

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0275-00

Planning Report Date: July 10, 2017

PROPOSAL:

- **Development Variance Permit**

to permit the stacking of storage containers within the rear yard of an industrial warehouse site to a height of 5.0 metres (16 ft.)

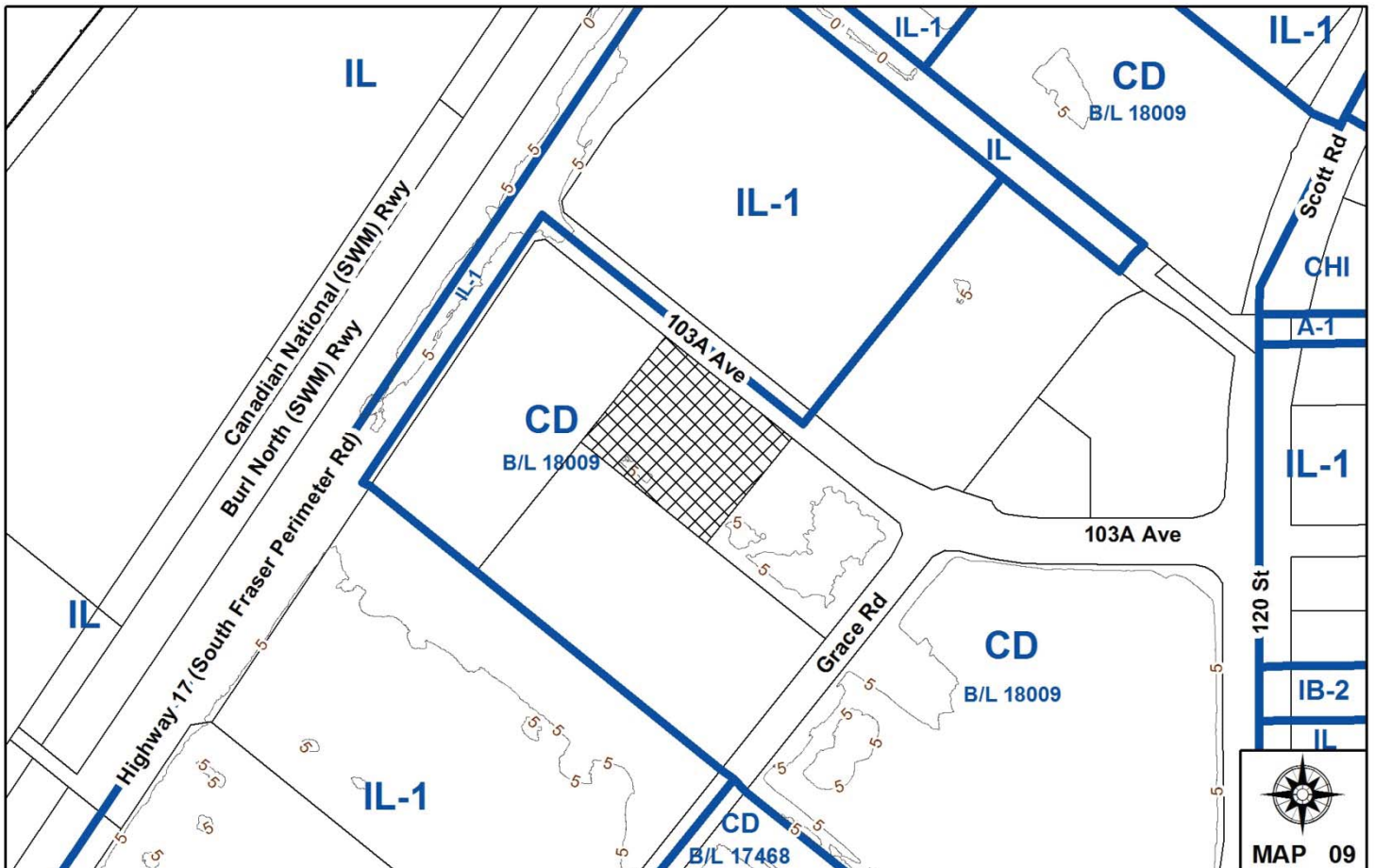
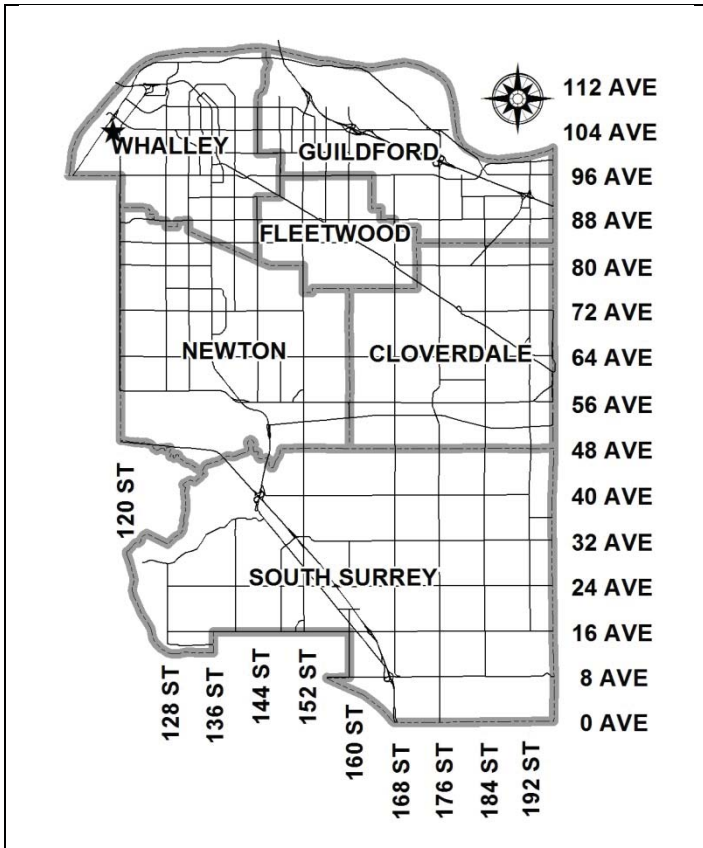
LOCATION: 11850 - 103A Avenue

OWNER: Pacific Link Industrial Park Ltd.

