

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7907-0367-00

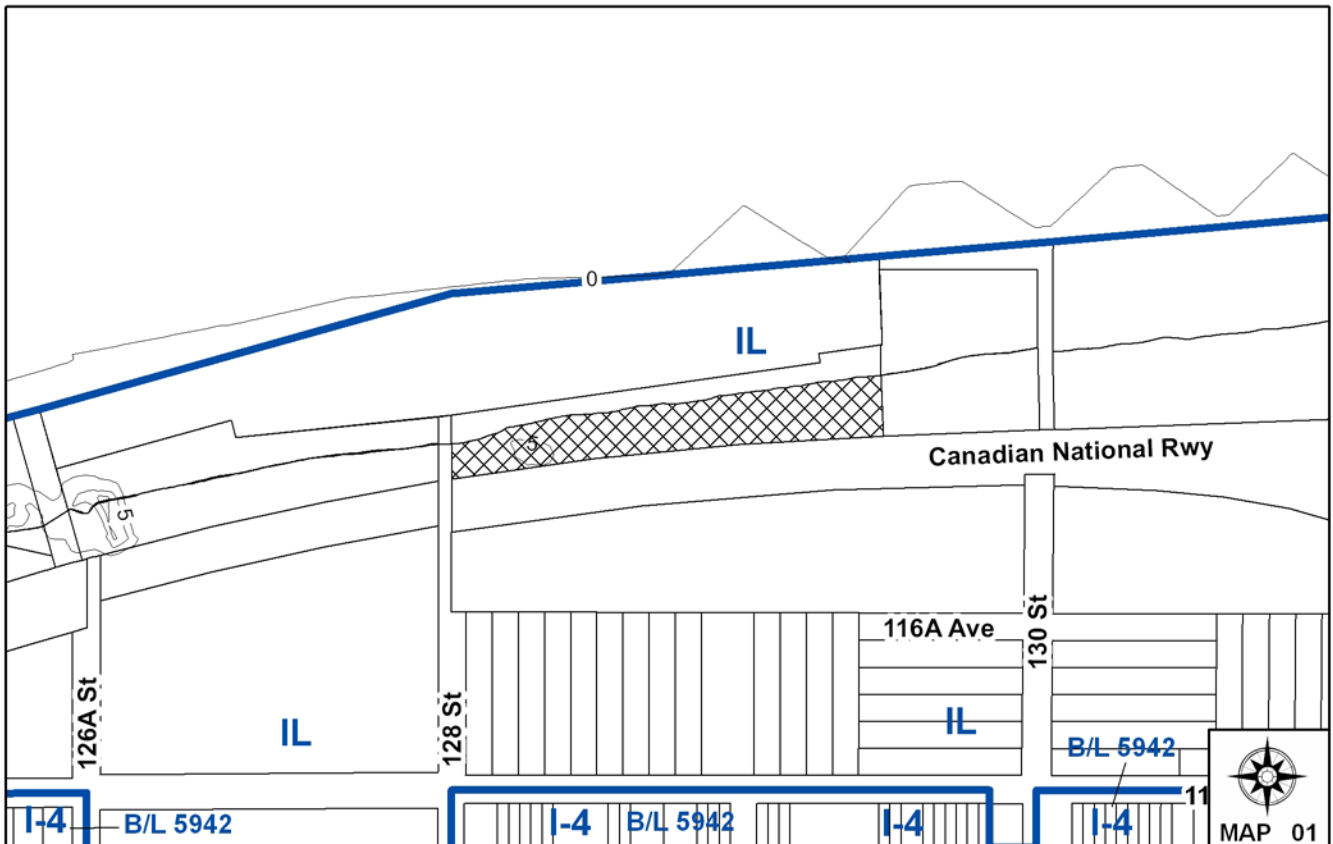
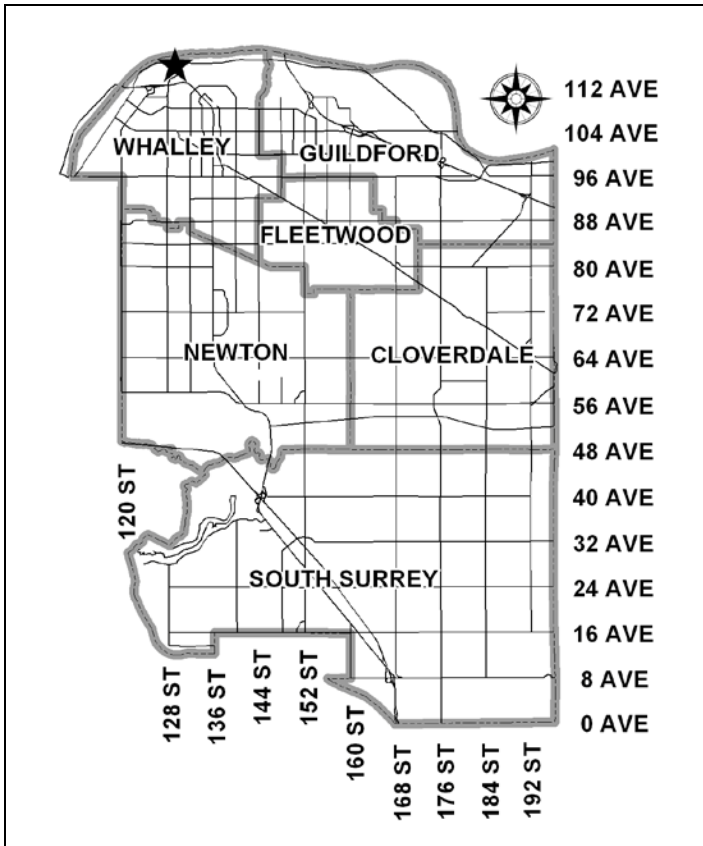
Planning Report Date: April 28, 2008

