

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0235-00

Planning Report Date: March 10, 2025

PROPOSAL:

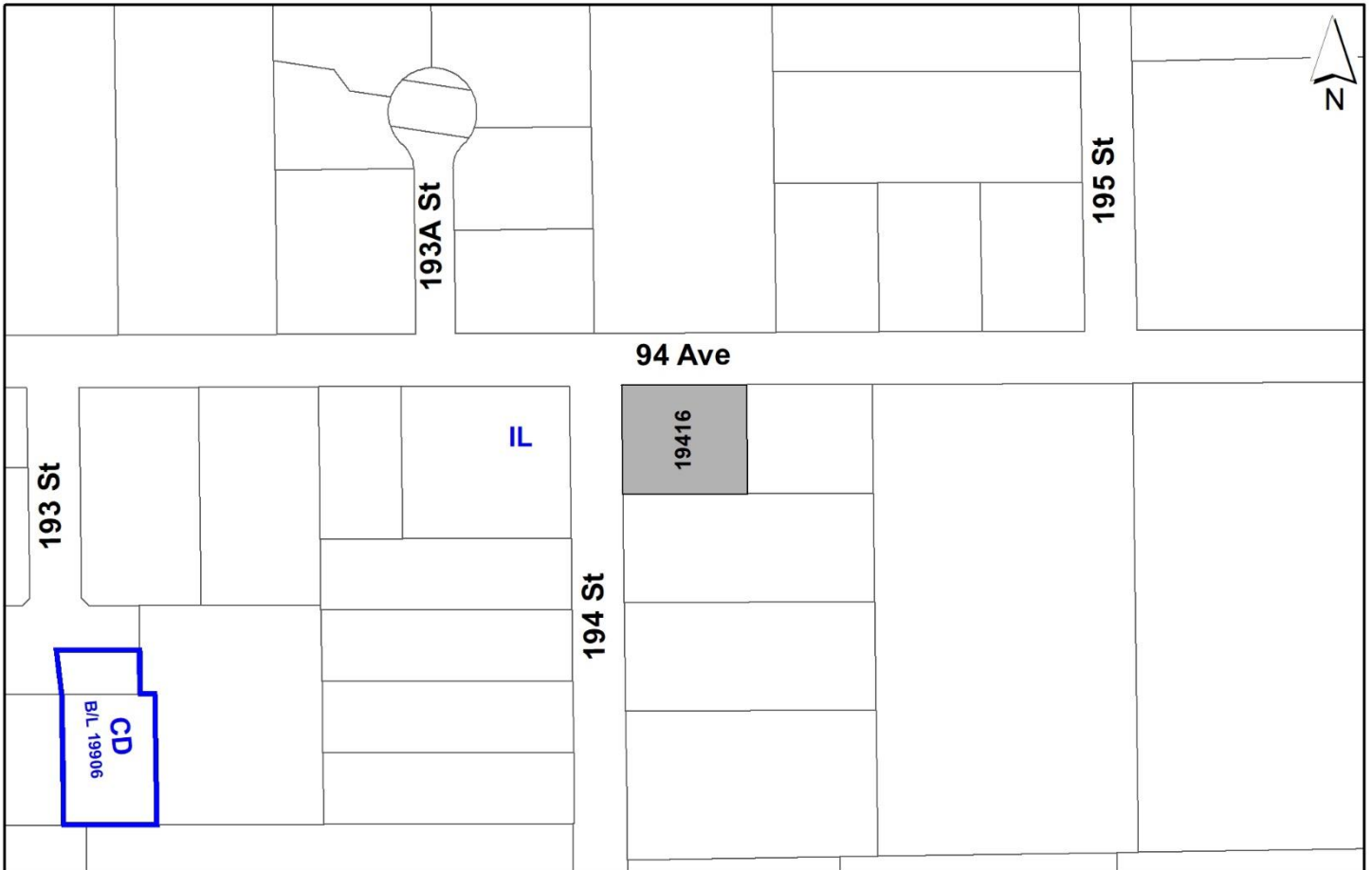
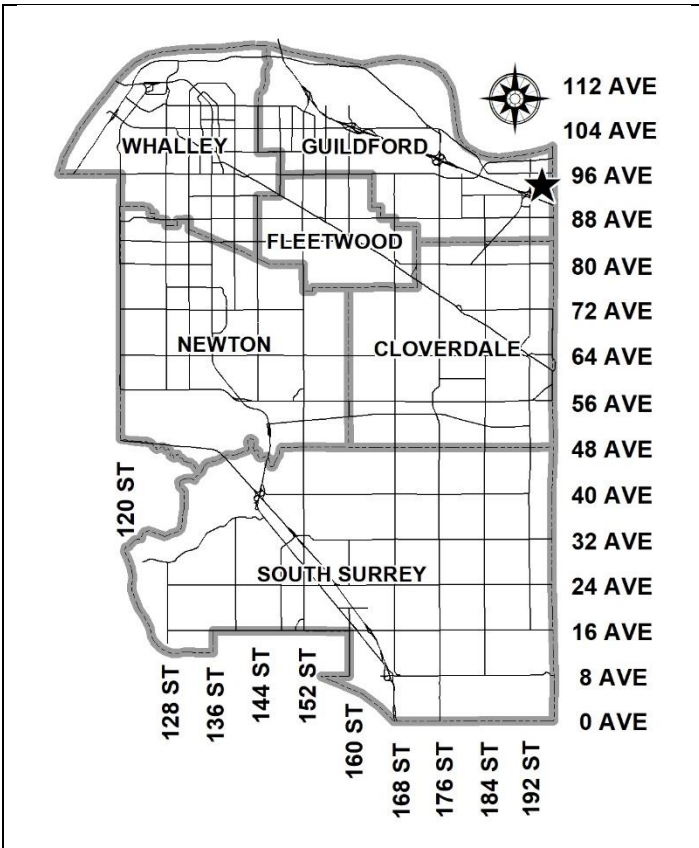
- **Rezoning** from IL to CD

