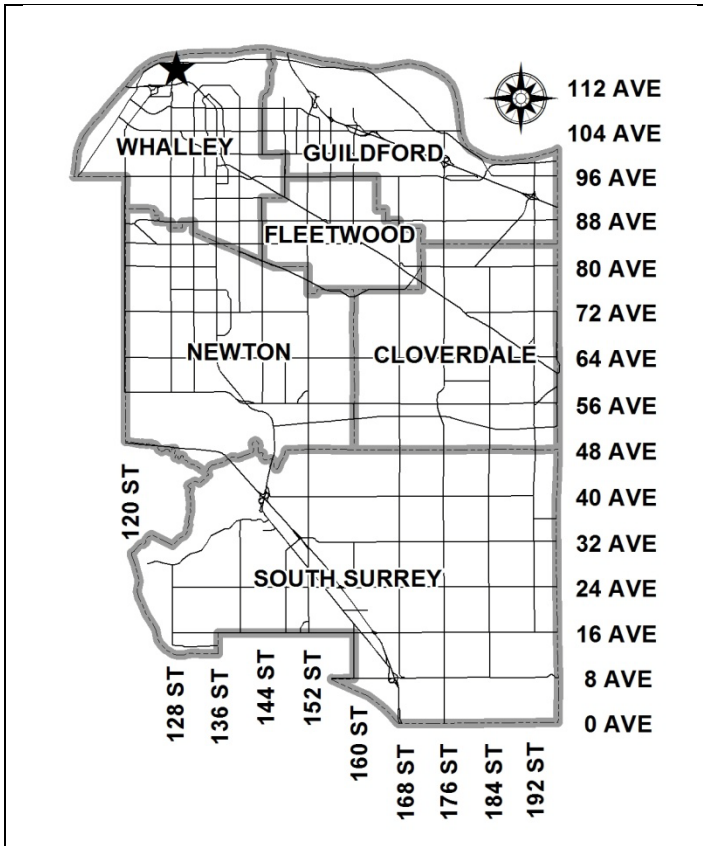


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0022-01

Planning Report Date: June 25 2012



PROPOSAL:

- **Development Variance Permit**
to reduce the number of required on-site parking spaces.

