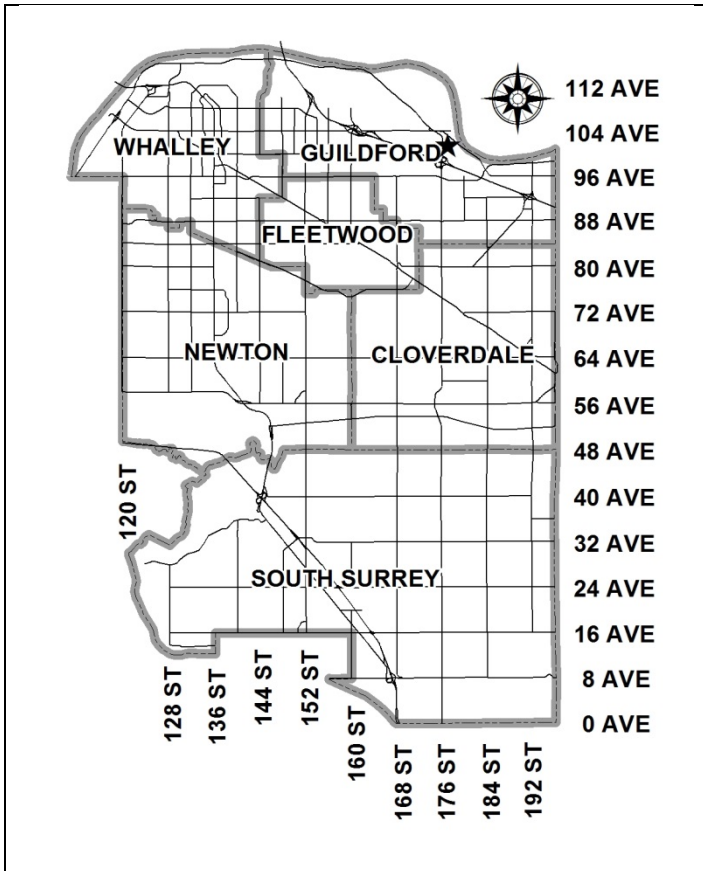


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0166-00

Planning Report Date: February 1, 2016



PROPOSAL:

- **OCP Amendment** of portions from Suburban to Industrial
- **Rezoning** of portions from RA to IL

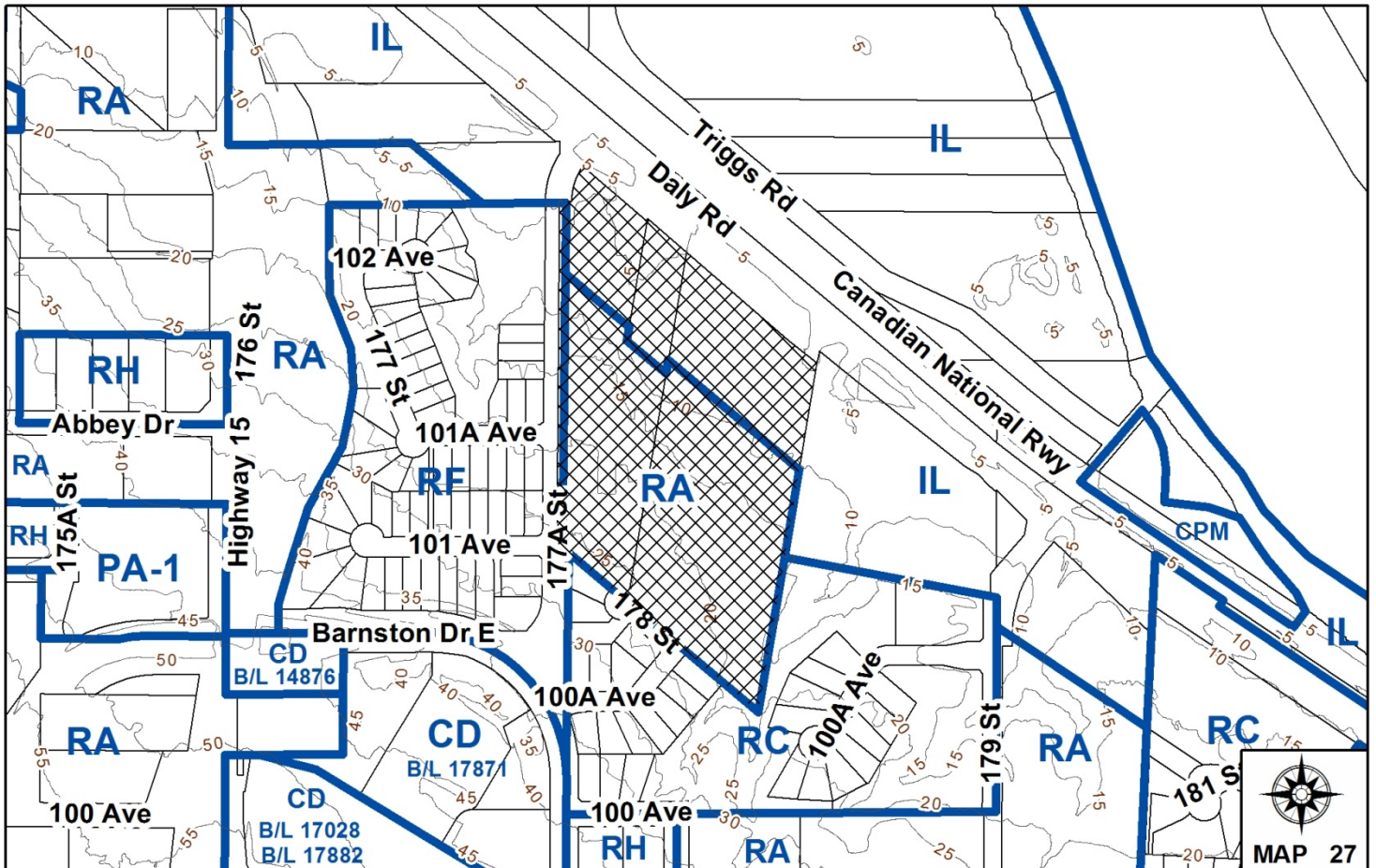
to permit subdivision into two industrial lots and a large suburban residential lot.

