

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

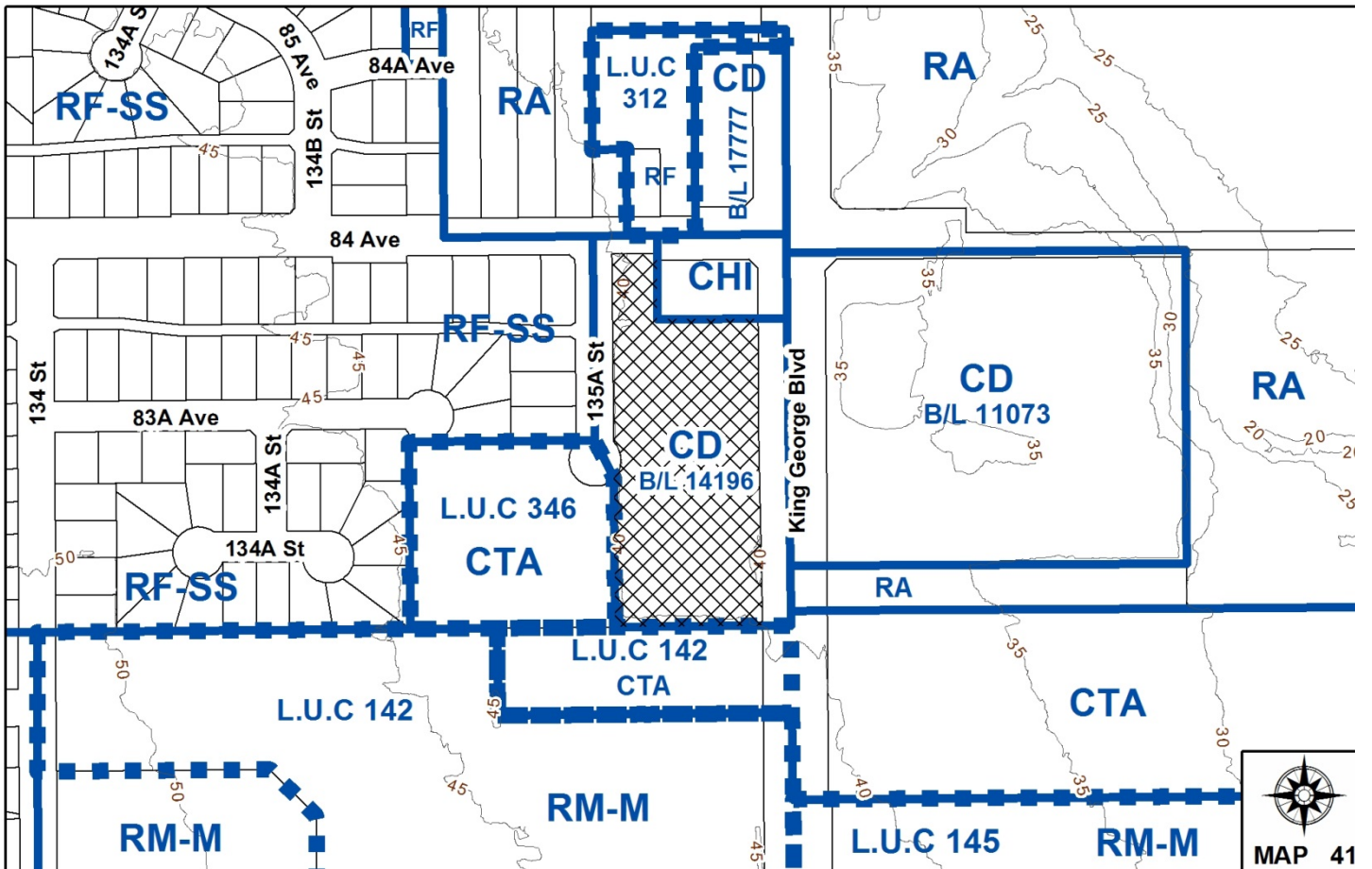
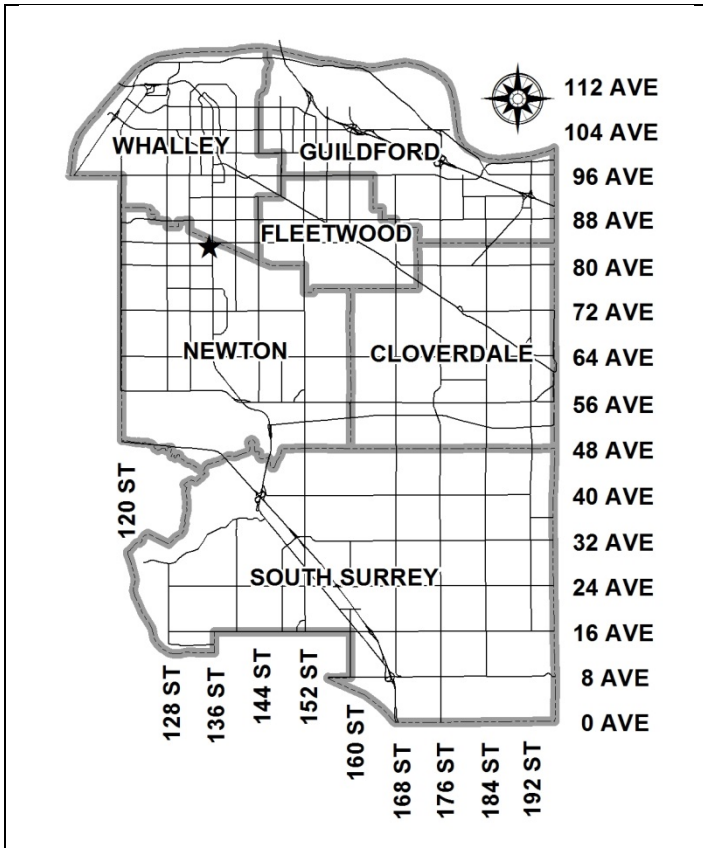
File: 7916-0356-00

