

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0260-00

Planning Report Date: November 18, 2024

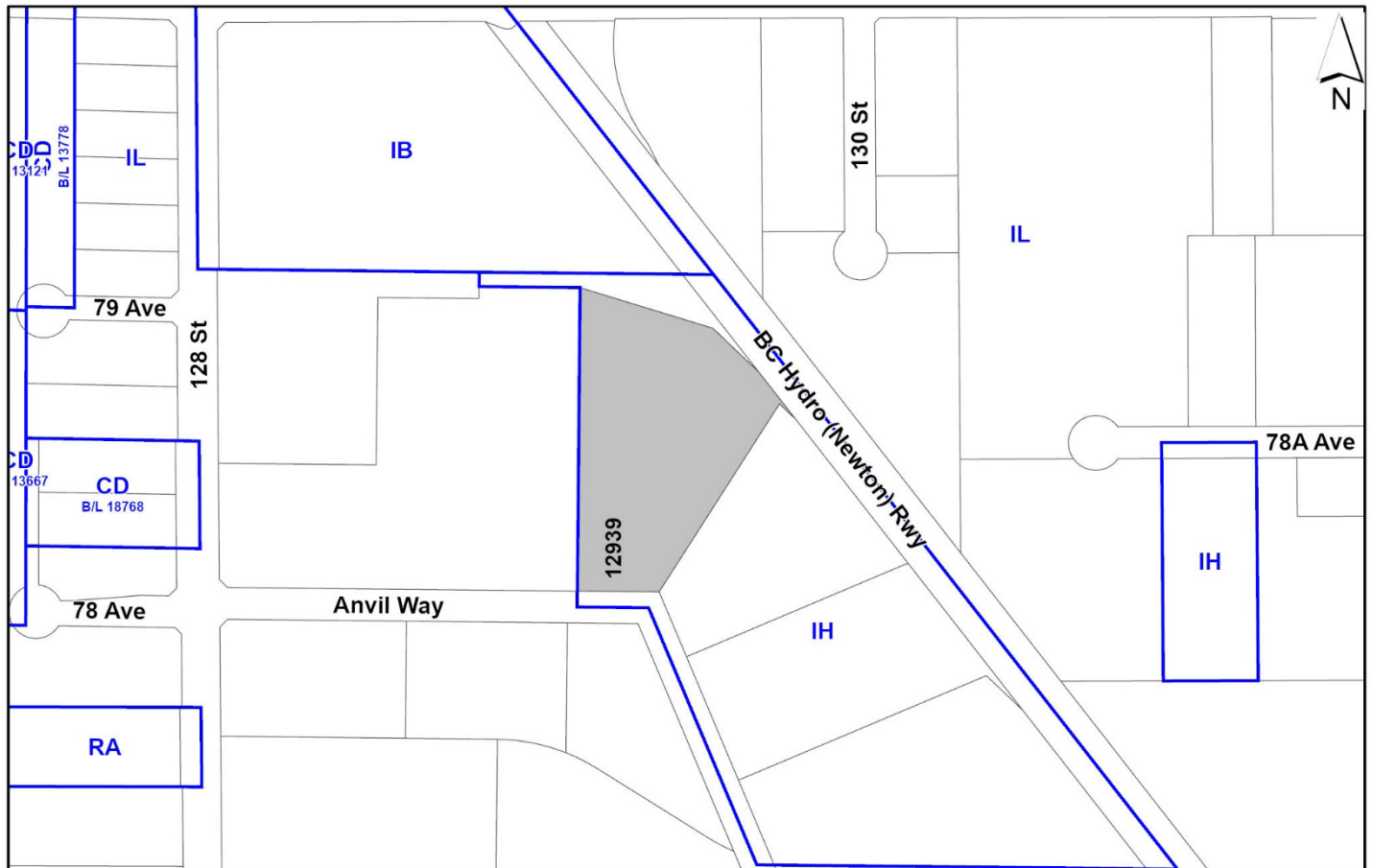
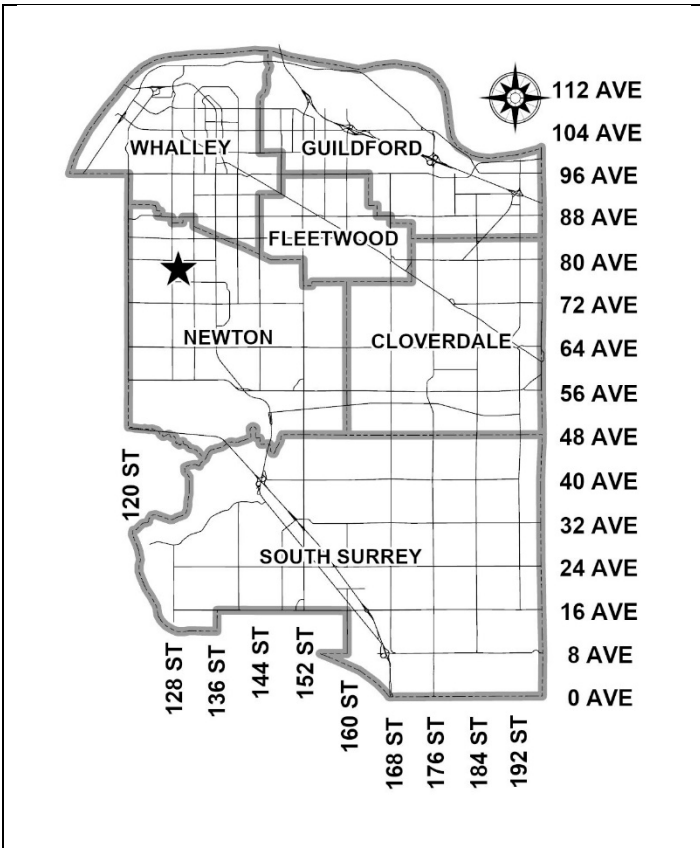
PROPOSAL:

- **Rezoning** from IH to IL to allow additional industrial uses.

LOCATION: 12939 - Anvil (78 Avenue) Way

ZONING: IH

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Industrial designation in the Official Community Plan (OCP).
- The proposal complies with the Industrial designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed rezoning to the Light Impact Industrial (IL) Zone is to accommodate a new building with uses more appropriately suited for a light industrial development.
- Neighbouring businesses have not raised any objections to the proposal.
- Staff have not received any correspondence of concerns/objections from nearby businesses to the proposal.

RECOMMENDATION

- The Planning & Development Department recommends that a By-law be introduced to rezone the subject site from "High Impact Industrial Zone (IH)" to "Light Impact Industrial Zone (IL)" and a date be set for Public Hearing.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Industrial	Industrial	IH
North (Across BC Hydro Railway):	Industrial Business Park	Mixed Employment	IB
East:	Industrial	Industrial	IH
South (Across Anvil Way):	Industrial	Industrial	IL
West:	Industrial	Industrial	IL

Context & Background

- The subject site is located at 12939 Anvil (78 Ave) Way and has a total area of 16,907 square meters. The site is designated "Industrial" in the Official Community Plan (OCP) and zoned "High Impact Industrial Zone (IH)".
- The property is located in an existing industrial area on the north side of Anvil Way. A Business Park Zone (IB) property is located northwest of the site. To the northeast beyond the BC Hydro (Newton) Railway that runs adjacent to the north side is a Light Industrial Zone IL property.
- A proposed industrial building is currently under construction on the proposed. The ultimate construction has a tentative completion date of July 2025.
- A Development Variance Permit No. 7922-0244 was recently approved on the subject site to permit the development of an industrial building and reduce the minimum streamside setback area in Part 7A of the Zoning Bylaw for a Class B Ditch from 7.0 metres to 2.0 metres on the northeast side, as measured from top-of-bank.
- A Statutory Utility Right of Way (E2024-0068) is located on the south side of the lot.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the subject property from "High Impact Industrial Zone (IH)" to "Light Impact Industrial Zone (IL)" to accommodate a new building with uses more appropriate for a light industrial development.
- The new building is oriented north-south with vehicular access to remain from Anvil Way to the south with most of the surface parking in front of the building and loading areas behind.
- A new two-storey industrial development is currently under construction on the site.

Referrals

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

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

Themes/Policies

- The proposed rezoning from "High Impact Industrial Zone (IH)" to "Light Impact Industrial Zone (IL)" is compliant with the Industrial designation and supported in Theme E: Economy to protect the limited industrial land base within the region.

Zoning By-law

- The applicant proposes to rezone the subject site from "High Impact Industrial Zone (IH)" to "Light Impact Industrial Zone (IL)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Light Impact Industrial Zone (IL)", streamside setbacks and parking requirements.

