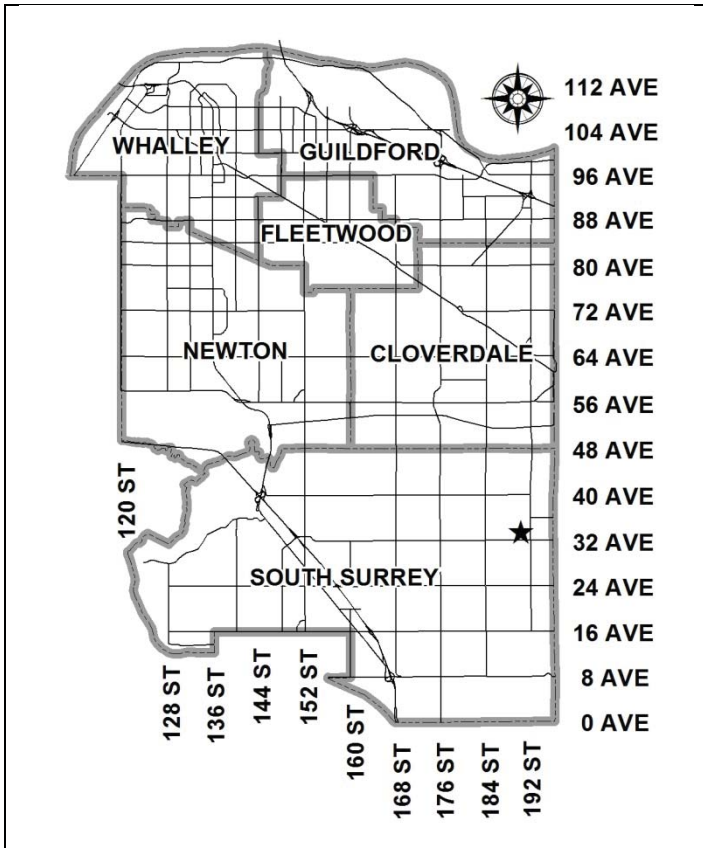


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0384-00

Planning Report Date: October 24, 2016

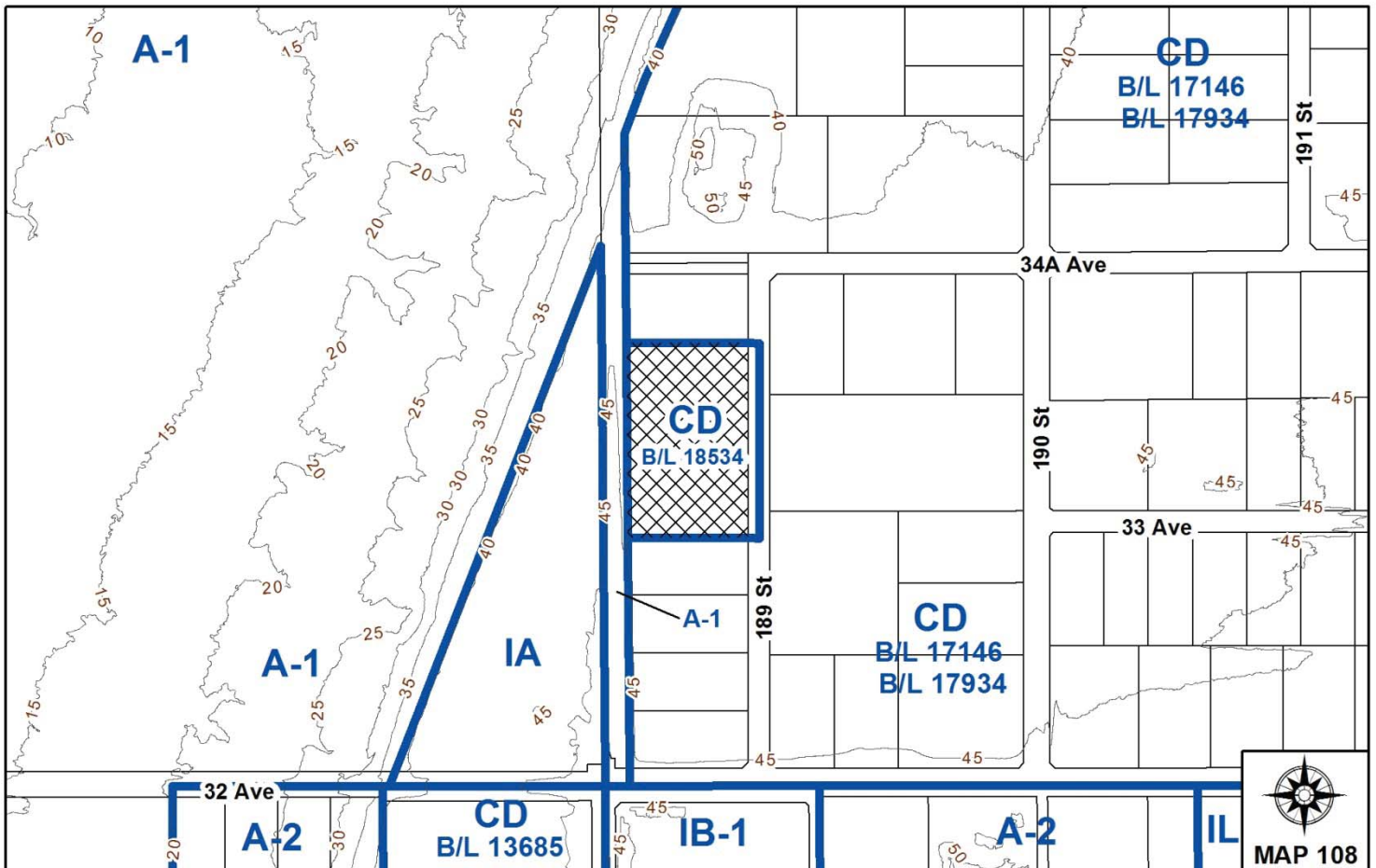


**PROPOSAL:**

- **Development Variance Permit**

to reduce the required parking for a future industrial building and to increase the maximum height of accessory structures to allow for the installation of flagpoles.

**LOCATION:** 3399 - 189 Street  
**OWNER:** 0988150 BC Ltd.  
**ZONING:** CD (By-law No. 18534)  
**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 a variance to reduce the minimum number of required on-site parking spaces from 101 parking spaces to 82 parking spaces.
- Seeking a variance to increase the maximum height of accessory structures from 6 metres (20 ft.) to 10.8 metres (35 ft.) to allow for the installation of two (2) flagpoles.

### RATIONALE OF RECOMMENDATION

- On December 14, 2015, Development Permit No. 7914-0373-00 was approved permitting the development of a 4,496 square metre (48,399 sq. ft.) office/warehouse facility on the subject property, along with accessory structures, which required a minimum of 82 parking spaces.
- Under the approved Development Permit, the parking requirements were calculated following the Zoning By-law requirements in effect at the time, which were:
  - 1 space per 100 square metres (1,075 sq. ft.) of gross floor area for Light Impact Industrial Uses, including ancillary office use;
  - 3 spaces per 100 square metres (1,075 sq. ft.) of gross floor area for Office Uses on the ground floor and below; and
  - 2 spaces per 100 square metres (1,075 sq. ft.) of gross floor area for Office Uses on floors above the ground.
- On May 30, 2016, the parking requirements of the Zoning By-law were amended with:
  - Ancillary office no longer being included under Light Impact Industry, but rather being considered a separate use; and
