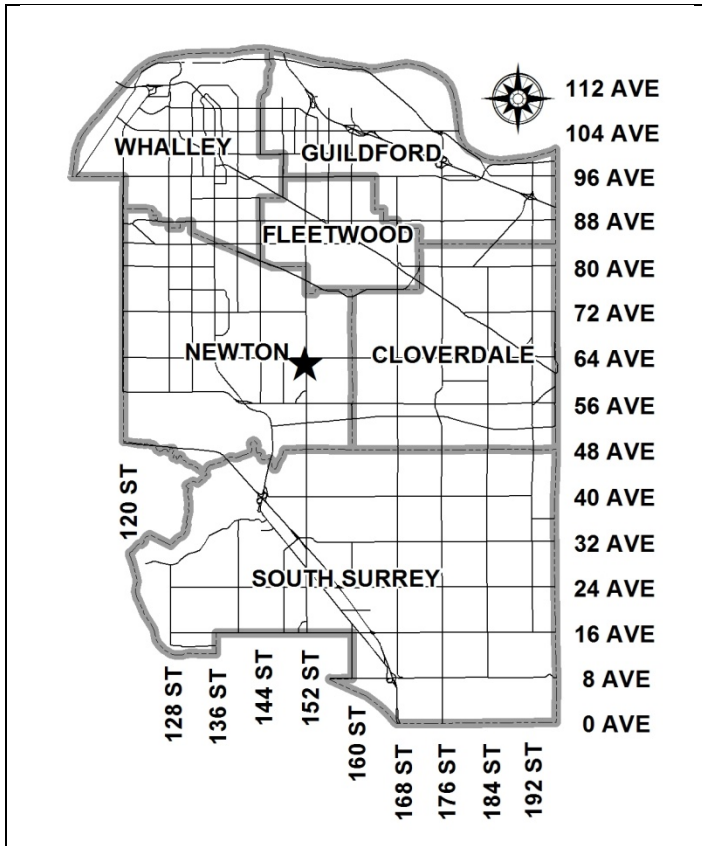


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0339-00

Planning Report Date: February 18, 2013

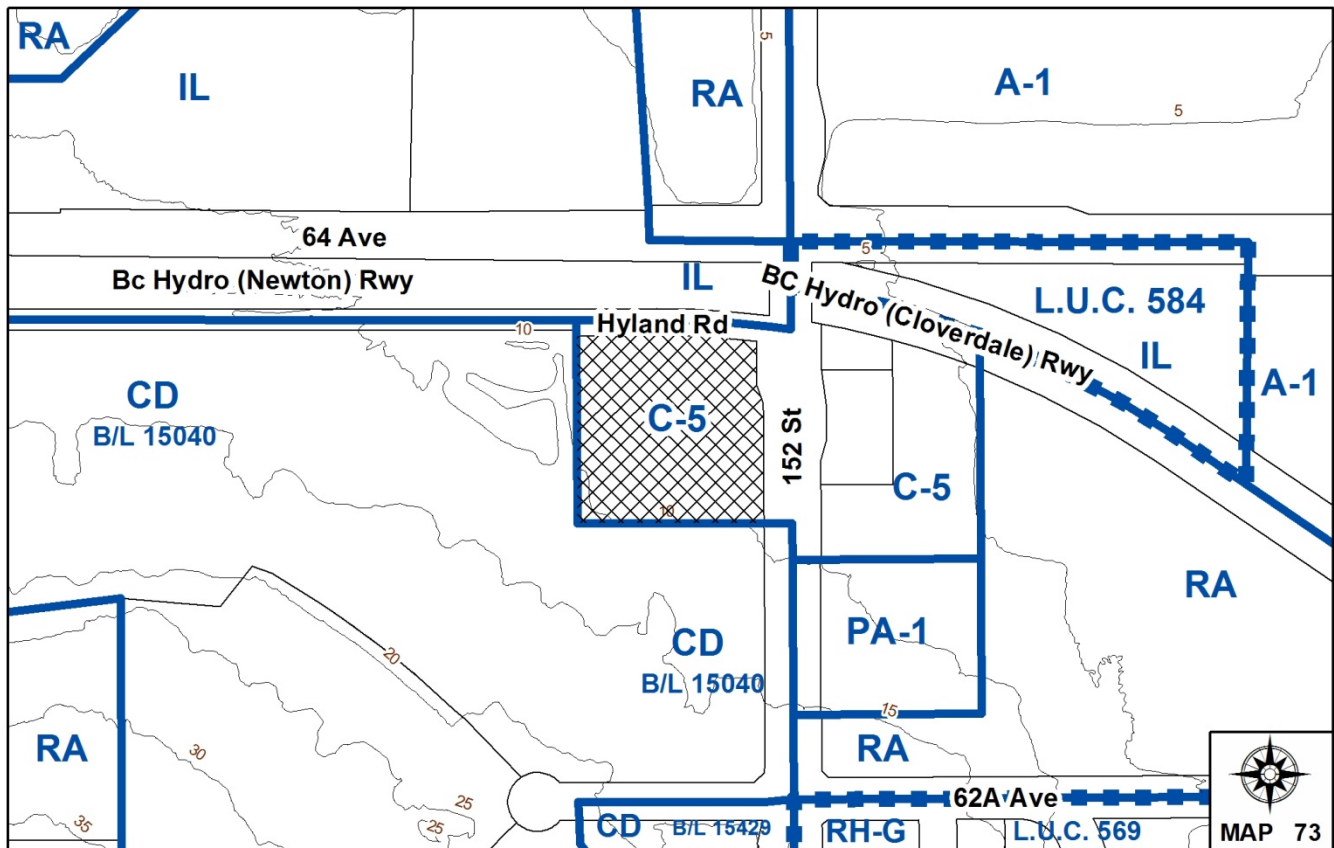


PROPOSAL:

- **Rezoning** from C-5 to C-8

in order to allow a private liquor store as a permitted use.

LOCATION: 6351 - 152 Street
OWNER: Denagar Enterprises Ltd.
ZONING: C-5
OCP DESIGNATION: Urban
NCP DESIGNATION: 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 the NCP designation.
- The proposed rezoning will permit a future tenant to operate a private liquor store on-site by occupying a vacant retail commercial unit at 6361 – 152 Street. City staff reviewed the proposal and consider the land-use appropriate given the subject property is conveniently located at the intersection of two major roads (152 Street and 64 Avenue) as well as directly adjacent to several multi-family residential developments. As a result, the proposed land-use will provide a service to residents and support the existing commercial development located in Sullivan Station Mall.
- The proposed C-8 Zone will expand the number of retail services provided on-site and complies with the original intent of the South Newton Neighbourhood Concept Plan (NCP) to establish a successful commercial development that serves the needs of localized residents at the corner of 152 Street and 64 Avenue.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Neighbourhood Commercial Zone (C-5)" (By-law No. 12000) to "Community Commercial Zone (C-8)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) upgrade and maintain the existing buildings on-site, as discussed in this report; and
 - (b) execution of a Good Neighbour Agreement with the City.

REFERRALS

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

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Multi-tenant commercial buildings

Adjacent Area:

Direction	Existing Use	OCP/NCP/LAP Designation	Existing Zone
North (Across Hyland Road):	B.C. Hydro (Newton Railway)	Urban/Proposed Parks and Walkways	IL
East (Across 152 Street):	Sullivan Park and Fraser Valley Heritage Railway	Suburban/Retail Commercial and Open Space	C-5
South and West:	Multi-family residential and Detention Pond	Urban/Townhouse (15 u.p.a.) and Landscape Buffer	CD (By-law No. 15040)

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located on the west side of 152 Street just south of Hyland Road and 64 Avenue. The property is designated "Urban" in the Official Community Plan (OCP) as well as "Commercial" in the South Newton Neighbourhood Concept Plan (NCP) and presently zoned "Neighbourhood Commercial Zone (C-5)"

