

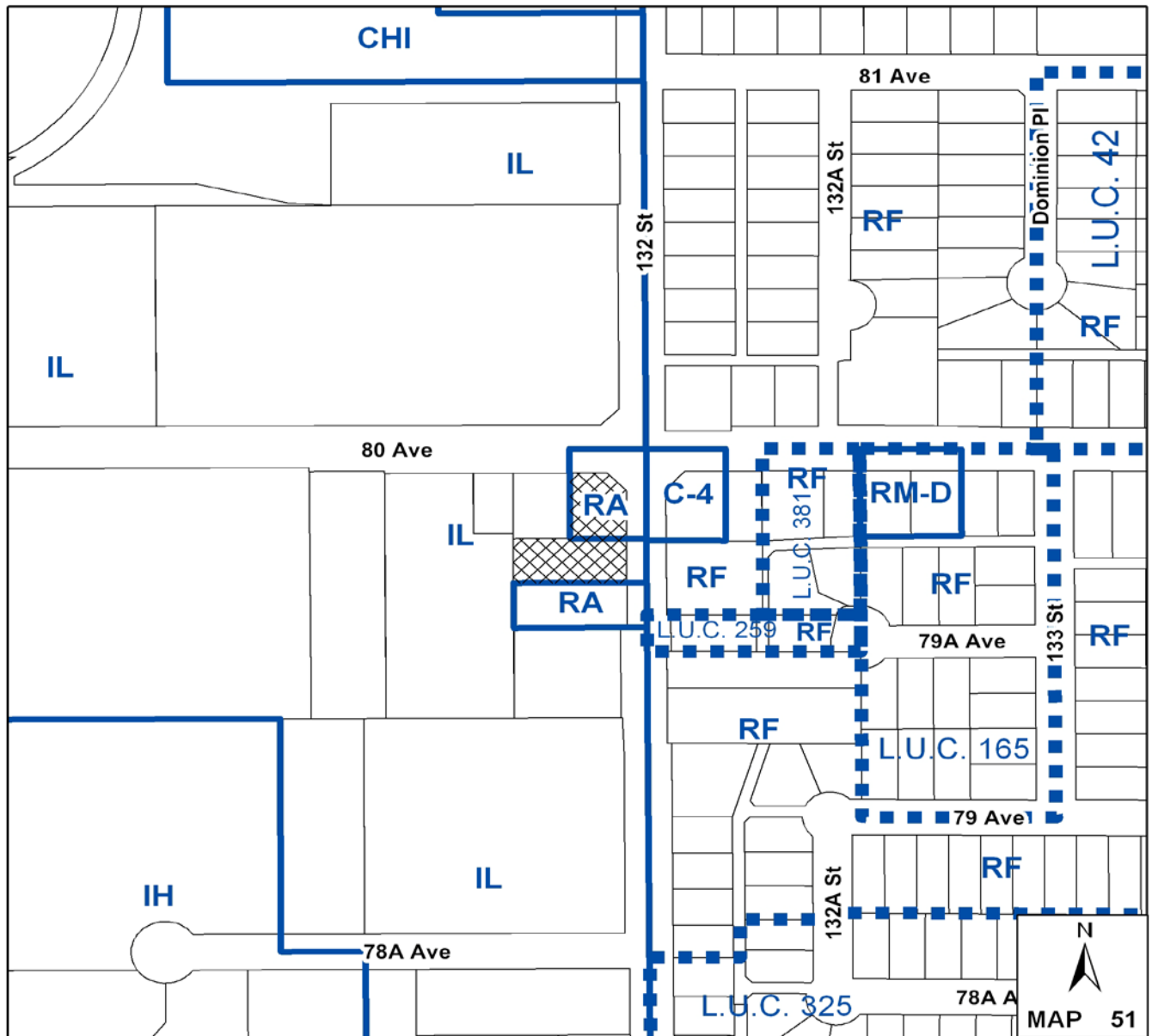
Proposal: Rezone the property at 13190 – 80 Avenue from RA to IL. Development Permit to allow the construction of a multi tenant industrial building. Development Variance Permit to vary rear yard setback.

Recommendation: Approval to Proceed

Location: 13190 – 80 Avenue and 7977 – 132 Street **Zoning:** RA and IL

OCP Designation: Industrial

LAP Designation: General Industrial **Owners:** Parkash K. Hans and 686012 BC Ltd.



PROJECT TIMELINE

Completed Application Submission Date: April 8, 2005
Application Revision & Re-submission Date: May 1, 2006
Planning Report Date: October 16, 2006

PROPOSAL

The applicant is proposing:

- a rezoning of the property at 13190 – 80 Avenue from RA to IL;
- a Development Permit; and
- a Development Variance Permit to relax the following by-law regulation:
 - rear yard (south) setback is reduced from 7.5 m (25 ft.) to a minimum of zero

in order to permit the development of a two-storey multi-tenant industrial building, with a total floor area of 1,148.3 m² (12,360 sq.ft.).

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property at 13190 - 80 Avenue from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Light Impact Industrial Zone (IL)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7905-0104-00 in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7905-0104-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear side yard (south) setback of the IL Zone from 7.5 metres (25 ft.) to 0 metre (0 ft.).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision (lot consolidation) layout to the satisfaction of the Approving Officer;

- (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
- (d) registration of a reciprocal access agreement with adjacent properties at 13178 - 80 Avenue (west) and 7957 - 132 Street (south) to ensure coordinated circulation for all properties.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached. A servicing agreement will not be required (Appendix V).

