

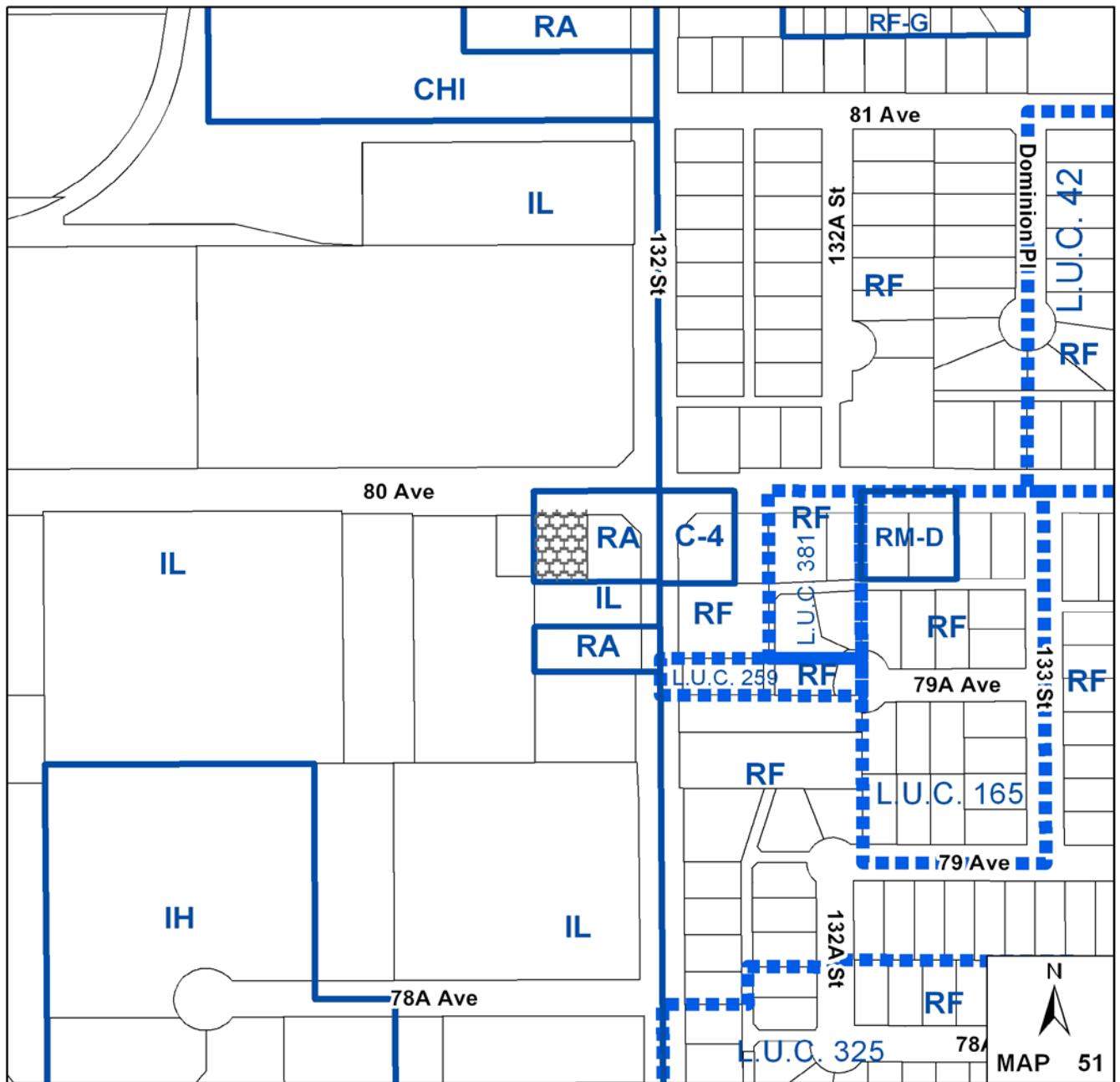
**Proposal:** Development Variance Permit to vary the rear and side yard setbacks of a proposed industrial building.

