

City of Surrey  
**ADDITIONAL PLANNING COMMENTS**

Application No.: 7919-0215-00  
 7919-0215-01

Planning Report Date: June 28, 2021

**PROPOSAL:**

- **Development Variance Permit**

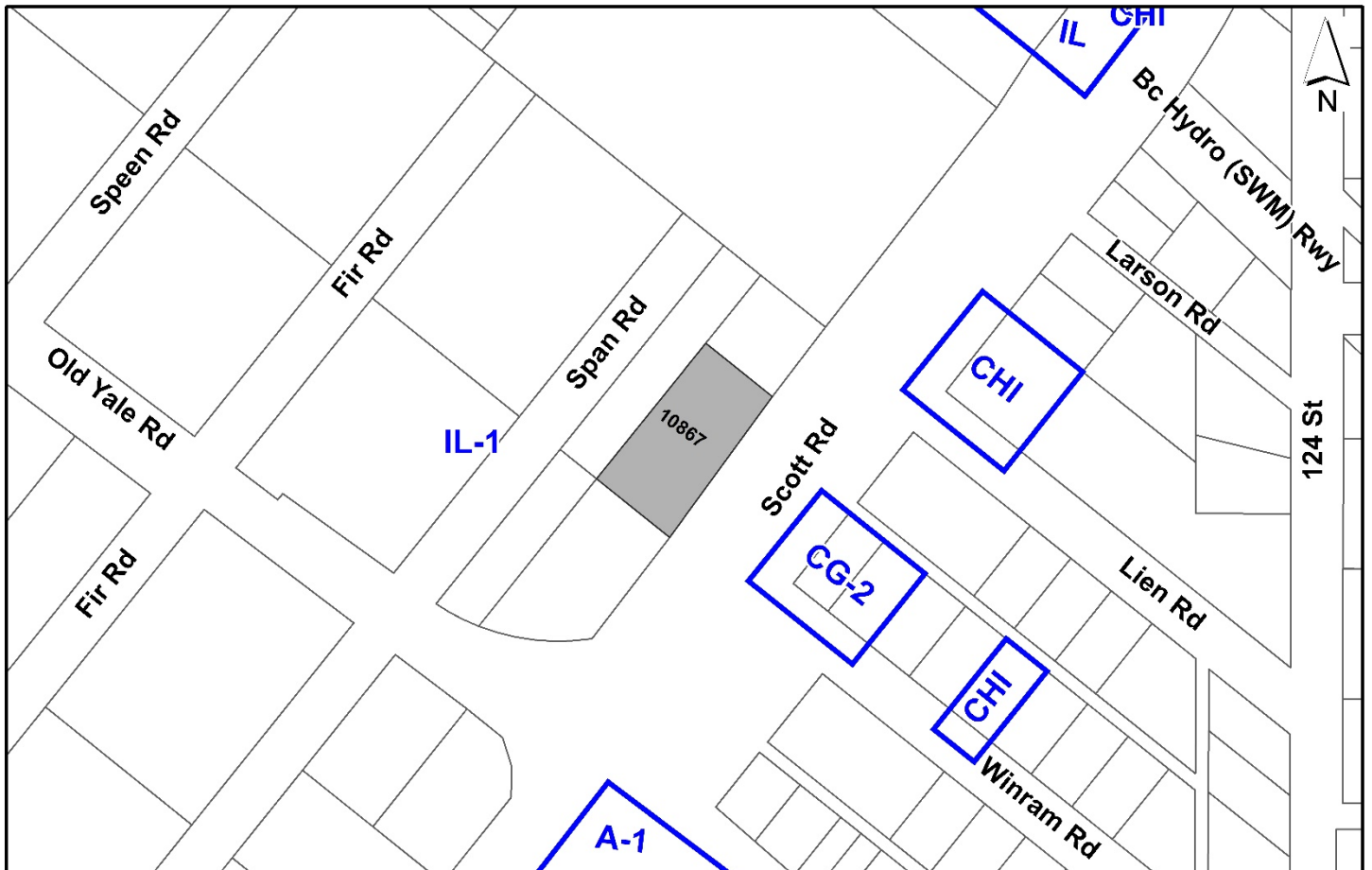
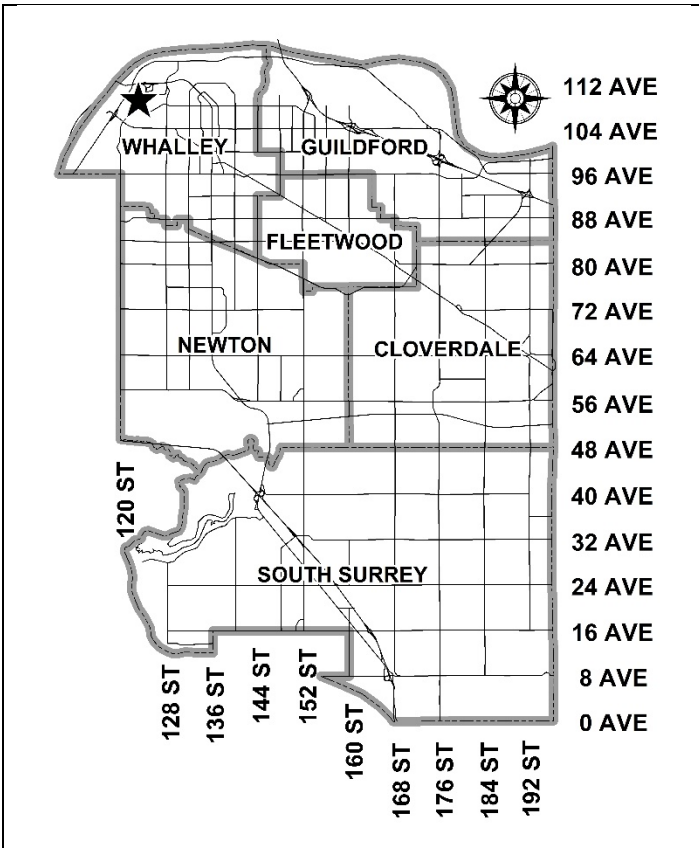
to vary the front yard setback to allow for the inclusion of a vestibule on a proposed 3-storey industrial office building.

