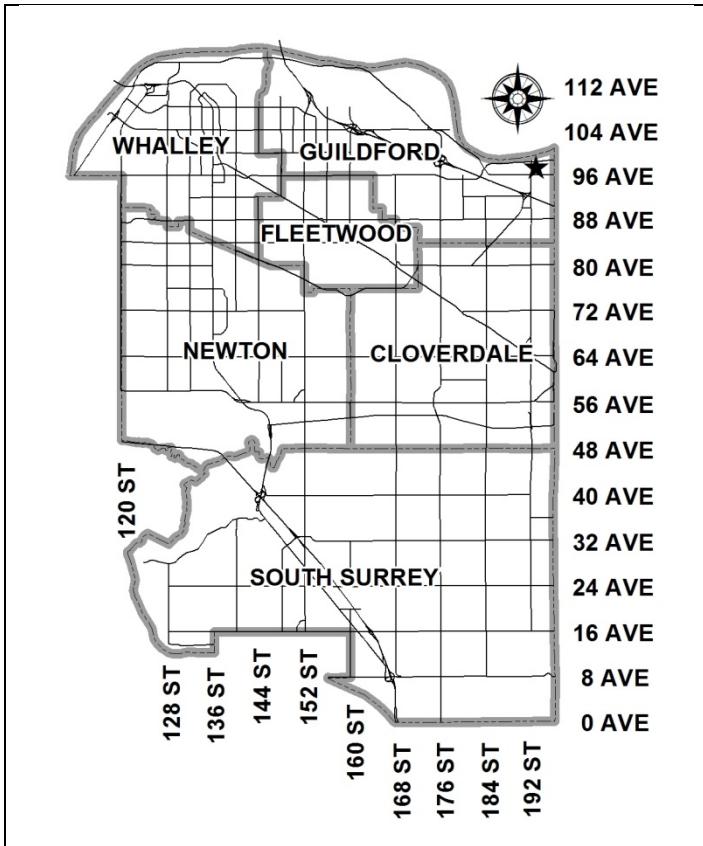


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0397-00

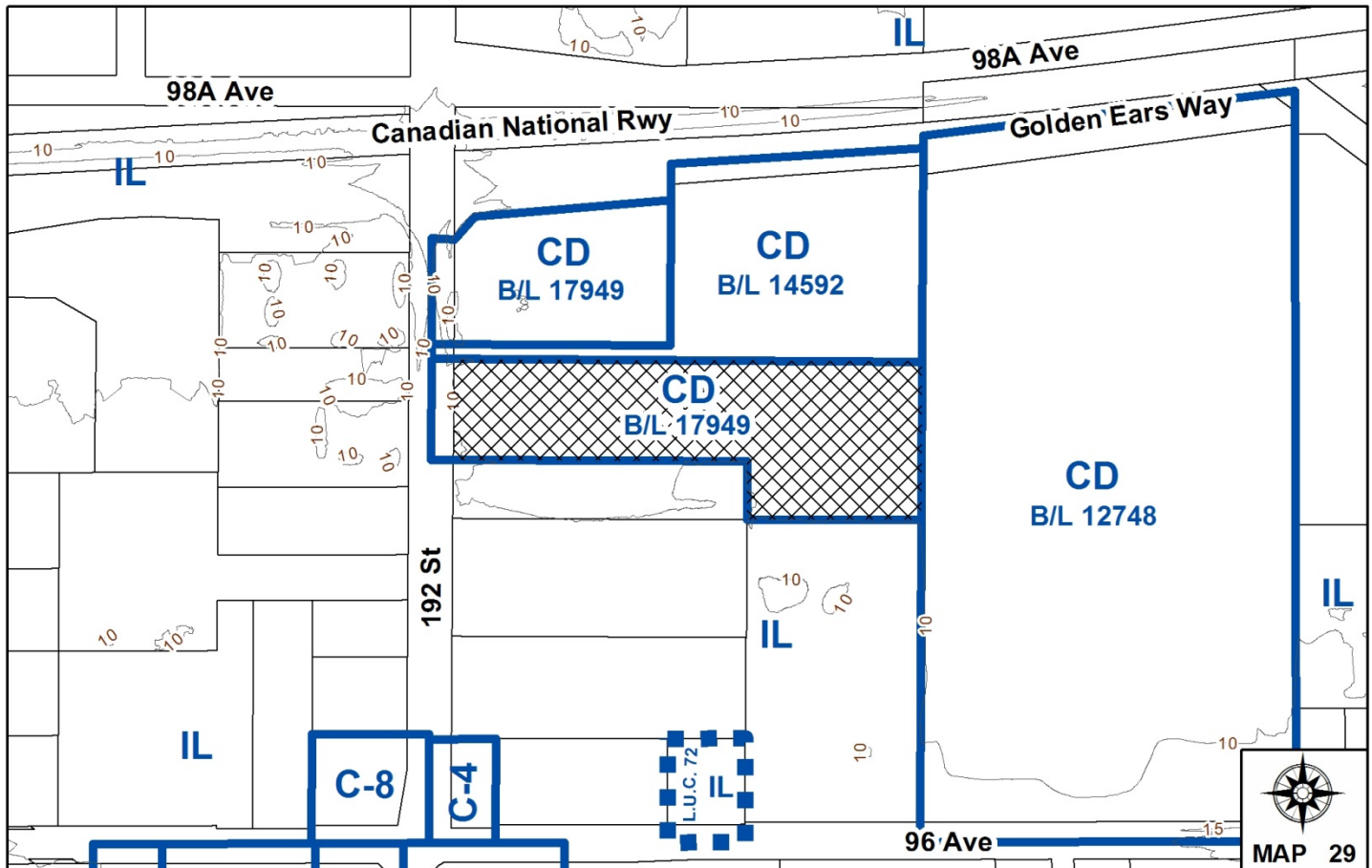
Planning Report Date: February 1, 2016



PROPOSAL:

- **Development Variance Permit**
 to permit exterior stairs for an organic waste biofuel processing facility currently under construction.

LOCATION: 9752 - 192 Street
OWNER: City of Surrey
ZONING: CD By-law No. 17949
OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires a setback relaxation to allow exterior stairs on the rear (east) side of the building.

RATIONALE OF RECOMMENDATION

- The proposed exterior stairs on the rear (east) side of the building will address BC Building Code requirements.
- The stairs will be located at the back of the building and will not be visible from the street (192 Street).

RECOMMENDATION

1. The Planning & Development Department recommends that Council approve Development Variance Permit No. 7915-0397-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear (east) yard setback of the CD Zone (By-law No. 17949) from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for exterior stairs.

REFERRALS

Engineering: The Engineering Department has no objection to the requested variance.

SITE CHARACTERISTICS

Existing Land Use: Organic waste biofuel processing facility, 14,300 square metres (154,000 sq. ft.) in size, under construction.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Metro Vancouver waste transfer station	Industrial	CD By-law No. 14592
East:	Mixed industrial uses	Industrial	CD By-law No. 12748
South:	Mixed industrial uses	Industrial	IL
West (Across 192 Street):	Mixed industrial uses	Industrial	IL

DEVELOPMENT CONSIDERATIONS

- The subject lot is located in the Port Kells industrial area on the east side of 192 Street, north of Highway No. 1 and south of the controlled intersection with Golden Ears Way, and adjacent to the existing Metro Vancouver waste transfer station.
