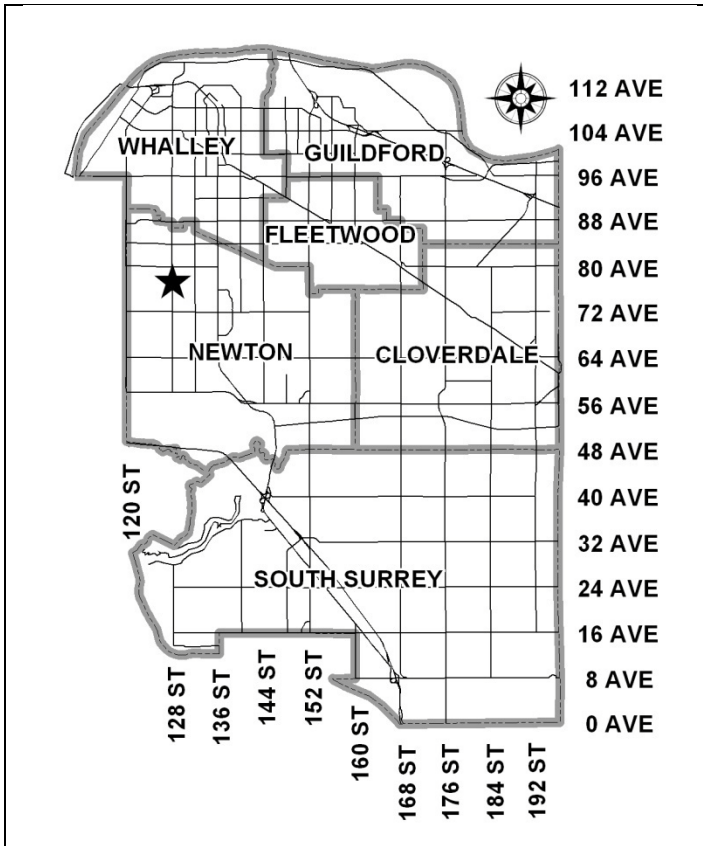


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7908-0135-00

Planning Report Date: December 12, 2011



**PROPOSAL:**

- **Rezoning** from RA to CD (based on IB/IL with retail uses)

in order to permit a broad range of office uses, general service uses and retail uses.