  - All Office Uses being calculated at a rate of 2.5 spaces per 100 square metres (1,075 sq. ft.) of gross floor area regardless of floor.
- The floor area of a number of accessory structures, such as storage sheds, a vehicle staging area, and a vehicle wash bay, was inadvertently omitted from the parking calculation at the time the Development Permit was issued. These accessory uses are not anticipated to create additional parking demand.
- The applicant is proposing a variance to permit the parking requirement to be based on the calculations that were approved at the time of DP issuance.
- The proposed flagpoles at 10.8 metres (35 ft.) would be below the height of the proposed building at 13.5 metres (44.3 ft.), and would only fly the Canadian and British Columbia flags.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0384-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum number of on-site parking spaces from 101 to 82; and
- (b) to vary the maximum height of accessory structures of the CD Zone (By-law No. 18534) from 6.0 metres (20 ft.) to 10.8 metres (35 ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Truck and equipment storage.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Multi-tenant industrial facility under construction (Development Application No. 7914-0372-00)	Mixed Employment/ Business Park	CD (By-law No. 17146 as amended by 17934)
East (Across 189 Street):	Industrial buildings	Mixed Employment/ Business Park	CD (By-law No. 17146 as amended by 17934)
South:	Vacant industrial land	Mixed Employment/ Business Park	CD (By-law No. 17146 as amended by 17934)
West:	City owned multi-use path/greenway	Conservation and Recreation/ Open Space Corridors/Buffers	A-1

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 Zone (CD)" (By-law No. 18534).

- On December 14, 2015, Development Permit No. 7914-0373-00 was approved permitting the development of a 4,496 square metre (48,399 sq. ft.) office/warehouse facility plus accessory structures at 3399 – 189 Street (the subject property), which required a minimum of 82 parking spaces.
- Under the approved Development Permit, the parking requirements were calculated following the Zoning By-law requirements in effect at the time, which were:
  - 1 space per 100 square metres (1,075 sq. ft.) of gross floor area for Light Impact Industrial Uses, including ancillary office use;
  - 3 spaces per 100 square metres (1,075 sq. ft.) of gross floor area for Office Uses on the ground floor and below; and
  - 2 spaces per 100 square metres (1,075 sq. ft.) of gross floor area for Office Uses on floors above the ground.
- On May 30, 2016, the parking requirements of the Zoning By-law were amended with:
  - Ancillary office no longer being included under Light Impact Industry, but rather being considered a separate use; and
  - All Office Uses being calculated at a rate of 2.5 spaces per 100 square metres (1,075 sq. ft.) of gross floor area regardless of floor.
- The floor area of a number of accessory structures, such as storage sheds, a vehicle staging area, and a vehicle wash bay, was inadvertently omitted from the parking calculation at the time the Development Permit was issued.

### Current Proposal

- The applicant is proposing a variance in order to reduce the minimum number of on-site parking spaces required from 101 spaces to 82 spaces, in line with what was approved at the time the Development Permit was issued.
- The applicant is proposing a variance to the maximum height of accessory structures to permit the installation of two (2) flagpoles, one for the Canadian flag and one for the British Columbia flag.

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum number of required parking spaces from 101 to 82.

## Applicant's Reasons:

- The Development Permit (No. 7914-0373-00) was approved prior to changes to the parking provisions in the Zoning By-law coming into effect, which increased the number of parking spaces required for Office Uses, including ancillary office uses.
- The Development Permit (No. 7914-0373-00) was approved without the inclusion of the floor area for a number of accessory structures such as storage sheds, a vehicle staging area, and a vehicle wash bay.

## 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. 7914-0373-00.
- The accessory uses are not anticipated to create additional parking demand.

## (b) Requested Variance:

- Increase the maximum height for accessory structures (flagpoles) from 6.0 metres (20 ft.) to 10.8 metres (35 ft).

## Applicant's Reasons:

- To accommodate two (2) flagpoles, one for the Canadian flag and one for the British Columbia flag.

## Staff Comments:

- The proposed flagpoles would be installed in a suitable location near the main entrance to the proposed office building.
- The proposed flagpoles would be below the height of the proposed building and therefore not out of scale with the surrounding development.
- The attached DVP No. 7916-0384-00 restricts the flagpoles to fly only recognized national or provincial flags, and allows no advertising.

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. 7916-0384-00

*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:                      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:                      3399 - 189 Street

- (b)      Civic Address:                      3399 - 189 Street  
   Owner:                                      0988150 BC Ltd  
   Director Information:  
   Todd David Jacob

No Officer Information Filed as at December 12, 2015

PID:    029-167-132  
Lot 14 Section 28 Township 7 New Westminster District Plan EPP31532

3.      Summary of Actions for City Clerk's Office

- (a)      Proceed with Public Notification for Development Variance Permit No. 7916-0384-00 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.: 7916-0384-00

Issued To: 0988150 BC LTD.  
(the Owner)

Address of Owner: 101, 19162 - 22 Avenue  
Surrey, BC V3S 3S6

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: 029-167-132  
Lot 14 Section 28 Township 7 New Westminster District Plan EPP31532

3399 - 189 Street

(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, the minimum number of required off-street parking spaces is reduced to 82 parking spaces.
  - (b) In Section G. Height of Buildings of CD Zone (By-law No. 18534), the maximum height of an accessory structure is increased from 6.0 metres (20 ft.) to 10.8 metres (35 ft.), to allow two flagpoles.
4. In granting the variance of the by-law as specified in clause 3 (b) above, the following condition is imposed: the flagpoles may only be used for recognized national or provincial flags, and not for any advertising.



5. This development variance permit applies to only the 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.
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 .

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Mayor – Linda Hepner

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City Clerk – Jane Sullivan

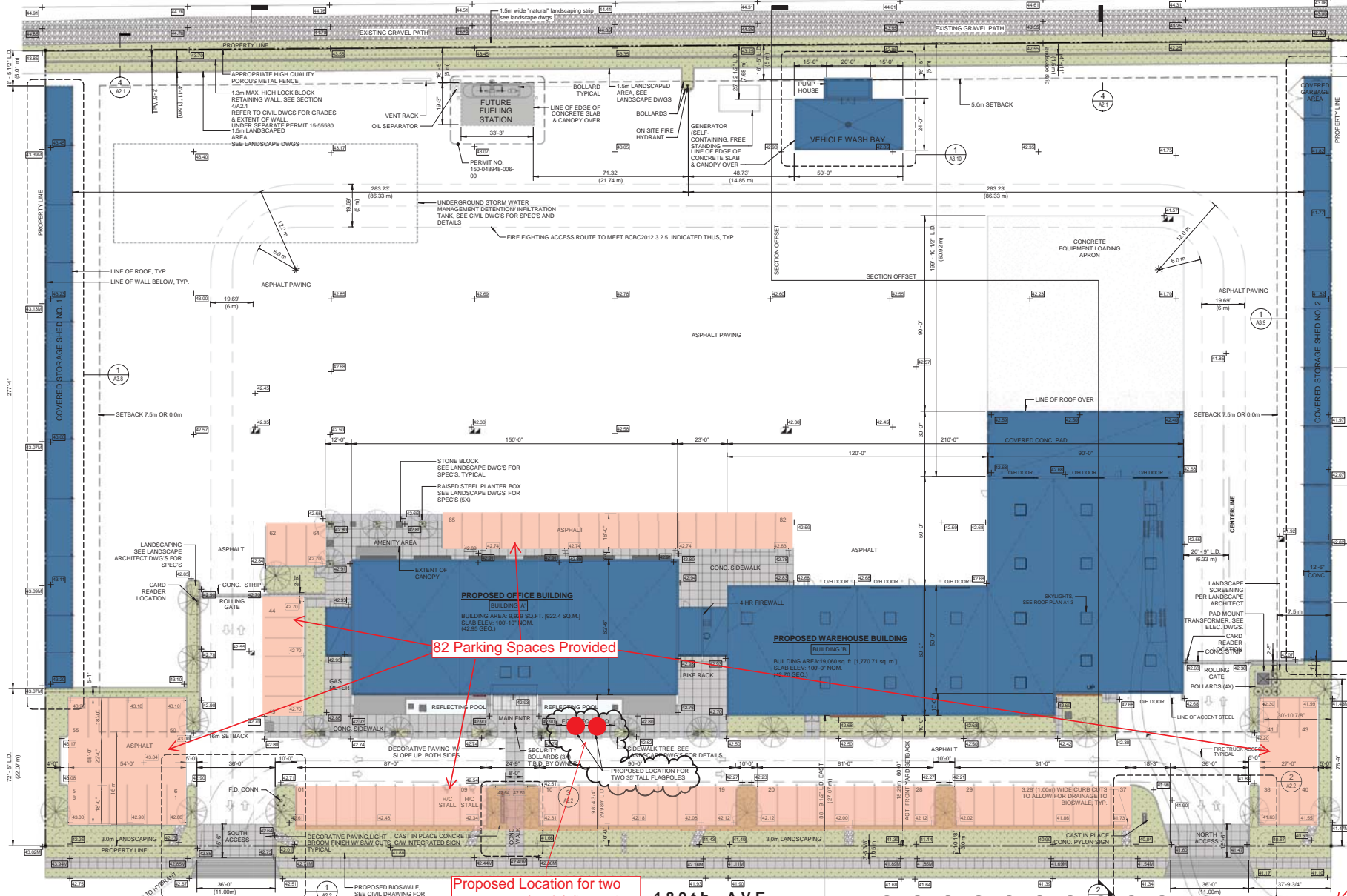


ABBOTSFORD OFFICE  
400-2477-0410/45 AVENUE, ABBOTSFORD B.C. V3B 2S8  
EDMONTON OFFICE  
146-302-5000/10000-2460000 PARK AVE. 10A-00107  
VANCOUVER OFFICE  
1-800-333-9922 / 1164-241555 VANCOUVER B.C. V6A 4Y3

NO.	DATE	DESCRIPTION
20	2016/02/27	AMENDMENT FOR CIVP
19	2016/02/02	RE ISSUED FOR CONSTRUCTION
18	2016/08/08	ISSUED FOR CONSTRUCTION
17	2016/08/08	ISSUED FOR CONSTRUCTION
16	2016/08/16	RE ISSUED FOR CIVP
15	2016/07/19	ISSUED FOR RETAIL WALL PERMIT
14	2015/12/08	ISSUED FOR RETAIL WALL PERMIT
13	2015/12/08	ISSUED FOR TENDOR
12	2015/12/07	RE ISSUED FOR CIVP
11	2015/09/30	RE ISSUED FOR CIVP
10	2015/09/18	PULLING STATION ADDED
9	2015/09/15	ISSUED FOR PRELIM BUDGETING
8	2015/09/15	ISSUED FOR BUILDING PERMIT
7	2015/08/21	RE ISSUED FOR CIVP

ISSUES AND REVISIONS

SCALE



82 Parking Spaces Provided

Proposed Location for two 10.8 metre (35 ft.) flag poles

Proposed variance to reduce the minimum number of required on-site parking spaces from 101 spaces to 82 spaces

**PROPERTY INFORMATION:**  
CIVIC ADDRESS: 3399 189th STREET, SURREY, BC V3Z 0L5  
LEGAL ADDRESS: LOT 14, SECTION 28, TOWNSHIP 7, PLAN EPP9153Z NWD  
ZONING: CO - 18-18308  
LOT SIZE: 5.0 ACRES (217,815 sq. ft.) / 2.02 HECTARES [20,239,688 sq. ft.]

**ZONING REVIEW:**  
BUILDING FOOTPRINT AREAS:  
LOT COVERAGE:  
BUILDING AREAS + OUTDOOR AREAS:

BUILDING	AREA (SF)	AREA (SM)	BUILDING	AREA (SF)	AREA (SM)	LOT COVERAGE
BUILDING A	9,933.7 SF	922.87 m <sup>2</sup>	BUILDING B	19,099.75 SF	1,770.71 m <sup>2</sup>	4.9%
BUILDING B	19,099.75 SF	1,770.71 m <sup>2</sup>	STORAGE SHED #1	3,374.22 SF	313.48 m <sup>2</sup>	3.7%
STORAGE SHED #1	3,374.22 SF	313.48 m <sup>2</sup>	STORAGE SHED #2	3,278.55 SF	304.44 m <sup>2</sup>	1.5%
STORAGE SHED #2	3,278.55 SF	304.44 m <sup>2</sup>	VEHICLE WASH BAY	1,326.6 SF	123.24 m <sup>2</sup>	1.5%
VEHICLE WASH BAY	1,326.6 SF	123.24 m <sup>2</sup>	TOTAL	36,966.5 SF	3,434.3 m <sup>2</sup>	16.9%
TOTAL	36,966.5 SF	3,434.3 m <sup>2</sup>	TOTAL	37,136.49 SF	3,450 m <sup>2</sup>	16.9%

MAX. ALLOWABLE = 60% (130,689 sq. ft.)  
PROPOSED = 17% (37,084.49 sq. ft.)

**ZONING REVIEW CONT.:**  
BUILDING & USE:

BUILDING	LEVEL	AREA (SF)	AREA (SM)
BUILDING A - OFFICE	OFFICE MAIN FLOOR	9,933.7 SF	922.87 m <sup>2</sup>
BUILDING A - OFFICE	OFFICE SECOND FLOOR	9,609.5 SF	892.75 m <sup>2</sup>
BUILDING A - FUTURE OFFICE	OFFICE THIRD FLOOR	9,609.5 SF	892.75 m <sup>2</sup>
STORAGE	WAREHOUSE 2ND FLOOR	739.6 SF	68.71 m <sup>2</sup>
BUILDING B - CARETAKER'S SUITE	WAREHOUSE 2ND FLOOR	1,504.7 SF	139.79 m <sup>2</sup>
BUILDING B - MEZZANINE - NORTH	WAREHOUSE UPPER LEVEL	2,014.7 SF	187.17 m <sup>2</sup>
BUILDING B - MEZZANINE - SOUTH	WAREHOUSE UPPER LEVEL	865.0 SF	80.36 m <sup>2</sup>
BUILDING B - VEHICLE STAGING	WAREHOUSE MAIN FLOOR	16,845.7 SF	1,566.02 m <sup>2</sup>
BUILDING B - WAREHOUSE/SHOP	WAREHOUSE MAIN FLOOR	2,246.2 SF	208.87 m <sup>2</sup>
COVERED STORAGE SHED #1		3,374.2 SF	313.47 m <sup>2</sup>
COVERED STORAGE SHED #2		3,278.5 SF	304.43 m <sup>2</sup>
VEHICLE WASH BAY		1,287.0 SF	119.57 m <sup>2</sup>
TOTAL GROSS FLOOR AREA	AT GRADE	61,308.8 SF	5,695.76 m <sup>2</sup>

**FLOOR AREA RATIO (FAR):**  
MAX. ALLOWABLE = 1.00  
GROSS FLOOR AREA (SITE AREA) = 61,308.8 SF / 217,815 SF = 0.28

**SETBACKS:**  
REQUIRED:  
FRONT YARD - 16.0m (52'-3 3/4")  
SIDE YARD - 0.0m (0'-0")  
REAR YARD - 5m (16'-4 7/8")

**PRINCIPAL BUILDING HEIGHT:**  
MAX. ALLOWABLE = 14.0m (45'-11")  
PROPOSED = 13.7m (44'-0")

**ACCESSORY BUILDING HEIGHT:**  
MAX. ALLOWABLE = 6.0m (20'-0")  
PROPOSED VEHICLE WASH STRUCTURE = 6.0m (19'-8")  
PROPOSED COVERED STORAGE SHEDS = 4.8m (15'-0")

**PARKING ANALYSIS:**  
PARKING DIMENSIONS AND STANDARDS:  
WIDTH 2.3m (9'-6") LENGTH 5.2m (18'-0") AISLE 6.1m (20'-0")  
WIDTH 2.75m (9'-0") LENGTH 5.5m (18'-0") AISLE 6.7m (22'-0")  
WIDTH 2.0m (6'-6") LENGTH 5.5m (18'-0") AISLE 7.0m (23'-0")  
SMALL CAR, 25% OF REQUIRED PARKING MAY BE REDUCED TO A MIN. 4.9m (16'-0") LENGTH

**REQUIREMENTS:**  
OFFICE - 2.5 STALLS PER 1075 SF (100 SM)  
BLDG A OFFICES MAIN/2ND/3RD FLOORS = 5,933.7 / (2 x 9,609.5) SF = 8,853 SF  
BLDG B OFFICES MAIN FLOOR = 1,504.7 SF  
STALLS REQUIRED FOR OFFICE AREA = (30,952.7 SF / 1,075 SF) x 2.5 = 7936 STALLS  
BLDG B WAREHOUSE MAIN FLOOR = 15,045.7 SF = 2,870.7 SF  
BLDG B WAREHOUSE MEZZANINE = 739.6 SF = 2,246.3 SF  
BLDG B WAREHOUSE SECOND FLOOR = 3,278.5 SF = 7,938.1 SF  
COVERED STRG. SHEDS 1&2 + VEHICLE WASH BAY = 7,098.1 SF = 26,844 STALLS  
STALLS REQ'D FOR LIGHT IMPACT INDUSTRIAL AREA = (28,854 SF / 1,075 SF) = 26,844 STALLS

**1 SITE PLAN**  
SCALE: 1" = 20'-0"  
PROJECT NORTH

**PARKING SUITE = 2 SPACES PER DWELLING UNIT**  
CARETAKER SUITE = 2 SPACES PER DWELLING UNIT  
TOTAL STALLS PROVIDED = 8200 STALLS  
TOTAL STALLS REQUIRED = 8200 STALLS  
NOTE: VARIANCE REQUIRED  
VARIANCE NUMBER 1916-0384-00  
RANGES FOR PARKING COUNT ARE CALCULATED BASED ON GROSS FLOOR AREA LESS STAIRS & MECH. ROOM  
CITY OF SURREY ZONING BYLAW, PART 5.1, A. 2, (4)  
PARKING FOR PERSONS WITH DISABILITIES: 3.7% (12.0m) WIDE, 1 SPACE WHERE MORE THAN 50 STALLS ARE REQ'D, 1 PER 100 STALLS THEREAFTER

