

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0188-00

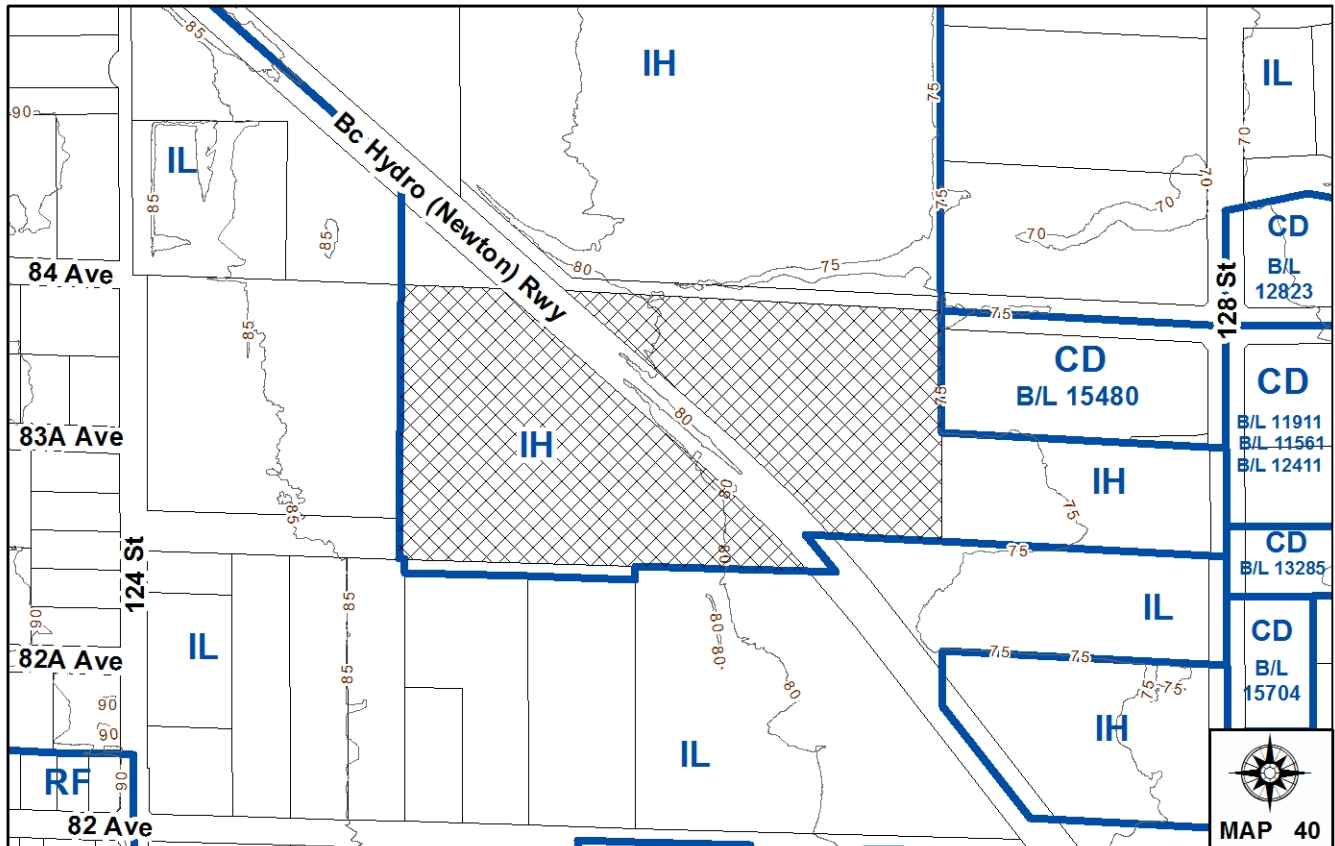
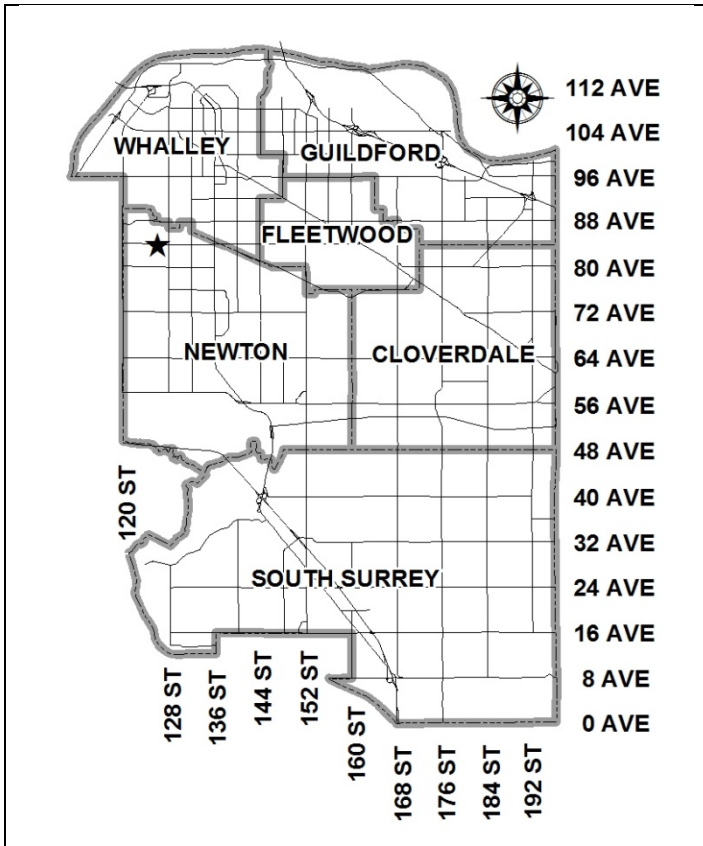
Planning Report Date: July 7, 2014