IL Zone (Part 48)	Permitted and/or Required	Proposed
Lot Coverage:	60%	43%
Yards and Setbacks		
North:	7.5 metres	12.4 metres
East:	7.5 metres	12.4 metres
South:	7.5 metres	18.0 metres
West:	7.5 metres	14.8 metres
Streamside (Part 7A)	Required	Proposed
Streamside Setbacks	7.0 metres	DVP for 2.0 metres approved under Application No. 7922-0244-00

IL Zone (Part 48)	Permitted and/or Required	Proposed
Parking (Part 5)	Required	Proposed
Number of Stalls		
Total (Warehouse, Storage, Office)	108	111

Public Art Policy

The applicant will be required to provide public art, or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

TREES

- Twenty nine (29) on-site and nine (9) off-site trees were removed under an approved Tree Cutting Permit as part of application No. 7922-0244-00 as the site was raised with fill by 1.5 metres to accommodate the new development.
- The applicant proposes to plant Fifty one (51) on-site and ten (10) off-site trees as part of the Building Permit (23-60116) for the proposed building. New shrubs and trees will be planted along the western and southern property lines.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on October 29, 2024, and the Development Proposal Signs were installed on October 24, 2024.
- Staff has received no responses from neighbouring properties.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Survey Plan, Site Plan

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

CM/cb

Anvil Way Multi-Tenant Building

Beedie Development Group

12939 Anvil Way,
Surrey BC

Rezoning

September 23, 2024

BUILDING CODE SUMMARY:

BUILDING CODE SUMMARY:

BCBC2018 / Part 3
Project Name: Anvil Way
Civic Address: 12939 Anvil Way, Surrey BC
Legal Description: Lot 35, Section 20 Township 2
WRD Plan 29666 Y
Zone: B - Light Impact Industrial
Uses: Warehouse

3.1.2 BUILDING CLASSIFICATION:

3.1.2.1. CLASSIFICATION BY OCCUPANCY:
PROPOSED: GROUP F2 - MEDIUM-HAZARD INDUSTRIAL
GROUP D1 - BUSINESS & PERSONAL SERVICES

3.1.3 MULTIPLE OCCUPANCY REQUIREMENTS:

3.1.3.1. SEPARATION OF MAJOR OCCUPANCIES:
NOT APPLICABLE

3.1.17 OCCUPANT LOAD:

Level	Area (m ²)	# (m ²)	Area/Occupant (m ²)	Occupants*		
L1						
Warehouse (Storage)	L1	60929	5660	302.00	28.00	204
Office	L1	13877	1280	200	9.30	154
Building Services (ME)	L1	562	52	-	-	-
Entry/Exit	L1	1587	147	-	-	-
Sub-Total L1		76955	7249	-	-	338
L2						
Office	L2	3548	330	200	9.30	54
Warehouse (Storage)	L2	10811	1000	300	28	35
Entry/Exit	L2	1128	105	-	-	-
Sub-Total L2		15487	1439	-	-	89
TOTAL AREA		92442	8588			407

3.2.2 BUILDING SIZE & CONSTRUCTION:

3.2.2.5 HEIGHT & AREA:
BUILDING HEIGHT: 2 STOREYS
BUILDING AREA: 27149 SM

3.2.2.6 MULTIPLE MAJOR OCCUPANCIES:
MOST RESTRICTIVE MAJOR OCCUPANCY APPLIES TO WHOLE BUILDING

3.2.2.10. STREETS:
BUILDING FACES 1 STREET

3.2.2.5.4 GROUP D, UP TO 3 STOREYS, SPRINKLERED

- SPRINKLERED THROUGHOUT
- CONSTRUCTION: COMBUSTIBLE OR NON-COMBUSTIBLE
- FLOOR ASSEMBLIES: 3/4HR FIRE SEPARATION REQUIRED
- MEZZANINES: 3/4HR FIRE SEPARATION REQUIRED
- LOADBEARING WALLS, COLUMNS & ARCHES: 3/4HR FIRE RATED, NON-COMBUSTIBLE

3.2.2.7.5 GROUP F, DIV. 2 UP TO 4 STOREYS, INCREASED AREA, SPRINKLERED

- SPRINKLERED THROUGHOUT
- CONSTRUCTION: NON-COMBUSTIBLE
- FLOOR ASSEMBLIES: 1HR FIRE SEPARATION REQUIRED
- MEZZANINES: 1HR FIRE SEPARATION REQUIRED
- LOADBEARING WALLS, COLUMNS & ARCHES: 1HR FIRE RATED ASSEMBLIES

GROUP F2 IS MOST RESTRICTIVE, THEREFORE 1HR FB ASSEMBLIES REQUIRED PER 3.2.2.6 ABOVE.