ZONING: CD (By-law No. 18009)

OCP DESIGNATION: Industrial

NCP DESIGNATION: Light Impact Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requesting relaxation to the special regulations of CD By-law No. 18009 to permit the double stacking of storage containers in the rear yard of the site to a height of 5.0 metres (16 ft.).

RATIONALE OF RECOMMENDATION

- The applicant proposes to install landscaping and fencing to screen the proposed containers.
- In the future, the proposed containers will be entirely screened from SFPR by a proposed building.
- The proposed storage of containers is vital to the operations of the proposed building tenant (PODS).

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0275-00 (Appendix III), to relax the special regulations of the CD Zone (By-law No. 18009) to permit the stacking of storage containers in the rear yard of the site to a maximum height of 5.0 metres (16 ft.), to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant preloaded site.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 103A Avenue):	FritoLay distribution centre.	Light impact industrial.	IL-1
East:	Vacant pre-filled property (Development Permit No. 7917-0013-00 received approval to draft on May 8, 2017.)	Light impact industrial.	CD (By-law No. 18009)
South:	Industrial building.	Light impact industrial.	CD (By-law No. 18009)
West:	Vacant pre-filled property.	Light impact industrial.	CD (By-law No. 18009)

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the south side of 103A Avenue north-west of Grace Road between Grace Road and South Fraser Perimeter Road and has a developable site area of 0.98 hectare (2.4 acres). The site was created through subdivision application No. 7995-0143-00 as part of a 16-lot industrial subdivision.
- The lot is currently designated Industrial in the OCP, and Light Impact Industrial in the South Westminster Neighbourhood Concept Plan (NCP). The site is zoned CD (By-law No. 18009).
- On May 29 2017, Development Permit No. 7916-0631-00 was issued permitting the applicant to construct a 4,107-square metre (44,207 sq. ft.) industrial warehouse building, which is a permitted use under the CD Zone (By-law No. 18009). A building permit application has been submitted. The intended tenant for the building is a moving and storage company (PODS) who requires the outdoor storage of empty containers.

- The CD Zone (By-law No. 18009) allows for outdoor storage of goods, materials, or supplies provided it is not within the front or side yard of the lot, it is screened with landscaping and/or fencing, and only to a maximum height of 3.5 metres (12 ft.).
- The tenant requires storage for up to 180 empty containers in the rear yard (see Appendix II for site plan and Appendix IV for images of the proposed storage containers). The proposed containers will be stored in the rear yard in three clusters. Each cluster is five containers wide and six containers deep. The containers are proposed to be double-stacked to a height of 5 metres (16 ft.).
- Since the proposed height of the double stacked containers (5 metres / 16 ft.) exceeds the maximum allowable height for outdoor storage in the CD Zone (By-law No. 18009) a variance is being requested.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary Section J.2.c Special Regulations of CD By-law No. 18009, to allow double stacking of storage containers in the rear yard of the lot to a height of 5.0 metres (16 ft.).

Applicant's Reasons:

- PODS, the tenant for the proposed building provides moving and storage solutions to customers by delivering empty storage containers to customers at their current location and then transporting the POD (fully loaded by the customer) to a new location.
- An integral part of the business operations is the storage of empty storage containers outside of the building. Having the exterior space to maneuver and store the empty storage containers is critical for operations as only loaded storage containers are stored inside the building for security and protection from the weather.
- A landscaped hedge is proposed along the side property lines. In the future, the storage containers will be screened from all major roads by buildings, as the neighbouring properties develop (see Appendix V).

Staff Comments:

- The applicant is proposing a screening hedge along the northwest and southeast property lines and a 2.4-metre (8 ft.) tall black chain link fence around the rear perimeter of the site to screen the proposed containers.
- The proposed storage containers will be screened from SFPR by a future industrial building to the northwest (see Appendix V). Construction of this new building is anticipated to begin in the fall.

- The storage of empty containers outside is vital for the operation of the business.
- 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
Appendix II.	Site Plan and Landscape Plan
Appendix III.	Development Variance Permit No. 7917-0275-00
Appendix IV.	Images of Proposed Storage Containers
Appendix V.	PacificLink Business Park Master Plan

