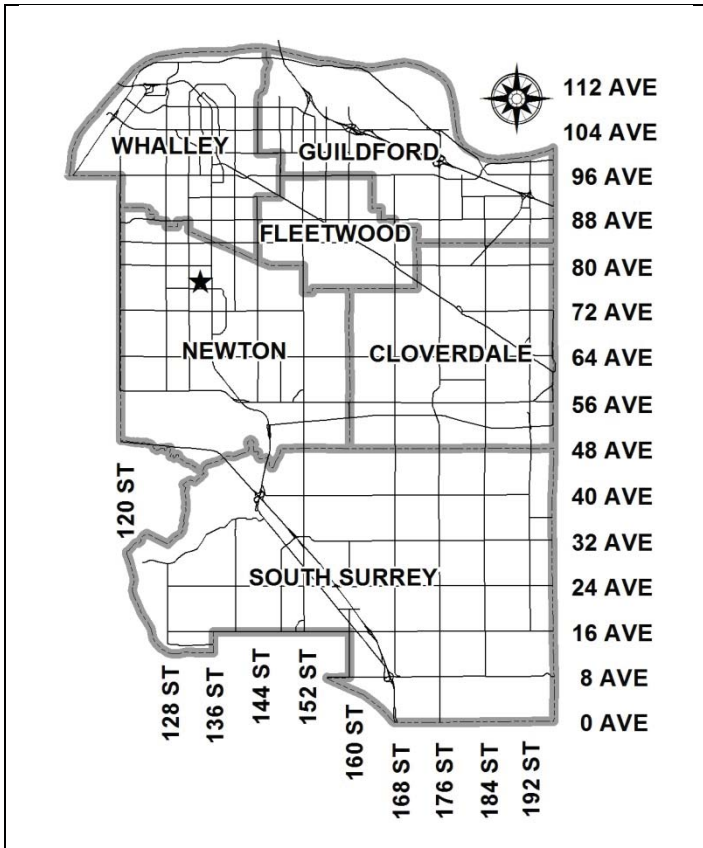


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0132-00

Planning Report Date: September 11, 2017



PROPOSAL:

- **Development Variance Permit**

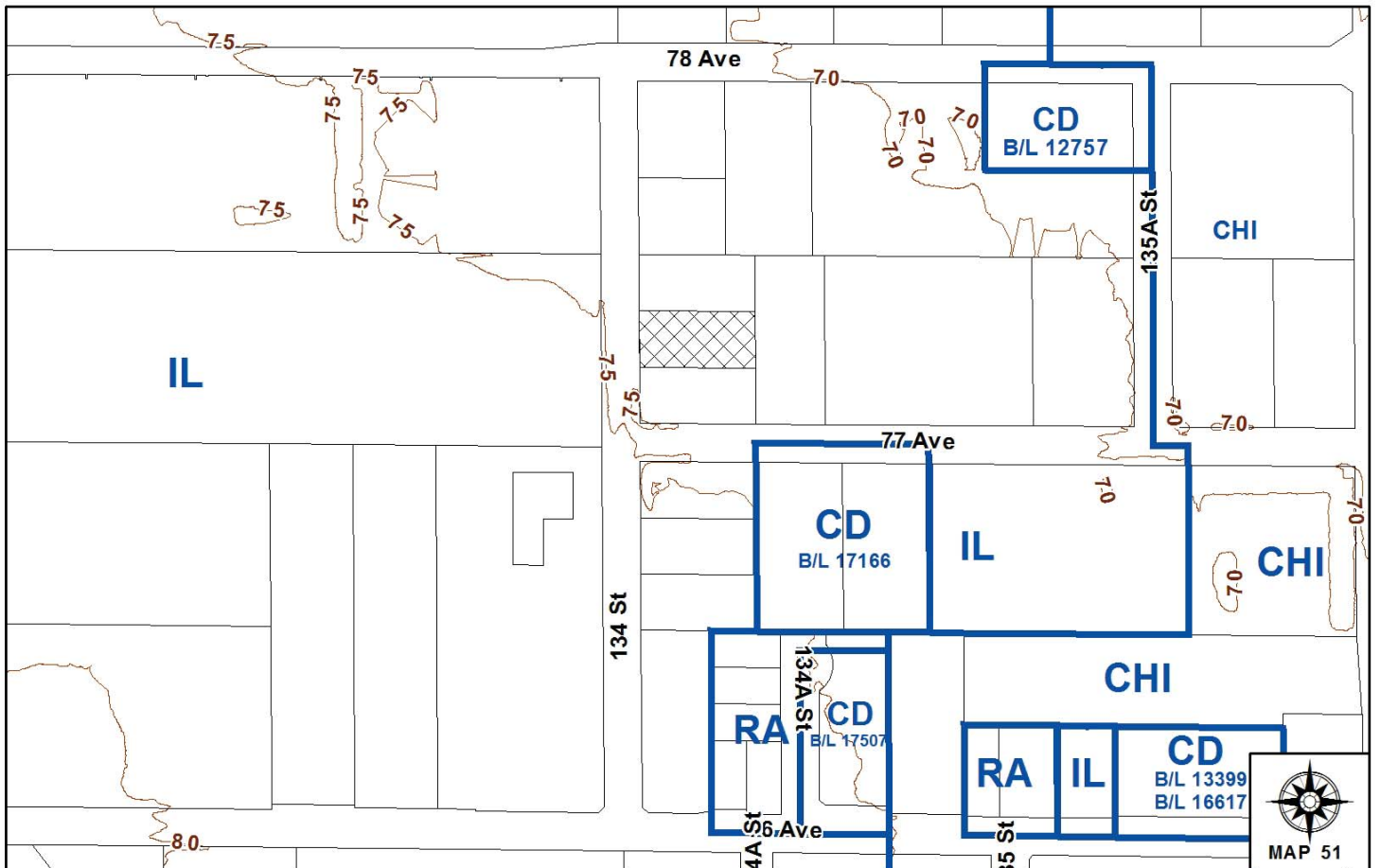
to permit the construction of an addition to an existing automobile painting and body shop.

LOCATION: 7728 - 134 Street

OWNER: A-Best Autobody & Frame Ltd.

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 a Development Variance Permit to reduce the minimum rear (east) and north side yard setback of the "Light Impact Industrial Zone (IL)".
- The applicant is also seeking a Development Variance Permit to reduce the minimum required on-site parking spaces.

RATIONALE OF RECOMMENDATION

- The proposal supports the City's Official Community Plan economic objectives for efficient utilization of employment lands.
- The proposed addition will allow the business to repair up to 18 vehicles at any given time and will increase the total number of full-time employees from 7 to 13.
- The existing building on the neighbouring property to the east of the subject lot has a side yard setback of 0.0 metres (0 ft.). Therefore, the proposed 0.0 metre (0 ft.) rear yard setback on the subject lot will not impact this neighbouring property.
- The proposed 3.5 metre (12 ft.) north side yard setback is limited to the north-east corner of the subject site for approximately 9.1 metres (30 ft.) of the north building face, accounting for approximately 15% of the total property length. The remaining building face is setback 13.7 metres (45 ft.) from the north property line.
- The parking variance is minor and supported by Engineering's Transportation Section.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0132-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum rear yard (east) setback of the IL Zone from 7.5 metres (25 ft.) to 0.0 metres (0 ft.);
- (b) to reduce the minimum north side yard setback of the IL Zone from 7.5 metres (25 ft.) to 3.5 metres (12 ft.); and
- (c) to reduce the minimum number of off-street parking spaces from 28 to 25.

REFERRALS

Engineering: The Engineering Department has no requirements related to the issuance of the Development Variance Permit.

SITE CHARACTERISTICS

Existing Land Use: Automotive paint and body shop.