**LOCATION:** 10867 - Scott Road

**ZONING:** IL-1

**OCP DESIGNATION:** Commercial

**NCP DESIGNATION:** Business/Residential Park



**RECOMMENDATION SUMMARY**

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

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- Additional setback variance to allow for a vestibule on the building to be constructed within the front yard setback.

**RATIONALE OF RECOMMENDATION**

- The proposed vestibule is required to meet fire code, which requires a maximum 15 metre distance from the road to the building entrance.
- The proposed vestibule has been designed to match the architectural character of the building and will contribute positively to the Scott Road streetscape.
- The subject site has several constraints including existing gas lines, poor soils, reduced site depth and minimum floodplain elevation requirements.
- The fire department supports the proposed variance to accommodate the vestibule.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7919-0215-01 (Appendix II) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the IB Zone from 7.5 metres to 3.0 metres to a vestibule attached to the principal building face.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Unauthorized parking of trucks and vehicles	Business/Residential Park	IL-1
Northwest (Across Terasen Gas ROW):	Vacant lot	Business/Residential Park	IL-1
Northeast	Vacant Lot and Fortis BC Gas ROW	Business/Residential Park	IL-1
Southeast (Across Scott Road):	Tire shop and industrial businesses	Highway Commercial	IL-1 and CG-2
Southwest:	Industrial building	Retail/Residential	IL-1

### Context & Background

- The subject site is located at 10867 Scott Road and is zoned Light Impact Industrial 1 Zone (IL-1) and is designated Commercial in the Official Community Plan (OCP) and Business/Residential Park in the South Westminster NCP. The site is approximately 2,320 square metres in area and is 67 metres wide and 36 metres deep.

## DEVELOPMENT PROPOSAL

### Planning Considerations

#### Referrals

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

Surrey Fire Department: Fire Department has no objection to the variance.

## POLICY & BY-LAW CONSIDERATIONS

- The applicant proposes an OCP Amendment to redesignate the site from "Commercial" to "Mixed Employment" and to rezone the subject site from "Light Impact Industrial 1 Zone (IL-1)" to "Business Park Zone (IB)". The applicant also proposes a Development Permit for Form and Character to permit a 2-storey industrial/office building above one floor of at grade parking under building, and for Hazard Lands to construct the building with a floodplain.
- The applicant also proposes variances for setback reductions to the rear, side, and front yard setbacks. The proposed front yard variance for the vestibule is in addition to these variances.
- The south half of the building is intended for a glass/metal railing manufacturer and the north half is intended for office use.
- On April 6, 2020, Council granted Third Reading to Rezoning Bylaw No. 20045 and OCP Amendment Bylaw No. 20044 to permit the development of a 3-storey industrial/office building on the subject site. Council also authorized staff to draft the corresponding Development Permit No. 7919-0215-00 for the project on March 9, 2020.
- Development Variance Permit No. 7919-0215-00 for reduced setbacks for the building was supported by Council on April 6, 2020.