3.2.3 SPATIAL SEPARATION AND EXPOSURE PROTECTION
REFER TO CODE COMPLIANCE DRAWINGS

3.2.4 FIRE ALARM & DETECTION SYSTEMS
3.2.4.1.1. FIRE ALARM REQUIRED

3.2.4.3.161 PERMITTED TO BE SINGLE OR 2 STAGE SYSTEM:
2 STAGE SYSTEM PROVIDED:
CENTRAL MONITORING REQUIRED:
TENANT TO PROVIDE ADDRESSING:
3.2.4.3.162 ANALYSIS AND ZONE INDICATION REQUIRED FOR PANELS AT NEAREST MAIN FEED:

3.2.5 PROVISIONS FOR FIRE FIGHTING

3.2.5.4 FIRE DEPARTMENT ACCESS ROUTE(S) REQUIRED / PROVIDED
STANDARD SYSTEM, NOT REQUIRED
3.2.5.5 AUTOMATIC SPRINKLER SYSTEMS REQUIRED, COMPACT WITH NFPA-13
3.2.5.6 FIRE DEPARTMENT CONNECTION REQUIRED FOR SPRINKLER SYSTEM
REFER TO CODE COMPLIANCE PLANS

3.2.7 LIGHTING AND EMERGENCY POWER SYSTEMS

3.2.7.1 MINIMUM LIGHT LEVELS REQUIRED AT ALL EXITS, CORRIDORS PROVIDING ACCESS TO EXIT

3.2.7.2 EMERGENCY LIGHTING REQUIRED:
• EXITS, SERVICE ROOMS, WASHROOMS, CORRIDORS, SHOPS
3.2.7.3 EMERGENCY LIGHTING REQUIRED:
• BATTERY BACKUPS, 90 MINUTES

3.2.8 MEZZANINES AND OPENINGS THROUGH FLOOR ASSEMBLIES

3.2.8.2.1 A MEZZANINE NEED NOT TERMINATE AT A VERTICAL FIRE SEPARATION NOR BE PROJECTED WITH THE REQUIREMENTS OF ARTICLES 3.2.8.1 TO 3.2.8.8

3.2.8.2.2 LEVEL 2 IS AN INTERLOCKED FLOOR SPACE MEETING THE REQUIREMENTS OF 8.1.1.1.1 AND 8.1.1.2. AND NEED NOT TERMINATE AT A VERTICAL FIRE SEPARATION NOR BE PROJECTED WITH THE REQUIREMENTS OF ARTICLES 3.2.8.1 TO 3.2.8.8

3.3 SAFETY WITHIN FLOOR AREAS

3.3.1.1.1 PUBLIC CORRIDOR SEPARATION, NOT APPLICABLE

3.3.1.1.2 ESCAPE ROUTES: MINIMUM 1000MM CLEARANCE
3.3.1.1.3 18 IN ROOMS INTENDED FOR OCCUPANT LOAD EXCEEDING 500 PDP (WHICH INCLUDES GROUP F2, GROUP D1, AND GROUP D2) FOR F2 (TABLE 3.1.1.1.1) 3.3.1.1.4 HEADROOM CLEARANCE, MINIMUM 2000mm x 2000mm FOR DOORWAYS
3.3.1.1.5 CORRIDORS:
2) MINIMUM WIDTH 1100mm
3.3.1.1.6 7) DEAD END CORRIDORS NOT TO EXCEED 6M LONG
3.3.1.1.7 8) DOOR PROTRUSION ACCESS TO EXIT FROM ROOMS WHERE OCCUPANT LOAD EXCEEDS 40 PERSONS IN DIRECTION OF TRAVEL
3.3.1.1.8 9) FIRE SEPARATION, UNLIMITED

