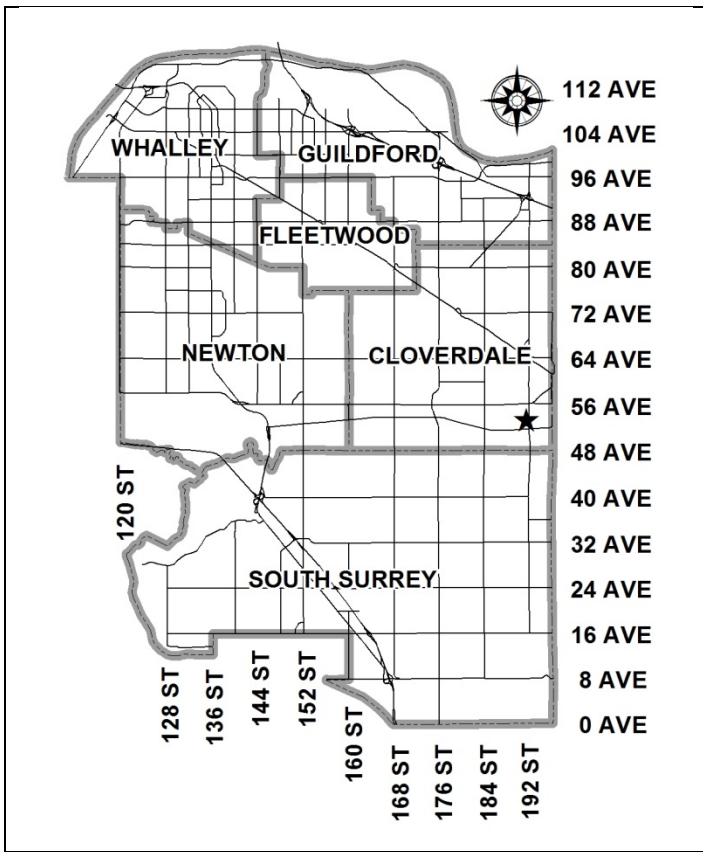


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0076-00

Planning Report Date: April 24, 2017



PROPOSAL:

- **Development Variance Permit**

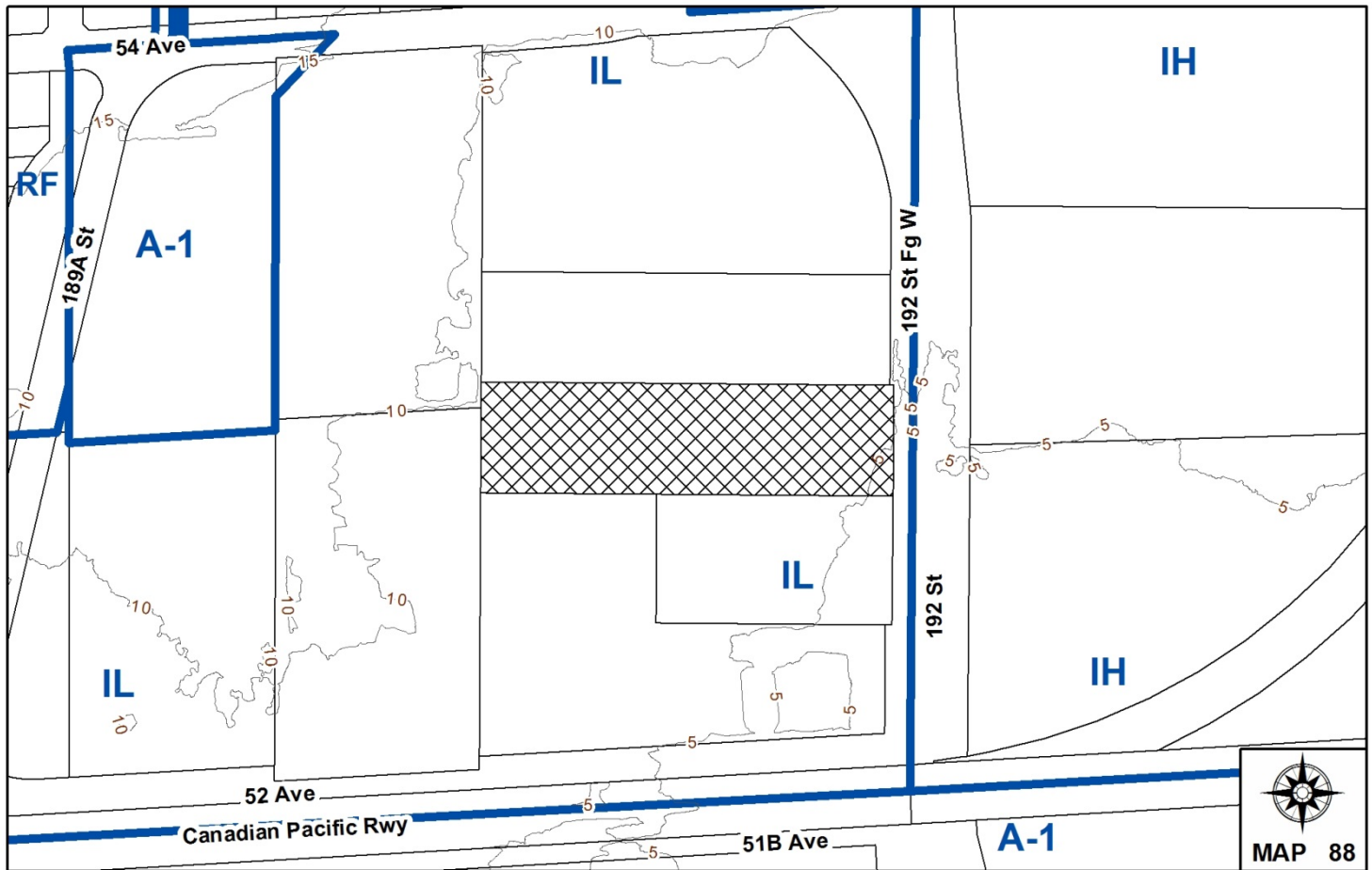
to reduce the minimum required north side yard setback, at the rear of a developed industrial lot, to permit development of a storage building.

