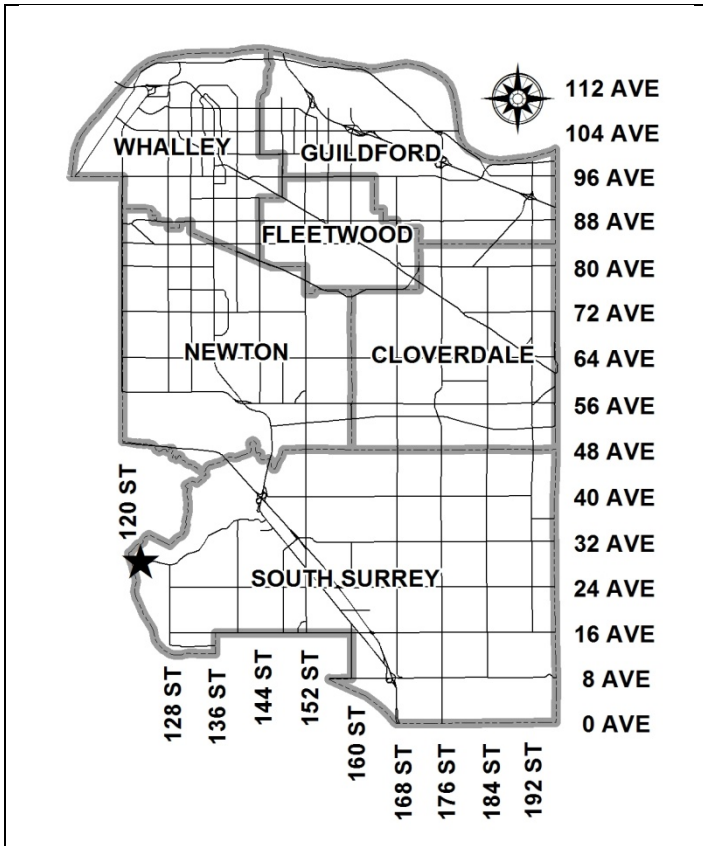


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0117-00

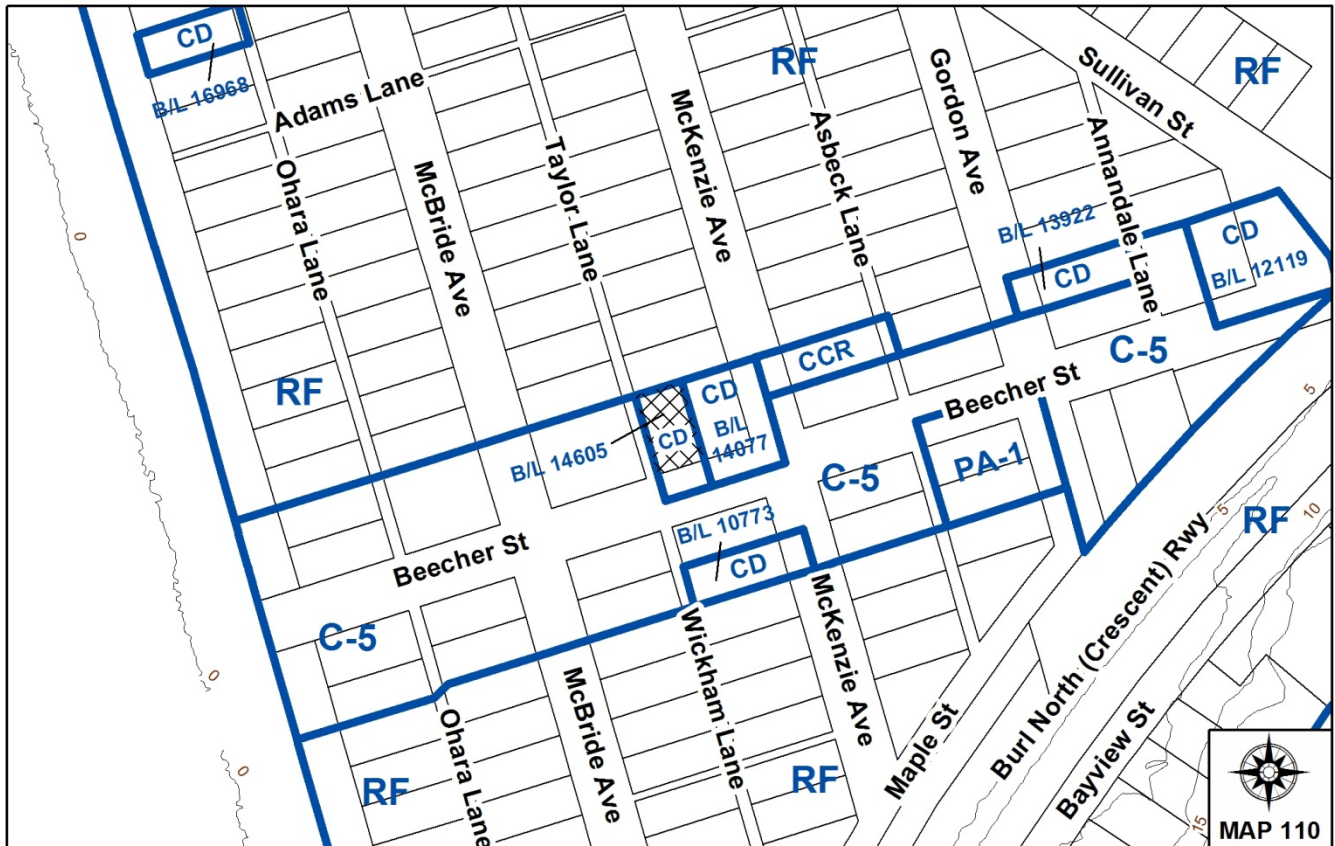
Planning Report Date: July 8, 2013



PROPOSAL:

- Amend CD By-law 14605 in order to allow indoor recreational facilities as a permitted use in an existing building and to formalize the location of the existing dwelling.

LOCATION: 12219 Beecher Street
OWNER: Beecher Street Developments Ltd.
ZONING: CD (By-law No. 14605)
OCP DESIGNATION: Commercial
LAP DESIGNATION: Village Commercial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Amending CD By-law No. 14605.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Crescent Beach Land Use Plan.
- The proposed CD By-law amendment to allow indoor recreational facilities is consistent with the current uses permitted under the C-5 Zone, which are appropriate for the area.

RECOMMENDATION

The Planning & Development Department recommends that a By-law be introduced to amend Comprehensive Development By-law No. 14605 and a date be set for Public Hearing.

REFERRALS

Engineering: There are no engineering requirements relative to the proposed CD By-law amendment.

SITE CHARACTERISTICS

Existing Land Use: Two-storey neighbourhood commercial building with a coffee shop and a vacant unit on the ground floor and office on the second floor and a detached garage with coach house above.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Single family dwelling.	Urban/Urban Residential	RF
East:	Two-storey commercial building with retail on the ground floor and a residence on the second floor and a detached garage with an office on the second floor.	Commercial/Village Commercial	CD (By-law No. 14077)
South (Across Beecher Street):	Vacant.	Commercial/Village Commercial	C-5
West (Across Taylor Lane):	Two-storey commercial building with eating establishments on the ground floor and residence on the second floor.	Commercial/Village Commercial	C-5

DEVELOPMENT CONSIDERATIONSBackground

- The subject site, at 12219 Beecher Street, is located on the northeast corner of Beecher Street and Taylor Lane in Crescent Beach.
- The 557-square metre (5,995-sq. ft.) subject site is zoned CD (By-law No. 14605) and designated Village Commercial in the Crescent Beach Land Use Plan and Commercial in the Official Community Plan (OCP).
- The subject site was rezoned to Comprehensive Development Zone (By-law No. 14605) in March 2002 under File No. 7901-0256-00 to permit the development of a two-storey neighbourhood commercial building with a detached garage and coach house.

