

# City of Surrey PLANNING & DEVELOPMENT REPORT File: 7911-0175-00

Planning Report Date: April 23, 2012

#### PROPOSAL:

• Rezoning from CD (By-law No. 12425) to IL

• Development Variance Permit

in order to permit a broad range of light impact industrial uses and reduce the minimum rear yard setback for a proposed industrial building.

LOCATION: 13376 Comber Way

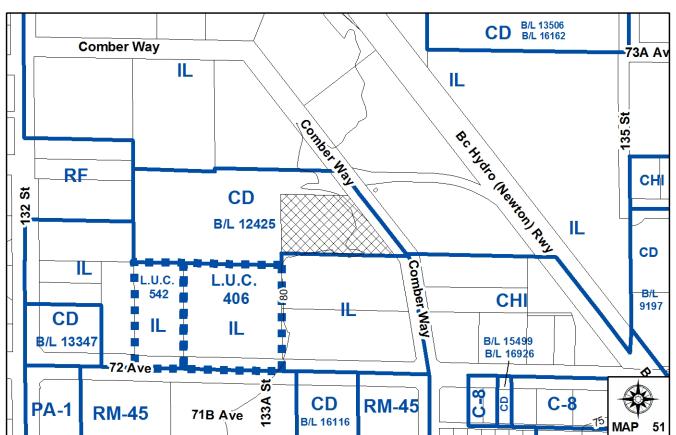
**OWNER:** South Hill Holdings Ltd., Inc. No.

906916

ZONING: CD (By-law No. 12425)

**OCP DESIGNATION:** Industrial

LAP DESIGNATION: General Industrial



#### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

#### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

• The applicant is requesting a Development Variance Permit (DVP) in order to reduce the minimum rear yard setback for a proposed two-storey concrete tilt-up industrial building.

#### **RATIONALE OF RECOMMENDATION**

- Complies with the OCP Designation.
- Complies with the Central Newton Local Area Plan (LAP).
- The proposed rezoning will permit a broader range of light impact industrial uses on-site than currently permitted under the existing CD Zone (By-law No. 12425).
- The proposed setback variance provides for the most efficient siting of the proposed industrial building and parking areas while enabling the retention of a significant stand of by-law sized trees on the northern portion of the subject property.
- The reduced building setback will have a negligible impact on adjacent property owners.
- No concerns or comments were received through the pre-notification process.

#### **RECOMMENDATION**

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from Comprehensive Development Zone (CD) (By-law No. 12425) to Light Impact Industrial Zone (IL) (By-law No. 12000) and a date be set for Public Hearing.

- 2. Council approve Development Variance Permit No. 7911-0175-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of the IL Zone from 7.5 metres (25 ft.) to 1.5 metres (5 ft.).
- 3. Council instruct staff to resolve the following issues prior to final approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
  - (d) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.

#### **REFERRALS**

Engineering: The Engineering Department has no objection to the project

subject to the completion of Engineering servicing requirements as

outlined in Appendix III.

Surrey Fire Department: No concerns.

#### SITE CHARACTERISTICS

Existing Land Use: Vacant industrial property

#### **Adjacent Area:**

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North and West:	Industrial	Industrial/General Industrial	IL & CD (By-law 12425)

Direction	<b>Existing Use</b>	OCP/LAP Designation	<b>Existing Zone</b>
East (Across Comber Way):	Industrial	Industrial/General Industrial	IL
South:	Industrial	Industrial/Service Industrial	IL

