

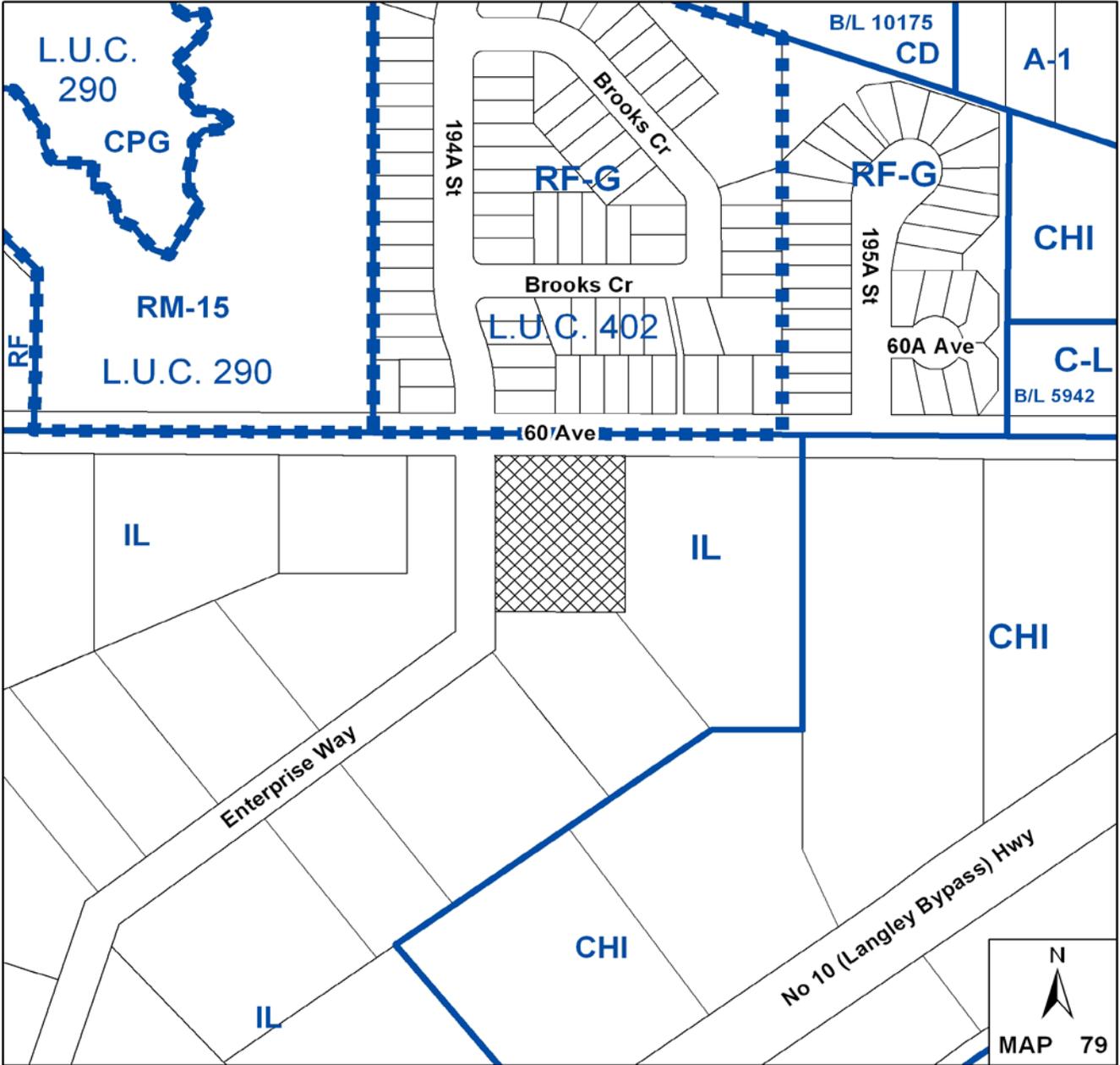
Proposal: Development Permit to permit the installation of a crane.
 Development Variance Permit to vary the maximum height and the minimum setbacks of an accessory structure.

