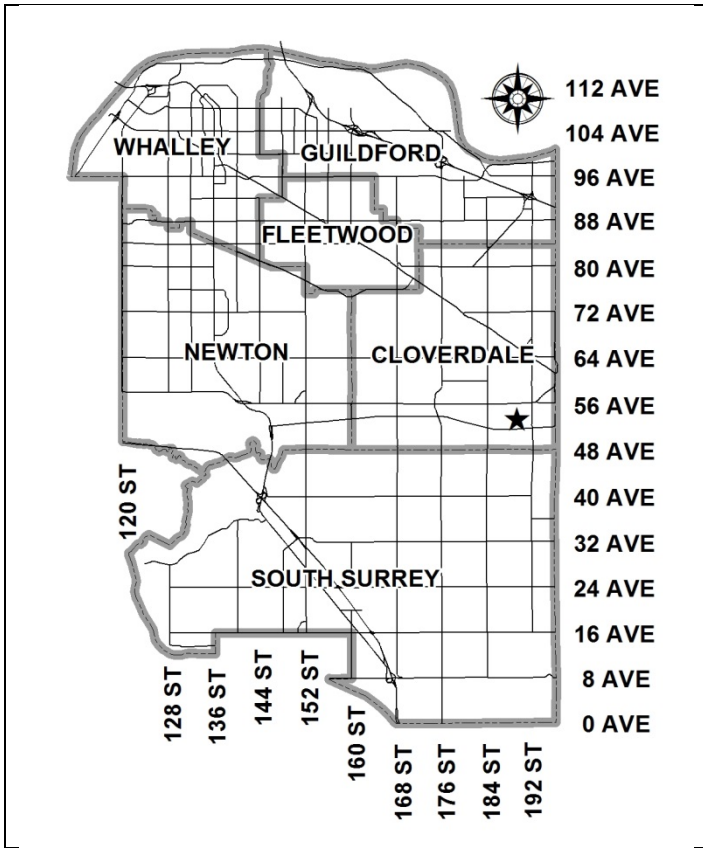


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0077-00

Planning Report Date: April 27, 2015



PROPOSAL:

- **OCP Amendment** from Urban to Industrial
- **Rezoning** from RF to IL

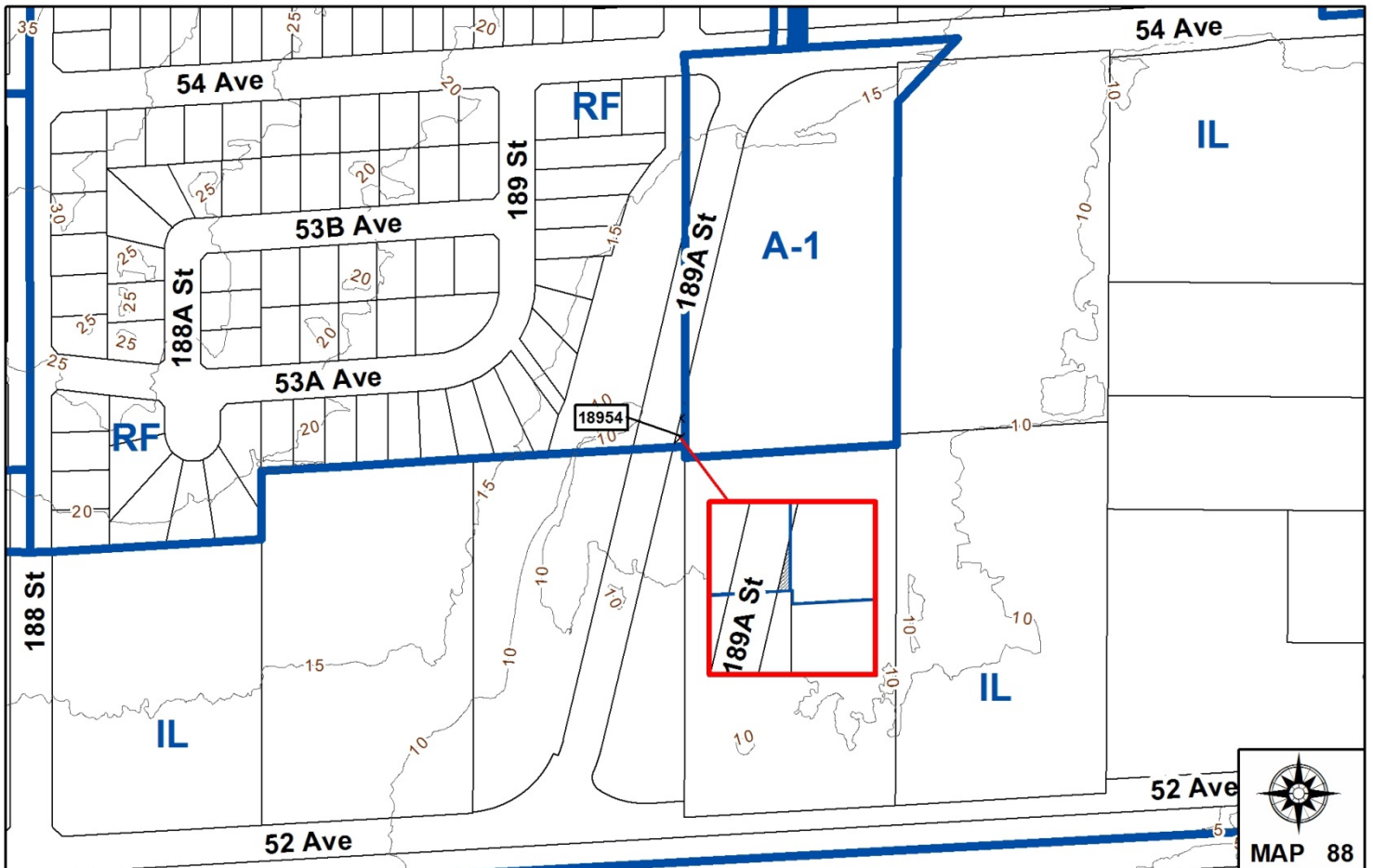
in order to facilitate a lot consolidation with the property to the east which is proposed for industrial uses.

