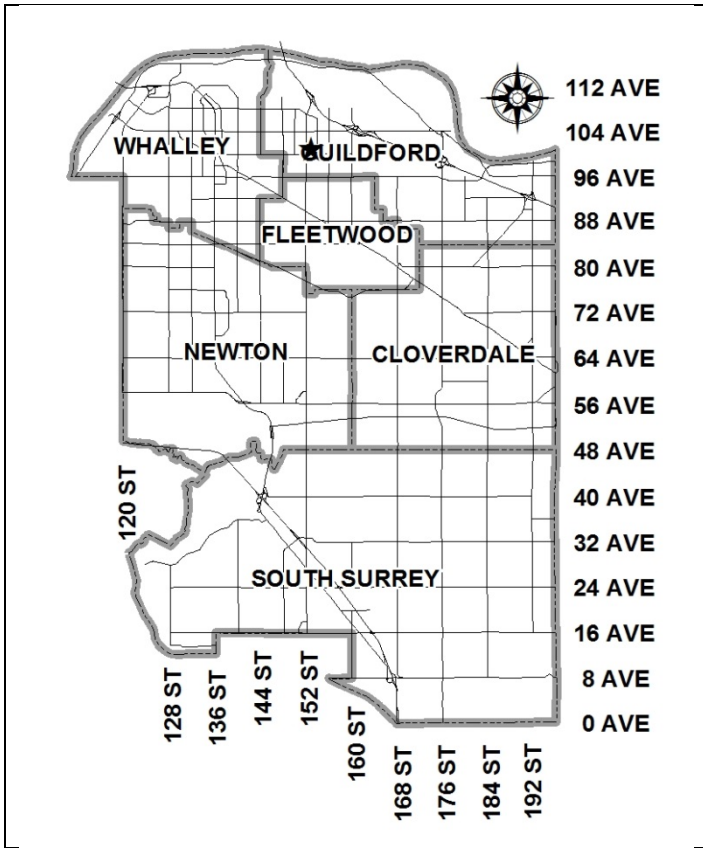


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0227-00

Planning Report Date: September 29, 2014

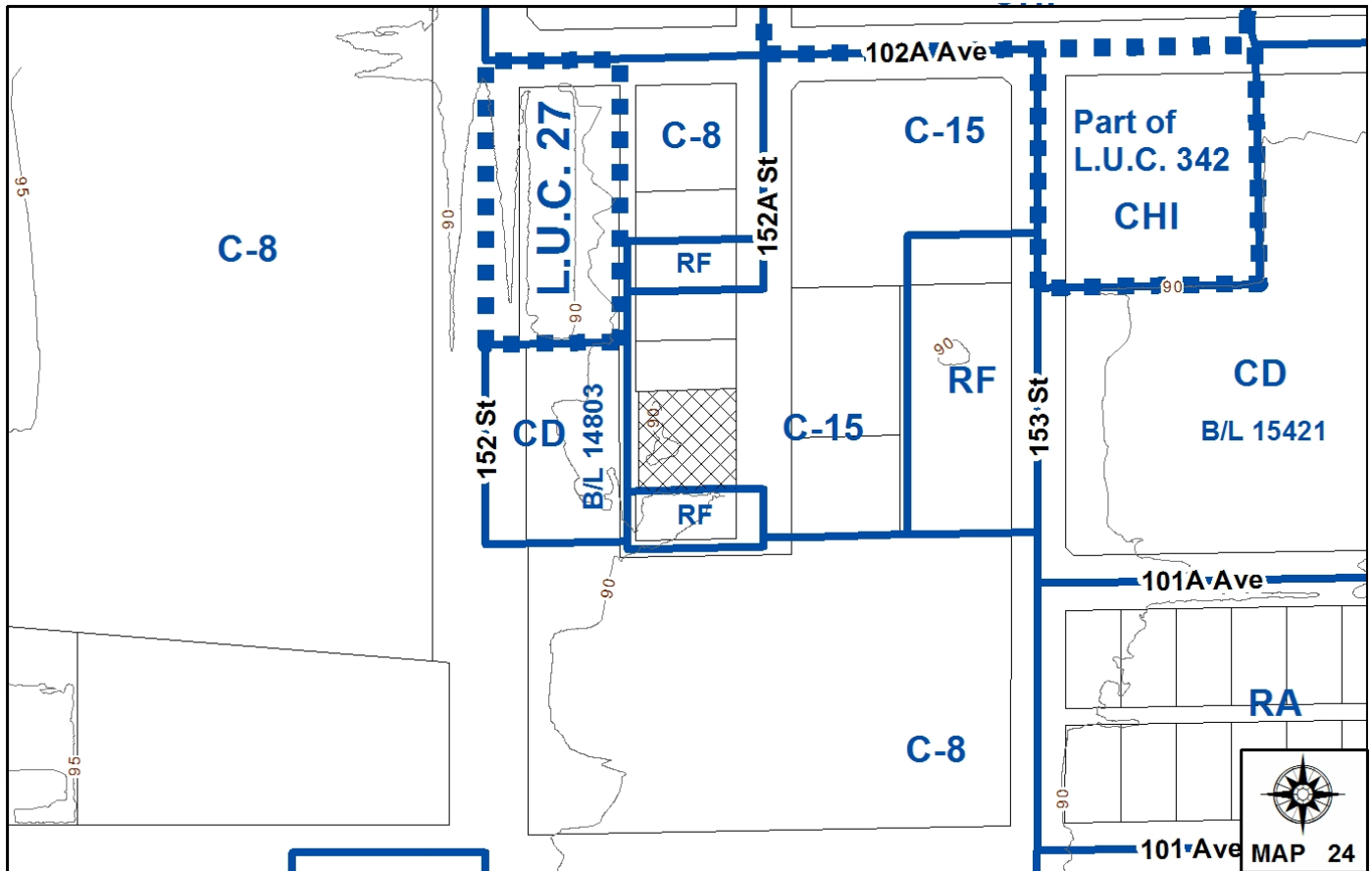


**PROPOSAL:**

- **Development Variance Permit**

to vary the front yard setback in order to facilitate the placement of a gas meter enclosure.