PROPOSAL:

- **Temporary Industrial Use Permit**

in order to permit further expansion of the existing temporary high-voltage training facility on the B.C. Hydro Surrey Campus as well as enable the facility to continue operating for a period of three (3) years.

LOCATION: 12582 – 84 Avenue
OWNER: B.C. Hydro & Power Authority
ZONING: IH
OCP DESIGNATION: Industrial
LAP DESIGNATION: High Impact Industrial and Open Space



RECOMMENDATION SUMMARY

- Approval for Temporary Industrial Use Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the OCP designation.
- Complies with the Central Newton LAP.
- The B.C. Hydro Surrey Campus temporary high-voltage training facility has proved very successful and currently provides training experience for B.C. Hydro employees as well as transformer specialists from across the province. The proposed addition will consist of 2 modular buildings which provide 599 sq. m. (6,448 sq. ft.) of floor space that includes 32 workstations, 5 meeting rooms as well as additional office space for employees.
- The Temporary Use Permit (TUP) is considered an appropriate means to facility B.C. Hydro's interim requirements for a training facility while they complete a Master Planning process for the B.C. Hydro Surrey Campus lands in North West Newton.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Industrial Use Permit No. 7914-0188-00 (Appendix II) to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to final adoption and issuance of the Temporary Industrial Use Permit:
 - (a) input and approval from the Surrey Fire Department.

REFERRALS

Engineering:	The Engineering Department has no objection to the project. Any on-site issues can be addressed as part of the Building Permit review process.
Parks, Recreation & Culture:	No concerns.
Surrey Fire Department:	To be determined.
B.C. Hydro:	No concerns.

SITE CHARACTERISTICS

Existing Land Use: Temporary high-voltage training facility

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 84 Avenue):	Ingledow sub-station	Industrial/High Impact Industrial & Open Space	IH
East:	Multi-tenant industrial building	Industrial/High Impact Industrial	IH & CD (B/L 15480)
South:	Outdoor/indoor storage, overflow parking, truck park and industrial buildings	Industrial/High Impact Industrial, General Industrial & Open Space	IL
West:	Vacant industrial building and B.C. Hydro corridor	Industrial/General Industrial & Open Space	IL

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is 6.9 hectares (17 acres) in total area and located on the south side of the unopened 84 Avenue right-of-way between 124 Street and 128 Street. The property is designated "Industrial" in the Official Community Plan (OCP), "High Impact Industrial" and "Open Space" in the Central Newton Local Area Plan (LAP) and zoned "High Impact Industrial (IH)".
- The property is transected by the B.C. Hydro (Newton) railway corridor and forms part of the B.C. Hydro land holdings in Newton. At present, no permanent structures are located on the subject property. On adjacent parcels, B.C. Hydro operates the Ingledow sub-station with a number of buildings, offices and maintenance facilities located across the B.C. Hydro Surrey Campus.
- The applicant previously received approval from the Department of Fisheries and Oceans in March, 2012 to re-classify and re-direct the existing yellow-coded watercourse located on-site by installing an engineered wetland that consists of scrubber marches at the southwest as well as northeast corner of the subject property. Redirecting the watercourse enabled B.C. Hydro to construct the previously approved training facility without encroaching into riparian setbacks.

