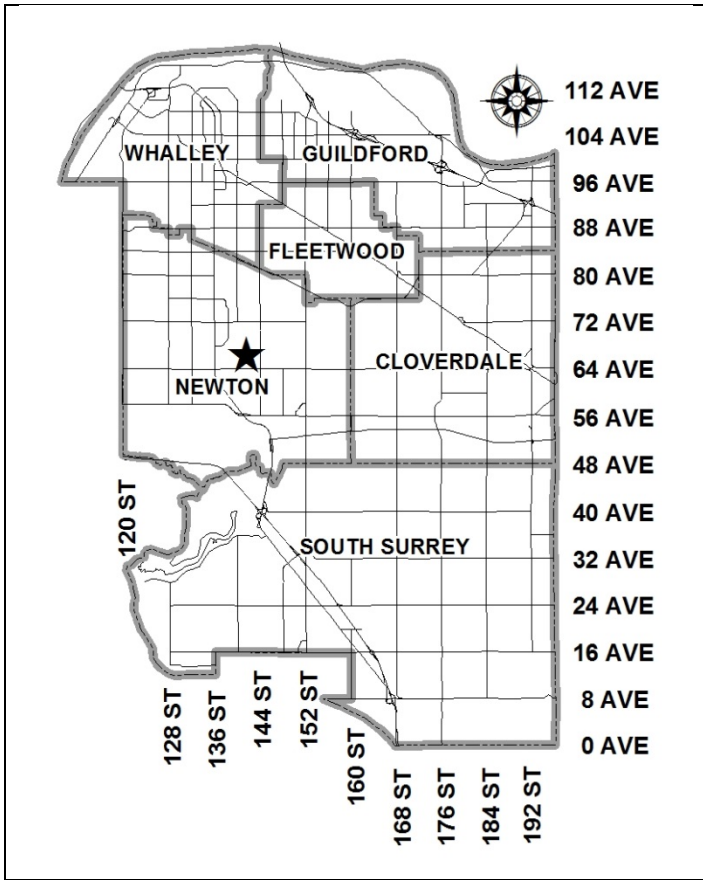


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0065-00

Planning Report Date: March 7, 2016



PROPOSAL:

- **Development Variance Permit**
 to reduce the minimum side yard setbacks of a storage structure.

