

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7908-0051-00

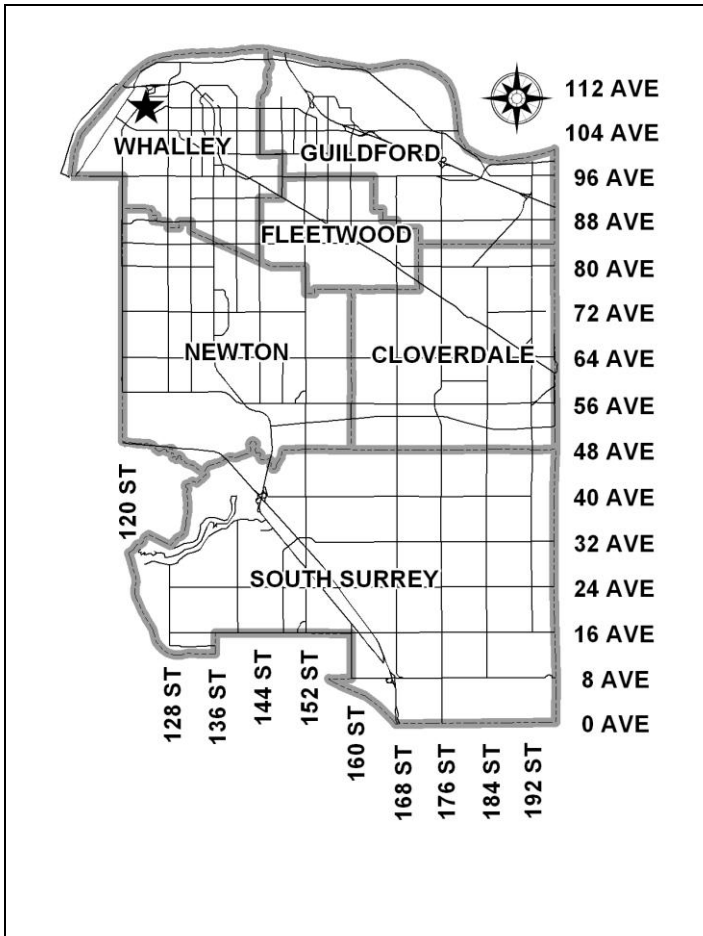
Planning Report Date: March 30, 2009

**PROPOSAL:**

- **Development Permit**
- **Development Variance Permit** to relax requirement of the rear and side yard setbacks and parking

in order to allow construction of an industrial building in South Westminster.

**LOCATION:** 10847 and 10869 - 124 Street  
**OWNER:** Canadian Zhongnan Steel Structure Co Ltd.  
**ZONING:** IL-1  
**OCP DESIGNATION:** Industrial  
**NCP DESIGNATION:** Business Park



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The rear yard setback is reduced from 7.5 metres (25 ft.) to 0 metre.
- The side yard setback is reduced from 7.5 metres (25 ft.) to 1.5 metres (5 ft.).
- To relax the required parking from 28 spaces to 23 spaces for future potential mezzanines.

### RATIONALE OF RECOMMENDATION

- The rear and side yard relaxations maximize the industrial development of an odd shaped property and do not negatively impact neighbouring properties.
- The proposed parking satisfies the Zoning By-law requirement for the initial construction, but does not satisfy the parking requirement if the maximum 40% mezzanine areas are constructed.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7908-0051-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7908-0051-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of the IL-1 Zone from 7.5 metres (25 ft.) to 0 metre;
  - (b) to reduce the minimum north side yard setback of the IL-1 Zone from 7.5 metres (25 ft.) to 1.5 metres (5 ft.); and
  - (c) to vary the Zoning By-law to reduce the total required parking spaces from 20 to 23.
3. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
  - (e) final inspection of Permit No. 08-32287 to confirm satisfactory removal of the single family dwelling from 10869 - 124 Avenue.