### Front Yard Setback Variance

- The applicant is requesting the following additional variance:
  - (a) to reduce the minimum front yard setback of the IB Zone from 7.5 metres to 3.0 metres to the vestibule attached to the principal building face.
- The BC Building Code requires a maximum distance of 15 metres from the building entrance to where a fire truck could park on the street. Due to the location of the multi-use pathway along this portion of Scott Road the previous layout was approximately 18 metres from Scott Road.
- The proposed addition of a vestibule is minor and is well integrated with the rest of the building.
- The majority of the proposed front yard along Scott Road will have 6 metres of landscaping, including trees on either side of the vestibule, to soften the appearance of the building.
- The subject site has several site constraints due to proximity to the Natural Gas Transmission Right-of-Way and the dimensions of the site, flood plain, soil conditions and requirements for a second-floor loading area.
- Staff support the requested variance to proceed for consideration.

**INFORMATION ATTACHED TO THIS REPORT**

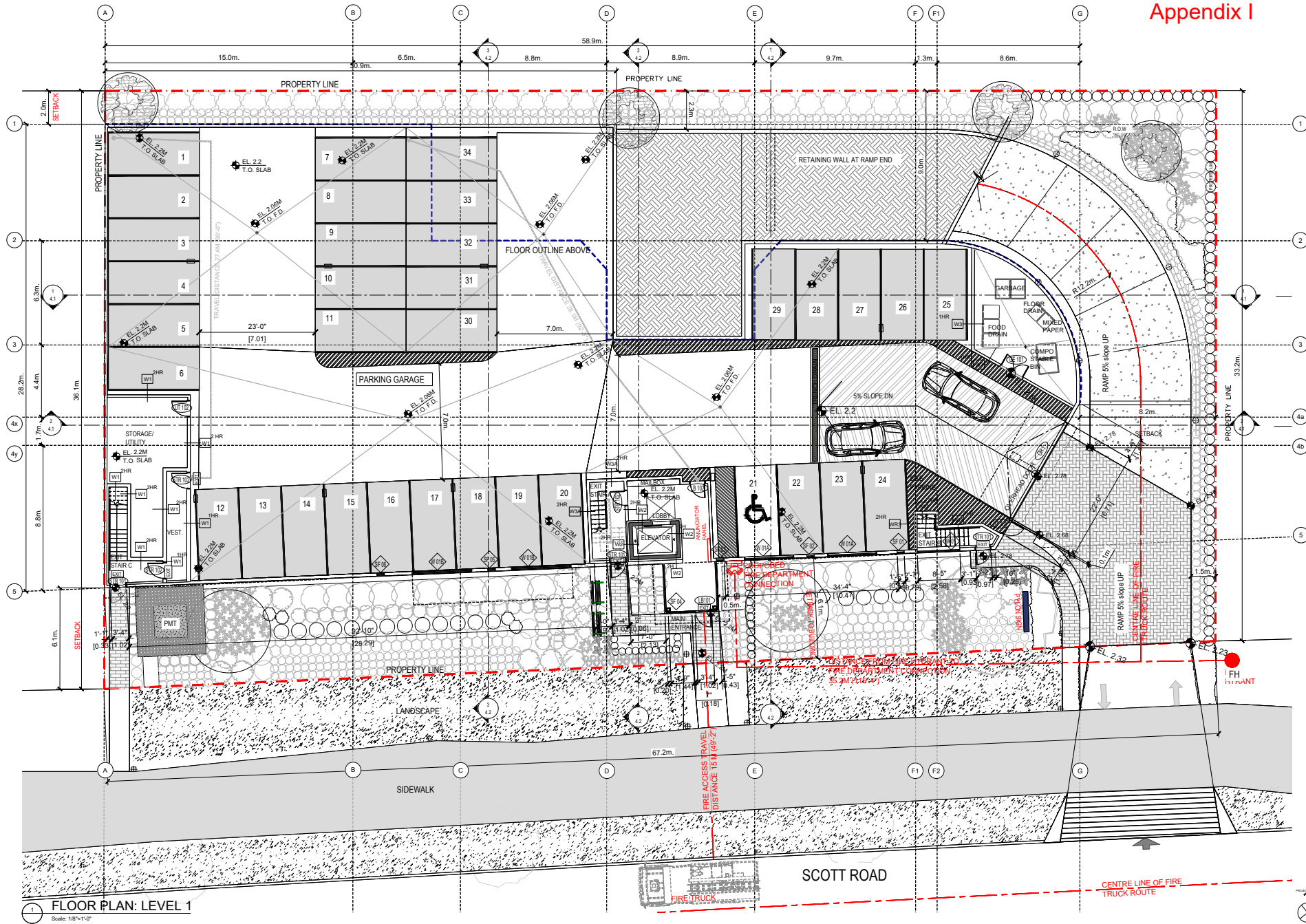
The following information is attached to this Report:

Appendix I. Site Plan, Building Elevations, Landscape Plans and Perspective  
Appendix II Development Variance Permit No. 7919-0215-01

*approved by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

JKS/cm

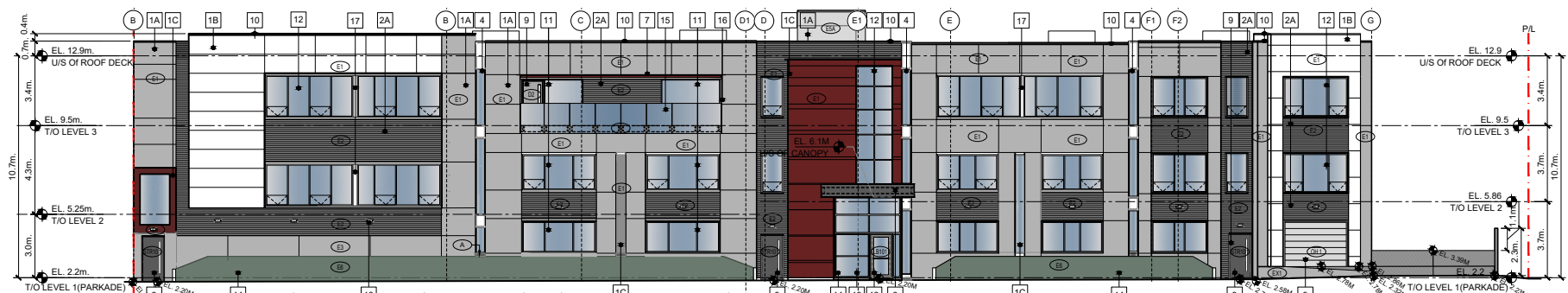


**FLOOR PLAN: LEVEL 1**  
Scale: 1/8"=1'-0"

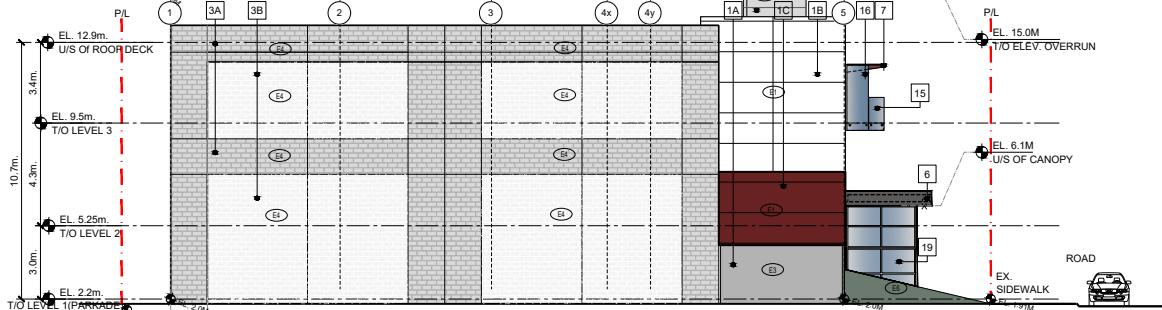
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31-DEC-19	ISSUED FOR PDP	MS	1
17-118	ISSUED FOR PDP	MS	1
	ISSUED FOR PDP	MS	1
	ISSUED FOR PDP	MS	1

