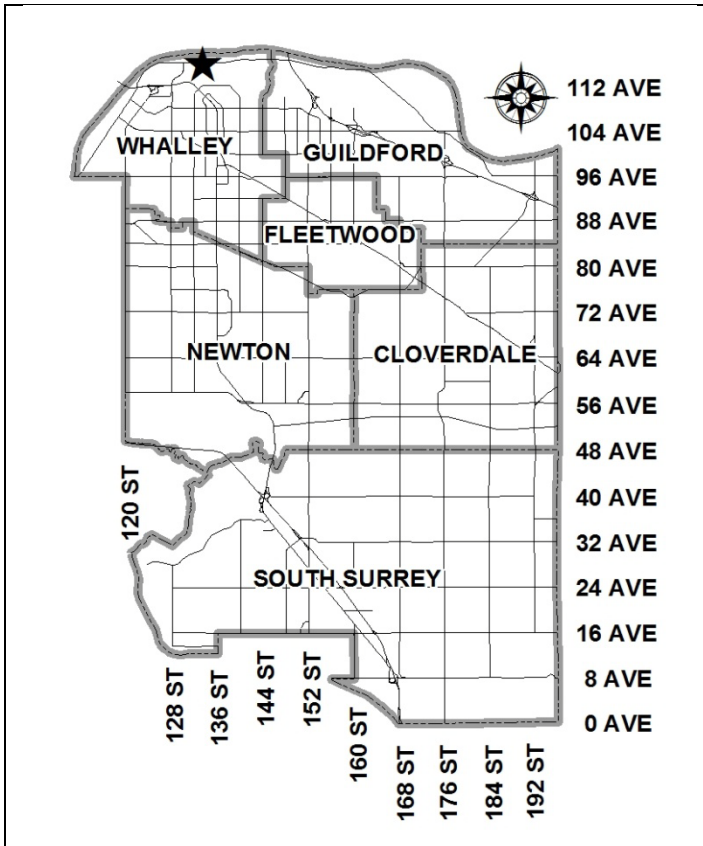


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0292-00

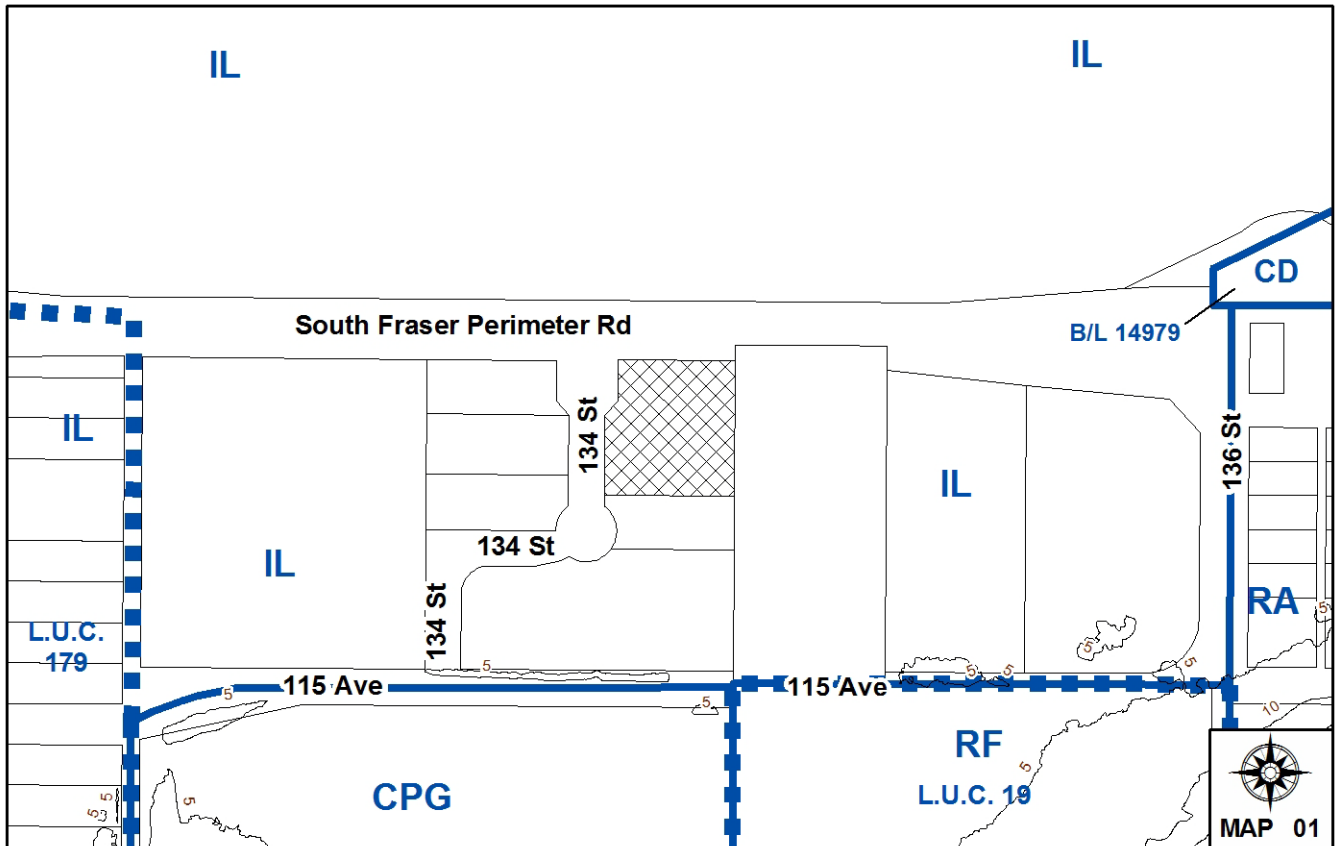
Planning Report Date: February 6, 2012



PROPOSAL:

- **Development Variance Permit** in order to waive the works and services to allow for a two-lot industrial subdivision in Bridgeview.

LOCATION: 11580 - 134 Street
OWNER: BC Transportation Financing Authority
ZONING: IL
OCP DESIGNATION: Industrial
LAP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit No. 7911-0292-00 to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking relaxation of Subdivision and Development By-law No. 8830, to waive the works and services requirement for the fronting portion of 134 Street as a result of the proposed subdivision.

RATIONALE OF RECOMMENDATION

- 134 Street has been built to an old industrial standard with all lots but one fronting 134 Street currently occupied by buildings.
- 134 Street cul-de-sac at the South Fraser Perimeter Road and the new connection to 115 Avenue have been constructed as part of the South Fraser Perimeter Road project.
- The proposed industrial subdivision may not be viable if improvements were required along 134 Street.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7911-0292-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to waive the requirement of the Subdivision and Development By-law to provide pavement widening, curb, gutter, street lighting and sidewalk construction and the undergrounding of overhead utilities along the fronting portion of 134 Street.

REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Existing industrial buildings, currently unoccupied.

Adjacent Area:

| Direction | Existing Use | OCP Designation | Existing Zone |
|--|--|-----------------|---------------|
| North (Across 116 Avenue / South Fraser Perimeter Road): | CN Rail Yard (Thornton Yard). | Industrial | IL |
| East: | Wholesale lumber yard | Industrial | IL |
| South: | Unimproved lot, currently used by the lumber wholesale operation at 11531 - 134 Street | Industrial | IL |
| West (Across 134 Street): | Wholesale of concrete products | Industrial | IL |

DEVELOPMENT CONSIDERATIONSBackground

- The subject portion of 134 Street was dedicated with the registration of a subdivision (Plan 79454) in October 1988. Lot 1 on the east side of 134 Street was further subdivided into three lots (11598, 11580 and 11542 - 134 Street) under Plan 80116 in December 1988. The subject property was created with the consolidation of two of lots (A and B) under filing number BE171609 in July 1991.

- The previous owners constructed buildings on the property. There is a pre-manufactured building on the north portion of the property and a small industrial office building on the south portion.
- The site was acquired by the Gateway Program for the construction of the South Fraser Perimeter Road, and additional road has been dedicated for the South Fraser Perimeter Road and for the creation of the 134 Street cul-de-sac, terminating at the South Fraser Perimeter Road.

