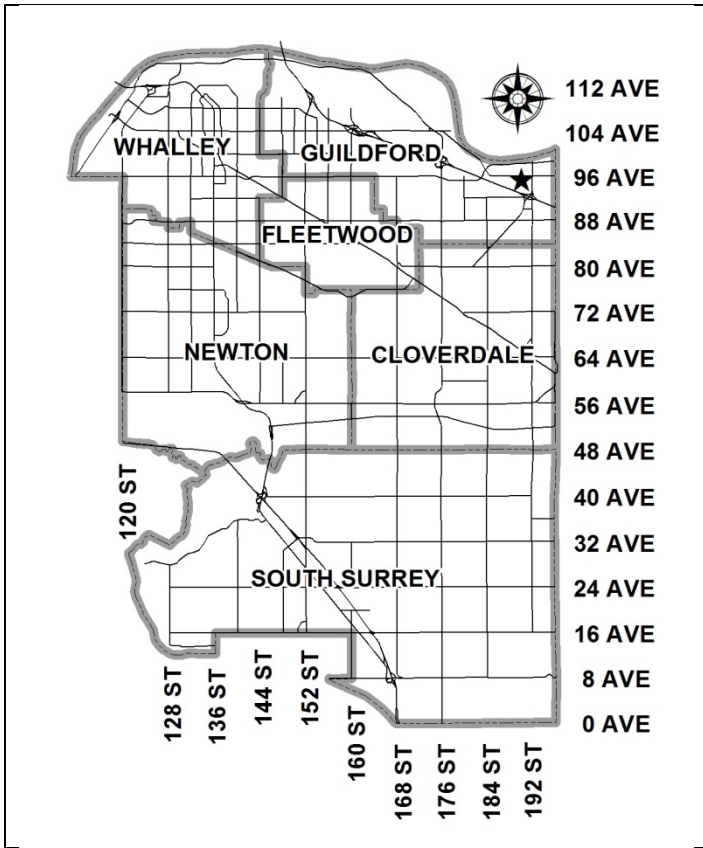


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0043-00

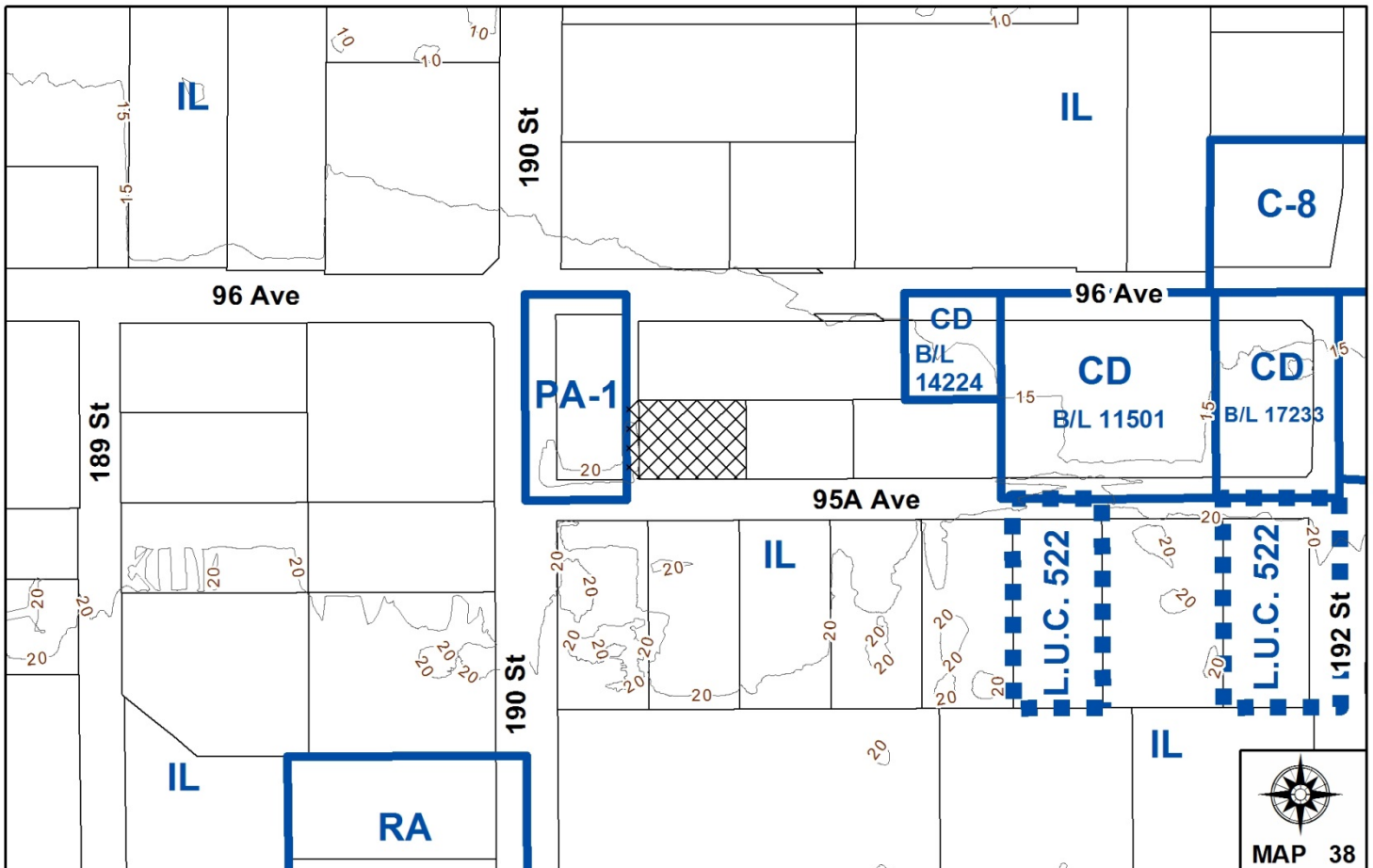
Planning Report Date: April 13, 2015



**PROPOSAL:**

- **Development Variance Permit**  
 in order to reduce the front yard setback for a proposed industrial building.

**LOCATION:** 19049 - 95A Avenue  
**OWNER:** Laurino Holdings Inc.  
**ZONING:** 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 to reduce the minimum front yard setback of the "Light Impact Industrial Zone (IL)" from 7.5 metres (25 ft.) to:
  - 3.0 metres (10 ft.) for the principal building; and
  - 2.0 metres (6.5 ft.) to the canopies.

### RATIONALE OF RECOMMENDATION

- The proposed reduced front yard setback achieves a friendlier streetscape by providing parking and vehicle circulation at the rear of the proposed building rather than in the front of the proposed building.
- The proposed front yard setback is compatible with the neighbouring existing industrial buildings (19077 and 19103 – 95A Avenue) to the east, which are set back approximately 5 metres (16 ft.) from the street.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7915-0043-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback of the Light Impact Industrial Zone (IL) from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for the principal building and to 2.0 metres (6.5 ft.) to the canopies.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant lot

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Multi-tenant industrial building	Industrial	IL
East:	Industrial building	Industrial	IL
South (Across 95A Avenue):	Industrial buildings	Industrial	IL
West:	St. Oswald's Anglican Church (heritage site)	Industrial	PA-1

DEVELOPMENT CONSIDERATIONS

- The vacant, 2,000-square metre (1/2 ac.) subject lot is located at 19049 – 95A Avenue in Port Kells. The lot is designated Industrial in the Official Community Plan (OCP) and is zoned "Light Impact Industrial Zone (IL)".
- The applicant is seeking a variance to reduce the front yard setback of the IL Zone in order to permit the construction of a new industrial building closer to the street. Since the subject lot is not located along a major road and is not visible from a major road, a Development Permit for form and character is not needed.
- The owner recently acquired a 6-metre (20 ft.) wide surplus lane that bordered the western property line and consolidated the lane with the subject site. The additional land gained by the lane acquisition will provide surface parking along the western property line.

- The proposed building will consist of two tenants; one being King Services Construction Group and the other tenant is undetermined at this time.

#### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum front yard setback of the "Light Impact Industrial Zone (IL)" from 7.5 metres (25 ft.) to:
  - 3.0 metres (10 ft.) for the principal building; and