LOCATION: 18954 - 54 Avenue

OWNER: City of Surrey

ZONING: RF

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The subject property (18954 – 54 Avenue) and a small portion of the property at 18949 – 52 Avenue, that were created with the dedication of 189A Street, are proposed to be consolidated with the adjoining property to the east at 18998 - 54 Avenue.
- The adjoining site at 18998 – 54 Avenue is under Application No. 7905-0014-00 for an OCP Amendment from Suburban to Industrial and rezoning from "General Agriculture Zone (A-1)" to "Light Impact Industrial Zone (IL)" with Third Reading granted to both by-laws on July 11, 2005.
- The proposed OCP amendment and rezoning for the small subject lot are considered housekeeping amendments that will enable consolidation with the lot to the east.
- The proposed lot consolidation will allow for the disposition and consolidation of small portions of remnant City-owned lands which resulted from the dedication and construction of 189A Street.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by re-designating the subject site from Urban to Industrial and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Light Impact Industrial Zone (IL)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) submission of a subdivision layout to the satisfaction of the Approving Officer; and
 - (b) approval from the Ministry of Transportation & Infrastructure.

REFERRALS

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

Ministry of Transportation & Infrastructure (MOTI): The subject site is within 800 metres (2,624 ft.) of a controlled access intersection. MOTI has indicated support for the proposal.

SITE CHARACTERISTICS

Existing Land Use: Vacant

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 189A Street):	Park	Urban	RF

Direction	Existing Use	OCP Designation	Existing Zone
East:	Temporary Use Permit No. 7912-0272-00 for storage of precast concrete. Under Application 7905-0014-00 rezoning to IL.	Suburban but proposed Industrial at Third Reading	A-1 but proposed IL at Third Reading.
South:	Vacant	Industrial	IL
West (Across 189A Street):	Riparian area for unnamed watercourse	Urban	RF

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is a small triangular parcel of land on the south-east side of 189A Street, south of 54 Avenue.
- The adjoining property to the east at 18998 – 54 Avenue is currently under Development Application No. 7905-0014-00 requesting an OCP Amendment to re-designate that site from Suburban to Industrial and to rezone from "General Agriculture Zone (A-1)" to "Light Impact Industrial Zone (IL)". By-law Nos. 15785 and 15786 received Third Reading on July 11, 2005.
- Historically, the road concept plan for the East Cloverdale Industrial Area proposed a north/south connector road between 54 and 52 Avenues. One of the requirements to complete the land development application of 18998 – 54 Avenue was the dedication and construction of half of the north/south road along the east property line.
- In 2007 the Roberts Bank Rail Corridor Road/Rail Interface Study was completed. This study was initiated for the construction of road/rail grade separations at various crossings in Surrey. In east Surrey, the 192 Street, 54 Avenue and 196 Street grade separations were delivered as one combined design-build project.
- As part of this initiative, the local road network in the East Cloverdale Industrial Area was re-visited. It was determined that rather than a north/south connector road between 54 and 52 Avenues, a diagonal road would facilitate the movement of industrial traffic through the industrial area, and assist in deterring heavy industrial trucks from travelling through the residential areas.
- The road was subsequently dedicated and constructed on the adjoining land to the west and the City-owned land.
- The Roberts Bank Rail Corridor Program is substantially complete, and the 189A Street road connector was opened at the end of 2014.

