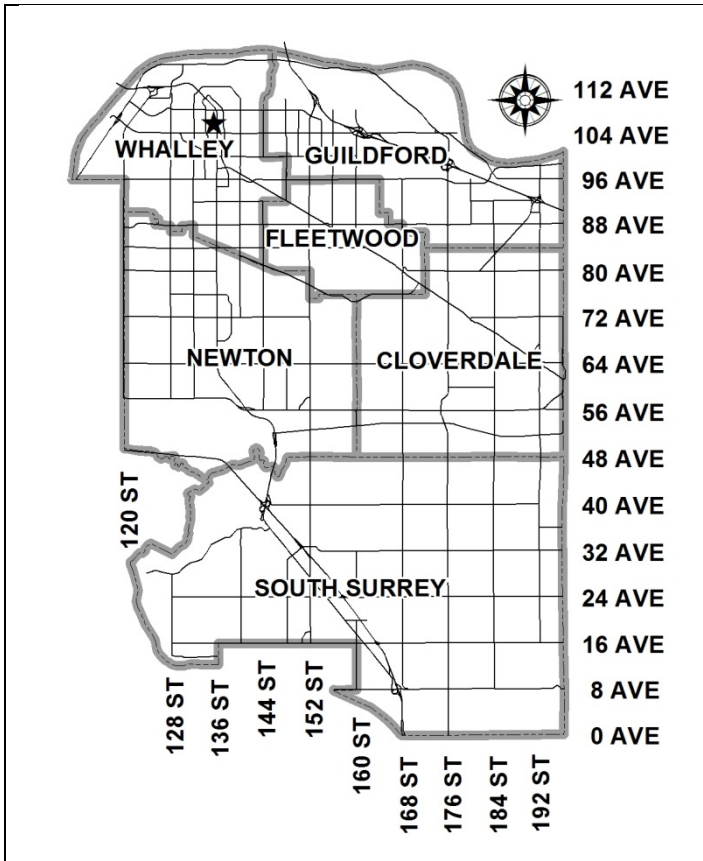


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0177-00

Planning Report Date: July 13, 2015



PROPOSAL:

- **Development Variance Permit**

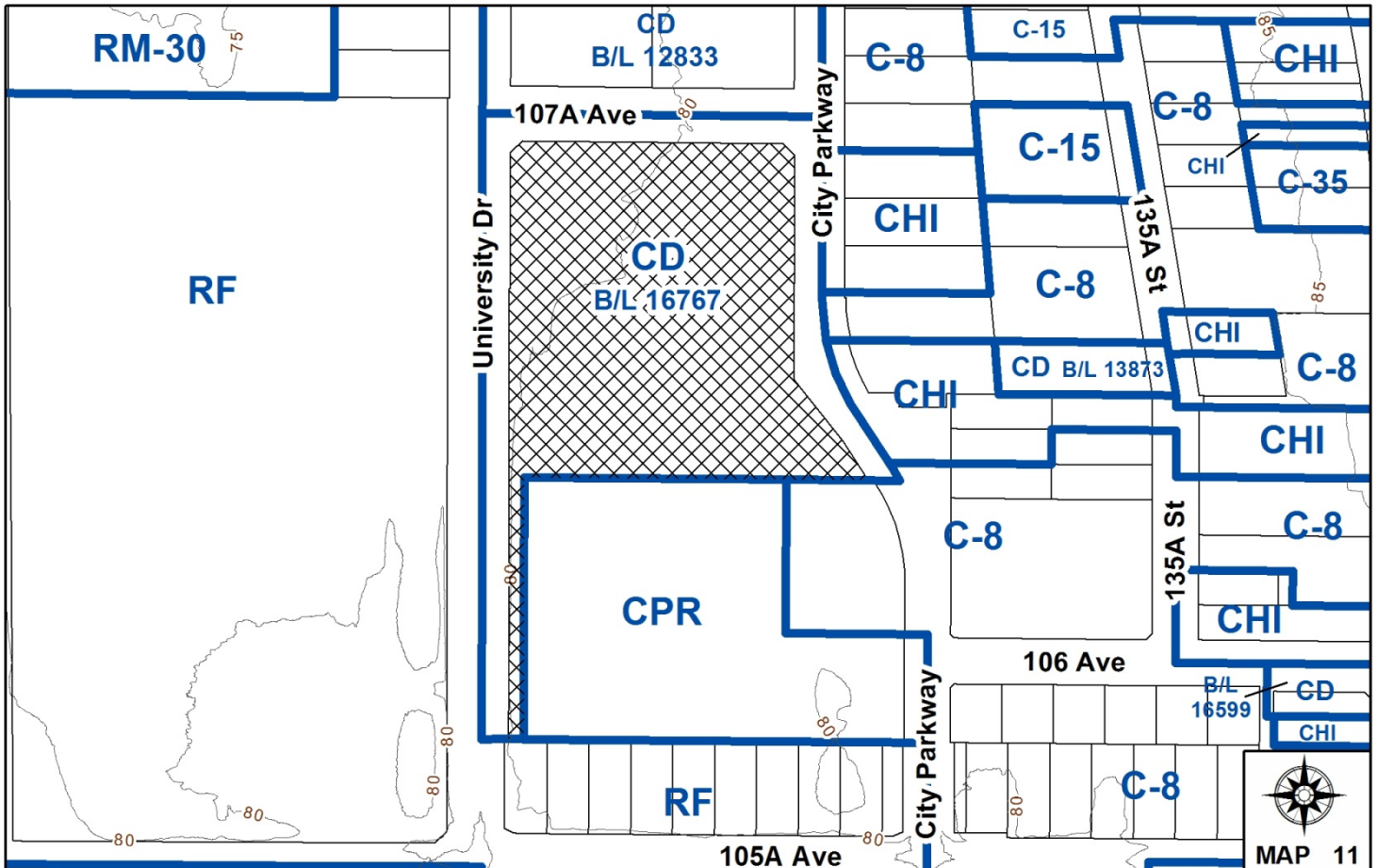
in order to vary the minimum rear yard (south) setback of CD By-law No. 16767 to allow a temporary portable building.

