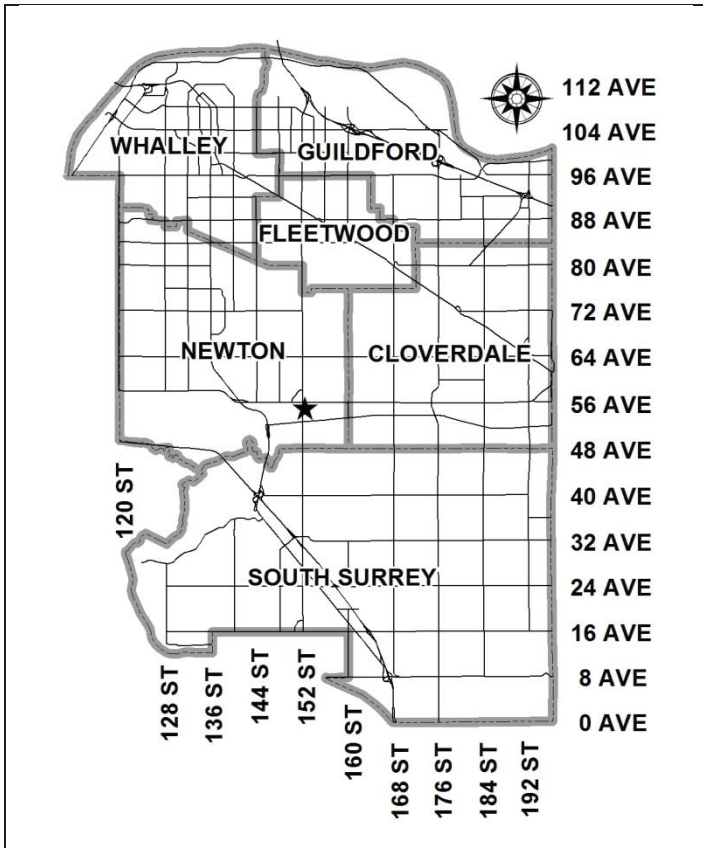


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0428-00

Planning Report Date: December 4, 2017



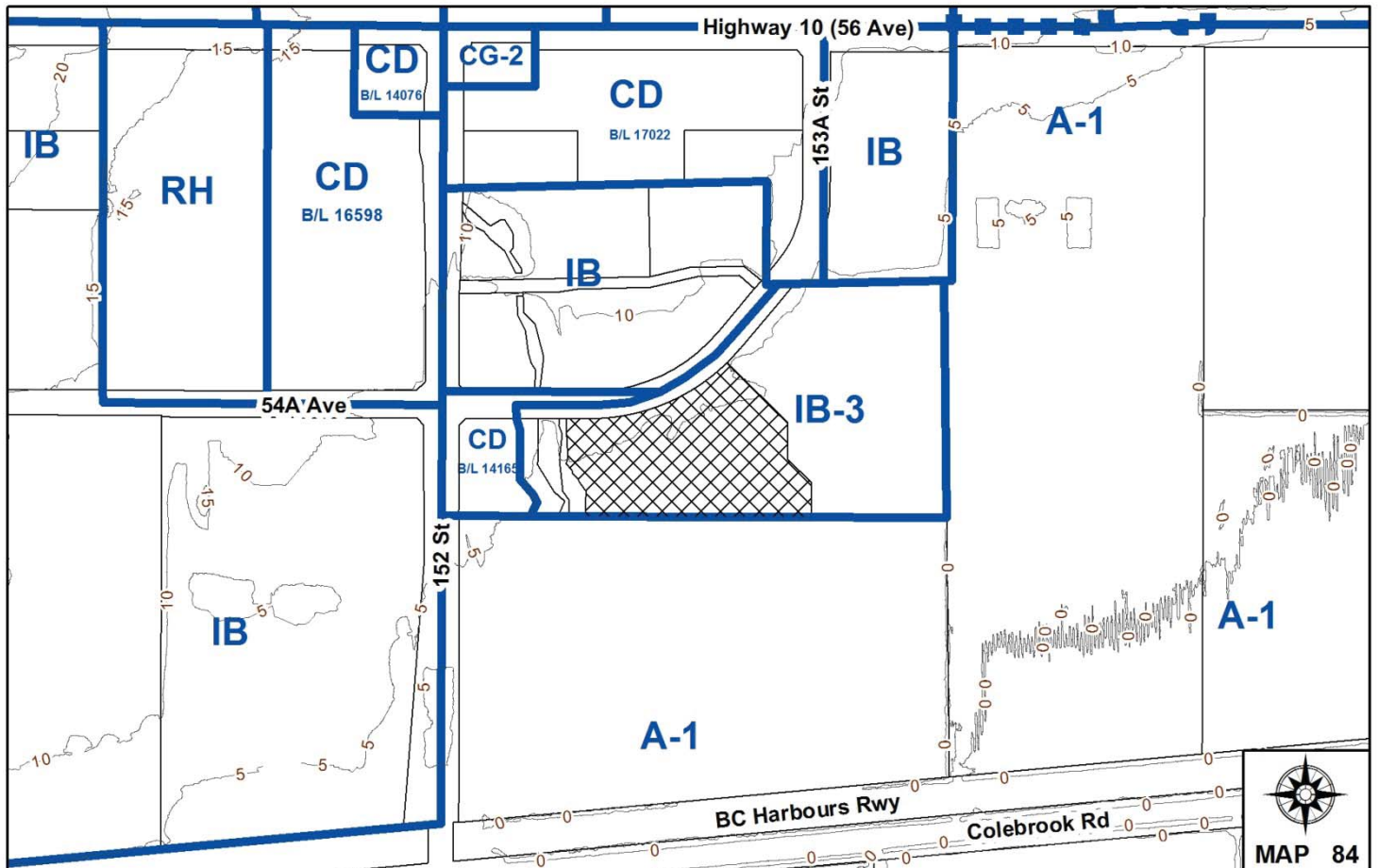
**PROPOSAL:**

- **Rezoning** from IB-3 to CD (based on IB-3) to allow an indoor recreational facility as a permitted accessory use on a portion of the site.

**LOCATION:** 15288 - 54A Avenue

**ZONING:** IB-3

**OCP DESIGNATION:** Mixed Employment



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- A prospective tenant of the business park wishes to relocate their Corporate Head Office to the subject site, along with a new Corporate Wellness Division that offers a Wellness Centre comprised of a fitness studio and medical clinic, focused on return to work rehabilitation (chiropractor, registered massage therapy, osteopath, etc.) and the overall fitness of employees.
- The proposal complies with the site's Mixed Employment designation in the OCP.
- The Wellness Centre would be available to the staff of the prospective tenant (Forster Group of Companies), staff of other businesses in the surrounding area, and the general public.
- The proposed CD By-law will limit the proposed indoor recreational facility use to a maximum floor area of 555 square metres (6,000 sq. ft.).
- Adequate parking is provided on site for the proposed fitness studio and all other uses on site.
- The proposed fitness studio is considered an appropriate accessory use in this context and will provide needed amenities to workers in this area.

RECOMMENDATION

The Planning & Development Department recommends that a By-law be introduced to rezone the subject site from "Business Park 3 Zone (IB-3)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.

REFERRALS

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

Ministry of Transportation & Infrastructure (MOTI): Preliminary Approval is granted for the rezoning for one year. MOTI does not support additional signals along Highway 10 at this location.