Planning Report Date: November 21, 2016

**PROPOSAL:**

- **Development Variance Permit**  
 to reduce the minimum front yard setback and increase the maximum height for a proposed accessory structure.

**LOCATION:** 13554 - 84 Avenue  
**OWNER:** CST Nominee Inc.  
**ZONING:** CD (By-law No. 14196)  
**OCP DESIGNATION:** Mixed Employment



### 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 from 7.5 metres (25 ft.) to 1.5 metres (5 ft.) and increase the maximum height of an accessory building from 4 metres (13 ft.) to 5.5 metres (18 ft.).

### RATIONALE OF RECOMMENDATION

- The reduced front yard setback and increased height for an accessory structure will allow for the installation of a shade canopy to provide shelter from sun and rain for employees and customers during pick up, drop off, and inspection of rental vehicles.
- The subject site is highly constrained due to the existing buildings on site and therefore the proposed siting of the shade canopy is the only feasible location from an operations standpoint.
- The proposed shade canopy has been designed to allow a fire truck to be able to pass underneath, ensuring adequate emergency vehicle access is maintained for the site.

**RECOMMENDATION**

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0356-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback of the Comprehensive Development (CD) Zone (By-law No. 14196) from 7.5 metres (25 ft.) to 1.5 metres (5 ft.); and
- (b) to increase the maximum building height for accessory structures from 4 metres (13 ft.) to 5.5 metres (18 ft.).

**REFERRALS**

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

Surrey Fire Department: The Fire Department has no objection to the project provided that a sign is posted indicating no obstructions or storage is permitted under the canopy.

**SITE CHARACTERISTICS**

Existing Land Use: Warehouse uses limited to self-storage and incidental vehicle rental.

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North:	Retail store	Mixed Employment	CHI
North (Across 84 Avenue)	Single family residential	Urban	RA and LUC 312 (Underlying zone is RF)
East (Across King George Boulevard):	Multiple family residential	Multiple Residential	CD (By-law No. 11073)
South:	Motel	Urban	LUC 142 (By-law No. 18834 to terminate LUC received final adoption on October 24, 2016; Underlying zone is CTA)
West (north) (Across 135A Street):	Single family residential	Urban	RF-SS
West (south) (Across 135A Street):	Vacant	Urban	LUC 346 (By-law No. 18835 to terminate LUC 346 received final adoption on October 24, 2016; Underlying zone is CTA)

## DEVELOPMENT CONSIDERATIONS

### Background/Proposal

- The subject property is designated "Mixed Employment" in the Official Community Plan and zoned "Comprehensive Development Zone (CD)" (By-law No. 14196).
- The CD Zone (By-law No. 14196) permits warehouse uses limited to self-storage and incidental vehicle rental. UHaul currently operates a self-storage facility on the site with associated moving vehicle rentals.
- The applicant is proposing a Development Variance Permit to reduce the front yard setback and to increase the maximum allowable height of an accessory structure in order to install a shade canopy to provide shelter from sun and rain to employees and customers during rental vehicle pick-up, drop-off, and inspection.