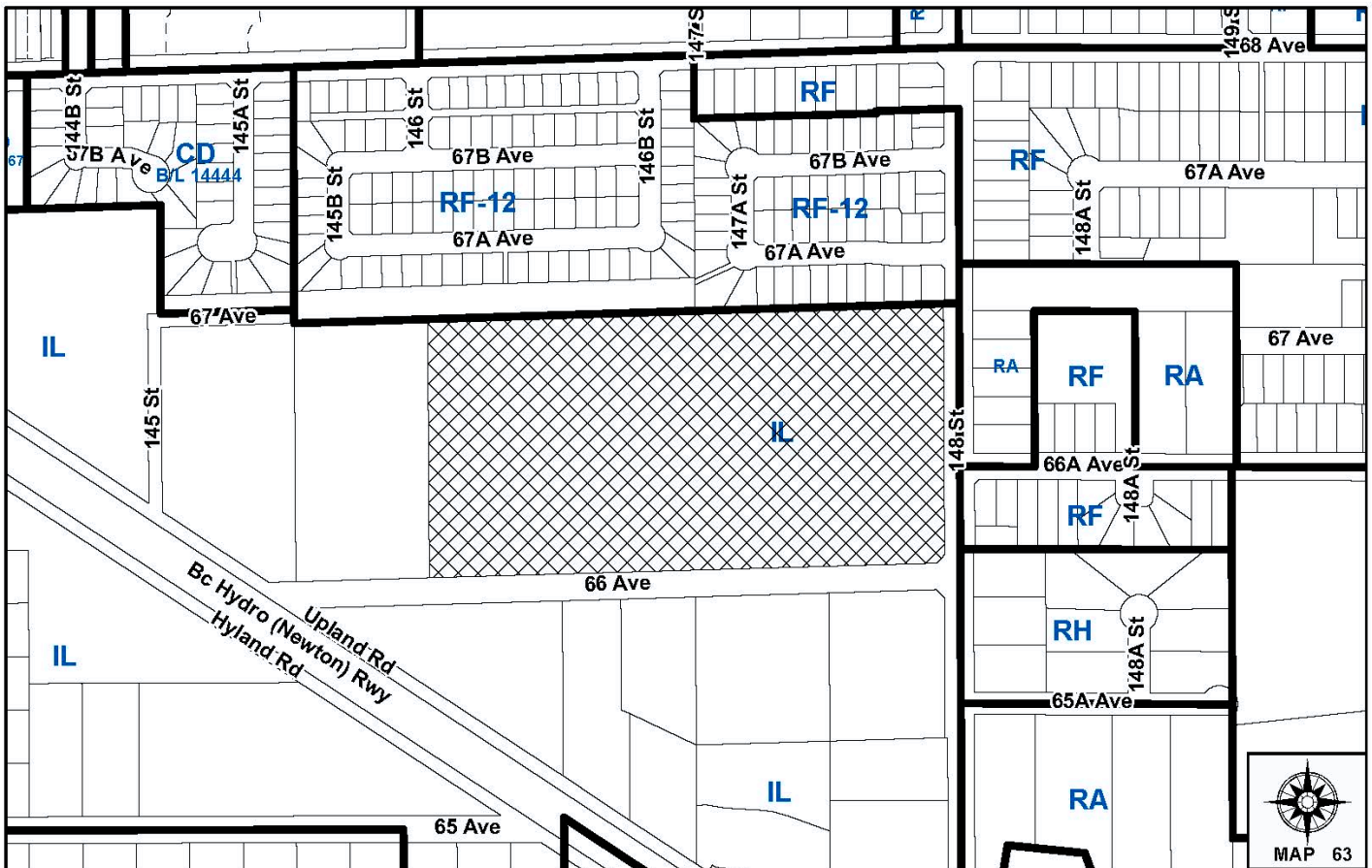
LOCATION: 6651 - 148 Street

OWNER: City of Surrey

ZONING: IL

OCP DESIGNATION: Industrial

LAP DESIGNATION: General Industrial- Municipal Works Yard



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 setbacks of Section A.1 (a) iv of Part 4 General Provisions of Zoning By-law, 1993, No. 12000, from 22.2 metres (73 feet) to 7.0 metres (23 ft.) for the rear yard (west) setback, and to 3.0 metres (10 ft.) for the side yard (north) setback.

RATIONALE OF RECOMMENDATION

- The proposed Development Variance Permit for reduced setbacks is required to accommodate an additional storage shed at the City of Surrey Central Works Yard and Operations Centre.
- The proposed storage structure will match the design of the existing storage sheds located along the north property line. The location of the proposed shed also matches the 3 metre (10 ft.) side yard setback approved for the existing storage structures.
- The proposed storage structure will back onto a City-owned greenbelt to the north and thus will have little impact on existing residents.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0065-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) In Section A.1 (a) iv of Part 4 General Provisions of Zoning By-law, 1993, No. 12000, as amended, to reduce the minimum setbacks from 22.2 metres (73 feet) to:
- 6.9 metres (23 ft.) for the rear yard (west) setback; and
 - 2.9 metres (10 ft.) for the side yard (north) setback.

REFERRALS

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

Parks, Recreation & Culture: The Parks, Recreation & Culture Department has no objection to the proposal.

SITE CHARACTERISTICS

Existing Land Use: Existing municipal works yard.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family homes & City greenbelt	Urban/ Suburban Residential & General Industrial	RF-12
East (Across 148 Street):	Single family homes	Urban/ Suburban Residential	RA and RF
South & West:	Industrial buildings	Industrial/ General Industrial	IL

DEVELOPMENT CONSIDERATIONS

Background:

- The City of Surrey Central Works Yard and Operation Centre located at 66 Avenue and 148 Street is zoned “Light Impact Industrial Zone” (IL) and designated “Industrial” in the Official Community Plan (OCP).

- In September 2013 a Development Permit and Development Variance Permit were issued to allow the second phase of the new Works Yard and Operations Centre under development application No. 7913-0066-00.

Current Proposal:

- The applicant is now requesting a Development Variance Permit to reduce the minimum setbacks of Section A.1 (a) iv of Part 4 General Provisions of Zoning By-law, 1993, No. 12000, from 22.2 metres (73 feet) to 7.0 metres (23 ft.) for the rear yard (west) setback, and to 3.0 metres (10 ft.) for the side yard (north) setback to accommodate a new storage structure (shed).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum setbacks from 22.2 metres (73 feet) to:
 - 6.9 metres (23 ft.) for the rear yard (west) setback; and
 - 2.9 metres (10 ft.) for the side yard (north) setback.

