

City of Surrey  
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0269-00

Planning Report Date: October 3, 2022

PROPOSAL:

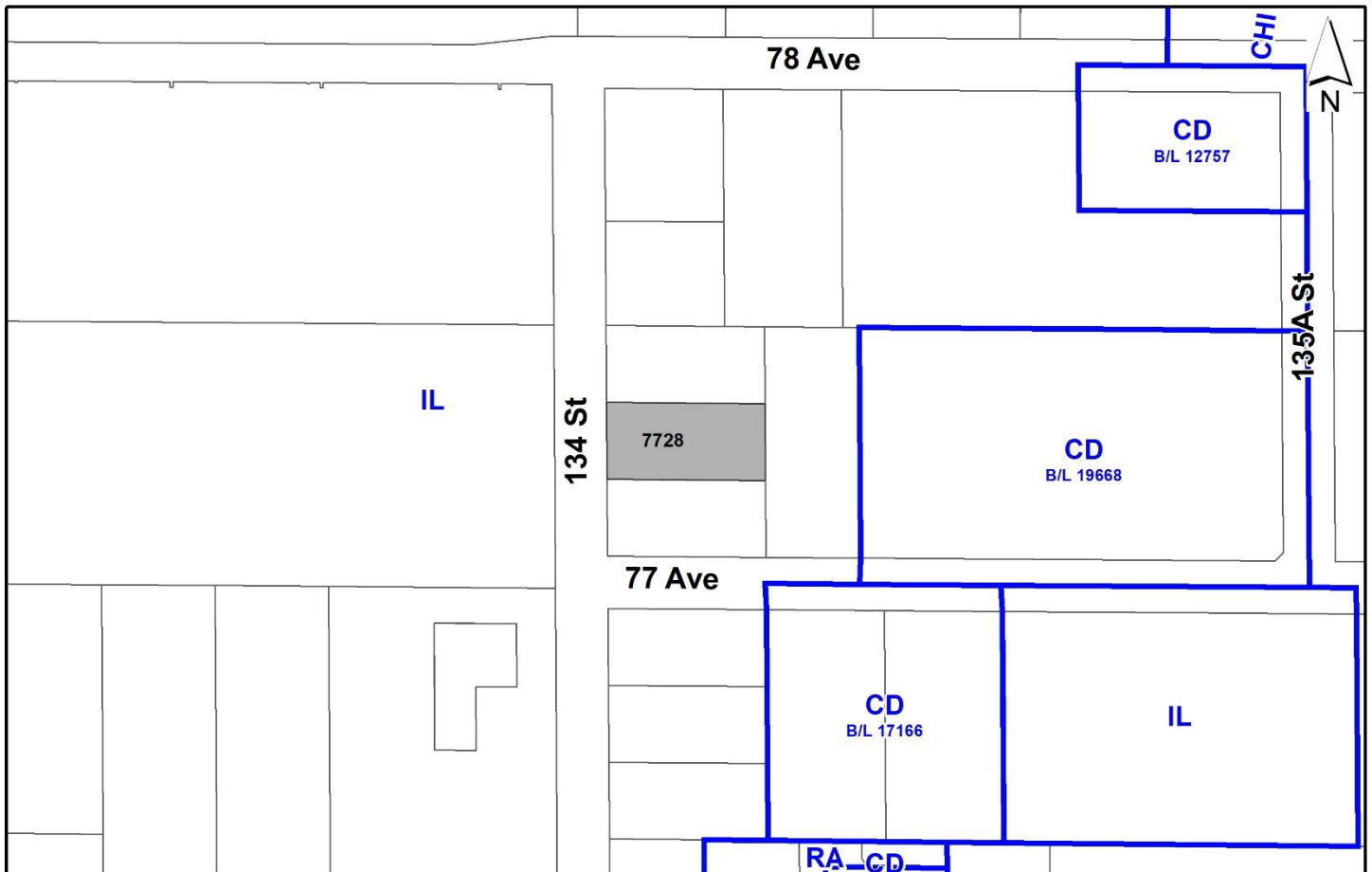
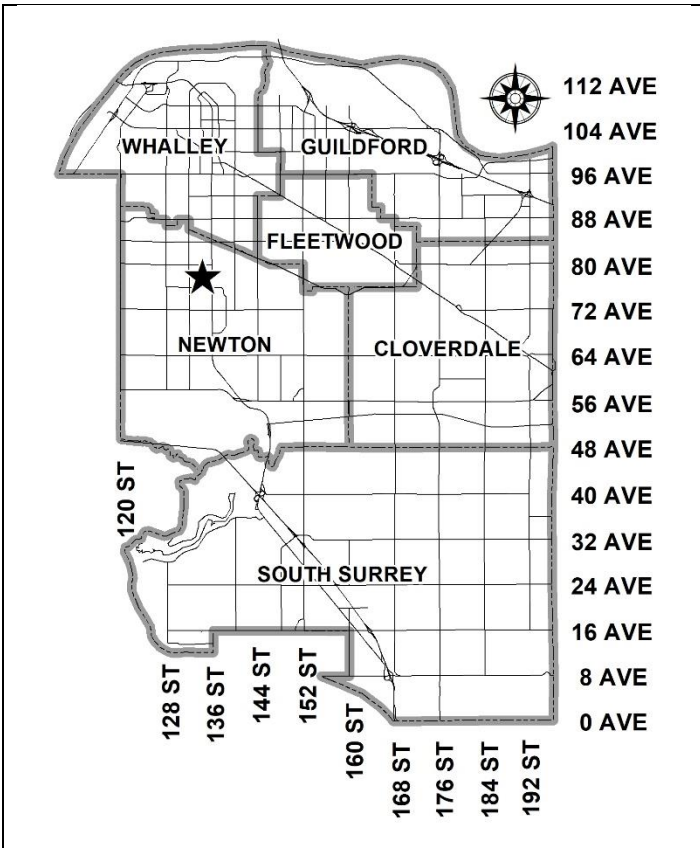
- **Development Variance Permit**

