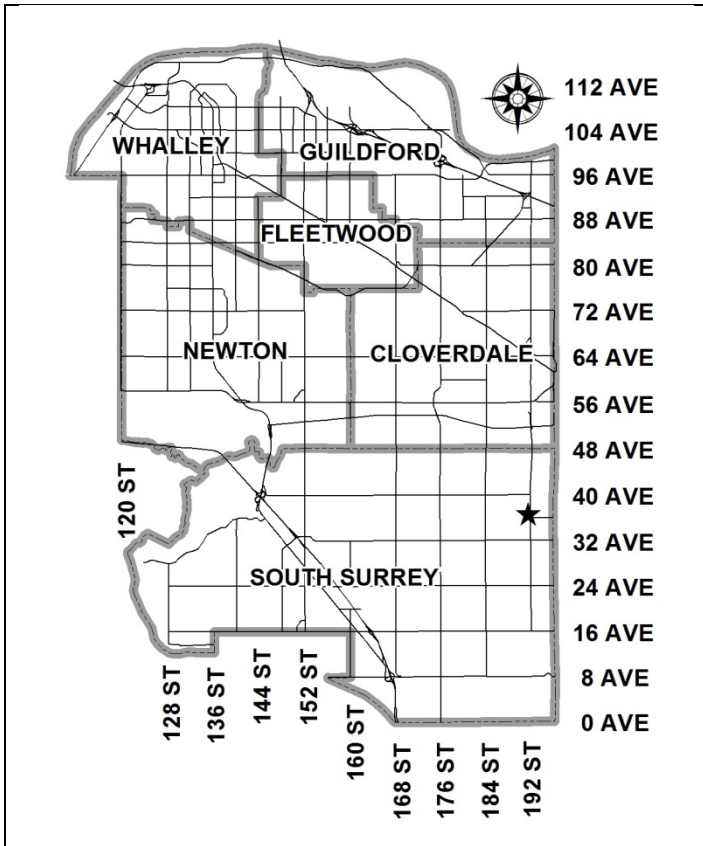


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0002-00

Planning Report Date: January 11, 2016



PROPOSAL:

- **Development Variance Permit**
 to allow an electrical substation to be located in the side yard setback.

