



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed office uses (accounting and real estate) do not comply with the five office uses permitted in the "Light Impact Industrial Zone (IL)".

### RATIONALE OF RECOMMENDATION

- The intent of the subject site's "Industrial" designation in the Official Community Plan (OCP) and "High Impact Industrial" in the Newton Local Area Plan (LAP) is that the site be used primarily for industrial purposes, not commercial office purposes.
- The Employment Land Strategy Study (2008) states that: "Industrial land shall be protected for industrial use." The subject site and surrounding area are predominantly industrial in nature and zoned IL.
- The proposed commercial office use does not comply with the intent of the OCP Designation or the LAP Designation which seeks to preserve industrial land for industrial uses. Accounting and/or real estate offices are not industrial uses.
- The five specific office uses permitted in the IL zone are: utilities, government offices, general contractor offices, engineering and survey offices, architectural and landscape architectural offices. Office uses are limited in the IL Zone in order to preserve the industrial characteristics of a light industrial area. Introduction of accounting or real estate office uses will alter the industrial nature of the area and will likely attract similar office uses.

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 requirements as outlined in Appendix II.

SITE CHARACTERISTICS

Existing Land Use: An industrial building.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 84 Avenue), West (Across 130 Street), South and East	Industrial	Industrial/ High Impact Industrial	IL

DEVELOPMENT CONSIDERATIONS

- The subject site at 13108 – 84 Avenue is zoned "Light Impact Industrial Zone (IL)" and is designated "Industrial" in the Official Community Plan (OCP) and "High Impact Industrial" in the Newton Local Area Plan (LAP). The site is 4,448 sq.m. (1.1 acres) in area and contains a 2,189 sq.m. (23,570 sq.ft.) industrial building.
- The applicant is currently operating their accounting and real estate business at a nearby site, 8388 – 128 Street, a property that is zoned CD By-law No. 11561. That site was rezoned to CD By-law No. 11561 in 1993 in order to allow some commercial uses as well as a broader range of office uses to service the adjacent industrial area.
- The applicant is proposing to relocate his accounting and real estate office from 8388 – 128 Street to an existing building on the subject site. The applicant is proposing an office area of 389 sq.m. (4,190 sq.ft.).

Arguments in Support of Rezoning

- The applicant recently purchased the subject site and would like to expand their business in the existing building on the subject site. They contend that they serve a lot of businesses in the area and therefore wish to stay in the central Newton industrial area. They have provided 20 letters of support from businesses in the immediate area.

- The site contains enough parking to support the proposed office uses. The site contains approximately 31 existing marked parking spaces. The existing industrial uses and proposed office uses would require 27 parking spaces.

### Arguments Against Rezoning

- The intent of the subject site's "Industrial" designation in the Official Community Plan (OCP) and "High Impact Industrial" in the Newton Local Area Plan (LAP) is that the site be used primarily for industrial purposes, not commercial office purposes.
- The Employment Land Strategy Study (2008) states that: "Industrial land shall be protected for industrial use." The subject site and surrounding area are predominantly industrial in nature and zoned IL.
- The proposed commercial office use does not comply with the intent of the OCP Designation or the LAP Designation which seeks to preserve industrial land for industrial uses. Accounting and/or real estate offices are not industrial uses.
- The five specific office uses permitted in the IL zone are: utilities, government offices, general contractor offices, engineering and survey offices, architectural and landscape architectural offices. Office uses are limited in the IL Zone in order to preserve the industrial characteristics of a light industrial area. Introduction of accounting or real estate office uses will alter the industrial nature of the area and will likely attract similar office uses.
- The applicant's current operation (accounting and real estate offices), at 8388 – 128 Street, is located in an area where a broader range of office and quasi-industrial/commercial uses are situated (along 128 Street). The 128 Street corridor contains a number of sites that already permit a broader range of office uses (i.e. the Payal Business Centre and the York Business Centre).
- The applicant's proposed relocation site is primarily in a light industrial area. Surrounding sites are zoned IL and contain a variety of industrial uses.

### PRE-NOTIFICATION

Pre-notification letters were sent on July 6, 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. Engineering Summary

*original signed by Nicholas Lai*  
Jean Lamontagne  
General Manager  
Planning and Development

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## DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on IL)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		4,448 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
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)		
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office ( <i>proposed</i> )		389 sq.m.
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		2,189 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)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial ( <i>proposed office</i> )	9	
Industrial	18	
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	27	31
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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TO: **Manager, Area Planning & Development  
- South Surrey Division  
Planning and Development Department**

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

DATE: **July 13, 2011** PROJECT FILE: **7811-0150-00**

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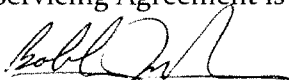
RE: **Engineering Requirements (Commercial/Industrial)  
Location: 13018 84 Ave.**

**REZONE**

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

- Dedicate 1,500 metres on 84 Avenue;
- Dedicate 3 metre x 3 metre corner cut at the intersection of 84 Avenue. and 130 Street

A Servicing Agreement is not required prior to Rezone.



Bob Ambardar, P.Eng.  
Development Project Engineer;

BA