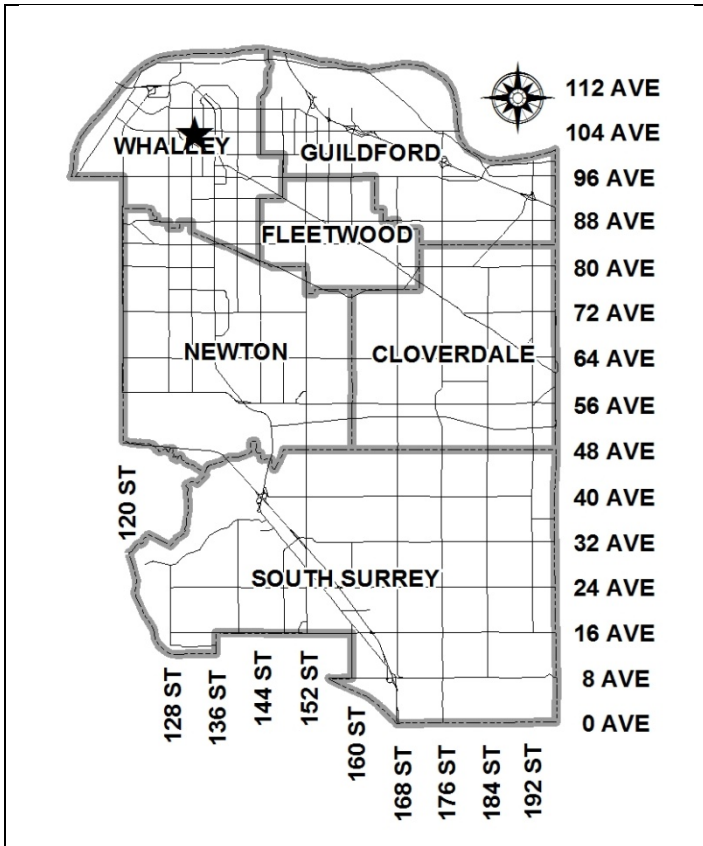


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0253-00

Planning Report Date: November 5, 2012



PROPOSAL:

- **Land Use Contract Discharge**

in order to allow the underlying C-8 Zone to regulate the site.

LOCATION:

10344 Whalley Boulevard

OWNER:

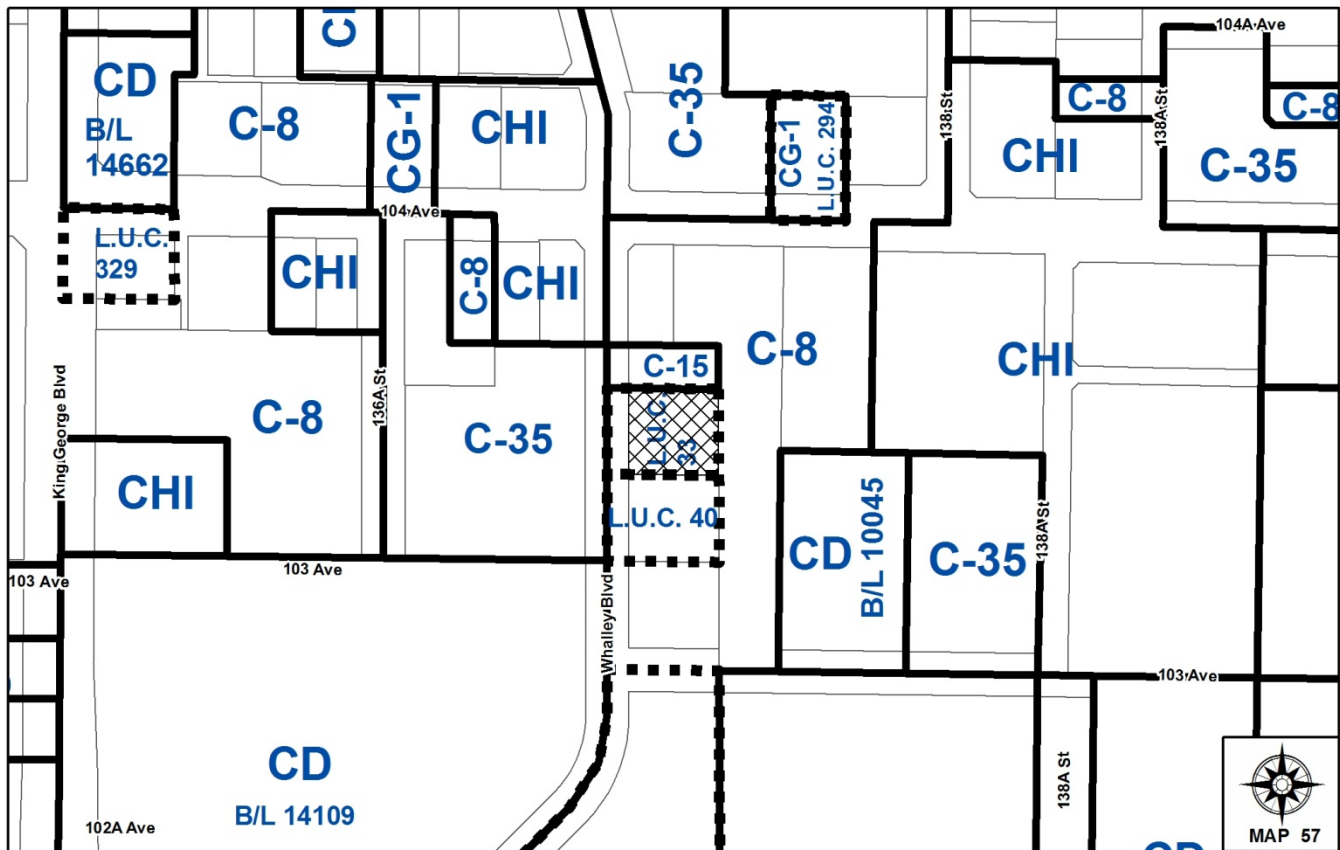
2RW Properties Incorporated, Inc.
 No. 748903

