

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0107-00

Planning Report Date: June 27, 2011

PROPOSAL:

- **Rezoning** from IL-1 to IB-2

to facilitate future industrial development in South Westminster.

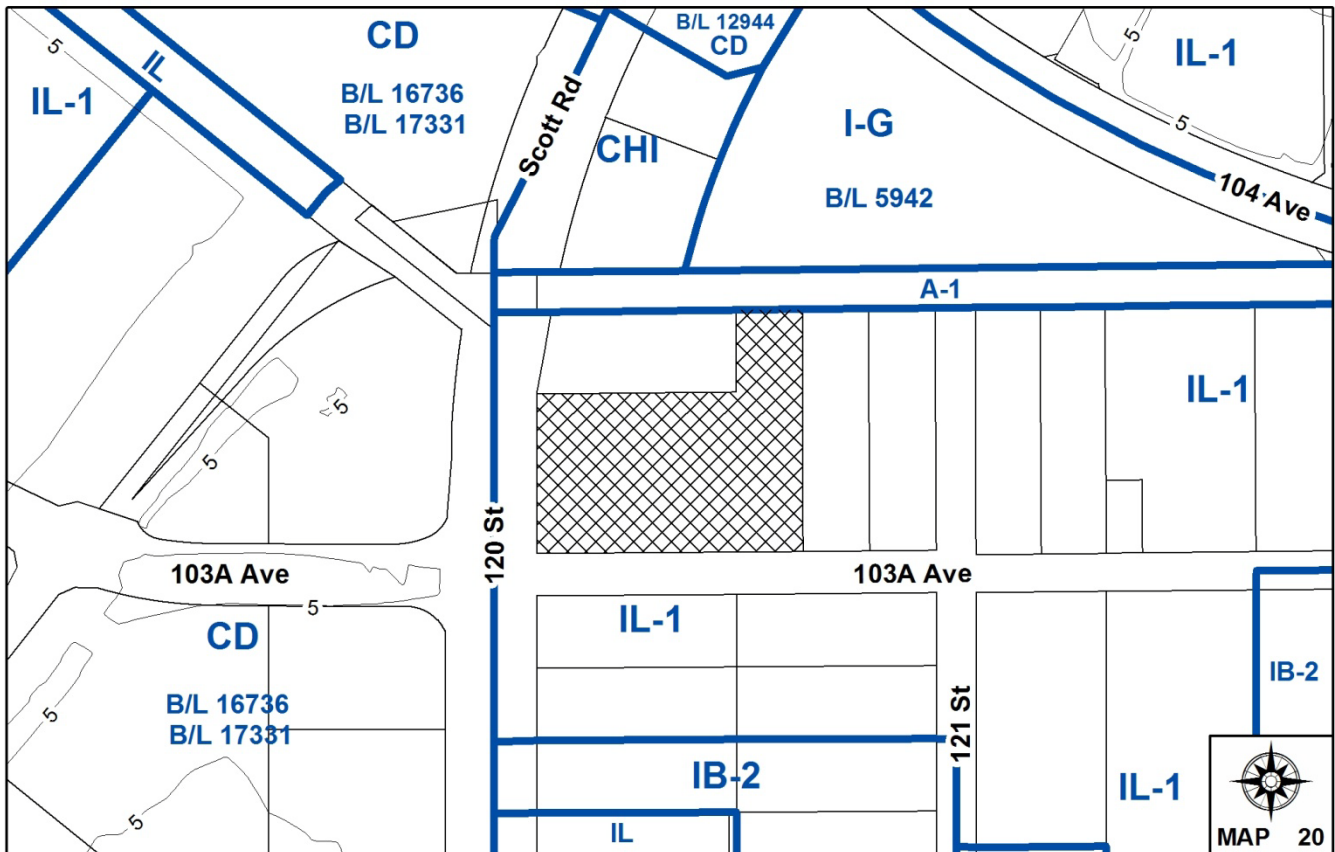
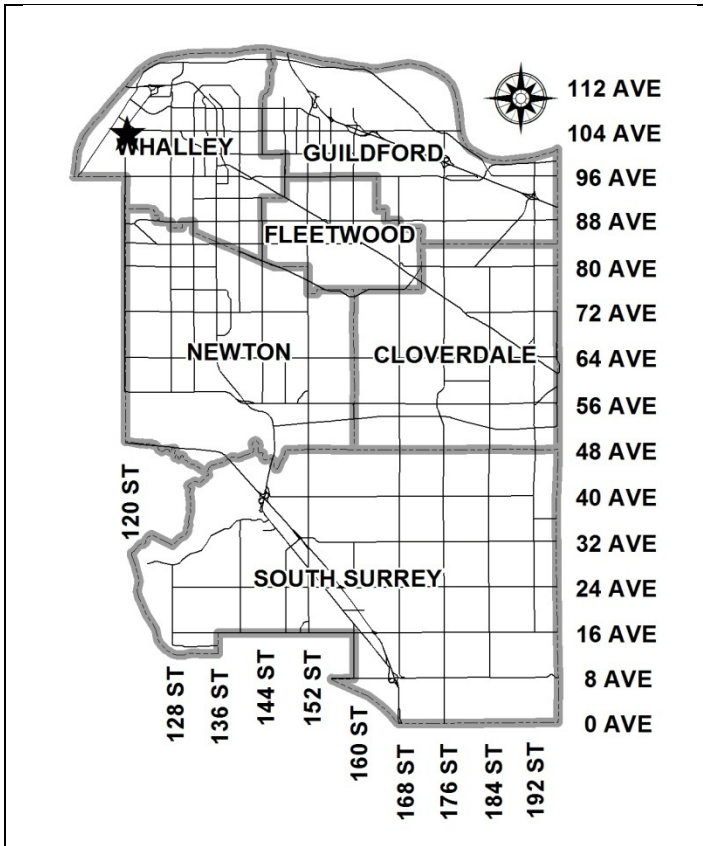
LOCATION: 10354 - 120 Street

