

INTER-OFFICE MEMO

Regular Council - Land Use

Item B.8: 7922-0077-00

Monday, April 25, 2022

Supplemental Information: Page Replacements

TO: City Clerk, Legislative Services Division

FROM: Acting Manager, Area Planning & Development- South Division

DATE: April 25, 2022 FILE: 7922-0077-00

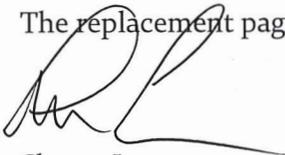
RE: Agenda Item B.8, April 25, 2022 Regular Council – Land Use
Development Application No. 7922-0077-00
Replacement Page 1 for the Planning Report

Development Application No. 7922-0077-00 is on the agenda for consideration by Council at the April 25, 2022 Regular Council – Land Use Meeting under Item B.8.

After finalizing the Planning Report, it was identified that the planning location map for Development Application No. 7922-0077-00 was incorrect, showing a location in Cloverdale rather than 12101-72 Avenue in Newton.

Page 1 of the Planning Report has been updated to reflect this change.

The replacement page for the Planning Report detailing is attached to this memorandum.



Shawn Low
Acting Manager
Area Planning & Development- South Division

Attachment - 7922-0077-00- Page 1 Replacement Page

c.c. - City Manager
- Acting General Manager, Planning & Development Department

CLERK'S DEPT
April 25, 2022
7922-0077-00
B.8 RCLU April 25, 2022
AGENDA

City of Surrey
PLANNING & DEVELOPMENT REPORT
 Application No.: 7922-0077-00

Planning Report Date: April 25, 2022

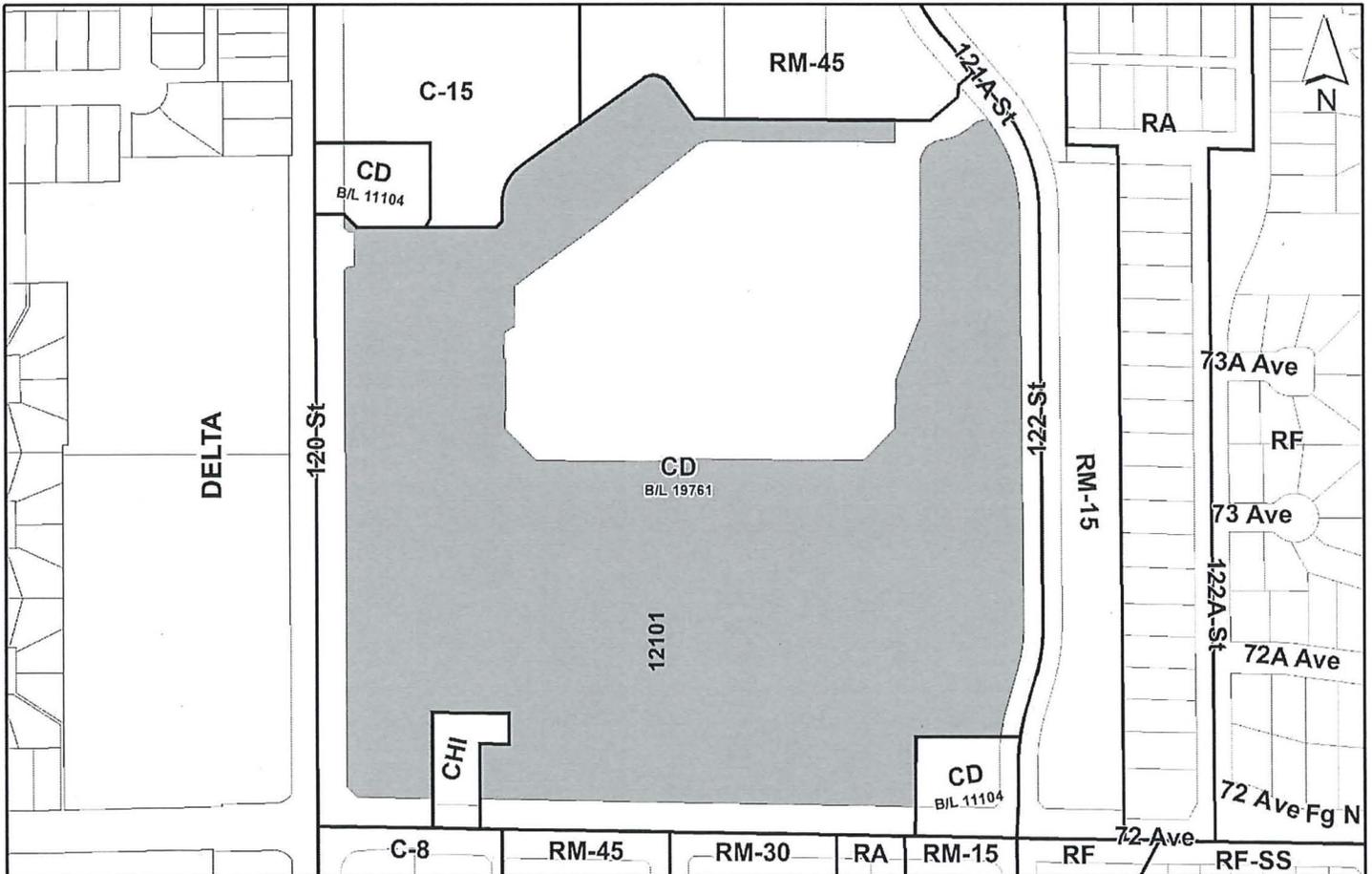
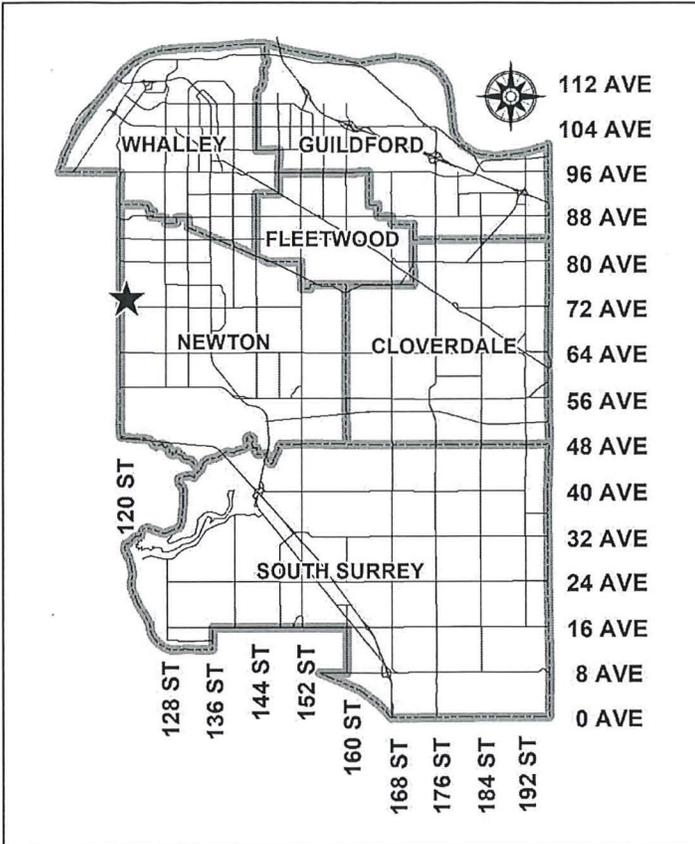
PROPOSAL:

- **Development Variance Permit**
 to reduce the rear yard setback for a proposed restaurant building.

LOCATION: 12101 - 72 Avenue

ZONING: CD By-law No. 19761

OCP DESIGNATION: Commercial



City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0077-00

Planning Report Date: April 25, 2022

PROPOSAL:

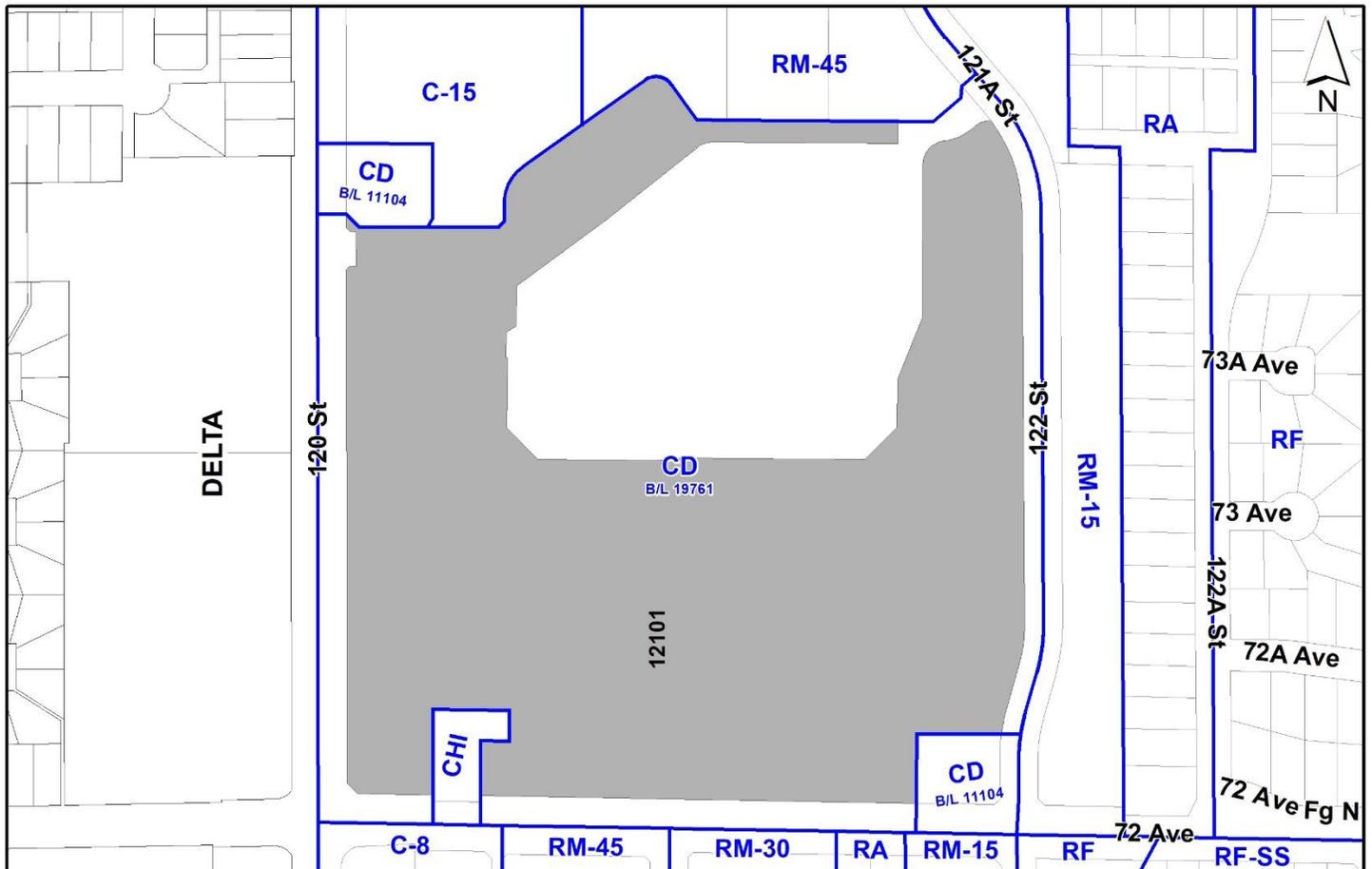
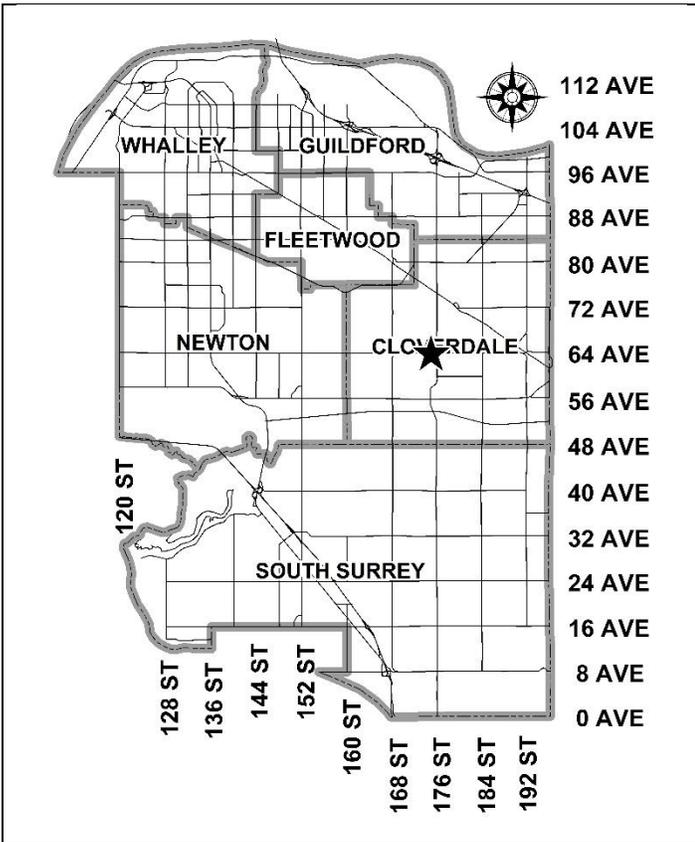
- **Development Variance Permit**

