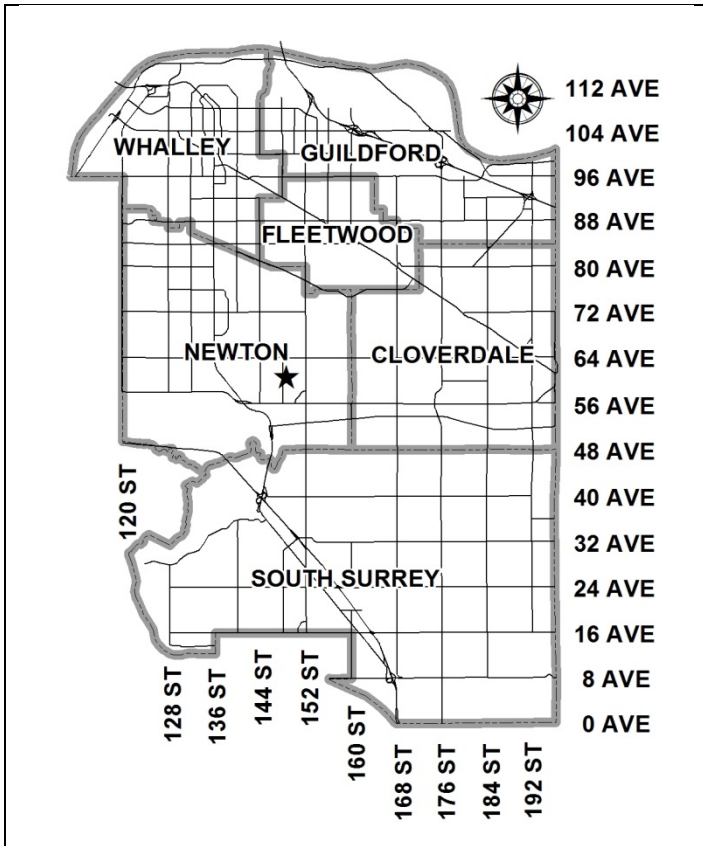


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0122-00

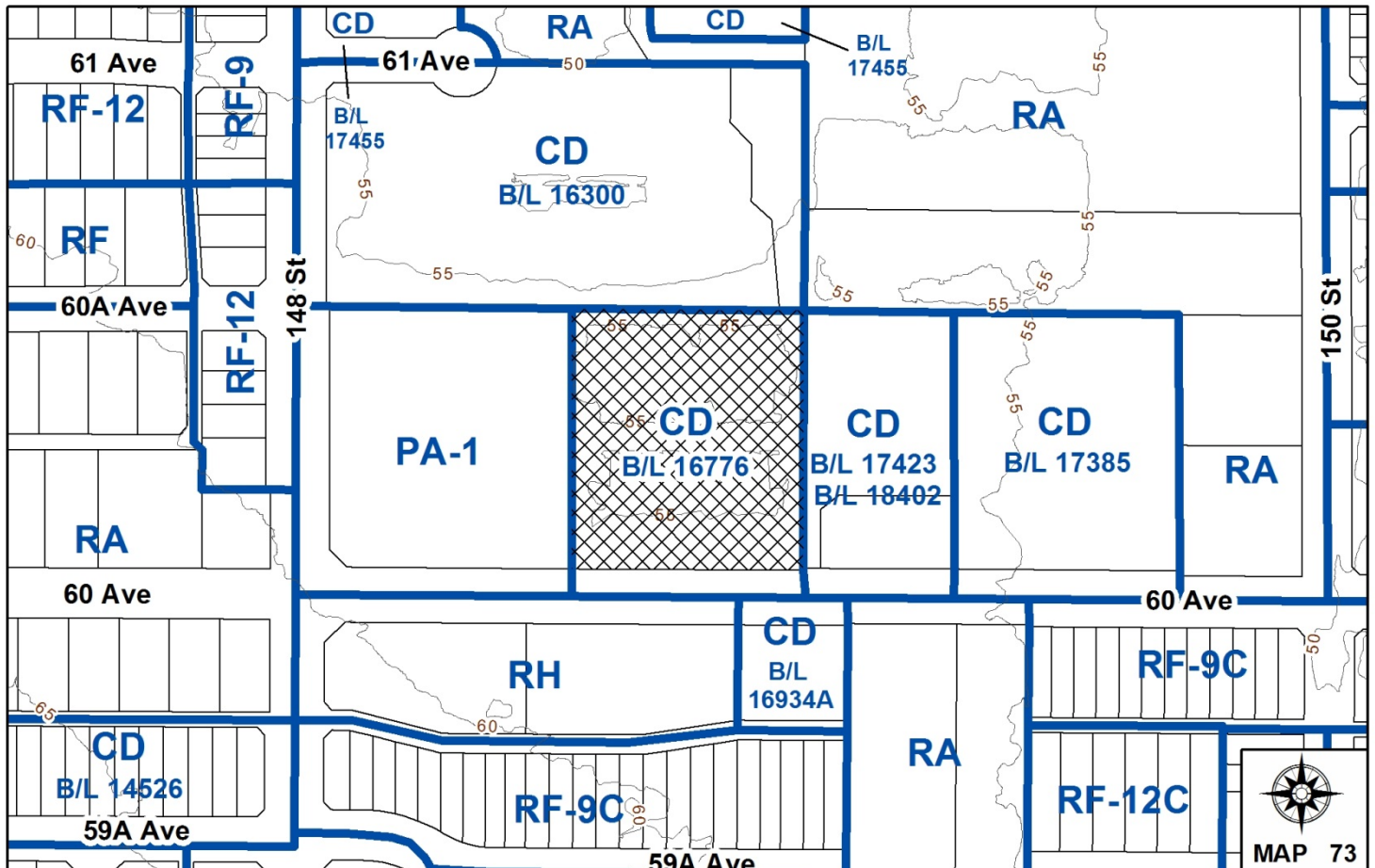
Planning Report Date: June 15, 2015



PROPOSAL:

- Amend CD By-law No. 16776 in order to allow indoor recreational facilities as a permitted accessory use on a portion of the site.

LOCATION: 14885 - 60 Avenue
OWNER: Ekam 68 Project Ltd.
ZONING: CD (By-law No. 16776)
OCP DESIGNATION: Multiple Residential and Urban
NCP DESIGNATION: Mixed commercial-residential (apartments) and Townhouses (25 upa max.)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Amending CD By-law No. 16776.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with South Newton NCP Designation.
- A list of specific commercial uses is currently allowed on the southern portion of the site.
- There is a vacancy in the existing mixed-use building, which is proposed for a yoga studio, which is considered an indoor recreational facility.
- The proposed indoor recreational facility use is consistent with the allowable uses within the Neighbourhood Commercial Zone (C-5), which is the basis for the current CD By-law No. 16776, and is considered an appropriate use for the subject site.
- CD By-law No. 16776 limits commercial uses, including the proposed indoor recreational facility use, to a maximum floor area of 370 m² (4,000 sq. ft.). The proposed yoga studio will occupy 76.5 m² (824 sq. ft.).

RECOMMENDATION