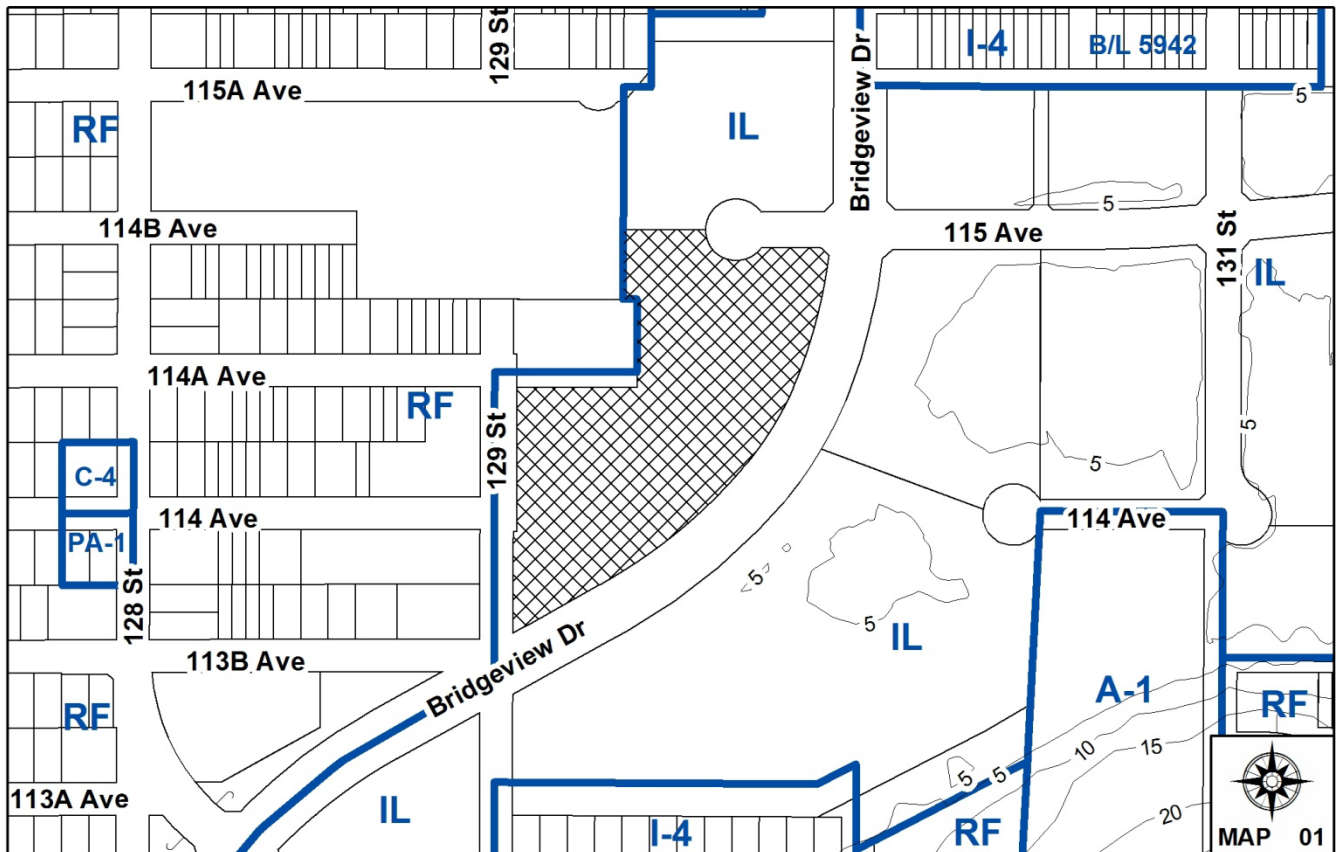
LOCATION: 12948 - 115 Avenue

OWNER: City of Surrey

ZONING: CD By-law No. 17422

OCP DESIGNATION: Industrial

LAP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking variance to the Zoning By-law to reduce the number of required parking spaces.

RATIONALE OF RECOMMENDATION

- The intended user of the building, Central City Brewing, does not anticipate more than 18 employees per shift and therefore the proposed 37 parking spaces should be adequate for employees and customers.
- If additional parking is required, it can be accommodated on the phase 2 lands.

- A building permit has been submitted to allow the construction of the proposed brewery, and is currently being circulated for review in the Building Division

Current Proposal

- The previously proposed brewery building covered a floor area of 9,637 square metres (103,735 sq. ft.). The applicant has advised that they have eliminated the entire second floor of the development proposal. As a result, the new floor area, including mezzanine, is now only 5,881 square metres (63,305 sq. ft.).
- The previous proposal incorporated a request to reduce the required off-street parking spaces from 96 to 85 spaces. With the reduction in the total floor area, the required parking for the amended development is 59 spaces. The architect has requested a further relaxation of the parking requirement to 37 stalls, to reflect the actual parking required for the business (see By-law Variance Section).
- The area on the west side of the building, which was proposed for additional parking, will be converted into additional landscaping.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the Zoning By-law to reduce the required number of parking spaces from 59 to 37.

Applicant's Reasons:

- The building's operator anticipates no more than 18 employees per shift. Should the building change uses in the future, there is adequate land available to satisfy the By-law requirement, and the additional parking spaces could be built at that time.
- Currently, there are existing City services in the unopened 129 Street road allowance. Further encroachment towards the west and east property lines may compromise the existing City services.

Staff Comments:

- The proposed brewery represents only half of the anticipated development on this site. If there are parking issues identified when the Development Permit is submitted for the second phase of the development, additional parking can be provided at that time.
- Additional landscaping is proposed along the west side of the building where the previous parking was proposed, which increases the buffer to the single family residences to the west.
- Staff have reviewed the applicant's reasons for supporting the relaxation to the parking requirements, and supports the request.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