to reduce the rear yard setback for a proposed restaurant building.

LOCATION: 12101 - 72 Avenue

ZONING: CD By-law No. 19761

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RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing a variance to the rear yard setback (north) from 7.5 metres to 3.14 metres.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Commercial designation in the Official Community Plan (OCP).
- The property previously had a Development Variance Permit approved for it to allow for a reduced rear yard setback under Development Application No. 7920-0173-00 from 7.5 metres to 3.3 metres.
- Development Permit No. 7920-0173 for a proposed restaurant building was issued on January 21st, 2021. The proposed variance will not impact the design of the building, as the proposed variance is to facilitate the placement of the gas meter at the rear of the building. The setbacks for the remainder of the building will be consistent those that were approved as part of Development Application No. 7920-0173.
- The proposed setback variance is located adjacent to the parking lot of an existing commercial use and will not negatively impact the adjacent property.
- The application also proposes minor amendments to Development Permit No. 7920-0173-00 which will be considered at the Building Permit stage, to address minor design changes to the proposed development that will not impact the overall form and character of the structure.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7922-0077-00 (Appendix II) to reduce the minimum rear yard (north) setback of Comprehensive Development Bylaw No. 19761 from 7.5 metres to 3.14 metres, to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Strawberry Hill Shopping Centre	Commercial	CD By-law No. 19761
North:	Townhouses, apartment building, commercial buildings and R.A. Nicholson Park	Commercial/Multiple Residential	RM-45, C-15, CD (By-law No. 11104)
East (Across 122 Street):	Townhouses	Multiple Residential	RM-15
South (Across 72 Avenue):	Commercial buildings, apartment buildings, townhouses, and single family dwellings.	Commercial/Multiple Residential	C-8, RM-45, RM-30, RA, RM15
South (adjacent site):	Commercial building and gas station	Commercial	CHI, CD (By-law No. 11104)
West (Across 120 Street):	Commercial shopping mall in the City of Delta.	N/A	N/A

Context & Background

- The subject site, on which the Strawberry Hill Shopping Centre is currently located, is north-east of the corner of 120 Street and 72 Avenue and is situated directly east of 12041 - 72 Avenue, on a currently undeveloped portion of the property. It is designated Commercial in the Official Community Plan (OCP) and is zoned "Comprehensive Development Zone (CD)' under CD By-law No. 19761.
- The Strawberry Hill Shopping Centre was developed to serve as a retail, office, recreation, and service commercial facility serving a portion of the Newton community. The Scottsdale Transit Exchange and the Strawberry Hill Branch of Surrey Libraries are also located on the Shopping Centre site.

