

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0311-00

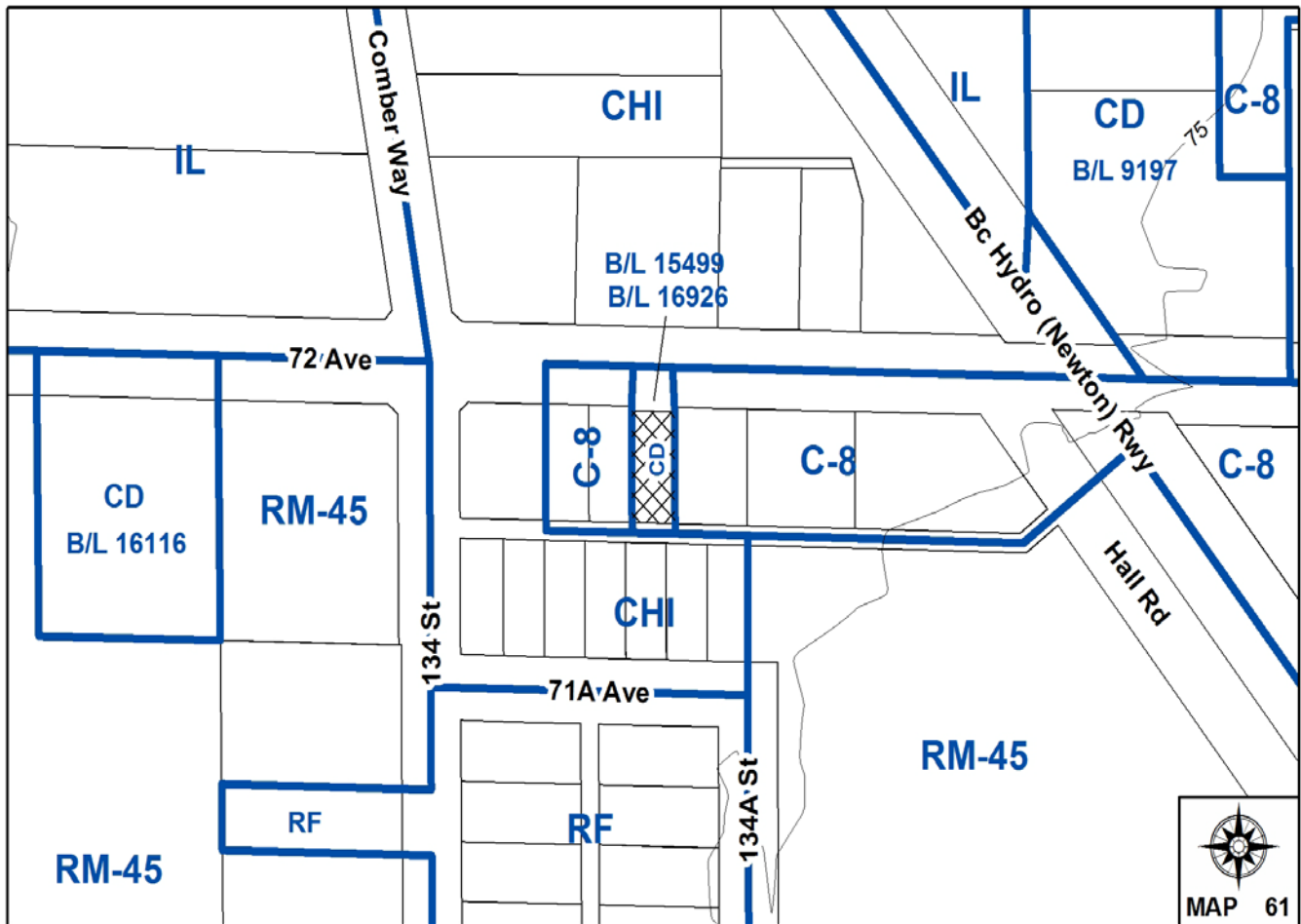
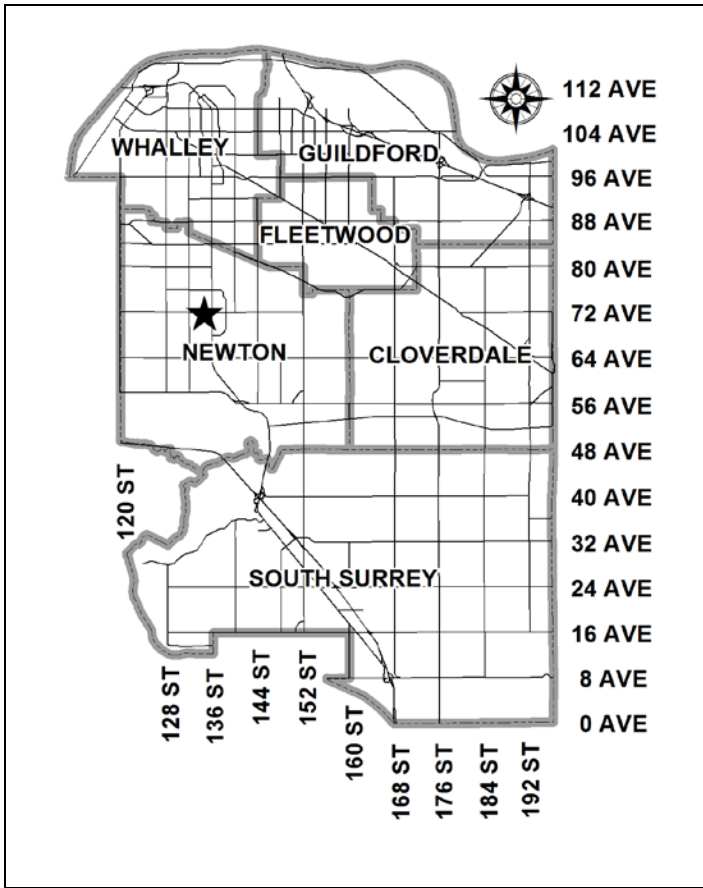
Planning Report Date: January 24, 2011

