

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0319-00

Planning Report Date: November 8, 2021

PROPOSAL:

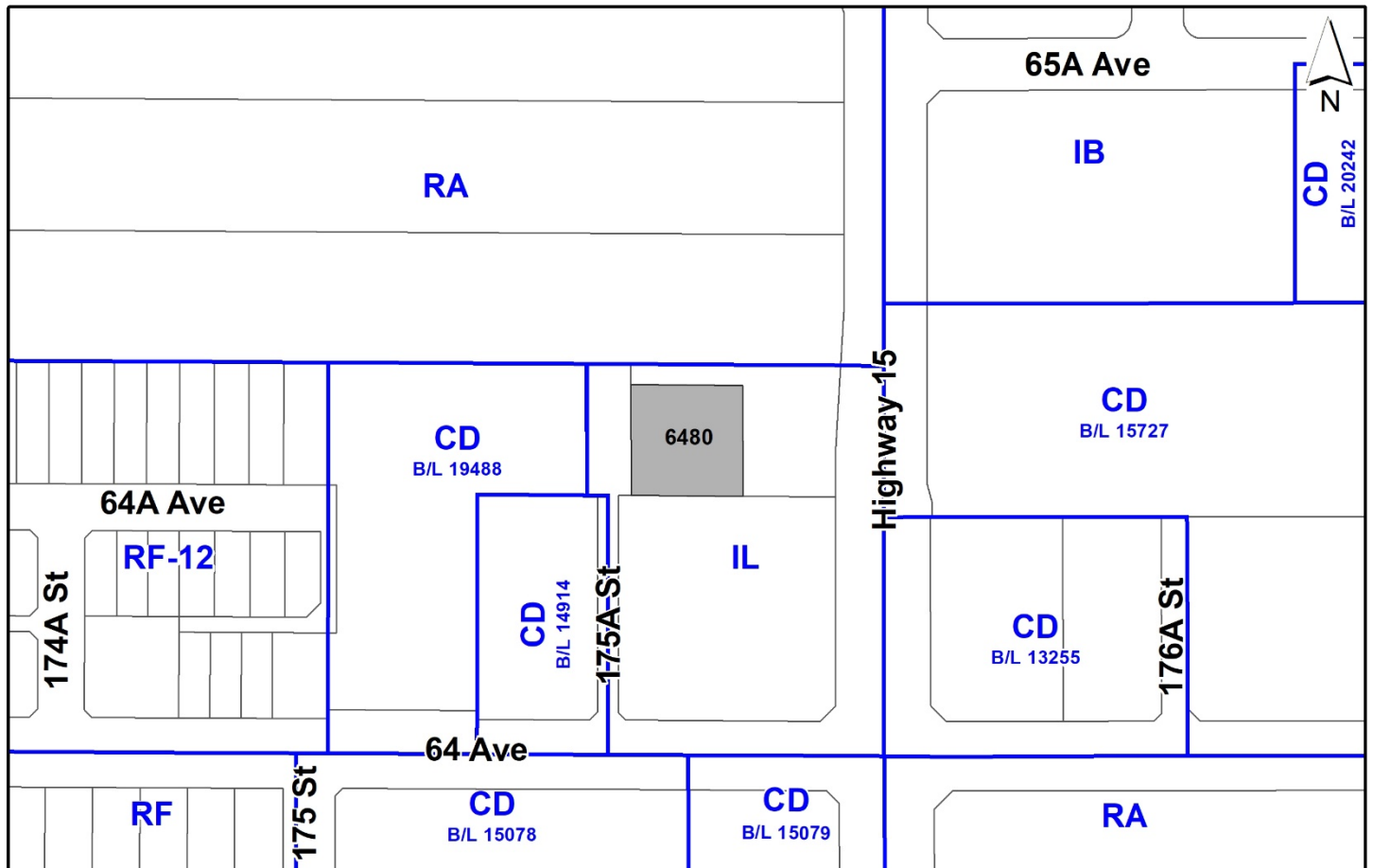
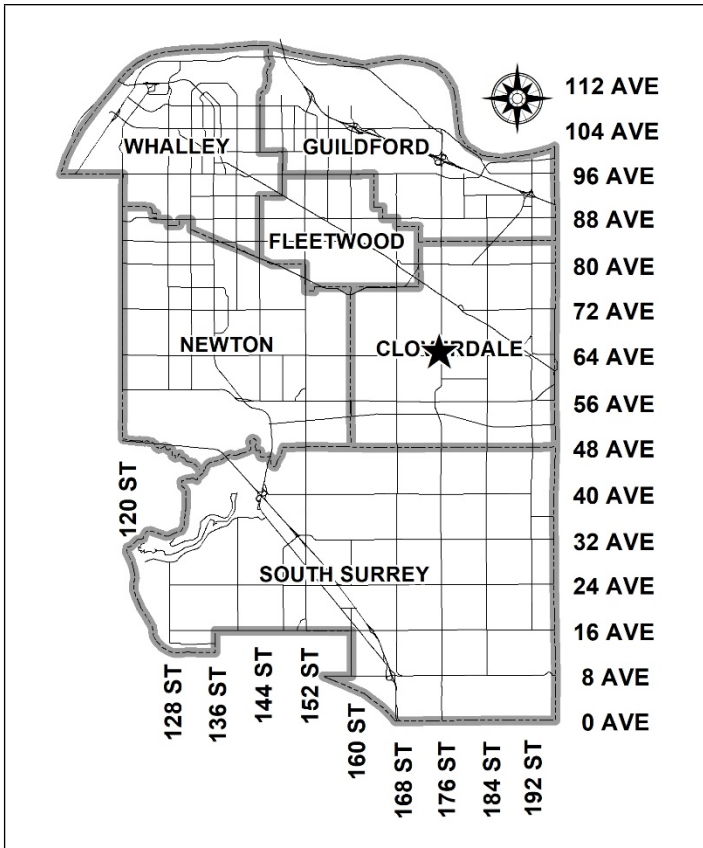
- **Development Variance Permit**

