

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0148-00

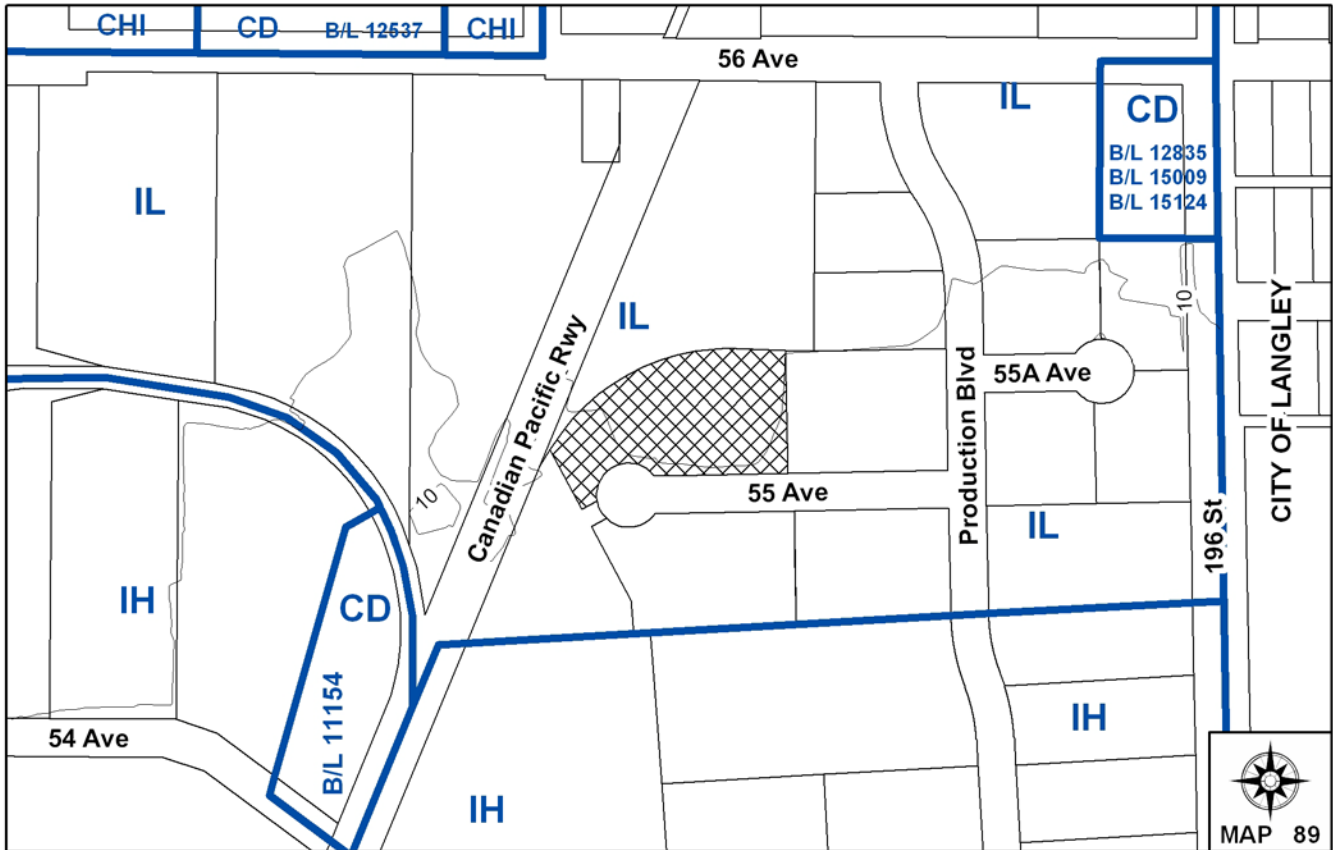
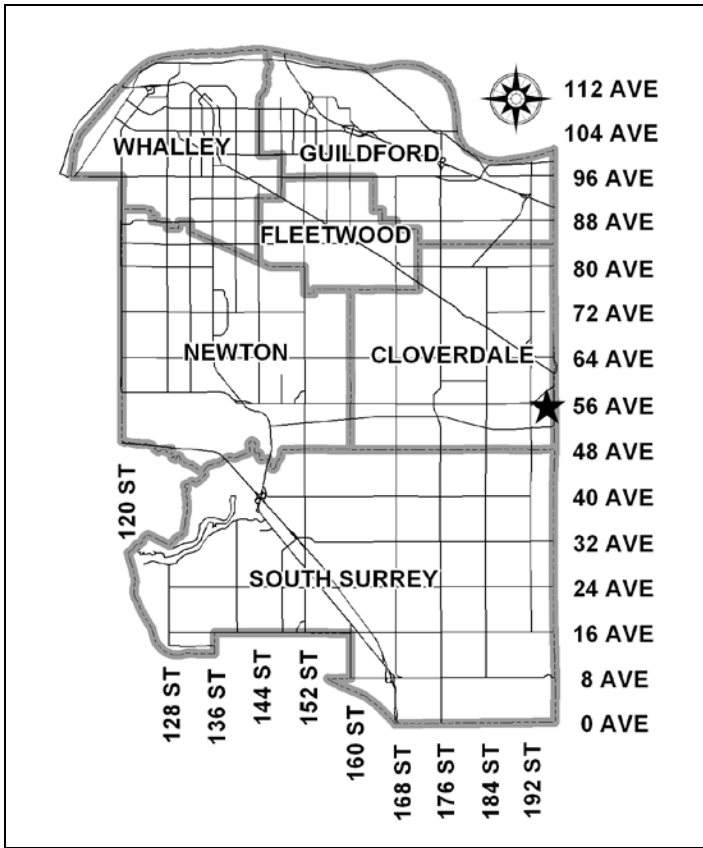
Planning Report Date: December 15, 2008

PROPOSAL:

- **Development Variance Permit**

in order to permit the development of an industrial building.