to permit the construction of an addition to an existing automobile painting and body shop.

LOCATION: 7728 - 134 Street

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 seeking a Development Variance Permit to reduce the minimum rear (east) and north side yard setback of the "Light Impact Industrial Zone (IL)".
- The applicant is also seeking a Development Variance Permit to reduce the minimum required on-site parking spaces.

## RATIONALE OF RECOMMENDATION

- The proposed variance was previously approved by Council under Development Application 7916-0132-00, which expired on October 2, 2019, since substantive construction had not begun within 2 years of DVP issuance.
- The proposal supports the City's Official Community Plan economic objectives for efficient utilization of employment lands.
- The proposed addition will allow the business to repair up to 18 vehicles at any given time and will increase the total number of full-time employees from 7 to 13.
- The existing building on the abutting property to the east (to the rear) of the subject lot has a side yard setback of 0.0 metres. Therefore, the proposed 0.0 metre rear yard setback on the subject lot will match that condition and is not anticipated to impact this neighbouring property.
- The proposed 3.5 metre north side yard setback is limited to the north-east corner of the subject site for approximately 9.1 metres of the north building face, accounting for approximately 15% of the total property length. The remaining building face is setback 13.7 metres from the north property line.
- The parking variance is minor and supported by Engineering's Transportation Section.

## RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7922-0269-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum rear yard (east) setback of the IL Zone from 7.5 metres to 0.0 metres;
- (b) to reduce the minimum north side yard setback of the IL Zone from 7.5 metres to 3.5 metres; and
- (c) to reduce the minimum number of off-street parking spaces from 28 to 25.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Automotive paint and body shop	Industrial	IL
North:	Granite stone retailer	Industrial	IL
East:	Printing company	Industrial	IL
South:	Window manufacturing	Industrial	IL
West (Across 134 ST.):	Translink bus yard	Industrial	IL

### Context & Background

- The proposed variances were previously approved by Council under Development Application 7916-0132-00, which expired on October 2, 2019, since substantive construction had not begun within 2 years of DVP issuance.
- The subject property is designated "Industrial" in the Official Community Plan (OCP) and zoned "Light Impact Industrial Zone (IL)".
- The IL Zone is intended for the development and regulation of light impact industrial, transportation industry, warehouses, distribution centres, and limited office and service uses.
- The subject property is 1,801 square metres and contains a single unit building with approximately 619 square metres of total floor space. The building houses an existing automobile painting and body work business with two service bays and one paint room.



- With the proposed building addition, there are 19 outdoor parking spaces, six indoor parking spaces, and five spaces available when utilizing the service bays and paint room.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Site Plan
- Appendix II. Development Variance Permit No. 7922-0269-00

*approved by Shawn Low*

Jeff Arason  
Acting General Manager  
Planning and Development

SDC/cm

PROJECT:

**7728 134 Street, Surrey**

DRAWING TITLE:

**Proposed Expansion**

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

**A-Best Auto Body**

SCALE:

**1:250**

DATE:

**June 27, 17**

PROJECT No:

**15-1308**

DRAWING No:

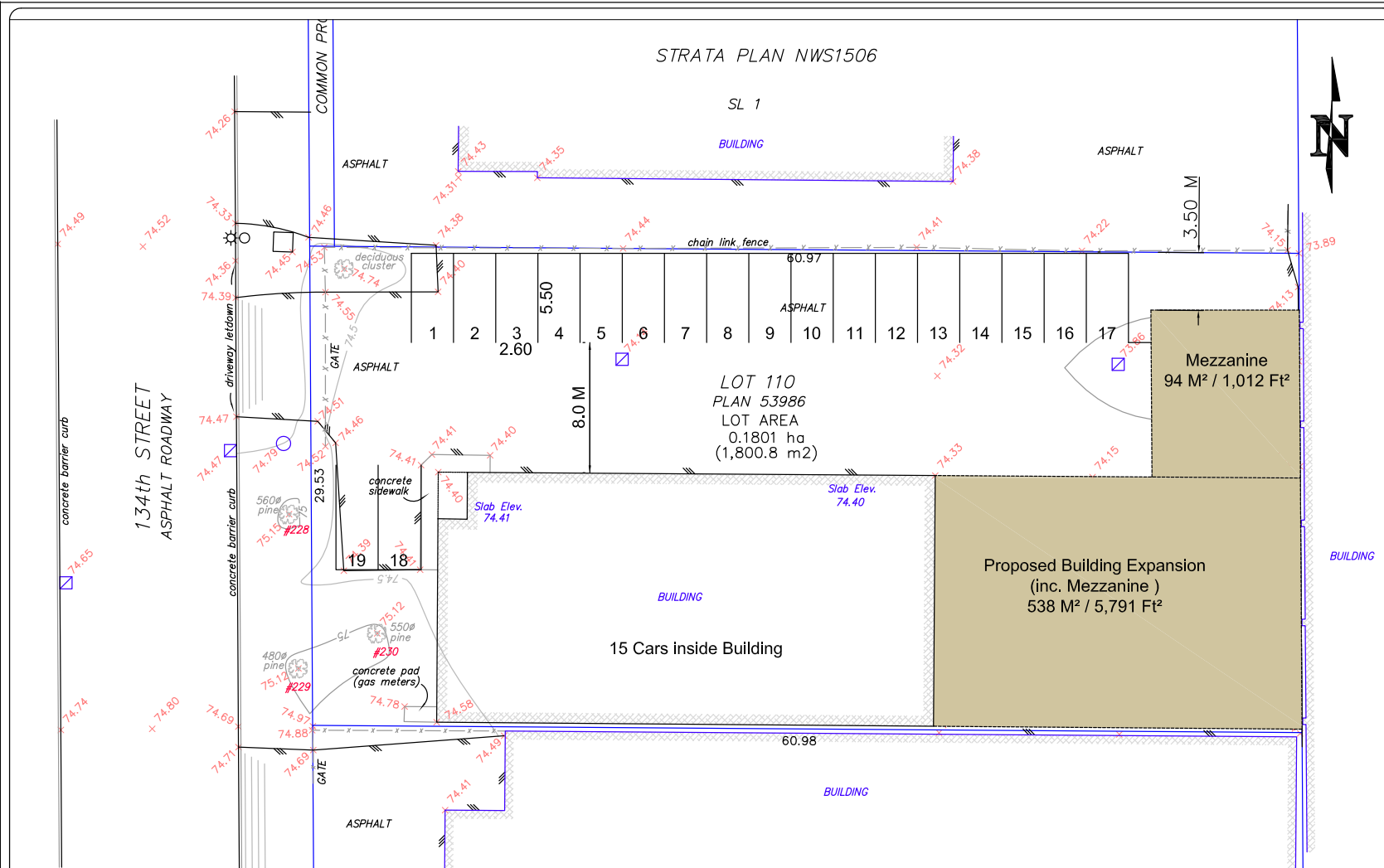
**01**

DESIGNED BY:

**EW**

CHECKED BY:

**OV**



**STATISTICS**

Subject Property: 1,801 M<sup>2</sup>  
Existing Building: 618.9 M<sup>2</sup> / 6,662 Ft<sup>2</sup>  
Proposed Expansion (inc. Mezzanine): 538 M<sup>2</sup> / 5,791 Ft<sup>2</sup>  
Total : 1,156.9 M<sup>2</sup> / 12,453 Ft<sup>2</sup>  
Required Parking: 35 Stalls (3 stalls / 100 M<sup>2</sup>)  
Provided Parking: 19 Stalls  
**Note: Parking & setback variance required.**

Building Footprint: 911.4 M<sup>2</sup>  
Permitted Site Coverage: 60%  
Proposed Site Coverage: 51%  
Permitted FAR: 1.0  
Proposed FAR: 0.64

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0269-00

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: 005-174-422  
Lot 10 Section 20 Township 2 New Westminster District Plan 53986  
7728 - 134 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Table C.1 of Part 5, Off-Street Parking and Loading/Unloading, the minimum number of required off-street parking spaces is reduced from 28 parking spaces to 25 parking spaces;
  - (b) In Section F. Yards and Setbacks of Part 48 Light Impact Industrial Zone, the minimum rear yard (east) setback is reduced from 7.5 metres to 0.0 metres; and
  - (c) In Section F. Yards and Setbacks of Part 48 Light Impact Industrial Zone, the minimum north side yard setback is reduced from 7.5 metres to 3.5 metres.

