

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0427-00

Planning Report Date: March 11, 2019

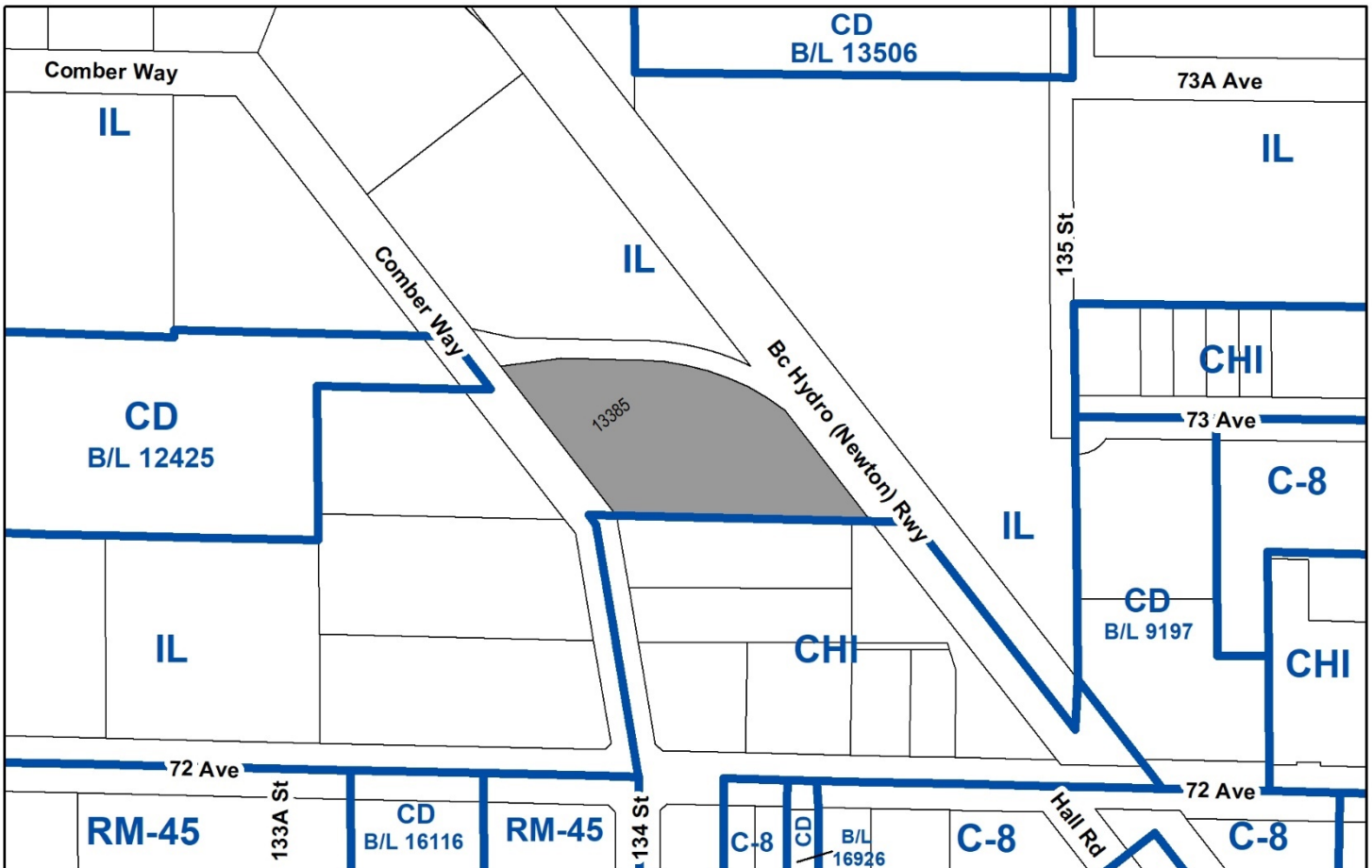
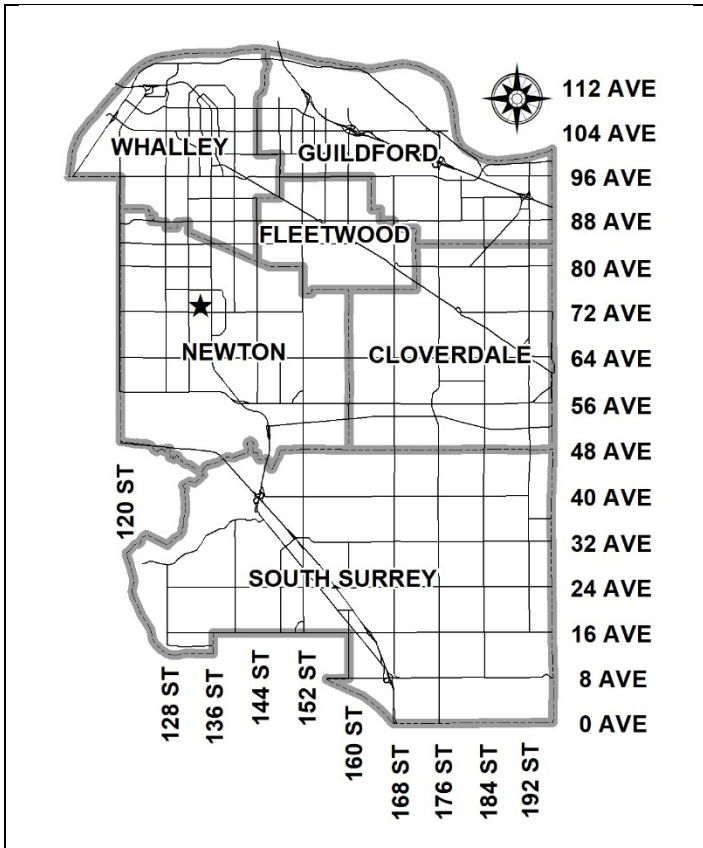
PROPOSAL:

