

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0257-00

Planning Report Date: September 17, 2018

PROPOSAL:

- **Development Variance Permit**

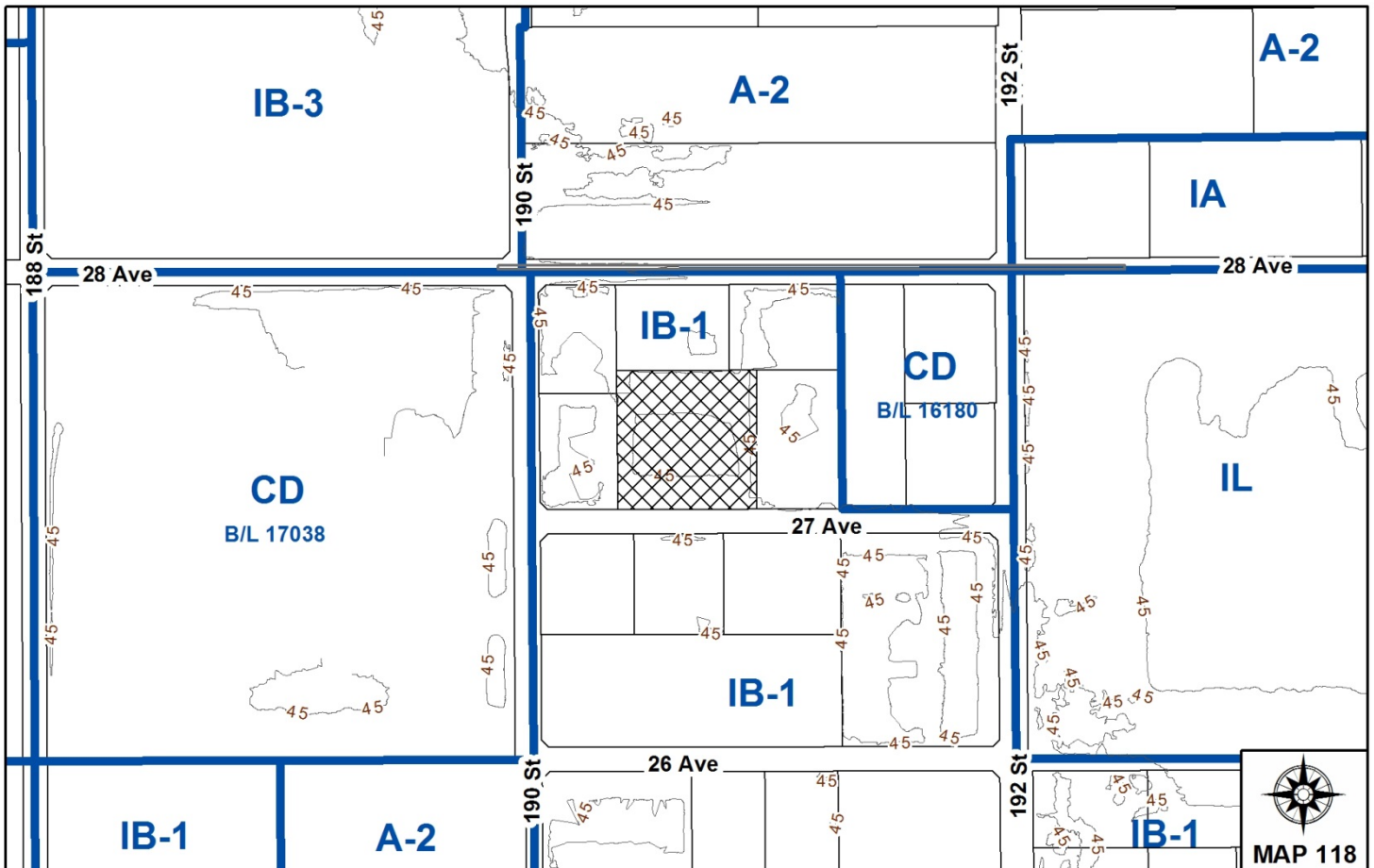
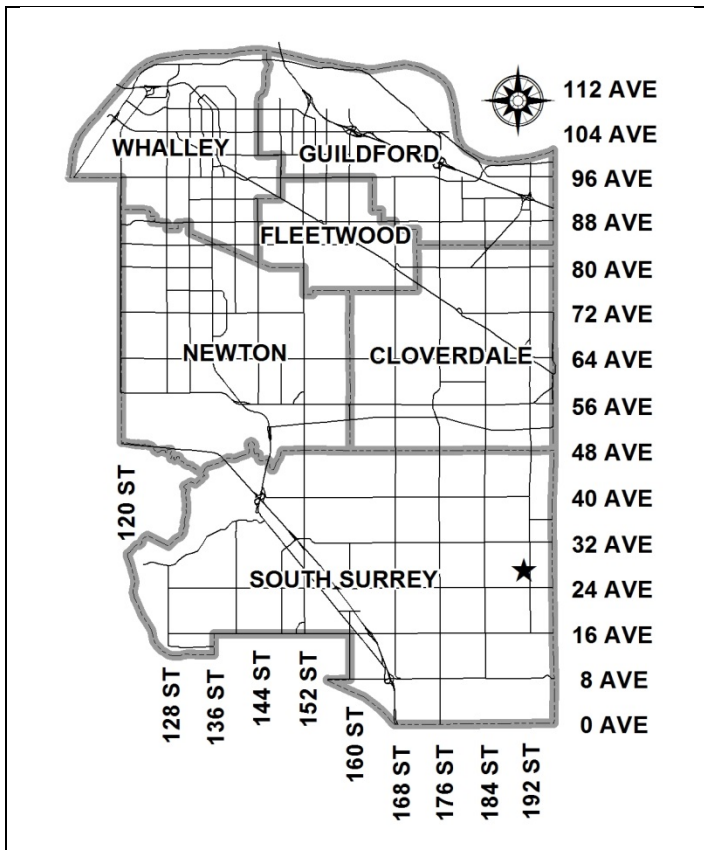
to reduce the required side yard (west) setback to facilitate the development of a two-tenant industrial building.

