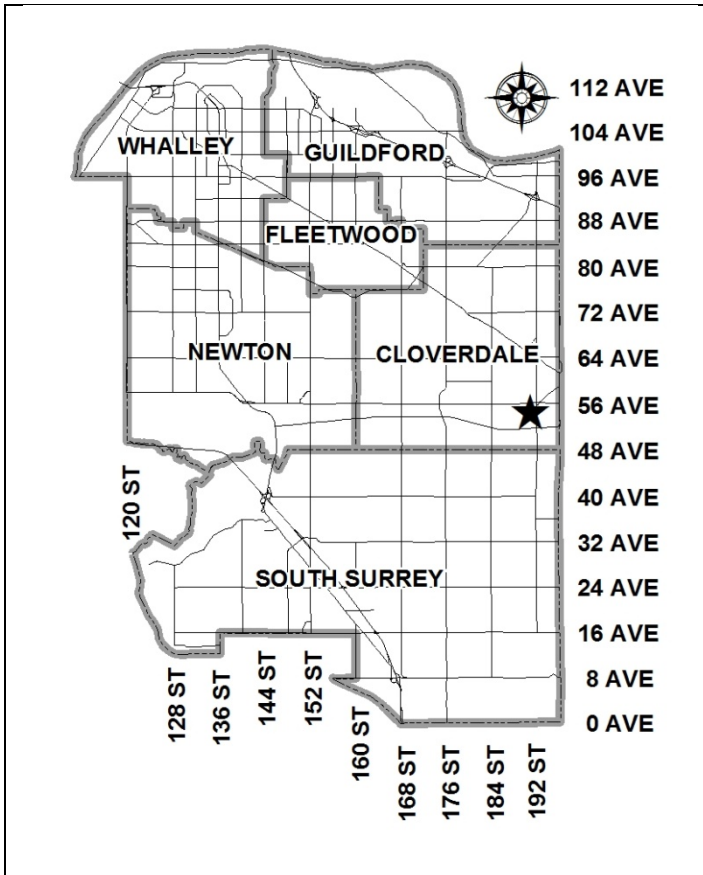


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0102-00

Planning Report Date: May 27, 2013

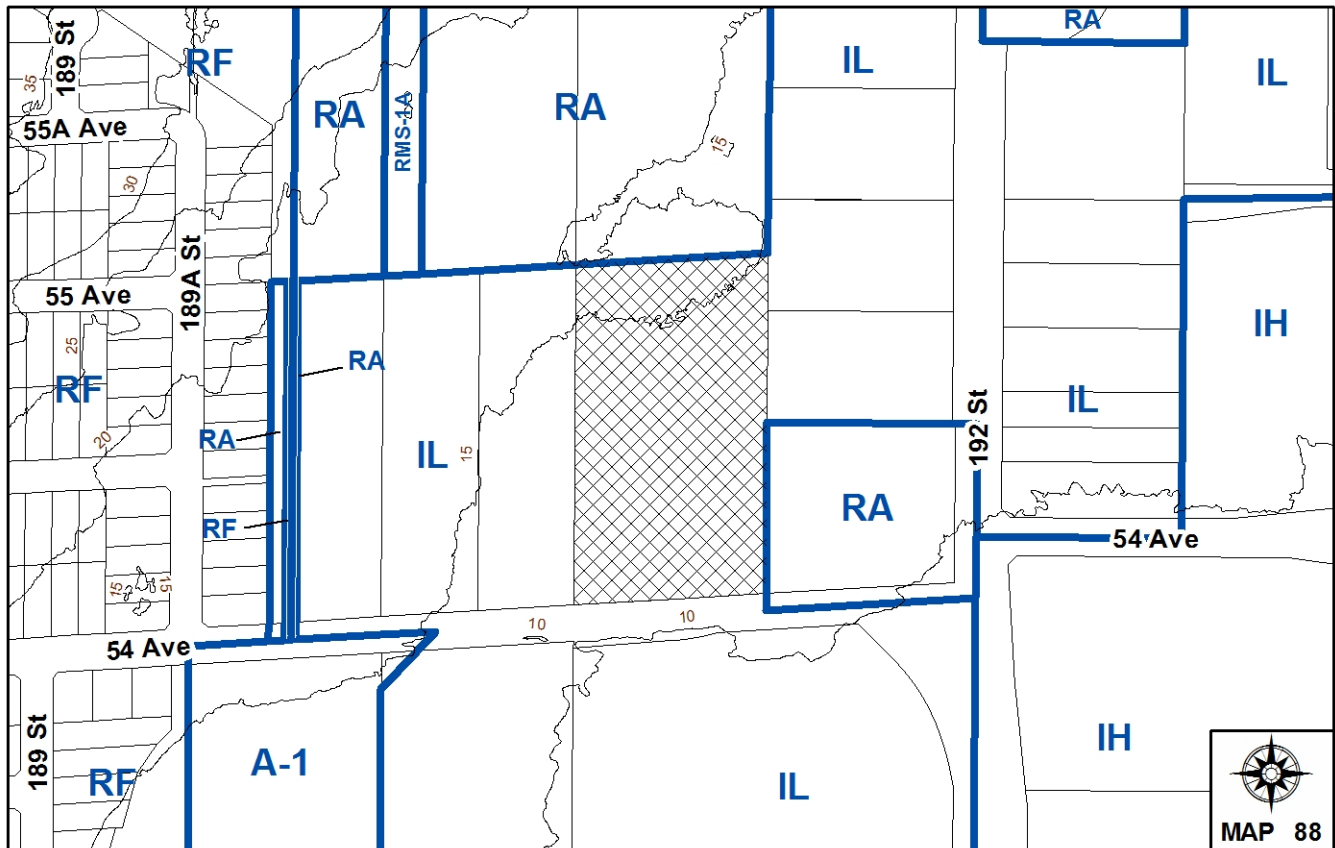


**PROPOSAL:**

- **Development Permit**
- **Development Variance Permit**

in order to permit the construction of a multi-tenant industrial building, including heavy truck repair and truck parking.

**LOCATION:** 19095 - 54 Avenue  
**OWNER:** 1341699 Holdings Corporation, Inc.  
 No. 0568839  
**ZONING:** IL  
**OCP DESIGNATION:** Industrial  
**LAP DESIGNATION:** Industrial



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking front yard setback relaxation from 7.5 metres (25 ft.) to 3.8 metres (12 ft.).
- Seeking an increase in the maximum lot coverage from 60% to 77%.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with Cloverdale Local Area Plan.
- The front yard setback relaxation allows for a canopy encroachment.
- A significant portion of the site is undevelopable due to the BC Hydro right-of-way, which traverses the site; this area is excluded from the calculation of lot coverage.
- If the land encumbered by the BC Hydro right-of-way is included in the lot coverage calculation, the proposed lot coverage is 14.5%.

### RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7912-0102-00 generally in accordance with the attached drawings (Appendix II)
2. Council approve Development Variance Permit No. 7912-0102-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the IL Zone from 7.5 metres (25 ft.) to 3.8 metres (12 ft.) for canopies; and
  - (b) to increase the maximum lot coverage of the IL Zone from 60% to 77%.
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) approval from BC Hydro; and
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

### REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
BC Hydro:	BC Hydro will not approve this development until fill that has been placed on the property has been removed and a complete set of detailed plans are submitted for review.