to reduce the minimum side yard setback to permit an addition to an automotive repair shop.

LOCATION: 6480 - 175A Street

ZONING: IL

OCP DESIGNATION: Mixed Employment



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the side yard setback requirements of the IL Zone.

RATIONALE OF RECOMMENDATION

- The subject lot was previously subject to Development Application No. 7918-0234, which proposed a Development Permit, Development Variance Permit, and Temporary Use Permit to permit an addition to an existing automotive repair shop and continuation of outdoor RV storage for a period not to exceed three (3) years. The permits were issued by Council on December 16, 2019.
- During the Building Permit review process, it was determined that the existing automotive repair shop (south building) would need to be upgraded to meet current Building Code requirements, should the addition not be separate from the existing building. To avoid upgrading the existing south repair shop to meet Building Code standards, a 4-hour block firewall would be required to separate the proposed addition.
- The applicant explored the option of a firewall between the existing automotive repair shop and the proposed building addition. Due to the nature of the soil on the subject property, extensive foundations would be required with the possibility of piles to support a firewall. This was unfeasible from an economic standpoint of a small business owner.
- As such, the applicant has proposed to separate the existing building from the proposed addition and is requesting a variance to reduce the side yard (north) setback to accommodate the proposed addition in its new location.
- The variance is required to meet Building Code requirements. As a result of the reduced setback, the site's parking and vehicular configuration has improved.
- The proposed building separation and reduced north yard setback will have minimal visual impact from 175A Street. Six (6) foot high black vinyl coated chain-link fencing with privacy inserts is proposed at the west side of the proposed breezeway between the buildings, along the site's 175A Street frontage.
- A Minor Development Permit Amendment will be processed by Staff to capture the separate building addition and minor site planning changes. All other conditions of Development Permit No. 7918-0234-00 remain unchanged.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7921-0319-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side (north) yard setback of the IL Zone from 7.5 metres to 5.0 metres to the principal building face.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Existing automotive repair shop and vehicle (RV) storage.	Mixed Employment	IL
North:	Fallow land within the ALR and existing single family dwelling with outbuildings.	Agricultural and Mixed Employment	RA
East (including Across 176 Street (Highway 15):	Industrial Parcel, and Cloverdale Crossing Shopping Centre across Highway 15	Mixed Employment, and Commercial across Highway 15	IL, and CD (By-law No. 15727) across Highway 15
South:	Multi-tenant warehouse building	Mixed Employment	IL
West:	Future care facility site (PICS) under Detailed Development Permit Application 7921-0149-00	Multiple Residential	CD (By-law No. 19488)