## BY-LAW VARIANCE AND JUSTIFICATION

### (a) Requested Variance:

- Reduce the minimum front yard (north) setback of "Comprehensive Development Zone (CD)" (By-law No. 14196) from 7.5 metres (25 ft.) to 1.5 metres (5 ft.).

### Applicant's Reasons:

- Pick-up, drop-off, and inspection of rental vehicles occur on site at the location of the proposed canopy. Currently there is no protection from sun or inclement weather at this location, making it uncomfortable for customers and employees. This has resulted in high staff turnover.

### Staff Comments:

- The subject property is the location of a self-storage facility. It is comprised of eight (8) storage buildings and an office building. The site is highly constrained with very little open space in which to site the shade canopy.
- The proposed structure is a simple cantilever style canopy, 6.1 metres (20 ft.) long by 4.3 metres (14 ft.) wide, designed with sufficient height for emergency vehicles to pass underneath.
- The canopy is comprised of only two (2) footings and the canopy, and is therefore a relatively unobtrusive structure, which should have little impact on the neighbouring property to the north.

### (b) Requested Variance:

- Increase the maximum height for an accessory structure from 4.0 metres (13 ft.) to 5.5 metres (18 ft.).

Applicant's Reasons:

- The proposed shade canopy is intended to facilitate rental vehicle pick-up, drop-off, and inspection and therefore needs to be high enough for vehicles to pass underneath, including emergency vehicles.

Staff Comments:

- The subject site is highly constrained due to the existing storage buildings and office building. In order to ensure emergency vehicle access, the proposed shade canopy has been designed with a clearance height of 5 metres (16.5 ft.) to ensure a fire truck can pass underneath.
- The Fire Department finds the design of the canopy to be acceptable and has requested a sign be posted indicating no obstructions or storage is permitted under the canopy to ensure emergency vehicle access to the eastern portion of the site.
- Staff support the requested variances to proceed to Public Notification.

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. 7916-0356-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

CB/da

Information for City Clerk

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

1. (a) Agent: Name: Naeem Tareen  
Group4Engineering Inc.  
Address: 7404 - King George Boulevard, Unit 200  
Surrey, BC V3W 1N6
  
2. Properties involved in the Application
  - (a) Civic Address: 13554 – 84 Avenue
  
  - (b) Civic Address: 13554 – 84 Avenue  
Owner: CST Nominee Inc.  
PID: 001-264-141  
Lot 70 Section 29 Township 2 New Westminster District Plan 57624
  
3. Summary of Actions for City Clerk's Office
  - (a) Proceed with Public Notification for Development Variance Permit No. 7916-0356-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0356-00

Issued To: CST NOMINEE INC.

(the "Owner")

Address of Owner: 237 - Scarboro Avenue SW  
Calgary, AB T3C 2H4

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: 001-264-141  
Lot 70 Section 29 Township 2 New Westminster District Plan 57624  
13554 - 84 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 Comprehensive Development Zone (CD) (By-law No. 14196), the Front Yard setback is reduced from 7.5 metres (25 ft.) to 1.5 metres (5 ft.).
  - (b) In Section G. Height of Buildings of Comprehensive Development Zone (CD) (By-law No. 14196), the maximum height of an accessory building is increased from 4.0 metres (13 ft.) to 5.5 metres (18 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 .

