

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0374-00

Planning Report Date: July 11, 2022

PROPOSAL:

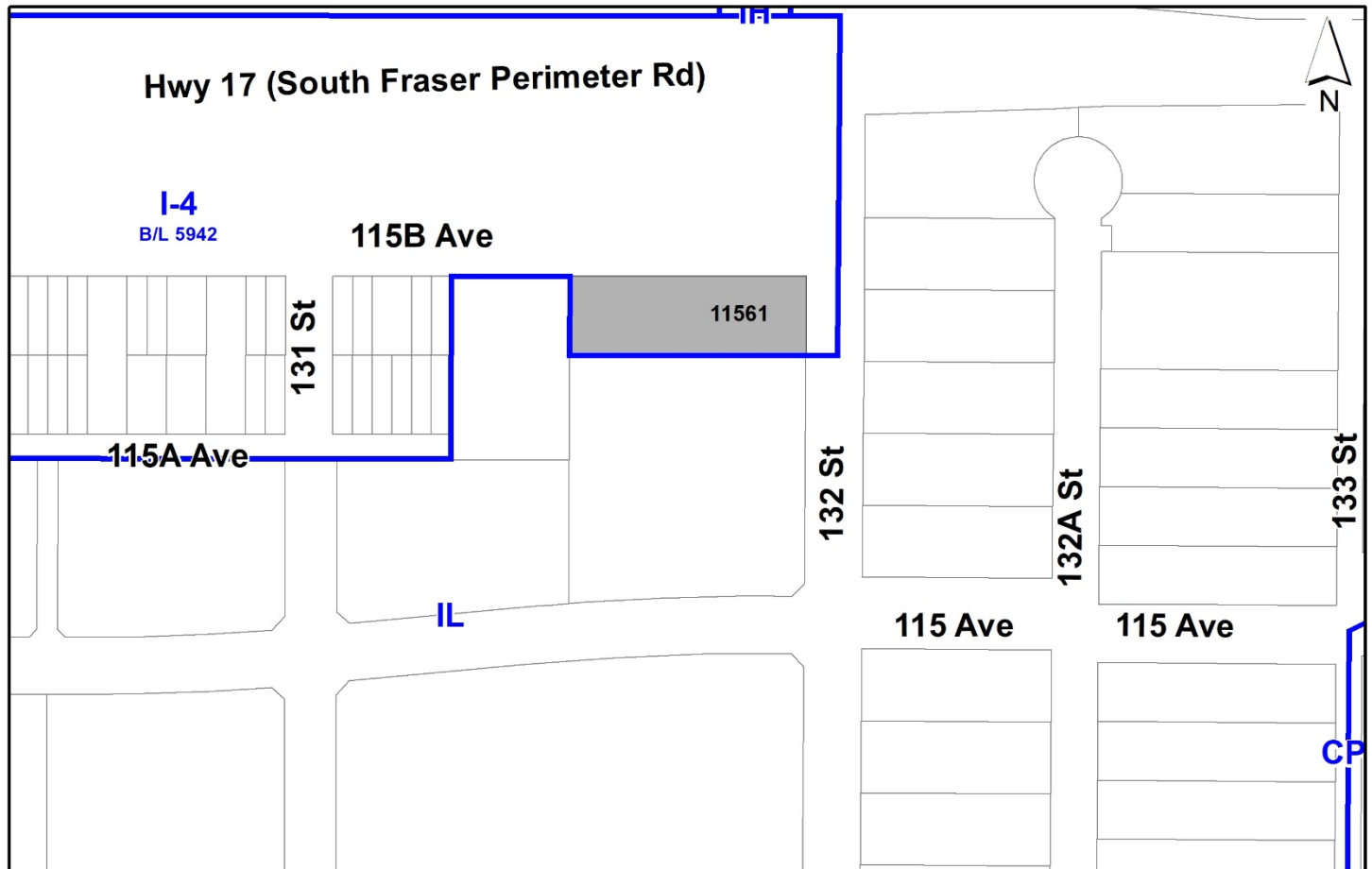
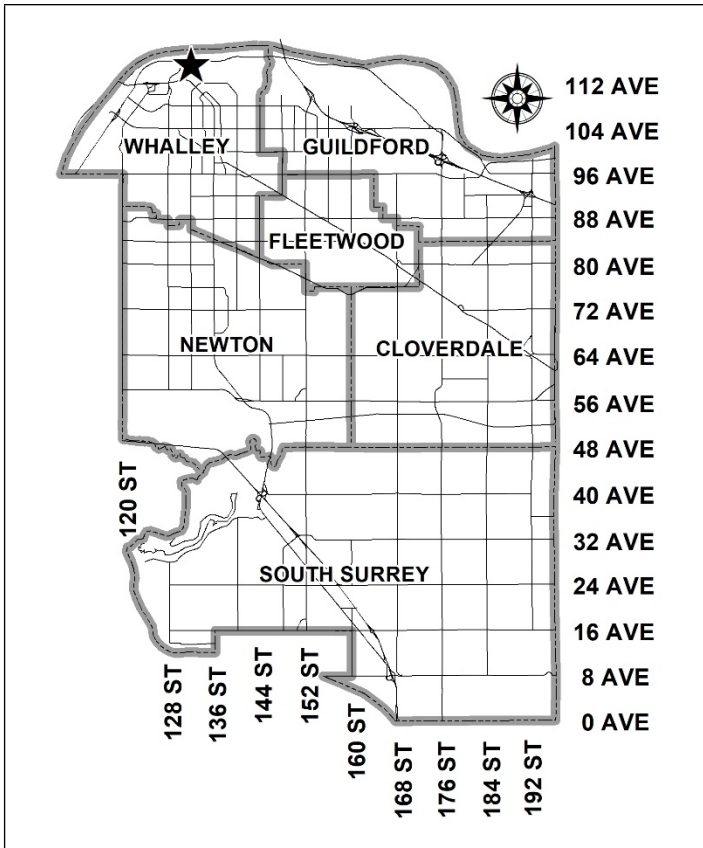
- Rezoning from I-4 to IL

