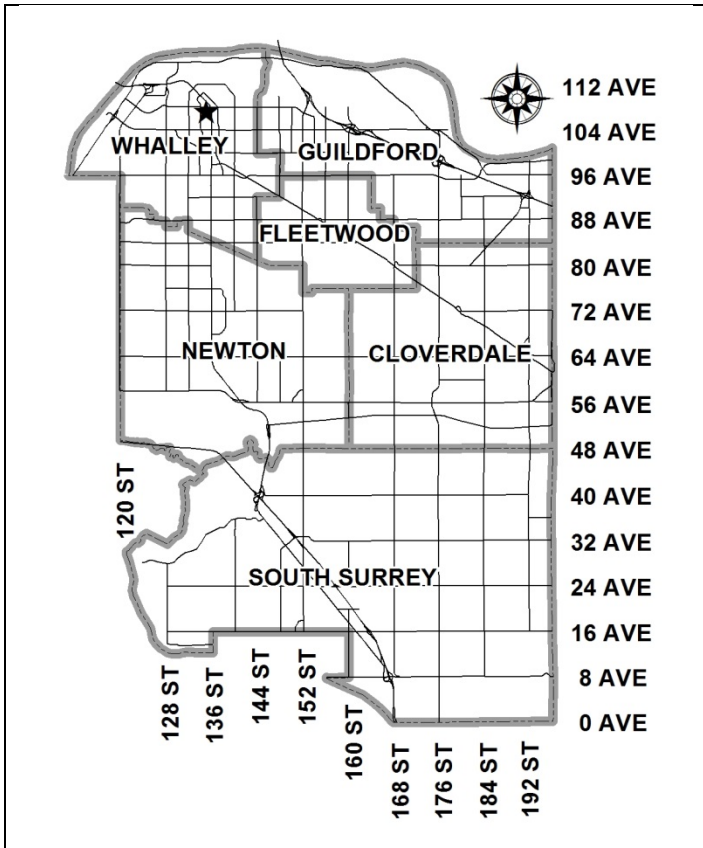


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0258-00

Planning Report Date: October 2, 2017



PROPOSAL:

- **Development Variance Permit**

to reduce the minimum required north side yard setback from 7.5 m (25 ft) to 3.0 m (9.8 ft) to permit the placement of a temporary portable building on the site.

