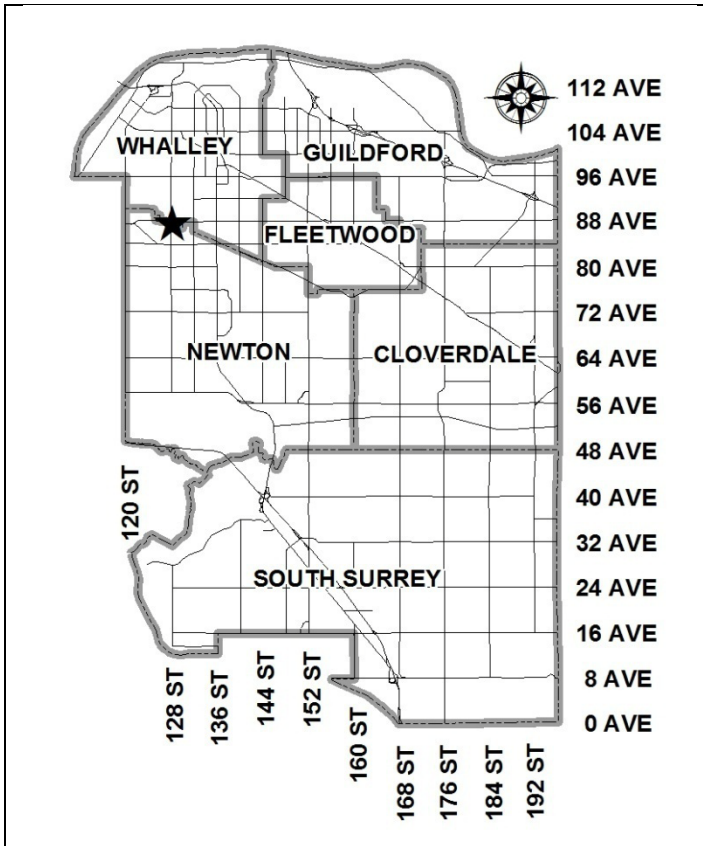


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0034-00

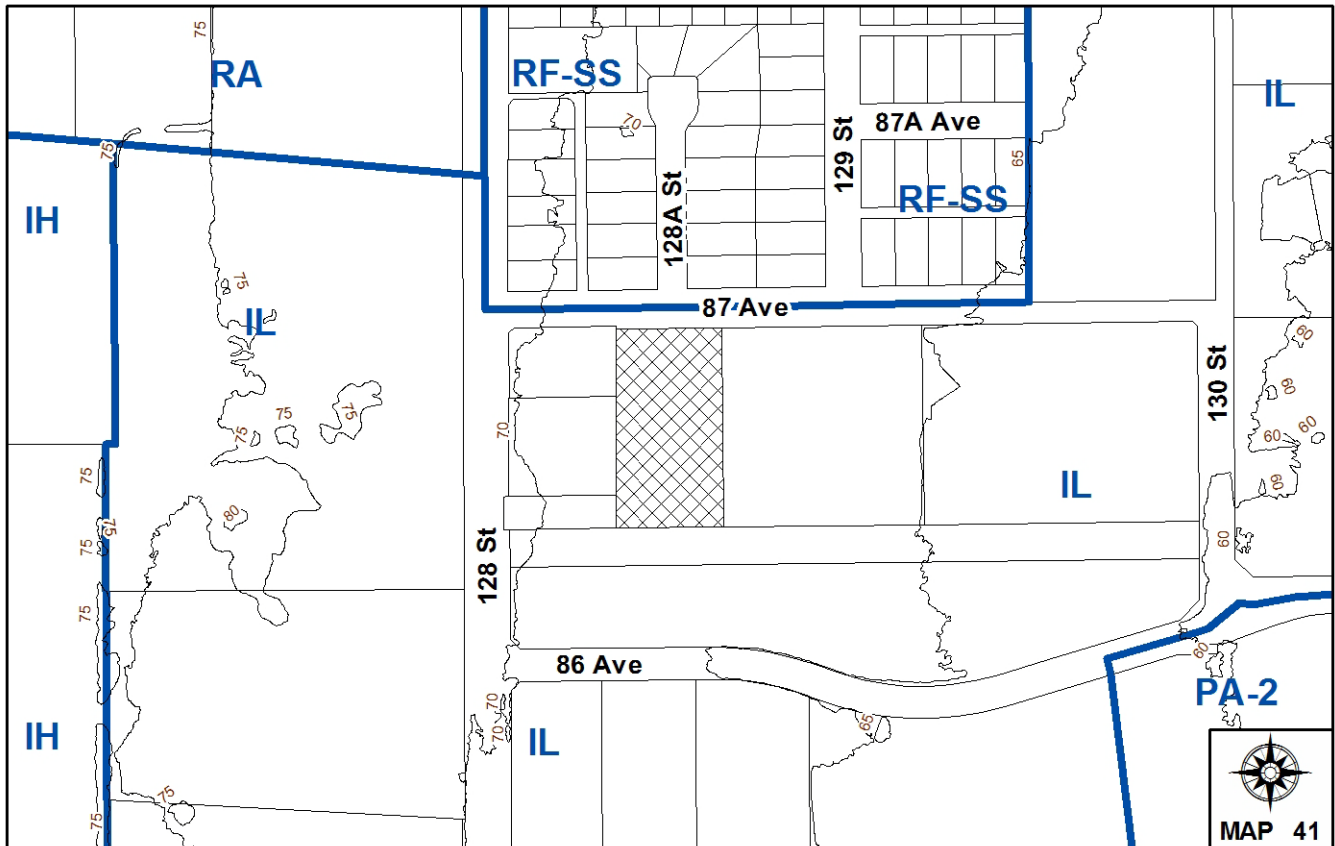
Planning Report Date: April 23, 2012



**PROPOSAL:**

- **Development Variance Permit**  
 in order to relax the minimum rear yard setback thereby permitting an addition to the existing powder-coating building.

**LOCATION:** 12850 - 87 Avenue  
**OWNER:** o875519 B.C. Ltd., Inc. No. BC0875519  
**ZONING:** IL  
**OCP DESIGNATION:** Industrial  
**LAP DESIGNATION:** General Industrial



### RECOMMENDATION SUMMARY

- 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 thereby allowing a larger addition to an existing building on-site.

### RATIONALE OF RECOMMENDATION

- The applicant has confirmed the proposed addition will conform to the minimum requirements of the IL Zone in terms of lot coverage, floor area ratio, building height as well as on-site parking.
- The applicant is proposing significant landscaping along 87 Avenue to enhance the streetscape and reduce the visual impact of the existing industrial building as well as proposed addition.
- The proposed setback relaxation will enable the owner to expand the existing business operation by adding 538.2 square metres (5,793 sq. ft.) of floor space for powder-coating purposes.
- The requested setback variance will have a negligible impact on adjacent properties.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7912-0034-00 (Appendix II) 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 1.219 metres (4 ft.).
2. Council instruct staff to resolve the following issue 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.

REFERRALS

**Engineering:** The Engineering Department has no objection to the project subject to completion of Engineering servicing requirements as outlined in Appendix III.

**Surrey Fire Department:** No concerns. The applicant is required to maintain the reciprocal access easement which provides direct access for emergency vehicles to the subject property through 12900 – 87 Avenue.

SITE CHARACTERISTICS