to allow subdivision (consolidation) with the neighbouring industrial lot to the south (13175 - 115 Avenue) into one industrial lot.

LOCATION: 11561 - 132 Street

ZONING: I-4

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Industrial designation in the Official Community Plan (OCP).
- The proposal complies with the Industrial designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The subject site has an issued Development Permit for sensitive ecosystems for the protection of the fronting ditches on 132 Street and 115B Avenue which was completed under Temporary Use Permit No. 7919-0144-00.
- The subject site is a City-owned property that is currently leased to the applicant, who is the owner of the neighbouring property to the south (13175 – 115 Avenue), where they operate a truck repair and wash business. The subject site is used for overflow truck parking for the business.
- On July 27, 2020, Council granted approval of the Temporary Use Permit (TUP) No. 7919-0244-00, to allow overflow truck parking for a neighboring truck repair/wash business on the subject site for a period not to exceed three (3) years.
- The proposal will allow the applicant to consolidate and purchase the site, thereby allowing the business to continue to operate and expand within Surrey.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Special Industry Zone (I-4)" to "Light Impact Industrial Zone (IL)" 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;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
 - (c) Acquisition of the subject City owned property at 11561 – 132 Street by the owner of 13175 - 115 Avenue.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Truck parking	Industrial	I-4 (By-law No. 5942)
North (Across 115B Avenue):	Vacant lot	Industrial	I-4 (By-law No. 5942)
East (Across 132 St):	Industrial buildings	Industrial	IL
South:	Truck parking and servicing	Industrial	IL
West:	Vacant lot	Industrial	IL

Context & Background

- The subject site is located at 11561 – 132 Street in Bridgeview and has a site area of 0.28 hectares. The site is designated Industrial in the Official Community Plan and is zoned Special Industrial Zone (I-4) under Zoning By-law No. 5942.
- The subject site is a City-owned property that is currently leased to the owner of the neighbouring property to the south (13175 – 115 Avenue), where they operate a truck repair (servicing)/wash business. The subject site is used for overflow truck parking for the truck repair/wash business.
- Truck parking (Transportation Industry) is not a permitted use in the I-4 Zone.

