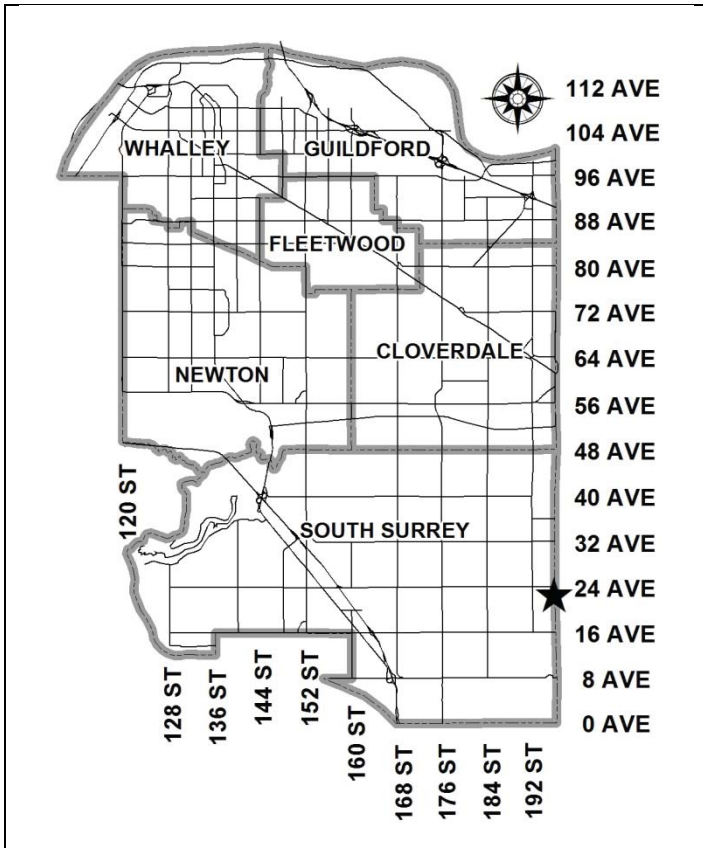


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0687-00

Planning Report Date: December 19, 2016



PROPOSAL:

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

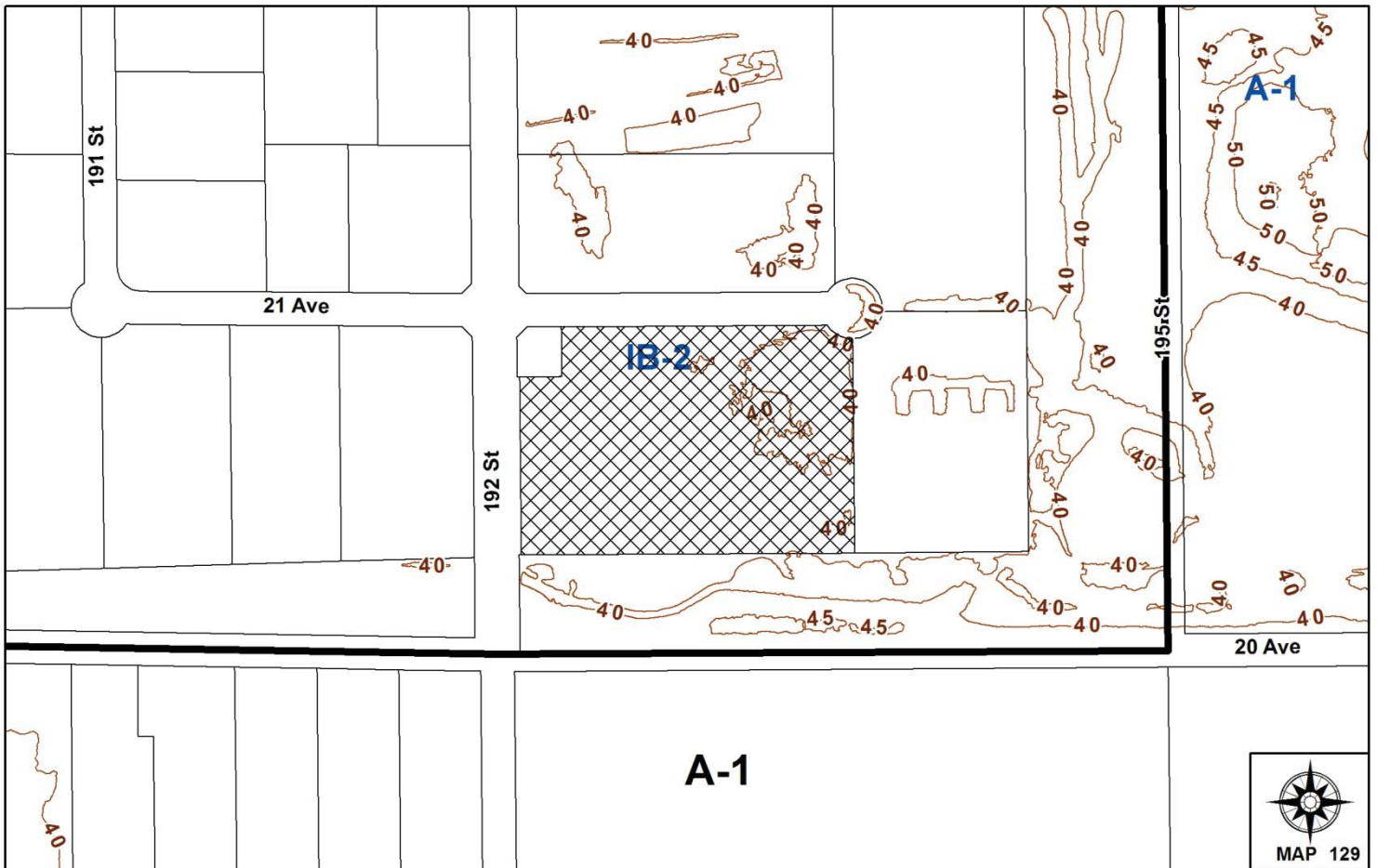
LOCATION: 2076 - 192 Street
 2052 - 192 Street

