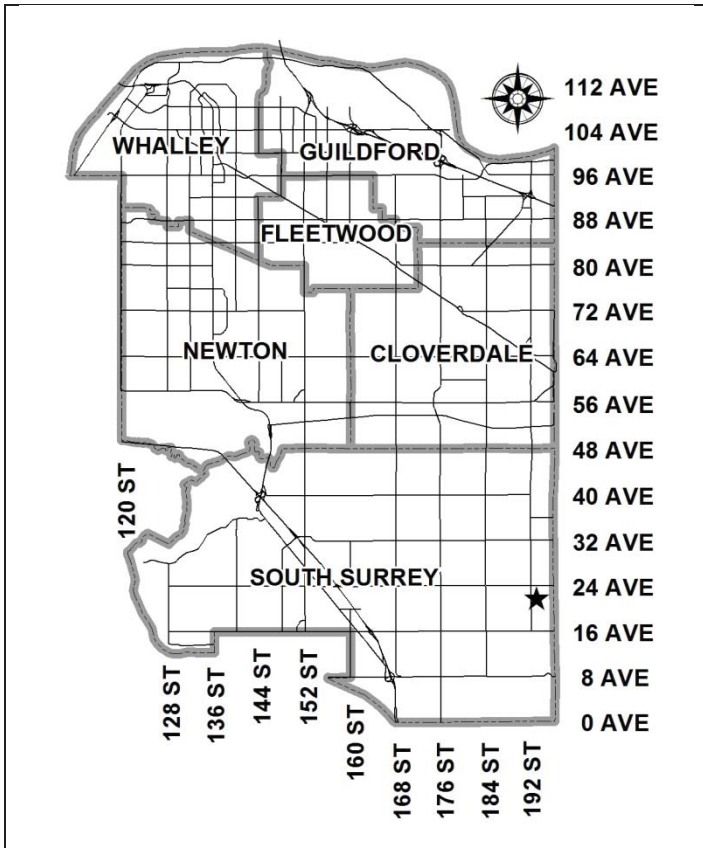


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0391-00

Planning Report Date: October 3, 2016



**PROPOSAL:**

- **Development Variance Permit** to reduce the required parking for one new and one existing industrial building.