LOCATION: 13458 - 107A Avenue

OWNER: City of Surrey

ZONING: CD (By-law No. 16767)

OCP DESIGNATION: Central Business District



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a relaxation to the minimum rear yard (south) setback of CD By-law No. 16767, from 7.5 metres (25 ft.) to 0.0 metre (0 ft.), for a temporary portable building on the subject property.

RATIONALE OF RECOMMENDATION

- The portable building is temporary and will provide needed office space at the BC Lions' training facility in Tom Binnie Park.
- The temporary portable building is located approximately 8.5 metres (28 ft.) from the existing two-storey building, also used by the BC Lions Football Club, on the City-owned property to the south (10605 City Parkway). The location of the temporary portable building is not expected to negatively impact the existing operations on the abutting lot to the south.
- The temporary portable building is intended for the remainder of the lease agreement, which ends in December 2021.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7915-0177-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum rear yard (south) setback of CD By-law No. 16767 from 7.5 metres (25 ft.) to 0.0 metre (0 ft.) for a portable building on the subject property.

REFERRALS

Engineering: The Engineering Department has no requirements relative to the issuance of the Development Variance Permit.

SITE CHARACTERISTICS

Existing Land Use: Tom Binnie Park, including Chuck Bailey Recreation Centre

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 107A Avenue):	Vacant lots.	Central Business District	CD (By-law No. 12833)
East (Across City Parkway):	Single-storey commercial buildings.	Central Business District	CHI and C-8
South:	BC Lions training facility on City-owned land.	Central Business District	CPR and C-8
West (Across University Drive):	Whalley Athletic Park.	Multiple Residential	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject property (Tom Binnie Park) is a City-owned park located at 13458 – 107A Avenue in City Centre, and is approximately 2.0 hectares (5.0 acres) in size.
- The property is designated Central Business District in the Official Community Plan (OCP) and was rezoned to "Comprehensive Development Zone (CD)" (By-law No. 16767) in 2008, to accommodate and regulate a recreational facility and related commercial uses.

- Chuck Bailey Recreation Centre, which was approved by Council on September 29, 2008 under Development Application No. 7908-0224-00, is located at the northeast corner of the subject property, while the covered skateboard park and sports court with outdoor hockey surface, which was approved by Council on July 26, 2010 under Development Application No. 7910-0130-00, is located south of the recreation centre.
- A basketball court and playground is located further south, near the south property line.
- The southern portion of the subject property along with portions of the two (2) City-owned lots to the south (10601 and 10605 City Parkway) totaling 1.3 hectares (3.3 acres) in area, are currently under a lease agreement between the City and the BC Lions Football Club (see map in Appendix III).
- The lease agreement authorizes the BC Lions Football Club to utilize the 1.3-hectare (3.3-acre) City-owned lands for their training facility. In addition to the sports field, the BC Lions also occupy the existing 2,100-square metre (22,600-sq.ft.) two-storey building on the C-8 zoned site at 10605 City Parkway.
- The lease agreement was recently extended to December 2021 (Corporate Report No. Ro69; 2015).
- Representatives of the BC Lions Football Club have noted that they require additional office space in order to maintain their current operations. Therefore, a temporary portable building is required at the southeast corner of the subject property, in close proximity to the existing office space.

