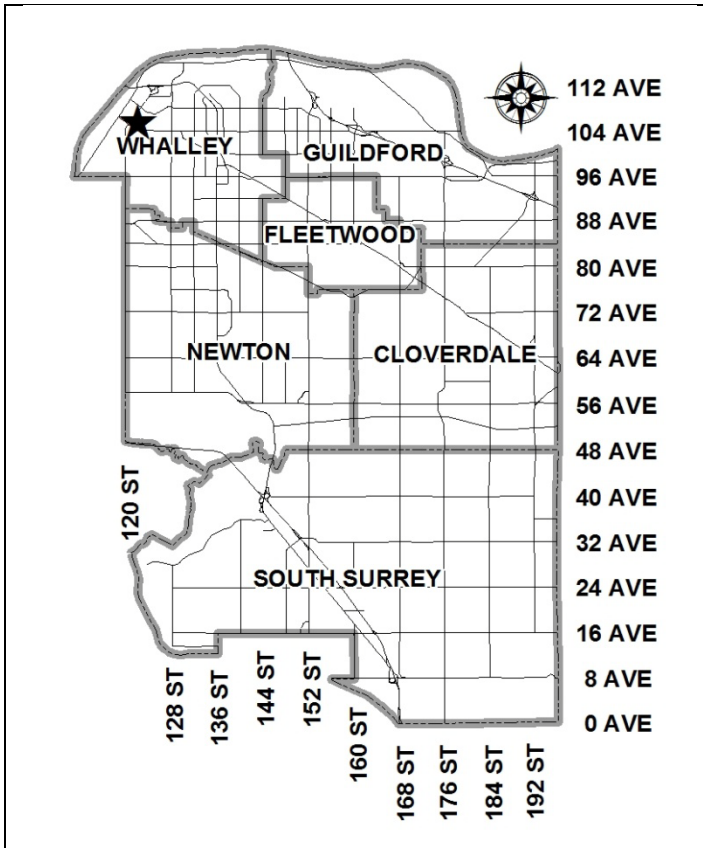


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0167-00

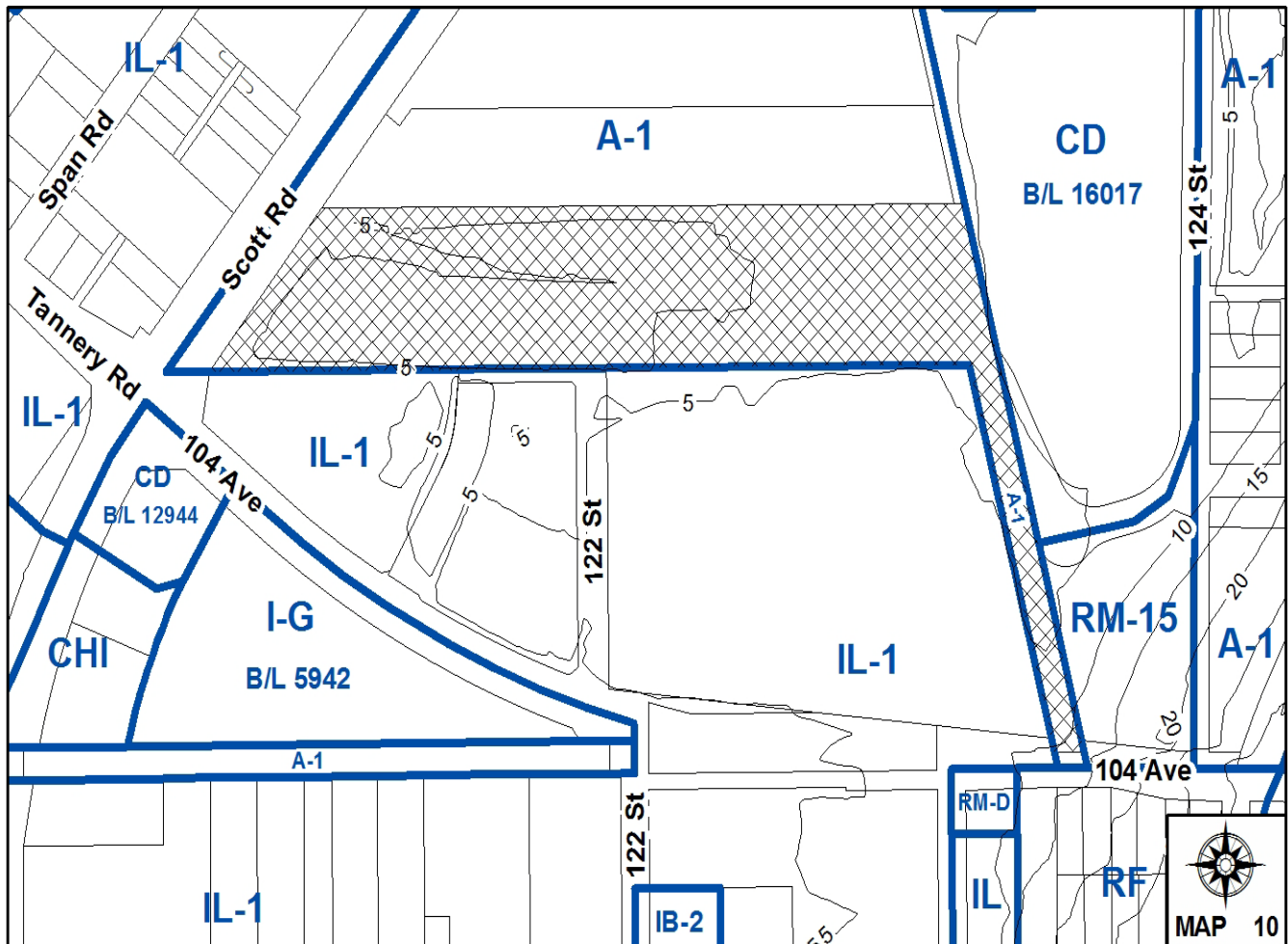
Planning Report Date: November 7, 2011



**PROPOSAL:**

- **Rezoning** a portion from A-1 to IB-1 in order to facilitate a subdivision and future industrial development in South Westminster.

**LOCATION:** Portion of 10566 Scott Road  
**OWNER:** Angelo Testa  
**ZONING:** A-1  
**OCP DESIGNATION:** Industrial  
**NCP DESIGNATION:** Highway Commercial and 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 a portion of the subject site (Block B as shown on the attached Survey Plan) from "General Agricultural Zone (A-1)" (By-law No. 12000) to "Business Park 1 Zone (IB-1)" (By-law No. 12000) and a date be set for Public Hearing (Appendix I).
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 subdivision 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 the yellow-coded creek; and
  - (d) 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 III.
- Fortis BC: The proposal has been forwarded to Fortis BC for their comments. Any requirements can be addressed as part of the associated subdivision.

SITE CHARACTERISTICS

Existing Land Use: Vacant and preloaded, with gas right-of-way bisecting the eastern portion of the site

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North :	Site under enforcement action for unauthorized soil deposition and truck parking.	Highway Commercial and Business Park	A-1
East:	Khalsa Elementary School and future Secondary School.	Institutional	CD By-law No. 16017

Direction	Existing Use	NCP Designation	Existing Zone
South:	Vacant land, Temporary Truck parking under application 7908-0018-00 and mixed use industrial warehouse buildings.	Highway Commercial and Business Park	IL-1
West (Across Scott Road):	Various automotive service uses and auto wreckers.	Highway Commercial	IL-1

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject property, located at 10566 Scott Road in South Westminster, is 5.62 hectares (14.26-acres) in size, designated Industrial in the Official Community Plan (OCP) and Highway Commercial on the western portion of the site and Light Industrial Business Park on the eastern portion of the site in the South Westminster Neighbourhood Concept Plan (NCP). The subject site is currently zoned General Agricultural Zone (A-1).
- 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 allows an industrial developer to design and construct a building for a specific tenant, after the zoning is 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.
- The current application is for rezoning of the eastern portion of the site only and subdivision along the proposed zoning boundary. The required Development Permit application will be submitted once the applicant secures a specific tenant.
- The western portion of the site is designated for highway commercial uses, however it is not proposed for rezoning at this time. In accordance with Council policy, the western portion of the site will be subject to a concurrent rezoning and development permit application.