LOCATION: 5285 - 192 Street

OWNER: ITB (B.C.) Holdings Inc.

ZONING: IL

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to reduce of the north side yard setback from 7.5 metres (25 ft.) to 0.0 metre (0 ft.) for a proposed storage building.

RATIONALE OF RECOMMENDATION

- A large truck repair business is located on the subject site, which contains two large industrial buildings: one along the frontage of the lot; and one at the rear of the lot, along the south side lot line.
- The proposed storage building is intended to be located at the rear of the lot, along the north side lot line.
- The proposed reduced setback and building orientation do not pose any interface issues with the surrounding industrial lands. The requested variance improves the site's circulation to better accommodate large trailers, trucks, and vans.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0076-00 (Appendix III) to reduce the minimum required north side yard setback from 7.5 metres (25 ft.) to 0.0 metre (0 ft.) to permit development of a storage building, to proceed to Public Notification.

REFERRALS

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

BC Hydro: BC Hydro has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Truck repair facility

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Multi-tenant industrial buildings	Industrial	IL
East (Across 192 Street):	Towing yard and associated building under construction	Industrial	IH
South:	Multi-tenant industrial buildings	Industrial	IL
West:	Storage of precast concrete and farm buildings with single family dwelling	Industrial	IL

DEVELOPMENT CONSIDERATIONS

- The subject site is approximately 12,131 square metres (3 acres) in size and is located at 5285-192 Street in Cloverdale. The property is zoned "Light Impact Industrial Zone (IL)" and designated "Industrial" in the Official Community Plan.
- Presently, the subject site is used by a truck repair facility and contains two (2) large industrial buildings. One building is located along the 192 Street frontage and the second building is located at the rear of the site along the south side lot line.
- A BC Hydro right-of-way encumbers a portion of the front yard.

- The "Light Impact Industrial Zone (IL)" allows one (1) side yard setback of 0.0 metre (0 ft.) if the said side yard abuts land which is commercial or industrial. The one (1) permitted 0.0 metre (0 ft.) side yard setback has already been utilized for the existing building along the south property line in the rear portion of the lot.
- The applicant is seeking a second 0.0 metre (0 ft.) side yard setback along the north lot line to allow for construction of a storage facility. The structure is 7.0 metres (23 ft.) tall with a footprint of 22.86 metres (75 ft.) by 10.36 metres (34 ft.).
- Lot coverage of the site is currently 34.8% with a floor area ratio (FAR) of 0.37. Construction of the new 236.82 square metre (2,550 sq.ft.) storage facility will increase lot coverage to 36.7% and FAR to 0.39, which is still less than the 60% maximum lot coverage and 1.0 FAR permitted in the IL Zone.
- As the structure will not be visible from 192 Street, the development is exempt from a form and character Development Permit.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum side yard (north) setback of the IL Zone from 7.5 metres (25 ft.) to 0 metre (0 ft.).

Applicant's Reasons:

- The setback restrictions of the IL Zone do not allow for the building to be constructed while still providing sufficient space for the handling and storage of long aluminum and steel products.
- The repair facility located along the south property line, services clients with large trailers and vans. The variance is essential to continue to provide adequate turning radius space and parking.

