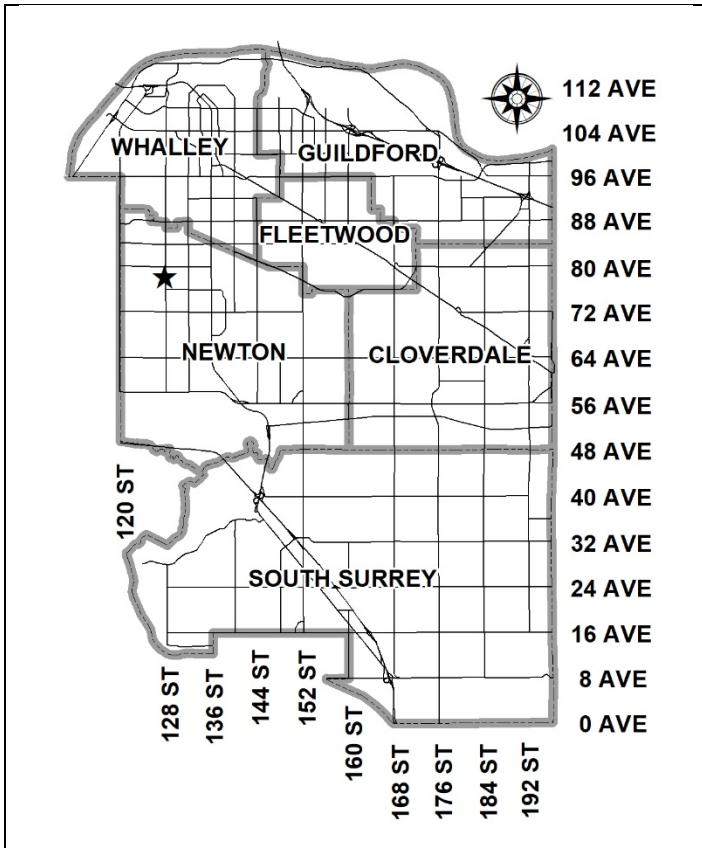


City of Surrey
ADDITIONAL PLANNING COMMENTS

File: 7908-0135-01

Planning Report Date: May 27, 2019



PROPOSAL:

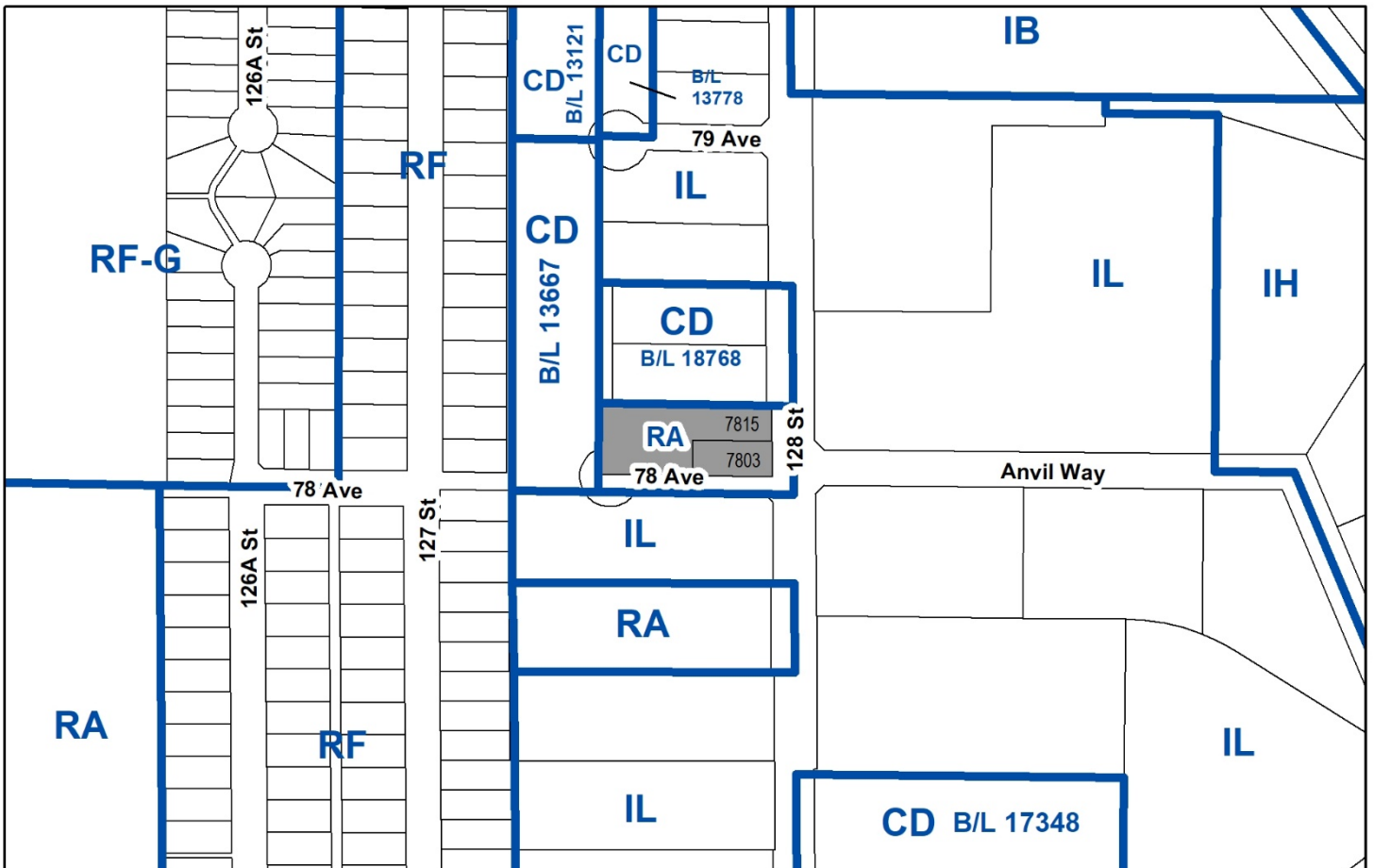
- **Development Variance Permit**
 to allow for a reduced setback and elimination of a landscaping strip for a proposed industrial building.

LOCATION: 7815 - 128 Street

7803 - 128 Street

ZONING: RA (Proposed IL)

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking variances to:
 - Reduce the side yard flanking street setback; and
 - Eliminate the requirement for a landscaping strip along the west property line abutting the rear lane.

RATIONALE OF RECOMMENDATION

- Development Application No. 7908-0135-00 proceeded to Council on July 8, 2013. At that meeting, a Development Variance Permit was supported to reduce the minimum front yard and north side yard setbacks and to reduce the landscape requirement along 78 Avenue.
- Subsequently, on July 22, 2013, Development Application No. 7908-0135-00 was granted Third Reading of Rezoning By-law No. 18013.
- After a period of inactivity, the applicant indicated in June 2017 that they intended to work towards completing the project.
- Through the review of the updated site plan provided, it was determined that the proposal would require further variances from what had previously been given support in July 2013.
- The proposed reduction in the side yard flanking street (south) setback is relatively minor, from 7.5 metres (25 ft.) to 7.0 metres (23 ft.), and is requested in order to accommodate the proposed building within the narrow frontage remaining after the required road dedication for 78 Avenue is provided.
- The elimination of the required landscaping strip along the west property line is necessary in order to provide access to the parking spaces abutting the rear lane.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7908-0135-01 (Appendix I) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum side yard on flanking street setback of the Light Impact Industrial (IL) Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.); and
- (b) to eliminate the requirement of the Light Impact Industrial (IL) Zone to provide a continuous landscaping strip of not less than 1.5 metres (5 ft.) along the west property line abutting the lane.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant properties

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Vacant Land (Development Application No. 7914-0347-00 received Final Adoption on May 29, 2017 to permit the development of two multi-tenant industrial buildings)	Industrial	CD (By-law No. 18768)
East (Across 128 Street):	Building supply centre & multi-tenant industrial building	Industrial	IL
South (Across 78 Avenue):	Multi-tenant industrial building	Industrial	IL
West:	Multi-tenant industrial building	Industrial	CD (By-law No. 13667)

DEVELOPMENT CONSIDERATIONS

Background Information and Current Proposal

- The subject property is designated "Industrial" in the Official Community Plan (OCP).
- The subject application received Third Reading on July 22, 2013, to rezone the property from "One-Acre Residential Zone (RA)" to "Light Impact Industrial Zone (IL)" and approval to draft a Development Permit for Form and Character.
- A Development Variance Permit was also supported at that time to reduce the minimum front yard and north side yard setbacks and to reduce the landscape requirement along 78 Avenue. The July 8, 2013, Planning Report is attached (Appendix II) for further background.
- After a period of inactivity, the applicant indicated in June 2017 that they intended to work towards completing the project.
- Through the review of the updated site plan provided, it was determined that the proposal would require further variances from what had previously been supported in July 2013 to reduce the side yard flanking street setback and to eliminate the requirement for a landscaping strip along the west property line abutting the rear lane.
- The applicant is now proposing an additional Development Variance Permit for reduced setbacks and elimination of the required landscape strip along the west property line.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum side yard on flanking street setback of the IL Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.).

Applicant's Reasons:

- The applicant is proposing to reduce the side yard flanking street (south) setback in order to accommodate the proposed building within the narrow frontage that will remain after the required road dedication for 78 Avenue is provided.

Staff Comments:

- The proposed setback variance is relatively minor, and will maximize the available floor area, which is reasonable given that the subject property is very constrained in terms of width, depth, and area.

(b) Requested Variance:

- To eliminate the requirement of the IL Zone to provide a continuous landscaping strip of not less than 1.5 metres (5 ft.) along the west property line abutting the lane.

Applicant's Reasons:

- The elimination of the required landscaping strip along the west property line is necessary in order to provide access to the parking spaces abutting the rear lane.

Staff Comments:

- Due to the site constraints, there are limited options for providing the required parking on site. The 18 parking spaces located on the west portion of the site are not technically a tandem configuration, and therefore access will be provided to nine of the 18 parking spaces from the north-south lane that is being dedicated as part of this application. The other nine spaces are accessed from an internal maneuvering aisle.
- The elimination of the required landscaping strip at this location is therefore necessary in order to provide access to nine of the required parking spaces from the rear lane.
- This variance will have little impact on the adjacent property to the west of the lane, which is industrial and is occupied by a building having most of its rear façade running along the lane at zero setback.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Development Variance Permit No. 7908-0135-01
Appendix II. July 8, 2013 Planning Report (note Site Plan has been superseded)

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

CB/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7908-0135-01

Issued To:

Address of Owner:

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "Owner")

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 009-907-815

Lot 1 Except: Part Subdivided by Plan 23098; Section 19 Township 2 New Westminister District Plan 14232

7815 – 128 Street

Parcel Identifier: 000-777-731

Lot "A" Section 19 Township 2 New Westminister District Plan 23098

7803 – 128 Street

(the "Land")

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
- (a) In Section F of Part 48, Light Impact Industrial Zone (IL), the minimum side yard on flanking street setback is reduced from 7.5 metres (25 ft.) to 7.0 metres (23 ft.); and
- (b) In Section I.2. of Part 48, Light Impact Industrial Zone (IL), the requirement to provide a continuous landscaping strip of not less than 1.5 metres (5 ft.) in width is eliminated for the west property line.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