Applicant's Reasons:

- The proposed variance for reduced setbacks is required to accommodate an additional storage shed at the City of Surrey Central Works Yard and Operations Centre.
- The proposed storage structure will match the design of existing storage sheds located along the north property line. The location of the proposed shed also matches the 3 metre (10 ft.) side yard setback approved for the existing storage structures as part of Development Application No. 7913-0066-00.

Staff Comments:

- The proposed storage structure to be located 3.0 metre (10 ft) from the north property line (side yard) will back onto a City-owned greenbelt to the north and thus will have minimal impact on existing residents.
- The proposed storage shed will be adjacent to existing industrial development along the west property line (rear yard) and thus will have minimal impact.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Site Layout & Building Plans
- Appendix III. Development Variance Permit No. 7916-0065-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

RJG/ar

Information for City Clerk

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

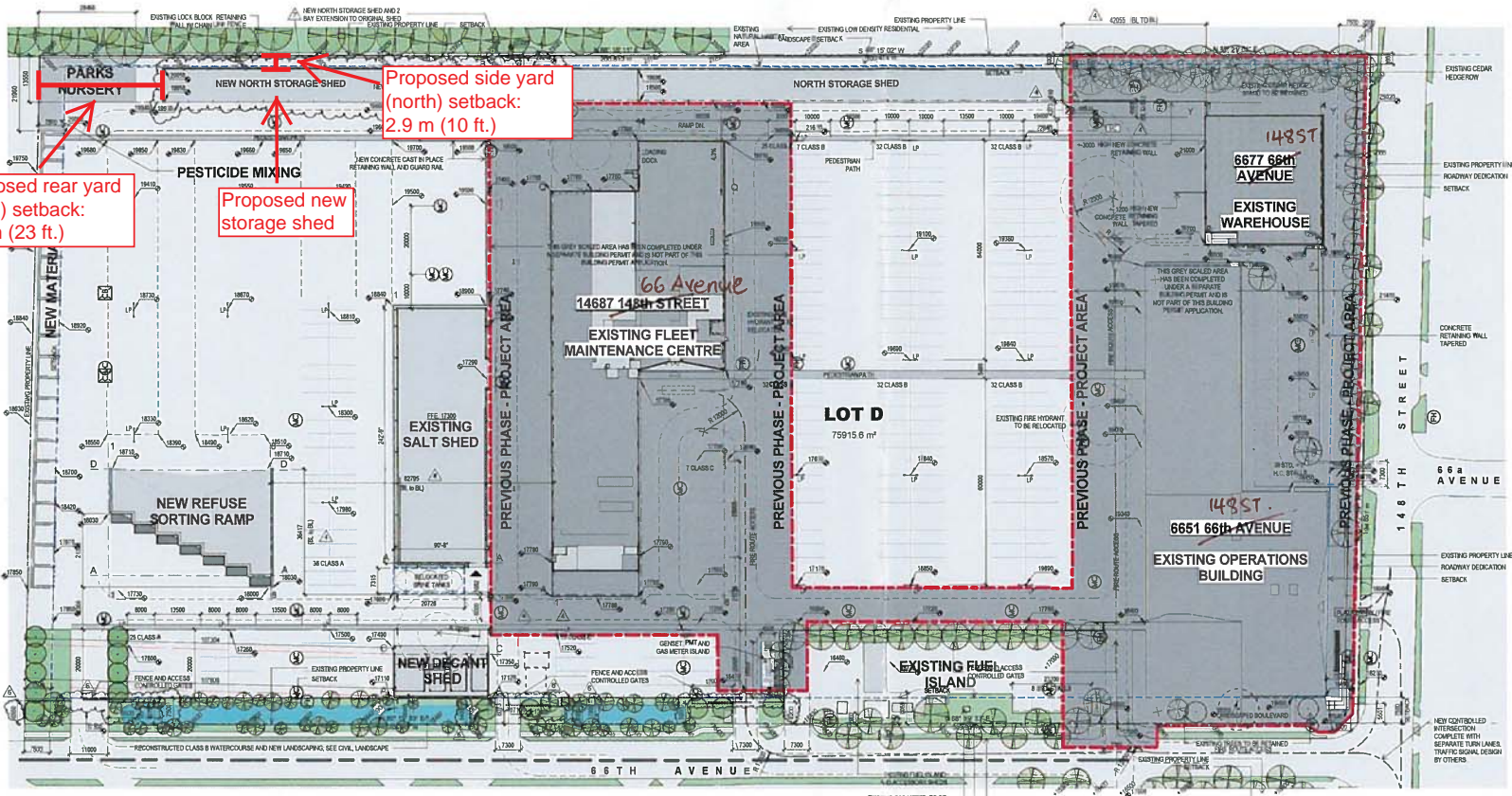
1. Agent: Name: Craig Taylor
 Address: Taylor Kurtz Architecture & Design Inc.
 1183 - Odlum Drive
 Vancouver, BC V5L 2P6

