

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0115-00

Planning Report Date: December 15, 2008

PROPOSAL:

- Development Permit
- Development Variance Permit

to provide for landscaping at 7319 King George Highway and to vary the westerly and southerly setbacks to permit a cooler addition and to legalize an existing compression room and a sewage filtration/DAF building for a poultry processing plant.

LOCATION:

13542 - 73A Avenue and 7319 King George Highway

OWNER:

High Noon Investment Corporation

ZONING:

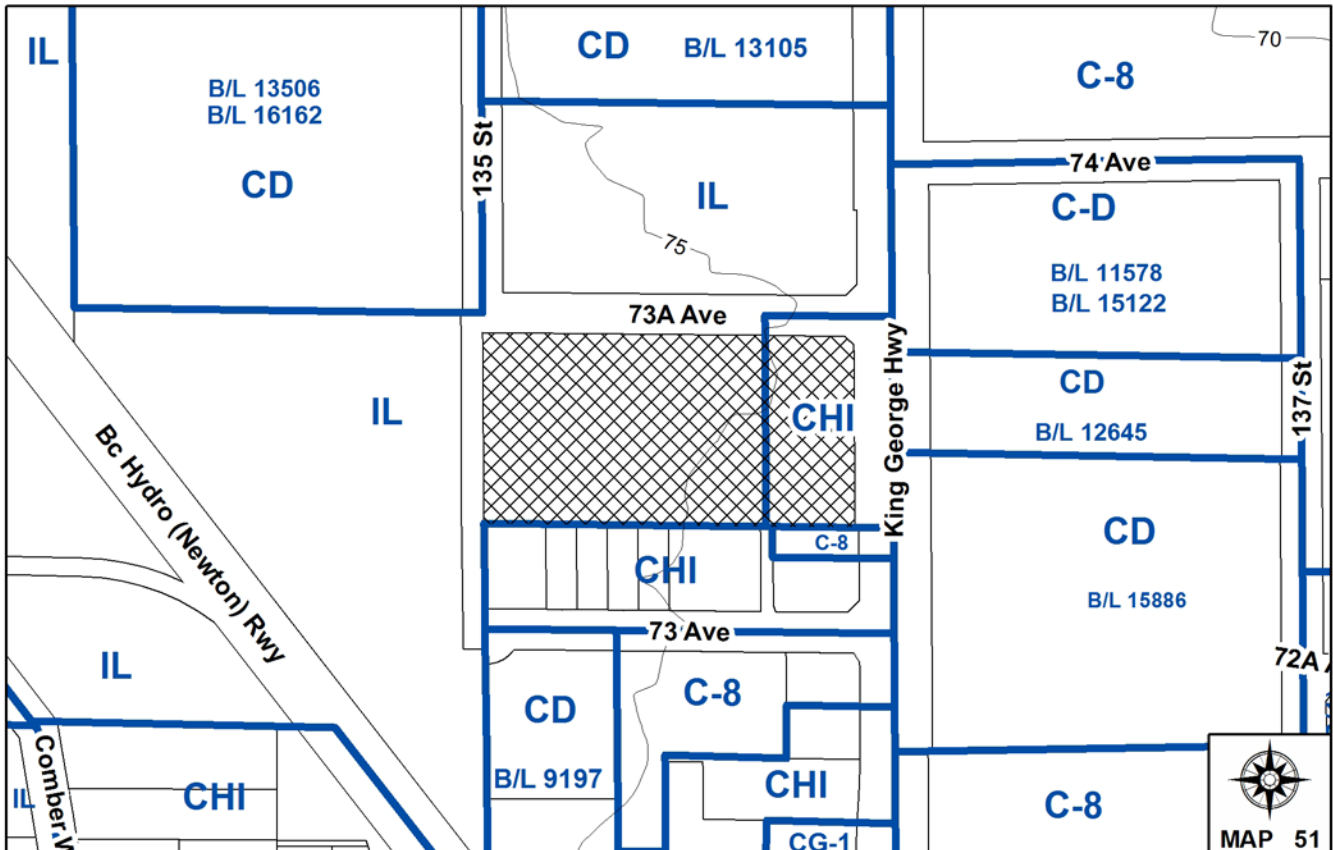
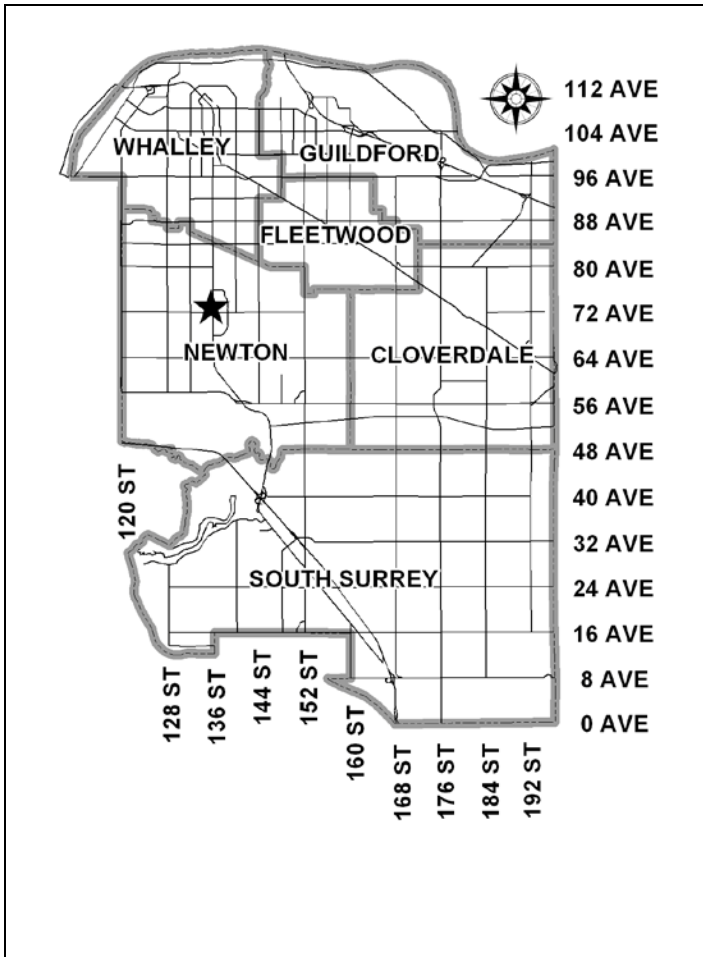
IL