Current Proposal:

- The subject lot is zoned Light Impact Industrial (IL) Zone. An application has been submitted to subdivide the subject lot into two properties. The northern lot (proposed Lot 1) is 2,700 square metres (0.67 acre) in area and the southern lot (proposed Lot 2) is 2,546 square metres (0.63 acre) in area. Both lots meet the minimum lot size of 1,800 square metres (0.5 acre) of the IL Zone and all other lot dimensional requirements.
- The Gateway Program has closed 134 Street at the intersection with the South Fraser Perimeter Road (116 Avenue) and a cul-de-sac bulb has been dedicated and constructed. To provide access to the lands on 134 Street, the Gateway Program acquired portions of the property to the south at 11531 – 134 Street and dedicated and constructed 134 Street to connect to 115 Avenue.
- The proposed subdivision is part of the compensation package to specific land owners affected by road dedications required as a result of the South Fraser Perimeter Road.
- As a result of the subdivision application, in accordance with the Subdivision and Development By-law, the Engineering Department is requiring the upgrading of the fronting portion of 134 Street to satisfy current engineering standards. This includes the provision of curb, gutter and sidewalks, the widening of the pavement, installation of street lights and under-grounding of the overhead wiring along the portion of 134 Street fronting this property.
- The applicant has requested a Development Variance Permit to waive these engineering requirements (see By-law Variance Section).

PRE-NOTIFICATION

In accordance with Council policy, a Development Proposal sign was erected on the property to advise the surrounding property owners about the associated subdivision proposal on the land. To date, staff have not received any comments.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To waive the works and services requirements of the Subdivision and Development By-law for the portion of 134 Street fronting the subject site (including pavement widening, underground wiring and the installation of sidewalks, curbs and gutters) to permit the subdivision and any further building construction on the lands.

Applicant's Reasons:

- 134 Street is an opened road, providing access to the businesses north of 115 Avenue. The road was constructed in accordance with the standards in effect when the property was created.
- The upgrading of the fronting street in accordance with current standards is cost prohibitive for an opened road.

Staff Comments:

- The fronting street has been adequate for the businesses along this portion of road and there are no plans by the City to widen or improve 134 Street in the foreseeable future.
- The portion of 134 Street between 115 and 116 Avenues has been built to an old industrial standard with all lots but one lot fronting 134 Street currently occupied by buildings.
- The Gateway Program has recently constructed the cul-de-sac bulb at the north end of 134 Street at the South Fraser Perimeter Road and dedicated and constructed a new 134 Street at the south end to connect to 115 Avenue.
- The Engineering Department has reviewed the request, and supports the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

| | |
|---------------|---|
| Appendix I. | Lot Owners, Action Summary and Project Data Sheet |
| Appendix II. | Proposed Subdivision Layout |
| Appendix III. | Engineering Summary |
| Appendix IV | Development Variance Permit No. 7911-0292-00 |

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LAP/kms

Information for City Clerk

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

1. (a) Agent: Name: Maggie Koka
 Aplin & Martin Consultants Ltd.
 Address: Unit 201 12448 82 Avenue
 Surrey BC
 V3W 3E9

 Tel: (604) 597-9058

2. Properties involved in the Application
 - (a) Civic Address: 11580 - 134 Street

 - (b) Civic Address: 11580 - 134 St
 Owner: BC Transportation Financing Authority
 PID: 017-455-090
 Lot 1 (BE171609) Section 10 Block 5 North Range 2 West New Westminster District Plan
 80116 Except Plan EPP270

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7911-0292-00 and
 bring the Development Variance Permit forward for issuance and execution by the Mayor
 and City Clerk.

