

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0198-00

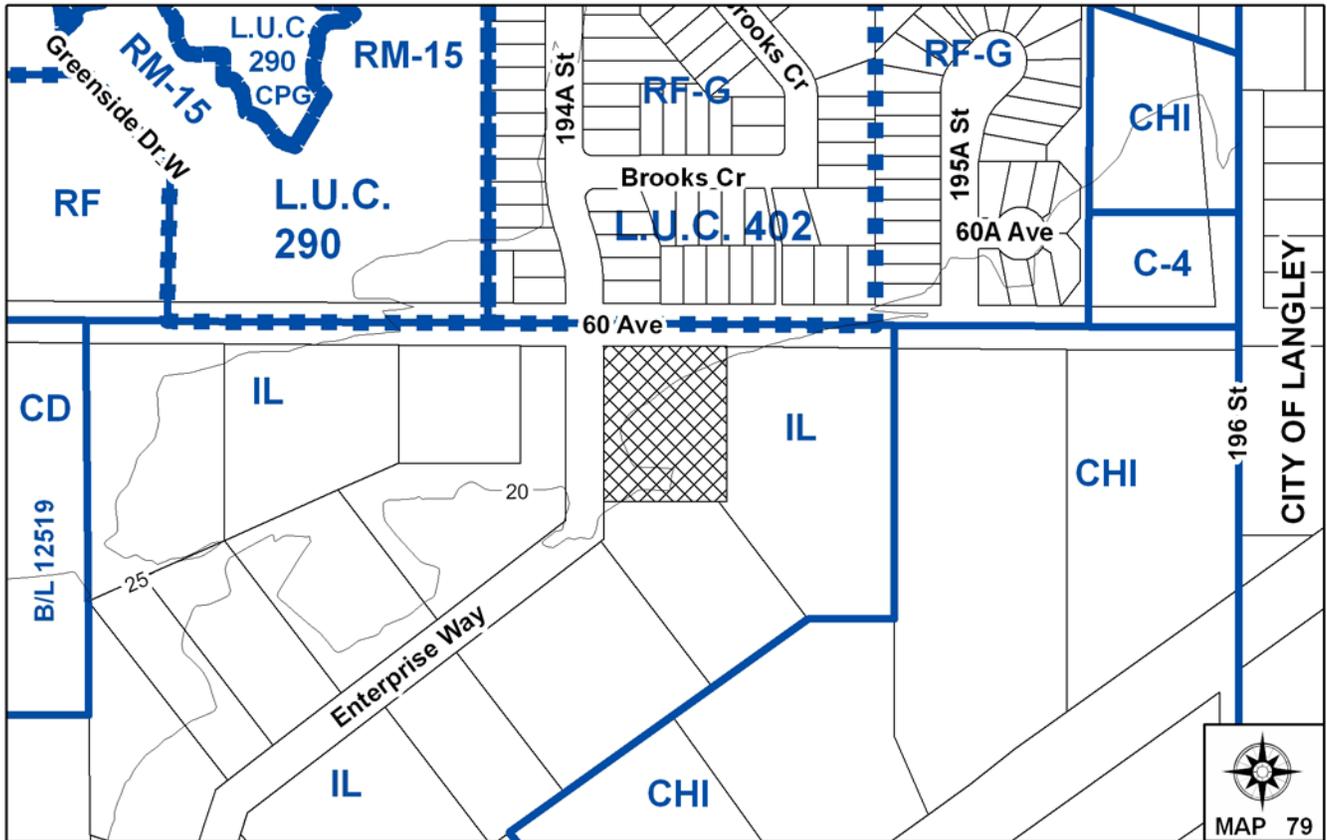
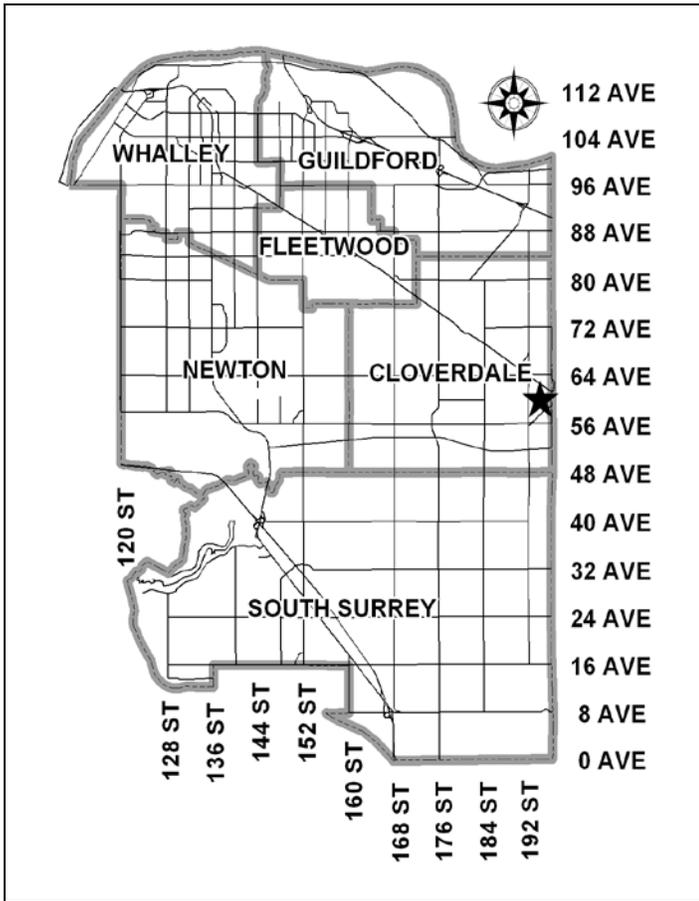
Planning Report Date: October 15, 2007

