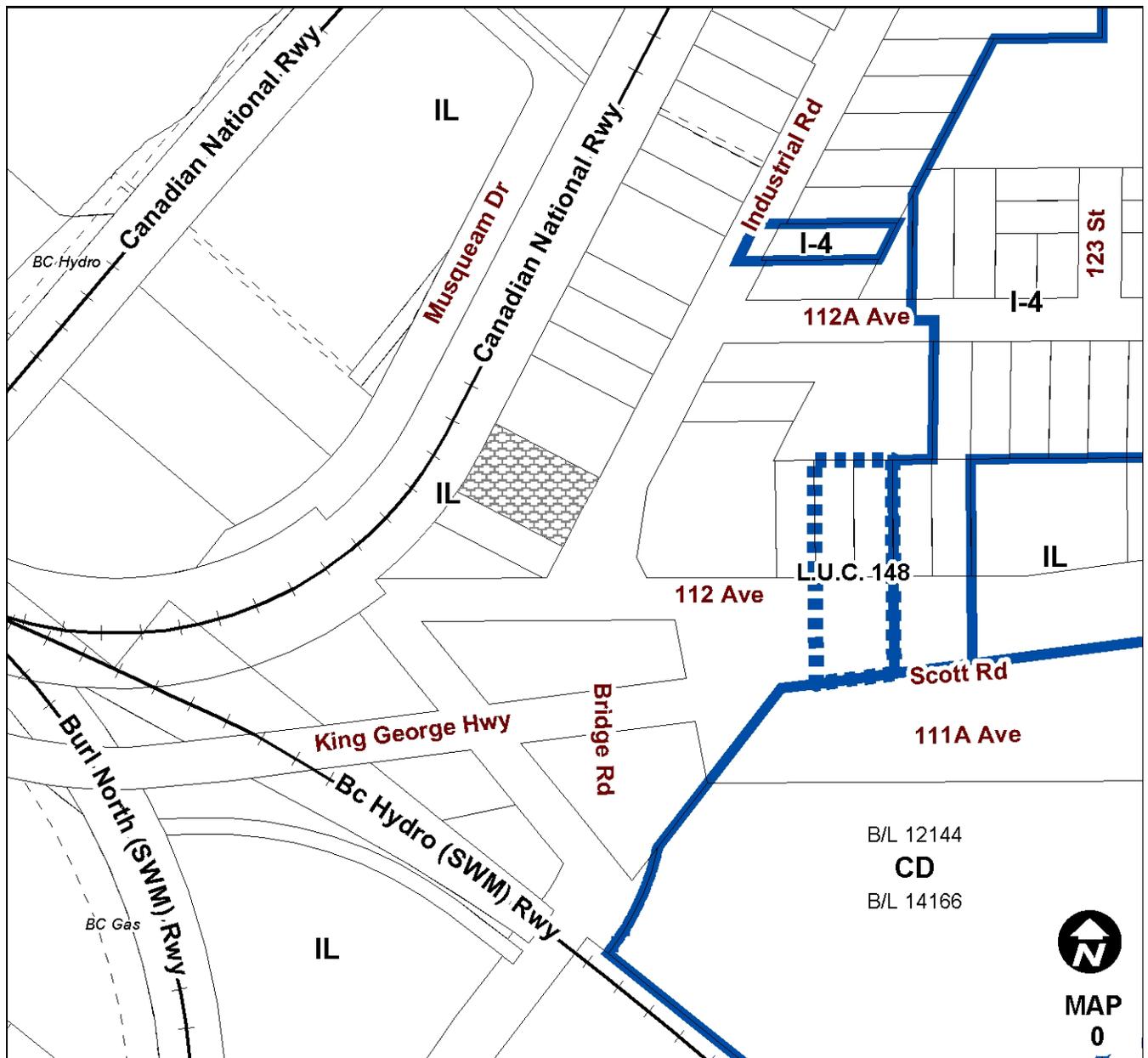


Proposal: Development Permit to permit the construction of a new industrial building. Development Variance Permit to relax the south side yard setback.