- The subject lot is designated Industrial under the Official Community Plan (OCP) and is zoned "Comprehensive Development Zone (CD)" (By-law No. 17949). The lot has an area of 2.68 hectares (6.6 acres).
- Council granted Final Adoption to the rezoning of two City-owned sites to CD Zone (By-law No. 17949) on June 17, 2013 (Application No. 7910-0241-00).

- On April 13, 2015 Council approved Development Permit and Development Variance Permit (DVP) No. 7915-0004-00 for the construction of a Biofuel Processing Facility on the subject site.
- The organic waste biofuel processing facility is intended to handle primarily residential organic waste collected in the City of Surrey. However, in order to accommodate growing regional demand for organic waste processing, this facility may also accept organic material from the Industrial/ Commercial/ Institutional sectors and/or from neighbouring municipal curbside organic waste collection programs.
- The organic waste biofuel processing facility is currently under construction, and is on schedule for completion as per a predetermined construction timeline. The odour suppression stack has been constructed.
- The applicant is seeking a Development Variance Permit (DVP) for the proposed addition of exterior stairs at the rear of the building, which do not comply with CD By-law No. 17949 or the previously approved Development Variance Permit No. 7915-0004-00.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum rear (east) yard setback of the CD Zone (By-law No. 17949) from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for exterior stairs.

Applicant's Reasons:

- The BC Building Code requires exiting stairs from the building. The proposed exiting stairs will extend into the rear (east) yard setback area.