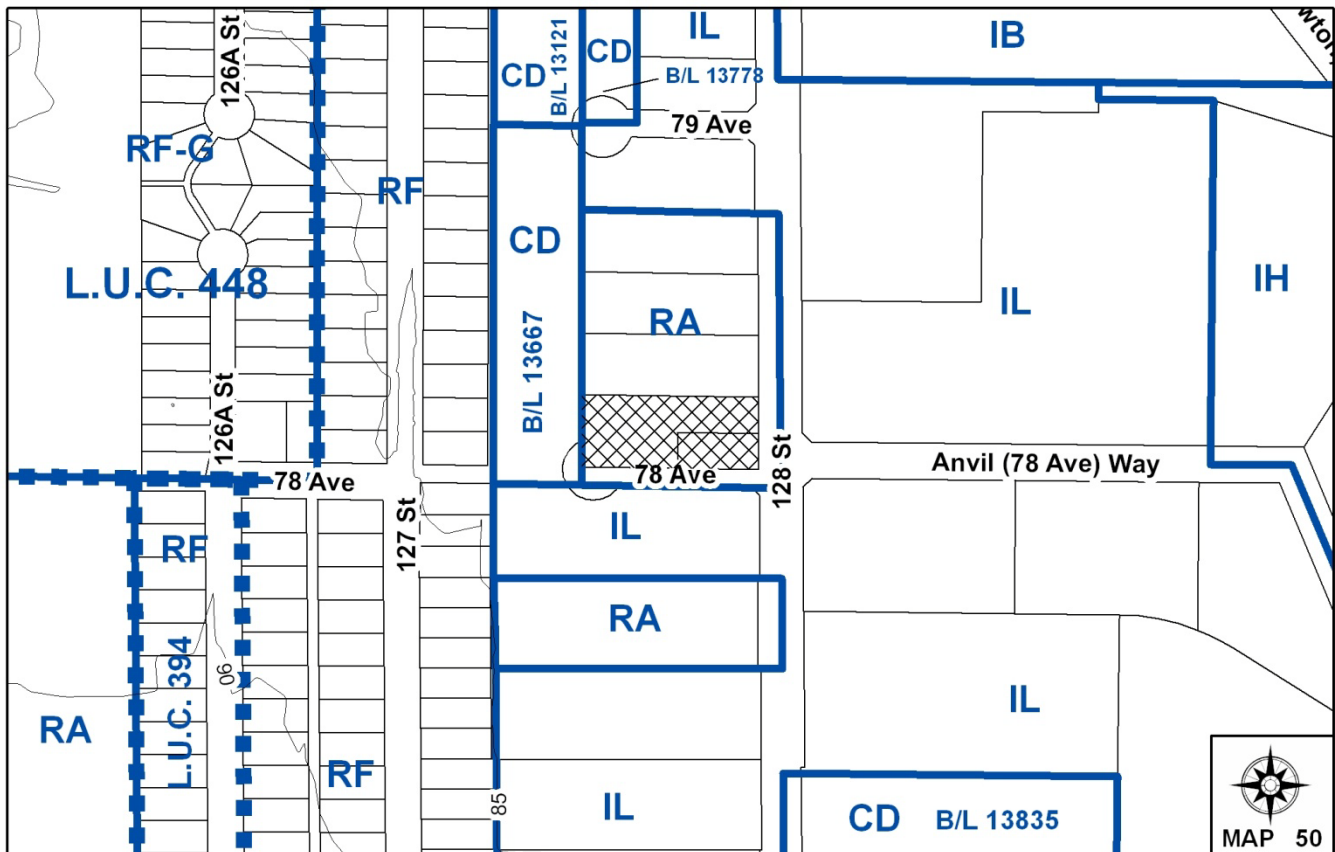
**LOCATION:** 7815 and 7803 - 128 Street

**OWNER:** Samta Enterprises Corporation

**ZONING:** RA

**OCP DESIGNATION:** Industrial

**LAP DESIGNATION:** General Industrial



### RECOMMENDATION SUMMARY

- The Planning & Development Department recommends that the rezoning proposal be denied.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed rezoning would permit a range of office uses, general service uses and retail uses not currently permitted in industrial designated properties.

### RATIONALE OF RECOMMENDATION

- The intent of the "Industrial" designation in the OCP and "General Industrial" designation in the Central Newton Local Area Plan (LAP) is to ensure the subject property is primarily reserved for industrial activities.
- The Employment Lands Strategy Study (2008) states that: "Industrial land shall be protected for industrial use." In addition, the strategy encourages the type of uses sought by the applicant within Newton to major transportation corridors (e.g. King George Boulevard, No. 10 Highway and Scott Road/120 Street) as well as Newton Town Centre.
- The subject property and surrounding neighbourhood are primarily industrial in nature and zoned "Light Impact Industrial (IL)" or "Comprehensive Development (CD)" (based on IL). In addition, several adjacent properties including those directly north at 7825 – 128 Street and 7843 – 128 Street are currently under application for rezoning to IL (File No. 7906-0483-00).
- The proposed rezoning, if approved, would erode the industrial land base along 128 Street and permit further encroachment of office uses, general service uses and retail uses not appropriate for the industrial designated properties within the area.
- The proposed multi-tenant industrial building would provide 32 parking spaces based upon a combination of industrial and second-floor office uses. However, the proposed rezoning would permit a broader range of office uses, general service uses and retail uses that require more on-site parking than currently proposed. As a result, the subject property would not meet the minimum parking requirements under Zoning By-law No. 12000.

RECOMMENDATION

The Planning & Development Department recommends that this application be denied.