Existing Land Use: Industrial complex.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 87 Avenue):	Single family residential.	Urban/Urban Residential	RF-SS
East:	Industrial complex.	Industrial/General Industrial	IL
South and West:	Industrial complex and truck park facility.	Industrial/General Industrial	IL

DEVELOPMENT CONSIDERATIONSBackground

- The subject property located at 12850 – 87 Avenue 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 “Light Impact Industrial (IL)” and presently occupied by an industrial powder-coating business specializing in automatic control flow valve manufacturing.

- The property was originally created through subdivision in November, 2006 under Development Application No. 6093-0376-00 which created three smaller industrial properties from the original parent parcel (12850 – 87 Avenue, 12900 – 87 Avenue and 8625/8655/8675 – 130 Street).
- The subject property contains two one-storey industrial buildings with 2,076 square metres (22,346 sq. ft.) of total floor space. The existing industrial building located adjacent to 87 Avenue was originally constructed prior to 1972. The current owner later constructed an additional powder-coating building at the southeast corner of the subject property in July, 2001 which offered a further 553 square metres (5,952 sq. ft.) of floor space thereby allowing the current business to expand its operations.
- More recently, Council approved a Development Permit in March, 2011 (No. 7910-0246-00) which enabled the owner to construct an addition to the existing powder-coating building at the southeast corner of the subject property as well as construct another industrial building at the southwest corner for on-site storage purposes. The approved DP included variances to reduce the minimum side yard and rear yard setback for the proposed industrial storage building. The proposed addition to the existing powder-coating building and industrial storage building were designed to enable the owner to remove three large tent structures, previously erected on-site, in favour of permanent industrial buildings.

