

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**  
 Application No.: 7921-0078-00

Planning Report Date: May 31, 2021

**PROPOSAL:**

- **Development Variance Permit**

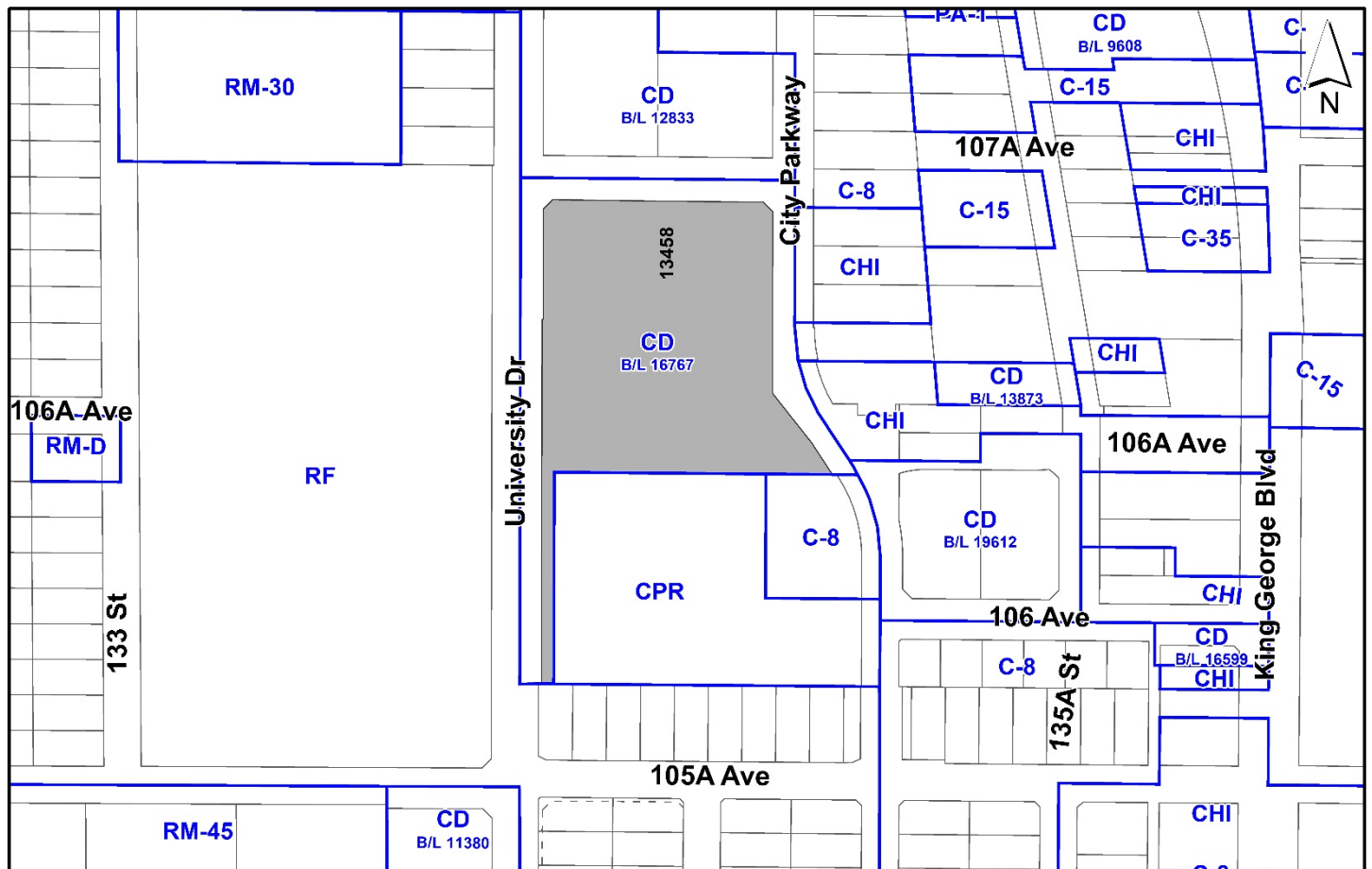
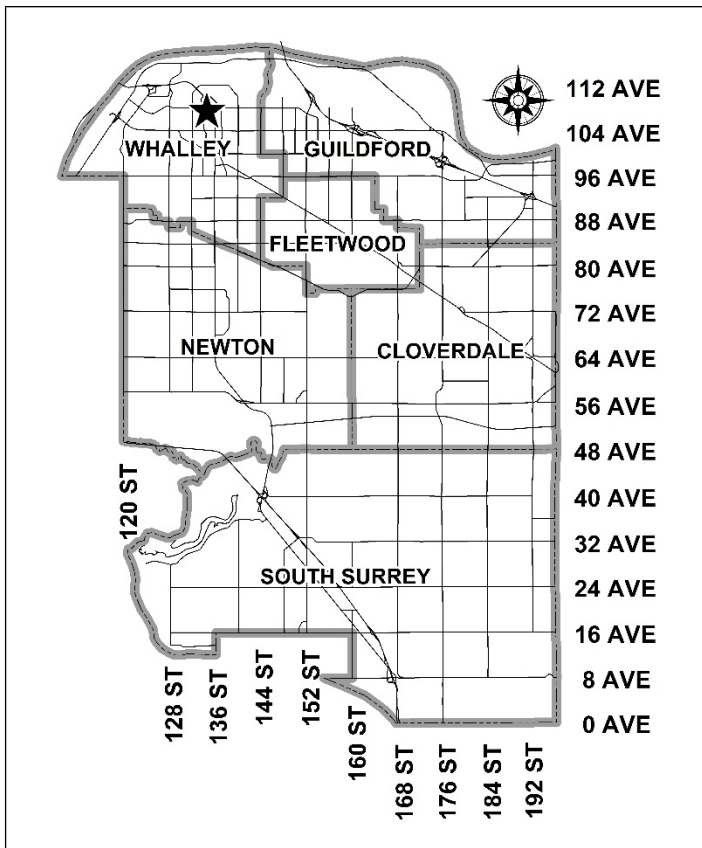
to vary fencing and landscaping requirements for a temporary District Energy centre