- A Temporary Use Permit (TUP) application was previously submitted to address the non-compliance of the existing use and to allow the expansion of the use on site. The applicant acknowledged that the TUP was a temporary solution and requested the TUP to provide adequate time to purchase the subject site, and then to rezone, consolidate, and develop the site for truck parking through a future development application.
- The TUP allowed 13 truck parking stalls on the subject site, which required adding fill in the western portion of the subject site to accommodate the new stalls. The TUP (No. 7919-0244-00) was approved by Council on June 28, 2021, and expires on June 28, 2024.
- The TUP for truck parking was considered to have merit to allow the subject business to continue to operate, and expand, while the owner worked on pursuing rezoning and consolidation of the subject site, which would include necessary infrastructure upgrades.
- The applicant has now submitted the subject rezoning application, to rezone the subject site to IL. The business owner will then proceed with the process to acquire the subject site and consolidate it with their property at 13175 – 115 Avenue.
- The subject site is adjacent to two (2) watercourses, a Class B (yellow-coded) ditch along 115B Avenue and a Class A/O (red-coded) ditch along 132 Street; as a result, the property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP.
- A Development Permit for Sensitive Ecosystems (DP No. 7919-0244-00) was issued by Council on June 28, 2021, to protect the watercourses.

DEVELOPMENT PROPOSAL

Planning Considerations

- The proposed rezoning to the Light Impact Industrial (IL) Zone is supportable as it will match the existing zoning of neighbouring lands to the east, west, and south, and will facilitate consolidation with the neighbouring industrial property to the south. The exiting truck repair (servicing)/wash business will continue to operate on the consolidated site.
- Vehicle access to the consolidated site will continue to be from 115 Avenue.

Referrals

Engineering:	The Engineering Department has no objection to the project as outlined in Appendix II.
Ministry of Transportation & Infrastructure (MOTI):	Preliminary approval from MOTI is granted for one year.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the existing Industrial designation in the Metro Vancouver Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- The subject site is designated "Industrial" in the OCP. The proposed rezoning complies with the OCP designation, which is intended to support light and heavy industrial uses including manufacturing, warehouse, wholesale trade and equipment storage and repair, including transportation industry such as truck parking and truck repair/servicing.

Zoning By-law

- The applicant proposes to rezone the subject site from "Special Industry Zone (I-4)" (Zoning By-law No. 5942) to "Light Impact Industrial Zone (IL)". The existing business operations that will continue on the site will comply with the IL Zone.

PUBLIC ENGAGEMENT

- Development Proposal Signs were installed on May 30, 2022. At the time of writing this report, Staff did not receive any responses from neighboring residents.

TREES

- No trees are proposed to be removed under the subject rezoning application. Previous tree removal was captured under TUP application No. 7919-0244-00 with payment of necessary contribution to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

