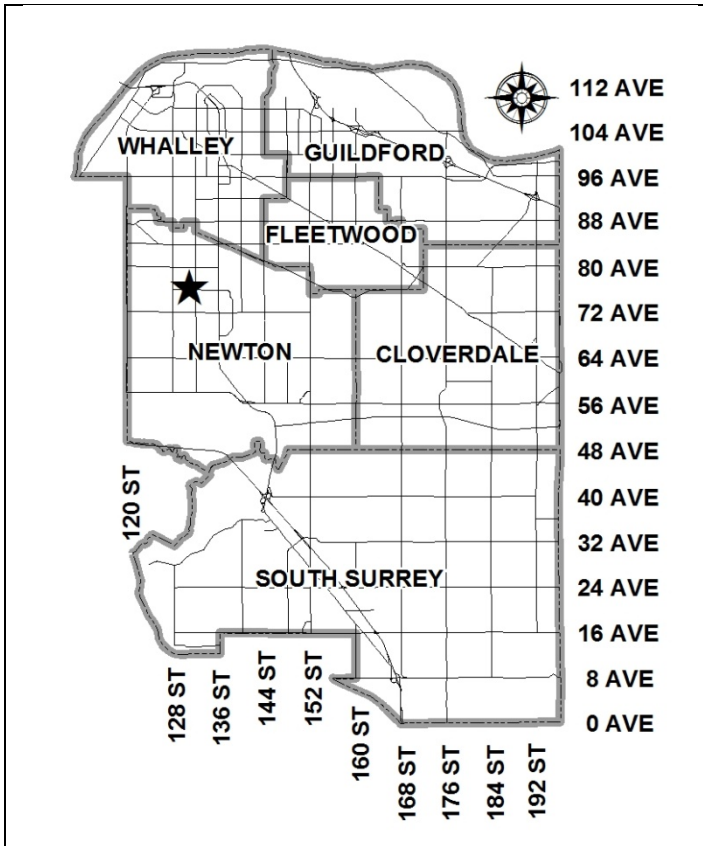


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0177-00

Planning Report Date: January 14, 2013



PROPOSAL:

- **Development Variance Permit**
 to vary the minimum rear yard and south side yard setbacks of the IL Zone in order to permit the construction of a warehouse building.

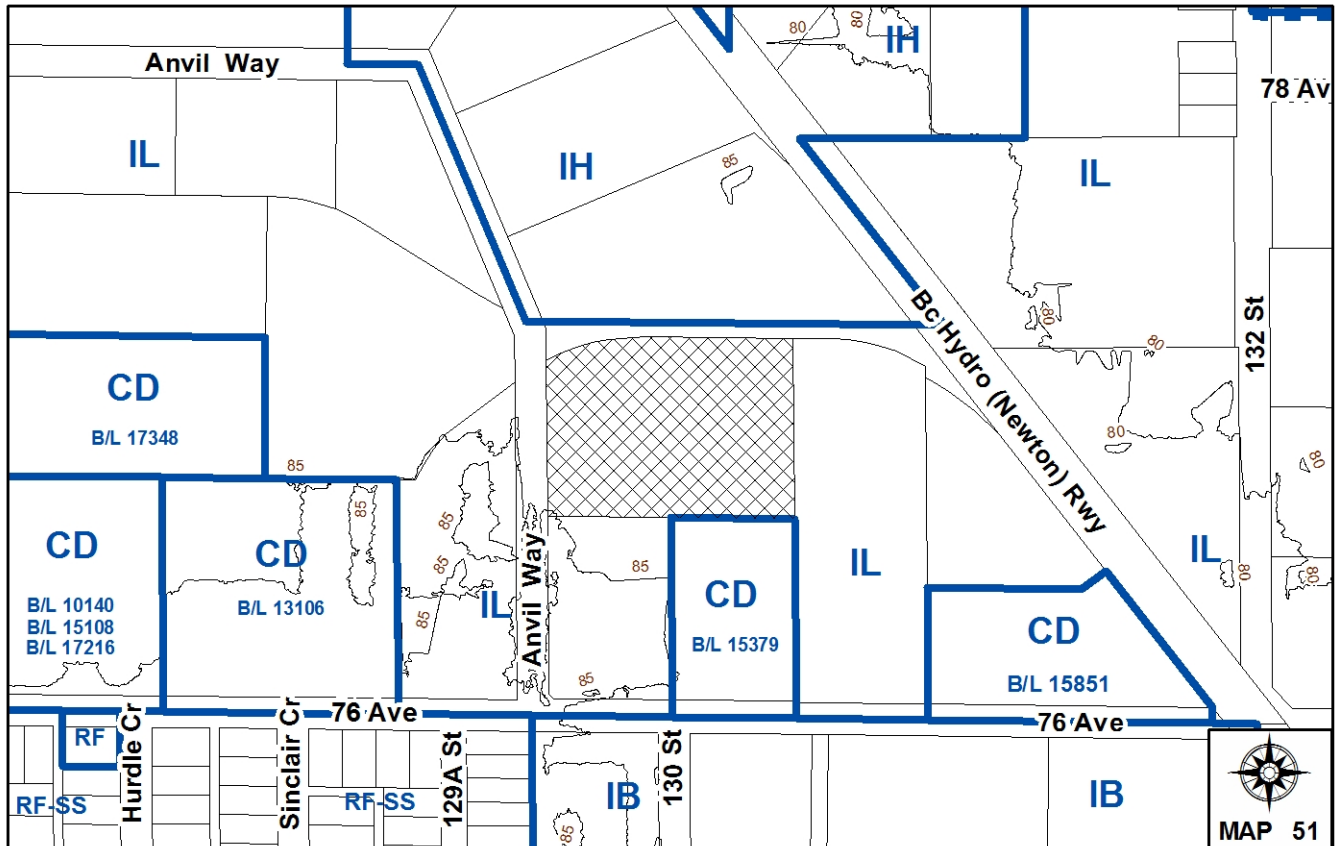
LOCATION: 7680 Anvil Way (129A Street)