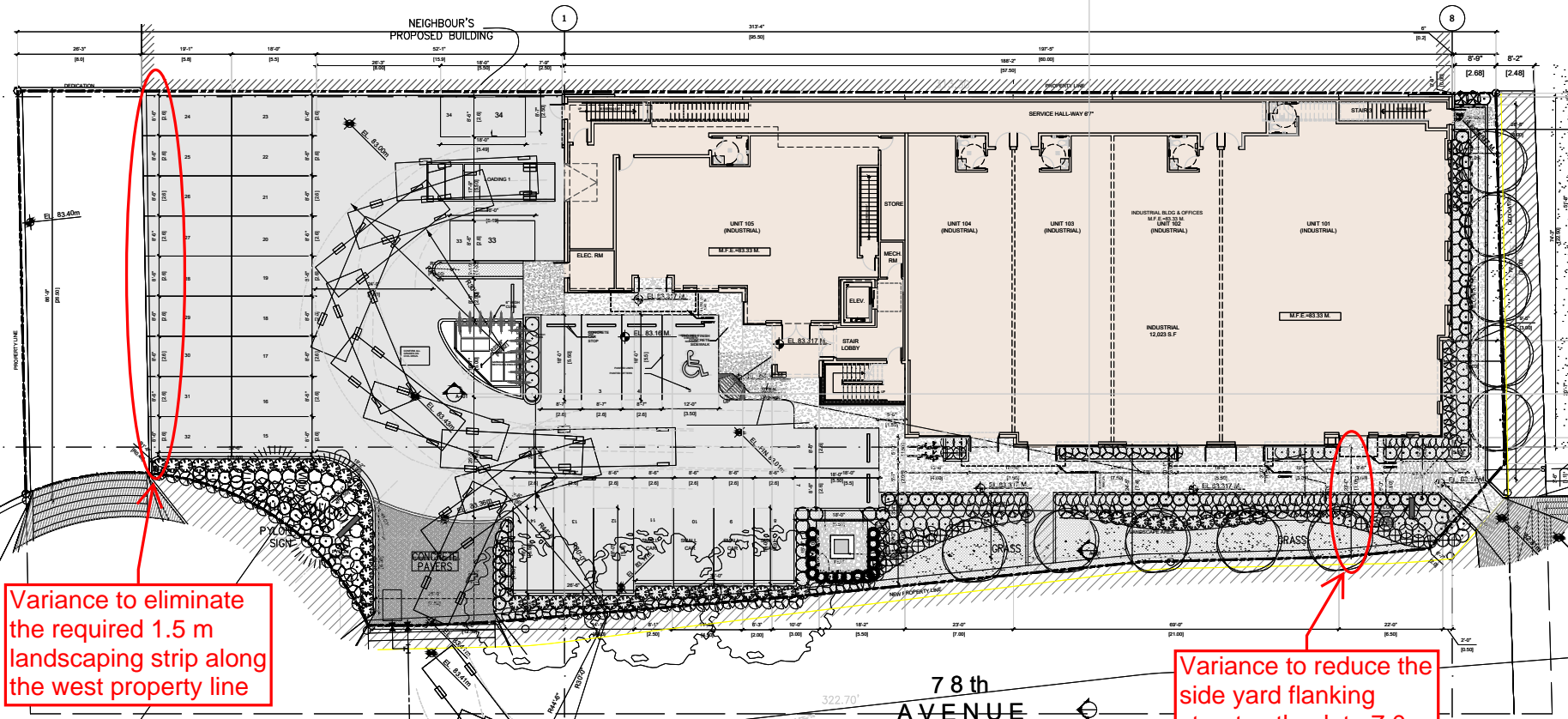
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

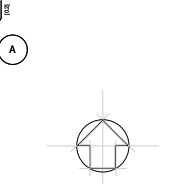
City Clerk – Jennifer Ficocelli

NOTES:



Variance to eliminate the required 1.5 m landscaping strip along the west property line

Variance to reduce the side yard flanking street setback to 7.0 m



LEGEND

- CONCRETE
- ASPHALT
- LANDSCAPED AREAS

REVISIONS

2018/05/18	ISSUED FOR DP FOR 4TH READING
2018/07/13	ISSUED FOR PERMITS BC
2018/07/20	REVISED FOR DP AS PER CITY COMMENTS
2018/12/17	REVISED FOR DP AS PER COMMENTS FROM CITY
2019/09/14	ISSUED FOR DP
2019/09/27	ISSUED FOR CONSTRUCTION
2019/09/28	ISSUED FOR CONSTRUCTION
2019/07/18	ISSUED FOR DP



1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6V 2S9
T (604)284-5194 F (604)284-5191
info@dfarchitecture.ca

PROJECT:
INDUSTRIAL DEVELOPMENT
12787, 78TH AVENUE
SURREY, B.C.

CLIENT:
SAMTA ENTERPRISES CORP.
KOONER CONSTRUCTION LTD.
503350 B.C. LTD

1 SITE PLAN
Scale: 3/32" = 1' - 0"

CIVIC ADDRESS

7803 & 7815 - 128 STREET, SURREY, B.C.

LEGAL DESCRIPTION

LOT A, PLAN 23088, PART NE 1/4 SECTION 19, TOWNSHIP 2, NWD PID-000-777-731
LOT 1, PLAN 14232, SECTION 19, TOWNSHIP 2, NWD, EXCEPT PLAN 23088, PID-009-907-815

ZONING

EXISTING	RA
PROPOSED	IL

SITE AREA

GROSS SQ.FT.	2,912.14 S.M.	31,347 SQ.FT.
DEDICATION	200.6 S.M.	2,159.67 SQ.FT.
NET SQ.FT.	2,711.46 S.M.	29,186.85 SQ.FT.

PROPOSED BUILDING AREA

1,117.0 S.M.	12,023 SQ.FT.
--------------	---------------

SITE COVERAGE

MAX. ALLOWABLE I.L.ZONE	60 %
PROPOSED	1,117 / 2,990 ⁰ = 38 %

FLOOR AREAS

MAIN FLOOR	1117 S.M.	12,023 SQ.FT.
SECOND FLOOR	1117 S.M.	12,023 SQ.FT.
TOTAL	2,234.0 S.M.	24,046 SQ.FT.

FLOOR AREA RATIO

24,046 SQ.FT. / 29,186.85	= 0.82
MAX. ALLOWABLE	1.00

BUILDING SETBACKS

	REQUIRED	PROVIDED
EAST FRONT YARD	25'-0" (7.5 m)	9'-3" (2.81 m)
EAST REAR YARD	25'-0" (7.5 m)	115'-4" (35.16 m)
NORTH SIDE YARD	0'-0" (0.0 m)	0'-0" (0.23 m)
SOUTH SIDE YARD	24'-7" (7.5 m)	23'-0" (7.0 m)

HEIGHT

ALLOWED	MAXIMUM: IL= 60'-0" (18M)
PROPOSED	35'-4" (10.82 M)

PARKING REQUIRED

INDUSTRIAL - MAIN FLOOR	12,023 Sq.Ft.
LESS STAIRS/ ELEVATOR INCLUSIVE)	465 Sq.Ft.
LESS MECHANICAL	154 Sq.Ft.
LESS ELECTRICAL	122 Sq.Ft.
SECOND FLOOR	12,023 Sq.Ft.
UNIT 105	2,513 Sq.Ft.
TOTAL	13,175 SQ.FT.

PARKING REQUIRED

SECOND FLOOR - OFFICES	12,023 Sq.Ft.
LESS STAIRS	345 Sq.Ft.
LESS ELEVATOR	87 Sq.Ft.
LESS MACHINE RM.	70 Sq.Ft.
LESS UNIT 105 (INDUSTRIAL)	2,513 Sq.Ft.
TOTAL	9,008 SQ.FT.

PARKING REQUIRED

TOTAL PARKING REQUIRED	34 CARS
Parking PROVIDED	33.75 SAY 34 CARS

BICYCLE STALLS	22 ^{1/2} X 0.6
PARKING REQUIRED	13.88 ^{1/2} X 2.5 = 20.92 CARS
	1.34 SAY 2 STALLS

OWNER'S WRITTEN CONSENT:

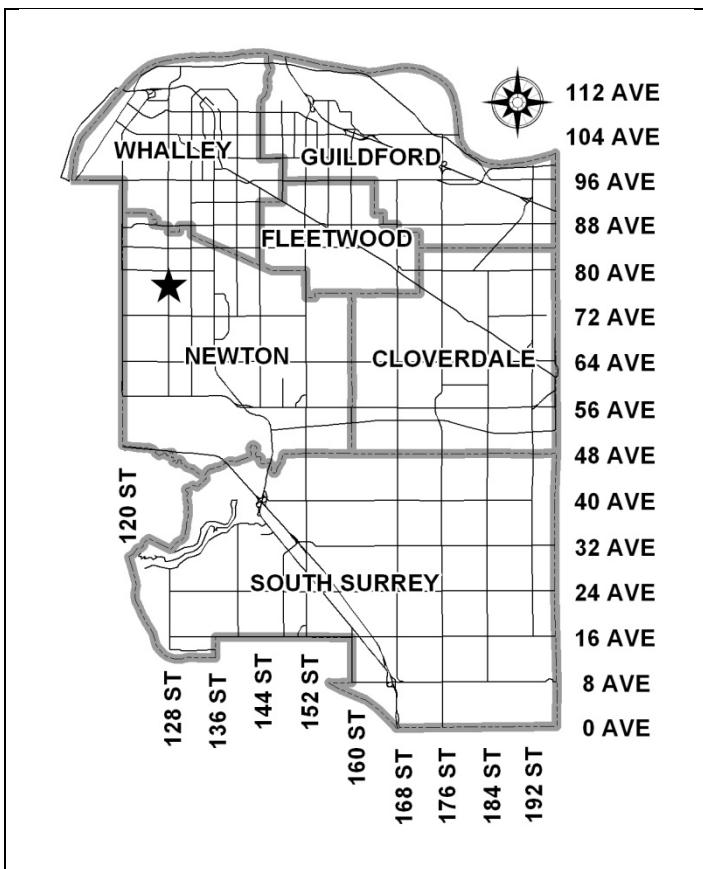
DRAWN:	SO
CHECKED:	JA
SCALE:	3/32" = 1'-0"
JOB No.:	SUR 011
DATE:	APRIL 2013
SHEET TITLE:	

SITE LAYOUT

City of Surrey
ADDITIONAL PLANNING COMMENTS

File: 7908-0135-00

Planning Report Date: July 8, 2013



PROPOSAL:

- **Rezoning** from RA to IL
- **Development Permit**
- **Development Variance Permit**

in order to permit a multi-tenant industrial building and vary the minimum front yard setback, side yard setback and landscape requirements under the IL Zone.