to permit the inclusion of administrative office uses on the site and within an existing industrial warehouse building.

LOCATION: 19416 - 94 Avenue

ZONING: IL

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Bylaw Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is applying for a rezoning to include administrative office use in the proposed CD Bylaw (based on IL) to allow the use within the existing industrial warehouse building.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Industrial designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal generally complies with the Industrial designation in the Official Community Plan (OCP).
- The proposal is to rezone from IL to CD to allow administrative office as a principal use on the site and within the existing building. The applicant is also proposing internal renovations of the existing building to facilitate new office space. The applicant has confirmed that no significant alterations are planned for the building's exterior or site, except for the addition of new windows and additional parking spaces.
- The building is owned by the Sheet Metal Workers' Roofers and Production Workers, Local Union #280 and the proposed administrative office use is intended to support their members.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

SITE CONTEXT & BACKGROUND

| Direction | Existing Use | OCP Designation | Existing Zone |
|---------------------------|--------------------------|-----------------|---------------|
| Subject Site | Industrial/warehouse use | Industrial | IL |
| North (94 Avenue): | Industrial use | Industrial | IL |
| East: | Industrial use | Industrial | IL |
| South: | Industrial use | Industrial | IL |
| West (Across 194 Street): | Industrial use | Industrial | IL |

Context & Background

- The subject property is approximately 0.2 hectares in size and is located at the southeast corner of the 94 Avenue and 194 Street intersection in the Guildford industrial area.
- The property is designated "Industrial" in the Official Community Plan (OCP), and "Industrial" in Metro Vancouver's Regional Growth Strategy (RGS). The property is zoned "Light Impact Industrial Zone (IL)".
- The subject site is generally flat and is surrounded by industrial buildings.
- The existing industrial building was constructed in 1982 and has been utilized for industrial/warehouse uses. The Union Office for Sheet Metal Workers' Roofers and Production Workers, Local Union #280 has purchased the building and is proposing to locate within the existing building.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing rezoning to include administrative office as a principal use on the site and within the existing industrial/warehouse building on the subject site.
- The existing IL zone does not permit administrative offices as a principal use. The IL zone is intended to support light industrial land uses and limited office uses including architectural and landscape architectural offices, engineering and surveying offices, general contractor offices, government offices and utility company offices.
- The proposed administrative office use is intended to support the operations of Local Unit #280 and the warehouse facility. This requires a rezoning from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)".
- The Union Office provides administration services and training support. The office also provides distribution services to its members and requires storage space within the building, including required document storage.
- The applicant has confirmed that the existing site conditions, including landscaping, will remain undisturbed except for the addition of parking spaces. The scope of the exterior work of the existing building will encompass the addition of new windows to enhance lighting and ventilation.
- Based on the fact that the proposed rezoning is not expected to impact any servicing for the site and is only intended to support an additional use within the existing building, the City is willing to defer road dedication requirements to future development on the subject site.
- Existing site and development conditions, along with the proposed floor area distribution, is outlined in the table below.

| | Existing |
|------------------------------------|-----------------------|
| Lot Area | |
| Gross Site Area: | 1,957.8 square metres |
| Building Height: | 6.6 metres |
| Floor Area Ratio (FAR): | 0.60 |
| Coverage | 0.35 |
| Floor Area (proposed split) | |
| Warehouse/storage use: | 446.1 square metres |
| Office use: | 656.0 square metres |
| Total: | 1,102.1 square metres |

Referrals

Engineering:

The Engineering Department has no objection to the project.