Current Proposal

- Approval is requested for a 134-square metre (1,440-sq.ft.) portable building at the southeast corner of the subject property near City Parkway. The portable building is approximately 3.7 metres (12 ft.) in height.
- The portable building has been placed on the site and is required for the remainder of the lease agreement, which ends in December 2021.
- The portable building is located approximately 0.25 metre (1 ft.) from the south property line. Three (3) sets of wooden staircases, each with four (4) risers, have been installed along the south elevation of the portable and extend to the south lot line. Therefore, a Development Variance Permit (DVP) is required to relax the minimum rear yard (south) setback of CD By-law No. 16767 from 7.5 metres (25 ft.) to 0.0 metre (0 ft.) for the temporary portable building on the subject property.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the minimum rear yard (south) setback of CD By-law No. 16767 from 7.5 metres (25 ft.) to 0.0 metre (0 ft.) for a temporary portable building on the subject property.

Applicant's Reasons:

- The portable building is temporary and will provide additional office space for the BC Lions organization for the remainder of the lease agreement, which ends in December, 2021.

Staff Comments:

- The temporary portable building is located within the lease agreement area, which is secured and fully fenced.
- The temporary portable building is located approximately 8.5 metres (28 ft.) from the existing two-storey building, currently used by the BC Lions Football Club, on the City-owned property to the south (10605 City Parkway).
- The location of the temporary portable building complements the existing operations on the abutting lot to the south.
- Staff support the 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. 7915-0177-00
Appendix III.	Lease Agreement Map
Appendix IV.	Photo of Temporary Portable Building

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/da

\\file-server1\net-data\csdc\generate\areaproduct\save\17744428017.doc
DRV 7/8/15 1:18 PM

Information for City Clerk

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

1. (a) Agent: Name: Ken Woodward (City of Surrey)

 Address: 13450 - 104 Avenue
 Surrey, BC V3T 1V8

 Tel: (604) 598-5727

2. Properties involved in the Application
 - (a) Civic Address: 13458 - 107A Avenue

 - (b) Civic Address: 13458 - 107A Avenue
 Owner: City of Surrey
 PID: 027-660-770
 Parcel 1 Section 22 Block 5 North Range 2 West New Westminster District Plan
 BCP38410 Except Part On Plan40423

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7915-0177-00 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.: 7915-0177-00

Issued To: City of Surrey

("the Owner")

Address of Owner: 13450 - 104 Avenue
Surrey, BC V3T 1V8

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: 027-660-770
Parcel 1 Section 22 Block 5 North Range 2 West New Westminster District Plan
BCP38410 Except Part On Plan40423