Staff Comments:

- The north and south side yard setbacks were previously reduced under approved Development Variance Permit (DVP) No. 7915-0004-00, to permit exterior stairs that will encroach into the setbacks.
- The addition of exterior stairs at the rear of the building is needed for emergency exiting purposes. All other aspects of the Biofuel Processing Facility generally comply with Development Permit and Development Variance Permit No. 7915-0004-00 previously approved by Council.
- The proposed stairs will not be visible from the street (192 Street).
- A 3-metre (10 ft.) tall security gate is proposed at the base of the proposed exterior stairs to discourage vandalism and unauthorized entry into the building.
- The previous approved variances under DVP No. 7915-0004-00 (Appendix II) still apply, and the Notice of DVP No. 7915-0004-00 will remain on Title.

- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary
Appendix II. Development Variance Permit No. 7915-0004-00 (approved)
Appendix III. Development Variance Permit No. 7915-0397-00 (proposed)

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/dk

Information for City Clerk

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

1. (a) Agent: Name: Ryan Lauzon
Orgaworld Canada Ltd.
Address: 4675 - Wellington Road South
London, ON N6E 3W7
Tel: 519-663-4446

2. Properties involved in the Application

(a) Civic Address: 9752 - 192 Street

(b) Civic Address: 9752 - 192 Street
Owner: City of Surrey
PID: 025-560-140
Lot 3 District Lot 387a Group 2 New Westminster District Plan Bcp3186

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Development Variance Permit No. 7915-0397-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0004-00

Issued To: City Of Surrey
("the Owner")

Address of Owner: 13450 104 Ave
Surrey BC V3T 1V8

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: 025-560-140
Lot 3 District Lot 387A Group 2 New Westminster District BCP3186
9752 192 St

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2013, No. 17949, as amended is varied as follows:
 - (a) In Section F Yards and Setbacks the north side yard setback is varied from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for a stairwell and 3.5 metres (11 ft.) for chemical storage tanks;
 - (b) In Section F Yards and Setbacks the south side yard setback is varied from (25 ft.) to 4.5 metres (14.5 ft.) for a stairwell and canopy;
 - (c) In Section F Yards and Setbacks the rear yard setback is varied from 7.5 metres (25 ft.) to 3 metres (9.8 ft.) for an odour suppression stack;
 - (d) In Section G Height of Buildings the height of a portion of the principal building is increased from 18 metres (60 ft.) to 80 metres (263 ft.) for an odour suppression stack; and

4. Surrey Zoning By-law, 1993, No. 12000as amended is varied as follows:
 - (e) In Part 5 Off-Street Parking and Loading/Unloading the minimum number of off-street parking spaces is reduced from 143 spaces to 18 spaces.
5. This development variance permit applies to only that portion of the building 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.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. 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.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. 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 – Linda Hepner

City Clerk – Jane Sullivan



Stantec Consulting Ltd. 1100 - 111 Dunsmuir Street
 Vancouver, BC, Canada V6B 6A3
 Tel: 604.596.8822 www.stantec.com
 Stantec Architecture Ltd. 1100 - 111 Dunsmuir Street
 Vancouver, BC, Canada V6B 6A3
 Tel: 604.596.8822 www.stantec.com



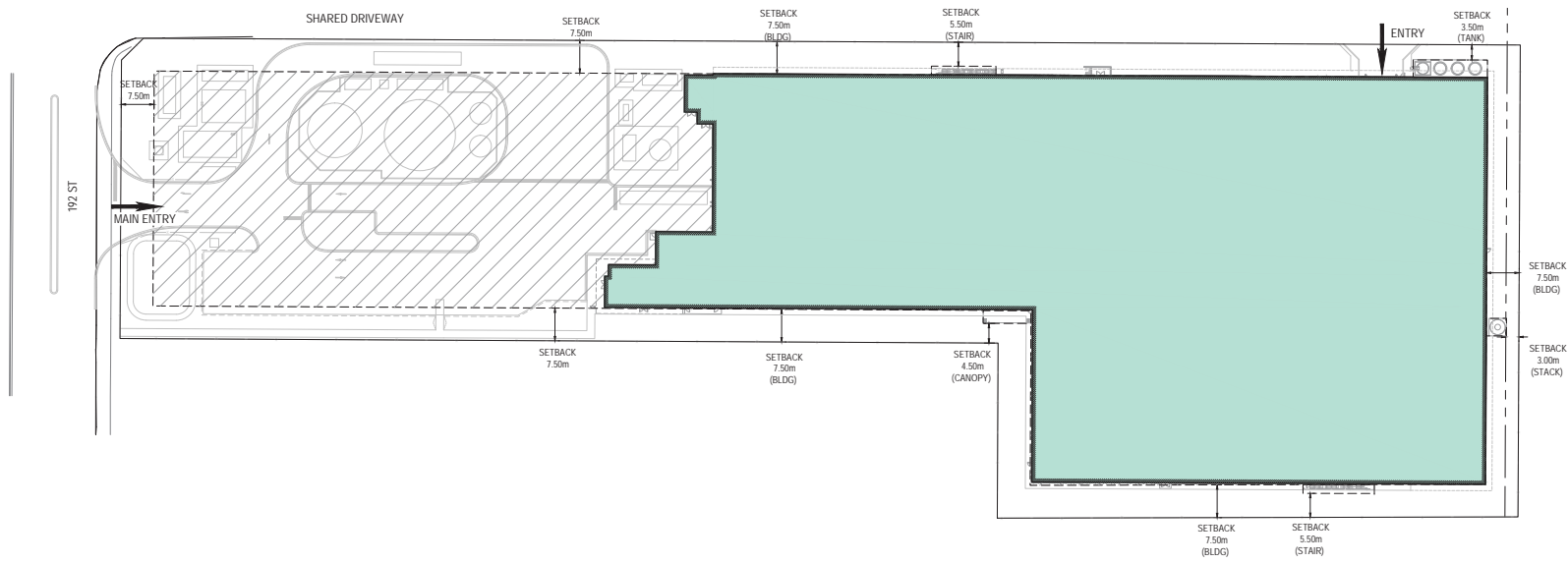
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The contents of this work shall be prepared for all purposes.
 The Client shall be responsible for the accuracy of the information.
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Key Plan

