

PROPOSAL:

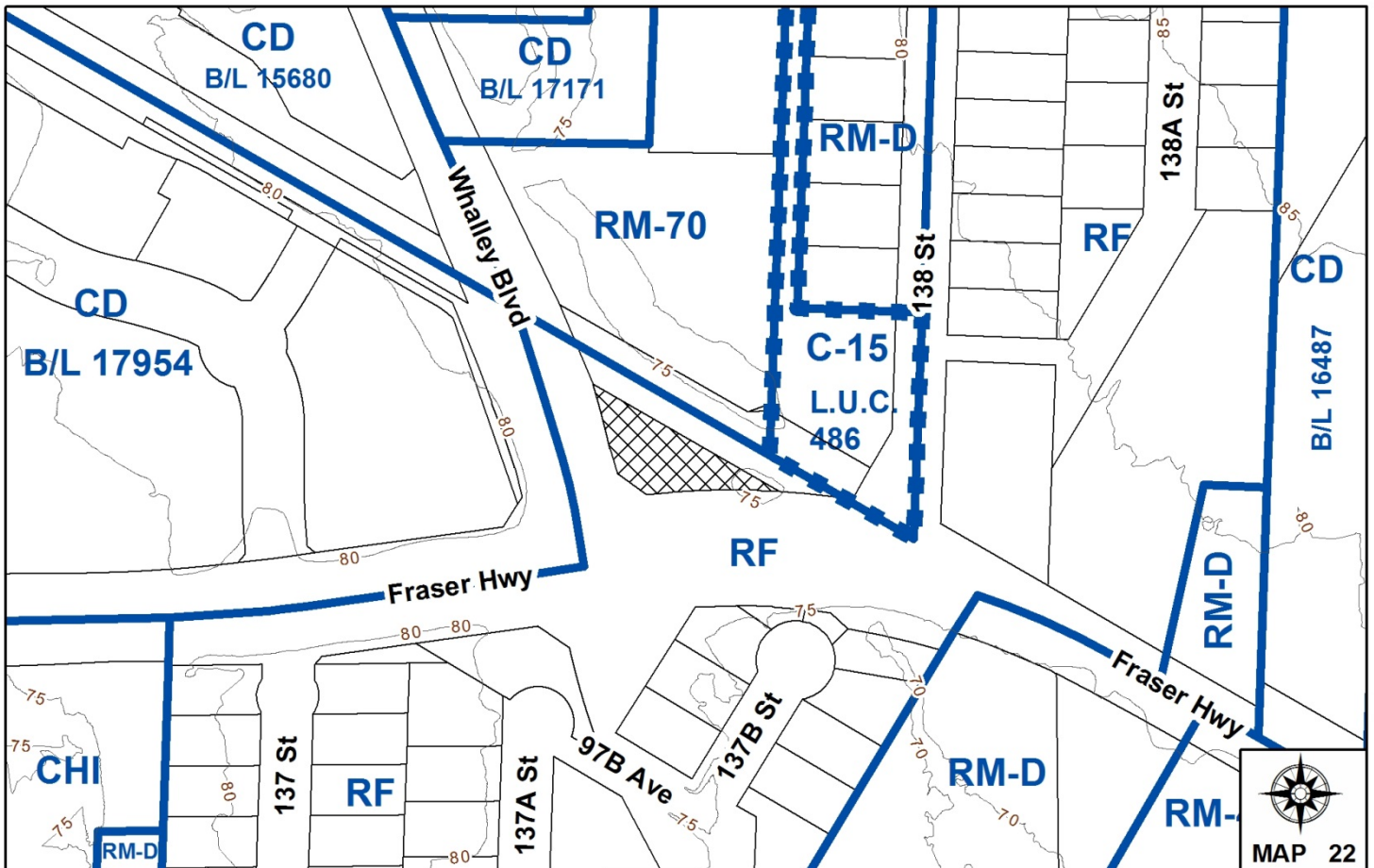
- **Development Variance Permit**
 to vary building setbacks, landscaping and fencing requirements, for a temporary district energy centre.