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

Information for City Clerk

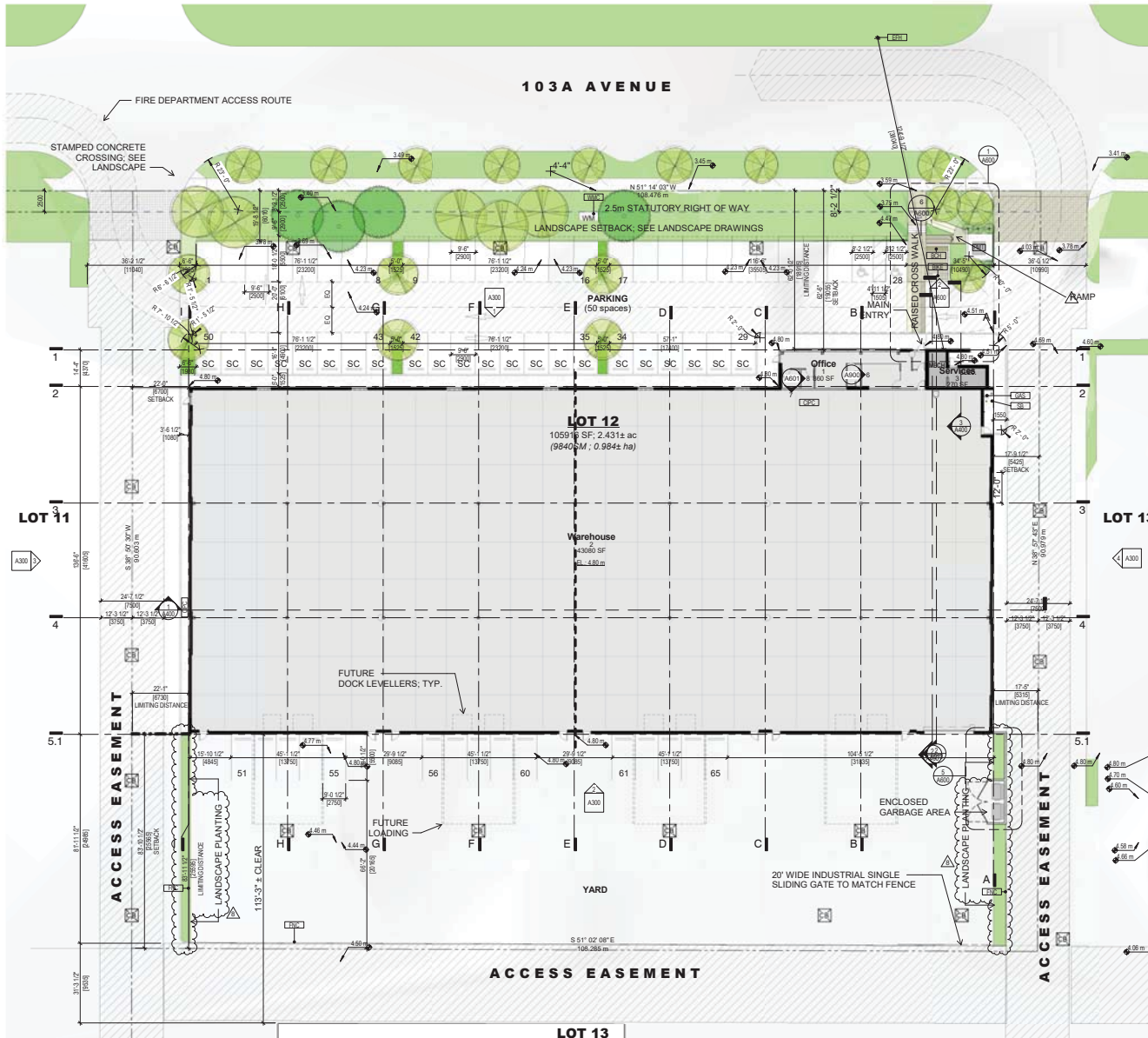
Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Lou Smith
 Wesgroup Properties Ltd.
 Address: 1055 - Dunsmuir Street, Suite 910
 Vancouver, BC V7X 1L3

2. Properties involved in the Application
 - (a) Civic Address: 11850 - 103A Avenue

 - (b) Civic Address: 11850 - 103A Avenue
 Owner: Pacific Link Industrial Park Ltd.
 PID: 027-170-349
 Lot 12 District Lot 10 Group 2 New Westminster District Plan BCP31641.

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7917-0275-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.



ZONING SUMMARY:

PROJECT NAME: Pacific Link - Lot 12
PROJECT ADDRESS: 11,850 103a Street, Surrey BC
LEGAL DESCRIPTION: Lot 12, District Lot 10, Group 2 New Westminster District Plan BC291641 (PID: 022-170-346)
AUTHORITY: City of Surrey Zoning Bylaw #12000
ZONE: CD - Comprehensive Development



USES: Principal: Light Impact Industrial - Warehouse
 Accessory: Ancillary Offices
EASEMENTS: 1.5m SRW on north PL
SETBACKS: Required | Proposed
 103a Avenue: North Yard: 6.0m | 18.0m
 West Yard: 7.5m | 6.7m
 South Yard: 6.0m | 23.0m
 East Yard: 6m | 5.4m
LOT AREA: 105916 sf / 9840 sm
COVERAGE: Proposed: (4428 sf / 105916 sf): 42%
 Permitted: 60%
HEIGHT: Proposed: (1 Storey): 11.3m
 Permitted: 13m
DENSITY: FSR Proposed: 0.4
 FSR Permitted: 1.0
GFA Proposed: 4428 sf

KEYNOTE LEGEND

TAG	DESCRIPTION
BCH	BENCH
BKE	BIKE RACK
CPC	CAST IN PLACE CONCRETE
EPN	EXPANDED POLYSTYRENE INSULATION
FC	FENCE PANELS AND GATES: 8' HIGH BLACK W/WHY COATED CHAIN LINK WITH BLACK W/WHY PRIVACY SLATS. COMPLETE WITH 20' SLIDING ROLLUP GATE
FL	FLYING LEADERS
FM	FIRE MOUNT
HT	HYDRO TRANSFORMER
SB	STEEL BOLTS AND WASHERS
WMC	WATER METER CHAMBER. SEE CIVIL

Area Summary (Gross Building)

Level	Description	Area (SF)	Area (SM)
Level 1	Warehouse	43080 SF	4002 m ²
Level 1	Office	860 SF	80 m ²
Level 1	Services	270 SF	25 m ²
Total		44210 SF	4108 m²