Adjacent Area:

| Direction | Existing Use | OCP/NCP Designation | Existing Zone |
|---------------------------|-------------------------|----------------------------|----------------------|
| North: | Granite stone retailer. | Industrial | IL |
| East: | Printing company. | Industrial | IL |
| South: | Window manufacturing. | Industrial | IL |
| West (Across 134 Street): | Translink bus yard. | Industrial | IL |

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is designated "Industrial" in the Official Community Plan (OCP) and zoned "Light Impact Industrial Zone (IL)".
- The IL Zone is intended for the development and regulation of light impact industrial, transportation industry, warehouses, distribution centres, and limited office and service uses.

- The subject property is 1,801 square metres and contains a single unit building with approximately 619 square metres (6,662 sq. ft.) of total floor space. The building houses an existing automobile painting and body work business with two service bays and one paint room.

Current Proposal

- The applicant is requesting a Development Variance Permit (DVP) to reduce the minimum rear yard (east) and north side yard setbacks of the IL Zone from 7.5 metres (25 ft.) to 0.0 metres (0 ft.) and 3.5 (12 ft.), respectively, for the purposes of constructing a 538 square metre (5,791 sq. ft.) addition to the existing building. The addition will increase the number of service bays from two to four and create space for parts storage.
- The increased building area for the body shop requires a total of 28 off-street parking spaces. The current proposal would only provide 25 parking spaces. Therefore, the applicant is also proposing a variance to reduce the minimum number of off-street parking spaces required under the Zoning By-law from 28 spaces to 25 spaces.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum rear yard (east) setback of the IL Zone from 7.5 metres (25 ft.) to 0.0 metres (0 ft.); and
- Reduce the minimum north side yard setback of the IL Zone from 7.5 metres (25 ft.) to 3.5 metres (12 ft.).

Applicant's Reasons:

- The reduced setbacks will allow for the construction of a 538 square metre (5,791 sq. ft.) addition to the existing auto body shop.
- The addition will allow for the overall expansion of the business by upgrading and increasing the number of service bays from two to four. Upon completion of the addition, the business expects to increase the total number of full-time employees from 7 to 13.

Staff Comments:

- By increasing employment and expanding the business operation, the proposal supports the City's Official Community Plan economic objectives of encouraging the full utilization and efficient use of employment lands in order to maximize jobs and economic activity.
- The existing building on the neighbouring property to the east of the subject lot has a side yard setback of 0.0 metres (0 ft.). Therefore, the proposed 0.0 metre (0 ft.) rear yard setback on the subject lot will not impact this neighbouring property.

- The proposed 3.5 metre (12 ft.) north side yard setback is limited to the north-east corner of the subject site for 9.1 metres (30 ft.) of the north building face, accounting for approximately 15% of the total property length. The remaining building face is setback of 13.7 metres (45 ft.) from the north property line.

(b) Requested Variance:

- Reduce the minimum number of off-street parking spaces from 28 to 25.

Applicant's Reasons:

- Due to the long and narrow configuration of the lot, the number of parking spaces required by the proposed addition cannot be accommodated. The proposed addition layout has been designed to maximize the use and number of new service bays without compromising the internal access on the site.

Staff Comments:

- Transportation Engineering supports the variance to reduce the required number of off-street parking stalls by 3 spaces.
- With the proposed addition, there are 19 outdoor parking spaces, six indoor parking spaces, and five spaces available when utilizing the service bays and paint room.

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. Development Variance Permit No. 7916-0132-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

ARR/da

Information for City Clerk

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

1. (a) Agent: Name: Laura Jones
 Pacific Land Group Ltd.
 Address: 12992 - 76 Avenue, Unit 212
 Surrey, BC V3W 2V6

2. Properties involved in the Application
 - (a) Civic Address: 7728 - 134 Street

 - (b) Civic Address: 7728 - 134 Street
 Owner: A-Best Autobody & Frame Ltd
 PID: 005-174-422
 Lot 110 Section 20 Township 2 New Westminster District Plan 53986

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7916-0132-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

