

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0329-00

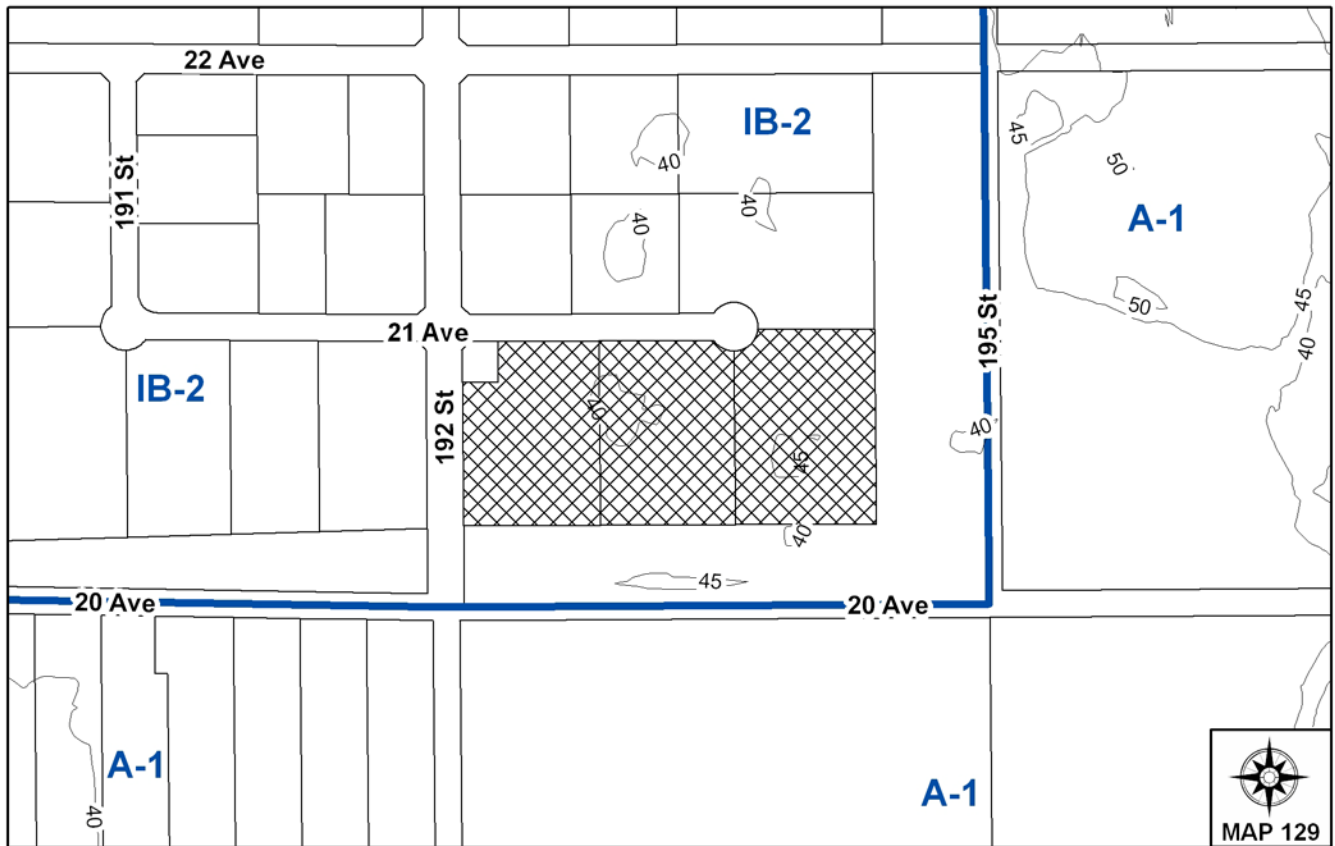
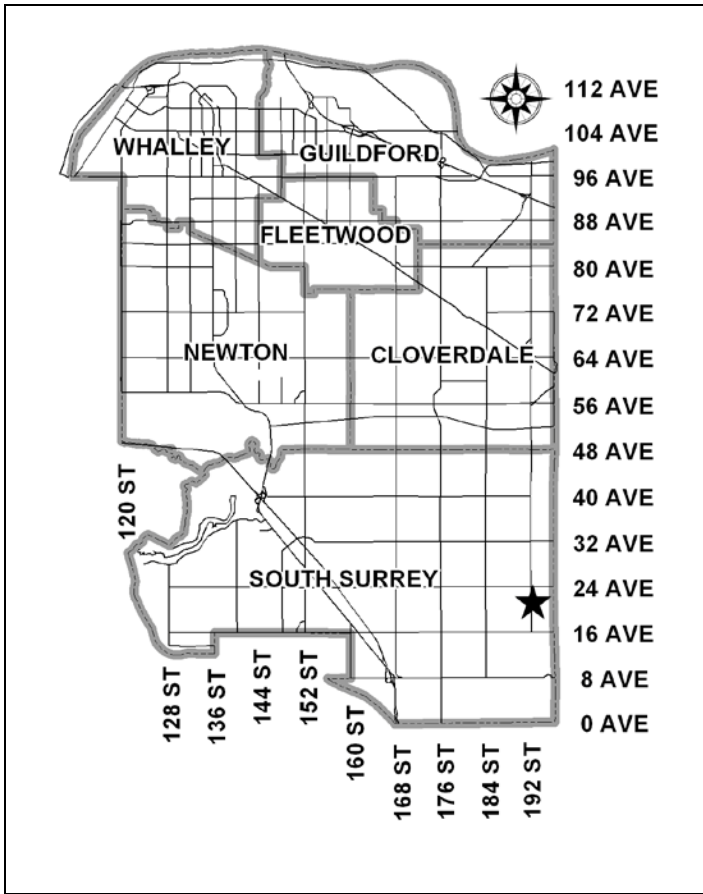
Planning Report Date: December 17, 2007

