

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0181-00

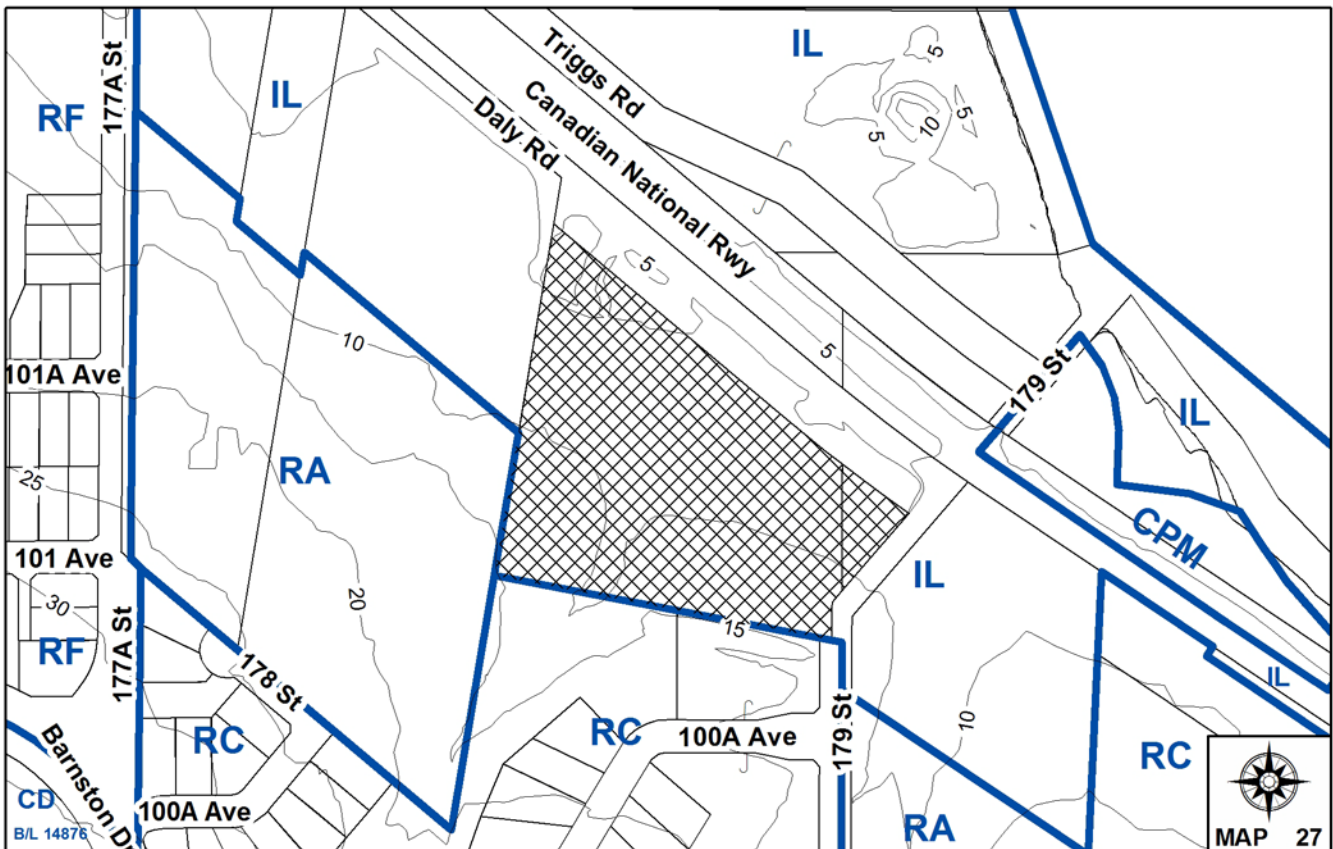
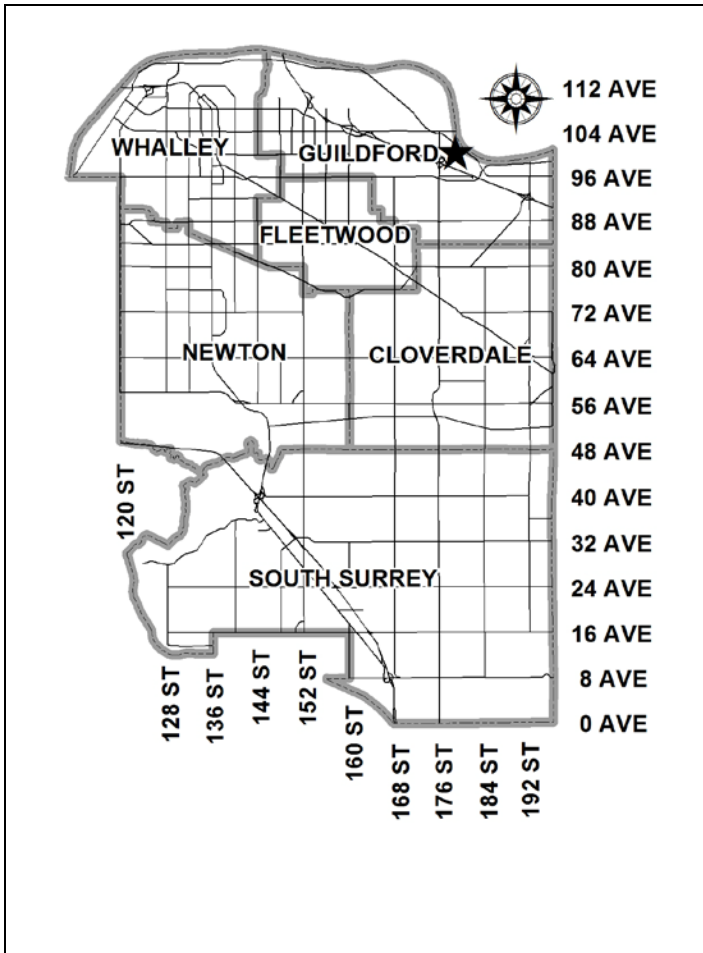
Planning Report Date: December 13, 2010

