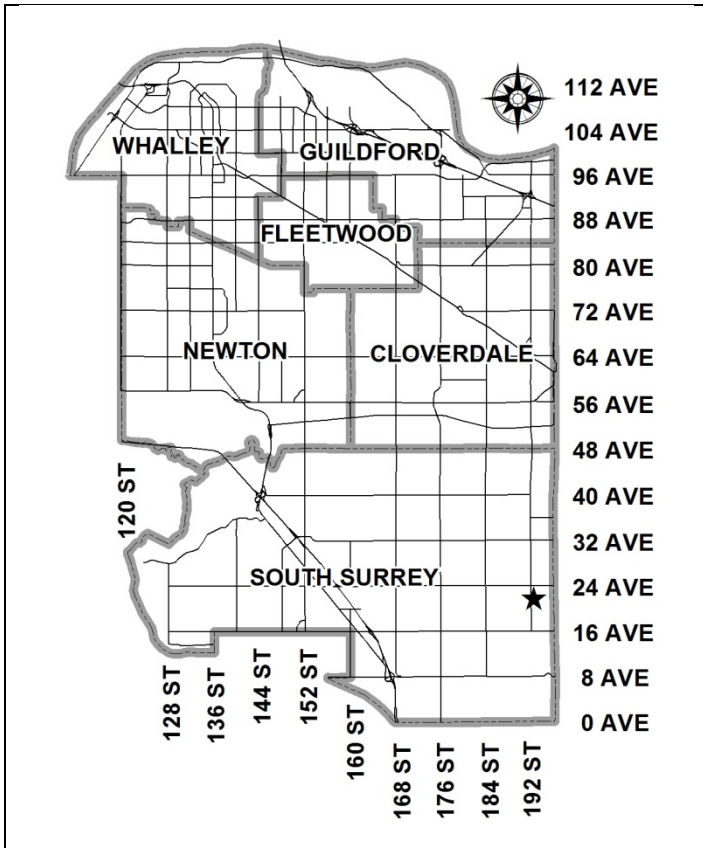


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0390-00

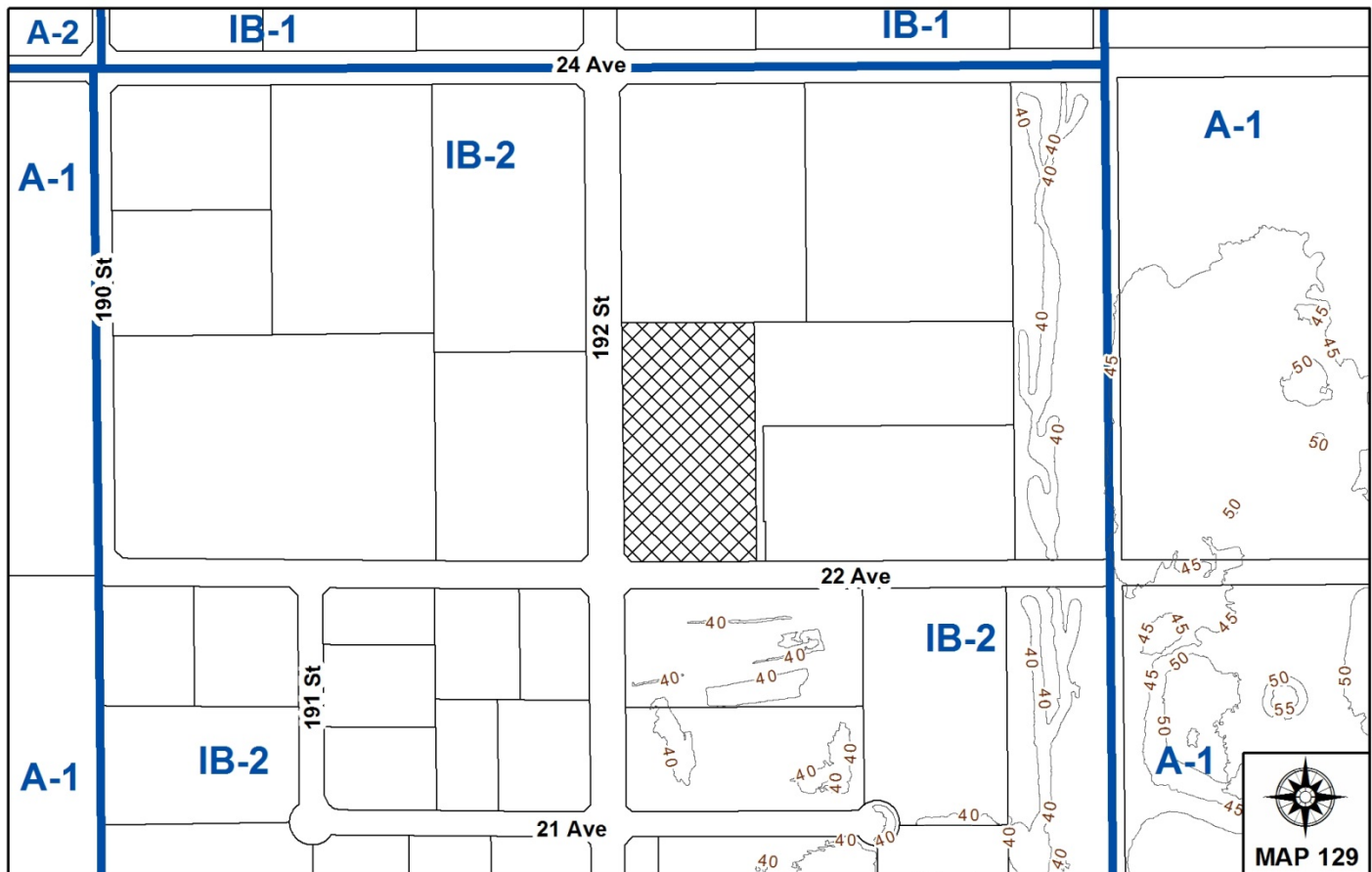
Planning Report Date: October 3, 2016



PROPOSAL:

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

LOCATION: 2278 - 192 Street
OWNER: Beedie (600 Series) Holdings Ltd.
ZONING: IB-2
OCP DESIGNATION: Mixed Employment
LAP DESIGNATION: Business Park & Landscaping Strips



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a Development Variance Permit to vary the parking requirements to permit 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.).

RATIONALE OF RECOMMENDATION

- On April 19, 2016, Development Application No. 7915-0334-00 was approved permitting the development of a 12,384 square metre (133,300 sq. ft.) multi-tenant industrial building on the subject property, which required a minimum of 124 parking spaces.
- Under the approved Design Review, the parking requirement was calculated following the Zoning By-law 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 approval.
- Given that the applicant's plans were approved prior to the parking rate by-law change, staff support the requested variance proceeding to Public Notification.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0390-00 (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: Vacant industrial land.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Industrial building	Mixed Employment/ Business Park & Landscaping strips	IB-2
East:	Industrial building/ Industrial building under construction	Mixed Employment/ Business Park & Landscaping strips	IB-2
South (Across 22 Avenue):	Industrial building	Mixed Employment/ Business Park & Landscaping strips	IB-2
West (Across 192 Street):	Industrial building	Mixed Employment/ Business Park & Landscaping strips	IB-2

DEVELOPMENT CONSIDERATIONSBackground Information

