

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0379-00

Planning Report Date: October 3, 2016

PROPOSAL:

- **Development Variance Permit**
 to reduce the required parking for an existing industrial building.

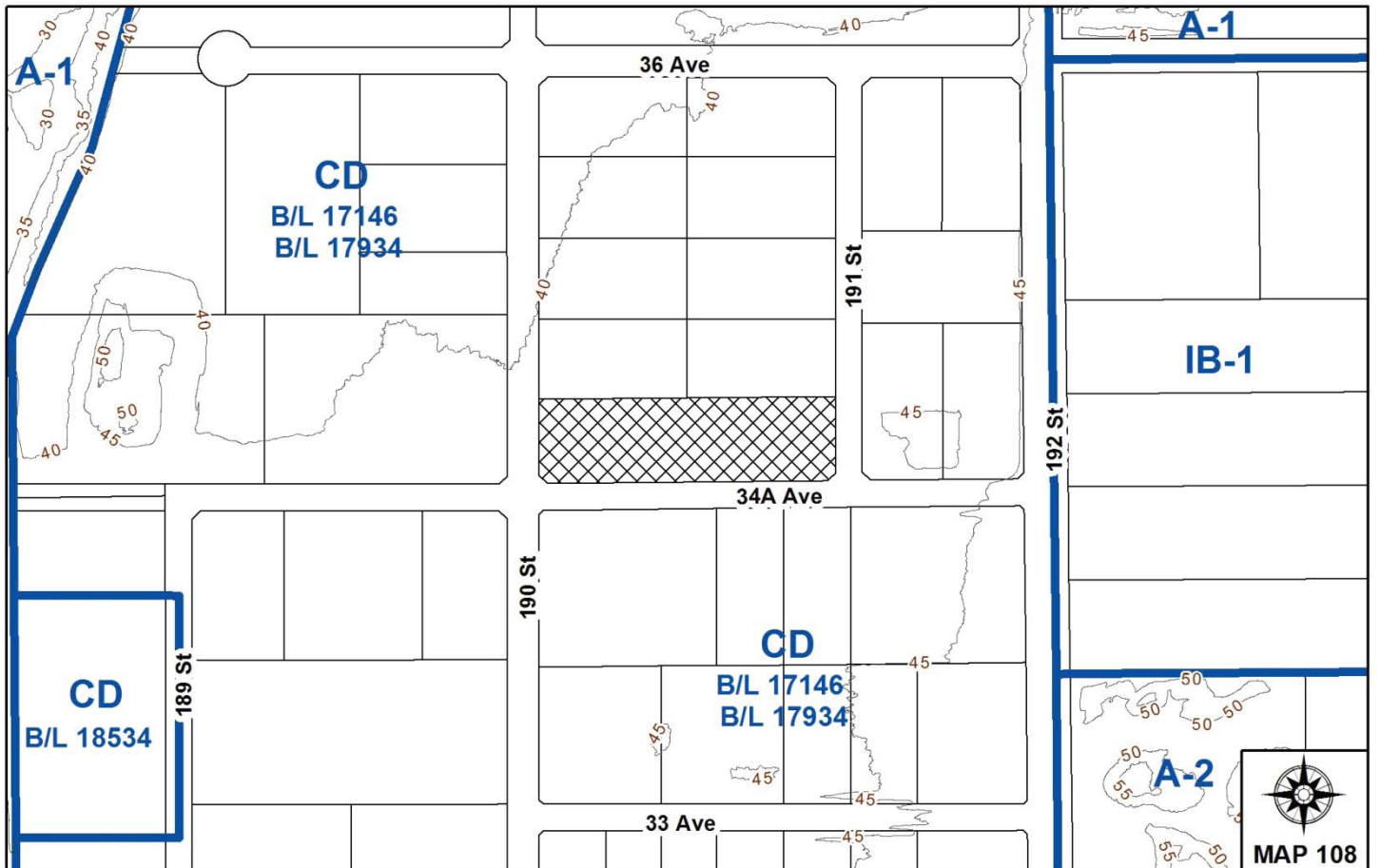
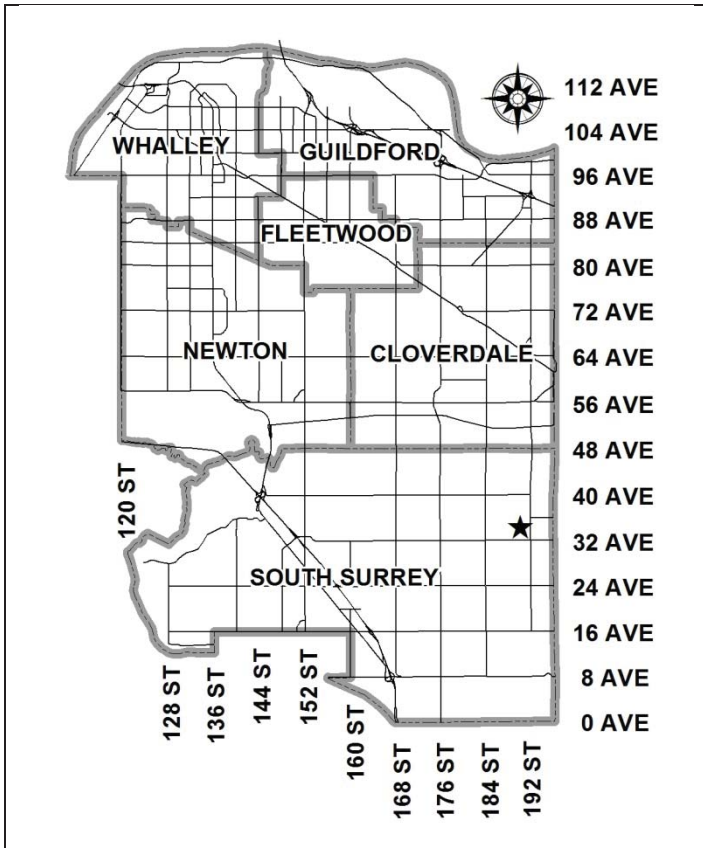
LOCATION: 19055 34A Avenue

