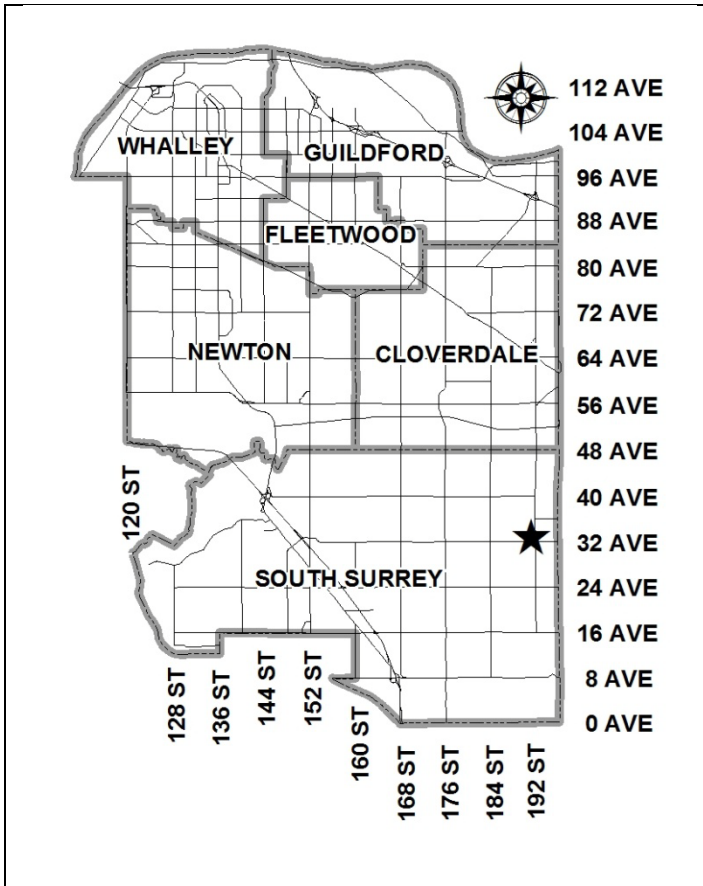


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0063-00

Planning Report Date: June 11, 2012



PROPOSAL:

- Development Permit
- Development Variance Permit

in order to permit the development of a 3,128 sq.m (33,675 sq.ft.) food warehouse and processing facility and reduced side (east) yard setbacks.