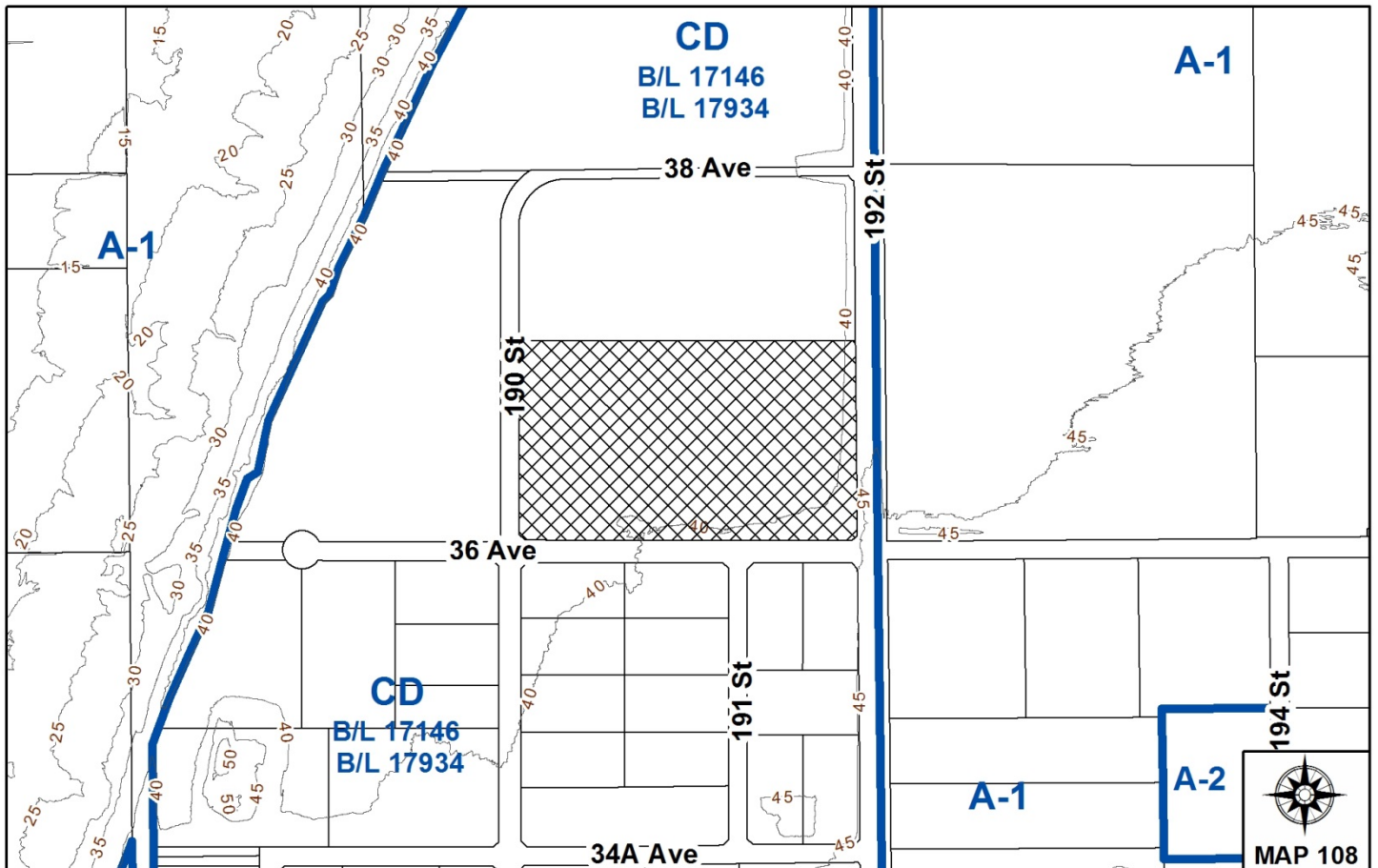
LOCATION: 19091 - 36 Avenue

OWNER: 1013351 BC LTD

ZONING: CD (By-law Nos. 17146 & 17934)

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a variance for the south side yard setback in order to accommodate an electrical substation.

RATIONALE OF RECOMMENDATION

- The electrical substation will be screened from public view by an aluminum channel fence and landscaping.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7916-0002-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard on flanking street (south) setback of the CD Zone (By-law Nos. 17146 and 17934) from 9.0 metres (30 ft.) to 3.0 metres (10 ft.) for an electrical substation.

REFERRALS

Engineering:

The Engineering Department has no concerns regarding the proposed DVP as the kiosk will be located outside the 3.0 metre (10 ft.) wide drainage statutory right of way fronting the site. The Architect is to ensure the proposed landscaping will not negatively impact the required infiltration and rain garden features within this right of way at the Building Permit stage.

SITE CHARACTERISTICS

Existing Land Use: The development site is located in the Campbell Heights Phase IV lands. Starline Windows is constructing a light manufacturing/warehouse facility on the property under Development Application No. 7915-0028-00.

Adjacent Area:

Direction	Existing Use	OCP/ LAP Designation	Existing Zone
North:	Vacant, undeveloped lands.	Mixed Employment/ Business Park	CD (By-law Nos. 17146 & 17934)
East (Across 192 Street):	Agricultural lands.	Mixed Employment/ Technology or Business Park	A-1
South (Across 36 Avenue):	Phase III Campbell Heights pre-serviced lands. 19068 and 19180 - 36 Avenue are under DP applications (7914-00361-00 and 7915-0131-00) for warehouse /distribution centres.	Mixed Employment/ Business Park	CD (By-law Nos. 17146 & 17934)
West (Across 190 Street):	Vacant, undeveloped land.	Mixed Employment/ Business Park	A-1

DEVELOPMENT CONSIDERATIONS

- On July 13, 2015, Council approved Development Permit No. 7915-0028-00 to allow the development of a 43,299 square metre (466,071 sq.ft.) light manufacturing/ warehouse facility.
- The approved Development Permit drawings for the site showed an electrical substation located within the side yard setback area, however a Development Variance Permit was not issued.
- The applicant is proposing a Development Variance Permit (DVP) to reduce the minimum south side yard setback to accommodate the proposed electrical substation.
- The electrical substation is 2.4 metres (8 ft.) high and is considered a structure under the Zoning By-law. Given its size and location adjacent to 36 Avenue, the applicant is proposing to screen it from public view by a 2.4 metre (8 ft.) high aluminum channel fence and landscaping which surround the unit on all 4 sides. The landscaping is comprised of cedar hedges, grasses and shrubs.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum side yard on flanking street (south) setback from 9.0 metres (30 ft.) to 3.0 metres (10 ft.) for an electrical substation.