OWNER: 0782738 BC Ltd., Inc. No. BC0782738

ZONING: IL

OCP DESIGNATION: Industrial

LAP DESIGNATION: High-Impact Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a variance to the rear yard setbacks of the IL Zone from 7.5 metres (25 ft.) to 0 metres (0 ft.) and a variance to the side yard setback of the IL Zone from 7.5 metres (25 ft.) to 1.37 metres (4.5 ft.) along the south property line.

RATIONALE OF RECOMMENDATION

- The requested setback variances would allow additional floor space, and therefore a more functional floor plan for the proposed warehouse building.
- The building on the property to the south was constructed at an angle, such that locating the proposed building at zero lot line would create technical problems between the buildings.
- Along the west façade of the proposed building, the applicant proposes to extend the concrete tilt-up wall to the south property line such that the proposed setback variance (and resulting gap between buildings) is not visible from Anvil Way, which should mitigate CPTED concerns.
- There should be minimal impact on the adjacent site to the east because the adjacent site can construct a building at zero lot line.
- Staff support the requested variances to proceed to Public Notification.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7912-0177-00 (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 0 metres (0 ft.); and
 - (b) to reduce the minimum side yard setback of the IL Zone from 7.5 metres (25 ft.) to 1.37 metres (4.5 ft.) along the south property line.
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a finalized Arborist Report and Tree Plans to the satisfaction of the City Landscape Architect;
 - (b) submission of a landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) submission of Securities for Landscape Works;
 - (d) submission of a Section 219 Restrictive Covenant for Tree Preservation; and
 - (e) submission of a Section 219 Restrictive Covenant to prohibit any occupancy, including storage, within the south property line setback area, and within the covered exit path on the east side of the building.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Warehouse.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Abandoned railway line	Industrial	IL
East:	Industrial (vehicle storage)	Industrial	IL
South:	Industrial	Industrial	IL and CD (By-law No. 15379)
West (Across Anvil Way):	Industrial	Industrial	IL

DEVELOPMENT CONSIDERATIONS

- The subject site is zoned IL and is designated Industrial in the OCP. The site is currently being used for warehousing, however additional space is required, therefore a second building is proposed to be built on the south east portion of the site.
- In order to allow additional floor space, and therefore a more functional floor plan for the proposed warehouse building, the applicant is requesting a variance to the rear yard setback of the IL Zone from 7.5 metres (25 ft.) to 0 metres (0 ft.) and a variance to the side yard setback of the IL Zone from 7.5 metres (25 ft.) to 1.37 metres (4.5 ft.) along the south property line.
- The existing landscaping on the west side of the subject site is proposed to be enhanced and extended along the entire Anvil Way frontage.
- To the north of the subject site is an abandoned railway line that Parks has identified as a potential part of a future linear greenway/pedestrian corridor. As such, the applicant is proposing to retain several trees along the north property line and install enhanced landscaping to buffer and create an appropriate interface between uses.

