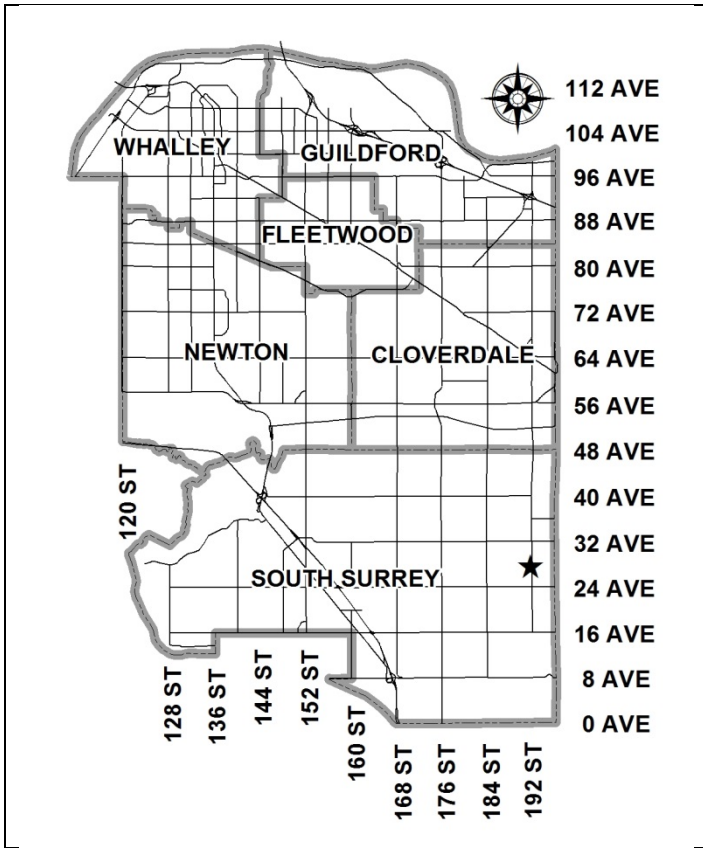


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0123-00

Planning Report Date: May 25, 2015



PROPOSAL:

- Amend **CD By-law** No. 16180, amended by By-law No. 17450

to permit the development of a stand-alone liquor store.

