

City of Surrey
PLANNING & DEVELOPMENT REPORT

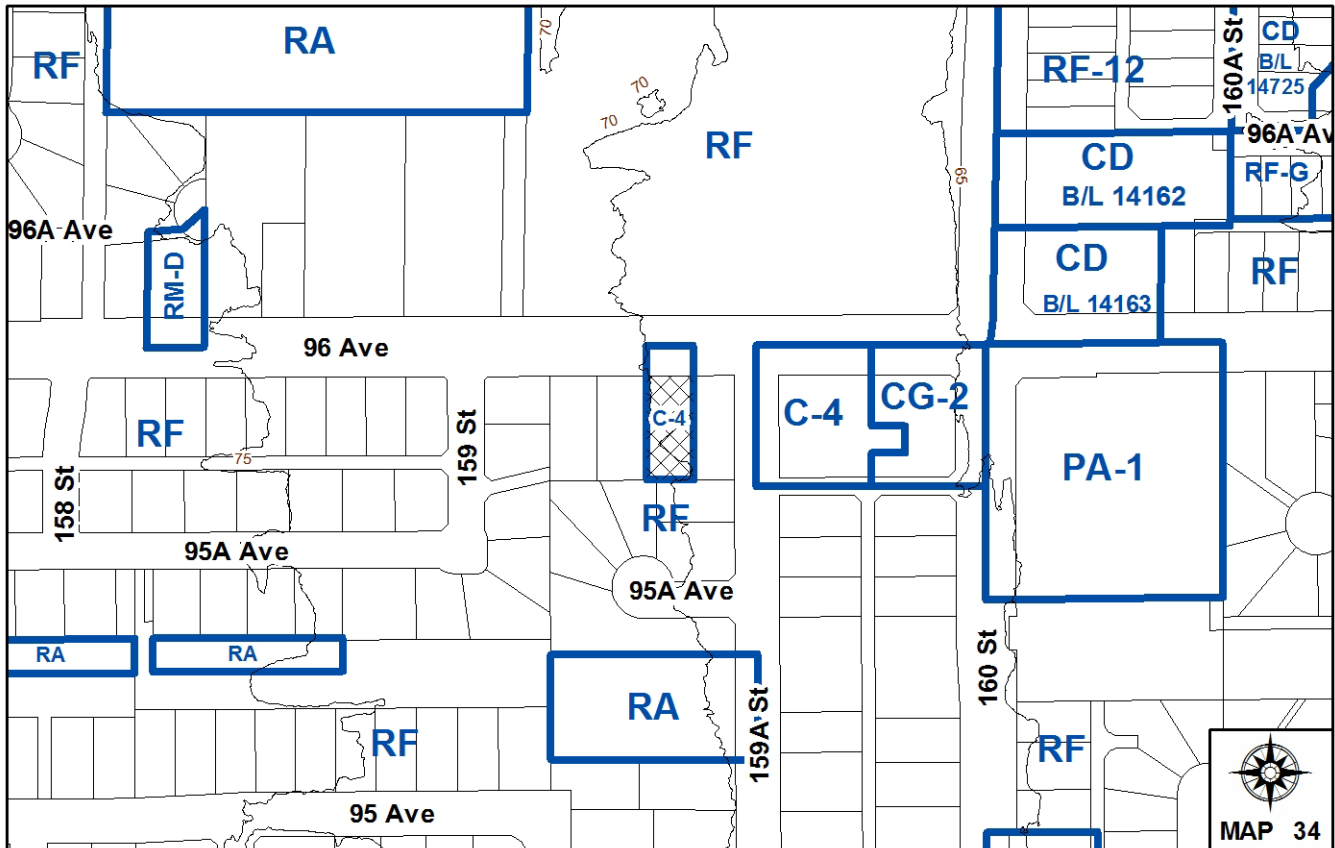
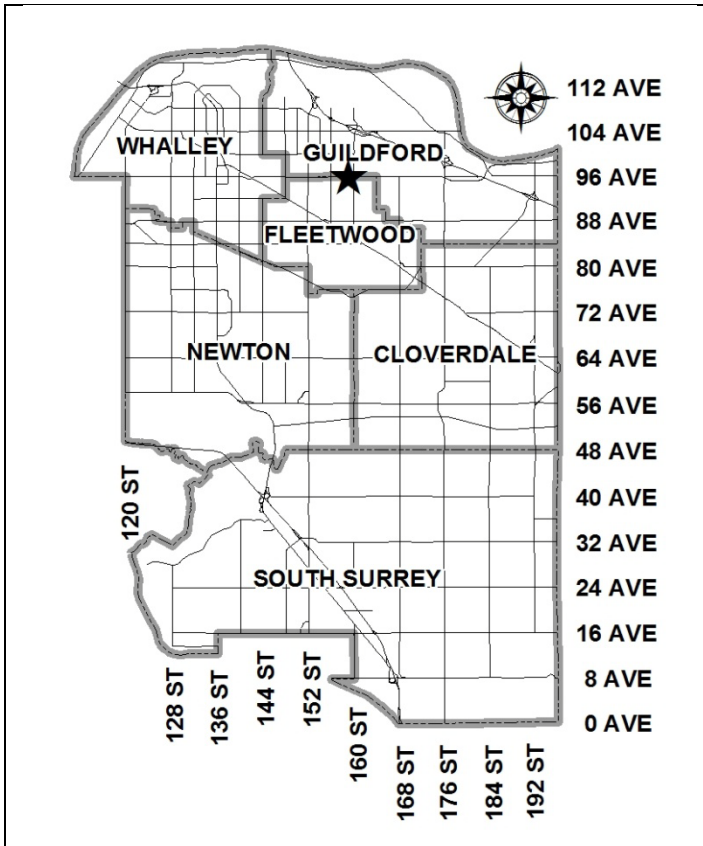
File: 7912-0038-00