BY-LAW VARIANCE AND JUSTIFICATION

Requested Variances:

- (a) To reduce the minimum side yard setback of the IL Zone from 7.5 metres (25 ft.) to 1.37 metres (4.5 ft.) along the south property line.

Applicant's Reasons:

- The variances are requested in order to achieve functional layout and floor space for the proposed warehouse building.

Staff Comments:

- The building on the property to the south was constructed at an angle, such that locating the proposed building at zero lot line would create technical problems between the buildings.
 - Along the west façade of the proposed building, the applicant proposes to extend the concrete tilt-up wall to the south property line such that the proposed setback variance (and resulting gap between buildings) is not visible from Anvil Way, which should mitigate CPTED concerns.
 - The proposed setback variance along the south property line provides an external fire exit corridor.
 - A restrictive covenant prohibiting any occupancy or storage within this external corridor will be required as a condition of the development variance permit.
- (b) To reduce the minimum rear yard setback of the IL from 7.5 metres (25 ft.) to 0 metres (0 ft.).

Applicant's Reasons:

- The variances are requested in order to achieve functional layout and floor space for the proposed warehouse building.

Staff Comments:

- There should be minimal impact on the adjacent site to the east because the adjacent site can construct a building at zero lot line.
- The 0.0 metre (0 ft.) setback will not create any potential CPTED concerns.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary
Appendix II. Development Variance Permit No. 7912-0177-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

TH/kms

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0177-00

Issued To: 0782738 BC LTD., INC. NO. BC0782738
("the Owner")

Address of Owner: 13325 – 76 Avenue
Surrey, BC
V3W 2V8

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: 024-537-241
Lot 1 Section 20 Township 2 New Westminster District Plan LMP42360

7680 Anvil Way (129A Street)

(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 0 metres (0 ft.); and
 - (b) In Section F of Part 48 Light Impace Industrial Zone (IL), the minimum side yard setback is reduced from 7.5 metres (25 ft.) to 1.37 metres (4.5 ft.).
4. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 7912-0177-00 (A) through to and including 7912-0177-00 (D) (the "Drawings") which are attached hereto and form part of this development variance permit.
5. (a) The landscaping shall conform to drawings numbered 7912-0177-00 (D) (the "Landscaping").

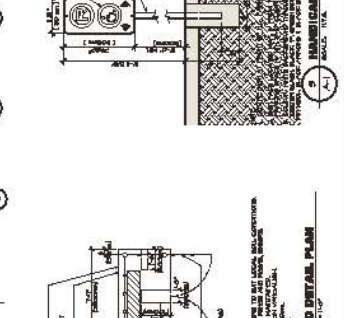
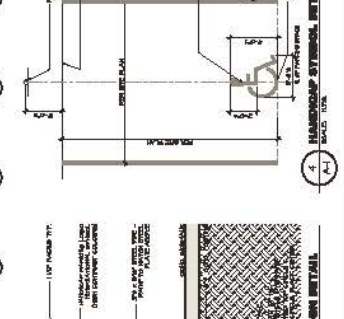
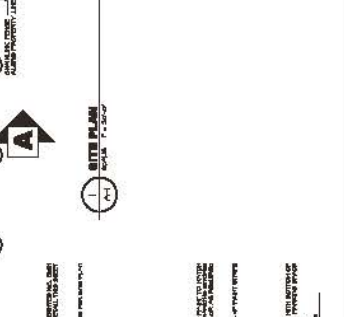
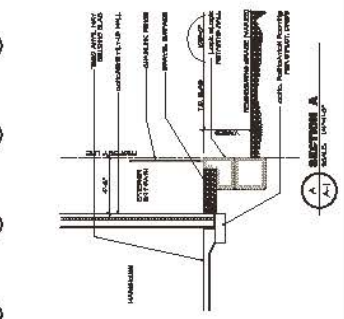
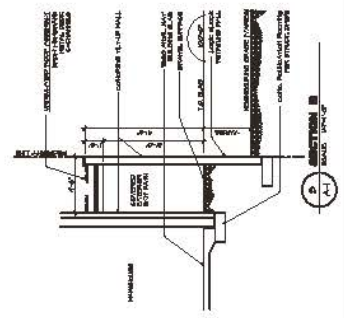
- (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
- 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
- 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 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