#### **DEVELOPMENT CONSIDERATIONS**

#### **Background**

- The subject property is located on the west side of Comber Way, just north of 72 Avenue. The property is designated "Industrial" in the Official Community Plan (OCP) and "General Industrial" in the Central Newton Local Area Plan (LAP). The property is currently zoned "Comprehensive Development (CD)" (By-law No. 12425).
- The property was rezoned to Comprehensive Development (CD) in October, 1994 (File No. 5694-0189-00), as part of a Council initiated rezoning, in order to permit several existing uses on-site that included the following: [1] abrasives manufacturing, processing and blending; [2] asphalt, tar and tar products manufacturing; [3] cement, lime and gypsum manufacturing; [4] recycling and storage of special waste material; [5] chemical plant; as well as [6] soil processing.
- Several previous development applications involving a Temporary Use Permit (TUP) to operate a truck park facility on-site were closed at the request of the applicant (File No. 7900-0178-00, 7903-0165-00 and 7904-0299-00). In addition, a DVP applicant for a concrete tilt-up industrial building was later closed by the applicant given the difficulties in achieving a functional building envelope (File No. 7908-0153-00). As a result, the subject property is currently vacant.

#### **Proposed Industrial Building**

- The applicant is proposing to rezone the subject property to Light Impact Industrial (IL) in order to permit a broader range of industrial uses than currently permitted in the CD Zone (By-law No. 12425). In addition, the applicant is requesting a DVP in order to reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 1.5 metres (5 ft.).
- The applicant is proposing to construct a two-storey concrete tilt-up industrial building which provides roughly 2,671 square metres (28,753 sq. ft.) of ground-floor industrial and office space.
- The applicant is proposing to retain a large stand of by-law sized trees located along the northern boundary of the subject property. The applicant also proposes additional landscaping on the north and east lot lines in order to provide visual screening of on-site activities, including parking and loading areas.
- A Development Permit (DP) is not required as the proposed industrial building is located more than 100 metres (300 ft.) from the nearest major road (72 Avenue).

#### **Access and Parking**

• The subject property is accessed from a single driveway off Comber Way.

• The Surrey Zoning By-law No. 12000 requires one parking space for every 100 square metres (1,075 sq. ft.) of gross floor area for light impact industrial and three parking spaces for every 100 square metres (1,075 sq. ft.) of gross floor area for ground-floor office uses. Therefore, the applicant is required to provide thirty-four (34) parking stalls for employees and customers. As the applicant is proposing thirty-four (34) parking spaces, the proposed industrial building will comply with the zoning by-law.

#### **PRE-NOTIFICATION**

Pre-notification letters were sent on September 13, 2011 and staff received no comments.

#### **BY-LAW VARIANCE AND JUSTIFICATION**

#### (a) Requested Variance:

• To vary the minimum rear yard setback of the IL Zone from 7.5 metres (25 ft.) to 1.5 metres (5 ft.).

#### Applicant's Reasons:

- The requested setback variance provides for the most efficient siting of the proposed industrial building and parking areas given the subject property is an irregular shape.
- The setback variance will permit the retention of a significant stand of by-law sized trees on the northern property line as well as several off-site trees at 13364 to 13370 Comber Way.

#### **Staff Comments:**

- The requested variance will enable the owner of 13364 to 13370 Comber Way to retain several on-site by-law sized trees along the eastern boundary of the adjacent property.
- The proposed setback variance will have a negligible impact on adjacent property owners given the industrial building directly south of the subject property at 13408 Comber Way is located very close to the shared property line.
- The proposed setback variance is considered supportable by City staff.

### **INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I. Lot Owners, Action Summary and Project Data Sheets

Appendix II. Site Plan and Landscape Plan

Appendix III. Engineering Summary

Appendix IV. Development Variance Permit No. 7911-0175-00

original signed by Nicholas Lai

Jean Lamontagne General Manager Planning and Development

#### MRJ/kms

#### Information for City Clerk

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

1. (a) Agent: Name: Avnash Banwait

Mainland Engineering (2007) Corporation

Address: 8363 – 128 Street, Unit #206

Surrey, B.C.

