

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0352-00

Planning Report Date: May 4, 2020

PROPOSAL:

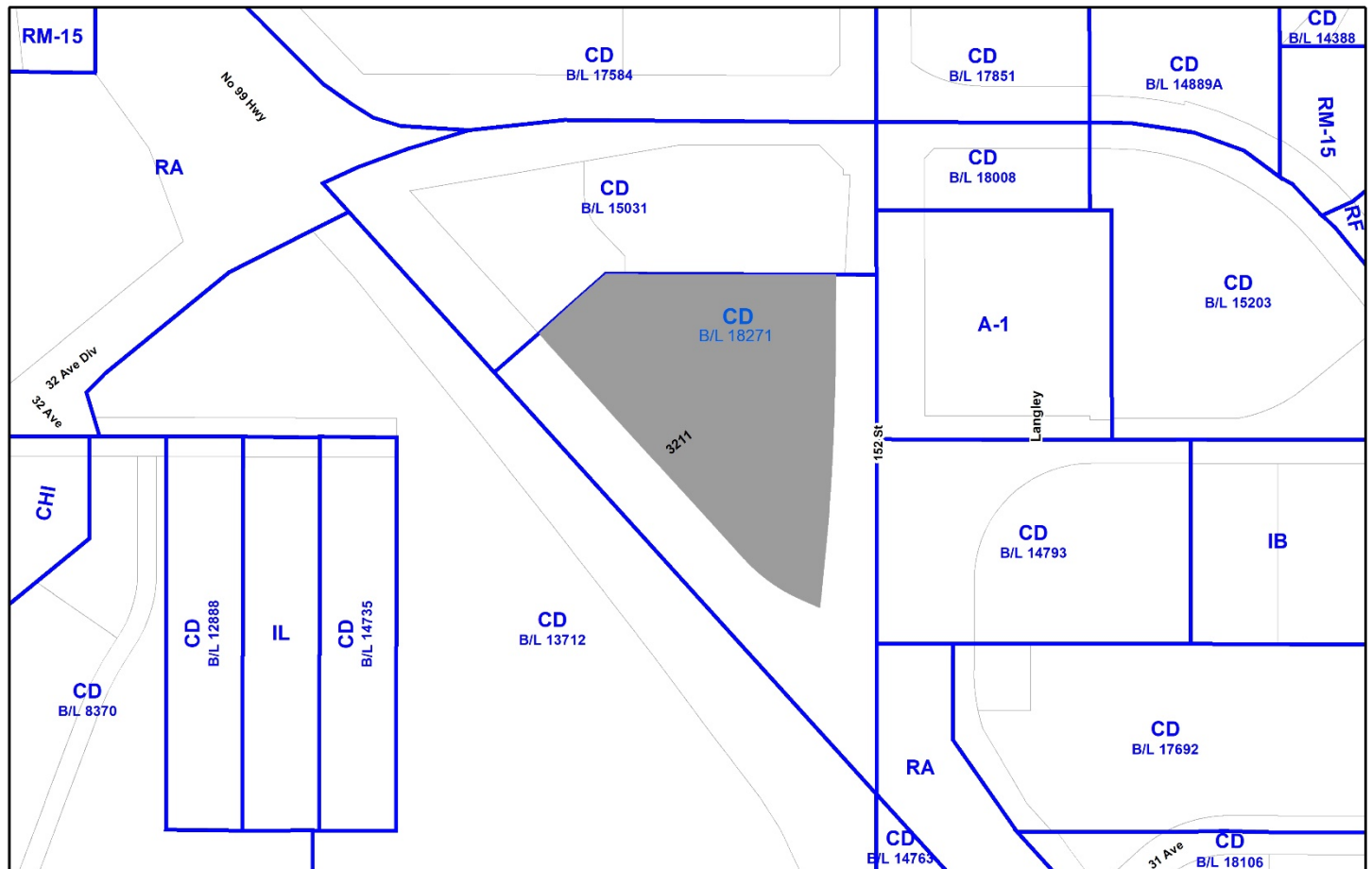
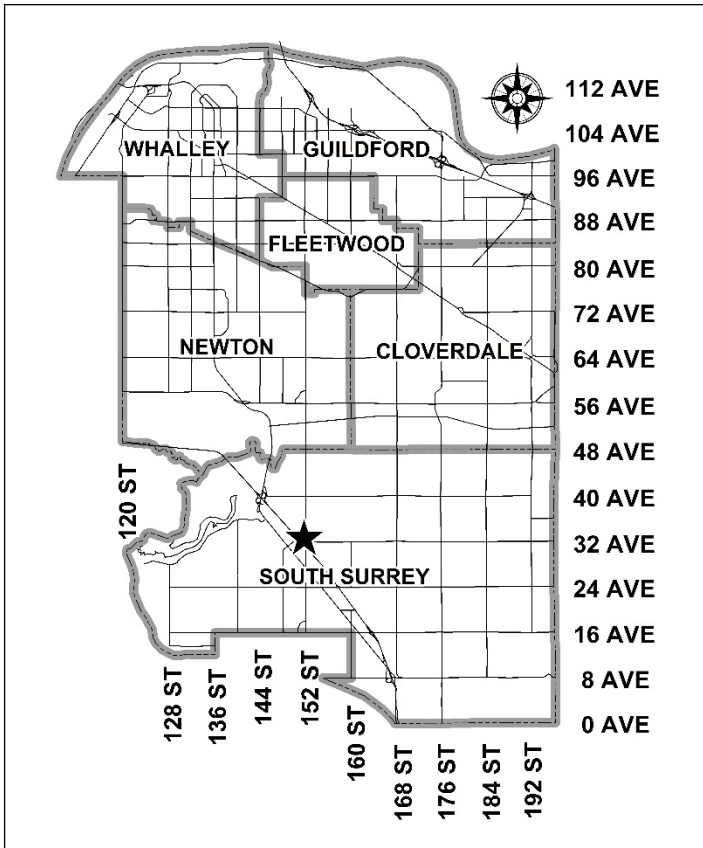
- Amend CD By-law No. 18271