Current Proposal

- Realty Services is currently reviewing the potential disposition of remnant parcels of City land that were a result of the dedication of 189A Street. Currently, the owner of 18998 - 54 Avenue is interested in acquiring and assembling the subject property and a small northeastern portion of the property at 18949 - 52 Avenue to facilitate improved frontage and servicing for future industrial development.
- The property at 18954 - 54 Avenue (Rem. Lot A) comprises an area of 73.3 square metres (789 sq. ft.). It is the remainder of the "Park" land located on the northwest side of 189A Street. It is currently zoned "Single Family Residential Zone (RF) and designated Urban in the Official Community Plan.
- The property at 18949 - 52 Avenue is a hooked lot across 189A Street fronting 52 Avenue. The portion to be acquired and assembled is approximately 40 square metres (430 sq. ft.) in area. It is currently zoned "Light Impact Industrial Zone (IL)" and designated Industrial in the Official Community Plan.
- To facilitate the disposition of these properties and consolidation with 18998 - 54 Avenue, the subject property (18954 - 54 Avenue)w requires an Official Community Plan amendment from Urban to Industrial and rezoning from "Single Family Residential Zone (RF)" to "Light Impact Industrial Zone (IL)".

PRE-NOTIFICATION

In accordance with Council Policy, a development proposal sign was erected on the property and pre-notification letters were mailed on April 13, 2015. To date, staff have received one telephone call requesting information on the proposal and questioning when the industrial development on the property will proceed.

(The adjoining industrial property is currently under Temporary Industrial Use Permit No. 7912-0272-00 for the temporary storage and loading of precast concrete, which expires on December 17, 2015. The owner has indicated he is interested in developing the property, but has not indicated a time frame for this to occur.)

JUSTIFICATION FOR PLAN AMENDMENT

- The proposed OCP re-designation is a housekeeping amendment to bring the land use designation of the remnant parcel in alignment with the larger adjoining property to which it is to be consolidated.
- The requested amendment is in keeping with the Official Community Plan and supports the efficient use and expansion of industrial land.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

DESIGN PROPOSAL AND REVIEW

- The rezoning and OCP amendments are to facilitate future industrial development. The larger site at 18998 – 54 Avenue will require a Development Permit to regulate the form and character of the development prior to the issuance of a building permit.

TREES

- There are no trees on the subject site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, and Action Summary
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV	OCP Re-designation Map

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LAP/da

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DRV 4/23/15 10:53 AM

SUBDIVISION PLAN OF PORTIONS OF SECTION 4 TOWNSHIP 8 BEING:

FIRSTLY: SOUTHERLY HALF LOT 3 SEC 4 TP 8 NWD PLAN 1461 EXCEPT PLAN EPP31538
 SECONDLY: PARCEL "A" (EXPLANATORY PLAN 42962) LOT 4 SEC 4 TP 8 NWD PLAN 1461 EXCEPT PLAN EPP38649
 THIRDLY: PORTION LOT 4 SEC 4 TP 8 NWD PLAN EPP31539, EXCEPT PLAN EPP31540

PLAN EPP _____

NEW WESTMINSTER DISTRICT
BCGS 926017

LEGEND

- ⊙ DENOTES CONTROL MONUMENT FOUND
- ⊙ DENOTES STANDARD IRON POST FOUND
- ⊙ DENOTES STANDARD IRON POST SET
- ⊙ DENOTES NO EVIDENCE FOUND
- NOTE: THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S)