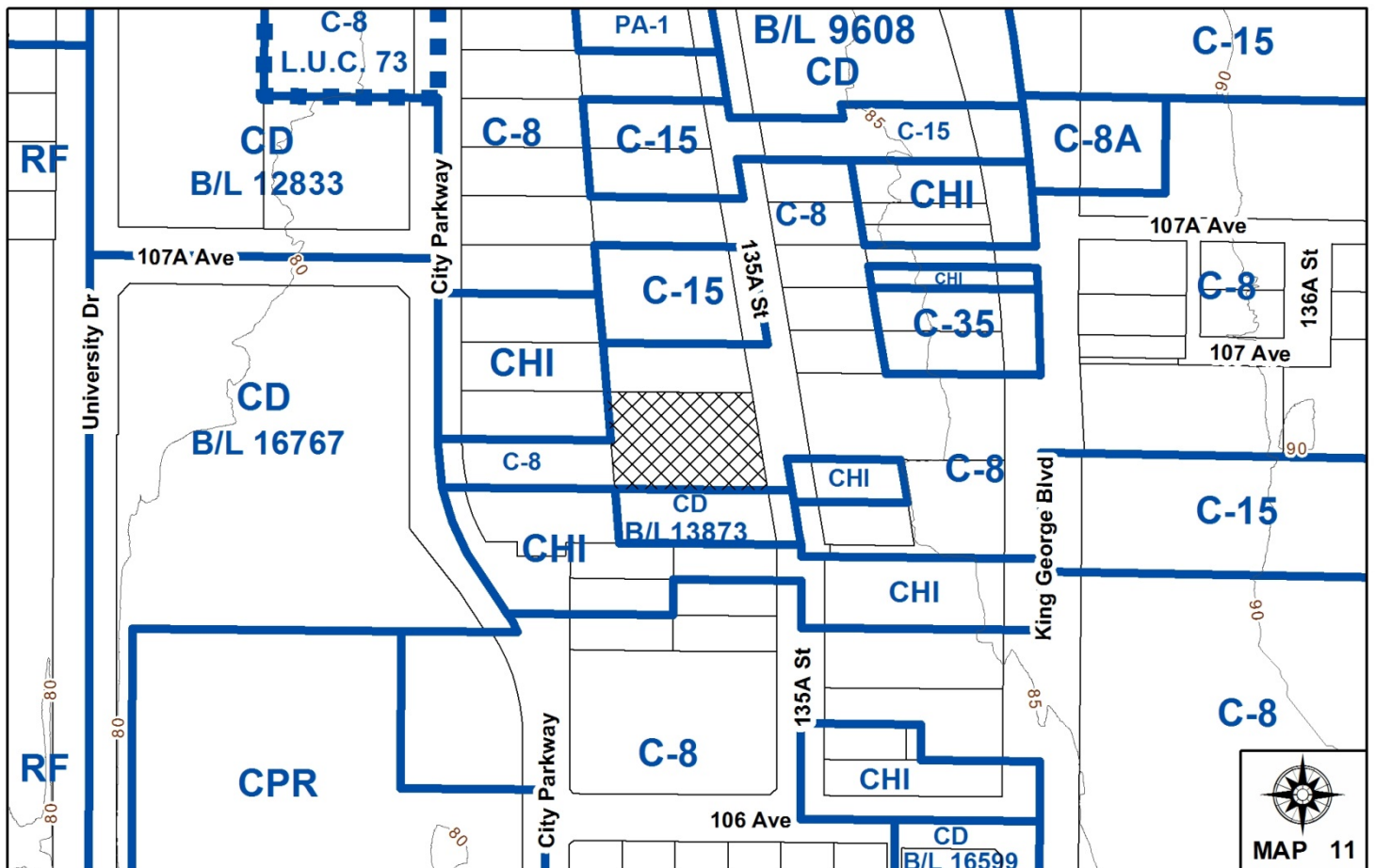
LOCATION: 10681 - 135A Street

ZONING: C-8

OCP DESIGNATION: Central Business District

NCP/LAP DESIGNATION: Residential Mid to High Rise 3.5

DESIGNATION: FAR



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to reduce the north side yard setback in the C-8 Zone from 7.5 m (25 ft) to 3.0 m (9.8 ft) to permit the placement of a temporary portable building.

RATIONALE OF RECOMMENDATION

- Fraser Health Authority has located a supervised consumption service building on the site under Building Permit 17-25515. A separate RCMP portable has also been located on the site but requires a setback relaxation as it encroaches into the north side yard setback. The RCMP portable siting in the north side yard setback facilitates desired vehicular and pedestrian circulation and clear sight lines through the site.
- The siting of the RCMP portable building does not create interface issues with the neighbouring commercial site to the north.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0258-00 (Appendix III), to reduce the minimum required north side yard setback in the C-8 Zone from 7.5 metres (25 ft.) to 3.0 metres (9.8 ft.) to permit the placement of a temporary portable building on the site, to proceed to public notification.

REFERRALS

Engineering: The Engineering Department requires the discharge of the onsite statutory right-of-way (Plan 87309).

Surrey Fire Department: The Fire Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Supervised Consumption Service

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Medical Centre	Residential Mid to High Rise 3.5 FAR	C-8
East:	Vacant lot & one-storey multi-tenant commercial building	Residential Mid to High Rise 3.5 FAR	CHI & C-8
South:	Homeless shelter and Non-Profit	Residential Mid to High Rise 3.5 FAR	CD
West (Across 135A Street):	One-storey multi-tenant commercial building and two-storey commercial building	Residential Mid to High Rise 3.5 FAR	C-8 & CHI

DEVELOPMENT CONSIDERATIONS

- The subject site is approximately 2,627 square metres (28,277 sq ft.) in size and is located at 10681 - 135A Street in City Centre. The property is zoned "Community Commercial Zone(C-8)" and designated "Central Business District" in the Official Community Plan.
- Safe Point, a supervised-injection site for drug users, has been operating on the site since June 8, 2017.