to allow an indoor recreational facility as a permitted use.

LOCATION: 3211 - 152 Street

ZONING: CD By-law No. 18271

OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for amending Comprehensive Development Zone (By-law No. 18271).

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Commercial designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend Comprehensive Development Zone (By-law No. 18271) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) approval from the Ministry of Transportation & Infrastructure.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Commercial (building currently under construction)	Commercial	CD (By-law No. 18271)
North :	Automotive service facility and The Keg Restaurant	Commercial	CD (By-law No. 15031)
East (Across 152 Street):	BC Hydro facility; Business Park	Mixed Employment/Buffers and Business Park (Rosemary Heights Business Park NCP)	A-1; CD (By-law No. 14793)
South and West (Across Highway 99):	Highway Commercial Retail	Commercial/Commercial and Industrial/Business Park (King George Corridor LAP)	CD (By-law No. 13712)

Context & Background

- The subject site is located on the west side of 152 Street, south of 32 Avenue, and bounded by Highway 99 to the west and south.
- The site is designated "Commercial" in the Official Community Plan (OCP) and is zoned "Comprehensive Development Zone (CD) (By-law No. 18721)".
- This CD By-law permits retail, office and service commercial type uses, similar to the "Community Commercial Zone (C-8)", but without the highway-oriented and parking-intensive uses including automotive service, beverage container return centres parking facilities, entertainment and assembly halls. The C-8 Zone also permits Indoor Recreational Facilities.

- On July 25, 2016, Council approved Development Application No. 7914-0017-00 to permit the development of a four-storey, 11,223 square metre, commercial building on the subject site, which is currently under construction.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing an amendment to Comprehensive Development Zone (CD) (By-law No. 18721) to allow an indoor recreational facility as a permitted use, in order to operate a fitness studio within the building.
- The CD By-law will limit the indoor recreational facility use to a maximum floor area of 189 square metres (2,000 sq. ft.), which is the area of the proposed fitness studio.
- The applicant has demonstrated that sufficient parking will be provided on site to accommodate the proposed use in addition to the other uses that are proposed onsite. The fitness studio will require seven (7) parking spaces. A total of 318 parking spaces are required for all the proposed uses in the building combined and 349 parking spaces are being provided, exceeding the parking requirements for this site.