LOCATION: 9804 - Whalley Boulevard

OWNER: City of Surrey

ZONING: RF

OCP DESIGNATION: Central Business District



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Variances are requested to allow for reduced building setbacks for the side yard on a flanking street (Whalley Boulevard) and the rear yard (north), as well as to waive landscaping and fencing requirements.

RATIONALE OF RECOMMENDATION

- The proposed temporary district energy centre is required to provide thermal energy service to a number of developments in the vicinity of the King George SkyTrain Station. The facility will allow Surrey City Energy to provide interim thermal energy service to its initial customers while keeping capital costs low.
- The proposed temporary district energy centre is to be situated on-site until a permanent facility is designed and proceeds through a Development Permit approval process, at which time the subject structure will be relocated to another site as needed to provide temporary thermal energy service to other developments in City Centre.
- The proposed siting of the temporary district energy centre ensures that all existing mature trees within the site remain preserved and that the riparian area for Quibble Creek remains unaffected.
- The temporary district energy centre structure will be covered in a vinyl wrap along the most visible vantage points from Whalley Boulevard and Fraser Highway, and a cedar hedge is proposed at the northwest corner of the building for additional screening.
- The triangular shaped subject site is relatively small and fronts two streets (Whalley Boulevard and Fraser Highway) and a pedestrian walkway connection. As such, there will be natural surveillance into the area that will deter nuisance activity.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7915-0208-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to vary the Zoning By-law requirement, for a site used for City utilities, by reducing the minimum side yard setback on a flanking street from 3.6 metres (12 ft.) to 1.4 metres (4.6 ft.) and the minimum rear yard setback from 7.5 metres (25 ft.) to 3.9 metres (12.8 ft.);
- (b) to waive the Zoning By-law requirement for a 1.5-metre (5 ft.) wide planted strip around all boundaries of the site used for City utilities; and
- (c) to waive the Zoning By-law requirement for fencing at least 1.8 metres (6 ft.) in height around the area used for City utilities.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant City-owned property, with some trees. Quibble Creek encumbers the eastern portion of the site.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	SkyTrain guideway.	Central Business District	RF and RM-70
Further North:	High rise and lower rise residential development.	Central Business District	RM-70

Direction	Existing Use	OCP Designation	Existing Zone
East:	3-storey mixed-use commercial and residential building.	Multiple Residential	LUC No. 486 (underlying C-15)
South (Across Fraser Highway):	Single family homes.	Central Business District	RF
West (Across Whalley Blvd):	First phase is under construction for a mixed-use development by PCI (Application 7912-0332-00/01 and 7914-0231-00).	Central Business District	CD By-law No. 17954

DEVELOPMENT CONSIDERATIONS

- The subject property, which is located at the northeast corner of Whalley Boulevard and Fraser Highway in the City Centre, is designated "Central Business District" in the Official Community Plan (OCP), "High Rise 5.5 FAR" and "Creek Buffers" in the City Centre Plan, and is currently zoned "Single Family Residential Zone (RF)". The triangular-shaped site is approximately 1,235 square metres (13, 294 sq.ft.) in area and is presently vacant.
- The City's District Energy group proposes to situate a temporary district energy centre on the subject site to provide temporary thermal energy service to a number of buildings in the vicinity of the King George SkyTrain Station. The temporary centre will allow Surrey City Energy to provide interim thermal energy service to its initial customers while keeping capital costs low.
- A similar temporary district energy centre was constructed on the future park site at 10357 - 133 Street, to serve early customers in the vicinity of the Surrey Central SkyTrain Station.
- The proposed temporary district energy centre is to be situated on site until a permanent facility is designed and proceeds through a Development Permit approval process. The temporary centre will be fabricated off-site and delivered to the site. The intended delivery date is December 31, 2015.
- Following construction of a permanent thermal energy centre in the area and/or integration of the King George and Surrey Central district energy nodes, the temporary district energy centre will be relocated to another site as needed to provide temporary thermal energy service to other developments in City Centre.

