

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0225-00

Planning Report Date: November 7, 2011

PROPOSAL:

- **Partial Land Use Contract Discharge**
 to allow the underlying IL Zone to regulate the site.

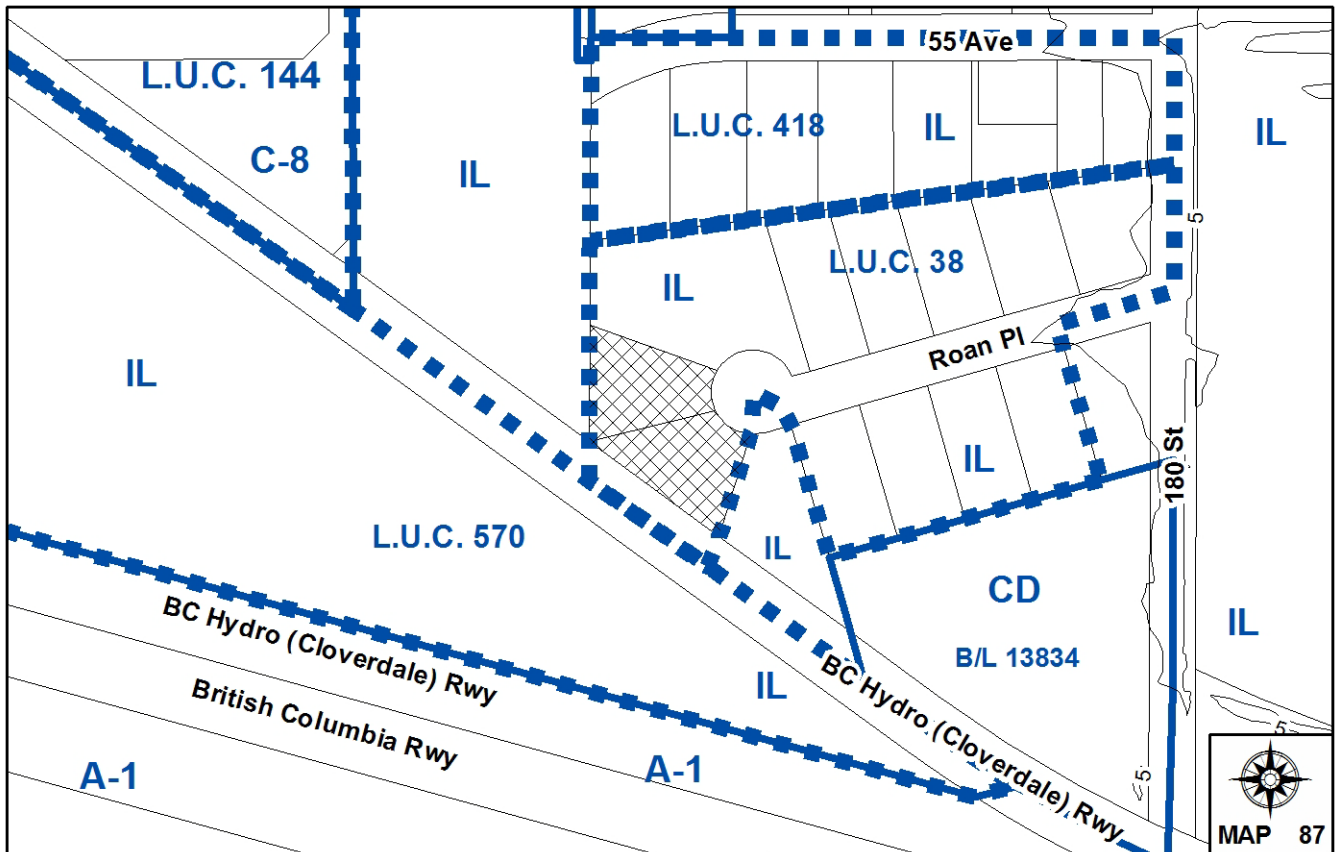
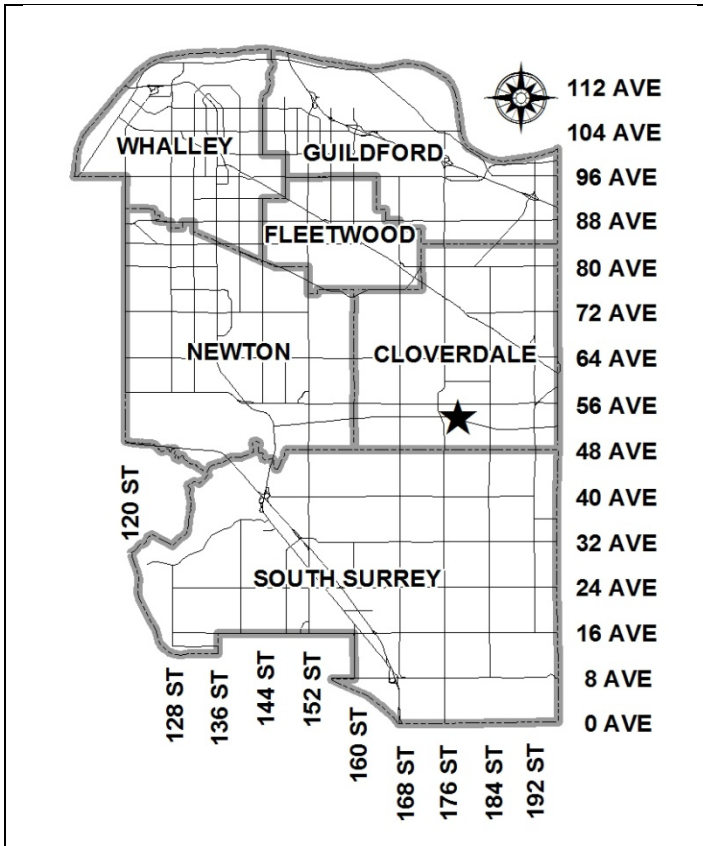
LOCATION: 17902 and 17903 Roan Place