LOCATION: 19051 – 27 Avenue

ZONING: IB-1

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 side yard (west) setback from 7.5 metres (25 ft.) to 0.12 metres (0.5 ft.) for an industrial building.

RATIONALE OF RECOMMENDATION

- The reduction in the side yard (west) setback is proposed to maximize the efficiency of the site layout for industrial use, consistent with the City's Employment Lands Strategy and OCP policies.
- Access and egress to the rear of the subject site is provided through existing cross access agreements along the east property line and at the northwest corner of the site. A drive aisle is therefore unnecessary along the west side of the building.
- The property to the west is a corner lot and has been developed according to the Campbell Heights Design Guidelines to have the building anchored at the corner. As a result, the loading area is along the eastern edge of that site. The proposed reduced side yard setback on the subject property would therefore be facing this loading area. Given this condition, there should be no conflict with the existing use on the neighbouring site.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0257-00 (Appendix II), to reduce the minimum west side yard setback of the Business Park 1 Zone (IB-1) from 7.5 metres (25 ft.) to 0.12 metres (0.5 ft.), to proceed to Public Notification.

REFERRALS

Engineering: The Engineering Department has no objection to the proposed variance.

SITE CHARACTERISTICS

Existing Land Use: Vacant industrial land.

Adjacent Area:

| Direction | Existing Use | LAP Designation | Existing Zone |
|---------------------------|----------------------|---|---------------|
| North: | Industrial Buildings | Technology Park or Business Park / Landscaping Strips | IB-1 |
| East: | Industrial Building | Technology Park or Business Park | IB-1 |
| South (Across 27 Avenue): | Industrial Buildings | Technology Park or Business Park | IB-1 |
| West: | Industrial Building | Technology Park or Business Park / Landscaping Strips | IB-1 |

DEVELOPMENT CONSIDERATIONS

- The subject property is located on the north side of 27 Avenue, east of 190 Street, in Campbell Heights. The site is designated “Mixed Employment” in the Official Community Plan (OCP) and “Technology Park or Business Park” in the Campbell Heights Local Area Plan (LAP). The site is zoned “Business Park 1 Zone (IB-1)”.
- The applicant proposes to construct a 6,735 square metre (72,500 sq. ft.) two-tenant industrial building. The site is located within Phase I of the Campbell Heights LAP, which was pre-zoned and pre-serviced to accelerate the approval process for projects in the area. Development applications in Campbell Heights Phase I must adhere to the zoning requirements and also be evaluated by staff through the Campbell Heights Design Review process, but are not required to receive Council approval for a Development Permit.
- The proposal complies with the IB-1 Zone, with the exception that the applicant is proposing a Development Variance Permit to reduce the side yard (west) setback from 7.5 metres (25 ft.) to 0.12 metres (0.5 ft.).