Previously Approved High-Voltage Training Facility

- The applicant previously received approval in June, 2012 for a Temporary Use Permit (TUP) in order to construct an interim high-voltage training facility on the B.C. Hydro Surrey Campus. At the time, the Official Community Plan (OCP) was further amended to designate the subject property a Temporary Use Permit Area under File No. 7912-0085-00).
- The original proposal consisted of three pre-engineered structures that included a temporary classroom, technical workshops, covered storage and truck bay as well as grass training yards with sub-station mock-ups. The project was completed and ready for occupancy by October, 2012.
- The single-storey classroom facility is capable of seating roughly 192 students and includes a lunch room, office space and small labs with a gross floor area of 2,245 square metres (24,165 sq. ft.). A heated indoor pre-fabricated building located on-site provides roughly 788 square metres (8,482 sq. ft.) of floor area for workshop purposes and includes designated workshop facilities devoted to power stations, machinist tool training as well as electronic equipment. The non-heated outdoor building provides a further 687 square metres (7,394 sq. ft.) of floor area with free-span spaces for equipment storage, covered pole training and vehicle training with 4 truck bays along the exterior façade. Finally, the grass outdoor yards include practice stations for hydro pole climbing, lineman repairs, underground electrical vault repairs as well as sub-station mock-ups that provide hands-on training.

Current Proposal

- B.C. Hydro is currently undergoing a Master Planning process in order to develop a strategic long-term plan for the Surrey Campus in North West Newton. At present, B.C. Hydro would like to further expand the existing high-voltage training facility and proposes to formalize the present facility by submitting an application to rezone the subject property from "High Impact Industrial (IH)" to "Light Impact Industrial (IL)", thereby allowing the existing training facility as an outright permitted land-use, within the 3 year timeframe of the current TUP proposal.
- The B.C. Hydro Surrey Campus temporary high-voltage training facility has proved very successful and currently provides training experience for B.C. Hydro employees as well as transformer specialists from across the province. The proposed addition will consist of 2 modular buildings which provide 599 sq. m. (6,448 sq. ft.) of floor space that includes 32 workstations, 5 meeting rooms as well as additional office space for employees.
- In the meantime, B.C. Hydro is requesting an extension of the current Temporary Use Permit (TUP) in order to enable the continued operation of the existing high-voltage training facility on the B.C. Hydro Surrey Campus as well as permit a small expansion that will provide much needed floor space while ensuring the addition is completed on schedule by September, 2014.
- The subject property is significantly encumbered by B.C. Hydro transmission corridors which greatly restrict the overall building footprint. Moreover, the property has limited road frontage which requires that driveway access be secured off-site through the adjacent property located at 12685 – 82 Avenue. Furthermore, the existing high-voltage training facility better utilizes the property located outside the B.C. Hydro corridor with minimal impacts on adjacent properties. In addition, the B.C. Hydro Surrey Campus includes several existing office buildings, classroom structures as well as workshop facilities with experienced personnel and mock-up high-voltage equipment present on-site for training purposes. Therefore, the subject property is considered an appropriate location for offering further high-voltage training by utilizing vacant lands while providing a convenient and centralized location for hands-on training experience.

Engineering Requirements and Multi-Use Pathway

- The alignment for the future connection of 84 Avenue between 124 Street and 128 Street runs through the subject property. Although no longer included within the City's 10 Year Servicing Plan, the alignment is anticipated as part of the longer-term planning process and staff need to make provisions for the alignment of 84 Avenue and multi-use pathway. The preliminary road alignment impacts the location of the existing high-voltage training facility (Appendix II). Any on-site issues with regard to servicing, upgrades and/or building location will be addressed as part of the Building Permit review process.
- At present, the subject property obtains driveway access through 12865 – 82 Avenue. In order to formalize this arrangement, the applicant previously registered an access easement under File No. 7912-0085-00 on the adjacent property to provide physical access to the existing high-voltage training facility. The legal frontage will remain to the unopened 84 Avenue until it is constructed to the ultimate arterial road standard.