LOCATION: 17770, 17780 and 17850 - Daly Road

OWNERS: Berend Steunenberg
 Greetje Steunenberg
 Solid Rock Holdings Inc.

ZONING: IL and RA

OCP DESIGNATION: Industrial and Suburban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed rezoning and associated subdivision will increase the amount of industrial land in Surrey.
- The proposal rectifies an existing split-zoning and split-designation situation and creates functional industrial lots on the northern portion of the site and a remainder suburban lot on the southern portion of the site with redevelopment potential in accordance with the Stage 1 Land Use Concept of the Abbey Ridge Local Area Plan (LAP).

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating portions of the subject site, shown attached as Appendix VI, from Suburban 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 475 of the Local Government Act.
3. a By-law be introduced to rezone portions of the subject site shown as Block A and Block B on the Survey Plan attached as Appendix I, from "One-Acre Residential Zone (RA)" to "Light Impact Industrial Zone (IL)" and a date be set for Public Hearing.
4. 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 and resolution of non-conforming buildings, to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure; and
 - (d) submission of a "no-build" Restrictive Covenant on proposed Lot 3.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

Ministry of Transportation & Infrastructure (MOTI): MOTI has no objections to this project.

SITE CHARACTERISTICS

Existing Land Use: Solid Rock Steel metal fabrication facility and accessory structures on the northern portion of the site and a single family dwelling with accessory structures and significant trees on the southern portion of the site.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across Daly Road):	Lumber processor.	Industrial	IL
East:	Parkland for creek protection, single family dwellings and industrial site.	Suburban and Industrial	RC and IL
South (portions across 178 Street):	Single family dwellings and parkland for creek protection.	Suburban	RC
West (Across 177A Street):	Single family dwellings, greenbelt and vacant remnant lots from South Fraser Perimeter Road/Highway No. 17 construction.	Urban, Industrial and Suburban	RF and IL

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is composed of three properties (17770, 17780 and 17850 - Daly Road) located at the southeast corner of 177A Street and Daly Road. The properties have a total area of 6.15 hectares (15.2 acres).
- The site is bounded by Daly Road to the north, an unnamed creek and industrial property to the east, 178 Street and single family dwellings to the south and 177A Street to the west.
- Daly Road is an integral part of the Golden Ears Connector Road connecting South Fraser Perimeter Road (SFPR) and Golden Ears Way which is an important connecting route for the movement of goods within the region.
- In 2012 and 2013, approximately a 40-metre (131 ft.) depth of land was acquired and removed from the subject site for the construction of Daly Road and the associated intersection improvements at 177A Street and the SFPR.
- There is currently a shared access easement between 17770 and 17780 Daly Road and another shared access easement between 17850 Daly Road and 10095 - 179 Street which are proposed to remain (see Appendix IV). Both access easements were registered as part of the upgrades to Daly Road.
- The owners of the three properties are all members of the same family that own and operate Rock Solid Steel at this location. Rock Solid Steel provides custom architectural structural steel and miscellaneous metal fabrication services while employing approximately 50 people.

- The most westerly property at 17770 Daly Road is approximately 2.24 hectares (5.53 acres) in area and is split-zoned with the northern 5,220-square metre (1.29 acre) portion zoned "Light Impact Industrial Zone (IL)" and the southern 1.72-hectare (4.25 acres) portion zoned "One-Acre Residential Zone (RA)". A single family dwelling and accessory structures are located within the southern RA-zoned portion of the property. The northern 2,880-square metre (0.71 acre) portion of the property is designated Industrial and the southern 1.95-hectare (4.82 acre) portion is designated Suburban in the Official Community Plan (OCP).
- The middle property at 17780 Daly Road is approximately 3,677 square metres (0.91 acre) in area, it is zoned IL and is designated Industrial in the OCP. The Solid Rock Steel metal fabrication facility is located on this lot. As part of the associated subdivision, the building encroachments over the existing south and east property lines will be addressed to the satisfaction of the Approving Officer.
- The most easterly property at 17850 Daly Road is approximately 3.53 hectares (8.72 acres) in area and is split-zoned, with the northern 1.08-hectare (2.66-acre) portion zoned IL and the southern 2.45-hectare (6.05-acre) portion zoned RA. The northern 5,680-square metre (1.4 acres) portion is designated Industrial and the southern 2.96-hectare (7.32 acres) portion is designated Suburban in the OCP.
- The site is located within the Abbey Ridge Local Area Plan (LAP) area (see Appendix V), with Stage 1 of the plan being endorsed by Council on December 14, 2015. Stage 2 of the plan, which includes a servicing plan and financial strategy, and is anticipated for completion in the Spring of 2016. The Stage 1 Land Use Concept designates the northern portion of the site as Industrial and the southern portion of the site as Medium Density Cluster (10 - 12 UPA Gross).