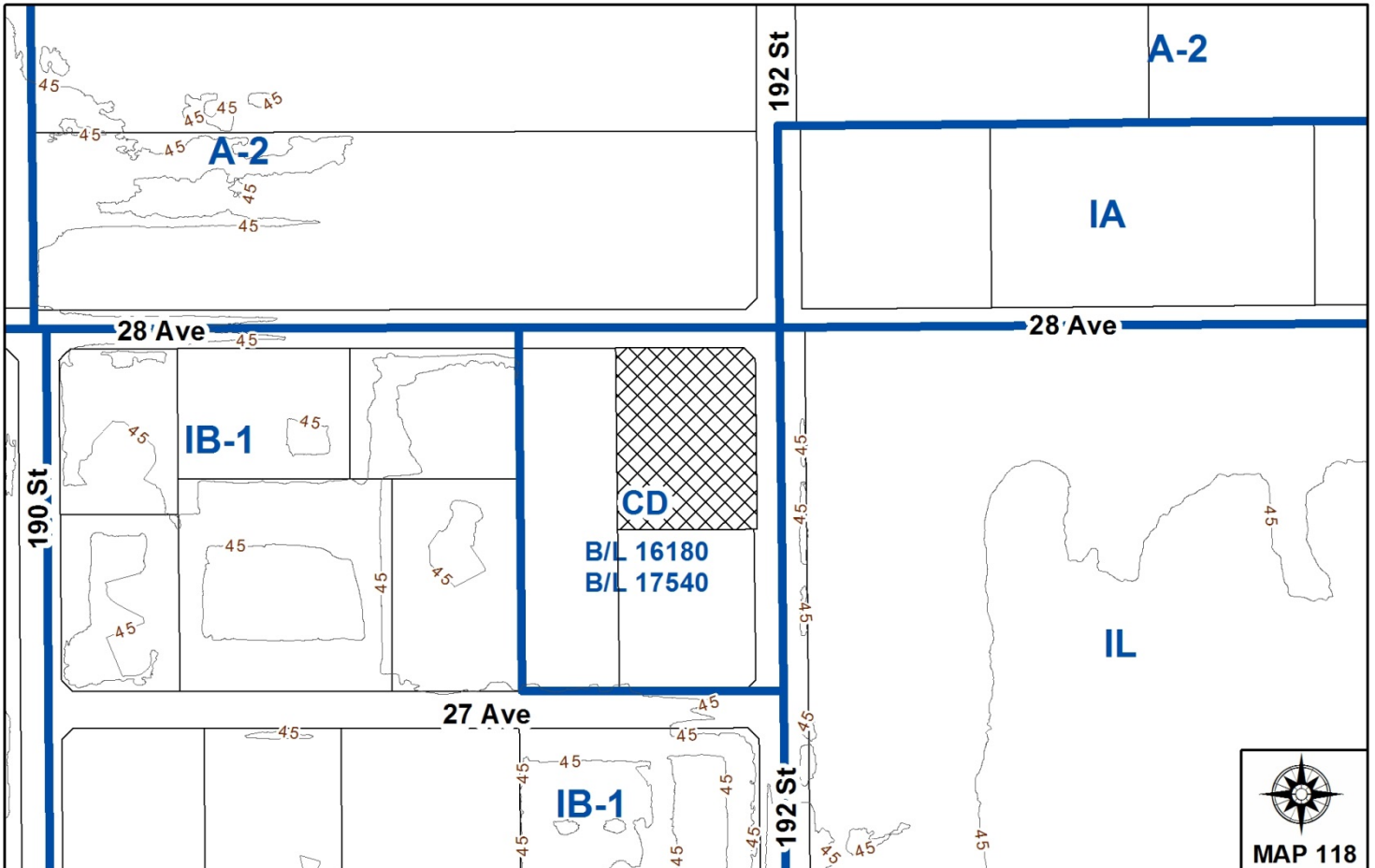
LOCATION: 2725 - 192 Street

OWNER: C.S.V. Holdings Ltd

ZONING: CD By-law No. 16180, amended by By-law No. 17450

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for amending CD By-law No. 16180, as amended by By-law No. 17450.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Liquor stores are currently allowed under the existing zone, but only in combination with a neighbourhood pub. The proposal would allow a liquor store independent from a neighbourhood pub.
- The site is part of the principle commercial node for Campbell Heights and is intended to provide services to businesses and employees in the area.
- The proposal complies with City Policy No. O-59, Locational Guidelines for Private Liquor Stores (Licensee Retail Stores), as there are no other private liquor stores within 1 km of the site, and there are no schools, playgrounds, libraries or recreation centres within 400 m of the subject site.
- The proposal complies with the site OCP Designation and the Campbell Heights Local Area Plan.
- The proposal also complies with the Metro Vancouver Regional Growth Strategy Designation for the site.

RECOMMENDATION

The Planning & Development Department recommends that a By-law be introduced to amend Comprehensive Development By-law No. 16180, as amended, and a date be set for Public Hearing.

REFERRALS

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

Surrey By-laws & Licensing Services: There are no other liquor stores within 1 km of the subject site.

SITE CHARACTERISTICS

Existing Land Use: Commercial development.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 28 Avenue):	Agricultural Use.	Mixed Employment / Commercial	A-2
East (Across 192 Street):	Latimer Park.	Conservation and Recreation / City Park and Stormwater Management Facilities	IL
South:	Tim Horton's.	Mixed Employment / Commercial	CD By-law No. 16180, amended by By-law No. 17450
West:	Highland Business Centre.	Mixed Employment / Technology Park or Business Park	CD By-law No. 16180, amended by By-law No. 17450

DEVELOPMENT CONSIDERATIONSBackground and site context

- The subject site is designated "Mixed Employment" in the Official Community Plan (OCP) and "Commercial" in the Campbell Heights Local Area Plan (LAP). The site is part of the principle commercial node for Campbell Heights, and is intended to provide supportive commercial services to businesses and workers in the area.
- The site currently has 2 buildings constructed on it. A third building is planned at the intersection of 28 Avenue and 192 Street, but has not yet been constructed.
- The site was rezoned and a Development Permit (DP) was issued under Development Application No. 7906-0201-00 to accommodate a commercial / industrial complex. This previous application also amended the LAP to reduce the commercial node and expand Business Park uses along the western portion.

- The approved DP includes several development cells with industrial buildings proposed to the west (Block C of CD By-law No. 16180) of the subject site, and a gas station to the south (Block B of CD By-law No. 16180). The subject site is located within Block A of CD By-law No. 16180. The site has been subdivided, and the lots correspond to the zoning blocks identified in CD By-law No. 16180.
- Application No. 7911-0245-00 previously approved a number of amendments to Block B of CD By-law No. 16180 (amendment By-law No. 17540).
- Existing building C is fully occupied by One up Café (coffee shop) and an A&W restaurant. Building A is occupied by a Subway restaurant, ARC Communications (retail), Das da Spot (convenience store), vacant units, and the proposed liquor store.