- The finalized road alignment and 84 Avenue dedication will be achieved through the future rezoning application with provisions included for removal of existing buildings on-site that were previously installed as part of the high-voltage training facility within the road right-of-way.
- The Surrey Zoning By-law No. 12000 requires three parking spaces for every 100 square metres (1,075 sq. ft.) of gross floor area for educational institutions and ground-floor offices as well as one parking space for every 100 square metres (1,075 sq. ft.) of gross floor area for high-impact industrial land-uses. As a result, the proposed expansion ultimately requires one hundred (100) parking spaces for students and employees. However, the applicant is proposing to retain the existing eighty-two (82) parking spaces already provided on-site which includes two accessible parking stalls.
- Although the on-site parking would not meet the minimum requirement under the Zoning By-law, the number of stalls provided is considered reasonable given the existing parking on-site is sufficient to meet the operational requirements of the B.C. Hydro Surrey Campus. Moreover, the proposed expansion is designed to provide additional workspace, meeting rooms and office space for current employees and registered students. B.C. Hydro does not anticipate increasing current enrollment levels at the Surrey Campus.
- The Parks, Recreation and Culture Department previously identified a possible linkage through the subject property to the Serpentine Greenway. The applicant is committed to identifying and securing a pedestrian linkage through the B.C. Hydro Surrey Campus Master Planning process.

PRE-NOTIFICATION

Pre-notification letters were sent on July 2, 2014 and staff have not yet received any responses.

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. Temporary Industrial Use Permit No. 7912-0085-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MRJ/da

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DEVELOPMENT DATA SHEET

Existing Zoning: IH

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	N/A	6.9 ha. (17 ac.)
Road Widening area		
Undevelopable area		
Net Total	N/A	N/A
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	N/A	N/A
Paved & Hard Surfaced Areas	N/A	N/A
Total Site Coverage	60%	11.5%
SETBACKS (in metres)		
Front	7.5 m.	7.5 m.
Rear	7.5 m.	7.5 m.
Side #1 (East)	3.6 m.	7.5 m.
Side #2 (West)	7.5 m.	7.5 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m.	13.3 m.
Accessory	18 m.	13.3 m.
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial	N/A	N/A
Retail		
Office		
Total		
FLOOR AREA: Industrial	N/A	1,475 sq. m.
FLOOR AREA: Institutional	N/A	2,844 sq. m.
TOTAL BUILDING FLOOR AREA	N/A	4,319 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)	N/A	N/A
# of units/ha /# units/acre (net)	N/A	N/A
FAR (gross)	1.0	0.12
FAR (net)	N/A	N/A
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	N/A	N/A
Industrial	15 spaces	N/A
Residential Bachelor + 1 Bedroom	N/A	N/A
2-Bed		
3-Bed		
Residential Visitors		
Institutional	85 spaces	N/A
Total Number of Parking Spaces	100 spaces	82 spaces
Number of disabled stalls	2 spaces	2 spaces
Number of small cars	N/A	N/A
Tandem Parking Spaces	N/A	N/A
Size of Tandem Parking Spaces	N/A	N/A

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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CITY OF SURREY

(the "City")

TEMPORARY INDUSTRIAL USE PERMIT

NO.: 7914-0188-00

Issued To: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
("the Owner")

Address of Owner: 333 - Dunsmuir Street, 9th Floor
Vancouver, B.C. V6B 5R3

1. This temporary use permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this temporary use permit.
2. This temporary use 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: 019-150-768
Lot B Section 30 Township 2 New Westminster District Plan LMP21515

12582 - 84 Avenue

(the "Land")

- 3 The Land has been designated as a Temporary Industrial Use Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
4. The temporary use permitted on the Land shall be:
 - A high-voltage training facility is permitted for a period not to exceed three years.
5. The temporary use shall be carried out according to the following conditions:
 - (a) Temporary structures including classroom facilities, technical workshops, covered storage and truck bays as well as grass training fields are permitted in accordance with the siting shown on the attached Schedule A, which is attached hereto and forms part of the permit.
 - (b) All temporary structures must satisfy B.C. Building Code requirements.
 - (c) A Building Permit is required for temporary structures installed on the Land.