SCALE: 1:250



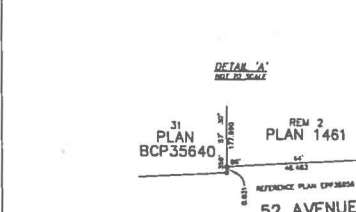
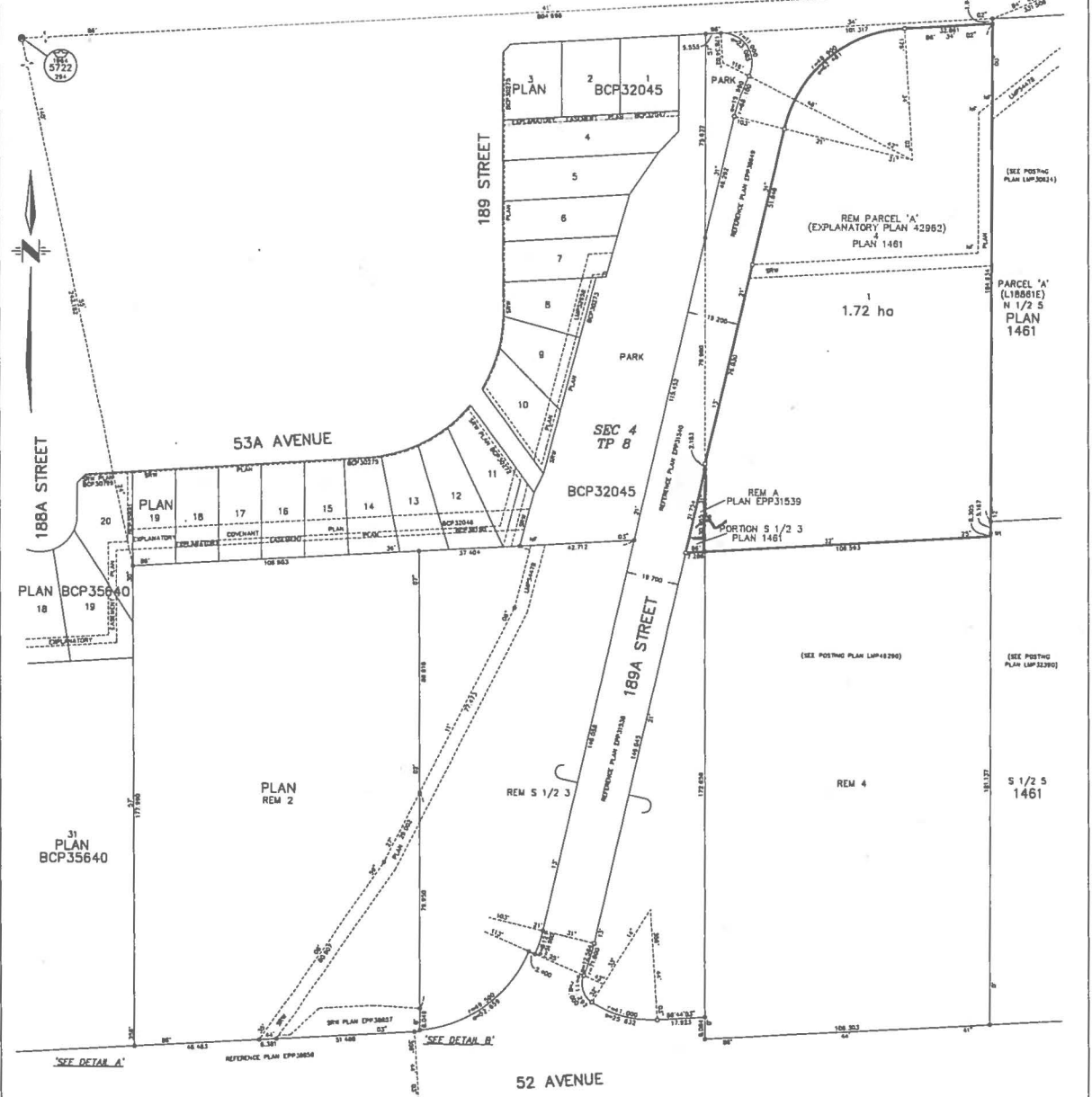
ALL DISTANCES ARE IN METRES
 THE INTENDED PLAT SIZE OF THIS PLAN IS
 562mm x 813mm BY 864mm x 1160mm

(USE D SIZE SHEET) WHEN PLOTTED AT A SCALE OF 1:750

INTEGRATED SURVEY AREA NO. 1, SURREY NAD83(CRS81) 4.0.0.BC.1.CY80

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 5183 AND 5722.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE CORRECTION FACTOR OF 0.9946677 WHICH HAS BEEN DERIVED FROM 5183 AND 5722.