Staff Comments:

- The proposed setback and building orientation do not pose interface issues as the building will interface with industrial storage areas on adjoining industrial lands.
- The variance improves the site's circulation to better accommodate large trailers, trucks, and vans.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary
- Appendix II. Survey Plan, Site Plan, and Building Elevations
- Appendix III. Development Variance Permit No. 7917-0076-00

Original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

KL/da

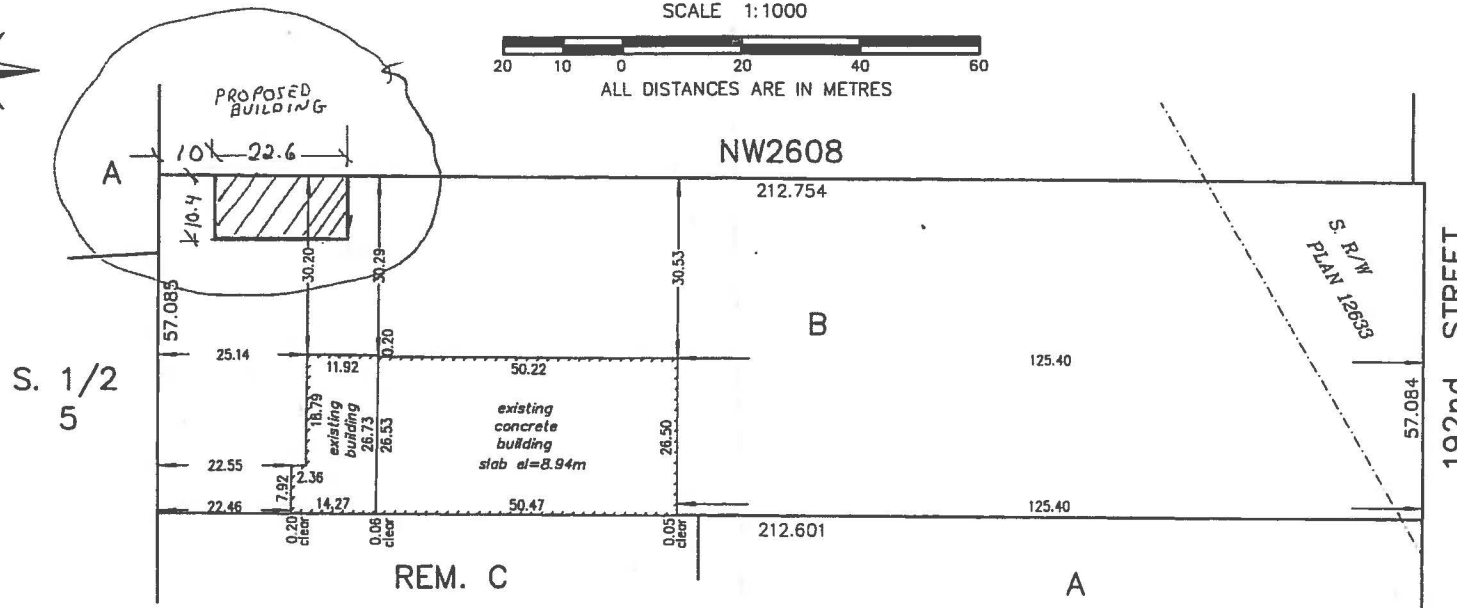
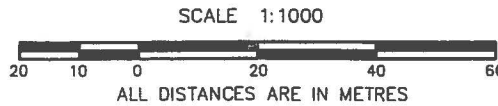
7917-0076-00

B.C. Land Surveyor's Building Location Certificate

PLAN SHOWING BUILDING CONSTRUCTED ON LOT B

SECTION 4 TOWNSHIP 8 N.W.D. PLAN 71437

CIVIC ADDRESS
5285 192nd STREET
SURREY, B.C.
P.I.D. 003-678-571



NOTES: Measurements are shown to the outside of concrete wall.

Property boundary dimensions shown hereon, are derived from Plan 71437

This document shows the relative location of the surveyed structures with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or corners.

The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

This building location certificate has been prepared in accordance with the Manual of Standard Practice and is certified correct this 28th day of January, 2010.