OCP DESIGNATION:

Industrial

LAP DESIGNATION:

Service Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to relax the front (westerly) setback (135 Street) from 7.5 metres (25 ft.) to 0 metre (0 ft.) to allow for a proposed cooler addition to the existing building and to legalize the existing compression room, which is set back 3.8 metres (12 ft.) from the southerly property line and also the existing sewage filtration/DAF building which is set back 1.2 metres (4 ft.) from the southerly property line.

RATIONALE OF RECOMMENDATION

- The existing processing plant is already built at 0 metre lot line along the westerly property line fronting 135 Street.
- The proposed cooler addition is necessary for the plant's operations and the proposed setback relaxation for the addition will allow it to match the existing building location along 135 Street.
- A Statutory Right-of-Way will be placed over the westerly 9 metre (30 ft.) portion of the site to allow for future widening of 135 Street to its ultimate width. No road widening is proposed currently, as the poultry plant already exists in this future road widening area, but the Statutory Right-of-Way will protect the future road widening requirements when conditions on the site change.
- The existing compression room and sewage filtration/DAF building are sited in contravention to the required setbacks and the proposal will legalize these encroachments.
- The applicant is proposing to landscape an adjacent lot fronting King George Highway in order to beautify the area. The adjacent lot is also owned by the applicant.

SITE CHARACTERISTICS

Existing Land Use: Sunrise Poultry processing plant at 13542 - 73A Avenue. Parking lot and car rental office at 7319 King George Highway.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 73A Avenue):	Self-storage business.	Industrial/Highway Commercial	IL
East (Across King George Highway):	Commercial plaza.	Commercial/Retail Commercial and Highway Commercial	CD (By-law Nos. 12645 and 15886)
South:	Various commercial operations, owned by applicant.	Commercial/Service Industrial	CHI
West (Across 135 Street):	Self storage business.	Industrial/General Industrial	IL

DEVELOPMENT CONSIDERATIONS

- The site at 13542 – 73A Avenue is 1.33 hectares (3.28 acres) in area, is zoned “Light Impact Industrial (IL) Zone” and is designated “Service Industrial” in the Newton Local Area Plan (LAP) and “Industrial” in the Official Community Plan (OCP). The site contains the Sunrise Poultry processing plant. The adjacent site at 7319 King George Highway is zoned “Highway Commercial Industrial (CHI) Zone” and is designated “Service Industrial” in the Newton LAP and “Industrial” in the OCP. This site is currently used as a parking lot for the Sunrise Poultry plant and there is a small car rental office on the site.
- The applicant is proposing a 713 sq.m. (7,670 sq.ft.) building addition for a cooler at the southwest corner of the site at 13542 – 73A Avenue. The proposed addition will match the existing building in materials and design.
- The building addition is proposed to be at 0 metre lot line along the westerly (135 Street) lot line and a Development Variance Permit (DVP) is requested to reduce the minimum westerly setback from 7.5 metres (25 feet) to 0 metres.
- The building addition is also proposed to be at 0 metre lot line along the southerly side yard lot line. The IL Zone allows for one side yard setback to be 0 metres if the adjacent property is commercial or industrial. The adjacent properties to the south are zoned “Highway Commercial Industrial Zone” (CHI) and are all owned by the applicant.

- The applicant is also proposing that the DVP vary the southerly side yard minimum setback from 7.5 metres (25 feet) to 3.8 metres (12 feet) to legalize an existing compression room, and also to vary the minimum southerly setback from 7.5 metres (25 feet) to 1.2 metres (4 feet) to legalize an existing sewage filtration/diffused air flocculation (DAF) building. The compression room, the adjacent spiral freezer and the sewage filtration/DAF building were constructed without the proper Building Permits. As a condition of DVP approval, the applicant is required to resolve all Building Permit issues.
- The applicant is also proposing a Development Permit to allow for landscaping along the northerly and easterly property lines of the adjacent parcel at 7319 King George Highway.