**LOCATION:** 10183 - 152A Street  
**OWNER:** West Coast Hay Management Ltd  
**ZONING:** C-15  
**OCP DESIGNATION:** Town Centre



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The front yard setback of the C-15 Zone is proposed to be varied from 2.0 metres (7 ft.) to 1.3 metres (4 ft.) to allow construction of a gas meter enclosure.

### RATIONALE OF RECOMMENDATION

- The proposed setback reduction will allow the applicant to construct the gas meter enclosure within the front yard setback.
- Locating the gas meter within the building, as originally intended, is reportedly cost prohibitive given the construction progress on the site, which is near completion.
- Staff have worked with the applicant to minimize the impact of the reduced setback on the public realm. The location of the gas meter enclosure will not impact landscaping approved under Development Permit No. 7911-0236-00, and the enclosure is decoratively designed.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7914-0227-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback of the C-15 Zone from 2.0 metres (7 ft.) to 1.3 metres (4 ft.) for a gas meter enclosure.

REFERRALS

Engineering: The Engineering Department has no concerns.

SITE CHARACTERISTICS

Existing Land Use: Three-storey commercial building under construction.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Two-storey commercial building.	Commercial	C-15
East (Across 152A Street):	Three-storey commercial building with retail at grade.	Town Centre	C-15
South:	Parking lot for commercial development to the west.	Commercial	RF
West (Across lane):	Commercial development.	Commercial	CD (By-law No. 14803)

DEVELOPMENT CONSIDERATIONSBackground

- The subject 0.13-hectare (0.33-acre) site is located at 10183 – 152A Street in Guildford. It is designated Town Centre in the Official Community Plan (OCP) and zoned "Town Centre Commercial Zone (C-15)".
- Development Permit No. 7911-0236-00 was approved by Council on March 11, 2013, to permit construction of a three-storey office building with retail ground floor uses and two levels of underground parking.
- The building permit for the project was issued on June 20, 2013, and construction is nearing completion.

### Current Proposal

- The C-15 Zone requires a minimum front yard setback of 2.0 metres (7 ft.) for the principal building and accessory buildings and structures.
- Under the approved Development Permit No. 7911-0236-00, the gas meter was to be located within the building in a designated gas meter room at the southeast corner of the building.
- The owner and his contractor were concerned about the aesthetic and possible safety issues associated with the gas meter room within the building and therefore chose not to construct the underground facilities in a manner that would facilitate the gas meter room.
- It is noted that Fortis BC is supportive of gas meter rooms in urban contexts with no concerns for safety and it is the preferred option to exterior installations which can interfere with the public realm.
- Construction on the building is nearing completion and it is cost prohibitive to install the necessary service connections to facilitate the gas meter room within the building. The owner is therefore seeking a Development Variance Permit to facilitate the relocation of the gas meter and an enclosure to the exterior of the building, and within the front yard setback.

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the front yard setback of the C-15 Zone, from 2.0 metres (7 ft.) to 1.3 metres (4ft.) for a gas meter enclosure.

Applicant's Reasons:

- The requested variance will facilitate the placement of a gas meter enclosure within the front yard setback, as an interior installation is cost prohibitive for this building that is nearing completion.
- Replacing the metal gate proposed for the interior gas meter room with a store-front glazing system provides a cleaner and more attractive façade.
- It is preferable for the owner to locate high-pressure gas lines and related meters on the exterior of the building, as opposed to inside the building envelope and directly adjacent to commercial retail units.

Staff Comments:

- The C-15 Zone requires a minimum front yard setback of 2.0 metres (7 ft.) for the principal and accessory buildings and structures.

- Construction of the building approved under Development Permit No. 7911-0236-00 is nearing completion, however the gas meter was not located in the interior of the building, as per the approved drawings. As a result, the interior installation is no longer practical and it is necessary to relocate the gas meter and enclosure to an alternate location on the exterior of the building.
- The northern portion of the east (front) setback area is the only feasible on-site location for the gas meter and enclosure.
- Staff have worked with the applicant to minimize the impact on the public realm. The proposed variance will not impact the landscaping approved under Development Permit No. 7911-0236-00, which intended for the area to be covered in exposed aggregate concrete. The gas meter will be enclosed by a 1.5-metre (5-ft.) decorative gated grey metal fence, which will match the building.
- The proposed gas meter enclosure location will not interfere with pedestrian movement across the front of the building.
- Staff support the requested variance, in this circumstance, however will continue to pursue interior installations on future development projects.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Site Plan
Appendix III.	Development Variance Permit No. 7914-0227-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

LM/da

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0227-00

Issued To: WEST COAST HAY MANAGEMENT LTD.  
("the Owner")

Address of Owner: 206, 9547 - 152 Street  
Surrey, BC V3R 5Y5

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: 029-125-839  
Lot A Section 28 Block 5 North Range 1 West New Westminster District Plan EPP26727

10183 - 152A Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F. Yards and Setbacks of Part 37 "Town Centre Commercial Zone (C-15)", the minimum front yard setback is reduced from 2.0 metres (7 ft.) to 1.3 metres (4 ft.) for a gas metre enclosure, as shown on Schedule A.
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. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached 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 – Dianne L. Watts

---

City Clerk – Jane Sullivan



**MATTHEW CHENG ARCHITECT INC.**  
 1000-10188 152A STREET  
 VANCOUVER, BC V6P 1M5  
 TEL: 604-273-8888 FAX: 604-273-8889  
 WWW.MATTHEWCHENGARCHITECT.COM

**THIS DRAWING IS NOT TO BE SCALE. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE AND ALL INFORMATION PROVIDED BY THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.**