The Planning & Development Department recommends that a By-law be introduced to amend Comprehensive Development By-law No. 16776 and a date be set for Public Hearing.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Townhouse development on the north portion, and mixed-use (commercial/residential) development on the south portion

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Townhouses	Urban / Townhouses (25 upa max.)	CD (By-law No. 163000)
East:	Townhouses and mixed-use townhouses	Urban / Townhouses (25 upa max.) and Mixed commercial-residential townhouses	CD (By-law No. 17423, modified by By-law No. 18402)
South (Across 60 Avenue):	Single family large lots	Urban / Mixed commercial-residential (townhouses)	RH and CD (By-law No. 16934A)
West:	Bethany-Newton United Church	Urban / Institutional	PA-1

DEVELOPMENT CONSIDERATIONSBackground and Site Context

- The subject site was developed under Development Application No. 7907-0313-00, and includes townhouses on the north portion, and a mixed-use development on the south portion with commercial on the ground floor and apartments on the upper floors.
- The site is designated "Multiple Residential" and "Urban" in the Official Community Plan (OCP) and "Mixed commercial-residential (apartments) and Townhouses 25 upa" in the South Newton Neighbourhood Concept Plan (NCP). The site was rezoned to CD (By-law No. 16776), in November, 2009, under Development Application No. 7907-0313-00, and it was based on the RM-15 and C-5 Zones.
- The north portion of the site contains 35 townhouses, while the south portion contains 715.5 m² (7,701 sq. ft.) of commercial space on the ground floor and 27 apartments on the upper 3 floors. Each commercial use is limited to 370 m² (4,000 sq. ft.).