Context & Background

- The subject property is located at 6480 – 175A Street, is designated ‘Mixed Employment’ in the Official Community Plan (OCP) and is zoned ‘Light Impact Industrial Zone (IL)’.
- Under Development Application No. 7918-0234-00, a 2-storey, 391 square metre addition, including three (3) new auto repair bays was approved. A portion of the existing building is to be removed as it is within the 17 metre road dedication needed for the construction of 175A Street.
- Under Development Application No. 7918-0234-00, a Development Variance Permit (DVP) was approved to accommodate a reduced front (west) yard setback, from 7.5 metres to 5.3 metres

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Development Variance Permit (DVP) to reduce the minimum side yard setback requirements of the IL Zone from the north property line to permit an addition (as a separate building) to an existing automotive repair shop.

Referrals

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

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

Setback Variance

- The applicant is requesting the following variance:
 - (a) To reduce the minimum side yard principle building setback of the IL Zone from 7.5 metres to 5.0 metres for the north property line.
- During the Building Permit review process, it was determined a 4-hour block firewall would be required to separate the proposed addition from the existing building so that the existing automotive repair shop (south building) would meet current Building Code requirements.
- A firewall was not a viable economically for the applicant, given the nature of the soil on property, and the extensive foundations and possibility of piles to support a firewall. As such, the applicant has proposed separating the proposed addition (north building) from the existing south building.
- The proposed variance will allow the proposed addition to meet Building Code requirements for fire separation, without having to upgrade the existing building and without subsurface foundations.
- The separation of the buildings and the proposed reduced side yard setback will have minimal visual impact from 175A Street. Six (6) foot high black vinyl coated chain-link fencing with privacy inserts is proposed at the west side of the proposed breezeway between the buildings, along the site's 175A Street frontage.
- As result of the building reconfiguration, the site parking and vehicular circulation on site has been amended. These changes represent an improvement from what was initially approved under Development Permit No. 7918-0234-00 and will be captured through a Minor Development Permit Amendment, which is supported by staff. The proposed side yard reduction will provide enough site area for functional site use.
- Staff support the requested variance to proceed to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