13458 - 107A Avenue

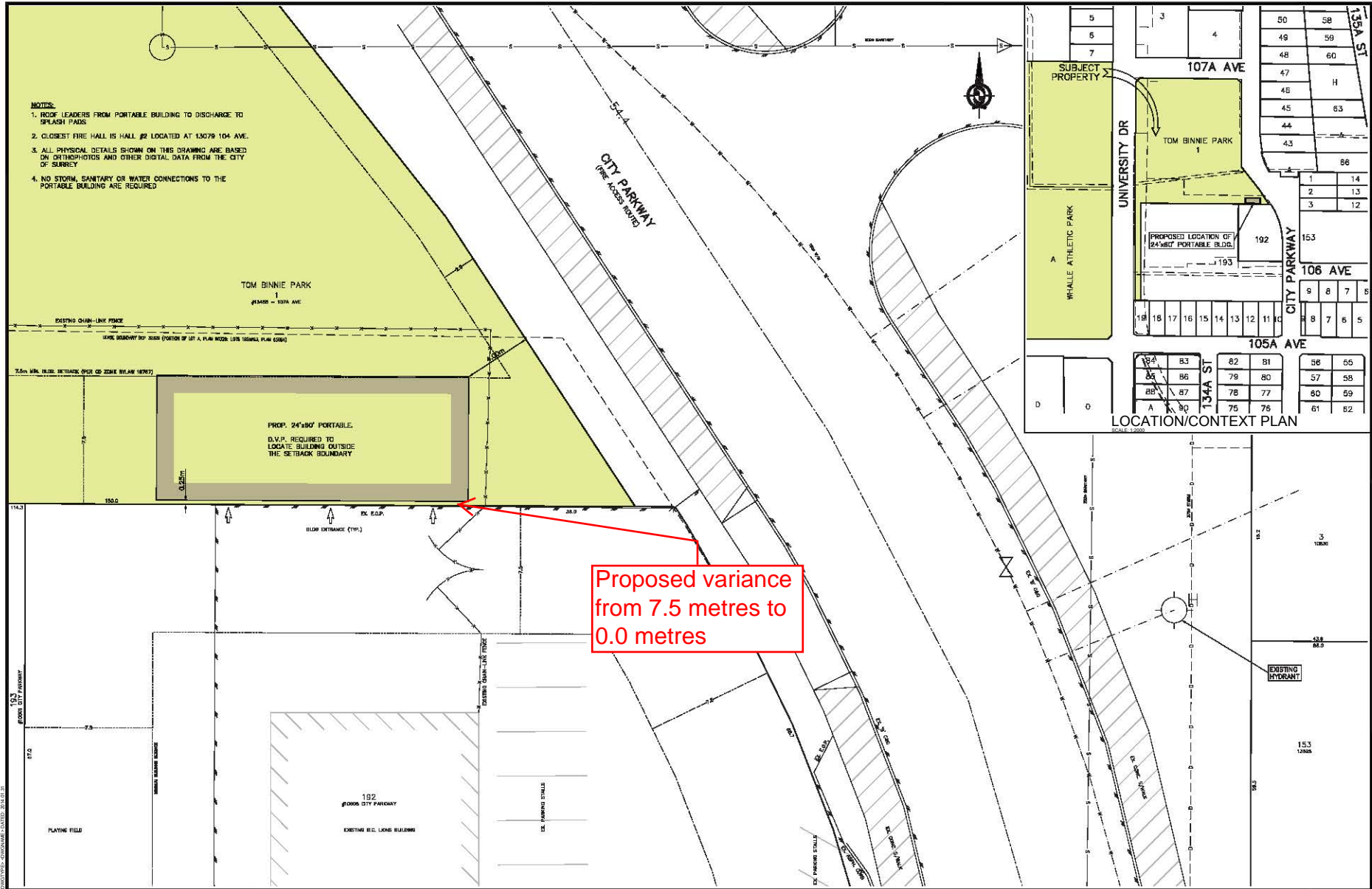
(the "Land")
3. Surrey Zoning By-law, 1993, Amendment By-law, 2008, No. 16767, is varied as follows:
 - a) To reduce the minimum rear yard (south) setback from 7.5 metres (25 ft.) to 0.0 metre (0 ft.) for a temporary portable building on the subject property.
4. This development variance permit applies to only the 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.
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 , 2015.
ISSUED THIS DAY OF , 2015.

Mayor – Linda Hepner

City Clerk – Jane Sullivan



TITLE DESCRIPTION LOT 160 SECTION 28, TOWN OF SURREY, PLAN 15488-1000 EXCEPT PLAN S.U.P. 2025	
SURVEY BENCHMARK NO SURVEY AVAILABLE	
REV:	DATE DESCRIPTION BY

1. I warrant that the information contained in this plan was prepared by me or by a person acting under my direct supervision and that I am a duly licensed professional engineer in the Province of British Columbia. I warrant that the work on which this plan is based has been done in accordance with the standards of the Engineering Council of British Columbia, the BCIC, and the City of Surrey. I warrant that the work on which this plan is based has been done in accordance with the standards of the City of Surrey. I warrant that the work on which this plan is based has been done in accordance with the standards of the City of Surrey. I warrant that the work on which this plan is based has been done in accordance with the standards of the City of Surrey.

CONSULTANT
H.Y. ENGINEERING LTD.
 1000-9126-150th. ST. Surrey, BC V3R 4E7 • TEL: 604-583-1618
 • Website: www.hyengineering.com • FAX: 604-583-1737



CLIENT
BC LIONS FOOTBALL CLUB
 10605 CITY PARKWAY, SURREY, BC
 Canada V3T 4C8

TITLE
SITE PLAN
 FOR PORTABLE BUILDING LOCATED ON
 13458 - 107A AVE (TOM BINNIE PARK)