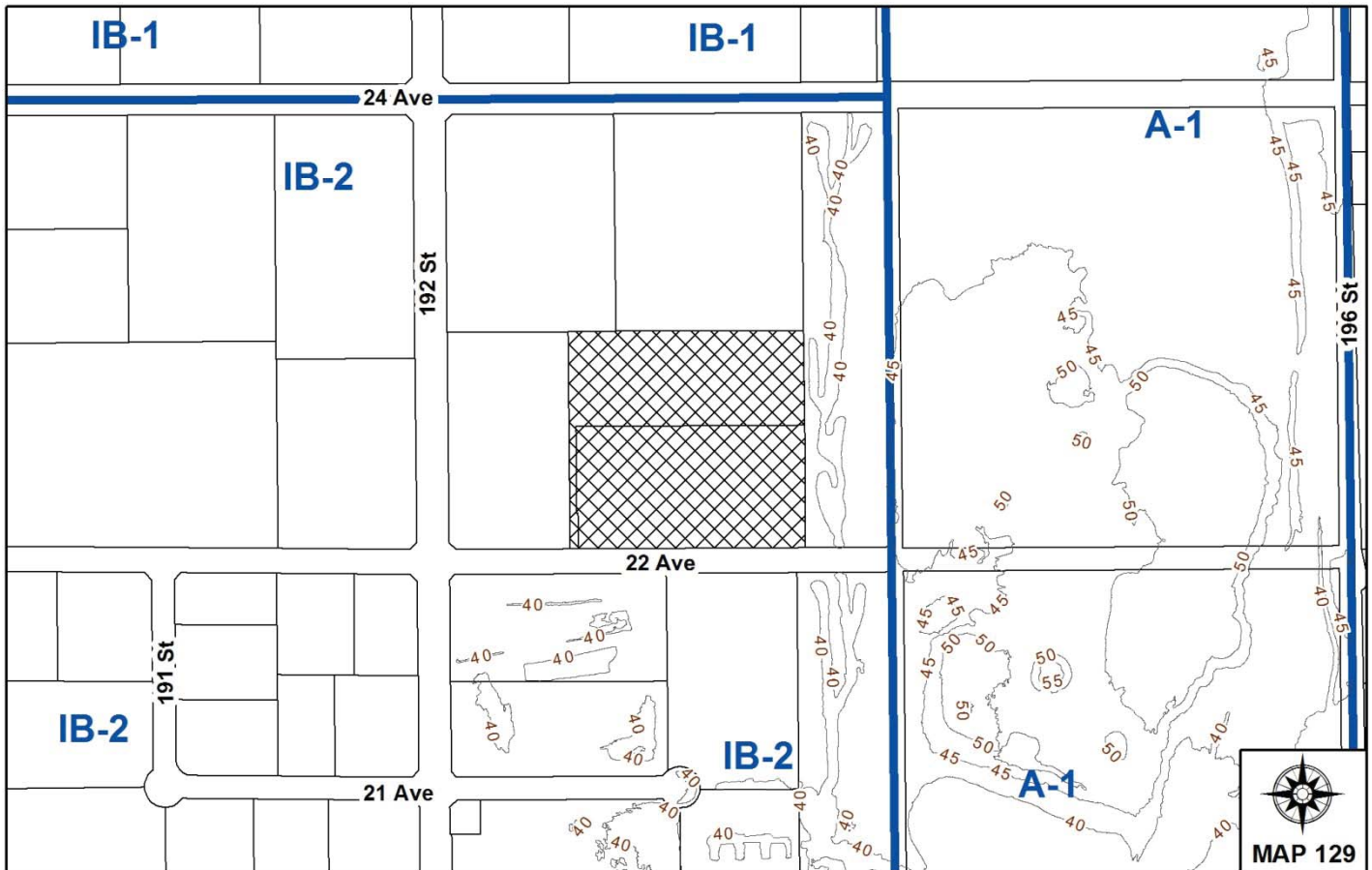
**LOCATION:** 19353 - 22 Avenue  
 19365 - 22 Avenue

**OWNER:** Beedie (600 Series) Holdings Ltd.  
 The Owners of Strata Lot EPS2994

**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 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 August 20, 2015, the Design Review for Development Application No. 7913-0287-00 was approved permitting the development of two multi-tenant industrial buildings on the subject properties, which required a minimum of 247 on-site parking spaces.
- Under the approved Design Review, 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 Design Review approval.
- 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. 7916-0391-00 (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: Industrial building/Industrial building under construction.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North:	Industrial buildings	Mixed Employment/ Business Park	IB-2
East:	Greenbelt	Mixed Employment/ Open Space Corridors/Buffers	IB-2
South (Across 22 Avenue):	Industrial buildings	Mixed Employment/ Business Park	IB-2
West:	Vacant industrial land	Mixed Employment/ Business Park	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 August 20, 2015, Development Application No. 7913-0287-00 was approved following the Design Review process for Phase I of Campbell Heights permitting the development of two industrial buildings (9,887 square metres (106,423 sq. ft.) and 14,781 square metres (159,101 sq. ft.) respectively) at 19353 & 19365 – 192 Street (the subject properties), which required the applicant to provide a minimum of 247 parking spaces.

- Under the approved Design Review, 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 Development Application No. 7913-0287-00 was approved.
- The applicant proposes to provide a total of 250 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 Design Review 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. 7913-0287-00 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. 7913-0287-00.
- The applicant is providing 250 parking spaces, which complies with the number of parking spaces required under the parking provisions that were in effect at the time of Design Review approval.
- 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. 7916-0391-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

CB/dk



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0391-00

Issued To: BEEDIE (600 SERIES) HOLDINGS LTD  
THE OWNERS OF STRATA LOT EPS2994  
  
(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: 029-644-852  
Lot 1 Section 15 Township 7 PLEPS2994 New Westminster District Phase 1  
19353 - 22 Avenue

Parcel Identifier: 029-644-861  
Lot 2 Section 15 Township 7 PLEPS2994 New Westminster District Phase 1  
19353 - 22 Avenue