Recommendation: Approval to Proceed

Location: 12195 Industrial Road	Zoning: IL
OCP Designation: Industrial	
LAP Designation: Industrial	Owner: Joss Brothers Recycling



PROJECT TIMELINE

Completed Application Submission Date: August 9, 2004
Application Revision & Re-submission Date: November 28, 2005
Planning Report Date: January 30, 2006

PROPOSAL

The applicant is proposing:

- a Development Permit
- a Development Variance Permit to vary the following by-law regulation:
 - to relax the south-west side yard setback of the IL Zone from 0 metre or 7.5 metres (25 ft.) to 1.5 metres (5 ft.)

in order to permit the construction of a new industrial building in Bridgeview.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7906-0034-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7906-0034-00 (Appendix V), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south-west side yard setback of the IL Zone from 0 metre or 7.5 metres (25 ft.) to 1.5 metres (5 ft.).
3. Council instruct staff to resolve the following issues prior to approval:
 - (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; and
 - (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

REFERRALS

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix IV).
- Gateway Program: No concerns.

SITE CHARACTERISTICS

- **Existing Land Use** Vacant.
- **East:** Across Industrial Road, trucking company, zoned IL, designated Industrial.
- **South-West:** Industrial building and storage, zoned IL, designated Industrial.
- **West:** Rail right-of-way, zoned IL, designated Industrial.
- **North-East:** Kitchen and bath centre manufacturing business, subject to Development Application No. 7904-0398-00, zoned IL, designated Industrial.

PLAN AND POLICY COMPLIANCE

- OCP Designation: Complies.
- LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is zoned "Light Impact Industrial Zone (IL)" and is designated Industrial in the Official Community Plan.
- The existing property fronts a major road (Industrial Road), and therefore, in accordance with the OCP, prior to issuing a building permit, a Development Permit is required.
- At the Regular Council – Land Use meeting on June 27, 2005, City Council considered an application for a Development Permit and Development Variance Permit in order to permit the construction of a new industrial building and locate two pre-manufactured trailers to allow for a recycling depot business on the site (see Planning Report attached as Appendix VI).

- Initially staff expressed concern to the applicant about the proposed recycling depot use, particularly since the By-law Enforcement Section had triggered the need for the application and the site is visible from the north-bound ramp to the Pattullo Bridge.
- Recycling depot is defined in the Zoning By-law as follows:

Means a building which is used or intended to be used for collecting, sorting, refunding and redistributing recyclable materials and specifically excludes the processing of recyclable material other than the breaking of glass bottles.
- The applicant was informed that a recycling depot is a permitted use on this IL-zoned site, however, the use must be confined to an enclosed building. Staff stressed that given the high visibility of this site, adherence to City by-laws is critical.
- Following questions posed by Council members to the consultant retained by the applicant, Council deferred the application to the next meeting to enable the owner of the site to attend (see minutes attached as Appendix VII).
- At the July 5, 2005 Regular Council - Land Use meeting, after considering the Planning Report and information provided by the delegation, City Council referred the application back to staff (see minutes attached as Appendix VIII).
- To respond to comments made at the Council meeting, staff consulted with Legal Services as to whether the warehousing of recycled material within a storage container is considered as outside storage. Before providing a formal response, staff were informed that approval for a recycling depot business was no longer being pursued.

Current Proposal

- In November 2005, the subject property was sold to the current owner, Joss Brothers Recycling, who wish to proceed with a new application for a Development Permit and Development Variance Permit in order to allow for the construction of a new industrial building. The revised proposal no longer includes the relocation of two pre-manufactured buildings along the northeast property and involves no outdoor storage.
- The current applicant is a metal broker, with the major component of the business being the recycling of high value metal alloys such as brass. The applicant has been in operation for approximately five years and has been operating his business from an office at home as well as being a sub-tenant on an industrial recycling site in New Westminster.
- The business operation involves the buying and selling of metal commodities, such as brass. According to the applicant, commodities are often purchased from suppliers and then shipped directly to the buyer's location to avoid excess shipping, handling and storage. Metal commodities are subject to daily price fluctuations in the open market, and it is in the applicant's best interest to turn over the material as quickly as possible to ensure the price.

- The applicant has advised that the brokerage amounts of alloys are based on a full truckload or more. If there is less than a full truckload, the material will be shipped to the proposed depot on Industrial Road and will be warehoused within the proposed building until there is enough material generated to send to a buyer.
- These materials will be stored within 64, 1-cubic foot (1.8 m³) cardboard boxes which will be stacked on metal racks within the building. The metals are only warehoused on site and there is no production or preparation of the metal alloys at this location.
- Unlike the application previously considered by Council, the recycled materials will not be stored within a shipping container. Due to the value of the metal alloys, the owner has advised that the commodity must be stored within a building on a secure site in order to deter theft.
- The applicant has requested a larger building than proposed with the previous application. The previous application proposed a new industrial building with a floor area of 111.5 square metres (1,200 sq.ft.). The current proposal is for a 223-square metre (2,400 sq.ft.) building.

