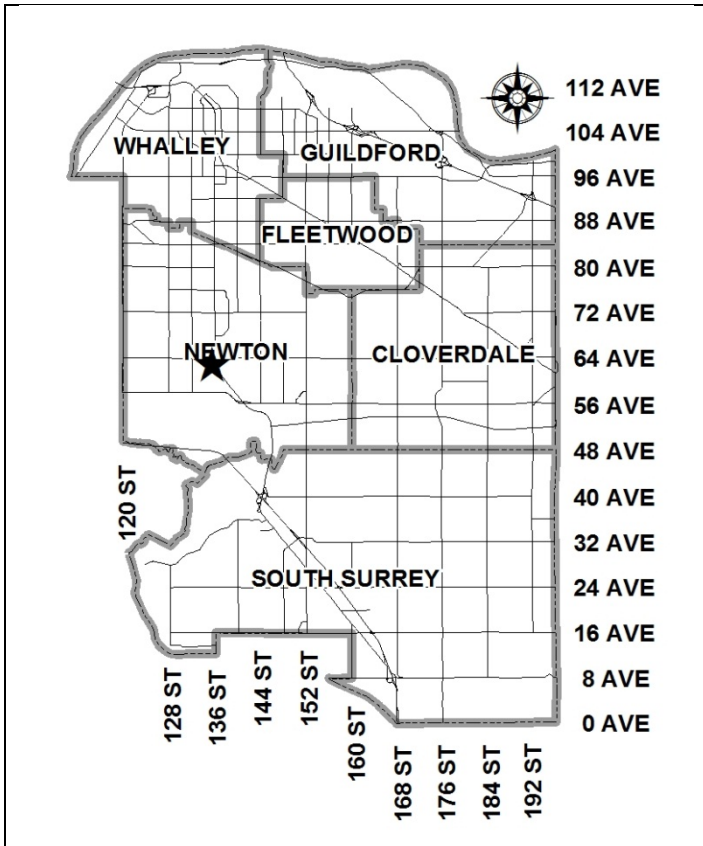


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0173-00

Planning Report Date: September 23, 2013

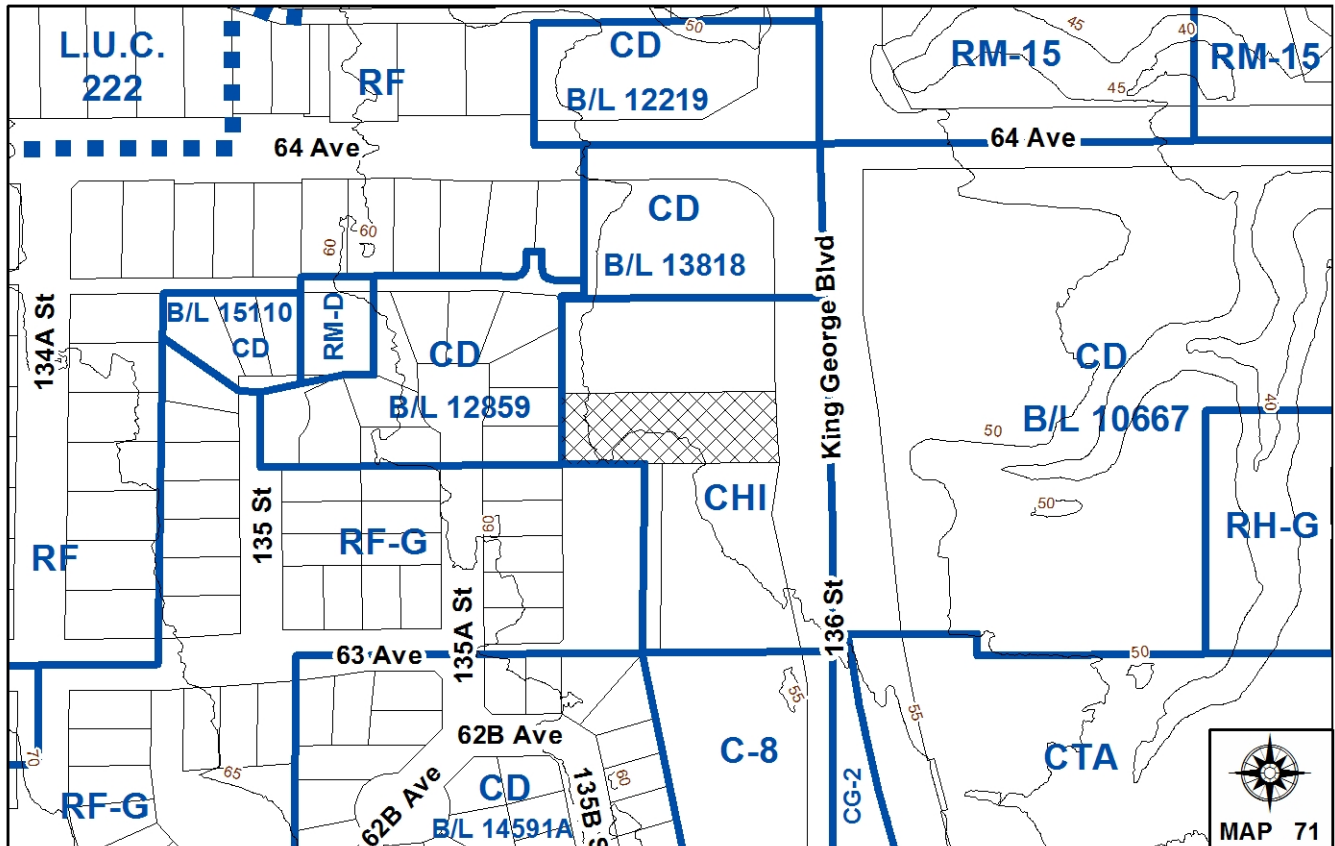


**PROPOSAL:**

- **Rezoning** from CHI to C-8
- **Development Variance Permit**

in order to permit office and commercial use in the existing building and reflect the side yard setback of the existing building on site.

**LOCATION:** 6329 - King George Boulevard  
**OWNER:** Eagle North Ventures Ltd.  
**ZONING:** CHI  
**OCP DESIGNATION:** Urban  
**LAP DESIGNATION :** Retail Commercial



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A Development Variance Permit to reduce the minimum side yard setback on the south property boundary from 7.5 metres to 0.0 metres to retain the existing building.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Newton LAP Designation.
- The proposed rezoning will expand the type of office and commercial uses permitted on-site, which is consistent with other existing and proposed businesses in the area.
- The proposed side yard setback will allow for the existing building to be retained in its current location and comply with the proposed zoning.
- No modifications of the existing building exterior or site will be made.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site in Application No. 7913-0173-00 from "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) to "Community Commercial Zone (C-8)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7913-0173-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side yard setback on the south property boundary from 7.5 metres (25 ft.) to 0.0 metres (0.0 ft.).

REFERRALS

Engineering: The Engineering Department has no objections to the project subject to the completion of Engineering Service Requirements as outline in Appendix III.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: A 2-storey multi-tenant commercial building to be retained.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/LAP Designation</b>	<b>Existing Zone</b>