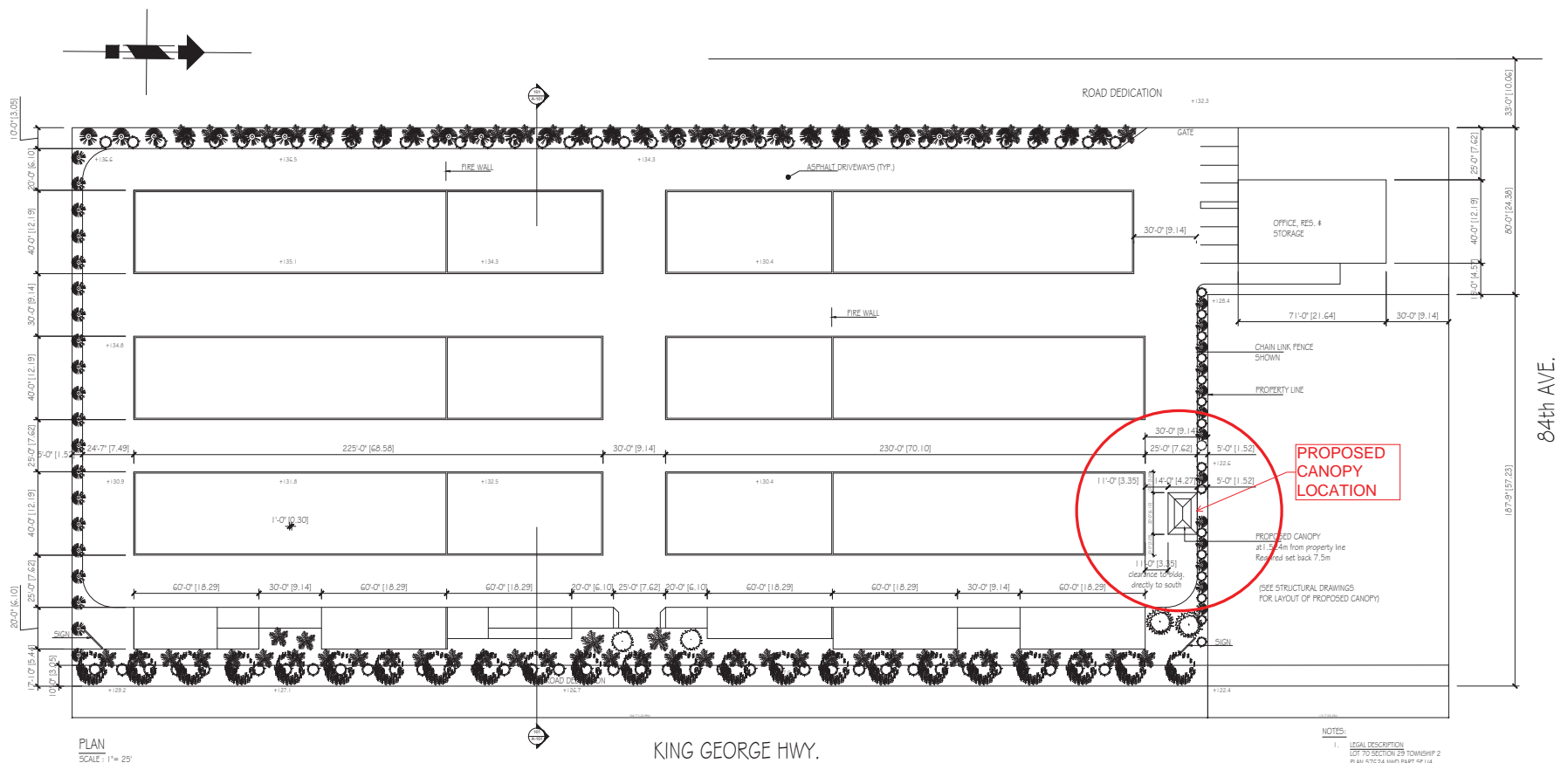
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Mayor – Linda Hepner

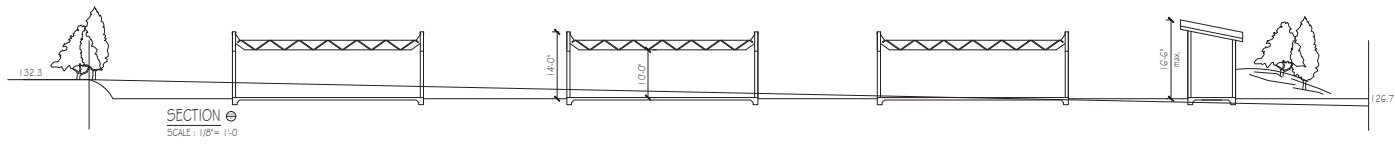
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City Clerk – Jane Sullivan





PLAN  
SCALE: 1"= 25'



SECTION  
SCALE: 1/8"= 1'-0"

- NOTES:
- LEGAL DESCRIPTION  
LOT 70 SECTION 29 TOWNSHIP 2  
PLAN 57624 NWD PART SE1/4
  - ADDRESS  
13354 84 AVE, SURREY BC, V3W 7P9
  - USE & CLASSIFICATION  
FOR PARK OR OTHER WEATHER PROTECTION
  - SITE AREA 123,921 S.F.
  - BUILDING AREA  
WARE HOUSES 63,800 S.F.  
OFFICE/WASH/STORAGE 1200 S.F.  
MFRS RESIDENCE 66,200 S.F.
  - ZONING  
LAND USE CONTRACT NUMBER 546