 Tel: 604-569-3499 - Work
 604-569-3499 - Home

2. Properties involved in the Application
 - (a) Civic Address: 6651 - 148 Street

 - (b) Civic Address: 6651 - 148 - Street
 Owner: City of Surrey
 PID: 029-198-496
 Lot 1 Section 15 Township 2 Plan EPP31958 NWD Parcel 1

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7916-0065-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.



TK+rdh

KEYNOTE LEGEND

TA	DESCRIPTION
0001	EXISTING GAS STORAGE TANK
0002	EXISTING PROPERTY LINE
0003	EXISTING LOW DENSITY RESIDENTIAL
0004	EXISTING CEDAR HEDGE ROW
0005	EXISTING PROPERTY LINE
0006	EXISTING CEDAR HEDGE ROW
0007	EXISTING PROPERTY LINE
0008	EXISTING CEDAR HEDGE ROW
0009	EXISTING PROPERTY LINE
0010	EXISTING CEDAR HEDGE ROW
0011	EXISTING PROPERTY LINE
0012	EXISTING CEDAR HEDGE ROW
0013	EXISTING PROPERTY LINE
0014	EXISTING CEDAR HEDGE ROW
0015	EXISTING PROPERTY LINE
0016	EXISTING CEDAR HEDGE ROW
0017	EXISTING PROPERTY LINE
0018	EXISTING CEDAR HEDGE ROW
0019	EXISTING PROPERTY LINE
0020	EXISTING CEDAR HEDGE ROW

EXTERIOR WALL TYPES

DETAIL (Plan)	WALL TYPE	CONSTRUCTION	COMMENTS
	S1	REINFORCED SHOTCRETE WALL SHOTCRETE REINFORCED CONCRETE THROWN SMOOTH SURFACE (SEE GEO TECHNICAL FOR THICKNESS)	
	S2	REINFORCED CAST IN PLACE CONCRETE WALL REINFORCED CAST IN PLACE CONCRETE (SEE STRUCTURAL FOR THICKNESS)	
	M1	PRE-FORMED METAL CLADDING SYSTEM GALVANIZED METAL GRITS AS REQUIRED. REFER TO DRAWINGS FOR DETAILS.	GRIT LOCATIONS TO COORDINATE WITH CLADDING SYSTEM
	M1A	THE SAME AS M1 WITH PERFORATED METAL CLADDING SYSTEM TO REPLACE SOLID METAL CLADDING SYSTEM	GRIT LOCATIONS TO COORDINATE WITH CLADDING SYSTEM

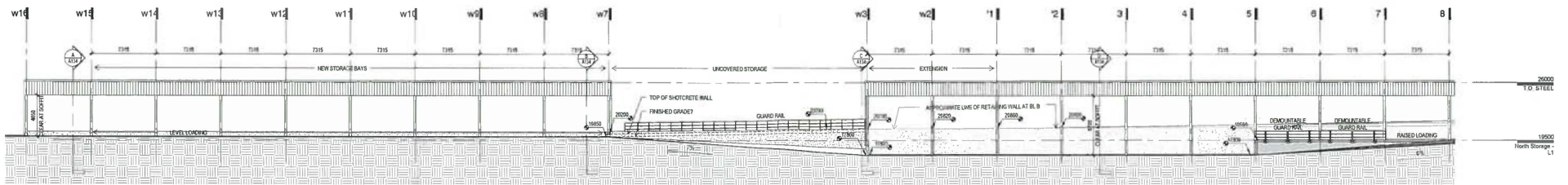
FLOOR / ROOF TYPES

DETAIL (Section)	FLOOR TYPE	CONSTRUCTION	COMMENTS
	F1	REINFORCED CP CONCRETE SLAB TO THICKNESS DETAILED (SEE STRUCTURAL)	
	F2	80 CONCRETE 38 STEEL COMPOSITE DECK (SEE STRUCTURAL)	
	R1	METAL STANDING SEAM ROOF CONTROLS IN FOUR RETICULATED MEMBRANE 12mm EXTY. GRADE CPYSPM BOND ROOF SHEATHING GALVANIZED STEEL DECK BEARING ON STEEL FRAMING	