Applicant's Reasons:

- The south property line is BC Hydro's preferred electrical substation location.
- Locating the electrical substation unit within the landscaping area allows for visual screening of the unit and does not impact the number of parking stalls provided on-site.
- The conduit locations for the electrical substation have already been installed at this location.

Staff Comments:

- The electrical substation will be screened from public view by a 2.4 metre (8 ft.) high aluminum channel fence and landscaping which surround the unit on all 4 sides.
- Staff support the proposed variance.

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. 7916-0002-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

TH/dk

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0002-00

Issued To: 1013351 BC LTD
("the Owner")

Address of Owner: 9380 - 198 Street
Langley, BC V1M 3C8

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: 029-621-640
Lot 1 Section 28 Township 7 Plan EPP49074 NWD

19091 - 36 Avenue

(the "Land")

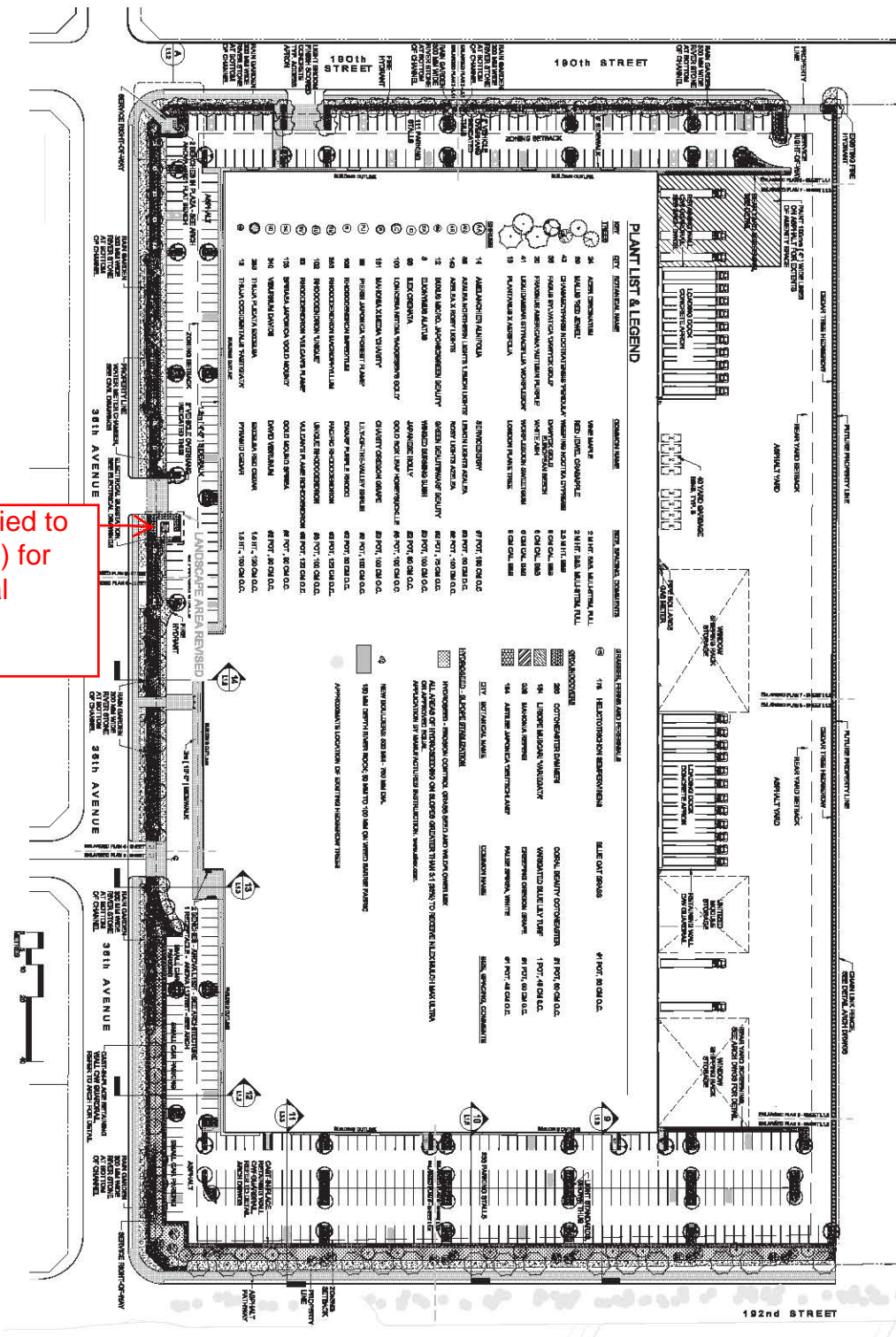
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F. Yards and Setbacks of CD Zone (By-law No. 17146), the minimum side yard on flanking street (south) setback is reduced from 9.0 metres (30 ft.) to 3.0 metres (10 ft.) for an electrical substation structure.
4. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 7916-0002-00 (A) through to and including 7916-0002-00 (D) (the "Drawings") which are attached hereto and form part of this development variance permit.
5. This development variance permit applies to only the electrical substation structure 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.