### Current Proposal

- The applicant is requesting a Development Variance Permit (DVP) in order to vary the minimum rear yard setback in order to increase the proposed addition to the existing powder-coating building located at the southeast corner of the subject property. The requested variance will allow the owner to construct additional floor space to accommodate future expansion without compromising traffic circulation. In addition, the requested variance will better utilize the rear yard space and reduce potential criminal activity by limiting the amount of “dead” space located within the rear yard.
- The building materials are architecturally coordinated with the existing building façade and include pre-painted metal cladding and galvanized metal roofing supported by individual steel beams.

### BY-LAW VARIANCE AND JUSTIFICATION

#### (a) Requested Variance:

- To vary the minimum rear yard setback from 7.5 metres (25 ft.) to 1.219 metres (4 ft.).

#### Applicant's Reasons:

- The proposed addition will permit the future expansion of powder-coating operations currently located on-site as well as permit the owner to remove several large tents used for storage and replace these structures with a permanent building.
- The proposed variance will improve on-site circulation, increase the usable rear yard space and reduce concerns regarding future criminal activity taking place on-site by reducing the amount of “dead” space located within the rear yard.

**Staff Comments:**

- The proposed variance to 1.219 metres (4 ft.) will limit access and reduce the amount of dead space located within the rear yard which will help reduce opportunities for criminal activity, in keeping with Crime Prevention Through Environmental Design (CPTED) principles.
- The applicant is unable to further reduce the rear yard setback to zero lot line given the need, under the B.C. Building Code, to provide an emergency exit corridor for employees along the southern façade of the existing powder-coating building and proposed addition.
- The requested variance will have a negligible impact on adjacent properties given the current land use to the south is a truck park facility.

**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. Development Variance Permit No. 7912-0034-00  
Appendix III. Engineering Summary

**INFORMATION AVAILABLE ON FILE**

- Complete Set of Architectural and Landscape Plans prepared by Rodney C. Lyons Architect and Harry Lee Haggard, respectively, dated September, 2010 and January 12, 2011.

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

MRJ/kms

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## DEVELOPMENT DATA SHEET

Existing Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Proposed Addition
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		6,541 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	60%	50%
<b>SETBACKS</b> ( in metres)		
Front	7.5 m.	+7.5 m.
Rear	7.5 m.	1.219 m.
Side #1 (E)	7.5/0 m.	0 m.
Side #2 (W)	7.5 m.	+7.5 m.
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	18 m.	5.6 m.
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		538.2 m <sup>2</sup>
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		1,091 m <sup>2</sup>

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

## Development Data Sheet cont'd

Required Development Data	Minimum Required	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	35 stalls	35 stalls
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	35 stalls	35 stalls
Number of disabled stalls		
Number of small cars		1 stall
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0034-00

Issued To: o875519 B.C. LTD., INC. NO. BC0875519  
("the Owner")

Address of Owner: 12850 - 87 Avenue  
Surrey, BC  
V3W 3H9

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: 023-477-784  
Lot 1 Except: Part Dedicated Road on Plan LMP28843 Section 29 Township 2 New  
Westminster District Plan LMP28842

12850 - 87 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) 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 1.219 metres (4 ft.).
4. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 7912-0034-00(A) through to and including 7912-0034-00(D) (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. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. 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.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