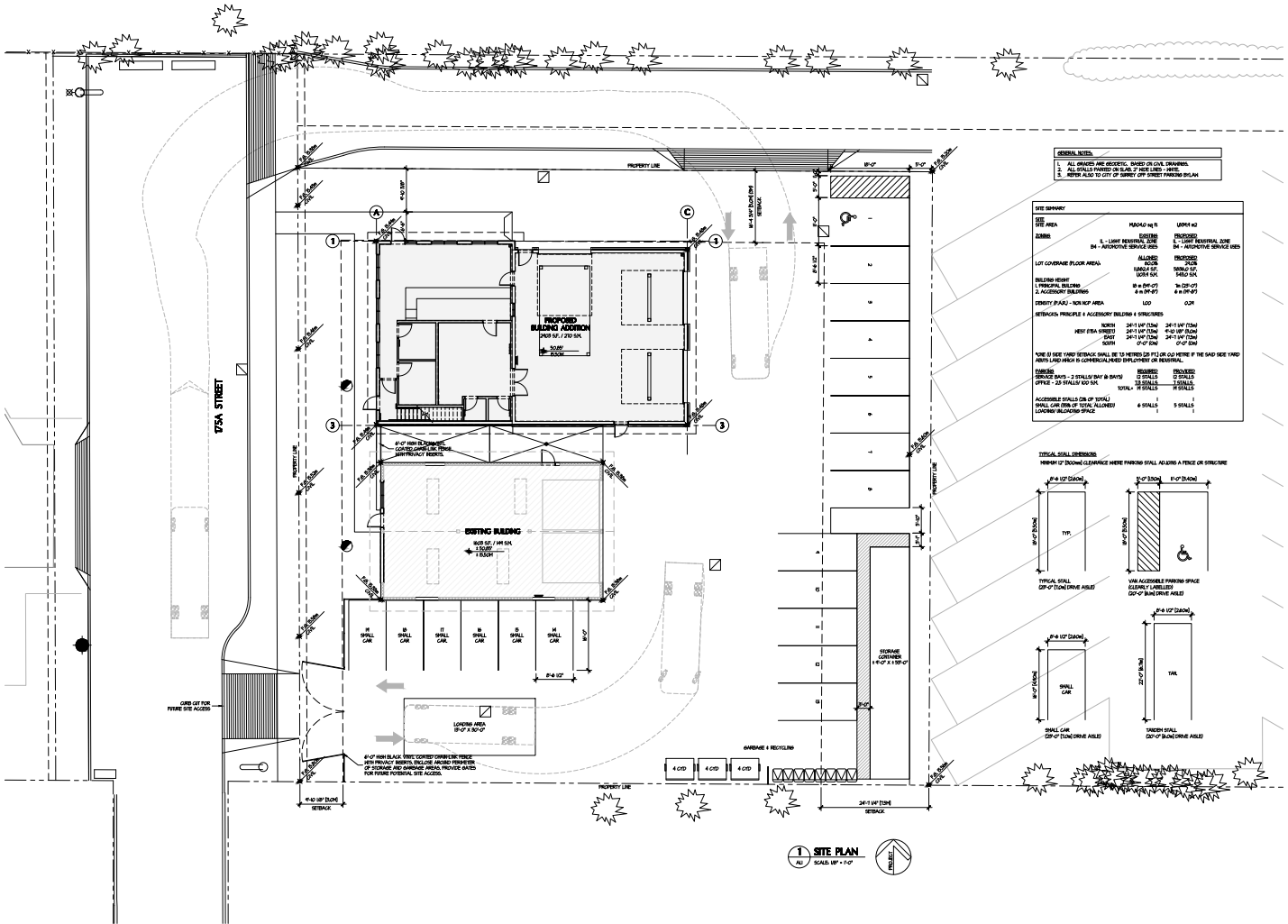
The following information is attached to this Report:

- Appendix I. Site Plan
- Appendix II. Development Variance Permit No. 7921-0319-00

approved by Ron Gill

Ron Gill
Acting General Manager
Planning and Development

SC/cm

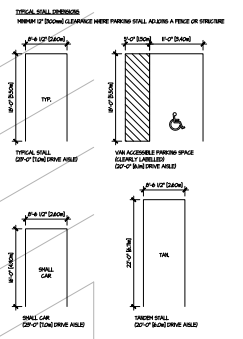


GENERAL NOTES

1. ALL DIMENSIONS ARE METRIC, BASED ON CIVIL DRAWINGS.
2. ALL STALLS PARKED ON BLVD. USE LEFT SIDE.
3. REFER ALSO TO CITY OF SUDBURY STREET PARKING PLAN.