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.

4. The Land shall be developed strictly in accordance with the terms and conditions and provisions 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 .

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Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli



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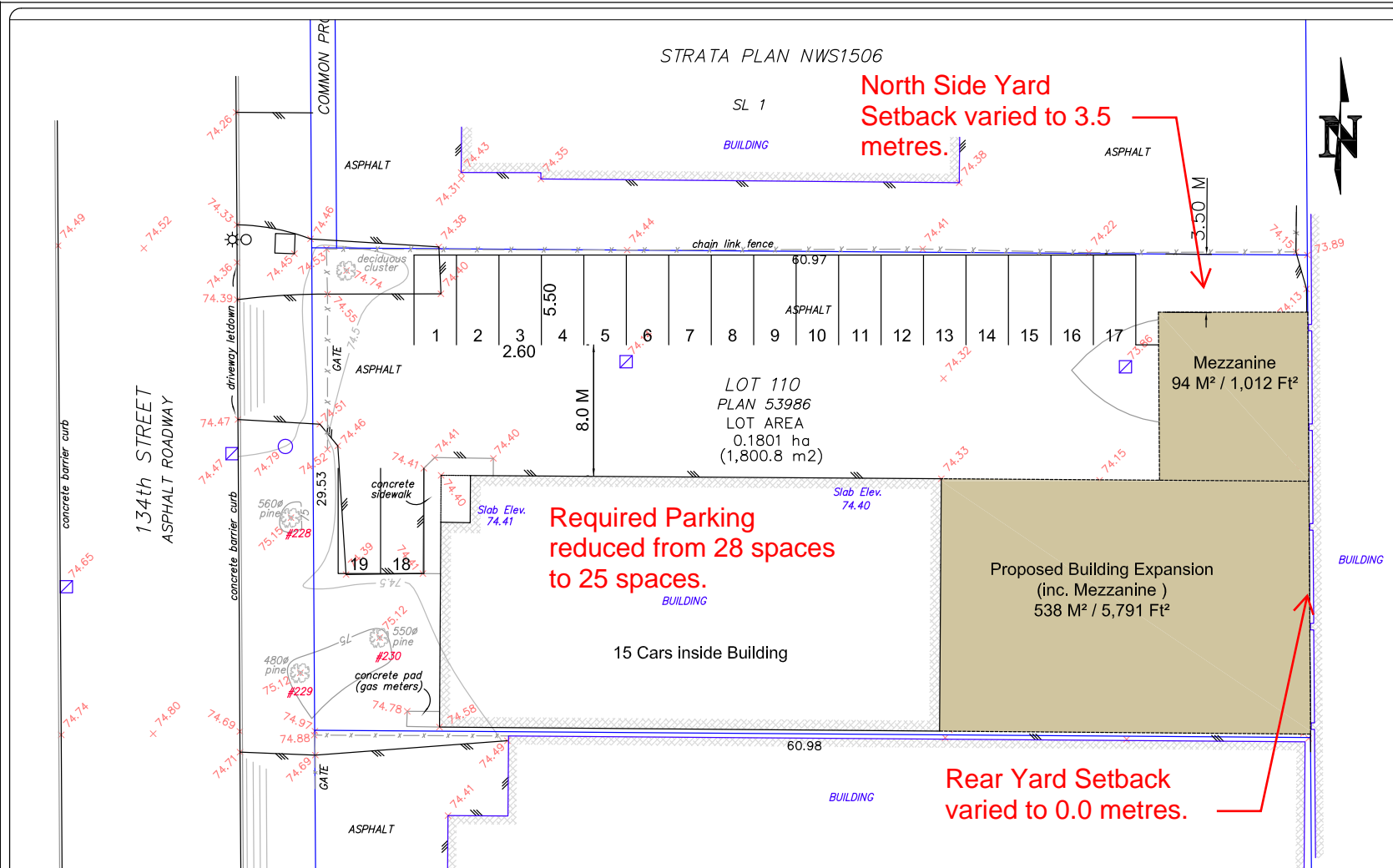
**OV**

STRATA PLAN NWS1506

North Side Yard  
Setback varied to 3.5  
metres.

Required Parking  
reduced from 28 spaces  
to 25 spaces.

Rear Yard Setback  
varied to 0.0 metres.



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