## REFERRALS

Engineering:

The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Single family house on 10869 - 124 Street and vacant land partially preloaded.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>NCP Designation</b>	<b>Existing Zone</b>
North:	Autobody repair and automotive service uses; non-conforming single family dwelling with outside storage.	Business Park	IL-1
East (Across 124 Street):	Machine shops and vacant land.	Business Park	IL-1
South (Across Lien Road):	Nonconforming single family dwellings with outside storage; vacant property used for outside storage.	Highway Commercial Industrial	IL-1
West:	Automotive repair service.	Business Park	CHI

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located in South Westminster and is designated Business Park in the South Westminster Neighbourhood Concept Plan (NCP). The subject property was part of the Council-initiated rezoning process in South Westminster and was rezoned from "Light Impact Industrial Zone (IL)" to "Light Impact Industrial 1 Zone (IL-1)" with the adoption of By-law No. 15665 on May 18, 2005.
- The site is comprised of two properties. The property located at 10847 - 124 Street is currently vacant, while the property at 10869 - 124 Street has a single family home and a demolition permit issued in November 2008 for the removal of the dwelling. The house is vacant and has not yet been removed.
- In October 2007, the current owner purchased the property. The owner has applied for a Development Permit to permit the construction of a multi-tenant industrial building and a Development Variance Permit to vary the rear and side yard setback requirements of the IL-1 Zone.

Current Proposal

- The subject properties are located at the intersection of 124 Street and Lien Road in South Westminster and have a gross site area of 5,342.2 square metres (1.3 acres).

- The current proposal is to develop a multi-tenant industrial building with a floor area, including future mezzanine area of 2,747 square metres (29,569 sq.ft.). Based on the site area, the proposal represents a floor area ratio (FAR) of 0.51 and a lot coverage of 43%. The proposal satisfies the maximum FAR of 1.0 and lot coverage of 60% permitted in the IL-1 Zone.
- The applicant proposes a total of 23 employee and customer parking spaces. Based on the floor area, including future mezzanine area, a total of 28 employee and customer parking spaces are required under Surrey Zoning By-law No. 12000. The applicant has requested a relaxation of this requirement (see By-law Variance and Justification section).
- The property is located in a floodplain area and requires a minimum 4.4-metre (14.04 ft.) building elevation to the underside of the slab. The existing road elevations are approximately 2.0 metres (6.6 ft.) along Lien Road and 2.1 metres (6.9 ft.) along 124 Street. Additional fill will be required to raise the building elevation to satisfy the minimum 4.4 metres (14.04 ft.) flood proofing elevation.
- The substantial fill requirements require the installation of retaining walls along the rear and interior side property lines. Along the Lien Road and 124 Street road frontages the retaining walls are proposed to be constructed along the inside edge of the proposed landscaping.

### PRE-NOTIFICATION

In accordance with Council policy, a Development Proposal sign was erected on the property. To date, staff have not received any comments with respect to the proposal.

### DESIGN PROPOSAL AND REVIEW

- The proposal is for a multi-tenant industrial building, with the owner occupying the main portion of the building for his steel business.
- Driveway accesses are proposed for the site from 124 Street and from Lien Road. These driveway accesses will be secured in the evening hours by hollow steel gates.
- The exterior finishing of the proposed 1 and 2-storey building will be decorative aluminum panels painted light grey. Due to the configuration of the site, overhead doors will be facing Lien Road, which is contrary to the OCP guidelines. The applicant has proposed that the overhead doors be painted light grey to blend in with the exterior of the building.
- The south and north elevations of the building incorporate canopies painted dark blue over the main doors to the businesses, to provide additional interest along the Lien Road frontage.
- The east portion of the building incorporates heavy glazing. The applicant has indicated that there will be large overhead cranes operating in this two-storey portion of the building.
- This two-storey portion will also incorporate some second-level office space.

- The applicant has proposed to use a black vinyl coated chain link fence along the north property line which will tie into the building to provide site security.
- The applicant has requested backlit fascia signage above the individual units.
- The applicant has requested a free-standing sign, located 2.0 metres (6.5 ft.) from the west property line, at the intersection of Lien Road and 124 Street to provide for business identification. The proposed sign is 1.5 metres (5 ft.) in height, which is less than the 6 metres (20 ft.) permitted under Surrey Sign By-law.
- Building security lighting is proposed to be downward facing, shaded wall packs to reduce the potential for glare.
- There may be a potential for rooftop overview from the properties to the north. The applicant is proposing to screen the rooftop mechanical equipment with metal screening.
- The applicant is proposing approximately 3.0 metres (13 ft.) of landscaping along both of the road frontages, which satisfies the minimum requirements of the IL-1 zone. This landscaping consists of flowering and non-flowering deciduous and coniferous trees and shrubs.

#### ADVISORY DESIGN PANEL

This item was not referred to the Advisory Design Panel, but was reviewed by City staff and found to be generally acceptable.

#### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the rear yard (west) setback of the IL-1 Zone from 7.5 metres (25 ft.) to 0 metre.

Applicant's Reasons:

- The site has a difficult configuration. The building has been designed to maximize the building area on the site, while conforming to the maximum building size and the parking requirements of the Zoning By-law

Staff Comments:

- The property located along the west property line of the subject site, at 10894 Scott Road, will be required to enter into a reciprocal access agreement at the time of redevelopment with the two other properties to the north fronting Scott Road, to connect between Lien Road and Larson Road. As this future reciprocal access will appear as a lane between these sites and the subject site, Planning staff support the requested variance.

## (b) Requested Variance:

- To reduce the north side yard setback of the IL-1 Zone from 7.5 metres (25 ft.) to 1.5 metres (5 ft.).

## Applicant's Reasons:

- The proposed relaxation is for approximately half the length of the building, while the rest of the building is setback 10 metres (32 ft.) from the remainder of the north side lot line.

## Staff Comments:

- The subject site is proposing to consolidate two irregular shaped properties into one lot to allow for the development. The resulting lot configuration is still irregular. Staff concur with the applicant's justification and support the requested relaxation.

## (c) Requested Variance:

- To relax the required parking in the Zoning By-law from 28 parking spaces to 23 parking spaces.

## Applicant's Reasons:

- The proposed parking satisfies the Zoning By-law requirement for the proposed floor area, however, it does not provide parking spaces for the future potential mezzanines on the west portion of the building.
- The future tenants of these spaces may not construct the mezzanines.
- The servicing and construction costs are expensive in this area requiring the building size to be maximized to generate the revenue to finance the project.

## Staff Comments:

- Planning staff encourage applicants to provide parking spaces for future potential mezzanines in industrial buildings. The building as currently proposed by the applicant, satisfies the parking requirement of 23 spaces.
- The future mezzanine space may not be constructed.
- Planning staff support the requested variance.

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. Site Plan, Building Elevations Landscape Plans
- Appendix III. Engineering Summary
- Appendix IV. Development Variance Permit No. 7908-0051-00

Jean Lamontagne  
General Manager  
Planning and Development

LAP/kms

v:\wp-docs\planning\plncom09\01080949lap.doc  
KMS 1/8/09 11:33 AM



Information for City Clerk

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

1. (a) Agent:      Name:                Zhanchao Zhao  
                         Address:            14839 - 95 Avenue  
   Surrey, BC  
   V3R 7W4  
                         Tel:                    604-582-1305

2.      Properties involved in the Application

(a)      Civic Address:            10847 and 10869 - 124 Street

(b)      Civic Address:            10847 - 124 Street  
            Owner:                    Canadian Zhongnan Steel Structure Co. Ltd., Inc. No.  
   BC799629  
            PID:                    002-516-209  
            Lot 8 Section 17 Range 2 Plan 9502 New Westminster District

(c)      Civic Address:            10869 - 124 Street  
            Owner:                    Canadian Zhongnan Steel Structure Co. Ltd., Inc. No.  
   BC799629  
            PID:                    011-399-627  
            Lot 7 Section 17 Block 5 North Range 2 West New Westminster District Plan  
            9502

3.      Summary of Actions for City Clerk's Office

(a)      Proceed with Public Notification for Development Variance Permit No. 7908-0051-00.

## DEVELOPMENT DATA SHEET

**Existing Zoning: IL-1**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		5,342.2 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	60%	42%
Paved & Hard Surfaced Areas		35%
Total Site Coverage		78%
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	11.2 m
Rear	7.5 m	0 m *
Side #1 (South)	7.5 m	11.9 m
Side #2 (North)	7.5 m or 0	1.5 m *
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	18.0 m	11.6 m
Accessory	6.0 m	n/a
<b>NUMBER OF RESIDENTIAL UNITS</b>	1	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>	n/a	
<b>FLOOR AREA: Commercial</b>	n/a	
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>	5,342.2 m <sup>2</sup>	2,339 m <sup>2</sup>
Potential Mezzanines		408 m <sup>2</sup>
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	5,342.2 m <sup>2</sup>	2,747 m <sup>2</sup>

\* *Variance 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)		
FAR (net) (including potential mezzanines)	1.0	0.51
AMENITY SPACE (area in square metres)	n/a	
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial (proposed)	23	23
Industrial (future mezzanine)	4	
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	27	23
Number of disabled stalls		
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
---------------	----	---------------------------------	----

*\* Variance requested*