Legend

--- --	PROPERTY LINE
- - - -	FENCE LINE
- · - · -	SETBACK LINE
▨	BUILDING
■	CURB



Revision	By	Check	SYNOPSIS

Client/Project
ORGAWORLD CANADA
SURREY BIOFUEL PROCESSING FACILITY

Title
SITE PLAN

Project No.	11401868	Scale	1/4" = 1'
Date	20/05/2017	File Number	SBFWWP-BTNC-001
Drawing No.	C-901	Revision	

Schedule A

C-901

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0397-00

Issued To: CITY OF SURREY

("the Owner")

Address of Owner: 13450 - 104 Avenue
Surrey, BC V3T 1V8

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: 025-560-140
Lot 3 District Lot 387a Group 2 New Westminster District Plan Bcp3186

9752 - 192 Street

(the "Land")

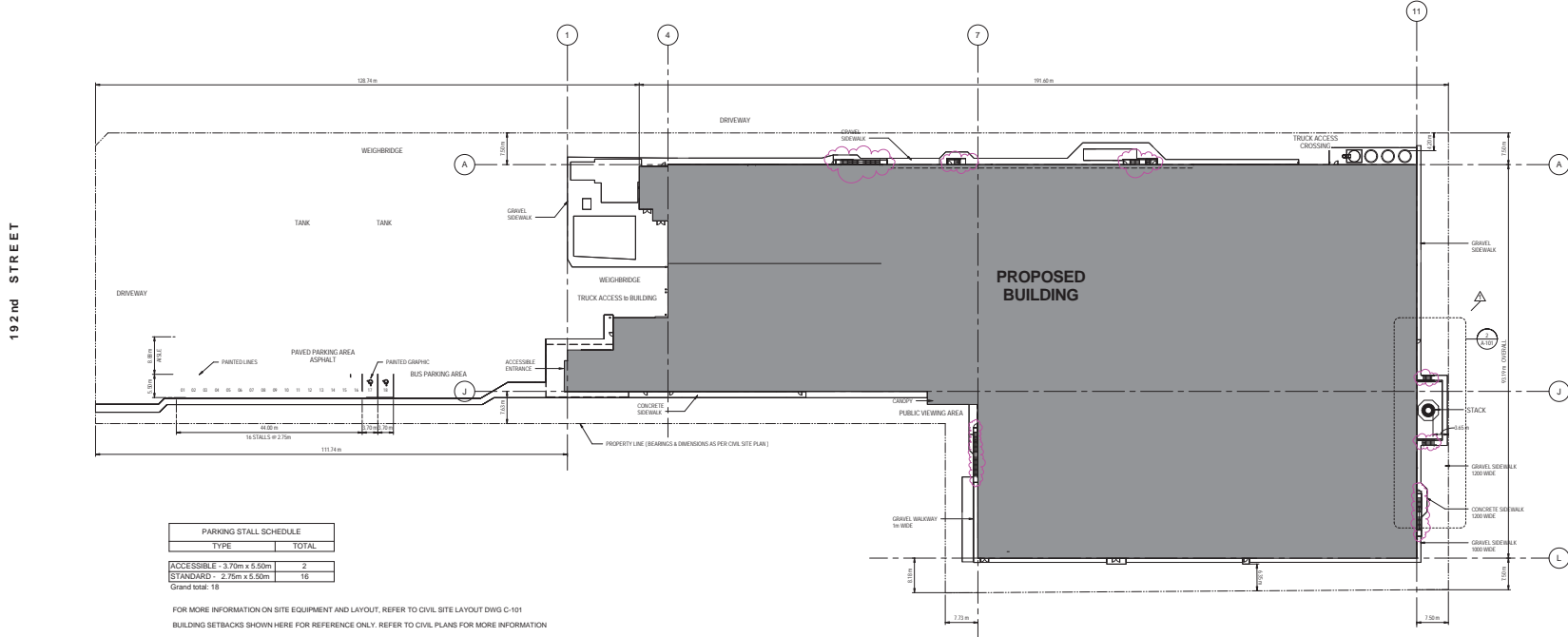
3. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2013, No. 17949, as amended is varied as follows:
 - (a) In Section F Yards and Setbacks, the rear (east) yard setback is reduced from 7.5 metres (25 ft.) to 3 metres (10 ft.) for exterior stairs.
4. This development variance permit applies to only the building 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, the building shown on attached Schedule A.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. 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.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
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AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan



PARKING STALL SCHEDULE	
TYPE	TOTAL
ACCESSIBLE - 3.70m x 5.50m	2
STANDARD - 2.75m x 5.50m	16
Grand total:	18

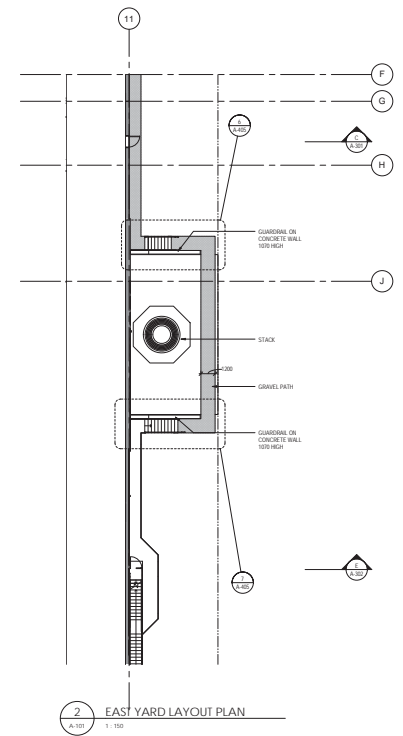
FOR MORE INFORMATION ON SITE EQUIPMENT AND LAYOUT, REFER TO CIVIL SITE LAYOUT DWG C-101
BUILDING SETBACKS SHOWN HERE FOR REFERENCE ONLY. REFER TO CIVIL PLANS FOR MORE INFORMATION

1 OVERALL SITE PLAN - ARCHITECTURAL
A-101 1:400

DEVELOPMENT DATA SHEET
Existing Zoning: CD By-law No. 17149
DP Number: 7915-004-00

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		2.68 ha.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	53%
Paved & Hard Surfaced Areas		30.3%
Total Site Coverage		83.3%
SETBACKS (in metres)		
Front	7.5m	
Rear	7.5m	7.5m building 5.4m stack*
Side #1 (N)	7.5m	7.5m building 5.5, 5.0m*
Side #2 (S)	7.5m	3.5m storage tanks* 7.5m building 4.5m canopy 5.5m stairs*
BUILDING HEIGHT (in metres/stories)		
Principal	18m	12m building 80m stack*
Accessory	6m	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
FLOOR AREA: Industrial	26,800 m ²	13,021 m ²
Accessory Office		3,802 m ²
FLOOR AREA: Multifunctional		
TOTAL BUILDING FLOOR AREA	26,800 m ²	14,323 m ²

*Variance



2 EAST YARD LAYOUT PLAN
A-101 1:100

Schedule A

Revision	By	Approved	Date
1	MP	MP	11/11/20
2	MP	MP	11/11/20
3	MP	MP	11/11/20
4	MP	MP	11/11/20
5	MP	MP	11/11/20

MICHAEL McNAUGHT, 1100-111 DUNSMUIR STREET, VANCOUVER BC V6B 6A3
(604) 684-2040

Client/Project: ORGAWORLD CANADA
SURREY BIOFUEL PROCESSING FACILITY
1912 19th STREET, SURREY, BC

Title: ARCHITECTURAL SITE PLAN

Project No.	Scale	
114501645	As Shown	
Date	File Number	Revision
15.09.11	SPT-WP3-STN.A-101	