**PROPOSAL:**

- **Development Permit**

in order to redevelop portions of this industrial site.

**LOCATION:** 10095 – 179 Street and 17920 Daly Road  
**OWNER:** Rezco Enterprises Ltd.  
**ZONING:** IL  
**OCP DESIGNATION:** Industrial  
**LAP DESIGNATION:** Industrial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The site reconfiguration is to compensate for the land taking by the Gateway Program for the South Fraser Perimeter Road connection to the Golden Ears Way intersection at 96 Avenue.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7910-0181-00 in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
  - (a) submission of a riparian landscaping plan and cost estimate to the specifications and satisfaction of the City Landscape Architect and the Department of Fisheries and Oceans;
  - (b) submission of construction details for the new habitat and drainage area to the satisfaction of the Engineering Environmental Review Committee;
  - (c) registration of an amendment to the Section 219 Restrictive Covenant for creek protection;
  - (d) registration of a Statutory Right-of-Way in favour of the City for maintenance of the drainage channel;
  - (e) registration of a reciprocal access easement with the westerly neighbouring property; and
  - (f) consolidation of the two subject lots and dedication of a corner cut at the intersection of 179 Street and Daly Road.

## REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Environmental Review Committee (ERC):	Supports the reconfiguration of the creek protection area, subject to the approval of the detailed plans for this work.

## SITE CHARACTERISTICS

Existing Land Use: Existing industrial buildings for indoor sandblasting and painting. The site slopes south to north and is encumbered by a yellow-coded creek on the west portion of the site.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across Daly Road and Canadian National Railway line):	Sawmills and lumber related industrial uses.	Industrial	IL
East (Across 179 Street):	Vacant. Purchased by Gateway for environmental compensation purposes.	Split-designated Industrial and Suburban	IL and RA
South:	City-owned park and clustered single family dwellings.	Suburban	RC
West:	Industrial uses and vacant 10-acre lot.	Industrial and Suburban	IL and RA