SCALE
 HOR: 1:100
 VERT: 1:100

DATE
 2015.05.07

CONSULTANT PROJ. NO.
 154201

SURREY PROJECT NUMBER
 1400-0000-00

SURREY DRAWING NUMBER
 01

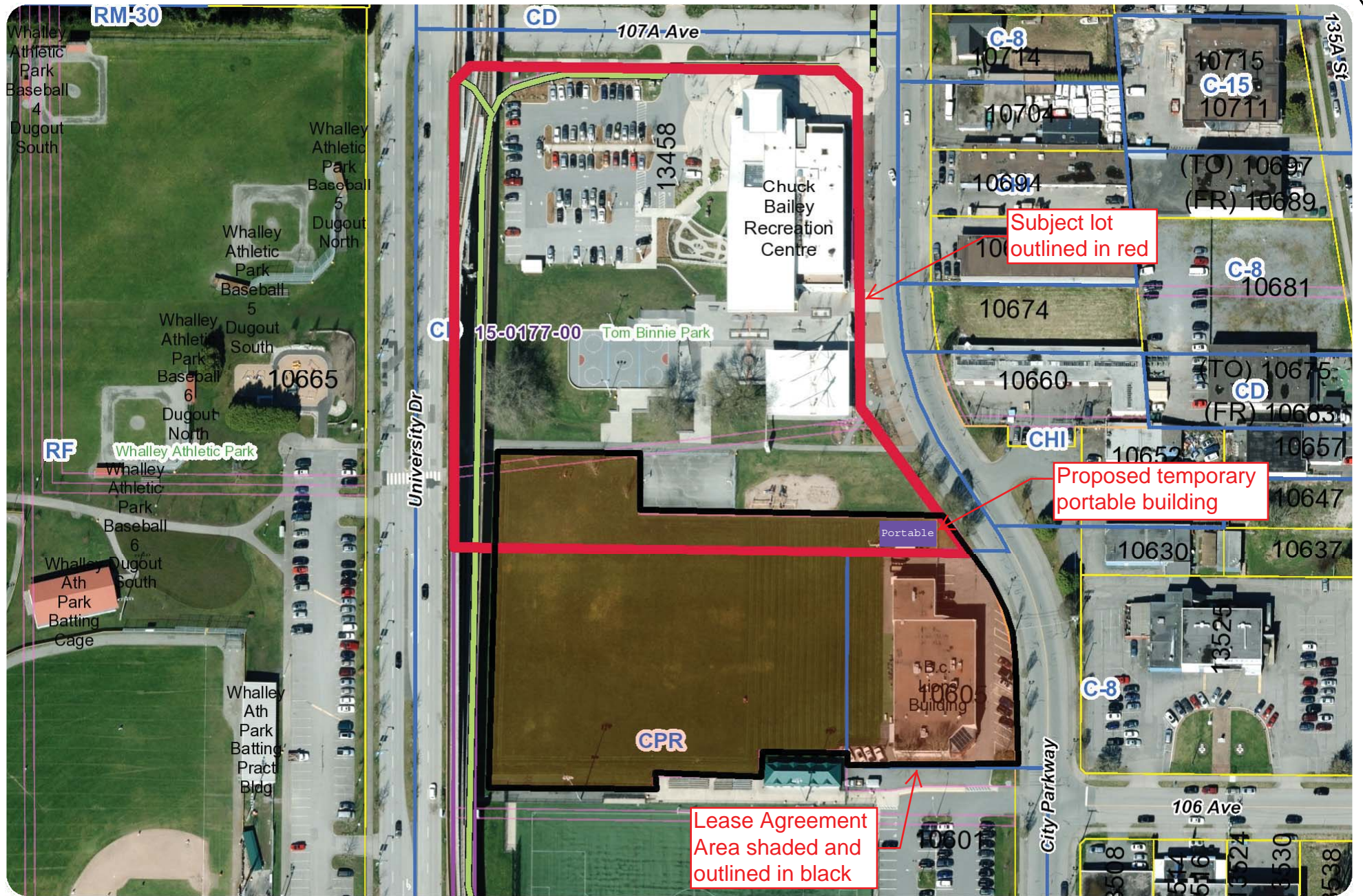
DESIGNED RED
DRAWN CG
REVIEWED RED

REV: 1

DESTROY ALL PRINTS BEARING PREVIOUS NUMBER



Lease Agreement Map



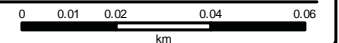
Subject lot outlined in red

Proposed temporary portable building

Lease Agreement Area shaded and outlined in black

Portable

Scale: 1:1,600



Map created on: 17/06/2015

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca





BC Lions Portable Building