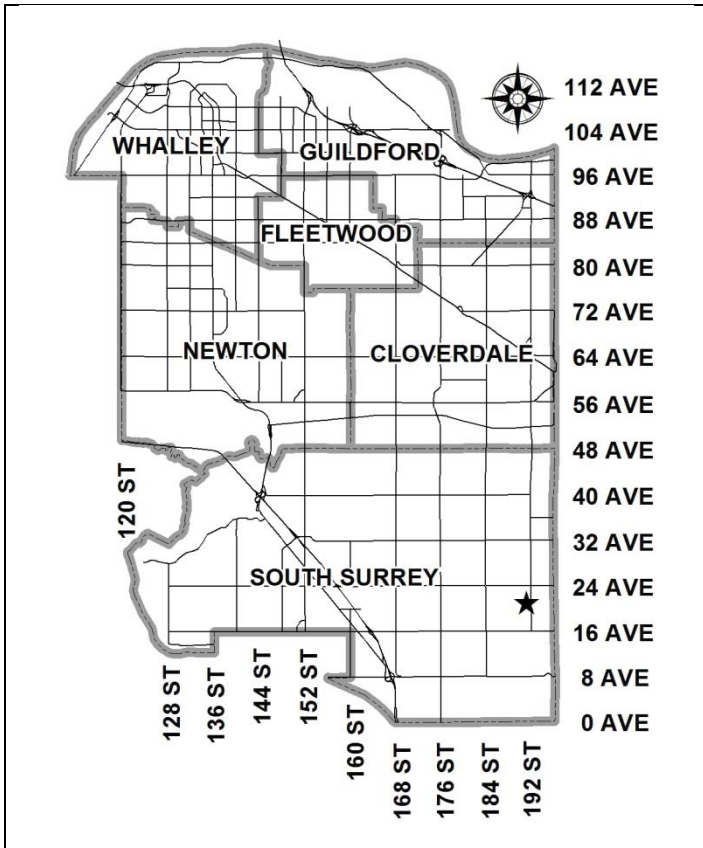


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0701-00

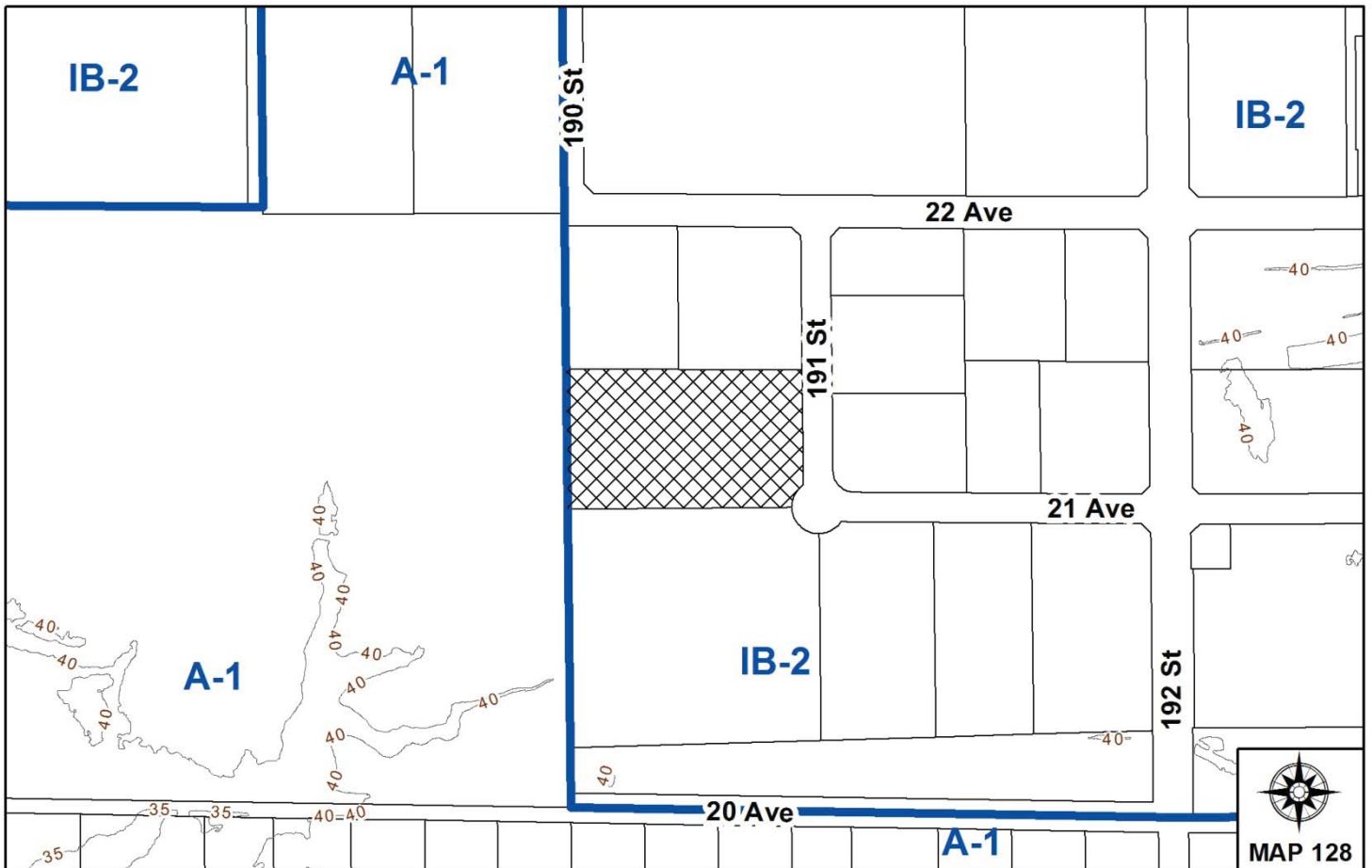
Planning Report Date: February 6, 2017



**PROPOSAL:**

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

**LOCATION:** 2133 - 191 Street  
**OWNER:** KCH 21 Avenue (2) Holdings Ltd.  
**ZONING:** IB-2  
**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

- The applicant is proposing a Development Variance Permit to reduce the minimum number of required on-site parking spaces from 92 parking spaces to 84 parking spaces.

RATIONALE OF RECOMMENDATION

- On September 30, 2008, Development Application No. 7908-0157-00 was approved, permitting the development of a two-unit industrial building on the subject property, which required a minimum of 82 parking spaces under the parking provisions that were in effect at that time.
- Unit 1 has been occupied since the building was constructed, while Unit 2 has remained vacant.
- The applicant has applied for a tenant improvement permit for Unit 2, which has triggered a review of the parking requirements for the site.
- On May 30, 2016, the parking requirements of the Zoning By-law were amended and this has resulted in a requirement of 92 parking spaces to accommodate the existing Light Impact Industrial and ancillary office uses in Unit 1 and the proposed Light Impact Industrial and ancillary office uses in Unit 2.
