

City of Surrey
ADDITIONAL PLANNING COMMENTS

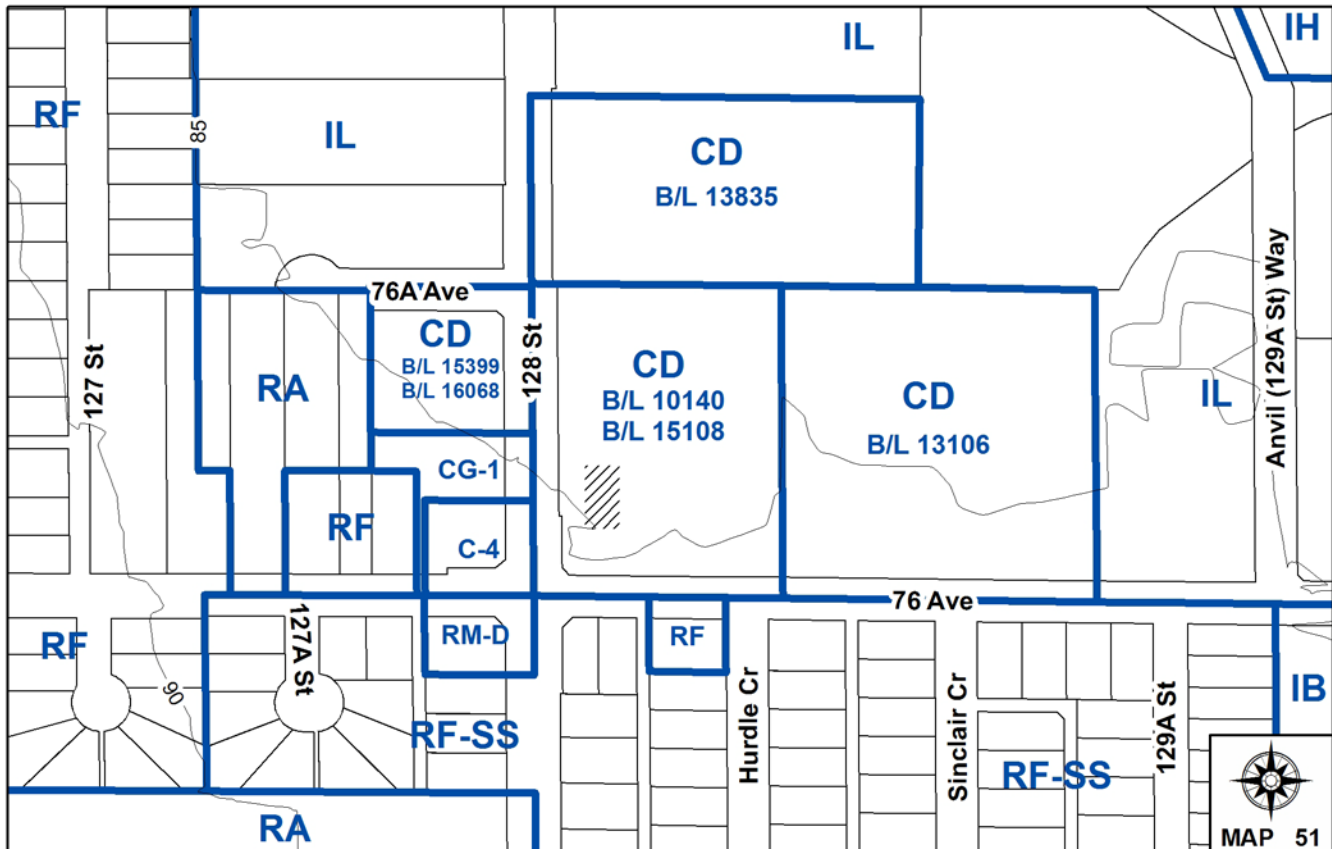
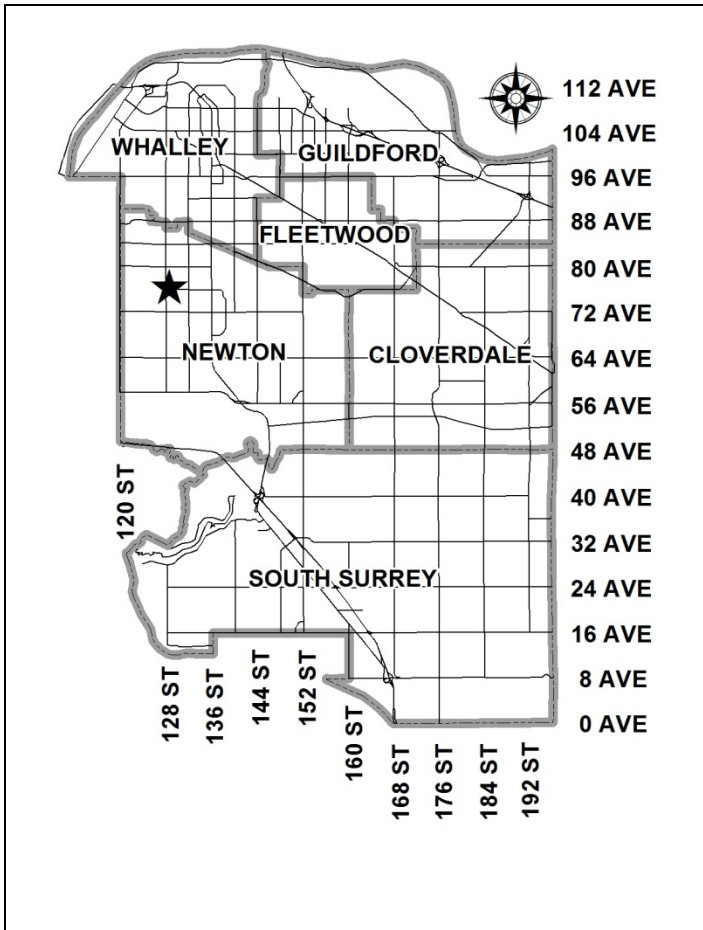
File: 7910-0289-00