1	CONCRETE	1.00
2	GRAVEL	0.15
3	ASPHALT	0.10
4	ADDITIONAL FINISHES	0.05
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8	CLADDING	0.05
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LEGEND

SYMBOLS FOR FINISHES AND MATERIALS

1. CONCRETE

2. GRAVEL

3. ASPHALT

4. ADDITIONAL FINISHES

5. PAVING

6. LANDSCAPE

7. ROOFING

8. CLADDING

9. GLASS

10. MECHANICAL

11. ELECTRICAL

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94. MECHANICAL

95. ELECTRICAL

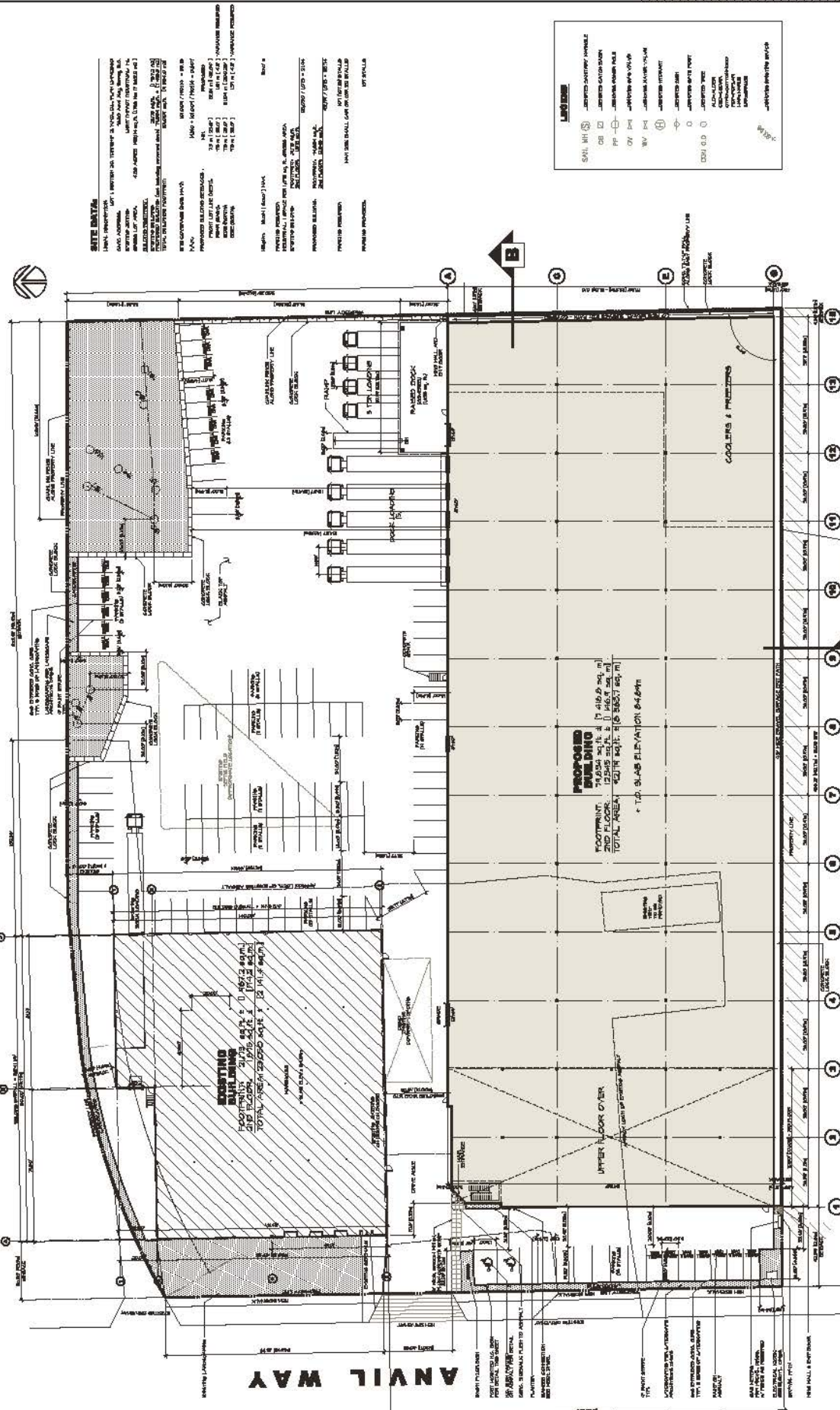
96. PLUMBING

97. MECHANICAL

98. ELECTRICAL

99. PLUMBING

100. MECHANICAL



SITE DATA

LOT AREA: 12,345 sq. ft.

EXISTING BUILDING FOOTPRINT: 5,678 sq. ft.

PROPOSED BUILDING FOOTPRINT: 8,901 sq. ft.

TOTAL AREA: 14,567 sq. ft.

PLANNING DEPARTMENT

PERMITS DIVISION

PROJECT NO. 12345

DATE: 12/31/2023

ANVIL WAY



SITE PLAN

1. 1/4" = 1' = 0'

SECTION A

1/4" = 1' = 0"

SECTION B

1/4" = 1' = 0"

SECTION C

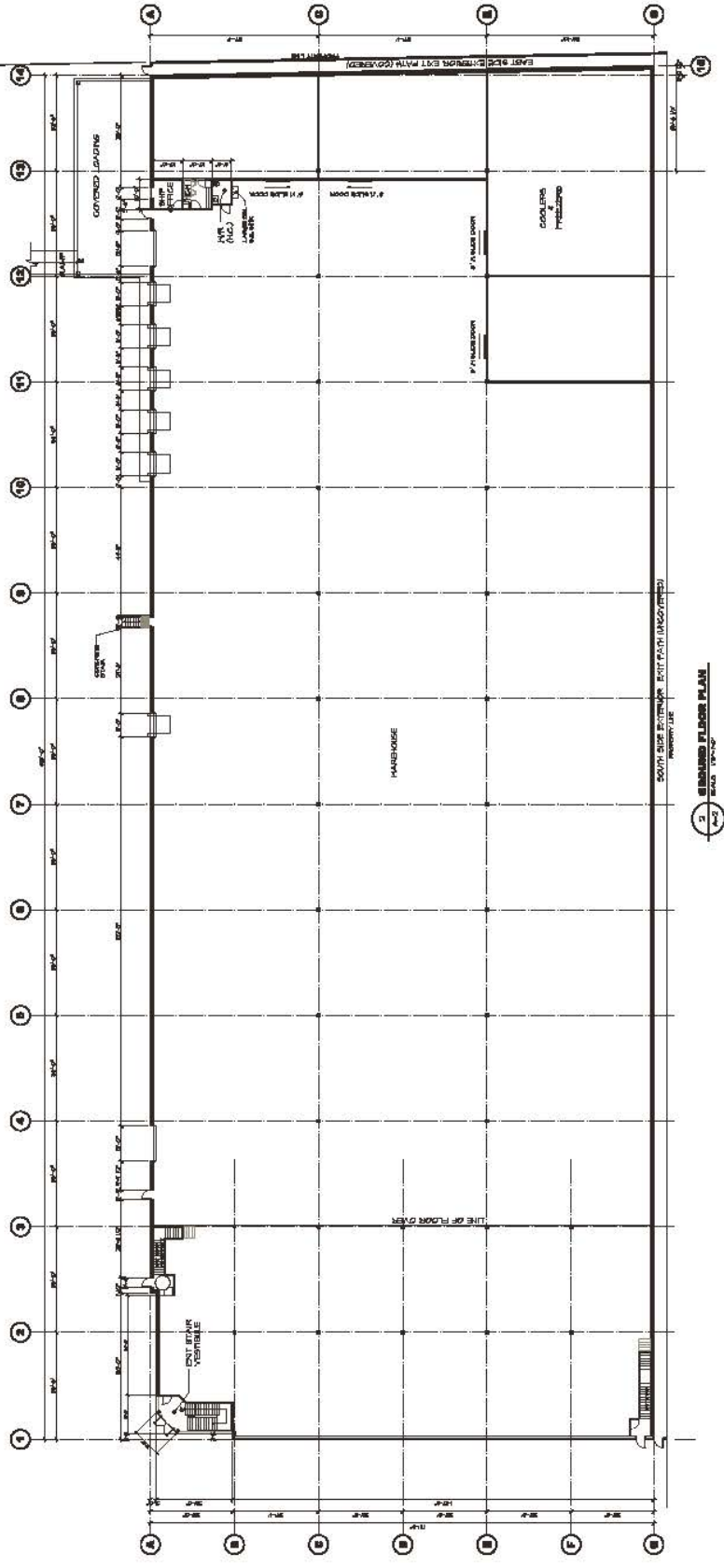
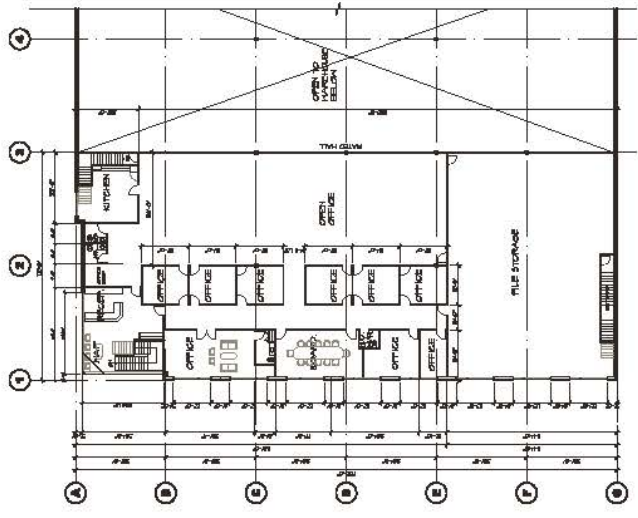
1/4" = 1' = 0"