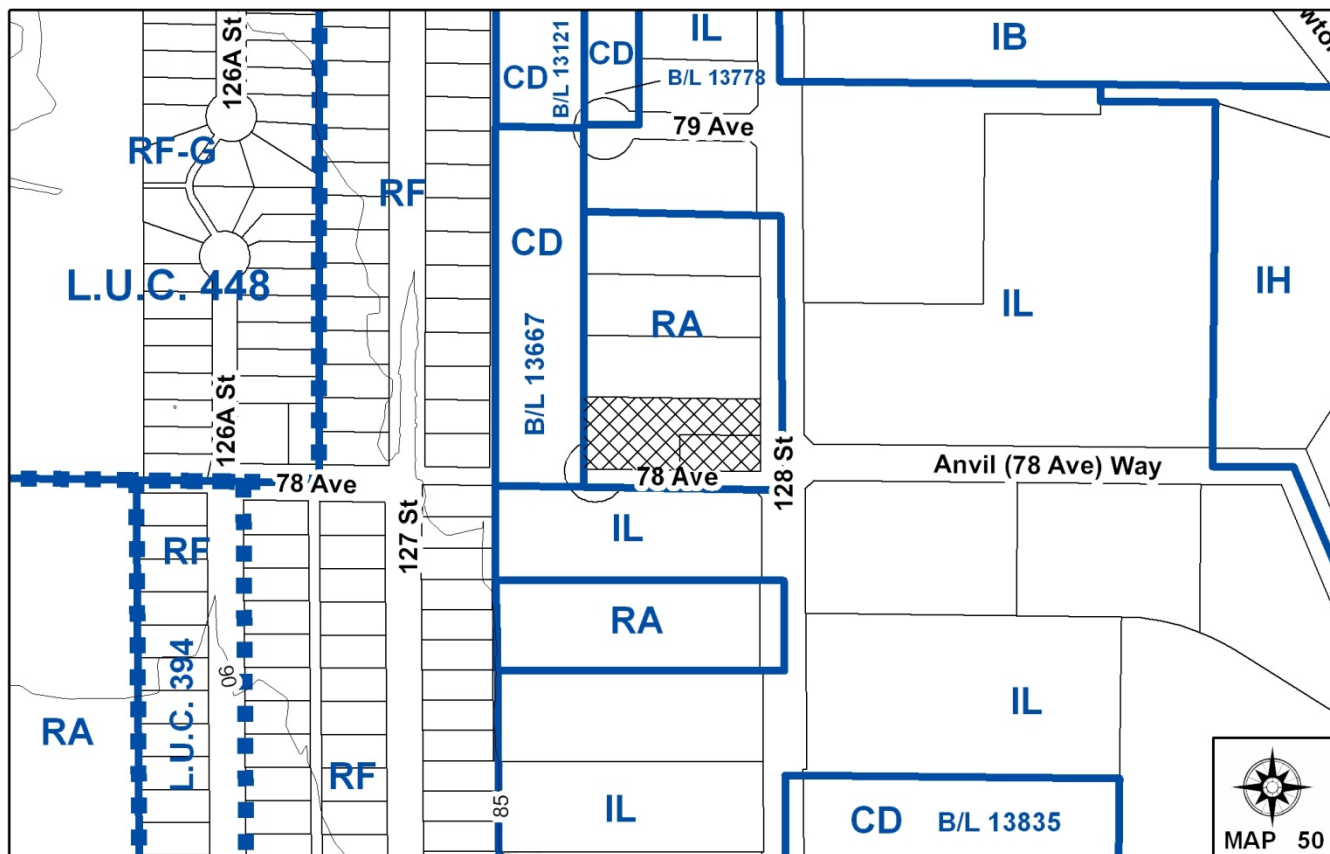
LOCATION: 7803 and 7815 – 128 Street

OWNER: Samta Enterprises Corporation

ZONING: RA

OCP DESIGNATION: Industrial

LAP DESIGNATION: General Industrial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a Development Variance Permit in order to reduce the minimum front yard setback from 7.5 metres (25 ft.) to 2.8 metres (9 ft.) and north side yard setback from 0 metre (0 ft.) to 0.3 metre (1 ft.) to allow the construction of a multi-tenant industrial building.
- The applicant is requesting a Development Variance Permit in order to reduce the minimum landscape requirement under the IL Zone from 1.5 metres (5 ft.) to 0.68 metre (2 ft.) along 78 Avenue in order to provide sufficient on-site parking, in compliance with the Zoning By-law.

RATIONALE OF RECOMMENDATION

- The applicant originally proposed to rezone to a "Comprehensive Development Zone (CD)" that included retail uses. The proposal was referred back to staff by Council.
- After further consultation with staff, the applicant agreed to amend the application to rezone the subject property to "Light Impact Industrial (IL)". The IL Zone is considered more suitable given that adjacent properties are primarily industrial and similarly zoned IL or CD (based on IL).
- The proposal complies with the "Industrial" designation in the Official Community Plan (OCP) and "General Industrial" designation in the Central Newton Local Area Plan (LAP).
- The proposed setback variances provide for more efficient siting of the proposed industrial building and surface parking while ensuring a functional building envelope, avoiding blank walls and reducing opportunities for criminal activity. In addition, the setback variances will have a negligible impact on future industrial buildings on the adjacent property at 7825 - 128 Street and 7843 - 128 Street (File No. 7906-0483-00) which City staff anticipate will require similar reduced setbacks.
- The applicant proposes to reduce the minimum landscaping required on 78 Avenue in order to provide sufficient on-site parking, as per Zoning By-law No. 12000. The subject property is severely constrained in terms of width, depth and area. In addition, the applicant is required to provide additional road dedication along 128 Street and 78 Avenue as well as dedicate an 8 metre (26 ft.) wide rear lane along the west lot line that further reduces the developable area.
- The proposed multi-tenant industrial building is considered attractive, well-designed and provides an appealing addition to 128 Street as well as establishes a high-standard for the form, design and character of future industrial buildings within this area of Newton.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Light Impact Industrial Zone (IL)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7908-0135-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7908-0135-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the IL Zone from 7.5 metres (25 ft.) to 2.8 metres (9 ft.);
 - (b) to vary the minimum north side yard setback of the IL Zone from 0 metre (0 ft.) to 0.3 metre (1 ft.); and
 - (c) to reduce the minimum landscaping requirement under the IL Zone from 1.5 metre (5 ft.) to 0.68 metre (2 ft.) along 78 Avenue.
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 to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) the applicant address the deficit in tree replacement; and
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

REFERRALS

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

SITE CHARACTERISTICSExisting Land Use: Vacant parcelsAdjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North, West and South (Across 78 Avenue):	Vacant property and multi-tenant industrial buildings	Industrial/ General Industrial	RA, IL & CD (B/L 13667)
East (Across 128 Street):	Building supply centre & multi-tenant industrial building	Industrial/ High Impact Industrial	IL

ADDITIONAL PLANNING COMMENTSBackground

- The subject property is located on the north side of 78 Avenue and presently zoned "One-Acre Residential Zone (RA)". The property is designated "Industrial" in the Official Community Plan (OCP) as well as "General Industrial" in the Central Newton Local Area Plan (LAP).
- At the Regular Council – Land-use Meeting on December 12, 2011, the applicant asked that Council consider a proposed rezoning from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" in order to permit a broad range of office uses, general service uses and retail uses. In the Planning Report (Appendix V), City staff recommended that Council deny the proposal. Council referred the application back to staff to work with the applicant to develop a range of uses considered more appropriate for this portion of 128 Street.
- After further discussion with staff, the applicant now proposes to rezone the property to Light Impact Industrial (IL). The IL Zone is considered more appropriate given adjacent properties are similarly zoned IL or CD (based upon IL).

Current Proposal

- The applicant is proposing to consolidate the subject properties in order to construct a 2,234 square metre (24,046 sq. ft.) multi-tenant building with ground-floor industrial and second-storey office space (six units). The building envelope was further modified to provide a rear corridor on the ground-floor to ensure the floor space can accommodate industrial land-uses by providing direct access to the loading bay doors proposed on the western building façade.
- The applicant is requesting a Development Variance Permit in order to reduce the minimum front yard setback from 7.5 metres (25 ft.) to 2.8 metres (9 ft.) and north side yard setback from 0 metre (0 ft.) to 0.3 metre (1 ft.) to allow the construction of a multi-tenant industrial building.

DESIGN PROPOSAL AND REVIEW

- The applicant proposes to construct a multi-tenant industrial building on the subject property which provides ground-floor industrial and second-storey office space for a total floor area of 2,234 square metres (24,046 sq. ft.).
- The proposed industrial building will conform to the Floor Area Ratio (FAR), lot coverage, maximum building height and on-site parking requirements identified within the IL Zone.
- The proposed concrete tilt-up building is attractive, well-designed and provides an appealing addition to 128 Street by establishing a high-standard for future industrial buildings within the surrounding neighbourhood. The building materials include black anodized aluminum framed ground-floor windows and upper-storey reflective glazing, rollerdoors, concrete reveals with stained cedar veneered projections and ledge stone accent materials for visual appeal as well as several glass awnings on the southern and western building façades for weather protection.
- The proposed industrial building was not forwarded to the Advisory Design Panel (ADP) for comment but reviewed internally by City staff and deemed generally acceptable in terms of form, design and character.

On-site Parking and Driveway Access

- The subject property will obtain driveway access from 78 Avenue. Furthermore, the applicant is required to dedicate an 8 metre (26 ft.) wide rear lane to complete the connection with the adjacent properties located further north (i.e. 7825, 7843, 7877 and 7881 – 128 Street).
- Under the Zoning By-law, one parking space is required for every 100 square metres (1,075 sq. ft.) of gross floor area for light impact industrial and two parking spaces for every 100 square metres (1,075 sq. ft.) of gross floor area for second-floor office uses. As a result, the applicant is required to provide a total of 29 parking spaces for employees and customers. The applicant is proposing 32 parking stalls which complies with the Zoning By-law based upon a combination of ground-floor industrial and second-storey office uses, as per the IL Zone.

Proposed Free-standing Signage

- The applicant proposes two free-standing signs with a maximum height of 4.3 metres (14 ft.). The proposed free-standing signs will comply with the maximum height requirement of 4.5 metres (15 ft.) under the Sign By-law, 1999. One free-standing sign is proposed on 128 Street with another sign on 78 Avenue to provide advertising exposure for future tenants. The free-standing signage respects the 30 metre (100 ft.) separation requirement, as per the Sign By-law.
- The free-standing signs are 2.4 metres (8 ft.) wide and double-sided resulting in a total sign area of about 11.9 square metres (128 sq. ft.). The Sign By-law permits a total sign area of 27.8 square metres (300 sq. ft.).
- The free-standing signs will consist of a steel frame, concrete surface and stone veneer with a metal sign on cedar veneer at the top which displays the complex name and address. The sign area consists of an illuminated plexi-glass surface with 6 individual sign channels (3 per side).

- The Sign By-law requires a minimum setback of 2 metres (6 ft.) from the property line. The applicant proposes a 2 metre (6 ft.) setback along 128 Street and 78 Avenue which complies with the minimum setback requirement.
- The applicant is proposing to introduce additional landscaping around the sign base in order to improve the overall appearance, including low-lying shrubs and additional groundcover.

Proposed Fascia Signage

- The proposed fascia signage includes one fascia sign per premise frontage and conforms to the maximum allowable combined sign area per linear foot of premise frontage. In addition, the signs will not extend beyond 0.5 metre (1.6 ft.) from the building façade, as per Sign By-law.
- The fascia signs will consist of individual channel letters with background illumination. The proposed fascia signage will be located directly above the windows and doorway entrances to each individual unit.
- The proposed upper-storey signage is limited to one fascia sign that advertises the building name or address and one sign for the second-floor tenant which occupies a majority of the total floor area on the upper-storey.

Proposed Landscaping and Arborist Report

- The applicant is proposing additional landscaping which consists of a 1.5 metre (5 ft.) buffer along 128 Street to separate the boulevard and eastern façade of the proposed building. The applicant proposes a minimum 0.68 metre (2 ft.) landscape buffer which gradually increases to 1.5 metres (5 ft.) on the southern boundary of the subject property adjacent to 128 Street. In order to reduce the overall visual impact of the multi-tenant industrial building from passing vehicles, the applicant is proposing low-profile planting in the form of small shrubs as well as additional groundcover and several medium-sized trees around the perimeter of the property.
- The Arborist Report prepared by Kavolinas and Associates identified twenty-two (22) on-site and six (6) off-site by-law sized trees for future removal. The applicant proposes a number of replacement trees of by-law size around the perimeter of the subject property to supplement the deficit in tree replacement. The additional landscaping will include groundcover, several small shrubs and medium-sized trees that provide further shade as well as screen the building on 128 Street and 78 Avenue.

