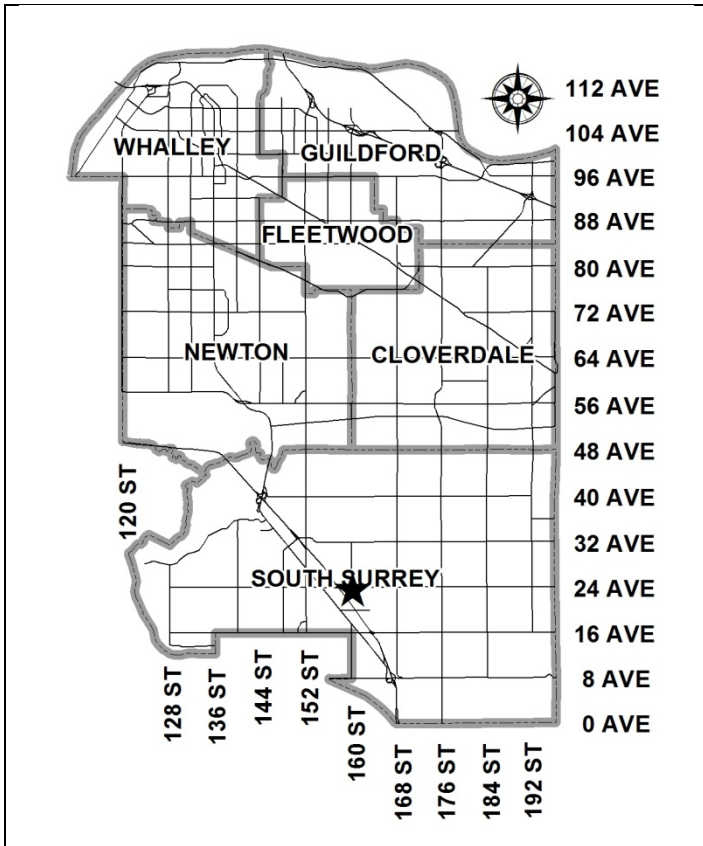


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0167-00

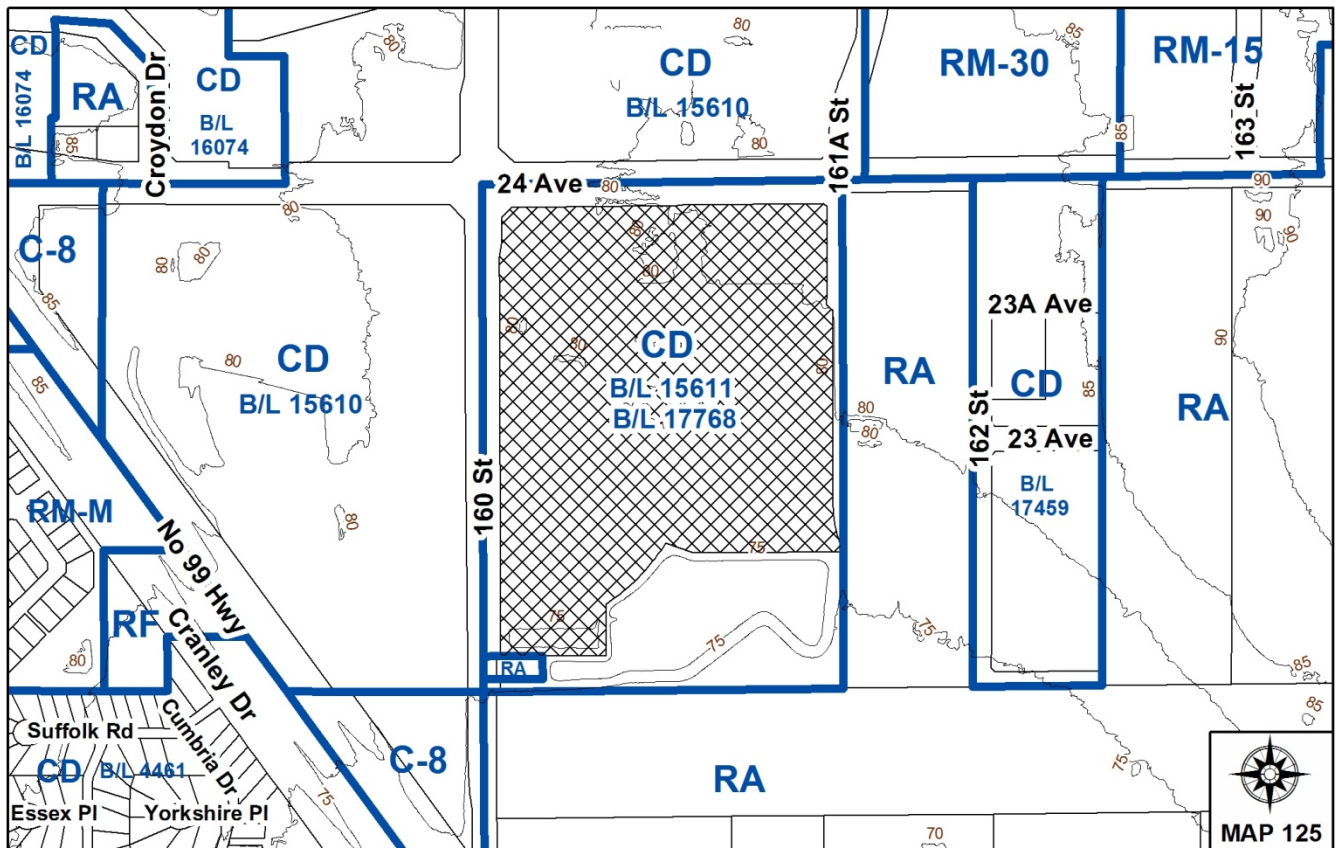
Planning Report Date: July 22, 2013



PROPOSAL:

- **Development Variance Permit**
 in order to vary the east side yard setback requirement of CD By-law No. 15611.

LOCATION: 2332 - 160 Street
OWNER: Loblaw Properties West Inc., Inc.
 No. 74514A
ZONING: CD (By-law No. 15611)
OCP DESIGNATION: Commercial
LAP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- 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 13.5 metres (45 ft.) to 2.0 metres (6.6 ft.) for entry features.

RATIONALE OF RECOMMENDATION

- A Development Variance Permit (DVP) to allow the reduced east side yard setback was issued by Council on June 13, 2011. As two years have passed since the DVP was issued, the applicant is required to apply for a new one.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7910-0319-00 (Appendix II) varying the following to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback (east) of the CD Zone (By-law No. 15611) from 13.5 metres (45 ft.) to 2.0 metres (6.6 ft.) for entry features.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant land.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 24 Avenue):	Retail commercial buildings.	Commercial / Commercial	CD (By-law No. 15610)
East:	Japan Bonsai Garden Art	Suburban / Multiple Residential (30-45 upa)	RA
South:	Detention pond.	Commercial / Commercial	CD (By-law No. 15611)
West (Across 160 Street):	Retail commercial buildings.	Commercial / Commercial	CD (By-law No. 15610)

DEVELOPMENT CONSIDERATIONS

- Located at the southeast corner of 24 Avenue and 160 Street, the site is currently designated Commercial in the Official Community Plan (OCP) and is proposed for large format commercial uses in the Highway 99 Corridor Local Area Plan (LAP), approved by Council in February 2004.
- The 8.2 hectare (20.3 acre) site is part of the overall Grandview Corners commercial development, which includes all four quadrants of 24 Avenue and 160 Street comprising approximately 30 hectares (74 acres) of land area.
- The original OCP Amendment and Rezoning application (No. 7904-0312-00) which permitted the development of large format commercial buildings, a gas bar with car wash, and small-scale commercial buildings in a comprehensive design on the subject site, received final approval from Council on July 25, 2005. The site is zoned CD (By-law No. 15611).