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: Single family dwellings

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North, West and South (Across 78 Avenue):	Vacant land and multi-tenant industrial buildings	Industrial/General Industrial	RA, IL & CD (B/L 13667)
East (Across 128 Street):	Building supply centre and multi-tenant industrial building	Industrial/High Impact Industrial	IL

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located on the north side of 78 Avenue and presently zoned "One-Acre Residential (RA)". The property is designated "Industrial" in the Official Community Plan (OCP) and "General Industrial" in the Central Newton Local Area Plan (LAP).
- The applicant is proposing to consolidate the subject properties in order to construct a 2,234 square metre (24,046 sq. ft.) multi-tenant building with a broad range of office uses, general service uses and retail uses. In particular, the applicant proposes similar uses to those allowed within CD By-law No. 13106 at 12899 – 76 Avenue which include uses related to interior design and building renovation projects such as showrooms, sales and service centres for wallpaper, paint, finishing materials, flooring, kitchen cabinets and window coverings as well as lighting, plumbing, kitchen and bathroom fixtures. In addition, the CD By-law permits a wide range of retail uses that include ceramic supplies and showrooms, glass shows, furniture stores, hobby brewing stores as well as party rental stores.

### Arguments in Support of Rezoning

- The applicant purchased the subject properties in order to construct a multi-tenant building and initially proposed rezoning from RA to CD (based on IL) with 33% retail uses. A broader range of office uses, general service uses and retail uses would attract new business to Central Newton.

### Arguments Against Rezoning

- The intent of the "Industrial" designation in the OCP and "General Industrial" designation in the Central Newton Local Area Plan (LAP) is to ensure the subject property is primarily reserved for industrial activities. In contrast, the applicant is attempting to develop the site in Central Newton with a broader range of office, general service and retail uses better suited to commercial designated areas.
- The Employment Lands Strategy Study (2008) states that: "Industrial land shall be protected for industrial use." In addition, the strategy encourages commercial activities within Newton to be located on major transportation corridors (e.g. King George Boulevard, No. 10 Highway and Scott Road/120 Street) as well as in Newton Town Centre. The Employment Lands Strategy specifically recommends that commercial businesses in the Newton Industrial Area be restricted to those servicing local needs including ancillary retail or commercial enterprises needed to support industrial activities and with limited retail floor area.
- The subject property and surrounding neighbourhood are primarily industrial in nature and zoned "Light Impact Industrial (IL)" or "Comprehensive Development (CD)" (based on IL). It is important to note that the surrounding CD Zones (based on IL) were established in order to eliminate Assembly Hall and Truck Parking Uses in response to concerns of the residential neighbours. In addition, several adjacent properties including those directly north at 7825 - 128 Street and 7843 - 128 Street are currently under application for rezoning to IL (File No. 7906-0483-00) (Appendix IV).
- The proposed rezoning, if approved, would further erode the industrial land base along 128 Street and permit further encroachment of office uses, general service uses and retail uses not permitted within industrial designated properties.
- The proposed multi-tenant building would provide roughly 32 parking spaces. The applicant's calculation is based upon a combination of industrial and second-floor office uses. However, the proposed rezoning would permit a broader range of office uses, general service uses and retail uses that require more on-site parking than currently proposed. City staff estimate that roughly 48 parking stalls could be required in order to accommodate the proposed uses. As a result, the subject property would not meet the minimum parking requirements under Zoning By-law No. 12000.
- Should Council allow the proposed development to proceed, the application should be referred back to staff to carry out the design review and drafting of an appropriate CD By-law.

### PRE-NOTIFICATION

Pre-notification letters were sent on September 8, 2011 and staff received no responses.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets and Survey Plan
- Appendix II. Site Plan and Floor Plans
- Appendix III. Engineering Summary
- Appendix IV. Map of adjacent properties under development application for rezoning

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

MRJ/kms

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## DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		3,978 sq. m.
Road Widening area		
Undevelopable area		
Net Total		2,990 sq. m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	60%	38%
SETBACKS ( in metres)		
Front		
Rear		
Side #1 (N,S,E, or W)		
Side #2 (N,S,E, or W)		
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)	18 m.	10.8 m.
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Industrial/Commercial		
Industrial/General Service/Retail		1,117 sq. m.
Office		1,117 sq. m.
Total		2,234 sq. m.
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		2,234 sq. m.