SITE CHARACTERISTICS

- **Existing Land Use** An old single family dwelling to be removed.
- **East:** Across 132 Street are a corner store on a lot zoned C-4 and, single family dwellings on lots zoned RF, all designated Urban in the OCP.
- **South:** Vacant lot, zoned RA, designated Industrial in the OCP.
- **West:** A car wash under construction and a multi tenant industrial building on lots zoned IL, designated Industrial in the OCP.
- **North:** Across 80 Avenue is an industrial manufacturing 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 located at the southwest corner of 132 Street and 80 Avenue which contain older single family dwellings on RA zoned lots and small light industrial uses that are all designated Industrial in the Official Community Plan and General Industrial in the Newton Local Area Plan.
- The property at 13190-80 Avenue is zoned RA, and is one of those with a single family dwelling. The applicant is, therefore, seeking its rezoning from RA to IL. When developed, these properties will form the easterly edge of the Newton Industrial area.

- The proposed rezoning is in keeping with the OCP and LAP of the area, and development of a multi-tenant industrial building is consistent with the general context of the area. Therefore, the proposed land use and development context are supportable.

PRE-NOTIFICATION

Pre-notification letters were sent on May 11, 2005 and staff received no comments.

DESIGN PROPOSAL AND REVIEW

- The main access to the site is via 132 Street. There is a cross access easement with the property to the south (7957-132 Street) to allow a shared driveway on both sites, when that property develops.
- The building is sited at zero setbacks along the south and west property lines. For consistency, it is expected that any future building on the property to the south will also have a zero setback along its north property line. The plan attached as Appendix VI shows the building siting in the nearby area.
- The proposed building is two-storeys in height, with walls made of a combination of painted tilt-up concrete panels and glazed windows and storefronts. Reveal on the concrete panels and steel frame projections at the second floor level and at the parapet level are added for visual interest. Fascia signage, which are backlit letters on sign boxes, are incorporated in sign areas above the entrances.
- The applicant proposes adequate landscaping treatment along 132 Street and 80 Avenue, which will be coordinated with the existing landscape of the adjacent property to the west and future development to the south. The landscape plan features trees, shrubbery, and ground cover. Decorative pavers provide a pedestrian linkage from the building to the sidewalk at the corner of 132 Street and 80 Avenue.
- A 3.5-metre (11.4 ft.) freestanding sign is proposed at the 80th Avenue - 132 Street intersection. It is a four legged steel framed pylon sign anchored on a concrete foundation, and screened by shrubbery.
- This application was not referred to the Advisory Design Panel, and was reviewed by staff and found satisfactory.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To relax Section F, Yards & Setbacks of Part 48 "Light Impact Industrial Zone (IL)" to vary the rear yard (south) setback from 7.5 metres (25 ft) to 0 metres (0 ft).

Applicant's Reasons:

- The proposed siting of the building with zero-lot lines along the rear (south) lot line and is consistent with other building sitings on the adjacent properties to the west. It is anticipated that the property to the south will have a zero setback along its north property line. Therefore, the zero-lot line siting completes the building jigsaw puzzle at this location, and has no impact on the surrounding properties.

Staff Comments:

- 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. This siting also addresses the parking layout on the site, which enables the easement on the property to be used for a drive isle. 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 and the anticipated future zero setback along the north property line, for the property to the south.
- The zero setback along the west property line is allowed in the IL Zone.
- 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, Typical Floor Plans and Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Development Variance Permit No. 7905-0104-00
Appendix VI	Plan Showing the Building Siting in the Nearby Area

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated June 21, 2006.
- Soil Contamination Review Questionnaire prepared by Avnash Banwait dated April 8, 2005.

How Yin Leung
Acting General Manager
Planning and Development

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Information for City Clerk

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

1. (a) Agent: Name: Avnash Banwait, Mainland Engineering Corporation
 Address: #206, 8363 – 128 Street
 Surrey, B.C. V3W 4G1
 Tel: 604-543-8044

2. Properties involved in the Application

- (a) Civic Address: 13190 - 80 Avenue and 7977 - 132 Street
- (b) Civic Address: 13190 - 80 Avenue
 Owner: Parkash K. Hans
 PID: 010-235-337
 Lot 15 Section 20 Township 2 New Westminster District Plan 16648 Except:
 Part Dedicated on Plan LMP 52330
- (c) Civic Address: 7977 - 132 Street
 Owner: 686012 BC Ltd., Inc. No. 686012

Director Information:
Ravinder Singh Hans
Kultar Singh Hans

Officer Information: (as at January 27, 2006)
Ravinder Singh Hans (Secretary)
Kultar Singh Hans (President)

PID: 009-735-577
Lot 6 Section 20 Township 2 New Westminster District Plan 12723

3. Summary

- (a) Introduce a By-law to rezone the property at 13190 - 80 Avenue.

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: **IL**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	N/A	2,447.3 m ²
Road Widening area	157 m ²	137 m ²
Undevelopable area		0
Net Total		2,310.3 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	
Paved & Hard Surfaced Areas	N/A	
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	15.4 m
Rear	7.5 m	0 (variance required)
Side #1 (West)	7.5 m or 0	0
Side #2 (East)	7.5 m	10.6 m
Side #3 (North)	7.5 m	0
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m	10.4 m
Accessory	6 m	N/A
NUMBER OF RESIDENTIAL UNITS		
Bachelor	N/A	
One Bed	N/A	
Two Bedroom	N/A	
Three Bedroom +	N/A	
Total	1	N/A
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial	2,310.3 m ²	1,148.3 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	2,310.3 m ²	1,148.3 m ²

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)	N/A	
FAR (net)	1	0.5
AMENITY SPACE (area in square metres)	N/A	
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	13	25
Residential Bachelor + 1 Bedroom	N/A	
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	13	25
Number of disabled stalls	1	2
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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CONTOUR MAP FOR SUBJECT SITE