- The two businesses occupying Units 1 and 2 on the subject site have a combined 66 employees. Therefore, the proposed variance to reduce the minimum number of required parking spaces to 84 is considered reasonable.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0701-00 (Appendix II), to reduce the minimum number of on-site parking spaces from 92 to 84, to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Two-unit industrial building.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Industrial buildings	Mixed Employment/ Business Park & Landscaping Strips	IB-2
East (Across 191 Street):	Industrial buildings	Mixed Employment/ Business Park	IB-2
South:	Industrial building	Mixed Employment/ Business Park	IB-2
West:	Vacant land (Development Application No. 7912-0069-00: proposal to rezone from A-1 to IB-2 in order to permit the development of 6 industrial lots and 1 lot for the protection of the riparian area)	Mixed Employment/ Business Park & Open Space Corridors/ Buffers	A-1

DEVELOPMENT CONSIDERATIONSBackground Information

- The subject property is designated as "Mixed Employment" in the Official Community Plan (OCP), "Business Park" in the Campbell Heights Local Area Plan (LAP), and is zoned "Business Park 2 Zone (IB-2)".
- On September 30, 2008, Development Application No. 7908-0157-00 was approved, permitting the development of a multi-tenant industrial building on the subject property, which required a minimum of 82 parking spaces.