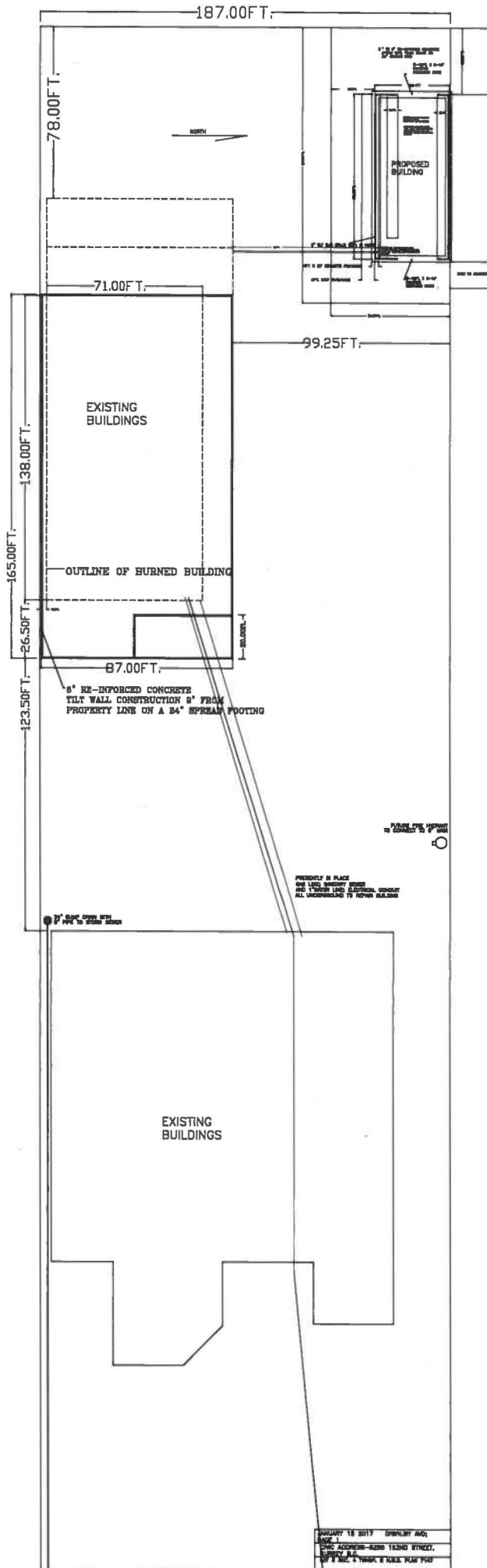
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B.C.L.S. (C)