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located in the Port Kells Industrial area bounded by Daly Road and 179 Street. The site is currently zoned Light Impact Industrial Zone (IL) and is designated Industrial in the Official Community Plan (OCP).
- Seaside Painters and Sandblasters currently operates on this site. Their business includes the preparation and painting of steel structures. The types of steel involved are large items such as bridge girders, structural steel and ferry ramps which require a large working space and material storage area.
- In 1997, Development Permit No. 7997-0146-00 was approved by Council to allow an addition to one of the existing industrial buildings located on the north portion of the subject property.
- In 2001, the owner applied for an OCP Amendment to re-designate the southerly portion of the property to Industrial and to rezone the entire property to Light Impact Industrial Zone (IL) to support a replacement building on the site.
- OCP Amendment By-law and Rezoning By-law Nos. 14492 and 14493 were adopted on December 10, 2001 and the associated Development Permit No. 7901-0154-00 was issued the same evening.
- In conjunction with the 2001 land development applications, the owner entered into a Section 219 Restrictive Covenant with the City to protect the yellow-coded creek which traverses the westerly portion of the site.

Current Proposal

- The subject property will be impacted by new road infrastructure associated with the South Fraser Perimeter Road.

- More specifically, Daly Road is proposed to connect with the South Fraser Perimeter Road between the 176 Street/104 Avenue intersection and the Golden Ears Bridge connector/96 Avenue intersection (Appendix IV). As a result of this new road infrastructure, additional road dedication is required from the subject site to complete construction of the road. This land taking impacts the current access into the site, the outdoor storage area, the truck manoeuvring area and the existing creek protection area.
- The applicant has applied for a Development Permit to replace one of the existing buildings with a new structure, relocate the existing driveway access into the site, and to expand the truck manoeuvring and material storage areas (Appendix II).
- The modifications to the truck manoeuvring and material storage areas affect the existing creek preservation area.
- Three buildings exist on the site and are oriented east-west. The proposed structure to be removed is the middle building. Removing this building and replacing it with a metal roof structure will allow for large trucks to manoeuvre through the site, between the buildings and access 179 Street.
- Access to the site is currently provided from Daly Road via a driveway on the east side of the subject lands. A new joint access driveway from Daly Road is proposed to be shared with the property to the west, at 17690 Daly Road.
- The new driveway access is located within the protected watercourse area, therefore requiring a relocation and environmental mitigation for the existing creek area.
- A highway license agreement has been entered into with the City of Surrey to allow for the owner to utilize a portion of the Daly Road right-of-way as a temporary storage area for materials. This license agreement will be terminated upon completion of the creek relocation works.

### Environmental Considerations

- In support of the proposed works in the existing environmental protection area, the applicant submitted an Environmental Report prepared by Pacific Land Group and dated November 2010. The Report proposes to reduce the asphalt area and increase the riparian habitat. Water flows into the creek system will be improved by directing roof top and overland drainage into bioswales to remove particulates and impurities from the water. The flow will then be directed into a retention pond and water will discharge slowly into the creek system, which will assist in maintaining a continuous water flow. The land surrounding the creek and the pond will be planted with riparian vegetation to improve the quality of the water for fish habitat.
- The proposed works were reviewed by the Environmental Review Committee (ERC) on November 24, 2010, and were approved subject to:
  - The drainage construction drawings being reviewed in a mini-servicing agreement with the Engineering Department;
  - The landscaping plans being reviewed by the City Landscape Architect and the Parks Planner, with bonding to ensure the installation of the landscaping being specified in the Development Permit and secured at building permit stage; and

- Construction details for the new habitat and drainage area being reviewed at a future Engineering ERC meeting (prior to Development Permit Approval).
- The ERC approval was also subject to the implementation of the best management practices as defined by the Ministry of Environment, Land and Parks Guidelines
- Upon endorsement of the final Environmental Report and measures to improve the creek area by the Engineering ERC Department of Fisheries and Oceans (DFO) and City Engineering staff, the existing Section 219 Restrictive Covenant with the City will be replaced with a DFO Covenant defining the new creek protection area.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Existing Site Plan, Proposed Site Plan and Sections
Appendix III.	Engineering Summary
Appendix IV.	South Fraser Perimeter Road Concept

#### INFORMATION AVAILABLE ON FILE

- Environmental Report prepared by Pacific Land Group dated November 2010.

