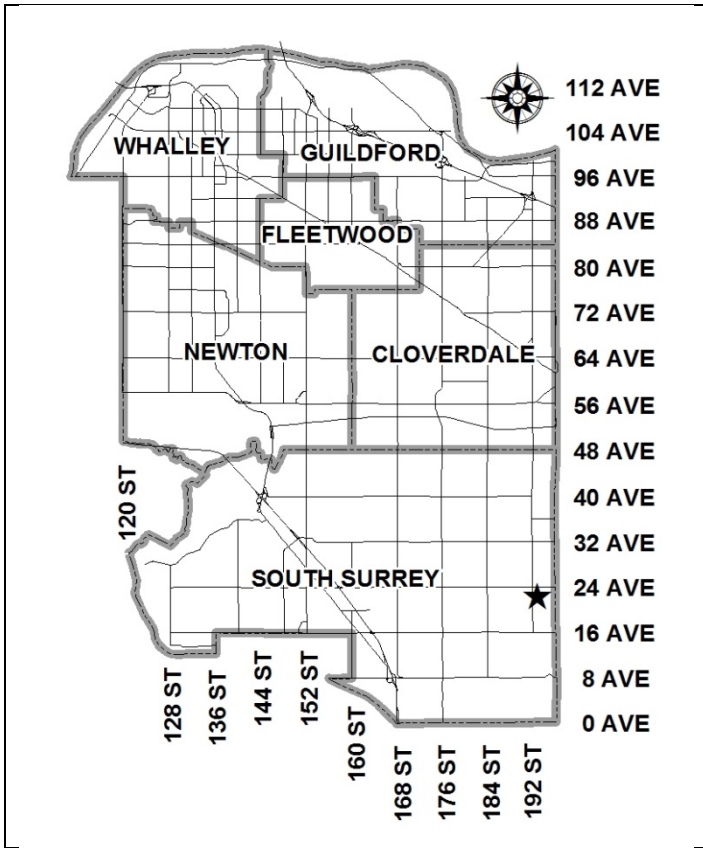


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0287-00

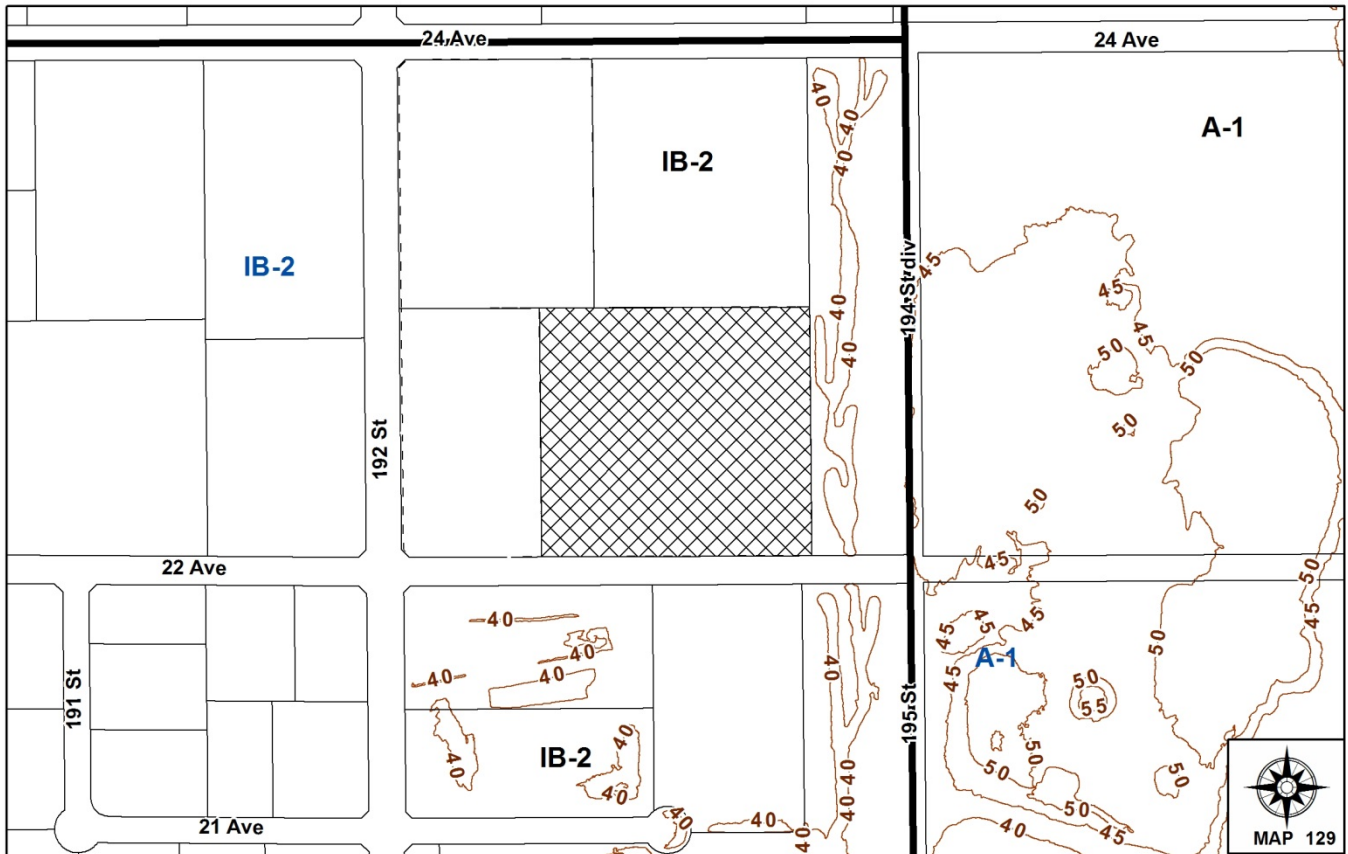
Planning Report Date: February 23, 2015



PROPOSAL:

- **Development Variance Permit**
 to vary the width of the landscaping strip along 22 Avenue

LOCATION: 19353 - 22 Avenue
OWNER: Beedie CH Property (Lot 6-15) Ltd
ZONING: IB-2
OCP DESIGNATION: Mixed Employment
LAP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal will vary the IB-2 zone to allow for a 5.0 metre (16 ft.) wide landscaping strip along 22 Avenue.

RATIONALE OF RECOMMENDATION

- The proposed development complies with Official Community Plan (OCP) and the Campbell Heights Local Area Plan (LAP).
- The development is consistent with the Campbell Heights North Design Guidelines registered on the site.
- The DVP varying the width of the landscaping strip abutting 22 Avenue from 6.0 metres (20 ft.) to 5.0 metres (16 ft.) is reasonable, given that the initial site plan for this development included a 3.0 metre (10 ft.) wide landscape strip, which was permitted at the time of application.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7913-0287-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to reduce the width of the continuous landscaping strip abutting 22 Avenue from 6.0 metres (20 ft.) to 5.0 metres (16 ft.).

REFERRALS

Engineering: The Engineering Department has no objection to the proposed variance.

SITE CHARACTERISTICS

Existing Land Use: The site is an empty pre-serviced lot, devoid of trees and vegetation

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Industrial warehouse, property at 2360 192 Street under application (No. 7913-0194-00) for industrial building	Mixed Employment/ Business Park	IB-2