SITE CHARACTERISTICS

Existing Land Use: Multi-tenant business park building under construction, under Development Application No. 7912-0206-00.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North (Across 54A Avenue):	Multi-tenant office building	Mixed Employment	IB
East:	Vacant, with two business park buildings proposed under Development Application No. 7912-0206-00	Mixed Employment	IB-3
South:	Vacant agricultural land within the ALR	Agricultural	A-1
West:	City owned greenbelt	Mixed Employment	IB-3

DEVELOPMENT CONSIDERATIONSBackground and Site Context

- The subject site is 1.7 hectares (4.1 acres) in area and is located on the south side of 54A Avenue, east of 152 Street.
- The site is designated "Mixed Employment" in the Official Community Plan (OCP) and is zoned "Business Park 3 Zone (IB-3)".

- On June 9, 2014, Council approved Development Application No. 7912-0206-00 to retain an existing heritage house, the McKettrick House, on the west portion of the property and to permit the development of three business park buildings on this site and the adjacent property to the east at 15330 – 54A Avenue.
- The first of the business park buildings is presently under construction. The other two business park buildings will be located on the adjacent property to the east at 15330 - 54A Avenue and are not yet under construction.

### Current Proposal

- The applicant wishes to lease space in the business park building under construction to a prospective tenant for their Corporate Head Office. The prospective tenant, Forster Group of Companies, specializes in health care and wishes to expand their operations to include a Corporate Wellness Division.
- The prospective tenant wants to incorporate a Wellness Centre, consisting of a fitness studio and medical clinic, in the same building as their Corporate Head Office.
- The medical clinic would focus on return to work rehabilitation (chiropractor, registered massage therapy, osteopath, etc.), while the fitness studio would provide personal training, group training, yoga classes, and spin classes.
- The medical clinic is considered an office use and is permitted under the current IB-3 zoning. However, the fitness studio is considered an indoor recreational facility, which is not a permitted use under the IB-3 Zone.
- The applicant has applied to rezone the site from "Business Park 3 Zone (IB-3)" to "Comprehensive Development Zone (CD)" (based on IB-3) to allow a single indoor recreational facility as an accessory use.
- The CD By-law will limit the indoor recreational facility use to a maximum floor area of 555 square metres (6,000 sq. ft.), which is the area of the proposed fitness studio.
- The proposed fitness studio is considered an acceptable accessory use in this context as the focus is to support the gradual return to work program of Forster Group of Companies and to promote overall fitness amongst their employees.
- The Wellness Centre will also provide an amenity to workers in the area, as it will be available to the employees of other businesses in the building and surrounding area and to the general public.
- The proposed fitness studio, medical clinic, and all other uses on site require a total of 200 parking spaces, whereas 212 parking spaces are being provided.

### PRE-NOTIFICATION

Pre-notification letters were sent on October 11, 2017 and a development sign was installed on October 24, 2017. Staff received no comments in response to the pre-notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary (Confidential)  
Appendix II. Site Plan and Floor Plan  
Appendix III. Proposed CD By-law

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

CB/da

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION



Rev.	Date	Description
01	11-12-14	ISSUED FOR PERMIT
02	12-08-16	ISSUED FOR PERMIT RESUBMISSION
03	04-04-17	ISSUED FOR PERMIT RESUBMISSION
04	07-05-17	ISSUED FOR PERMIT RESUBMISSION

Rev.	Date	Description
01	11-12-14	ISSUED FOR PERMIT

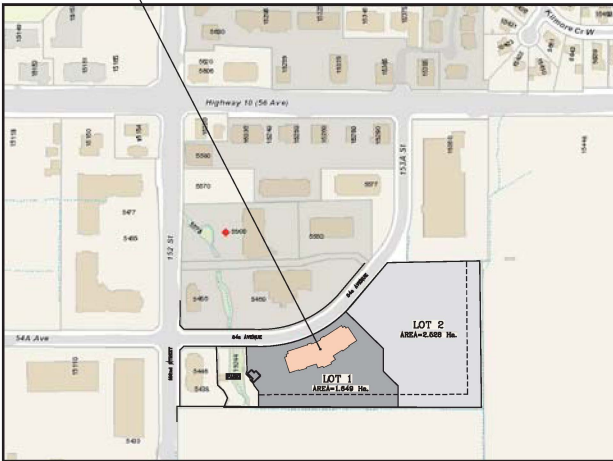
owner: IONIC	architect: IONIC Architecture Inc.
architect-member: a.i.b.c.	1778 51st Ave
15288 54a Avenue	Surrey, B.C. V2S 6J8
15288 54a Avenue	Surrey, B.C. V2S 6J8