**PROPOSAL:**

- **Development Variance Permit**

in order to relax the north and south side yard setbacks of the IL Zone to permit the construction of administrative offices for a lumber mill.

**LOCATION:** 11711 - 130 Street  
**OWNER:** Mill & Timber Products Ltd.  
(Incorporation No. 370,225)  
**ZONING:** IL  
**OCP DESIGNATION:** Industrial



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Relax the side yard setbacks along the north property line to 2.0 metres (6.6 ft.) and along the south property line to 5.6 metres (18.4 ft.).

### RATIONALE OF RECOMMENDATION

- The site is constrained by its long and narrow shape and the requirement for an access road along the south property line.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7907-0367-00, (Appendix ) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north side yard setback of the IL Zone from 7.5 metres (25 ft.) to 2.0 metres (6.6 ft.); and
  - (b) to reduce the minimum south side yard setback of the IL Zone from 7.5 metres (25 ft.) to 5.6 metres (18.4 ft.).

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Parks, Recreation & Culture:	Parks supports the proposed development application.
Department of Fisheries and Oceans:	No concerns on the basis that the development does not compromise the line of or the area riverward or north of the "Natural Boundary" of the river.

SITE CHARACTERISTICS

Existing Land Use: Lumber storage for existing mill.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Fraser River	-	-
East:	City-owned parkland leased for parking.	Industrial	IL
South (Across Canadian National Railway tracks):	Industrial warehouse building with outdoor storage.	Industrial	IL
West (Across 128 Street):	Mill and Timber's mill operation.	Industrial	IL

## DEVELOPMENT CONSIDERATIONS

### Background

- The offices of Mill & Timber Products Ltd. are currently located at 12770 – 116 Avenue on the south-west corner of 116 Avenue and 128 Street in Bridgeview.
- The company, Mill & Timber Products Ltd., is in the lumber business. The lumber mill component is located at 12742 Bridgeview Shore.
- The existing office component must be relocated due to the construction of the South Fraser Perimeter Road.
- To facilitate the imminent move of their office component, the owners of Mill & Timber chose a site they currently own located adjacent to the Fraser River west of 130 Street, north of the Canadian National Railway tracks. The site is currently being used by Mill & Timber for lumber storage and is adjacent to their existing mill operation at 12742 Bridgeview Shore.
- The subject property is located at 11711 – 130 Street in Bridgeview, and is designated Industrial in the Official Community Plan (OCP) and zoned Light Impact Industrial (IL). The site is not located within a Development Permit area, as outlined in the OCP.
- The subject site is immediately to the west of City-owned parkland, which contains a dock, boat launching area and gravel parking lot.

### Current Proposal

- The applicant is proposing a two-storey concrete tilt-up building to be constructed on the property. The building will be constructed on piles with a main floor elevation of 4.5 metres (15 ft.) geodetic to mitigate soil structure and floodplain concerns at this location.
- A 2-bedroom caretaker's unit is proposed to be located on the second floor and will have a floor area of 91 square metres (980 sq. ft.). This is within the 140 square metres (1,500 sq. ft.) maximum floor area for a dwelling unit permitted in the IL Zone.
- The building will have a floor area of 2,316 square metres (24,929 sq. ft.). The floor area ratio (FAR) is 0.23 and the lot coverage is 12%. The proposal is within the 1.0 FAR and 60% lot coverage permitted in the IL Zone.
- The subject site has legal frontage at 128 Street. However, 128 Street is not constructed at this location. Therefore alternative access must be taken at the east property line via an existing access easement over City of Surrey-owned parkland located at 11731 – 130 Street.
- In addition to an easement for access, the subject site also requires an easement over the parkland for underground connections for water and sanitary service to the site. Through discussions with staff the applicant has agreed to address park needs.