DATE	PROJECT NO.	DRAWN BY	CHECKED BY	SCALE	SHEET NO.
31-DEC-19	17-118	MS	MS	1/8"=1'-0"	A 201





**3 SOUTH-EAST ELEVATION**  
Scale: 1/8" = 1'-0"



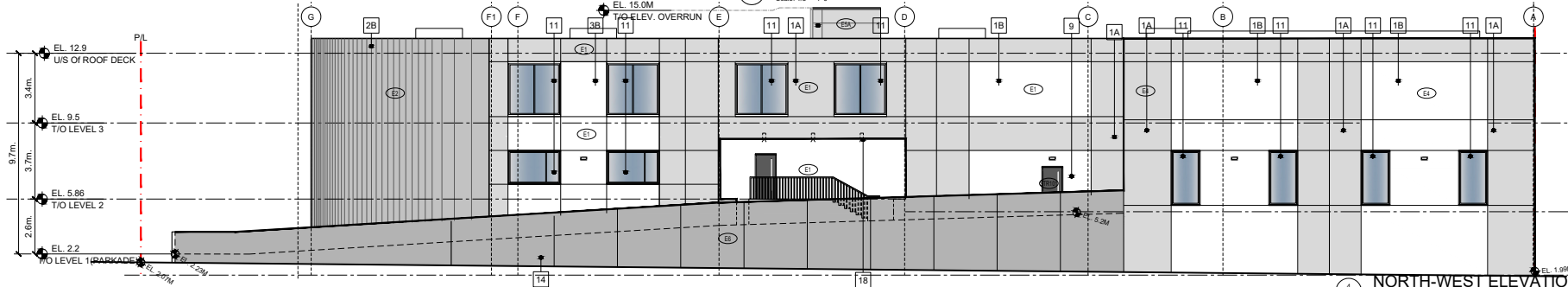
**2 SOUTH-WEST ELEVATION**  
Scale: 1/8" = 1'-0"

**EXTERIOR MATERIAL AND FINISH SCHEDULE:**

1A	CEMENTITIOUS PANEL (HARDIE - SMOOTH FINISH W/ MATCHING ALUM. TRIM)	COLOR (FEATHER GRAY-BENJAMIN MOORE 2127-60 ELECTROMARIC PAINT FINISH)
1B	(HARDIE - SMOOTH FINISH W/ MATCHING ALUM. TRIM)	COLOR (SNOW WHITE-BENJAMIN MOORE 2122-70 ELECTROMARIC PAINT FINISH)
1C	CEMENTITIOUS PANEL (HARDIE - SMOOTH FINISH W/ MATCHING ALUM. TRIM)	COLOR (ROSY APPLE-BENJAMIN MOORE 2006-30 ELECTROMARIC PAINT FINISH)
2A	CORRUGATED HORIZONTAL METAL SIDING	COLOR (WOLF GRAY-BENJAMIN MOORE 2127-40 ELECTROMARIC PAINT FINISH)
2B	CORRUGATED VERTICAL METAL SIDING	COLOR (WOLF GRAY-BENJAMIN MOORE 2127-40 ELECTROMARIC PAINT FINISH)
3A	CONCRETE BLOCK - SMOOTH FINISH	(ELECTROMARIC PAINT FINISH) DARK GRAY
3B	CONCRETE BLOCK - SPLIT FACE	(ELECTROMARIC PAINT FINISH) LIGHT GRAY
4	SPANDREL GLAZING	COLOUR (WHITE-OPACY COAT 300)
5	OVERHEAD DOOR	MATCH ADJACENT WALL COLOUR
6	METAL CANOPY	POWDER COATED MATT FINISH - BLACK
7	GLASS AND METAL CANOPY (FROSTED GLAZED WITH CLEAR ANODIZED ALUMINUM FRAME)	
9	METAL DOOR	MATCH ADJACENT WALL COLOUR
10	PRE-FINISHED METAL FLASHING	MATCH ADJACENT WALL COLOUR
11	WINDOW-CLEAR DOUBLE GLAZED LOW E WITH CLEAR ANODIZED ALUMINUM FRAME	
12	STOREFRONT WINDOW - CLEAR DOUBLE GLAZED LOW E WITH CLEAR ANODIZED ALUMINUM FRAME	
13	STORE FRONT DOOR - CLEAR DOUBLE GLAZED LOW E WITH CLEAR ANODIZED ALUMINUM FRAME	
14	CONCRETE UPSTAND AND WALL	COLOR (NATURAL SAND BLASTED FINISH)
15	GUARD RAILING - FACE MOUNTED TOPLESS	
16	CLEAR THERMALLY BROKEN GLAZING WITH METAL POST	
17	ANODIZED ALUMINUM BREAKSHAPE	
18	EXTERIOR LIGHT (REFER TO ELEC. DWG)	
19	CURTAIN GLASS WALL-CLEAR DOUBLE GLAZED LOW E WITH CLEAR ANODIZED ALUMINUM FRAME	



