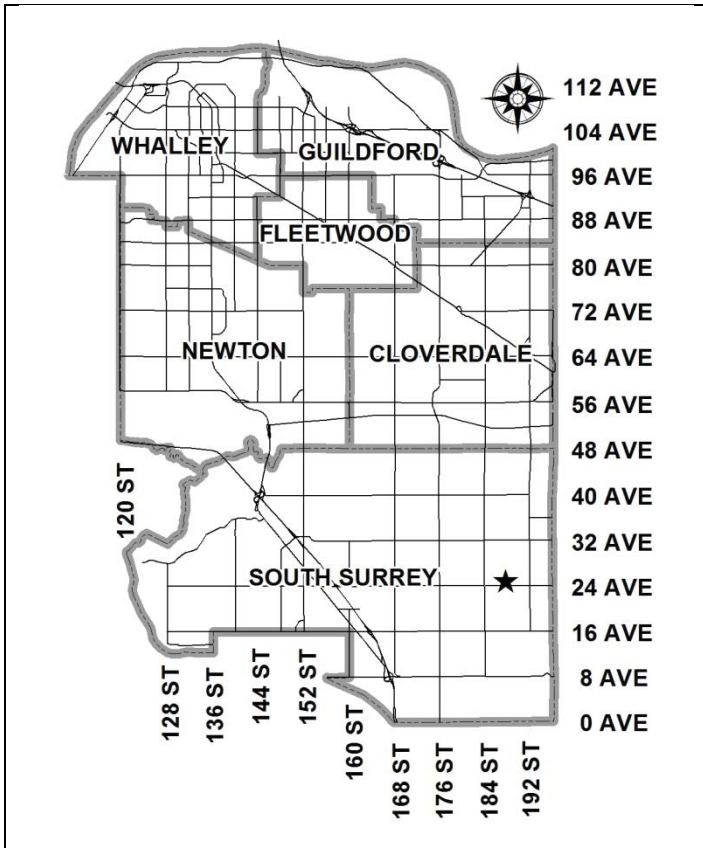


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0088-00

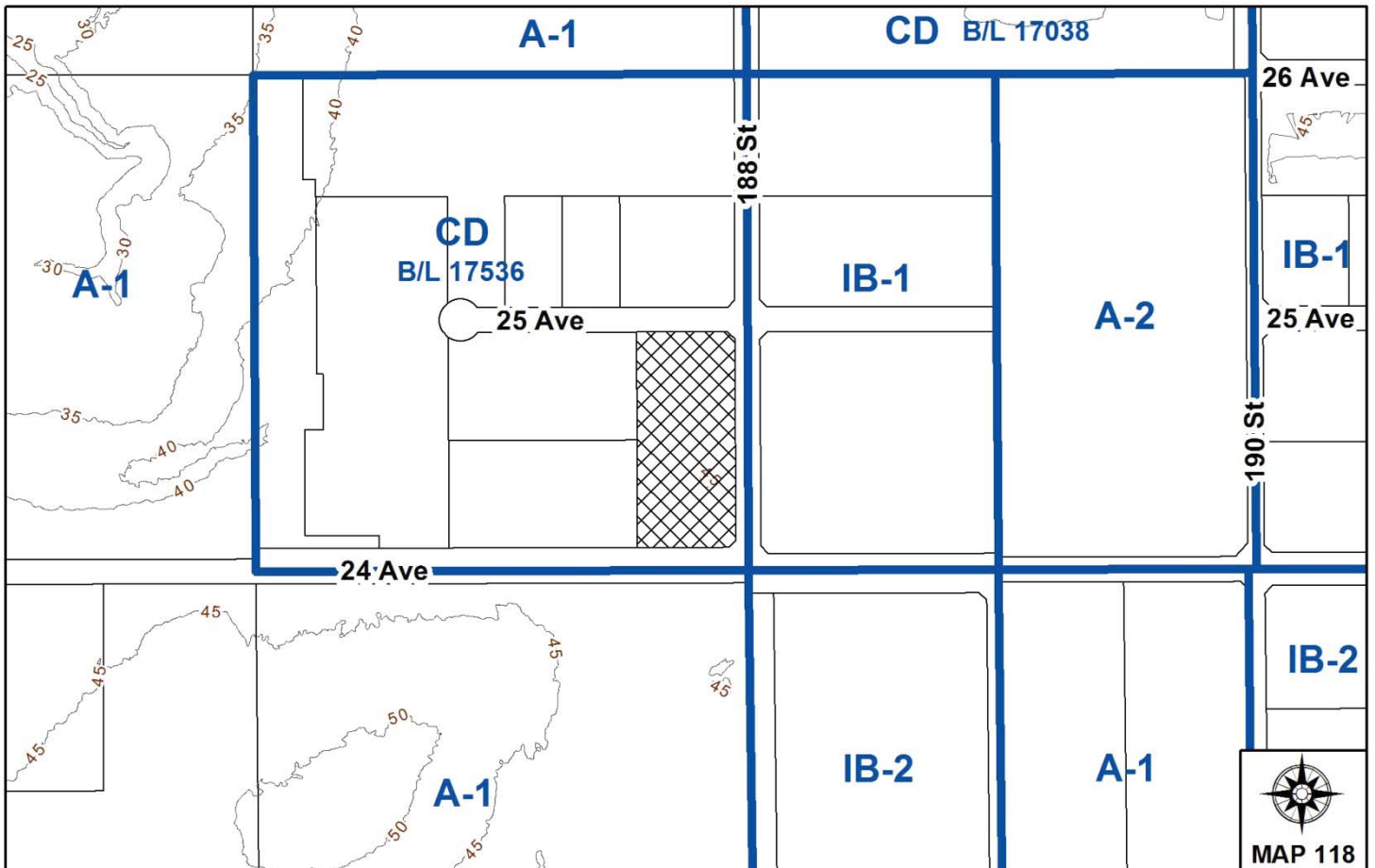
Planning Report Date: April 3, 2017



PROPOSAL:

- **Development Variance Permit**
to reduce the required parking for a proposed industrial building.

LOCATION: 18795 - 24 Avenue
OWNER: Aman Enterprises 1989 Ltd.
ZONING: CD (By-law No. 17536)
OCP DESIGNATION: Mixed Employment
LAP DESIGNATION: Technology Park or Business Park & Landscaping Strips



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is 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 February 1, 2016, Development Application No. 7915-0163-00 received conditional approval by Council, permitting the development of a 2,172 square metre (23,380 sq. ft.) warehouse with ancillary office and temporary outdoor trailer parking on the subject property, which required a minimum of 22 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.
- On July 25, 2016, Development Permit No. 7915-0163-00 was approved with the parking requirement based on the rates that were in effect at the time the application was forwarded to Council and received conditional approval.
- 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 the application received conditional approval and under which the Development Permit (DP) was issued.