ZONING:

LUC No. 33 (underlying C-8)

OCP DESIGNATION:

Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The discharge of Land Use Contract (LUC) No. 33 on the subject property provides greater flexibility in accommodating a broader range of commercial businesses.
- LUC No. 33 regulates only the subject lot.
- The underlying C-8 Zone is considered appropriate for the area and is consistent with established land uses on adjoining lands.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to discharge Land Use Contract No. 33 and a date for Public Hearing be set.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Two single-storey, multi-tenant, commercial buildings.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Commercial building.	Commercial	C-15
East:	Commercial building.	Commercial	C-8
South:	Commercial building.	Commercial	LUC No. 40 (underlying C-8 Zone)
West (Across Whalley Blvd):	Vacant lot.	Commercial	C-35

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is 1,665 square metres (0.4 ac.) in area and is located on Whalley Boulevard between 103 Avenue and 104 Avenue in Surrey City Centre.
- The property is designated “Commercial” in the Official Community Plan (OCP), is currently regulated by Land Use Contract (LUC) No. 33 and has “Community Commercial (C-8)” as the underlying zone. The subject site is the only lot regulated by Land Use Contract No. 33.
- The subject property contains two, one-storey, multi-tenant, commercial buildings.
- The current tenants include Yokohama Japanese restaurant, Dominos Pizza restaurant, Melanin Skincare & Aesthetician services and offices for Labour Ready.

Proposal

- LUC No. 33 limits the land and structures to “retail and office commercial buildings”.
- The applicant wishes to discharge Land Use Contract No. 33, to allow the underlying C-8 Zone to govern the site, in order to allow for a broader range of commercial businesses.
- The C-8 Zone permits a broad range of uses in addition to retail and office uses, including personal service uses, general service uses, recreational facilities, assembly halls and child care centres.
- The current tenants comply with the uses permitted under the C-8 Zone.

PRE-NOTIFICATION

Pre-notification letters were sent out September 19, 2012 and staff received one phone call from a resident who wanted more details, but had no concerns.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LM/kms

\\file-server1\net-data\csdc\generate\areaproduct\save\28285412072.doc
. 11/1/12 9:24 AM

Information for City Clerk

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

1. (a) Agent: Name: 2RW Properties Incorporated

Address: 15414 - 24 Avenue

Tel: 604-541-4888

2. Properties involved in the Application

(a) Civic Address: 10344 Whalley Boulevard

(b) Civic Address: 10344 Whalley Boulevard

Owner: 2RW Properties Incorporated, Inc. No. 748903

PID: 011-424-214

Lot "E" Section 26 Block 5 North Range 2 West New Westminster District Plan 9638

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to discharge Land Use Contract No. 33.