V<sub>3</sub>W <sub>4</sub>G<sub>1</sub>

Tel: 604-543-8044

2. Properties involved in the Application

(a) Civic Address: 13376 Comber Way

(b) Civic Address: 13376 Comber Way

Owner: South Hill Holdings Ltd., Inc. No. 906916

PID: 003-748-812

Lot 99 Section 20 Township 2 New Westminster District Plan 66202

- 3. Summary of Actions for City Clerk's Office
  - (a) Introduce a By-law to rezone the property.
  - (b) Proceed with Public Notification for Development Variance Permit No. 7911-0175-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

## **DEVELOPMENT DATA SHEET**

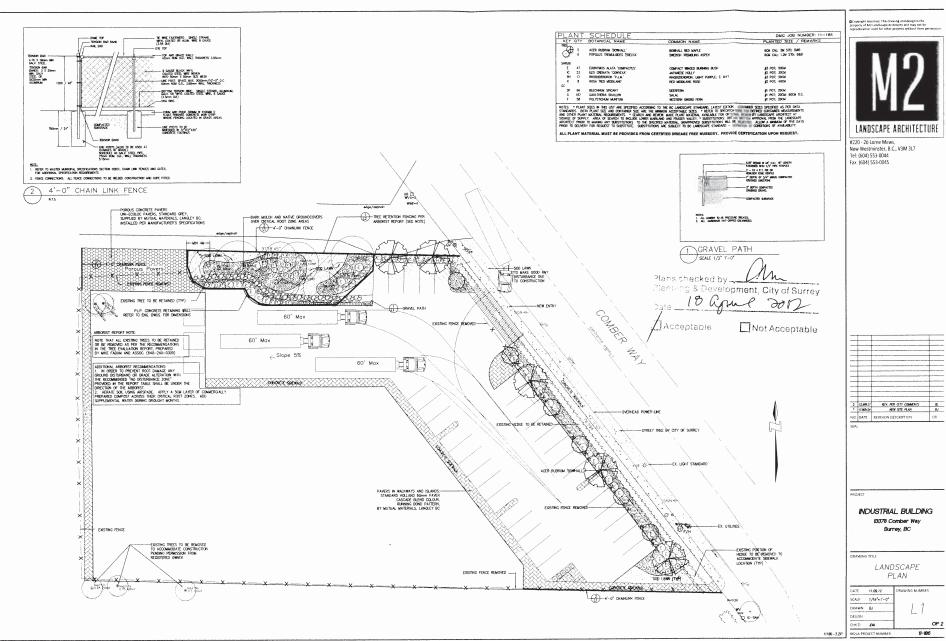
**Proposed Zoning: IL** 

Required Development Data	Minimum Required / Maximum Allowed	Proposed	
LOT AREA* (in square metres)			
Gross Total		5,400 sq. m.	
Road Widening area			
Undevelopable area			
Net Total			
LOT COVERAGE (in % of net lot area)			
Buildings & Structures			
Paved & Hard Surfaced Areas			
Total Site Coverage	60%	49.5%	
SETBACKS ( in metres)			
Front	7.5 m.	7.5 m.	
Rear	7.5 m.	1.5 m.	
Side #1 (N)	7.5 m.	7.5 m.	
Side #2 (S)	7.5 m./o m.	o m.	
BUILDING HEIGHT (in metres/storeys)			
Principal	18 m.		
Accessory			
NUMBER OF RESIDENTIAL UNITS	N/A	N/A	
Bachelor			
One Bed			
Two Bedroom			
Three Bedroom +			
Total			
FLOOR AREA: Residential	N/A	N/A	
FLOOR AREA: Commercial	NI/A	NI / A	
Retail	N/A	N/A	
Office			
Total			
FLOOR AREA: Industrial	N/A	2,671 sq. m.	
FLOOR AREA: Institutional	N/A	N/A	
TOTAL BUILDING FLOOR AREA	N/A	2,671 sq. m.	
* If the development site consists of more the	-		

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed	
DENSITY			
# of units/ha /# units/acre (gross)	N/A	N/A	
# of units/ha /# units/acre (net)	N/A	N/A	
FAR (gross)	1.0	0.49	
FAR (net)			
AMENITY SPACE (area in square metres)	N/A	N/A	
Indoor			
Outdoor			
PARKING (number of stalls)			
Commercial	N/A	N/A	
Industrial	34 stalls	34 stalls	
Residential Bachelor + 1 Bedroom	N/A	N/A	
2-Bed			
3-Bed			
Residential Visitors	N/A	N/A	
Institutional	N/A	N/A	
Total Number of Parking Spaces	34 stalls	34 stalls	
Number of disabled stalls	o stalls	2 stalls	
Number of small cars	9 stalls	ı stall	
Tandem Parking Spaces	N/A	N/A	
Size of Tandem Parking Spaces	N/A	N/A	