Surrey Fire Department: The Surrey Fire Service has no objection to the project. A fire safety plan would need to be submitted at the building permit stage, prior to construction.

Transportation Considerations

- There are existing vehicular accesses to the site from both 94 Avenue (local road) and 194 Street (collector road).
- The subject site is located one block away from 96 Avenue (to the north), which has bus stops serviced by route #388 (22nd Street Station/Carvolth Exchange) and #501 (Langley Centre/Surrey Central Station).
- The subject site is located one block away from Highway No.1 (to the south) which has bus stops serviced by route #509 (Walnut Grove/Surrey Central Station) and #555 (Carvolth Exch / Lougheed Station).
- Highway No.1 and 96 Avenue are also major truck routes which serve the industrial area within the city and beyond.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal generally complies with the "Industrial" land use designation in the Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The proposal generally complies with the "Industrial" land use designation in the Official Community Plan.
- The "Industrial" land use designation in the Official Community Plan (OCP) is intended to support light and heavy industrial land uses, including manufacturing, warehouse, wholesale trade and equipment storage and repair. Accessory uses that operate ancillary to a main industrial use may include limited office uses, a caretaker's residence, and commercial uses that are strictly limited to those that support industrial activities.

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate the Union Office for Sheet Metal Workers' Roofers and Production Workers, Local Union #280 within the existing building on the subject site. The proposed CD By-law identifies the uses and setbacks required to support the Union Office within the existing building. The CD By-law will have provisions based on the "Light Impact Industrial Zone (IL)", except for the proposed additional use and a reduced building setback.

- The CD By-law allows administrative office as principal use in addition to all the uses permitted under the IL zone, as well as a reduced rear yard building setback of 2.7 metres to accommodate the non-conforming setback of the existing building. All other requirements of the IL zone remain unchanged.
- The applicants have illustrated that they are able to comply with the parking requirements in the Zoning By-law, and the minor reconfiguration of the parking lot will be addressed through the building permit process.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on January 13, 2025, and the Development Proposal Signs were installed on January 20, 2025. Staff received no responses from the neighbouring properties.

TREES

- An Arborist report and tree survey were not provided with the proposal, as the building footprint is not proposed to change. Any potential impacts to trees associated with the reconfiguration of the parking lot will be addressed prior to Final Adoption.