Referrals

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

Ministry of Transportation & Infrastructure (MOTI): Preliminary Approval is granted for the rezoning for one year.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the General Urban designation in the Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The proposal complies with the Commercial designation in the Official Community Plan.

CD By-law

- The applicant is proposing to amend Comprehensive Development Zone (CD) (By-law No. 18721) to add "Indoor Recreational Facility" as a permitted use, in order to accommodate a proposed fitness studio.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on February 10, 2020 and a Development Proposal Sign was installed on February 18, 2020. Staff received one telephone call inquiring about the proposal.

Staff provided the caller with information on the proposed fitness studio, including the size of the facility and type of services.

INFORMATION ATTACHED TO THIS REPORT

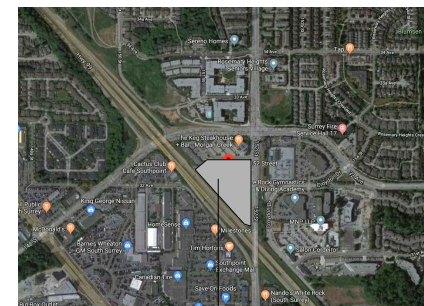
The following information is attached to this Report:

Appendix I. Site Plan
Appendix II. Proposed CD By-law

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

EM/cm



LOCATION PLAN
SCALE: NTS

4 DEC 04 H	ISSUED FOR CD BY-LAW AMENDMENT	
2 JAN 22 LB	SITE INSTRUCTION #	
1 JUL 21 LB	ISSUED FOR CONSTRUCTION	
6 APR 09 LB	RE-ISSUED FOR BP AMENDMENT	
5 APR 09 LB	ISSUED FOR PRICING	
4 SEP 19 17	ISSUED FOR REVIEW - SUB-STATION	
3 APR 07 17	ISSUED FOR TENDER	
2 JAN 16 15	ISSUED FOR BP	
1 LINE 25 14	ISSUED FOR DP	
REV	DATE	DESCRIPTION

SITE STATISTICS

LOCAL ADDRESS
321 152nd STREET
BURNABY, BC
V5C 3V8

ZONING
R20

SITE AREA
80,547 (R20/88 5024)

DEVELOPER
THE KEQ

1ST FLOOR
3029 SQFT (2500 SQFT)

2ND FLOOR
3029 SQFT (2500 SQFT)

3RD FLOOR
3029 SQFT (2500 SQFT)

4TH FLOOR
3029 SQFT (2500 SQFT)

TOTAL
12116 SQFT (10000 SQFT)

USE/ADDRESS
PROPOSED: 3215 152nd St

FAR
0.0241

SITE AREA
80,547 SQFT (R20/88 5024)

PERMITTED ROAD DESIGNATION
4017 SQFT (R20/88 5024)

DEVELOPABLE AREA
80,547 SQFT (R20/88 5024)

FAR
0.0241

REMARKS
PROPOSED: 152nd St (2500 SQFT)
FRONT BY: 3029 SQFT (2500 SQFT)
REAR BY: 3029 SQFT (2500 SQFT)
SIDE BY: 3029 SQFT (2500 SQFT)

PARKING
SPACES NOT INCLUDE LOADING AREAS, BRICYCLE STORAGE, MEAL STAIRS + MEA ROOMS

1500 SQFT EXCLUDED ON 1ST FLOOR
1000 SQFT EXCLUDED ON 2ND FLOOR
1000 SQFT EXCLUDED ON 3RD FLOOR
1000 SQFT EXCLUDED ON 4TH FLOOR

GROSS FLOOR AREA
1ST FLOOR: 3029 SQFT (2500 SQFT)
2ND FLOOR: 3029 SQFT (2500 SQFT)
3RD FLOOR: 3029 SQFT (2500 SQFT)
4TH FLOOR: 3029 SQFT (2500 SQFT)
TOTAL
12116 SQFT (10000 SQFT)