ADDRESS : 15288 54A AVENUE, SURREY, B.C.  
 LEGAL DESCRIPTION :  
 REFERENCE PLAN OF PORTIONS OF LOT 1,  
 DISTRICT LOT 161, GROUP 2, NEW WESTMINSTER DISTRICT,  
 PLAN EFP91236  
 Surrey file no. : 7912-0206-00

<b>LOT 1 SITE DATA :</b>	
EXISTING ZONING :	IB BUSINESS PARK 4 CD, REFER TO MAP ON DNS, A001
PROPOSED ZONING :	IB-3 4 CD based on IB BUSINESS PARK
LOT 1 SITE AREA : 171509 S.F. (4.01 acres) / 1649ha. (daycare lease lot included in site area)	
<b>GROSS FLOOR AREA :</b> (garage excluded from calculations)	
<b>PROPOSED BUILDING 5 :</b>	
GROUND FLOOR	4,508 S.F.
SECOND FLOOR	28,392 S.F.
THIRD FLOOR	28,402 S.F.
TOTAL	61,242 5.66,241 m2
ADD DAYCARE BLDG. :	
GROUND FLOOR	1,340 S.F.
SECOND FLOOR	2,680 S.F. (249m2)
TOTAL FLOOR AREA :	64,922 S.F. (6,496 m2)
DENSITY ALLOWED F.A.R. OF 0.35 x 171509 = 139121 S.F. (per IB-3) (12,368 m2)	
DENSITY PROPOSED :	64,922 S.F. F.A.R. OF 0.38 (6,496 m2)