- **Development Variance Permit**
 to reduce the side yard setback of a renovated building.

LOCATION: 13385 - Comber Way

ZONING: IL

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to reduce the side yard setback as part of a renovation of an existing building.

RATIONALE OF RECOMMENDATION

- The subject property at 13385 Comber Way is owned by Pro-line Construction Materials Ltd. and has been supplying construction materials from the site since 2000. Due to their evolving business needs, the applicant would like to reconfigure the existing office space in the building to better suit their current business requirements.
- The existing building has a non-conforming 2.5 metres (8 ft.) side yard setback.
- The applicant is seeking to remove 36 square metres (388 sq. ft.) of the building at the north west corner of the site. Removal of this area will increase the existing set back from 2.5 metres (8 ft.) to 5.1 metres (17 ft.)
- The proposed variance will allow for a more functional floor plan for the business.
- The proposed variance will have no impact to the rail spur line of the BC Hydro railway located adjacent to the property.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7918-0427-00 (Appendix II), to reduce the side yard setback in the "Light Impact Industrial Zone" (IL) from 7.5 metres (25 ft.) to 5.1 metres (17 ft.), to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Industrial Business

Adjacent Area:

Direction	Existing Use	OCP	Existing Zone
North:	Industrial Businesses	Industrial	IL
East:	Industrial Businesses	Industrial	IL
South:	General Services - Canada Post	Mixed Employment	CHI
West (Across Comber Way):	Industrial Business	Industrial	IL & CD (By-law No. 12425)

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 13385 Comber Way. The property is designated "Industrial" in the Official Community Plan (OCP), and zoned "Light Impact Industrial" (IL) zone.
- The 8,186 square metre (88,110 sq. ft.) lot is irregularly shaped, due to its location adjacent to an alignment of the rail spur of the BC Hydro Railway. The existing building has a gross floor area of 2,202 square metres (23,700 sq. ft.).
- The required setback for the "Light Impact Industrial" (IL) zone is 7.5 metres (25 ft.).
- In reviewing building permit records, it appears the existing building was first constructed in July 1974 and approved for final occupancy in August 1975. In 1986, an addition was added through appropriate building permits.
- The applicant is seeking to remove approximately 36 square metres (388 sq. ft.) of the building's floor area at the north west corner of the site.

- Removal of this portion of the building will increase the building setback from 2.5 metres (8 ft.) to 5.1 metres (17 ft.), which while an improvement, will continue to be below the minimum required setback of 7.5 metres (25 ft.).
- The proposed variance will formalize the proposed building setback, while allowing for a more functional floor plan to allow for testing and display of the products in a location near the office.

TREES

- Craig Southwell, ISA Certified Arborist of Bartlett Tree Experts prepared an Arborist Assessment for the subject property on January 14, 2019.
- The Arborist Assessment states that there is a total of thirteen (13) trees on the site. It was determined that all thirteen (13) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- The applicant is proposing to reduce the minimum side yard setback for a principal building on a 'Light Impact Industrial' (IL) zoned lot from 7.5 metres (25 ft.) to 5.1 metres (17 ft.).