Planning Report Date: January 24, 2011

PROPOSAL:

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

LOCATION: 12827 - 76 Avenue
OWNER: o879617 B.C. Ltd., Inc. No. 879617
ZONING: CD (By-law Nos. 10140, 15108 & 17216)
OCP DESIGNATION: Industrial
LAP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Amending CD By-law Nos. 10140, 15108 and 17216.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The existing CD Zone (Nos. 10140, 15108 and 17216) allows a range of general and service industrial uses. The applicant seeks to amend the CD Zone to add pharmacy as a permitted use to three (3) strata lots on the site.

RATIONALE OF RECOMMENDATION

- The proposed CD Amendment would expand the range of medical-related services currently provided on-site to include pharmacy as a permitted use on Strata Lots 2, 4 and 6.
- The addition of pharmacy as a permitted use would allow a pharmacist to dispense prescribed medication on-site, which is more convenient for clientele, given the lack of available pharmacies located within the surrounding neighbourhood.
- The applicant proposes to restrict the combined total floor area of the pharmacy permitted on Strata Lots 2, 4 and 6 to 41.8 square metres (450 sq.ft.) and can only be operated in conjunction with the medical office in order to prevent the proliferation of additional retail uses on site.

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.

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: 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 Nos. 15399 and 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, 15108 and 17216) which permits a range of light impact and service industrial uses as well as a medical office. The applicant is proposing to amend the existing CD By-law in order to add pharmacy as a permitted

use on Strata Lots 2, 4 and 6.

- The subject property is presently undergoing a separate rezoning process in order to address several on-site uses which are not currently permitted under the existing CD Zone (File No. 7910-0273-00). 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. As part of the rezoning process, City staff will work with the Strata Council to update the existing CD By-law in order to permit a range of uses which are similar to adjacent industrial designated properties regulated under Zoning By-law No. 12000 as well as ensure all current and future businesses operating at 12827 – 76 Avenue will comply with the range of uses permitted under the amended CD By-law.

CD By-laws (By-law Nos. 10140, 15108 and 17216)

- 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 residential properties located south of 76 Avenue (Appendix IV).
- 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.
- The CD Zone was further amended in July 2010 (By-law No. 17216) to allow for "medical office" as a permitted use on Strata Lots 2, 4 and 6.

Proposal

- The applicant is proposing to add "pharmacy" 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. The proposal will allow for the addition of pharmacy as a use on Strata Lots 2, 4 and 6 in conjunction with the medical office use. The proposed CD Amendment will restrict the maximum combined total floor area for pharmacy use to 41.8 square metres (450 sq.ft.). Other types of retail uses will not be permitted.
- The addition of pharmacy as a use in conjunction with the medical office use would allow a licensed pharmacist to dispense prescribed medication on-site which is more convenient for clientele given the lack of available pharmacies located within the surrounding neighbourhood.

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.
- Given the proposed pharmacy will occupy a small area (41.8 square metres/450 sq.ft.) and will operate in conjunction with the existing medical office, City staff anticipate that clientele of the proposed pharmacy will be patients from the medical office. Therefore, the existing parking stalls provided for medical office use should accommodate the pharmacy clientele. The proposed pharmacy land use is not expected to have an impact on parking requirements or demand in future.