Current Proposal

- The applicant proposes to amend the OCP to redesignate portions of the land from Suburban to Industrial and to rezone portions of the land from RA to IL.
- A subdivision is proposed to reconfigure the three (3) lots to allow for future industrial and residential developments.
- The applicant proposes to rezone a 1,790-square metre portion of 17770 and 17850 Daly Road from RA to IL (see Appendix II). This will increase the IL-zoned portions of the three subject properties from 19,609 square metres (4.85 acres) to 22,199 square metres (5.49 acres), an increase of 2,590 square metres (0.64 acre).
- The proposed new boundary between industrial and residential land is largely dictated by site topography maximizing industrial land on the flatter, northerly portion of the site following a natural ridge line.
- The applicant proposes to reconfigure the three (3) existing lots (Appendix II). Proposed Lots 1 and 2 are within the northern portion of the site and are proposed to be IL-zoned. Proposed Lot 3 is within the southern portion of the site and is proposed to remain RA-zoned with future development potential based on the Stage 1 Land Use Concept for the Abbey Ridge LAP.

- A summary of the proposed lots is provide in the table below:

Proposed Lot #	Proposed Lot Dimensions			Proposed Zoning	Proposed OCP Designation	Current Use
	Area	Depth	Width			
1	0.598 ha (1.48 ac.)	115 metres (377 ft.)	46 metres (151 ft.)	IL	Industrial	Vacant
2	1.622 ha (4 ac.)	89 metres (292 ft.)	174 metres (571 ft.)	IL	Industrial	Existing industrial building to remain.
3	3.577 ha (8.84 ac.)	102 metres (335 ft.)	183 metres (600 ft.)	RA	Suburban	Existing single family dwelling to remain.

Existing and Future Industrial Buildings

- Rock Solid Steel is currently located and operating at 17780 Daly Road (western portion of proposed Lot 2). The existing Rock Solid Steel building was constructed in approximately 1974 with a 4.3-metre (14 ft.) setback along the east property line and a 7.17-metre (24 ft.) setback from the south property line, in compliance with the industrial zoning at that time.
- Over time, several additions were constructed without permits and encroach over the south and east property lines. As a condition of the associated subdivision, the applicant will be required to address the building issues to the satisfaction of the Approving Officer.
- The owners intend to continue operating Rock Solid Steel in the existing building while constructing a new industrial building on the eastern portion of proposed Lot 2, which they will eventually relocate into. Upon relocating, the owners currently intend to rent out the existing building (once modified) to potential industrial users.
- The applicant has submitted a Development Permit application for the new industrial building which they hope to begin constructing in 2017.
- Proposed Lot 2 has potential to further subdivide into two (2) IL-zoned lots. The applicant has provided a concept to show how this lot may develop in the future and how trucks can maneuver from Daly Road (Appendix IV).

Residential Component

- An existing home and associated accessory buildings and structures will remain on proposed Lot 3. Access to the home will remain from 177A Street and a new civic address will be required (rather than 17770 Daly Road).
- The existing home and accessory buildings on proposed Lot 3 have a floor area of approximately 592 square metres (6,378 sq. ft.), which equates to a lot coverage of 1.66%, which complies with the RA Zone.
- A no-build Restrictive Covenant will be required on proposed Lot 3 at this time.

- In the future, the large RA-zoned lot will likely redevelop into a mix of townhouses and single family dwellings in accordance with the Stage 1 Land Use Concept of the Abbey Ridge Land Use Plan, which designates proposed Lot 3 as Medium Density Cluster (10 - 12 UPA Gross), as shown on Appendix V.
- A yellow-coded creek is located along the southeast portion of proposed Lot 3. Upon future redevelopment of Lot 3, the creek area will be assessed and the appropriate riparian setbacks defined. It is likely that the riparian area will be dedicated to the City to ensure proper stewardship of the environmental features.

TREES

- Since no trees are proposed to be removed as part of the application, an arborist report is not required.

PRE-NOTIFICATION

- Pre-notification letters were sent on October 20, 2015 and a development proposal sign was installed on October 29, 2015. To date, staff have not received any comments with respect to the proposal.

JUSTIFICATION FOR OCP AMENDMENT

- The applicant proposes an OCP amendment for portions of the site, from Suburban to Industrial, that will extend the Industrial boundary southwards to match the proposed new boundary between the IL-zoned portion of the site (proposed Lots 1 and 2) and the RA-zoned portion of the site (proposed Lot 3). This will increase the total area of Industrial-designated and zoned land on the subject site by 1 hectare (2.47 acres) and 2,590 square metres (0.64 acre) respectively.
- Since the area of the proposed OCP amendment is under an acre and the area of Industrial lands is being increased, Metro Vancouver was not consulted as part of the application review process.
- The requested OCP amendment supports economic development goals in the OCP and the Employment Lands Strategy by increasing the amount of industrial land in the City.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 475 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.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 18, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • Provides for increased industrial lands adjacent to a residential area. • Future redevelopment will comply with the Abbey Ridge LAP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • N/A
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • N/A
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • N/A
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • N/A

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheet and Survey Plan
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	Future Concept and Existing Access Easements and Truck Turning Drawings
Appendix V.	Abbey Ridge Local Area Plan - Stage 1 Land Use Concept
Appendix VI.	Proposed OCP Amendment