- Given that the applicant's plans received conditional approval prior to the parking rate by-law change and the DP was issued with parking calculated at the previous parking rate, staff supports the requested variance proceeding to Public Notification.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0088-00 (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: Vacant industrial land.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 25 Avenue):	Proposed cold storage facility (Development Permit No. 7915-0353-00)	Mixed Employment/ Technology Park or Business Park	CD (By-law No. 17536)
East (Across 188 Street):	Vacant industrial land	Mixed Employment/ Technology Park or Business Park and Landscaping Strips	IB-1
South (Across 24 Avenue):	Forested agricultural land in the ALR	Agricultural	A-1
West:	Warehouse with outdoor trailer parking and vacant industrial land	Mixed Employment/ Technology Park or Business Park and Landscaping Strips	CD (By-law No. 17536)

DEVELOPMENT CONSIDERATIONSBackground Information

- The subject property is designated "Mixed Employment" in the Official Community Plan (OCP), "Technology Park or Business Park" and "Landscaping Strips" in the Campbell Heights Local Area Plan (LAP), and is zoned "Comprehensive Development Zone (CD)" (By-law No. 17536).
- On February 1, 2016, Development Application No. 7915-0163-00 for Phase 1 received conditional approval by Council, permitting the development of a 2,172 square metre (23,380 sq. ft.) warehouse with ancillary office and temporary outdoor trailer parking on the subject property, which required a minimum of 22 parking spaces. A second building (Phase 2) is planned to allow for future expansion and will be located on the portion of the site where the temporary trailer parking is currently proposed.