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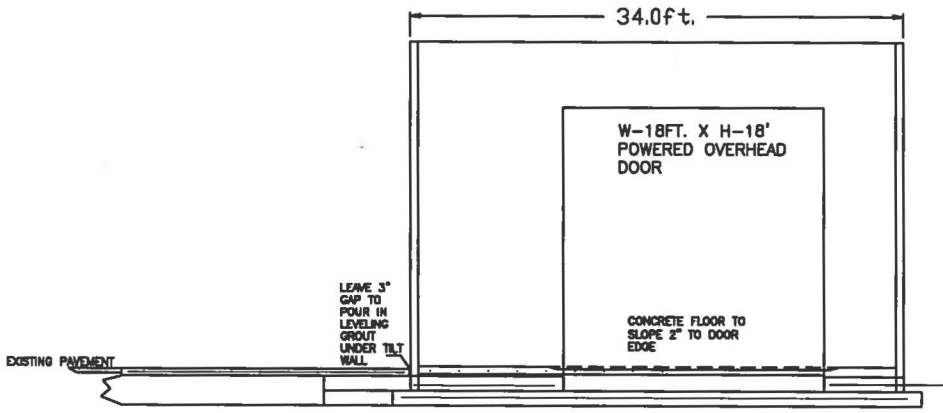
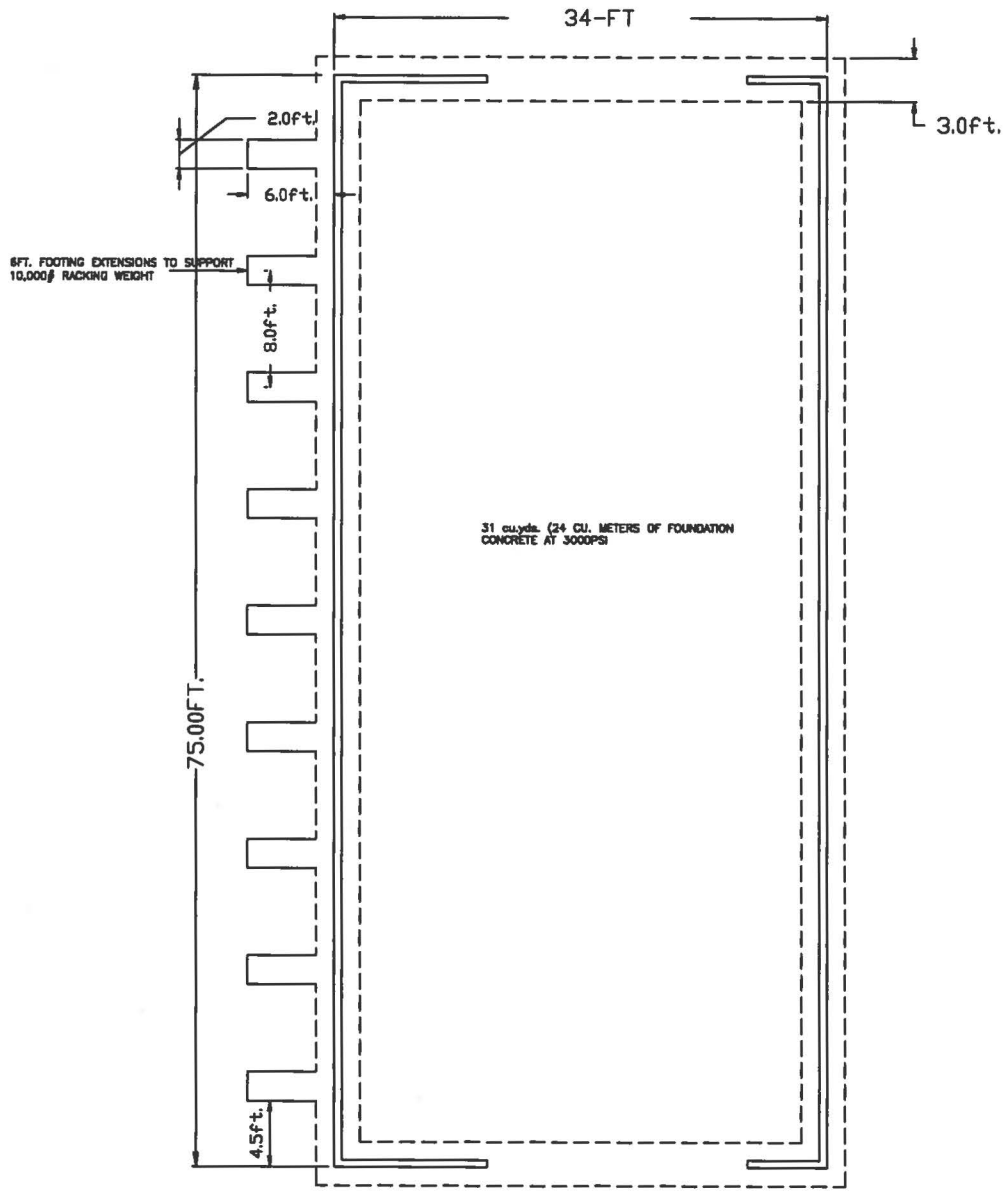
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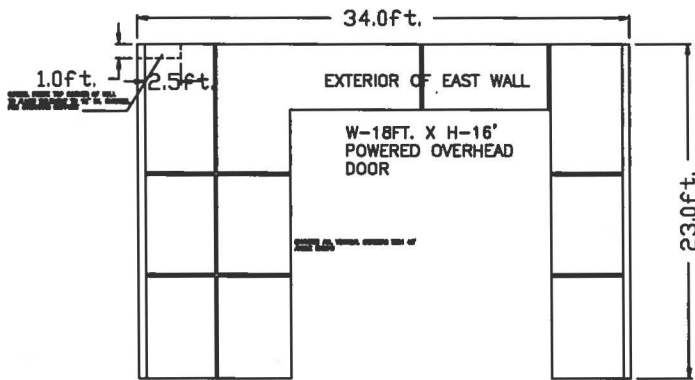
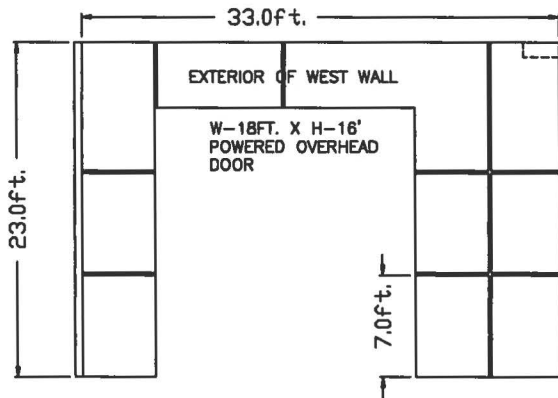
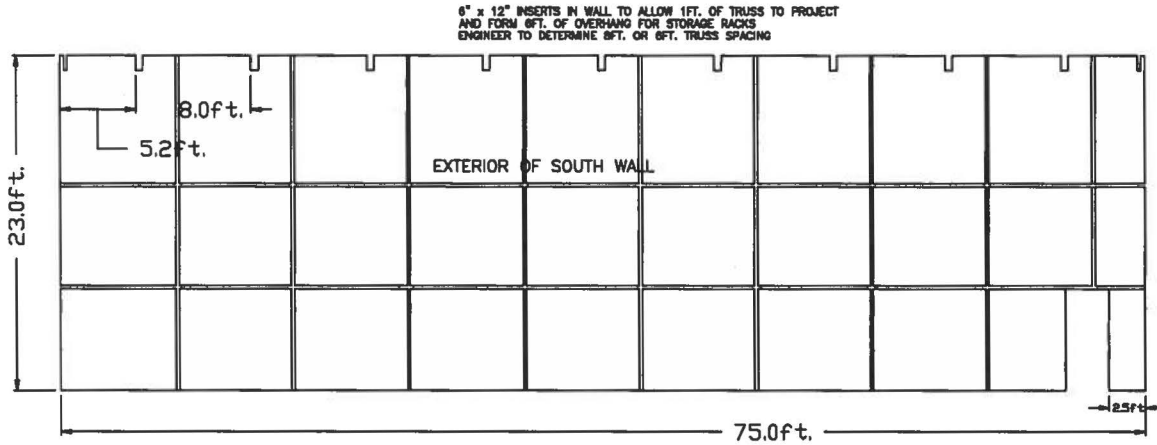
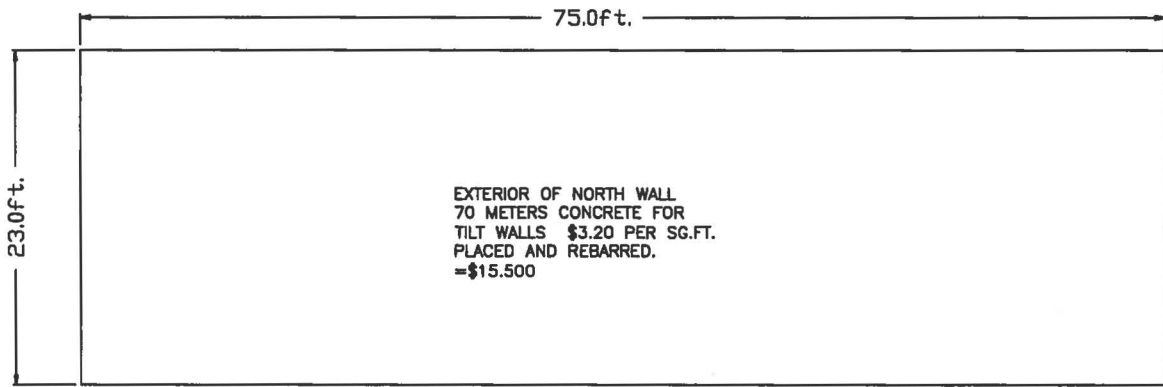