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/dk

Information for City Clerk

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

1. (a) Agent: Name: Sylvain Boulanger
 Boldwing Continuum Architects Inc.
 Address: 7337 - 137 Street, Unit 300
 Surrey, BC V3W 1A4

 Tel: 604-594-4787

2. Properties involved in the Application

- (a) Civic Addresses: 17780 - Daly Road
 17850 - Daly Road
 17770 - Daly Road
- (b) Civic Address: 17780 - Daly Road
 Owner: Solid Rock Holdings Inc.
 PID: 005-874-947
 Lot 49 District Lot 389A Group 2 New Westminster District Plan 45081 Except Plans
 EPP1530 And EPP5305
- (c) Civic Address: 17850 - Daly Road
 Owner: Solid Rock Holdings Inc.
 PID: 013-036-408
 Parcel "E" (Plan With Fee Deposited 26357E) District Lot 389A Group 2 New Westminster
 District Except: Plan EPP22298 And Plan EPP22299
- (d) Civic Address: 17770 - Daly Road
 Owners: Greetje Steunenberg
 Berend Steunenberg
 PID: 025-462-474
 Lot 1 District Lot 389A Group 2 New Westminster District Plan BCP447 Except Part
 Dedicated Road On Plan EPP1529 And EPP5303

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate portions of the
 site.
- (b) Introduce a By-law to rezone portions of the site.

SUBDIVISION DATA SHEET

Proposed Zoning: RA and IL

Required Project Data	Proposed	
GROSS SITE AREA	RA	IL
Acres	8.84	5.48
Hectares	3.57 ¹	2.22
NUMBER OF LOTS		
Existing	2	3
Proposed	1	2
SIZE OF LOTS		
Range of lot widths (metres)	183 m	33 m - 124.44 m
Range of lot areas (square metres)	35,770 sq.m.	5,980 sq.m. - 16,220 sq.m.
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	0.28 / hectare 0.11 / acre	0.90/hectare 0.36/ acre
Lots/Hectare & Lots/Acre (Net)	0.28 / hectare 0.11 / acre	0.90/hectare 0.36/ acre
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	1.8 %	36.9 %
Estimated Road, Lane & Driveway Coverage	8.0 %	43.4 %
Total Site Coverage	9.8 %	80.3 %
PARKLAND		
Area (square metres)	N/A	
% of Gross Site		
	Required	
PARKLAND		
5% money in lieu	NO	
TREE SURVEY/ASSESSMENT	NO	
MODEL BUILDING SCHEME	NO	
HERITAGE SITE Retention	NO	
FRASER HEALTH Approval	NO	
DEV. VARIANCE PERMIT required		
Road Length/Standards	NO	
Works and Services	NO	
Building Retention	NO	
Others	NO	

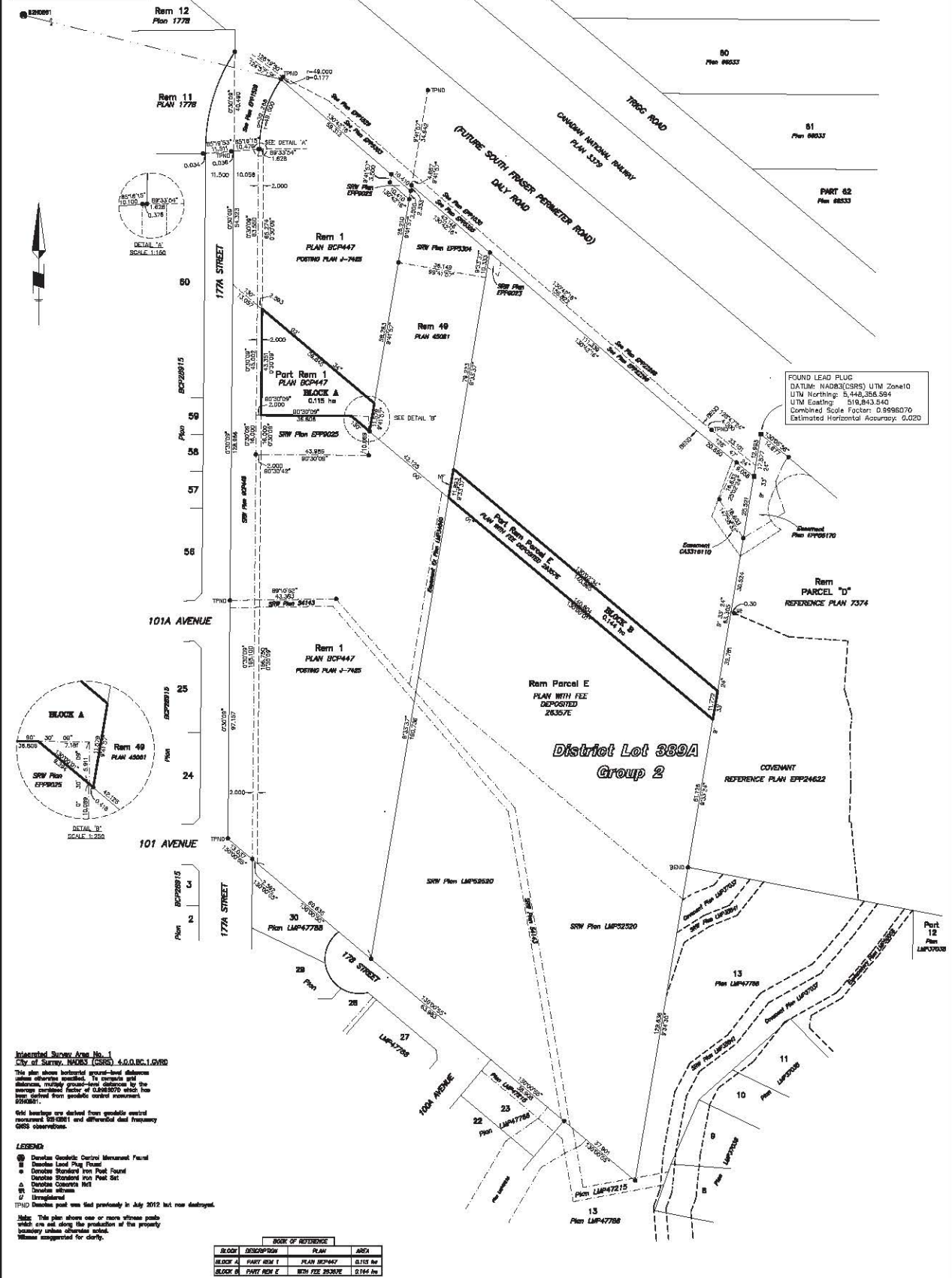
SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING AMENDMENT BYLAW NUMBER _____ OF A PORTION OF LOT 1, PLAN BCP447 EXCEPT PARTS DEDICATED ARTERIAL HIGHWAY BY PLANS EPP1529 AND EPP5303; PARCEL "E" (PLAN WITH FEE DEPOSITED 26357E) EXCEPT PARTS DEDICATED ARTERIAL HIGHWAY BY PLANS EPP2229B AND EPP22299; ALL OF DISTRICT LOT 389A GROUP 2 NEW WESTMINSTER DISTRICT