Planning Report Date: May 28, 2012

PROPOSAL:

- **Rezoning** from C-4 to C-5 in order to allow additional uses in an existing commercial building.

LOCATION: 15932 - 96 Avenue
OWNER: Lomen Enterprises Co. Ltd., Inc.
 No. 574556
ZONING: C-4
OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- It allows a broader range of potential tenants to occupy an existing commercial building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Local Commercial Zone (C-4)" (By-law No. 12000) to "Neighbourhood Commercial Zone (C-5)" (By-law No. 12000) and a date be set for Public Hearing.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Small scale, two-storey commercial building with 3 units.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 96 Avenue):	North Surrey Secondary School.	Urban	RF
East:	Single family dwelling.	Urban	RF
South:	Single family dwelling.	Urban	RF
West:	BC Telephone switching station.	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The 997.22-square metre (0.25 acre) subject site at 15932 – 96 Avenue is located on the south side of 96 Avenue between 159 Street and 159A Street in the Fleetwood area. It is currently zoned Local Commercial Zone (C-4) and is designated Urban in the Official Community Plan (OCP).
- The site contained a non-conforming restaurant for many years. In May 1986, the site was rezoned from Suburban Residential Zone (RS) (By-law No. 2265) to Local Commercial Zone (C-L) (By-law No. 5942) in order to permit the construction of a new restaurant and residence. The restaurant was never re-built, and in 1996, the building was torn down due to its dilapidated condition.
- In September 1993, with the adoption of Zoning By-law No. 12000, the subject site was converted to Local Commercial Zone (C-4).

- The subject site remained vacant until October 18, 1999 when Council approved Development Permit No. 7999-0074-00 to allow the construction of a convenience store. As part of this proposal, Council also issued Development Variance Permit No. 7999-0074-00 in order to relax the east side yard setback from 6.0 metres (20 feet) to zero in order to create a continuous building façade should the lot to the east redevelop. To date, the lot to the east has not redeveloped.
- The existing building, which has a small second storey, consists of three units, one of which is currently occupied by a video rental store and one by a restaurant. The remaining unit is on the second floor and was previously occupied by a non-conforming massage parlour and is currently vacant.
- The property has a total of 11 parking spaces, including one disabled stall.

Current Proposal

- The applicant is proposing to rezone the subject site from Local Commercial Zone (C-4) to Neighbourhood Commercial Zone (C-5) in order to allow a wider range of office and retail uses.
- The applicant is proposing the rezoning due to difficulty in finding tenants under the limited permitted uses of the C-4 Zone, especially given the vacant space is on the second floor.
- The second floor unit is accessed from stairs which have an exterior entrance on the west side of the building and an interior entrance through the unit currently occupied by the video rental store.
- The C-4 Zone permits one owner-occupied dwelling unit within the principal building, however this use is not allowed in the existing building as it was not built in accordance with Building Code requirements for residential purposes.
- The C-5 Zone would permit more uses than the existing C-4 Zone and attract more tenant possibilities suitable for the neighbourhood and the adjacent school. The applicant currently does not have a particular tenant in mind.

PRE-NOTIFICATION

Pre-notification letters were sent out on April 18, 2012 and staff received one telephone call from a neighbouring store owner with the following comment:

- The caller asked for clarification and additional information about the application. They expressed no concerns with the application.

(Staff provided the caller with details about the application.)

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 of Existing Building

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

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DEVELOPMENT DATA SHEET

Proposed Zoning: C-5

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		999.27 m ²
Road Widening area		
Undevelopable area		
Net Total		999.27 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	24.39%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	21.69 m
Rear	7.5 m	7.5 m
Side #1 (E)	7.5 m	0.07 m*
Side #2 (W)	7.5 m	6.0 m**
BUILDING HEIGHT (in metres/storeys)		
Principal	9.0 m	7.75 m
Accessory	4.0 m	n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
		257.52 m ² & 58.62 m ²
Retail		
Office		
Total		316.14 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	370 m²	316.14 m²

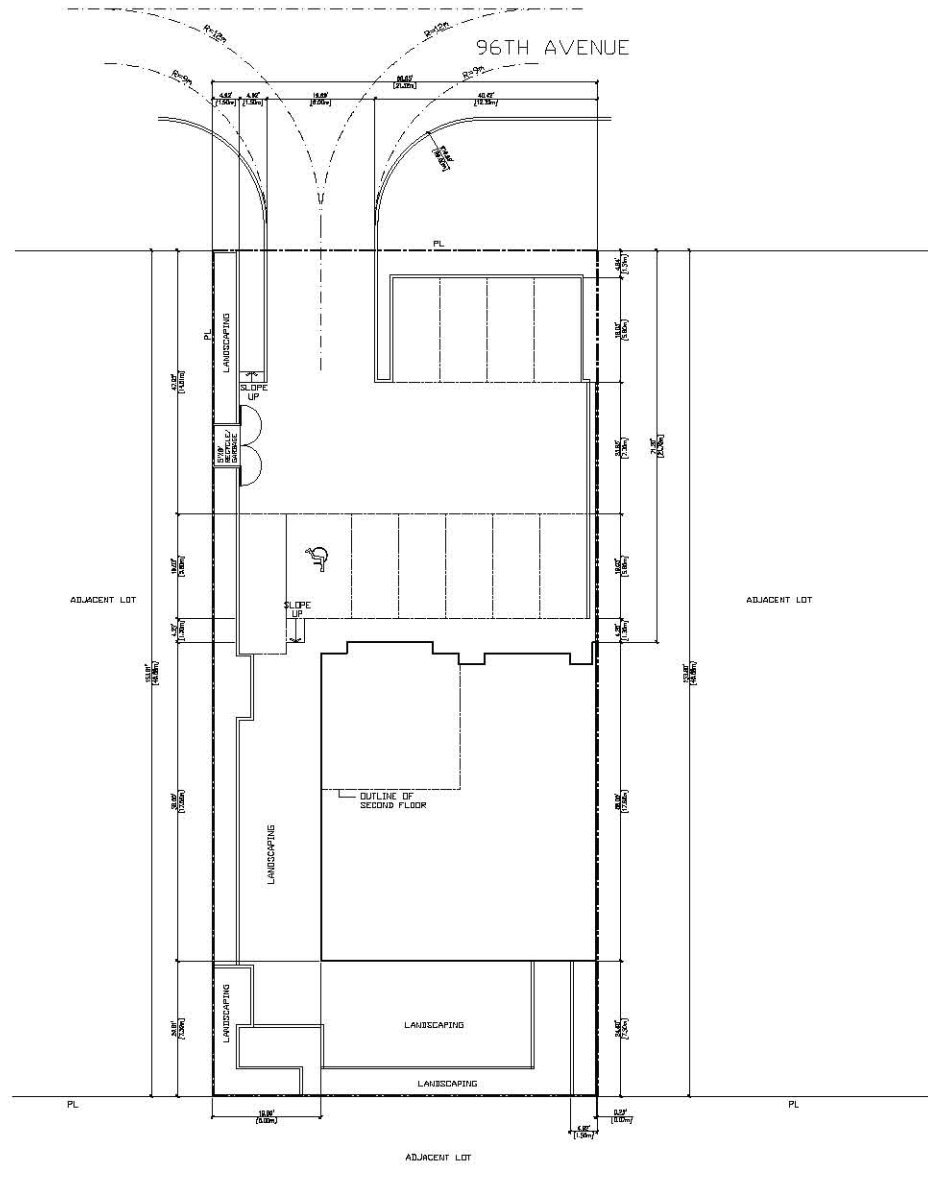
* **Approved by DVP No. 7999-0074-00**

** **Existing non-conforming**

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)	0.5	0.32
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	TBD	11
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	TBD	11
Number of disabled stalls		1
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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ZONING BYLAW ANALYSIS

CIVIC ADDRESS: 15932 96th AVENUE, SURREY, B.C.
 LEGAL DESCRIPTION: L13 BLK1 SEC 35 TWP 2 PL 15311 NW4
 ZONING: C-4 (CURRENT)

C-5: PERMITTED/REQUIRED	C-4: EXISTING
RETAIL adult entertainment stores auction houses secondhand stores and pawnshops PERSONAL SERVICES USES barbershops beauty parlours cleaning & repair of clothing shoe repair shops EATING ESTABLISHMENTS excluding drive-thru restaurants NEIGHBOURHOOD PUB OFFICE USES excluding social escort services excluding methadone clinics GENERAL SERVICE USES excluding funeral parlours excluding drive-thru banks excluding vehicle rentals INDOOR RECREATIONAL FACILITIES COMMUNITY SERVICES CHILD CARE CENTRES	RETAIL convenience store video rental florist shop EATING ESTABLISHMENT PERSONAL SERVICES USES barbershop beauty parlour cleaning & repair of clothing shoe repair shop
LOT DIMENSIONS FRONTAGE: N/A DEPT: N/A LOT SIZE: N/A	21.32m (EAST)46.88m / (WEST)46.88m (NORTH)21.32m / (SOUTH)21.31m X (EAST)46.88m / (WEST)46.88m
LOT AREA: LOT COVERAGE: SETBACKS: FRONT (NORTH) REAR (SOUTH) SIDE (EAST) *VARIANCE* SIDE (WEST) *VARIANCE* BUILDING HEIGHT: PRINCIPAL ACCESSORY & STRUCTURE	999.27 SQ. M (10756.05 SQ.FT) 24.38% (261.47/1072.64) 21.70m (7119 FT) 7.5m (24.61 FT) 7.5m (24.61 FT) 7.5m (24.61 FT) 7.5m (24.61 FT) 9.0m (29.53 FT) 4.0m (13.12 FT)
FLOOR AREA RATIO: COMMERCIAL GROUND FLOOR SECOND FLOOR TOTAL FLOOR AREA:	0.295 (-316.14/1072.64) COMMERCIAL UNITS: 257.52 SQ. M ELECTRICAL ROOM: 4.96 SQ. M COMMERCIAL UNITS: 58.62 SQ. M 316.14 SQ. M
PARKING: RETAIL adult entertainment stores auction houses secondhand stores and pawnshop PERSONAL SERVICES USES barbershop beauty parlour cleaning & repair shoe repair shop EATING ESTABLISHMENT NEIGHBOURHOOD PUB OFFICE USES GENERAL SERVICE USES INDOOR RECREATIONAL FACILITIES COMMUNITY SERVICES CHILD CARE CENTRES	3 per 100 sq. m GROSS AREA 3 per 100 sq. m GROSS AREA 3 per 100 sq. m GROSS AREA 3 per 100 sq. m GROSS AREA 3 per 100 sq. m GROSS AREA 10 per 100 sq. m GROSS AREA 3 per 100 sq. m GROSS AREA (ground floor) 2 per 100 sq. m GROSS AREA (above ground) 3 per 100 sq. m GROSS AREA 3 per 100 sq. m GROSS AREA 3 per 100 sq. m GROSS AREA (ground floor) 2 per 100 sq. m GROSS AREA (above ground) 1 per employee (min. 2 spaces)
LANDSCAPING: HIGHWAY RESIDENTIAL (WEST) RESIDENTIAL (EAST) *VARIANCE* RESIDENTIAL LOADING/GARBAGE/ RECYCLE SCREEN	* TO BE DETERMINED UPON TENANT IMPROVEMENT PERMIT 1.5m (4.92 FT) WIDE 1.5m (4.92 FT) WIDE 0.0m 1.5m (4.92 FT) HIGH SOLID 2.5m (8.20 FT) HIGH
FENCE:	1.5m (4.92 FT) HIGH SOLID 2.5m (8.20 FT) HIGH
NO. OF PARKING STALLS NO. OF EMPLOYEE PARKING TOTAL PARKING STALLS NO. OF DISABLED STALLS NO. OF SMALL CAR STALLS * TO BE DETERMINED UPON	* * * * * *



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No. Date Revision
 20120207 R2A
 20120207 R2A
 20120207 R2A

Consultants

Project Title
 15932 96th AVENUE
 SURREY, BC

Sheet Title
 SITE PLAN

Drawn:
 BC
 Checked:
 MD
 Scale:
 1/32" = 1' - 0"
 Project Number:

Revision Date:
 MAY 22, 2012
 PPH Date:
 MAY 22, 2012
 Draw. No.
D01