### Current Proposal

- The property owner is requesting rezoning of the eastern 3.1-hectare (7.6-acre) portion of the site to Business Park 1 Zone (IB-1) 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 applicant will be required to obtain Council approval of a Development Permit prior to issuance of a building permit.
- In conjunction with the proposed rezoning of the eastern portion of the site, the applicant has also requested a subdivision of the site to create two lots and dedicate the extension of 122 Street separating the A-1 zoned portion from the proposed IB-1 zoned portion and the extension of 124 Street along the eastern edge.
- Proposed Lot 1 has a lot area of 2.2 hectares (5.49 acres), which satisfies the 2-hectare (5-acre) minimum lot area prescribed in the A-1 zone. Proposed Lot 2 has a lot area of 3.12 hectares (7.7 acres) which satisfies the minimum lot size of 2,000 square metres (0.5-acre) prescribed in the IB-1 Zone
- The proposed road concept plan is slightly different from the NCP, however, it complies with the overall intent of providing a future intersection with Scott Road.
- The panhandle located on the east portion of the site and extends south to 104 Avenue contains a yellow-coded watercourse. Currently, the applicant has indicated that the panhandle portion of the lot will be hooked to the main portion of proposed Lot 2. The presence of a yellow-coded creek, requires a 30-metre (100 ft.) wide riparian protection area. Prior to final adoption, a Section 219 Restrictive Covenant is required to protect this area. Alternatively, the applicant may wish to dedicate this land as a park for inclusion into the City's drainage network. This item will be further reviewed prior to the issuance of the Preliminary Layout Approval letter.

#### Terasen Gas Right-of-Way

- There is a Terasen Gas (now called Fortis BC) right-of-way which runs north/south through proposed Lot 2.
- The proposal has been referred to Fortis BC for their comments and requirements. Prior to final adoption of the By-law and the execution of the subdivision plans, all of their requirements will be fulfilled.

#### PRE-NOTIFICATION

In accordance with Council policy, pre-notification letters were sent on August 15, 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 122 and 124 Streets and provide the loading/service areas at the rear of the building away from the road frontages.
- Signage and free-standing signs are to reflect the architectural theme of the building.
- 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 will include a minimum 3.0-metre (10 ft.) wide landscaping area parallel to the road frontages. 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 and Survey Plan
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary

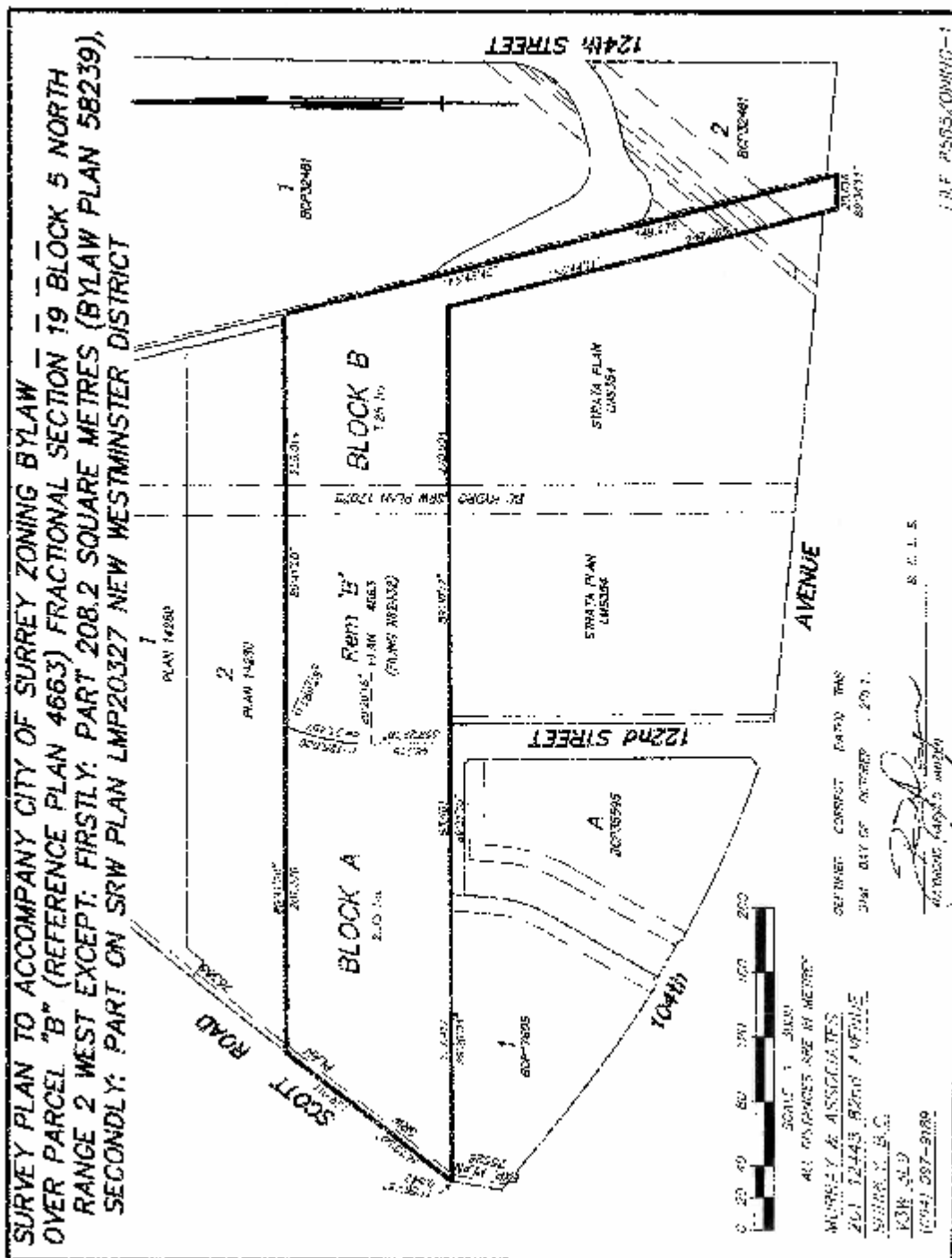
*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