SECTION D

1/4" = 1' = 0"

CHIP BARETT ARCHITECT
 44-2225 PHOENIX AVENUE, SUITE 100, VAN DUSEN
 PHOENIX, ARIZONA 85006-3000
 IN ASSOCIATION WITH
D.FORGIER DESIGN
 4000 W. WASHINGTON AVENUE, SUITE 100
 PHOENIX, ARIZONA 85018-3200
 TEL: 602.998.8888 FAX: 602.998.8888

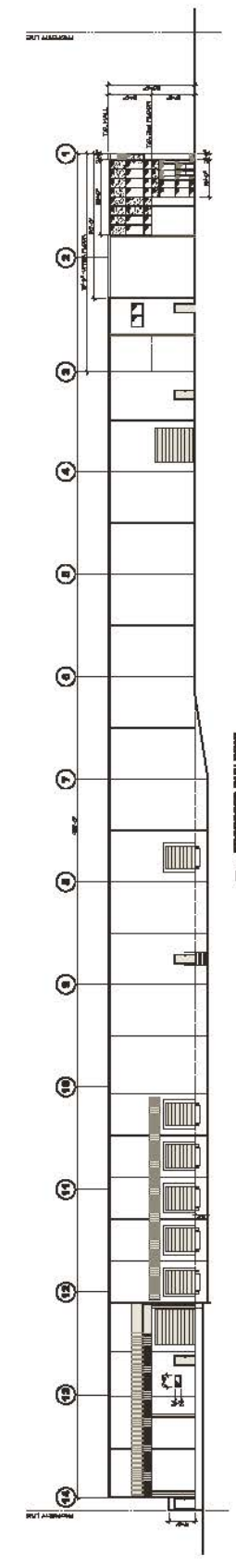
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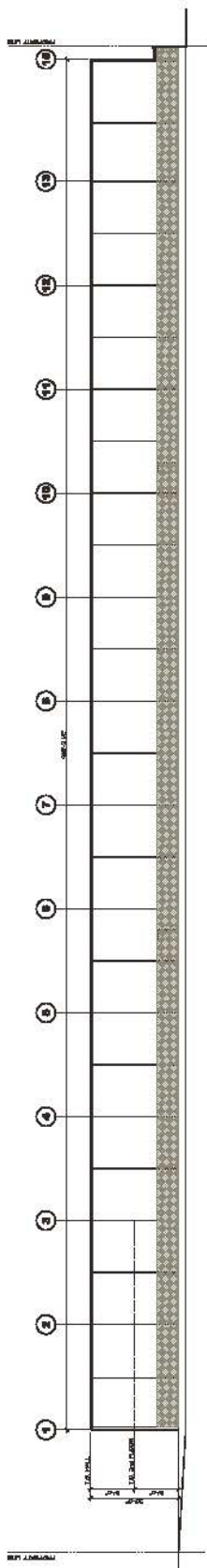
PROPERTY LINE