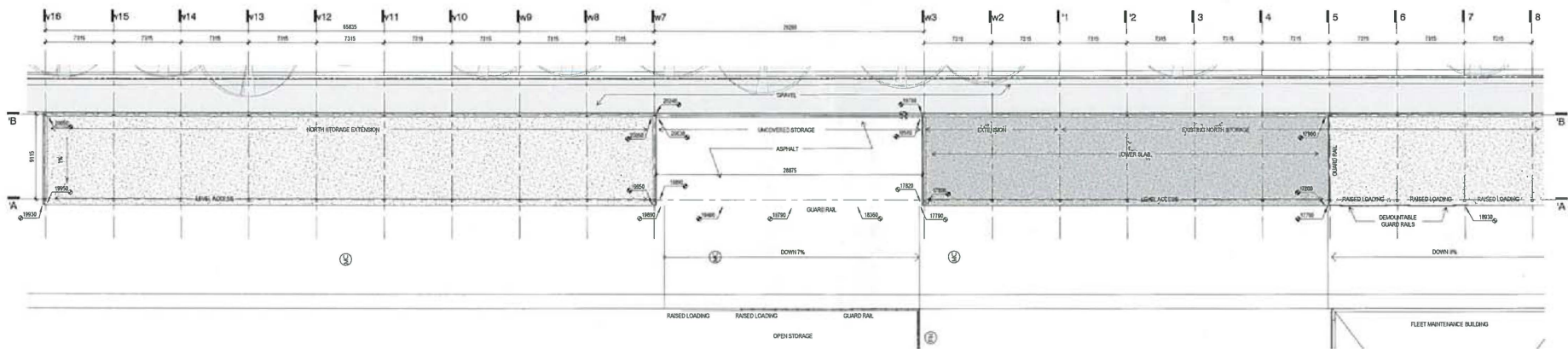
ZONING SUMMARY:

PROJECT NAME: Main Works Yard Operations Centre and Site Redevelopment
PROJECT ADDRESSES: 6651 & 6653 66th Avenue, Surrey BC
LEGAL DESCRIPTIONS: Lot D (8064407) Sec. 15, Twp. 2, NRD Pk. 2963 & Lot 1, Sec. 15, Twp. 2, NRD Pk. 8042373 (General Plan BCP000001)
SETBACKS: Proposed: North (Side Yard) 3m, South (Side Yard) 6.9m (23 ft.), West (Side Yard) 2.9m (10 ft.), East (Front Yard) 14.88m (49 ft.), All Sides 1.5m
ROADWAY DEDICATIONS: 3m in 148th Street, 5m x 5m Corner Cut at 148th & 66th, 6m x 6m Corner Cut at 66th & 148th, 600m
AUTHORITY: City of Surrey Zoning By-Law 12000
ZONE: I - Light Industrial
USES: Storage/Warehouse, Fleet Automotive Service Garage and Supporting Office, as permitted under Part 68, Section 8.
SITE AREA: Lot D: 75,915.6 sqm, Lot 1: 9,992.3 sqm, 85,907.9 sqm
DEVELOPABLE AREA: Lot D: 69,302.2 sqm, Lot 1: 7,402.0 sqm, 75,704.2 sqm
SITE COVERAGE: Proposed: 4,385 sqm (Floor Slab), 4,541 sqm (Warehouse), 1,295 sqm (Garage), 2,996 sqm (Office), 2,113 sqm (Total), 14,330 sqm (Total) (17.1%)
GROSS FLOOR AREA: Proposed: 4,385 sqm (Floor Slab), 4,427 sqm (Warehouse), 1,295 sqm (Garage), 16,577 sqm (Total)
FLOOR AREA RATIO: Proposed: 16.7
HEIGHT: Proposed: Main Operations Centre: 22.2m, Garage: 7m, Warehouse: 8m
PARKING: Proposed: 211 Standard (57 stalls), 10 Dedicated (carpool stalls), 10 Small car stalls, 10 Bikes
BICYCLES: Proposed: 10
LOADING: Proposed: Operations Centre: 5 Days, Fleet Maintenance: 5 Days, Warehouse: 8 Bays, Total: 10 Days