Current Proposal

- The applicant is proposing a stand-alone liquor store in the western most unit of Building C (south portion of the site). The area of the proposed liquor store is 213.3 square metres (2,296 sq. ft.).
- The proposal is compliant with City Policy No. O-59, Locational Guidelines for Private Liquor Stores (Licensee Retail Stores), which states that private liquor stores should not be located:
 - Within 1 kilometre (0.6 miles) of another private liquor store; and
 - Within 400 metres (1/4 mile) of a school, a public children's park, a public children's playground, a public library or a public recreation centre.
- The parking requirement for the existing buildings is 30 spaces, which are provided on the site. An additional 50 stalls are required for Building B, and have already been constructed.

PRE-NOTIFICATION

Pre-notification letters were sent on May 08, 2015 and staff received no comments.

DESIGN PROPOSAL AND REVIEW

- No changes are proposed to the exterior of the building. Signage will follow Development Permit No. 7906-0201-00.

TREES

- No trees are proposed to be impacted by this proposal, as the proposed liquor store will be located inside an existing building.

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

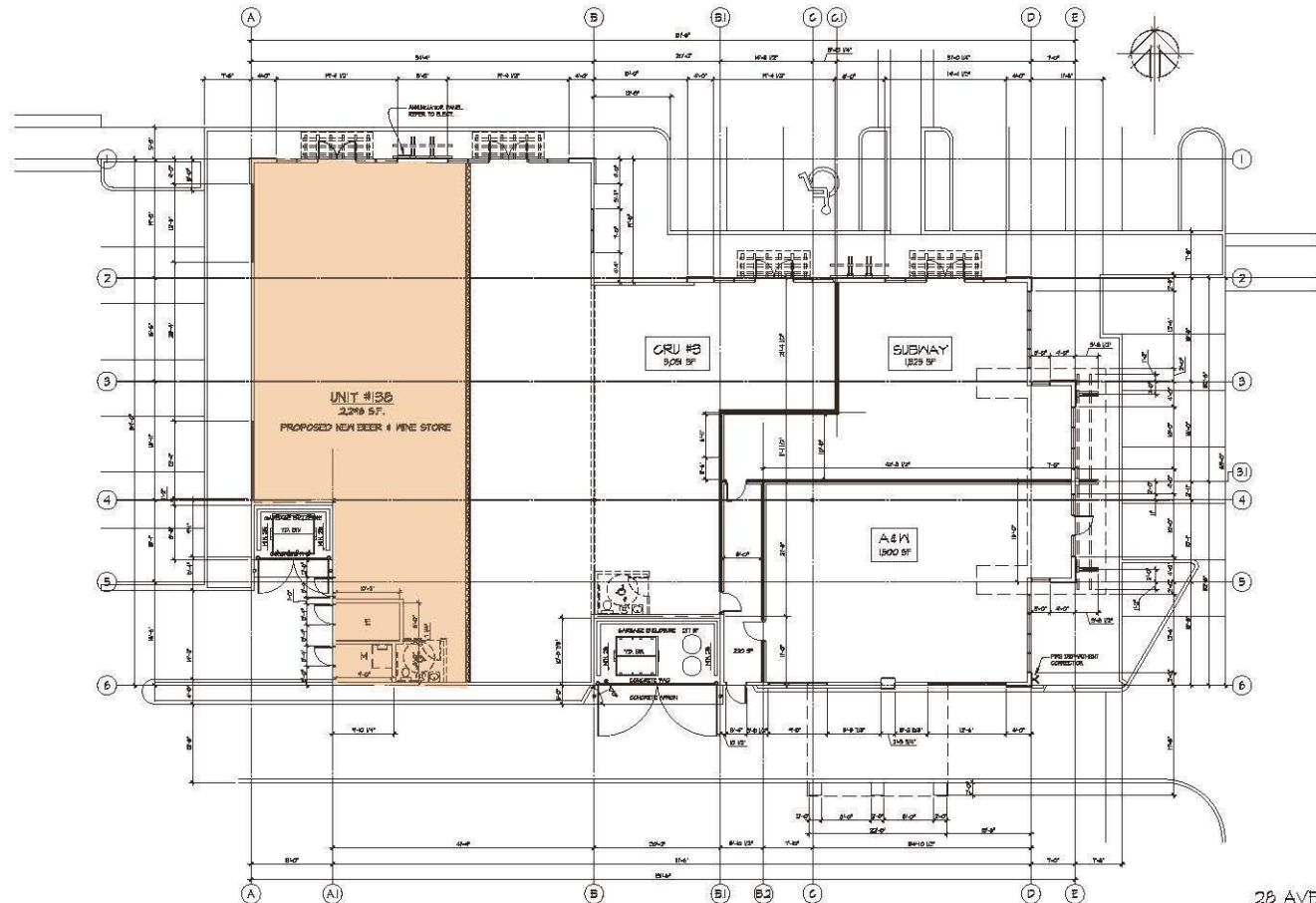
\\file-server1\net-data\csdc\generate\areaproduct\save\13792267038.doc
KD 5/21/15 11:37 AM