Applicant's Reasons:

- The subject property is an irregularly shaped lot. The variance is requested to allow for a more functional floor plan for the renovations of the industrial business.

Staff Comments:

- The proposed variance will allow the portion of the building required to be set back 7.5 metres (25 ft.) from the side lot line to be located 5.1 metres (17 ft.) from the property line.
- The renovated building will be smaller than the maximum floor area of 2,800 square metres (30,000 sq. ft.) that is permitted under the 'Light Impact Industrial' (IL) zone. The reduced set back will allow the applicant to achieve a more functional floor plan.
- The proposed variance will have no impact to the rail spur line of the BC Hydro railway located adjacent to the property.
- The proposed variance will improve the condition of the existing non-conforming 2.5 metres (8 ft.) side yard setback by increasing the side yard setback to 5.1 metres (17 ft.).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheets
- Appendix II. Development Variance Permit No. 7918-0427-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

LDS/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0427-00

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: 005-314-160
Lot 58 Section 20 Township 2 New Westminster District Plan 43080
13385 - Comber Way

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) the required side yard setback requirement of the 'Light Impact Industrial' (IL) Zone is reduced from 7.5 metres (25 ft.) to 5.1 metres (17 ft.)
4. This development variance permit applies to only the 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. 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.

6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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

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

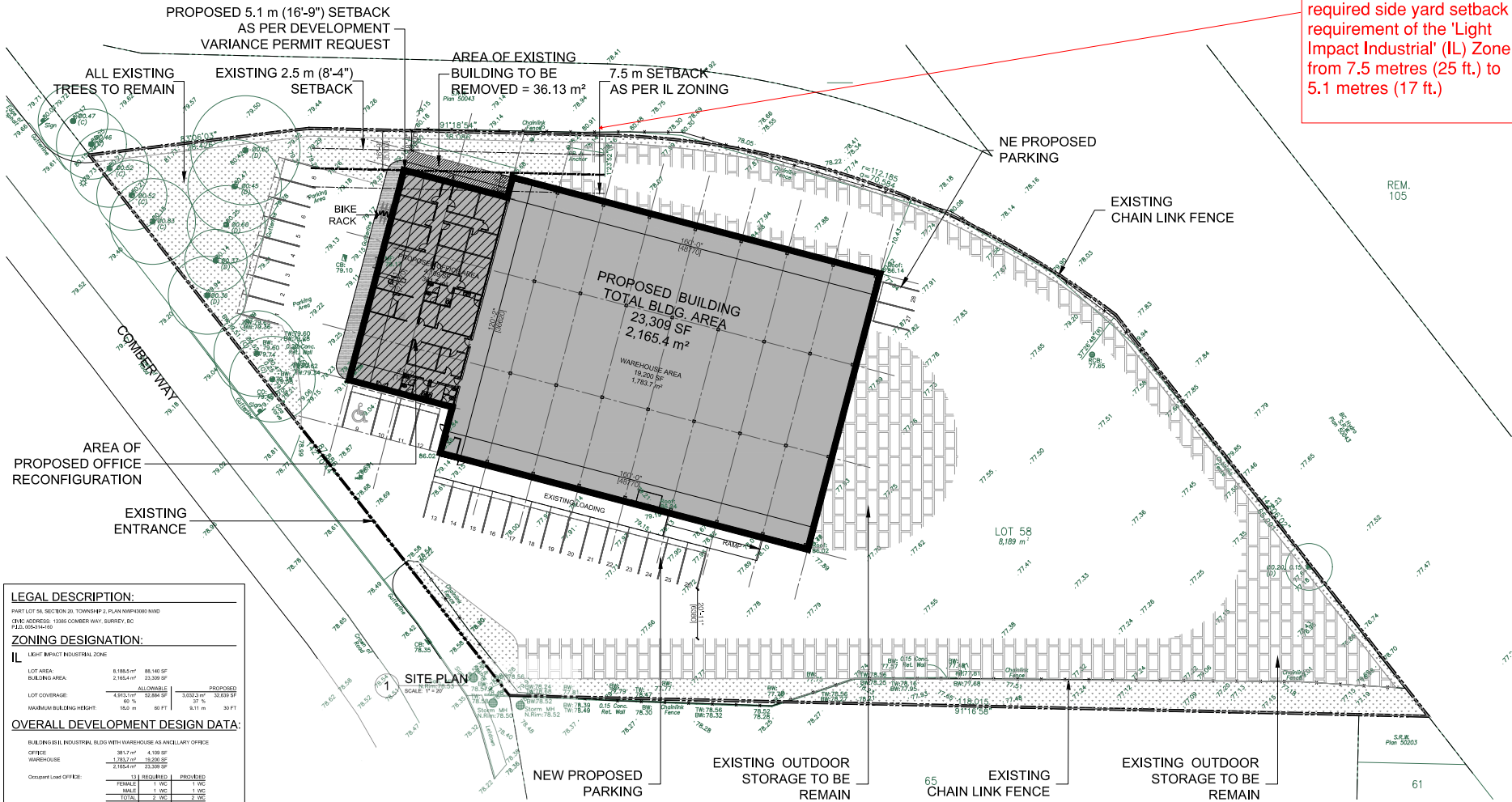
Mayor – Doug McCallum

City Clerk

PROPOSED SITE PLAN

Schedule A