3.4 EXITS

3.4.2.1. 2 EXITS PROVIDED FROM ALL FLOOR AREAS GREATER THAN 200m² FOR F2, 300m² FOR D.
3.4.2.2. MAXIMUM TRAVEL DISTANCE SHALL NOT EXCEED 45M (147'6")
3.4.2.3. REFER TO CODE COMPLIANCE PLANS
3.4.2.4. MIN. EXIT DOOR AT ALL ENTRANCES
3.4.2.5. REFER TO CODE COMPLIANCE DRAWINGS

3.4.3.4 HEADROOM CLEARANCE
2) MINIMUM HEIGHT OF EXITS, STAIRS, LANDING 2000mm
3) DOORWAY 2000mm
3) DOOR CLOSURE SYSTEMS
3.4.4.1 ALL EXITS ARE SEPARATED FROM THE REST OF THE BUILDING BY 1 HOUR FIRE SEPARATION
3.4.4.2 EXITS THROUGH LOBBY, NOT APPLICABLE
3.4.4.3 EXIT SIGNS PROVIDED

3.5 VERTICAL TRANSPORTATION

3.5.1 UNIVERSAL WASHROOM PROVIDED EACH UNIT
3.5.2 ALL SERVICE ROOMS ARE FIRE SEPARATIONS TO 1HR FIRE.

3.6 SERVICE FACILITIES

3.6.1.1 UNIVERSAL WASHROOM PROVIDED EACH UNIT
3.6.1.2 ACTUAL NUMBER OF WE SHALL BE SUBJECT TO TENANT IMPROVEMENT

3.7 HEALTH REQUIREMENTS

3.7.1 ACCESS PROVIDED TO ALL PUBLIC AREAS, WITH DESIGNATIONS NOTED BELOW
3.7.2 THE STOREY NEAR ABOVE OR BELOW THE ACCESSIBLE WITHIN OR ABOVE THE STOREY NEAR ABOVE OR BELOW THE ACCESSIBLE STOREY
3.7.3 IF IT IS LESS THAN 400 MM IN FLOOR AREA,
3.7.4 IT CONTAINS ONLY FACILITIES THAT ARE ALSO CONTAINED ON THE ACCESSIBLE STOREY
3.7.5 IF DOES NOT CONTAIN AN ASSEMBLY MAJOR OCCUPANCY WITH AN AREA MORE THAN 200.0M², AND IS NOT SERVED BY A PASSENGER ELEVATOR SERVICE CONNECTING THE STOREY NEAR ABOVE OR BELOW THE ACCESSIBLE STOREY.
3.7.6 ACCESSIBLE PARKING STALLS PROVIDED

ZONING SUMMARY:

PROJECT ADDRESS: 12939 Anvil Way, Surrey BC

LEGAL DESCRIPTION: -

AUTHORITY: City of Surrey, 2019 Zoning Bylaw
ZONE: Light Impact Industrial (LI)
USE: Warehouse

SETBACKS:
Front Yard (Anvil Way): 7.5m
West Side Yard: 7.5m
East Side Yard: 7.5m
Rear Yard (BCH Railway): 7.5m

Lot Coverage: Proposed: 43%, Permitted: 50%

PROPERTY AREA

LOT 32 (Gravel)	181967 SF	4.18 acres
Riparian Sublot	3421 SF	0.08 acres
LOT 32 (New)	170646 SF	4.10 acres

Area - By Level

Occupancy	Area (SF)	Area (SM)
Warehouse (Storage)	60929	5660
STORAGE	603	56
Office	13877	1289
Office	963	94
Building Services	562	52
Building Services	76955	7149
L2	10811	1004
Office	3548	330
Entry/Exit	1128	105
Building Services	1587	149
Total	92442	8588

Area - By Occupancy

Occupancy	Area (SF)	Area (SM)
Warehouse (Storage)	71740	6665
STORAGE	603	56
Office	17438	1619
Entry/Exit	2112	199
Building Services	562	52
Gross Floor Area	92442	8588

Areas - By Unit

Building Unit	Area (SF)	Area (SM)
101	6681	621
102	9498	882
103	12472	1159
104	13288	1235
105	13168	1223
106	13251	1231
107	12104	1128
108	11279	1048
109	130	11
Total Net Unit Area	91860	8538

PARKING REQUIRED

Use	Area (SF)	Parking Factor (1/area)	Required Spaces
Warehouse (Storage)	71,740	1,075	66.7
STORAGE	603	8.0	75.4
Office	17,438	40.0	435.5
Office	89,759	107.3	837.1