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 – Linda Hepner

City Clerk – Jane Sullivan



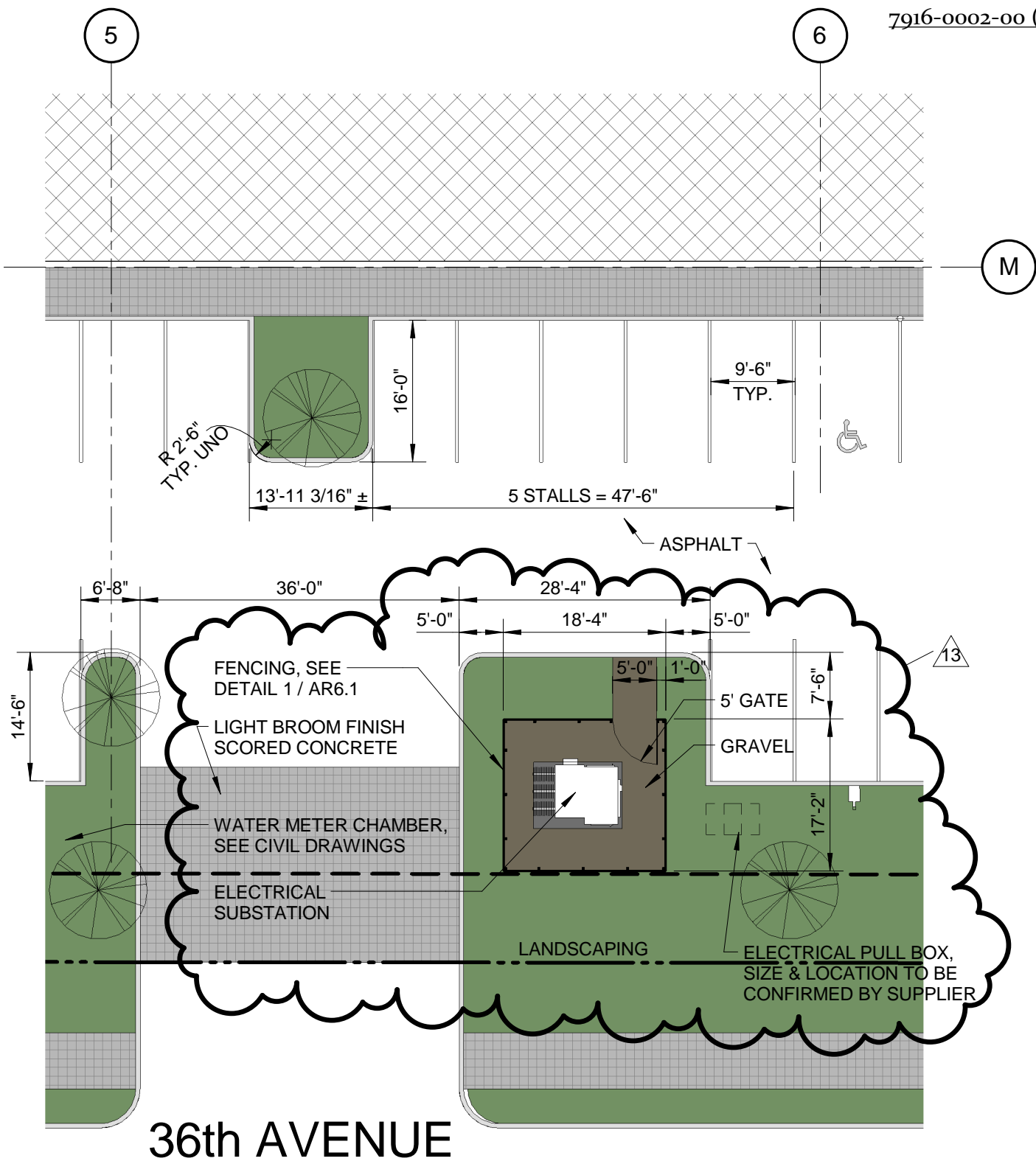
Setback varied to 3.0 m (10 ft.) for the electrical substation structure.