PRE-NOTIFICATION

Pre-notification letters were mailed out on September 8, 2011 and City staff received no responses.

ADVISORY DESIGN PANEL

The proposal was reviewed internally by City staff and deemed acceptable.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the minimum front yard setback from 7.5 metres (25 ft.) to 2.8 metres (9 ft.).
- To vary the minimum side yard setback from 7.5 metres (25 ft.) to 0.3 metre (1 ft.).
- To vary the minimum landscape requirement from 1.5 metre (5 ft.) to 0.68 metre (2 ft.).

Applicant's Reasons:

- The proposed variances are required to achieve a functional building envelope given the need for additional road dedication on 128 Street and 78 Avenue and development constraints of the subject property which is relatively narrow with significant frontage.

Staff Comments:

- The front yard setback relaxation will ensure the proposed building on the subject property aligns with the multi-tenant building proposed on the adjacent property at 7825 – 128 Street without compromising the need for additional road dedication.
- The proposed side yard setback variance from 0 metre (0 ft.) to 0.3 metre (1 ft.) is designed to provide sufficient room on-site to accommodate the building footings.
- The setback variances will increase the available floor area as well as allow a more efficient layout for industrial operations within the proposed multi-tenant building.
- The requested variance to reduce the amount of landscaping required along 78 Avenue is necessary to guarantee sufficient on-site parking, as per the Zoning By-law given that the subject property is severely constrained in terms of width, depth and area. Also, the applicant is required to provide road dedication along 128 Street and 78 Avenue as well as an 8 metre (26 ft.) wide rear lane which further reduces the developable area on-site.
- The proposed variances provide for more efficient siting of the proposed multi-tenant building and surface parking while improving on-site vehicle circulation, reducing the potential for blank walls and restricting opportunities for criminal activity. The setback variances will have a negligible impact on future industrial buildings on the adjacent property at 7825 – 128 Street and 7843 – 128 Street (File No. 7906-0483-00) which City staff anticipate will require similar reduced front yard and side yard setbacks.
- The proposed setback variances are supportable by City staff.

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, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7908-0135-00
Appendix V.	Planning Report from December 12, 2011

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by DF Architecture and Kavolinas & Associates Inc., respectively, dated June 28, 2013 as well as August, 2011.

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MRJ/da

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APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Proposed Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	N/A	3,977.8 sq. m.
Road Widening area		
Undevelopable area		
Net Total	N/A	2,990 sq. m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	60%	37.4%
SETBACKS (in metres)		
Front	7.5 m.	2.81 m.
Rear	7.5 m.	35.3 m.
Side #1 (North)	7.5 m./0 m.	0.3 m.
Side #2 (South)	7.5 m.	7.5 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m.	10.8 m.
Accessory	N/A	N/A
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial	N/A	N/A
FLOOR AREA: Industrial		
Industrial	N/A	1,117 sq. m.
Office	N/A	1,117 sq. m.
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	N/A	2,234 sq. m.

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed	
DENSITY			
# of units/ha /# units/acre (gross)	N/A	N/A	
# of units/ha /# units/acre (net)	N/A	N/A	
FAR (gross)	1.0	0.56	
FAR (net)	1.0	0.75	
AMENITY SPACE (area in square metres)	N/A	N/A	
Indoor			
Outdoor			
PARKING (number of stalls)			
Commercial	N/A	N/A	
Industrial			
Industrial	9 spaces	N/A	
Office	19 spaces	N/A	
Residential Bachelor + 1 Bedroom	N/A	N/A	
Institutional	N/A	N/A	
Total Number of Parking Spaces	28 spaces	32 spaces	
Number of disabled stalls	N/A	1 space	
Number of small cars	8 spaces	2 spaces	
Tandem Parking Spaces	N/A	N/A	
Size of Tandem Parking Spaces	N/A	N/A	
Heritage Site	NO	Tree Survey/Assessment Provided	YES

NOTES:

PROPOSED INDUSTRIAL DEVELOPMENT

7803, 7815 128 STREET SURREY, BRITISH COLUMBIA

PROJECT INFO

LEGAL DESCRIPTION

LOT A, PLAN 23098, PART NE 1/4 SECTION 19, TOWNSHIP 2, NWD PID-000-777-731

LOT 1, PLAN 14232, SECTION 19, TOWNSHIP 2, NWD, EXCEPT PLAN 23098, PID-009-907-815

CIVIC ADDRESS

7803 & 7815 - 128 STREET, SURREY, B.C.

APPLICANTS:

DAVINDER AHUJA
SATISH SHARMA

EXISTING ZONING RA
PROPOSED ZONING IL

ARCHITECTURAL

A -000 COVER PAGE

A- 001 SITE CONTEXT
A- 002 SURVEY PLAN

A-101 SITE PLAN

A- 201 MAIN FLOOR PLAN
A- 202 SECOND FLOOR PLAN
A- 203 ROOF PLAN

A- 301 ELEVATIONS
A- 302 ELEVATIONS AND DETAILS
A- 303 BUILDING SECTIONS AND SIGNAGE DETAILS

LANDSCAPE

L-1 LANDSCAPE PLAN

PROJECT TEAM

CLIENTS:

SCOTT BLVD. DEVELOPMENTS LTD.
CONTACT: SATISH SHARMA, DAVINDER AHUJA
T 604 590 8813, 604 729 7962
satish@sharmacoga.com, northam27@yahoo.ca

ARCHITECTURAL:

DF ARCHITECTURE INC.
1205 -4871 SHELL ROAD,
RICHMOND, B.C. V6X 3Z6
CONTACT: JESSIE ARORA, JOE LARANO
T 604 284 5194
jessie@dfarchitecture.ca info@dfarchitecture.ca

LANDSCAPE CONSULTANT:

C. KAVOLINAS & ASSOCIATES
2462 JONQUIL COURT
ABBOTSFORD, BC, V3G 3E8
CONTACT: CLARK KAVOLINAS
T 604 857 2376
kavolinas@shaw.ca

ARBORIST:

MIKE FADUM & ASSOCIATES LTD.
105 -8277 129 STREET,
SURREY, B.C. V3W 0A6
CONTACT: MIKE FADUM
T 778 593 0300
mfadum@fadum.ca

SURVEYOR:

ONDERWATER LAND SURVEYING LTD.
BC LAND SURVEYORS
#104- 5830 176th STREET- 88 AVENUE,
CLOVERDALE, B.C. V3W 3K3
(604) 574-7311



EXTERIOR VIEW 2



EXTERIOR VIEW 1



LOCATION MAP

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1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA, V6X 3Z6
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

PROJECT:
INDUSTRIAL DEVELOPMENT
7803, 7815 128 STREET
SURREY, B.C.

CLIENT:
SCOTT BLVD. DEVELOPMENTS LTD.

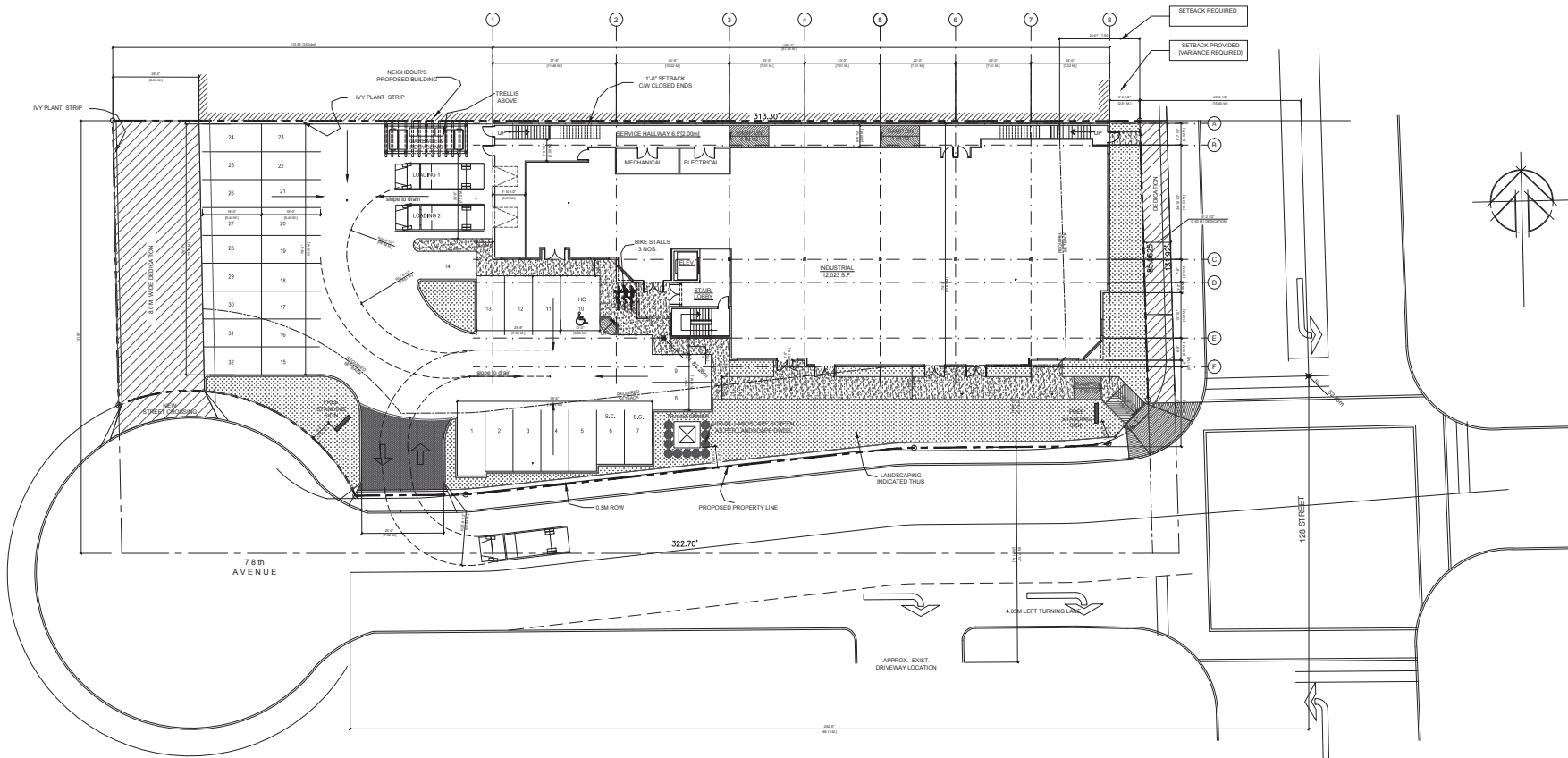
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SCALE: 1/4" = 1'-0"	JOB No.: SUR 011
DATE: APRIL 2013	
SHEET TITLE:	

COVER SHEET

DRAWING NO.:	A-000	D
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1205-4871 SHELL ROAD
 RICHMOND, BRITISH COLUMBIA
 CANADA V6V 3Z9
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PROJECT:
INDUSTRIAL DEVELOPMENT
 7803, 7815 128 STREET
 SURREY, B.C.

CLIENT:
SCOTT BLVD. DEVELOPMENTS LTD.

CIVIC ADDRESS
 7803 & 7815 - 128 STREET, SURREY, B.C.