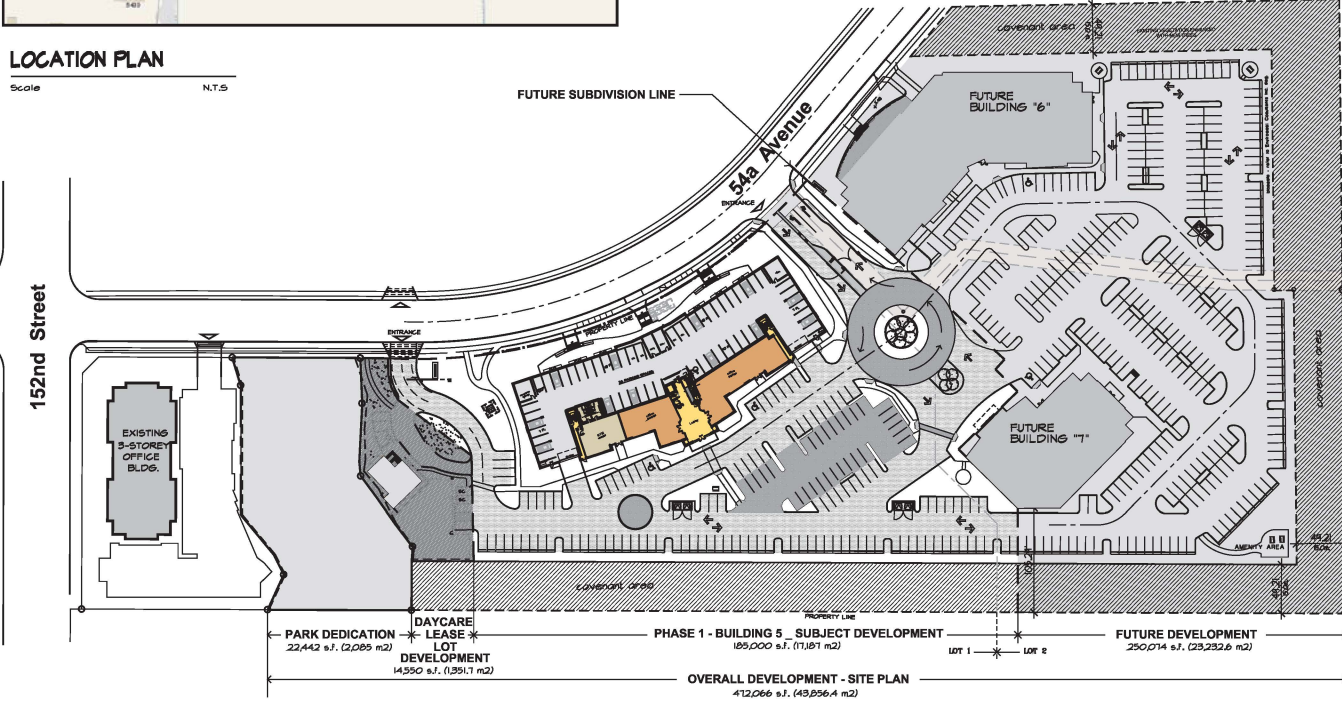
COVERAGE ALLOWED PER IB-3 :	82.8 = 106,502 S.F. (9,844 m2)
COVERAGE PROPOSED :	32,242 S.F. = 18% (3,000 m2)
BUILDING HEIGHT :	ALLOWED - 14 m. (46 FT.) PROPOSED - 12 m. (39.37 FT.)
SETBACKS :	REQUIRED, PER IB-3 ZONING : 7.5m. (25 FT.) all sides PROPOSED : ALL BLDGS. SETBACKS EXCEED 7.5m. (REFER TO SITE PLAN)
<b>PARKING REQUIRED :</b>	
11 / 1075 S.F. GROUND FLOOR FITNESS STUDIO	(6) SPACES
3,960.3 S.F. / 1075 X 11	(6) SPACES
3.5 / 1075 S.F. GROUND FLOOR MEDICAL OFFICE	5 SPACES
1524 S.F. / 1075 X 305	5 SPACES
2.5 / 1075 S.F. FOR 2nd & 3rd FLOOR	-
51,734 S.F. / 1075 X 2.5	-
TOTAL PARKING REQUIRED :	134 SPACES 200 SPACES
PARKING PROVIDED :	OUTDOOR - 156 SPACES INDOOR - 36 SPACES
TOTAL PARKING PROVIDED :	212 SPACES (INCLUDES 3 SPACES FOR PERSONS WITH DISABILITIES)
<b>BICYCLE PARKING REQUIRED :</b>	
61,242 / 1075 = 161.43 x .06 = 4 SPACES REQUIRED	
8 SPACES PROVIDED (IN GARAGE)	
<b>LANDSCAPING :</b>	
25m. LANDSCAPE STRIP REQUIRED AT 54A AVENUE, 7.5 M. PROVIDED	

BUILDING 5 - SUBJECT PROPERTY



LOCATION PLAN

Scale N.T.S.