East:	Riparian Area (129A Greenbelt), Stokes Pit (city owned)	Mixed Employment/ Open Space Corridor/Buffers, Industrial Business Park	IB-2, A-1
South:	Industrial buildings	Mixed Employment/ Business Park	IB-2
West (Across 192 Street):	Industrial buildings	Mixed Employment/ Business Park	IB-2

DEVELOPMENT CONSIDERATIONSBackground

- In December 2013, the Beedie Development Group applied to subdivide and reconfigure the four properties at the northeast corner of 192 Street and 22 Avenue, into two new development parcels.
- The scope of the initial subdivision application (No. 7913-0287-00) was later amended in January 2014, when the applicant applied to develop two new buildings on proposed Lot 2. The buildings are collectively referred as the Twin Creeks Business Centre.

- The new buildings – both tilt up concrete industrial warehouses - were subject to the internal staff Campbell Heights Design Review Process, which was developed to fast track projects in the Phase I Campbell Heights lands.
- On December 4, 2014, the subdivision plan, creating Lots 1 and 2, was approved. On December 16, 2014, the design review process for Building 1 was concluded and a building permit (BP) was subsequently issued.
- The City has received a full set of drawings for Building 2, however, the design review process for the second building is not yet complete. Staff are working with the applicant to address several issues relating to the façade of the building facing 22 Avenue, landscaping and on-site traffic circulation (drive aisles etc.).
- In addition, the applicant has requested a variance to the prescribed 6.0 metre (20 ft.) landscaping strip required along 22 Avenue, which will need to be issued prior to conclusion of the design review process for Building 2.

