

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0327-01

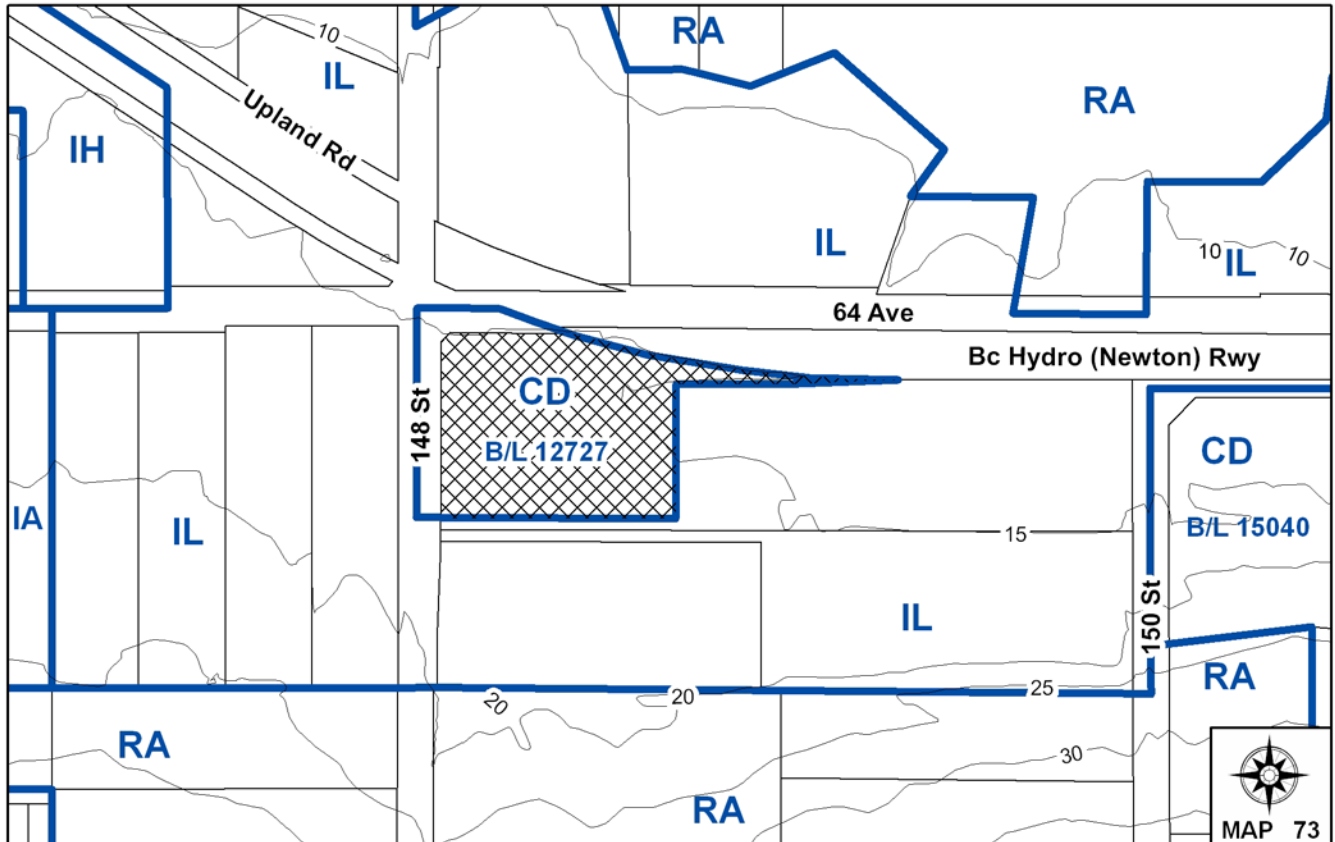
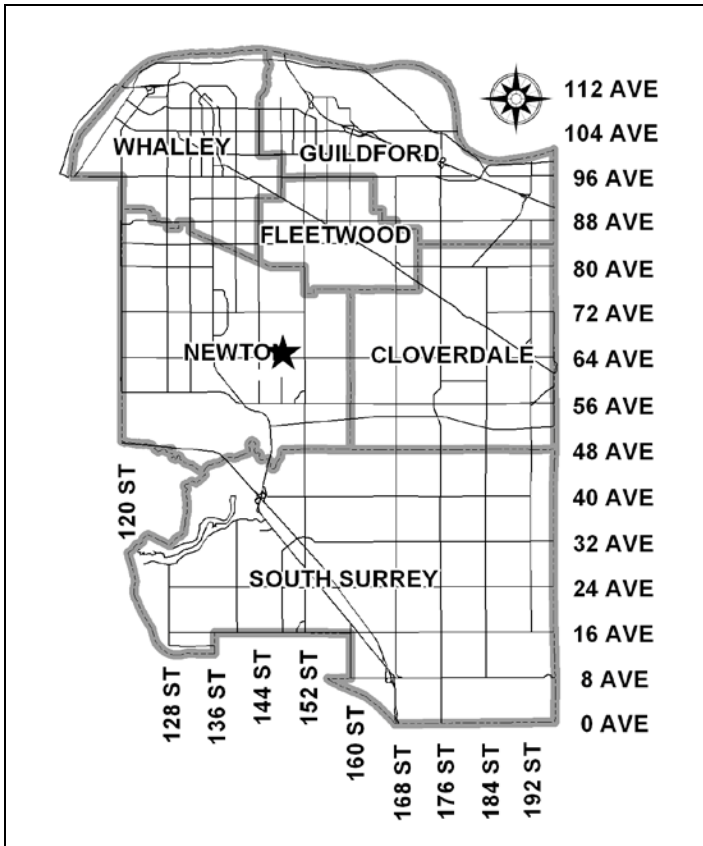
Planning Report Date: December 17, 2007