SITE PLAN

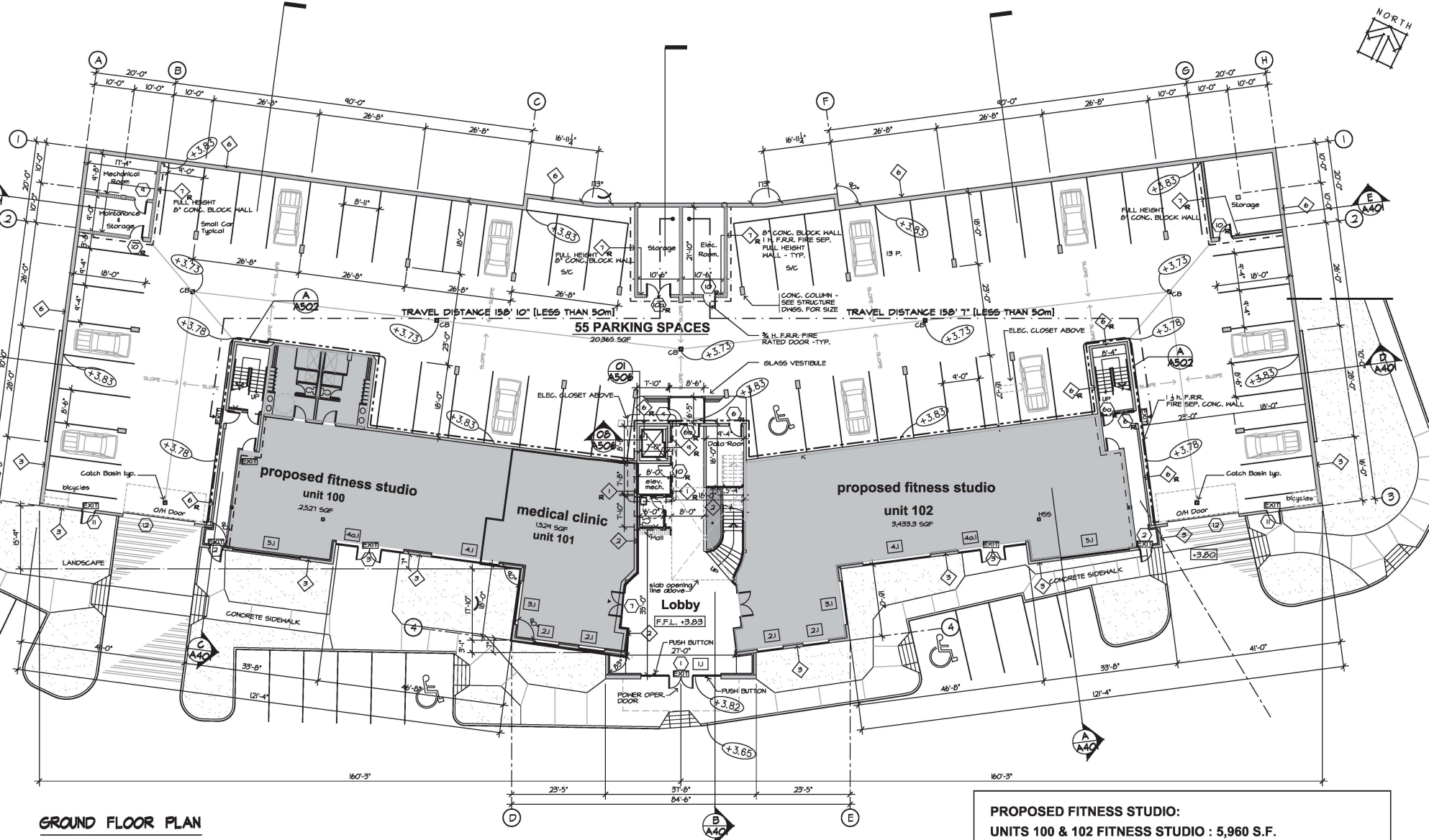
Scale 1"=60'

DRAWING INDEX

A001	OVER ALL PLAN & PROJECT DATA
A101	GENERAL NOTES, CODE ANALYSIS
A102	SITE PLAN
A201	GROUND FLOOR PLAN
A202	SECOND FLOOR PLAN
A203	THIRD FLOOR PLAN
A304	ROOF PLAN
A205	GROUND FLOOR REFLECTIVE CL6, PLAN
A206	SECOND FLOOR REFLECTIVE CL6, PLAN
A207	THIRD FLOOR REFLECTIVE CL6, PLAN
A301	NORTH & SOUTH ELEVATIONS
A302	WEST ELEVATION (EAST MIRROR)
A401	BUILDING SECTIONS
A501	STAIR #2 DETAILS
A502	STAIR #1 DETAILS (N3 MIRROR)
A503	DETAIL PLANS & WASHROOM DETAILS
A504	BOILER ROOM DETAILS
A505	CONSTRUCTION DETAILS
A506	CONSTRUCTION DETAILS
A507	CONSTRUCTION DETAILS
A601	SOUTH WINDOWS
A602	NORTH, EAST & WEST WINDOWS
A603	CURTAIN HALL AND REVEAL LINES
A604	DOORS & WALLS SCHEDULE
A701	SITE DETAILS
A702	SIGN & CANOPY #1 DETAILS
A703	CANOPY #2 & #3 DETAILS