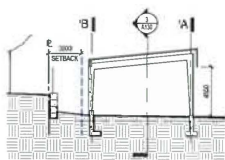
CITY OF SURREY
 the future lives here.
TAYLORKURTZ ARCHITECTURE + DESIGN INC.
 rdh routhwaite dick & hadley architects inc.
 102 - 1183 O'Keefe Drive, Vancouver, BC, V6L 2P6
 604.265.3458 or @rdhdesign.com www.rdhdesign.com
Main Works Yard Operations Centre and Site Redevelopment
General Arrangement and Sitework
 14687 66th Avenue, Surrey BC
General Arrangement Site Plan
 A001



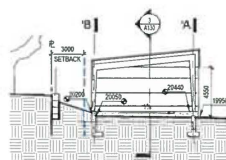
1 North Storage Elevation
1 : 200



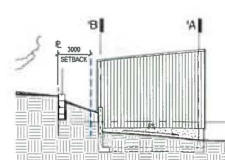
2 North Storage Plan
1 : 200



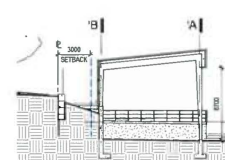
A Section
1 : 200



B Section
1 : 200



C Section
1 : 200



D Section
1 : 200

2	18.02.22	Issued for Development Variance Permit
1	15.02.18	Issued for SR Review - North Storage Extension
REV	DATE	DESCRIPTION
SCALE	1 : 200	DATE
PROJECT NUMBER	12009	DRAWN
PROJECT NUMBER	12009	AUTHOR
DATE	June 3, 2013	DATE
PROJECT NUMBER	12009	PROJECT NUMBER



rdh rounthwaite dick & hadley architects inc.
102 - 1181 Delme Drive, Vancouver, BC, V5L 2P8
604 681 3410 taylor@rdhva.com www.rdhva.com

**Main Works Yard Operations
Centre and Site Redevelopment**

**General Arrangement
and Siteworks**
14657 66th Avenue, Surrey BC

North Storage Extension

A134

NEW SUPPLEMENTARY SHEET ISSUED FOR NORTH STORAGE EXTENSION

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0065-00

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: 029-198-496
SECTION 15 TOWNSHIP 2 PLAN EPP31958 NWD PARCEL 1.
6651 148 St

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

(a) In Section A.1 (a) iv of Part 4 General Provisions of Zoning By-law, 1993, No. 12000, as amended, to reduce the minimum setbacks from 22.2 metres (73 feet) to:

- o 6.9 metres (23 ft.) for the rear yard (west) setback; and
- o 2.9 metres (10 ft.) for the side yard (north) setback.

4. This development variance permit applies to only 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

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 .