CHIP BARRETT ARCHITECT
D.FORCIER DESIGN
3035 WYNDHURST LANE, SUITE 100
DENVER, CO 80202
TEL: 303.440.8888 FAX: 303.440.8884

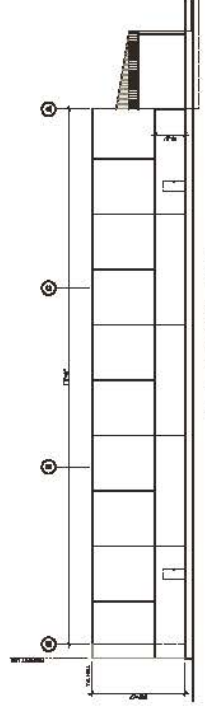
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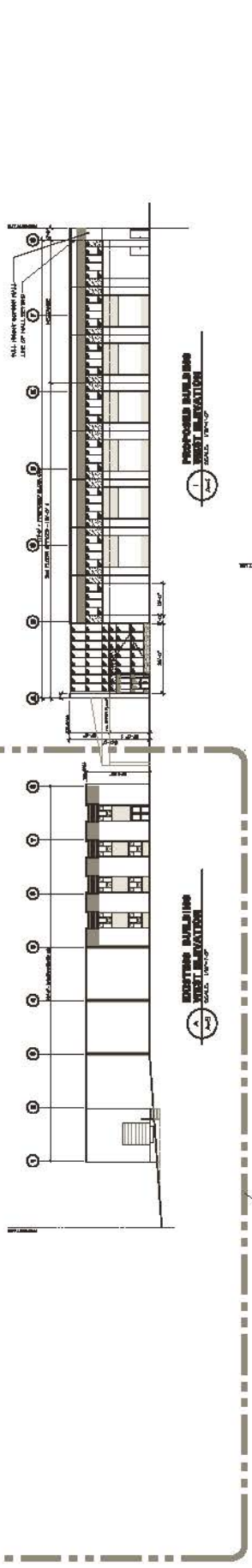
PROPOSED BUILDING SOUTH ELEVATION
SCALE: 1/8"=1'-0"



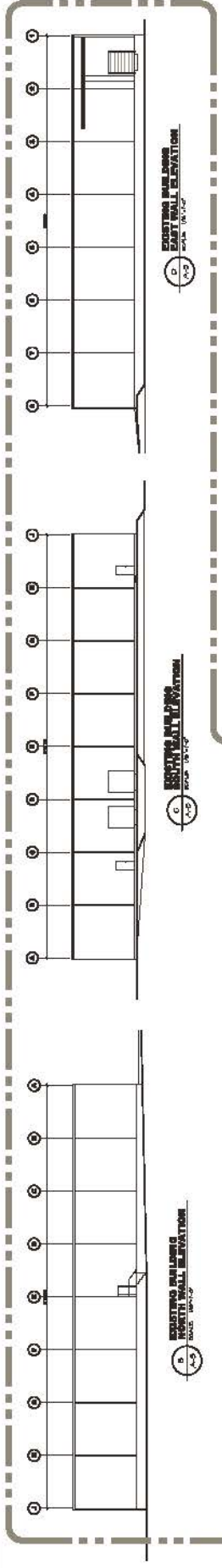
PROPOSED BUILDING WEST ELEVATION
SCALE: 1/8"=1'-0"