Statutory Right-of-Way

- When the westerly portion of the existing poultry processing plant was built, the legal frontage of the property was to the north (73A Avenue) and the westerly property line was a side yard, adjacent to another industrial parcel. The building was built to 0 metre lot line as per the IL Zone setback provisions.
- Since that time, 135 Street was developed along the westerly property line as a half-road. For 135 Street to reach its ultimate width, a portion of the subject property will be required to be dedicated at a future date. To secure this future road width, a 9 metre (30 feet) wide Statutory Right-of-Way is required to be registered on the site (and on the adjacent property to the south which is also owned by the applicant) as condition of DVP approval.

Parking

- The existing building on the subject site has a floor area of 7,402 sq.m. (79,670 sq.ft.). With the proposed addition the total floor area will be 8,115 sq.m. (87,350 sq.ft.). Eighty-one (81) parking spaces are required according to the Zoning By-law.
- The subject site contains 36 parking spaces. However, these 36 parking spaces and the other numerous paved areas throughout the site are typically used as storage areas or to park delivery vehicles and tractor trailers. As such, relative to the Zoning By-law, the site is deficient by 81 parking spaces.
- The applicant uses the adjacent CHI-zoned parcel to the east (7319 King George Highway), which the applicant also owns, as a parking area for employees and customers. This site has a total of 105 parking spaces. There is also a car rental business on 7319 King George Highway, which requires 4 parking spaces.
- The applicant proposes to provide the 81 required parking spaces on this adjacent parcel (7319 King George Highway). As a condition of DVP approval, the applicant is required to register a parking easement that allows for Sunrise Poultry (13542 – 73A Avenue) to use the parcel at 7319 King George Highway for employee and customer parking to satisfy the parking requirements in the Zoning By-law.

Development Permit for Landscaping

- The parcel at 7319 King George Highway has high visibility along King George Highway. To improve the visual appeal of this prominent parcel, the applicant is proposing to provide a 3 metre (10 feet) wide landscaping strip along the King George Highway and 73A Avenue property lines, and to also sod the boulevard area between the property line and the sidewalk. The applicant is proposing a mixture of trees, shrubs and ground cover, and a trellis corner feature at the northeast corner of the parcel. Landscaping security will be collected as part of the approval of this application.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- In Section F of the IL Zone the minimum westerly front yard setback be reduced from 7.5 metres (25 feet) to 0 metres to permit the proposed building addition.

Applicant's Reasons:

- The proposed building addition for a cooler is necessary for the plant's operations.

Staff Comments:

- The proposed setback along 135 Street matches the existing setback of the building at this location.
- The cooler is required to be located at this corner due to the existing internal processing operation.
- As part of this DVP application a Statutory Right-of-Way is required to be registered over the 9 metre (30 feet) wide westerly portion of the subject site to provide for the ultimate width of 135 Street for such time as it becomes feasible to widen the road.

(b) Requested Variance:

- In Section F of the IL Zone the minimum southerly front yard setback be reduced from 7.5 metres (25 feet) to 3.8 metres (12 feet) for the existing compression room.

Applicant's Reasons:

- This will allow this small portion of the building to be legalized.

Staff Comments:

- The IL Zone allows for a 7.5 metre (25 feet) setback, or a 0 metre side yard setback if the adjacent parcel is commercial or industrial. The DVP is required because the setback is between 0 metres and 7.5 metres (25 feet). The adjacent land is zoned CHI and is owned by the applicant.

- The compression room was constructed previously without completion of the required permits. The applicant will be required to fulfill the Building Permit requirements and bring this addition into conformity with all Codes and By-laws.

(c) Requested Variance:

- In Section F of the IL Zone the minimum southerly front yard setback be reduced from 7.5 metres (25 feet) to 1.2 metres (4 feet) for the existing sewage filtration/DAF building.

Applicant's Reasons:

- This will allow this small portion of the building to be legalized.

Staff Comments:

- The IL Zone allows for a 7.5 metre (25 feet) setback, or a 0 metre side yard setback if the adjacent parcel is commercial or industrial. The DVP is required because the setback is between 0 metres and 7.5 metres (25 feet). The adjacent land is zoned CHI and is owned by the applicant.
- The sewage filtration/DAF building was constructed previously without completion of the required permits. The applicant will be required to fulfill the Building Permit requirements and bring this addition into conformity with all Codes and By-laws.

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.	Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7908-0115-00

Jean Lamontagne
General Manager
Planning and Development

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DEVELOPMENT DATA SHEET

Existing Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		13,273 sq.m. (3.28 ac)
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	38%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres) (for proposed addition area)		
Front (East)	7.5 m	0 m
Side (South)	7.5 m or 0 m	0 m and 3.8 m
Side #1 (N,S,E, or W)		
Side #2 (N,S,E, or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m	9 m
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		8,115 sq.m. (includes proposed 713 sq.m. addition)
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		8,115 sq.m.

** 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)	1.0	.61
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	81	81
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	81	81
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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