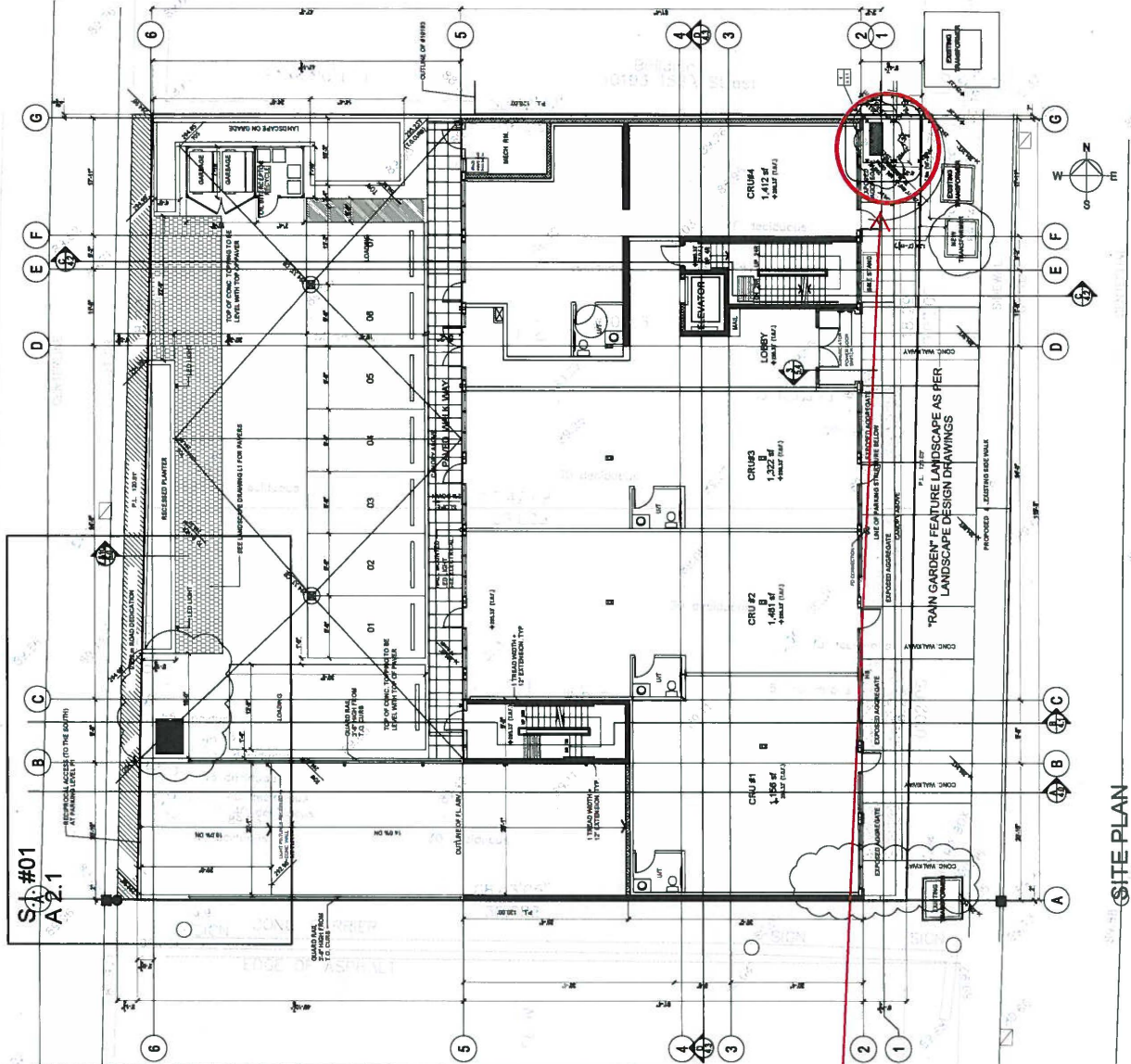
No. Date Revision  
 10173/10183 152A Street - DVP AND DP Amend  
 July 22, 2014, Issued for Construction  
 July 22, 2014, Issued for DVP and DP  
 Major Amendment

Comments

PROJECT TITLE  
**OFFICE BUILDING**  
 10173/10183 152A ST  
 SURREY, BC

Sheet Title  
**PROJECT DATA**  
**SITE PLAN**

Drawn By: MJC  
 Checked: MC  
 Scale: 1/8" = 1'-0"  
 Project Number: 11-0228-00  
 Revision: 01  
 Date: July 24, 2014  
 Drawn By: MJC  
 Project Title: 10173/10183 152A ST  
 Project No: A2.1