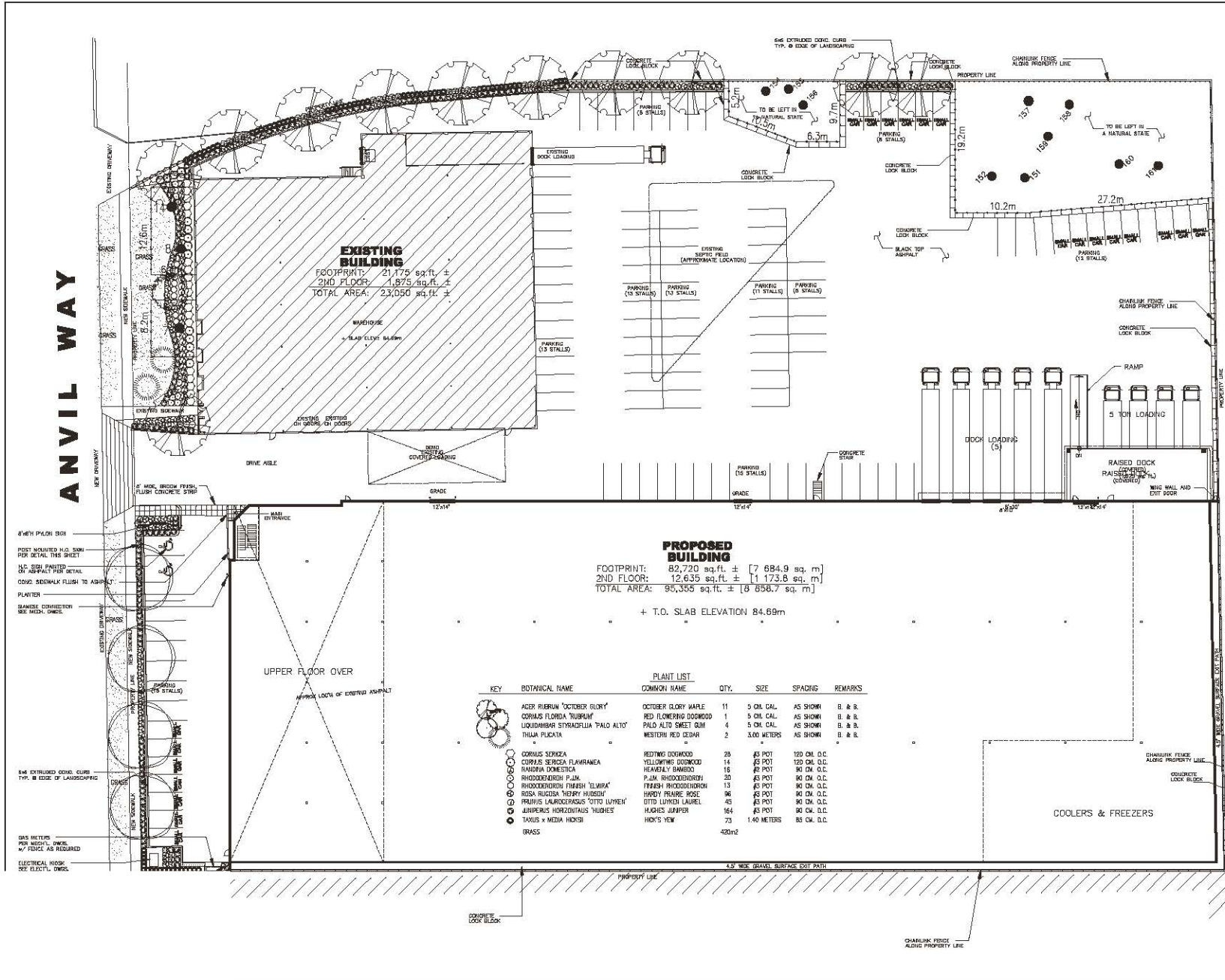
PROPOSED BUILDING EAST ELEVATION
SCALE: 1/8"=1'-0"



EXISTING BUILDING WEST ELEVATION
SCALE: 1/8"=1'-0"



EXISTING BUILDING EAST ELEVATION
SCALE: 1/8"=1'-0"



LEGEND

- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- = PROTECTION BARRIER

REV	DATE	BY	CHKD
001	JUN/12	MS	MS

C. KAVOLINAS & ASSOCIATES INC.
 2452 JONQUIL COURT
 ABBOTSFORD, B.C.
 V3E 2E3
 PHONE (604) 857-2376

CLIENT
 MR. GREG LEA
 c/o PAM CONSTRUCTION INC.
 7861 - 128th STREET
 SURREY, B.C.
 V4W 4E7
 PHONE (604) 567-7100

TITLE
 PLAN VIEW
 LANDSCAPE PLAN
 PROPOSED
 INDUSTRIAL DEVELOPMENT
 7880 ANVIL WAY
 SURREY, B.C.

SCALE	DATE
1:250	JUN/12

DESIGNED BY	DATE
MS	MS

PROJECT	NO.
7880 ANVIL WAY	0001

L-1

(D) 00-7710-1791