PARKING PROVIDED

Type	Count
CCS Accessible (8x18)	9
CCS Accessible Van (11x16)	94
CCS (8m (26'6")x4.5m)	14
CCS (5m (16'4")x4.5m)	111

Loading: Proposed: 13 Dock Bays & Grade Bays



LOCATION PLAN:



GRAPHIC & SYMBOL LEGEND

- Existing construction to be retained
- Existing construction to be demolished
- New stud wall; construction as indicated
- New insulated stud wall; construction as indicated
- Demolition Tag
- Room Tag
- Door / Window Tag
- Matchline
- Wall / Floor / Roof Type
- Material / Finish Keynote
- Tag
- Millwork Tag
- Specialty Equipment Tag
- Centre Line
- Property Line
- Fire Hydrant
- Manhole Cover
- Catch Basin

DRAWING INDEX:

ARCHITECTURAL	
A000	Cover
A001	Location, Project Data
A010	Code Compliance Site Plan
A011	Code Compliance Plan, Sections
A012	Code Compliance Plan, Sections
A013	WB19 - Truck Movements
A100	Site Plan
A101	Floor Plan L1
A102	Floor Plan L2
A103	Roof Plan
A300	West Building Elevations
A301	East Building Elevations
A302	North & South Building Elevations
A400	Building Sections
A401	Building Sections
A450	Wall Sections
A500	Stair 1 & 2 - Plan, RCP & Sections
A501	Stair 3 - Plan, RCP & Sections
A520	Typ. Washroom - Plan, RCP & Interior Elevations
A620	Site Details
A630	Typical Foundation Details
A631	Typical Tile Details
A650	Stair Exit Stair, Guards and Handrails
A670	Roofing Details
A671	Canopy Details
A680	Glazing Details - CW and Storefront
A700	Construction Assemblies

BUILDING CODE	BCBC 2018 PART 3
BUILDING ENVELOPE DESIGN	ASHRAE 90.1, 2016 - TRADE OFF
TYPE OF CONSTRUCTION	TYPE I - LIGHT INDUSTRIAL
BUILDING HEIGHT	PERMITTED 18.3M - PROVIDED 13.1M
CONSTRUCTION	FULLY CONDITIONED

REV	DATE	DESCRIPTION
14	24.09.23	Revised
13	24.09.23	Revised
8	24.07.23	Issued for Building Permit Amendment 2
5	24.06.23	Issued for Construction
4	24.05.23	Issued for Building Permit Amendment 1
3	24.03.23	Revised for Tender
2	24.02.23	Issued for Tender
1	23.08.23	Issued for Building Permit