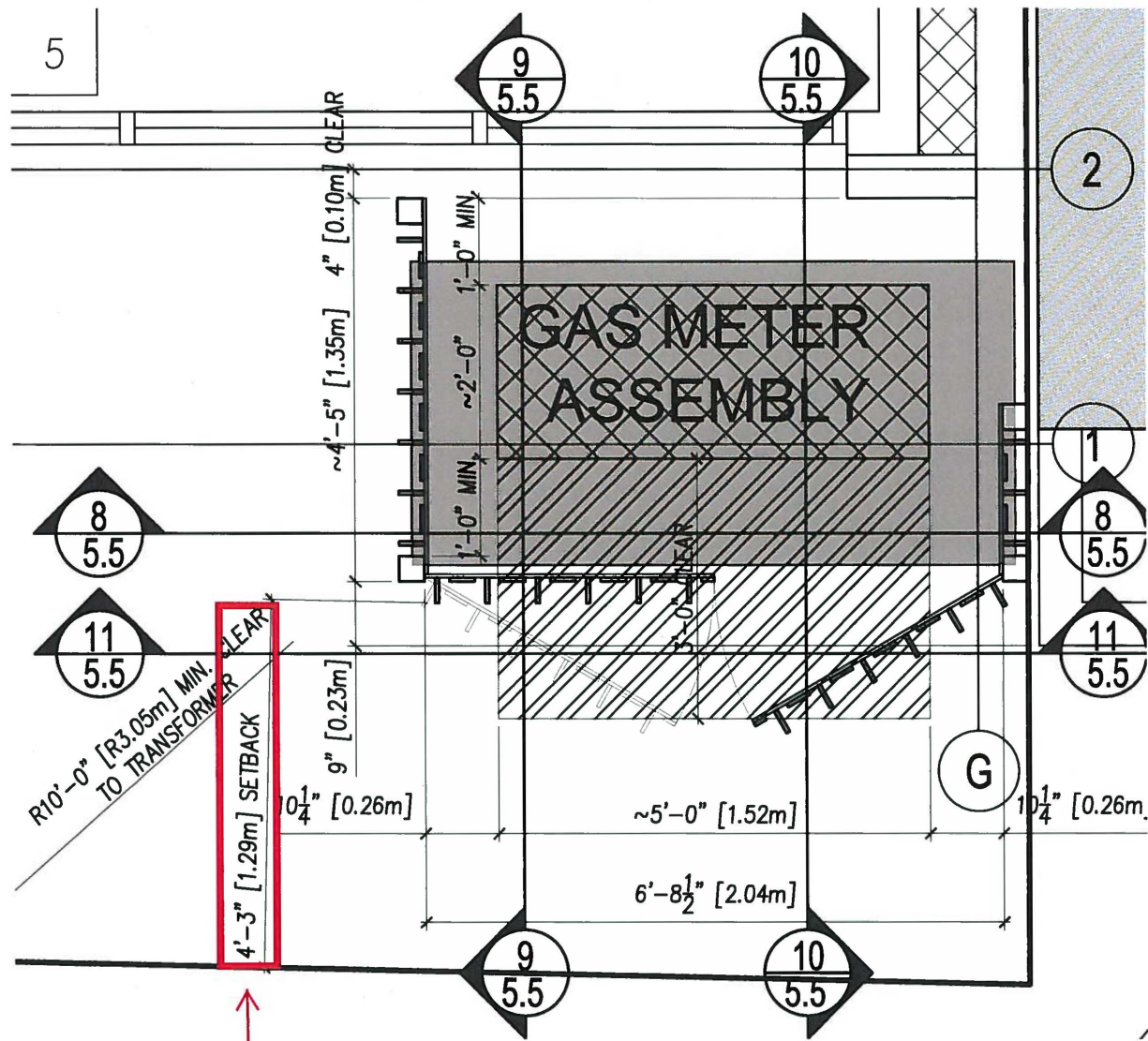


**S#01**  
**A2.1**

**SITE PLAN**

<b>CIVIC ADDRESS:</b> 10173/10183 152A STREET	<b>PROPOSED:</b> C16 TOWN CENTRE COMMERCIAL BUILDING
<b>LEGAL DESCRIPTION:</b> LOTS 11 and 12 Section 28 Block 5 North Range 1 West New Westminster District Plan 19442	<b>EXISTING:</b> RF COMMERCIAL VACANT
<b>ZONING:</b> C16	<b>PERMITTED/EXISTING:</b> 141,448 SF (1,314.10 SM)
<b>LOT AREA (GROSS):</b> 141,448 SF (1,314.10 SM)	<b>PROPOSED:</b> 374,58 SF (3,430 SM)
<b>ROAD DEDICATION:</b> 75% MAX.	<b>PERMITTED/EXISTING:</b> 374,58 SF (3,430 SM)
<b>LOT COVERAGE:</b> 80% MAX.	<b>PROPOSED:</b> 75% MAX.
<b>F.A.R.:</b> 1.5	<b>PERMITTED/EXISTING:</b> 21,217 SF
<b>FLOOR AREA:</b> 21,217 SF	<b>PROPOSED:</b> 21,216 SF
<b>SETBACKS:</b> FRONT (EAST) 2.00M (6.56')	<b>REQUIRED:</b> 2.00M (6.56')
<b>SIDE (NORTH):</b> 0.0	<b>REQUIRED:</b> 0.17M (0.56')
<b>SIDE (SOUTH):</b> 0.0	<b>REQUIRED:</b> 0.05M (0.17')
<b>REAR (EAST):</b> 7.5M (24.61')	<b>REQUIRED:</b> 14.37M (47.15')
<b>BUILDING HEIGHT:</b> 12.8M +/- (42' +/-)	<b>REQUIRED:</b> 12.8M (41.50')
<b>OFF-STREET PARKING:</b> Office (21,788 SF) 3 spaces / 1076 sf of (100 sm) of gross floor area of the ground floor or below 2 spaces / 1076 sf of (100 sm) of gross floor area of the 2nd floor and above	<b>REQUIRED:</b> 3 spaces / 1076 sf of X 6,612.4 SF = 16.63 SPACES 2 spaces / 1076 sf of X 7,301.38 SF X 2 = 27.14 SPACES TOTAL = 43.77 = 40 SPACES
<b>Bicycle Parkings:</b> LOADING	<b>PROPOSED:</b> 50 18 bicycle parkings at P1 level 1 LOADING SPACE PROPOSED