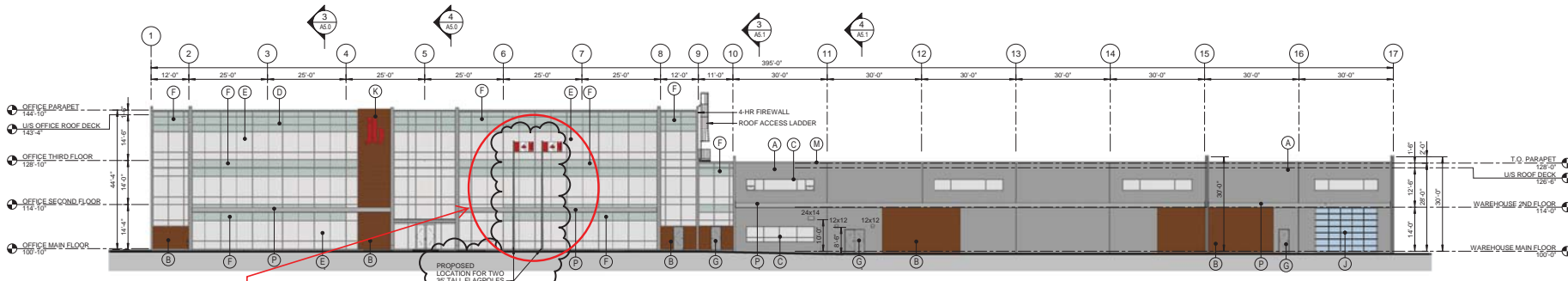
**ABBREVIATIONS:** LD - LIMITING DISTANCE

PROJECT NAME:  
**JACOB BROS. Construction - Office & Warehouse Facility**

PROJECT ADDRESS:  
3399 - 189th Street, SURREY, BC, V3Z 0L5

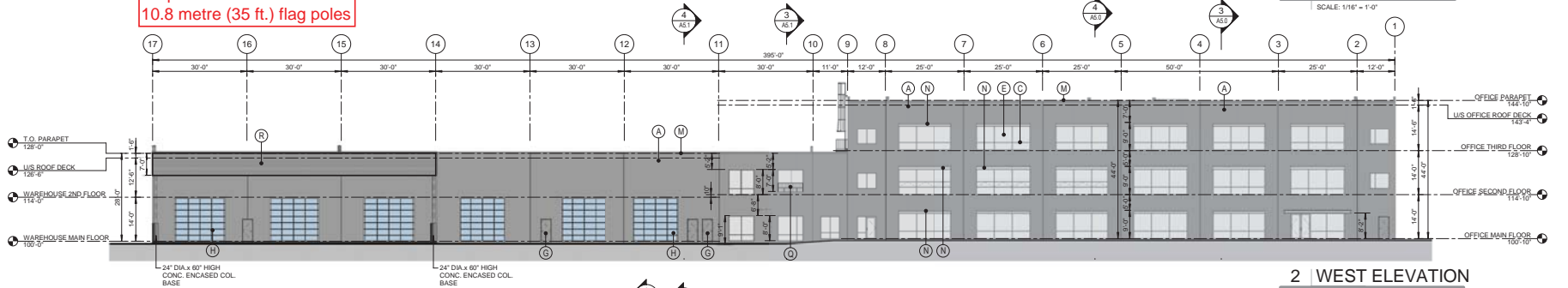
DRAWING TITLE:  
**SITE PLAN**

SCALE: As Indicated  
DRAWN: MBL/SLH  
CHECKED: MBS/AD  
PROJECT NO: AL19002  
DRAWING NO:  
**A2.0**  
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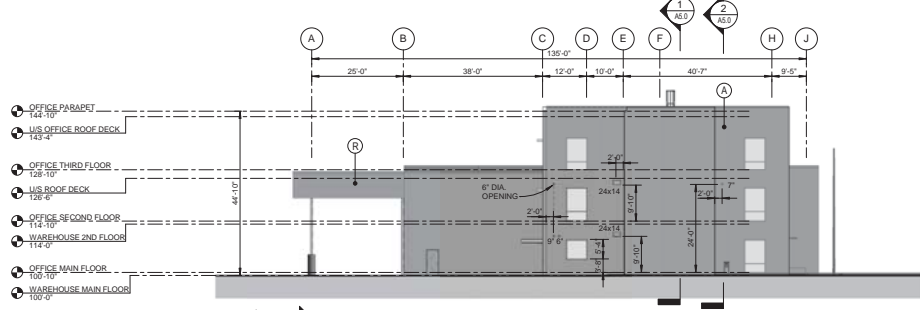


