

City of Surrey

Development Variance Permit

PLANNING & DEVELOPMENT REPORT

File: 7998-0260-01



Proposal: Development Variance Permit to relax the south side yard setback for a proposed commercial building.

Recommendation: Approval to Proceed

Location: 8501 - 162 Street **Zoning:** Proposed C-8

OCP Designation: Commercial

NCP Designation: Retail **Owner:** 8501 Joint Venture Inc.
Commercial



PROJECT TIMELINE

Completed Application Submission Date: March 17, 2003
Planning Report Date: April 14, 2003

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulation:
 - the south side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 0

in order to permit a 2-storey retail/office building.

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7998-0260-01 (Appendix IV) , varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south side yard setback of the Community Commercial Zone (C 8) from 7.5 metres (25 ft.) to 0 metre.
2. Council instruct staff to resolve the following issue prior to approval:
 - (a) completion of the outstanding requirements in Application No. 7998-0260-00.

REFERRALS

Engineering: No concerns (Appendix III).

SITE CHARACTERISTICS

- **Existing Land Use** Vacant.
- **East:** Across 162 Street, mixed light impact industrial and highway commercial buildings, zoned CHI.
- **South:** Windsor Plywood store, zoned CHI.
- **West:** Jim Pattison Toyota automobile dealership, zoned CHI.
- **North:** Townhouses, zoned RM-15.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- In October 1998, the applicant, Ionic Architecture, submitted development applications on behalf of Athwal Construction in order to rezone the site from "One-Acre Residential Zone (RA)" to "Community Commercial Zone (C-8)" to permit the development of the site for a retail/office building.
- The floor area ratio (FAR) proposed is 0.52 and the lot coverage is 26%, which complies with the maximum FAR of 0.80 and lot coverage of 50% allowable under the Zone.
- The proposed building is to be constructed from pre-cast concrete panels. Reveals and glazing will be provided to articulate the units within the building. The west, east and north elevations of the building will have similar architectural detailing to provide interest to the overall structure.
- Low level landscaping with deciduous trees has been proposed along the front property line. Landscaping borders have been provided along all other common property lines, except on a portion of the south property line where the building is proposed at a 0.0 metre setback. This landscaping consists of a mixture of flowering and non-flowering deciduous and coniferous trees and shrubs.

- The Fleetwood Town Centre Neighbourhood Concept Plan indicates a vehicular connection between 160A and 162 Streets in line with 85 Avenue. This linkage has been accommodated on the subject site on the proposed drive aisle which is to run parallel to the north property line. This alignment is to be protected at this time with the registration of a statutory right-of-way, with or without vehicles, which will allow the public to access the adjoining properties, and will provide alternate access to Fraser Highway for the properties to the west.
- On February 15, 1999, Council granted approval for this application to proceed, which included introduction of a By-law to rezone the property, authorize staff to draft Development Permit No. 7990260-00 and proceed to Public Notification for Development Variance Permit No. 7998 0260-00.
- On Monday March 15, 1999, following the Public Hearing, Council passed Third Reading of By law No. 13666 (Appendix V), and approved Development Variance Permit No. 7998-0260-00 relaxing the south side yard setback from 7.5 metres (25 ft.) to 0 metre.

Current Proposal

- Prior to final consideration of the Rezoning By-law and issuance of a Development Permit, the applicant is required to complete a number of conditions, including issuance of a servicing agreement.
- The property was recently sold to the current owner, 8501 Joint Ventures Ltd., who is in the process of completing the outstanding requirements of the land development applications in order to proceed to building permit stage.
- In a review of the development file, it was noted that Development Variance No. 7998-0260-00 expired on March 15, 2001, two years after its issuance. The applicant has therefore requested consideration of a new Development Variance Permit in order to relax the south side yard setback and permit the development on the site to proceed.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To relax the south side yard setback from 7.5 metres (25 ft.) to 0 metre.

Applicant's Reasons:

- The reduced setback along the south property line is necessary to better facilitate the right-of-way for public passage required along the north property line.

Staff Response:

- Staff concur with the applicant.
- Furthermore, when the Windsor Plywood site to the south re-develops at a future date, the future building will be encouraged to locate at a 0 metre setback along the north property line in order to provide for a continuous façade between the two properties fronting 162 Street. Therefore, the Planning & Development Department has no concerns regarding this setback relaxation request.

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. Proposed Subdivision Layout, Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. Development Variance Permit No. 7998-0260-01
- Appendix V. Minutes from March 15, 1999 Public Hearing

Murray Dinwoodie
 General Manager
 Planning and Development

LAP/kms

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APPENDIX I

Information for City Clerk

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

1. (a) Agent: Name: Ionic Architecture
 Address: Unit #3 - 15243 - 91 Avenue
 Surrey, B.C.
 V3R 8P8
 Tel: 604-581-8525

2. Properties involved in the Application

- (a) Civic Address: 8501 - 162 Street
- (b) Civic Address: 8501 - 162 Street
 Owner: 8501 Joint Venture Inc.
 PID: 015-967-191
 Lot 2 Section 25 Township 2 New Westminster District Plan 84986

3.

- (a) Proceed with Public Notification for Development Variance Permit No. 7998-0260-01.

DEVELOPMENT DATA SHEET

Proposed Zoning: C-8

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		0.4087
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	26%
Paved & Hard Surfaced Areas		63%
Total Site Coverage		89%
SETBACKS (in metres)		
Front	7.5 m	17.32 m
Rear	7.5 m	40.1 m
Side #1 (North)	7.5 m	18.29 m
Side #2 (South)	7.5 m	0.0 m **
BUILDING HEIGHT (in metres/storeys)		
Principal	12.0 m	9.0 m
Accessory	4.5 m	n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total	1	n/a
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		1,060 m ²
Office		1,060 m ²
Total	3,269 m ²	2,120 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	3,269 m ²	2,120 m ²

** *Variance required.*

Development Data Sheet cont'd

Required Development Data	Minimum Required /	Proposed
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	Maximum Allowed	
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.80	0.52
AMENITY SPACE (area in square metres)	n/a	
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	56	57
Industrial	7	7
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	63	64
Number of disabled stalls	1	2
Number of small cars	13	13
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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