PLANT LIST & LEGEND

NO.	SYMBOL	PLANT NAME	COMMON NAME	SIZE	PLANT CODE
1	(Symbol)	AMALANCOCA ALATA	AGAVE	18" POT, 18" DIA. O.C.	18POT_18DIA.O.C.
2	(Symbol)	AGAVE MEXICANUS	AGAVE	18" POT, 18" DIA. O.C.	18POT_18DIA.O.C.
3	(Symbol)	AGAVE MEXICANUS	AGAVE	18" POT, 18" DIA. O.C.	18POT_18DIA.O.C.
4	(Symbol)	AGAVE MEXICANUS	AGAVE	18" POT, 18" DIA. O.C.	18POT_18DIA.O.C.
5	(Symbol)	AGAVE MEXICANUS	AGAVE	18" POT, 18" DIA. O.C.	18POT_18DIA.O.C.
6	(Symbol)	AGAVE MEXICANUS	AGAVE	18" POT, 18" DIA. O.C.	18POT_18DIA.O.C.
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8	(Symbol)	AGAVE MEXICANUS	AGAVE	18" POT, 18" DIA. O.C.	18POT_18DIA.O.C.
9	(Symbol)	AGAVE MEXICANUS	AGAVE	18" POT, 18" DIA. O.C.	18POT_18DIA.O.C.
10	(Symbol)	AGAVE MEXICANUS	AGAVE	18" POT, 18" DIA. O.C.	18POT_18DIA.O.C.
11	(Symbol)	AGAVE MEXICANUS	AGAVE	18" POT, 18" DIA. O.C.	18POT_18DIA.O.C.
12	(Symbol)	AGAVE MEXICANUS	AGAVE	18" POT, 18" DIA. O.C.	18POT_18DIA.O.C.
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15	(Symbol)	AGAVE MEXICANUS	AGAVE	18" POT, 18" DIA. O.C.	18POT_18DIA.O.C.
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50	(Symbol)	AGAVE MEXICANUS	AGAVE	18" POT, 18" DIA. O.C.	18POT_18DIA.O.C.

KD Planning
A DIVISION OF
1001 - 38 AVENUE, SUITE 101
STURGEON WINDSOR -
PRODUCTION FACILITY
LANDSCAPE SITE PLAN
DATE: 11/10
SCALE: 1:10

Krahn
ENGINEERS ARCHITECTS
1001 - 38 AVENUE, SUITE 101
STURGEON WINDSOR -
PRODUCTION FACILITY
LANDSCAPE SITE PLAN
DATE: 11/10
SCALE: 1:10



36th AVENUE

1 | ELECTRICAL SUBSTATION PLAN

SCALE: 1/16" = 1'-0"



