

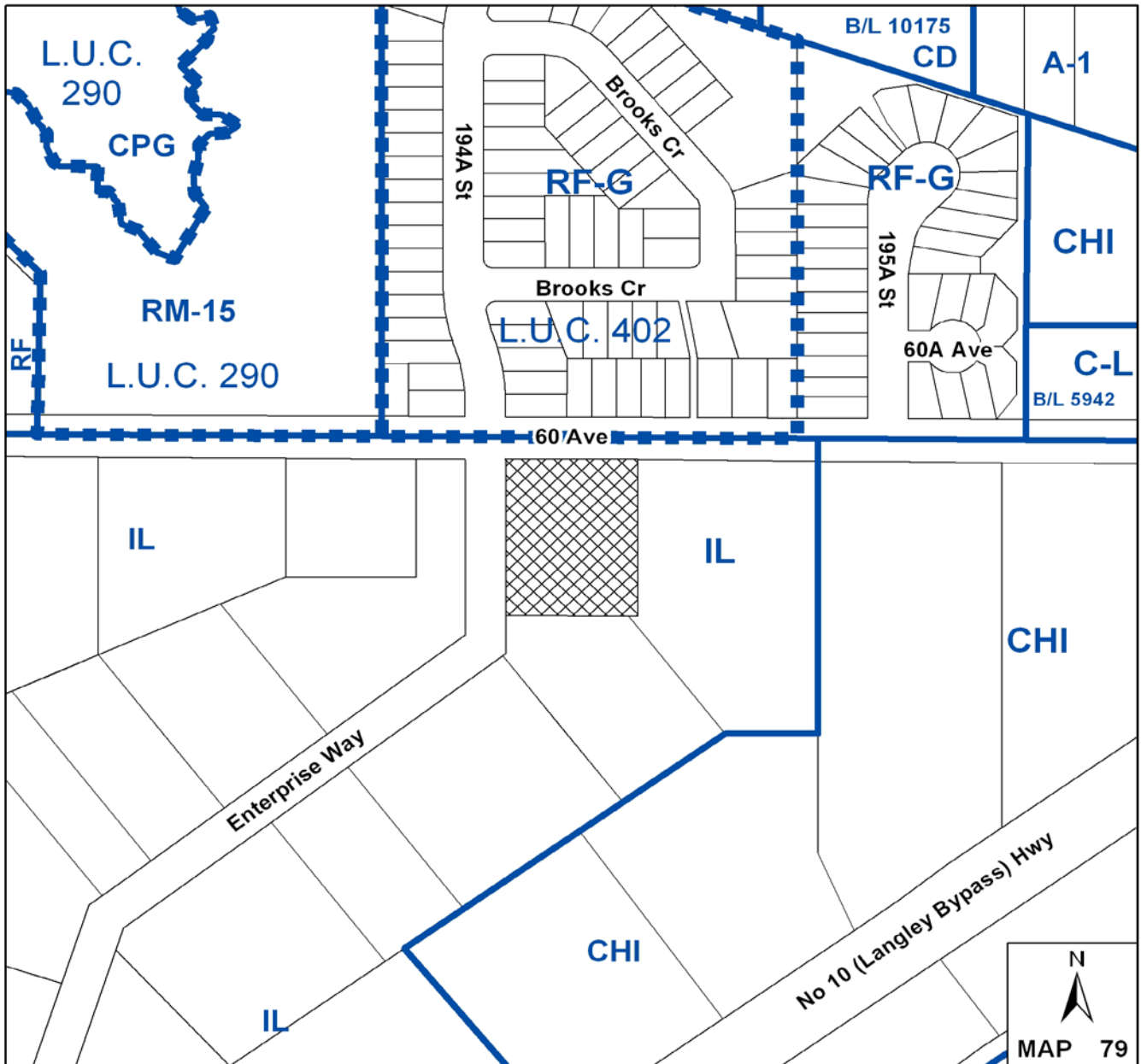
Proposal: Development Permit to permit the installation of a crane.
 Development Variance Permit to vary the maximum height and the minimum setbacks of an accessory structure.

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

PROPOSAL

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following IL Zone regulations:
 - to relax the maximum height of an accessory building or structure from 6.0 metres (20 ft.) to 13.1 metres (43 ft.); and
 - 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 metres 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 III).
2. Council approve Development Variance Permit No. 7906-0065-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to vary the maximum height of an accessory building or structure in the IL Zone from 6 metres (20 ft.) to 13.1 metres (43 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 following issue prior to approval:
 - (a) issuance of Development Variance Permit No. 7906-0065-00.

REFERRALS

Engineering: No concerns (Appendix IV).