- Council recently approved Development Application No. 7920-0173-00, inclusive of a Form and Character Development Permit and a Development Variance permit on the subject site, to allow the development of a 311 square metre commercial building, and to reduce the rear yard setback from 7.5 metres to 3.3 metres.
- The proposed Development Variance Permit will further reduce the rear yard setback from 3.3 metres to 3.14 metres to facilitate locating a gas metre at the rear of the building. No additional structures will be located in the setback area and the remainder of the proposal will be consistent with the setbacks that were approved under Development Application No. 7920-0173-00.

DEVELOPMENT PROPOSAL

Planning Considerations

- A Development Variance Permit is proposed to reduce the rear yard setback (north) requirement from 7.5 metres to 3.14 metres.
- A Development Variance Permit for a reduced rear yard setback was previously issued by Council on January 21st, 2021, under Development Application No. 7920-0173-00. This application reduced the required rear setback from 7.5 metres to 3.3 metres.
- A Development Permit for Form and Character was also issued under Development Application No. 7920-0173-00 on January 21st, 2021. The applicant is proposing minor amendments to the existing Development Permit which will be considered through the processing of a Building Permit. These design changes are considered minor to the approved Development Permit and do not impact the overall form and character of the structure.

	Proposed
Lot Area	
Net Site Area:	10.5 Hectares
Number of Lots:	1
Building Height:	6.6 metres
Floor Area Ratio	0.30 (for the entire site, including the proposed apartment building)
Floor Area	
Residential	9,287 m ² (DP approved under Application 7919-0185-00)
Existing Commercial	21,967 m ² (Existing)
Proposed Commercial	311 m ²
Total	31,565 m ²

Referrals

Engineering: The Engineering Department has no objection to the project. Required Engineering items will be completed through application 7920-0173 prior to Building Permit Issuance.

Transportation Considerations

- No new vehicular accesses are proposed. The proposed new restaurant will be accessed from the existing 72 Avenue shopping centre entrance to the east.

BY-LAW CONSIDERATIONS

Setback Variance

- The applicant is requesting the following variances:
 - to reduce the minimum rear yard (north) setback of Comprehensive Development Bylaw No. 19761 from 7.5 metres to 3.14 metres.
- There is an adjacent lot to the west and north of the proposed restaurant footprint, at 12041 - 72 Avenue. This is a separate property which is ""notched-out"" of the Strawberry Hill Shopping Centre site. This property has an L-shape and abuts the proposed restaurant on the west and north sides. The northern side is considered a rear yard setback under Zoning Bylaw No. 12000 and therefore a rear yard setback variance is requested.
- The proposed variance would further reduce the rear yard (north) setback from the approved 3.3 metres under Development Variance No. 7920-0173, to 3.14 metres will facilitate the placement of the gas meter at the rear of the building. All other setbacks shall remain consistent with the previously approved application.
- The proposed setback variance is located adjacent to the parking lot for an existing commercial use. From a design and interface perspective with the abutting property, staff have no concerns with this proposed variance.
- Staff support the requested variances to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