**LOCATION:** 13458 - 107A Avenue

**ZONING:** CD (Bylaw No. 16767)

**OCP DESIGNATION:** Central Business District

**CCP DESIGNATION:** Park



**RECOMMENDATION SUMMARY**

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

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- Proposing to vary the Zoning By-law to waive landscaping and fencing requirements for City utility structures.

**RATIONALE OF RECOMMENDATION**

- A City utility use is permitted under the existing CD Bylaw (No. 17676).
- The proposed temporary District Energy Centre is required to provide thermal energy service to the Legion's Veteran Village at 13525 – 106 Avenue.
- The temporary District Energy Centre will be operational in the proposed location (Tom Binnie Park) for approximately five (5) years, until future development drives further expansion of the District Energy network. At such time, the subject structure will be relocated to another site as needed.
- The proposed siting of the temporary District Energy Centre ensures that all City boulevard trees remain preserved. The application also proposes widening an existing pathway for maintenance vehicle access, the relocation of existing public art pieces, and site access and servicing upgrades.
- No fencing and landscaping are proposed, to discourage loitering, maintain visibility from the street and ensure operator safety. The container will be wrapped in vinyl to prevent vandalism and is setback significantly from City Parkway.

## RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7921-0078-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to waive the requirement under Part 4 General Provisions of Zoning By-law No. 12000 for a 1.5 metre wide planted strip around all boundaries of the site used for City utilities; and
- (b) to waive the requirement under Part 4 General Provisions of Zoning By-law No. 12000 for fencing at least 1.8 metres in height around the area used for City utilities.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Tom Binnie Park	Central Business District	CD (Bylaw No. 16767)
North (Across 107A Avenue):	Temporary BC Housing facility and surface parking lot, future high-rise development site under Application No 20-0220 (pre-Council).	Central Business District	CD (Bylaw No. 12833)
East (Across City Parkway):	Single-story commercial buildings	Central Business District	CHI and C-8
South:	BC Lions training facility on City-owned land.	Central Business District	CPR and C-8
West (Across University Drive):	Whalley Athletic Park	Multiple Residential	RF

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The subject property, Tom Binnie Park, is a City-owned park located at 13458 – 107A Avenue in City Centre and is approximately 2 hectares in size. The site is designated ‘Central Business District’ in the Official Community Plan (OCP), ‘Park’ in the City Centre Plan and is zoned ‘Comprehensive Development Zone (CD) Bylaw No. 16767’. The Chuck Bailey Recreation Centre, a skate park, playing fields, and a surface parking lot are located within the park.

- The City's District Energy group proposes to situate a temporary district energy centre on the subject site to provide geothermal energy service to the Legion's Veteran Village at 13525 - 106 Avenue.
- The proposed temporary District Energy Centre is proposed to be located on the east side of Tom Binnie Park, south of the recreation centre and proximal to City Parkway. The temporary energy centre is located within a 16-metre x 16-metre metal trailer ("sea can") container located on a concrete pad. A fenced gas metre is also proposed adjacent to the container to the north.
- In other temporary District Energy Centre locations, staff have found that hedges/landscaping serve as a visual barrier that leads to loitering, much like a fence. No fencing and landscaping are proposed, to discourage loitering, maintain visibility from the street and ensure operator safety when entering the facility.
- The City's District Energy group will install vinyl wrapping around the structure to improve the aesthetic appearance of the temporary facility and prevent vandalism.
- The application also proposes widening an existing pathway for maintenance vehicle access, a compacted gravel area to directly access the utility structure, the relocation of existing public art pieces, and site access and servicing upgrades at the Building Permit stage.
- The proposed location of the temporary District Energy Centre complies with the setback requirements of the existing CD Zone (Bylaw No. 16767).
- The proposed temporary District Energy Centre is to be situated on the site until a permanent facility is developed with further expansion of the District Energy network.

## Referrals

Engineering: No objections to the proposed Development Variance Permit. However, the applicant must satisfy certain servicing requirements prior to Building Permit issuance as outlined in Appendix II.

## POLICY & BY-LAW CONSIDERATIONS

### Official Community Plan

#### Land Use Designation

- The site is designated 'Central Business District' in the OCP. The proposal complies with the OCP.

### Secondary Plans

#### Land Use Designation

- The site is designated 'Park' in the City Centre Plan (CCP). The proposal complies with the CCP.

Zoning By-law Part 4 (General Provisions) Variances

- The applicant is requesting the following variances:
  - to waive the requirement under Part 4 General Provisions of Zoning By-law No. 12000 for a 1.5 metre wide planted strip around all boundaries of the site used for City utilities; and
  - to waive the requirement under Part 4 General Provisions of Zoning By-law No. 12000 for fencing at least 1.8 metres in height around the area used for City utilities.
- The temporary District Energy Centre will be operational in the proposed location (Tom Binnie Park) for approximately five (5) years, until future development drives further expansion of the District Energy network. At such time, the subject structure will be relocated to another site as needed.
- The proposed siting of the temporary District Energy Centre ensures that all City boulevard trees remain preserved.
- No fencing and landscaping are proposed, to discourage loitering, maintain visibility from the street and ensure operator safety. The container will be wrapped in vinyl to prevent vandalism and is setback significantly from City Parkway.
- Staff support the requested variances to proceed to Public Notification.