Mayor – Linda Hepner

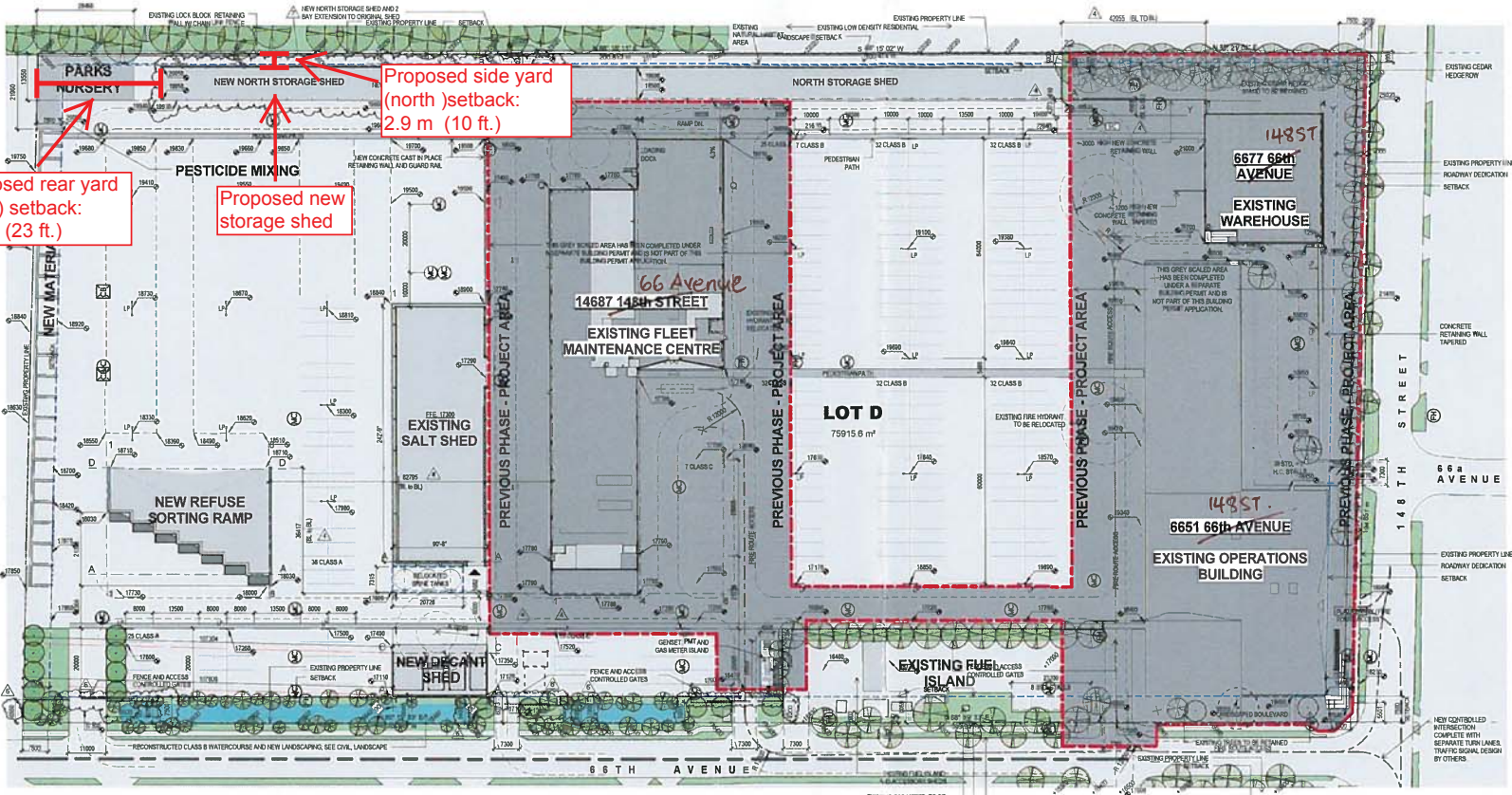
City Clerk – Jane Sullivan



KEYNOTE LEGEND

TAJ	DESCRIPTION
1	EXISTING BUILDING FOOTPRINT
2	EXISTING PROPERTY LINE
3	EXISTING LOW DENSITY RESIDENTIAL
4	EXISTING CEDAR HEDGE ROW
5	EXISTING PROPERTY LINE
6	EXISTING CEDAR HEDGE ROW
7	EXISTING PROPERTY LINE
8	EXISTING CEDAR HEDGE ROW
9	EXISTING PROPERTY LINE
10	EXISTING CEDAR HEDGE ROW
11	EXISTING PROPERTY LINE
12	EXISTING CEDAR HEDGE ROW
13	EXISTING PROPERTY LINE
14	EXISTING CEDAR HEDGE ROW
15	EXISTING PROPERTY LINE
16	EXISTING CEDAR HEDGE ROW
17	EXISTING PROPERTY LINE
18	EXISTING CEDAR HEDGE ROW
19	EXISTING PROPERTY LINE
20	EXISTING CEDAR HEDGE ROW

SCHEDULE A



REV | **DATE** | **DESCRIPTION**

- 14.02.22 Issued for Development Version Plan
- 14.02.14 Issued for SR Permit - North Storage Extension
- 14.01.13 COO 141 SR 135 SR 138
- 15.07.17 TPO4 - Issued for Construction
- 15.05.20 TPO4 - Issued for Building Permit
- 15.03.27 TPO4 - Issued for Tender
- 14.11.18 ISSUED FOR SRM CO-COSTING