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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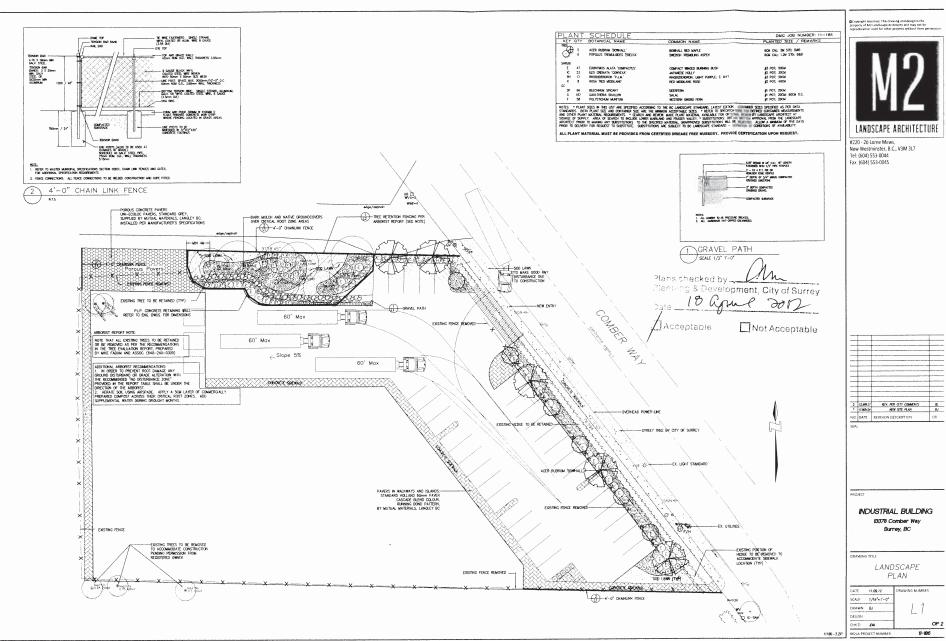






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PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

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#220 - 26 Lorne Mews New Westminster, B.C., V3M 3L7 Tel: (604) 553-0044 Fax: (604) 553-0045



INDUSTRIAL BUILDING 13378 Comber Way Surrey, BC

LANDSCAPE SPECIFICATIONS

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M2LA PROJECT NUMBER.

11-186



## INTER-OFFICE MEMO

TO:

Manager, Area Planning & Development

- South Surrey Division

**Planning and Development Department** 

FROM:

**Development Services Manager, Engineering Department** 

DATE:

April 17, 2012

PROJECT FILE:

7811-0175-00

RE:

**Engineering Requirements (Commercial/Industrial)** 

Location: 13376 Comber Way

#### **REZONE**

Engineering requirements relative to issuance of the Rezone can be met through the Building Permit process as noted below.

#### **DEVELOPMENT VARIANCE PERMIT**

There are no engineering requirements relative to issuance of the Development Variance Permit.

#### **BUILDING PERMIT**

The applicant will be required to provide the following engineering works as a condition of issuance of a Building Permit.

#### **Works and Services**

- Construct 1.5 metre concrete sidewalk with 11.0 metre driveway letdown.
- Provide Stormwater Control Plan.
- Provide adequate service connections.
- Provide Cash-in-lieu for downstream sanitary upgrades.

A Servicing Agreement is required prior to Building Permit.

Rémi Dubé, P.Eng.