BCS MAP SHEET 826.017



The intended print size of this plan is 560mm in width by 840mm in height (size D) when plotted at a scale of 1:750. All distances are in metres.

GEODETIC CONTROL MONUMENT 92H0861
 DATUM: NAD83(CRS) UTM Zone10
 UTM Northing: 5,448,778.558
 UTM Easting: 519,359.374
 Combined Scale Factor: 0.9996070
 Estimated Horizontal Accuracy: 0.020



FOUND LEAD PLUG
 DATUM: NAD83(CRS) UTM Zone10
 UTM Northing: 5,448,358.594
 UTM Easting: 519,843.540
 Combined Scale Factor: 0.9996070
 Estimated Horizontal Accuracy: 0.020

Intended Survey Area No. 1
 City of Surrey, M003 (CSRS) 4.0.0.BC.1.0.0.RD

This plan shows horizontal ground-level distances unless otherwise specified. To compute and determine, multiply ground-level distances by the inverse combined factor of 0.9996070 which has been derived from geodetic control monument 92H0861.

Old bearings are derived from geodetic control monument 92H0861 and differential dual frequency GPS observations.

- LEGEND**
- Geodetic Control Monument Point
 - ⊕ Double Lead Plug Found
 - ⊙ Standard Iron Post Found
 - ⊕ Double Standard Iron Post Set
 - △ Double Concrete Inlet
 - ⊙ Double Wellhead
 - Unringed

TPND Double post was first placed in July 2012 but now destroyed.
 Note: This plan shows one or more witness posts which are set along the production of the property boundary unless otherwise noted.
 Witness suggested for clarity.

Block	Description	Plan	Area
Block A	Part Rem 1	Plan BCP447	0.115 ha
Block B	Part Rem 2	Plan EPP2229E	0.164 ha

Cameron Land Surveying Ltd.
 B.C. Land Surveyors
 Unit 305, 3055 Fraser Highway
 Surrey, B.C. V4R 0S2
 Phone: 604-577-5777
 Fax: 604-597-3703

This plan has the jurisdiction of the Approving Officer for the City of Surrey.
 The plan has within the Greater Vancouver Regional District.

Certified correct according to field survey dated the 28th day of October, 2015.