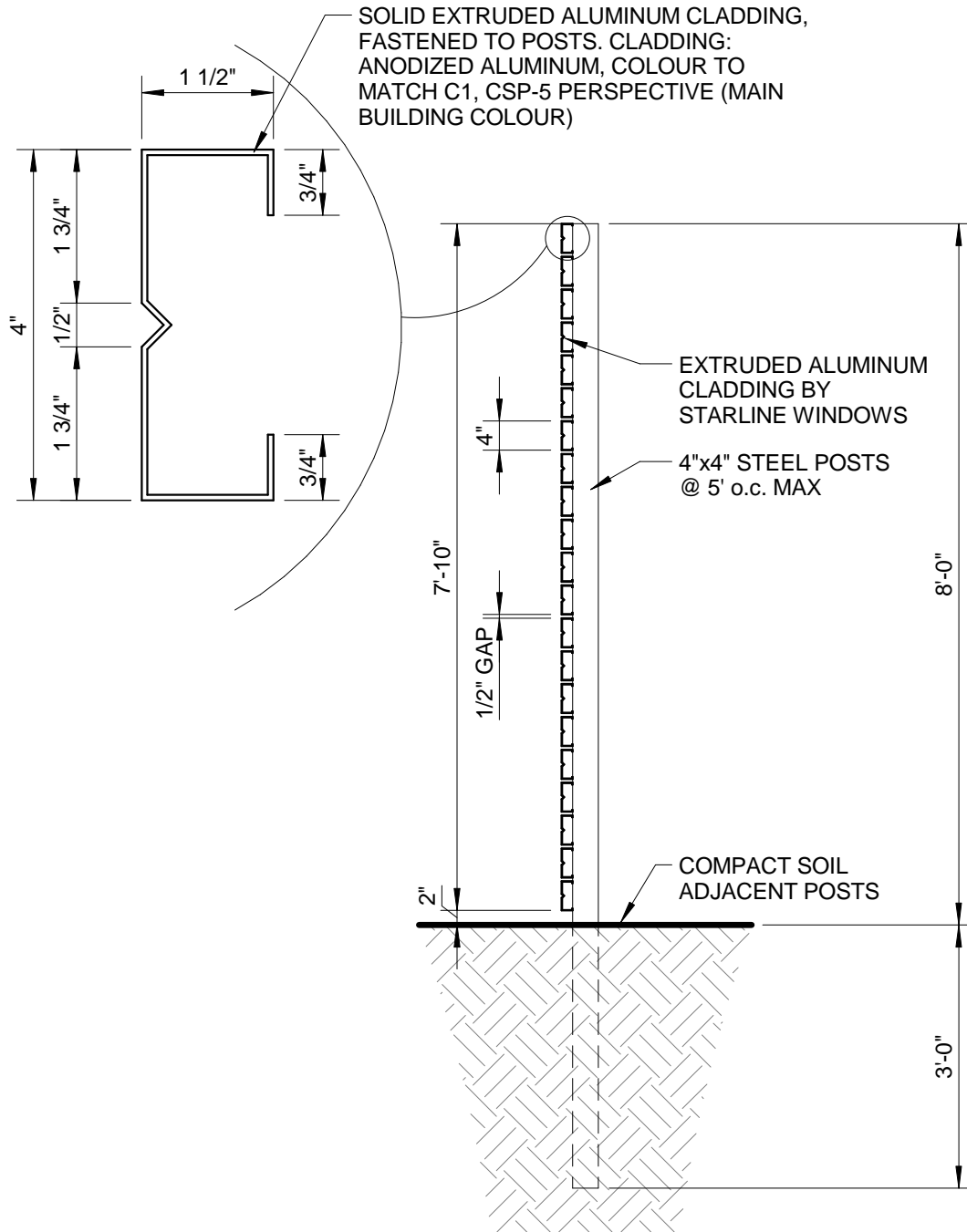
ABBOTSFORD OFFICE
400 - 34077 GLADYS AVENUE
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P. 604.853.8831 F. 604.850.1580

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P. 780.758.2002

VANCOUVER OFFICE
210 - 1311 KOOTENAY STREET
VANCOUVER B.C. V5K 4Y3
P. 604.294.6662 F. 604.294.6665

DRAWING REF	A2.2	PROJECT NAME	Starline Windows - Production Facility
DRAWN	SMK		19091 - 36 AVENUE, SURREY, BC
SCALE	1/16" = 1'-0"	DRAWING TITLE	ELECTRICAL SUBSTATION PLAN
DATE Y/M/D	2016/01/05	DRAWING NO.	
PROJECT NO.	A14557		

AR6.0



1 | SUBSTATION FENCE DETAIL

SCALE: 1/2" = 1'-0"



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P. 780.758.2002

VANCOUVER OFFICE

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VANCOUVER B.C. V5K 4Y3
P. 604.294.6662 F. 604.294.6665

DRAWING REF	-	PROJECT NAME	Starline Windows - Production Facility
DRAWN	SMK		19091 - 36 AVENUE, SURREY, BC
SCALE	As indicated	DRAWING TITLE	SUBSTATION FENCE DETAIL
DATE Y/M/D	2016/01/05	DRAWING NO.	
PROJECT NO.	A14557		

AR6.1