NOVEMBER 8, 2017

X:\JOB\17-1765\_Pro Admin -Gym-office\11-08-17\07-727-207~A202-ground & second floor plans.dwg, 11/8/2017 1:05:57 PM



**GROUND FLOOR PLAN**  
Scale 3/32"=1'-0"

**PARKING REQUIRED:**  
**FITNESS STUDIO : 5,960 S.F. / 1,075 X 11 = 61 PARKING SPACES**  
**MEDICAL OFFICE : 1,529 S.F. / 1,075 X 3.5 = 5 PARKING SPACES**  
**TOTAL = 66 PARKING SPACES**



**PROPOSED FITNESS STUDIO:**  
**UNITS 100 & 102 FITNESS STUDIO : 5,960 S.F.**  
**UNITS 101 MEDICAL OFFICE: 1,529 S.F.**

NOV. 8th, 2017

03	04-04-17	ISSUED FOR PERMIT REVISION	Scale: As Noted	Drawing Title: GROUND FLOOR PLAN	<b>Ionic Architecture Inc.</b> architect - member a.i.b.c. 201 - 6600-162nd Street 1st Fl. 1770 871-0818 Surrey B.C. V3S 2J9 Tel: 1778 871-0818 E-mail: office@ionic-architecture.com	Sheet of <b>A201</b>
02	12-08-16	ISSUED FOR PERMIT RESUBMISSION	Date: NOV. 2014	Project Title: PANORAMA OFFICE PARK - Building B		
01	11-12-14	ISSUED FOR PERMIT	Revision: Project No. 07-727	15288 54A AVENUE SURREY, B.C.		
Rev.	Date	Description				



CITY OF SURREYBYLAW NO. \_\_\_\_\_

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended  
 .....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: BUSINESS PARK 3 ZONE (IB-3)  
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Parcel Identifier: 029-361-176  
 Lot 1 District Lot 167 Group 2 New Westminster District Plan EPP37236

15288 – 54A Avenue

(hereinafter referred to as the "*Lands*")

2. The following regulations shall apply to the *Lands*:

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of a business park consisting of *light impact industrial* uses, office uses and limited service uses in a *comprehensive design*. These uses shall be carried out such that no nuisance is apparent outside an enclosed *building*.

**B. Permitted Uses**

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Light impact industry*;
2. Office uses excluding *social escort services* and *methadone clinics*;
3. *Warehouse uses*;
4. *Distribution centres*;

5. *Accessory uses including the following:*
- (a) *Eating establishments, excluding drive-through restaurants, provided that:*
    - i. The *eating establishment* does not exceed a *gross floor area* of 200 square metres [2,150 sq. ft.];
    - ii. The *eating establishment* accommodates a maximum of 100 seats; and
    - iii. A maximum of one *eating establishment* with a *gross floor area* greater than 150 square metres [1,600 sq. ft.] on the *lot* and where a *lot* has been subdivided by a strata plan then there shall only be one *eating establishment* with a *gross floor area* greater than 150 square metres [1,600 sq. ft.] within the strata plan.
  - (b) *Personal service uses limited to the following:*
    - i. Barbershops;
    - ii. Beauty parlours;
    - iii. Cleaning and repair of clothing; and
    - iv. Shoe repair shops.
  - (c) *General service uses excluding drive-through banks;*
  - (d) *Community services;*
  - (e) *Assembly halls limited to churches, provided that:*
    - i. The *church* does not exceed a *gross floor area* of 700 square metres [7,500 sq. ft.];
    - ii. The *church* accommodates a maximum of 300 seats; and
    - iii. There is not more than one *church* on a *lot* and where a *lot* has been subdivided by a strata plan, there shall by only one *church* within the strata plan.
  - (f) *Child care centres;*
  - (g) *Indoor recreational facility, provided that the indoor recreational facility does not exceed a gross floor area of 555 square metres (6,000 sq. ft.); and*
  - (h) *Dwelling units(s) provided that the dwelling unit(s) is (are):*
    - i. Contained within a *principal building*;