PROPOSAL:

- Amend CD By-law No. 16926

by increasing the maximum allowable floor area ratio, to permit second storey storage space within the existing pawnshop on the site.

LOCATION: 13438 - 72 Avenue
OWNER: Common Exchange Ltd., 448271
ZONING: CD (By-law No. 16926)
OCP DESIGNATION: Commercial
LAP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Amending CD By-law No. 16926.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed FAR of 0.90 is comparable to the maximum FAR of the neighbouring properties to the east and west of the site, which are zoned "Community Commercial Zone (C-8)". The C-8 Zone has a maximum FAR of 0.80. The Commercial OCP designation allows a maximum FAR of 1.5.
- The proposed second storey floor area is proposed to be used for storage only, not for retail sales or office use. Therefore, the proposal does not generate any additional parking demand. The applicant will be required to register a Section 219 Restrictive Covenant requiring that the second storey floor space be used for storage only, prior to final approval of the CD By-law Amendment.
- The siting, coverage, and exterior appearance of the building will remain unchanged by this proposal.
- Staff has received no comments in reply to the pre-notification letters or development proposal sign.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Comprehensive Development By-law No. 16926 and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) Discharge of Restrictive Covenant (No. CA1456853) which prohibits the owner from using the attic space as a floor assembly or floor area.
 - (b) Registration of a Section 219 Restrictive Covenant requiring that the second storey floor space be used for storage only.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Pawnshop (Common Exchange).

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 72 Avenue):	Retail commercial.	Commercial	CHI
East:	Retail commercial	Commercial	C-8
South:	Retail commercial.	Commercial	CHI
West:	Retail commercial.	Commercial	C-8

DEVELOPMENT CONSIDERATIONSBackground and Site Context

- The subject site (13438 – 72 Avenue) is located on the south side of 72 Avenue, just east of 134 Street. The site is currently zoned "Comprehensive Development Zone (CD) (By-law No. 16926) and is designated Commercial in both the Official Community Plan (OCP) and the Newton Local Area Plan (LAP). The site is occupied by the Common Exchange pawnshop.

- The site was rezoned to accommodate the pawnshop use in 2010. Prior to the rezoning proposal, the Common Exchange pawnshop had been located on the property next door (13428 – 72 Avenue). Along with the rezoning, Council also approved a development permit, and variances to setbacks, parking, and landscaping, to accommodate construction of a second storey addition and cosmetic renovations to the existing building.
- Although the building is now two storeys in height, the majority of the second storey is open to the first floor to allow for higher racking storage. The only exception to this is a 128 square metre (1,400 sq.ft.) attic space at the front of the building above the retail sales and office areas. This attic space is not counted as floor area because it is not accessible floor space. As a condition of building permit issuance, the owner was required to register a restrictive covenant on the property prohibiting this attic space from being converted to accessible floor area.