SUBDIVISION DATA SHEET

Zoning: IL

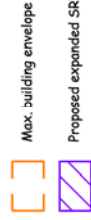
| Requires Project Data | Proposed |
|--|---|
| GROSS SITE AREA | |
| Acres | 1.3 |
| Hectares | 0.5 |
| NUMBER OF LOTS | |
| Existing | 1 |
| Proposed | 2 |
| SIZE OF LOTS | |
| Range of lot widths (metres) | 35.2 and -40 metres |
| Range of lot areas (square metres) | 2,543 m ² and 2,700 m ² |
| DENSITY | |
| Lots/Hectare & Lots/Acre (Gross) | 1.5/4.0 |
| Lots/Hectare & Lots/Acre (Net) | 1.5/4.0 |
| SITE COVERAGE (in % of gross site area) | |
| Maximum Coverage of Principal & Accessory Building | 60% |
| Estimated Road, Lane & Driveway Coverage | 35% |
| Total Site Coverage | 95% |
| PARKLAND | |
| Area (square metres) | |
| % of Gross Site | |
| | Required |
| PARKLAND | |
| 5% money in lieu | NO |
| TREE SURVEY/ASSESSMENT | |
| | NO |
| MODEL BUILDING SCHEME | |
| | NO |
| HERITAGE SITE Retention | |
| | NO |
| BOUNDARY HEALTH Approval | |
| | NO |
| DEV. VARIANCE PERMIT required | |
| Road Length/Standards | NO |
| Works and Services | YES |
| Building Retention | NO |
| Others | NO |