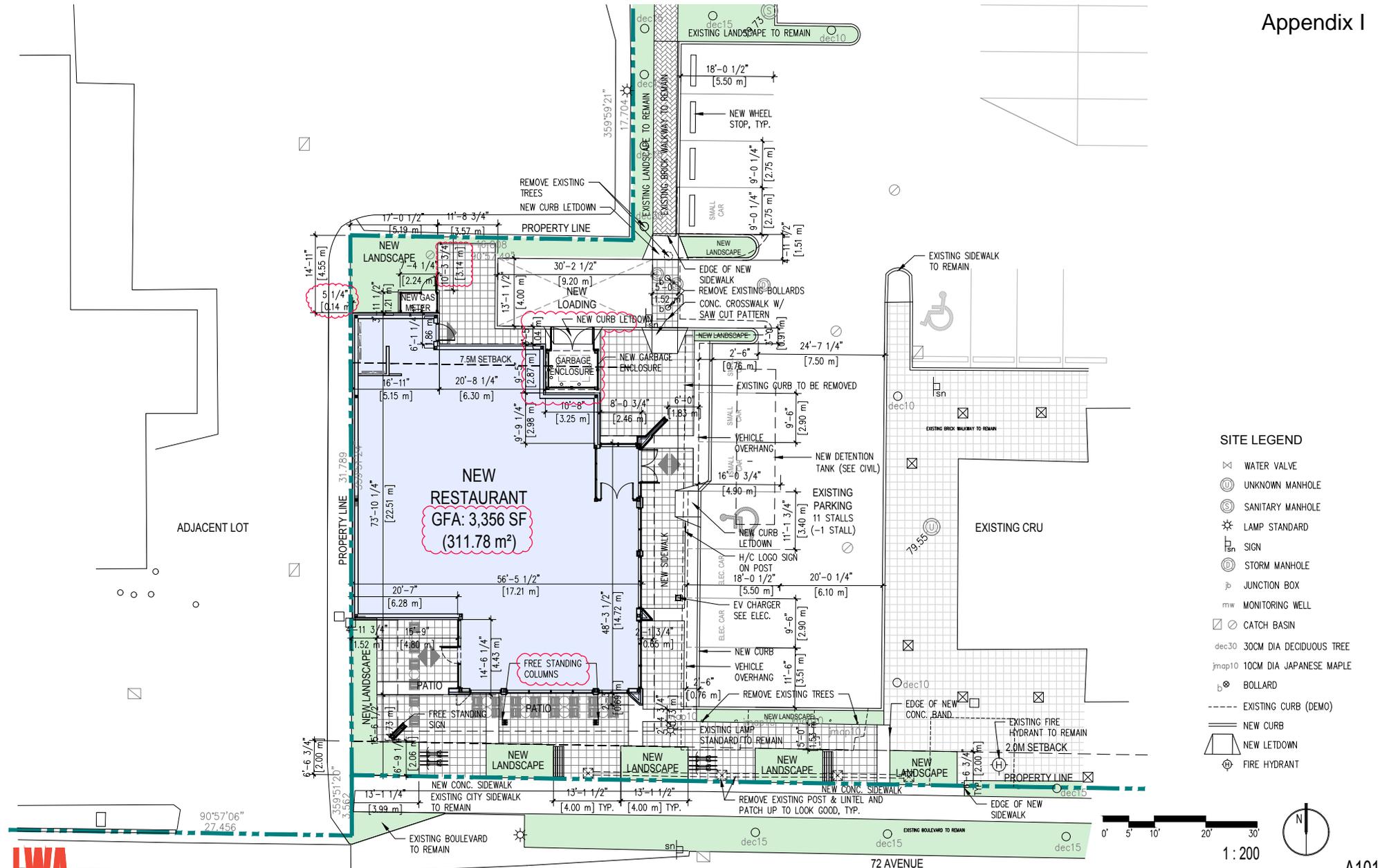
The following information is attached to this Report:

Appendix I.	Site Plan
Appendix II.	Development Variance Permit No. 7922-0077-00

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

SDC/cm



RIO CAN™ JOLLIBEE AT STRAWBERRY HILL
 REAL VISION, SOLID GROUND. 12101 - 72ND AVENUE, SURREY, BC

A101
PROPOSED SITE PLAN
 APRIL 04, 2022

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0077-00

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: 017-964-075

Lot 1 Except: Part Subdivided by Plan LMP45199; Section 19 Township 2 New Westminster District Plan LMP5880

12101 - 72 Avenue

(the "Land")

3. Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19761 is varied as follows:
 - (a) In Section F, the minimum rear yard (north) setback is reduced from 7.5 metres to 3.14 metres.
4. This development variance permit applies to the building labelled "New Restaurant" as 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 labelled "New Restaurant" as shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