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

LAP/kms

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**PACIFIC LAND GROUP**  
*Land Use, Development & Environmental Strategies*

**Pacific Land Resource Group Inc.**

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 Surrey, British Columbia  
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 www.pacificlandgroup.ca  
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PROJECT:

**10095 - 179 Street, Surrey**

DRAWING TITLE:

**Subject Property  
 Before Land Taking**

NOTE:

Subject Property: 2.33 Ha. (5.76 Acres)  
 Covenant: 0.94 Ha. (2.32 Acres)

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM  
 FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

**Seaside Painters**

SCALE:

**1:1000**

DATE:

**November 3, 2010**

PROJECT NO.:

**09-756**

DRAWING NO.:

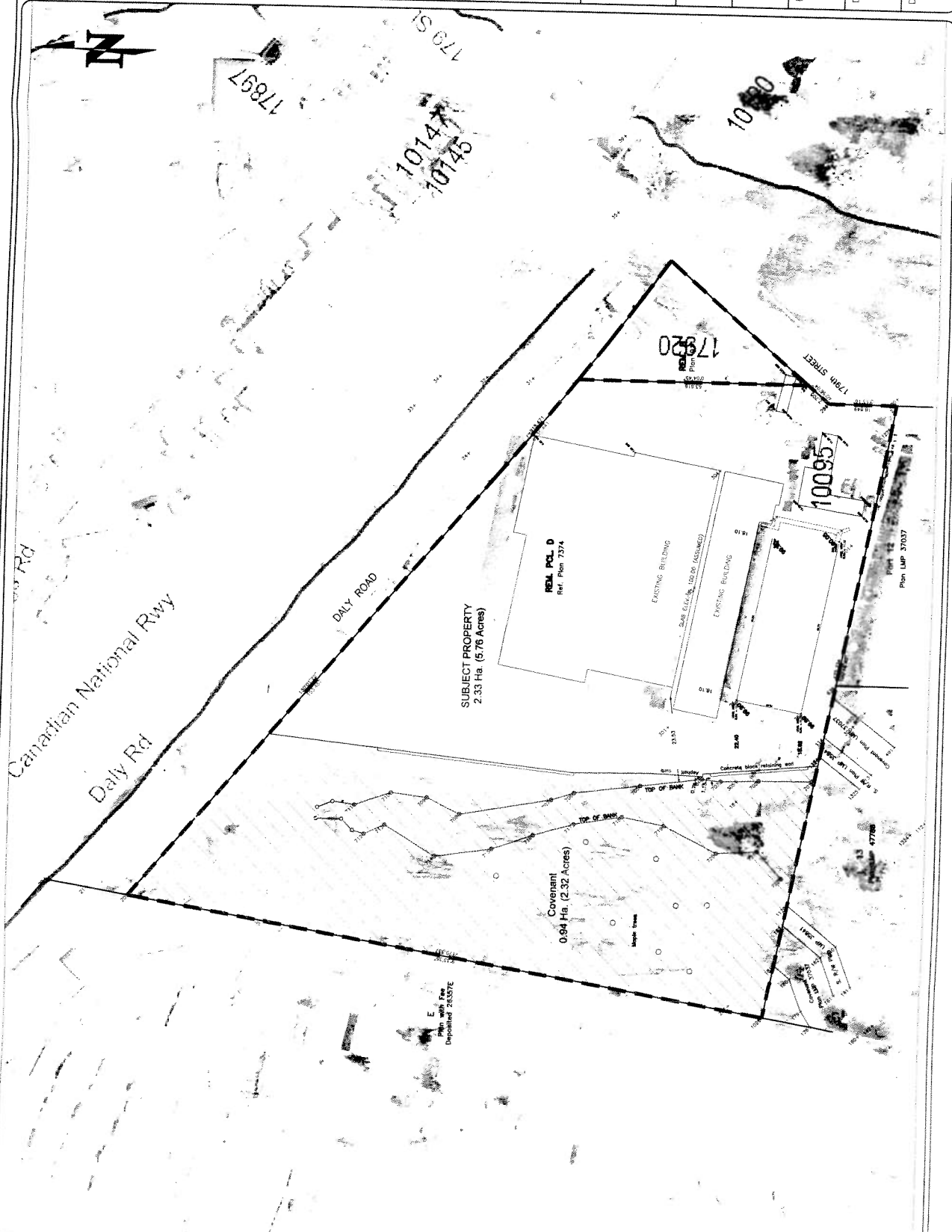
**01**

DESIGNED BY:

**EW**

CHECKED BY:

**CC**







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PROJECT:

**10095 179 Street, Surrey**

DRAWING TITLE:

**Subject Property and Relocated Stream System**

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

**Seaside Painters**

SCALE:

**1:1000**

DATE:

**November 1, 2010**

PROJECT No.:

**09-756**

DRAWING No.:

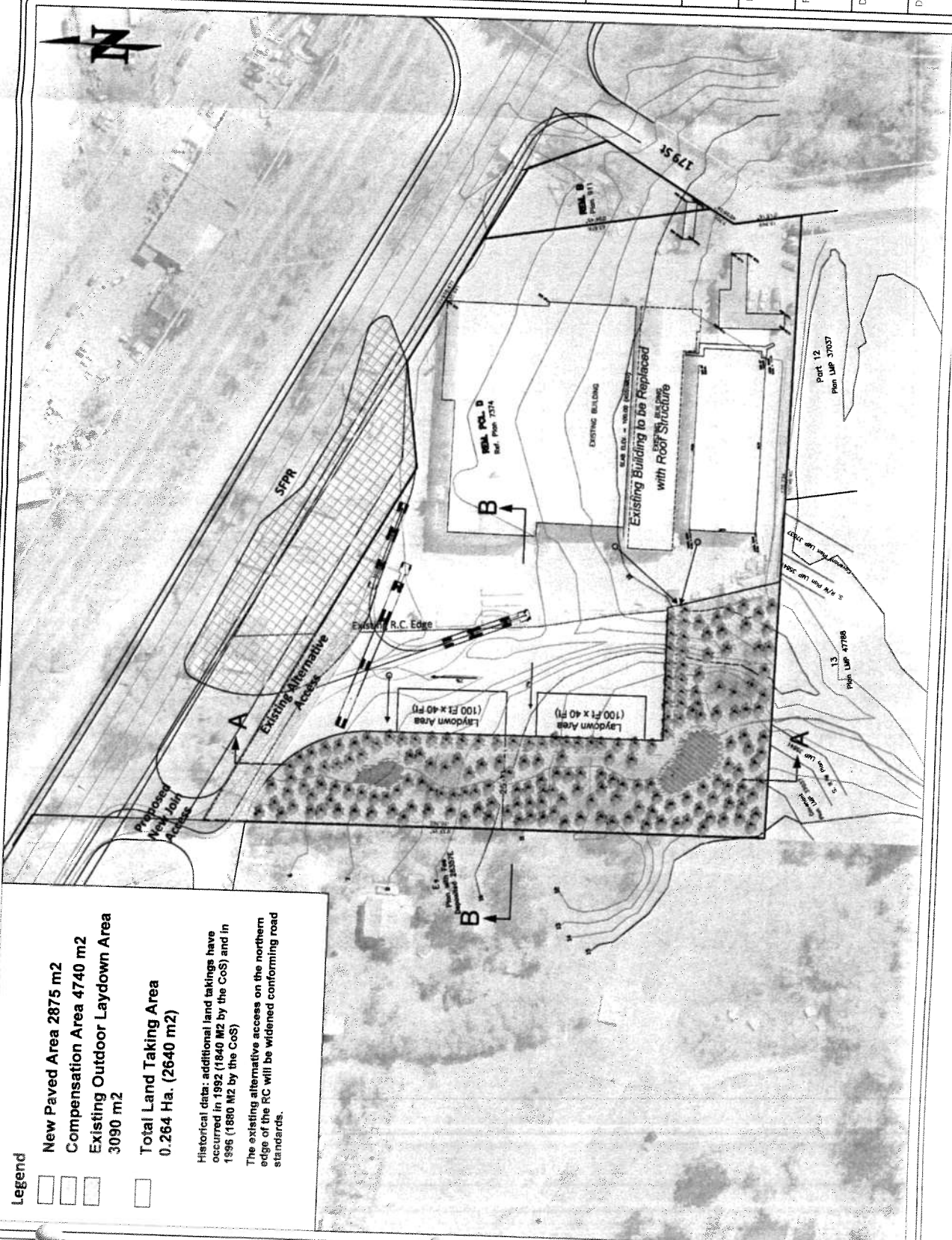
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DESIGNED BY:





**EW**

CHECKED BY:

**OV**



**Legend**

-  New Paved Area 2875 m<sup>2</sup>
-  Compensation Area 4740 m<sup>2</sup>
-  Existing Outdoor Laydown Area 3090 m<sup>2</sup>
-  Total Land Taking Area 0.264 Ha. (2640 m<sup>2</sup>)

Historical data: additional land takings have occurred in 1992 (1840 M<sup>2</sup> by the CoS) and in 1996 (1880 M<sup>2</sup> by the CoS)  
 The existing alternative access on the northern edge of the RC will be widened conforming road standards.

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PROJECT:  
**10095 179 Street, Surrey**

DRAWING TITLE:  
**B-B Cross-section**

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM  
 FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES  
 CLIENT:

**Seaside Painters**

SCALE:  
**NTS**

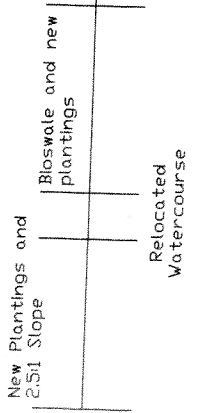
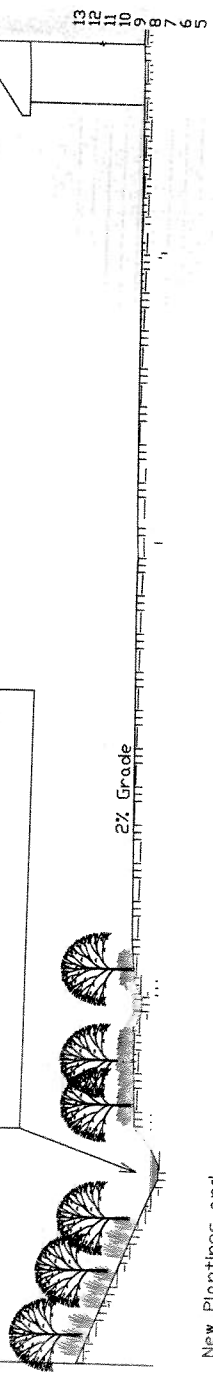
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**November 1, 2010**

