

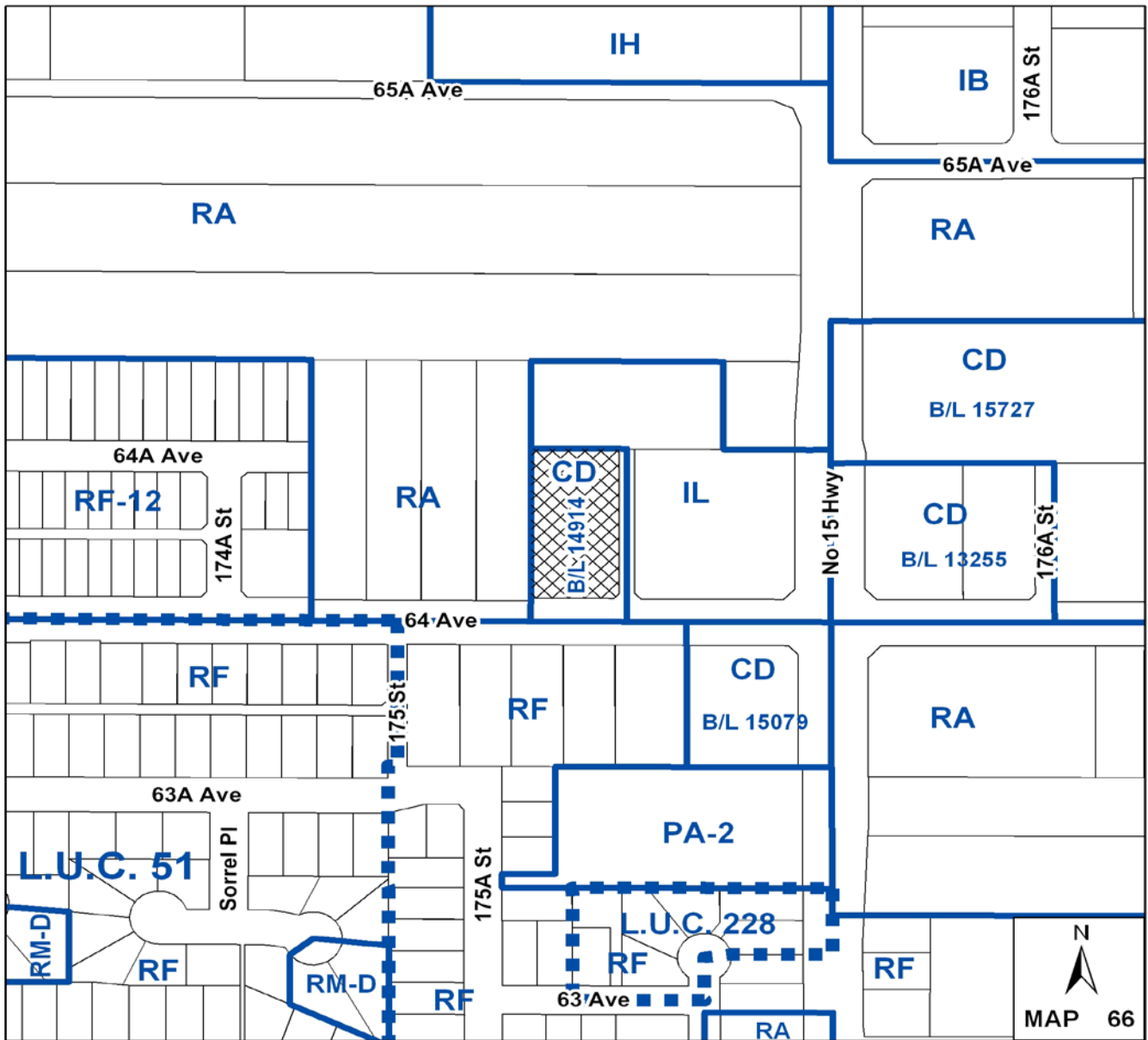
**Proposal:** Development Permit to allow an addition to an industrial building. Development Variance Permit to relax the rear side yard setback.

