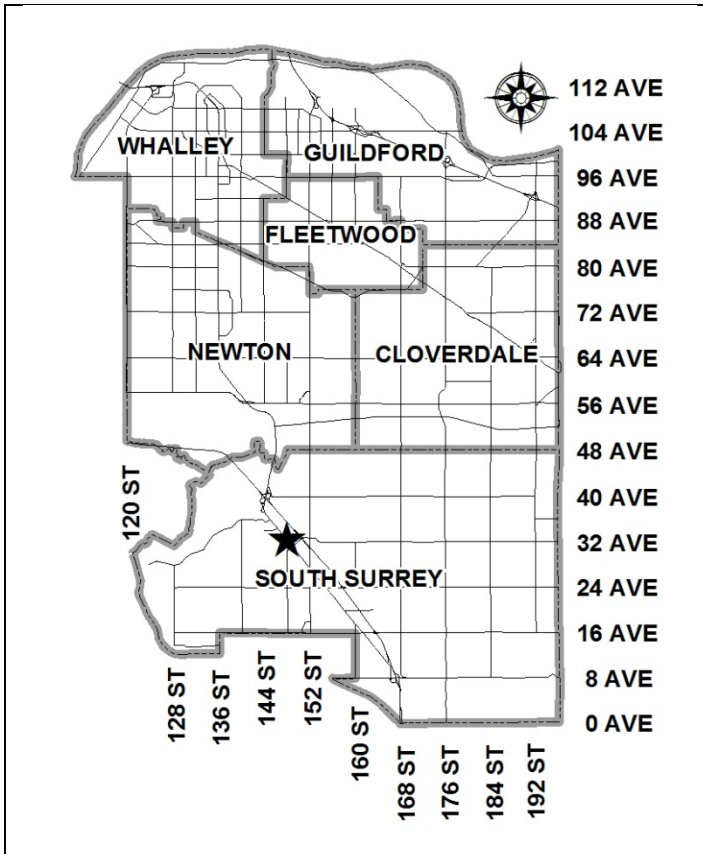


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0215-00

Planning Report Date: September 10, 2012



PROPOSAL:

- Amend CD By-law No. (By-law No. 12311).
in order to permit personal service uses.

LOCATION:

3237 King George Boulevard

OWNER:

White Rock Professional Centre
Inc., Inc. No. 875209

ZONING:

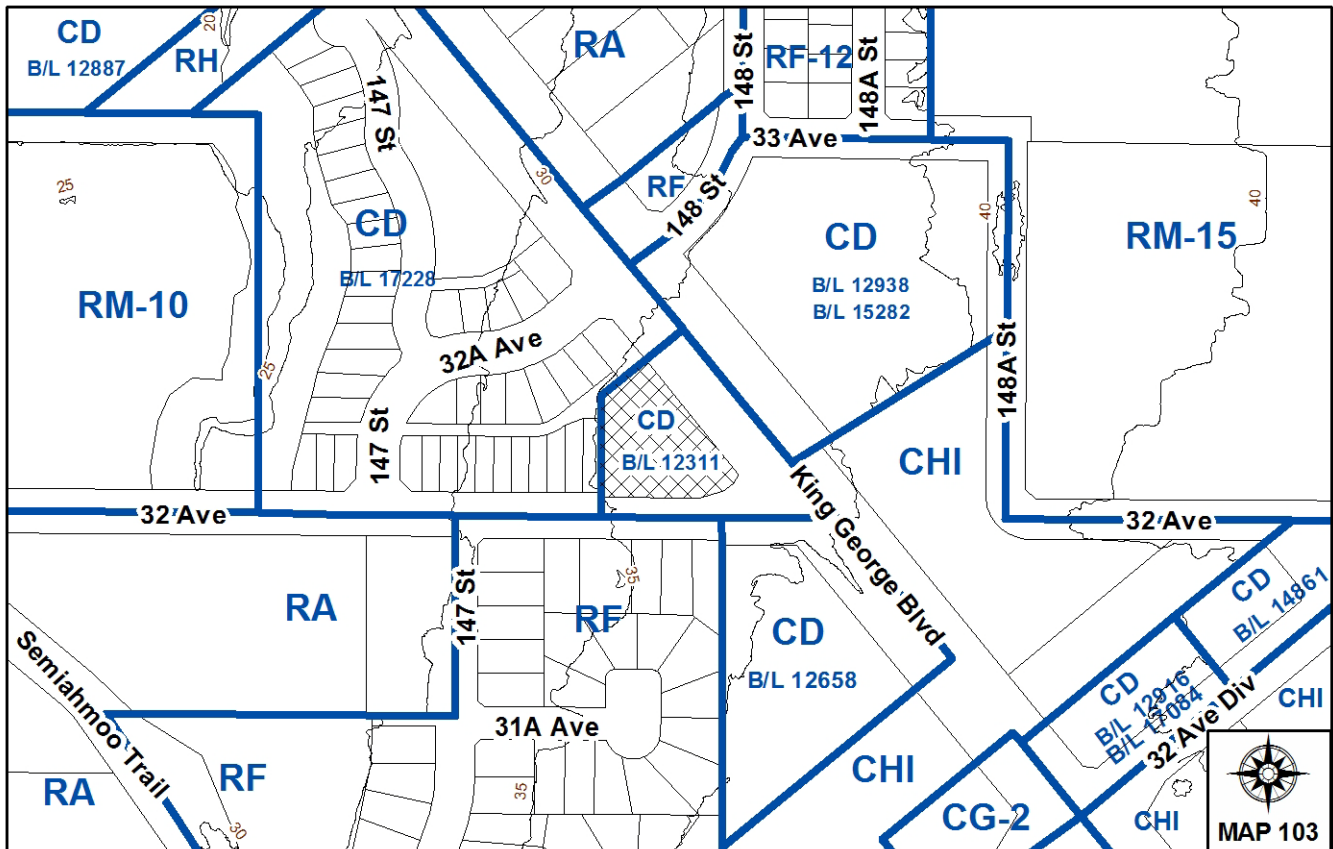
CD (By-law No. 12311)