PARKING:
 Stall Regular (5.8m x 2.7m): Proposed 41
 Small (5.0m x 2.0m): 22
 H/C (5.5m x 4.0m): 2
Total: 65
 Use Warehouse (11/07sf): 43
 Office (2/107sf): 3
Total: 46
LOADING: Proposed: 1 Level Loading Bay
 Required: 1 Bay

- 8 17.05.30 Development Variance Application
- 7 17.05.05 Re-issued for Building Permit
- 6 17.05.02 Issued for Pricing
- 5 17.03.08 Re-issued for Building Permit
- 4 17.02.02 Re-issued for Building Permit
- 3 17.01.06 Issued for Building Permit
- 2 16.11.21 DP Plan To Response
- 1 16.10.14 Development Permit Application

REV: DATE DESCRIPTION
 SCALE: As Indicated DATE: 02 May 2017 DRAWN: Author
 PROJECT NUMBER: 16030
 FILE PATH: G:\Projects\16030 - Pacific Link - Lot 12\LOT 12\DWG\CD-01-01-01.dwg

WESGROUP
TAYLOR KURTZ
 ARCHITECTURE + DESIGN INC.
 Pacific Link - Lot 12
 11850 103a Ave, Surrey BC

Site Plan
A100

1 Site Plan
 1" = 20'-0"



KEYNOTE LEGEND

TAG	DESCRIPTION
BCH	BENCH
BKX	BKX RACK
CPC	CAST IN PLACE CONCRETE
EFH	EXISTING FIRE HYDRANT
FFC	SITE FENCING AND GATE 1 1/2 HIGH BLACK W/VE COATED CHAIN LINK WITH BLACK W/VE PRIVACY SLATS, COMPLETE WITH 10' SLIDING ROLLING GATE
GAS	GAS METERS
PAIT	PAID MOUNT HYDRO TRANSFORMER
RD	ROOF DRAIN SEE MECHANICAL
SB	STEEL BOLLARD

Area Summary (Gross Building)

Level	Description	Area (SF)	Area (SM)
Level 1	Warehouse	43080 SF	4002 SM
Level 1	Office	880 SF	80 SM
Level 1	Services	270 SF	25 SM
		44230 SF	4108 SM
		44210 SF	4108 SM

ZONING SUMMARY:

PROJECT NAME: Pacific Link - Lot 12
PROJECT ADDRESS: 11,850 103a Street, Surrey BC
LEGAL DESCRIPTION: Lot 12 District Lot 10, Group 7 New Woodstock (Surrey Precinct 071441) (PID 021 376 349)
AUTHORITY: City of Surrey Zoning Bylaw #12000
ZONE: CD - Comprehensive Development
USES: Principal: Light Impact Industrial - Warehouse
 Accessory: Ancillary Office
EASEMENTS: 1.5m SDR on north PL
SETBACKS: Required | Proposed
 103A Avenue: North Side: 0.0m | 14.0m
 West Side: 3.0m | 4.3m
 South Side: 0.0m | 0.0m
 East Side: 0.0m | 5.4m
LOT AREA: 105916 sf / 19840 sq m
COVERAGE: Proposed: (4008 sf / 105916 sf) - 42%
 Permitted: 40%
HEIGHT: Proposed: (1 Storey) 11.3m
 Permitted: 14m
DENSITY: FSR Proposed: 0.4
 FSR Permitted: 1.0
GFA Proposed: 4408 sf
PARKING: Stall: Storage (5.0m x 2.3m) Proposed: 41
 Small (5.0m x 2.4m) 22
 HC (5.5m x 4.0m) 2
 TOTAL: 65
 Use: Warehouse (110754) Required: 43
 Office (110754) 3
 TOTAL: 46
LOADING: Proposed: 1 Level Loading Bay
 Required: 1 Bay