OWNER: 12033333 Holdings Ltd. Inc. No. 855867

ZONING: IL-1

OCP DESIGNATION: Industrial

NCP DESIGNATION: Light Industrial Business Park



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with Industrial designation in the Official Community Plan (OCP).
- Complies with the South Westminster Neighbourhood Concept Plan (NCP).
- Supports the City's Economic Development and Employment Land Strategies.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Light Impact Industrial 1 Zone (IL-1)" (By-law No. 12000) to "Business Park 2 Zone (IB-2)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (c) registration of a Section 219 Restrictive Covenant for the protection of the riparian area adjacent to Manson Canal;
 - (d) registration of a reciprocal access agreement with 10384 – 120 Street, to secure a single shared driveway access to Scott Road; and
 - (e) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

SITE CHARACTERISTICS

Existing Land Use: Vacant and preloaded.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Construction contractor and pre-fabricated building and Manson Canal	Light Industrial Business Park	IL-1 and A-1
North (Across Manson Canal):	Vacant, under Development Application No. 7908-0216-00 for Development Permit (Pre-Council)	Highway Commercial	I-G (By-law No. 5942)

Direction	Existing Use	NCP Designation	Existing Zone
East :	Non-conforming school bus parking and servicing.	Light Industrial Business Park	IL-1
South Across (103A Avenue):	Monument manufacturer, truck accessory sales and scaffolding contractor.	Light Industrial Business Park	IL-1
West (Across Scott Road / 120 Street):	Highway commercial buildings under construction based on approved Development Permit No. 7910-0249-00.	Highway Commercial	CD By-law No. 16736 as amended by By-law No. 17331

DEVELOPMENT CONSIDERATIONS

Background

- The subject property, located at 10354 – 120 Street in South Westminster, is 1.21 hectares (3 acres) in size and designated Industrial in the Official Community Plan (OCP) and Light Industrial Business Park in the South Westminster Neighbourhood Concept Plan (NCP).
- To facilitate business development applications by shortening turn-around time and responding to market needs, the application review process for proposed industrial developments was modified in 1998 to permit industrial rezoning to proceed in advance of a Development Permit application (see Corporate Report No. R1426 from March 2, 1998).
- This modified process would allow an industrial developer to design and construct a building for a specific tenant, after the zoning was in place, rather than retrofitting an existing building to meet the needs of a tenant.
- From the City's perspective, the modified process is intended to prompt more land owners to apply for industrial rezoning and therefore, enhance the supply of industrial land.
- While the requirement for a Development Permit is deferred, all engineering servicing requirements need to be addressed through the rezoning process.
- Under Council initiative in 2005, the subject lot and many other lands in South Westminster, including the lands to the east and south, were rezoned from Light Impact Industrial Zone (IL) to its current zoning of Light Impact Industrial 1 Zone (IL-1). The intent of the Council-initiated rezoning was to reflect the policies of the approved South Westminster NCP and in particular, to restrict large-scale outdoor storage (see Corporate Report No. R034 from February 21, 2005). Servicing was not addressed as part of the Council-initiated rezoning.
- The current application is for rezoning only. The required Development Permit application will be submitted once the applicant secures a specific tenant.