- (d) The owner covenants and agrees to remove the temporary structures and grass training yards, as shown on the attached Schedule A, within 90 days of a written request to do so from the City in the event the City, acting in its sole discretion, determines that completion of 84 Avenue across the Land is required within the term of this Permit and said temporary structures and grass training yards interfere with the City's plans to complete 84 Avenue.
 - (e) Upon the termination of this temporary use permit, the high-voltage training facility shall be removed and the land restored to its previous condition prior to issuance of the Temporary Use Permit.
6. The Owner hereby releases, indemnifies and saves harmless the City, its elected and appointed officials, employees and agents from and against any and all liability, actions, causes of actions, claims, damages, expenses, costs, debts, demands or losses suffered or incurred by the City arising from the granting of this agreement, from the performance by the Owner of this agreement or any default of the Owner under or in respect of this agreement. In particular, the Owner agrees to indemnify and save harmless the City from any actions the City may have to take to enforce its rights under this Permit including anything the Owner does to prevent construction of 84 Avenue.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this temporary use permit. This temporary use permit is not a building permit.
8. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
9. This temporary use permit is not transferable.
10. This temporary use permit shall lapse on or before three years from the date of issuance.

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

ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS TEMPORARY USE PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS TEMPORARY USE PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

Authorized Agent: Signature

Name (Please Print)

OR

Owner: Signature

for BC Hydro

BASHAR AMER

Name: (Please Print)

TO THE CITY OF SURREY:

I, Bashar Amer (Name of Owner)

being the owner of Lot B Section 30 Township 2 New Westminster District Plan LMP21515

(Legal Description)

known as 12582 - 84 Avenue

(Civic Address)

hereby undertake as a condition of issuance of my temporary use permit to:

- (a) demolish or remove all buildings and/or structures that are permitted to be constructed pursuant to the temporary use permit issued to me; and
- (b) restore the land described on the temporary use permit to a condition specified in that permit;

all of which shall be done not later than the termination date set out on the temporary use permit.

I further understand that should I not fulfil the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey Zoning By-law, 1993, No. 12000, as amended, and that any securities submitted by me to the City pursuant to the temporary use permit shall be forfeited and applied to the cost of restoration of my land as herein set out.

This undertaking is attached hereto and forms part of the temporary use permit.

B Amer
for BC Hydro (Owner)

Mustafa Jaber
(Witness)

PROJECT DATA

PROJECT NAME / ADDRESS:
BC HYDRO SURREY CAMPUS TTC
(TECHNICAL TRADER TRAINING CENTERS)
12642 84TH AVENUE, SURREY, BC

SITE AREA:
87513 M²

SITE DIMENSIONS:
250.8 M x 209.1 M x 188.0 M x 208.1 M
x 26.9 M x 51.0 M

APPLICABLE CODES:
CITY OF SURREY ZONING BY-LAW
BRITISH COLUMBIA DIVISION CODE, 2012
NFPA FIRE CODE 2010

AUTHORITY HAVING JURISDICTION:
CITY OF SURREY

LEGAL DESCRIPTION:
HS LMS 84625 LOT B, RDH PLAN H IN
PLAN L11P31313, PID 07N-150-150

ZONING INFORMATION:
M1 HEAVY INDUSTRIAL

SETBACKS:
15 METERS

SITE INFORMATION

EXISTING AREAS:

EXISTING INDOOR TRAINING FACILITY	+ 2,249 M ²
EXISTING WORKSHOPS (HEATED)	+ 188 M ²
EXISTING COVERED TRUCK BAYS /	
BOOTH (EXISTING)	8,862 M ²
TOTAL EXISTING	+ 9,187 M ²

PROPOSED OFFICE
PROPOSED OFFICE
TOTAL PROPOSED
+ 48 M²
+ 150 M²
+ 198 M²

GRAND TOTAL
+ 49 M²

FSL / SITE COVERAGE:

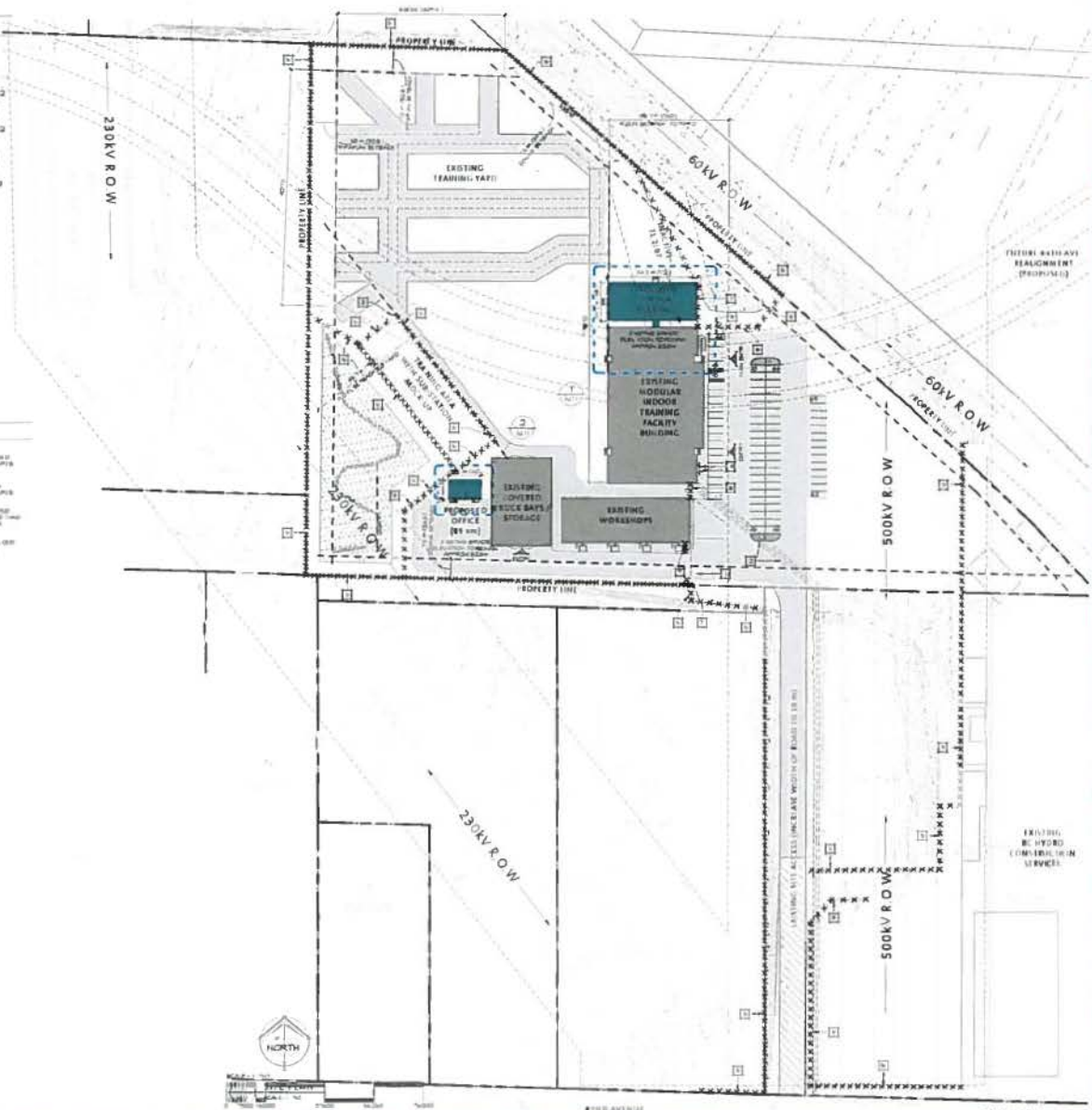
SITE AREA	+ 5152 M ²
BUILDING AREA FOOTPRINT	+ 4,318 M ²
SITE COVERAGE	+ 8.5%

KEYNOTE LEGEND - SITE PLAN

- 5 METRE STRIP WITH 1 CM JEWELLED TOP SLAB OPTION
- 5 METRE STRIP WITH CONCRETE CURB, 2 CM STRIP CURB AND SIDE
- 5 METRE STRIP WITH PROPOSED SIDEWALK
- 5 METRE STRIP WITH SIDEWALK
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SYMBOL LEGEND - SITE PLAN