PRE-NOTIFICATION

Pre-notification letters were sent out on December 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.	Engineering Summary
Appendix IV.	Site Plan Illustrating Location of Permitted Service Industrial (I-S) and General Industrial (I-G) Uses
Appendix V.	Proposed CD By-law Amendment

Original Signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MRJ/kms

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. 3/7/11 8:52 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Roger Jawanda, CitiWest Consulting Ltd.
 Address: 9030 King George Boulevard, Unit #101
 Surrey, BC
 V3V 7Y3
 Tel: 604-591-2213

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: 0879617 B.C. Ltd., Inc. No. 879617
 Director Information:
 Shailinder Singh Bhullar

No Officer Information Filed

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

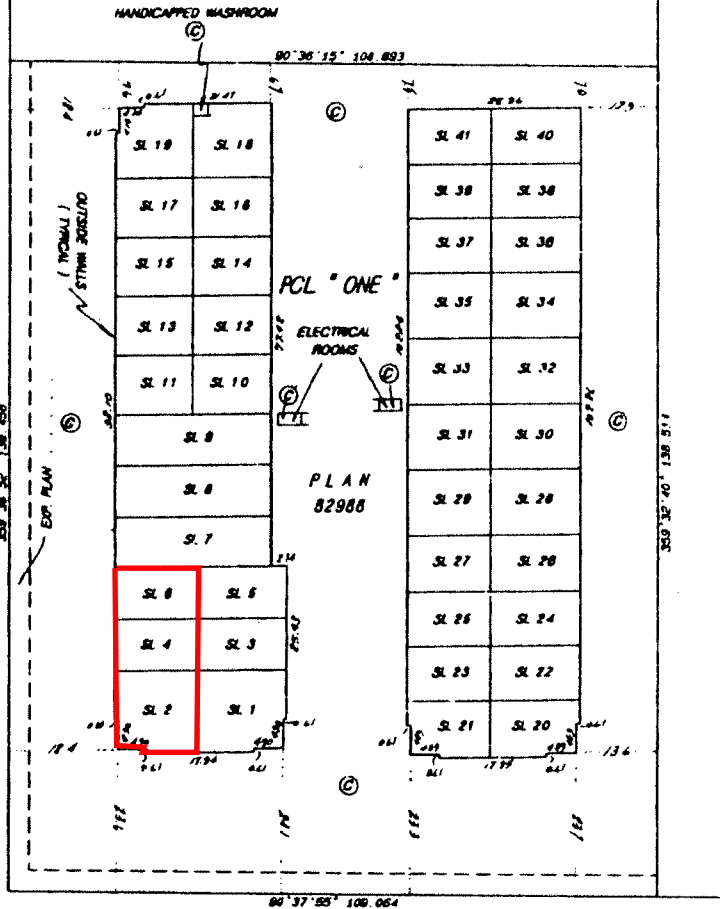
- (a) Introduce a By-law to amend CD By-laws Nos. 10140, 15108 and 17216.

SITE PLAN AND DIMENSIONS



128 th STREET

3
PLAN 8396



25
PLAN 28534

76 th AVENUE

FRONT SHEET SHEET 2 OF 11 SHEETS
STRATA PLAN NW 3244

1:5 7/8
MAY 1980
RFP
FILE 7771



INTER-OFFICE MEMO

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **January 19, 2011** PROJECT FILE: **7810-0289-00**