OWNER: Bridon Developments Ltd.

ZONING: IB-2

OCP DESIGNATION: Mixed Employment

NCP/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 reduce 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 July 18, 2014, Development Application No. 7913-0270-00 was approved, permitting the development of two multi-tenant industrial buildings on the subject property, which required a minimum of 93 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 Design Review 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. 7916-0687-00 (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: Two multi-tenant industrial buildings.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 21 Avenue):	Vacant industrial land (Development Permit No. 7915-0387-00 for construction of a warehouse/office building issued May 12, 2016)	Mixed Employment/ Business Park & Landscaping Strips	IB-2
East:	Two industrial buildings	Mixed Employment/ Business Park	IB-2
South:	City owned park	Mixed Employment/ Open Space Corridors/Buffers	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 July 18, 2014, Development Application No. 7913-0270-00 was approved, permitting the development of a two multi-tenant industrial buildings on the subject property, which required a minimum of 93 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, 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.

Current Proposal

- The applicant is proposing a Development Variance Permit to allow the parking required for ancillary office use to be calculated based on the parking rates that were in effect at the time that Development Application No. 7913-0270-00 was approved.
- The applicant has provided a total of 108 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. 7913-0270-00 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.

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. 7913-0270-00.
- The applicant is providing 108 parking spaces, which complies with the number of parking spaces required under the parking provisions that were in effect previously. Under the current Zoning By-law, a total of 111 spaces would be required.⁴
- 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. 7916-0687-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

CB/da

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0687-00

Issued To: BRIDON DEVELOPMENTS LTD.

(the "Owner")

Address of Owner: 409, 808 - Nelson Street
Vancouver, BC V6Z 2H2

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: 029-301-637
Lot 1 Section 15 Township 7 New Westminster District Plan EPP38952

2076 - 192 Street
2052 - 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 .