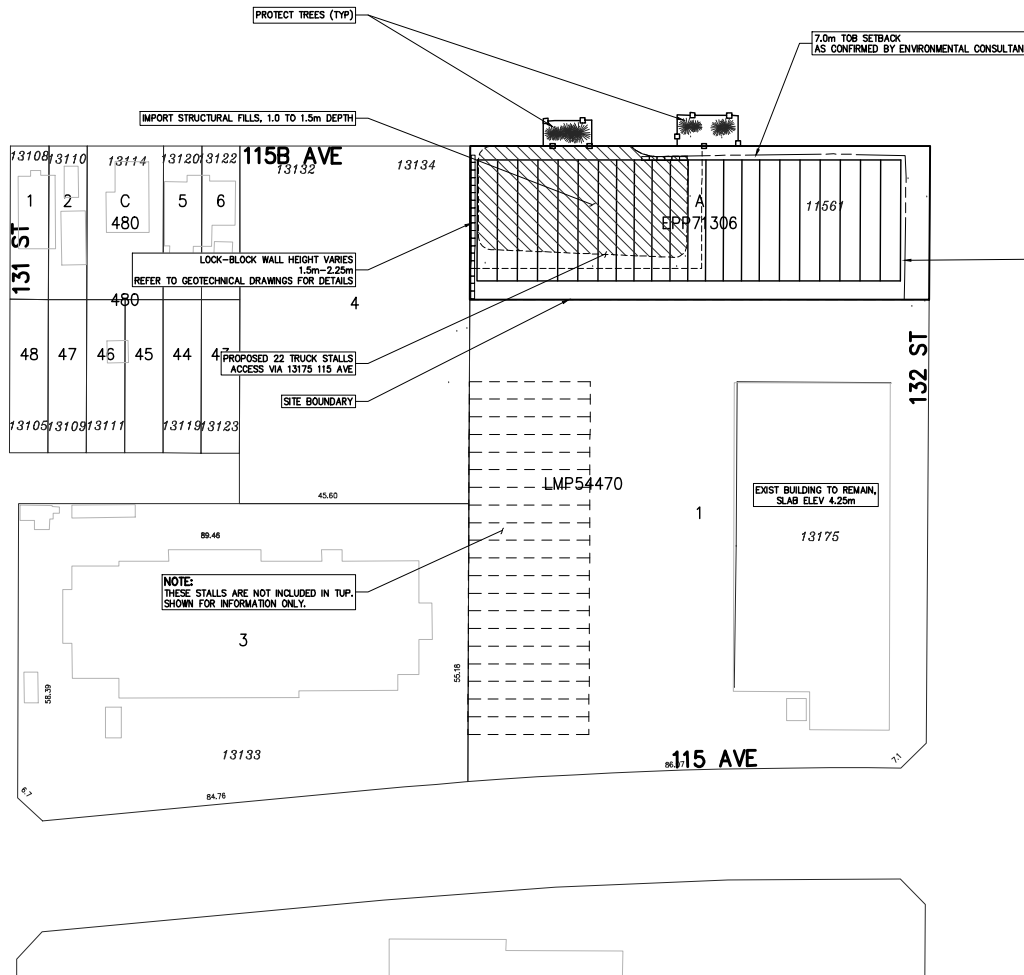
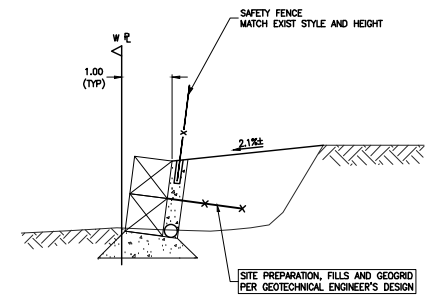
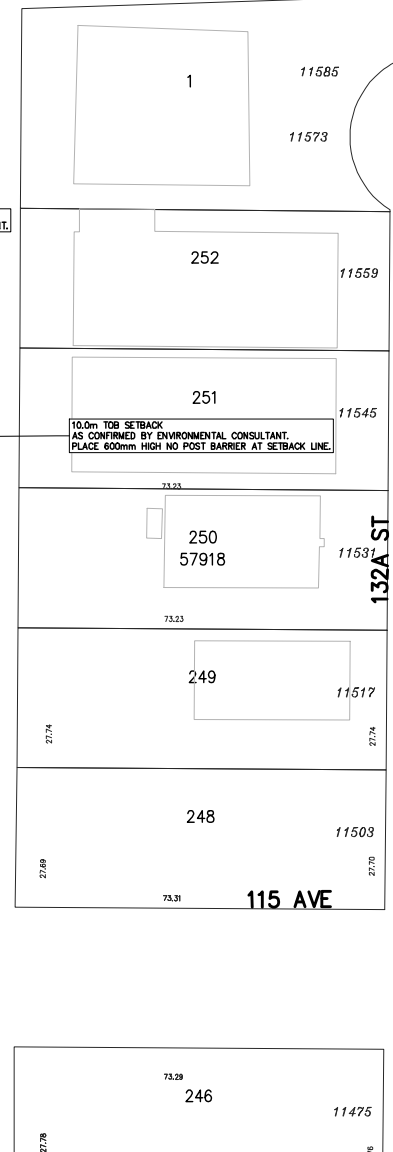
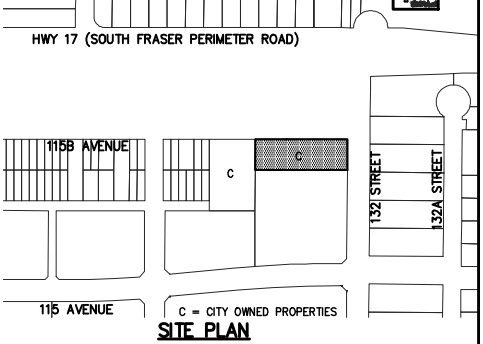
- Appendix I. Site Plan
- Appendix II. Engineering Summary
- Appendix III. Summary of Tree Survey and Tree Preservation