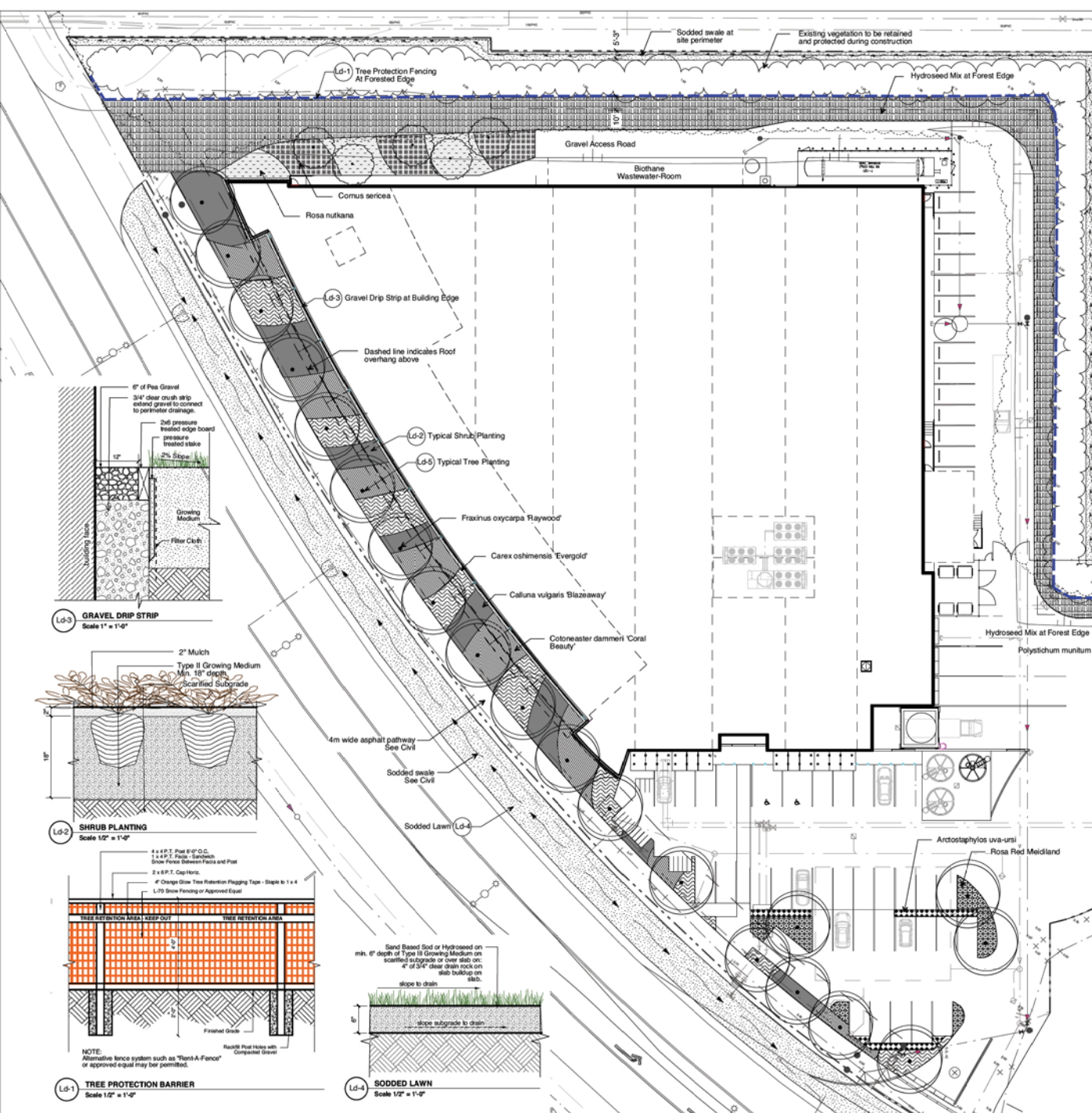
Appendix I. Lot Owners and Action Summary
Appendix II Development Variance Permit No. 7911-0022-01

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LAP/kms

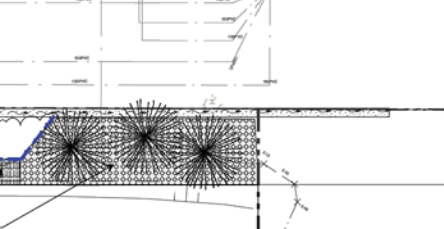
\\file-server1\net-data\csdc\generate\areaproduct\save\3844524046.doc
. 6/21/12 10:01 AM