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

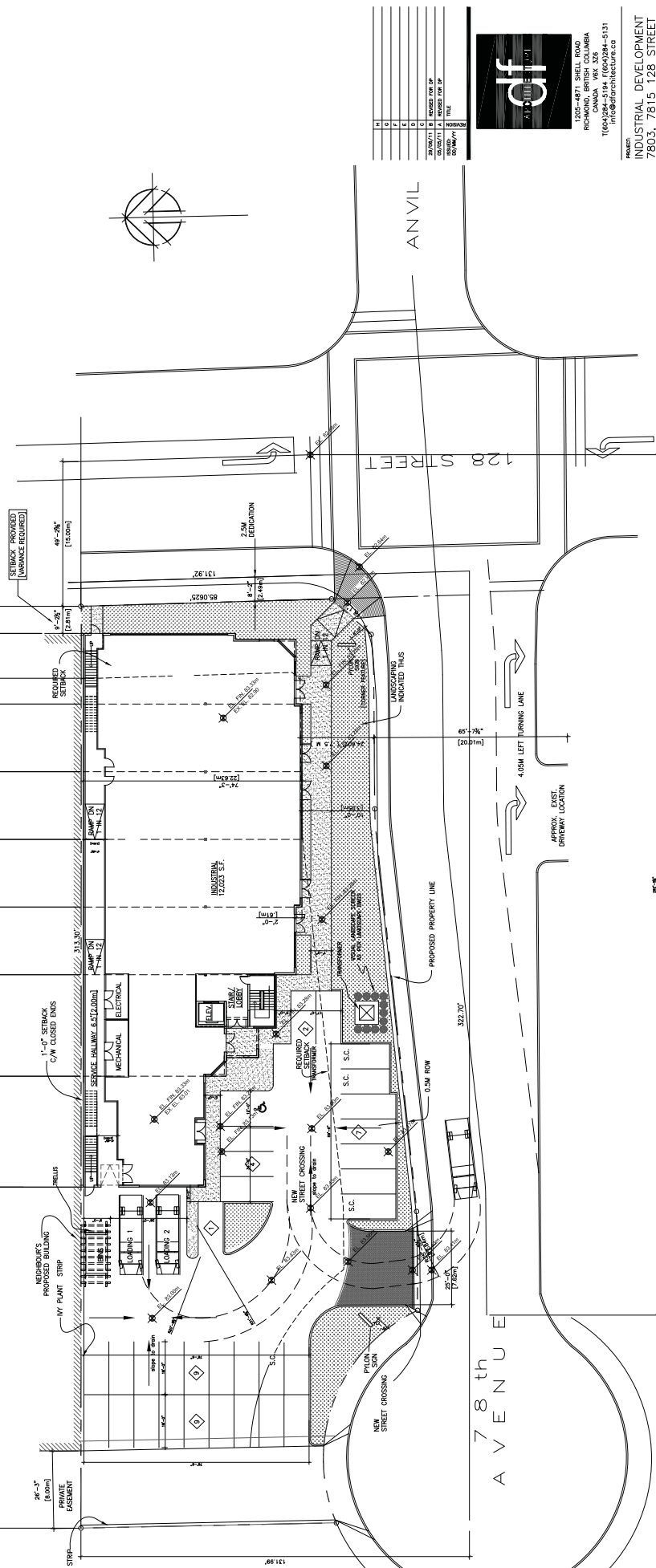
## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)	1.0	0.75
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		13
Office		19
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		32
Number of accessible stalls		1
Number of small cars		3
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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NOTES:



PROJECT: INDUSTRIAL DEVELOPMENT  
7803, 7815 128 STREET  
SURREY, BC

CLIENT: SCOTT BLVD. DEVELOPMENTS  
LTC.

NO.	DATE	DESCRIPTION
1	2024/01/12	ISSUED FOR I.P.
2	2024/01/12	ISSUED FOR I.P.
3	2024/01/12	ISSUED FOR I.P.
4	2024/01/12	ISSUED FOR I.P.
5	2024/01/12	ISSUED FOR I.P.
6	2024/01/12	ISSUED FOR I.P.
7	2024/01/12	ISSUED FOR I.P.
8	2024/01/12	ISSUED FOR I.P.
9	2024/01/12	ISSUED FOR I.P.
10	2024/01/12	ISSUED FOR I.P.