**1 NORTH-EAST ELEVATION**  
Scale: 1/8" = 1'-0"



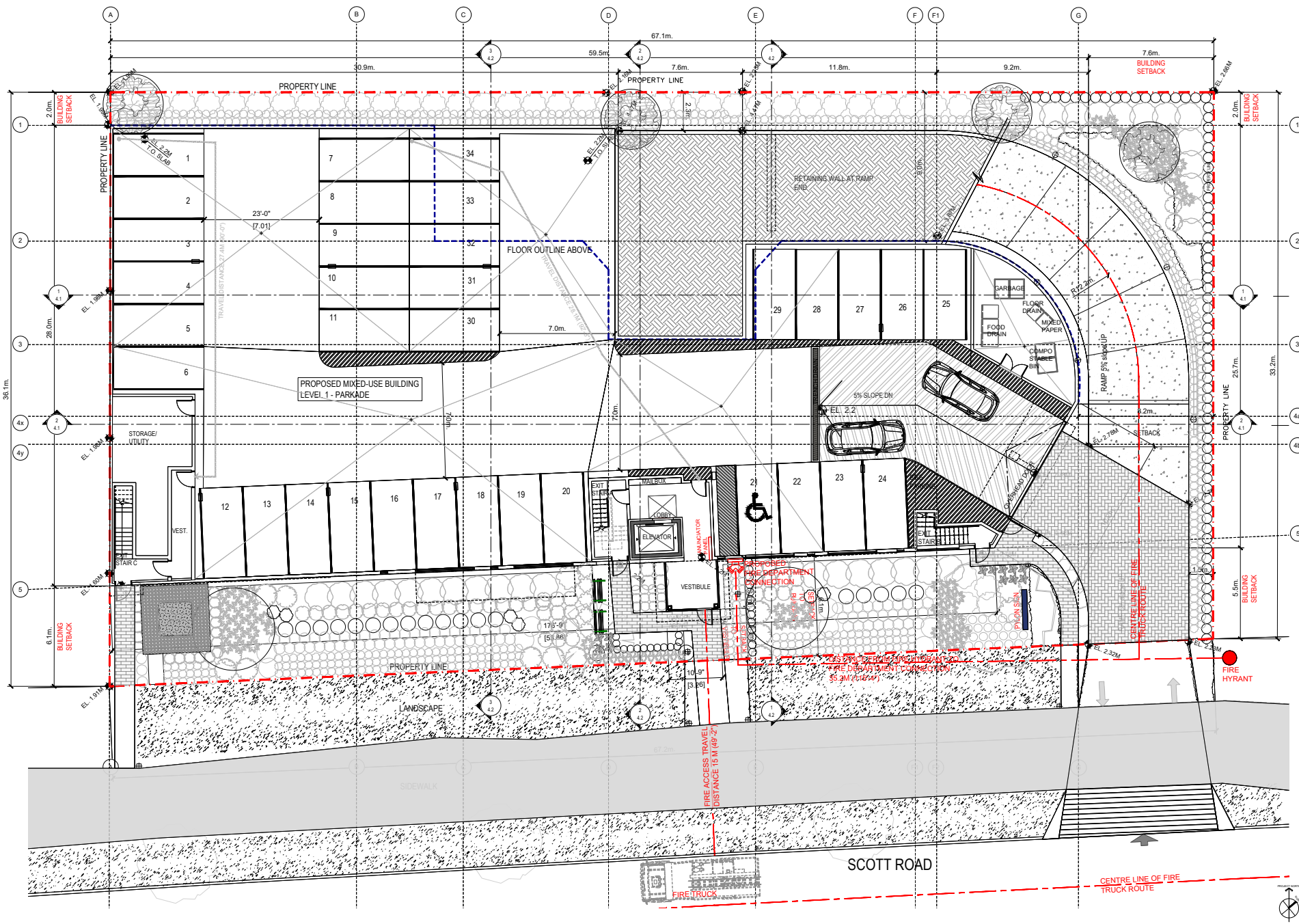
**4 NORTH-WEST ELEVATION**  
Scale: 1/8" = 1'-0"