- 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 has applied for a tenant improvement permit for Unit 2, which has triggered a review of the parking requirements for the site.
- There has been a small increase in the total floor area of the building from when Development Application No. 7908-0157-00 was approved from 8,213 square metres (88,400 sq. ft.) to 8,376 square metres (90,160 sq. ft.).
- The small increase in total floor area, along with the changes to the parking requirements in the Zoning By-law, has resulted in a revised requirement of 92 parking spaces to accommodate the existing and proposed Light Impact Industrial and ancillary office uses on the subject site.
- The subject property provides a total of 84 parking spaces on-site.
- The applicant is proposing a Development Variance Permit in order to reduce the minimum number of on-site parking spaces required under Zoning By-law No. 12000 from 92 spaces to 84 spaces.

### BY-LAW VARIANCE AND JUSTIFICATION

#### (a) Requested Variance:

- Reduce the minimum number of required parking spaces from 92 to 84.

#### Applicant's Reasons:

- Development Application No. 7908-0157-00 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 increase in the number of required on-site parking spaces is the result of a small increase in total floor area and the amendment to the parking provisions in the Zoning By-law, which now requires office uses to be calculated separately from light impact industrial uses.
- The two businesses occupying Units 1 and 2 on the subject site have a combined 66 employees. Therefore, the proposed variance to reduce the minimum number of required parking spaces to 84 is considered reasonable.
- 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. 7916-0701-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

CB/ar/da



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0701-00

Issued To: KCH 21 AVENUE (2) HOLDINGS LTD.

(the "Owner")

Address of Owner: c/o M. Ednersby / S. Hadley  
2133 - 191 Street, Unit 1  
Surrey, BC V3S 3M3

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: 026-015-862  
Lot 6 Section 16 Township 7 New Westminster District Plan BCP12720

2133 - 191 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 84 parking spaces.
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 .

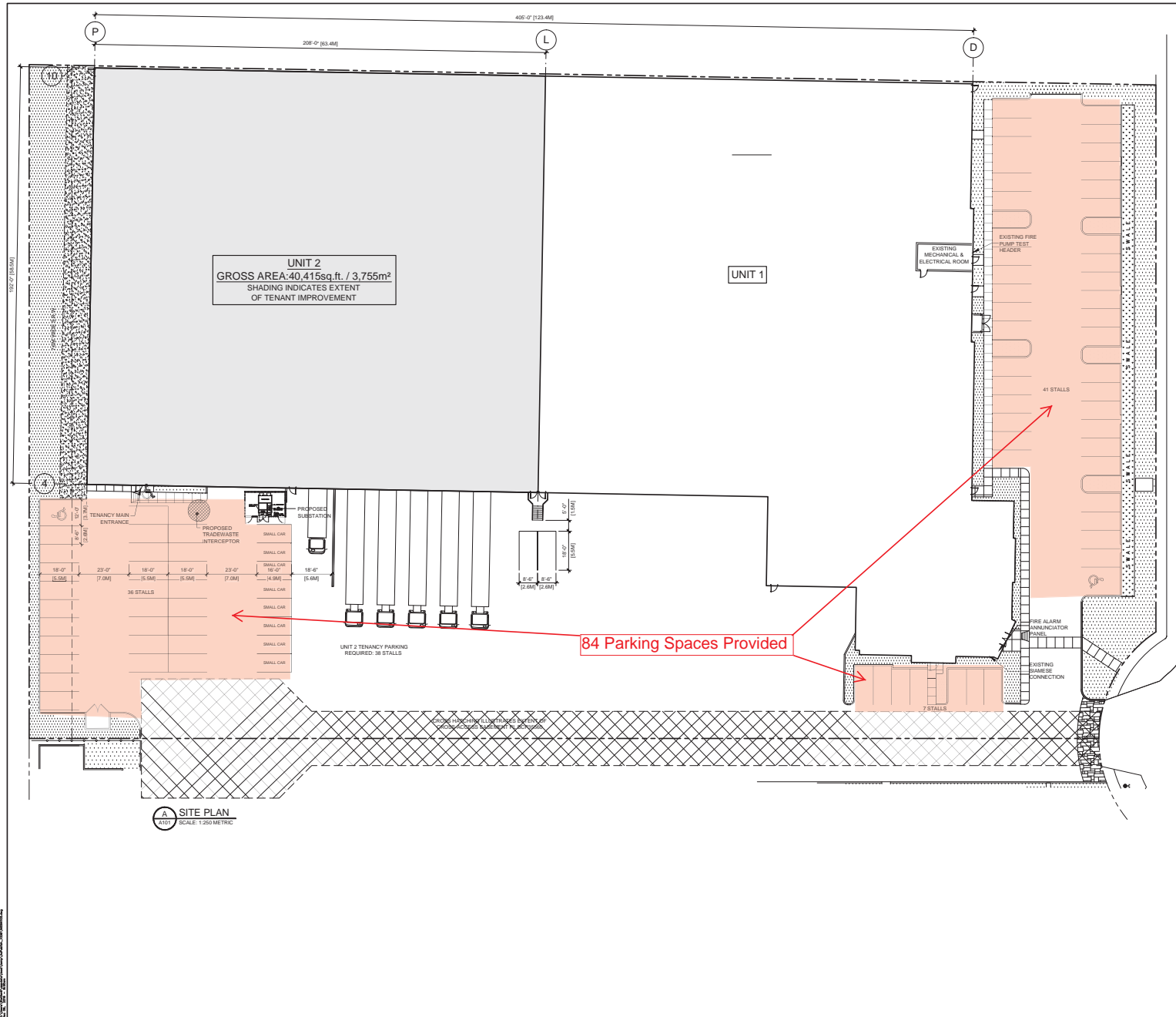
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Mayor – Linda Hepner