Proposed Location for two 10.8 metre (35 ft.) flag poles

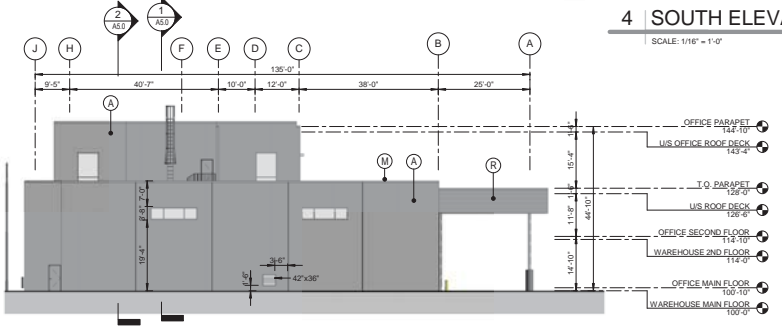
1 EAST ELEVATION  
SCALE: 1/16" = 1'-0"



2 WEST ELEVATION  
SCALE: 1/16" = 1'-0"



4 SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"



3 NORTH ELEVATION  
SCALE: 1/16" = 1'-0"

Exterior Finish Schedule

- A Concrete tilt panel - painted colour C1
- B Longboard metal cladding - prefinished colour C2
- C Aluminum storefront frames - prefinished colour C3
- D Aluminum curtainwall Frames - prefinished colour C3
- E Glazing - PPG Sidercool - gray
- F Spandrel - gray tint with opacitcoat
- G Hollow metal door - painted colour C1
- H Prefinished overhead door
- J Prefinished polycarbonate & glass overhead door
- K Signage, by client
- M Metal fastings - prefinished, colour to match wall below
- N Metal sunshade - Kawneer Versiolel Outigger System
- P Ornamental steel beam
- Q Metal girtwall - gray powder coat finish
- R Metal cladding

Exterior colour schedule

- C1 - Benjamin Moore Color Stories 'Soho Loft CSP-10'
- C2 - Longboard Metal Cladding - Dark Corcora Cherry 1404/02-733 (Pre-finished)
- C3 - Clear Anodized Aluminum
- C4 - Benjamin Moore HC-169 Coventry Gray

NOTE:  
ALL SIGNAGE WILL COMPLY WITH SIGN BYLAW AND IS CONCEPTUALLY ILLUSTRATED.



ABBOTSFORD OFFICE  
400-245-0200  
EMMERTON OFFICE  
480-245-0200  
VANCOUVER OFFICE  
604-274-0800



NO.	DATE	Y/M/D	DESCRIPTION
13	2016/09/27		AMENDMENT FOR DWP
12	2016/09/02		RE ISSUED FOR PERMIT
11	2016/08/08		ISSUED FOR CONSTRUCTION
10	2016/08/18		RE ISSUED FOR DP
9	2016/12/08		ISSUED FOR TENDER
8	2016/12/03		RE ISSUED FOR DP
7	2016/05/15		ISSUED FOR BUILDING PERMIT
6	2016/08/04		RE ISSUED FOR DP
5	2016/07/30		RE ISSUED FOR DP
4	2016/07/24		ISSUED FOR COORDINATION
3	2016/06/11		RE ISSUED FOR DP
2	2016/06/08		RE ISSUED FOR DP
1	2016/12/31		ISSUED FOR DP

larry podhora / architect  
100 DORRAN WAY, NORTH SAUNDY, B.C. V3L 0Z3

PROJECT NAME  
**JACOB BROS.**  
Construction - Office & Warehouse Facility

PROJECT ADDRESS  
3399 - 189th Street, SURREY, BC, V3Z 0L5

DRAWING TITLE  
**OFFICE & WAREHOUSE BLDG ELEVATIONS**

SCALE	As indicated
DRAWN	LH
CHECKED	SAD
PROJECT NO.	KL19022
DRAWING NO.	

A4.0

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