CITY OF SURREY
 SURVEY SECTION
 13450 - 104 AVE
 SURREY, B.C. V2T 1W6
 TEL: (604) 891-4253
 FAX: (604) 891-8993

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF SURREY.
THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT
 THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE ____ DAY OF _____ 2015.
 MONTGOMERY C. BRISSEN, BOLS 774 8287AA1.DWG

INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: April 21, 2015 PROJECT FILE: **7815-0077-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 18954/98 - 54 Avenue & 18949 - 52 Avenue**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

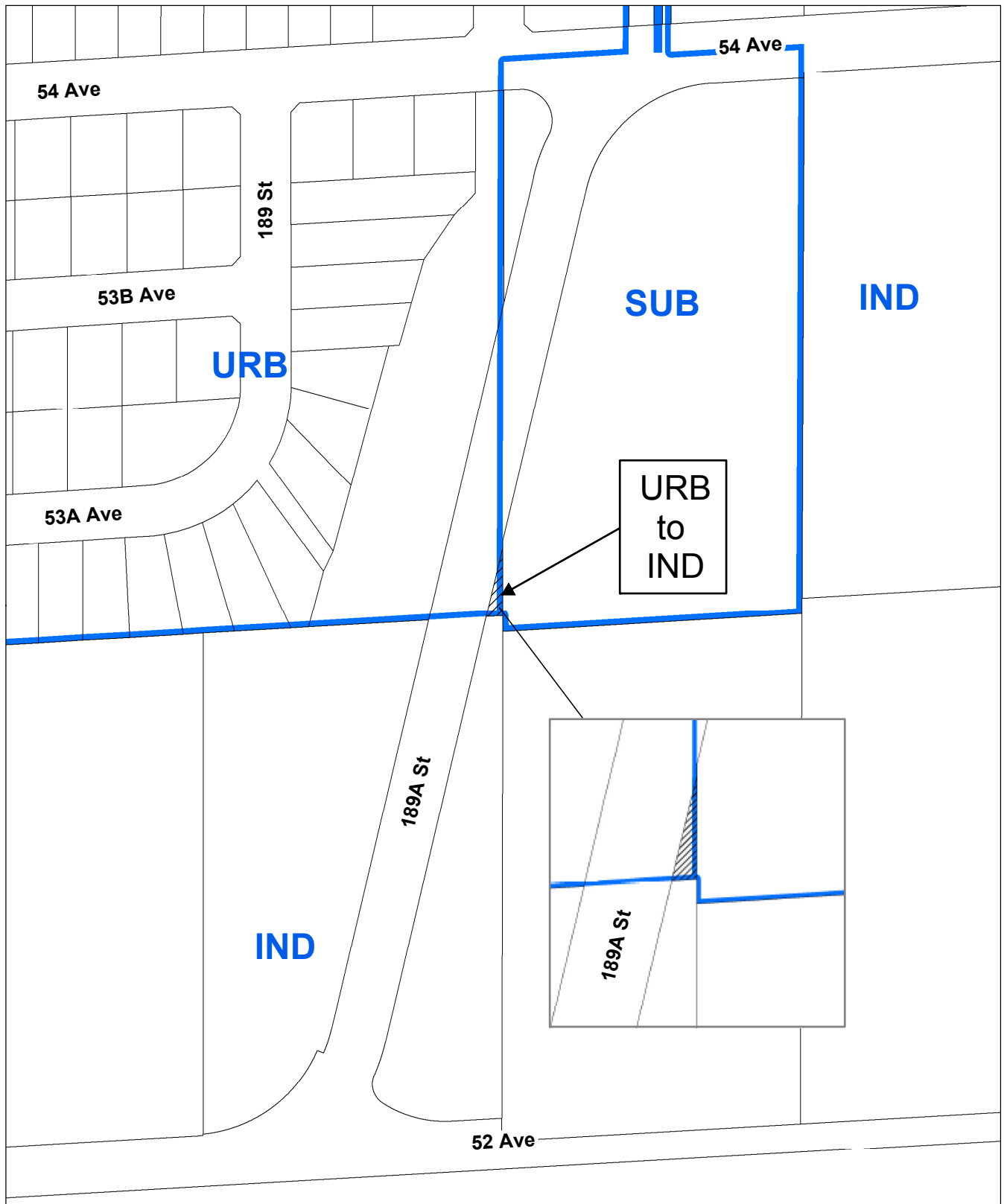
The Engineering Department supports the proposed application 7815-0077-00 as any servicing requirements are being captured through the adjacent project 7805-0014-00 (18998 - 54 Avenue). All engineering requirements stated under application 7805-0014-00 (18998 - 54 Avenue) must be met to the satisfaction of the engineering department prior to completion of 7815-0077-00.

A Servicing Agreement is not required prior to Rezone/Subdivision under 7815-0077-00.



Rémi Dubé, P.Eng.
Development Services Manager

HB



OCP Amendment 7915-0077-00
Proposed amendment from Urban to Industrial