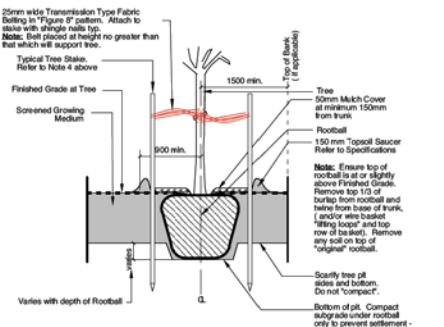
PLANT LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COMMENTS
TREES				
5		Cornus nuttallii	Pacific Dogwood	5cm cal. B&B
20		Fraxinus oxycarpa 'Raywood'	Raywood Ash	7cm cal. B&B
3		Pseudotsuga menziesii	Douglas Fir	10' H. B&B
SHRUBS / GROUND COVERS / VINES / PERENNIALS				
315		Arctostaphylos uva-ursi	Kinnikinnik	#1 pot / 12" O.C.
1,165		Erica carnea	Heather	#1 pot / 18" O.C. / Pink
2,530		Carex oshimensis 'Evergold'	Variegated Japanese Sedge	#1 pot / 12" O.C.
1,290		Cotoneaster dammeri	Bearberry Cotoneaster	#1 pot / 18" O.C.
465		Cornus sericea	Red Twig Dogwood	#1 pot / 18" O.C. / Native
790		Polydichum munitum	Western Sword Fern	#1 pot / 18" O.C. / Native
290		Rosa meiland	Rose	#1 pot / 18" O.C. / Red
465		Rosa nutkana	Nootka Rose	#1 pot / 18" O.C. / Native
Sodded Lawn				
Hydroseeded Area Supplied by Premier Pacific Seeds (1-800-433-0153) Mixture to be 40% Turfgrass / Sun & Shade Mix Or Pre-approved Equal				

- General Planting Notes:**
- All work shall meet or exceed the requirements as outlined in the latest Edition of the B.C. Landscape Standard.
 - Plant sizes and related container classes are specified according to the B.C. Landscape Standard latest Edition. For container classes #1 and smaller, plant sizes shall be as shown in the plant list and the Standard. For all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #1 class containers, these shall be as defined in the BCRTA (ANSI) Standard.
 - A high efficiency irrigation system to be installed through out landscaped areas. Irrigation system and design to be in accordance with the Irrigation Association of BC Standard Guidelines.



- General Notes:**
- Do not cut Tree Leader.
 - Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Desiccation.
 - Ensure tree location does not conflict with Underground Services. "Call before digging".
 - All small trees to be spaced with 2 - 150mmØ x 2.5m long. Minimum depth of stake embedment is 1m. Ensure stakes do not penetrate or damage rootball. Ensure all stakes are aligned parallel to stem/lead root on tree at container.
 - Provide min. 5 cubic meters of growing medium per tree.
 - Refer to Growing Medium Chart below for surface area depth of Growing Medium.



Depth of Growing Medium Total (mm)	Area (M2)	Variation 1		Variation 2	
		Size of Surface Square	Size of Surface Circle	Size of Surface Square	Size of Surface Circle
450	11.11	3.3 M x 3.3 M	3.60 M Ø		
600	8.33	2.9 M x 2.9 M	3.25 M Ø		
750	6.67	2.6 M x 2.6 M	2.90 M Ø		

Ld-5 TYPICAL DECIDUOUS TREE PLANTING DETAIL
Scale NTS

North

7 June 11, 2012 Issued for Construction
6 April 17, 2012 Issued for 4th Reading
5 March 15, 2012 Issued for B/F
4 April 26, 2011 Re-issued for D/P
3 Jan. 27, 2011 Re-issued for D/P
2 Jan. 05 '10 Issued for Open House
1 Dec. 02 '10 Issued for D/P

no. | date | item:

Revisions:

Durante Kneib Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
T: 604 694 6011
F: 604 694 0577
www.dk.ca

Project
**Bridgeview Brewery
Surrey, BC**

Drawn by: DVH/PC
Checked by: PK
Date: Nov, 2010
Scale: 1"=20'
Drawing Title:
Landscape Plan

Project No:
10086
Sheet No.:

Appendix II

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0022-01

Issued To: CITY OF SURREY

("the Owner")

Address of Owner: 14245 - 56 Avenue
Surrey BC
V3X 3A2

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: 027-086-267

Lot B Section 9 Block 5 North Range 2 West New Westminster District Plan BCP29957

12948 - 115 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

(b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:



Project
 1044
 SCCDC / Darryll Frost
CENTRAL CITY BREWING
 11411 Bridgeview Drive, Surrey V3R 2T9
 Drawing
SITE PLAN - PHASE 1