OWNER: The Owners of Strata Lot EPS3507

ZONING: CD (By-law No. 17146 as amended by 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

- Seeking to vary the parking requirements to permit Light Impact Industrial Uses (including ancillary Office Use) to be calculated at the rate of 1 parking space per 100 square metres (1,075 sq. ft.).

RATIONALE OF RECOMMENDATION

- On December 1, 2014, Development Permit No. 7914-0209-00 was approved permitting the development of a 5,393 square metre (58,050 sq. ft.) multi-tenant industrial building on the subject property, which required a minimum of 54 parking spaces.
- Under the approved Development Permit, the parking requirement was calculated following the Zoning By-law requirement rate of 1 space per 100 square metres (1,075 sq. ft.) of gross floor area for Light Impact Industrial Uses, including ancillary office use.
- On May 30, 2016, the parking requirements of the Zoning By-law were amended with ancillary office use for Light Impact Industry no longer being included at a rate of 1 space per 100 square metres (1,075 sq. ft.) of gross floor area, but rather being considered a separate use calculated at 2.5 spaces per 100 square metres (1,075 sq. ft.) of gross floor area.
- The applicant is proposing a variance to permit the required parking to be calculated based on the parking provisions that were in effect at the time of DP issuance.
- Given that the applicant's plans were approved prior to the parking rate by-law change, staff supports the requested variance proceeding to Public Notification.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0379-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to vary Part 5 “Off Street Parking and Loading/Unloading” of Zoning By-law 12000 to allow office uses that are ancillary to Light Impact Industrial Uses to be calculated at a rate of 1 parking space per 100 square metres (1, 075 sq. ft.) of gross floor area.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: 25 unit strata industrial building.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Vacant industrial land; Recently approved DP to permit a 3,574 m ² (38,460 sq. ft.) multi-tenant industrial building	Mixed Employment/ Business Park	CD (By-law No. 17146 as amended by 17934)
East (Across 191 Street):	Vacant industrial land	Mixed Employment/ Business Park	CD (By-law No. 17146 as amended by 17934)
South (Across 34A Avenue):	Industrial building/ Vacant industrial land	Mixed Employment/ Business Park	CD (By-law No. 17146 as amended by 17934)
West (Across 190 Street):	Vacant industrial land	Mixed Employment/ Business Park	CD (By-law No. 17146 as amended by 17934)