CLOVERDALE B.C.
Phone 604-574-7311
Fax 604-574-3018
CLIENT: ITB
OUR FILE: JS0925C

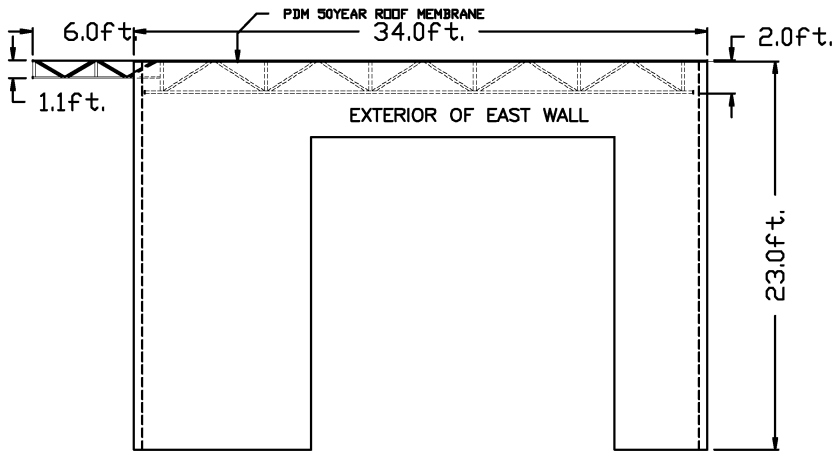
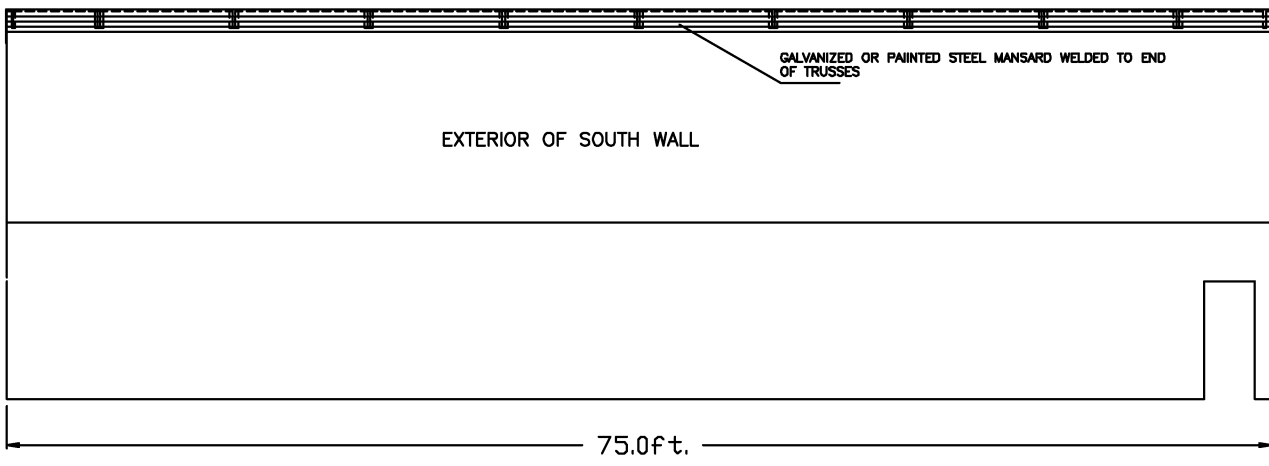