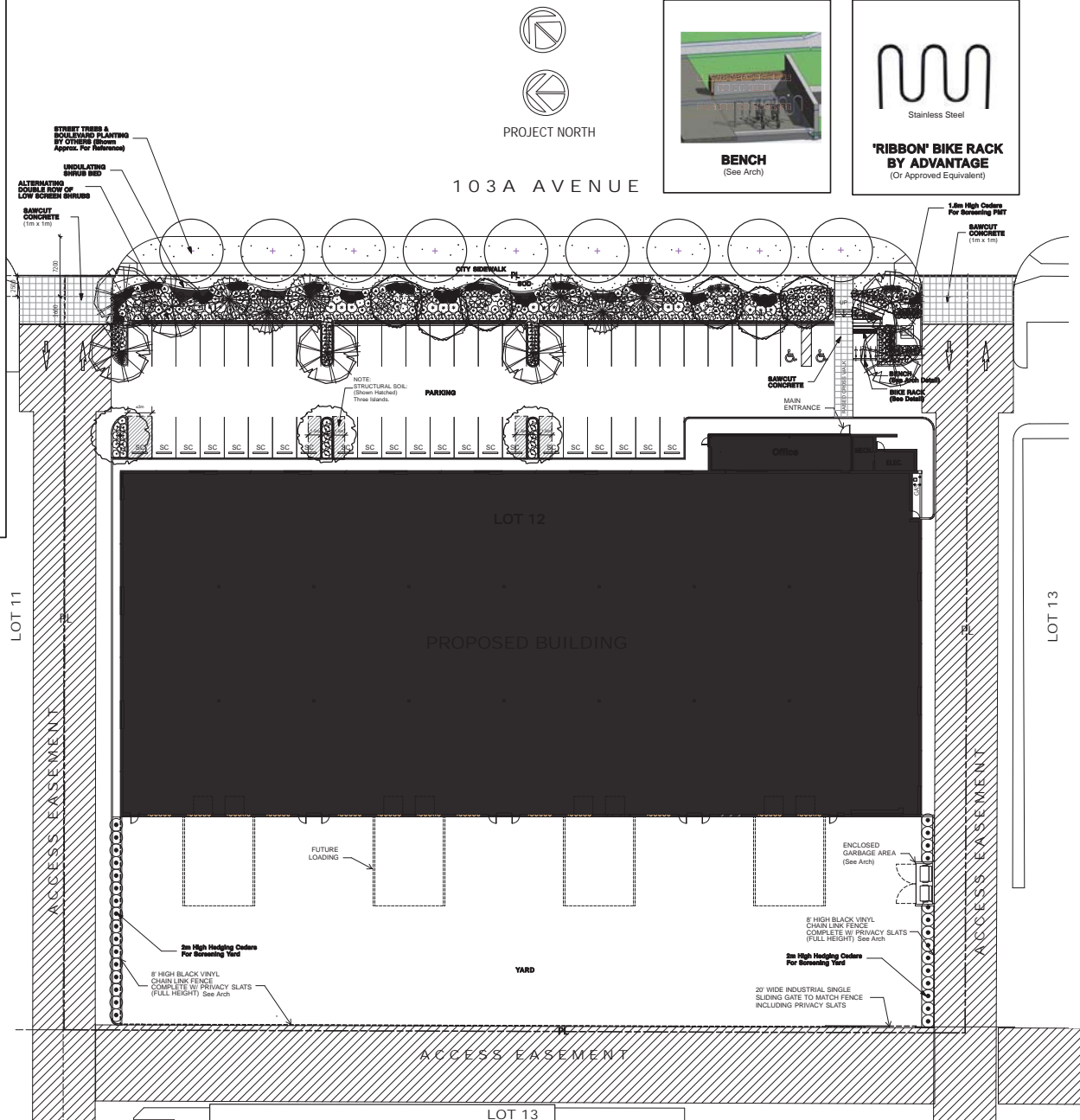
1 Site/Context Plan
 1" = 20'-0"

PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
Trees				
	3	Liquidambar styraciflua 'Worplesdon'	Sweet Gum Var.	6cm cal. / 1.8m std
	6	Chamaecyparis nootkatensis	Nootka Cypress	3m ht. / spr form
	7	Fraxinus americana 'Autumn Purple'	Ash Var.	6cm cal. / 1.8m std
	6	Magnolia sauliana 'Galaxy'	Magnolia	5cm cal. / 1.8m std
Shrubs				
	49	Azalea japonica 'Fushita'	Japanese Azalea	#2 pot
	19	Hydrangea macrophylla 'Blue Wave'	Hydrangea	#3 pot
	63	Ilex crenata 'Green Thumb'	Japanese Holly	#3 pot
	32	Pinus mugo pumilio	Dwarf Mugo Pine	#3 pot
	32	Potentilla fruticosa 'Koboldke'	Shrubby Cinquefoil Var.	#2 pot
	171	Prunus L. 'Otto Luyken'	Otto Luyken Laurel	#2 pot
	32	Rhododendron 'Christmas Cheer'	Rhododendron (medium var.)	#3 pot
	25	Rosa meidland 'Sevillana'	Handy French Rose var.	#2 pot
	17	Spirea x bumalda 'Anthony Waterer'	Spirea Var.	#2 pot
	11	Thuja occidentalis 'Smaragd'	Hedging Cedar	1.5m ht.
	30	Thuja occidentalis 'Smaragd'	Hedging Cedar	2m ht.
	91	Viburnum davidii	David's Viburnum	#2 pot
	16	Weigelia 'Bristol Ruby'	Weigelia	#3 pot
Ground Covers/Perennials				
	431	Arctostaphylos uva-ursi	Vancouver Jade	10cm pot / 45cm o.c.
	242	Erica darleyensis 'Kramer's Red'	Winter Heather	#1 pot / 45cm o.c.
	11	Hemocallis 'Stella d'Oro'	Daylily var	#1 pot

Notes:

1. Specification as per most recent BC 'Landscape Standards' and LandSpace Design Inc. 'Spec Notes'.
2. Plant material to be selected by Landscape Architect at nursery.



PROJECT NORTH

103A AVENUE



BENCH
(See Arch)



'RIBBON' BIKE RACK BY ADVANTAGE
(Or Approved Equivalent)

TKA+D

ISS.	DATE	DESCRIPTION

LANDSCAPE ARCHITECT:



LandSpace Design Inc. - 604-603-9300
REG. LANDSCAPE ARCH. BC, V.I.P. #14-0002-004