**Development Services Manager** 

LR

#### **CITY OF SURREY**

(the "City")

#### **DEVELOPMENT VARIANCE PERMIT**

NO.: 7911-0175-00

Issued To: SOUTH HILL HOLDINGS LTD., INC. NO. 906916

("the Owner")

Address of Owner: 13290 - 78 Avenue, Unit #33

Surrey, B.C. V<sub>3</sub>W oH6

- 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: 003-748-812 Lot 99 Section 20 Township 2 New Westminster District Plan 66202

13376 Comber Way

(the "Land")

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

In Section F of Part 48 Light Impact Industrial Zone (IL), the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 1.5 metres (5 ft.).

- The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 7911-0175-00(A) through to and including 7911-0175-00(C) (the "Drawings") which are attached hereto and form part of this development variance permit.
- 5. This development variance permit applies to only that 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. 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. (a) The landscaping shall conform to drawings numbered 7911-0175-00(B) through to and including 7911-0175-00(C) (the "Landscaping").
  - (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
  - (c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$24,841.12

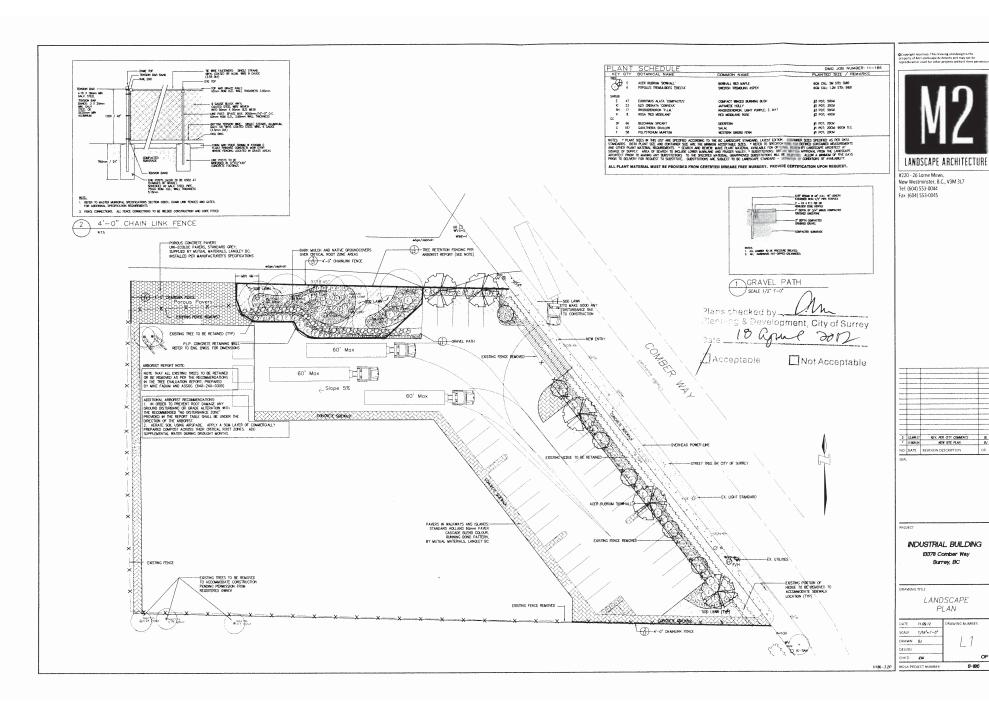
#### (the "Security")

- (d) i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.
  - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.
  - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.
- 7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
- 8. 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.
- 9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

10.	This dev	elopment varia	nce permit is	not a bui	ilding permit.		
	ORIZING D THIS	RESOLUTION DAY OF	PASSED BY	ГНЕ СОІ	JNCIL, THE	DAY OF	, 20 .
					Mayor - Diann	e L. Watts	
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OF 2



