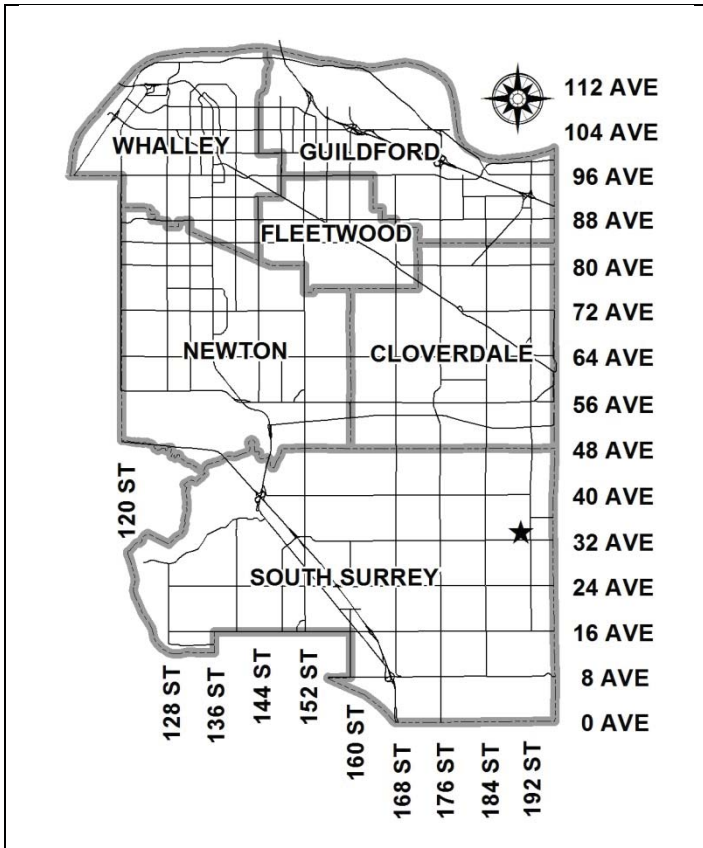


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0388-00

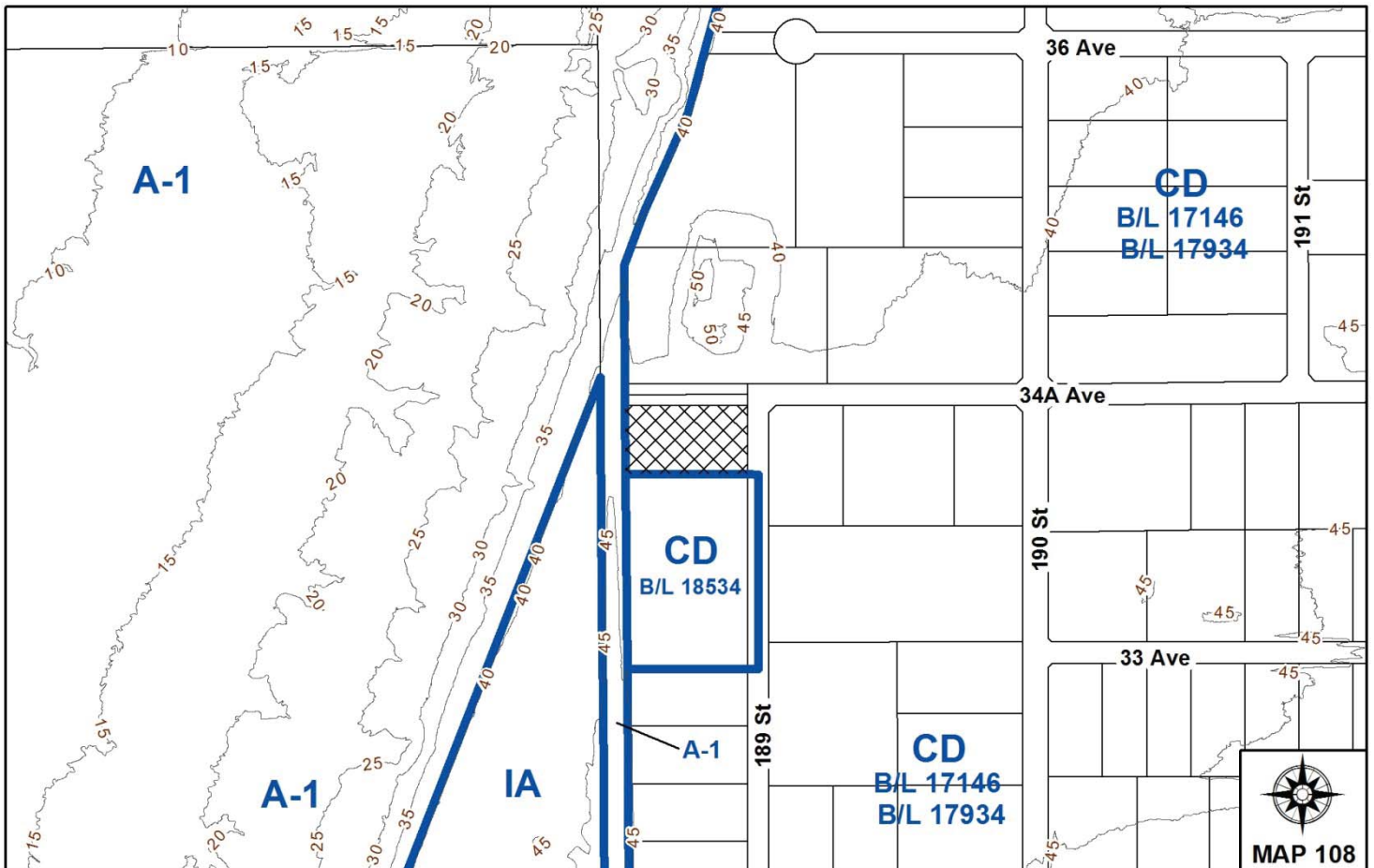
Planning Report Date: October 24, 2016



PROPOSAL:

- **Development Variance Permit**
to reduce the required parking for a multi-tenant industrial building.

LOCATION: 3425 - 189 Street
OWNER: 0988148 BC Ltd
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 a variance to relax the parking requirements 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.

RATIONALE OF RECOMMENDATION

- On December 14, 2015, Development Permit No. 7914-0372-00 was approved permitting the development of a 3,973 square metre (42,765 sq. ft.) multi-tenant industrial building on the subject property, which required a minimum of 45 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. 7916-0388-00 (Appendix II), 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, to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Multi-tenant industrial building under construction.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	City owned park/greenbelt	Mixed Employment/ Business Park	CD (By-law No. 17146 as amended by 17934)
East (Across 189 Street):	Industrial building	Mixed Employment/ Business Park	CD (By-law No. 17146 as amended by 17934)
South:	Truck and equipment storage; Future office and warehouse facility under development application No. 7914-0373-00	Mixed Employment/ Business Park	CD (By-law No. 18534)
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. 17146 as amended by 17934).

- On December 14, 2015, Development Permit No. 7914-0372-00 was approved permitting the development of a 3,973 square metre (42,765 sq. ft.) multi-tenant industrial building at 3425 - 189 Street (the subject property), which required a minimum of 45 parking spaces.
- Under the approved Development Permit, the parking requirement was calculated at the rates of 1 space per 100 square metres (1,075 sq. ft.) of gross floor area for Light Impact Industrial Uses, including ancillary office use, and 2 spaces per 100 square metres (1,075 sq. ft.) of gross floor area for 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 parking required for ancillary office use 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 50 parking spaces, 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. 7914-0372-00) 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 will impact the ability of tenants to have the 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. 7914-0372-00.

- The applicant is providing 50 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. 7916-0388-00

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: 3425 - 189 Street

(b) Civic Address: 3425 - 189 Street
 Owner: 0988148 BC Ltd
 Director Information:
 Todd David Jacob

No Officer Information Filed as at December 12, 2015
 PID: 029-167-124
 Lot 13 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. 7916-0388-00 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.: 7916-0388-00

Issued To: o988148 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: 029-167-124
Lot 13 Section 28 Township 7 New Westminster District Plan EPP31532

3425 - 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, 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 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.
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