LEGAL DESCRIPTION
 LOT A, PLAN 23098, PART NE 1/4 SECTION 19, TOWNSHIP 2, NWD PID-000-777-731
 LOT 1, PLAN 14232, SECTION 19, TOWNSHIP 2, NWD, EXCEPT PLAN 23098, PID-009-907-815

ZONING
 EXISTING RA
 PROPOSED IL

SITE AREA
 GROSS SITE AREA 3,977.8 S.M. 42,818 SQ.FT.
 DEDICATION 967.0 S.M. 10,633 SQ.FT.
 NET SITE AREA 2,990.0 S.M. 32,185 SQ.FT.

PROPOSED BUILDING AREA
 BUILDING AREA 1,117.0 S.M. 12,023 SQ.FT.

SITE COVERAGE
 MAX ALLOWED IN 'IL' ZONE 60 %
 PROPOSED 1,117 / 2,990 = 38 %

FLOOR AREAS
 MAIN FLOOR 1,117 S.M. 12,023 SQ.FT.
 SECOND LEVEL 1,117 S.M. 12,023 SQ.FT.
 TOTAL 2,234 S.M. 24,047 SQ.FT.

FLOOR AREA RATIO
 ALLOWED 1.00
 PROVIDED 24,047 SQ.FT. / 32,185 SQ.FT. = 0.74

BUILDING SETBACKS

	REQUIRED	PROVIDED
EAST FRONT YARD	25'-0" (7.50 M.)	9'-3" (2.81 M.)
WEST REAR YARD	25'-0" (7.50 M.)	115'-4" (35.16 M.)
NORTH SIDE YARD	0'-0" (0.00 M.)	1'-0" (0.30 M.)
SOUTH SIDE YARD	24'-7" (7.50 M.)	24'-7" (7.50 M.)

BUILDING HEIGHT
 MAXIMUM ALLOWED IN 'IL' ZONE 80'-0" (18.00 M.)
 PROPOSED 35'-0" (10.62 M.)

PARKING REQUIRED

FLOOR	INDUSTRIAL	LESS STAIRS	LESS CORRIDOR	LESS MECHANICAL	LESS ELECTRICAL	TOTAL
MAIN FLOOR	12,023 SQ.FT.	465 SQ.FT.	1,403 SQ.FT.	122 SQ.FT.	9,879 SQ.FT.	
SECOND LEVEL	12,023 SQ.FT.	345 SQ.FT.	87 SQ.FT.	70 SQ.FT.	10,439 SQ.FT.	
TOTAL	24,047 SQ.FT.	810 SQ.FT.	1,490 SQ.FT.	192 SQ.FT.	20,315 SQ.FT.	

STALLS REQUIRED $\frac{9879}{1075} \times 1 = 9.19$ CARS

SECOND LEVEL

FLOOR	INDUSTRIAL	LESS STAIRS	LESS CORRIDOR	LESS ELEVATOR	LESS MACHINE RM.	TOTAL
OFFICE	12,023 SQ.FT.	345 SQ.FT.	87 SQ.FT.	70 SQ.FT.	10,439 SQ.FT.	
TOTAL	10,439 SQ.FT.	345 SQ.FT.	87 SQ.FT.	70 SQ.FT.	10,439 SQ.FT.	

STALLS REQUIRED $\frac{10439}{1075} \times 2 = 19.42$ CARS

TOTAL PARKING REQUIRED = 28.61 SAY 29 CARS

PARKING PROVIDED

TYPE	QUANTITY
SMALL CAR STALLS	= 2 CARS
NORMAL CAR STALLS	= 29 CARS
HIC PARKING STALLS	= 1 CAR
TOTAL PARKING PROVIDED	= 32 CARS

BICYCLE STALLS

TYPE	QUANTITY
REQUIRED STALLS	$\frac{2254}{100} \times 0.06 = 1.34$ SAY 2 STALLS
PROVIDED STALLS	= 3 STALLS

1 SITE PLAN
 A-101
 1/16" = 1'-0"

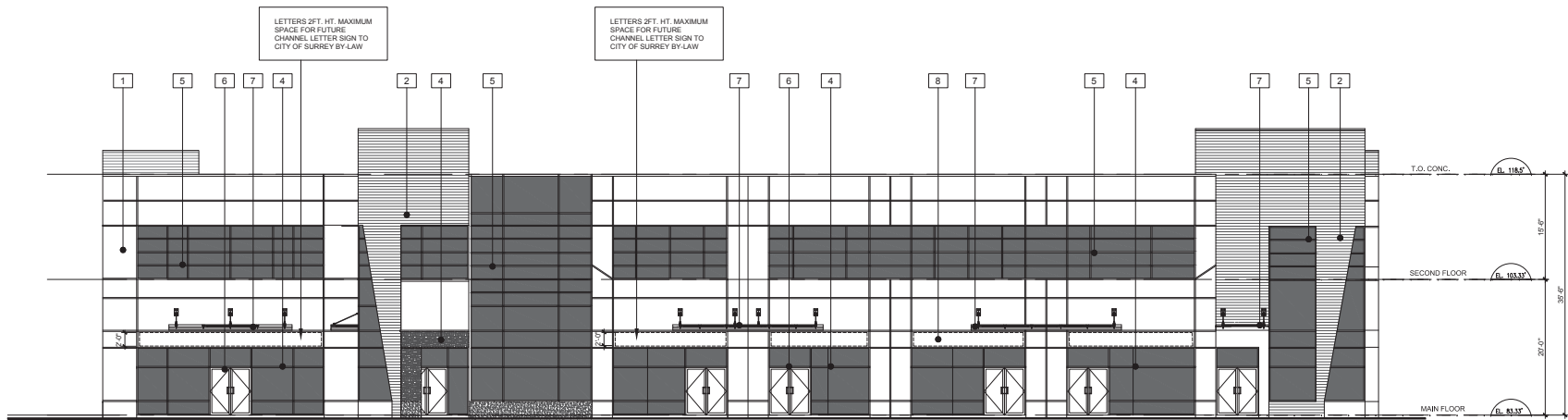
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JOB No.	SUR 011
DATE	APRIL 2013
SHEET TITLE	

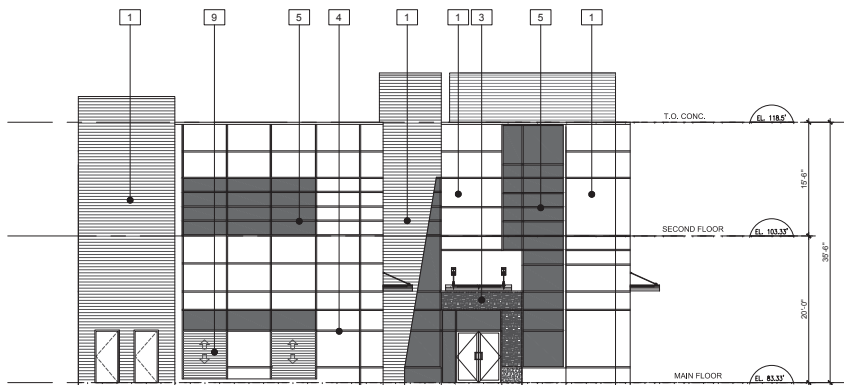
SITE PLAN

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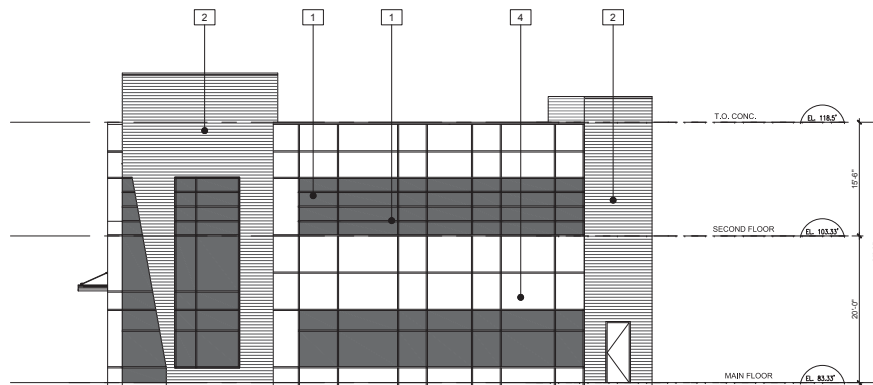
1: Scale 1/16" = 1'-0" (1:25.4)



1 SOUTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"

NOTES:

- SCHEDULE OF EXTERIOR FINISHES
- 1 TILT - UP CONCRETE DUAL PAINT BM 1454
 - 2 WALL NUT COLOR STAINED CEDAR VENEER OVER TILT UP
 - 3 STONE CLADDING RUSTIC LEISDE STONE SAW TOOTH (www.rstone.com)
 - 4 CLEAR SEALED GLAZING
 - 5 REFLECTIVE SEALED GLAZING DARK GRAY
 - 6 ALUMINUM STORE FRONT FRAMES BLACK ANODIZED
 - 7 GLASS AWNINGS
 - 8 SIGN BOARD
 - 9 OVERHEAD DOOR

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2013/05/07	C	ISSUED FOR DP APPLICATION
2011/05/29	B	REVISED FOR DP
2011/05/29	A	REVISED FOR DP



1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6V 3Z9
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PROJECT:
INDUSTRIAL DEVELOPMENT
7803, 7815 128 STREET
SURREY, B.C.

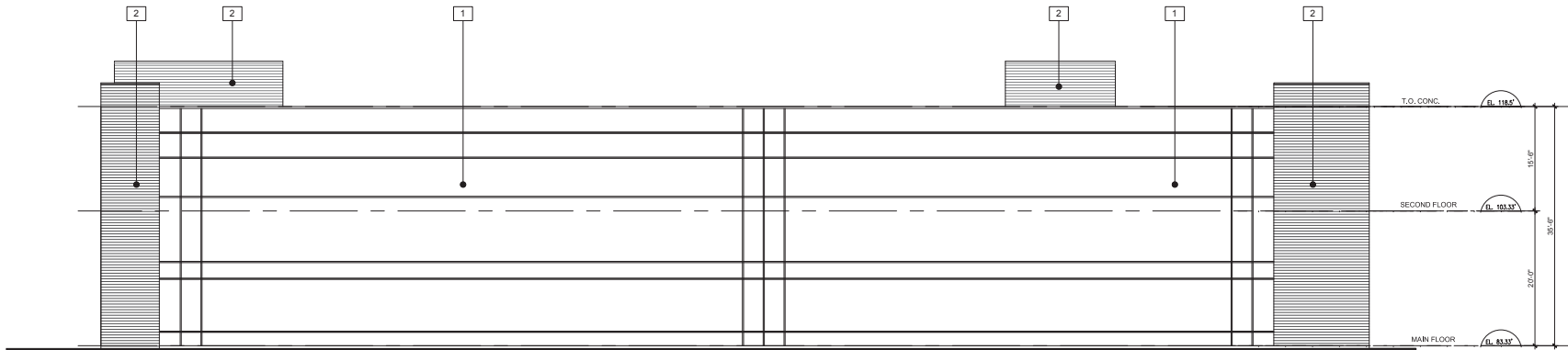
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SCALE	1/8" = 1'-0"
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DATE	APRIL 2013
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ELEVATIONS