- Under Part 4 General Provisions of Zoning By-law No. 12000, City utility structures may be located in any Zone provided that:
 - Height and yard restrictions shall be those of the Zone in which the use is to be located;
 - A planted strip at least 1.5 metres (5 ft.) wide shall be maintained on all lot boundaries; and
 - Fencing at least 1.8 metres (6 ft.) in height is erected around the area used for the said utility.
- As such, the proposed temporary district energy centre is a permitted use on the subject site. However, variances to the setbacks, landscaping and fencing requirements, are being requested to accommodate the proposed siting and design of the temporary centre.

DESIGN PROPOSAL AND REVIEW

- The temporary district energy centre will essentially be composed of a metal trailer situated on a concrete pad. The intent of the proposed siting of the centre is to retain all existing trees, provide for direct vehicular access, and to not disturb the riparian area for Quibble Creek that encumbers the eastern portion of the site.
- Driveway access to the structure is proposed from Whalley Boulevard, which will cause less disruption than if located from Fraser Highway.
- Vinyl wrapping is proposed around the street-facing sides of the structure along both Whalley Boulevard and Fraser Highway to improve the aesthetic appearance of the temporary facility. A cedar hedge is also proposed around the northwest corner of the structure to provide additional screening from Whalley Boulevard.
- A black-coated vinyl chain-link fence with gates is proposed around the northern and northeastern ends of the structure where the gas meters and external piping are located, to provide security while still allowing for maintenance access.
- A gravel driveway and turnaround area is proposed on site. No formal parking area is proposed as the temporary district energy centre is not staffed, requiring only periodic site visits.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum side yard setback on a flanking street from 3.6 metres (12 ft.) to 1.4 metres (4.6 ft.), and the minimum rear yard (north) setback from 7.5 metres (25 ft.) to 3.9 metres (12.8 ft.).

Applicant's Reasons:

- The proposed structure location allows for all existing trees on the site to be retained, it is outside of the riparian setback area, and minimizes traffic disruption.

Staff Comments:

- The proposed siting of the structure retains all existing trees, provides for direct vehicular access, and does not disturb the riparian area for Quibble Creek. The north yard interfaces with the SkyTrain guideway, a pedestrian walkway and open space, and as such the impact of the reduced setback will be minimal. The proposed temporary building will be wrapped in vinyl imagery and partially screened by a cedar hedge to mitigate the impact of the reduced side yard on flanking street setback along Whalley Boulevard.
- Staff support the requested variances.

(b) Requested Variance:

- To waive the requirement under Part 4 General Provisions of Zoning By-law No. 12000, for a 1.5-metre (5 ft.) wide planted strip around all boundaries of the site used for City utilities.

Applicant's Reasons:

- All existing mature trees on the site are proposed to be retained.
- Vinyl wrapping is proposed around the street-facing sides of the structure along both Whalley Boulevard and Fraser Highway, to improve the aesthetic appearance of the temporary facility.
- A cedar hedge is also proposed around the northwest corner of the structure, to provide additional screening from Whalley Boulevard.

Staff Comments:

- The proposed temporary structure is only intended to be situated on the site until a permanent facility is designed and proceeds through a Development Permit approval process. The Development Permit process will ensure that the permanent district energy facility is appropriately designed including landscaping treatments.
- Staff support the requested variance.

(c) Requested Variance:

- To waive the requirement under Part 4 General Provisions of Zoning By-law No. 12000, for fencing at least 1.8 metres (6 ft.) in height around the area used for City utilities.

Applicant's Reasons:

- The structure is self-contained with locking access doors. A perimeter fence is proposed around the gas meters and exterior piping at the northeast corner of the building. Additional exterior fencing could be added at a later date if deemed necessary.

Staff Comments:

- The triangular shaped subject site is relatively small and fronts two streets (Whalley Boulevard and Fraser Highway) and a pedestrian walkway connection. As such, there will be natural surveillance into the area that will deter nuisance activity.
- Staff support the requested variance.