North:	Restaurant with drive-through	Urban/Retail Commercial	CHI
East (Across King George Boulevard):	Old Surrey Public Market, currently under application to develop (No. 7911-0301-00)	Commercial/Highway Commercial	CD (By-law No. 10667)
South:	Detention Pond and vacant site currently under application to develop (No. 7911-0173-00)	Urban/Retail Commercial	CHI
West:	Single-family residential	Urban/Urban Residential	CD (By-law No. 12859)

## DEVELOPMENT CONSIDERATIONS

### Site Context

- The subject property is located on the west side of King George Boulevard, south of 64 Avenue. The property is designated "Urban" in the Official Community Plan (OCP) and "Retail Commercial" in the Newton Local Area Plan (LAP).
- The subject property is currently zoned "Highway Commercial Industrial Zone (CHI)".
- The property is 2,333 square metres (25,116 square feet) in size, 27.8 metres (91.2 feet) wide and 84.7 metres (277.9 feet) deep.
- A 2-storey multi-tenant commercial building is located on the subject property and will be retained. The previous use of the building was office and retail/commercial.
- A reciprocal access easement exists on the site to allow traffic flow to and from the commercial properties (i.e. McDonald's restaurant and Chevron gas station) to the north between 64 Avenue and King George Boulevard.
- The subject property is located in an area with similar commercial uses to serve the surrounding neighbourhood. The property is bordered to the north by a site containing a restaurant with a drive-through (i.e. McDonald's) that is zoned CHI. The property to the immediate south contains a vacant site currently under development has passed its Third Reading to be rezoned from CHI to "Comprehensive Development Zone (CD)" [based on "Neighbourhood Commercial Zone (C-5)"]. Several properties to the south along 136 Street are also zoned C-8.
- The property is located on King George Boulevard which is accessible along the Frequent Transit Network and supports a concentration of commercial and mixed use development.