Current Proposal

- The applicant proposes to have a yoga studio in one of the commercial units, with an area of 76.5 m² (824 sq. ft.). Yoga studio is classified as an indoor recreational facility, which is currently not allowed under CD By-law No. 16776.
- Block A of the CD By-law No. 16776 allows for multiple unit residential uses, with ancillary neighbourhood-scale commercial uses that are based on the C-5 Zone.
- On December 13, 2010, subsequent to the adoption of the CD By-law No. 16776 in November, 2009, the C-5 Zone was amended to allow for indoor recreational facilities. Therefore, an indoor recreational facility is considered appropriate for the subject site, and is consistent with the neighbourhood commercial intent in the South Newton NCP.
- Other current commercial uses on the site include a daycare, a computer store, a coffee shop and a beauty salon.
- The parking requirement for the commercial uses, including the proposed yoga studio, is for 21 stalls, and 21 stalls are provided on site. There is also on-street parking fronting the site.

PRE-NOTIFICATION

Pre-notification letters were sent on May 8, 2015, and staff received no responses.

TREES

- No trees will be affected by this proposal.

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
Appendix III.	Proposed CD By-law Amendment

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

LFM/da

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Douglas Johnson

 Address: 901 - W 3rd Street, Suite 374
 North Vancouver, BC V7P 3P9

 Tel: 604 - Work
 604 - Home

2. Properties involved in the Application

(a) Civic Address: 14885 - 60 Avenue

(b) Civic Address: 14885 - 60 Avenue
 Owner: Ekam 68 Project Ltd
 PID: 028-112-229

 Lot 2 Section 10 Township 2 New Westminster District Plan BCP43138 Except Phases One,
 Two And Three Strata Plan BCS4308

3. Summary of Actions for City Clerk's Office

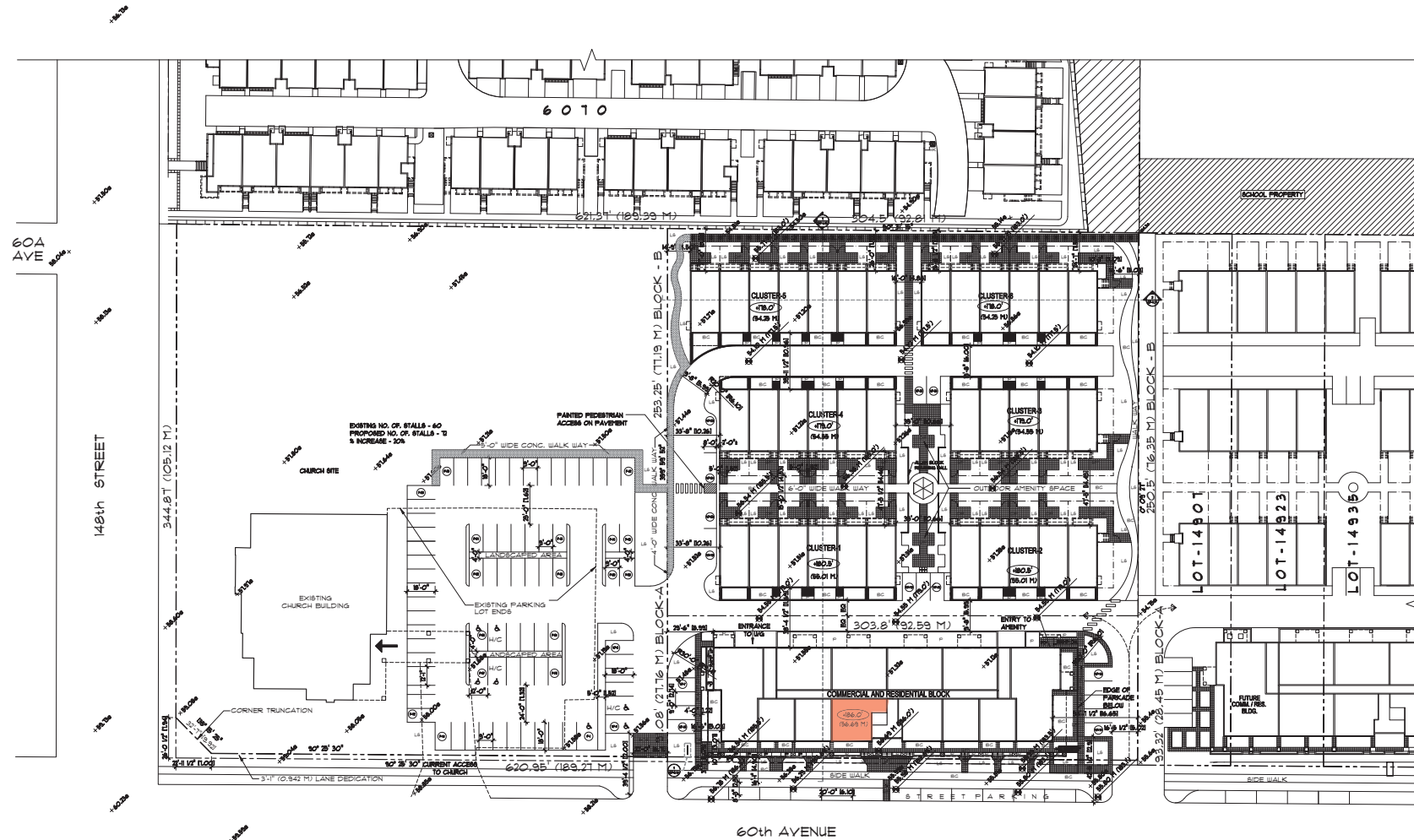
(a) Introduce a By-law to rezone the property.