**Gas metre enclosure**



Reduced setback for gas metre enclosure



**MATTHEW CHENG ARCHITECT INC.**

Unit 202 - 670 EVANS AVENUE  
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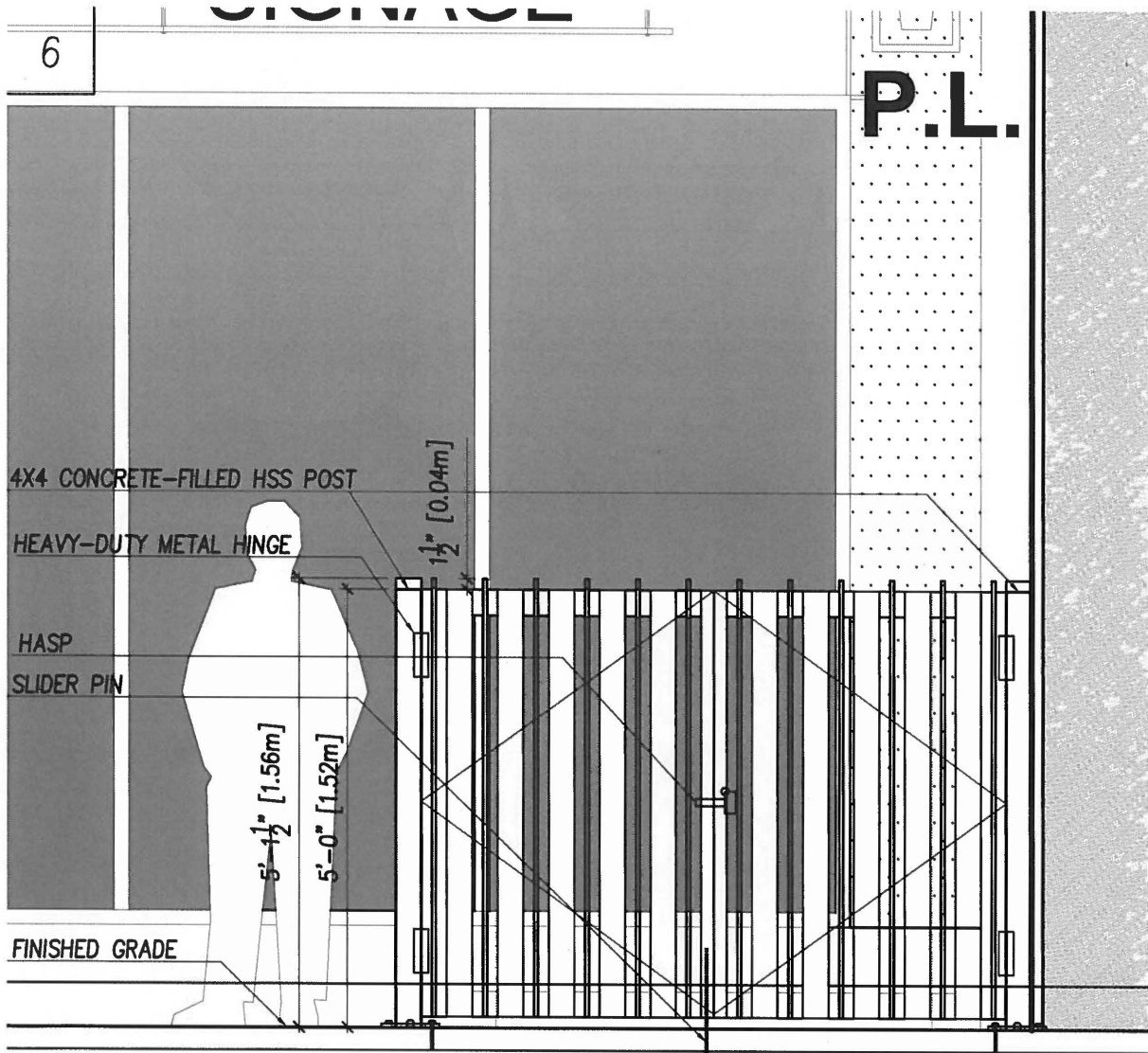
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**WCHM SURREY OFFICE BUILDING**  
10183 152A ST. SURREY, B.C.

Sheet Title  
**GAS METER SCREEN PLAN DETAIL**

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Scale: 1/2" = 1'-0"  
Project Number:

Revision Date:  
Print Date: July 24, 2014  
Dwg. No.

**SKA5.5-5**



GAS METER SCREEN ENCLOSURE - EAST ELEVATION



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**Project Title**  
WCHM  
SURREY OFFICE  
BUILDING  
10183 152A ST.  
SURREY, B.C.

**Sheet Title**  
GAS METER SCREEN  
EAST ELEVATION  
(STREET) DETAIL

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**Project Number:**

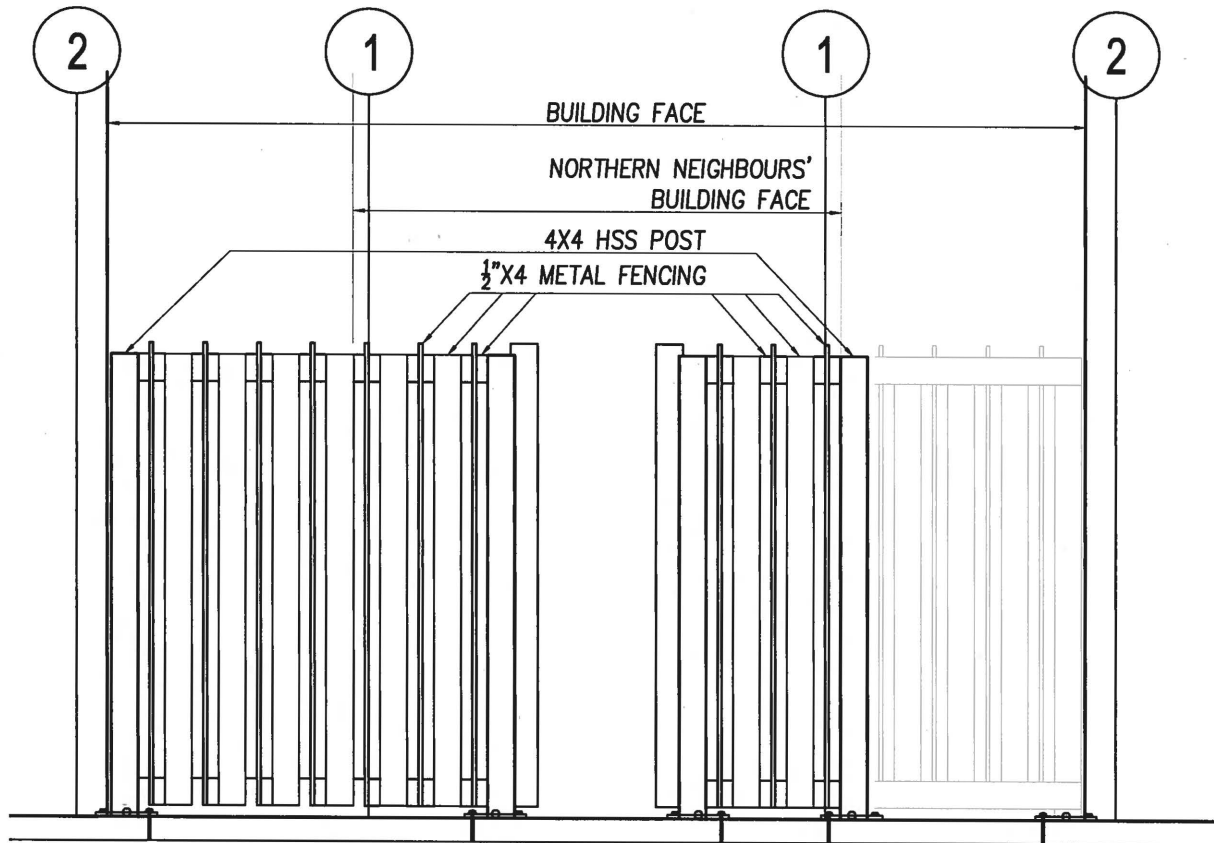
**Revision Date:**  
**Print Date:** July 24, 2014  
**Dwg. No.**