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.	Photos of Similar Temporary District Energy Facility at 10357-133 Street
Appendix III.	Development Variance Permit No. 7915-0208-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

PL/dk/da

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Information for City Clerk

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

1. (a) Agent: Name: Waleed Giratalla
 City of Surrey, Engineering Department
 Address: 13450 - 104 Avenue
 Surrey, BC V3T 1V8

 Tel: 604-591-4057

2. Properties involved in the Application
 - (a) Civic Address: 9804 - Whalley Boulevard

 - (b) Civic Address: 9804 - Whalley Boulevard
 Owner: City of Surrey
 PID: 029-337-119
 Lot 8 Section 35 Block 5 North Range 2 West New Westminster District Plan EPP32216

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No.7915-0208-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

DEVELOPMENT DATA SHEET

Existing Zoning: RF

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front		
Rear (North)	7.5 m	3.9 m*
Flanking Side #1 (W)	3.6 m	1.4 m*
Side #2 (E)		
BUILDING HEIGHT (in metres/storeys)		
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		

* **Seeking a variance.**

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)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		
Number of small cars		
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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Temporary District Energy Facility at 10357-133 Street



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0208-00

Issued To: City of Surrey

("the Owner")

Address of Owner: 13450-104 Avenue
Surrey, BC V3T 1V8

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: 029-337-119

Lot 8 Section 35 Block 5 North Range 2 West New Westminster District Plan EPP32216
9804 Whalley Blvd

(the "Land")

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Part 4, Sub-section A.2(b), is varied by reducing the minimum side yard on flanking street setback from 3.6 metres (12 ft.) to 1.4 metres (4.6 ft.) and by reducing the minimum rear yard setback from 7.5 metres (25 ft.) to 3.9 metres (12.8 ft.);
 - (b) Part 4, Sub-section A.2(c), is waived, to not require a planted strip at least 1.5 metres [5 ft.] wide along all boundaries of the site used for City utilities; and
 - (c) Part 4, Sub-section A.2(d), is waived, to not require fencing at least 1.8 metres [6 ft.] in height around the area used for City utilities.
5. The landscaping and the siting of buildings and structures shall be in accordance with the drawing numbered 7915-0208-00 (A) (the "Drawing") which is attached hereto and forms part of this development variance permit.
6. This development variance permit applies to only the that portion of the buildings and structures on 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.