WESGROUP

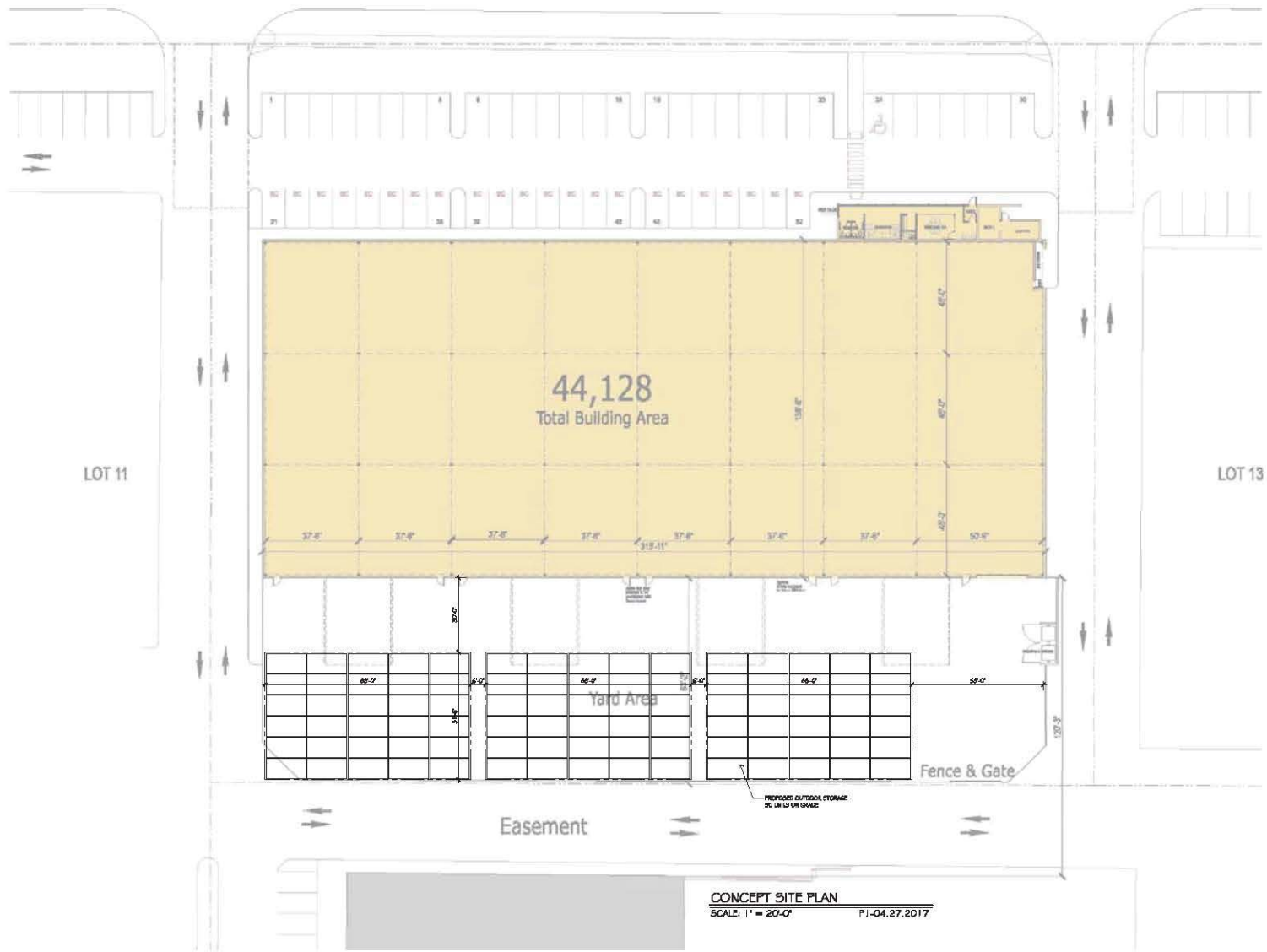
TAYLOR KURTZ
ARCHITECTURE + DESIGN INC.

PACIFIC LINK - LOT 12
11850 103A Avenue, Surrey

LANDSCAPE PLAN
SCALE: 1"=20'-0"

L1

103 A AVE



44,128
Total Building Area

LOT 11

LOT 13

Easement

Yard Area

Fence & Gate

CONCEPT SITE PLAN
SCALE: 1" = 20'-0" P1-04.27.2017

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0275-00

Issued To: PACIFIC LINK INDUSTRIAL PARK LTD.

("the Owner")

Address of Owner: c/o Wesgroup Income Properties
 PO Box 49287 Stn Bentall Centre
 Vancouver, BC V7X 1L3

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: 027-170-349
 Lot 12 District Lot 10 Group 2 New Westminster District Plan BCP31641

11850 - 103A Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2013, No. 18009, as amended is varied as follows:
 - (a) Section J, Special Regulations, Sub-section 2(c), is varied to permit storage containers stored outdoors in the rear yard of the lot to be stacked to a height of 5.0 metres (16 ft.).
4. The landscaping and stacking of storage containers shall be in accordance with the drawings numbered 7917-0275-00(A) through to and including 7917-0275-00(B) (the "Drawings") which are attached hereto and form 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.