#### PART ONE GENERAL REQUIREMENTS PART THREE SOFT LANDSCAPE DEVELOPMENT REFERENCE BITHMONOR EXISTAGLISES: If there is any even as the -posted subvision trees or plant groupping annuals due refused on backurar plant as regulated reflected entail. If the case existence the Laborage Entailest will be littles or present to reach. Decade the reflected entails at start for present with the Laborage Problem. 2. A physical transmit the excelled for delineate steaming beusclassics. Refer to physical barrier defail. If extract net provider, compay with focal municipal recommen 2. 8.1 Landscape Shandard, 1997 prepared by the BC. Secrety of Landscape Another is one the BC. Cambridge & Russery Assessmall, portly. All work and nazionals shall nee shandard as set incl. a intelligible Conference Shandard under superspecific plants on an extending Landscape Another Lind is which in estimation. 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6 cold. The line shall be as detined as Section 2.2.3, Halouans. Apply at notice to	econnected is required soil test. Refer	re Section 3.5 for method		Standard Formulations and Filler its impaired by sax hocking.
Servicer: Refer in Section 2.23 Nationals. Again specified fervicer at rains section 65 feaths prior to seating. Again separative from time     Sobbloop: Prepairs a seasoft, final, sees surface for temporal or Lay tool shapper areas according to the VTD - Bowlind     Sob			Pearl Motional Estationheral     Malarring Eurory the first greating season, water new as September 5th Hossau 20 cottons per trive per applic and once between August that and September 3hs. Apply will assisted August years again when the water control manufactors are not been consistent waterfall August August and and the second august and august and august and and and and and and august and	gain a capacity of the common and a capacity of the capacity o
Tot  3. Macrosco: Reprisatestace mediatry later sigling and unifice to 66 free Seage with temporary war or twee factor complete with spring work tem- eraterals reversing to mental sufficient grows. Easy grass out at length of bet- come for many temporary to the service of the service of the service of the firming the satisface mellion is against the service of the	days after Substantial Leepleton and o is Taken ever by the Ower's Mater to ob	arts accepted by the Owner - Profest sedded areas then most one penetration of 3" is 4" (1-10 and at	82 Midde Maedain wather in the original areas and re-th 83 Interdistricts likewise all wreds from all areas at les necessary, by the cell electricities 84 Pest and Disease Central Risport all planted areas i	e original depith). Of acce per amond during the desiring satisfies by basing an eath-value has a suspense depith of 60mm, hand-publing of , if In pests and dearware periodically sated of level proxy two markets during the growing season by an endercented
entervisis menscrary to availate outlinger ignores. Near grans out at height of before contribution from the second section of the properties of the firmings the state melous or against \$8. Altegrature of Caser Areas. The height processority are installed as "Learnings of Marines Forms of Marines out and Science outlines for the Information."	used I-V2" (find and I" flood. Provide us neversary. Aeraton may be required to ne apparent dead spots or bare spots of naversary for want removal unions all	adequate protection of sodded creas agreed damage of in the Landscape Architect's sponse, dramage and shall be neuroscaley free of weets the B.C. her randscape of contract finder than one. After the	pervisit. Carry of treatment for peets or describe primetry.  5.5 There Support Mention Existen, up version and fine me both. Letted, hyper or contact near so mercissey. Remove the spokes of the Leodoluga Architect. All Regings of up; 6.6 Provising, Negocia of terms and shocks of constrainty of the pixel. Carry and object or shaping only if required in the Carry and Carry and Object or shaping only if required in the Carry and the Carry and C	age specialisty for discount retreatments (loops yet in all yestrace) control and immunophy respiration for growing service from from filtrat for propries arents to extent the text of caseign depression in the states of the s
T. Angelean if Care Area. The red data is monosety with suited bit, with expected leadings on that regists and shall be received from all ments the E. Leadings billionist prices of Department used Talgebreau used to the Care Department of the Care Department			Fertifizing Date during the twelve month period of an     Forces Areas Establishment     Manage the bases and recording a constant custom	or other authors to not under taillies for the first that the second of the second to see suppose requirements