PROJECT No:  
**09-756**

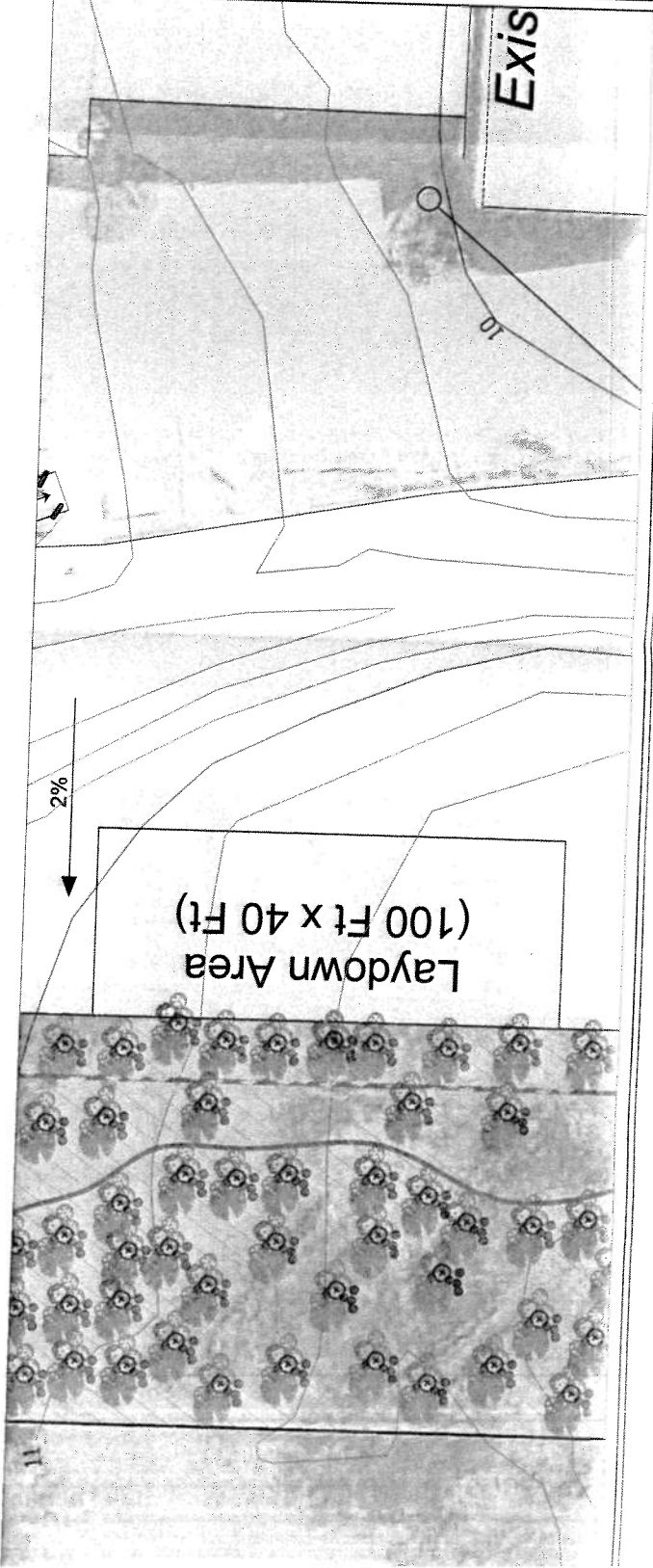
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DESIGNED BY: **EW** CHECKED BY: **OV**

Exact elevation of new watercourse to be determined on Final Engineering plans. Floodplain of new watercourse shall not overlap with bioswale.



**B-B Cross-section**



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PROJECT:  
**10095 179 Street, Surrey**

DRAWING TITLE:  
**A-A Cross-section**

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM  
 FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES  
 CLIENT:  
**Seaside Painters**