PROPOSAL:

- **Development Variance Permit**

in order to vary the parking requirement for an automated porcelain tile manufacturing facility in Campbell Heights.

LOCATION: 19236, 19272 and 19298 - 21 Avenue
OWNER: Porcelacast Properties Inc.
ZONING: IB-2
OCP DESIGNATION: Industrial
LAP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposed a variance to parking spaces required by the City of Surrey Zoning By-law from 237 spaces to 108 spaces for a tile manufacturing use.

RATIONALE OF RECOMMENDATION

- A tile manufacturing plant is consistent with the Industrial uses in the Campbell Heights Business Park.
- The automated tile manufacturing process proposed in this facility has a reduced requirement for staffing, which generates fewer parking spaces.
- The Development Variance Permit only applies to automated tile manufacturing to ensure that the intent of the parking variance is clear.
- A Restrictive Covenant will be registered on title to ensure future owners are aware of the restrictions on the varied parking and that full parking will have to be provided for other uses.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7907-0379-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) relax Part V Section C.1, Off-Street Parking of the Zoning By-law to reduce the minimum required parking spaces from 237 to 108 for a tile manufacturing use permitted under Section b.1 of Part 47B Business Park 2 Zone.
2. Council instruct staff to resolve the following issue prior to execution and issuance of the Development Variance Permit:
 - (a) registration of a Section 219 Restrictive Covenant on title to require additional parking spaces in accordance with the Zoning By-law if the tile manufacturing use increases in intensity (more floor area or employees) or the use is changed.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the placement of a Restrictive Covenant on title addressing use and intensity of use as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Vacant serviced and pre-zoned IB-2 industrial parcel. Official Community Plan designation Industrial and Local Area Plan designation Business Park.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 21 Avenue):	Vacant serviced and pre-zoned IB-2 Industrial parcels.	Industrial/Business Park	IB-2
East:	Parkland, storm water pond and vacant industrial designated land.	Industrial	IB-2/A-1
South:	Parkland corridor.	Open Space Corridor	IB-2
West (Across 192 Street):	Industrial business.	Industrial/Business Park	IB-2