**Recommendation:** Approval to Proceed

**Location:** 17533 - 64 Avenue      **Zoning:** CD (By-law No. 14914)

**OCP Designation:** Industrial

**LAP Designation:** Industrial      **Owners:** Edwin & Jay Petursson



### PROJECT TIMELINE

Initial Application Submission Date: April 4, 2006  
Completed Application Submission Date: July 10, 2006  
Planning Report Date: July 24, 2006

### PROPOSAL

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulation:
  - to relax the rear yard setback of the CD Zone (By-law No. 14914) from 7.5 metres (25 ft.) to 0 metre

in order to permit the construction of an addition to an industrial building.

### RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7906-0143-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7906-0143-00, (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of the "Comprehensive Development Zone (CD)" (By-law No. 14914) from 7.5 metres (25 ft.) to 0 metre.
3. Council instruct staff to resolve the following issue prior to approval:
  - (a) issuance of Development Variance Permit No. 7906-0143-00.

### REFERRALS

Engineering: No concerns (Appendix IV).

### SITE CHARACTERISTICS

- **Existing Land Use** Recently constructed industrial building.
- **East:** Across the lane, self-storage warehouse facility, zoned IL, designated Industrial.
- **South:** Across 64 Avenue, single family dwellings, zoned RF, with a development application (File No. 7901-0348-00) to allow a hotel, currently at Third Reading, designated Urban.
- **West:** Single family residential, zoned RA, split-designated Urban and Suburban.
- **North:** Single family residence and farm and industrial buildings, with an automotive and bus repair business, split-zoned IL and RA, designated Industrial.

### PLAN AND POLICY COMPLIANCE

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

### DEVELOPMENT CONSIDERATIONS

- The subject property was re-designated from Suburban to Industrial and rezoned from One-Acre Residential Zone (RA) to Comprehensive Development Zone (CD) to permit the development of a multi-tenant warehouse building, with the adoption of By-law Nos. 14912 and 14914 on September 7, 2004. Development Permit No. 7900-0358-00 to regulate the form and character of the building was issued the same evening.
- The first phase of the industrial development has been constructed. Business licenses have been issued to a gymnastics school (a permitted accessory use) and a beverage supply company.

### Current Proposal

- The current proposal is to allow an addition to the existing building, including a caretaker's residence. The existing floor area, including mezzanines, of the first phase of the development is 1,088 square metres (11,711 sq. ft.) and the requested addition, including a caretaker's suite, is a floor area of 847.8 square metres (9,125 sq. ft.), creating a total floor area of 1,936 square metres (20,837 sq. ft.).
- The total development will represent a floor area ratio (FAR) of 0.48 and a lot coverage of 41.7% which is consistent with the maximum FAR of 0.75 and the maximum lot coverage of 45% permitted in the CD Zone.
- The applicant proposes a total of 33 parking spaces which are located behind the front of the building, and to the west of the lane. Based on the maximum floor area of 1,786.8 m<sup>2</sup> (19,233.6 sq.ft.), including potential future mezzanine floor area and limiting the future mezzanine area to

27.7 square metres (298 sq.ft.) a total of 33 parking spaces are required. If the existing indoor recreation use (i.e. gymnastics school) is discontinued on the site, additional mezzanine space would be permitted.