- Council previously issued a Development Permit (DP) in November, 1996 (No. 5694-0432-00) to allow three multi-tenant commercial buildings which provide roughly 2,175 square metres (23,410 sq. ft.) of retail space as part of Sullivan Station Mall. The non-stratified buildings permit a range of commercial land-uses including general service, personal service, office uses, eating establishments as well as child care centres (as per the C-5 Zone).
- The South Newton NCP designates the intersection of 64 Avenue, Hyland Road and 152 Street as the focal point for the surrounding neighbourhood that includes several large-scale multi-family residential developments. The original intent behind the chosen location of Sullivan Station Mall was specifically designed to attract business owners and increase the range of available services provided to adjacent residents while remaining competitive with larger commercial centres like Panorama Place, Panorama Village and Sullivan Square located at 152 Street and No. 10 Highway.

Proposed Rezoning

- The applicant proposes to rezone the property from "Neighbourhood Commercial Zone (C-5)" to "Community Commercial Zone (C-8)" in order to allow a future tenant to operate a private liquor store in Unit 303/304 recently vacated by Java Hut. The private liquor store will occupy 222 square metres (2,396 sq. ft.) of floor space in Building "C" at 6361 – 152 Street (Appendix II).
- The C-8 Zone was recently amended in October, 2012 to permit stand-alone liquor stores. As a result, the proposed liquor store is no longer required to operate in conjunction with a "liquor primary" licensed establishment.
- The proposed rezoning will allow the City to enter into a Good Neighbour Agreement with the applicant, in response to some area residents concerns, which ensures the future liquor store retailer will not sell alcohol to minors, continues to monitor for potential criminal activity and maintains good relationships with the surrounding community.
- The proposed C-8 Zone will permit a broader range of commercial uses that are considered appropriate given the subject property is located at the intersection of two major roads (152 Street and 64 Avenue) as well as adjacent to multi-family residential.
- The proposed land-use will expand the number of retail services provided on-site and complies with the original intent of the South Newton Neighbourhood Concept Plan (NCP) to establish a successful commercial development that serves the needs of localized residents at the corner of 152 Street and 64 Avenue.