- 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.
- On July 25, 2016, Development Permit No. 7915-0163-00 was approved with the parking requirement based on the rates that were in effect at the time the application was forwarded to Council and received conditional approval.

Current Proposal

- The applicant is proposing a variance to permit the parking required for ancillary office use to be calculated based on the parking rates that were in effect at the time the Development Application received conditional approval from Council.
- The applicant has provided a total of 30 parking spaces, which complies with the number of parking spaces that were required under the parking provisions that were in effect at the time the Development Application No. 7915-0163-00 received conditional approval. Under the new parking provisions of the Zoning By-law, a total of 34 parking spaces would be required.
- The proposed variance will apply only to the building proposed for Phase 1. When the applicant applies for a Development Permit to develop a second building on the subject site as part of Phase 2, parking is to be calculated using the current parking rates applicable under the Zoning By-law.

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:

- The development application received conditional approval and a Development Permit (No. 15-0163-00) was issued using the parking provisions in the Zoning By-law that were in effect prior to May 30, 2016.
- The changes in the parking provisions increased the number of parking spaces that are required for ancillary office uses. This increase impacts the applicant's ability to have a Building Permit (BP) 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 Permit No. 7915-0163-00.

- The applicant is providing 30 parking spaces, which complies with the number of parking spaces required under the parking provisions that were in effect at the time Development Application No. 7915-0163-00 received conditional approval from Council.
- The proposed variance will only apply to the current building proposed for Phase 1. A future Phase 2 building will have to comply with the parking rates currently in effect under the Zoning By-law.
- 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. 7917-0088-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

CB/da

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0088-00

Issued To: AMAN ENTERPRISES 1989 LTD.

(the "Owner")

Address of Owner: 20255 – 102 Avenue
Langley, BC V1M 4B4

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: 029-877-750

Parcel A (being a consolidation of Lots 1 to 4, see CA5277915) Section 21 Township 7 New Westminster District Plan EPP24887

18795 – 24 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 for Phase 1 which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to any future buildings or structures proposed as part of Phase 2.
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

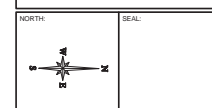
City Clerk – Jane Sullivan

PRELIMINARY ISSUES HAVE LETTERS (A, B etc.)
WORKING ISSUES HAVE NUMBERS (1, 2 etc.)
REVISIONS HAVE LETTER ADDED (2A, 2B etc.)

NO.	DATE	REMARKS
1	JUN 15/16	ISSUED FOR BP
2	DEC 05/16	ISSUED FOR TENDER
1B	JAN 11/17	RE-ISSUED FOR BP
3	FEB 07/17	ISSUED FOR PLANNING REVIEW
3A	FEB 20/17	PARKING & CROSSING REVISION

ISSUE:

CONSULTANT:



CLIENT:

NEW INDUSTRIAL BUILDING

FOR

AMAN GROUP

18795 - 24TH AVENUE
CAMPELL HEIGHTS
SURREY, BC

ARCHITECTURE AND ENGINEERING
101 - 925 WEST 8TH AVENUE
VANCOUVER, B.C. V5Z 1E4

E-mail: info@ctadesign.net
TEL: 604 736-2554
FAX: 604 732-7451
www.ctadesign.net

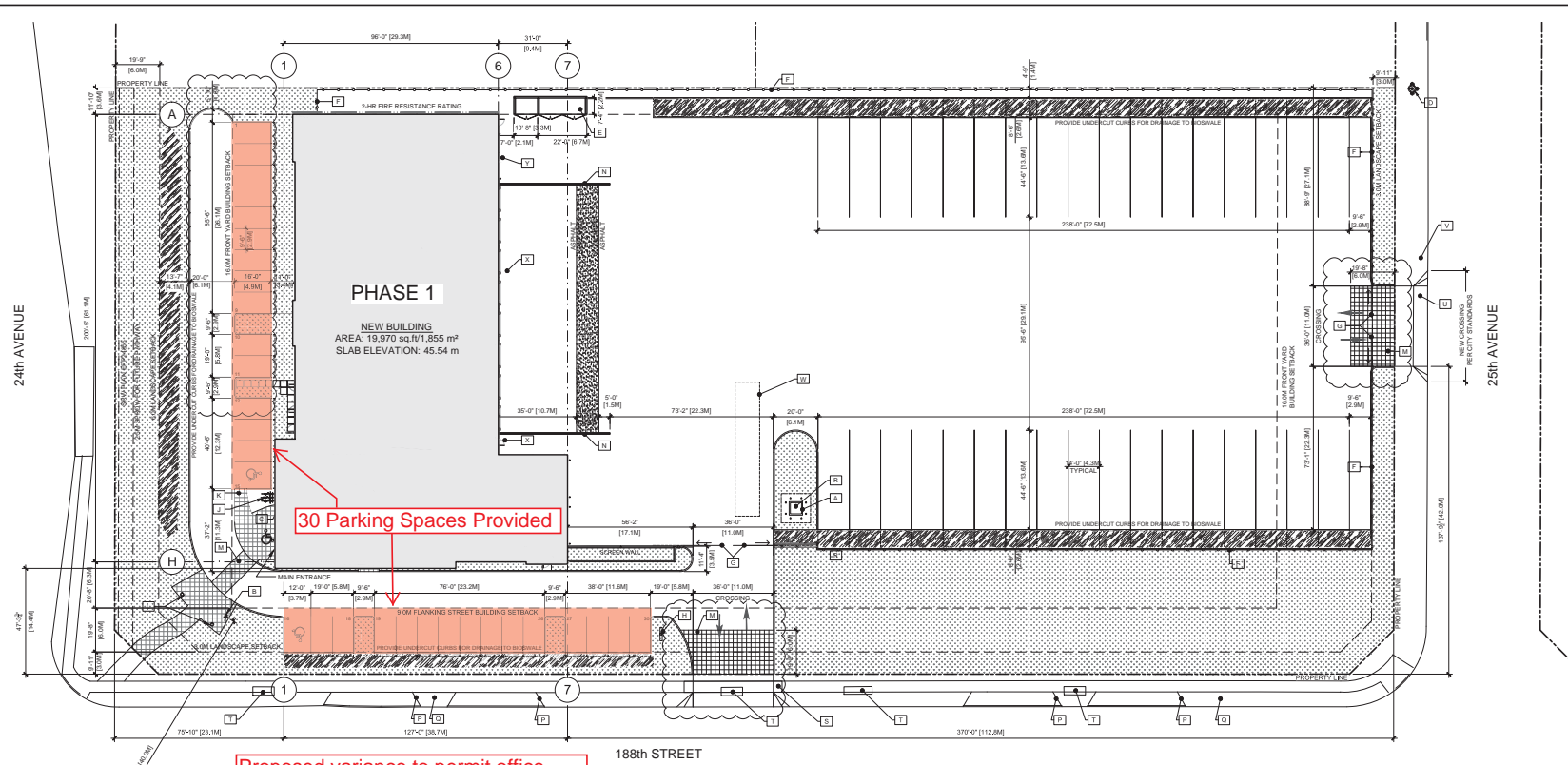
Written dimensions shall take precedence over scaled dimensions. The General Contractor shall verify all dimensions, datum and levels prior to commencement of work. All errors and omissions shall be reported immediately to CTA Design Group. Do not proceed with any work until in possession of "FOR CONSTRUCTION"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

Copyright reserved. This drawing shall at all times remain the exclusive property of CTA Design Group and may not be reproduced or altered without written consent of CTA Design Group.

TITLE:

SITE PLAN

DRAWN:	ES/IGL	CHECKED:	JK
DIRECTORY:	1511-Aman Group-New Building, Surrey/Architectural		
SCALE:	1:300M.	FILE:	1511A100
DRAWING NUMBER:	1511	VERSION:	A101
		VERSION:	3A



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 square metres (1,075 sq. ft.) of gross floor area for Building 1.