### PRE-NOTIFICATION

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

### DESIGN PROPOSAL AND REVIEW

- During the initial design evaluation of the proposal, the applicant had envisioned a mirror image to the first phase, with the building wrapping around the north property line. Because of the increased parking requirement for an indoor recreation use (10 spaces/100 square metres of floor area), the applicant has amended his proposal to extend the building directly northward of the first phase. Additional parking has been provided between the building and the lane in order to satisfy the Zoning By-law requirements for the existing and proposed uses.
- The exterior finishing of the proposed building addition is similar to the first phase and to be constructed with tilt-up concrete painted taupe with reveals. A secondary banding, painted blue, is proposed along the west elevation to break the long façade along the residential interface. This treatment is consistent with the approved Development Permit No. 7900-0358-00 for the existing building.
- The applicant has requested a relaxation of the north rear yard setback from 7.5 metres (25 ft.) to 0. As a result of this request, the banding proposed along the west elevation has been extended to the north elevation (see By-law Variance Section).
- All of the landscaping was completed with the first phase of the development, including the residential interface, the buffer between the lane and the parking lot and the area along the north property line, including the garbage enclosure.
- This landscaping was inspected and was found to be satisfactory, and 90% of the required security has been returned to the applicant, with the remaining 10% to be held for a one year period.
- Because of the proximity to residential uses to the west, building security lighting is proposed to be downward facing, shaded wall packs on all building elevations to reduce the potential for glare on the adjoining property.

### ADVISORY DESIGN PANEL

- This item was not referred to the Advisory Design Panel, however, it was reviewed by City staff and found to be acceptable.

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- To relax the north side yard setback from 7.5 metres (25 ft.) to 0 metres.

## Applicant's Reasons:

- The property to the north is designated Industrial in the Official Community Plan. There will be a future opportunity to site any future building at a 0 side yard setback, and create a continuous building face along the lane.

## Staff Comments:

- As the proposed designation and zoning of the adjoining property to the north supports industrial development, 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.	Approved Drawings from Development Permit No. 7906-0358-00
Appendix IV.	Proposed Site Plan, Typical Floor Plans and Elevations, Landscape Plans
Appendix V.	Engineering Summary
Appendix VI.	Development Variance Permit No. 7906-0143-00

INFORMATION AVAILABLE ON FILE

- Soil Contamination Review Questionnaire prepared by Edwin John Petursson dated April 4, 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

LAP/kms

v:\wp-docs\planning\plncom06\07120957.lap.doc  
KMS 7/12/06 11:36 AM

Information for City Clerk

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

1. (a) Agent:      Name:                Edwin John Petursson  
                         Address:            24279 - 63A Avenue  
   Langley, B.C. V2Y 2G2  
   Tel:                604-649-5290
  
2.      Properties involved in the Application
  - (a)      Civic Address:            17533 - 64 Avenue
  
  - (b)      Civic Address:            17533 - 64 Avenue  
                 Owners:                Edwin and Jay Petursson  
                 PID:                        026-054-736  
                 Lot A Section 18 Township 8 New Westminster District Plan BCP13397
  
3.      Summary
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7906-0143-00.

## DEVELOPMENT DATA SHEET

**Existing Zoning: CD (By-law No. 14914)**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		3,998.28 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	45%	41.7%
Paved & Hard Surfaced Areas		32.5%
Total Site Coverage		74.2%
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	8.2 m
Rear	7.5 m	0*
Side #1 (East)	7.5 m	7.5 m
Side #2 (West)	3.6 m	3.65 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	12.0 m	8.84 m
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>	1	1
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential (Proposed)</b>	140 m <sup>2</sup>	117.8 m <sup>2</sup>
Mezzanine (Existing)		149 m <sup>2</sup>
Industrial Existing (Ground Floor)		939 m <sup>2</sup>
Proposed		730 m <sup>2</sup>
<b>FLOOR AREA: Industrial</b>	2,858.5 m <sup>2</sup>	
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA (Maximum)</b>	2,998 m <sup>2</sup>	1,786.8 m <sup>2</sup>

*\* Needs a Development Variance Permit.*

## 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)	0.75	0.45
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Indoor Recreation	16.6	16.6
Industrial (Existing)	5.0	5
Industrial (Proposed)	7.3	7.3
Future Mezzanine	3	3
Residential Caretaker	2	2
Residential Visitors		
Institutional		
Total Number of Parking Spaces	33	33
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
---------------	----	---------------------------------	----



CONTOUR MAP FOR SUBJECT SITE