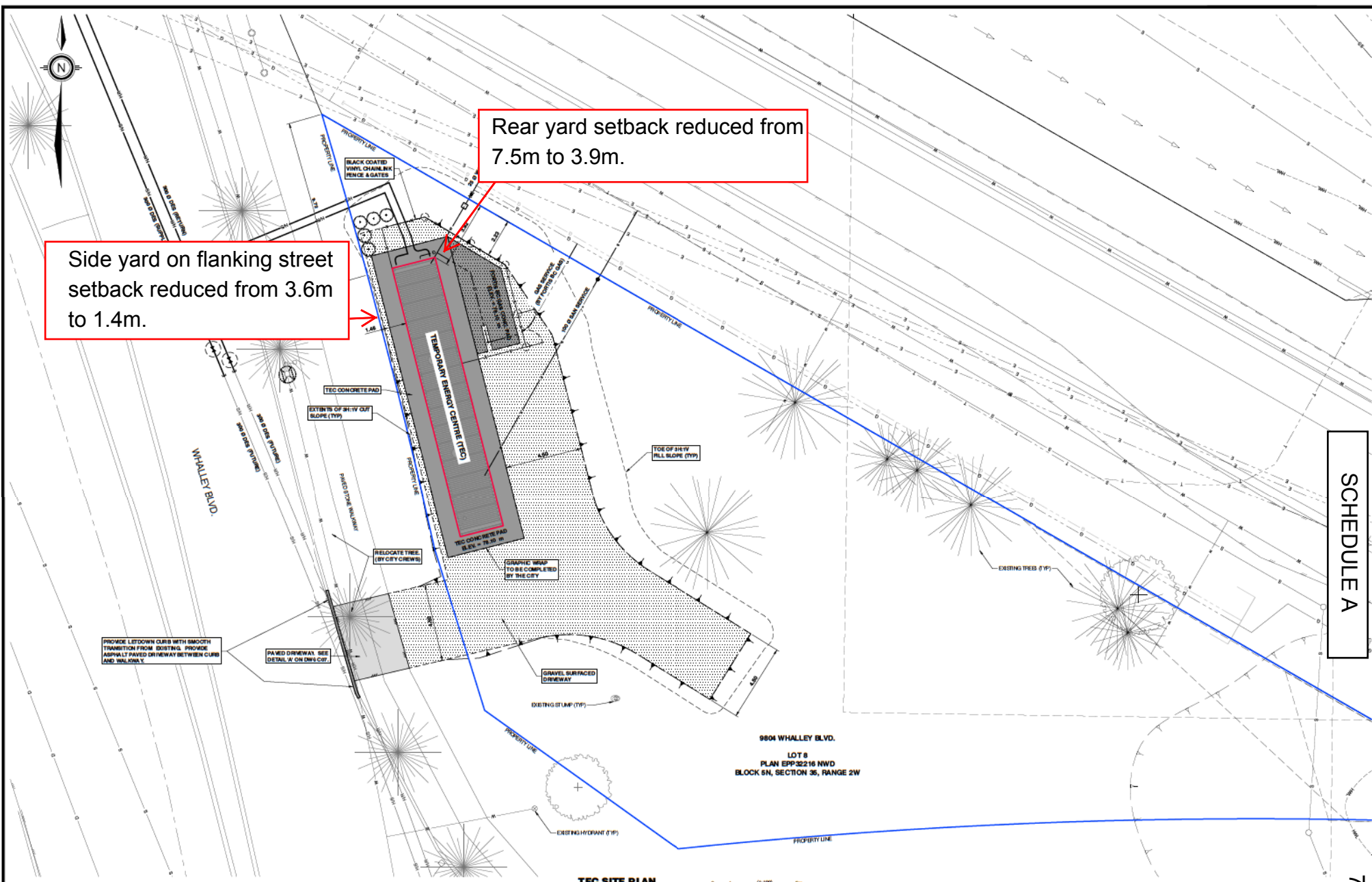
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

Rear yard setback reduced from 7.5m to 3.9m.

Side yard on flanking street setback reduced from 3.6m to 1.4m.



SCHEDULE A

9804 WHALLEY BLVD.
LOT 8
PLAN EPP32216 NWD
BLOCK 5N, SECTION 36, RANGE 2W

TEC SITE PLAN
Scale 1:100

LEGAL DESCRIPTION: ###
SURVEY BENCHMARK: ###

REV.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

I, _____ Professional Engineer, in good standing in and for the Province of British Columbia, hereby certify that the works as herein set out on the attached drawings have been designed to good engineering standards and in accordance with the latest edition of the City of Surrey Design Council Manual, the MUCO, and the City of Surrey Standard Construction Documents (General Conditions, Supplementary Specifications and Supplementary Standard Drawings), adopted by the City of Surrey.

CONSULTANT

Kerr Wood Leidal
consulting engineers

300 - 4188A 9111 Creek Drive
Burnaby, BC V5C 6G9
T (604) 294-2888 F (604) 294-2080
E mail@kwle.ca



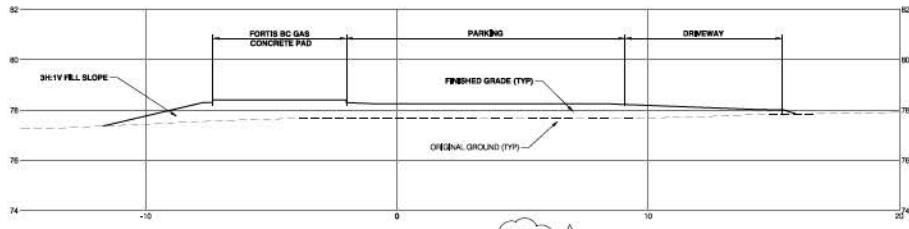
CLIENT
City of Surrey
13450 104 Ave. Surrey, BC,
Canada V3T 1V8

TITLE
DISTRICT ENERGY - PHS 2a
KING GEORGE NODE
TEMPORARY ENERGY CENTRE SITE PLAN

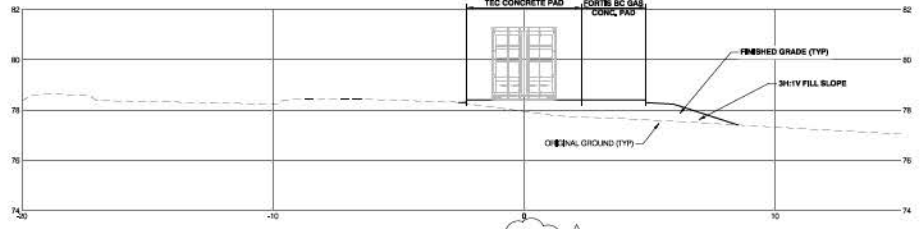
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DRAWN	SR		DWG. NO.		
REVIEWED			REV.		

SURVEY DRAWING NUMBER
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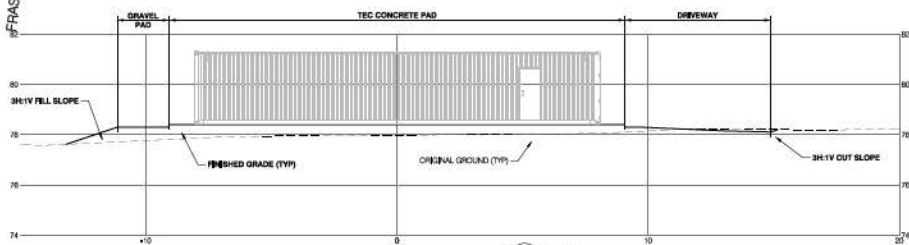
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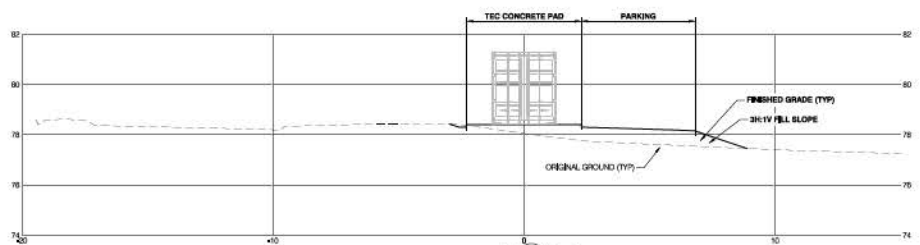
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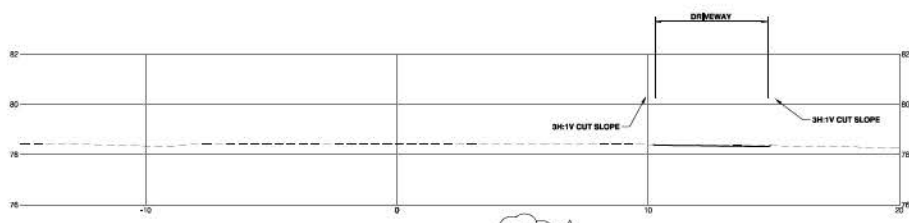
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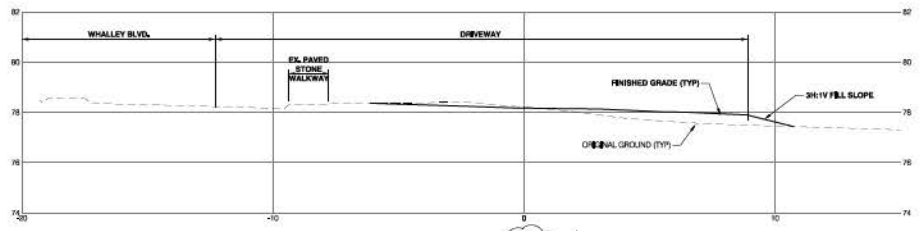
SECTION 2
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C1



SECTION 5
Scale: 1:100
C1



SECTION 1
Scale: 1:100
C1



SECTION 4
Scale: 1:100
C1



REV.	DATE	DESCRIPTION	BY
1	2015-06-15	REVISED SECTIONS FOR NEW TEC PORTION	AMF

I, _____, Professional Engineer, in good standing in and for the Province of British Columbia, hereby certify that the works as herein set out on the attached drawings have been designed to good engineering standards and in accordance with the latest edition of the City of Surrey Design Council Manual, the MUCO, and the City of Surrey Standard Construction Documents (General Conditions, Supplementary Specifications and Supplementary Standard Drawings), adopted by the City of Surrey.

CONSULTANT

KERR WOOD LEIDAL
consulting engineers

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Surrey, BC V3C 6G9
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E mail@kwle.ca

CITY OF SURREY

CLIENT

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13450 104 Ave. Surrey, BC,
Canada V3T 1V8

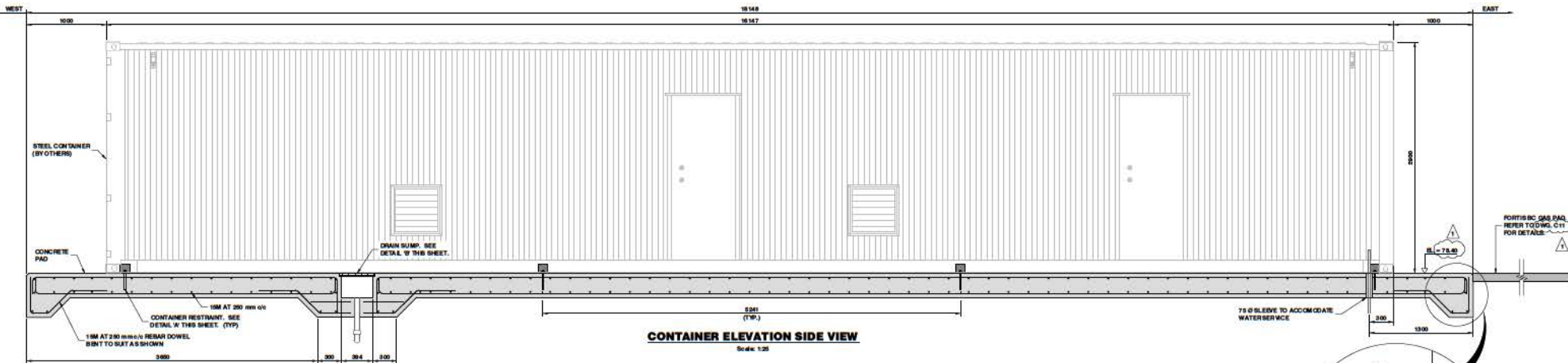
TITLE DISTRICT ENERGY - PHS 2a
KING GEORGE NODE
TEC SITE SECTIONS

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DRAWN	SR				
REVIEWED	AMF				
					C06

