

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7907-0327-00

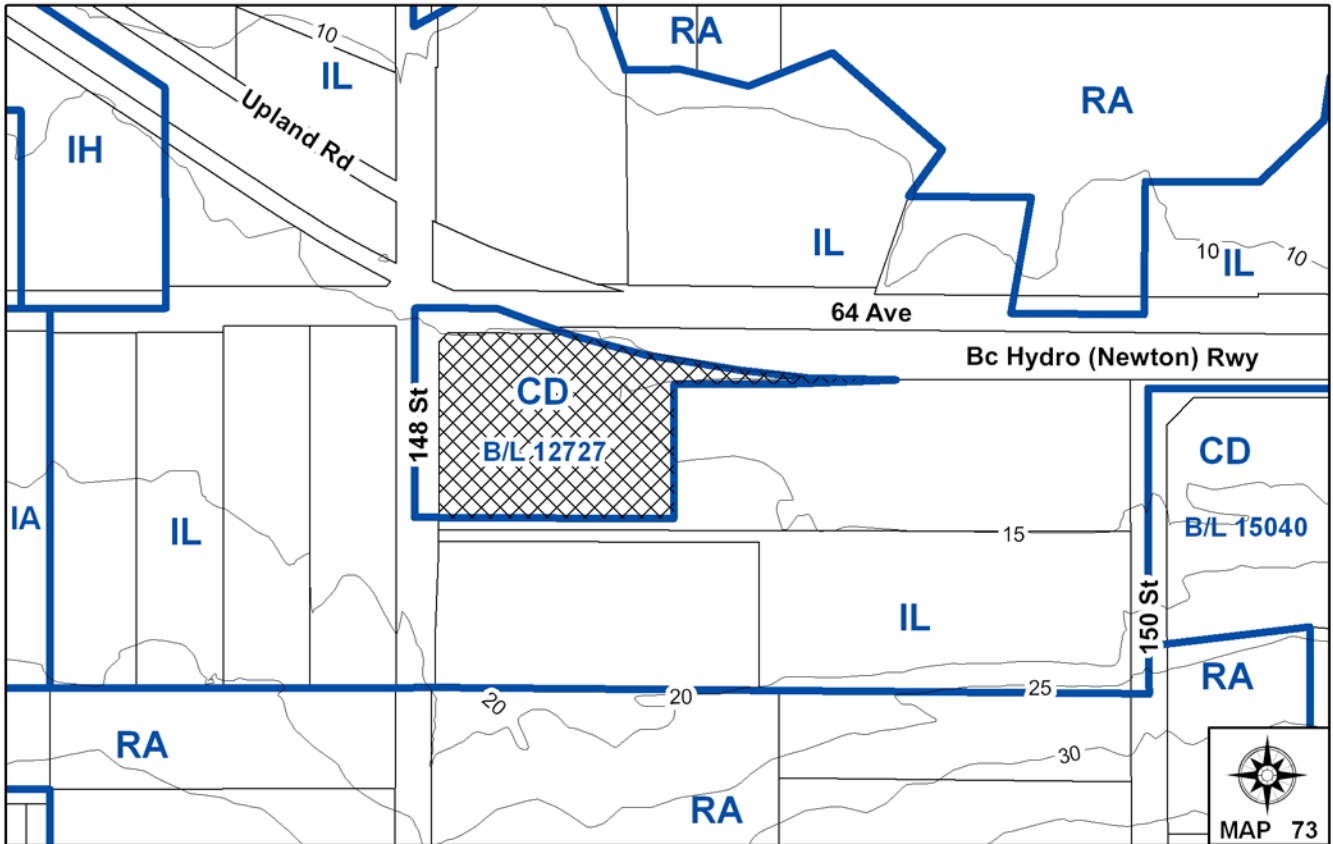
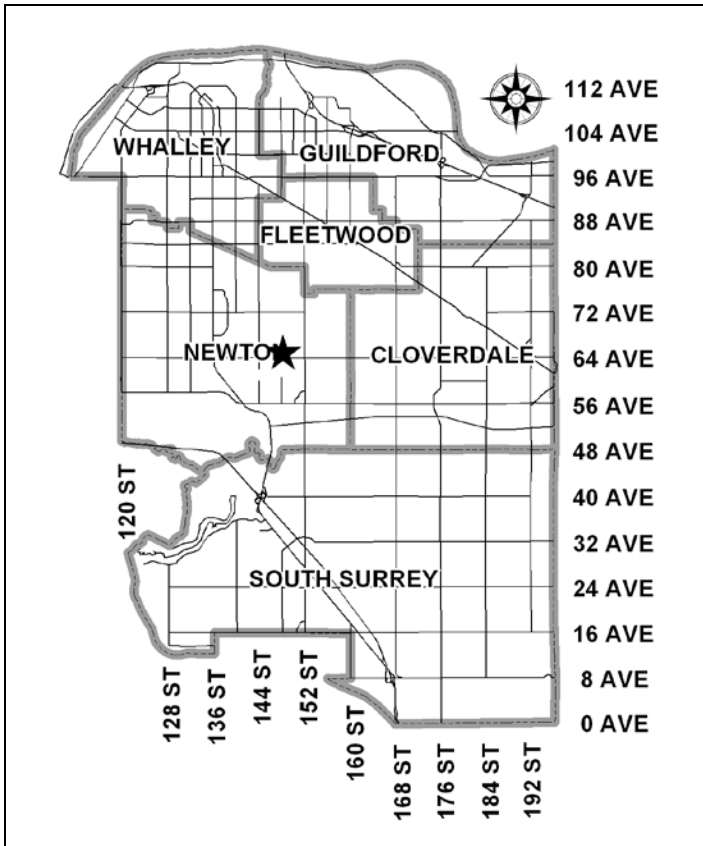
Planning Report Date: November 5, 2007