SCALE:  
**NTS**

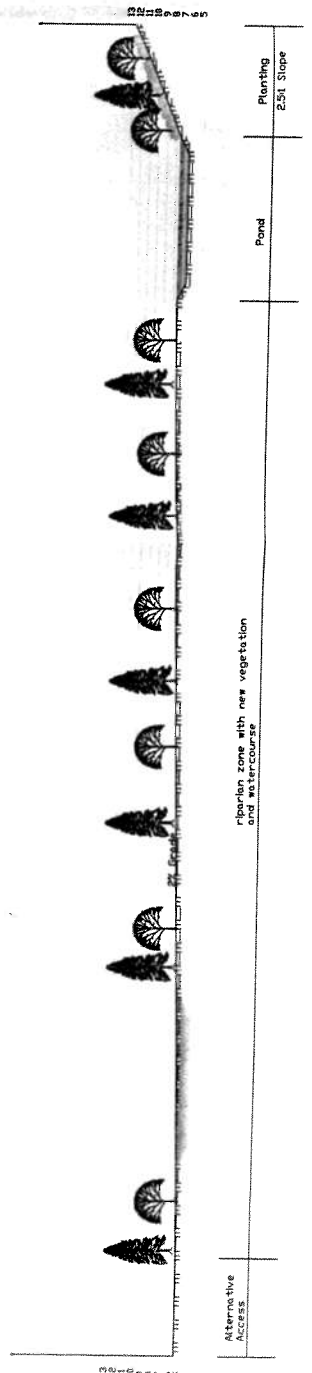
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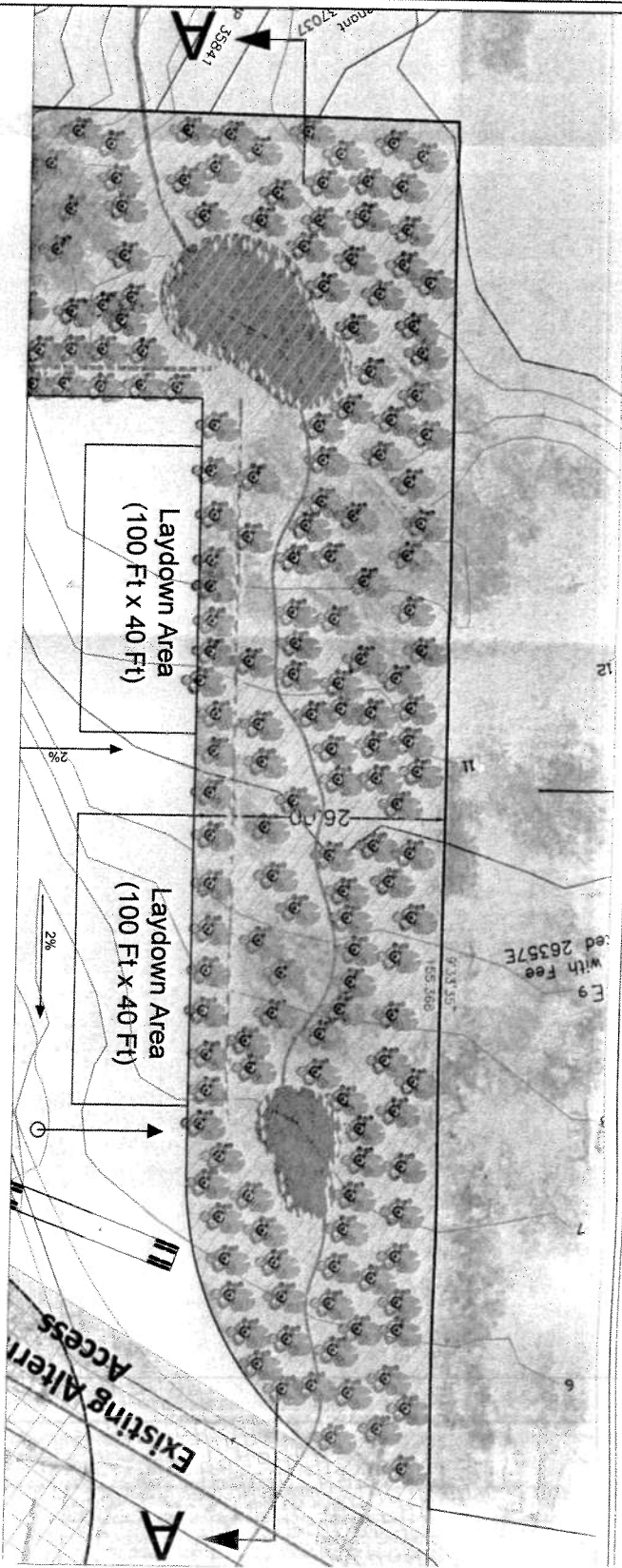
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DESIGNED BY:  
**EW**

CHECKED BY:  
**OV**



**A-A Cross-section**



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

FROM: **Acting Development Services Manager, Engineering Department**

DATE: **December 7, 2010** PROJECT FILE: **7810-0181-00**

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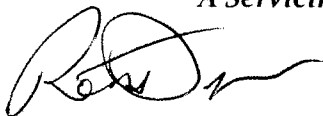
RE: **Engineering Requirements (Commercial/Industrial)  
Location: 10095 179 St**

### DEVELOPMENT PERMIT

The following items are to be addressed as a condition of issuance of the Development Permit:

- Registration of a Statutory Right-of Way for Maintenance Access (Drainage Works) on the revised Restrictive Covenant area.
- Completion of driveway access to South Fraser Perimeter Road, subject to the acceptance by the Gateway Program/MoT.
- Relocation of the existing yellow coded creek and construction of instream drainage works.
- Sign with the City the P-15 Policy Agreement for monitoring and maintenance of works and riparian planting to be done in existing parkland (27B-Greenbelt).

*A Servicing Agreement is required prior to Development Permit.*



Rémi Dubé, P.Eng.  
Acting Development Services Manager

IK1