DEVELOPMENT DATA SHEET

Existing Zoning: CD By-law No. 16776

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total = Net Total	9,622 m ²	9,622 m ²
LOT COVERAGE (in % of net lot area)		
Total Site Coverage	45%	39.4%
SETBACKS (in metres)		
Front	Zero to veranda 3 m to building	Zero to veranda 3 m to building
Rear	7.5 m	7.5 m
Side #1 (W)	4.5 m	4.5 m
Side #2 (E)	7.5 m	7.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m Block A 11 m Block B	13 m Block A 11 m Block B
Accessory	4.5 m	4.5 m
NUMBER OF RESIDENTIAL UNITS		
Two Bedroom		24 units
Three Bedroom +		35 units
Total		59 units
FLOOR AREA: Residential		8,089.6 m ²
FLOOR AREA: Commercial (retail)		715.5 m ²
TOTAL BUILDING FLOOR AREA		8805.1 m ²
DENSITY		
FAR (net)		0.91
PARKING (number of stalls)		
Commercial	21	21
Residential	106	106
Residential (visitors)	12	12
Disabled parking	3	3
PARKING (total)	139	139

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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BLOCK 'A' - COMMERCIAL RESIDENTIAL AREA - 280068 SQ. FT. (26018 SQ. FT.)
 BLOCK 'B' - TRANSFORM AREA - 346702 SQ. FT. (31103 SQ. FT.)