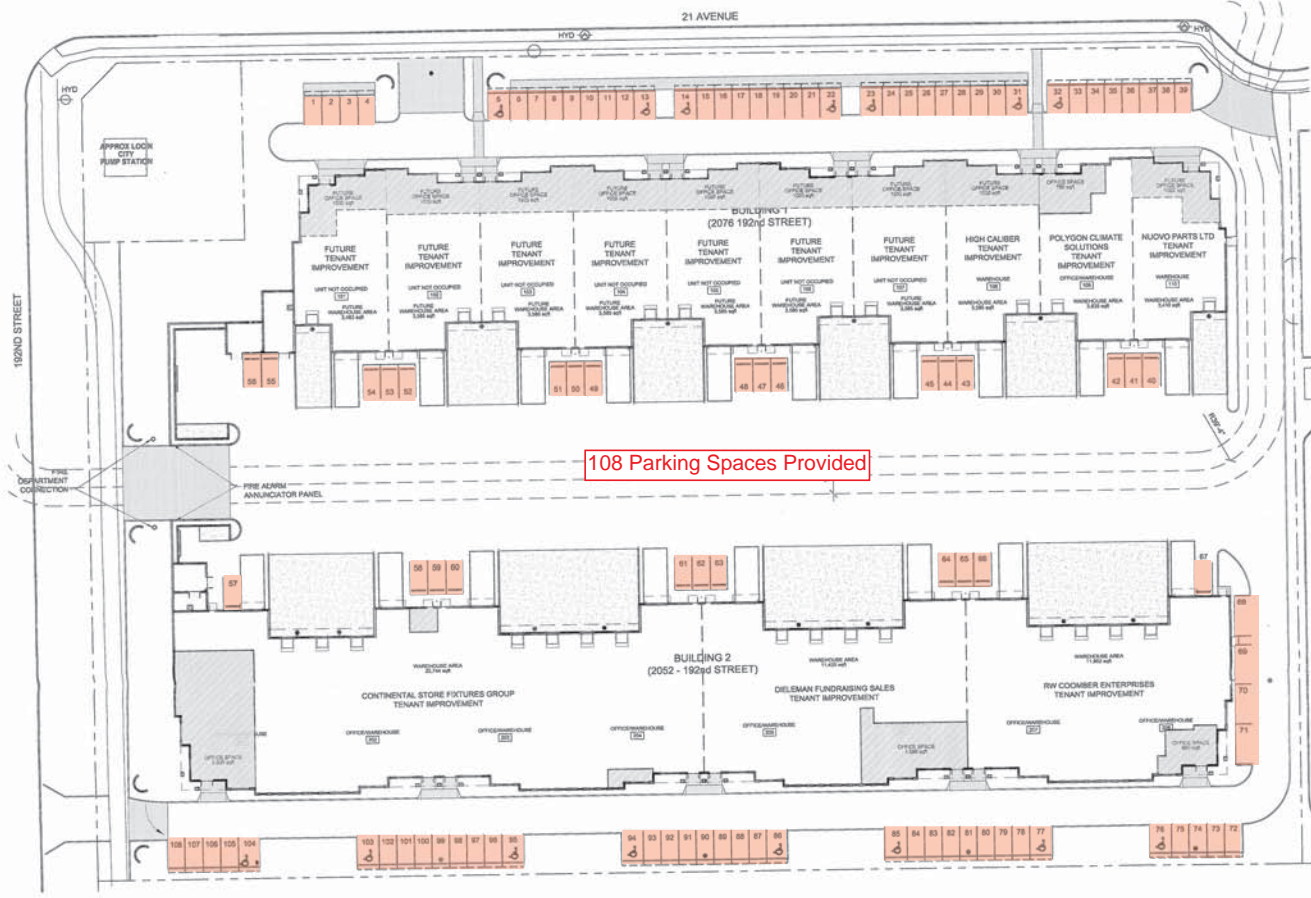
Mayor – Linda Hepner

City Clerk – Jane Sullivan



Humphrey
CONSTRUCTION (2015) LTD
P: 604 688 2535 19837 Telegraph Trail
F: 604 688 3099 Langley, BC V1M 3E8
www.humphreyconstruction.com

REV	DATE	REMARKS
1	2016-10-4	ISSUED FOR COORDINATION



1 SITE PLAN
SCALE: 1/32" = 1'-0"

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.

SITE DATA

CIVIC ADDRESS:
2076 192ND STREET, SURREY, BC

LEGAL DESCRIPTION (EXISTING):
LT 1 Sec 15 Tp 7 R1E22P0892

ZONING:
LIGHT INDUSTRIAL

AREA:

OFFICE	14,906 sqft (1387.9 sqm)
WAREHOUSE	81,919 sqft (7610.5 sqm)
TOTAL	96,825 sqft (8928.4 sqm)

	REQUIRED	PROVIDED
PARKING (BASED ON OLD BY-LAW)		
INDUSTRIAL USE	90	108

	REQUIRED	PROVIDED
PARKING (BASED ON NEW BY-LAW)		
INDUSTRIAL USE	77	
OFFICE USE	AC	
TOTAL	112	108

BRIDON PARKING DVP

2076 & 2052 192nd ST
SURREY, BC

USE/DESCRIPTION:
MULTI-TENANT INDUSTRIAL BUILDING

SITE PLAN

DATE	10/27/16	DRAWN	BC
DESIGNER	BLJ	REVISED	1/24
DATE	2016-9-23	ISS	20165
DATE		ISS	1055

A101

7916-0687-00

SCHEDULE A