



Corporate Report

NO: R209:

COUNCIL DATE: September 6,

2005

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **August 31, 2005**
FROM: **General Manager,
Planning and
Development** FILE: **6520-20
(South
Westminster)**
SUBJECT: **Rezoning of Property at 10230 Grace Road in South
Westminster**

RECOMMENDATION

It is recommended that Council:

1. Receive this report as information;
2. Approve an amendment to Surrey Zoning By-law, 1993, No. 12000, as amended (the "Zoning By-law"), which if adopted by Council, will act to rezone the property at 10230 Grace Road from "Agro-Industrial (IA) Zone " to "Business Park 2 (IB-2) Zone"; and
3. Authorize the City Clerk to bring forward the necessary amendment by-law for the required readings and to set a date for the related public hearing.

INTENT

The purpose of this report is to obtain Council authorization to bring forward an amendment to the Zoning By-law, related to the property located at 10230 Grace Road in the South Westminster area, as a further step toward ensuring that development that takes place in South Westminster is consistent with the intentions of the South Westminster Neighbourhood Concept Plan ("NCP"), as approved by Council.

BACKGROUND

WesGroup Properties, the new owner of a majority of the lots that were formerly known as the "United Auto lands", has been in discussions with staff regarding the redevelopment of those lands. During the course of the discussions it has been determined that one of the lots (10230 Grace Road) within those lands is zoned "Agro Industrial (IA) Zone" and that this lot should be rezoned to the "Business Park – 2 (IB-2) Zone, in keeping with the intention of the South Westminster NCP. The subject lot is located at 10230 Grace Road and is illustrated on the map attached as Appendix I.

In May of this year, Council gave final adoption to a Zoning By-law amendment that acted to rezone many properties in the South Westminster area, with a view to ensuring that redevelopment of the properties in South Westminster occurs in a manner that meets the intentions and vision articulated in the recently approved NCP for the area.

DISCUSSION

The IA Zone permits only a limited range of light impact industries, related to the processing of agricultural products or the provision of services to the agricultural sector. Outdoor storage is prohibited in the front yard and is required to be screened to a height of 2.5 metres. However, there is no limit on the amount of land that can be occupied by

outdoor storage or on the amount of land that can be used for the parking of trucks and trailers associated with the use on the lot. Given the limited types of industries and unrestricted amounts of outdoor storage and truck/trailer parking permitted on lots within this zone, it is not considered to be a good fit with the vision of the South Westminster NCP.

The IB-2 Zone, which is proposed for the subject lot, permits a wider range of light impact industries as well as a limited range of office uses. It restricts the amount of outdoor storage to the area of the footprint of the principal building on the lot. These provisions, especially with respect to outdoor storage, are consistent with the vision of the South Westminster NCP for the subject lot and the area in the vicinity of the lot.

This subject lot is vacant. As part of the zoning changes adopted by Council earlier this year for properties in the South Westminster area, the lots on each side of the subject lot were rezoned from IL to IB-2 (Appendix I). Therefore a rezoning of the subject lot from the IA Zone to the IB-2 Zone is consistent with Council's decision with respect to the adjacent lots.

Consultation with the Property Owner

Representatives of WesGroup Properties, the owner of the property at 10230 Grace Road, have been consulted with respect to the proposed rezoning of the subject lot and are supportive of the rezoning proceeding.

Possible Further Rezoning of Properties in South Westminster

Staff are in the process of determining whether any further rezoning of lots in South Westminster is necessary in support of the objectives of the Council-approved NCP, particularly focussing on lots that carry Comprehensive Development Zoning or carry a zoning designation from a zoning by-law that preceded the current Zoning By-law 12000. If it is determined that other lots in South Westminster should be considered for rezoning, staff would dialogue with the owners of those lots before bringing forward any recommendations for Council's consideration.

CONCLUSION

Based on the above, it is recommended that Council approve an amendment to the Zoning By-law, which if adopted by Council, will act to rezone the property at 10230 Grace Road from "Agro-Industrial (IA) Zone " to "Business Park 2 (IB-2) Zone" and authorize the City Clerk to bring forward the necessary amendment by-law for the required readings and to set a date for the related public hearing.

Murray Dinwoodie
General Manager
Planning and Development

BP/kms/saw

Attachments:

Appendix I Map

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Appendix I



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