UNIT # 202, 7750 128 STREET  
SURREY BC, V3W0R6  
TEL: 778-858-8794 FAX: 604-593-5864  
EMAIL: UDCDESIGN@HOTMAIL.COM  
WEB: WWW.UDCDESIGNS.COM

CLIENT: **UHAUL SURREY**

PROJECT: 6.10X4.27 2- POLE CANOPY 13554 84 AVE, SURREY BC, V3W 7P9  
LOT 70 SECTION 29 TOWNSHIP 2  
PLAN 57624 NWD PART SE1/4

SHEET TITLE: **EXISTING SITE PLAN**

NOTES:  
This drawing and design is the property of URBAN DESIGN CENTER LTD and cannot be used, reused or reprint without written consent of said company.

DRAWN BY: **G.S.Mangot**

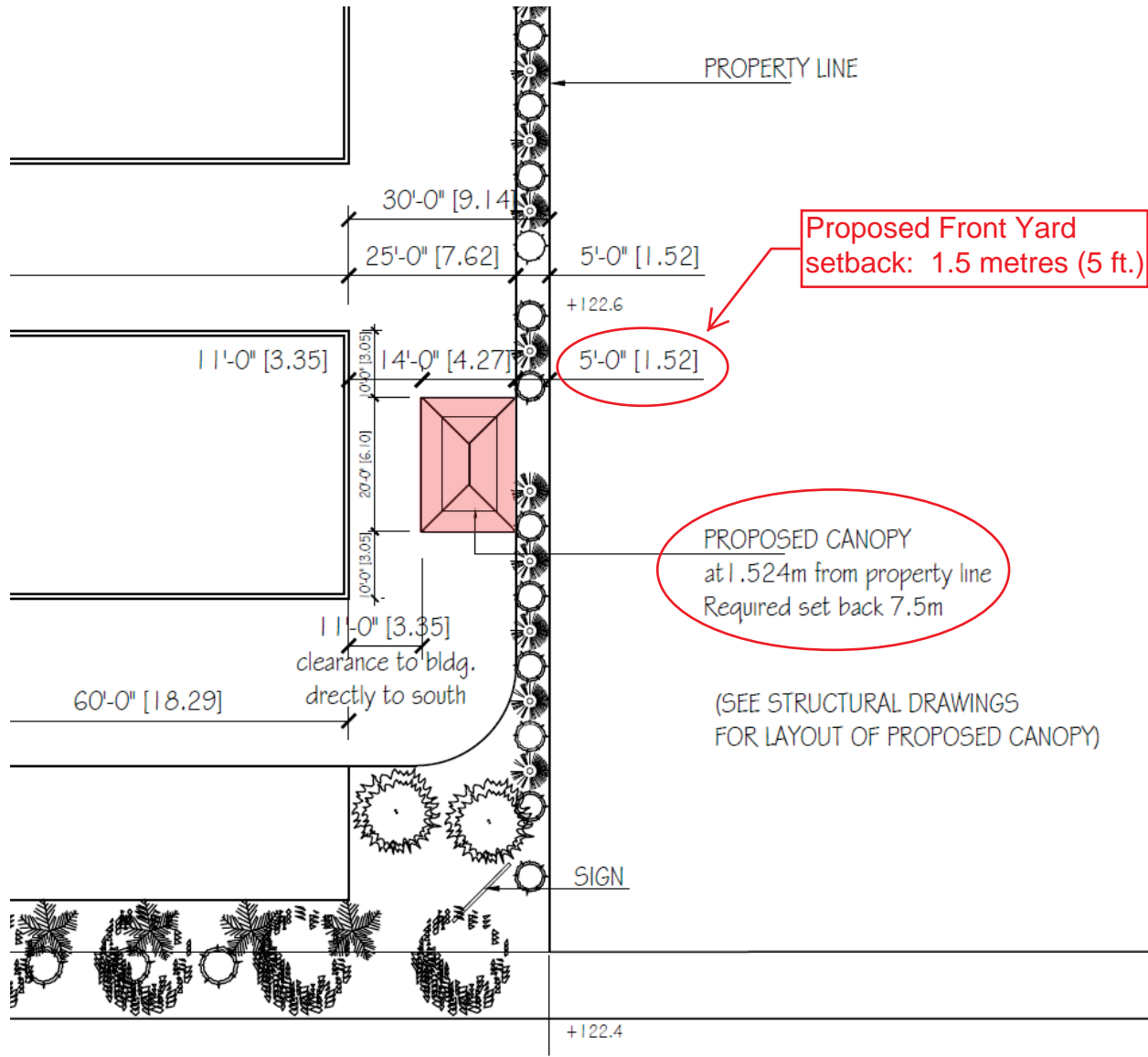
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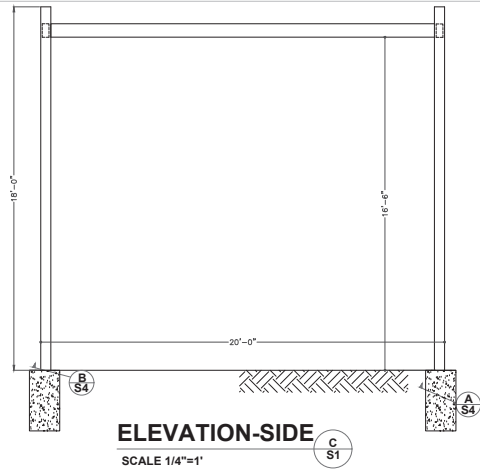
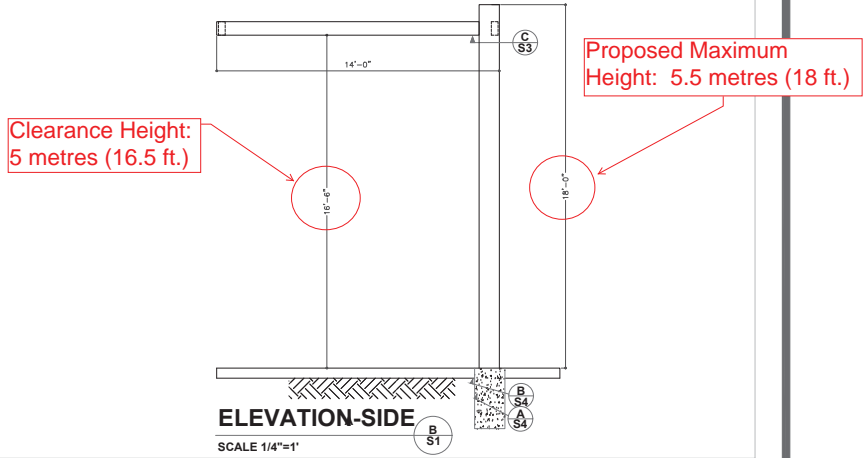
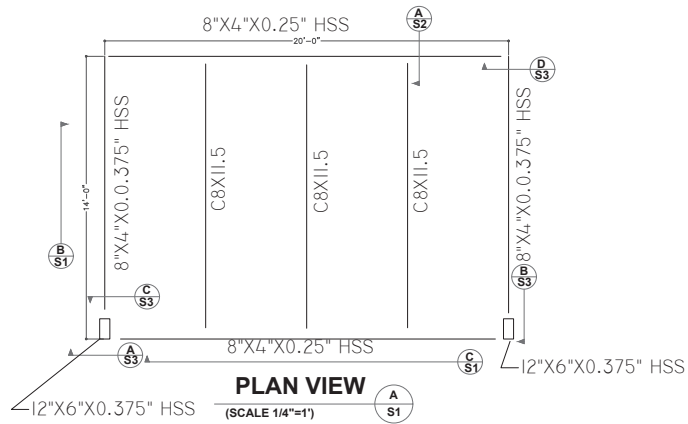
DATE: **AUG 2016**

SCALE:

SHEET NO: **A-1 of 2**

NOTE: THESE DRAWINGS CONFORM TO  
BCBC 2012 EDITION





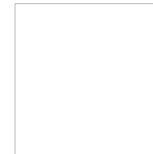
**MATERIALS SCHEDULE**

PURLINS	C8X11.5
CANOPY COLUMNS	12"X6"X0.375" HSS
CANTILEVER BEAMS	8"X4"X0.375" HSS
BEAMS	8"X4"X0.0.25" HSS

Reference Drawing No.	Date	Project Description	Drawing Rev Number.
		U-HAUL	
		13554 84 AVE, SURREY, BC	
		V3W 7P9	
		20'x14' 2-POLE CANOPY	
		INSTALLATION	

SHADE LAYOUT

Engineer's Stamp



Project Title: 20' x 14' CANOPY INSTALLATION

Drawn By: JG

Checked By: JG

Date: OCT 20, 2016

Drawing No.: S-1

Scale: AS NOTED

File Name:

Caution :Read Before Excavation  
 All Excavations Must Be Carried Out as Per  
 "BC Ground Disturbance Practice"