Beedie

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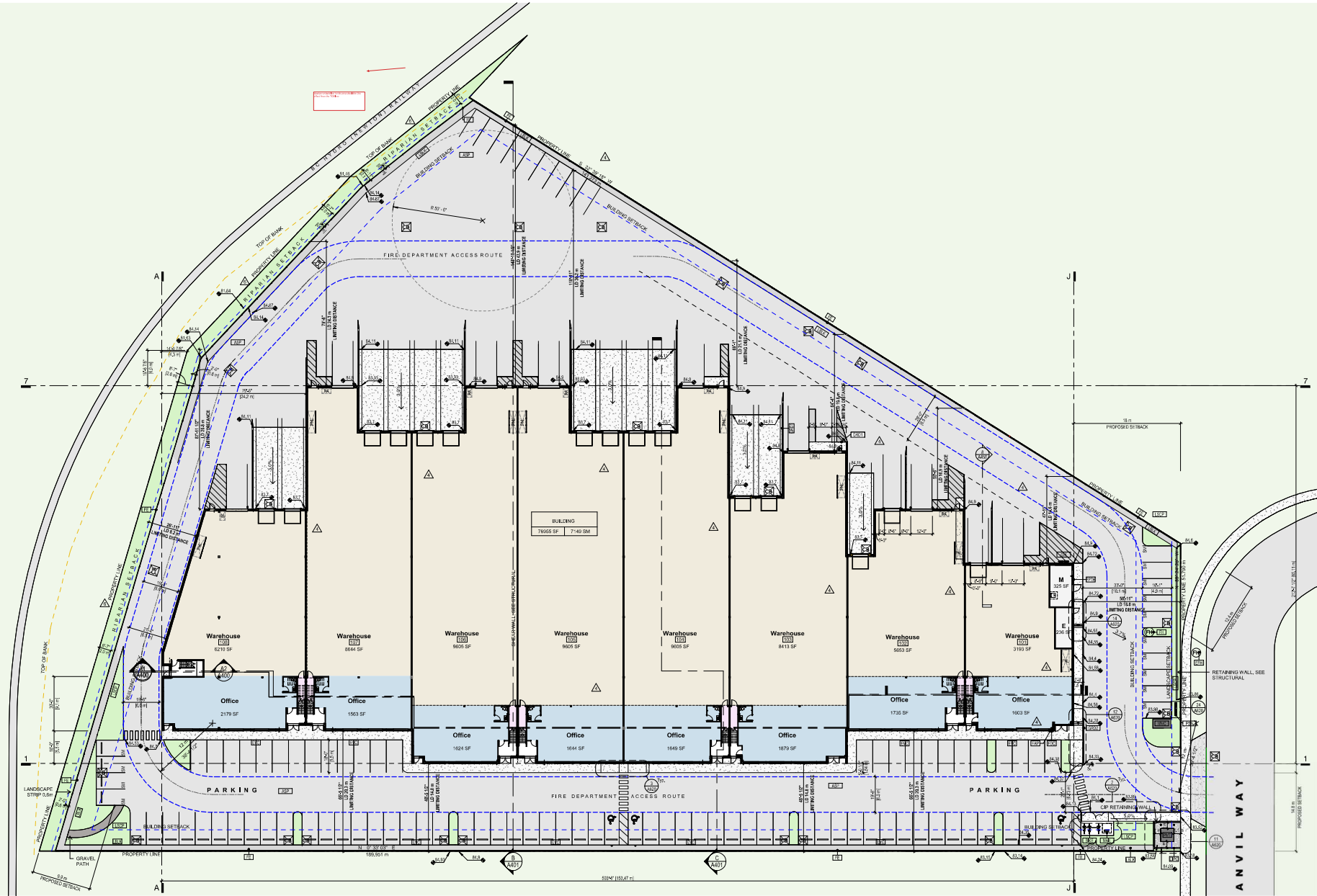
Anvil Way Multi-Tenant Building

12939 Anvil Way, Surrey BC

Location, Project Data

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1 Site Plan
1" = 20'-0"

KEYNOTE LEGEND

TAG	DESCRIPTION
ASP	ASPHALT PAVING
BKE	BIKEWAY PAVING, SEE LANDSCAPE DRAWINGS
CPC	CAST IN PLACE CONCRETE
EFH	EXISTING FIRE HYDRANT, SEE CIVIL DRAWINGS
EVC	ELECTRIC VEHICLE CHARGING - ROUGH-IN ONLY, SEE ELECTRICAL
FAP	FIRE ALARM PANEL, SEE ELECTRICAL
FDC	FIRE DEPARTMENT CONNECTION
FE	FENCE
FH	NEW FIRE HYDRANT
FPFH	FIRE PUMP TEST HEADER/SEE SPRINKLER
GM	GAS METER
GRD1	GUARD RAIL - TYPE 1
GRD2	GUARD RAIL - TYPE 2
LRK	LOCKER WALL
LSGP	LANDSCAPE PLANTING
MAL	POST MOUNTED CORNER/LUMENARY MOUNTED TO CANADA POST STANDARD DETAIL
PMT	POST MOUNTED TRANSFORMER, SEE ELECTRICAL DRAWINGS
PEL	ELECTRICAL SERVICES - TELL DEMARCATION, SEE ELECTRICAL DRAWINGS
PON	PICKUP STORAGE - DETAILS PROVIDED
RA	REFUSE AREA
WMC	WATER METER CHAMBER, SEE CIVIL DRAWINGS

REV	DATE	DESCRIPTION
1	24.03.20	Issue for Building Permit
2	24.03.20	Issue for Building Permit Amendment 1
3	24.03.20	Issue for Building Permit Amendment 2
4	24.06.18	Issue for Construction
5	24.06.18	Issue for Building Permit Amendment 1
6	24.06.18	Issue for Tender
7	24.03.20	Issue for Tender
8	24.03.20	Issue for Building Permit

Beedie

TKA+D ARCHITECTURE + DESIGN INC.

Anvil Way Multi-Tenant Building
12939 Anvil Way, Surrey BC

Site Plan
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