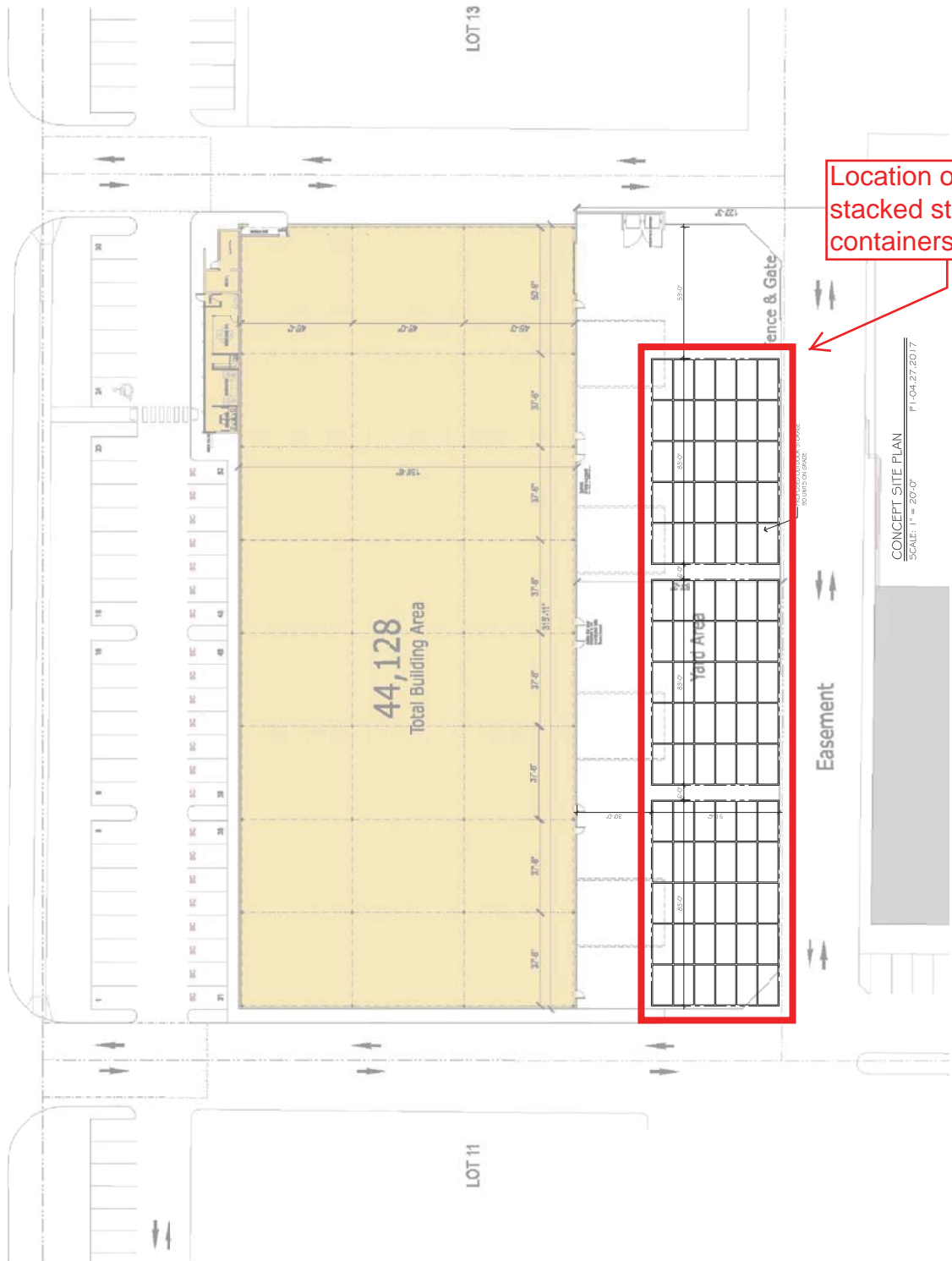
8. This development variance permit is not a building permit.