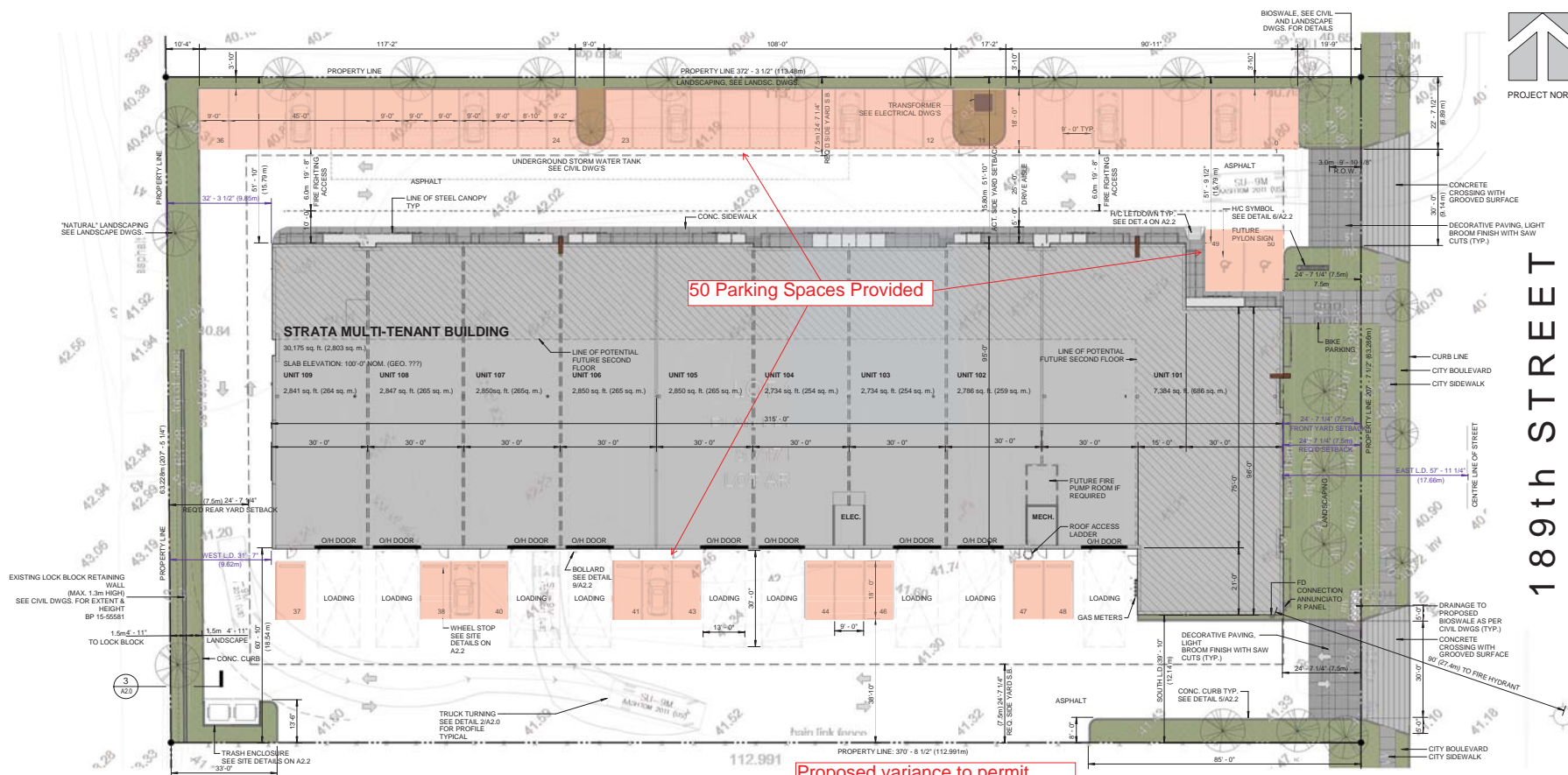
PROJECT NORTH



Krahn
GROUP OF COMPANIES
ABBOTSFORD OFFICE
400-2457-6200 / 4160 AVENUE ABBOTSFORD B.C. V2S 2B4
EDMONTON OFFICE
506-443-1200 / 12000 AVENUE EDMONTON AB. T5A 1W8
VANCOUVER OFFICE
604-271-1111 / 1100 BURNHAMTHORPE ST. VANCOUVER B.C. V8A 4J3
1-866-788-7888



189th STREET



50 Parking Spaces Provided

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.

ZONING BY LAW ANALYSIS

1. ZONING	CD - BL17146 + BL17934	
2. SITE AREA	7,160 sq. m. (77,074 sq. ft.)	
3. SITE COVERAGE	ALLOWABLE SITE COVERAGE:	60%
	BUILDING AREA:	2,803.0 sq. m. (30,171 sq. ft.)
	POTENTIAL SECOND FLOOR:	1,076.0 sq. m. (11,577 sq. ft.)
	TOTAL FLOOR AREA:	3,879.0 sq. m. (41,748 sq. ft.)
	PROPOSED SITE COVERAGE:	39%
	FLOOR SPACE RATIO:	0.54 (MAX 1.0)
4. HEIGHT	BUILDING HEIGHT:	14.0 m (45.9)
	PROPOSED HEIGHT:	8.53 m (28)
5. SETBACKS	REQUIRED	PROPOSED
FRONT YARD (EAST) - IF FULLY LANDSCAPED & NO PARKING BETWEEN BUILDING & STREET	7.5 m (24'-7 1/4")	7.5 m (24'-7 1/4")
REAR YARD (WEST)	7.5 m (24'-7 1/4")	11.79 m (38'-11/2")
SIDE YARD (NORTH)	7.5 m (24'-7 1/4")	15.79 m (51'-9 1/2")
SIDE YARD (SOUTH)	7.5 m (24'-7 1/4")	12.14 m (39'-10")