- Under Development Application No. 7906-0475-00, a landscape buffer was installed along the eastern property line of the site directly to the west at 2762 – 190 Street. The landscape buffer contains 15 established trees and numerous shrubs that could be impacted by the construction of the proposed building on the subject site.
- Prior to staff approval of this development application through the Campbell Heights Design Review Process, the applicant is required to submit a finalized tree survey and a statement of tree preservation to the satisfaction of the City Landscape Architect.
- Should any of the existing trees require removal in order to facilitate construction, consent from the neighbouring property owner at 2762 – 190 Street will be required.
- For any trees and shrubs proposed to be retained, the applicant has agreed to provide bonding and to have an Arborist on-site to supervise all work within 1.0 metres (3 ft.) of the critical root zones of the retained trees. Should any tree be damaged and require removal, the applicant would forfeit the security paid (\$3,000 per tree) and would be required to plant two (2) up-sized replacement trees. Should there not be sufficient space to plant the required replacement trees, the security (\$800 per replacement tree) would be transferred to the Green City Fund. All other landscaping would require restoration to pre-construction conditions.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the west side yard setback from 7.5 metres (25 ft.) to 0.12 metres (0.5 ft.).

Applicant's Reasons:

- The reduction in the side yard (west) setback will maximize efficiency of the site layout for industrial use, consistent with the City's Employment Lands Strategy and OCP policies
- A drive aisle along the western edge of the subject site is unnecessary due to existing cross access agreements along the east property line and at the northwest corner of the site that provide adequate access and egress to the subject site.
- The proposed reduced side yard setback will be facing the loading area of the neighbouring property to the west and, therefore, there should be no conflict with existing use of that site.

Staff Comments:

- The reduced side yard setback is considered appropriate given the surrounding context, with cross access agreements providing adequate access and egress to the rear of the site, and the proposed reduced side yard setback facing the loading area of the property to the west.

- Provided the potential impacts to the landscaping strip on the adjacent site to the west are adequately addressed, staff have no concerns with the proposed reduced side yard setback.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary (Confidential)
Appendix II. Development Variance Permit No. 7917-0257-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

CB/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0257-00

Issued To:

(the "Owner")

Address of Owner:

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: 028-517-962
Lot C Section 21 Township 7 New Westminster District Plan BCP47661
19051 – 27 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Section F. Yards and Setbacks of Part 47A Business Park 1 Zone, the minimum side yard (west) setback is reduced from 7.5 metres (25 ft.) to 0.12 metres (0.5 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



Area by Occupancy

| Unit | Occupancy | Area |
|----------|-----------|-------------------------|
| Common | SERVICE | 52.67 m ² |
| Common | SERVICE | 52.67 m ² |
| Stevens | OFFICE | 1,084.68 m ² |
| Stevens | WAREHOUSE | 4,532.98 m ² |
| Stevens | OFFICE | 5,617.66 m ² |
| Unit 101 | OFFICE | 204.39 m ² |
| Unit 101 | WAREHOUSE | 860.76 m ² |
| Unit 101 | WAREHOUSE | 1,065.14 m ² |
| Unit 101 | WAREHOUSE | 6,735.47 m ² |

Area by Level

| Level | Occupancy | Name | Area |
|---------|-----------|-------------------|-------------------------|
| Level 1 | OFFICE | Office 101 | 204.39 m ² |
| Level 1 | OFFICE | Shipper Office | 69.27 m ² |
| Level 1 | OFFICE | Stevens Office | 454.12 m ² |
| Level 1 | SERVICE | Elec | 22.73 m ² |
| Level 1 | SERVICE | Mech | 29.93 m ² |
| Level 1 | WAREHOUSE | Stevens Warehouse | 4,508.86 m ² |
| Level 1 | WAREHOUSE | Warehouse 101 | 860.76 m ² |
| Level 1 | WAREHOUSE | Warehouse | 6,150.06 m ² |
| Level 2 | OFFICE | Stevens Office | 561.29 m ² |
| Level 2 | WAREHOUSE | Stevens Warehouse | 24.12 m ² |
| Level 2 | WAREHOUSE | Warehouse | 585.41 m ² |
| Level 2 | WAREHOUSE | Warehouse | 6,735.47 m ² |

Area by Unit

| Unit | Area |
|----------|-------------------------|
| Common | 52.67 m ² |
| Stevens | 5,617.66 m ² |
| Unit 101 | 1,065.14 m ² |
| Total | 6,735.47 m ² |

KEYNOTE LEGEND

| TAG | DESCRIPTION |
|------|---------------------------------|
| BKE | BIKE RACK |
| BNCH | BENCH |
| FAP | FIRE ALARM PANEL-SEE ELECTRICAL |
| FDC | FIRE DEPARTMENT CONNECTION |
| GM | GAS METER |
| PMT | PAD-MOUNTED TRANSFORMER |
| SB | STEEL BOLLARD |

PARKING REQUIREMENTS

Parking Required Stevens

Industrial & Service: 4,532 m² @ 1/100m² = 46
 Office: 1,084 m² @ 2.5/100 m² = 27
73