	GRAVEL CURB WALL OR CURB WITH SIDEWALK		5 METRE STRIP WITH SIDEWALK
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DESIGNED BY: **OMICRON**
DATE: 17 Jun 2015
PROJECT: 12642 84th Avenue

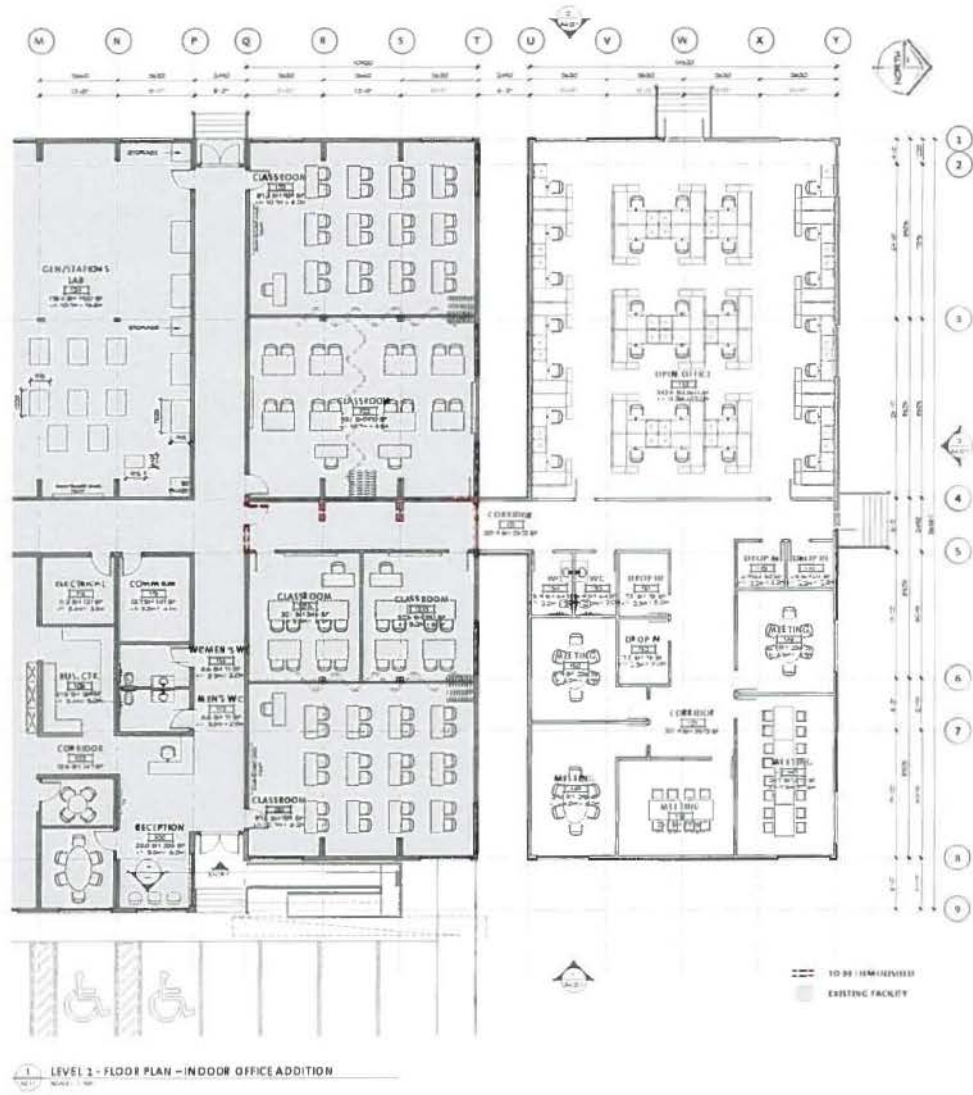
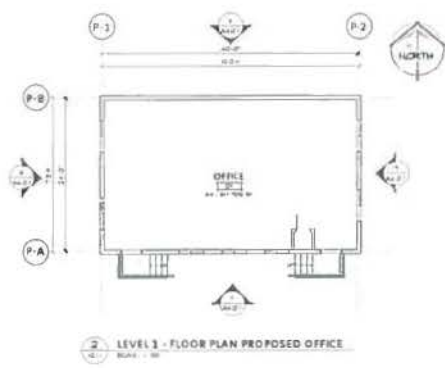
BC Hydro
BC HYDRO SURREY
MPUS TTC
Schedule A
12642 84th Avenue, Surrey, BC