- There are two temporary portable buildings on site. The first building, measuring 20 metres (64 ft.) x 4.3 metres (14 ft.), is operated by Fraser Health Authority and houses the supervised consumption service. The second building is operated by the RCMP and measures 18.3 metres (60 ft.) x 6.7 metres (22ft.).
- New fencing separates the uses on site and directs access into the supervised consumption service from one single point of entry on 135A Street.
- The existing siting of the RCMP portable building 3.0 metres (9.8 ft.) from the north side property line requires a variance for setbacks, as the C-8 Zone requires a minimum 7.5 metre (25 ft.) north side yard setback.
- The existing building siting of the RCMP portable building follows Crime Prevention through Environmental Design (CPTED) principles. It favorably limits circulation on site by encouraging one single point of entry. Elongated sightlines from three sides of the portable RCMP building allow for improved surveillance where the greatest activity is predicted on site.
- The City of Surrey Realty Department has overseen and fully discharged SRW AD249715 as instructed by the Engineering Department.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum required north side yard setback from 7.5 metres (25 ft.) to 3.0 metres (9.8 ft.) for a temporary portable building.

Applicant's Reasons:

- The proposed variance and portable building placement purposely limits access and circulation, allowing RCMP to better regulate and supervise activity on site.

Staff Comments:

- The proposed north side-yard setback reduction does not pose interface issues with the adjoining commercial site to the north.
- The proposed building siting follows Crime Prevention through Environmental Design (CPTED) principles by favorably limiting circulation on site, creating longer sightlines, and encouraging one single point of entry.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential)
- Appendix II. Site Plan
- Appendix III. Development Variance Permit No. 7917-0258-00

original signed by Ron Gill

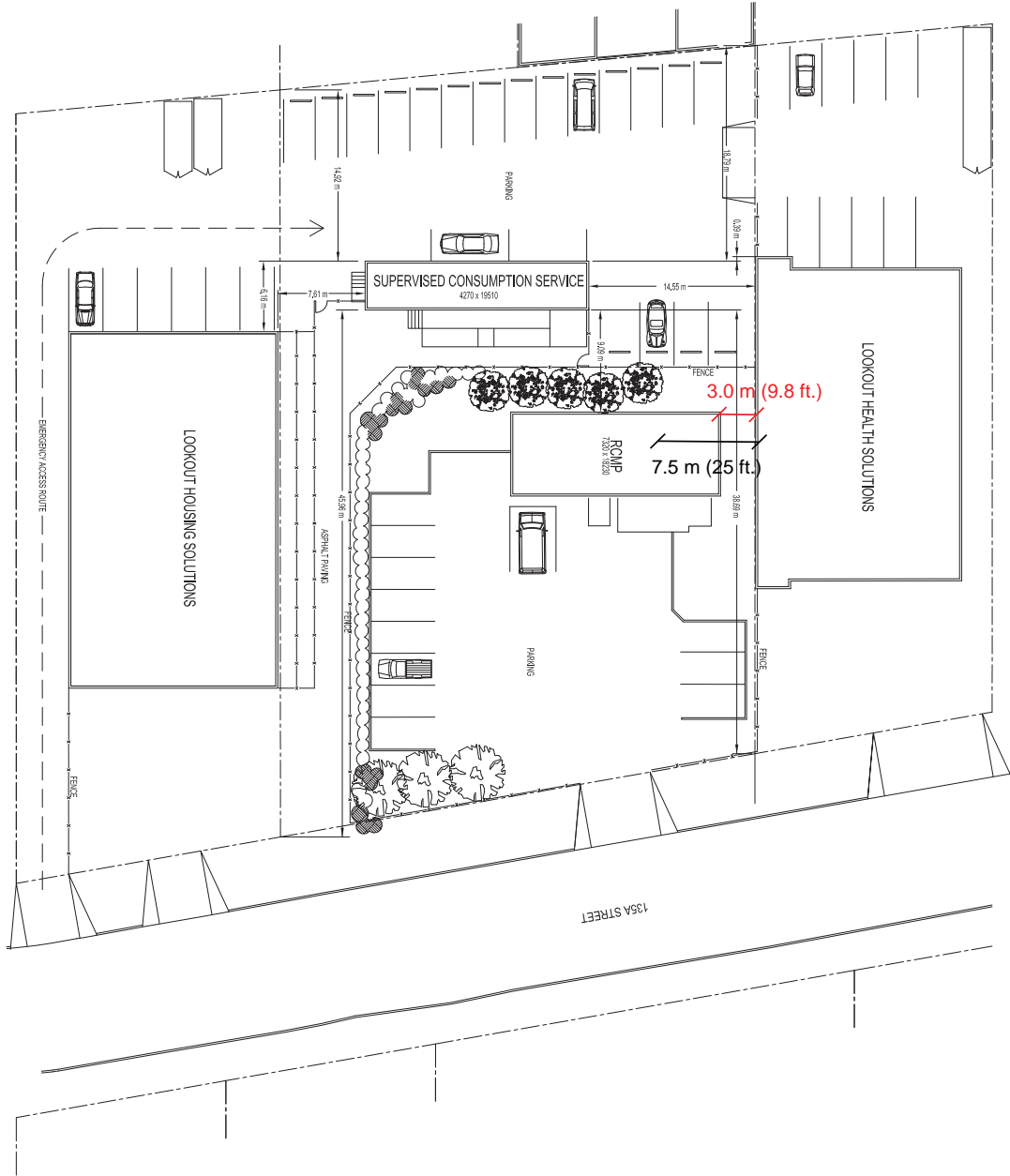
Jean Lamontagne
General Manager
Planning and Development