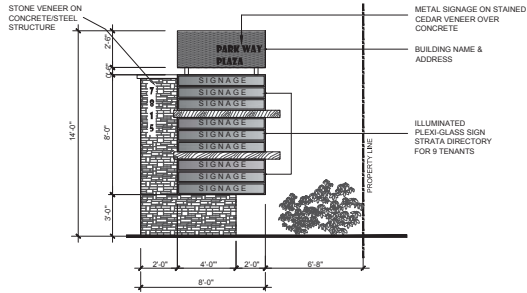
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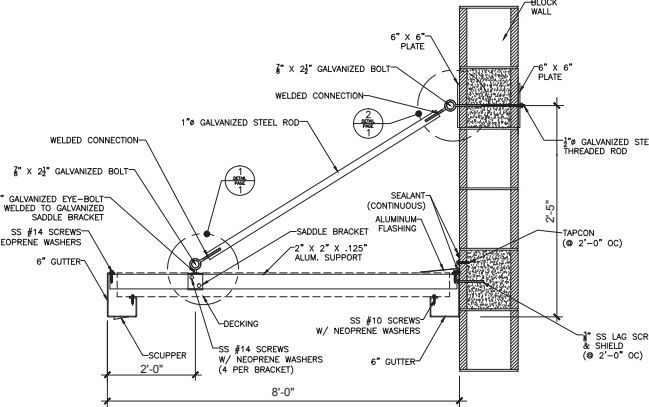
NOTES:

- SCHEDULE OF EXTERIOR FINISHES
- 1 TILT-UP CONCRETE DUAL PAINT BM 1454
 - 2 WALL-NUT COLOR STAINED CEDAR VENEER OVER TILT-UP
 - 3 STONE CLADDING RUSTIC LEISURE STONE SAW TOOTH (www.rstone.com)
 - 4 CLEAR SEALED GLAZING
 - 5 REFLECTIVE SEALED GLAZING DARK GRAY
 - 6 ALUMINUM STORE FRONT FRAMES BLACK ANODIZED
 - 7 GLASS AWNINGS
 - 8 SIGN BOARD
 - 9 OVERHEAD DOOR

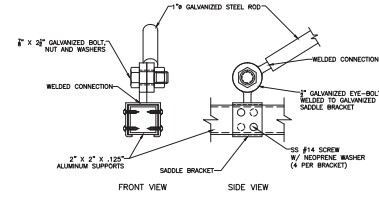
1 NORTH ELEVATION
1/8" = 1'-0"



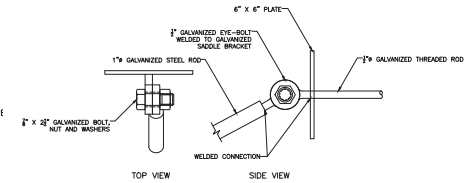
2 FREE STANDING SIGNAGE DETAIL
1/4" = 1'-0"



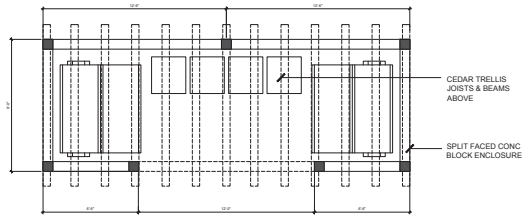
3 SECTION VIEW OF CANOPY
3/4" = 1'-0"



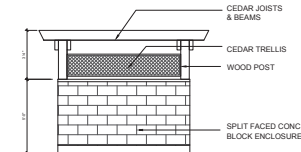
4 DETAIL OF CANOPY
3/4" = 1'-0"



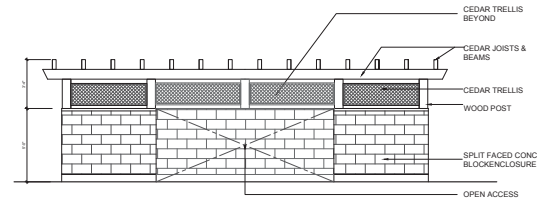
5 DETAIL OF CANOPY
3/4" = 1'-0"



6 PLAN - GARBAGE & RECYCLING ENCLOSURE
1/4" = 1'-0"



6 SIDE ELEVATION - GARBAGE & RECYCLING ENCLOSURE
1/4" = 1'-0"



6 FRONT ELEVATION - GARBAGE & RECYCLING ENCLOSURE
1/4" = 1'-0"

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df
ARCHITECTURE
inc.

1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6V 3Z9
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

PROJECT:
INDUSTRIAL DEVELOPMENT
7803, 7815 128 STREET
SURREY, B.C.

CLIENT:
SCOTT BLVD. DEVELOPMENTS LTD.

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CHECKED	-
SCALE	1/8" = 1'-0"
JOB No.	SUR 011
DATE	APRIL 2013
SHEET TITLE	

**ELEVATIONS
SIGNAGE &
CANOPY DETAILS
GARBAGE & RECYCLING**

DRAWING NO.:	A-302	D
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INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department** DATE: **November 8, 2011**
FILE: **7808-0135-00**

FROM: **Development Services Manager, Engineering Department**

RE: **Engineering Requirements (Industrial)
Location: 7815/7803-128 Street**

REZONE

Property and Statutory Right-of-Way (SRW) Requirements

- dedicate 9.942 m to 5.482 m along 78 Avenue for 20 to 16 m road;
- dedicate 2.808 m along 128 Street for 30 m arterial;
- dedicate 8.0 m lane along west property line; and
- provide 0.5 m Statutory Right-of-way along 78 Avenue frontage.

Works and Services

- construct 78 Avenue and lane along west property line.

A Servicing Agreement is required prior to Rezone.

Rémi Dubé, P.Eng.
Development Services Manager

KH

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7908-0135-00

Issued To: SAMTA ENTERPRISES CORPORATION
("the Owner")

Address of Owner: 8388 – 128 Street, Suite #205
Surrey, B.C. V3W 1A7

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 009-907-815
Lot 1 Except: Part Subdivided by Plan 23098; Section 19 Township 2 New Westminster
District Plan 14232

7815 – 128 Street

Parcel Identifier: 000-777-731
Lot "A" Section 19 Township 2 New Westminster District Plan 23098

7803 – 128 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 48, "Light Impact Industrial Zone (IL)", the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 2.8 metres (9 ft.);
 - (b) In Section F of Part 48, "Light Impact Industrial Zone (IL)", the minimum north side yard setback is varied from 0 metre (0 ft.) to 0.3 metre (1 ft.); and
 - (c) In Section I.2 of Part 48, "Light Impact Industrial Zone (IL)", the minimum width of a continuous landscaping strip along the southern boundary of the land that abuts 78 Avenue is reduced from 1.5 metres (5 ft.) to 0.68 metre (2 ft.).
5. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 7908-0135-00 (A) through to and including 7908-0135-00 (B) (the "Drawings") which are attached hereto and form part of this development variance permit.
6. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
8. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
10. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

NOTES:

1	DATE	2018/07/23
2	PROJECT	INDUSTRIAL DEVELOPMENT
3	CLIENT	SCOTT BLVD. DEVELOPMENTS LTD.
4	DESIGNER	ARCHITECTURE INC.
5	LOCATION	128 STREET, SURREY, B.C.
6	SCALE	AS SHOWN
7	PROJECT NO.	7908-0135-00(A)
8	DRAWN BY	ARCHITECTURE INC.
9	CHECKED BY	ARCHITECTURE INC.
10	DATE	2018/07/23



128-471 BELL ROAD
 RICHMOND, BRITISH COLUMBIA
 T 604-278-1818 F 604-278-1811
 info@architectures.ca

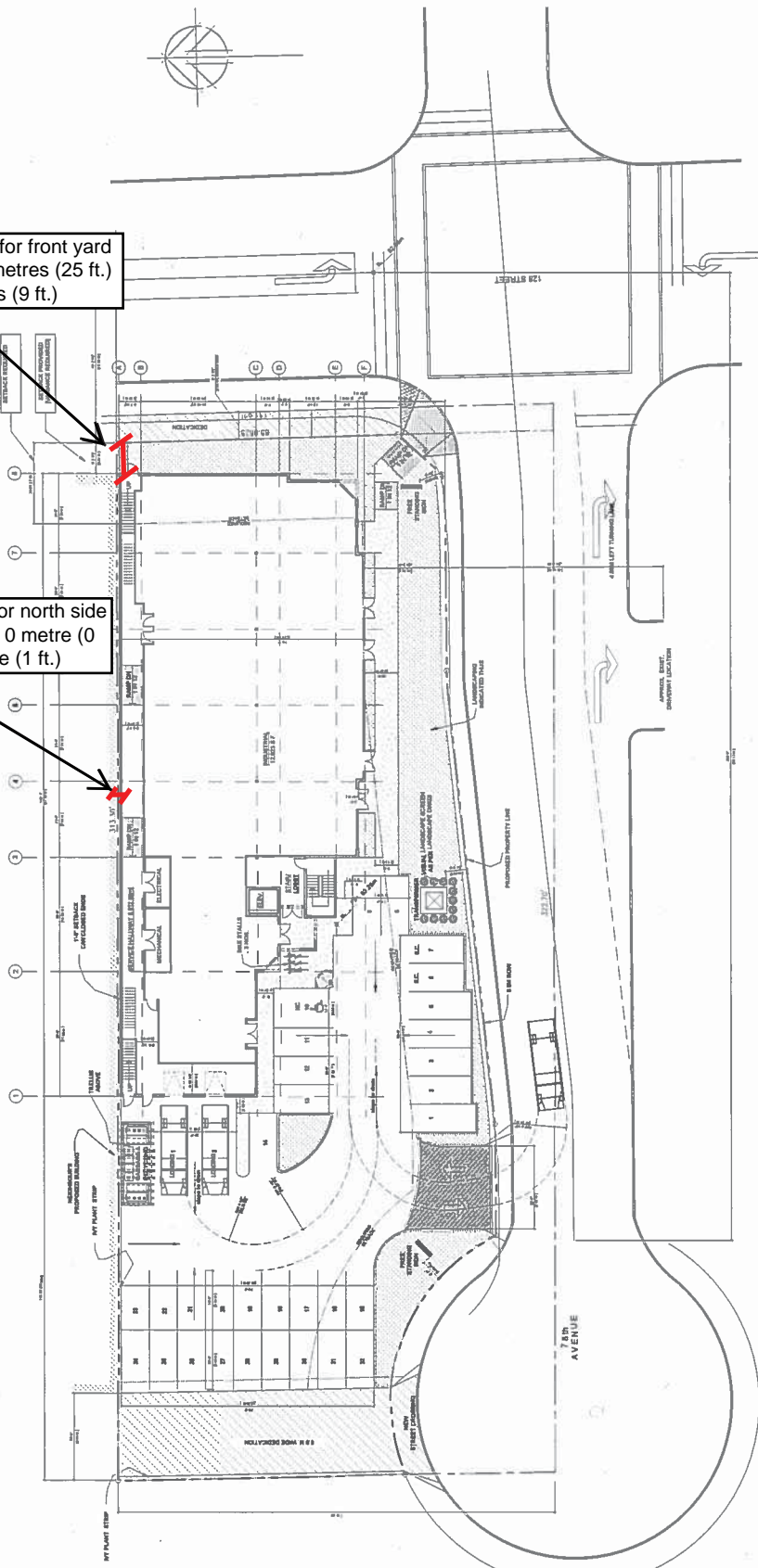
SCOTT BLVD. DEVELOPMENTS LTD.

DATE	2018/07/23
PROJECT	INDUSTRIAL DEVELOPMENT
CLIENT	SCOTT BLVD. DEVELOPMENTS LTD.
DESIGNER	ARCHITECTURE INC.
LOCATION	128 STREET, SURREY, B.C.
SCALE	AS SHOWN
PROJECT NO.	7908-0135-00(A)
DRAWN BY	ARCHITECTURE INC.
CHECKED BY	ARCHITECTURE INC.
DATE	2018/07/23

SITE PLAN

Variance required for front yard setback from 7.5 metres (25 ft.) to 2.8 metres (9 ft.)