PROJECT INFO:  
CHAK KALAM BUSINESS CENTRE  
10851 SCOTT ROAD, SURREY, BC  
CLIENT:

NO	ISSUED FOR/DATE	BY	REV	DATE	DESCRIPTION	BY	DATE
05	ISSUED FOR PDP	MS/RW	1	15-02-21			
04	ISSUED FOR PDP	RW	1	15-02-21			
03	ISSUED FOR PDP REV 2	RW	1	25-02-20			
02	ISSUED FOR PDP REV 1	RW	1	13-12-19			
01	ISSUED FOR PDP	RW	1				

DATE: 31-DEC-19  
PROJECT NO: 17-118  
DRAWN BY: MS  
CHECKED BY: RW  
SCALE: 1/8" = 1'-0"  
SHEET NO:





**PROJECT INFO:**  
 CHAK KALAM BUSINESS CENTRE  
 10851 SCOTT ROAD, SURREY, BC

**CLIENT:**

NO.	REVISION	DATE	BY	DESCRIPTION
01	ISSUED FOR PDP	16-02-21	MS	
02	ISSUED FOR PDP	16-02-21	RW	
03	ISSUED FOR PDP	25-02-20	RW	
04	ISSUED FOR PDP	13-12-19	RW	
05	ISSUED FOR PDP	13-12-19	RW	

DATE	31-DEC-19
PROJECT NO	17-118
DRAWN BY	MS
CHECKED BY	RW
SCALE	3/32"=1'-0"
SHEET NO	A.101

**SITE PLAN**



ELECTROMARIC  
PAINT FINISH:  
Rosy Apple  
Benjamin Moore  
2006-30  
Finish: Smooth



ELECTROMARIC  
PAINT FINISH:  
Feather Gray  
Benjamin Moore  
2127-60  
Finish: Smooth



ELECTROMARIC  
PAINT FINISH:  
Snow White  
Benjamin Moore  
2122-70  
Finish: Smooth



ELECTROMARIC  
PAINT FINISH:  
Wolf Gray  
Benjamin Moore  
2127-40  
Finish: Smooth



MATERIAL:  
CORRUGATED  
HORIZONTAL METAL  
SIDING  
COLOR : BENJAMIN  
MOORE WOLF GRAY  
2127-40  
FINISH: MATTE



MATERIAL:ARCHITECTURAL  
CONCRETE BLOCK  
COLOR : DARK GRAY  
FINISH: SMOOTH



MATERIAL:ARCHITECTURAL  
CONCRETE BLOCK  
COLOR:LIGHT GRAY  
FINISH: SPLIT FACE



### PARTIAL SOUTH-EAST ELEVATION

Scale: 1/4" = 1'-0"

### PARTIAL SOUTH-WEST ELEVATION

Scale: 1/4" = 1'-0"

NO	ISSUED FOR	DATE	BY	DATE
04	ISSUED FOR B.P.	01-02-21	RW	
05	Issued for B.P. REV.1	13-12-19	RW	
06	Issued for B.P.		RW	
	REV / DESCRIPTION		BY	DATE

DATE:  
31-DEC-19  
PROJECT NO:  
17-118

DRAWN BY:  
MS  
CHECKED BY:  
RW

SCALE:  
1/4"=1'-0"

SHEET NO:

A.302

MATERIAL AND FINISHES

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0215-01

Issued To:

(the "Owner")

Address of Owner:

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: 011-928-352  
Lot 2 Except: Firstly: Parcel "A" (Explanatory Plan 7915)  
Secondly: The North Westerly 60 Feet  
Thirdly: .137 of an Acre (Explanatory Plan 15076)  
Fourthly: Part on SRW Plan 20326  
Block 9 District Lots 3 and 4 Group 2 New Westminster District Plan 886

10867 - Scott Road

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) Part 47 Business Park Zone, Section F Yards Setbacks the minimum front yard setback is reduced from 7.5 metres to 3.0 metres to the vestibule attached to the building face.
4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
5. 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.

6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
7. This development variance permit is not a building permit.