  - 2.0 metres (6.5 ft.) to the canopies.

Applicant's Reasons:

- The requested variances will allow for a more efficient parking layout and better vehicle circulation.

Staff Comments:

- The proposed building setback achieves a friendlier streetscape by providing parking and vehicle circulation at the rear of the proposed building rather than in the front of the proposed building.
- The proposed front yard setback is compatible with the neighbouring existing industrial buildings (19077 and 19103 – 95A Avenue) to the east, which are set back approximately 5 metres (16 ft.) from the street and do not have parking immediately in front of the building.
- The proposed canopies on the front façade will extend 0.9 metre (3 ft.) from the building face, and will provide weather protection for pedestrians accessing the front of the building.
- 95A Avenue is currently built to its ultimate road allowance (width) in this location, and will not be widened in the foreseeable future.
- The building will be set back approximately 7.5 metres (25 ft.) from the edge of the road pavement on the north side of 95A Avenue.
- The 7.5-metre (25 ft.) width of the proposed rear drive aisle exceeds the minimum 6-metre (20 ft.) width for two way traffic. The additional width will allow for better maneuverability for oversized vehicles accessing the loading bays.
- The floor area of the proposed building is well within the allowable 1.0 floor area ratio (FAR) of the IL Zone.
- The applicant has submitted a building permit application (No. 14-053486) for the proposed building.

- Staff support the requested variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary  
Appendix II. Development Variance Permit No. 7915-0043-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JD/da

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0043-00

Issued To: LAURINO HOLDINGS INC.

("the Owner")

Address of Owner: 10956 - 164A Street  
Surrey, BC V4N 5C1

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: 029-508-622

Lot A Section 33 Township 8 New Westminster District Plan EPP46325

19049 - 95A Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F Yards and Setbacks, of Part 48 "Light Impact Industrial Zone (IL)", the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for the principal building and to 2.0 metres (6.5 ft.) to the canopies.
4. This development variance permit applies to only that portion of the proposed building on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. 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.
  
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
8. This development variance permit is not a building permit.

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

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Mayor – Linda Hepner

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City Clerk – Jane Sullivan