SCALE | **DATE** | **DESCRIPTION**

PROJECT NUMBER: 201005
 FILE PATH: _____
 FILE DATE: _____

EXTERIOR WALL TYPES

DETAIL (Plan)	WALL TYPE	CONSTRUCTION	COMMENTS
	SP1	REINFORCED SHOTCRETE WALL SHOTCRETE REINFORCED CONCRETE THROWN SMOOTH SURFACE (SEE GEO TECHNICAL FOR THICKNESS)	
	SP2	REINFORCED CAST IN PLACE CONCRETE WALL REINFORCED CAST IN PLACE CONCRETE (SEE STRUCTURAL FOR THICKNESS)	
	BP1	PRE-FORMED METAL CLADDING SYSTEM GALVANIZED METAL GRITS AS REQUIRED. REFER TO DRAWINGS FOR DETAILS	GRIT LOCATIONS TO COORDINATE WITH CLADDING SYSTEM
	BP1A	THE SAME AS BP1 WITH PERFORATED METAL CLADDING SYSTEM TO REPLACE SOLID METAL CLADDING SYSTEM	GRIT LOCATIONS TO COORDINATE WITH CLADDING SYSTEM

FLOOR / ROOF TYPES

DETAIL (Section)	FLOOR TYPE	CONSTRUCTION	COMMENTS
	F1	REINFORCED CP CONCRETE SLAB TO THICKNESS DETAILED (SEE STRUCTURAL)	
	F2	38 CONCRETE 38 STEEL COMPOSITE DECK (SEE STRUCTURAL)	
	RF1	METAL STANDING SEAM ROOF CONTROLS IN FOUR RETICULAR MEMBRANE 12mm EXTY GRADE OPSIM BOND ROOF SHEATHING GALVANIZED STEEL DECK BEARING ON STEEL FRAMING	

ZONING SUMMARY:

PROJECT NAME: Main Works Yard Operations Centre and Site Redevelopment

PROJECT ADDRESSES: 1465 & 6543 148th Street, Surrey BC

LEGAL DESCRIPTIONS: Lot D (8064407) Sec. 15, Twp. 2, NRD 14, 2963 & Lot 1 Sec. 15, Twp. 2, NRD 14, RCP42372 (General Plan RCP42372)

SETBACKS:
 Proposed: North (Side Yard) 3m, South (Side Yard) (Main 148th St) 7.5m, West (Side Yard) 7.5m, East (Front Yard 148th St) 7.5m, All Sides 7.5m

ROADWAY DEDICATIONS: 3m in 148th Street, 5m in Corner Cut at 148th & 6543, 5m in Corner Cut at 6543 & 6543

AUTHORITY: City of Surrey, Zoning By-Law 12000

ZONE: I - Light Industrial

USES: Storage/Warehouse, Fleet Automotive Service Garage and Supporting Office, as permitted under Part 68, Section 8.

SITE AREA: Lot D: 75,915.5 sqm, Lot 1: 9,950.3 sqm, 85,865.8 sqm

DEVELOPABLE AREA: Lot D: 69,302.2 sqm, Lot 1: 7,462.6 sqm, 76,764.8 sqm

SITE COVERAGE: Proposed: 1,385 sqm (Floor Slab), 2,041 sqm (Warehouse), 1,295 sqm (Garage), 2,996 sqm (Office), 2,113 sqm (Site 1), 1,015 sqm (Site 2), 1,015 sqm (Site 3), 11,811 sqm

GROSS FLOOR AREA: Proposed: 14,835 sqm (Floor Slab), 4,427 sqm (Warehouse), 3,229 sqm (Garage), 16,577 sqm

FLOOR AREA RATIO: Proposed: 1.92

HEIGHT: Proposed: Main Operations Centre 22.2m, Garage 7m, Warehouse 8m

PARKING: Proposed: 211 Standard (57 cars), 10 Dedicated (carpool 1 car), 10 Small car stalls (10)

BICYCLES: Proposed: 145 (20m x 8/10/20m) x 8/10/20m

LOADING: Proposed: Operations Centre 5 Bays, Fleet Maintenance 5 Bays, Warehouse 4 Bays, Total 10 Bays

KEYNOTE LEGEND: 1001

GENERAL ARRANGEMENT SITE PLAN

CITY OF SURREY
the future lives here.

TAYLORKURTZ ARCHITECTURE + DESIGN INC.

rdh routhwaite dick & hadley architects inc.
102 - 1183 Duxton Drive, Vancouver, BC, V6L 2P6
604-265-3458 [www.rdhinc.com](mailto:info@rdhinc.com)

Main Works Yard Operations Centre and Site Redevelopment

General Arrangement and Sitework

14687 66th Avenue, Surrey BC

General Arrangement Site Plan