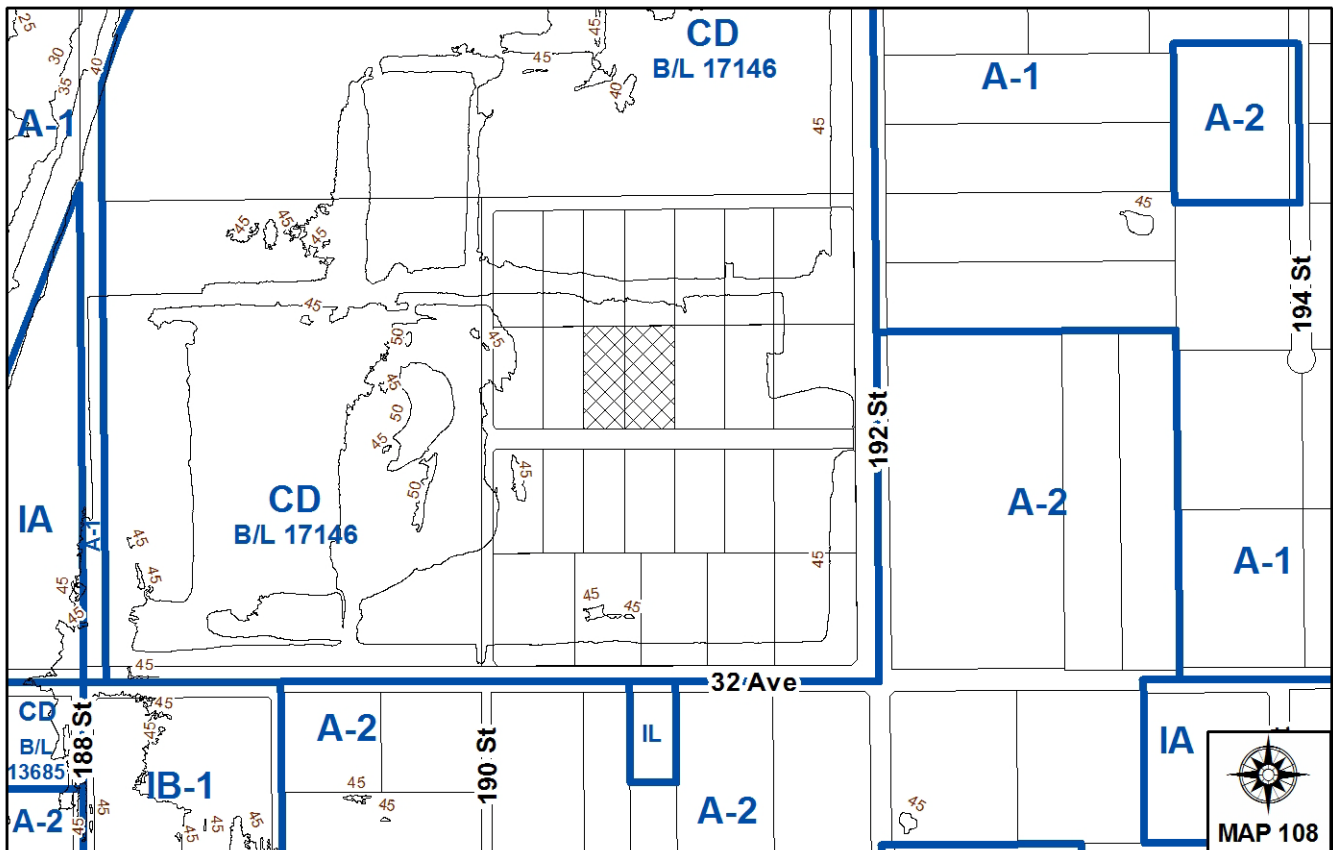
LOCATION: 19069 and 19077 - 33 Avenue

OWNER: City of Surrey

ZONING: CD (By-law No. 17146)

OCP DESIGNATION: Industrial

LAP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes to vary the east side yard setback from 7.5m (25ft) to 4.6m (15 ft) for a portion of the building and 5.5m (18ft) for the southeast portion of the building.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Campbell Height Local Area Plan (LAP).
- The proposed development is consistent with the design guidelines outlined in the Campbell Heights LAP and the generalized Development Permit and Design Guidelines approved for Campbell Heights North.
- The exterior materials are high quality and reflective of the existing standards in Campbell Heights.
- The proposed east side yard setback relaxations for the principal building are supportable in order to allow for glazing and articulation on the southeast portion of the building, access to the cold storage area and adequate room for the required exiting doors.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7912-0063-00 generally in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7912-0063-00 (Appendix IV) varying the east side yard setback at three locations of the proposed building, to proceed to Public Notification:
 - (a) to reduce the minimum side yard (east) setback of CD By-law No 17146 from 7.5m (25 ft.) 5.5 (18 ft); and
 - (b) to reduce the minimum side yard (east) setback of CD By-law No 17146 from 7.5m (25 ft.) 4.6m (15 ft).
3. Council instruct staff to resolve the following issues prior to 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Undeveloped industrial land

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Recently subdivided, undeveloped industrial land	Industrial/Business Park	CD
East:	Recently subdivided, undeveloped industrial land	Industrial/Business Park	CD

Direction	Existing Use	OCP/LAP Designation	Existing Zone
South:	Recently subdivided, undeveloped industrial land	Industrial/Business Park	CD
West:	Recently subdivided, undeveloped industrial land	Industrial/Business Park	CD

DEVELOPMENT CONSIDERATIONS

Context

- The subject site comprises of two (2) recently subdivided lots within the Campbell Heights North portion of the Campbell Heights Local Area Plan (LAP).
- The properties were rezoned to CD By-law No. 17146 under Development Application No. 7910-0032-00 and Subdivided under Development Application No. 7910-0179-00.
- The properties are designated Business Park in the Campbell Heights LAP and Industrial in the Official Community Plan.
- An internal lot line cancellation will be completed in order to create one parcel, approximately 9,440 sq. m (101,611 sq. ft) in area.

Proposal

- The proposed Development Permit and Development Variance Permit is to allow for a seafood warehouse and processing facility with reduced east side yard setbacks.
- The proposed building is in compliance with the provisions of the CD zone (By-law No. 17146) with the exception of the east side yard setback, which is proposed to be reduced to 5.5m (18 ft) and 4.6m (15 ft).
- The building proposes a total floor area of 3,128 sq. m (33,675 sq. ft), and a height of 10.2m (33.5 ft).
- No outdoor storage is proposed.
- The building is sited 17m (56 ft.) from the front (south) property line, 35m (115 ft.) from the rear (north) property line and 29m (95 ft.) from the west property line.
- The east elevation is proposed to be sited at a combination of 5.5m (18 ft), 0.0m and 4.6m (15 ft) from the east property line.
- The portion of the building sited at 0.0m from the east (side) property line is permitted under the CD zone.
- A Development Variance Permit is required in order to allow for the proposed east side yard setback reductions (Appendix IV).

Parking, Access & Circulation

- One access is proposed off of 33 Avenue for both cars and trucks, which has been approved by staff.
- Visitor parking is located in the south portion of the site, near the office use the building.
- Employee parking is located along the east property portion of the site.
- The truck bays are located along the west side of the building and have ample turning movements. The bays will be screened with screening walls, fencing and landscaping.

Design Proposal and Review

- The proposed building and site plan are consistent with the design guidelines outlined in the Campbell Heights LAP and the Campbell Heights North Design Guidelines document.
- As with other developments in Campbell Heights, the development concept is to support high quality, sustainable, eco-industrial business park.
- The architectural and design elements of the building are high quality and include extensive use of glazing on the building frontage and provide architectural articulation along the 33 Avenue (Appendix III).
- The design features include varied cornice heights, tinted spandrel and glass and extension of elements that wrap around the east and west corners of the building.
- The design is reflective of existing standards in Campbell Heights.
- A storm water management plan was submitted by Binnie and Associates Engineering. The plan has been reviewed and demonstrates the requirement in Campbell Heights to accommodate on-site storm water management.
- The project was referred to the Little Campbell Watershed Society (LCWS) for review and comments.
- The LCWS has provided comments indicating that they do not object to the proposal.

On-Site Operations:

- The proponent, Pacific Seafood Points Seafood Ltd., currently operates their seafood storage and processing facility in Richmond, BC and plans to relocate and expand the operation to the subject site.
- Staff contacted the City of Richmond Community By-Laws Division in order to determine if the City of Richmond had recorded any complaints related to odour for the existing the facility. No complaints related to odour had been received.

- The proposed building includes increased design considerations to mitigate potential odour impacts, including enclosed waste management and an UV air purification/sterilization system. A summary of the air treatment system is available.
- Staff are satisfied that building design and air treatment system is sufficient to deal with potential odour related to the use.

Advisory Design Panel

- The project was not formally referred to the Advisory Design Panel, but was forwarded to one of the two (2) sustainability panel members for comments related to sustainability.
- A sustainability strategy was prepared by the architect and submitted with the plans.
- The comments from the panel member and City Architect in review of the proposed sustainability features indicated that the project demonstrated significant sustainability features including on-site storm water management, landscaping to reduce heat island effects, durable construction materials, landscaped screening walls and energy efficiencies in building design elements.
- The panel member suggested that the refrigeration system should be reflective of energy performance.

Landscaping

- The landscaping plan has been reviewed by staff and is generally acceptable.
- The proposed landscaping reflects the registered restrictive covenant for landscaping and storm water management along the property frontage.
- The minimum 3.m (10 ft) width landscaping requirement along 33 Avenue is exceeded by 1.8m (6ft).
- The landscaping includes a designated pedestrian connection.
- The loading bays on the west side of the building are screened by a 2.5m (8 ft). vinyl coated chain link fence and cedar hedging along the property line.

Tree Retention

- There are no trees located on the property.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum east side yard setback of CD By-law No. 17146 from 7.5 m (25 ft) to 5.5m (18 ft) and 4.6m (15 ft)

Applicant's Reasons:

- The southeast portion of the building is proposed to be used for office and lunchroom space where windows would benefit the internal use.

Staff Comments:

- The proposed variance is supportable in order to continue glazing and articulation on the south east portion of the building, which is visible from 33 Avenue.

(b) Requested Variance:

- To reduce the minimum east side yard setback of CD By-law No. 17146 from 7.5 m (25 ft) to 4.6 m (15 ft).

Applicant's Reasons:

- This portion of the building is the cold storage and blast freezer area which requires access and maintenance for the under slab heating system.
- This area provides a required exit route.

Staff Comments:

- The proposed variance is not expected to impact future development to the east nor create safety concerns.
- This setback corridor will be secured with a gate.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Location Map
Appendix II.	Engineering Summary
Appendix III	Development Permit Drawings
Appendix IV	Development Variance Permit No. 7912-0063-00

INFORMATION ON FILE

- Air Treatment – Prepared by Bycar Engineering Limited on April 16, 2012

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

IM/kms

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DEVELOPMENT DATA SHEET

Existing Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		9,444 ^o sq. m
Road Widening area		
Undevelopable area		9,444 ^o sq. m
Net Total		
LOT COVERAGE (in % of net lot area)	60%	28%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (South)	16m	17m
Rear (North)	7.5m	26m
Side (West)	7.5	29m
Side (East)	7.5m	4.6m
Side (East)	7.5m	5.5m
Side (East)	7.5m	0.0m
BUILDING HEIGHT (in metres/storeys)		
Principal	14m	10.7m
Accessory		
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		3,128 sq. m
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		3,032 sq. m

** 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 / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		0.32
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		42 sq. m
PARKING (number of stalls)		
Commercial		48
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		52
Number of disabled stalls		1
Number of small cars		
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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INTER-OFFICE MEMO

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

FROM: **Development Project Engineer, Engineering Department**

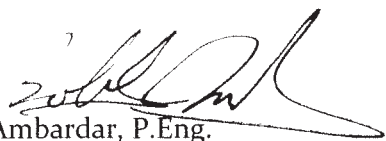
DATE: **June 5, 2012** PROJECT FILE: **7812-0114-00**

RE: **Engineering Requirements**
Location: 356 172 St

17237 3A Ave.	17245 3A Ave.
17253 3A Ave.	17261 3A Ave.
17269 3A Ave.	17277 3A Ave.
17285 3A Ave.	17293 3A Ave.
17299 3A Ave.	17309 3A Ave.
17315 3A Ave.	17222 4 Ave.
17246 4 Ave.	17268 4 Ave.
17268 4 Ave.	17290 4 Ave.
17312 4 Ave.	

REZONE

There are no engineering requirements relative to the proposed rezoning. If subsequent Building Permit applications are received which include additional onsite parking for secondary suites then additional drainage works may be required as part of the Building Department referral to Engineering.



Bob Ambardar, P.Eng.
Development Project Engineer

BA



Pacific Point Seafoods Ltd

EXTERIOR LIGHTING CUT SHEET TYPE 'C'

LITHONIA LIGHTING

MRBX

FEATURES & SPECIFICATIONS

INSTALLATION INFORMATION

RECESSING INFORMATION

EXTERIOR LIGHTING CUT SHEET TYPE 'V'

LITHONIA LIGHTING

MR2

FEATURES & SPECIFICATIONS

INSTALLATION INFORMATION

RECESSING INFORMATION

EXTERIOR LIGHTING CUT SHEET TYPE 'E'

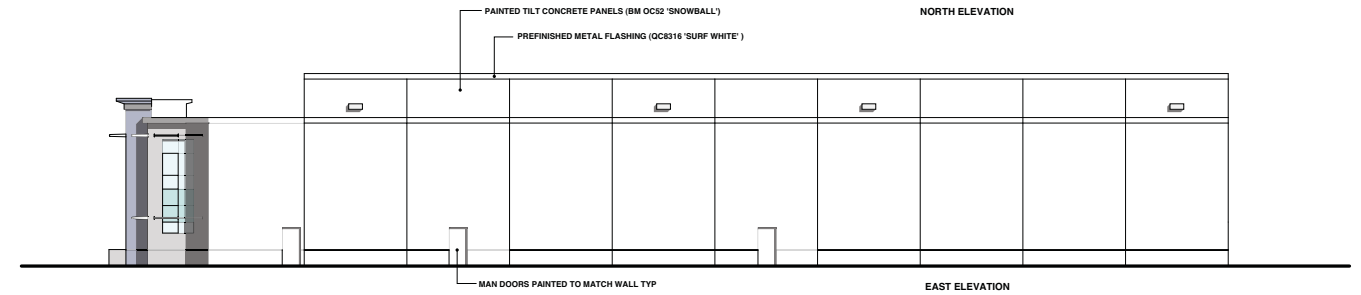
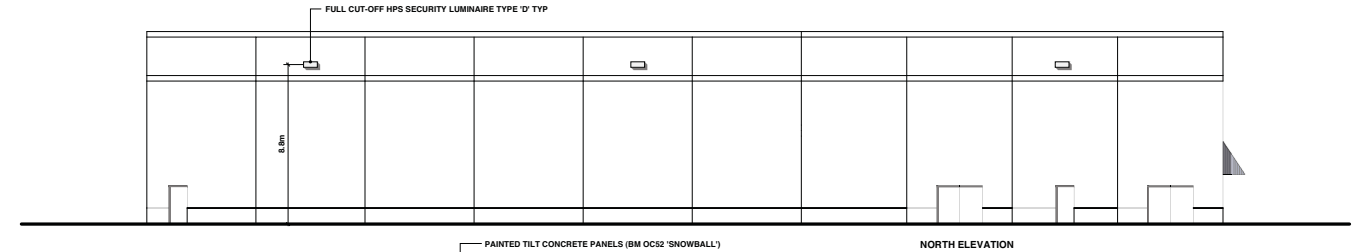
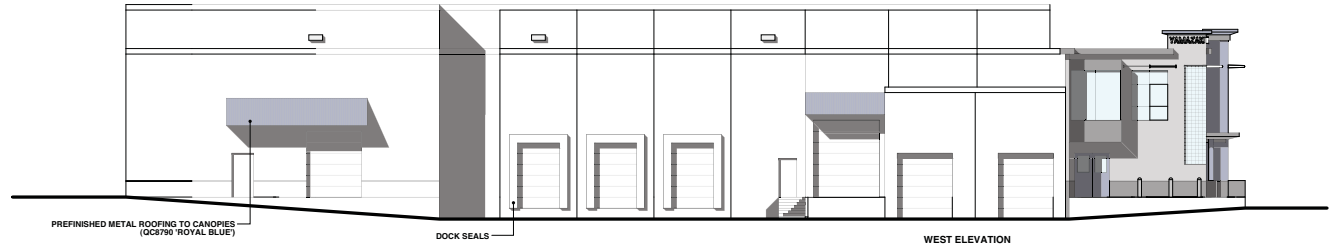
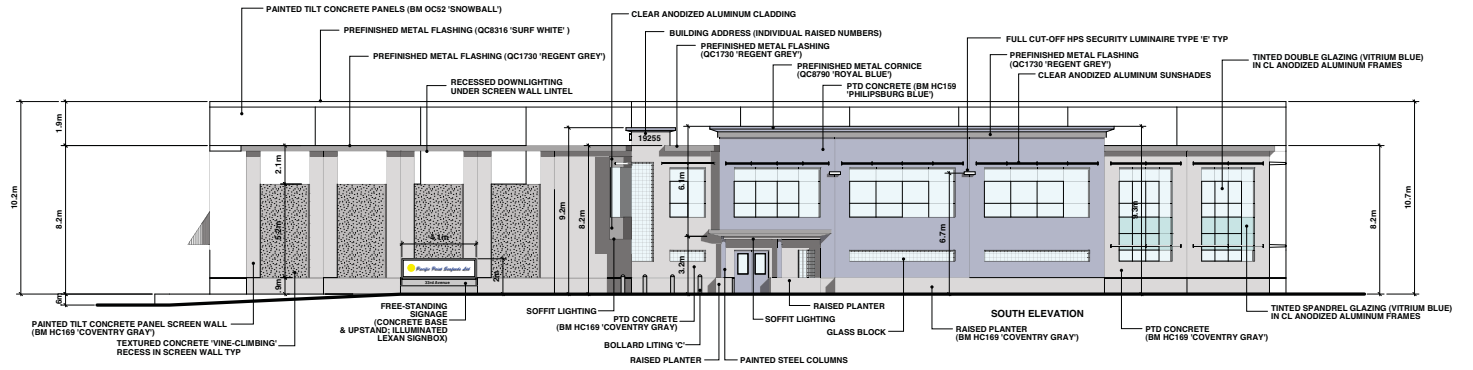
LITHONIA LIGHTING

MRW

FEATURES & SPECIFICATIONS

INSTALLATION INFORMATION

RECESSING INFORMATION



REV	DATE	REMARKS	SEAL
A	MAR14.12	DP SUBMISSION	
B	APR16.12	DP RESUBMISSION	

ARCHITECTURE & ENGINEERING	SEAL
cta ARCHITECTURE & ENGINEERING 710-666-7200 710-666-7201 4800 EASTERN AVENUE, SUITE 200 VANCOUVER, BC V6M 2K1	

ARCHITECTURE & ENGINEERING	SEAL
Pacific Point Seafoods Ltd. 33RD AVE NORTH CAMPBELL HEIGHTS SURREY BC	

ARCHITECTURE & ENGINEERING	SEAL
cta ARCHITECTURE & ENGINEERING 710-666-7200 710-666-7201 4800 EASTERN AVENUE, SUITE 200 VANCOUVER, BC V6M 2K1	

ARCHITECTURE & ENGINEERING	SEAL
Pacific Point Seafoods Ltd. 33RD AVE NORTH CAMPBELL HEIGHTS SURREY BC	

TITLE: -EXTERIOR ELEVATIONS			
DRAWN: JK	CHECKED: JK	SCALE: 1:128	FILE:
DRAWING NUMBER: SK2	VERSION: B		

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0063-00

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, as shown in the attached Schedule A, located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 028-832-795

Lot 11 Section 28 Township 7 New Westminster District Plan BCP50753

19077 – 33 Avenue

Parcel Identifier: 028-832-809

Lot 12 Section 28 Township 7 New Westminster District Plan BCP50753

19069 – 33 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:
 - (b) If the civic address changes, the City Clerk is directed to insert the new civic address for the Land, as follows:
4. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17146, as amended is varied as follows:
 - (a) In Section F. 1.Part 2 the minimum side (east) yard setback for a portion of the principal building shall be reduced from 7.5m (25 ft.) to 5.5m (18 ft.) as shown in Schedule A.

- (b) In Section F. 1.Part 2 the minimum side (east) yard setback for a portion of the principal building shall be reduced from 7.5m (25 ft.) to 4.6m (15 ft.) as shown in Schedule A.
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 the date this development variance permit 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