Proposal

- Specifically, the applicant is requesting a Development Variance Permit (DVP) to reduce the landscaping strip required along 22 Avenue, an existing collector or major road, from 6.0 metres (20 ft.) to 5.0 metres (16 ft.).
- The variance is, in part, required due to the timing of the initial application (Building 2 was added to the application January 8, 2014) and the new OCP which received Third Reading, March 31, 2014, and final adoption on October 20, 2014.
- Under the IB-2 (Business Park 2) zone all developed sides of a lot abutting a Major Road, as shown in the Official Community Plan, are to provide a continuous landscaping strip of not less than 6.0 metres (20 ft.) in width within the lot. All developed sides of a lot abutting a local road, are to provide a landscaping strip of not less than 3.0 metres (10 ft.).
- Figure 27 in the City's current OCP, adopted in October 2014, clearly outlines the City's Major Road Classifications and shows all existing and future arterial and collector roads. On the map, 22 Avenue is shown as a major road and collector within Campbell Heights. A 6.0 metre (20 ft.) landscaping strip is therefore required.
- In contrast, the City's former OCP, adopted in 1996 and in effect at the time of the initial application did not show all the major roads in the City. Figure 12 the Major Road and Phasing Map only identified those highways, arterial or major collector roads, current at the time of the 1996 OCP adoption.
- In lieu of this, staff commonly referenced the Subdivision and Development By-law and the Road Classification (R-91) and Surrey Major Road Allowance Maps to identify major roads within Campbell Heights.
- Over time, with the development of streetscapes, it became common practice for developers to provide the full 6.0 metres (20 ft.) of landscaping along the major road frontages not included in the 1996 OCP.
- Despite this background, the first design drawings for Building 2 submitted for the current application provided for a 3.92 metre (12 ft.) wide landscaping strip along 22 Avenue. The

3.92 meter (12 ft.) buffer was provided due to the applicant's desire to increase the buildable, developable area on-site and the required subsequent parking.

- However, given that the OCP now officially includes 22 Avenue as a Major Road, a DVP is required to reduce the landscaping strip.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the width of the continuous landscaping strip abutting 22 Avenue from 6.0 metres (20 ft.) to 5.0 metres (16 ft.).

Applicant's Reasons:

- At the time of application, the submitted plans provided for a 3.92 metre (12 ft.) wide strip of continuous landscaping along 22 Avenue, which met the City's Zoning By-law (and OCP) requirements.
- Consequently, all of the marketing material developed for the project was based on a site plan providing for the previous landscaping requirements.
- The applicant has agreed to provide a 5.0 metre (16 ft) landscaping strip along 22 Avenue which will be aesthetically pleasing and allow the development to proceed successfully, while providing greater flexibility and usability to future tenants.

Staff Comments:

- Staff have worked with the applicant to increase the landscape width from 3.92 to 5.0 metres. Given the change in the landscape requirements, the proposed 5.0 metre (16 ft.) landscaping strip and associated 1.0 metre (3 ft.) variance is reasonable.
- The development site lies adjacent to the City's Greenbelt (riparian and environmental area) at the end of the developed portion of 22 Avenue. While it is anticipated 22 Avenue will be developed to connect to a future 194 Street, east of the greenbelt, the impact of a reduced landscaping strip at the location will have a minimal impact on the streetscape.
- Staff are supportive of the proposed 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 Development Variance Permit No. 7913-0287-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

HP/da

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DRV 2/19/15 10:35 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Darren Sauer
 Beedie Development Group
 Address: 3030 - Gilmore Diversion
 Burnaby, BC V5H 3B4

 Tel: 604-435-3321 - Work
 604-435-3321 - Cellular

2. Properties involved in the Application
 - (a) Civic Address: 19353 - 22 Avenue

 - (b) Civic Address: 19353 - 22 Avenue
 Owner: Beedie CH Property (Lot 6-15) Ltd.
 PID: 029-474-132
 Lot 2 Section 15 Township 7 New Westminster District Plan EPP37499

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7913-0287-00
 and bring the Development Variance Permit forward for issuance and execution by
 the Mayor and City Clerk.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0287-00

Issued To: BEEDIE CH PROPERTY (LOT 6-15) LTD.
("the Owner")

Address of Owner: c/o Beedie Development Group
3030 - Gilmore Diversion
Burnaby, BC V5G 3B4

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: 029-474-132
Lot 2 Section 15 Township 7 New Westminster District Plan EPP 37499

19353 - 22 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section I.2 of Landscaping of the Business Park (IB-2) Zone, the continuous landscaping strip to be provided within the lot, along the developed sides of the lot which abut a Major Road, as shown in the Official Community Plan, a may be varied from 6.0 metres (20 ft.) to 5 metres (16 ft.)
4. This development variance permit applies to only the portion of 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.