KL/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION



X:\PROJECT\2017\04\18\B828\00\B828-00-SITE\DWG\B828-00-SITE-01.dwg



NOTE:
DO NOT SCALE THIS DRAWING. ALL DIMENSIONS MUST BE VERIFIED BY SITE MEASUREMENTS PRIOR TO PROCEEDING WITH ANY WORK. THIS DRAWING IS A SCHEMATIC REPRESENTATION OF THE BUILDING AND MAY NOT NECESSARILY BE INDICATIVE OF THE AS BUILT CONDITIONS. NORTH IS APPROXIMATE.

SITE:	FHA - MISCELLANEOUS SITES	DATE:	2017/04/18	PROJECT:	B828-00
BUILDING:	SUPERVISED CONSUMPTION SERVICE	SCALE:	1:400	CHECKED BY:	
FLOOR:	SITE PLAN	REVISED BY:	FVA	FILE:	B828-00-SITE
				DRAWING:	1 OF: 1



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0258-00

Issued To:

(the "Owner")

Address of Owner: 13450 - 104 Avenue
Surrey, BC V3T 1V8

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: 015-224-104

Lot A (AC294793) Section 22 Block 5 North Range 2 West New Westminster District Plan 9117

10681 - 135A Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Part 36 – Community Commercial Zone (C-8), Section F. Yards and Setbacks, the minimum north side yard setback is reduced from 7.5 metres (25 ft.) to 3.0 metres (9.8 ft.) for a portable building.
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.