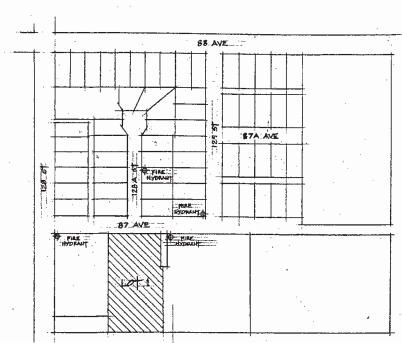
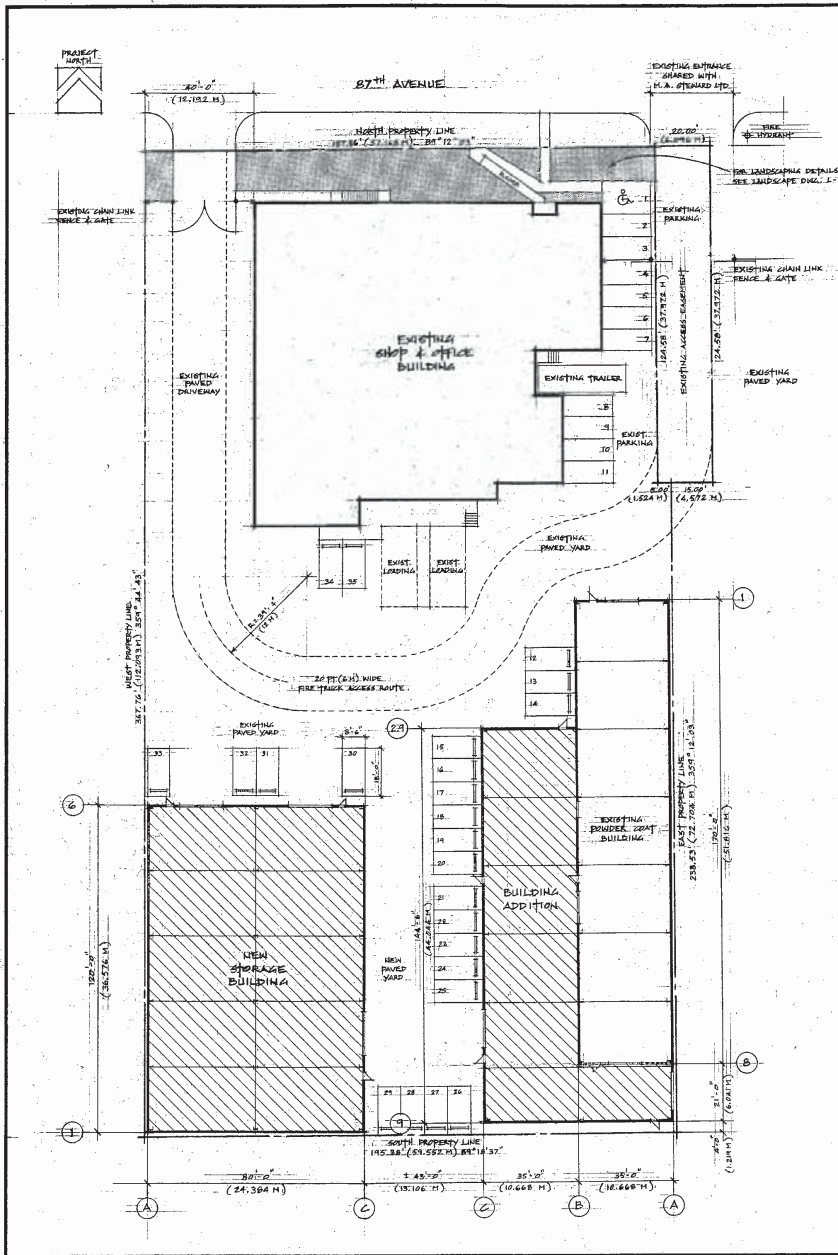
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20   .  
ISSUED THIS      DAY OF      , 20   .

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Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan



KEY PLAN SCALE: 1" = 200'

**GENERAL INFORMATION**

SINGER VALUE HAS BEEN MANUFACTURING VALVES FOR USE IN THE WATER WORKS INDUSTRY FROM HIS GARAGE LOCATION SINCE 1968 (42 YEARS). MORE THAN 80% OF PRODUCTION IS EXPORTED AND THE COMPANY WAS RECOGNIZED BY THE SHERES' CHAMBER OF COMMERCE AS THE CITY'S SUPPORT AWARD WINNER IN 2009.

LACK OF SPACE WHICH COULD BE USED FOR EXPANSION, IS HINDERING SINGER VALUE'S ABILITY TO COMPETE ON A GLOBAL SCALE. IT IS IMPROVING THAT THE COMPANY EXPAND THIS 87<sup>TH</sup> AVENUE FACILITY TO RETAIN VESSEL IN GARAGE.

AS A RESULT, THE PROJECT PROPOSES THE SUBSTITUTION OF A NEW 9,400 SQ FT STORAGE BUILDING, TOGETHER WITH ENHANCED EXISTING POWDER ZONE BUILDING TOGETHER WITH ENHANCED LANDSCAPE PLANTING ALONG 87<sup>TH</sup> AVENUE. A NECESSARY CHANGE PERMIT TO BREAK BACK AND SITEWORK REQUIREMENTS IS NECESSARY TO ALLOW THE NEW STORAGE BUILDING TO BE PLACED AT THE SOUTH WEST CORNER OF THE PROPERTY.