LOCATION: 19495 - 55 Avenue
OWNER: Revo Holdings Ltd.
ZONING: IL
OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Reduced rear yard (north) building setback requested.

RATIONALE OF RECOMMENDATION

- The reduced rear yard building setback allows adequate room for loading and unloading activities, and parking in front of the proposed building with no negative impacts on the adjoining lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7908-0148-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the IL Zone from 7.5 metres (25 ft.) to 1.68 metres (6 ft.).

REFERRALS

Engineering: The Engineering Department has no objection to the project.

Environmental Review Committee (ERC): The application was reviewed at the October 15, 2008 ERC meeting. The ERC approved a reduction in the setback area from McLelland Creek from 30 metres (100 ft.) to a net average of 20 metres (66 ft.) from top-of-bank along the western edge of the site, subject to riparian enhancements.

SITE CHARACTERISTICS

Existing Land Use: Vacant industrial lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Industrial building with outside storage.	Industrial	IL
East:	Industrial building.	Industrial	IL
South (Across 55 Avenue:	Vacant industrial lot.	Industrial	IL
West:	McLellan Creek/Canadian Pacific Railway tracks.	Industrial	IL
South-West:	Vacant treed site under application No. 7908-0124-00 for a temporary truck parking lot (pre-Council).	Industrial	IL

DEVELOPMENT CONSIDERATIONS

Background

- The subject parcel is located at 19495 - 55 Avenue in East Cloverdale and comprises 0.69 hectare (1.71 ac.) of land. It is designated Industrial in the Official Community Plan (OCP) and is currently zoned Light Impact Industrial (IL).
- The parcel was the subject of a previous Development Variance Permit application (File No. 7902-0226-00) to reduce the rear yard setback from 7.5 metres (25 ft.) to 1.68 metres (6 ft.) and the east side yard setback from 7.5 metres to 0.25 metre (10 inches).
- Development Variance Permit No. 7902-0226-00 was approved by Council on October 21, 2002. However, construction did not commence within two years of approval of this permit. As a result, Development Variance Permit No. 7902-0226-00 expired.
- Since 2002, the subject site has been acquired by the current applicant who wishes to construct a new industrial building with a reduced rear yard building setback.

Current Proposal

- The current application proposes a Development Variance Permit (DVP) to reduce the rear yard setback from 7.5 metres (25 ft.) to 1.68 metres (6 ft.) in order to obtain a building permit for a new multi-tenant industrial building which is approximately 2,968.9 square metres (31,957 sq. ft.) in size. However due to the irregular configuration of the subject property, the applicant is requesting the proposed variance.
- The site is located outside of an area requiring a Development Permit and meets all of the other requirements of the IL Zone including lot coverage, density, building height and parking.
- A 30.0-metre (98 ft.) setback measured from top-of-bank is typically required for any proposal that is adjacent to a red-coded creek. However, the Environmental Review Committee (ERC) has approved a reduction in the creek setback area to a net average of 20.0 metres (66 ft.) from top-of-bank with riparian enhancement, subject to the following:
 - Restrictive Covenant is registered to ensure the protection of the riparian area;
 - Riparian enhancement is provided outside of the setback area; and
 - A fence is required to be erected along the 20-metre (66 ft.) setback line.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the minimum rear yard (north) setback of the IL Zone from 7.5 metres (25 ft.) to 1.68 metres (6 ft.)

Applicant's Reasons:

- The proposed setback would allow individual units to exit from the rear of the building, which is a requirement of the BC Building Code.

Staff Comments

- The reduced rear yard setback will allow adequate room in front of the building for parking, loading and truck maneuverability.
- The impact of the proposed setback reduction on the existing development to the north should be minimal as the affected area is presently used for outdoor storage and to a lesser extent for parking. The existing building on the neighboring parcel is set back approximately 20.0 metres (66 ft.) from the shared property line with the subject parcel.
- Therefore, staff can support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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| Appendix I. | Lot Owners, Action Summary and Project Data Sheets |
| Appendix II. | Proposed Site Plan, Building Elevations and Landscape Plans |
| Appendix III. | Development Variance Permit No. 7908-0148-00 |

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Sandford Design Group and ITO & Associates Landscape Architects, respectively, dated November 26, 2008.

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: Martini Construction Ltd.
 Address: 5740 Production Way
 Langley, BC
 V3A 4N4
 Tel: 604-534-6225

2. Properties involved in the Application
 - (a) Civic Address: 19495 - 55 Avenue

 - (b) Civic Address: 19495 - 55 Avenue
 Owner: Revo Holdings Ltd., Inc. No. 258129
 PID: 025-071-203
 Parcel A Section 3 Township 8 New Westminster District Plan LMP50296

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7908-0148-00.

DEVELOPMENT DATA SHEET

Existing Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		6,934.61 m ²
Road Widening area		
Undevelopable area		1,020.1 m ²
Net Total		5,914.5 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	50.2%
Paved & Hard Surfaced Areas		42.7%
Total Site Coverage		92.9%
SETBACKS (in metres)		
Front	7.5 m	25.6 m
Rear	7.5 m	1.68 m
Side #1 (West)	7.5 m	30.0 m
Side #2 (East)	0 m	.25m
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m	9.14 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		2,968.9 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	5,914.5 m ²	2,968.9 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	.43
FAR (net)	1.0	.50
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	30	39
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	30	39
Number of disabled stalls	1	
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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