**INFORMATION ATTACHED TO THIS REPORT**

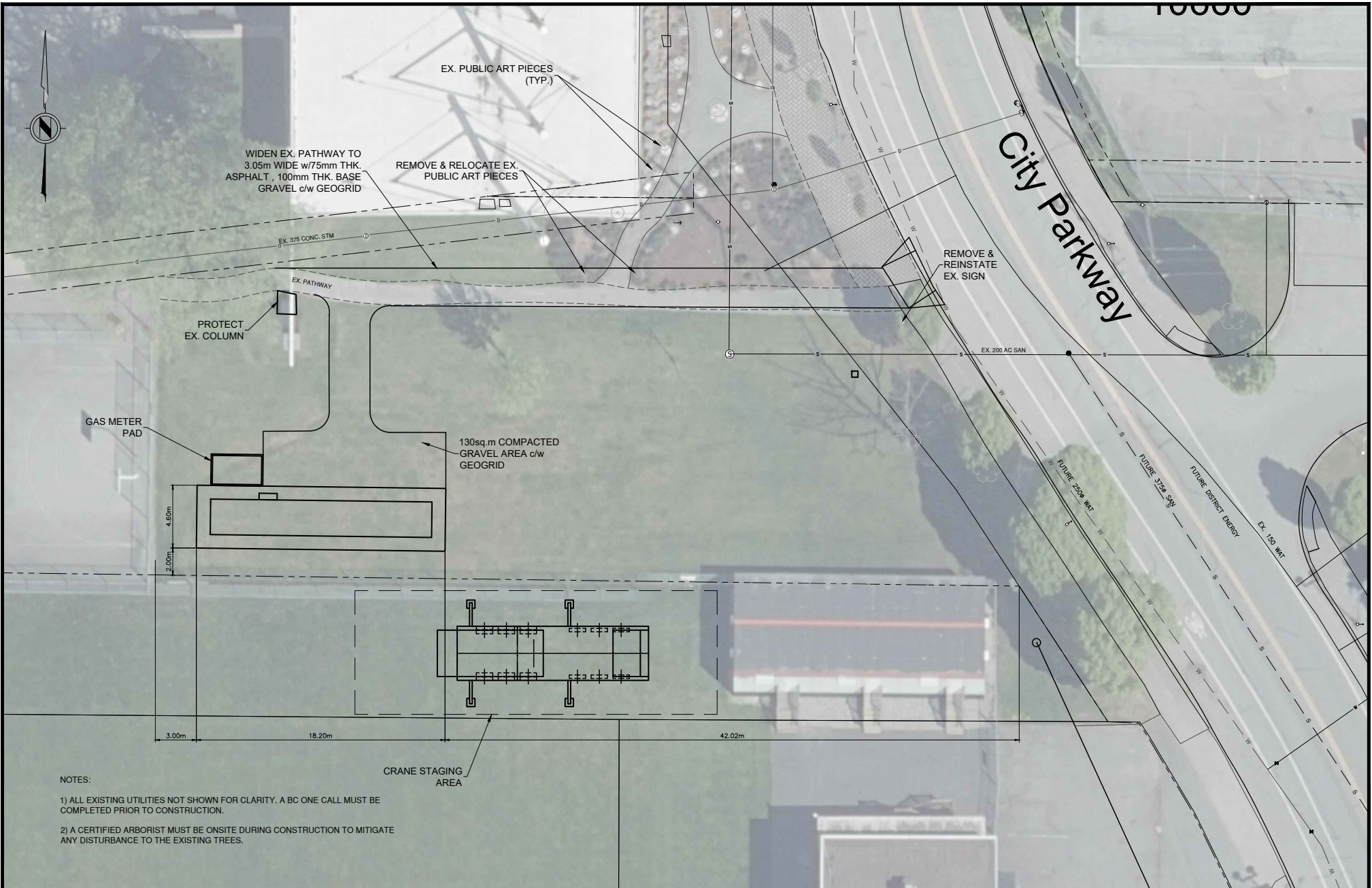
The following information is attached to this Report:

Appendix I.	Site Plan
Appendix II.	Engineering Summary
Appendix III.	Development Variance Permit No. 7921-0078-00

*approved by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

SC/cm



- NOTES:
- 1) ALL EXISTING UTILITIES NOT SHOWN FOR CLARITY. A BC ONE CALL MUST BE COMPLETED PRIOR TO CONSTRUCTION.
  - 2) A CERTIFIED ARBORIST MUST BE ONSITE DURING CONSTRUCTION TO MITIGATE ANY DISTURBANCE TO THE EXISTING TREES.