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan

103 A AVE



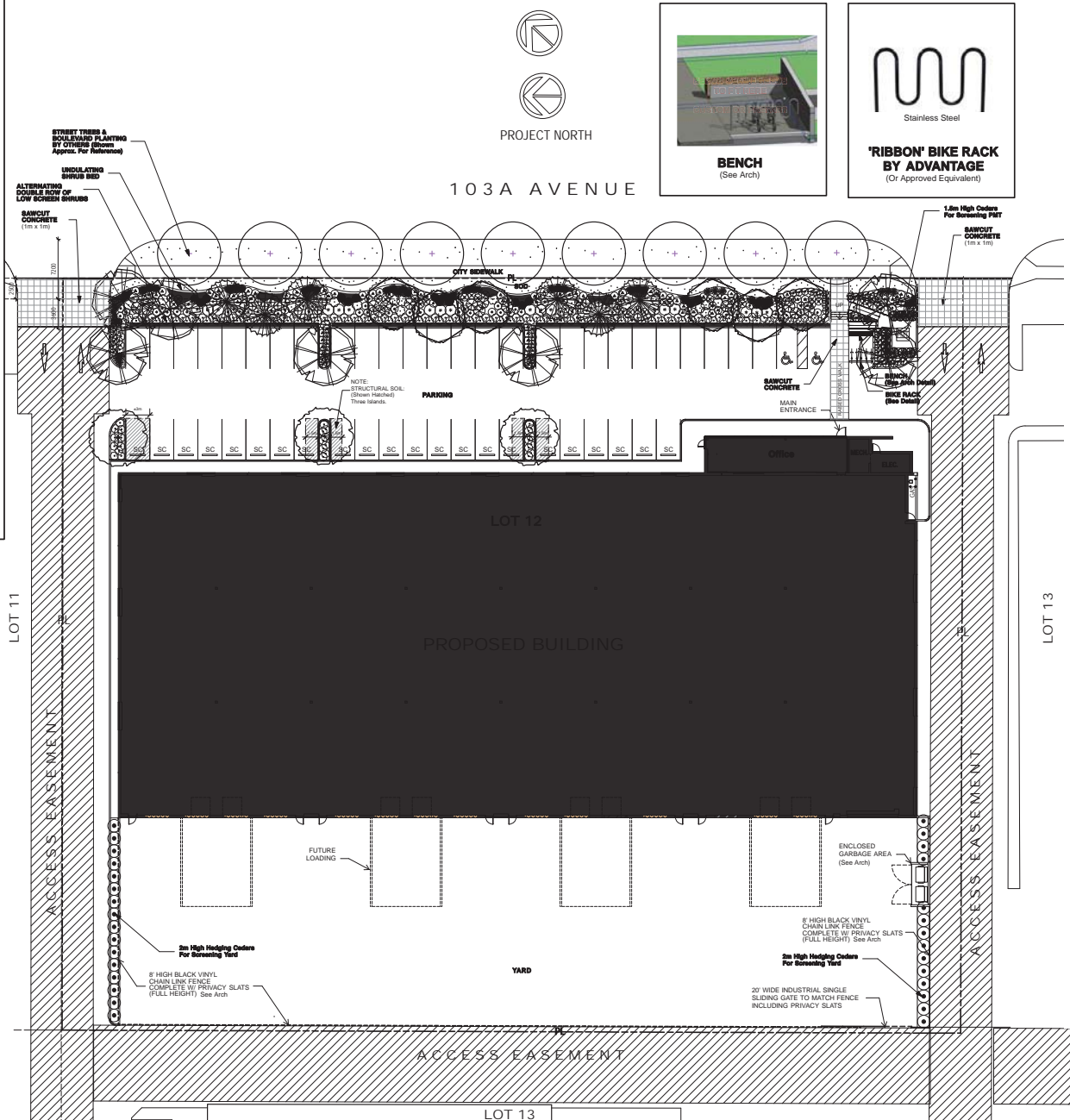
ISS	DATE	DESCRIPTION

LANDSCAPE ARCHITECT:



LandSpace Design Inc. - 604-603-9300
 Registered in BC, V6L 4P4 Fax: 604-603-9304

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WESGROUP

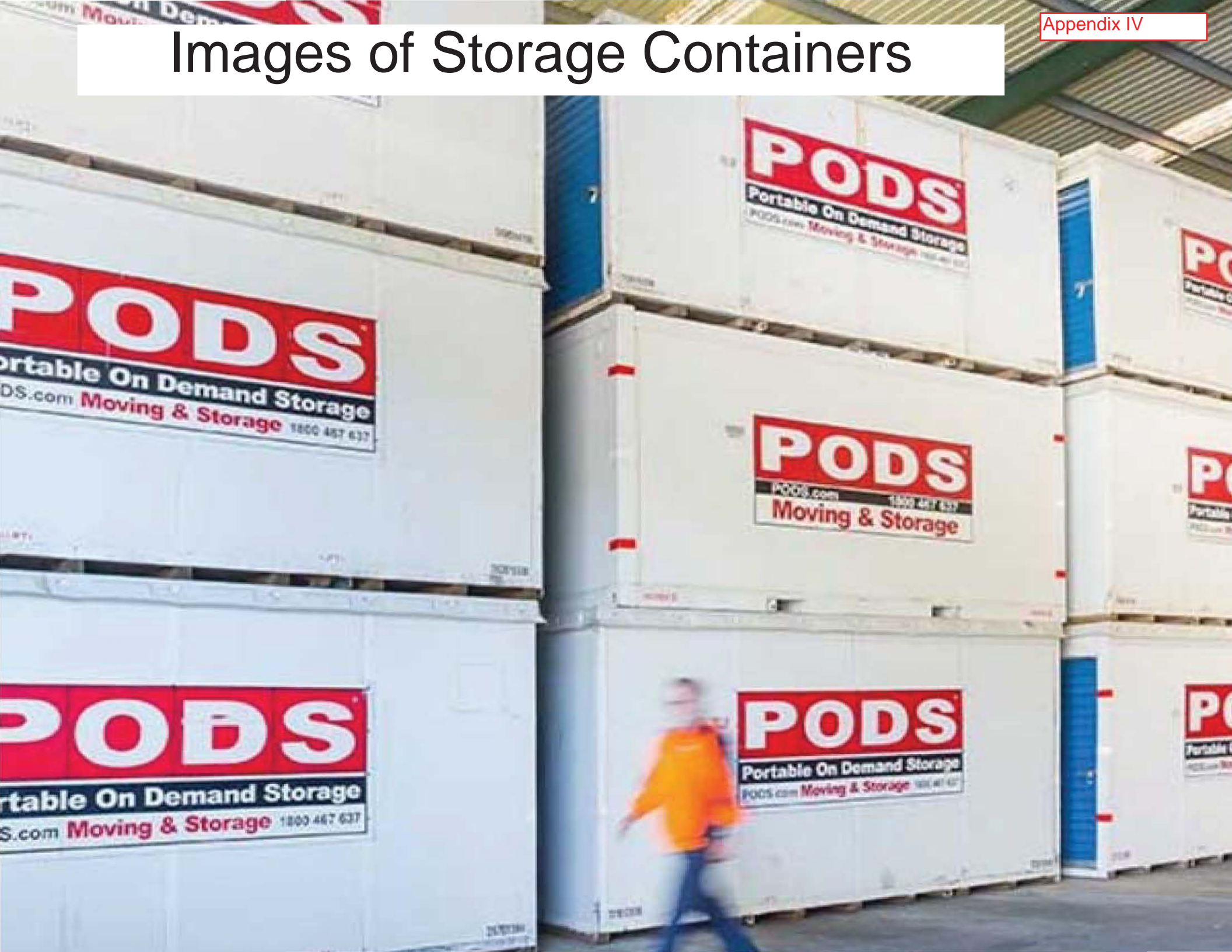
TAYLOR KURTZ
 ARCHITECTURE + DESIGN INC.

PACIFIC LINK - LOT 12
 11850 103A Avenue, Surrey

LANDSCAPE PLAN
 SCALE: 1"=20'-0"

L1

Images of Storage Containers





PODS
PODS.com 800-715-PODS
Moving & Storage

PODS



PODS
PODS.com 800-715-PODS
Moving & Storage

PODS
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Moving & Storage

PODS
PODS.com 800-715-PODS
Moving & Storage



PODS

Portable On Demand Storage

PODS.com **Moving & Storage** 800-776-PODS

PacificLink Business Park Master Plan