PERMITS/NOTES
SIZE OF STAIRS: 4'-0" X 8'-0"
ABLE: 28'-0"
20' SMALL LOTS: 4'-0" X 8'-0"

PARKING BASED ON GROSS FLOOR AREA

FLOOR	REQUIRE	PROVIDED
1ST FLOOR		
1. RETAIL SPACE FOR UNIT 102 + 11 + 12		
AREA: 4800 SQFT (GROSS FLOOR AREA IS GREATER THAN OR EQUAL TO 3750 SQFT, BUT LESS THAN 4800 SQFT)		52
TOTAL AREA:		
12000 SQFT (8000 SQFT) ADD + 1000		
2. RECREATIONAL FACILITY FOR UNIT 101		
RETAIL: 36 SPACES/1000 SQFT OF GROSS FLOOR AREA		
TOTAL AREA:		
8000 SQFT (2000 SQFT) ADD + 36*		
3. PERSONAL USE FOR UNIT 102 + 11 + 12		
RETAIL: 9 SPACES/1000 SQFT OF GROSS FLOOR AREA		
TOTAL AREA:		
2000 SQFT (2000 SQFT) ADD + 9*		
2ND FLOOR		
1. RESTAURANT 100 SPACES/1000 SQFT OF GROSS FLOOR AREA (RETAIL TOTAL AREA IS GREATER THAN OR EQUAL TO 800 SQFT, BUT LESS THAN 1000 SQFT)		64
2. OFFICES (25 SPACES/1000 SQFT OF GROSS FLOOR AREA FOR A BUILDING OUTSIDE CITY CENTRE)		
RETAIL (2000 SQFT) + 100 X 25*		
5. OFFICE (25 SPACES/1000 SQFT OF GROSS FLOOR AREA FOR A BUILDING OUTSIDE CITY CENTRE)		
RETAIL (2000 SQFT) + 100 X 25*		
PER LICENSEE: CHILD CRIB OFF OR 2 SPACES (LICENSEE IS GREATER)		
RETAIL (2000 SQFT) + 100 X 25*		
24 EMPLOYEES X 0.50 + 50 CALIBERED 0.50*		
3RD FLOOR		
1. OFFICES (25 SPACES/1000 SQFT OF GROSS FLOOR AREA FOR A BUILDING OUTSIDE CITY CENTRE)		
RETAIL (2000 SQFT) + 100 X 25*		
42		
2. MEDICAL OFFICES (25 SPACES/1000 SQFT OF GROSS FLOOR AREA)		
RETAIL (2000 SQFT) + 100 X 25*		
48		
4TH FLOOR		
1. OFFICES (25 SPACES/1000 SQFT OF GROSS FLOOR AREA FOR A BUILDING OUTSIDE CITY CENTRE)		
RETAIL (2000 SQFT) + 100 X 25*		
56		
TOTAL	346 (350) + 346 (350) *	