Parcel Identifier: 029-644-879  
Lot 3 Section 15 Township 7 PLEPS2994 New Westminster District Phase 1  
19353 - 22 Avenue

Parcel Identifier: 029-644-887  
Lot 4 Section 15 Township 7 PLEPS2994 New Westminster District Phase 1  
19353 - 22 Avenue

Parcel Identifier: 029-644-895  
Lot 5 Section 15 Township 7 PLEPS2994 New Westminster District Phase 1  
19353 - 22 Avenue

Parcel Identifier: 029-644-909  
Lot 6 Section 15 Township 7 PLEPS2994 New Westminster District Phase 1  
19353 - 22 Avenue

Parcel Identifier: 029-644-917

Lot 7 Section 15 Township 7 PLEPS2994 New Westminster District Phase 1  
19353 - 22 Avenue

Parcel Identifier: 029-644-925

Lot 8 Section 15 Township 7 PLEPS2994 New Westminster District Phase 1  
19353 - 22 Avenue

Parcel Identifier: 029-644-933

Lot 9 Section 15 Township 7 PLEPS2994 New Westminster District Phase 1  
19353 - 22 Avenue

Parcel Identifier: 029-644-941

Lot 10 Section 15 Township 7 PLEPS2994 New Westminster District Phase 1  
19353 - 22 Avenue

Parcel Identifier: 029-474-132

Lot 2 Section 15 Township 7 PLEPP37499 Exc; EPS2994 Phase 1  
19365 - 22 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 .

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Mayor – Linda Hepner

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City Clerk – Jane Sullivan

# BLDGS. 1 & 2 COMBINED DEVELOPMENT DATA

CIVIC ADDRESS: 19353 22nd AVE., SURREY, B.C

LEGAL DESCRIPTION: LOT 2 SECTION 15 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN EPP31499

EXISTING ZONING: IB-2  
 LOT AREA: 34,319.4 m<sup>2</sup> / 3.93 ha [9.12 ACRES / 423,230 sq.ft.]  
 BLDGS. 1&2 COMBINED AREA (FOOTPRINT): 19,905.54 m<sup>2</sup> [214,262 sq.ft.]  
 SITE COVERAGE (COMBINED BLDGS. 1&2): 60% MAX. 50.6%  
 F.A.R. (COMBINED BLDGS. 1&2) - 100% MAX.: 19,905.3 m<sup>2</sup> FOOTPRINT + 4,762.44 m<sup>2</sup> FUT 2ND FLR / 34,319.35 m<sup>2</sup> = 0.627  
 SETBACKS:

	MIN.	PROPOSED
FRONT (SOUTH):	16m [52.0']	23.60m [77.43']
REAR (NORTH):	7.5m [25.0']	15.34m [50.34']
SIDE (WEST):	7.5m [25.0']	7.66m [25.14']
SIDE (EAST):	7.5m [25.0']	13.62m [45.35']