Fire Department:	This proposal was previously reviewed by the Fire Department and there were no concerns.

### SITE CHARACTERISTICS

Existing Land Use: Vacant site significantly encumbered by BC Hydro transmission corridor.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Vacant land under Development Application No. 7909-0080-00 for a Temporary Use Permit for outside storage (pre-Council).	Suburban	RA
East (5419 – 192 Street):	Single family house with non-conforming vehicle parking.	Industrial	RA
East (5465 – 192 Street):	Multi-tenant industrial building.	Industrial	IL
South (Across 54 Avenue):	Concrete manufacturer (A & E Concrete).	Industrial	IL
West:	Outside storage of construction equipment, permitted under Temporary Industrial Use Permit No. 7908-0046-00	Industrial	IL

DEVELOPMENT CONSIDERATIONSBackground

- The subject property was re-designated to Industrial in the Official Community Plan (OCP) and rezoned to "Light Impact Industrial Zone (IL)" with the adoption of By-law Nos. 14147 and 14148 respectively on November 7, 2005 (Application No. 7900-0211-00).
- In 2007, a land development application was submitted to allow for the construction of a multi-tenant building with a heavy truck repair facility and truck parking. Development Permit and Development Variance Permit Nos. 7907-0109-00 were issued on February 9, 2008 and November 24, 2008 respectively.
- The approved project never proceeded to construction.
- The owner has submitted a new Development Permit application to permit the construction of a multi-tenant industrial building including heavy truck repair and truck parking, and a Development Variance Permit to vary the setback and the maximum lot coverage provisions of the IL Zone.

Current Proposal:

- The subject property is located on 54 Avenue, west of 192 Street in south-east Cloverdale and has a gross site area of 2 hectares (4.96 acres.).