HEIGHT ALLOWED PROPOSED: 60'-0" (18M)  
35'-6" (10.82 M)

FLOOR AREA RATIO: 24,046 SQ.FT. / 31,669 MAX. ALLOWABLE

CIVIC ADDRESS: 7803 & 7815 - 128 STREET, SURREY, B.C.  
LEGAL DESCRIPTION: LOT A, PLAN 23098, PART NE 1/4 SECTION 19, TOWNSHIP 2, NWD PID-000-777-731  
LOT 1, PLAN 14232, SECTION 19, TOWNSHIP 2, NWD, EXCEPT PLAN 23098, PID-009-907-815

PARKING REQUIRED: 12023 SQF  
865 SQF  
102 SQF  
154 SQF  
122 SQF  
TOTAL: 10059 SQF

FLOOR AREA: 1117 S.M. 12,023 SQ.FT.  
1117 S.M. 12,023 SQ.FT.  
TOTAL: 2,234.0 S.M. 24,046 SQ.FT.

ZONING: EXISTING RA IL (CO BY LAW NO. 15399)  
PROPOSED IL (CO BY LAW NO. 15399)

LESS STAIRS/ELEVATOR INCLUSIVE  
LESS CORRIDOR  
LESS MECHANICAL  
LESS ELECTRICAL

BUILDING SETBACKS: 25.0' (7.5 m) EAST FRONT YARD  
23.0' (7.0 m) WEST REAR YARD  
0'-0" (0.0m) NORTH SIDE YARD  
24.6' (7.5 m) SOUTH SIDE YARD

SITE AREA: GROSS SQ.FT. 3,977.8 S.M. 42,817 SQ.FT.  
NET SQ.FT. 2,990.0 S.M. 31,669 SQ.FT.  
PROPOSED BUILDING AREA: 1117.0 S.M. 12,023 SQ.FT.

PARKING REQUIRED: 100% Cars X 1 = 9.35 CARS

PROPOSED BUILDING AREA: NET 38.0 %  
MAX. ALLOWABLE IL ZONE: 60 %

SECOND FLOOR OFFICES: 12023 SQF  
345 SQF  
1082 SQF  
87 SQF  
70 SQF  
TOTAL: 10439 SQF

PARKING REQUIRED: 100% Cars X 2 = 19.42  
= 29.77 SAY 29 CARS  
= 12.0 STALLS  
= 1.0 STALL

TOTAL PARKING REQUIRED: 29.77 SAY 29 CARS  
PARKING PROVIDED: 12.0 STALLS  
H/C PARKING PROVIDED: 1.0 STALL

SITE COVERAGE: 38.0 %  
MAX. ALLOWABLE IL ZONE: 60 %

SHEET TITLE: SITE PLAN

DATE: 2024/01/12

SCALE: 1/8" = 1'-0"

DRAWN: JACOB

CHECKED: [Signature]

DATE: 2024/01/12

PROJECT: INDUSTRIAL DEVELOPMENT



# INTER-OFFICE MEMO

**TO: Manager, Area Planning & Development  
- South Surrey Division  
Planning and Development Department**

**DATE: November 8, 2011**

**FILE: 7808-0135-00**

**FROM: Development Services Manager, Engineering Department**

**RE: Engineering Requirements (Industrial)  
Location: 7815/7803-128 Street**

## REZONE

### *Property and Statutory Right-of-Way (SRW) Requirements*

- dedicate 9.942 m to 5.482 m along 78 Avenue for 20 to 16 m road;
- dedicate 2.808 m along 128 Street for 30 m arterial;
- dedicate 8.0 m lane along west property line; and
- provide 0.5 m Statutory Right-of-way along 78 Avenue frontage.

### *Works and Services*

- construct 78 Avenue and lane along west property line.

A Servicing Agreement is required prior to Rezone.

Rémi Dubé, P.Eng.  
Development Services Manager

KH

