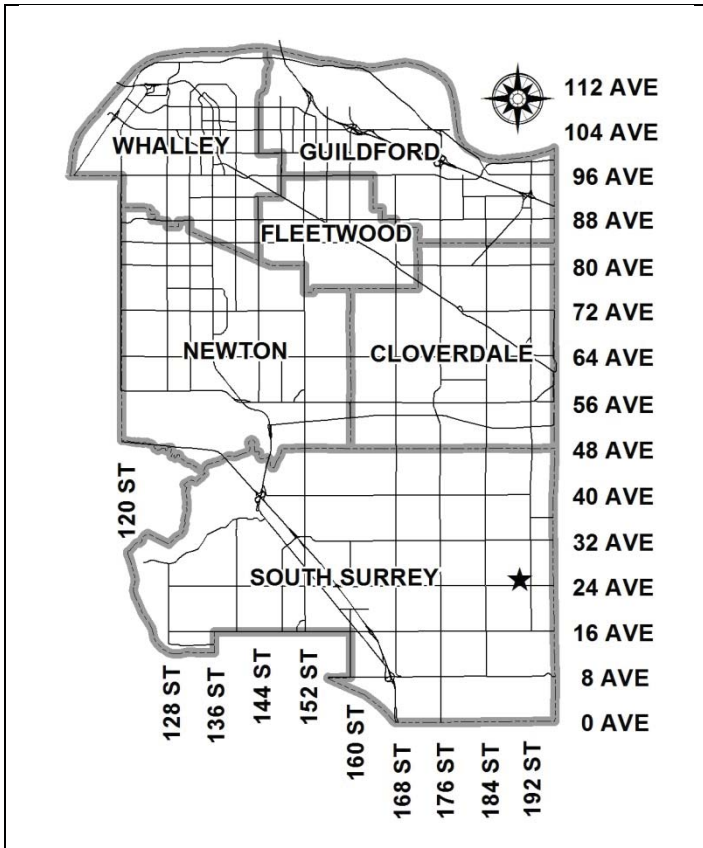


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0717-00

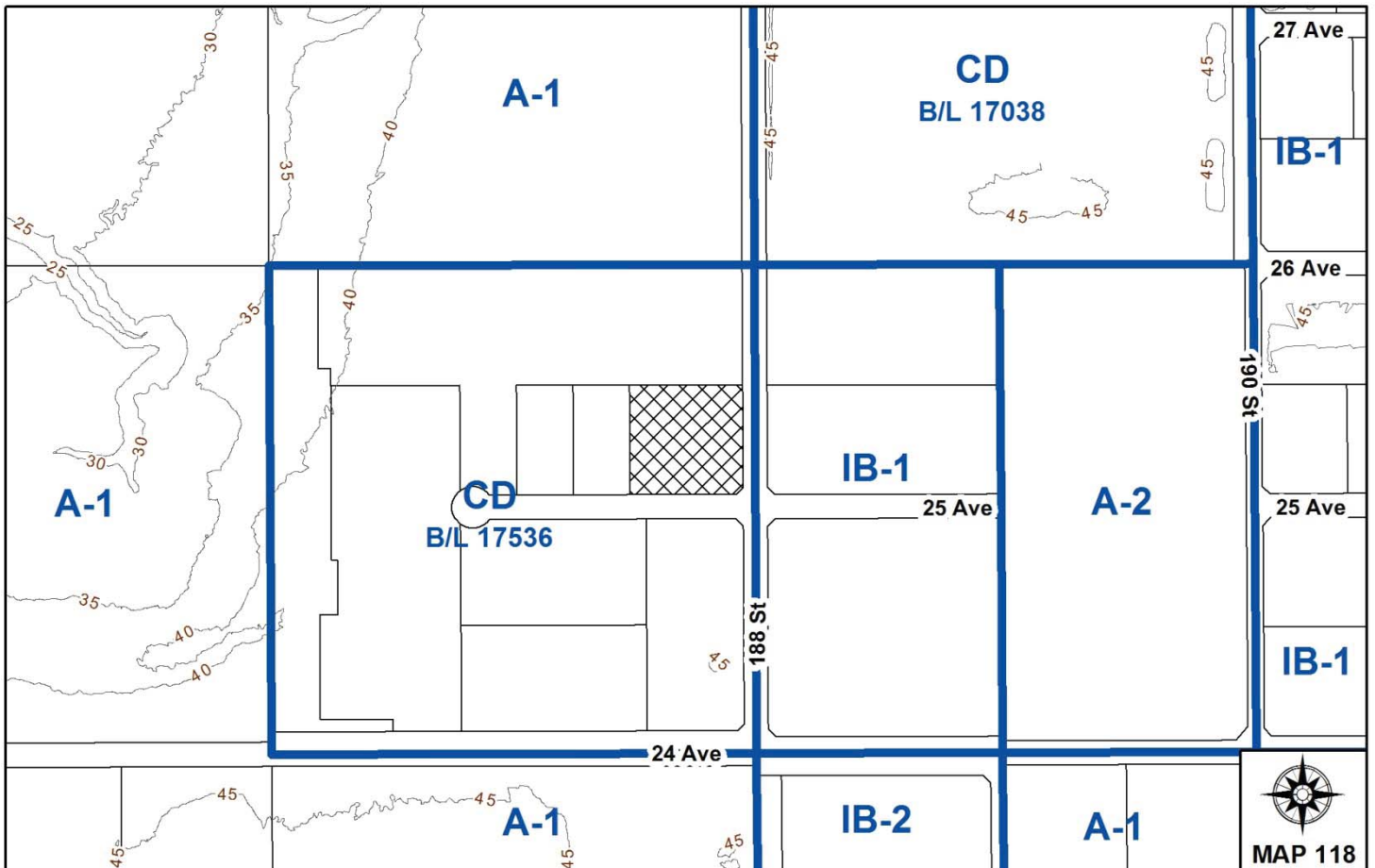
Planning Report Date: February 20, 2017



PROPOSAL:

- **Development Variance Permit**
to reduce the required parking for a proposed cold storage warehouse facility.

LOCATION: 2525 – 188 Street
OWNER: Subzero Cold Logistics Inc.
ZONING: CD (By-law No. 17536)
OCP DESIGNATION: Mixed Employment
LAP DESIGNATION: Technology Park or 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 number of required on-site parking spaces from 47 parking spaces to 39 parking spaces.

RATIONALE OF RECOMMENDATION

- The proposed variance to parking is supportable given the nature of the facility. The applicant has demonstrated the number of parking stalls provided on site will exceed the number of staff employed by the cold storage facility.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0717-00 (Appendix II), to vary the Zoning By-law to reduce the number of on-site parking spaces from 47 to 39, to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant industrial lot.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Industrial building under construction	Mixed Employment/ Technology Park or Business Park	CD (By-law No. 17536)
East (Across 188 Street):	Vacant industrial lot	Mixed Employment/ Technology Park or Business Park	IB-1
South (Across 25 Avenue):	Vacant industrial lot	Mixed Employment/ Technology Park or Business Park and Landscaping Strips	CD (By-law No. 17536)
West:	Vacant industrial lot	Mixed Employment/ Technology Park or Business Park	CD (By-law No. 17536)

DEVELOPMENT CONSIDERATIONSBackground Information and Current Proposal

- The subject property at 2525 – 188 Street is designated "Mixed Employment" in the Official Community Plan (OCP) and zoned "Comprehensive Development Zone (CD)" (By-law No. 17536).
- The CD Zone (By-law No. 17536) permits a range of uses including light impact industry, warehouses, distribution centres, limited office uses, and accessory uses.
- On July 25, 2016, Development Permit No. 7915-0353-00 was issued permitting the applicant to develop a cold storage warehouse facility on the subject site with approximately 4,041 square metres (43,500 sq. ft.) of total floor area, comprised of warehouse and ancillary office uses.
- In total, 47 parking spaces are required on-site to accommodate the proposed warehouse and ancillary office uses.