Kenneth W. Schuurman, B.C.L.S. 800
 File: 5033-ZONING-AMEND

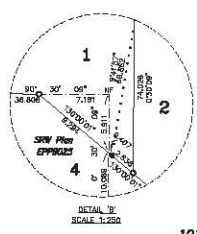
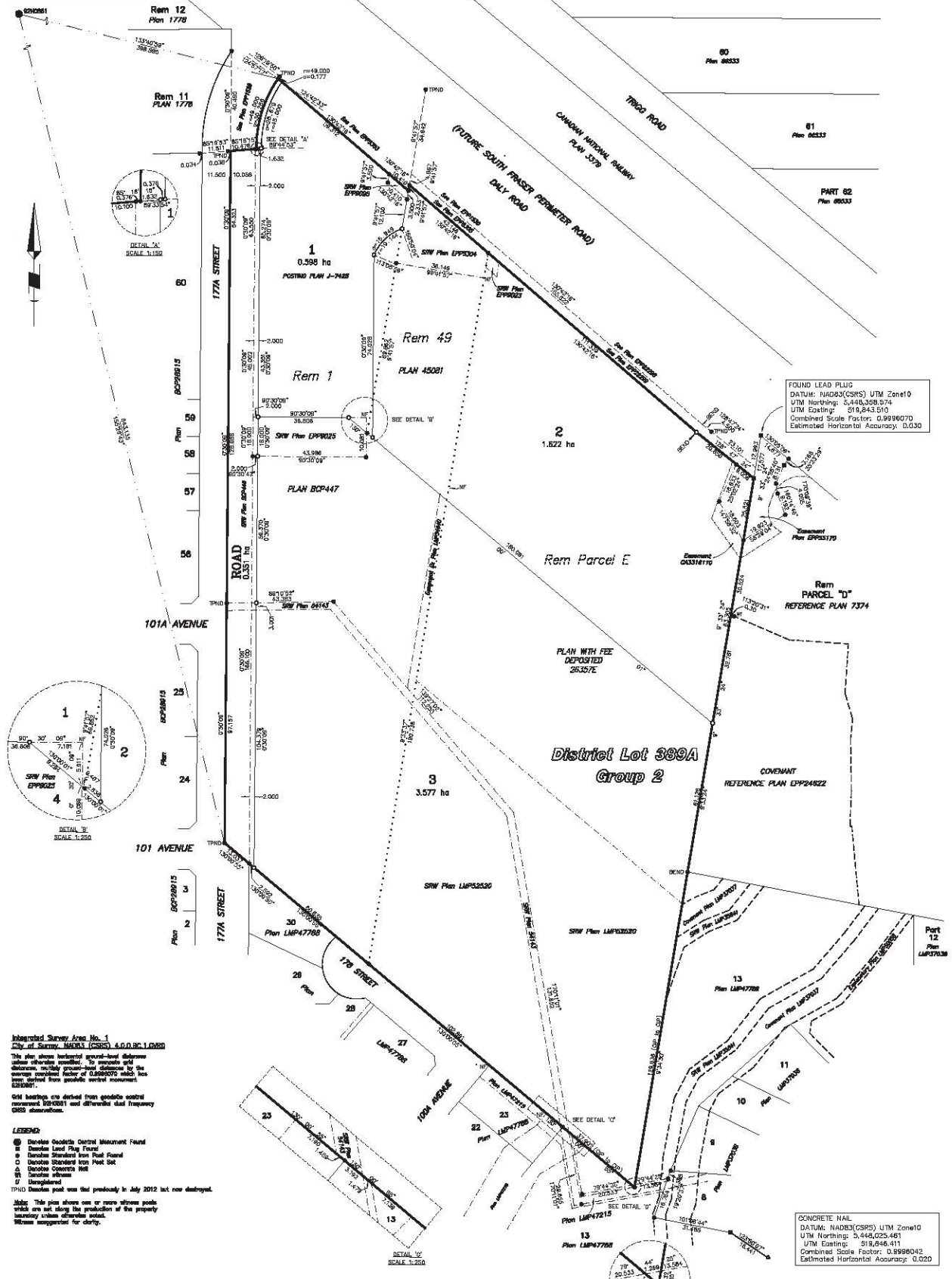
SUBDIVISION PLAN OF
LOT 1, PLAN BCP447 EXCEPT PARTS DEDICATED ARTERIAL HIGHWAY BY PLANS EPP1529 AND EPP5303;
LOT 49, PLAN 45081 EXCEPT PARTS DEDICATED ARTERIAL HIGHWAY BY PLANS EPP1530 AND EPP5305;
PARCEL "E" (PLAN WITH FEE DEPOSITED 26357E) EXCEPT PARTS DEDICATED ARTERIAL HIGHWAY BY PLANS
EPP22298 AND EPP22299; ALL OF DISTRICT LOT 389A GROUP 2 NEW WESTMINSTER DISTRICT
8005 MAP SHEET 002.017

PRELIMINARY

0 10 20 30 40 50
 SCALE - 1 : 750
 All dimensions are in metres

The intended plot size of this plan is 600mm in width by 804mm in height (size D) when printed at a scale of 1:750

GEODETIC CONTROL MONUMENT 92H0861
 DATUM: NAD83(CSRS) UTM Zone10
 UTM Northing: 5,448,778.558
 UTM Easting: 519,339.374
 Combined Scale Factor: 0.9998670
 Estimated Horizontal Accuracy: 0.020



Intersected Survey Area No. 1
 City of Surrey, NAD83(CSRS) 4.0.0.0.1.0.0.0
 This plan shows horizontal ground-level distances unless otherwise provided. To reproduce and distribute, multiply ground-level distances by the inverse combined factor of 0.9998670 which has been derived from geodetic control monument 92H0861.
 All bearings are derived from geodetic control monument 92H0861 and differential dual frequency GPS observations.

- LEGEND**
- Geodetic Control Monument Found
 - Found Lead Plug Found
 - ▲ Found Standard Iron Post Found
 - Found Standard Iron Post Set
 - Found Concrete Nail
 - Found Witness
 - Unexplained
- TPND: Decades post was that previously in July 2012 but now destroyed.
- Note: This plan shows one or more witness posts which are set along the production of the property boundary unless otherwise noted. Witness suggested for clarity.