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

ELM/cm

BENCHMARK & CONTROL
 ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. 5405
 LOCATED AT THE C/A OF 112 AVENUE ACROSS FROM HOUSE #13055
 ELEV. 37.429m (CVD28 CVRD-2005)
LEGAL DESCRIPTION OF PROPERTY
 LOT A, BLOCK 5N, SECTION 9, RANGE 2W, PLAN EPP71306, NWD



CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



H&J DHILLON PROPERTIES LTD. c/o ARLINGTON GROUP
 #1030-470 GRANVILLE STREET, VANCOUVER, BC V6C 1V5 PH: 604-683-1903
SITE PLAN - TUP
 LOCATED AT 11561 132 STREET, SURREY, BC

Scale:	N.T.S.	Mun. Proj. No.	7919-0244-00	Dwg. No.	A
Drawn:	TWD	Mun. Dwg. No.			
Designed:	PM	Job No.	19-3921	Of	
Approved:		Date	JULY /20	Revision	

No.	Date	Revision	Dr.	Ch.

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.

destroy all prints bearing previous number

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

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

DATE: **June 22, 2022** PROJECT FILE: **7821-0374-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 11561 132 Street & 13175 115 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 6.0 m x 6.0 m corner cut at 115 Avenue and 132 Street intersection.
- Dedicate 3.0 m x 6.0 m corner cut at 132 Street and 115B Avenue intersection.
- Register 0.5 m Statutory Right-of-Way (SRW) along 115 Avenue, 132 Street, and 115B Avenue frontages.

Works and Services

- Construct north side of 115 Avenue, west side of 132 Street, and south side of 115B Avenue.
- Construct driveway letdowns to 115 Avenue.
- Provide storm, sanitary, and water service connections.
- Address legal incumbrances as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Development Services Manager

AY

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 19-0244-00


Address: 11561 132 Street Surrey, BC

Registered Arborist: Corey Plester #PN-8523A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	11
Protected Trees to be Removed	3
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	8
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 3 X two (2) = 6 	6
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 	0
Replacement Trees Proposed	N/A
Replacement Trees in Deficit	N/A