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City Clerk – Jane Sullivan





**SITE DATA:**  
CIVIC ADDRESS: 2132 - 191 STREET, SURREY, BC  
LEGAL DESCRIPTION: LOT 6, SECTION 16, TOWNSHIP 7, N.W.D., PLAN BCP 12726  
ZONING: CD / IB-2 (INDUSTRIAL)  
USE: LIGHT IMPACT INDUSTRIAL (PET TREAT MANUFACTURING)  
BUILDING AREA (GROSS): 90,159sq./7,837sqm  
PARKING REQUIRED:  
UNIT 1: 40,746sq./7,482sqm (K<sub>PI</sub>) = 46.21 = 46 STALLS  
UNIT 2: 40,415sq./7,375sqm (K<sub>PI</sub>) = 37.55 = 38 STALLS  
TOTAL PARKING:  
- REQUIRED = 84  
- PROVIDED = 84  
- SMALL = 8  
- STANDARD = 74  
- ACCESSIBLE = 2

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.

NO.	DATE	REMARKS
1	JUNE 30/16	ISSUED FOR BLDG PERMIT
2	JULY 26/16	ISSUED FOR TENDER
3	SEPT 15/16	RE-ISSUED FOR TENDER
REVISIONS AND		
3B	NOV 21/16	ELEC. ROOM RELOCATION
3C	DEC 6/16	SUBMITTED FOR DVP



CLIENT:

**TENANT IMPROVEMENTS FOR**  
**Wanpy**  
**WANPY PET TREATS**  
UNIT 2 - 2133 191st STREET  
SURREY, BRITISH COLUMBIA

CONSULTANT:

ARCHITECTURE AND ENGINEERING  
101 - 925 WEST 8TH AVENUE  
VANCOUVER, B.C. V5Z 1E4  
E-mail: [info@ctadesign.net](mailto:info@ctadesign.net)  
TEL: 604 736-2554  
FAX: 604 732-7415  
[www.ctadesign.net](http://www.ctadesign.net)  
**cta**  
Cta Design Group

Written dimensions shall take precedence over scaled dimensions. The General Contractor shall verify all dimensions, datum and levels prior to commencement of work. All errors and omissions shall be reported immediately to CTA Design Group. Do not proceed with any work until in possession of "FOR CONSTRUCTION" drawings.  
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TITLE:  
**SITE PLAN**

DRAWN:	RC	CHECKED:	JK
DIRECTORY: 1609-Wales-TI for Wanpy Pet Treats-2133 191 StA.n			
SCALE:	AS NOTED	FILE:	1609A100
DRAWING NUMBER:	1609	VERSION:	A101 3C