Current Proposal

- The property has recently been purchased by the current owners, and they are requesting rezoning to Business Park 2 Zone (IB-2) in accordance with the South Westminster NCP.
- The applicant does not have a major tenant for this land and as such, has applied for a rezoning only at this time. The IB-2 Zone differs from the IL-1 Zone in that it allows for limited retail sales of products produced within the premises or as part of the warehouse operation, additional office uses and additional general service uses.
- The applicant will be required to obtain Council approval of a Development Permit prior to issuance of a building permit.
- The applicant has advised that once rezoned, the site could support the development of approximately 4,115 square metres (44,300 sq. ft.) of building area, divided between two to three buildings. The total floor area is projected to be between 4,225 square metres to 6,410 square meters (69,000 sq. ft.) depending on the requirements of the individual tenants. Sufficient surface parking and loading could be provided to satisfy the Zoning By-law parking requirements. Individual units could range from approximately 130 square metres (1,400 sq. ft.) to 315 square metres (3,400 sq. ft.) in size, or could be combined to create larger spaces should the market dictate.
- The developer acknowledges the importance of having a mix of uses in the neighbourhood to complement the surrounding developments while conforming to the OCP Guidelines for the South Westminster area.

Manson Canal

- The north-east portion of the site backs onto the Manson Canal, which has a 50-metre (164 ft.) wide riparian protection area, as recommended in the drainage report from Dillon and Associates. Prior to final adoption, a Section 219 Restrictive Covenant is to be registered to protect this area.

Access and Road Widening

- The subject property adjoins 10384 - 120 Street to the north. To reduce the number of driveways to 120 Street / Scott Road and to facilitate vehicle movement in this area, a reciprocal access agreement between the two properties is required prior to final adoption of the rezoning by-law.
- The 103A Avenue intersection with 120 Street (Scott Road) will require road widening along the south property line of the subject site. Additional road dedication is to be secured as part of the proposed rezoning.

PRE-NOTIFICATION

In accordance with Council policy, pre-notification letters were sent on May 13, 2011, and a Development Proposal sign was erected on the property. To date, staff have not received any comments or concerns with respect to the proposal.

DESIGN GUIDELINES

- The future development of the site should orient the buildings to face both 120 Street (Scott Road) and 103A Avenue and provide the loading/service areas at the rear of the building away from the road frontages.
- The future buildings are to be designed to create a cohesive appearance facing the street. Visual breaks, reveals and colours to break the flat plane areas, and the introduction of glazing along the street façades are recommended. Architectural canopies over the front doors of the units are suggested to provide for weather protection and to further articulate the front façade of the building.
- Signage and free-standing signs are to reflect the architectural theme of the building.
- Defined pedestrian connections are required between the structures.
- All building and property security lighting are to be downward cast to reduce the glare to the surrounding streets and on the up-lying residential lands.
- Landscaping requirements include a minimum 6.0-metre (20 ft.) wide landscaping area parallel to Scott Road and a 3.0-metre (10 ft.) wide landscaping area parallel to 103A Avenue . Additional landscaping islands to break the parking lot area are to be provided as required in the Official Community Plan (OCP).

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. Engineering Summary

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

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DEVELOPMENT DATA SHEET

Proposed Zoning: IB-2

Required Development Data	IB-2 Requirements	Min/Max Allowed
LOT AREA		
Gross Total		1.2 Hectares
Road Widening area		
Undevelopable area		
Net Total		1.2 Hectares
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5m or 16m	
Rear	7.5m	
Side #1 (N)	7.5m or 0	
Side #2 (S)	7.5m or 9.0 m	
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m	
Accessory	6 m	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
	12,000 m ²	
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		
	12,000 m ²	

Development Data Sheet cont'd

Required Development Data	IB-2 Requirements	Min/Max Allowed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.0	
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		
Number of disabled stalls		
Number of small cars		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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TO: **Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

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

DATE: **June 21, 2011** PROJECT FILE: **7811-0107-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 10354 120 St**

REZONE

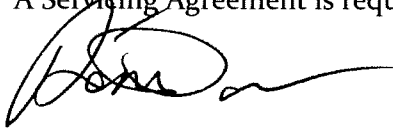
Property and Right-of-Way Requirements

- dedicate 0.31 m road widening on 103A Avenue;
- dedicate 5m x 5m corner cut at 120 Street and 103A Avenue intersection;
- provide 0.5m SRW along 103A Avenue site frontage; and
- provide 13.0m SRW for creek preservation area along Manson Canal

Works and Services

- construct the north side of 103A Avenue to full urban standards (min 14m pavement on 24m ROW) for the frontage of the site in accordance with the South Westminster NCP;
- provide adequate drainage for the site and the road improvements on 103A Avenue;
- extend watermains on 120 Street and 103A Avenue for the frontage of the site; and
- extend a low pressure sanitary sewer main on 120 Street and 103A Avenue for the frontage of the site.

A Servicing Agreement is required prior to Rezone.



Rémi Dubé, P.Eng.
Acting Development Services Manager

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