Current Proposal and Rationale

- The applicant is proposing to amend the existing CD Bylaw No. 14605 to allow indoor recreational facilities as a permitted use in order to accommodate a wellness/yoga studio.
- The proposed amendment involves modifying the Permitted Uses section of the CD Zone (By-law No. 14605) and therefore requires a Public Hearing.
- At the December 13, 2010 Regular Council- Public Hearing meeting, the Neighbourhood Commercial (C-5) Zone was amended to include indoor recreational facilities as a permitted use. The indoor recreational use was added to the C-5 Zone in response to a large number of inquiries about locating indoor recreational facilities, such as taekwondo and yoga studios, in C-5 Zoned commercial buildings. Staff reviewed the C-5 Zone and determined that these types of facilities should be allowed in order to provide more complete communities that offer a variety of small-scale facilities within walking distance.
- The indoor recreational facilities use was not included in CD By-law No. 14605, as it was not a permitted use in the C-5 Zone at that time. It is, however, now a permitted use in the C-5 Zone and considered to be an appropriate use for the subject site.
- In reviewing the proposed CD By-law amendment, it has come to staff's attention that a minor housekeeping amendment is also required to bring the existing building into conformance.
- Under File No. 7901-0256-00, a two-storey commercial building fronting Beecher Street with a detached two-car garage and a 71.3 square-metre (768-sq. ft.) dwelling unit above fronting Taylor Lane were approved.
- Currently, under CD By-law No. 14605, one dwelling unit is permitted, provided the dwelling unit is contained within the principal building and the total floor area does not exceed 71.3 square metres (768 sq. ft.).
- While the building is in compliance with Development Permit 7901-0256-00, approved March 25, 2002, it is an opportune time to bring the building into compliance with the CD Zone. Therefore, the proposed CD By-law amendment will also include an amendment to allow the coach house to be located above the garage.
- The proposed amendments will not affect the overall floor area, layout, and design of the existing commercial building as previously approved under File No. 7901-0256-00.

PRE-NOTIFICATION

Pre-notification letters were sent out on June 12, 2013 and staff received two phone calls. The callers expressed the following comments:

- One resident inquired if there would be any new construction on the subject site.

(Staff indicated that the new tenant will be locating in the existing space on the ground floor of the commercial building. No new building construction is being proposed.)

- One business owner expressed concern with another wellness/yoga studio located within two blocks of an existing yoga studio.

(Staff explained that a yoga studio could be located in any of the C-5 zoned properties on Beecher Street and that the city does not regulate the proximity and location of the private studios.

The applicant has indicated that the wellness studio will focus specifically on restorative yoga in addition to providing Reiki and energy healing, hypnotherapy, Pilates and life coaching.)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary
Appendix II. CD By-law (No.14605) Amendment By-law

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

JLM/da

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DRV 7/4/13 9:45 AM

Information for City Clerk

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

1. (a) Agent: Name: Erin McCutcheon
 Aspen Developments
 Address: 12219 - Beecher Street, Unit 200
 Surrey, BC V4A 3A2

 Tel: 604-538-1804
2. Properties involved in the Application
 - (a) Civic Address: 12219 Beecher Street

 - (b) Civic Address: 12219 Beecher St
 Owner: Beecher Street Developments Ltd
 PID: 009-570-241
 Westerly Half Lot "H" District Lot 52 Group 2 New Westminster District Plan 11719
3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend the existing CD By-law.

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2002, No. 14605"
.....

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, 2002, No. 14605" is hereby amended as follows:

(a) Section 2. B.1 is amended by inserting the following new Sub-section 2.B.1.(f) and renumbering the remaining Sub-sections accordingly:

“(f) Indoor recreational facilities”.

(b) Delete the renumbered Sub-section 2.B.1.(i) and replace with the following:

“(i) One dwelling unit provided that the dwelling unit is:

- i. Located above the detached garage; and
- ii. A maximum of 71.3 square metres [768 sq. ft.] in floor area.”

2. This By-law shall be cited for purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14605, Amendment By-law, 2013, 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