DEVELOPMENT DATA SHEET

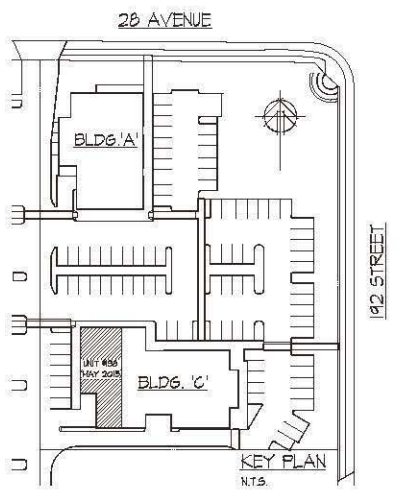
Existing Zoning: CD By-law No. 16180

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total = Net Total	7,358 m ² (1.8 acres)	7,358 m ² (1.8 acres)
LOT COVERAGE (in % of net lot area)		
Total Site Coverage	25%	25%
SETBACKS (in metres)		
Front (N)	7.5 m	7.5 m
Rear (S)	4.2 m	4.2 m
Side #1 (E)	7.5 m	7.5 m
Side #2 (W)	4.5 m	4.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m	9 m
FLOOR AREA: Commercial	3,679 m ²	1,875 m ²
DENSITY (FAR)	0.50	0.26
PARKING (number of stalls)		
Commercial	30 (+50 future use)	80
Number of disabled stalls	1	3
TOTAL NUMBER OF STALLS	31 (+ 50)	83

Heritage Site	NO	Tree Survey/Assessment Provided	NO
---------------	----	---------------------------------	----



MAIN FLOOR PLAN - BLDG. C
1/4" = 1'-0"



28 AVENUE

192 STREET

KEY PLAN
N.T.S.

Plot date: May 07, 2016 - 8:46am

CAMPBELL DEVELOPMENT CORP

NO.	DATE	DESCRIPTION
A		

Copyright reserved. This plan and details are part of all these rights for another project. LO STUDIO ARCHITECTURE, the design consultant, shall retain all copyright and be responsible for all drawings and details on this plan. It shall remain confidential in nature and shall not be used for any other project without the written consent of LO STUDIO ARCHITECTURE. There is already sufficient copies for the contractor responsible for any building approval work and use of these details.

sanford design group
BUILDING & INTERIOR DESIGN CONSULTANTS
 IN COLLABORATION WITH LO STUDIO ARCHITECTURE
 #205 - 3781 JACQUES ROAD • RICHMOND, B.C. V6V 2S4 • TEL: 604-276-6114 • FAX: 604-276-6882 • E-MAIL: info@sanford-design.com

LO STUDIO
ARCHITECTURE
 #205 - 3781 JACQUES ROAD • RICHMOND, B.C.
 V6V 2S4 • TEL: 604-276-6114 • FAX: 604-276-6882

NO. 137 - 147	DATE: 1/17/2016	ISSUE: 001
DATE: 1/17/2016	PROJECT: 1506	
2725 - 162ND STREET SURREY, B.C.		

PROJECT: T1 UNIT # 136 BLDG. C
 PORTE - CAMPBELL STATION
 PROPOSED NEW BEER & WINE STORE

PROJECT TITLE	FLOOR PLANS, NOTES AND DETAILS
DATE: 15-016-A1	REV: 1

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16180, Amendment By-law, 2012, No. 17540."

.....

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 2006, No. 16180, Amendment By-law, 2012, No. 17540" is hereby amended as follows:

Sub-section 2.B.1.(a)v. is deleted and replaced with the following:

"v. *Liquor store;*"

- 2. This By-law shall be cited for purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2006, No. 16180, Amendment By-law, 2012, No. 17540, 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