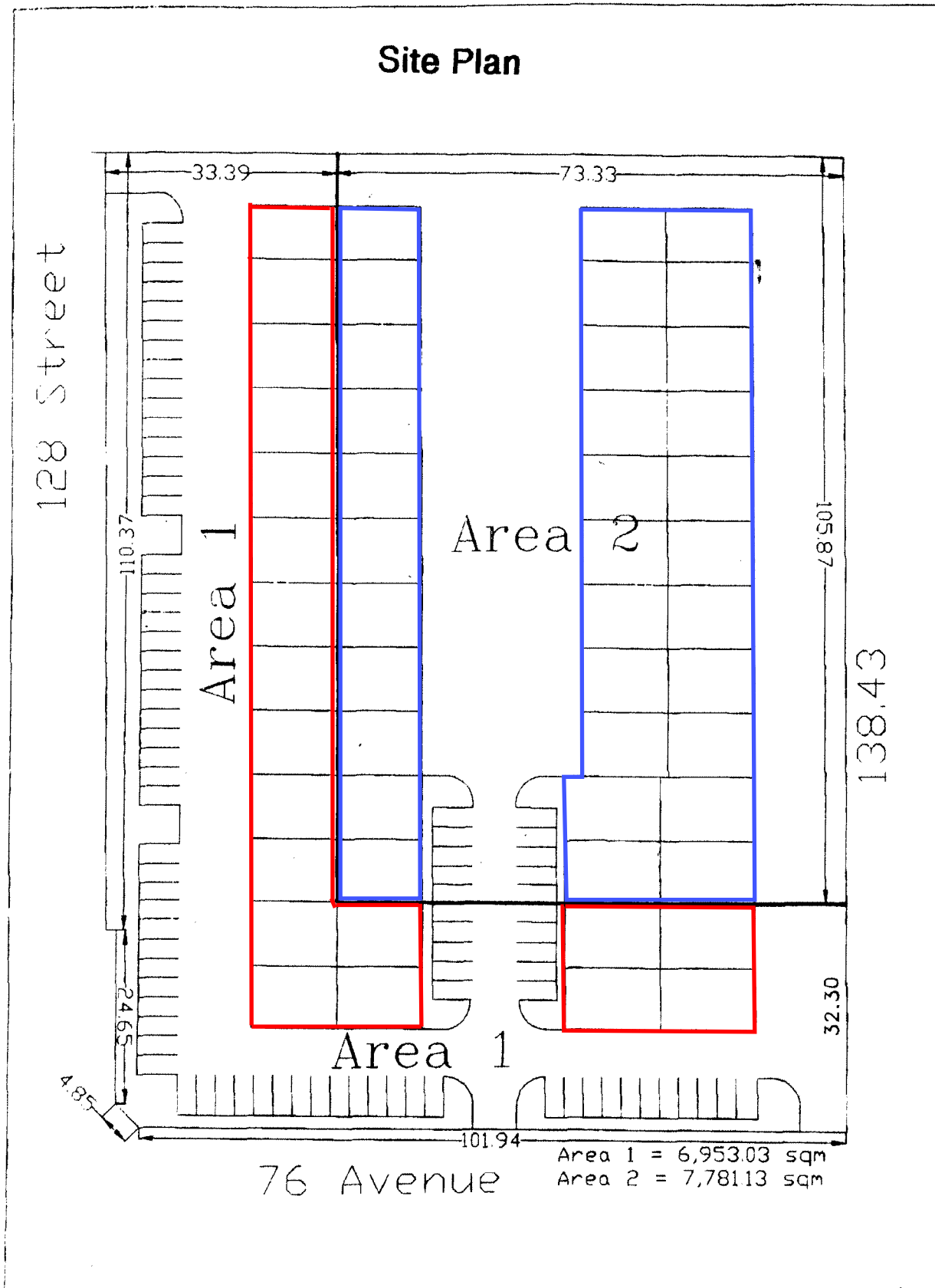
RE: **Engineering Requirements (Commercial/Industrial)
Location: 12827 76 Ave.**

REZONE***Property and Right-of-Way Requirements***

- dedicate 2.628 meters for a portion and 1.342 meters for another portion on 128th Street
- dedicate 3.442 meters on 76th Avenue including a 5 meter x 5 meter corner cut at the intersection of 128th Street and 76th Avenue

Bob Ambardar, P.Eng.
Development Project Engineer

BA



Service Industrial Uses (I-S)

Service Industrial Uses (I-S) and General Industrial Uses (I-G)

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1989, No. 10140, Amendment By-law, 2003, No. 15108, Amendment By-law, 2010, No. 17216

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THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1989, No. 10140, Amendment By-law, 2003, No. 15108, Amendment By-law, 2010, No. 17216, is hereby amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended as follows:

(a) In SCHEDULE "A", "Schedule of Permitted Land Use" under Section 1. Area 1, the following be inserted as the second on the list following the words "Medical Offices in Strata Lots 2, 4 and 6"; and before the words "All uses permitted in Part XLVIII I-S, Service Industrial Zone":

"Pharmacy limited to a maximum total floor area of 41.8 square metres [450 sq.ft.] and permitted only in conjunction with a medical office use."

2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1989, No. 10140, Amendment By-law, 2003, No. 15108, Amendment By-law, 2010, No. 17216, Amendment By-law, 2011, No. _____."

READ A FIRST AND SECOND TIME on the _____ th day of _____, 20 .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20 .

READ A THIRD TIME ON THE _____ th day of _____, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

_____ MAYOR

_____ CLERK