- The building is sited to provide a 2.0-metre (6.6 ft.) wide separation between the north property line and the proposed building to provide additional area to accommodate a potential future walkway along the Fraser River.
- The applicant has also agreed to provide a voluntary contribution of \$150,000 for parkland improvements to the parkland located immediately to the east, at 11731 – 130 Street. This contribution will assist in activating and aesthetically improving this space.
- Part 5 of Surrey Zoning By-law No. 12000 requires one parking space for every 100 square metres (1,075 sq.ft.) for office use. As a result, the proposed building requires a total of 33 parking spaces for the total floor area of office use and 2 spaces for the caretaker suite. A total of 37 parking spaces (which includes 1 space for the disabled) will be provided.

### DESIGN PROPOSAL AND REVIEW

- The proposed industrial building is oriented east-west along the north property line at the easterly-most edge of the site.
- The applicant has located the main entry to the building adjacent to the City-owned parkland to the east in order to activate this space and provide natural surveillance of the parkland area.
- One vehicular access to the site is proposed through easement, via an access road over the City parkland from the east at 130 Street.
- The building is proposed to be constructed using tilt-up concrete panels with tinted glazing in aluminum frames and metal flashing. The primary colour of the building is light grey with dark grey as an accent colour. The building design has a significant amount of glazing incorporated.
- The north elevation is primarily glass to capitalize on river views while the south elevation has only a few windows in order to mitigate the negative acoustical effects of the adjacent rail lines to the south.
- The proposed building is 11.4 metres (37.4 ft.) in height, which is within the 18 metres (60 ft.) permitted in the IL Zone.
- The applicant is proposing landscaping along the eastern elevation of the building in order to provide an attractive entrance to their site and to enhance the relationship to the parkland.

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To relax the north side yard setback from 0.0 metre or 7.5 metres (25 ft.) to 2.0 metres (6.6 ft.).

## Applicant's Reasons:

- Parks staff requested that the building be sited 2.0 metres (6.6 ft.) from the north property line to provide additional separation from and to provide a corridor for a potential future walkway along the Fraser River foreshore.

## Staff Comments:

- The lot is long and narrow and the building has been designed to maximize its presence to the park site to the east.
- The applicant has provided this setback at the request of the Parks, Recreation and Culture Department and therefore the Planning Department supports the relaxation.

## (b) Requested Variance:

- To relax the south side yard setback from 0.0 metre or 7.5 metres (25 ft.) to 5.6 metres (18.4 ft.).

## Applicant's Reasons:

- The subject site is long and narrow in shape. In order to accommodate a 2.0-metre (6.6 ft.) wide setback from the north property line, the initially proposed 7.5-metre (25 ft.) setback from the south property line is decreased.

## Staff Comments:

- This variance has been triggered by the applicant agreeing to provide the 2.0-metre (6.6 ft.) setback along the north property line at the request of the Parks, Recreation and Culture Department and therefore the Planning Department supports the relaxation.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7907-0367-00

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:             John Kristianson  
                  Address:         #101 - 925 West 8 Avenue  
                                      Vancouver, BC  
                                      V5Z 1E4  
                  Tel:             604-736-2554
  
2.     Properties involved in the Application
  - (a)    Civic Address:         11711 - 130 Street
  
  - (b)    Civic Address:         11711 - 130 Street  
          Owner:             Mill & Timber Products Ltd. (Incorporation No. 370,225)  
          PID:                013-197-479  
          Parcel "B" (Reference Plan 3009) Section 4 Block 5 North Range 2 West Except:  
          Part Subdivided by Plan 46390 New Westminster District
  
3.     Summary of Actions for City Clerk's Office
  - (a)    Proceed with Public Notification for Development Variance Permit No. 7907-0367-00.

## DEVELOPMENT DATA SHEET

Existing Zoning: **IL**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		10,272 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	60%	12%
Paved & Hard Surfaced Areas		19%
Total Site Coverage		31%
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	243.5 m
Rear	7.5 m	7.7 m
Side #1 (North)	7.5 m or 0 m	2.0 m *
Side #2 (South)	7.5 m	5.6 m *
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	18 m	11.38 m
Accessory	n/a	n/a
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom (Caretaker's Suite)		
Three Bedroom +		
Total	1	1
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	10,272 m <sup>2</sup>	2,316 m <sup>2</sup>

*\* Development Variance Permit requested*



## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)	1.0	0.23
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	33	35
Residential Bachelor + 1 Bedroom		
2-Bed	2	2
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	35	37
Number of disabled stalls	1	1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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