**SKA5.5-6**

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SOUTH ELEVATION

NORTH ELEVATION



GAS METER SCREEN ENCLOSURE – NORTH & SOUTH ELEV.



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ARCHITECT INC.**

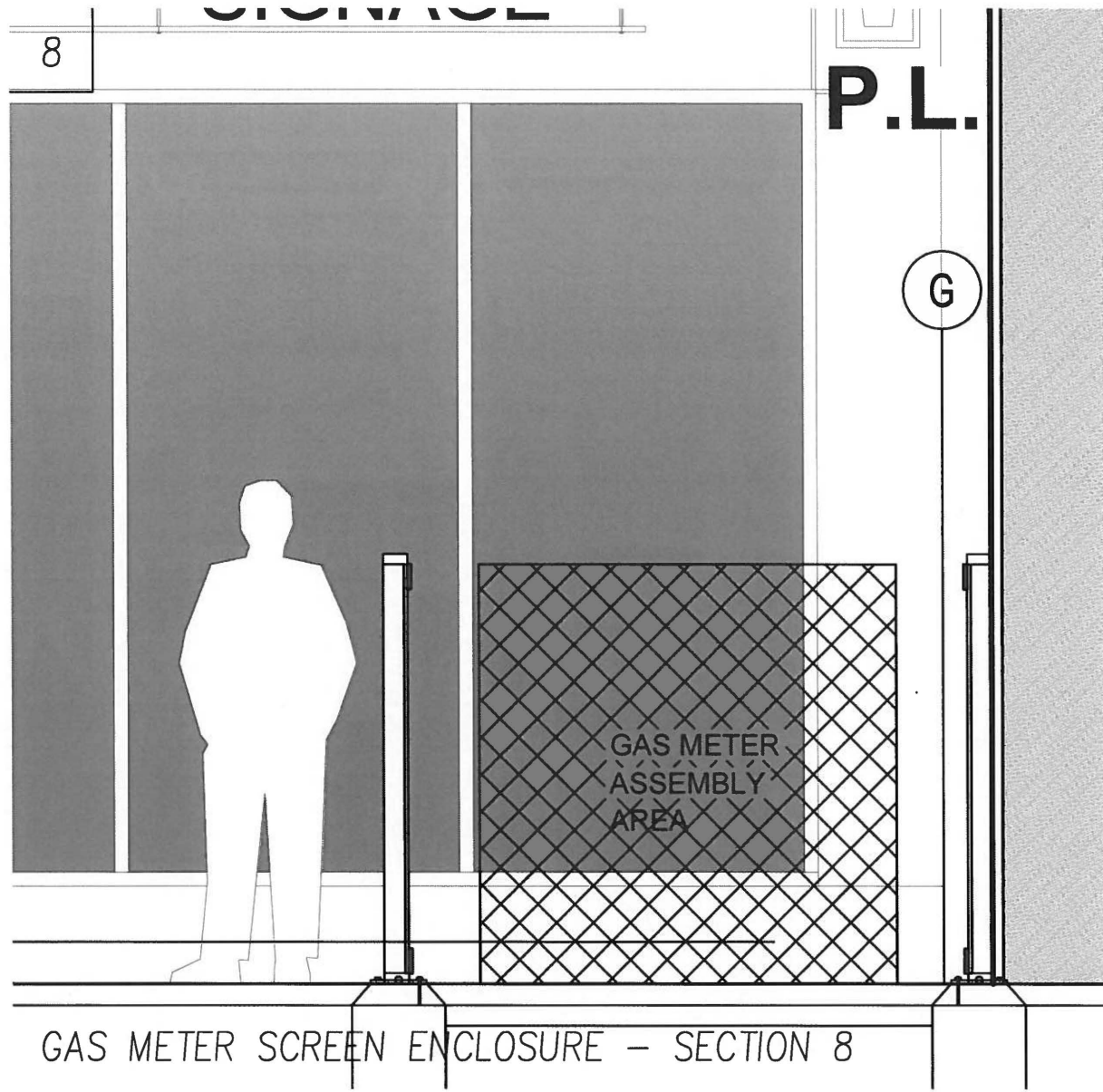
Unit 202 - 670, EVANS AVENUE  
VANCOUVER, BC V6A 2K9  
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**Project Title**  
WCHM  
SURREY OFFICE  
BUILDING  
10183 152A ST.  
SURREY, B.C.