DEVELOPMENT CONSIDERATIONSBackground Information

- The subject property is designated “Mixed Employment” in the Official Community Plan (OCP), “Business Park” in the Campbell Heights Local Area Plan (LAP), and is zoned “Comprehensive Development (CD)” (By-law No. 17146 as amended by 17934).

- On December 1, 2014, Development Permit No. 7914-0209-00 was approved permitting the development of a 5,393 square metre (58,050 sq. ft.) multi-tenant industrial building at 19055 - 34A Avenue (the subject property), which required a minimum of 54 parking spaces.
- Under the approved Development Permit, the parking requirement was calculated at a rate of 1 space per 100 square metres (1,075 sq. ft.) of gross floor area for Light Impact Industrial Uses, including ancillary office use. This was calculated in accordance with the provisions identified in Part 5 “Off-Street Parking and Loading/Unloading” of Zoning By-law 12000.
- On May 30, 2016, Part 5 of Zoning By-law 12000 was amended with ancillary office use for Light Impact Industry no longer being included at a rate of 1 space per 100 square metres (1,075 sq. ft.) of gross floor area, but rather being considered a separate use calculated at a rate of 2.5 spaces per 100 square metres (1,075 sq. ft.) of gross floor area.

Current Proposal

- The applicant is proposing a variance to permit the required parking to be calculated based on the parking rates that were in effect at the time that the Development Permit was issued.
- The applicant has provided a total of 88 parking spaces (87 regular and 1 for persons with disabilities), which complies with the number of parking spaces that were required under the parking provisions that were in effect at the time the Development Permit was issued.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Vary Part 5 “Off Street Parking and Loading/Unloading” of Zoning By-law 12000 to allow office uses that are ancillary to Light Impact Industrial uses to be calculated at a rate of 1 parking space per 100 square metres (1,075 sq. ft.) of gross floor area.

Applicant's Reasons:

- A Development Permit (No. 7914-0209-00) was approved and a Building Permit issued prior to the changes to the parking provisions in the Zoning By-law coming into effect, which increased the number of parking spaces that are required for ancillary office uses.
- The increase in the parking requirements for ancillary office uses has impacted the ability of tenants to have their Tenant Improvement (TI) permit issued.

Staff Comments:

- The requested variance is considered reasonable given that the applicant based their plans on the parking requirements that were approved under Development Permit No. 7914-0209-00.

- The applicant is providing 88 parking spaces, which complies with the number of parking spaces required under the parking provisions that were in effect at the time the Development Permit was issued.
- Staff supports the requested variance 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. 7916-0379-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

CB/dk

Information for City Clerk

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

1. (a) Agent: Name: Teri Hudson
 Address: Teck Construction LLP
 5197 - 216 Street
 Langley, BC V3A 2N4

 Tel: 604-534-7917 - Work
 604-534-7917 - Cellular

2. Properties involved in the Application

(a) Civic Address: 19055 - 34A Avenue

(b) Civic Address: 19055 - 34A Avenue
 Owner: The Owners of Strata Lot EPS3507

 PID: 029-430-232
 Lot 5 Section 28 Township 7 Plan EPP41342 New Westminster District

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Development Variance Permit No. 7916-0379-00 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.: 7916-0379-00

Issued To: The Owners of Strata Lot EPS3507
(the Owner)

Address of Owner: 19055 - 34A Avenue
SURREY BC V3Z 0P6

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: 029-430-232
Lot 5 Section 28 Township 7 Plan EPP41342 New Westminster District

19055 - 34A Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section C.1 of Part 5, Off-Street Parking and Loading/Unloading, office uses that are ancillary to an Industry – Light Impact use are to be calculated at a rate of 1 parking space per 100 square metres (1,075 sq. ft.) of gross floor area.
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.