SITE SUMMARY

ITEM	PROVIDED AS R	SPRINT AS
USE AREA	REPAIR SHOP	REPAIR SHOP
ZONING	B-1 - LIGHT REPAIR USE	B-1 - LIGHT REPAIR USE
	B4 - AUTOMOTIVE SERVICE USE	B4 - AUTOMOTIVE SERVICE USE
LOT COVERAGE FLOOR AREA	ALLOWED: 1,200 SQ. M.	PROVIDED: 1,200 SQ. M.
BUILDING HEIGHT	MAX 10.0 M	PROVIDED: 10.0 M
FURNISHING	1. MAIN FLOOR: 8 x 30' ST	8 x 30' ST
	2. ACCESSORY BUILDING: 8 x 30' ST	8 x 30' ST
PERMITTED (MAX) - NON HRP AREA	100	100
STRENGTHEN PRINCIPLE & ACCESSORY BUILDING & STRUCTURES		
	NORTH: 24'11" (7.59M)	24'11" (7.59M)
	WEST: 24'11" (7.59M)	24'11" (7.59M)
	EAST: 24'11" (7.59M)	24'11" (7.59M)
	SOUTH: 24'11" (7.59M)	24'11" (7.59M)
NOTE: IF SIDE YARD SETBACK SHALL BE 12 METERS (39 FT) OR 60% HEIGHT OF THE SAID SIDE YARD WITH A MAXIMUM OF 6 METERS (19 FT) OR 60% HEIGHT OF THE SAID SIDE YARD.		
STRENGTHEN SERVICE BAYS - 2 SMALL BAY & BAY	2 STALLS	2 STALLS
STRENGTHEN OFFICE - 12 STALLS BY VAN	12 STALLS	12 STALLS
ACCESSIBLE STALLS (2% OF TOTAL)	1	1
SMALL CAR (2% OF TOTAL ALTOGETHER)	4 STALLS	4 STALLS
LOADING (ACCESSIBLE SPACE)	1	1



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REVISIONS

NO.	DATE	DESCRIPTION

ISSUE: **ISSUED FOR TENDER OF PROJECT**

DATE: **2024-10-10**

SCALE: **AS SHOWN**



CICCOZZI ARCHITECTURE

15TH FLOOR
1095 WEST FRANKER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: 604-687-4741

VIßSCHER REPAIR SHOP

6-680 - 15th STREET
SUDBURY, B.C.

SITE PLAN

NO.	DATE	DESCRIPTION

SCALE: **1/8" = 1'-0"**

PROJECT: **CA388**

DATE: **2024-10-10**

SCALE: **AS SHOWN**

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0319-00

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: 031-127-789

Lot 2 Section 18 Township 8 New Westminster District Plan EPP97349

6480 - 175A 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 48 "Light Impact Industrial Zone (IL)" the side (north) yard setback is decreased from 7.5 metres to 5.0 metres.
4. This development variance permit applies to only the 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.