**Sheet Title**  
GAS METER SCREEN  
NORTH & SOUTH  
ELEVATION DETAILS

Drawn: MS	Revision Date:
Checked:	Print Date: July 24, 2014
Scale: 1/2" = 1'-0"	Dwg. No.
Project Number:	<b>SKA5.5-7</b>



GAS METER SCREEN ENCLOSURE - SECTION 8



**MATTHEW CHENG ARCHITECT INC.**

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Project Title  
**WCHM SURREY OFFICE BUILDING**  
10183 152A ST. SURREY, B.C.

Sheet Title  
**GAS METER SCREEN SECTION 8 DETAIL**

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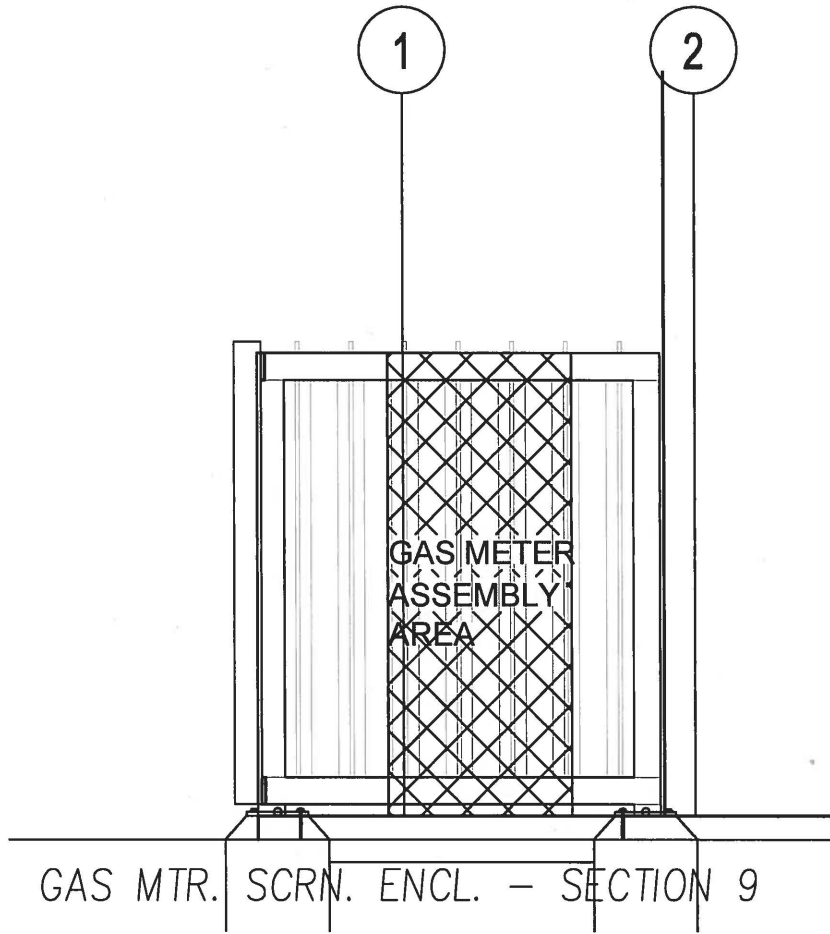
Revision Date:

Print Date: July 24, 2014

Dwg. No.

**SKA5.5-8**

9



**MATTHEW CHENG ARCHITECT INC.**

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BUILDING  
10183 152A ST.  
SURREY, B.C.

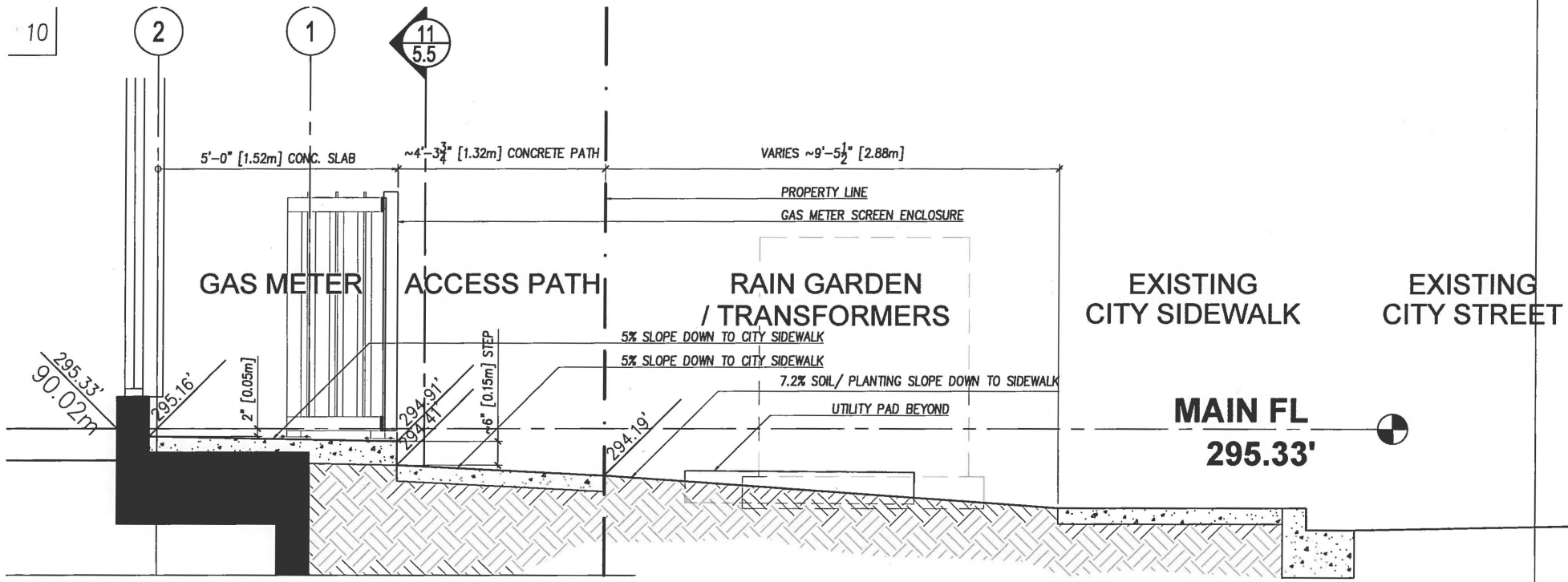
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SECTION 9  
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**Revision Date:**  
**Print Date:** July 24, 2014  
**Dwg. No.**