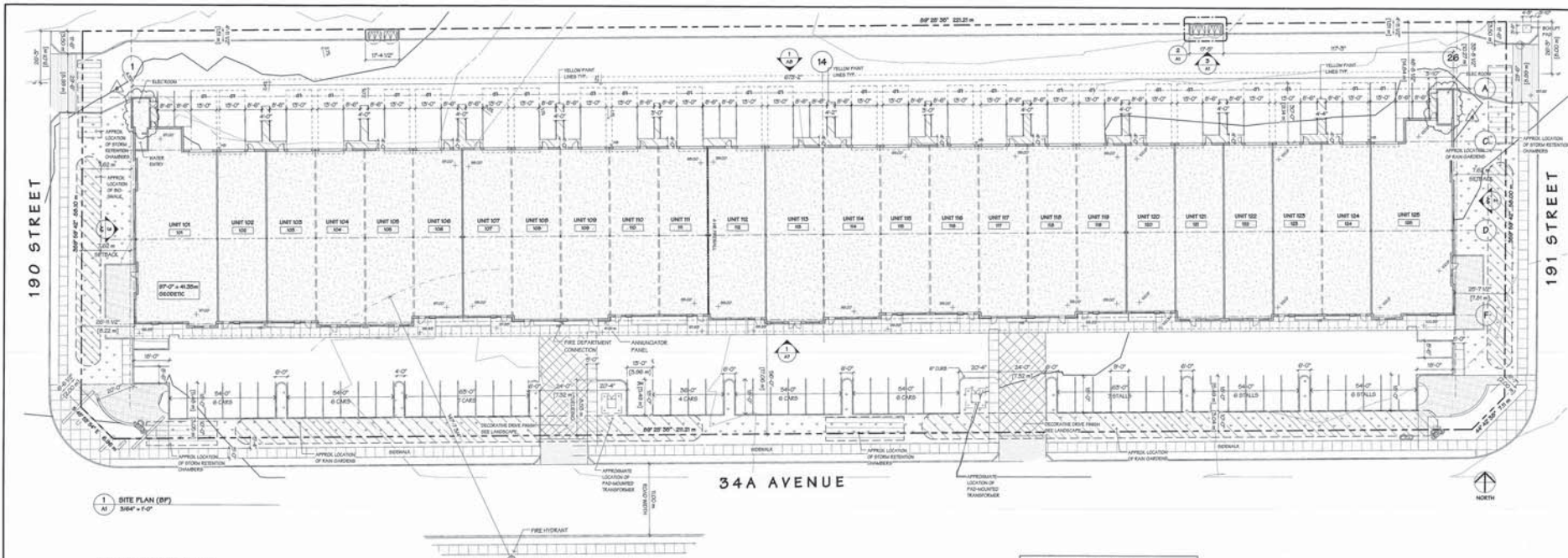
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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



CODE ANALYSIS

PROJECT INFORMATION
 OVC ADDRESS: 19055 34A AVENUE, SURREY, BC
 LEGAL DESCRIPTION: LOT 5, SECTION 28, TOWNSHIP 7, NEW WESTMINSTER DISTRICT PLAN SPP4542
 REASONS: 2016 BC BUILDING CODE - DIVISION 3 PART 3
 DESCRIPTION: 24 UNIT STRATA WAREHOUSE