**PROPOSAL:**

- **Development Variance Permit**

to vary the side and rear yard setbacks to permit an addition to an existing industrial building.

**LOCATION:** 6362 - 148 Street  
**OWNER:** 427703 B.C. Ltd.  
**ZONING:** CD By-law No. 12727  
**OCP DESIGNATION:** Industrial  
**NCP DESIGNATION:** Industrial



### RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed addition requires setback variances along the south (from 7.5 metres [25 ft.] to 0 m) and east (from 7.5 metres [25 ft.] to 0 metre) property lines.

### RATIONALE OF RECOMMENDATION

- The area is comprised of active industrial sites and the proposed setback variances will have minimal impact on adjacent parcels.
- The configuration and operation of the existing recycling equipment and buildings on the site requires that the new equipment be placed along the southerly property line.
- A reciprocal access agreement is proposed to be registered with the adjacent site to the south to ensure improved traffic circulation.
- The proposed recycling expansion will be fully enclosed.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7907-0327-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum southerly side yard setback of the CD By-law No. 12727 from 7.5 metres (25 ft.) to 0 metres (0 ft.).
  - (b) to reduce the minimum easterly rear yard setback of the CD By-law No. 12727 from 7.5 metres (25 ft.) to 0 metre (0 ft.);
2. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
  - (b) submission of a landscaping plan and cost estimate to the specifications and satisfaction of the Planning and Development Department.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix IV.

SITE CHARACTERISTICS

Existing Land Use: International Paper Industries Ltd. operates a multiple material recycling plant on the site.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North (across 64 Avenue); East; South; West (across 148 Street):	Industrial businesses	Industrial/Industrial	IL

## DEVELOPMENT CONSIDERATIONS

- The subject site at 6362 – 148 Street is zoned “Comprehensive Development (CD) Zone By-law No. 12727” and is designated “Industrial” in both the Official Community Plan and the South Newton Neighbourhood Concept Plan. The site is occupied by International Paper Industries Ltd., a recycling plant operation. The adjacent uses are all industrial businesses.
- The site was rezoned from “Light Impact Industrial (IL) Zone” to CD By-law No. 12727 in 1996. CD Zone By-law No. 12727 is based on the IL Zone. As the IL Zone doesn’t include Recycling Plant as a permitted use, this use was included in the CD Zone.
- CD Zone By-law No. 12727 includes additional requirements with respect to fencing and screening, soundproofing and open storage of materials to mitigate the impact of the recycling plant on nearby properties.

### Proposed Addition

- There are two buildings on site and both are used to process recycled materials. The applicant proposes to build a 2,015 sq.m. (21,700 sq.ft.) addition onto the southerly building to accommodate equipment for single stream recycling processing and also to create a covered materials storage area. The new equipment needs to align with the existing equipment inside the building and thus the new equipment is proposed to be placed on the south side of the building, within the required 7.5 metre (25 feet) setback area. The applicant is proposing a 0 metre setback here.
- The building is currently set back 8.7 metres (29 feet) from the south property line. There is a large concrete block wall (approximately 3 metres/10 feet high) along the property line. This concrete wall will be retained, and a new wall to enclose the equipment is proposed to be constructed. The addition façade will be metal cladding on a steel frame. The equipment will not be visible from properties to the south of the site.
- There are two 5.8m (19 feet) wide “panhandles” south of the concrete wall that provide access for the properties at 6330/40 – 148 Street, which lie to the east of the subject site. This access corridor acts as a buffer between the subject site and the industrial site further to the south.
- The proposed addition includes a 1,255 sq.m. (13,500 sq.ft.) canopy cover for the holding area east of the building. This covered area will ensure that materials that are dropped off to be processed are kept dry prior to entering the processing system. The applicant is proposing that this portion of the addition be set back 0 metres from the easterly property line.
- The applicant has an existing agreement with the property owner to the east (6340 – 148 Street) to use approximately 3,300 sq.m. (0.82 acres) of that property. This area is adjacent to the subject site and the proposed addition and is presently used for storing materials. This area will continue to be used for storing recycling materials.