FOUND LEAD PLUG
 DATUM: NAD83(CSRS) UTM Zone10
 UTM Northing: 5,448,328.574
 UTM Easting: 519,343.510
 Combined Scale Factor: 0.9998670
 Estimated Horizontal Accuracy: 0.030

CONCRETE NAIL
 DATUM: NAD83(CSRS) UTM Zone10
 UTM Northing: 5,448,025.481
 UTM Easting: 519,346.911
 Combined Scale Factor: 0.9998642
 Estimated Horizontal Accuracy: 0.020

Cameron Land Surveying Ltd.
 B.C. Land Surveyors
 Unit 305, 3055 Fraser Highway
 Surrey, B.C. V4R 0Z2
 Phone: 604-587-5777
 Fax: 604-587-3763

This plan lies with the jurisdiction of the Approving Officer for the City of Surrey.
 This plan lies with the Greater Vancouver Regional District.

The field survey represented by this plan was completed on the 10th day of November, 2015.

Kenneth W. Schuurman, BCLS 800
 File: 0033-5UR

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

FROM: Development Services Manager, Engineering Department

DATE: January 27, 2016 **PROJECT FILE: 7815-0166-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 17770/780/850 Daly Road**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 10.058-metre along east side of 177A Street, currently statutory right-of-way BCP00448 for a Collector road.

Works and Services

- install street lights along east side of 177A Street;
- extend water mains along 177A Street and Daly Road to meet fire flow requirements; and
- construct low pressure sanitary sewer along Daly Road and 177A Street.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

sk

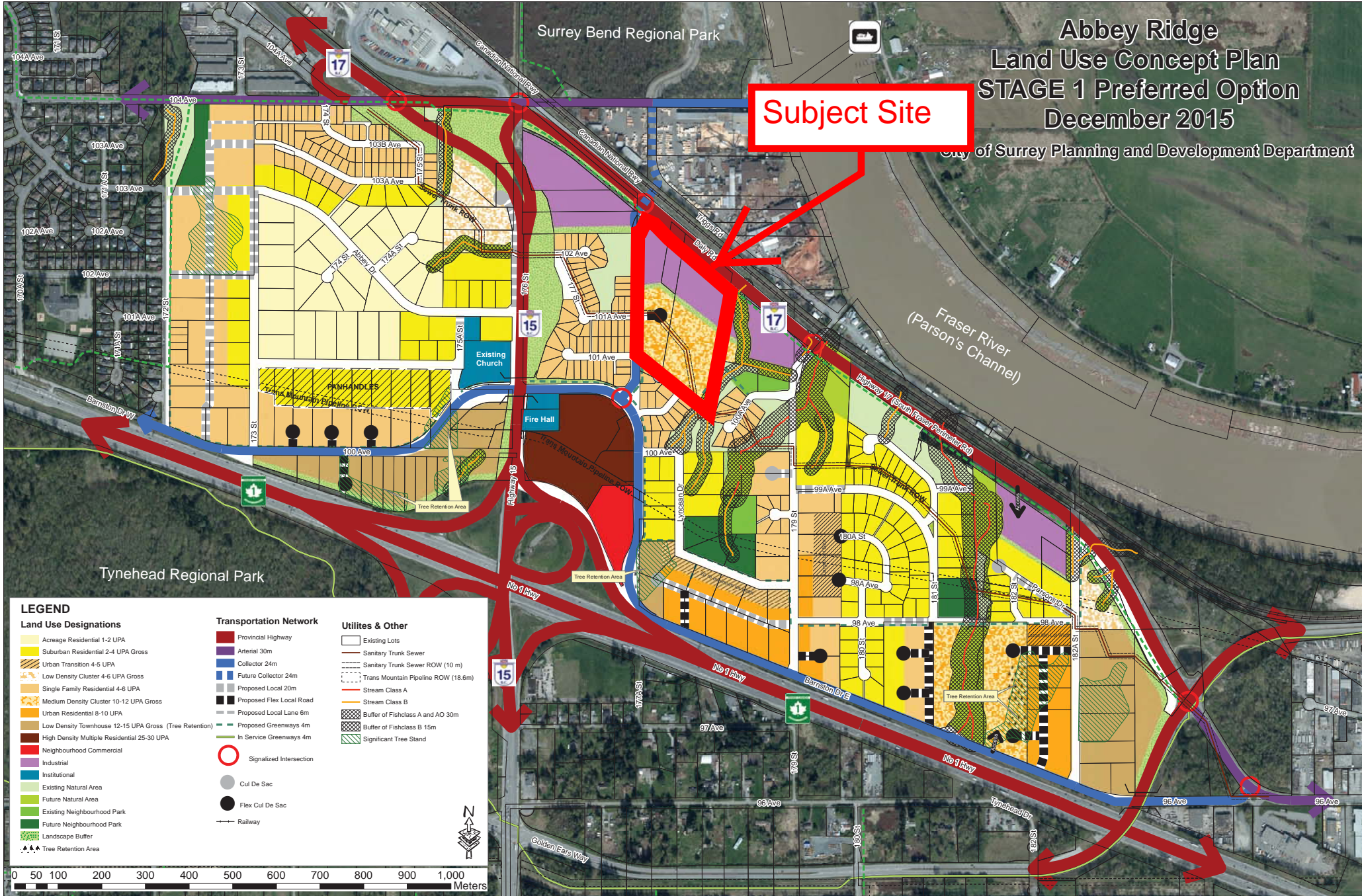
2016-01-26 Site Plan Sketch for Subdivision Application