Subject Proposal

- The owner of the Common Exchange pawnshop now wishes to utilize the attic space for additional storage. This involves redesigning the attic space as a floor assembly and providing access via an interior stairwell. This proposal has two implications. Firstly, the proposal is contrary to the restrictive covenant which prohibits conversion of the attic space to accessible floor area. Secondly, the addition of second storey floor area, results in the building exceeding the maximum allowable floor area ratio (FAR) permitted under the CD Zone (By-law No. 16926). The applicant is therefore requesting that the restrictive covenant be discharged and that the CD By-law be amended to accommodate the additional floor area.
- The CD Zone (By-law No. 16926) currently allows a maximum FAR of 0.65. The proposed amendment is to increase the maximum allowable FAR to 0.90 to accommodate the second storey floor area.

Evaluation of Proposed CD By-law Amendment

- The proposed CD By-law Amendment has merits for the following reasons:
 - The proposed FAR of 0.90 is comparable to the maximum FAR of the neighbouring properties to the east and west of the site, which are zoned "Community Commercial Zone (C-8)". The C-8 Zone has a maximum FAR of 0.80. The site is designated Commercial in the OCP that allows a maximum FAR of 1.5.
 - The proposed second storey floor area is proposed to be used for storage only, not for retail sales or office use. Therefore, the proposal does not generate any additional parking demand. The applicant will be required to register a Section 219 Restrictive Covenant requiring that the second storey floor space be used for storage only, prior to final approval of the CD By-law Amendment.
 - The siting, coverage, and exterior appearance of the building will remain unchanged by this proposal.

PRE-NOTIFICATION

Pre-notification letters were sent on January 13, 2011 and a development proposal sign was erected on the property. Staff has received no comments in reply to the letters or sign.

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. Site Plan and Floor Plans
Appendix III. Proposed CD By-law (No. 16926) Amendment By-law

Original Signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

RG/kms

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. 1/18/11 9:25 AM

Information for City Clerk

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

1. (a) Agent: Name: Peter Dandyk
 Address: 205 – 1205 – 56 Street
 Delta, BC
 V4L 2A6
 Tel: 604-943-1213

2. Properties involved in the Application
 - (a) Civic Address: 13438 – 72 Avenue

 - (b) Civic Address: 13438 – 72 Avenue
 Owner: Common Exchange Ltd., 448271
 PID: 010-307-273
 Lot 12, Except Part Dedicated Road on Plan BCP30531, Section 17 Township 2
 New Westminster District Plan 17937

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

DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 16926)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		494 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	65%	65%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	6.4 m
Rear	7.5 m	1.7 m
Side #1 (East)	7.5 m	0 m
Side #2 (West)	7.5 m	0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	7 m
Accessory	4.5 m	n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total	321 m ²	445 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	321 m ²	445 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)	0.65	0.90
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	13	
Industrial	7	
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	13	7
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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ISSUE-REVISIONS:

1	Based on Building Permit Review	1/24/2010
2	General Structural Revisions	April 19, 2010
3	Revised for Construction	1/26/10
4	General Revisions	1/26/10
5	Change from window to door	Dec. 1, 2010

Project:
Common
Exchange
Renovation

72nd Avenue,
Surrey, B.C.

Drawing Name:
New Floor Plan

Project No.:

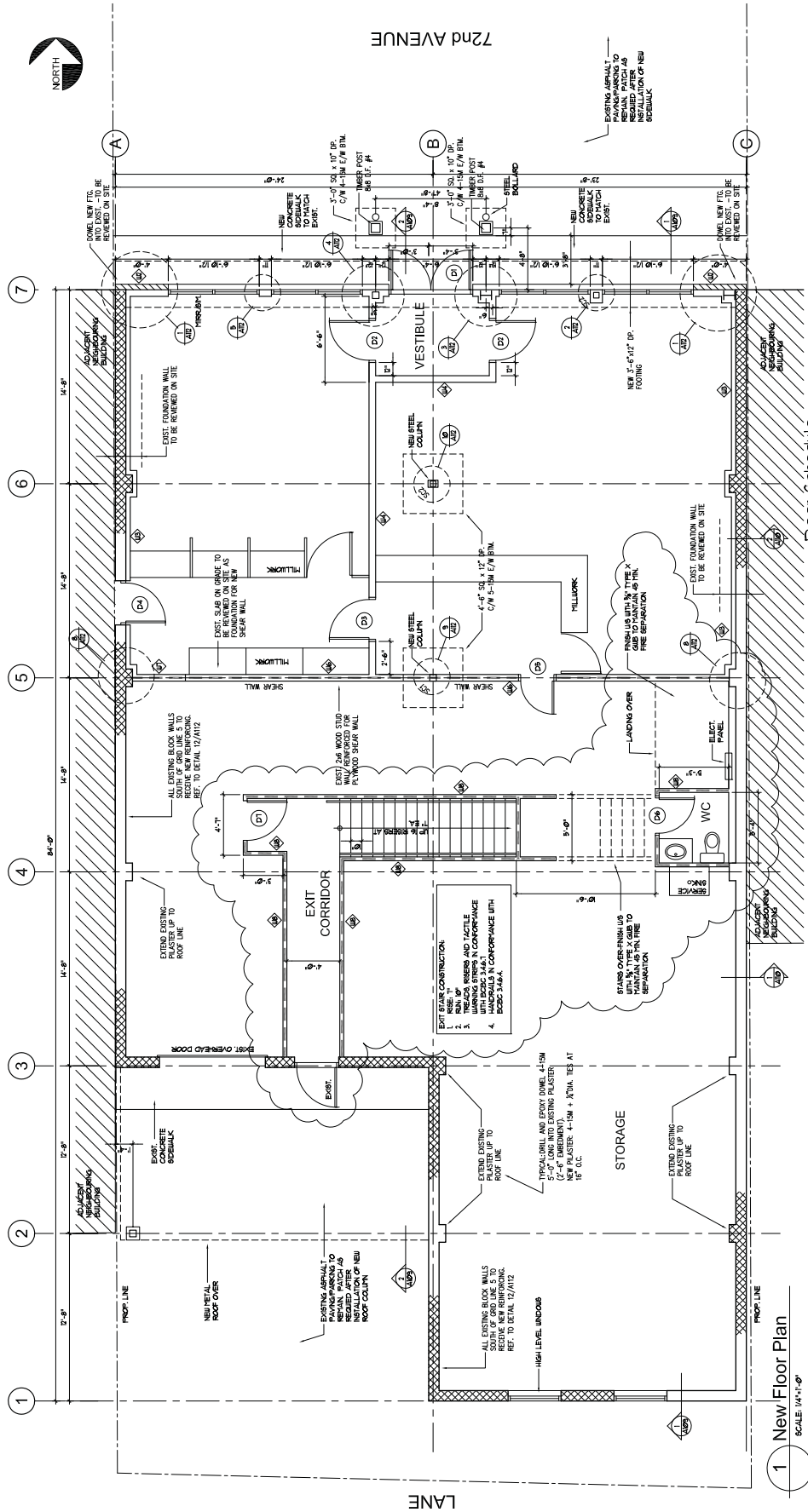
Plot Date: Dec. 2, 2010

Drawn By: BRT

Scale: As Noted

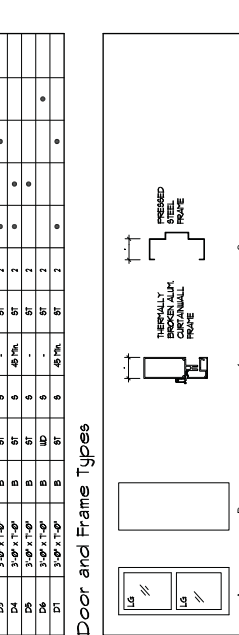
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Door Schedule