Drawn by: *[Signature]*
Sheet Number: 10

BA

1. This drawing is prepared for the use of the City of Surrey and is not to be used for any other purpose without the written consent of the City of Surrey.
2. This drawing is prepared for the use of the City of Surrey and is not to be used for any other purpose without the written consent of the City of Surrey.
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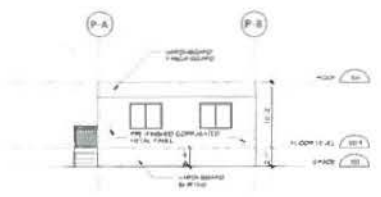
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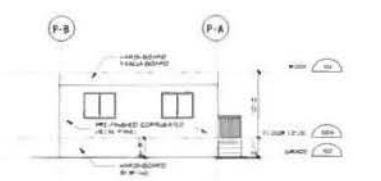
BC Hydro
 BC HYDRO SURREY
 CAMPUS TTC
 12582 84th AVENUE SURREY, BC

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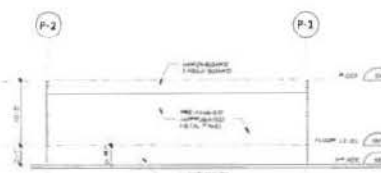
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1 OFFICE ELEVATION - EAST
SCALE: 1/8" = 1'-0"



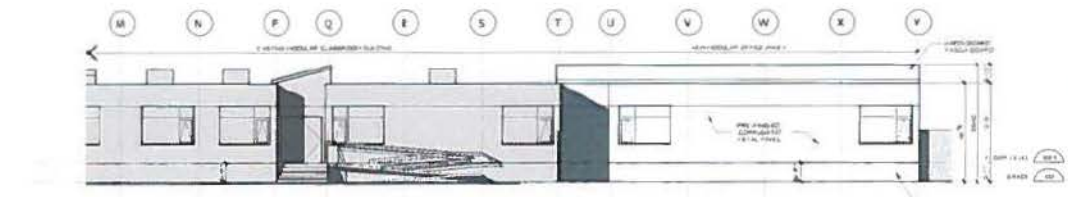
2 OFFICE ELEVATION - WEST
SCALE: 1/8" = 1'-0"



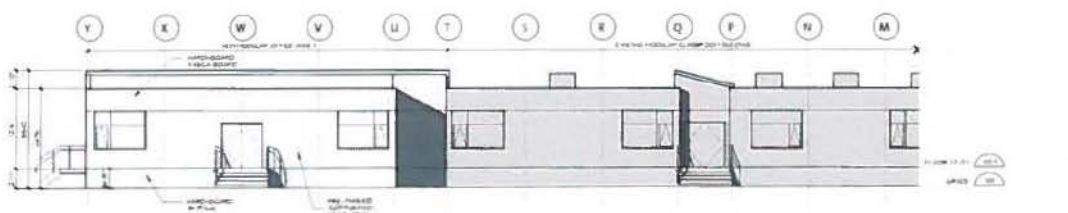
3 OFFICE ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



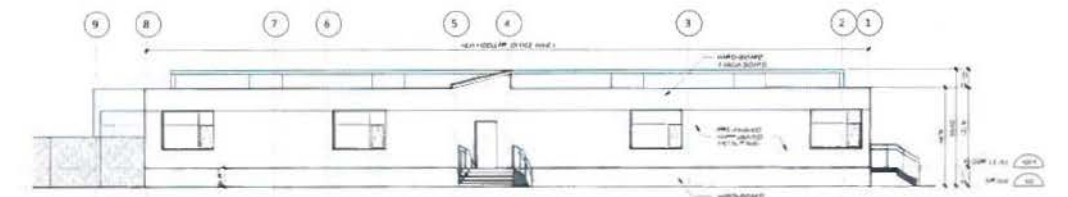
4 OFFICE ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



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



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



3 BUILDING ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

SCALE:
 NEW FINISHED CONCRETE TO IN PLACE
 EXISTING STRUCTURE

10/20/2014 10:00 AM - 10/20/2014 10:00 AM

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