LEGAL DESCRIPTION			CONSULTANT		CLIENT <b>CITY OF SURREY</b> 13450 - 104 AVE. SURREY, B.C., CANADA V3T 1V8	SEAL	SCALE: HORIZ. 1:500 VERT. 1:50		DATE: (YYYYMMDD) 201910/02	SURREY PROJECT NUMBER
SURVEY BENCHMARK MONXXXXXXX N XXXXXXXXXX E XXXXXXXXXX SCALE FACTOR: ELEV. XX.XXXm							CONSULTANT PROJ. NO.		SURREY DRAWING NUMBER	
DESIGNED RI							DRAWN RI		<b>UTILITY PLAN AND PROFILE</b>	
REVIEWED EK							DWG. NO. <b>DE01</b>			
							REV. 1			
TITLE <b>DISTRICT ENERGY</b> TOM BINNIE PARK PLAN			CONSULTANT		CONSULTANT		SURREY PROJECT NUMBER		SURREY DRAWING NUMBER	

# INTER-OFFICE MEMO

**TO:           Manager, Area Planning & Development  
              - North Surrey Division  
              Planning and Development Department**

FROM: **Development Engineer, Engineering Department**

DATE: **May 18, 2021**

PROJECT FILE: **7821-0078-00**

RE: **Engineering Requirements (Commercial/Industrial)**  
**Location: 13458 107A Ave**

# DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to the issuance of the Development Variance Permit beyond those listed below, to facilitate a Temporary Energy Centre at the Tom Binnie Field.

A Servicing Agreement is not required. It should be noted that the works and services will be triggered through the future development of the site.

# BUILDING PERMIT

The following are to be addressed as a condition for issuance of the subsequent Building Permit:

- Provide driveway letdown, metered water, storm and sanitary service connections to the lot, if required. Submit video report to confirm adequacy if the existing sanitary connection will be utilized.

Jeff Pang, P.Eng.  
Development Engineer

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0078-00

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: 027-660-770

Parcel 1 Section 22 Block 5 North Range 2 West New Westminster District Plan BCP38410  
Except Part on Plan BCP40423

13458 - 107A Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) Part 4 Subsection A.2 (c) General Provisions is varied to not require a planted strip of at least 1.5 metres around all boundaries of the site used for City utilities; and
- (b) Part 4 Subsection A.2 (d) General Provisions is varied to not require fencing at least 1.8 metres in height around the area used for City utilities.

4. The landscaping and the siting of buildings and structures shall be in accordance with the drawings shown on Schedule A which is attached hereto and forms part of this development variance permit.

5. This development variance permit applies to only the 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.



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.