OCP DESIGNATION:

Commercial

KING GEORGE
HIGHWAY
CORRIDOR PLAN:

Commercial



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 OCP Designation.
- Personal service uses are appropriate for this site as the site directly east of the subject site, across King George Boulevard, allows for personal service uses and the site to the south, across 32 Avenue, allows limited personal service uses, including a tanning salon. Therefore, the subject site is part of a node at 32 Avenue and King George Boulevard that services surrounding residential neighbourhoods.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the Comprehensive Development Zone (CD) (By-law No. 12311) and a date be set for Public Hearing.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Commercial (White Rock Professional Centre)

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings.	Urban	CD (By-law No. 17228).
East (Across King George Boulevard):	Retail/commercial.	Urban/Commercial	CD (By-law Nos. 12938 & 15282).
South (Across 32 Avenue):	Single family dwellings and commercial.	Urban/Commercial	RF and CD (By-law No. 12658).
West	Single family dwellings.	Urban	CD (By-law No. 17228).

DEVELOPMENT CONSIDERATIONSBackground

- The property at 3237 King George Boulevard is zoned Comprehensive Development Zone (CD) (By-law No. 12311). Personal service use, under which a proposed spa use would fall, is not a permitted use under the CD Zone.
- Solaris Spa, Agency Health, and Essential Hair have been operating within the White Rock Professional Centre, contrary to the existing CD By-law (No. 12311). They do not have business licenses.
- On January 12, 2012, staff posted a Stop Work notice at the subject address due to tenant improvements to the main floor and basement of the building without permits. The owner was advised of the Stop Work notice on February 21, 2012, and made an application for a building permit for the unauthorized work. The building permit application is currently queued for plan checking pending completion of the rezoning application.

- The applicant has requested to appear as a delegation twice before Council to present rationale that the spa use be permitted under the existing CD Zone. On May 28, 2012, Council referred the applicant's Delegation Request to staff to deal with the proposed spa businesses through a rezoning application.

Planning Analysis

- The CD Zone is based on the "Highway Commercial Industrial Zone (CHI)" given the site is located on King George Boulevard. It is noted that the CHI Zone does not permit personal service uses. To accommodate the proposed spa use, the CD Zone must be amended through rezoning.
- Personal service uses are appropriate for this site as the site directly east of the subject site, across King George Boulevard, allows for personal service uses and the site to the south, across 32 Avenue, allows limited personal service uses, including a tanning salon. The addition of personal service use to the site is consistent with the surrounding commercial land use. Therefore, the proposed CB By-law amendment is supportable.

PRE-NOTIFICATION

Pre-notification letters were sent on August 21, 2012 to 185 households within 100 metres (328 ft.) of the subject site. Staff received no comments.

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. | Proposed CD By-law Amendment |

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

TH/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: Doug Parton
 White Rock Professional Centre Inc.
 Address: 2356 West 4th Avenue
 Vancouver BC V6K 1P1

 Tel: 604-818-0874

2. Properties involved in the Application

(a) Civic Address: 3237 King George Boulevard

(b) Civic Address: 3237 King George Boulevard
 Owner: White Rock Professional Centre Inc., Inc. No. 875209
 PID: 015-864-341
 Parcel A District Lot 155 Group 2 New Westminster District Reference Plan 84734

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to rezone the property.

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 1994, No. 12311"

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THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 1994, No. 12311" is hereby amended as follows:

Part 2, Section B. Permitted Uses is amended by renumbering subsection 13 to 14 and inserting new sub-section 13 immediately following sub-section 12 as follows:

"13. Personal Service Uses"

- 2. This By-law shall be cited for purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 1994, No. 12311, Amendment By-law, 2012, No. _____."

PASSED FIRST AND SECOND READING on the _____ th day of _____, 20 .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20 .

PASSED THIRD READING ON THE _____ th day of _____, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

_____ MAYOR

_____ CLERK