- A BC Hydro transmission corridor and right-of-way traverses the subject property, which significantly constrains the development potential of the site.
- BC Hydro has indicated that fill has been placed within the hydro right-of-way on the site and it may pose a significant safety hazard. Prior to issuance of the Development Permit, the fill is to be removed, and detailed drawings of the proposed development, including lot grading are to be reviewed and approved by BC Hydro.
- In conjunction with the Roberts Bank Rail Corridor program, 54 Avenue to the east is to be realigned at 192 Street to create a functional intersection. Additional road right-of-way has recently been acquired at the east side of the subject property to facilitate this new road construction.
- There is currently an application on the adjoining northerly property for a Temporary Use Permit to allow for outside storage (7909-0080-00) which is pre-Council. The owner of the northerly property is concerned that the access to his site may be limited to right-in/right-out from Highway No. 10, with a further restriction that traffic egressing this site will be directed south-bound on 192 Street. He requested that Surrey acquire a lane from the subject land to facilitate additional vehicle movement.
- To provide for a future alternate access to the northerly properties fronting Highway No. 10, the subject property owner has agreed to register a 6-metre (20 ft.) wide statutory right-of-way along the east property line of the subject site for a future lane. The construction of this future lane will be completed by the northerly property owners at the time they develop their lands, or wish to use this connection.
- The current proposal is to develop a multi-tenant industrial building with a floor area of 2,919 square metres (31,422 sq. ft.). In accordance with the Zoning By-law, both the floor area ratio (FAR) and the lot coverage are based on the developable site area of 2,919.12 square metres (0.7 acre), which excludes the area containing the BC Hydro right-of-way. Based on the developable site area, the proposal represents an FAR of 1.0 and lot coverage of 77%. The proposal satisfies the maximum FAR of 1.0 in the IL Zone. However the applicant has requested a relaxation to the maximum lot coverage of 60% permitted in the IL Zone (see By-law Variance section).
- The applicant proposes a total of 24 employee and customer parking spaces, and 117 truck parking spaces. Based on the floor area, a total of 29 employee and customer parking spaces are required under Surrey Zoning By-law No. 12000.
- A Class B watercourse is located on the adjoining property to the north. The applicant has provided a 30-metre (98.4 ft.) wide on-site setback from this watercourse.
- The Fire Department provided comments for the previous proposal. The Fire Department's requirements included having the building equipped with sprinklers and the sprinkler system connection and fire alarm annunciator to be located at the western end of the south wall and the applicant has been apprised.

## PRE-NOTIFICATION

In accordance with Council policy, a development proposal sign was erected on the property. To date, staff have not received any comments with respect to the proposal.

## DESIGN PROPOSAL AND REVIEW

- The proposal is for a multi-tenant industrial building. The site slopes down from north to south, and is impacted by a BC Hydro right-of-way, which occupies approximately two-thirds of the property.
- One driveway access is proposed for the site from 54 Avenue to provide access to the employee/customer parking and the truck parking spaces.
- The exterior finishing of the building will be tilt-up concrete panels painted light beige colour with contrasting grey/blue overhead doors and glazing. The overhead doors are located along the east side of the building with the entrance to the enclosed truck wash facility located at the rear of the building.
- The south elevation of the building includes canopies, with a red painted post and support system to provide additional interest along the 54 Avenue frontage. The proposed canopies encroach into the front yard and require a variance (see By-law Variance section).
- The applicant has proposed to use a black-coated chain link fence around the perimeter of the property. A sliding gate will be provided at the driveway access to secure the site during the hours that the businesses are closed.
- The applicant has requested flush backlit fascia signage above the individual units.
- Building security lighting is proposed to be downward facing with shaded wall packs to reduce the potential for glare.
- The applicant is proposing that a free-standing sign, located 2.0 metres (6.5 ft.) from the south property line, outside of the area impacted by the Hydro right-of-way. The proposed sign is 3.65 metres (12 feet) in height, which is less than the maximum 4.6-metre (15 ft.) height permitted under the Sign By-law.
- There may be a potential for rooftop overview from the properties to the north. To address this issue, the applicant is proposing to screen the building mechanical equipment with metal louvers.
- The applicant is proposing approximately 4.0-metre (13 ft.) wide landscaping along the front property line. This landscaping consists of flowering and non-flowering deciduous and coniferous trees and shrubs. Perimeter planting of laurel shrubs is proposed along the east and west property lines. All landscaping located within the BC Hydro right-of-way must be approved by BC Hydro.

ADVISORY DESIGN PANEL

This item was not referred to the Advisory Design Panel, but was reviewed by City staff and found to be acceptable.