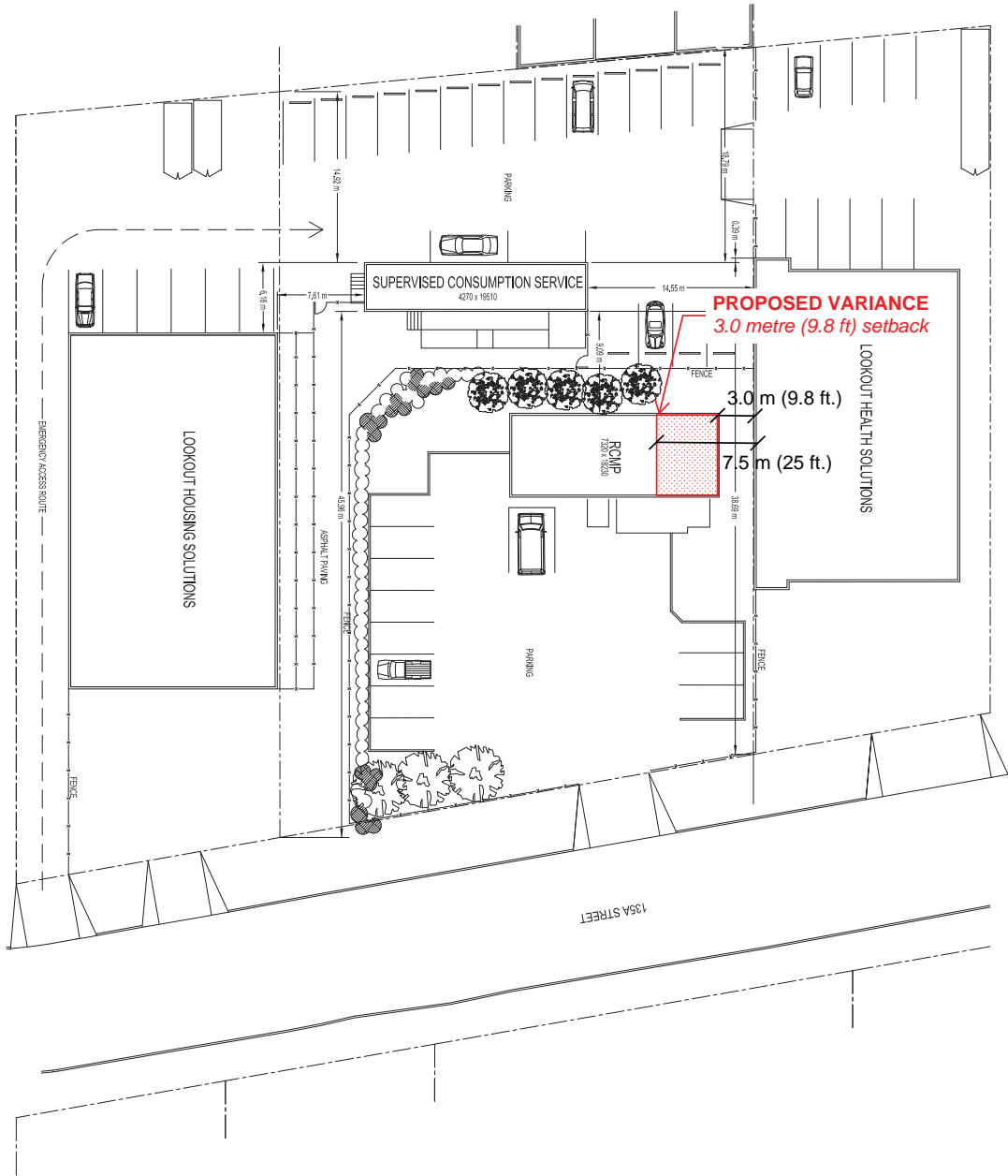
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan



X:\PROJECTS\2017\04\18\B828\00\B828-00-SITE\DWG\B828-00-SITE-01.dwg



NOTE:
DO NOT SCALE THIS DRAWING. ALL DIMENSIONS MUST BE VERIFIED BY SITE MEASUREMENTS PRIOR TO PROCEEDING WITH ANY WORK. THIS DRAWING IS A SCHEMATIC REPRESENTATION OF THE BUILDING AND MAY NOT NECESSARILY BE INDICATIVE OF THE AS BUILT CONDITIONS. NORTH IS APPROXIMATE.

SITE:	FHA - MISCELLANEOUS SITES	DATE:	2017/04/18	PROJECT:	B828-00
BUILDING:	SUPERVISED CONSUMPTION SERVICE	SCALE:	1:400	CHECKED BY:	
FLOOR:	SITE PLAN	REVISED BY:	FVA	FILE:	B828-00-SITE
				DRAWING:	1 OF: 1