PROPOSAL:

- **Development Permit**
- **Development Variance Permit** to relax the height of an accessory structure

in order to permit the installation of a bridge crane for an existing steel processing and distribution business.

LOCATION: 19460 - 60 Avenue
OWNER: Atlee Holdings
ZONING: IL
OCP DESIGNATION: Industrial
LAP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Rescind previously approved Development Permit and Development Variance Permit.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Relax the height of an accessory structure.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Cloverdale Plan.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council rescind Resolution No. R06-1298 granting approval to Development Variance Permit No. 7906-0065-00 and Resolution No. R06-1607 granting approval to Development Permit No. 7906-0065-00.
2. Council authorize staff to draft Development Permit No. 7907-0198-00 in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7907-0198-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to increase the maximum height of an accessory building or structure in the "Light Impact Industrial Zone (IL)" from 6.0 metres (20 ft.) 9.75 metres (32 ft.).
4. Council instruct staff to resolve the following issue prior to approval:
 - (a) issuance of Development Variance Permit No. 7907-0198-00; and
 - (b) removal of the existing unauthorized temporary portable crane to the satisfaction of the Building Division.

REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix IV.

SITE CHARACTERISTICS

Existing Land Use: Steel processor and distributor.

Adjacent Area:

| Direction | Existing Use | OCP/NCP Designation | Existing Zone |
|-------------------------------|--|----------------------------|---------------------------|
| North (Across 60 Avenue): | Small single family residential lots. | Urban | Land Use Contract No. 402 |
| East: | Industrial building with a wood product business and a general contractor. | Industrial | IL |
| South: | Plastics warehouse. | Industrial | IL |
| West (Across Enterprise Way): | Metal fabricator. | Industrial | IL |

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 tower crane and a Development Variance Permit application to vary the maximum height and the minimum setbacks of a proposed over-height crane at the subject property (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 considered the public responses to the Development Variance Permit and 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.
- Subsequent to the April 10, 2006 Council meeting, Planning & Development staff met with the applicant and the applicant 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 modified the proposal to erect a 9.75-metre (32 ft.) high flat top lattice-style tower crane. This crane did not have a wire-support structure.
 - When asked to consider an alternate to a lattice-style structure, the applicant advised that a monopole design was not possible as such a design would not support the weight of the anticipated loads.
 - The revised crane design was 3.35 metres (11 ft.) lower than the original proposal.
 - The applicant proposed to paint the crane grey to blend into the skyline. The original proposal was for a red and blue coloured crane.
 - While the height of the proposed crane was been lowered, the horizontal arm length of the crane provided for 31.3 metres (102.7 ft.) radius similar to the original proposal. As such, the revised proposal maintained the setback variances of the original proposal.
- The applicant had endeavored to address the concerns expressed by both Council and the surrounding neighbourhood and at the same time respond to the operational needs of this steel business.
- On May 29, 2006, after considering the comments from the surrounding residents, Development Variance Permit No. 7906-0065-00 was approved, which increased the maximum height of the proposed tower crane to 9.75 metres (32 ft.). The corresponding Development Permit No. 7906-0065-00 was issued on July 10, 2006 (Appendix II).