- The applicant is proposing a Development Variance Permit (DVP) in order to reduce the number of on-site parking spaces required under Zoning By-law No. 12000 from 47 spaces to 39 spaces.
- A number of other development applications for cold storage facilities in Campbell Heights (Nos. 7909-0065-00, 7910-0144-00, 7910-0174-00, and 7914-0316-00) were granted variances to reduce the number of parking spaces with the condition that a Restrictive Covenant be registered on title of the property requiring the full parking be provided if the use should change in the future. The variances for these applications were for between 58 and 252 parking spaces. As the current application is much smaller in scale, requiring a variance of only 8 parking spaces, a similar Restrictive Covenant is not deemed to be necessary.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum number of required parking spaces from 47 to 39.

Applicant's Reasons:

- The 39 parking spaces provided on-site will be adequate to accommodate the estimated 24 staff employed at the cold storage facility.

Staff Comments:

- The applicant has provided a breakdown of the number of staff anticipated to be employed in the cold storage facility. There are estimated to be 16 staff working in the office space and 8 staff working in the freezer and dock, for a total of 24 staff.
- The 39 parking spaces proposed on-site will provide sufficient parking for staff as well as visitors.
- 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. 7916-0717-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0717-00

Issued To: SUBZERO COLD LOGISTICS INC.

(the "Owner")

Address of Owner: 206, 9780 - 197B Street
Langley, BC V1M 3G3

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: 029-657-504

Parcel C (being a consolidation of Lots 5 and 6 see CA4679438) Section 21
Township 7 New Westminster District Plan EPP24887

2525 – 188 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 from 47 parking spaces to 39 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 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

**CITY OF SURREY
ZONING BYLAW**

PROPERTY INFORMATION

LOCATION: CIVIC ADDRESS: 1877 25 AVENUE, SURREY, B.C.
 PARCEL 'C', SECTION 21, TOWNSHIP 7,
 PLAN E/8828 (NVO)
 ZONING: CD 17536 (COMPREHENSIVE DEVELOPMENT)
 SITE AREA:
 OVERALL SITE AREA: 2.07 ACRES = 90,324.12 SF (8,391.39 SM)

ZONING ANALYSIS

BUILDING AREA:	39,747.5 SF (3,692.66 SM)
SITE COVERAGE:	MAX. ALLOWED: + 60.00% PROPOSED: + 44.01%
FLOOR SPACE RATIO:	TOTAL FLOOR AREA: 42,656.1 SF (3,962.79 SM) FLOOR SPACE RATIO: 42,656.1 SF / 90,324.12 SF = 0.47 ALLOWED: 0.47
BUILDING HEIGHT:	MAXIMUM ALLOWED: 14 m (45'-11") PROPOSED: 14 m (45'-11")
SETBACKS:	REQUIRED: FRONT W/ PARKING (EAST): 16.0 m (52'-4") FRONT W/ PARKING (EAST): 7.5 m (25'-0") REAR (WEST): 7.5 m (25'-0") SIDE (SOUTH): 7.5 m (25'-0") SIDE (NORTH): 3.5 m (11'-5") PROVIDED: 16.33 m (53'-7") 13.05 m (49'-9-1/2") 17.43 m (57'-2") 7.51 m (24'-7-1/2") 8.56 m (28'-1")

*ONE SIDE YARD SETBACK SHALL BE 7.5m (25') OR 0.0 METRE IF THE SAID SIDE YARD ABUTS LAND WHICH IS COMMERCIAL OR INDUSTRIAL.