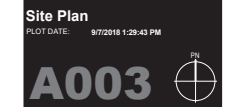
Parking Required 101

Industrial: 860 m² @ 1/100 m² = 9
 Office: 204 m² @ 2.5/100 m² = 5
14

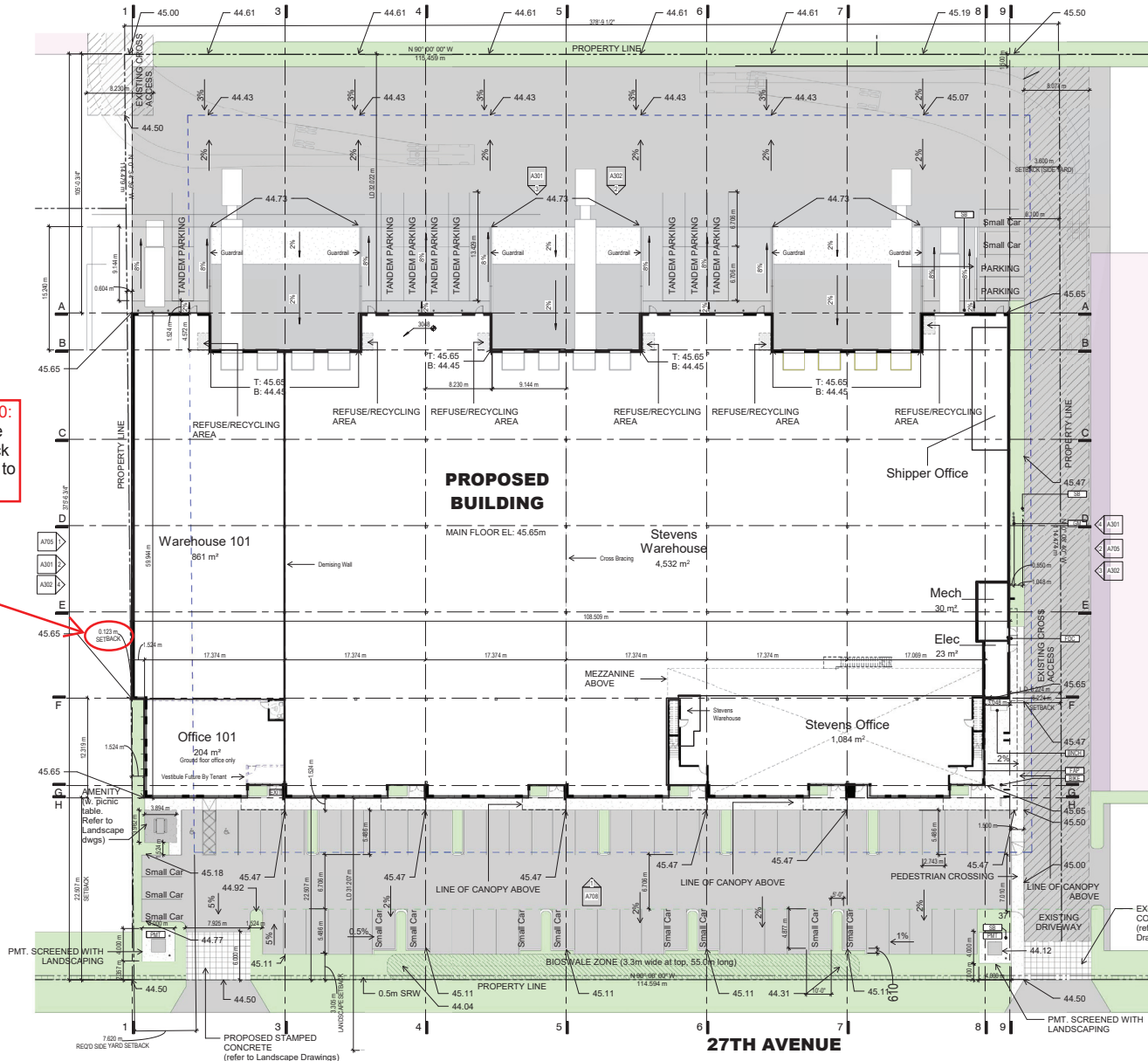
Parking Required Total: 87

Parking Provided

| Description | Count |
|---|-----------|
| Parking Space - ADA 2.7 x 5.5 (1.5 Aisle) | 2 |
| Parking Space 90 Deg - 2.7 x 5.5 (16 Tandems 2.7 x 6.7) | 72 |
| Parking Spaces - 2.7 x 4.9 (7% Small Car) | 13 |
| Total | 87 |



DVP 7917-0257-00:
 To reduce the side yard (west) setback from 7.5 m (25 ft.) to 0.12 m (0.5 ft.).



1 Site Plan
 1 : 240