- The generalized Development Permit (No. 7904-0312-00) to establish an overall development scheme with an overall site plan, access and circulation system, pedestrian connections, design guidelines dealing with general form and character of buildings, and landscaping details received final approval from Council on October 14, 2005.
- There have been three (3) detailed Development Permits issued for the Superstore building on the site: Development Permit Nos. 7905-0189-00, 7908-0186-00, and 7910-0319-00. The first two (2) permits have expired and the third, No. 7910-0319-00, is still valid. Loblaw has recently made a Building Permit application in accordance with Development Permit No. 7910-0319-00.
- The DVP for Development Application No. 7910-0319-00 was issued on June 13, 2011, in advance of the issuance of the Development Permit on October 3, 2011. In accordance with the *Local Government Act*, DPs and DVPs lapse if the holder of the permit does not substantially start construction with respect to which the permit was issued within two (2) years after the date the permit was issued. So in this case, the DP is still valid until October but the DVP has lapsed and must therefore be re-issued.
- DVP No. 7910-0319-00 also included a variance to the Sign By-law to permit an increase in the number of permitted fascia signs from 3 to 6. However, with the proposed amendments to the Sign By-law, which are currently under review and consideration by Council, this variance will no longer be required as the Superstore building would be permitted to have six (6) fascia signs without a variance.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum side yard setback (east) of the CD Zone (By-law No. 15611) from 13.5 metres (45 ft.) to 2.0 metres (6.6 ft.) for entry features.

Applicant's Reasons:

- Variance required to accommodate new City requested 161A street extension.

Staff Comments:

- The variance was previously issued by Council on June 13, 2011 and the subject application is to re-issue the expired DVP.
- The applicant has dedicated 8.0 metres (26 ft.) for 161A Street, a road that has been envisioned through the planning process for the Sunnyside Heights NCP. To allow the building siting to remain the same, the setback from the property line is proposed to be 5.5 metres (18 ft.).
- The east building face will be set back 6.1 metres (20 ft.) from the property line. However, there are some entry features including a protruding wall that are closer to the property line. Therefore, the setback is proposed to be varied to 2.0 metres

- (6.6 ft.). A site plan will be attached to the Development Variance Permit which will specify the siting of buildings and structures (Appendix II).
- The entry features which extend closer to the property line than the east building face provide a sense of entry into the underground parking lot for both vehicles and pedestrians.
 - Staff welcome the opportunity to begin to implement the Sunnyside Heights NCP by obtaining this road dedication, and support this variance.

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. 7910-0319-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

HK/kms

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0167-00

Issued To: LOBLAW PROPERTIES WEST INC., INC. NO. 74514A
("the Owner")

Address of Owner: 3189 Grandview Highway
Vancouver, BC
V5M 2E9

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: 026-497-212
Lot 1 Section 13 Township 1 New Westminster District Plan BCP20884 Except Plans
BCP40140 and BCP49224

2332 160 Street

(the "Land")
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F Sub-section 1(c) of Part 2 of Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15611 the minimum setback is varied from 13.5 metres (45 ft.) to 2.0 metres (6.6 ft.).
4. The siting of buildings and structures shall be in accordance with the site plan shown on Schedule A which is attached hereto and form 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.