LANDSCAPING:

FRONT: MINIMUM REQUIRED: 3.0 m (9.84 FT)

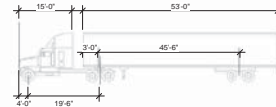
PARKING REQUIREMENTS:

PROPOSED WAREHOUSE AND OFFICE			
WAREHOUSE	MAIN FLOOR:	37,206.4 SF / 1,075 SF = 34.61	
OFFICE	MAIN FLOOR:	3.1 x (1,862.2 SF) / 1,075 SF = 5.45	
OFFICE	MEZZANINE:	3 x (2,007.6 SF) / 1,075 SF = 5.11	
MEZZANINE	TOTAL:		45.17
PARKING REQUIRED:	48 (48.17) SPACES		
VARIANCE REQUESTED:	9		
PARKING PROVIDED:	39 SPACES		

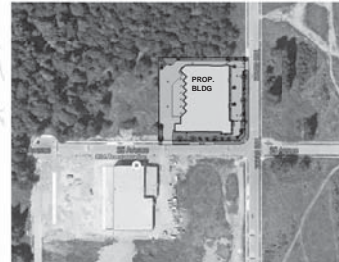
ACCESSIBILITY PARKING REQUIRED AS PER BC BUILDING CODE: # STALL CATEGORY: 1 SPACES
 PROVIDED: 1 SPACES

PARKING SPACE SIZES:

SML. SPACE AT 90°	REQUIRED: + 2.6 m x 5.5 m (8.5' x 18')	PROVIDED: + 2.6 m x 5.5 m (8.5' x 18')
DRIVE AISLE FOR 90°	REQUIRED: + 7.0 m (23.0')	PROVIDED: + 7.0 m (23.0')
LOADING SPACE	REQUIRED: + 4.0 m x 8.2 m (13' x 30')	PROVIDED: + 4.0 m x 16.8 m (13' x 55')
MANUEVERING AISLE FOR LOADING SPACE	REQUIRED: + 7.5 m (25.0')	PROVIDED: + 11.5 m (38.0')
ACCESSIBILITY SPACE	REQUIRED: + 3.7 m x 5.5 m (12' x 18')	PROVIDED: + 3.7 m x 5.5 m (12' x 18')



WB-67 TRACTOR WIDTH:	8'	LOCK TO LOCK TIME:	6.0"
TRAILER WIDTH:	8.5'	STEERING ANGLE:	28.4°
TRAILER TRACK:	8.5'	ARTICULATING ANGLE:	75.0°
TRAILER TRACK:	8.5'		



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

2 CONTEXT PLAN
SCALE: 1" = 200'-0"

NOT FOR CONSTRUCTION

"1" - "30"	ISSUED FOR
"1" - "2017/01/19"	ISSUED FOR CLIENT REVIEW
"1" - "2017/01/20"	ISSUED FOR "CD"
"1" - "2017/02/08"	ISSUED FOR REVIEW
"1" - "2018/04/04"	ISSUED FOR CLIENT REVIEW
"1" - "2018/06/01"	ISSUED FOR BUILDING PERMIT
"1" - "2018/06/29"	ISSUED FOR REVIEW
"1" - "2018/07/17"	ISSUED FOR "CD"
"1" - "2018/04/02"	ISSUED FOR CLIENT REVIEW
"1" - "2018/05/09"	ISSUED FOR "CD"
"1" - "2018/05/02"	ISSUED FOR CLIENT REVIEW
"1" - "2018/05/09"	ISSUED FOR CLIENT REVIEW