Variance required for north side yard setback from 0 metre (0 ft.) to 0.3 metre (1 ft.)



FLOOR AREA	1,117.8 M ²	12,023.80 FT ²
MAIN FLOOR	1,117.8 M ²	12,023.80 FT ²
TOTAL	2,235.6 M ²	24,047.60 FT ²


FLOOR AREA MAINTAINED	24,047.60 FT ² (7,211.65 SQ M)	0.74
ALLOWED	24,047.60 FT ² (7,211.65 SQ M)	0.74
PROVIDED	24,047.60 FT ² (7,211.65 SQ M)	0.74

BUILDING SETBACKS	REQUIREMENTS	PROVIDED
EAST FRONT YARD	8'-0" (2.44 M)	8'-0" (2.44 M)
WEST FRONT YARD	25'-0" (7.62 M)	15'-0" (4.57 M)
NORTH SIDE YARD	15'-0" (4.57 M)	15'-0" (4.57 M)
SOUTH SIDE YARD	24'-0" (7.32 M)	24'-0" (7.32 M)
BUILDING HEIGHT	MAXIMUM ALLOWED IN "L" ZONE	8'-0" (2.44 M)
PROPOSED		35'-0" (10.67 M)

PARKING REQUIRED	12,023.80 FT ²	465.80 FT
INDICATED	1,400.00 FT ²	172.80 FT
LESS CORRIDOR	1,250.00 FT ²	157.60 FT
LESS STAIRS	1,100.00 FT ²	142.40 FT
LESS ELECTRICAL	950.00 FT ²	127.20 FT
TOTAL	800.00 FT ²	97.60 FT
STALLS REQUIRED	198 STALLS	198 STALLS
OFFICE	12,023.80 FT ²	465.80 FT
STAIRS	1,400.00 FT ²	172.80 FT
CORRIDOR	1,250.00 FT ²	157.60 FT
LESS STAIRS	1,100.00 FT ²	142.40 FT
LESS CORRIDOR	950.00 FT ²	127.20 FT
LESS ELECTRICAL	800.00 FT ²	97.60 FT
TOTAL	10,423.80 FT ²	368.00 FT
STALLS PROVIDED	198 STALLS	198 STALLS
SMALL CAR STALLS	198 STALLS	198 STALLS
MEDIUM CAR STALLS	0 STALLS	0 STALLS
HC PARKING STALLS	0 STALLS	0 STALLS
TOTAL PARKING PROVIDED	198 STALLS	198 STALLS
BICYCLE STALLS	0 STALLS	0 STALLS
PROVIDED	0 STALLS	0 STALLS
TOTAL	198 STALLS	198 STALLS

LEGAL DESCRIPTION	LOT 1, PLAN 23068, PART NE 1/4 SECTION 16, TOWNSHIP 2, RANGE 10, DISTRICT 15, SURREY, B.C.
LEGAL DESCRIPTION	LOT 1, PLAN 1022, SECTION 16, TOWNSHIP 2, RANGE 10, DISTRICT 15, SURREY, B.C.
ZONING	INDUSTRIAL (I-1)
PROPOSED	INDUSTRIAL (I-1)
PERMITTED	INDUSTRIAL (I-1)
SETBACKS	8'-0" (2.44 M) EAST FRONT YARD, 25'-0" (7.62 M) WEST FRONT YARD, 15'-0" (4.57 M) NORTH SIDE YARD, 24'-0" (7.32 M) SOUTH SIDE YARD, 8'-0" (2.44 M) BUILDING HEIGHT
PROPOSED	8'-0" (2.44 M) EAST FRONT YARD, 15'-0" (4.57 M) WEST FRONT YARD, 15'-0" (4.57 M) NORTH SIDE YARD, 24'-0" (7.32 M) SOUTH SIDE YARD, 35'-0" (10.67 M) BUILDING HEIGHT
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1 SITE PLAN
 A-101
 1/16" = 1' = 0"

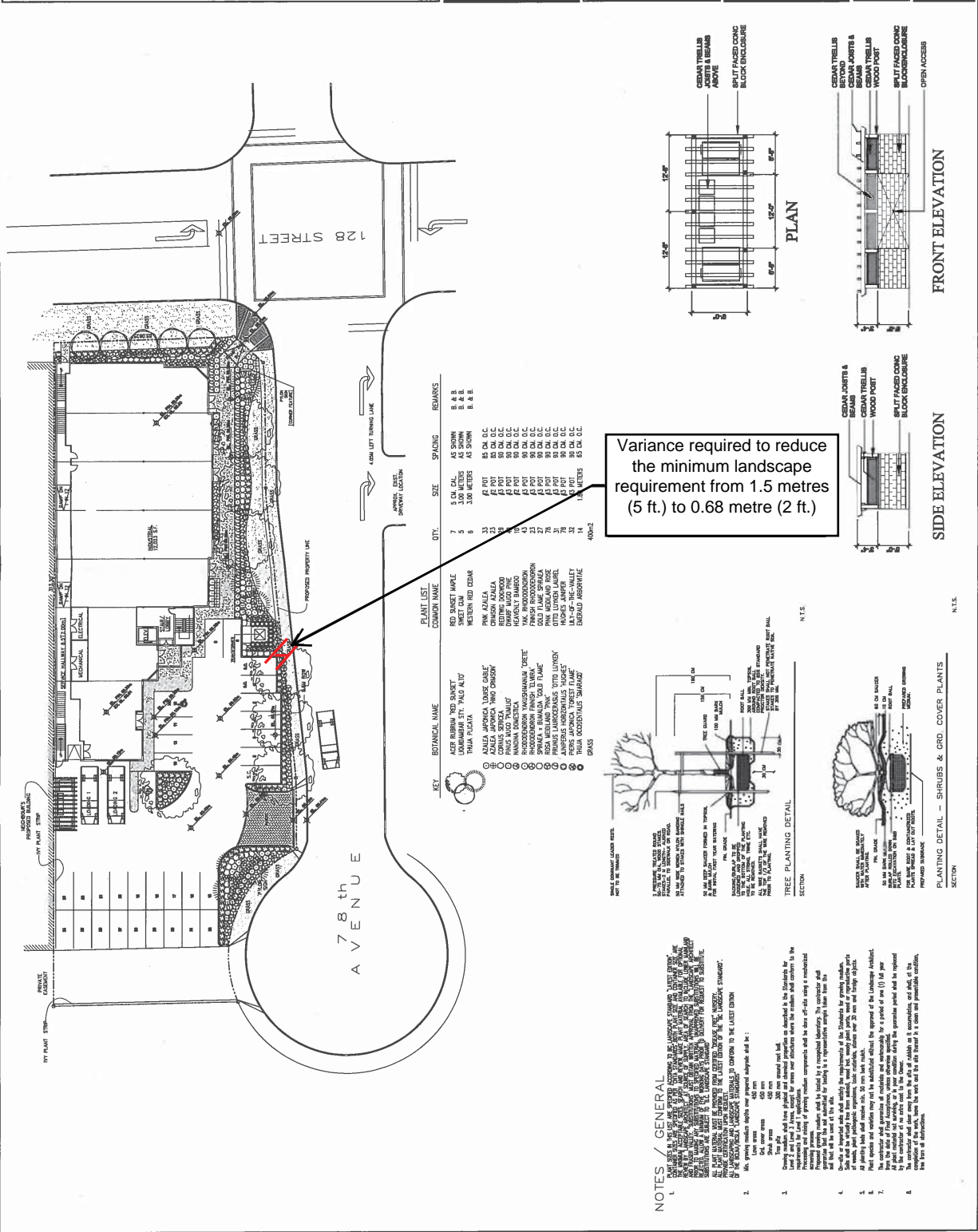


C.KAVOLINAS & ASSOCIATES INC.
 BSCA CSA
 7477 AVONDALE COURT
 ARLINGTON, VA 22202
 PHONE (703) 837-2378

SCOTT RYAN ENGINEERS LTD.
 475 WASH SQUARE
 SUITE 1050
 SUDBURY, ONT. N3H 5R7
 PHONE (905) 977-8612

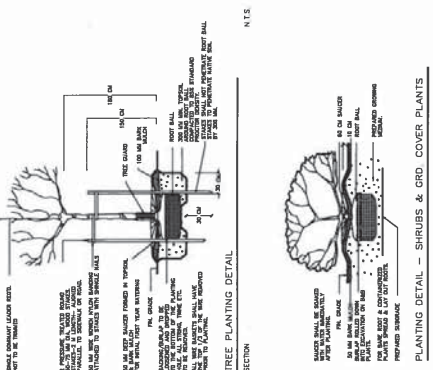
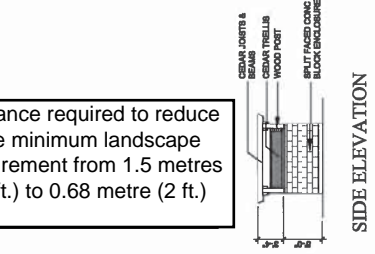
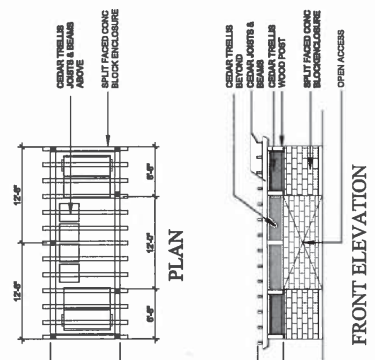
LANDSCAPE PLAN
 PROPOSED
 INDUSTRIAL DEVELOPMENT
 7803 A, 7815 - 128 STREET
 SUDBURY, ONT.

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 SCALE: 1:500
 DATE: AUG/11



KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
1	WESTERN RED CEDAR	WESTERN RED CEDAR	5	3.00 METERS	AS SHOWN	B. & B.
2	SMET GINA	SMET GINA	6	3.00 METERS	AS SHOWN	B. & B.
3	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
4	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
5	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
6	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
7	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
8	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
9	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
10	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
11	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
12	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
13	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
14	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
15	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
16	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
17	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
18	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
19	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
20	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
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22	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
23	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
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25	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
26	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
27	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
28	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
29	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
30	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
31	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
32	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
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39	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
40	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
41	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
42	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
43	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
44	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
45	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
46	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
47	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
48	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
49	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	
50	PRINZ ADOLF THAIS	PRINZ ADOLF THAIS	33	2.00 FT	85 CM O.C.	

Variance required to reduce the minimum landscape requirement from 1.5 metres (5 ft.) to 0.68 metre (2 ft.)

