

City of Surrey
PLANNING & DEVELOPMENT REPORT

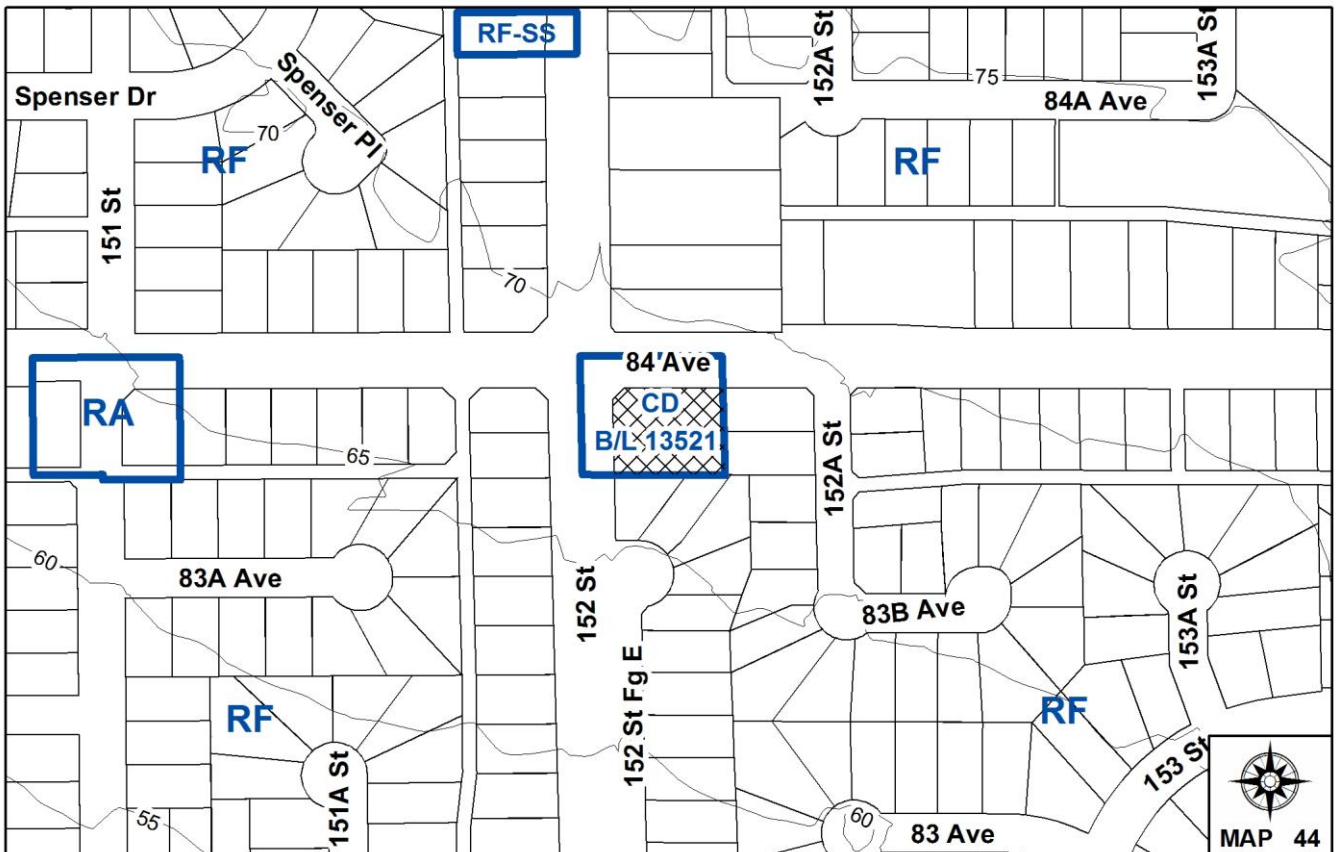
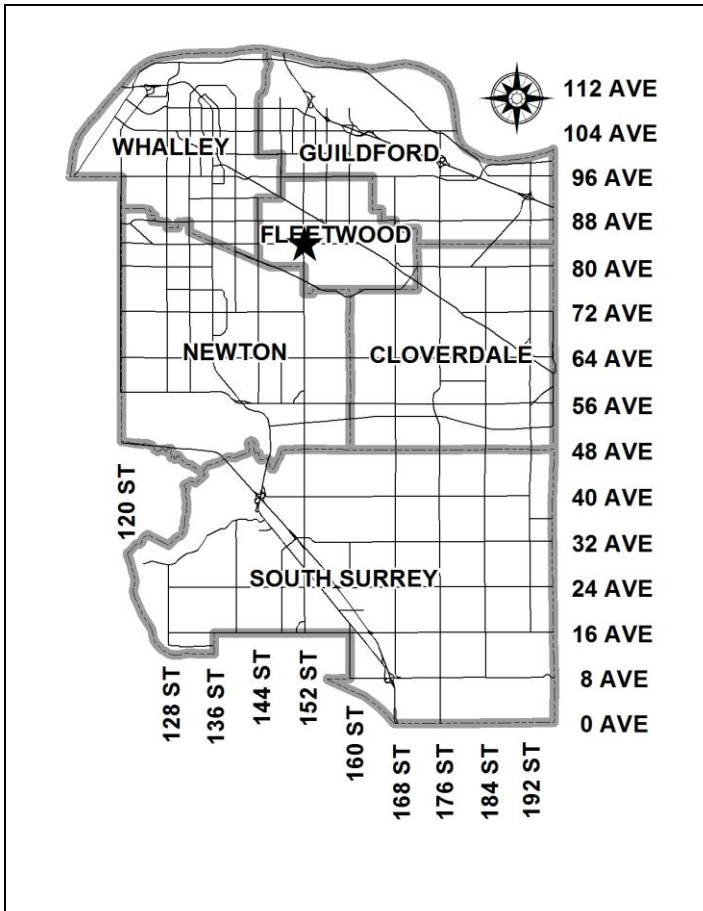
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Planning Report Date: October 4, 2010