DOOR NO.	SIZE	TYPE	MAT.	CORE LABEL	FRAME MAT.	FRAME TYPE	CLOSER	LOCK SET	PHASING SET	W/STWP
D1	3'-0\" x 7'-0\"	A	AL	-	AL	1	0	0	0	0
D2	3'-0\" x 7'-0\"	A	AL	-	AL	1	0	0	0	0
D3	3'-0\" x 7'-0\"	B	ST	5	ST	2	0	0	0	0
D4	3'-0\" x 7'-0\"	B	ST	5	ST	2	0	0	0	0
D5	3'-0\" x 7'-0\"	B	ST	5	ST	2	0	0	0	0
D6	3'-0\" x 7'-0\"	B	ST	5	ST	2	0	0	0	0
D7	3'-0\" x 7'-0\"	B	ST	5	ST	2	0	0	0	0



- ASSEMBLY TYPES
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 - 98. 1/2\" x 2\" GYPSUM BOARD
 - 99. 1/2\" x 2\" GYPSUM BOARD
 - 100. 1/2\" x 2\" GYPSUM BOARD

- GENERAL NOTES
1. ALL WORK TO CONFORM TO THE CURRENT EDITION OF THE NATIONAL BUILDING CODE OF CANADA, PART 9, REGULATIONS AND OTHER GOVERNING REGULATIONS.
 2. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR CLARIFICATION.
 3. ALL FIRE REPAIRS TO BE CONTIGUOUS, SEAL ALL PERIPHERIES AND PENETRATIONS WITH FIRESTOP MATERIAL.
 4. ALL POLYURETHANE VAPOUR BARRIER TO ALSO SEAL ALL PERIPHERIES AND PENETRATIONS. USE VAPOUR BARRIERS FOR ALL OUTLETS AND SWITCHES.
 5. THIS NOTE DENOTES ARCHITECTURAL NOTES AND DIMENSIONS.
 6. THIS NOTE DENOTES STRUCTURAL NOTES AND DIMENSIONS.

COLUMN SCHEDULE

SIZ	66x28 HSS	3/4\" TH. BASEPLATE
S01	66x28 HSS	3/4\" TH. BASEPLATE
S02	66x28 HSS	3/4\" TH. BASEPLATE
S03	W10x49	3/4\" TH. BASEPLATE

LOADS:
DEAD LOAD: 15 LBS/FT²
LIVE LOAD: 46.4 LBS/FT²

ISSUANCE-REVISIONS:

NO.	DESCRIPTION	DATE
1	Based on Building Permit Plans	Aug 24, 2010
2	General Structural Revisions	Sept 19, 2010
3	Revised for Construction	Sept 19, 2010
4	General Revisions	Oct 18, 2010
5	Revised for Construction	Nov 11, 2010
6	Revised for Construction	Dec 1, 2010

Project:
Common
Exchange
Renovation

72nd Avenue,
Surrey, B.C.

Drawing Name:

New Upper
Floor Plan

Project No.:

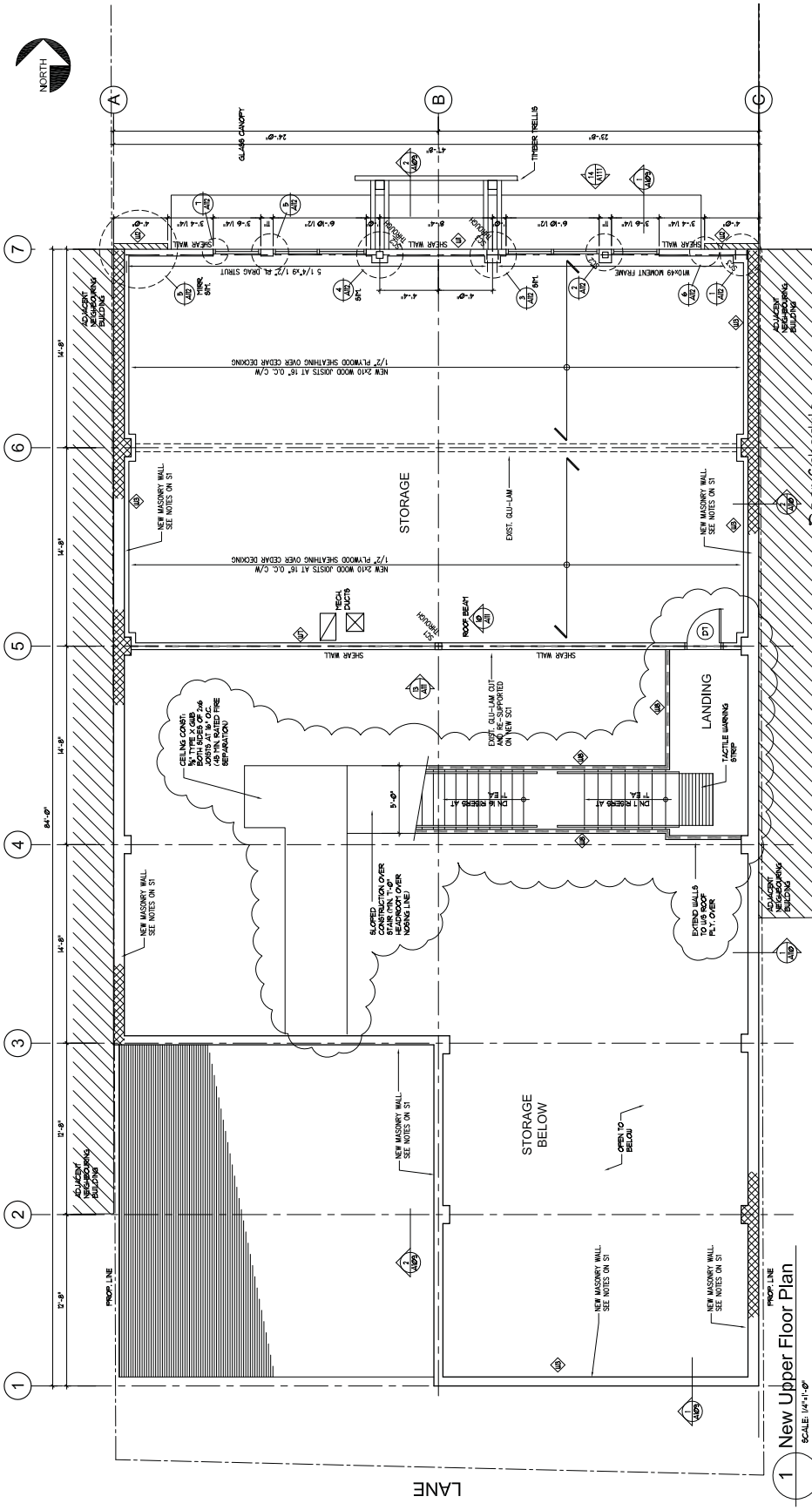
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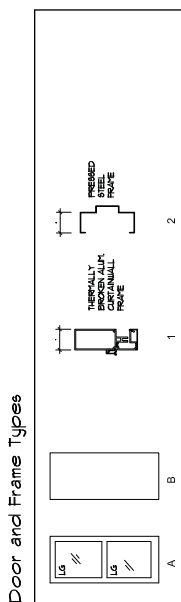
Drawing Number:

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Door and Frame Types

DOOR NO.	TYPE	SIZE	MAT.	CORE	LABEL	FRAME TYPE	CLOSER	LOCK SET	FRAME SET	UPSTAIR
D1	1	3'-0\" x 7'-0\"	A	AL	-	AL	1	6	6	0
D2	1	3'-0\" x 7'-0\"	A	AL	-	AL	1	6	6	0
D3	1	3'-0\" x 7'-0\"	B	BT	-	BT	2	0	0	0
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 - 67. 1/2\" OSB/DF BOARD OVER 2\" x 4\" SIPRIM BOARD AT 16\" O.C.
 - 68. 1/2\" OSB/DF BOARD OVER 2\" x 4\" SIPRIM BOARD AT 16\" O.C.
 - 69. 1/2\" OSB/DF BOARD OVER 2\" x 4\" SIPRIM BOARD AT 16\" O.C.
 - 70. 1/2\" OSB/DF BOARD OVER 2\" x 4\" SIPRIM BOARD AT 16\" O.C.
 - 71. 1/2\" OSB/DF BOARD OVER 2\" x 4\" SIPRIM BOARD AT 16\" O.C.
 - 72. 1/2\" OSB/DF BOARD OVER 2\" x 4\" SIPRIM BOARD AT 16\" O.C.
 - 73. 1/2\" OSB/DF BOARD OVER 2\" x 4\" SIPRIM BOARD AT 16\" O.C.
 - 74. 1/2\" OSB/DF BOARD OVER 2\" x 4\" SIPRIM BOARD AT 16\" O.C.
 - 75. 1/2\" OSB/DF BOARD OVER 2\" x 4\" SIPRIM BOARD AT 16\" O.C.
 - 76. 1/2\" OSB/DF BOARD OVER 2\" x 4\" SIPRIM BOARD AT 16\" O.C.
 - 77. 1/2\" OSB/DF BOARD OVER 2\" x 4\" SIPRIM BOARD AT 16\" O.C.
 - 78. 1/2\" OSB/DF BOARD OVER 2\" x 4\" SIPRIM BOARD AT 16\" O.C.
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 - 81. 1/2\" OSB/DF BOARD OVER 2\" x 4\" SIPRIM BOARD AT 16\" O.C.
 - 82. 1/2\" OSB/DF BOARD OVER 2\" x 4\" SIPRIM BOARD AT 16\" O.C.
 - 83. 1/2\" OSB/DF BOARD OVER 2\" x 4\" SIPRIM BOARD AT 16\" O.C.
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 - 86. 1/2\" OSB/DF BOARD OVER 2\" x 4\" SIPRIM BOARD AT 16\" O.C.
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 - 89. 1/2\" OSB/DF BOARD OVER 2\" x 4\" SIPRIM BOARD AT 16\" O.C.
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 - 91. 1/2\" OSB/DF BOARD OVER 2\" x 4\" SIPRIM BOARD AT 16\" O.C.
 - 92. 1/2\" OSB/DF BOARD OVER 2\" x 4\" SIPRIM BOARD AT 16\" O.C.
 - 93. 1/2\" OSB/DF BOARD OVER 2\" x 4\" SIPRIM BOARD AT 16\" O.C.
 - 94. 1/2\" OSB/DF BOARD OVER 2\" x 4\" SIPRIM BOARD AT 16\" O.C.
 - 95. 1/2\" OSB/DF BOARD OVER 2\" x 4\" SIPRIM BOARD AT 16\" O.C.
 - 96. 1/2\" OSB/DF BOARD OVER 2\" x 4\" SIPRIM BOARD AT 16\" O.C.
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 - 98. 1/2\" OSB/DF BOARD OVER 2\" x 4\" SIPRIM BOARD AT 16\" O.C.
 - 99. 1/2\" OSB/DF BOARD OVER 2\" x 4\" SIPRIM BOARD AT 16\" O.C.
 - 100. 1/2\" OSB/DF BOARD OVER 2\" x 4\" SIPRIM BOARD AT 16\" O.C.

- GENERAL NOTES
1. ALL WORK TO CONFORM TO THE CURRENT EDITION OF THE NATIONAL BUILDING CODE OF CANADA (NBC) AND ALL APPLICABLE REGULATIONS AND OTHER GOVERNING REGULATIONS.
 2. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR CLARIFICATION.
 3. ALL FIRE REPAIRATIONS TO BE CONTIGUOUS, SEAL ALL PERIMETERS AND PENETRATIONS WITH FIRESTOP MATERIAL.
 4. FIRESTOP MATERIALS TO BE INSTALLED BY A QUALIFIED PERSON. LAP AND WALL TO CEILING AND SEAL ALL PERIMETERS AND PENETRATIONS. USE VAPOR BARRIERS FOR ALL OUTLETS AND SWITCHES.
 5. THIS DOCUMENT PROVIDES ARCHITECTURAL NOTES AND DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE.
 6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE.

COLUMN SCHEDULE

NO.	SECTION	SIZE
S01	60x25 HSS	3/4\" x 1/4\" BASEPLATE
S02	60x25 HSS	3/4\" x 1/4\" BASEPLATE
S03	W049	3/4\" x 1/4\" BASEPLATE

LOADING
DEAD LOAD: 15 LB/FT²
LIVE LOAD: 40 LB/FT²

BY-LAW NO.

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 16926"

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

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16926" is hereby further amended as follows:

(a) Part 2, Section D. Density is amended by replacing the words:

"The *floor area ratio* shall not exceed 0.65".

with the words

"The *floor area ratio* shall not exceed 0.90".

2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16926, Amendment By-law, 2011, No. _____."

PASSED FIRST AND SECOND READING on the _____ th day of _____, 20__ .

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

PASSED THIRD READING 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