DEVELOPMENT DATA SHEET

Existing Zoning: IL

| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
|---------------------------------------|--|--|
| LOT AREA* (in square metres) | | |
| Gross Total | | 1,799 square metres (19,364 sq. ft.) |
| Road Widening area | | |
| Undevelopable area | | |
| Net Total | | |
| LOT COVERAGE (in % of net lot area) | | |
| Buildings & Structures | 60% | 54.4% |
| Paved & Hard Surfaced Areas | | |
| Total Site Coverage | | |
| SETBACKS (in metres) | | |
| Front | 7.5 metres (25 ft.) | 7.8 metres (26 ft.) |
| Rear | 7.5 metres (25 ft.) | 0.0 metres (0 ft.) |
| Side #1 (S) | 0.0 metres (0 ft.) | 0.0 metres (0 ft.) |
| Side #2 for portion of building (N) | 7.5 metres (0 ft.) | 3.5 metres (12 ft.) |
| Side #2 for remainder of building (N) | 7.5 metres (0 ft.) | 13.7 metres (45 ft.) |
| 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 | 1,799 square metres (19,364 sq. ft.) | 1,221 square metres (13, 143 sq. ft.) |
| FLOOR AREA: Institutional | | |
| TOTAL BUILDING FLOOR AREA | | |

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 | 28 | 25 |
| | | |
| Residential Bachelor + 1 Bedroom | | |
| 2-Bed | | |
| 3-Bed | | |
| Residential Visitors | | |
| | | |
| Institutional | | |
| | | |
| Total Number of Parking Spaces | | |
| | | |
| Number of accessible stalls | | |
| Number of small cars | | |
| Tandem Parking Spaces: Number / % of Total Number of Units | | |
| Size of Tandem Parking Spaces width/length | | |

| | | | |
|---------------|--------|---------------------------------|--------|
| Heritage Site | YES/NO | Tree Survey/Assessment Provided | YES/NO |
|---------------|--------|---------------------------------|--------|

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0132-00

Issued To: A-BEST AUTOBODY & FRAME LTD.

(the "Owner")

Address of Owner: 7728 - 134 Street
Surrey, BC V3W 6Y5

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: 005-174-422
Lot 110 Section 20 Township 2 New Westminster District Plan 53986

7728 - 134 Street

(the "Land")