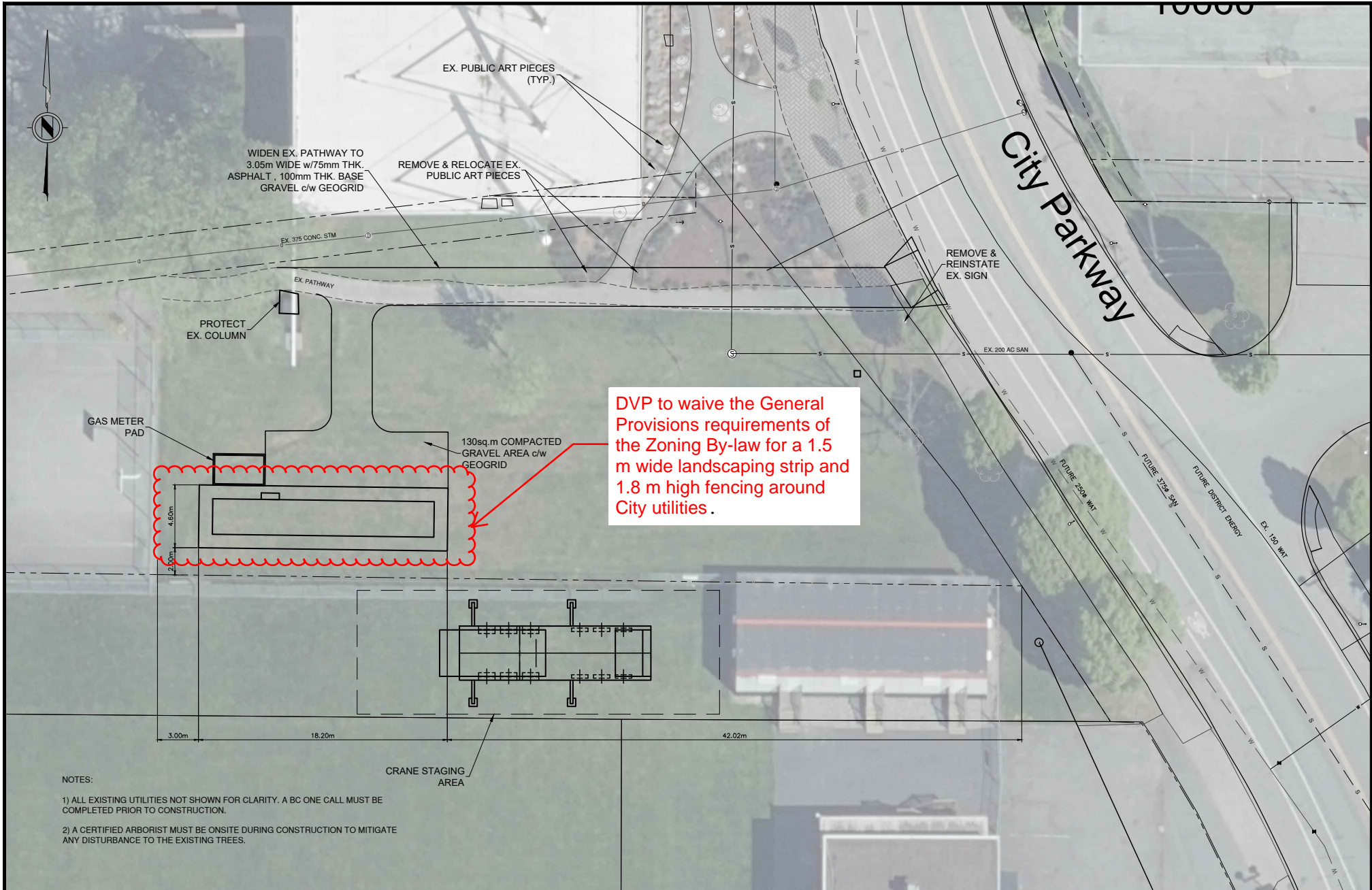
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20   .  
ISSUED THIS      DAY OF      , 20   .

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Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli



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SURVEY BENCHMARK MONXXXXXXX N XXXXXXXXXX E XXXXXXXXXX ELEV. XX.XXXXm	SCALE FACTOR: ELEV. XX.XXXXm							
NO. 1	DATE	DESCRIPTION	BY	TITLE <b>DISTRICT ENERGY</b> TOM BINNIE PARK PLAN		DESIGNED RI	CONSULTANT PROJ. NO.	SURREY DRAWING NUMBER  <b>UTILITY PLAN AND PROFILE</b>
2						DRAWN RI	DWG. NO.	
3						REVIEWED EK	REV. 1	