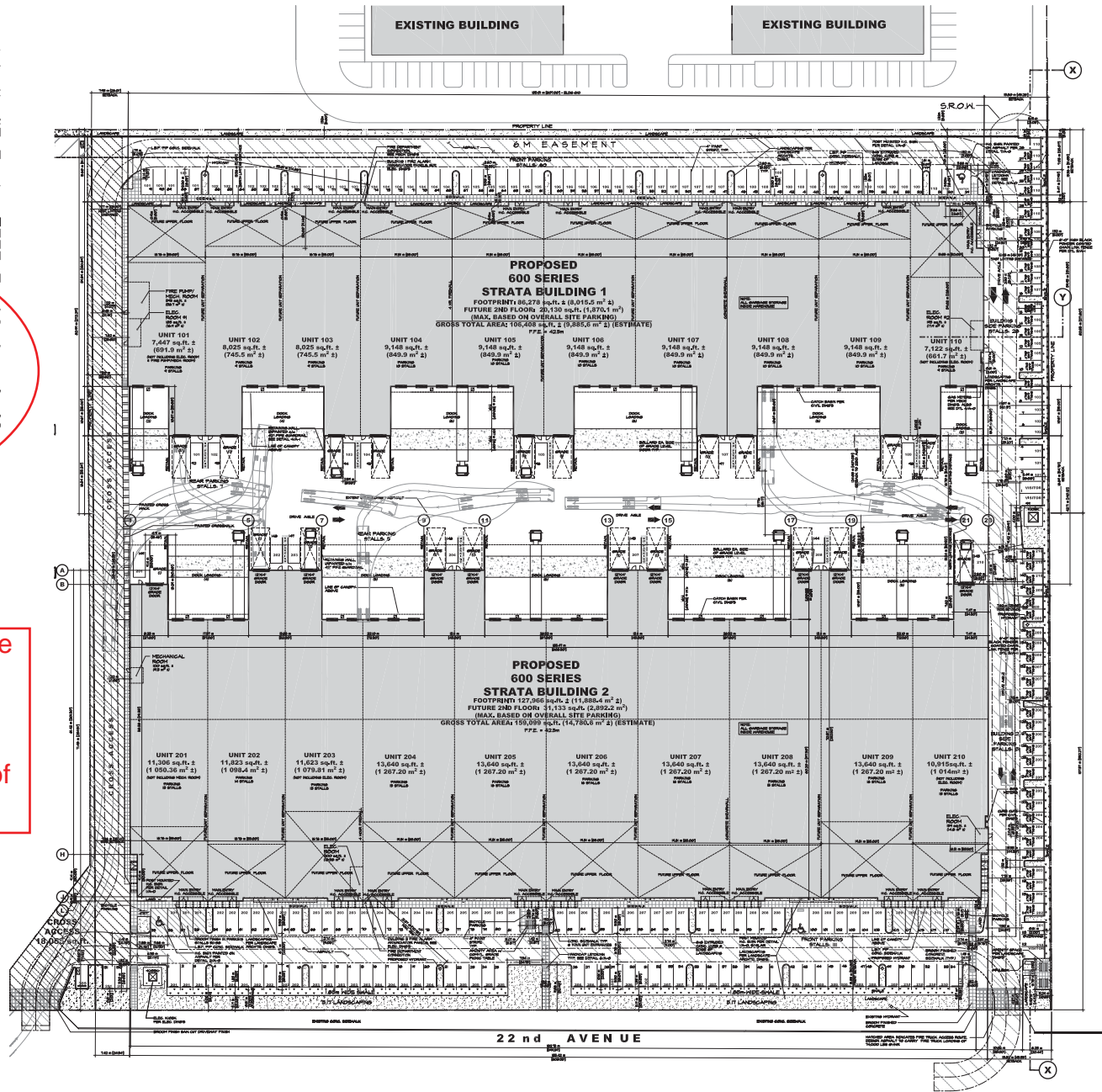
HEIGHT: 14.0M [45.0'] MAX. 10.62m [34.87']

BUILDING 1 PARKING REQUIRED: 9,886.9 m<sup>2</sup> (INCLUDES FUT 2ND FLR) / 100.1 = 99 STALLS  
 (20% SMALL CAR ALLOWED = 20 STALLS)  
 BUILDING 2 PARKING REQUIRED: 14,780.7 m<sup>2</sup> (INCLUDES FUT 2ND FLR) / 100.1 = 148 STALLS  
 (20% SMALL CAR ALLOWED = 30 STALLS)

PARKING REQUIRED (BLDGS. 1&2 COMBINED): 24,667.6 m<sup>2</sup> (INCLUDES FUT 2ND FLR) / 100.1 = 247 STALLS  
 (20% SMALL CAR ALLOWED = 50 STALLS)

PARKING PROVIDED: 250 STALLS (46 SMALL CAR)

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 m<sup>2</sup> (1,075 sq. ft.) of gross floor area.



**BUILDING 1 & 2 SITE PLAN**  
 SCALE: 1" = 50'-0"  
 SCALE: 1" = 30'-0"

NO.	DATE	DESCRIPTION
1		CONCEPT PLAN
2		CONCEPT PLAN
3		CONCEPT PLAN
4		CONCEPT PLAN
5		CONCEPT PLAN
6		CONCEPT PLAN
7		CONCEPT PLAN
8		CONCEPT PLAN
9		CONCEPT PLAN
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30		CONCEPT PLAN