DEVELOPMENT CONSIDERATIONS

- The proposed project is a 23,643 square metre (254,491 square feet) porcelain tile manufacturing facility with ancillary offices and showrooms/display areas.
- The proposal is for three IB-2 Zone lots in the Campbell Height Business Park at 19236, 19272 and 19298 - 21st Avenue (at the southeast corner of the intersection of 192 Street and 21st Avenue) which are intended to be consolidated for this proposed facility.
- The Campbell Heights Business Park has been pre-zoned and pre-serviced in order to expedite the approval process for area projects. The projects must comply with the Zoning in order to go through the Campbell Heights Design Review process, a facilitated review process held by designated City Staff, the Developer and the Design Consultant. The majority of projects in Campbell Heights have been approved through this process.
- The subject project complies with all aspects of the IB-2 Zone, except that the applicant proposes to vary the parking requirements for the subject site as discussed below.
- The project is proceeding through the Campbell Heights Design Review process as required for this area. The design of the building is generally in keeping with the quality prescribed for the CH Business Park (plans attached as Appendix II).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Vary the required off-street parking from 237 spaces to 108 spaces.

Applicant's Reasons:

- The variance responds to the reduced number of parking spaces required due to a manufacturing process that is largely automated. The facility supports 3 production shifts and the total workforce would a maximum of 75 people.
- The maximum number of persons at the facility at any one time would not exceed 50 persons. In addition, the facility has a showroom and will conduct some wholesale business from the site. Event visitors are expected to total fewer than 50 visitors.
- The applicant has enough land area to support the required parking, however they would have to remove the covered receiving area and some landscaped area to provide the full amount. By varying the parking, the applicant can provide additional landscaping and enclose the receiving area.

Staff Comments:

- Staff concur with the applicant's rationale in relation to the high level of automation in the proposed plant and reduced parking demand, and thus support the variance.

- The variance allows for the provision of more green space on the site.
- Staff will require that the applicant place a Restrictive Covenant on title to provide additional parking spaces in accordance with the Zoning By-law if the tile manufacturing use increases in intensity (more floor area or employees) or the use is changed.

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.	Proposed Site Plan and Building Elevations Perspective
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7907-0329-00

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: David Iurman Wales McLelland Construction Company (1988) Ltd.
Address: Suite 166 - 5489 Byrne Road
Burnaby, BC V5J 3J1
Tel: 604-638-1212

2. Properties involved in the Application

- (a) Civic Address: 19236, 19272 and 19298 - 21 Avenue
- (b) Civic Address: 19236 - 21 Avenue
Owner: Porcelacast Properties Inc., Inc. No. 738277
PID: 026-448-432
Lot 7 Section 15 Township 7 New Westminster District Plan BCP19923
- (c) Civic Address: 19272 - 21 Avenue
Owner: Porcelacast Properties Inc., Inc. No. 738277
PID: 026-448-441
Lot 8 Section 15 Township 7 New Westminster District Plan BCP19923
- (d) Civic Address: 19298 - 21 Avenue
Owner: Porcelacast Properties Inc., Inc. No. 738277
PID: 026-448-459
Lot 9 Section 15 Township 7 New Westminster District Plan BCP19923

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7907-0329-00.

DEVELOPMENT DATA SHEET

Existing Zoning: IB-2

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		41,563 m ²
Road Widening area		
Undevelopable area		
Net Total		41,563 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	60%	55%
SETBACKS (in metres)		
Front	7.5 m	7.5 m
Rear	7.5 m	7.5 m
Side #1 (North)	7.5 m	7.5 m
Side #2 (South)	7.5 m	± 13.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m	10.67 m
Accessory		
NUMBER OF RESIDENTIAL UNITS	n/a	
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	n/a	
FLOOR AREA: Commercial	n/a	
Retail		
Office		
Total		
FLOOR AREA: Industrial		23,643 m ²
FLOOR AREA: Institutional	n/a	
TOTAL BUILDING FLOOR AREA		23,643 m ²

** 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)	1.0 max	.56 FAR
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	237 required	108 proposed
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		108 proposed
Number of disabled stalls		2
Number of small cars		none
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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