### Current Proposal

- The applicant is proposing to rezone from "Highway Commercial Industrial Zone (CHI)" to "Community Commercial Zone (C-8)" to expand the type of office and commercial uses permitted on-site.
- The applicant is proposing to occupy two or three units on the ground floor and the entire second floor of the existing building for office use and office supplies. At least two units of the five units on the ground floor will be leased for potential retail, general service, personal service, or office uses.
- A Development Variance Permit is also required to reduce the side yard setback on the south property boundary from 7.5 metres (25 feet) to 0.0 metres (0.0 feet) to allow the existing building to be retained in the current location and comply with the proposed C-8 Zone.
- No modifications of the exterior of the existing building or site will be made.

On-site Parking

- The property includes 33 existing parking stalls on-site. The amount of parking meets the minimum requirement under Zoning Bylaw No. 12000 based on a combination of retail, general service, personal service, and office uses.

PRE-NOTIFICATION

The pre-notification letters were mailed on August 23, 2013 and staff received one phone call from an adjacent resident which included the following response:

- A resident expressed general support for the proposed rezoning provided future businesses do not attract undesirable clientele and adhere to the operating hours applied by the Restrictive Covenant.

*(City staff indicated the property will be occupied by office, retail, general or personal service uses. A copy of the Restrictive Covenant, Registration # BP4503, outlining the operating hours was provided. An administrative correction of the Restrictive Covenant is required to clarify that operating hours are 6 a.m. to 12 a.m. Friday and Saturday).*

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on August 23, 2013. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• Complies with the OCP "Urban" designation.</li> <li>• Development site is located along the Frequent Transit Network.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The building provides elevator access to the second floor.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• Public notification has taken place</li> <li>• The East Newton Residents Association and Heritage Woods Advisory Group was notified</li> </ul>

	<ul style="list-style-type: none"> <li>Nearby residents have the opportunity to voice their concerns through the public notification process, including at a future Public Hearing.</li> </ul>
--	--

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum side yard setback on the south property boundary from 7.5 metres (25 feet) to 0.0 metres (0.0 feet).

Applicant's Reasons:

- The applicant would like to vary the side yard setback to allow the existing building to be retained in its current location.

Staff Comments:

- The proposal to reduce the side yard setback will allow the building to be retained in its current location, and will not impact the adjacent development proposal to the south.
- Staff support the requested variance.

### 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 and Building Elevations
Appendix III.	Land Development Engineering Review
Appendix IV.	Site Photo
Appendix V.	Development Variance Permit No. 7913-0173-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

DH/da

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DRV 9/19/13 9:45 AM



## DEVELOPMENT DATA SHEET

Existing Zoning: C-8

Required Development Data	Minimum Required / Maximum Allowed	Proposed/ Existing
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area	N/A	N/A
Undevelopable area	N/A	N/A
Net Total		2,333 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	50%	26%
Paved & Hard Surfaced Areas	N/A	57%
Total Site Coverage	N/A	83%
<b>SETBACKS</b> ( in metres)		
Front (E)	7.5 m	14.9 m
Rear (W)	7.5 m	20.3 m
Side #1 (N)	7.5 m	13.9 m
Side #2 (S)	7.5 m	0.0 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	12 m	9.1 m
Accessory	4.5 m	N/A
<b>NUMBER OF RESIDENTIAL UNITS</b>	N/A	N/A
Total		
<b>FLOOR AREA: Residential</b>	N/A	N/A
<b>FLOOR AREA: Commercial</b>		
Retail/General Services/Personal Service	N/A	624 m <sup>2</sup>
Office	N/A	624 m <sup>2</sup>
Total	N/A	1,248 m <sup>2</sup>
<b>FLOOR AREA: Industrial</b>	N/A	N/A
<b>FLOOR AREA: Institutional</b>	N/A	N/A
<b>TOTAL BUILDING FLOOR AREA</b>		1,249 m <sup>2</sup>