DESIGN PROPOSAL AND REVIEW

- The proposed building will be clad with beige coloured vinyl siding with dark green asphalt shingle roofing and white trims and doors. Dark green awnings will be provided over the front elevation and over the window on the north side of the building.
- The OCP design guidelines discourages overhead doors to front onto major roads, and to satisfy this requirement, the overhead doors are located on the side and rear of the building.
- The IL Zone allows one side yard setback to be either 0 or 7.5 metres (25 ft.). The applicant has requested that the southwest side yard setback be reduced to 1.5 metres (5 ft.) (see By-law Variance Section).
- The applicant has not requested a free-standing sign with the current development proposal. If one is requested in the future, a subsequent Development Permit to regulate the form and character of the sign will be required.
- The front elevation of the building provides for a fascia sign above the street front awning. Fascia signs are limited to 0.3 square metre (3 sq. ft.) per linear foot of premise frontage with a maximum copy area of 50%. The premise frontage is 69.1 metres (30 ft.) which would allow a maximum fascia sign area of 8.3 square metres (90 sq. ft.).
- A new 4.0-metre (14 ft.) wide landscape strip is proposed along the Industrial Road frontage. This area will consist of mixed deciduous trees with low-level shrubs which will improve the appearance of the site while allowing for visual surveillance during the evening hours. Additional landscaping has been proposed along the northeast property line.

ADVISORY DESIGN PANEL

This application was not referred to the ADP but was reviewed by staff and found satisfactory.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To relax the minimum southwest side yard setback of the IL Zone from 0 metre or 7.5 metres (25 ft.) to 1.5 metres (5 ft.).

Applicant's Reasons:

- The adjacent site to the south has been developed with a similar 1.5-metre (5 ft.) setback along the shared property line. Due to the soil conditions, it is difficult to site a building with a zero setback.

Staff Comments:

- The front landscaping will assist in screening the southwest side of the building.
- The setback area between the subject site and the site to the southwest will be paved.
- Due to the narrowness of the site and the difficult soil conditions, staff support the requested variance.

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.	Proposed Site Plan, Typical Floor Plans and Elevations, Landscape Plans
Appendix IV.	Engineering Summary
Appendix V.	Development Variance Permit No. 7906-0034-00
Appendix VI.	Previous Planning Report dated June
Appendix VII.	Excerpt from June 27, 205 Regular Council - Land Use Minutes
Appendix VIII.	Excerpt from July 5, 2005 Regular Council - Land Use Minutes

INFORMATION AVAILABLE ON FILE

- Title Search
- Detailed Engineering Comments dated January 27, 2006.
- Soil Contamination Review Questionnaire prepared by Peter Ng dated January 17, 2004.

Murray Dinwoodie
General Manager
Planning and Development

LAP/kms

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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: Joss Brothers Recycling
 Address: 11385 - 136A Street
 Surrey, B.C. V3R 3C4
 Tel: 604-307-4585

2. Properties involved in the Application
 - (a) Civic Address: 12195 Industrial Road

 - (b) Civic Address: 12195 Industrial Road
 Owner: Joss Brothers Recycling
 PID: 005-397-596
 Lot 20 Section 7 Block 5 North Range 2 West New Westminster District Plan
 40687

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7906-0034-00.

DEVELOPMENT DATA SHEET

Existing Zoning: **IL**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		2,026 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	11%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	7.5 m
Rear	7.5 m	22.85 m
Side #1 (South-West)	7.5 m or 0	1.5 m*
Side #2 (North-East)	7.5 m	25.6 m
BUILDING HEIGHT (in metres/storeys)		
Principal	18.0	5.6 m
Accessory	6.0	n/a
NUMBER OF RESIDENTIAL UNITS	1	0
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial	2,026 m ²	223 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	2,026 m ²	223 m ²

* *Variance requested.*

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)		
FAR (net)	1.0	0.11
AMENITY SPACE (area in square metres)	n/a	n/a
Indoor		
Outdoor		
PARKING (number of stalls)	2	3
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	2	3
Number of disabled stalls		
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