- The subject property is designated “Mixed Employment” in the Official Community Plan (OCP), “Business Park” and “Landscaping Strips” in the Campbell Heights Local Area Plan (LAP), and is zoned “Business Park 2 Zone (IB-2)”.
- On April 19, 2016, Development Application No. 7915-0334-00 was approved following the Design Review process for Phase I development in Campbell Heights permitting the development of a 12,384 square metre (133,300 sq. ft.) industrial building at 2278 – 192 Street (the subject property). The proposal required the applicant to provide a minimum of 124 parking spaces.

- 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 the Zoning By-law.
- On May 30, 2016, Part 5 of the Zoning By-law 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 of Development Application No. 7915-0334-00 was approved.
- The applicant is providing a total of 125 parking spaces, which complies with the number of parking spaces that were required under the parking provisions that were in effect at the time of approval.

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:

- Development Application No. 7915-0334-00 was approved 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 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 Application No. 7915-0334-00.
- The applicant is providing 125 parking spaces, which complies with the number of parking spaces required under the parking provisions that were in effect previously.
- 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. 7916-0390-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

CB/dk

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0390-00

Issued To: BEEDIE (600 SERIES) HOLDINGS LTD
(the Owner)

Address of Owner: C/O Beedie Development Group
3030 Gilmore Diversion
Burnaby, BC V5G 3B4

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: 029-474-124
Lot 1 Section 15 Township 7 Plan EPP37499 New Westminster District

2278 - 192 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 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