**SKA5.5-9**

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FRONT YARD GRADING @ GAS METER ENCLOSURE



**MATTHEW CHENG ARCHITECT INC.**  
 205-479 EVANS AVENUE  
 VANCOUVER, BC V6A 2S7  
 TEL: (604) 311-3612 FAX: (604) 311-3906  
 E-MAIL: info@matthewcheng.com

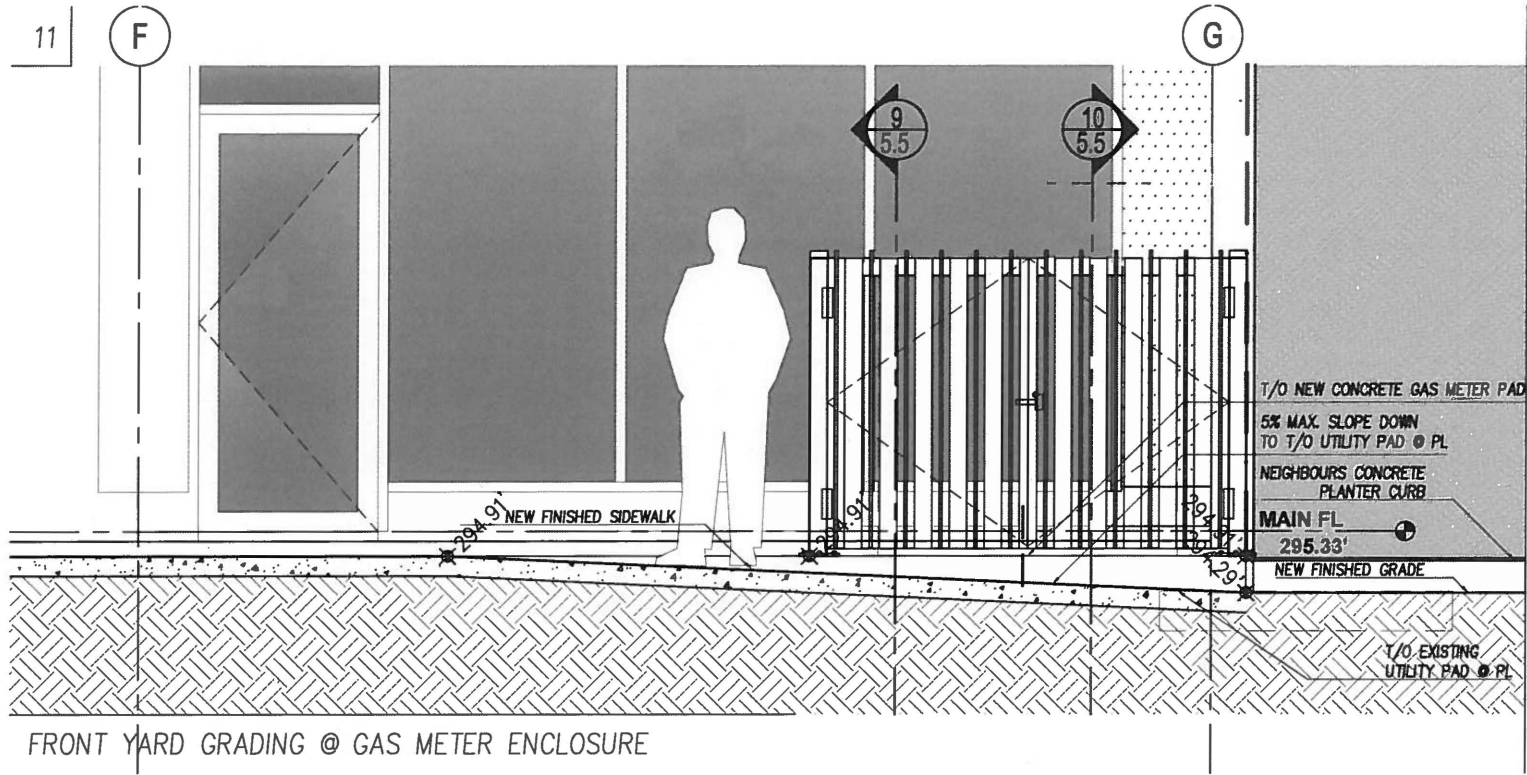
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Project Title  
**WCHM SURREY OFFICE BUILDING**  
 10183 152A ST. SURREY, B.C.

Sheet Title  
**GAS METER SCREEN ACCESS PATH SECTION 10 DETAIL**

Drawn: MS	Revision Date:
Checked:	Print Date: July 24, 2014
Scale: 1/2"=1'-0"	Dwg. No.
Project Number:	<b>SKA5.5-10</b>





FRONT YARD GRADING @ GAS METER ENCLOSURE

**MATTHEW CHENG ARCHITECT INC.**  
 604-293-8797 270 AVARD AVENUE  
 VANCOUVER, BC V6A 3K7  
 Tel: (604) 271-2612 Fax: (604) 271-2968  
 C/E: (604) 629-2647 / Email: mat@mcarch.com

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Project Title  
**WCHM SURREY OFFICE BUILDING**  
 10183 152A ST. SURREY, B.C.

Sheet Title  
**GAS METER SCREEN ACCESS PATH SECTION 11 DETAIL**

Drawn: MS	Revision Date:
Checked:	Print Date: July 24, 2014
Scale: 1/2"=1'-0"	Dep. No.
Project Number:	<b>SKA5.5-11</b>