OWNER: 0728939 BC Ltd.

ZONING: Land Use Contract No. 38

OCP DESIGNATION: Industrial

LAP DESIGNATION: Light Impact Industrial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Partial Land Use Contract Discharge.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

None

RATIONALE OF RECOMMENDATION

- Complies with the OCP Designation.
- Complies with the Cloverdale Local Area Plan.
- Provides greater flexibility in accommodating a broader range of industrial businesses.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to discharge Land Use Contract No. 38 from the subject site and a date for Public Hearing be set.
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) approval from the Ministry of Transportation & Infrastructure; and
 - (c) registration of a reciprocal access and parking agreement between the two properties.

REFERRALS

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
- Ministry of Transportation and Infrastructure (MOTI): Comments from MOTI have been requested and approval is required.

SITE CHARACTERISTICS

Existing Land Use: Vacant industrial building on southern lot (17902 Roan Place). Northern lot (17903 Roan Place) is paved with some off-street vehicle parking for 17902 Roan Place.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Manufacturer/machine shop.	Industrial	LUC No. 38 (underlying IL Zone)
East:	Car restoration company.	Industrial	IL

Direction	Existing Use	OCP Designation	Existing Zone
South:	BC Hydro rail spur. Across the rail spur, undeveloped property regulated by Land Use Contract (LUC) No. 570 and under development application 7908-0088-00 to discharge the LUC (at Third Reading).	Industrial	IL and LUC No. 570 (underlying IL Zone)
West:	Cartage and refueling business.	Industrial	IL

DEVELOPMENT CONSIDERATIONS

Background

- The subject site consists of two neighbouring properties located at 17902 and 17903 Roan Place. The properties are designated Industrial in the Official Community Plan (OCP) and regulated under Land Use Contract (LUC) No. 38. These two properties are part of a 13-lot industrial subdivision located on Roan Place off 180 Street in the Cloverdale Industrial area, of which 12 lots are currently regulated by LUC No. 38.
- The southern property located at 17902 Roan Place has a lot area of 1,904 square metres (0.47 acre) and the northern property located at 17903 Roan Place has a lot area of 1,866 square metres (0.46 acre).
- LUC No. 38 limits the land uses and structures to the following:
 - Light industry, light manufacturing and warehousing, but specifically prohibiting the manufacturing of chemicals, cement and animal substances and uses, which may result in unusual fire, explosive or safety hazards, excessive noise and emission of smoke, dust, dirt particles and heat, glare and the like;
 - Outside storage of materials, motor vehicles, and equipment provided that any such outdoor storage is within an area which is completely screened by painted block walls so as to be hidden from street exposure and visibility from adjoining premises; and
 - The repair of accessory equipment associated with motor vehicles and boats.
- A building permit for the southern subject property at 17902 Roan Place was issued on July 4, 1977. Further tenant improvement permits and sign permits were issued for the property over the years to accommodate the businesses in the building.
- The northern subject property located at 17903 Roan Place has been paved, however, a building permit has not been sought for this site. Parking for the adjoining subject property at 17902 Roan Place is located on this property.

- There was a previous application on the two subject lots (file no. 7905-0107-00) requesting to discharge the Land Use Contract. This application did not proceed and was closed at the applicant's request.