6. OFF STREET PARKING / LOADING REVIEW (TABLE C.3 OF PART 9):

PARKING DIMENSIONS AND STANDARDS:

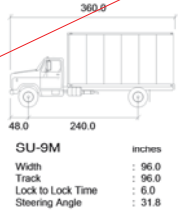
WIDTH: 2.90m (9.50) LENGTH: 5.50m (18.00) AISLE WIDTH: 6.10m (20.00)
 WIDTH: 2.75m (9.00) LENGTH: 5.50m (18.00) AISLE WIDTH: 6.20m (20.00)
 WIDTH: 2.60m (8.50) LENGTH: 5.50m (18.00) AISLE WIDTH: 7.00m (23.00)

- SMALL CAR, 25% OF REQUIRED PARKING MAY BE REDUCED TO A MIN. 4.90m (16.00) LENGTH - PARKING FOR PERSONS WITH DISABILITIES
 - 3.70m (12.00) WIDE
 - 1 SPACE WHERE MORE THAN 50 STALLS ARE PROVIDED, 1 PER 100 STALLS AFTER.

REQUIREMENTS:

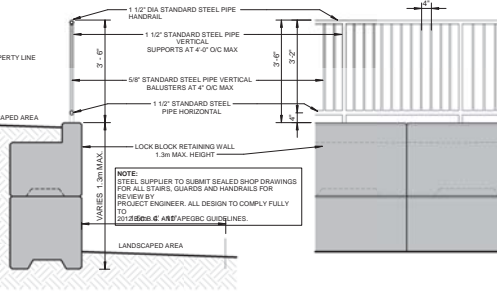
- LIGHT IMPACT INDUSTRIAL = 1 SPACE PER 100 sq. m. (1,075 sq. ft.)
- OFFICE + 2.5 SPACE PER 100 sq. m. (1,075 sq. ft.)
- WAREHOUSE, MAIN FLOOR = 30,171 sq. ft. / 1,075 sq. ft. = 28.06 STALLS
- FUTURE SECOND FLOOR/MEZZ. AREA (ANCILLARY OFFICE, UNITS 102-109) (7,118 sq. ft. / 1,075 sq. ft.) x 2.5 = 16.55 STALLS
- FUTURE SECOND FLOOR AREA (OFFICE, UNIT 101) = (5,475 sq. ft. / 1,075 sq. ft.) x 2.5 = 12.73 STALLS

TOTAL STALLS REQUIRED = 57.35 STALLS
 TOTAL STALLS PROVIDED (INCL 2 HIC STALLS) = 50.00 STALLS



2 TRUCK PROFILE
SCALE: 3/32" = 1'-0"

1 SITE PLAN
SCALE: 1/16" = 1'-0"



3 EXISTING RETAINING WALL ALONG WEST PROPERTY LINE
SCALE: 1/2" = 1'-0" AS PER BP 15-56581

NO.	DATE	ISSUED FOR	DESCRIPTION
16	2016/10/03	ISSUED FOR ODP	
15	2016/06/22	ISSUED FOR CONSTRUCTION	
14	2016/06/06	RE-ISSUED FOR BP	
13	2016/01/19	ISSUED FOR RETAIN WALL PERMIT	
12	2015/12/08	RE-ISSUED FOR ODP	
11	2015/11/27	ISSUED FOR PRICING	
10	2015/10/30	RE-ISSUED FOR ODP	
9	2015/10/27	RE-ISSUED FOR BP	
8	2015/10/23	RE-ISSUED FOR ODP	
7	2015/09/18	RE-ISSUED FOR ODP	
6	2015/09/15	ISSUED FOR BUILDING PERMIT	
5	2015/08/19	RE-ISSUED FOR ODP	
4	2015/07/30	RE-ISSUED FOR ODP	
3	2015/07/04	ISSUED FOR COORDINATION	
NO.	DATE	ISSUED FOR	DESCRIPTION
ISSUES AND REVISIONS			
SCALE			

larry podhora / architect

PROJECT NAME
LOT 13 MULTI-TENANT BUILDING FOR 0988146 BC LTD.

PROJECT ADDRESS
3425 - 189th STREET, SURREY, B.C.

DRAWING TITLE
SITE PLAN

SCALE: As indicated
DRAWN: LH
CHECKED: SAD
PROJECT NO.: KL19021
DRAWING NO.:

SCHEDULE A
A2.

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