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

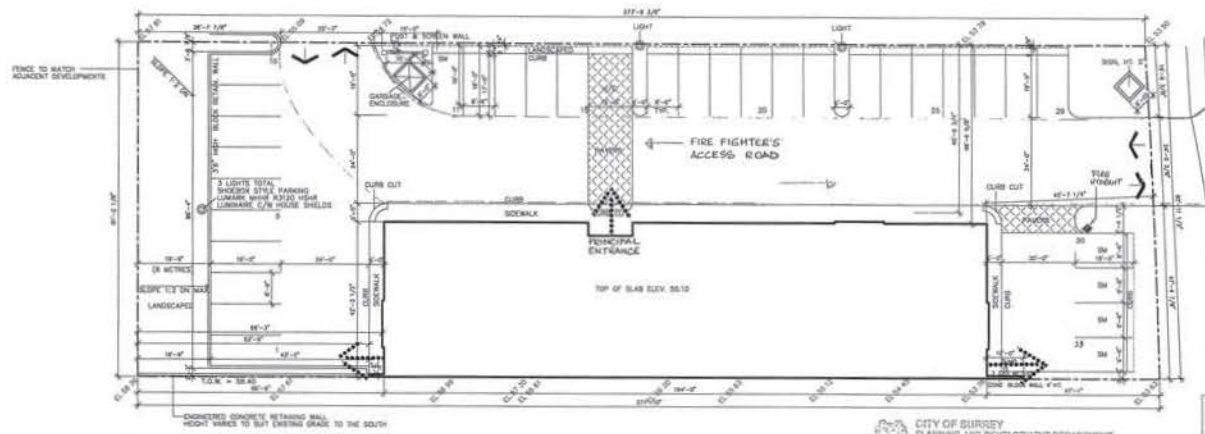
### Development Data Sheet cont'd



<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed/ Existing</b>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)	N/A	N/A
# of units/ha /# units/acre (net)	N/A	N/A
FAR (gross)	0.8	0.5
FAR (net)	N/A	N/A
<b>AMENITY SPACE (area in square metres)</b>	N/A	N/A
Indoor		
Outdoor		
<b>PARKING (number of stalls)</b>		
Commercial	31 stalls	33 stalls
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	31 stalls	33 stalls
Number of disabled stalls	N/A	1
Number of small cars	N/A	5
Tandem Parking Spaces: Number / % of Total Number of Units	N/A	N/A
Size of Tandem Parking Spaces width/length	N/A	N/A

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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JAN 4 2000



SITE PLAN  
1/16" = 1'-0"

CITY OF SURREY  
PLANNING AND DEVELOPMENT DEPARTMENT  
BUILDING DIVISION  
DATE: JAN 28 2000  
BUILDING PERMIT NO. 300-131  
PROCESSED BY: [Signature]

3.2 B.10 The fire department connection for a standpipe system or an automatic sprinkler system shall be located so that the distance from the fire department connection to a hydrant is not more than 45 m and is unobstructed.

PROJECT DATA:

AGENT: CHIP BARRETT ARCHITECT  
1920 GEORGE STREET  
WHITE ROCK, BC V4B 4A5  
TEL: 538-1272  
FAX: 538-7327

CLIENT: 6329 KING GEORGE HIGHWAY  
SURREY, BC

LEGAL: LOT 3, SECTION 8, TWP 2, N.W. 1/4, S.M.P. 38634

ZONED: CH - HIGHWAY COMMERCIAL INDUSTRIAL

DCP DESIGNATION: URBAN

LAP DESIGNATION: RETAIL COMMERCIAL

SITE AREA: 25,115.7 SQ. FT.  
0.581 ACRES  
0.230 HA

FLOOR AREAS: MAIN FLOOR: 6,321 SQ. FT.  
UPPER FLOOR: 6,321 SQ. FT.  
TOTAL: 12,642 SQ. FT.

DENSITY: 13.652 = .54 (1.0 ALLOWABLE)  
25.718

SITE COVERAGE: 8.762 = .37 (0.3 ALLOWABLE)  
26.718

SET-BACKS: NORTH: 45'-0" 2/4"  
SOUTH: 0'-0"  
EAST: 45'-0"  
WEST: 60'-0"

PARKING REQUIRED: RETAIL: 6,721 @ 3 CARS / 1,017 = 18,813 CARS  
OFFICE: 6,721 @ 2 CARS / 1,017 = 13,442 CARS  
TOTAL: 32,255 CARS

PARKING PROVIDED: 33 CARS

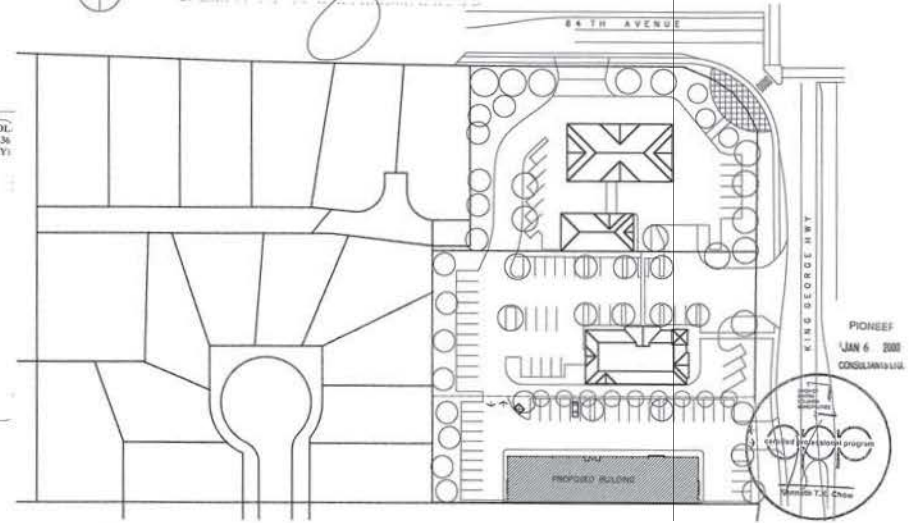
PROPOSED BUILDING HEIGHT: 35 FT (30 FT ALLOWABLE)