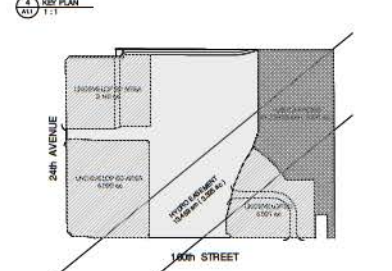
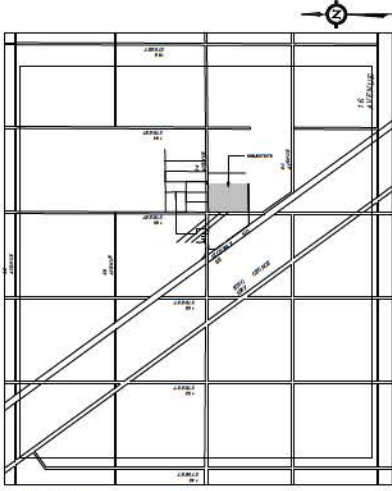
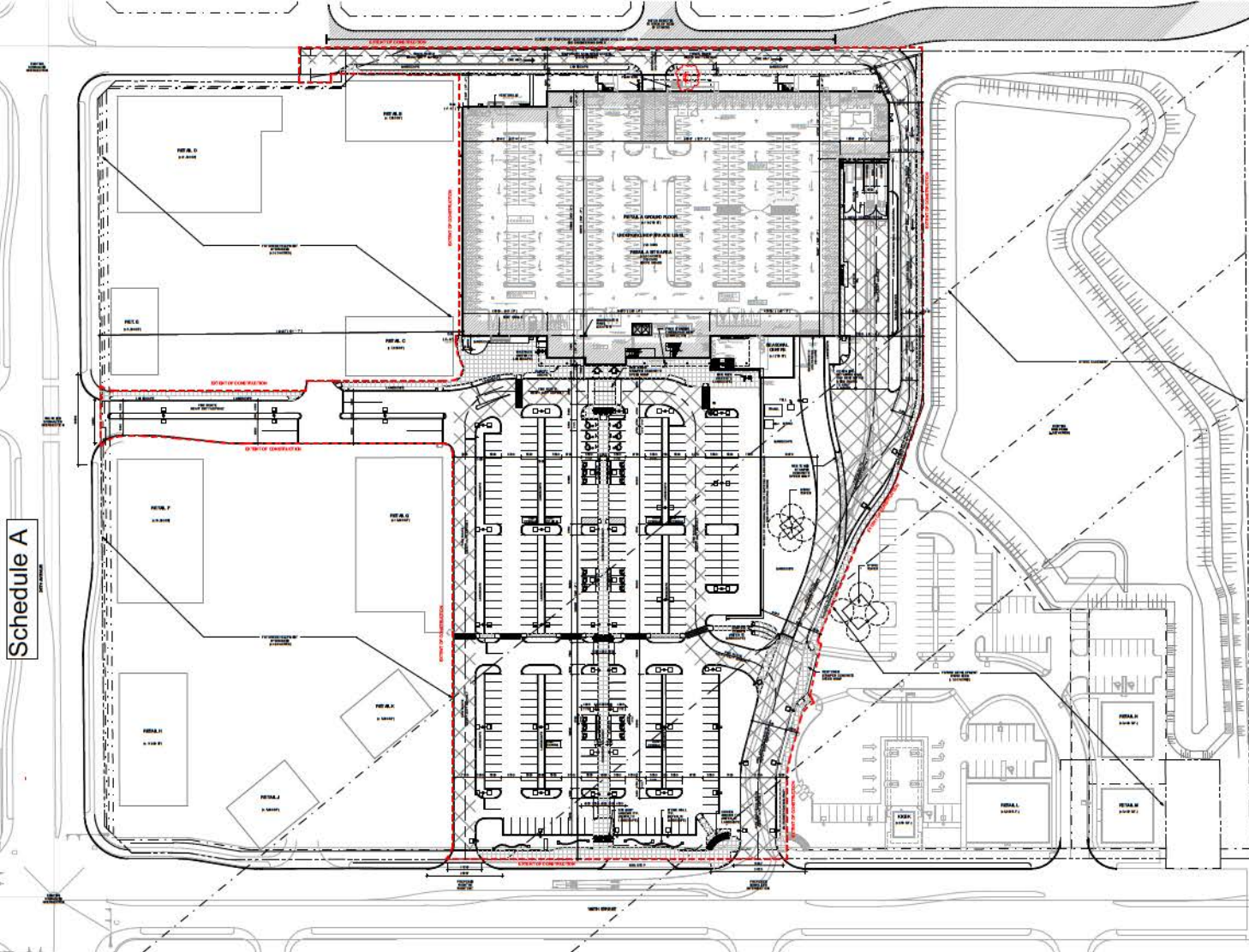
8. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