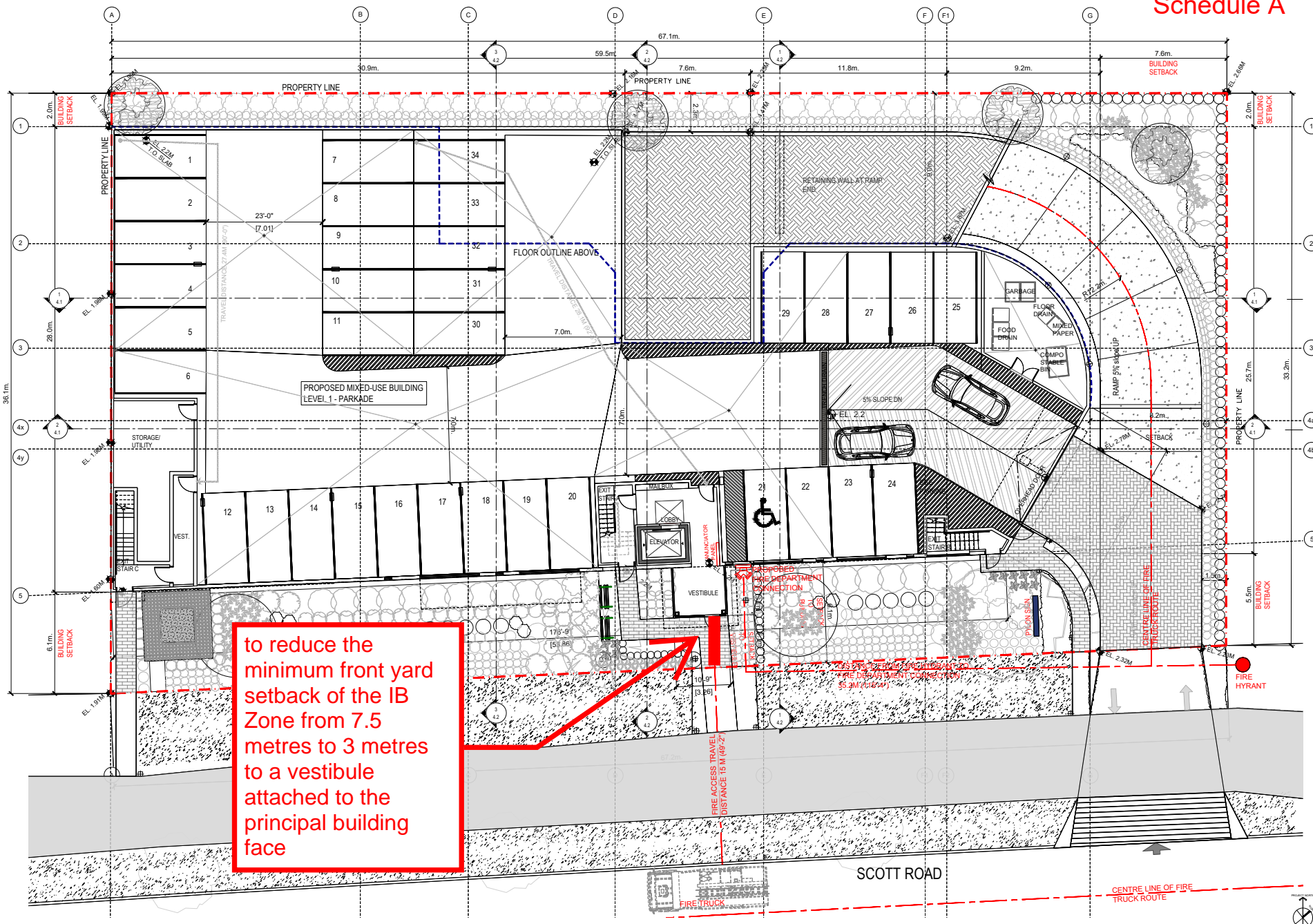
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20   .  
ISSUED THIS      DAY OF      , 20   .

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Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli



to reduce the minimum front yard setback of the IB Zone from 7.5 metres to 3 metres to a vestibule attached to the principal building face

NO.	DESCRIPTION	DATE	BY
01	ISSUED FOR PDP	15-08-21	MS
02	ISSUED FOR PDP	15-08-21	MS
03	ISSUED FOR PDP	15-08-21	MS
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05	ISSUED FOR PDP	15-08-21	MS
06	ISSUED FOR PDP	15-08-21	MS
07	ISSUED FOR PDP	15-08-21	MS
08	ISSUED FOR PDP	15-08-21	MS
09	ISSUED FOR PDP	15-08-21	MS
10	ISSUED FOR PDP	15-08-21	MS

DATE	31-DEC-19
PROJECT NO	17-118
DRAWN BY	MS
CHECKED BY	RW
SCALE	3/32"=1'-0"
SHEET NO	A.101