SCHOOL DISTRICT 36 (SURREY)

UTILITY MANAGEMENT SERVICES

DATE: 1/28/00

BY: [Signature]



CONTEXT PLAN  
1" = 50' - 0"

THE CERTIFIED PROFESSIONAL STAMP APPLIED HEREON SHALL ONLY OPERATE TO VERIFY THAT THESE DOCUMENTS FORM PART OF A CERTIFIED PROFESSIONAL PROJECT AND SHALL NOT CONSTITUTE AN OPINION OF DESIGN SERVICES RENDERED BY CHIP BARRETT ARCHITECT.

CHIP BARRETT ARCHITECT  
IN ASSOCIATION WITH PAVLINA BYVOLA ARCHITECTURE INC.  
1920 GEORGE STREET, WHITE ROCK, BC V4B 4A5 538-1272

REVISIONS

NO.	DATE	ISSUES
1	10/15/99	SUBMITTED FOR BUILDING PERMIT
2	10/18/99	ISSUES



ISSUED FOR ADP 8/20/99

JOB  
6329 KING GEORGE HWY  
SURREY, BC

DRAWING  
SITE PLAN  
CONTEXT PLAN

SCALE: AS NOTED  
DATE: DEC 5 1999  
JOB NO.  
DRAWN: PR  
DWG. NO.: C-1  
REV. NO.

APPENDIX II

JAN 4 2000

**Main Level - as one fire compartment, North Facade.**  
 Occupancy: E  
 Exposing Building Face: 222.83 m<sup>2</sup>  
 Limiting Distance: 14.80 m  
 Allowable Openings: >100 %  
 Actual Openings: -  
 Cladding/Const./Fire Rating: C/CNC C/CNC 0

**Upper Level - School, North Face.**  
 Occupancy: A2  
 Exposing Building Face: 218.46 m<sup>2</sup>  
 Limiting Distance: 14.80 m  
 Allowable Openings: >100 %  
 Actual Openings: -  
 Cladding/Const./Fire Rating: C/CNC C/CNC 0

**Main Level - Unit 100, North Face.**  
 Occupancy: E  
 Exposing Building Face: 74.02 m<sup>2</sup>  
 Limiting Distance: 14.80 m  
 Allowable Openings: >100 %  
 Actual Openings: -  
 Cladding/Const./Fire Rating: C/CNC C/CNC 0

**Main Level - Unit 103, North Face.**  
 Occupancy: D  
 Exposing Building Face: 54.78 m<sup>2</sup>  
 Limiting Distance: 14.80 m  
 Allowable Openings: >100 %  
 Actual Openings: -  
 Cladding/Const./Fire Rating: C/CNC C/CNC 0

**Upper Level - Classroom, East Face.**  
 Occupancy: A2  
 Exposing Building Face: 54.78 m<sup>2</sup>  
 Limiting Distance: 20.20 m  
 Allowable Openings: >100 %  
 Actual Openings: -  
 Cladding/Const./Fire Rating: C/CNC C/CNC 0

**Main Level - Unit 100, East Face.**  
 Occupancy: E  
 Exposing Building Face: 57.00 m<sup>2</sup>  
 Limiting Distance: 24.10 m  
 Allowable Openings: >100 %  
 Actual Openings: -  
 Cladding/Const./Fire Rating: C/CNC C/CNC 0

Occupancy = C  
 Exposing building face = 100 m<sup>2</sup>  
 Limiting distance = 0.00 m  
 Allowable openings = 7.5 %  
 Actual openings = 7.5 %  
 Cladding/Const./Fire rating = NC - 2.1e

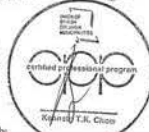
**CHIP BARRETT ARCHITECT**  
 IN ASSOCIATION WITH PAVLINA RYDOLA ARCHITECTURE INC.  
 1520 GEORGE STREET, WHITE ROCK, BC V4B 6A5 536-1272

This drawing is an instrument of service of the architect. It is to be used only for the project and site shown hereon. It is not to be used for any other project, site or purpose without the written consent of the architect. The architect shall not be responsible for any errors or omissions in this drawing or for any consequences arising therefrom.