**Recommendation:** Approval to Proceed

**Location:** 13178 - 80 Avenue      **Zoning:** IL

**OCP Designation:** Industrial

**LAP Designation:** General Industrial      **Owner:** Stewan Gill



## PROJECT TIMELINE

Completed Application Submission Date: October 19, 2005  
Planning Report Date: December 12, 2005

## PROPOSAL

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
  - the minimum rear (south) yard setback is reduced from 7.5 metres (25 ft.) to Zero; and
  - the minimum east side yard setback is reduced from 7.5 metres (25 ft.) to Zero

to replace DVP No. 7902-0054-00, which has expired, in order to permit the development of a two-storey industrial building with automotive service (car wash) use on the main (ground) floor and offices on the upper floor.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7902-0054-01 (Appendix V), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear (south) yard setback of the IL Zone from 7.5 metres (25 ft.) to 0 metre (0 ft.).
  - (b) to reduce the minimum east side yard setback of the IL Zone from 7.5 metres (25 ft.) to 0 metre (0 ft.).

## REFERRALS

Engineering: The Engineering Department has no objection to the project (Appendix IV).

## SITE CHARACTERISTICS

- **Existing Land Use** Single family dwelling, which will be removed.
- **East:** A single family dwelling on a lot, zoned RA, designated Industrial in the OCP.
- **South:** An industrial building on a lot, zoned IL, designated Industrial in the OCP.

- **West:** A car wash on a lot, zoned IL, designated Industrial in the OCP.
- **North:** Across 80 Avenue is an industrial building on a lot, zoned IL, designated Industrial in the OCP.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

### DEVELOPMENT CONSIDERATIONS

- The site is part of a group of properties at the southwest corner of 132 Street and 80 Avenue, which contain older single family dwellings and small light industrial uses that are designated Industrial in the Official Community Plan.
- The subject site is being rezoned from RA to IL under project number 7902-0054-00. The rezoning By-law received third reading on June 17, 2002. A Development Permit application to allow the development of a two-storey industrial building with automotive services use (car-wash) on the ground floor and office use on the upper floor is also being finalized.
- In conjunction with the rezoning and Development Permit applications Council approved a Development Variance Permit (No. 7902-0054-00) to relax the minimum rear and east side yard setbacks of the IL Zone from 7.5 metres (25 ft.) to Zero, on June 17, 2002. This DVP has now expired. Therefore, approval of a new Development Variance Permit, is required to allow the proposed development on the site.

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Relax Section F, Yards & Setbacks of Part 48 Light Impact Industrial (IL) Zone to vary the rear (south) and east side yard set backs from 7.5 metres (25 ft) to 0 metres (0 ft).

Applicant's Reasons:

- The site is constrained and the proposed siting of the building with zero-lot lines on the south and east side yards are the only practical way to address parking. It is also an efficient use of the site, and does not impact the neighbouring properties, due to the existing zero lot-line buildings to the west.
- The DVP has lapsed due to the time required to organize funding for services and the building construction.

Staff Comments:

- Staff supported the original DVP, which has expired. The project has not changed.
- The IL Zone permits one side yard setback to be reduced to Zero, if the said side yard abuts land which is commercial or industrial. The proposed relaxation of the rear and east side yard setbacks is supportable due to the narrow width of the subject lot and the existing zero lot-line buildings to the west. The future development to the east is also intended to be at zero lot-line along the rear and the west property lines, as shown on the plan attached as Appendix VI.
- Overall, the continuation of the zero-lot setback on this site provides better coordination between the buildings in the nearby area, and therefore can be supported.

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.	Contour Map
Appendix III.	Site Plan
Appendix IV.	Engineering Summary
Appendix V.	Development Variance Permit No. 7902-0054-01
Appendix VI.	Proposed Development at Corner of 80 Avenue and 132 Street (East of Project No. 7902-0054-01)

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### CONTOUR MAP FOR SUBJECT SITE