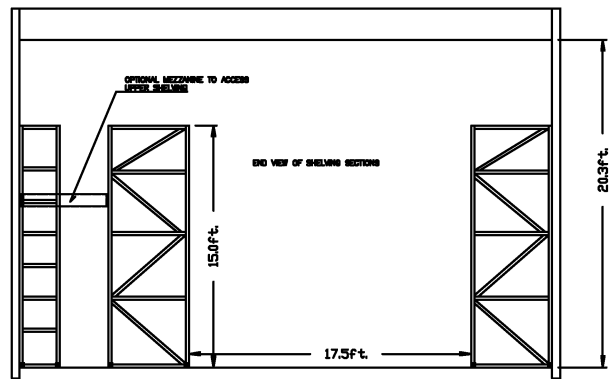
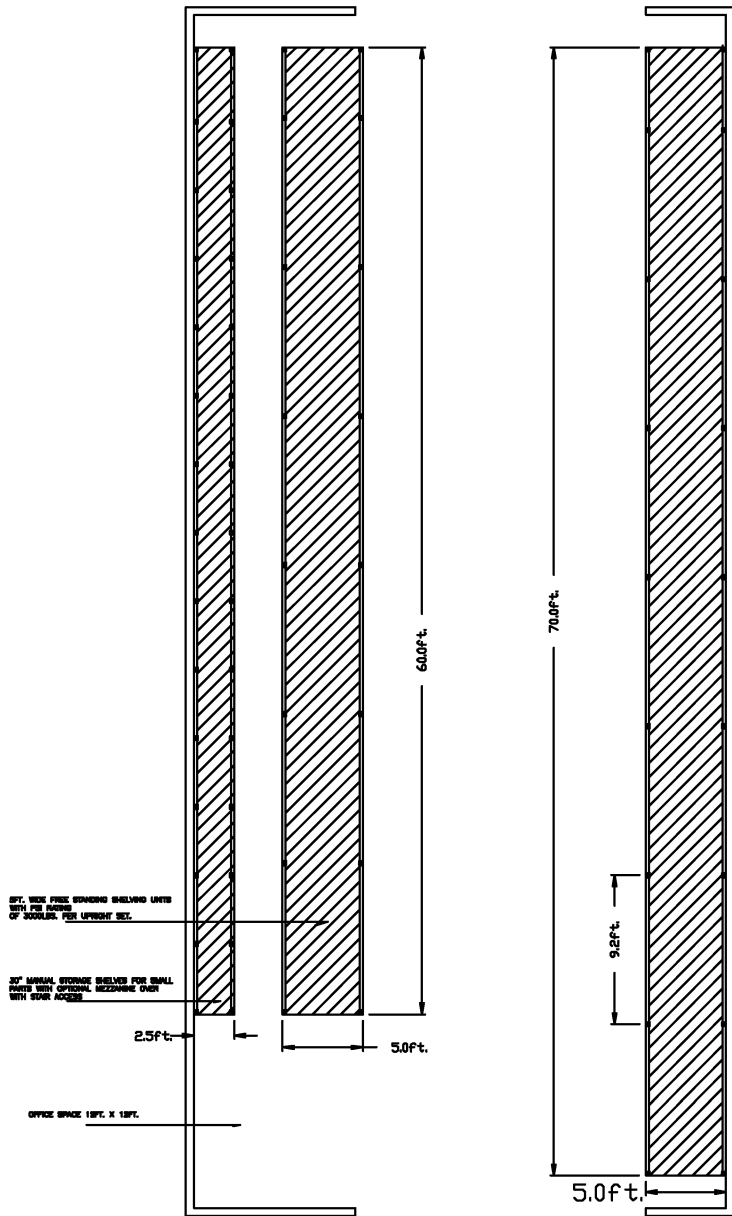
JANUARY 18 2017 DWYLLAW AND
 ASSOCIATES
 2100 ADDRESS-4200 14TH STREET
 SUITE 100
 WYOMING, WY 82001-1400