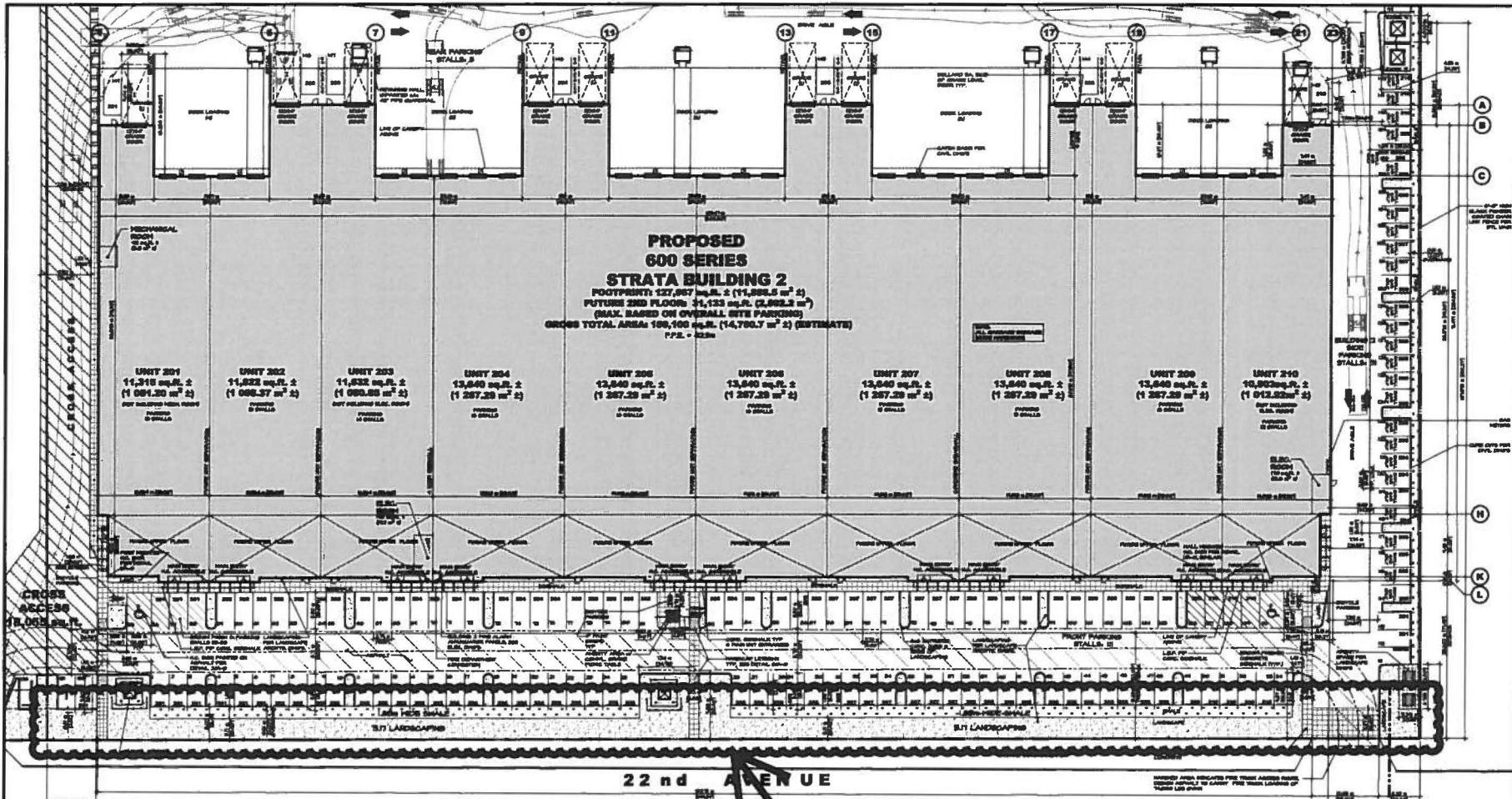
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan



**PROPOSED
600 SERIES
STRATA BUILDING 2**
 FOOTPRINT: 127,987 sq.ft. ± (11,888.5 m² ±)
 FUTURE 2ND FLOOR: 11,133 sq.ft. (1,032.2 m²)
 (MAX. BASED ON OVERALL SITE FOOTPRINT)
 GROSS TOTAL AREA: 139,120 sq.ft. (14,780.7 m²) (ESTIMATE)
 P.P.E. = 223m

UNIT 201
13,840 sq.ft. ±
(1,287.29 m² ±)
2 BDRM
2 BATH
KIT
DINING
LIVING
HALL
CL. ROOM

UNIT 202
13,840 sq.ft. ±
(1,287.29 m² ±)
2 BDRM
2 BATH
KIT
DINING
LIVING
HALL
CL. ROOM

UNIT 203
13,840 sq.ft. ±
(1,287.29 m² ±)
2 BDRM
2 BATH
KIT
DINING
LIVING
HALL
CL. ROOM

UNIT 204
13,840 sq.ft. ±
(1,287.29 m² ±)
2 BDRM
2 BATH
KIT
DINING
LIVING
HALL
CL. ROOM

UNIT 205
13,840 sq.ft. ±
(1,287.29 m² ±)
2 BDRM
2 BATH
KIT
DINING
LIVING
HALL
CL. ROOM

UNIT 206
13,840 sq.ft. ±
(1,287.29 m² ±)
2 BDRM
2 BATH
KIT
DINING
LIVING
HALL
CL. ROOM

UNIT 207
13,840 sq.ft. ±
(1,287.29 m² ±)
2 BDRM
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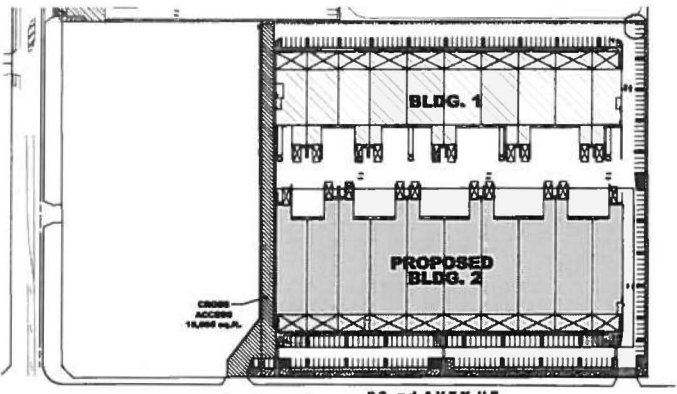
UNIT 208
13,840 sq.ft. ±
(1,287.29 m² ±)
2 BDRM
2 BATH
KIT
DINING
LIVING
HALL
CL. ROOM

UNIT 209
13,840 sq.ft. ±
(1,287.29 m² ±)
2 BDRM
2 BATH
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CL. ROOM

UNIT 210
13,840 sq.ft. ±
(1,287.29 m² ±)
2 BDRM
2 BATH
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CL. ROOM

22 nd AVENUE

The width of the continuous landscaping strip required along 22 Avenue (a major road shown in the Official Community Plan) may be varied from 6.0 metres (20 ft.) to 5.0 metres (16 ft.) within the lot.



2 CONTEXT PLAN
SCALE: 1/8" = 1'-0"



1 BUILDING 2 SITE PLAN
SCALE: 1/8" = 1'-0"

Beedie | Development Group
3030 GILMORE DRIVE, BURNABY, BC V3J 3K4
TEL: (604) 459-3331 FAX: (604) 459-7346

CHIP BARRETT ARCHITECT
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
TEL: (604) 807-1888
WWW.DFORCEDSIGN.COM

1	GENERAL NOTES
2	FOUNDATION
3	CONCRETE
4	STEEL
5	MECHANICAL
6	ELECTRICAL
7	PLUMBING
8	LANDSCAPE
9	EXTERIOR FINISHES
10	INTERIOR FINISHES
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96	ELECTRICAL
97	PLUMBING
98	LANDSCAPE
99	EXTERIOR FINISHES
100	INTERIOR FINISHES

TWIN CR BUSINESS
PROJECT PROGRESS
BUILDING TWIN CR BUSINESS
ARCHITECTURAL NOTES
BUILDING SITE PLAN

SCHEDULE A