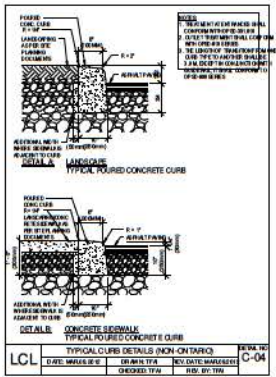
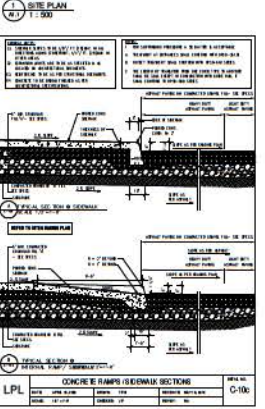
Schedule A



This drawing is an instrument of service, it is provided to the client as a record of the design and construction of the project. It is the responsibility of the client to ensure that the design and construction of the project is carried out in accordance with the design and construction documents. The contractor shall be responsible for the construction of the project in accordance with the design and construction documents. The contractor shall be responsible for the construction of the project in accordance with the design and construction documents. The contractor shall be responsible for the construction of the project in accordance with the design and construction documents.

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	Site Preparation	1	Lot	10000	10000
2	Foundation	1	Lot	20000	20000
3	Structure	1	Lot	50000	50000
4	Interior Finishes	1	Lot	30000	30000
5	Exterior Finishes	1	Lot	15000	15000
6	Site Work	1	Lot	5000	5000
7	Professional Fees	1	Lot	10000	10000
8	Contingency	1	Lot	10000	10000
9	Subtotal				140000
10	Tax				14000
11	Grand Total				154000

DATE: 10/15/2024
 DRAWN BY: J. SMITH
 CHECKED BY: M. JONES
 PROJECT NO: 24-17-001



FURNISHMENT DATA:

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	Concrete	1000	m ³	150	150000
2	Rebar	1000	m	100	100000
3	Formwork	1000	m ²	50	50000
4	Gravel	1000	m ³	100	100000
5	Asphalt	1000	m ²	100	100000
6	Paint	1000	kg	100	100000
7	Subtotal				500000

EXISTING AREA BREAK DOWN:

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	Asphalt	1000	m ²	100	100000
2	Gravel	1000	m ³	100	100000
3	Concrete	1000	m ³	150	150000
4	Subtotal				350000

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	Site Preparation	1	Lot	10000	10000
2	Foundation	1	Lot	20000	20000
3	Structure	1	Lot	50000	50000
4	Interior Finishes	1	Lot	30000	30000
5	Exterior Finishes	1	Lot	15000	15000
6	Site Work	1	Lot	5000	5000
7	Professional Fees	1	Lot	10000	10000
8	Contingency	1	Lot	10000	10000
9	Subtotal				140000
10	Tax				14000
11	Grand Total				154000

TURNER FLEISCHER
 TURNER FLEISCHER ARCHITECTS INC.
 4700 17th Street SW, Suite 100, Surrey, BC V4A 1A7
 Phone: (604) 595-5555 Fax: (604) 595-5556
 www.turnerfleischer.com

Client: **BRAS BANANAS Superstore+**
 GRANDVIEW CORNERS
 SOUTH SURREY, BRITISH COLUMBIA

Project: **SITE PLAN**

Scale: 1:100 Date: 10/15/2024
 Drawn by: J. SMITH
 Checked by: M. JONES

Sheet: **A1.1**