CODE COMPLIANCE

3.1 GENERAL

BUILDING AREA: 5,350.0 sq ft (BASED ON BUILDING COVERED BY FIREWALL)
 BUILDING HEIGHT: ONE STOREY (SECOND INTERNAL STOREY ADDED BY FUTURE T.I. PERMITS)
 OCCUPANCIES: F-2 MEDIUM HAZARDOUS INDUSTRIAL
 OTHER OCCUPANCIES BY FUTURE T.I. PERMITS
 OCCUPANT LOAD: FINAL OCCUPANT LOAD BY FUTURE T.I. PERMITS

3.2 BUILDING FIRE SAFETY

ARTICLE 3.2.2.76
 CONSTRUCTION TYPE: COMBUSTIBLE (NON-COMBUSTIBLE ALLOWED)
 MAXIMUM AREA: 4,000 sq ft (BASED ON 2 STOREYS)
 FLOORS: 45 MINUTE FIRE RESISTANCE RATING REQUIRED
 MEZZANINES: 45 MINUTE FIRE RESISTANCE RATING REQUIRED IF OF COMBUSTIBLE CONSTRUCTION
 LOADING DOCKS: NO RATING REQUIRED
 ROOF: NO RATING REQUIRED
 SPRINKLERS: REQUIRED
 FIREWALLS: SEE MAIN FLOOR PLAN
 MAJOR OCCUPANCY SEPARATION: N/A

SPATIAL SEPARATION per Table 3.2.2.1.C					
LOCN	MAXIMUM WALL AREA (LAURET FIRE COMPARTMENT)	LIMITING SPACING	OPENINGS PERMITTED	PROPOSED	CONSTRUCTION OF EXISTING BUILDING FACE
NORTH	875.0 sq ft	> 3m	100%	100%	NON-COMBUSTIBLE
SOUTH	88.0 sq ft	> 3m	100%	100%	NON-COMBUSTIBLE
EAST	124.0 sq ft	> 3m	100%	100%	NON-COMBUSTIBLE
WEST	124.0 sq ft	> 3m	100%	100%	NON-COMBUSTIBLE

FIRE ALARM SYSTEM
 REQUIRED PER 3.2.4.1. SINGLE STAGE

PREVENTIVE REQUIREMENTS
 ACCESS: ACCESS FOR FIRE DEPARTMENT VEHICLES IS PROVIDED TO WITHIN 5M OF THE MAIN ENTRANCE.
 EGRESS: 10 IS PROVIDED PER APPA 12.
 FIRE HYDRANT: SEE SITE PLAN (ACCESS FROM UNIT 101).
 STANDPIPE: REQUIRED. SEE SITE PLAN FOR LOCATION.

LIGHTING + EMERGENCY POWER

EMERGENCY POWER: MEZZANINES / FLOOR OPENINGS
 PROVIDE MINIMUM 30 MINUTES EMERGENCY POWER FOR EMERGENCY LIGHTING, FIRE ALARM AND DETECTION SYSTEMS.
 PER FUTURE T.I. PERMITS

3.3 SAFETY WITHIN FLOOR AREAS

DOORS: THE FIRE SEPARATIONS REQUIRED DOORS PROVIDING ACCESS TO EXIT OR TO A VERTICAL ACCESS AND WHERE SERVING AN OCCUPANT LOAD OF MORE THAN 60, BEING IN THE DIRECTION OF EXIT TRAVEL, DOOR KEYS ARE HANGING IN AN OPERABLE MANNER AND REQUIRES ONLY THE RELAYING OPERATIONAL GUARDS OF AT LEAST 800 MM HEIGHT ARE TO BE PROVIDED ALONG OPENINGS WHERE THERE IS AN ELEVATION CHANGE OF MORE THAN 600 MM.
3.4 EXITS: NUMBER: TWO EXITS HAVE BEEN PROVIDED FROM ALL FLOOR AREAS.
 FIRE SEPARATIONS: BY FUTURE T.I. PERMITS
 TRAVEL DISTANCES: MAX 10M PER 3.4.2.2.
 EXIT DOORS: ALL EXIT DOORS SHALL BE IN THE DIRECTION OF TRAVEL.
 ALL EXIT DOORS SHALL HAVE A 3/4 HOUR FIRE PROTECTION RATING.
 ALL EXIT DOORS SHALL HAVE A SELF-CLOSING DEVICE.
 TO BE CALCULATED BY FUTURE T.I. PERMITS