LEGEND:

- [Symbol] ASPHALT PAVING
- [Symbol] REINFORCED CONCRETE
- [Symbol] STAMPED CONCRETE
- [Symbol] LANDSCAPED AREAS
- [Symbol] BIOSWALE AREA

KEYNOTE LEGEND:

- A 2.3M x 2.3M CONCRETE SLAB FOR PAD-MOUNT TRANSFORMER - PER ELECTRICAL DRAWINGS
- B FIRE DEPARTMENT CONNECTION TO CITY OF SURREY STANDARDS
- C FIRE ALARM ANNUNCIATOR PANEL LOCATION - PER ELECTRICAL DWGS.
- D EXISTING FIRE HYDRANT (40M FROM FIRE DEPARTMENT CONNECTION)
- E SCREENED REFUSE ENCLOSURE
- F BLACK COATED CHAINLINK FENCE AS SPECIFIED
- G BLACK VERTICAL POCKET BLINDING GATE AND FENCE AS SPECIFIED
- H ILLUMINATED PYLON SIGNAGE
- J BICYCLE RACK PER LANDSCAPE DRAWINGS
- K EVEN TRANSITION AT EDGE OF CONCRETE SIDEWALK AND ASPHALT
- L 6.0M (19'-8") FLAG POLE
- M STAMPED CONCRETE CROSSING PER LANDSCAPE DRAWINGS
- N GUARDRAILS TO EACH SIDE OF TRUCK RAMPS AS DETAILLED
- P EXISTING CURB CUTS TO BE REMOVED AND REPLACED WITH SIDEWALKS
- Q EXISTING LAMP STANDARD
- R PMT
- S SIDEWALK PER CIVIL DRAWINGS
- T EXISTING HYDRO
- U EXISTING LIGHT STANDARD TO BE RELOCATED
- V EXISTING LIGHT STANDARD NEW LOCATION
- W FUTURE TRUCK SCALE
- X OUTLINE OF CANOPY/AVENUE
- Y BOLLARDS

GENERAL NOTES:

1. FOR SITE GRADING REFER TO CIVIL DRAWINGS PREPARED BY HUB ENGINEERING INC.
2. FOR SITE SERVICES REFER TO CIVIL DRAWINGS PREPARED BY HUB ENGINEERING INC.
3. FOR LANDSCAPING, REFER TO LANDSCAPE DRAWINGS PREPARED BY JONATHAN LOOEE LTD., LANDSCAPE ARCHITECTURE.
4. FOR GEOTECHNICAL INFORMATION REFER TO VISIT REPORT DATED MARCH 31, 2015 FILE NO. R715-0597-00
5. FOR TOPOGRAPHIC SURVEY REFER TO SURVEY DRAWING FILE NO. 1604002701 PREPARED BY DHALWAL AND ASSOCIATES LAND SURVEYING INC.

SITE DATA:

MUNICIPAL ADDRESS:
241, 246, 247, & 248 188TH STREET, BC

LEGAL DESCRIPTION:
LOTS 1 TO 4 ALL OF SECTION 21, TOWNSHIP 7, NEW WESTMINSTER DISTRICT PLAN 694885

ZONING: CD / IB-2 (INDUSTRIAL)

SITE AREA:
APPROXIMATELY 13,633sq ft / 149,973sq ft

BUILDING AREA (FOOTPRINT): 1,865 sq ft / 19,970sq ft

SITE COVERAGE:
ALLOWED: 60%
PROPOSED: 13%

GROSS FLOOR AREA:
2,522 sq ft / 27,148 sq ft

FAR:
0.15

BUILDING HEIGHT:
ALLOWED: 14.0M
PROPOSED: 12.3M

SETBACKS:
PROPOSED:
FRONT YARD (NORTH): 23.1M
FRONT YARD (SOUTH): 112.8M
SIDE YARD (WEST): 3.6M
FRONT YARD (EAST): 14.4M

PARKING:
REQUIRED: 2,173 (100% + 22% OVER)
PROVIDED: 30 CARS

LOADING:
LOADING BAY PROVIDED TO EACH OH DOOR

SITE PLAN
SCALE: 1:300 METRIC