BY-LAW VARIANCES AND JUSTIFICATION

## (a) Requested Variance:

- To reduce the front yard setback of the IL Zone from 7.5 metres (25 ft.) to 3.8 metres (12 ft.) to allow encroachment for the canopies.

## Applicant's Reasons:

- Planning staff requested an improvement to the building design along the south elevation facing 54 Avenue. To address this concern, the applicant proposed to add canopies to the south building elevation. The building face is sited 7.9 metres (26 ft.) from the property line, however, the metal canopies that are proposed over the entry doors extend into the setback area, resulting in a 3.8-metre (12 ft.) setback.

## Staff Comments:

- Planning staff suggested that the south elevation be modified to provide for additional interest along the 54 Avenue road frontage. The incorporation of the metal canopies along this frontage satisfies staff's request.
- Planning staff support the requested variance.

## (b) Requested Variance:

- To increase the maximum lot coverage of the IL Zone from 60% to 77%.

## Applicants Reasons:

- The site is heavily impacted by the BC Hydro right-of-way. Based on the total site area, the proposed building has a 14.5% lot coverage. As the Zoning By-law limits the lot coverage calculations to the developable site area only, it has resulted in a 77% lot coverage.

## Staff Comments:

- The proposed 2,919.12-square metre (31,420.9 sq. ft.) multi-tenant industrial building is consistent with the plans for the area.
- The lot coverage calculation in the Zoning By-law is restricted to the developable site area only. The area of the lot impacted by the BC Hydro right-of-way is not included in the calculation.

- Approximately two-thirds of the site is encumbered by a BC Hydro right-of-way.
- Staff support 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 Sheets
Appendix II.	Proposed Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7912-0102-00

#### INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by WG Architecture and WG Architecture respectively, dated May 2013.

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

LAP/kms

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## DEVELOPMENT DATA SHEET

Existing Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA</b> (in square metres)		
Gross Total		20,077.77 m <sup>2</sup>
Road Widening area		263.5 m <sup>2</sup>
Undevelopable area		16,906.67 m <sup>2</sup>
Net Total		2,919.12 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures (Gross)		14.5%
Building & Structures (Net)	60%	77% *
Paved & Hard Surfaced Areas		83.2%
Total Site Coverage		97.7%
<b>SETBACKS</b> ( in metres)		
Front	7.5m	3.8m *
Rear	7.5m	102.4m
Side #1 (West)	0	0
Side #2 (East)	7.5m	54.2m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	18m	8.5m
Accessory	6.0m	n/a
<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>	2,919.12 m <sup>2</sup>	2,919.12 m <sup>2</sup>
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	2,919.12 m <sup>2</sup>	2,919.12 m <sup>2</sup>

\* **Variance requested.**

## 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)		0.15
FAR (net)	1.0	1.0
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	29	42
Truck parking		107
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		151
Number of disabled stalls		
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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**TO: Manager, Area Planning & Development  
- North Surrey Division  
Planning and Development Department**

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

**DATE: May 23, 2013**                      **PROJECT FILE: 7812-0102-00**

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**RE: Engineering Requirements (Commercial/Industrial)  
Location: 19095 54 Avenue**


**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

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

Subject to external agency referrals, the following issues are to be addressed as a condition of the  
subsequent Building Permit:

- Confirm creek setback requirements.
- Confirm driveway access location with BC Hydro
- Provide driveway access and queuing storage as per City Standards.
- Provide means to control sediments and contaminants from the site.
- Install water quality/sediment control inlet chamber.
- Confirm that the fronting storm and/or sanitary sewers have adequate capacity for the intended use.
- Confirm that the existing water, sanitary and storm service connections are adequate for the proposed use; upgrade if required.
- Pay Sanitary Latecomer Charges relative to project 5803-0151-00-2.

A Servicing Agreement for this application is not required; however, a processing fee of \$1,260.00 (GST included) is required to administer the storm water review, water flow analysis and/or legal document requirements.

  
Rémi Dubé, P.Eng.  
Development Services Manager

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0102-00

Issued To: 1341699 HOLDINGS CORPORATION, INC. NO. 0568839  
("the Owner")

Address of Owner: #215 - 13737 - 72 Avenue  
Surrey BC  
V3W 2P2

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: 012-203-301  
Parcel "A" (G63489) Lot 9 Section 4 Township 8 New Westminster District Plan  
1461 Except Plan BCP50661

19095 - 54 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) Section F Yards and Setbacks of Part 48, Light Impact Industrial Zone (IL) the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 3.8 metres (12 ft.) for canopies; and
  - (b) In Section E Lot Coverage of Part 48, Light Impact Industrial Zone (IL) the maximum lot coverage is increased from 60% to 77%.
4. 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.
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   .

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Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan