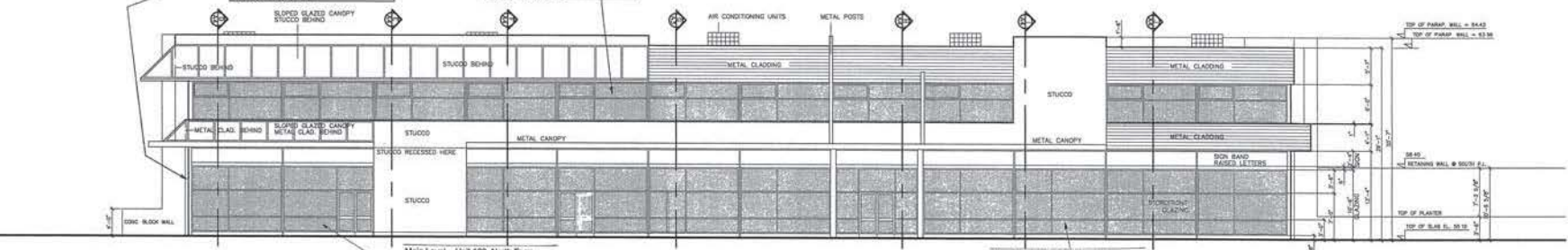
REVISIONS

NO.	DATE	ISSUES
1	10/15/99	SITE PLAN & ELEVATIONS
2	10/18/99	

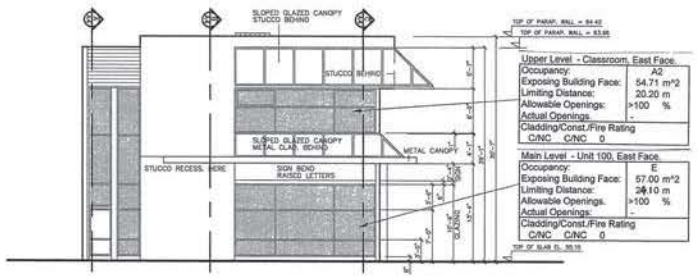
NO.	DATE	ISSUES
1		ISSUED FOR BUILDING PERMIT



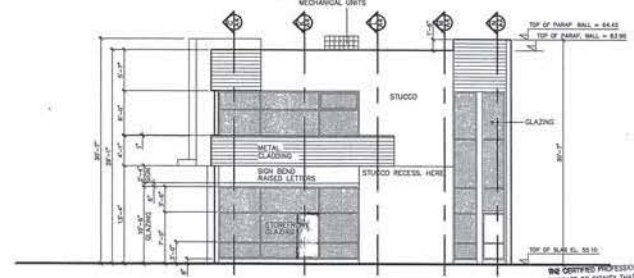
THE CERTIFIED PROFESSIONAL STAMP APPLIED HEREON SHALL ONLY OPERATE TO VERIFY THAT THESE DOCUMENTS FORM PART OF THE CERTIFIED PROFESSIONAL PROJECT AND SHALL NOT CONSTITUTE AN OPINION OF TECHNICAL SERVICES REFERENCED BY OTHERS.



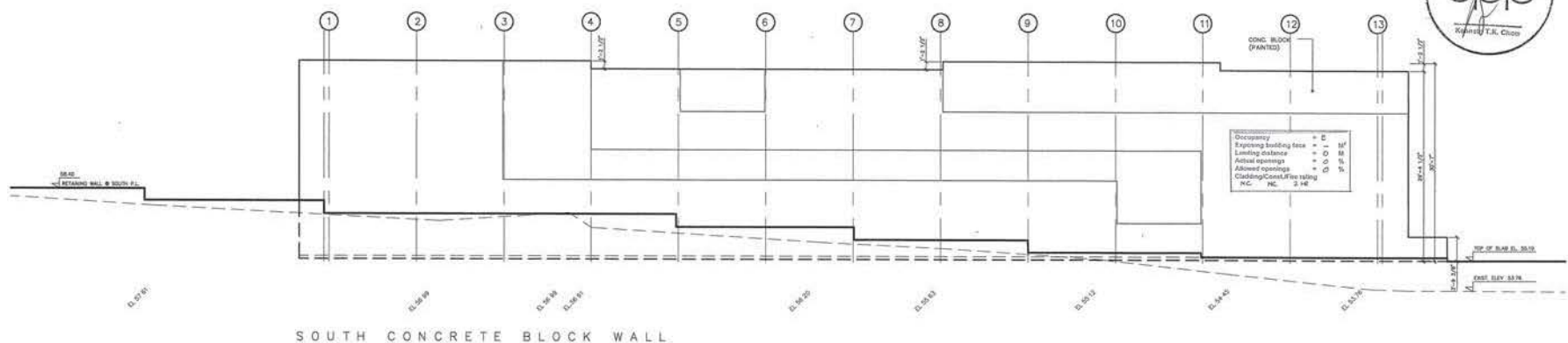
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH CONCRETE BLOCK WALL

ISSUED FOR ADP 8/20/99

JOB  
 6329 KING GEORGE HWY  
 SURREY, BC

DRAWING  
 ELEVATIONS

SCALE 1/8" = 1'-0"  
 DATE JUNE 24 1999

JOB NO.  
 DRAWN PR  
 DWG. NO. REV. NO.

C-5

APPENDIX II

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TO: **Manager, Area Planning & Development  
- South Surrey Division  
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **September 18, 2013** PROJECT FILE: **7813-0173-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 6329 King George Blvd**

**REZONE**

***Property and Right-of-Way Requirements***

- Dedicate 2.712 metres along King George Boulevard for ultimate 42.0 metre Rapid Transit Arterial Road Standard.
- Provide a 0.500 metre Statutory Right-of-Way along KGB for inspection chambers and sidewalk maintenance.

***Works and Services***

- Provide a water quality/sediment control inlet chamber.
- Provide water, storm, and sanitary service connections to service the proposed development.
- Provide a restrictive covenant for right in/right out access only.
- Provide a restrictive covenant for maintenance and operation of the water quality/sediment control inlet chamber.
- Discharge existing access easement E071-0042 LMP 36835 through building.

The above requirements are required as a condition of rezoning. A Servicing Agreement is not required.

**DEVELOPMENT VARIANCE PERMIT**

There are no engineering requirements relative to issuance of the Development Permit.



Rémi Dubé, P.Eng.  
Development Services Manager

CE

SITE PHOTO: 6329 King George Blvd



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0173-00

Issued To: EAGLE NORTH VENTURES LTD

("the Owner")

Address of Owner: 13511 – Woodcrest Drive  
Surrey, BC V4P 1W3

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 024-056-103  
Lot 3 Section 8 Township 2 New Westminster District Plan LMP36834

6329 - King George Blvd

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

(a) Part 36 Community Commercial Zone, Section F Yards and Setbacks, the south side yard setback is reduced from 7.5 metres (25 feet) to 0.0 metres (0.0 feet).

4. This development variance permit applies to only the that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

7. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

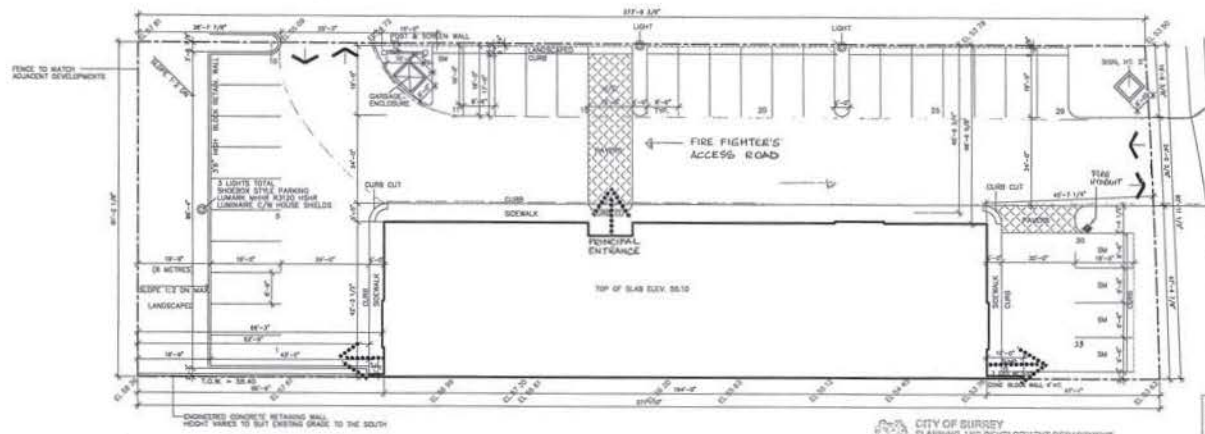
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Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan

JAN 4 2000



SITE PLAN  
1/16" = 1'-0"

CITY OF SURREY  
PLANNING AND DEVELOPMENT DEPARTMENT  
BUILDING DIVISION  
DATE: JAN 28 2000  
BUILDING PERMIT NO. 300-131  
PROCESSED BY: [Signature]

3.2 B.10 The fire department connection for a standpipe system or an automatic sprinkler system shall be located so that the distance from the fire department connection to a hydrant is not more than 45 m and is unobstructed.

PROJECT DATA:

AGENT: CHIP BARRETT ARCHITECT  
1920 GEORGE STREET  
WHITE ROCK, BC V4B 4A5  
TEL: 636-1272  
FAX: 636-7327

CLIENT: 6329 KING GEORGE HIGHWAY  
SURREY, BC

LEGAL: LOT 3, SECTION 8, TWP 2, N.W.1/4, L.M.P. 38634

ZONED: CH - HIGHWAY COMMERCIAL INDUSTRIAL

DCP DESIGNATION: URBAN

LAP DESIGNATION: RETAIL COMMERCIAL

SITE AREA: 25,115.7 SQ. FT.  
0.581 ACRES  
0.230 HA

FLOOR AREAS: MAIN FLOOR: 6,321 SQ. FT.  
UPPER FLOOR: 6,321 SQ. FT.  
TOTAL: 12,642 SQ. FT.

DENSITY: 13.652 = .54 (1.0 ALLOWABLE)  
25.718

SITE COVERAGE: 8.762 = .37 (0.3 ALLOWABLE)  
26.718

SET-BACKS: NORTH: 45'-0" 2/4"  
SOUTH: 0'-0"  
EAST: 45'-0"  
WEST: 60'-0"

PARKING REQUIRED: RETAIL: 6,321 @ 3 CARS / 1,896 = 1893 CARS  
OFFICE: 6,321 @ 2 CARS / 1,264 = 1264 CARS  
TOTAL: 3157 CARS

PARKING PROVIDED: 33 CARS

PROPOSED BUILDING HEIGHT: 35 FT (30 FT ALLOWABLE)

SCHOOL DISTRICT 36 (SURREY)

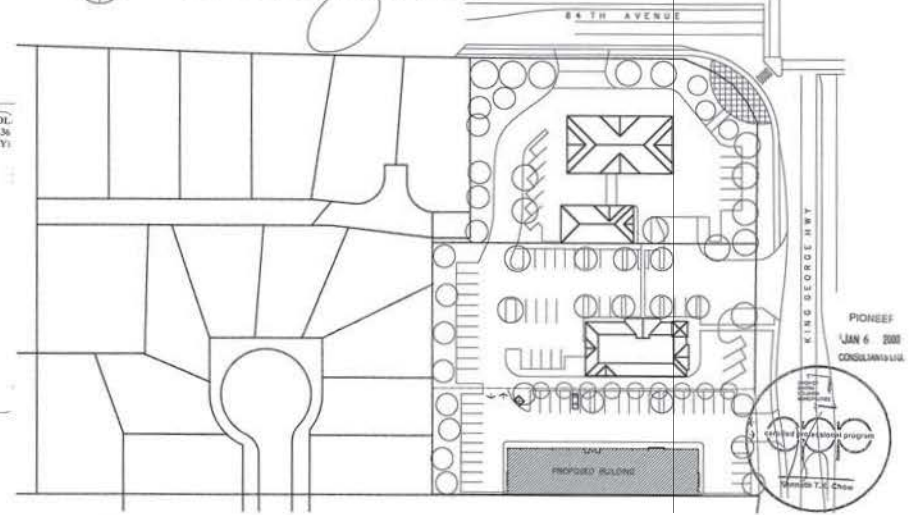
UTILITY MANAGEMENT SERVICES

DATE: 1/28/00

PROJECT: 300-131

SCALE: 1" = 50' - 0"

APPROVED BY: [Signature]



CONTEXT PLAN  
1" = 50' - 0"

THE CERTIFIED PROFESSIONAL STAFF APPLIED HEREON SHALL BE RESPONSIBLE TO SOCIETY THAT THESE DOCUMENTS COME WITHIN THE SCOPE OF THEIR PROFESSIONAL PROJECT AND SHALL NOT CONSTITUTE AN OPINION OF DESIGN SERVICES RENDERED BY OTHERS.

CHIP BARRETT ARCHITECT  
IN ASSOCIATION WITH PAVLINA BYVOLA ARCHITECTURE INC.  
1920 GEORGE STREET, WHITE ROCK, BC V4B 4A5 636-1272

REVISIONS

NO.	DATE	ISSUES
1	10/15/99	SITE PLAN & ELEVATIONS
2	10/18/99	OP

ISSUED FOR SEALING PERMIT

NO. DATE ISSUES

PIONEER Consultants LTD.

JOB  
6329 KING GEORGE HWY  
SURREY, BC

DRAWING  
SITE PLAN  
CONTEXT PLAN

SCALE AS NOTED  
DATE DEC 5 1999  
JOB NO.  
DRAWN PR  
DWG. NO. REV. NO.

C-1

SCHEDULE A