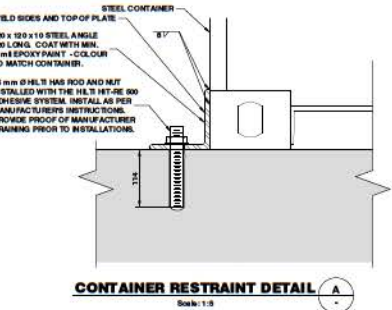
SURREY PROJECT NUMBER
MS 5514-105-21

SURREY DRAWING NUMBER
TRL-###-###
SL-###-###

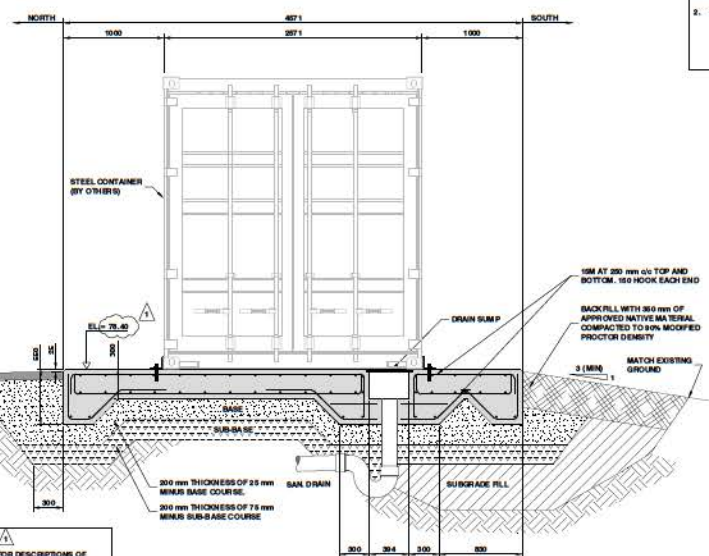
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CONTAINER ELEVATION SIDE VIEW
Scale: 1:25

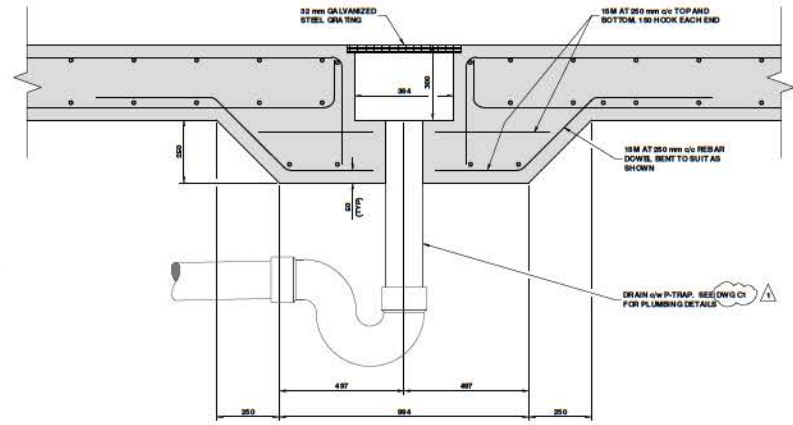
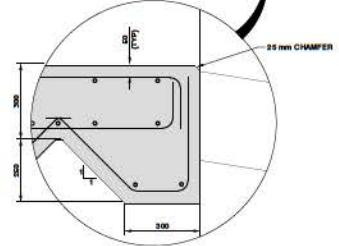


CONTAINER RESTRAINT DETAIL
Scale: 1:3



CONTAINER ELEVATION FRONT VIEW
Scale: 1:25

- NOTES:**
1. CONCRETE 28-DAY COMPRESSIVE STRENGTH SHALL BE 30 MPa.
 2. SLABS-ON-GRADE MUST MEET THE FOLLOWING TOLERANCES:
 - THICKNESS: -0 mm, +8 mm
 - TOP ELEVATION: NOT MORE THAN ±3 mm VARIATION FROM AN ESTABLISHED PLANE OR PROVIDE INCORPORATE DIMS TO MEET CONTAINER SUPPLIER'S REQUIREMENTS AT ALL ANCHOR LOCATIONS.



DRAIN SUMP DETAIL
Scale: 1:10

REV.	DATE	DESCRIPTION	BY
1			
1			
1			
1			
1			

Professional Engineer in good standing in and for the Province of British Columbia. I hereby certify that the works as noted set out on the attached drawings have been designed to good engineering standards and in accordance with the latest edition of the City of Surrey Design Council Manual, the MICO, and the City of Surrey Standard Construction Documents (General Conditions, Supplementary Specifications and Supplementary Standard Drawings), adopted by the City of Surrey.

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soaring engineering

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CLIENT

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Canada V3T 1V8

TITLE DISTRICT ENERGY - PHS 2a
KING GEORGE NODE
TEC CONCRETE PAD DETAILS

SCALE	HOR.	VERT.	SHOWN	DATE	CONSULTANT PROJ. NO.
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DESIGNED	KM/SR			DWG. NO.	S01
DRAWN	SR			REV.	1
REVIEWED	AMF				

SURREY PROJECT NUMBER
MS 5514-105-21

SURREY DRAWING NUMBER
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