Current Proposal

- Valley Auto Repair is currently leasing premises at 5438 – 176 Street. They have been looking for a suitable site within the Cloverdale area to purchase and relocate their business. The subject properties are currently on the market, however, Land Use Contract (LUC) No. 38 does not permit automotive service uses.
- To allow for the relocation of this business, and to reduce the uncertainty of the types of businesses that could be accommodated on the site in the future, the current application for a partial discharge of LUC No. 38, to allow the underlying IL Zone to regulate the site.
- The underlying IL zone is in keeping with the OCP designation for the site and compatible with the surrounding industrial development.
- A review of the building permit data for the southern subject lot (17902 Roan Place) indicates that the floor area ratio (FAR) of 0.66 (including the mezzanine) and the lot coverage of 54% is less than the maximum FAR of 1.0 and lot coverage of 60% allowed in the IL Zone.
- Based on the requirements of the Zoning By-law, a total of 13 parking spaces are required for the existing building. According to the site plan on record, two parking spaces have been provided on 17902 Roan Place, with the remaining parking provided on 17903 Roan Place.
- The applicant was requested by staff to consider consolidating the two properties in order to provide all of the required parking on one fee simple lot. However, the owner would like to maintain the flexibility of developing the undeveloped site. In order to ensure that adequate parking is provided and to maintain the existing shared driveway between the two properties, the applicant will be required to register reciprocal access and parking easements between the two properties.
- The IL Zone permits parking facilities as a singular use and unlike truck parking facilities, a building with washroom facilities is not required.
- The subject building was constructed in accordance with LUC No. 38 which required a 3.6-metre (12 ft.) setback from the rear and north side property lines. The IL Zone requires a minimum 7.5-metre (25 ft.) setback from these property lines. The proposed partial discharge of LUC No. 38 will render these setbacks non-conforming. Any new addition or redevelopment of the site in the future would be required to comply with the requirements of the IL Zone or seek variances.

PRE-NOTIFICATION

In accordance with Council policy, pre-notification letters were mailed on September 27, 2011 and a Development Proposal Sign was erected on the property. Staff have received one telephone call requesting further information and there were no concerns expressed regarding this proposal.

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. Aerial Photograph of Subject Site
- Appendix III. Engineering Summary

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LAP/kms

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Information for City Clerk

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

1. (a) Agent: Name: Bill Hobbs
 Cushman & Wakefield Ltd.
 Address: Suite 700 700 West Georgia Street
 Vancouver BC V7Y 1A1

 Tel: 604-640-5808

2. Properties involved in the Application

- (a) Civic Address: 17902 and 17903 Roan Place

- (b) Civic Address: 17902 Roan Place
 Owner: 0728939 BC Ltd.
 Director Information:
 Jonathan MacKenzie Flett
 Joshua James Flett
 John Paul Flett

Officer Information as at June 30, 2010
John Paul Flett (President)

PID: 002-216-914
Lot 17 Section 5 Township 8 New Westminster District Plan 46717

- (c) Civic Address: 17903 Roan Place
 Owner: 0728939 BC Ltd.
 Director Information:
 Jonathan MacKenzie Flett
 Joshua James Flett
 John Paul Flett

Officer Information as at June 30, 2010
John Paul Flett (President)

PID: 002-216-922
Lot 18 Section 5 Township 8 New Westminster District Plan 46717

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to discharge Land Use Contract No. 38 from the subject site.

(b) Application is under the jurisdiction of MOTI.