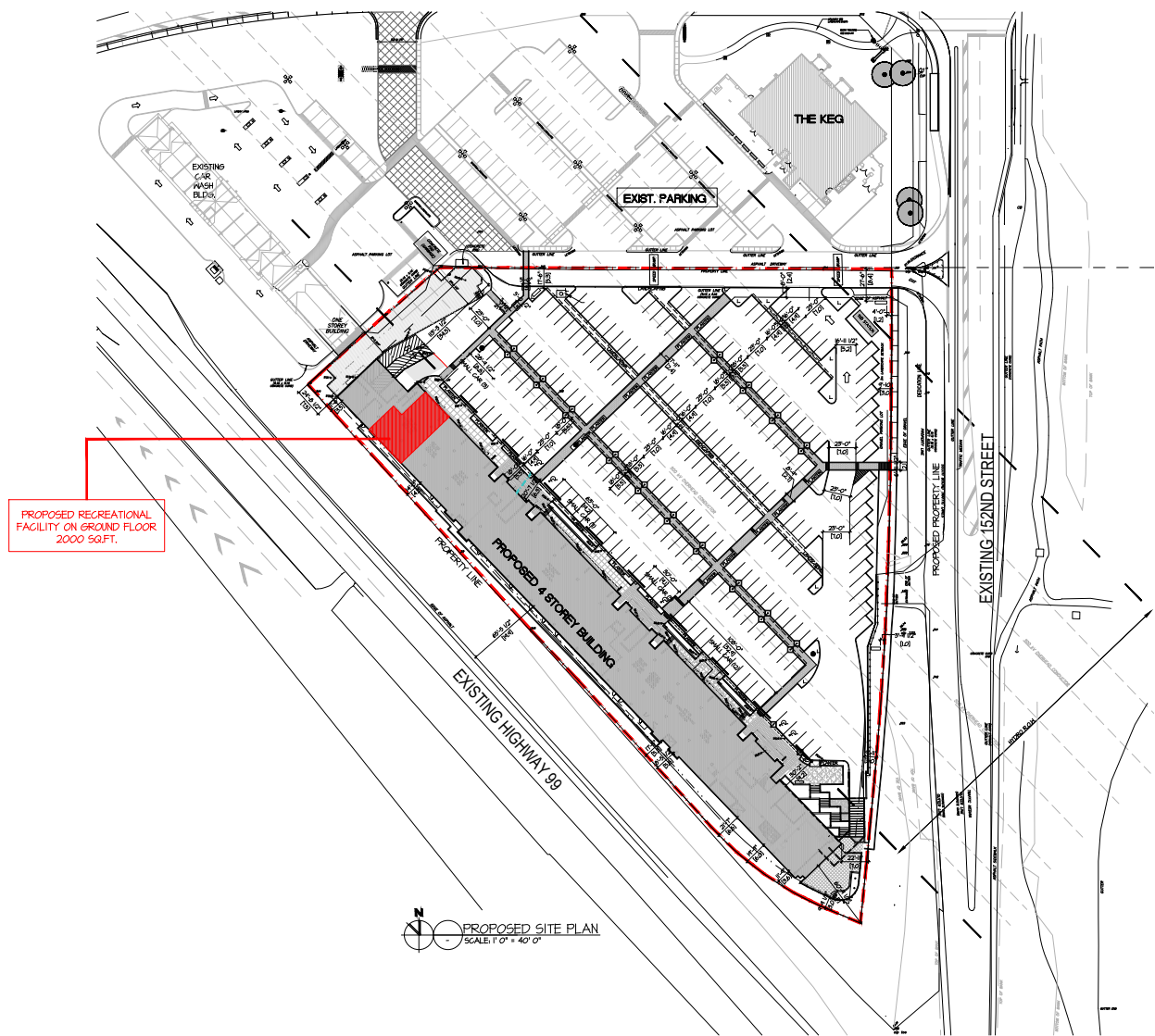
CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DIMENSIONS SHALL NOT BE ARCHITECT'S RESPONSIBILITY.



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MEMBER OF THE AIBC, ARA, SAA, MAIA

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DESIGNED BY: P.J.B.
PROJECT: THE PROFESSIONAL CENTRE
3211 152nd STREET, B.C.
DRAWING: SITE PLAN (EXISTING ROAD)
PROJECT NUMBER: 11-44
DRAWING NUMBER: A51
SCALE: 1" = 40'-0"
DATE: NOV 2011
REVISION: APR 09 10



PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

THE PROFESSIONAL CENTRE 11-49

CITY OF SURREY

BYLAW NO. 20084

A bylaw to amend "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18271"

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THE COUNCIL of the City of Surrey, ENACTS AS FOLLOWS:

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18271" is hereby amended as follows:

Part 2, Section B. Permitted Uses is amended by inserting new sub-section 11 immediately following sub-section 10 as follows:

"11. Indoor *Recreational Facility*, provided that the gross floor area of the use does not exceed 189 square metres (2,000 sq. ft.)."

2. This Bylaw shall be cited for purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18271, Amendment Bylaw, 2020, No. 20084".

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

PASSED 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 .

RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE on the _____ 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