1 SITE PLAN
 DP-2.11 1/32"=1'-0"

INDEX

FD	- FLOOR DRAIN
P	- PLANTER
BC	- BRUSHED CONCRETE
LS	- LANDSCAPE
DP	- DECORATIVE PAVING
SCP	- STAMPED CONC. PAVERS

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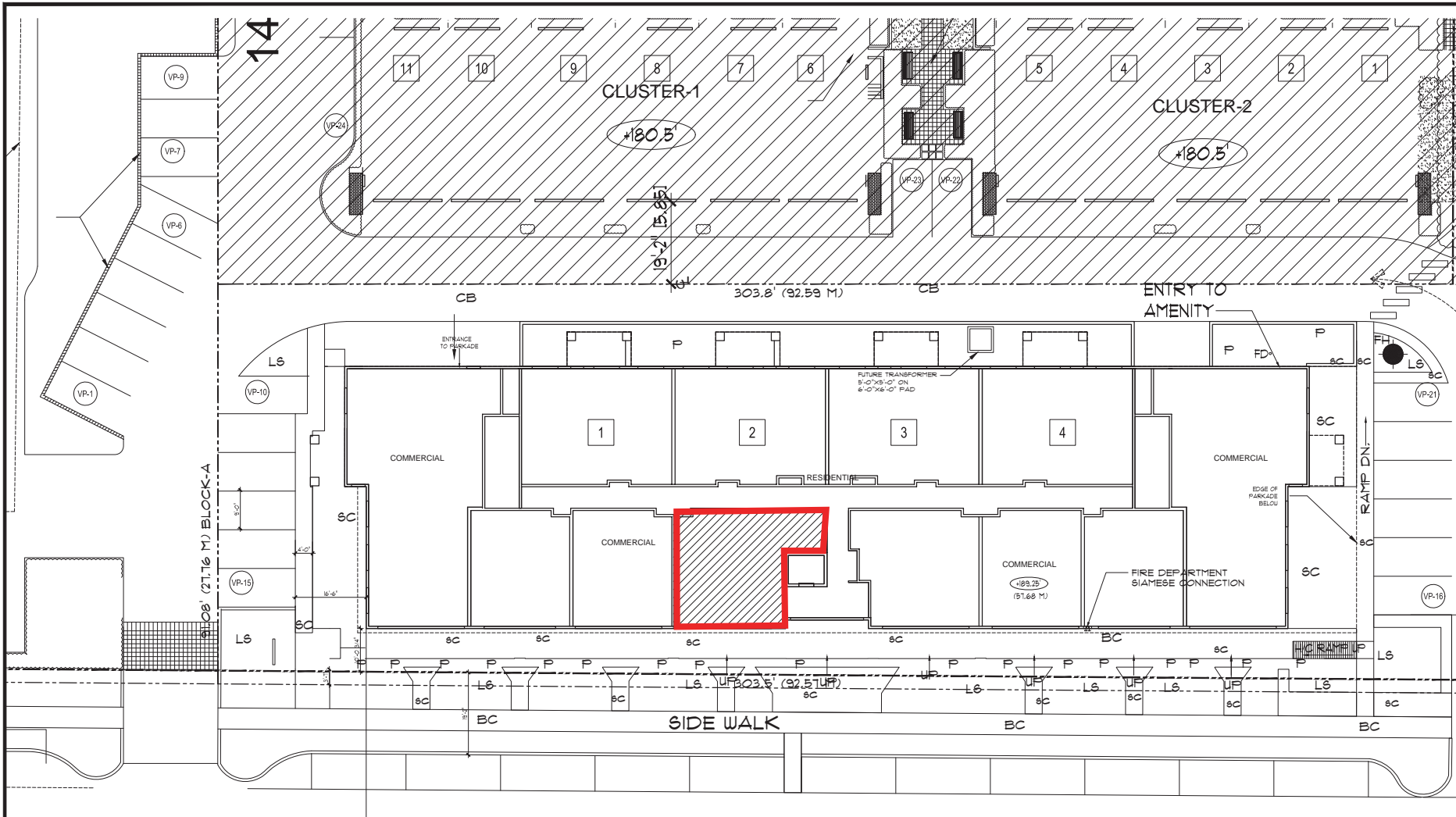
MARK	DATE	DESCRIPTION
1	04/07/2007	DP APPLICATION
2	04/07/2007	DP REVISION
3	11/07/2008	DP REVISION
4	11/07/2008	DP REVISION

PROJECT: **14853 60th Ave Surrey BC**
 FILE NO. 7907-0313-00
 SHEET DESCRIPTION: **14853 60th AVENUE SITE PLAN**

OWNER: **MASKEEN DEVELOPMENT LTD.**

DOUGLAS R. JOHNSON ARCHITECT LTD.
 221 PEMBERTON AVENUE
 NORTH VANCOUVER, BC V7P 2R4
 PH. (604)982-0322
 FAX. (604)986-2213

SCALE: 1/32"=1'-0"	PROJECT NO: 04018
DATE: 24/07/2007	SHEET: DP-2.11
DRAWN: CH, IF, REVISIONS:	



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MARK	DATE	DESCRIPTION
1	19 JUNE 2014	ISSUED FOR BP SUBMISSION
2	07 JULY 2014	ISSUED FOR BP SUBMISSION

PROJECT: **RIVERWISE YOGA**
 UNIT 4 - 14985 - 60th Ave Surrey, BC
 SHEET DESCRIPTION: **SITE PLAN**

OWNER:
DOUGLAS R. JOHNSON ARCHITECT LTD.
 #374-901 WEST 360 ST.
 NORTH VANCOUVER, BC V7P 3P9
 PH.(604)998-3381
 FAX.(604)998-0217

1 SITE PLAN
 A-2.11 3/32"=1'-0"

SCALE: 3/32"=1'-0"	PROJECT NO: 120701
DATE: 05/29/2014	SHEET:
DRAWN: RS	A-2.11
REVISIONS:	2

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16776"

.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16776" is hereby amended as follows:
 - (a) Sub-section 2.B.1.(b)vi. is amended by deleting the last word "and";
 - (b) Sub-section 2.B.1.(b)vi. is amended by deleting the period "." and inserting "; and" at the end; and
 - (c) Inserting a new Sub-section 2.B.1.(b)viii. as follows:
 - "viii. Indoor recreational facilities."

- 2. This By-law shall be cited for purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16776, Amendment By-law, 2015, No. _____."

PASSED FIRST AND 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 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

_____ MAYOR

_____ CLERK

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