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 No. 7907-0327-01 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 variances along the east and south property lines to accommodate the single stream recycling process.
- This proposed variance is similar to Development Variance Permit No. 7907-0327-00, which was authorized to proceed to Public Notification on November 5, 2007 and has been brought before Council for approval on December 17, 2005. Several factors changed in the application process, necessitating a change in the area to be varied.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7907-0327-01 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.) as shown in Appendix IV; and
 - (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.) as shown in Appendix IV.

REFERRALS

Engineering: The Engineering Department has no objection to the project (Appendix III).

SITE CHARACTERISTICS

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

Adjacent Area:

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

DEVELOPMENT CONSIDERATIONSSubject Site

- 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.

Previous DVP Application and Current DVP Application

- On November 5, 2007, a report went to Council to request a Development Variance Permit (DVP) for setback reductions along the south and east property lines. Council authorized DVP No. 7907-0327-00 to proceed to Public Notification.
- In the application for DVP No. 7907-0327-00, the applicant proposed to use the adjacent panhandle to the south for access. However, the applicant was not able to reach an agreement with the neighbouring property owners for an access easement. This necessitated a change in the proposed site plan and the area requiring a setback variance.
- Due to the relatively short frame for the implementation of the single stream recycling project, staff advised that DVP No. 7907-0327-00 was in order for approval at the December 17, 2007 Council meeting. The approval of DVP No. 7907-0327-00 will allow the applicant to proceed to the Building Permit process.
- This DVP application, if approved, will add to the setback variance along the eastern property line.

Proposed Addition

- There are two buildings on site and both are used to process recycled materials. The applicant proposes to build a 2,455 sq.m. (26,420 sq.ft.) addition onto the southerly building to accommodate single stream recycling processing and also to create a covered materials storage area. DVP No. 7907-0327-00 was approved based on a building addition of 2,015 square metres (21,700 sq.ft.).
- In order to address access issues, the revised site/building plan indicates an expanded covered area along the eastern property line. This revision constitutes an additional 440 sq.m. area (up from 2,015 sq.m./21,700 sq.ft. in the November 5, 2007 DVP report) along the eastern rear property be enclosed with a canopy. This will ensure that materials that are dropped off to be processed are kept dry prior to entering the processing system.
- 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.

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 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 new sorting equipment will be enclosed within the proposed addition and will not negatively visually impact the adjacent uses.
- The proposed canopy will ensure the recycling facility functions properly by protecting recycling materials from the weather.
- The revised site/building plan only involves changes along the eastern property line. The adjacent portion of the property, to the east, is currently leased by the applicant for their recycling operation.

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 and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV	Development Variance Permit No. 7907-0327-01

Jean Lamontagne
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: 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. 7907-0327-01.

DEVELOPMENT DATA SHEET

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

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		13,670 sq.m
Road Widening area		
Undevelopable area		
Net Total		13,670 sq.m
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	48.3%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (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
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m	9.7 m (addition)
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		2,455 sq.m. (addition)
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)	1.00	0.52
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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