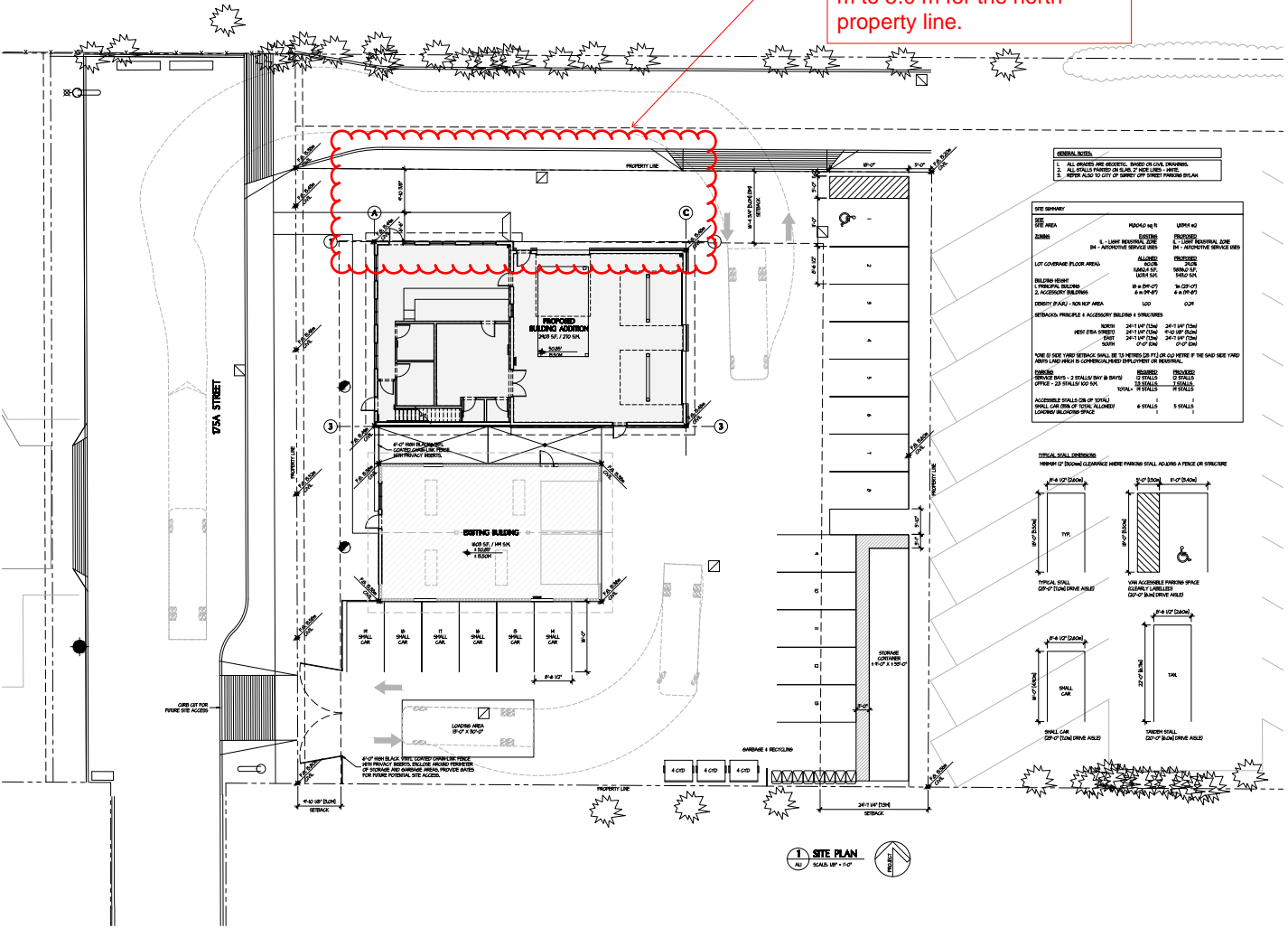
8. This development variance permit is not a building permit.

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

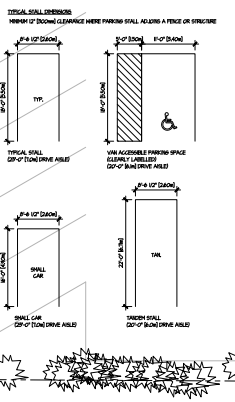
Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

DVP to reduce side yard principle building setback setback of IL Zone from 7.5 m to 5.0 m for the north property line.



GENERAL NOTES table with 3 numbered items regarding drawing accuracy and city of Surrey requirements.



Professional Engineer information including name, registration number, and company details.



CICCOZZI ARCHITECTURE contact information for 15TH FLOOR, 1095 WEST FRASER STREET, VANCOUVER, B.C.

VISSCHER REPAIR SHOP contact information for 6-680 - 175A STREET, SURREY, B.C.

Site Plan table with columns for sheet number, revision, date, and scale, including a scale of 1/4\"/>