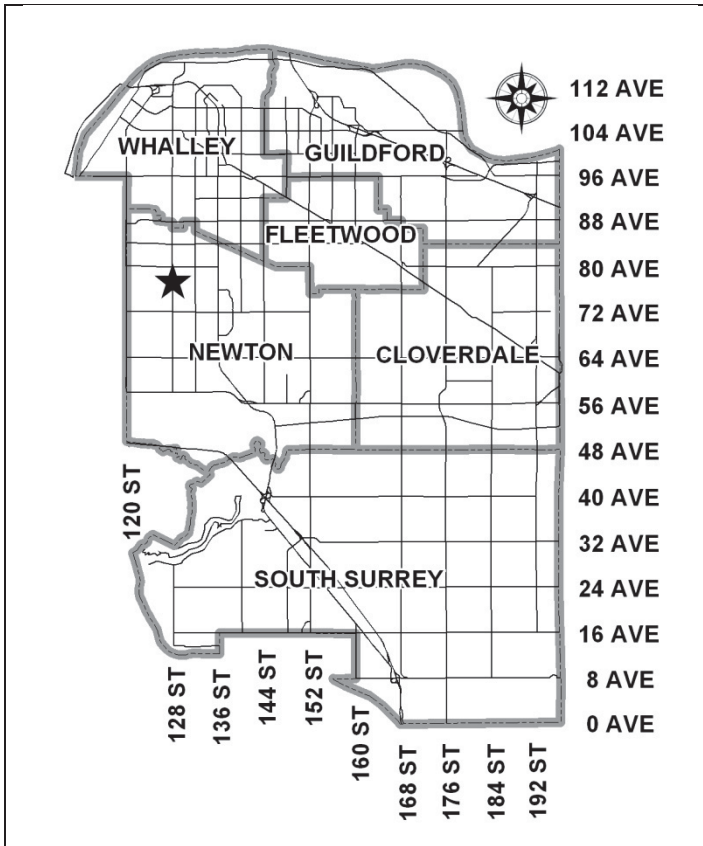


- NOTES / GENERAL**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE LANDSCAPE CONTRACTOR.
 2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE CONTRACTOR'S SPECIFICATIONS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE LANDSCAPE CONTRACTOR.
 4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE CONTRACTOR'S SPECIFICATIONS.
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 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE LANDSCAPE CONTRACTOR.
 8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE CONTRACTOR'S SPECIFICATIONS.

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0135-00

Planning Report Date: December 12, 2011



PROPOSAL:

- **Rezoning** from RA to CD (based on IB/IL with retail uses)

in order to permit a broad range of office uses, general service uses and retail uses.

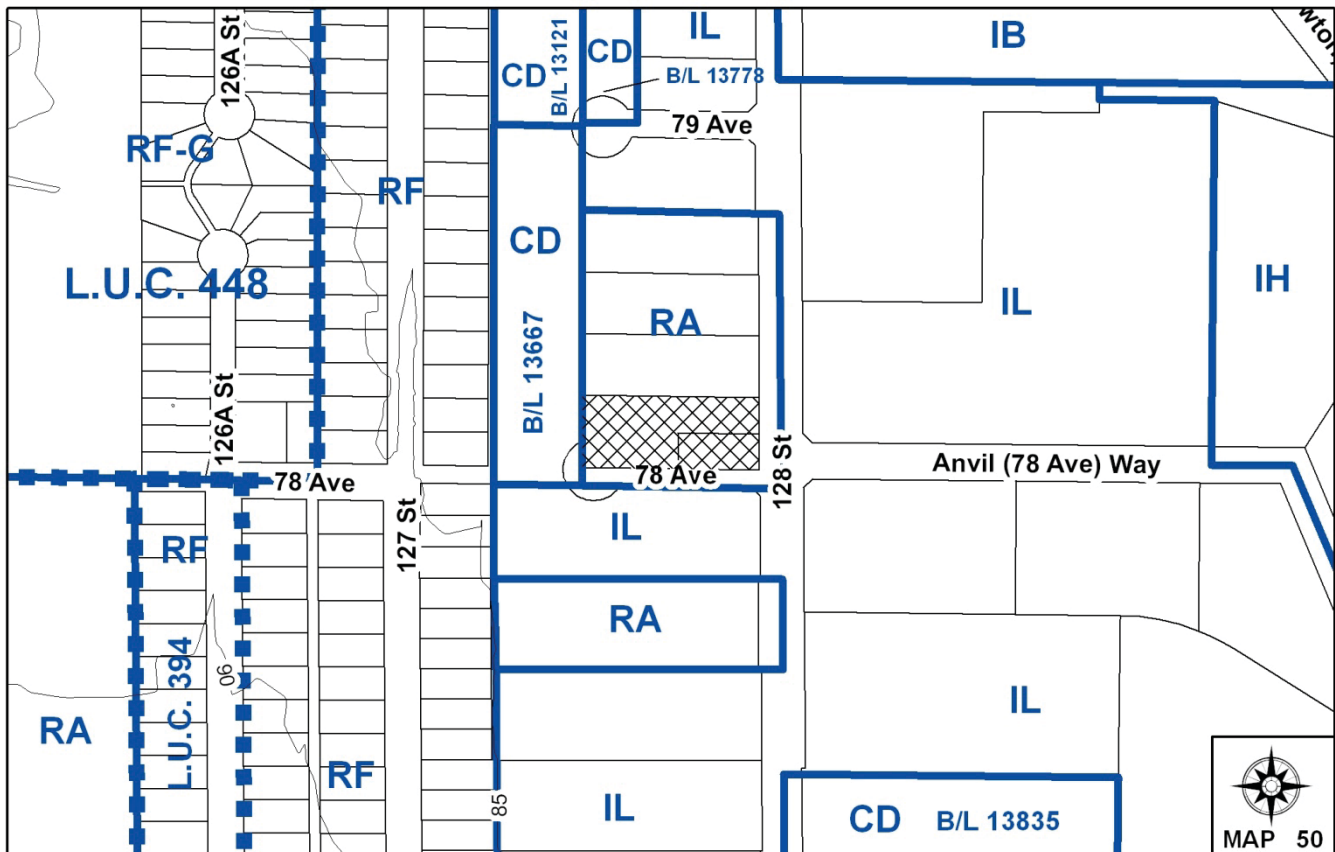
LOCATION: 7815 and 7803 - 128 Street

OWNER: Samta Enterprises Corporation

ZONING: RA

OCP DESIGNATION: Industrial

LAP DESIGNATION: General Industrial



RECOMMENDATION SUMMARY

- The Planning & Development Department recommends that the rezoning proposal be denied.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed rezoning would permit a range of office uses, general service uses and retail uses not currently permitted in industrial designated properties.

RATIONALE OF RECOMMENDATION

- The intent of the "Industrial" designation in the OCP and "General Industrial" designation in the Central Newton Local Area Plan (LAP) is to ensure the subject property is primarily reserved for industrial activities.
- The Employment Lands Strategy Study (2008) states that: "Industrial land shall be protected for industrial use." In addition, the strategy encourages the type of uses sought by the applicant within Newton to major transportation corridors (e.g. King George Boulevard, No. 10 Highway and Scott Road/120 Street) as well as Newton Town Centre.
- The subject property and surrounding neighbourhood are primarily industrial in nature and zoned "Light Impact Industrial (IL)" or "Comprehensive Development (CD)" (based on IL). In addition, several adjacent properties including those directly north at 7825 – 128 Street and 7843 – 128 Street are currently under application for rezoning to IL (File No. 7906-0483-00).
- The proposed rezoning, if approved, would erode the industrial land base along 128 Street and permit further encroachment of office uses, general service uses and retail uses not appropriate for the industrial designated properties within the area.
- The proposed multi-tenant industrial building would provide 32 parking spaces based upon a combination of industrial and second-floor office uses. However, the proposed rezoning would permit a broader range of office uses, general service uses and retail uses that require more on-site parking than currently proposed. As a result, the subject property would not meet the minimum parking requirements under Zoning By-law No. 12000.

RECOMMENDATION

The Planning & Development Department recommends that this application be denied.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North, West and South (Across 78 Avenue):	Vacant land and multi-tenant industrial buildings	Industrial/General Industrial	RA, IL & CD (B/L 13667)
East (Across 128 Street):	Building supply centre and multi-tenant industrial building	Industrial/High Impact Industrial	IL

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located on the north side of 78 Avenue and presently zoned "One-Acre Residential (RA)". The property is designated "Industrial" in the Official Community Plan (OCP) and "General Industrial" in the Central Newton Local Area Plan (LAP).
- The applicant is proposing to consolidate the subject properties in order to construct a 2,234 square metre (24,046 sq. ft.) multi-tenant building with a broad range of office uses, general service uses and retail uses. In particular, the applicant proposes similar uses to those allowed within CD By-law No. 13106 at 12899 – 76 Avenue which include uses related to interior design and building renovation projects such as showrooms, sales and service centres for wallpaper, paint, finishing materials, flooring, kitchen cabinets and window coverings as well as lighting, plumbing, kitchen and bathroom fixtures. In addition, the CD By-law permits a wide range of retail uses that include ceramic supplies and showrooms, glass shows, furniture stores, hobby brewing stores as well as party rental stores.

Arguments in Support of Rezoning

- The applicant purchased the subject properties in order to construct a multi-tenant building and initially proposed rezoning from RA to CD (based on IL) with 33% retail uses. A broader range of office uses, general service uses and retail uses would attract new business to Central Newton.

Arguments Against Rezoning

- The intent of the "Industrial" designation in the OCP and "General Industrial" designation in the Central Newton Local Area Plan (LAP) is to ensure the subject property is primarily reserved for industrial activities. In contrast, the applicant is attempting to develop the site in Central Newton with a broader range of office, general service and retail uses better suited to commercial designated areas.
- The Employment Lands Strategy Study (2008) states that: "Industrial land shall be protected for industrial use." In addition, the strategy encourages commercial activities within Newton to be located on major transportation corridors (e.g. King George Boulevard, No. 10 Highway and Scott Road/120 Street) as well as in Newton Town Centre. The Employment Lands Strategy specifically recommends that commercial businesses in the Newton Industrial Area be restricted to those servicing local needs including ancillary retail or commercial enterprises needed to support industrial activities and with limited retail floor area.
- The subject property and surrounding neighbourhood are primarily industrial in nature and zoned "Light Impact Industrial (IL)" or "Comprehensive Development (CD)" (based on IL). It is important to note that the surrounding CD Zones (based on IL) were established in order to eliminate Assembly Hall and Truck Parking Uses in response to concerns of the residential neighbours. In addition, several adjacent properties including those directly north at 7825 - 128 Street and 7843 - 128 Street are currently under application for rezoning to IL (File No. 7906-0483-00) (Appendix IV).
- The proposed rezoning, if approved, would further erode the industrial land base along 128 Street and permit further encroachment of office uses, general service uses and retail uses not permitted within industrial designated properties.
- The proposed multi-tenant building would provide roughly 32 parking spaces. The applicant's calculation is based upon a combination of industrial and second-floor office uses. However, the proposed rezoning would permit a broader range of office uses, general service uses and retail uses that require more on-site parking than currently proposed. City staff estimate that roughly 48 parking stalls could be required in order to accommodate the proposed uses. As a result, the subject property would not meet the minimum parking requirements under Zoning By-law No. 12000.
- Should Council allow the proposed development to proceed, the application should be referred back to staff to carry out the design review and drafting of an appropriate CD By-law.

PRE-NOTIFICATION

Pre-notification letters were sent on September 8, 2011 and staff received no responses.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets and Survey Plan
- Appendix II. Site Plan and Floor Plans
- Appendix III. Engineering Summary
- Appendix IV. Map of adjacent properties under development application for rezoning

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MRJ/kms

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APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		3,978 sq. m.
Road Widening area		
Undevelopable area		
Net Total		2,990 sq. m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	60%	38%
SETBACKS (in metres)		
Front		
Rear		
Side #1 (N,S,E, or W)		
Side #2 (N,S,E, or W)		
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)	18 m.	10.8 m.
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Industrial/Commercial		
Industrial/General Service/Retail		1,117 sq. m.
Office		1,117 sq. m.
Total		2,234 sq. m.
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		2,234 sq. m.

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)	1.0	0.75
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		13
Office		19
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		32
Number of accessible stalls		1
Number of small cars		3
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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