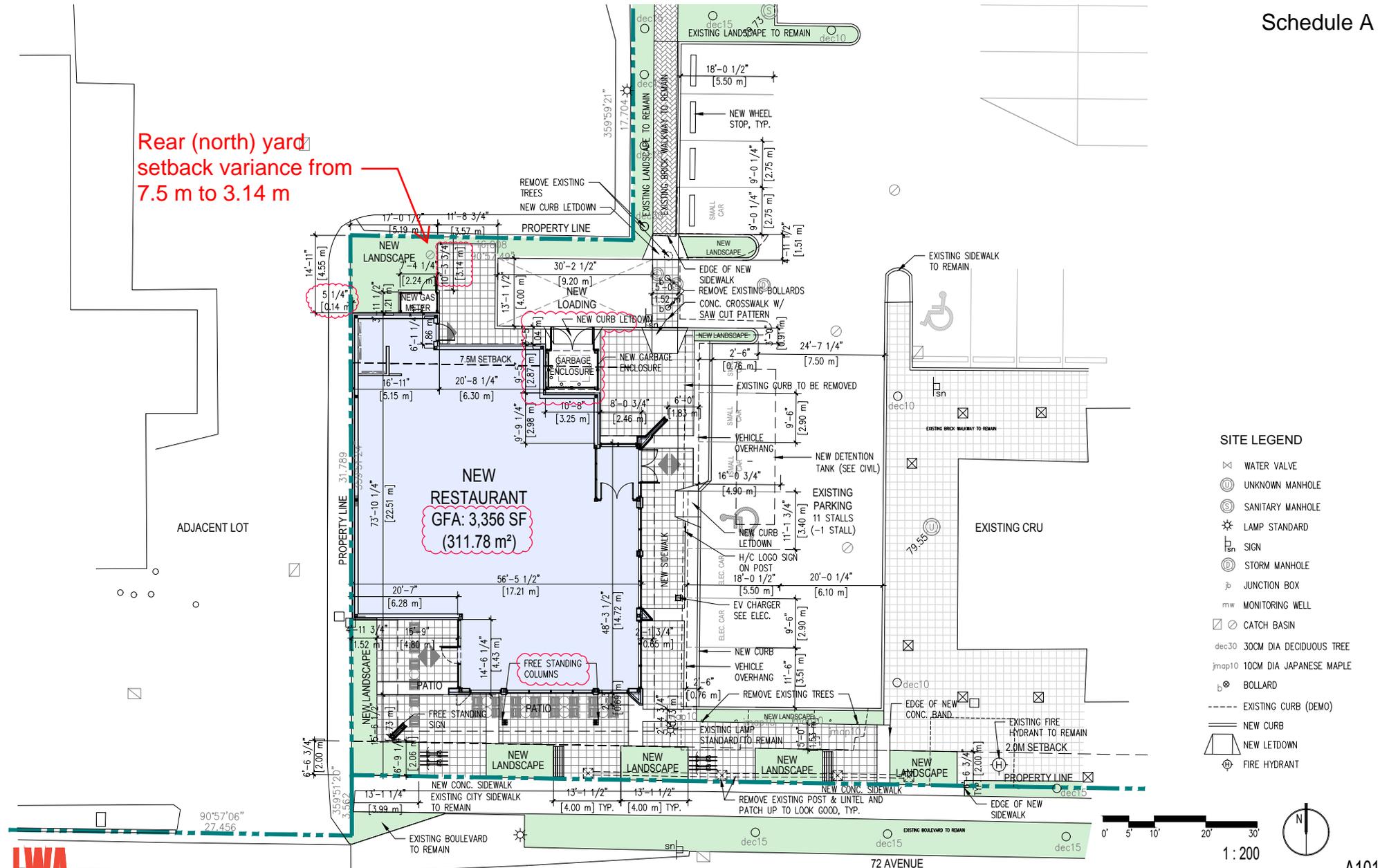
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. 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 – Doug McCallum

City Clerk – Jennifer Ficocelli

Rear (north) yard setback variance from 7.5 m to 3.14 m



SITE LEGEND

- ⊗ WATER VALVE
- ⊙ UNKNOWN MANHOLE
- ⊙ SANITARY MANHOLE
- ⊙ LAMP STANDARD
- ⊙ SIGN
- ⊙ STORM MANHOLE
- ⊙ JUNCTION BOX
- mw MONITORING WELL
- ⊗ CATCH BASIN
- dec30 30CM DIA DECIDUOUS TREE
- jmap10 10CM DIA JAPANESE MAPLE
- ⊙ BOLLARD
- EXISTING CURB (DEMO)
- NEW CURB
- NEW LETDOWN
- ⊙ FIRE HYDRANT