DEVELOPMENT DATA SHEET

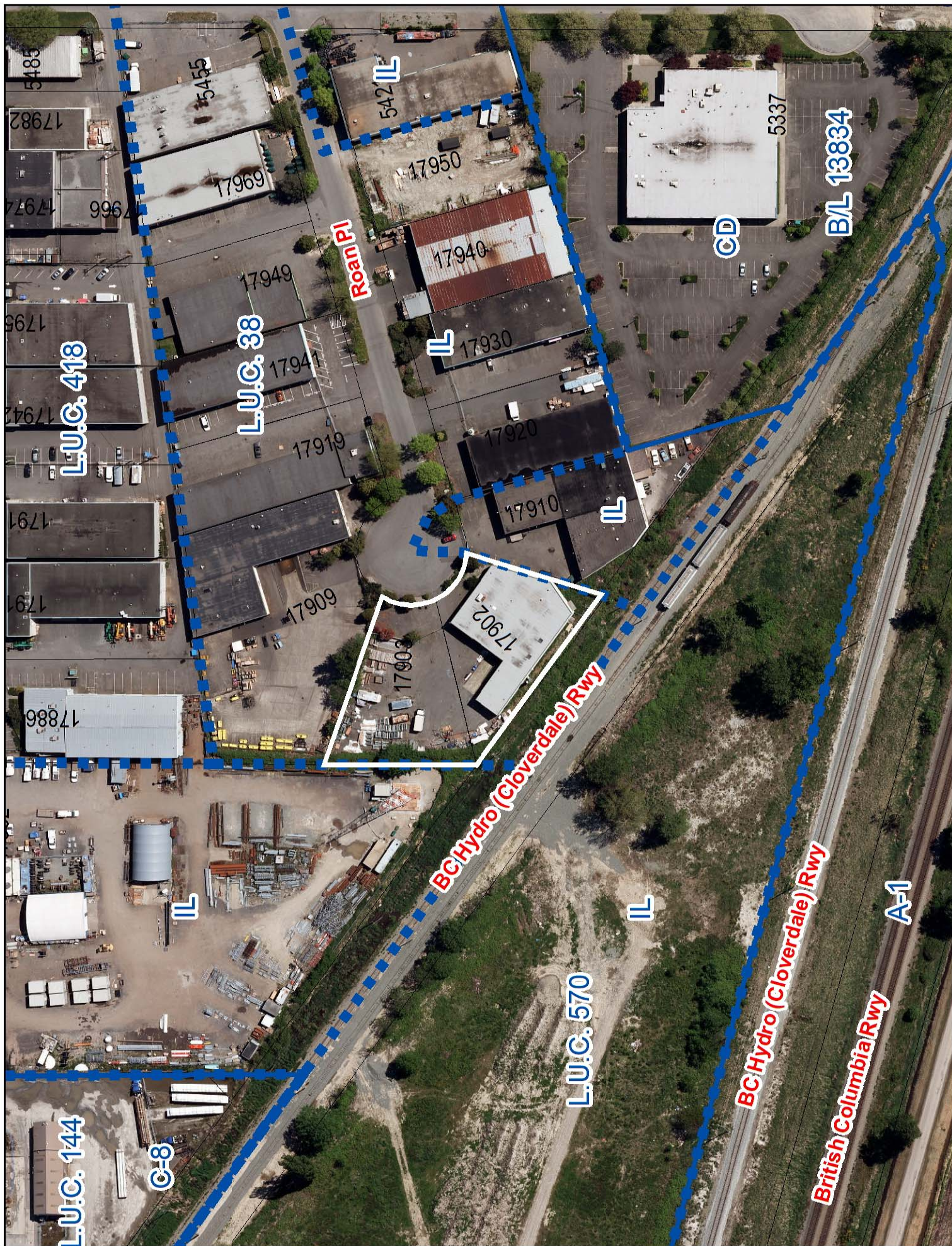
Proposed Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Proposed	
		17902 Roan Place	17903 Roan Place
LOT AREA (in square metres)			
Gross Total			
Road Widening area			
Undevelopable area			
Net Total		1,866 sq. m.	1,904 sq. m.
LOT COVERAGE (in % of net lot area)			
Buildings & Structures	60%	54%	
Paved & Hard Surfaced Areas			
Total Site Coverage			
SETBACKS (in metres)			
Front	7.5 m	7.5 m	
Rear	7.5 m	3.65 m	
Side #1 (N)	7.5 m	3.65 m	
Side #2 (S)	7.5 m or 0	0	
BUILDING HEIGHT (in metres/storeys)			
Principal	18.0 m	6.1 m	
Accessory	6.0 m	n/a	
NUMBER OF RESIDENTIAL UNITS	1	n/a	
FLOOR AREA: Residential			
FLOOR AREA: Commercial			
Retail			
Office			
Total			
FLOOR AREA: Industrial	1,904 m ²	1,260 m ²	
FLOOR AREA: Institutional			
TOTAL BUILDING FLOOR AREA	1,904 m ²	1,260 m ²	

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed	
		17902 Roan Place	17903 Roan Place
DENSITY			
# of units/ha /# units/acre (gross)			
# of units/ha /# units/acre (net)			
FAR (gross)			
FAR (net)	1.0	0.66	
AMENITY SPACE (area in square metres)	n/a		
Indoor			
Outdoor			
PARKING (number of stalls)			
Commercial			
Industrial	13	2	11 (for 17902 Roan Place)
Residential Bachelor + 1 Bedroom			
2-Bed			
3-Bed			
Residential Visitors			
Institutional			
Total Number of Parking Spaces	13	13 (shared)	
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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INTER-OFFICE MEMO

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

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

DATE: **October 31, 2011** PROJECT FILE: **7811-0225-00**

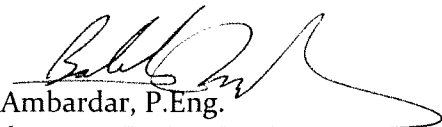
RE: **Engineering Requirements (Commercial/Industrial)
Location: 17902 & 17903 Roan Pl**

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

- Provide 5.00 metre wide Statutory Right of Way for Drainage

Works and Services

- Provide Reciprocal Access Easement between the two properties



Bob Ambardar, P.Eng.
Development Project Engineer

BA