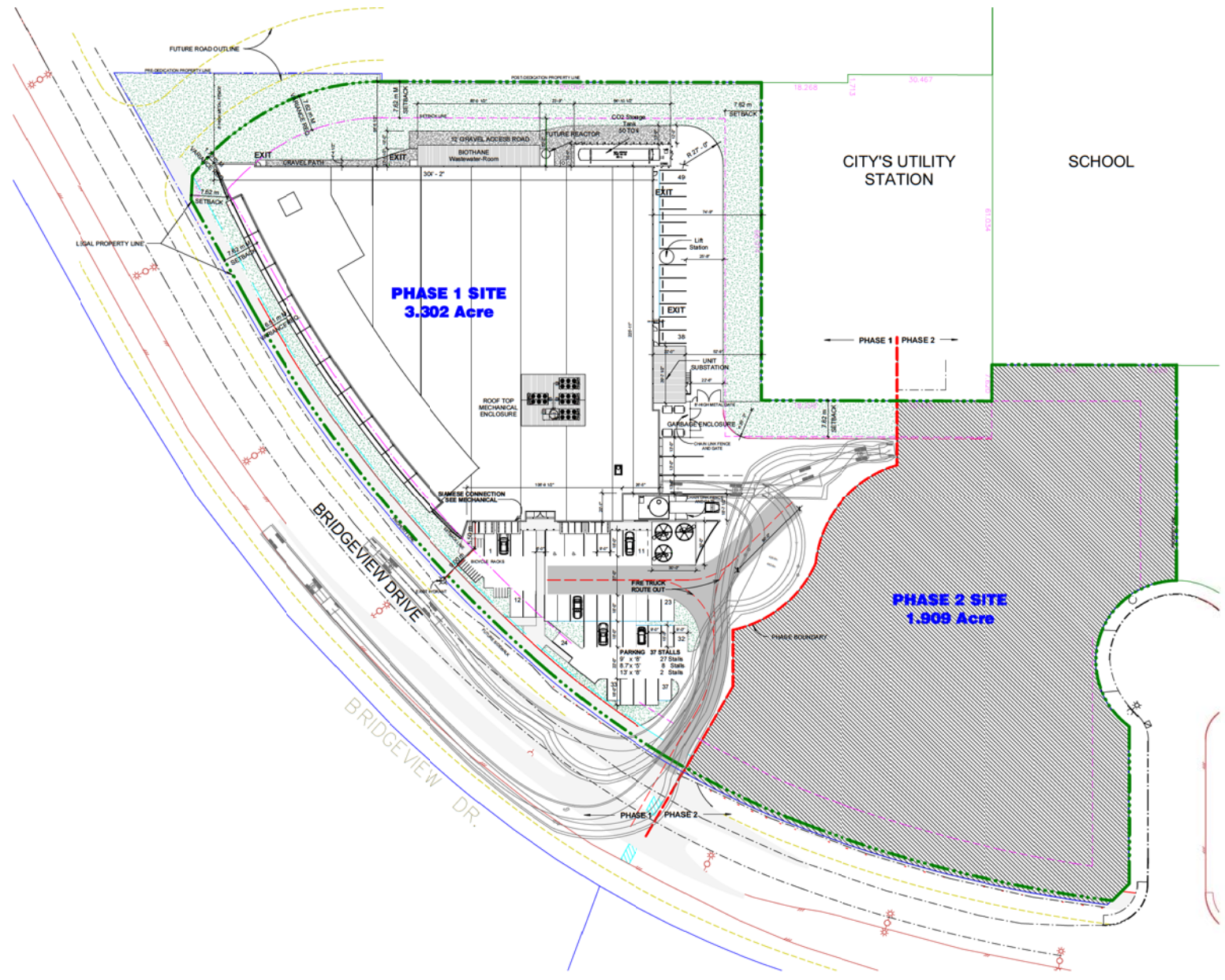
Project Status
TENANT IMPROVEMENT PERMIT

SUBMISSION	
Date	Description
2011-12-15	ISSUED FOR CONSULTANTS
2012-04-08	ISSUED FOR BUILDING PERMIT
2012-08-11	ISSUED FOR REVIEW

REVISION		
No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.
 © Copyright Ankenman Marchand Architects. All rights reserved.

Scale: 1/32" = 1'-0"
 DWG. NO. **A-100**



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

In Table C-3 Parking Requirements for Light Impact Industrial Uses, Part 5 Off-Street Parking, the number of required off-street parking spaces is reduced from 59 to 37 for a 5,882 square metre building.
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 Development Permit No. 7911-0022-00 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 – Dianne L. Watts

City Clerk – Jane Sullivan