delta, BC
 V4E 3J9
 Tel: 604-721-9537

2. Properties involved in the Application
 - (a) Civic Address: 14377 – 64 Avenue

 - (b) Civic Address: 14377 – 64 Avenue
 Owner: Sullivan Corner Holdings Ltd., Inc. No. BCo767810
 PID: 028-014-359
 Lot 1 Section 16 Township 2 New Westminster District Plan BCP42090

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

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	1,594 m ²	
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	40%	22%
SETBACKS (in metres)		
South	4.6 m	4.6 m
East	4.6 m	4.6 m
Northwest	7.5 m	12.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m	9 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		167 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		372 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	638 m ²	539 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)		
FAR (net)	0.40	0.34
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	12	12
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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