INFORMATION ATTACHED TO THIS REPORT

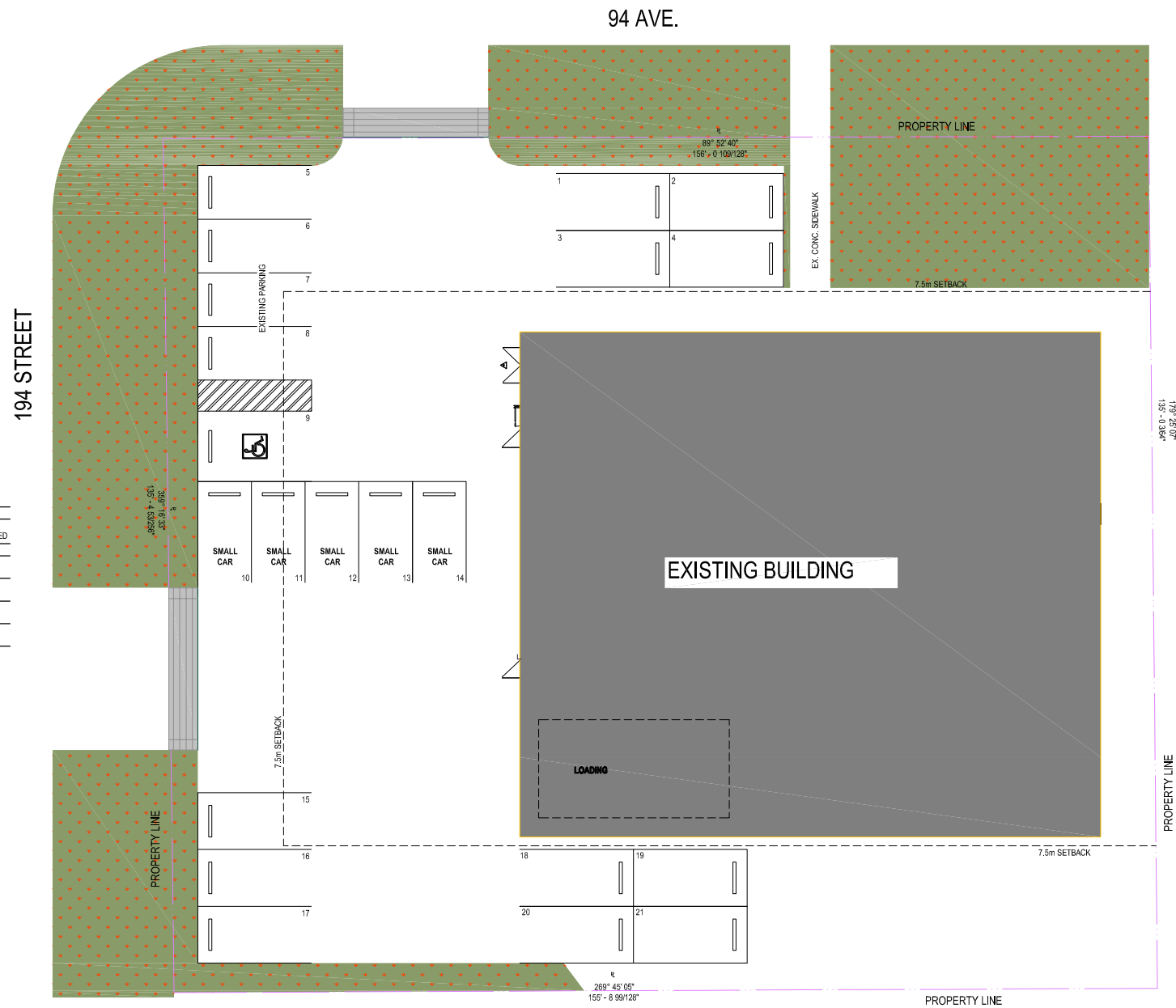
The following information is attached to this Report:

Appendix I. Site Plan

approved by Chris McBeath

Ron Gill
General Manager
Planning and Development

SPV/cb



VEHICLE PARKING REQUIREMENT CALCULATIONS

| LEVEL | PARKING CLASSIFICATION | BY-LAW DEFINITION USED | CALCULATION METHOD | LOCAL BY-LAW REQUIREMENTS | | | | |
|--|------------------------|------------------------|-----------------------|---------------------------|-----------------------|--------|-----------------------|-----------------|
| | | | | GROSS AREA SQ.M | SQ.FT | SPACES | AREA (SM) | SPACES REQUIRED |
| MAIN FLOOR | OFFICE | OFFICE USE | 2.5 PARKING PER 100SM | 312.15 m ² | 3,360 ft ² | 2.5 | 100.00 m ² | 7.80 |
| MAIN FLOOR | WAREHOUSE | INDUSTRY-LIGHT IMPACT | 1 PARKING PER 100SM | 324.79 m ² | 3,496 ft ² | 1 | 100.00 m ² | 3.25 |
| SECOND FLOOR | OFFICE | OFFICE USE | 2.5 PARKING PER 100SM | 343.74 m ² | 3,700 ft ² | 2.5 | 100.00 m ² | 8.59 |
| SECOND FLOOR | WAREHOUSE | INDUSTRY-LIGHT IMPACT | 1 PARKING PER 100SM | 121.33 m ² | 1,306 ft ² | 1 | 100.00 m ² | 1.21 |
| TOTAL VEHICLE PARKING SPACES REQUIRED: | | | | | | | | 20.85 |

VEHICLE PARKING PROVIDED

| PARKING TYPE | No. of SPACES |
|---------------------------------------|---------------|
| ACCESSIBLE PARKING | 1 |
| SMALL CAR PARKING (35% MAX) | 5 (24%) |
| STANDARD PARKING | 15 |
| TOTAL PARKING SPACES PROVIDED: | 21 |

TOTAL LOADING SPACES REQUIRED: 1
 TOTAL LOADING SPACES PROVIDED: 1