ISSUES AND REVISIONS

SCALE

larry podhora / architect
150 BRACKEN WAY NORTH SURREY, B.C. V4L 2G2

PROJECT NAME:
SUBZERO COLD LOGISTICS

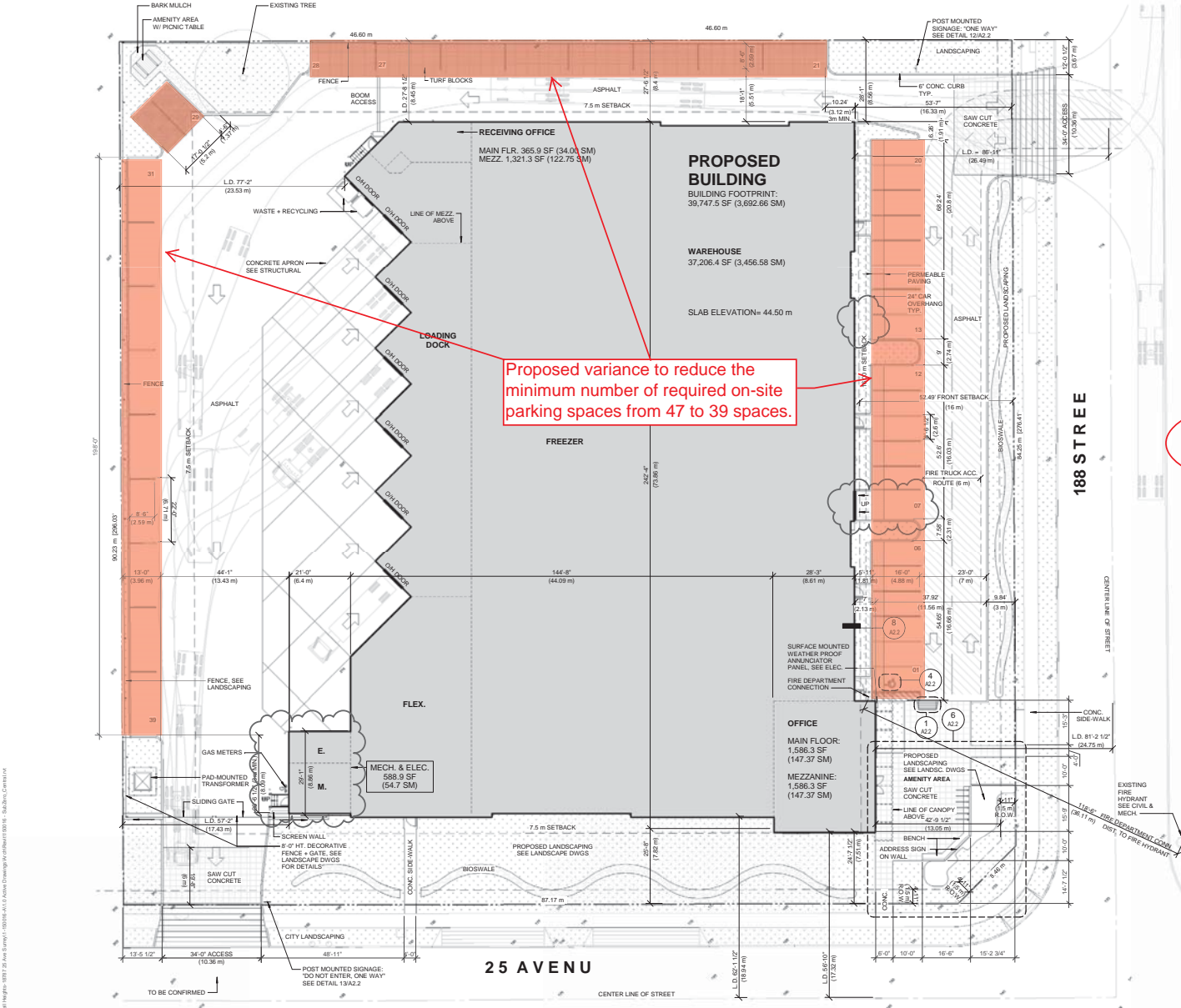
PROJECT ADDRESS:
2525 - 188 STREET, SURREY, B.C.

DRAWING TITLE:
SITE PLANS

SCALE:	As Indicated
DRAWN:	NA
CHECKED:	9AD
PROJECT NO.:	150116
DRAWING NO.:	

A2.1

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Proposed variance to reduce the minimum number of required on-site parking spaces from 47 to 39 spaces.

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

2 CONTEXT PLAN
SCALE: 1" = 200'-0"

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