- The applicant applied for a building permit to allow for the installation of a permanent tower crane on the site. During the building permit review process, the applicant also reviewed the operational requirement of the existing bridge crane and proposed tower crane on the site and found that there was insufficient clearance between the two cranes to operate them in tandem.
- To meet the construction industry's demand for steel, the applicant installed a temporary portable tower crane on the property. The placement of this portable crane prompted telephone complaints from the surrounding residents on the unsightliness of the structure.
- As a result of the neighbourhood complaints, the applicant has reviewed the operational requirements to operate two cranes on the site. He has submitted an application to allow for the installation of a 9.75-metre (32 ft.) high bridge crane on the site, rather than the approved 9.75 metre (32 ft.) high tower crane.
- A bridge or gantry crane moves back and forth on two rails located on either side of the crane. A tower crane has a supporting structure, and extends above the grade with a tall extension. The movement of this crane is an arm that lifts items into the air and moves in a circular motion.
- As the proposal is substantially different from the previously approved crane, new Development Permit and Development Variance Permit applications are required.

Current Proposal

- 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 60 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 9.75 metres (32 ft.) in height, and therefore a Development Variance Permit is requested to relax the maximum height limitation (see By-law Variance Section).
- The existing hours of operation are 7:00 a.m. to 5:00 p.m. Monday through Friday. These hours of operation can be extended into the evenings and on Saturdays, depending on the volume of business. The Business By-law does not restrict the hours of operation for industrial businesses.
- Other than the height relaxation request, the proposed gantry crane satisfies all of the other requirements of the IL Zone including building setbacks from property lines.
- The temporary portable tower crane on the property will be required to be removed.
- The new bridge crane is electronic and is as quiet as the existing bridge crane on the site. The surrounding neighbours had previously complained about the temporary crane as it was powered by a diesel generator. There is, however, some associated noise generated with the movement of rebar on the site.

PRE-NOTIFICATION

In accordance with Council policy, a Development Proposal sign was erected on the property. To date, staff have received a telephone call and an e-mail requesting information on the proposal. The telephone caller was satisfied with the current proposal and the height of the proposed gantry crane. Both inquirers want the temporary tower crane removed from the site.

DESIGN PROPOSAL AND REVIEW

- The bridge crane arm is mounted on two east/west oriented rails which allows the crane to move back and forth over the site.
- There is an existing non-conforming house on the site which will be removed to allow the installation of the new crane.
- Council had previously requested that the crane be painted grey. The applicant advised that the new proposed bridge crane will be painted grey.
- The highest point of the crane is 9.75 metres (32 ft.) to the top of the crane, which is in compliance with the previous height relaxation approved by Council.
- 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 VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To increase the maximum height of an accessory building or structure in the IL Zone from 6.0 metres (20 ft.) to 9.75 metres (32 ft.).

Applicant's Reasons:

- The crane is required in order to improve efficiency 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 variance 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 8.25 metres (27 ft.) lower than the maximum height permitted for a principal building.

- The height of an accessory structure limitation in the IL Zone is to regulate the height of accessory uses and was not intended to limit structures used in the business operation. Staff therefore support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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|---------------|---|
| Appendix I. | Lot Owners and Action Summary |
| Appendix II. | Development Permit No. 7906-0065-00 Drawings |
| Appendix III. | Proposed Site Plan, Building Elevations and Perspective |
| Appendix IV. | Engineering Summary |
| Appendix V. | Development Variance Permit No. 7907-0198-00 |

Jean Lamontagne
General Manager, Planning and Development

LAP/kms

Information for City Clerk

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

1. (a) Agent: Name: Atlee Holdings
 Address: 5980 Enterprise Way
 Surrey, BC
 V3S 6J8
 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
 PID: 005-447-208
 Lot 39 Section 10 Township 8 New Westminster District Plan 56450

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7907-0198-00.

 - (b) Remove Notice of Development Permit No. 7906-0065-00 from title.

 - (c) Remove Notice of Development Variance Permit No. 7906-0065-00 from title.