Lonform to planting layout as above on Language Plans			and Grasses) such that the grass is maintained in a turgicio at no expense to the owner. Apply water to provent pucken	addise. Supply and impole with writer in the elect of any impatiest system walkes for, or incomplete well district or encoused like soot. Apply water of a rate and duration so that the water content in the greenig medium reaches
2. Obtain approval of Landscape Architect for layout antipropulation of planting	prior to seamensment of planting opera	alters.	Feld capacity to the full depth of the growing execute. Appl 92 Meet, insert and bisseur Control Impact grass area makes perfects or by the large of phonorals or recoloury or	r water again was the water conteal reaches 25% of finds reportly.  and have they are except for weets, post pests, and decisions and making reaching when recessory by appreciate in the R.C.C. A.C.C.D. N.C.C. and Continues Statement and advances for the content areas for a control
3. Make edge of medicarito separto diqui pel anel lores			application of a scalable herbeide of the weed paparation are the weed population to zero.	each It Broadest week or 50 setual weeks or weeks grasses per 40 square lieters. This approaces stat reque
<ul> <li>Twe of Faeting.</li> <li>Fault trees, shock and ground/seets only during prints that are nextal for escore successful adaptation of grains to their new space.</li> </ul>	r such work as deformined by listed wealth	ter conditions when sequanal conditions are lawly to	Ferficing According to set analysis     seung According to set analysis     Moving and Travalling - All arraps. The first fleet rules	shall be a sharp refery type notion. Econs gross oligong shall be received after each col. New all grassed areas
State on ordered self-centre to the representation of the SEL Lecturer SELecture SELECTURE to the experience control by draway that Selecture to the self-cutton.     The SELECTURE Combined Selecture Selecture of the self-centre SELECTURE SEL			Reserved grace signings after each col.  36. Actation. Acration not required in the links growing to depth of 1966. [47], and reserve cores.  37. Regions: Re-species, or serve or on-sod other records in the property of the	Leading which is only were to Dout fair from 2 years are no \$1 sections 2 bearing fairned. Leven 1 Survivales and the section of the section
Renew     Persew at the source of supply analon soliectors peen does not present subsequent rejection of any or all planting stars at the site.			more of the second	TREE PROTECTION DISTANCE TABLE
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<ol> <li>Section (I) Summitted approach the (section) from a making any substitution in the specied natural links approach substitution will be registed.</li> <li>Make a section of the specied converse for impact or section.</li> <li>Make a section of the specied converse for impact or section.</li> <li>Make a section of the specied converse for impact of sections of security.</li> </ol>				661. TRANS IN EPIS) 20 12 25 15
3. Participant Assorbin In Plans and the five for hashed and of privage code significant as black in the financiation project codes. Extend from a circuit family that share gride. If you hashed the financial project code is a code of the project for financial family and an interpretation of a subsequent and covers are instantial. If I Plant all good agree participation of the first interface of the project denotes by the Lindsign Anticological Code of the project denotes by the Lindsign Anticological Code of the project denotes by the Lindsign Anticological Code of the Plant Anticological Code of			TREES PROTECTED BY SPECKS ARBUTUS CARRY DAK PROTE DOCHRODS	35 21 40 24 45 27
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In race the contain large ingervisor layer. But by the Landscape Architect when 5°. Reading and fertilizing Procedures. 121°. How all trans and above with the costs planed or their natural governights during from under the last. Landscape receives undersers without according to costs.	the studies of proving notes is leaded ulser of burlapper, locale around the fe	s ys ell the bibli and rut away or last under. Do not buil	GANT SCOLON GINGO WORKEY PROZZE TREE	CXTRAPCLATIC PROTECTION RADIUS FOR TREES LARGER THAN 1600M 46A 1(DAMETER AT BREAST HEICHT OR 1,4M FROM CRADE)
buries from whiter the tail. Laterfully referve continuous without aryoning the routh wire.  9.7 Hitthe planting balles by gently ficting the grouping peoples arrowed the routh.	als. After satisfied in place cultimate. S system is 6° (Sundigres), Settle the sai	or very bushers, clip and rottene lay (fines have) of Events water. Add soil as required to meet flows.		
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INDUSTRIAL BUILDING 13378 Comber Way Surrey, BC

LANDSCAPE SPECIFICATIONS

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