Abbey Ridge
Land Use Concept Plan
STAGE 1 Preferred Option
December 2015

City of Surrey Planning and Development Department

Subject Site

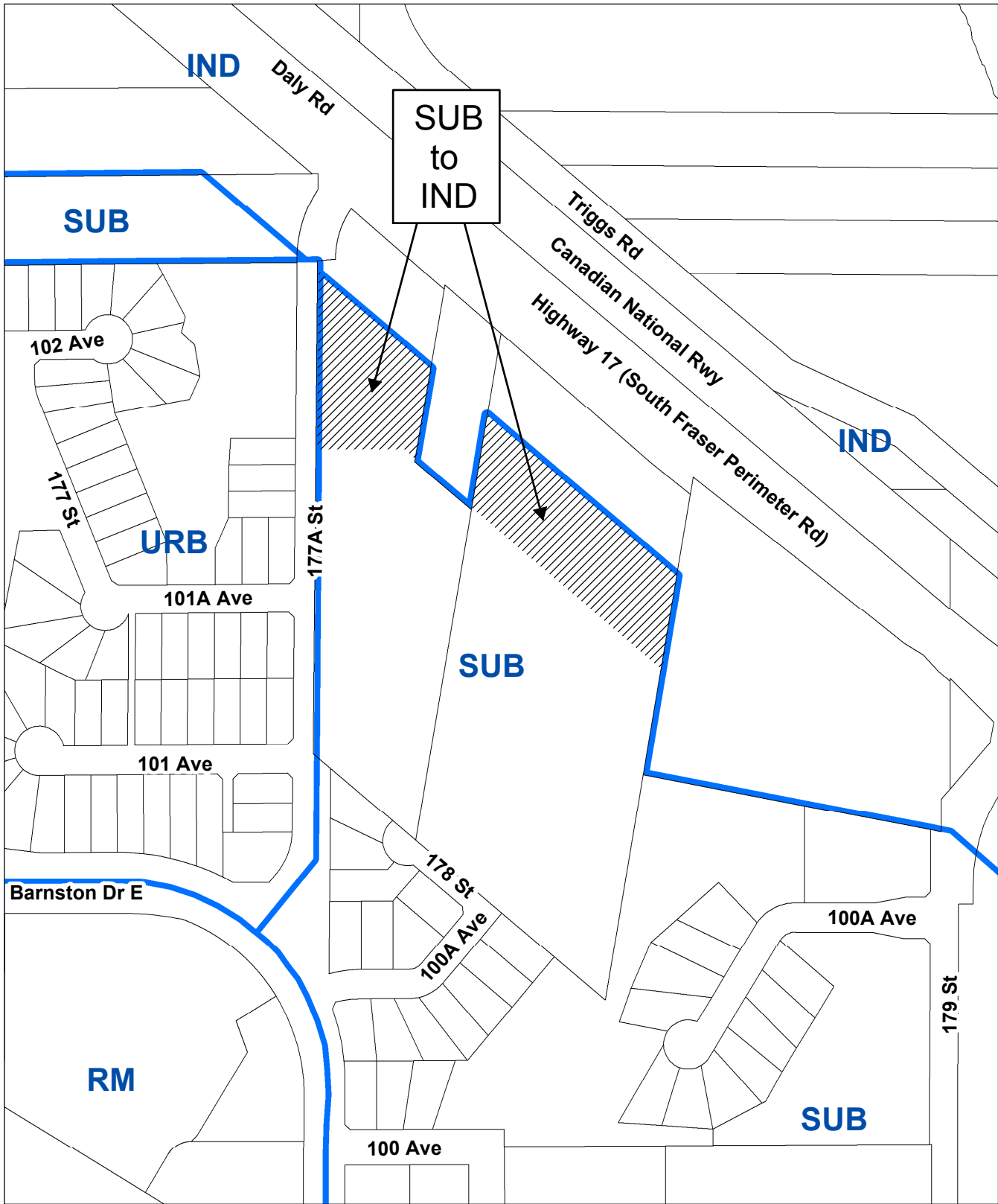


LEGEND

<p>Land Use Designations</p> <ul style="list-style-type: none"> Acreage Residential 1-2 UPA Suburban Residential 2-4 UPA Gross Urban Transition 4-5 UPA Low Density Cluster 4-6 UPA Gross Single Family Residential 4-6 UPA Medium Density Cluster 10-12 UPA Gross Urban Residential 8-10 UPA Low Density Townhouse 12-15 UPA Gross (Tree Retention) High Density Multiple Residential 25-30 UPA Neighbourhood Commercial Industrial Institutional Existing Natural Area Future Natural Area Existing Neighbourhood Park Future Neighbourhood Park Landscape Buffer Tree Retention Area 	<p>Transportation Network</p> <ul style="list-style-type: none"> Provincial Highway Arterial 30m Collector 24m Future Collector 24m Proposed Local 20m Proposed Flex Local Road Proposed Local Lane 6m Proposed Greenways 4m In Service Greenways 4m Signalized Intersection Cul De Sac Flex Cul De Sac Railway 	<p>Utilities & Other</p> <ul style="list-style-type: none"> Existing Lots Sanitary Trunk Sewer Sanitary Trunk Sewer ROW (10 m) Trans Mountain Pipeline ROW (18.6m) Stream Class A Stream Class B Buffer of Fishclass A and AO 30m Buffer of Fishclass B 15m Significant Tree Stand
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0 50 100 200 300 400 500 600 700 800 900 1,000 Meters

V:\Policy\Long Range\GIS_ANALYSIS\FRASER_HEIGHTS\East_Fraser_heights_Abbey_Ridge\LAND_USE_PLAN



OCP Amendment 7915-0166-00
Proposed amendment from Suburban to Industrial