PROPOSAL:

- Amend CD By-law 13521 (based on C-4) in order to permit the inclusion of a meat shop.

LOCATION: 15230 - 84 Avenue
OWNER: Gagan Investments Ltd.
ZONING: CD By-law 13521
OCP DESIGNATION: Urban
LAP DESIGNATION: Urban Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Amending CD By-law No. 13521

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed meat shop complements the other permitted uses at this location.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Comprehensive Development By-law No. 13521 by adding "meat shop" to the list of permitted retail uses and a date be set for Public Hearing.

REFERRALS

Engineering: The Engineering Department has no objection to the project as there are no engineering requirements for this application (Appendix III).

SITE CHARACTERISTICS

Existing Land Use: Local small scale commercial building with existing video rental store, a laundromat and convenience store, with second floor dwelling unit.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 84 Avenue):	Single family dwelling.	Urban	RF
East:	Single family dwelling.	Urban	RF
South:	Single family dwelling.	Urban	RF
West (Across 152 Street):	Single family dwelling.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject property is located at the northeast corner of 152 Street and 84 Avenue in Fleetwood. The property is designated Urban in the Official Community Plan (OCP), zoned Comprehensive Development (CD) By-law No. 13521 and approximately 1,711 square metres (18,382 sq. ft./0.42 acre) in size.
- The subject site was rezoned to CD By-law No. 13521 (Appendix V) on April 17, 2000 to permit development of a neighbourhood commercial building with one (1) dwelling unit on the second floor. Currently, there is a convenience store, a laundromat and a video rental and gift store on the ground floor.
- The applicant proposes to amend CD By-law No. 13521 to allow for a meat shop in Unit #103 which currently operates as a video rental and gift store.

- The applicant is proposing the amendment due to the strong decrease in video rental sales since becoming a tenant in 2006. The applicant proposes to operate a primarily fresh meat shop with some video rentals in the commercial retail unit.

Proposed CD By-law Amendment (Appendix IV)

- The applicant proposes to amend CD Bylaw No. 13521 (Appendix IV) to allow for a meat shop as an additional retail use. Section B. Permitted Uses is therefore, proposed to be amended.
- All other aspects of CD By-law No. 13521 will remain unchanged.
- The proposed “meat shop” maintains the intent of the current CD By-law to accommodate and regulate the development of a small-scale commercial development and complements the other existing uses at this location.

PRE-NOTIFICATION

Pre-notification letters were sent on September 2, 2010 and staff received one telephone call from a neighbouring resident with the following comment:

- The resident asked for clarification and additional information about the application. They expressed no concerns with the application.

(Staff provided the caller with details about the application.)

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.	Proposed Site Plan
Appendix III.	Engineering Summary
Appendix IV.	Proposed CD By-law Amendment
Appendix V.	CD By-law No. 13521

Jean Lamontagne
General Manager
Planning and Development

LC/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: Gurmukh Singh Bhangu, Music India
 Address: 7676 – 147A Street
 Surrey, BC V3S 8Z3
 Tel: 604-594-8182

2. Properties involved in the Application
 - (a) Civic Address: 15230 – 84 Avenue

 - (b) Civic Address: 15230 – 84 Avenue
 Owner: Gagan Investments Ltd., Inc. No. BCo674722
 PID: 024-825-131
 Lot 1 Section 26 Township 2 New Westminster District Plan LMP46046

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

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	1,884 m ²	1,884 m ²
Road Widening area	172 m ²	172 m ²
Undevelopable area	1,711.9 m ²	1,711.9 m ²
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	22.5%	22.5%
Paved & Hard Surfaced Areas	63.0%	63.0%
Total Site Coverage	85.5%	85.5%
SETBACKS (in metres)		
Front	14.3 m	14.3 m
Rear	7.5 m	7.5 m
Side #1 (North)	6.25 m	6.25 m
Side #2 (South)	14.6 m	14.6 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9.0 m	9.0 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Three Bedroom +	1	1
Total	1	1
FLOOR AREA: Residential	293.2 m ²	293.2 m ²
FLOOR AREA: Commercial		
Retail	377 m ²	377 m ²
Office		
Total	377 m ²	377 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	678 m ²	678 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	0.40
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)	11	11
Commercial	3	3
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	4	4
Residential Visitors	0	0
Institutional		
Total Number of Parking Spaces	18	18
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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