- ii. Occupied by the owner or a caretaker, for the protection of the businesses permitted;
- iii. Restricted to a maximum number of:
  - a. One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 sq. ft.] in floor area;
  - b. Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq. ft.] or greater in floor area; and
  - c. Notwithstanding Sub-sections B.5 (h) iii.a. and iii.b., the maximum number shall be two *dwelling units* for *lots* less than 4.0 hectares [10 acres] in area and three *dwelling units* for *lots* equal to or greater than 4.0 hectares [10 acres] in area.
- iv. Restricted to a maximum floor area of:
  - a. 140 square metres [1,500 sq. ft.] for one (first) *dwelling unit* on a *lot* and where a *lot* has been subdivided by a strata plan then there shall only be one 140-square metre [1,500-sq. ft.] *dwelling unit* within the strata plan;
  - b. 90 square metres [970 sq. ft.] for each additional *dwelling unit*; and
  - c. Notwithstanding Sub-sections B.5 (h) iv.a. and iv.b., the maximum floor area shall not exceed 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

The maximum density shall not exceed a *floor area ratio* of 1.00.

**E. Lot Coverage**

The *lot coverage* shall not exceed 60%.

## F. Yards and Setbacks

*Buildings and structures* shall be sited in accordance with the following minimum setbacks:

<b>Use</b>	<b>Setback</b>	<b>Front Yard</b>	<b>Rear Yard</b>	<b>Side Yard</b>	<b>Side Yard on Flanking Street</b>
<i>Principal Buildings</i>		7.5 m	7.5 m	7.5 m *	7.5 m
<i>Accessory Buildings and Structures</i>		[25 ft.]	[25 ft.]	[25 ft.]	[25 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

- \* One (1) *side yard setback* may be reduced to 3.6 metres [12 ft.] if the *side yard* abuts land which is *commercial, mixed employment or industrial*.

## G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings*: The *building height* shall not exceed 14 metres [46 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 6 metres [20 ft.].

## H. Off-Street Parking

1. *Parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. *Tandem parking* may be permitted for company fleet *vehicles*.

## I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 3.0 metres [10 ft.] in width shall be provided from back of curb or projected future curb location.

3. Loading areas, garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping screen*, a solid decorative fence, or a combination thereof.

**J. Special Regulations**

1. Land and *structures* shall be used for the uses permitted in this Zone only if such uses:
  - (a) Constitute no unusual fire, explosion or safety hazard;
  - (b) Do not emit noise in excess of 70 dB measured at any point on any boundary of the *lot* on which the use is located, provided that where a *lot* abuts a *lot* other than an *industrial lot* the noise level shall not exceed 60 dB; and
  - (c) Do not produce heat or glare perceptible from any boundary of the *lot* on which the use is located.
2. Outdoor storage of any goods, materials or supplies is specifically prohibited.
3. Garbage containers and *passive recycling containers* shall not be located within any *front yard setback* or *flanking street setback*.
4. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

**K. Subdivision**

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq.m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

**L. Other Regulations**

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:



1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the IB-3 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2016, No. 18664, as may be amended or replaced from time to time, and the development cost charges shall be based on the IB-3 Zone.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, \_\_\_\_\_, No. \_\_\_\_\_."

PASSED FIRST READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PASSED 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