Pacific Land Services Ltd.
on behalf of
BC Transportation Financing Authority

Industrial 2 Lot Subdivision
11580-134th Street, Surrey

CONCEPT

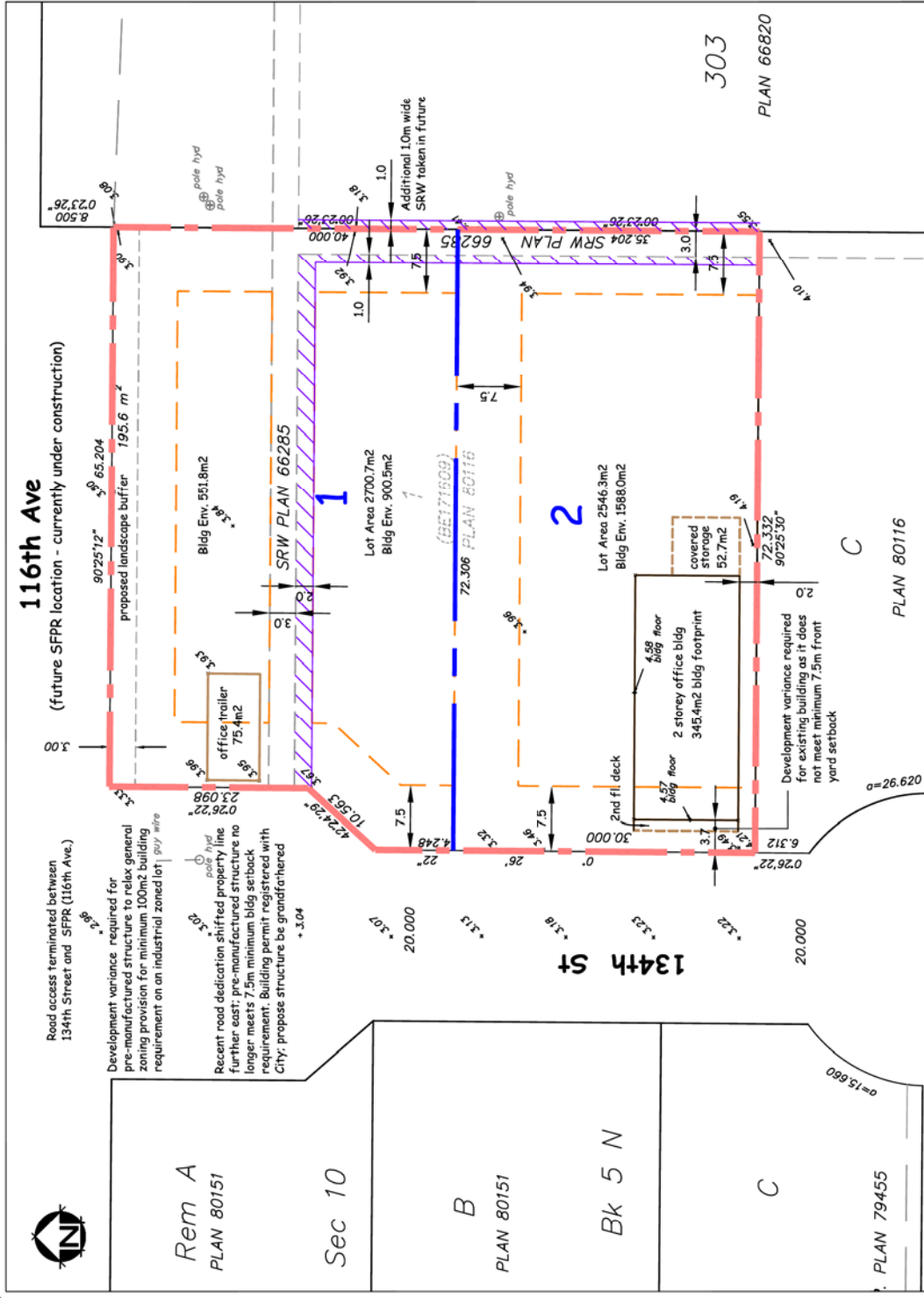
Legend



- NOTE: This plan is conceptual only, is subject to change due to:
 - Review and approval by appropriate municipal, regional, provincial and federal governments and outside agencies
 - Full environmental, geotechnical and soil assessments
 - Tree survey and assessment
 - Park dedication requirements or cash in lieu of
 - School site acquisition requirements and/or charges
 - Storm water detention requirements
 - Road dedication requirements
 - Environmentally sensitive areas and setback requirements
 - Building locations
 - Right-of-way and/or easement requirements.



Project 29019
25 October 2011



| LEGAL DESCRIPTION | GROSS SITE AREA | EXISTING ZONING & DESIGNATIONS | LOT YIELD: |
|---|--|---|--|
| Lot 1 (BE171609), Section 10, Block 5, North Range 2, New Westminster District, Plan 80116 except Plan EPP270 | Approx. 5246.1m ² / 1.3 acres | Zoning: 3L (Light Industrial Zone) NCP: Not in an NCP OCP: Industrial | Existing Number of Lots: 1 Proposed Number of Lots: 2 |
| | | PROPOSED ZONING & DESIGNATIONS | |
| | | Zoning: no change NCP: Not in an NCP OCP: Industrial | |

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0292-00

Issued To: BC TRANSPORTATION FINANCING AUTHORITY
("the Owner")

Address of Owner: PO Box 9850 Stn Prov Govt
Victoria BC V8W 9T5

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: 017-455-090
Lot 1 (BE171609) Section 10 Block 5 North Range 2 West New Westminster District Plan
80116 Except Plan EPP270

11580 134 Street

(the "Land")
3. Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:
 - a) In Table 2, Highway Dedication, Pavement Widths and Sidewalks, the requirement to provide a sidewalk, and underground wiring and street lighting systems is waived.
4. This development variance permit applies to only the portion of 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.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

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Issued To: BC TRANSPORTATION FINANCING AUTHORITY
("the Owner")

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11580 134 St

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5. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.

6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

7. 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



116th Ave

Road access terminated between 134th Street and SFPR (116th Ave.)

Development variance required for pre-manufactured structure to relax general zoning provision for minimum 100m2 building requirement on an industrial zoned lot. *guy wire*

Recent road dedication shifted property line further east; pre-manufactured structure no longer meets 7.5m minimum bldg setback requirement. Building permit registered with City; propose structure be grandfathered

Rem A
PLAN 80151

Sec 10

B

PLAN 80151

Bk 5 N

C

PLAN 79455

LEGAL DESCRIPTION
Lot 1 (BE171609), Section 10, Block 5, North Range 2, New Westminster District, Plan 80116 except Plan EPP270
PID 017-455-090