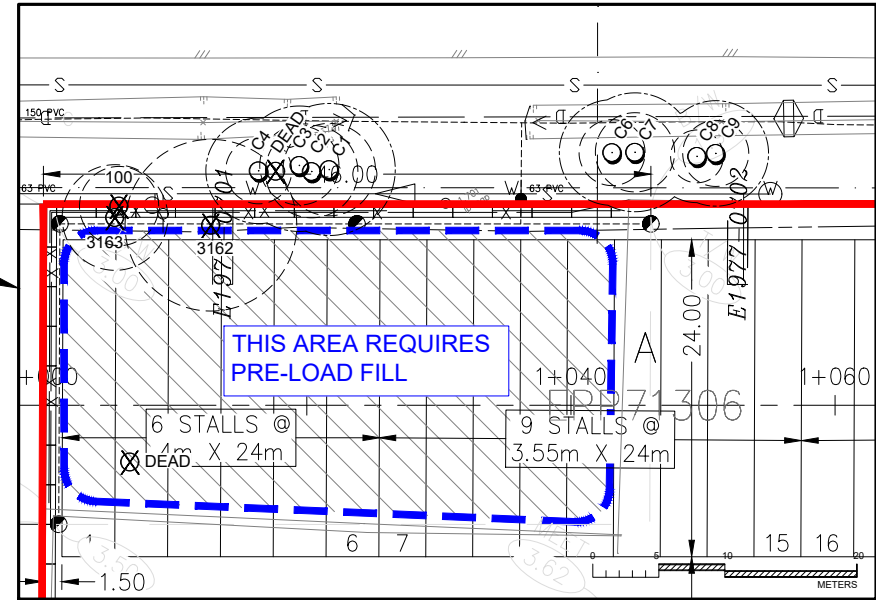
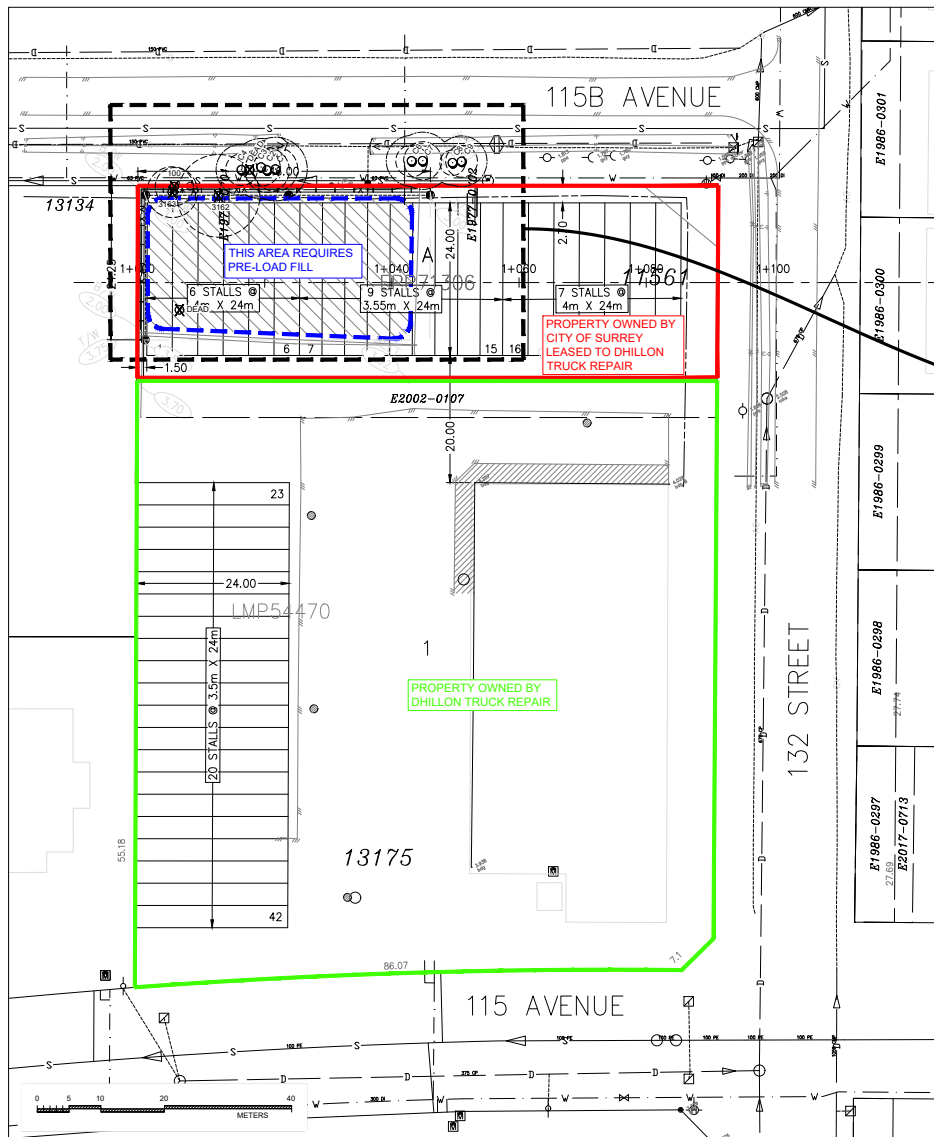
Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 	Date: July 27, 2020
--	---------------------







Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302





LEGEND

-  TREE TO BE RETAINED
-  TREE TO BE REMOVED
-  MINIMUM NO DISTURBANCE ZONE
-  1.5m NO-BUILD ZONE

NO.	DATE	BY	REVISION
1	OCT07/19	MK	DEVELOPMENT PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

© Copyright Reserved.
 This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

PROJECT TITLE
11561 - 132 STREET
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

DATE
 SEPTEMBER 19, 2019

DRAWN
 MK

SCALE
 AS SHOWN

T-1
 SHEET 1 OF 2