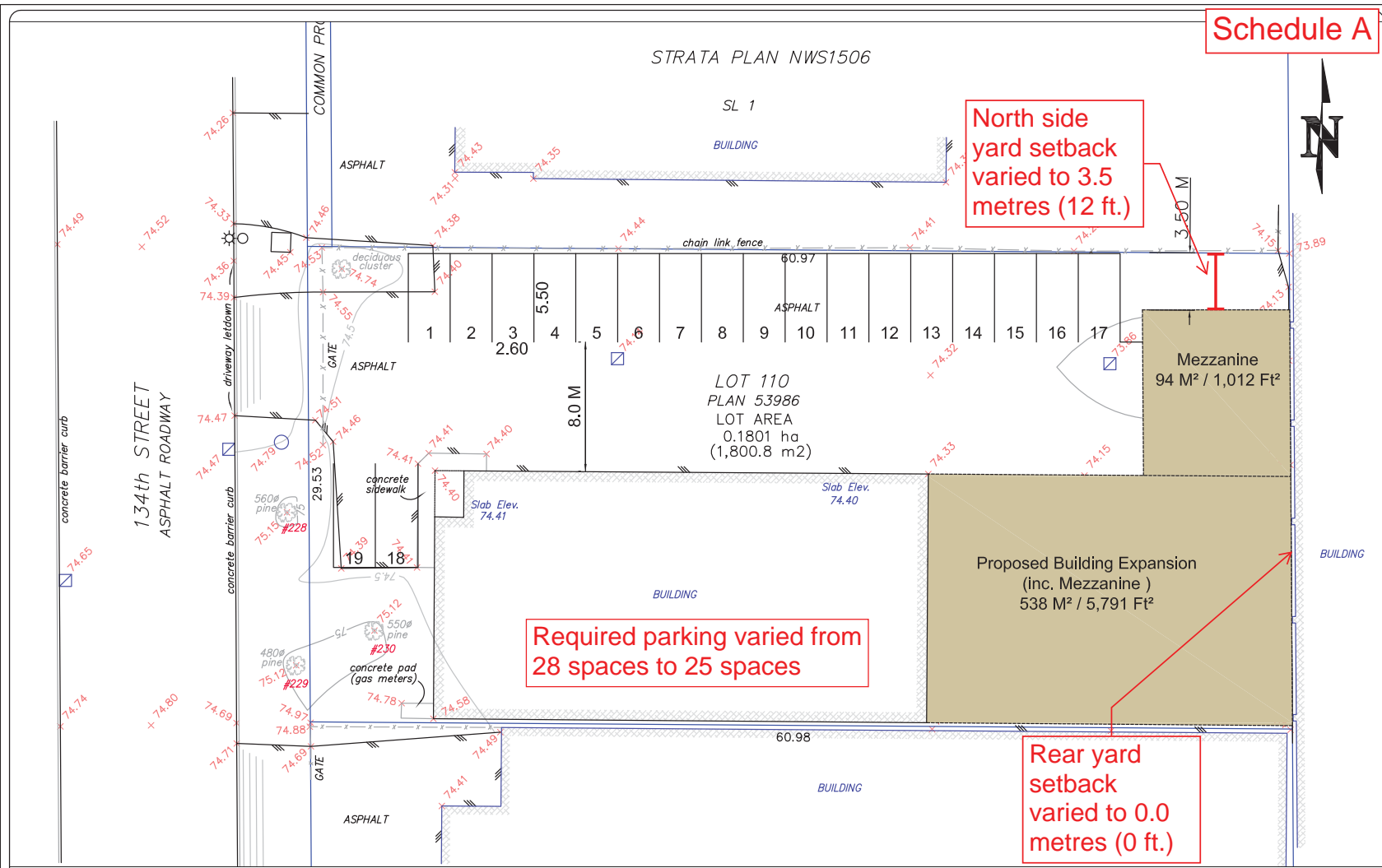
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Table C.1 of Part 5, Off-Street Parking and Loading/Unloading, the minimum number of required off-street parking spaces is reduced to 25 parking spaces;
 - (b) In Section F. Yards and Setbacks of Part 48 Light Impact Industrial Zone, the minimum rear yard (east) setback is reduced from 7.5 metres (25 ft.) to 0.0 metres (0 ft.); and
 - (c) In Section F. Yards and Setbacks of Part 48 Light Impact Industrial Zone, the minimum north side yard setback is reduced from 7.5 metres (25 ft.) to 3.5 metres (12 ft.).
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



PACIFIC LAND GROUP
Land Use, Development & Environmental Strategists

Pacific Land Resource Group Inc.

Suite 212 - 12992 76 Avenue
Surrey, British Columbia
Canada V3W 2V6
Tel: 604-501-1624
Fax: 604-501-1625
www.pacificlandgroup.ca
info@pacificlandgroup.ca

PROJECT:
7728 134 Street, Surrey

DRAWING TITLE:
Proposed Expansion

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM
FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:
A-Best Auto Body

SCALE:
1:250

DATE:
June 27, 17

PROJECT No:
15-1308

DRAWING No:
01

| | |
|---------------------------|--------------------------|
| DESIGNED BY: EW | CHECKED BY: OV |
|---------------------------|--------------------------|

STATISTICS

Subject Property: 1,801 M²
Existing Building: 618.9 M² / 6,662 Ft²
Proposed Expansion (inc. Mezzanine): 538 M² / 5,791 Ft²
Total : 1,156.9 M² / 12,453 Ft²
Required Parking: 35 Stalls (3 stalls / 100 M²)
Provided Parking: 19 Stalls
Note: Parking & setback variance required.

Building Footprint: 911.4 M²
Permitted Site Coverage: 60%
Proposed Site Coverage: 51%
Permitted FAR: 1.0
Proposed FAR: 0.64