THE LOCATION TO THE INDUSTRY AND MANUFACTURING ZONE IS NOW BEING TO UTILIZE THE SITE AND MAXIMIZE USABLE YARD SPACE FOR LEASING, FIRE AND EMERGENCY VEHICLE ACCESS. THE PROPOSED BUILDING SUB-EXCAVATION WILL ALSO REMOVE THE TEMPORARY TRAIL STRUCTURES ON THE SITE, ELIMINATE THE CREATION OF A REGULATED AREA THAT ZONING REFUSES, AND CONTRIBUTE TO OPENING SINGER VALUE REMAIN GLOBALLY VISIBLE FOR MANY YEARS.

CIVIC ADDRESS: 12850-87<sup>TH</sup> AVENUE, SURREY, BC

LEGAL DESCRIPTION: LOT 1 EXCEPT PART INDICATED ROAD ON PLAN LHP 28842, SECTION 24, TOWNSHIP 27, RANGE BCN14P 28842

TYPE ZONING	PERMITTED USES
IND 1	LIGHT INDUSTRIAL
IND 2	INDUSTRIAL

BUILDING AREA	EXISTING SHOP & OFFICE BUILDING	EXISTING POWDER ZONE BUILDING	EXISTING POWDER ZONE BUILDING - ADDITION	NEW STORAGE BUILDING	TOTAL BUILDING AREA
	13,801.56 SQ FT (1,285.0 SQ M)	6,000.00 SQ FT (552.8 SQ M)	5,793.00 SQ FT (534.2 SQ M)	9,400.00 SQ FT (869.1 SQ M)	34,744.56 SQ FT (3,227.6 SQ M)

LOT COVERAGE	HARDHIP LOT COVERAGE	PROPOSED LOT COVERAGE
	8.00%	8.49%

FLOOR AREA	EXISTING SHOP & OFFICE BUILDING - GROUND FLOOR	EXISTING SHOP & OFFICE BUILDING - MEZZANINE	EXISTING POWDER ZONE BUILDING	EXISTING POWDER ZONE BUILDING - ADDITION	NEW STORAGE BUILDING	TOTAL FLOOR AREA
	13,401.56 SQ FT (1,245.0 SQ M)	2,978.00 SQ FT (274.0 SQ M)	6,150.00 SQ FT (569.2 SQ M)	5,793.00 SQ FT (534.2 SQ M)	9,400.00 SQ FT (869.1 SQ M)	37,737.56 SQ FT (3,505.6 SQ M)

DENSITY	HARDHIP FLOOR AREA RATIO	PROPOSED FLOOR AREA RATIO
	1.10	1.04

FRONT YARD	REAR YARD
NOT APPLICABLE	24.6 FT (7.5 M) REQUIRED (ZERO LOT LINE)
	1.0 FT (0.3 M) PROPOSED (ZERO LOT LINE)

HEIGHT OF BUILDINGS	HARDHIP BUILDING HEIGHT	PROPOSED BUILDING HEIGHT
	8.00 FT (2.4 M)	8.25 FT (2.5 M)

STREET PARKING	SPACES REQUIRED	SPACES PROVIDED
	8,373.33 SQ FT (773.33 SQ M)	35 SPACES

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This plan and design are, and of all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over verbal dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and the office shall be informed of any variations from the dimensions and conditions shown on the drawing.

REVISIONS

No.	Date	Details	By
A	SEP 20/10	ISSUED FOR DP & DTP	REL
B	DEC 28/10	PARKING/LANDSCAPE	REL
C	JAN 29/11	REVISIONS	REL
D	FEB 17/11	REVISIONS	REL
E	MAR 20/11	REVISIONS	REL

**RODNEY C. LYONS ARCHITECT**

Suite 205 - 3891 Henning Drive  
Burnaby, B.C. V5C 6N5  
Tel. (604) 299-1877  
Fax (604) 299-1249  
File No.

Project  
**SINGER VALUE**  
NEW BUILDING AND ADDITION  
12850-87<sup>TH</sup> AVENUE  
SURREY, BC

Drawing Title  
**SITE PLAN**

Date	Project No.
SEP 10	10009-A1

Scale	Drawing No.
1" = 20'	

Drawn by	Project No.
REL	10009-A1

Approved By:

Schedule A  
7912-0034-00(A)









# INTER-OFFICE MEMO

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

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

DATE: **April 18, 2012** PROJECT **7812-0034-00**  
FILE:

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RE: **Engineering Requirements (Industrial)  
Location: 12850 87 Avenue**

## **DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

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

A Servicing Agreement is required as condition of Building Permit issuance.



Rémi Dubé, P.Eng.  
Development Services Manager

KH