3.5 VERTICAL TRANSPORTATION

FIRE SEPARATIONS: N/A

3.6 SERVICE FACILITIES

FIRE SEPARATIONS: ELECTRICAL ROOM THE FIRE SEPARATION

3.7 HEALTH REQUIREMENTS

WATER CLOSETS REQUIRED	MALE	FEMALE
N/A	BY FUTURE T.I.	BY FUTURE T.I.
N/A	BY FUTURE T.I.	BY FUTURE T.I.

3.8 BUILDING REQUIREMENTS FOR PEOPLE WITH DISABILITIES

UNIVERSAL TOILET ROOM: BY FUTURE T.I. PERMITS
 PARKING PROVIDED: ONE STALL PROVIDED. SEE SITE PLAN.

ZONING ANALYSIS

LEGAL DESCRIPTION: LOT 5, SECTION 28, TOWNSHIP 7, NEW WESTMINSTER DISTRICT PLAN SPP4542
MUNICIPAL ADDRESS: 19055 34A AVENUE, SURREY, B.C.

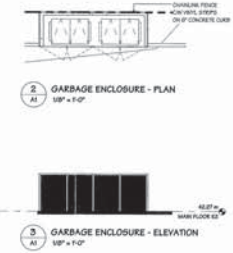
SITE INFORMATION:
 SITE AREA: 148,740 SF (3,390.0 m²)
 ZONING: I-2
 SITE COVERAGE: 40.5% (3,000.0 SF)

BUILDING AREAS:
 MAIN TENANT: 5,350.0 SF (500.0 m²)
 DOCKED: 240.0 SF (22.3 m²)
 TOTAL: 5,590.0 SF (522.3 m²)

PARKING REQUIREMENTS:
 PARKING @ 1 SPACE / 1,075 SF
 PARKING REQUIRED: 56
 PARKING PROVIDED: 87 REGULAR STALLS
 1 FHC STALL
 28 LOADING

DRAWING LIST

#	DATE	NAME
A1		SITE PLAN
A2		OVERALL PLAN
A3		MAIN FLOOR - WEST
A4		MAIN FLOOR - CENTER
A5		MAIN FLOOR - EAST
A6		ELEVATIONS
A7		ELEVATIONS
A8		SECTION
A9		DETAILS
A10		DOCK/ELEV



Proposed variance to permit office uses that are ancillary to Light Impact Industrial uses to be calculated at a rate of 1 parking space per 100 m² (1,075 sq. ft.) of gross floor area.

REVISIONS

REV	DATE	DESCRIPTION
1	2024-07-15	ISSUED FOR CONSTRUCTION
2	2024-07-15	REVISED PER COMMENTS
3	2024-07-15	REVISED PER COMMENTS
4	2024-07-15	REVISED PER COMMENTS

ISSUED FOR CONSTRUCTION

ATA ARCHITECTURAL LTD
 200-1687 West Broadway
 Vancouver, B.C. V6J 1X2
 TEL: 604-776-2259 FAX: 604-776-3771

REGISTERED ARCHITECT
 BRITISH COLUMBIA
 REG. NO. 10000
 AUG 18 2018

CAMPBELL HEIGHTS NORTH BUSINESS CENTRE

19055 34A AVENUE
 SURREY, B.C.

TECK CONSTRUCTION LLP

5197 - 211st STREET
 LANGLEY, B.C.

PROJECT NUMBER: [blank]
 SHEET TITLE: **SITE PLAN**

SCALE: As Indicated
 DATE: 2024-07-15
 DRAWN BY: [blank]
 CHECKED BY: [blank]