SITE CHARACTERISTICS

- **Existing Land Use** Steel processor and distributor.
- **East:** Industrial building, with a wood product business and a general contractor, zoned IL, designated Industrial in the OCP.
- **South:** Plastics warehouse, zoned IL, designated Industrial in the OCP.
- **West:** Across Enterprise Way, metal fabricator, zoned IL, designated Industrial in the OCP.
- **North:** Across 60 Avenue, small single family residential lots, regulated under Land Use Contract No. 402, designated Urban in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The subject business has been in operation since March 1990 as a steel processor and distributor. The structures on the site include an existing non-conforming house, a garage, workshop and the existing office building. There is an existing 7.5-metre (25 ft.) high bridge crane parallel the south property line which is used for the moving of steel rebar and products on the site.
- The owner advises that he has approximately 250 employees as sub-trades, and is involved in the construction industry with the sales and installation of steel rebar, with over \$10 million in business in the past year. The site provides for the office, the remanufacturing of steel lengths on the site and the distribution of the cut products.

Current Proposal

- The site is currently zoned Light Impact Industrial (IL) and is located in east Surrey.

- The applicant has advised Planning staff that the business operation includes the purchase of steel from around the world, delivery to the site, the cutting of the steel into specified lengths and the sales and installation of these products. In order to increase production and improve the operational function on this site, the installation of a new electronic crane is required for moving steel products on the property.
- Initially, the applicant proposed a 16.5-metre (54.4 ft.) high crane to be permanently installed on the site. Based on the size of the site and the radius of the crane arm, the arm extended beyond the boundaries of the site. Staff advised the applicant that such a proposal could not be supported. The applicant modified the proposed height to 13.1 metres (43 ft.) with the crane arm remaining within the boundaries of the site.
- Given the proximity of the subject site to a single family subdivision, staff expressed concerns about the proposed crane structure. The applicant advised that a cedar hedge has recently been installed along 60 Avenue to provide an improved interface with the single family dwellings cross the street. In addition, the applicant advised that the proposed crane would be quiet, as is their existing "bridge crane" and with business hours being 6:30 a.m. to 7:00 p.m. Monday through Friday with some extra shifts on Saturday, there should be minimal impact on the neighbouring residents.
- Planning staff attended the site to assess the noise generated from the existing bridge crane. The crane is electric and creates very little noise in the movement of steel on the site. The applicant advised that the new crane structure is also electric, and creates very little noise.
- The OCP requires all industrial sites which front an arterial road, or are adjacent to Urban designated properties to receive a Development Permit prior to receiving a building permit. As the property has existing small single family lots on the north side of 60th Avenue, a Development Permit is required.
- The IL Zone limits the maximum height of accessory buildings and structures to 6.0 metres (20 ft.). The crane structure is 13.1 metres (43 ft.) in height, and therefore a Development Variance Permit is requested to relax the maximum height limitation (see By-law Variance Section).
- The crane has a 31.3-metre (102.7 ft.) maneuvering radius, which can be accommodated on the site, with 1.5 metres (5 ft.) clearance from the east side and west flanking property lines, and 10.7-metre (35 ft.) clearance from the north and south property lines. A Development Variance Permit has been requested to relax the setbacks to the west flanking and east side property lines (see By-law Variance Section).

PRE-NOTIFICATION

In accordance with Council policy, a Development Proposal sign was erected on the property. To date, staff have not received any concerns with respect to the proposal.

DESIGN PROPOSAL AND REVIEW

- The proposed crane arm is mounted on a steel girded structure. The pictures provided by the applicant indicate that elements of the crane are painted blue and red.
- The highest point of the crane is 13.1 metres (43 ft.) with the underside of the crane arm, approximately 9.4 metres (31 ft.) above the ground.
- The applicant has installed a cedar hedge along the north property line to help screen the overall business from the residential uses on the north side of 60 Avenue.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To relax the maximum height of an accessory building or structure from 6.0 metres (20 ft.) to 13.1 metres (43 ft.);
- To relax the minimum side yard setback from 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 to 1.5 metres (5 ft.).

Applicant's Reasons:

- The crane is required in order to improve the business function on the site and to increase business. The height of this crane is required in order to clear the existing structures on the site, and to work in concert with the existing bridge crane on the site

Staff Comments:

- The proposed variances will only apply to the proposed crane. All other buildings and structures will be required to meet the regulations of the IL Zone.
- The maximum height of a principal building in the IL Zone is 18 metres (60 ft.). The proposed crane is 5.9 metres (19 ft.) lower than the maximum height permitted for a principal building.
- The height of the crane measured to the underside of the arm is approximately 9.4 metres (31 ft.); only the support structure for the arm is 13.1 metres (43 ft.) in height.
- The main support of the crane satisfies the minimum setbacks prescribed by the IL Zone, however, the swing arm encroaches into the minimum setbacks required by the zone; and
- The height of an accessory structure limitation in the IL Zone is to regulate the heights of accessory uses and was not intended to limit structures used in the business operation. Staff therefore supports 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. Site Plan and Proposed Crane
- Appendix IV. Engineering Summary
- Appendix V. Development Variance Permit No. 7906-0065-00

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: Atlee Holdings Ltd.
 Address: 19460 - 60 Avenue
 Surrey, B.C. V3S 6S8
 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.

CONTOUR MAP FOR SUBJECT SITE