### Traffic Circulation

- The site currently has two accesses to 148 Street, but only the northern access is utilized by recycling trucks. The internal laneway to the southern access is currently blocked by stored materials and will be blocked by the proposed addition.
- To improve truck traffic flow on the site, the applicant is proposing to have trucks enter the site via the southern access, drive across a scale on the subject site, and then proceed to the back of the site via the panhandle portions of the properties at 6330/40 - 148 Street. The trucks will then unload the materials on the north side of the building and exit the site via the northern access on 148 Street.
- The applicant has initiated discussions with the neighbouring properties regarding an access easement on the panhandle portions of their lots, and has preliminary agreement from the two neighbours to allow access on these portions of their lots. As a condition of this application, the applicant will be required to register this access easement with the adjacent properties.

### Noise

- The new sorting equipment proposed to be installed on the site generates noise at a level of 68 decibels, which is below the maximum 70 decibel noise level of the IL Zone. This equipment will be entirely enclosed within the proposed building addition. The decibel level at the property line will be monitored, but is expected to be below the 60 decibel level at property line required by the IL Zone.

### Landscaping

- The applicant has indicated that the landscaping on the site will be upgraded. The applicant is required to submit a landscaping plan and cost estimate to the satisfaction of staff prior to final approval of the development variance permit.

## BY-LAW VARIANCE AND JUSTIFICATION

### (a) Requested Variances:

- To reduce the minimum southerly side yard setback of CD By-law No. 12727 from 7.5 metres (25 feet) to 0 metres (0 feet) to permit an addition to the southerly building.
- To reduce the minimum easterly rear yard setback of CD By-law No. 12727 from 7.5 metres (25 feet) to 0 metres (0 feet) to permit an addition to the southerly building.

### Justifications for Variance:

- The new equipment needs to align with the existing equipment within the building and is best placed along the southerly property line.

- The surrounding businesses are large industrial uses. The business to the south at 6320 – 148 Street is buffered from the subject site by the panhandle portions of 6330/40 – 148 Street. The site to the east, 6340 – 148 Street leases a portion of its property to the applicant and as such, the proposed addition will not impact them.
- The new sorting equipment will be fully enclosed within the proposed addition and will not negatively visually impact the adjacent uses.
- A reciprocal access agreement is proposed to be registered to address traffic circulation for the subject site and adjacent properties.
- The proposed canopy will ensure the recycling facility functions properly by protecting recycling materials from the weather.
- The application has raised no concerns from surrounding industrial businesses.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV	Development Variance Permit No. 7907-0327-00

Jean Lamontagne  
General Manager, Planning and Development

KB/kms

v:\planning\plncom07\10251536.kb.doc  
SEH 7/13/10 12:27 PM

Information for City Clerk

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

1. (a) Agent:      Name:                Nevil Davies, IPI Ltd.  
                         Address:            6362 - 148 Street  
   Surrey, B.C.  
   V3S 3C4  
                         Tel:                    604-599-8151

2.      Properties involved in the Application

(a)      Civic Address:            6362 - 148 Street

(b)      Civic Address:            6362 - 148 Street  
            Owner:                        427703 B.C. Ltd.  
   Director Information:  
   King Hong Leung

Officer Information: (as at June 23, 2006)  
King Hong Leung (President, Secretary)

PID:                                023-512-563  
Lot A Section 10 Township 2 New Westminster District Plan LMP29516

3.      Summary of Actions for City Clerk's Office

(a)      Proceed with Public Notification for Development Variance Permit No. 7907-0327-00.

## DEVELOPMENT DATA SHEET

**Proposed/Existing Zoning: CD By-law No. 12727**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		13,670 sq.m
Road Widening area		
Undevelopable area		
Net Total		13,670 sq.m
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	60%	48.3%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front (148 Street)	7.5 m	20.8 m
Rear	7.5 m	0 m
Side #1 (North) (64 Avenue)	0 m	0 m
Side #2 (South)	7.5 m	0 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	18 m	9.7 m (addition)
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		2,015 sq.m. (addition)
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		

*\* 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)	1.00	0.48
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
---------------	----	---------------------------------	----