Price based on the following:
 -Steel Deck, structurally sloped (by others)
 -2" EPS Type 1 Insulation (loose laid)
 -.045" EPDM Membrane
 -1 1/4" - 1 1/2" water worn gravel ballast at 10 lbs/sq.ft
 -Seal in the following during original roof installation:
 2 Drains; 1 Scupper
 -24g associated metal cap flashing to the perimeter
 -10 year membrane systems warranty
 \$13,201.00+GST





CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0076-00

Issued To: ITB (B.C.) HOLDINGS INC.
("the Owner")

Address of Owner: 5285 - 192 Street
Surrey, BC V3S 8E5

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: 003-678-571
Lot B Section 4 Township 8 New Westminster District Plan 71437

5285 - 192 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Part 48 - Light Impact Industrial Zone (IL), Section F. Yards and Setbacks, the minimum north side yard setback is reduced from 7.5 metres (25 ft.) to 0 metres (0 ft.)
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. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached 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

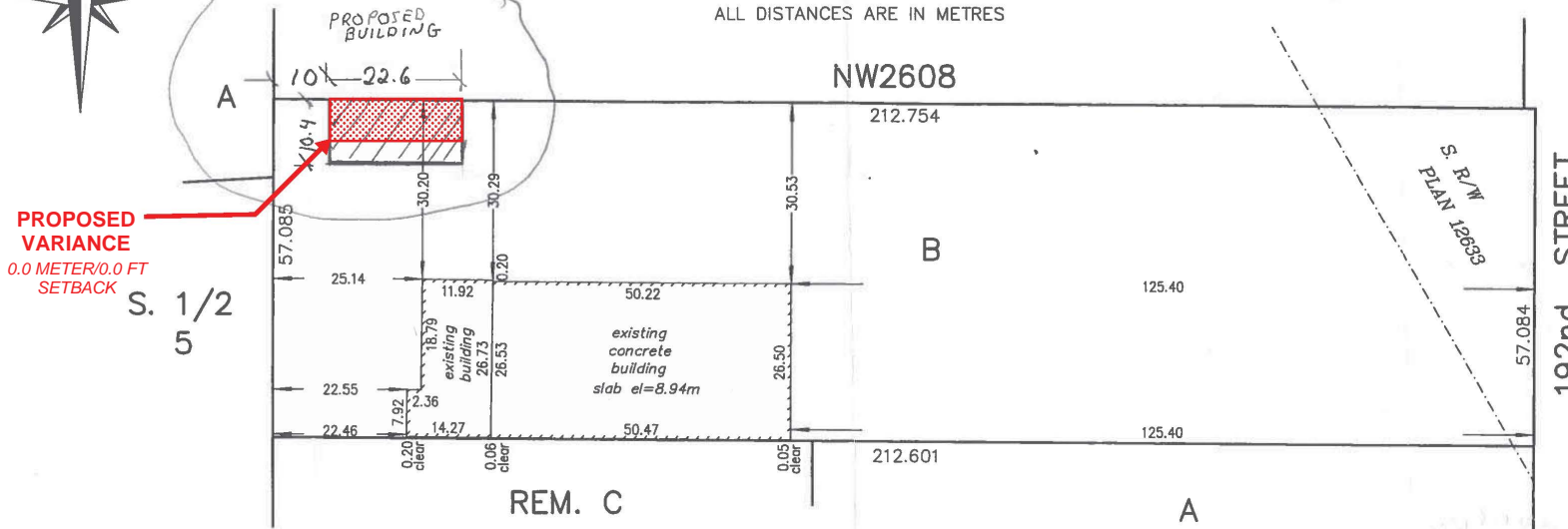
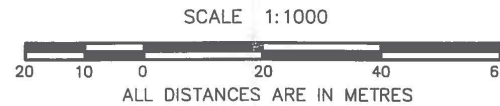
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[Signature]
B.C.L.S.



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CLOVERDALE B.C.
Phone 604-574-7311
Fax 604-574-3018
CLIENT: ITB
OUR FILE: JS0925C

SCHEMULE A