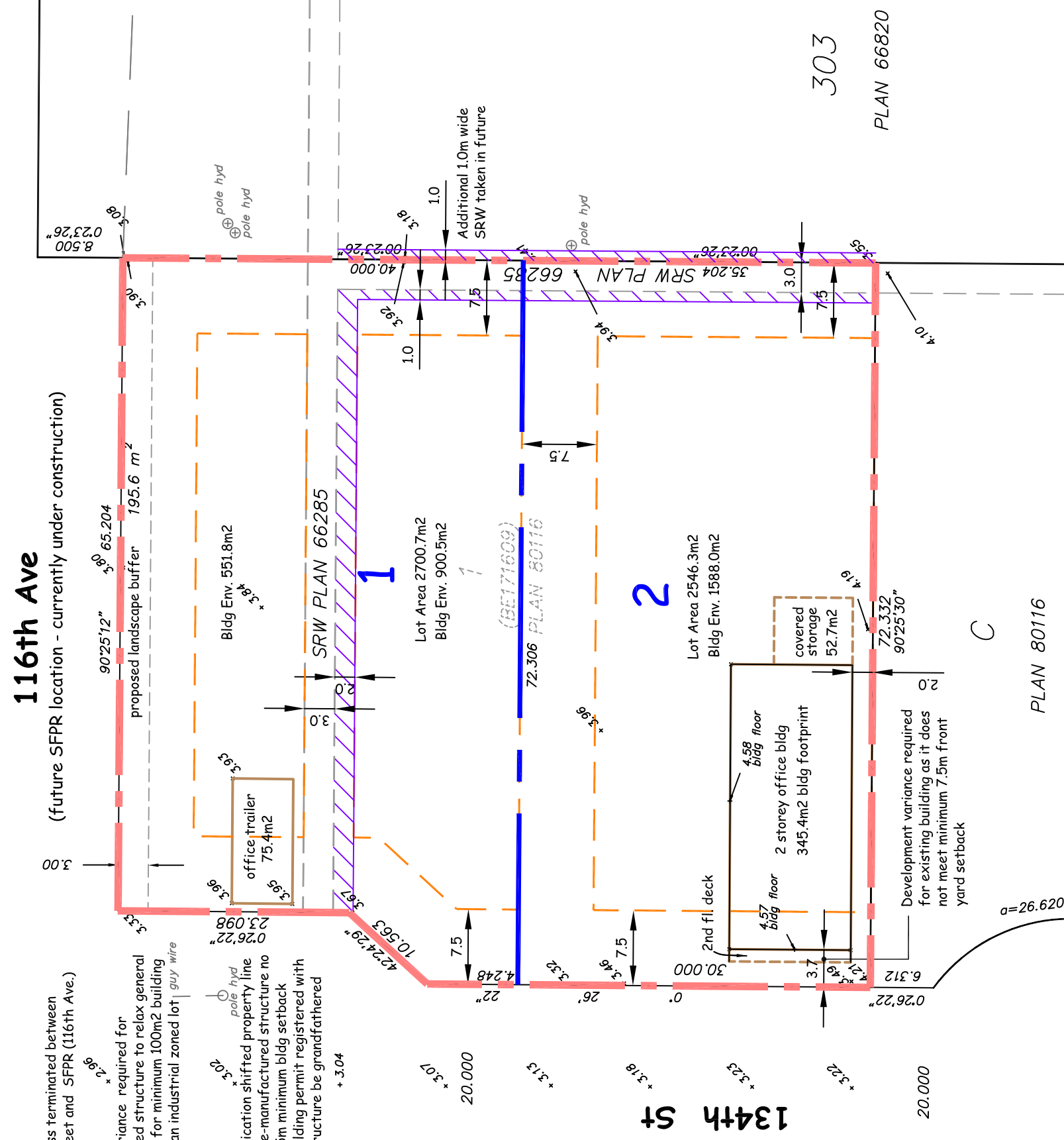
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Approx. 5246.1m² / 1.3 acres

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PROPOSED ZONING & DESIGNATIONS
Zoning: no change
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LOT YIELD:
Existing Number of Lots: 1
Proposed Number of Lots: 2

PLAN 80116

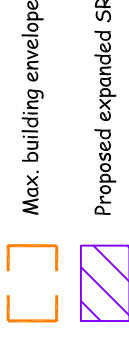


Pacific Land Services Ltd.
on behalf of
BC Transportation Financing Authority

Industrial 2 Lot Subdivision
11580-134th Street, Surrey

CONCEPT

Legend



PLAN 66820

303

SRW PLAN 66285

PLAN 80116

SRW PLAN 80116

PLAN 79455

PLAN 80151

PLAN 80116

Map
1

Project 29019
25 October 2011



2011 - 123456 82 Avenue, Surrey, BC, Canada V3Y 9E8
Tel: (604) 279-8888, Fax: (604) 279-8891, Email: gmartin@aplinc.com

- NOTE:
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