Recommendation: Approval to Proceed

Location: 19460 - 60 Avenue **Zoning:** IL

OCP Designation: Industrial

LAP Designation: Industrial **Owner:** Atlee Holdings Ltd.



PROJECT TIMELINE

Completed Application Submission Date: February 13, 2006
Planning Report Date: March 27, 2006
Additional Planning Comments Date: May 8, 2006

PROPOSAL

The applicant is proposing:

- a Development Variance Permit to vary the following IL Zone regulations:
 - to relax the maximum height of an accessory structure from 6.0 metres (20 ft.) to 9.75 metres (32 ft.);
 - to relax the minimum side yard setback along a flanking street from 7.5 metres (25 ft.) to 1.5 metres (5 ft.); and
 - to relax the minimum side yard setback from 7.5 metres (25 ft.) or 0 metre to (1.5 metres (5 ft.)

in order to permit the installation of a permanent crane on an industrial site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7906-0065-00 in accordance with the attached drawings (Appendix VIII).
2. Council approve Development Variance Permit No. 7906-0065-00, as amended, (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to vary the maximum height of an accessory structure in the IL Zone from 6 metres (20 ft.) to 9.75 metres (32 ft.);
 - (b) to relax the minimum side yard setback along a flanking street in the IL Zone from 7.5 metres (25 ft.) to 1.5 metres (5 ft.); and
 - (c) to relax the minimum side yard setback in the IL Zone from 7.5 metres (25 ft.) or 0 metres to 1.5 metres (5 ft.).
3. Council instruct staff to resolve the followings issue prior to approval of Development Permit No. 7906-0065-00:
 - (a) issuance of Development Variance Permit No. 7906-0065-00; and

- (b) submission of an acceptable landscape and tree replacement plan to the satisfaction of the City Landscape Architect.

DEVELOPMENT CONSIDERATIONS

Background

- At the March 27, 2006 Regular Council – Land Use Meeting, City Council considered a Planning Report from the Planning & Development Department concerning a Development Permit application to permit installation of a crane and a Development Variance Permit application to vary the maximum height and the minimum setbacks of the proposed crane at 19460 – 60 Avenue.
- While Council passed a resolution to authorize staff to draft the Development Permit and to proceed through the Public Notification process for the Development Variance Permit, Council expressed concern over the proposed height and design of the crane and posed questions to the owner.
- At the April 10, 2006 Regular Council - Public Hearing Meeting, Council referred the application back to staff to work with the applicant for consideration of design modifications as well as to address other concerns raised through the public notification process for the proposed Development Variance Permit.

Revised Proposal

Subsequent to the April 10, 2006 Council meeting, Planning & Development staff met with the applicant and the applicant has proposed some modifications to his original proposal, as follows:

- The original Development Variance Permit application was to permit the installation of a 13.1-metre (43 ft.) high lattice-style crane with a wire-support structure (Appendix IV). The applicant now proposes to erect a 9.75-metre (32 ft.) high flat top lattice-style tower crane (Appendix V). This crane does not have a wire-support structure.
- When asked to consider an alternate to a lattice-style structure, the applicant advises that a monopole design is not possible as such a design would not support the weight of the anticipated loads.
- Staff investigated the type of cranes utilized at an industrial business in Newton. XL Ironworks at 12720 - 82 Avenue utilizes cranes similar to that used currently by the applicant - high bridge cranes on tracks. The applicant advises that greater flexibility is required than what can be provided by bridge cranes.
- While this proposal would still require a variance from 6 metres (20 ft.) to 9.75 metres (32 ft.), the revised crane design is 3.35 metres (11 ft.) lower than the original proposal.
- The applicant proposes to paint the crane grey to blend into the skyline. The original proposal was for a red and blue coloured crane.