Development Variance Permit to reduce the required side yard setback requirement of the 'Light Impact Industrial' (IL) Zone from 7.5 metres (25 ft.) to 5.1 metres (17 ft.)



LEGAL DESCRIPTION:
 PART LOT 58, SECTION 20, TOWNSHIP 2, PLAN NWP1000 NWD
 (B.C. ADDRESS: 1385 COMBER WAY, SURREY, BC
 P.E.D. 05-016-00)

ZONING DESIGNATION:
 IL LIGHT IMPACT INDUSTRIAL ZONE

OVERALL DEVELOPMENT DESIGN DATA:

Occupant Load OFFICE:	181 REQUIRED	PROVIDED
FEMALE	1 WC	1 WC
MALE	1 WC	1 WC
TOTAL	2 WCs	2 WCs
ACCESSIBLE	1 WC	1 WC

Occupant Load WAREHOUSE:	181 REQUIRED	PROVIDED
FEMALE	2 WCs	2 WCs
MALE	2 WCs	2 WCs
TOTAL	4 WCs	4 WCs

REQUIRED PARKING DATA:

Light Impact Industrial Warehouse Use
 +1 SPACE @ 100 m² (1,076 SF) = 1,783.7 m² / 190 SF = 13 SPACES

Office Use
 +25 SPACES @ 100 m² (1,076 SF) = 381.7 m² / 100 x 2.5 x 6.34 = 10 SPACES

REQUIRED PARKING SPACES REQUIRED = 13 SPACES @ 100 SPACES = 13 SPACES

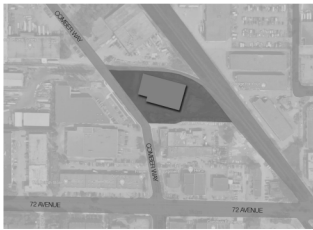
IF 50 PARKING SPACES ARE PROVIDED = 1 SPACE @ 100 SPACES = 1 SPACE

PROVIDED PARKING DATA:

PARKING STALL - STANDARD	= 27 SPACES
PARKING STALL - DISABLED	= 2 SPACES
TOTAL	= 29 SPACES

PARKING STALL DIMENSIONS:

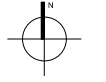
PARKING STALL - STANDARD	2.28 m x 5.50 m	8'4" x 18'4"
PARKING STALL - DISABLED	3.70 m x 5.50 m	12'4" x 18'4"



BUILDING LOCATION

DNA
 project managers
 planners
 engineers
 architects

DNA Partners - Associates Ltd.
 Suite 202
 125 West Esplanade
 North Vancouver BC
 Canada V7M 1S9
 T: 604.261.5555
 F: 604.261.5557
 E: info@dnapartners.com
 W: dnapartners.com



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9	PROJECT NUMBER	5720
8	PROJECT NAME	INDUSTRIAL WAREHOUSE
7	PROJECT ADDRESS	1385 COMBER WAY SURREY, BC
6	PROJECT DATE	2018.06.12
5	PROJECT SCALE	1" = 20'
4	PROJECT DRAWING	PROPOSED SITE PLAN
3	PROJECT AUTHOR	JT / LN
2	PROJECT CHECKER	DM
1	PROJECT APPROVER	JT / LN
0	PROJECT DATE	2018.06.12
0	PROJECT SCALE	1" = 20'
0	PROJECT DRAWING	PROPOSED SITE PLAN
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