On-site Parking

- The existing complex includes 83 parking stalls on-site. The amount of parking meets the minimum requirement under Zoning By-law No. 12000 based on a combination of retail, general service, personal service, office uses, and eating establishments.

Future Road Dedication Requirements

- Additional road dedication may be required in future should the subject property redevelop.

Complex Upgrades

- The applicant volunteered to provide several exterior upgrades to existing buildings on-site. The upgrades include minor repairs and applying a fresh coat of paint to the building exterior as well as removing unlawful signage and powerwashing the roof structure which improves the overall appearance of Sullivan Station Mall.

PRE-NOTIFICATION

Pre-notification letters were mailed out on January 25, 2013. City staff received a total of ten (10) phone calls from adjacent residents or property owners which included the following responses:

- Several area residents expressed concerns regarding increased traffic and parking problems.

(City staff have confirmed the property has sufficient on-site parking to satisfy the minimum parking requirement in Zoning By-law No. 12000. Moreover, the subject property will retain both driveway entrances (152 Street and Hyland Road) which assists in vehicle circulation).

- A number of residents expressed concerns the private liquor store would attract undesirable clientele and promote troublesome behavior including graffiti, vandalism and intoxication.

(The applicant has volunteered to enter into a Good Neighbour Agreement which prohibits the sale of alcohol to minors, requires the owner to monitor for potential criminal activity and addresses broader issues by ensuring the continuation of good relationships with the surrounding community).

- Several area residents expressed concerns that Sullivan Station Mall was originally intended to provide services considered appropriate for a family-oriented residential neighbourhood (e.g. convenience stores, restaurants and office uses). In addition, an existing liquor retailer is currently operating in Panorama Place (Big Ridge) at 152 Street and Highway No. 10 which residents believe is more suitable given the liquor store is located within a larger retail area.

(City staff believe the proposed liquor store retailer will comply with the original intent of the South Newton NCP to establish a successful neighbourhood commercial development at 152 Street and 64 Avenue which serves the needs of localized residents while remaining competitive with larger commercial centres like Panorama Place, Panorama Village as well as Sullivan Square located at the intersection of 152 Street and No. 10 Highway [56 Avenue]).

- A number of residents expressed concerns the private liquor store would provide the wrong message and should be located elsewhere given the presence of teenagers in the surrounding neighbourhood. In addition, the subject property is not considered appropriate given that a daycare facility and children's bookstore are already operating within Sullivan Station Mall.

(The liquor store retailer will not target or market alcohol to underage clientele. In addition, the applicant has indicated that staff are trained not to sell alcohol to minors and require 2 pieces of photo identification before selling liquor to individuals who may appear underage).

- An adjacent property owner expressed support for the proposed rezoning and indicated the private liquor store would benefit residents by allowing a liquor retail store within walking distance of nearby residential homes which reduces the potential for drinking and driving.
- An adjacent property owner expressed support for the proposed rezoning and indicated the private liquor store would benefit existing tenants financially by providing additional retail uses on-site, revitalizing the complex and attracting new clientele to Sullivan Station Mall.

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

Original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MRJ/da

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DEVELOPMENT DATA SHEET

Existing Zoning: C-8

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area	N/A	N/A
Undevelopable area	N/A	N/A
Net Total	N/A	7,784 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	N/A	N/A
Paved & Hard Surfaced Areas	N/A	N/A
Total Site Coverage	50%	28%
SETBACKS (in metres)		
Front	2.2 m.	2.2 m.
Rear	6.9 m.	6.9 m.
Side #1 (N)	3.8 m.	3.8 m.
Side #2 (S)	7.5 m.	7.5 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m.	N/A
Accessory	4.5 m.	N/A
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
Total		
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial		
Retail	N/A	807 m ²
Office	N/A	214 m ²
Eating Establishment	N/A	451 m ²
Personal Service	N/A	267 m ²
General Service	N/A	145 m ²
Child Care Centre	N/A	290 m ²
Total		
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA		2,174 m ²

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed	
DENSITY			
# of units/ha /# units/acre (gross)	N/A	N/A	
# of units/ha /# units/acre (net)	N/A	N/A	
FAR (gross)	0.8	0.28	
FAR (net)	N/A	N/A	
AMENITY SPACE (area in square metres)	N/A	N/A	
Indoor			
Outdoor			
PARKING (number of stalls)			
Commercial	83 spaces	83 spaces	
Industrial	N/A	N/A	
Residential Bachelor + 1 Bedroom	N/A	N/A	
2-Bed			
3-Bed			
Residential Visitors	N/A	N/A	
Institutional	N/A	N/A	
Total Number of Parking Spaces	83 spaces	83 spaces	
Number of disabled stalls	1 space	3 spaces	
Number of small cars	N/A	N/A	
Number of Tandem Parking Spaces	N/A	N/A	
Size of Tandem Parking Spaces	N/A	N/A	
Heritage Site	NO	Tree Survey/Assessment Provided	NO