- The applicant has planted a 5-foot high cedar hedge along the 60 Avenue (north) property line to assist in screening the steel business operation from the neighbours to the north.
- While the height of the proposed crane has been lowered, the horizontal arm length of the crane provides for 31.3 metres (102.7 ft.) radius similar to the original proposal. As such, the revised proposal maintains the setback variances of the original proposal (Appendix VI).

Applicant's Response to Other Concerns Raised Through the Public Notification

The public notification for the proposed Development Variance Permit elicited the following comments from neighbouring residents.

1. The applicant has already installed a new crane on the subject property without Council approval of the proposed variances.

The applicant advises that he has installed a temporary moveable crane to facilitate his business. The proposed Development Variance Permit is for a permanent crane.

2. The existing temporary moveable crane is noisy.

The applicant advises that the temporary crane operates on a diesel engine. The new proposed crane is electronic and according to the applicant, produces very little noise.

3. The applicant has removed a large tree to accommodate the swing of the temporary crane.

The applicant has confirmed that he had one of his employees cut down an existing tree on the property without securing a tree-cutting permit. According to the applicant, the tree was a 36-inch diameter Cottonwood. Trees and landscape staff of the Building Division have visited the site but advise that it is difficult to determine the species of the tree that was removed from the stump. However, it does not appear to be a Cottonwood. A Cherry tree (approximately 20 inches in diameter) on City property was also removed. As well, the applicant has cut branches off a Douglas Fir on City property leaving large stubbs that are not anything like proper arboricultural practices. However, the Douglas Firs along the north boundary both on City and private property have been previously topped by B.C. Hydro.

City staff have advised the applicant that a minimum of 2 upsized replacement trees will be required on his property and the Parks Department will request replacement trees for the Cherry tree that was removed.

4. The subject property has "unsightly rubbish and spare parts" which face the residential subdivision across 60 Avenue to the north.

The applicant advises that he has planted a 5-foot high cedar hedge along the 60 Avenue frontage of the subject property. As well, the applicant indicates that he will close the existing driveway along 60 Avenue and installing a cedar hedge along this location.

The applicant endeavors to keep his yard clean, however, when a steel shipment arrives, it must be stored outside on his property until it is processed. Staff have visited the site, and there is the outdoor storage of steel and materials, however, there is not garbage on the property. While the neighbours view this as unsightly, it is the nature of the business.

Process Considerations

- The applicant has endeavoured to address the concerns expressed by both Council and the surrounding neighbourhood and at the same time respond to the operational needs of his steel business.
- While the revised crane is lower in height than the original one, it still exceeds the maximum height of an accessory structure in the Light Impact Industrial Zone (IL) and requires a Development Variance Permit.
- In consideration of the neighbourhood concerns raised through the development variance permit notification for the original proposal, a second public notification on the revised Development Variance Permit proposal is in order.
- Prior to approval of the Development Permit, the applicant will be required to submit a landscape plan and tree replacement plan to the satisfaction of the City Landscape Architect.

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.	Original Planning Report dated March 27, 2006
Appendix IV.	Original Crane Design
Appendix V.	Revised Crane Design
Appendix VI.	Proposed Site Plan
Appendix VII.	Development Variance Permit No. 7906-0065-00

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: Atlee Holdings Ltd.
 Address: 19460 - 60 Avenue
 Surrey, B.C.
 Tel: 604-530-0117

2. Properties involved in the Application

- (a) Civic Address: 19460 - 60 Avenue
- (b) Civic Address: 19460 - 60 Avenue
 Owner: Atlee Holdings Ltd.
 PID: 005-447-208
 Lot 39 SW ¼ Section 10 Township 9 New Westminster District Plan 56450

3. Summary

- (a) Proceed with Public Notification for Development Variance Permit No. 7906-0065-00.

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		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	+7.5 m
Rear	7.5 m	+7.5 m
Side #1 (West)	7.5 m or 0	1.5 m
Side #2 (East)	7.5 m	1.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal		
Accessory	6.0 m	9.75 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		

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