LAP/kms

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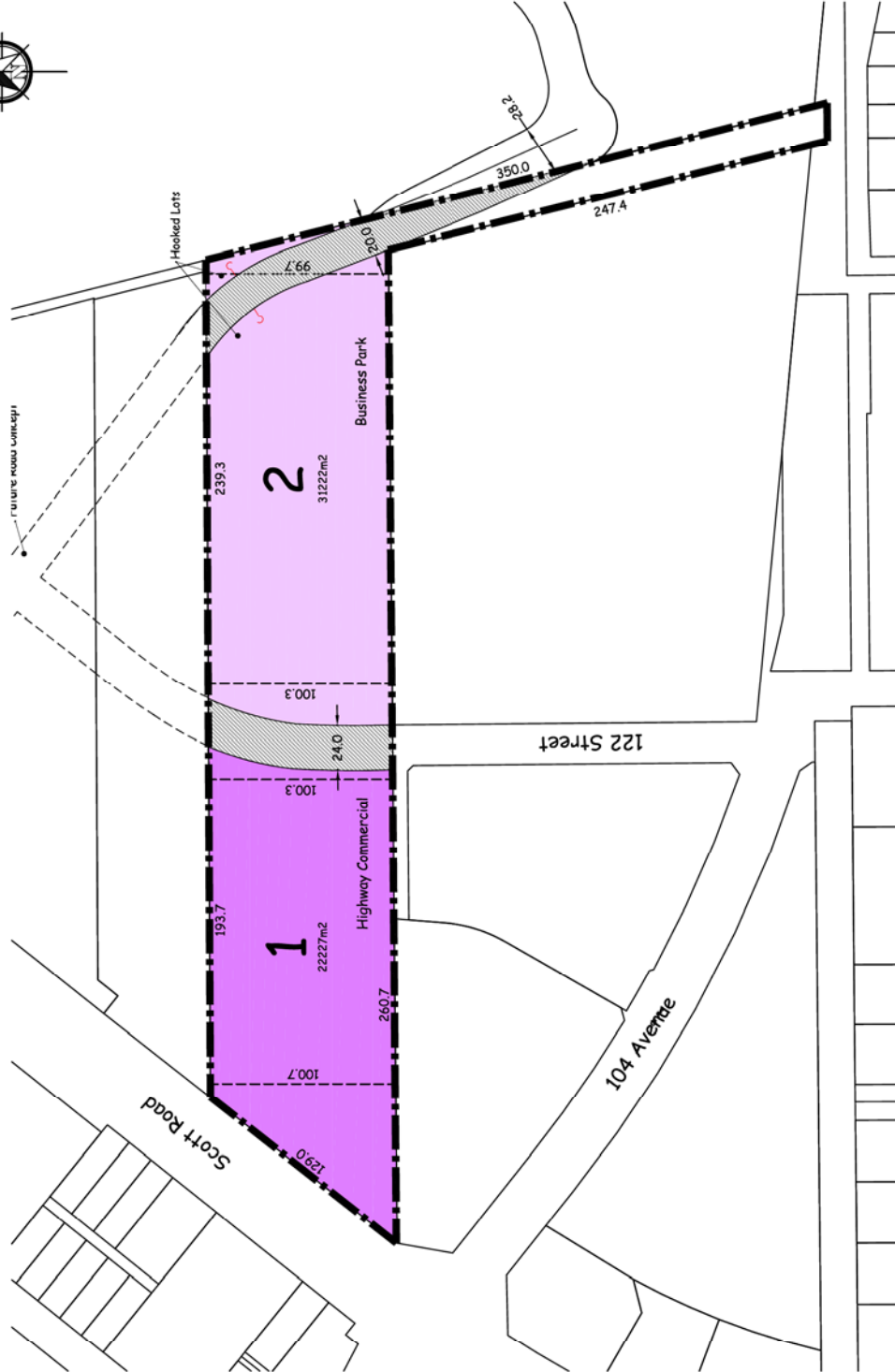
## SUBDIVISION DATA SHEET

Existing and Proposed Zoning: A-1 and IB-1

Requires Project Data	Proposed	
<b>GROSS SITE AREA</b>		
Acres	14.62 acres	
Hectares	5.62 hectares	
<b>NUMBER OF LOTS</b>		
Existing	1	
Proposed	2	
<b>SIZE OF LOTS</b>	A-1	IB-1
Range of lot widths (metres)	100.3 m	100.3 m
Range of lot areas (square metres)	22,500 m <sup>2</sup>	31,222 m <sup>2</sup>
<b>DENSITY</b>		
Lots/Hectare & Lots/Acre (Gross)		
Lots/Hectare & Lots/Acre (Net)		
<b>SITE COVERAGE (in % of gross site area)</b>		
Maximum Coverage of Principal & Accessory Building	50%	
Estimated Road, Lane & Driveway Coverage	10%	
Total Site Coverage	60%	
<b>PARKLAND</b>		
Area (square metres)		
% of Gross Site		
	<b>Required</b>	
<b>PARKLAND</b>		
5% money in lieu	NO	
<b>TREE SURVEY/ASSESSMENT</b>	N/A	
<b>MODEL BUILDING SCHEME</b>	N/A	
<b>HERITAGE SITE Retention</b>	N/A	
<b>BOUNDARY HEALTH Approval</b>	N/A	
<b>DEV. VARIANCE PERMIT required</b>		
Road Length/Standards	N/A	
Works and Services	N/A	
Building Retention	N/A	
Others	N/A	

Angelo Testa  
10566 Scott Road

**PROPOSED SITE LAYOUT**



- NOTE:**  
This plan is conceptual only, is subject to change due to:
- Review and approval by appropriate municipal, regional, provincial and federal governments and outside agencies
  - Full environmental, geotechnical and soil assessments
  - Legal and topographical survey
  - Tree survey and assessment
  - Park dedication requirements or cash in lieu of
  - School site acquisition requirements and/or charges
  - Storm water detention requirements
  - Road dedication requirements
  - Environmentally sensitive areas and setback requirements
  - Building locations
  - Right-of-way and/or easement requirements

Map  
**1**

Project 11-177  
03 Nov 2011



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

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

DATE: **November 2, 2011** PROJECT FILE: **7811-0167-00**

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RE: **Engineering Requirements (Commercial/Industrial)  
Location: 10566 Scott Rd**

### REZONE/SUBDIVISION

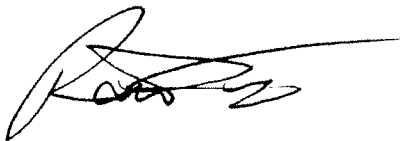
#### *Property and Right-of-Way Requirements*

- Dedicate varying width on 104 Avenue;
- Dedicate 24.000 metres for 122 Street for a total of 24.000 metres;
- Dedicate 0.000 to 20.000 metres for 107 Avenue for a total of 22.000 metres;
- Provide 0.500 metre wide statutory right-of-way on 104 Avenue; and
- Provide 0.500 metre wide statutory right-of-way on both sides of 122 Street.

#### *Works and Services*

- Construct 122 Street to Collector standard;
- Construct 107 Avenue to Industrial Through Local standard;
- Construct sanitary sewer mains, storm sewer mains and water mains to service the development; and
- Provide restrictive covenants.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.  
Development Services Manager

HB