

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0297-00

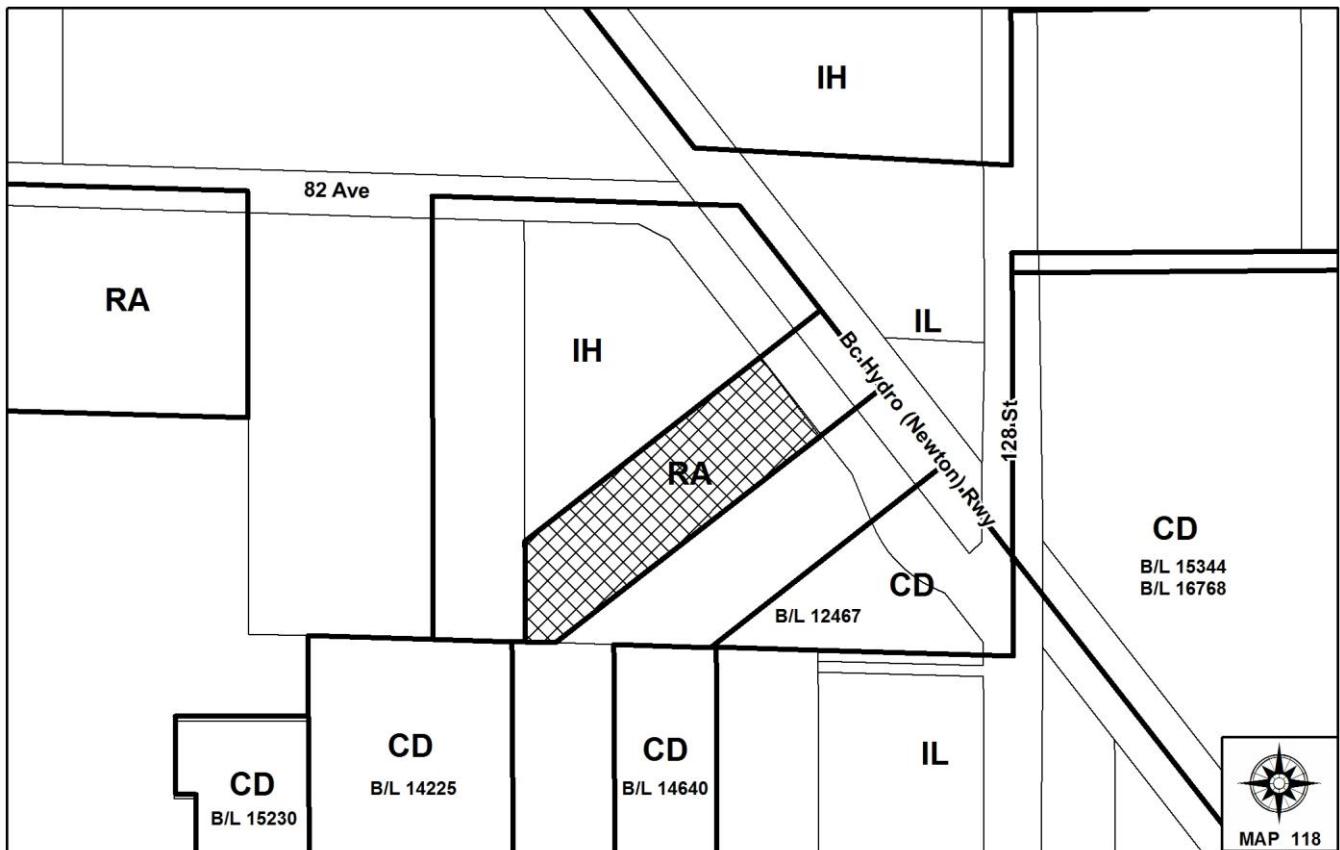
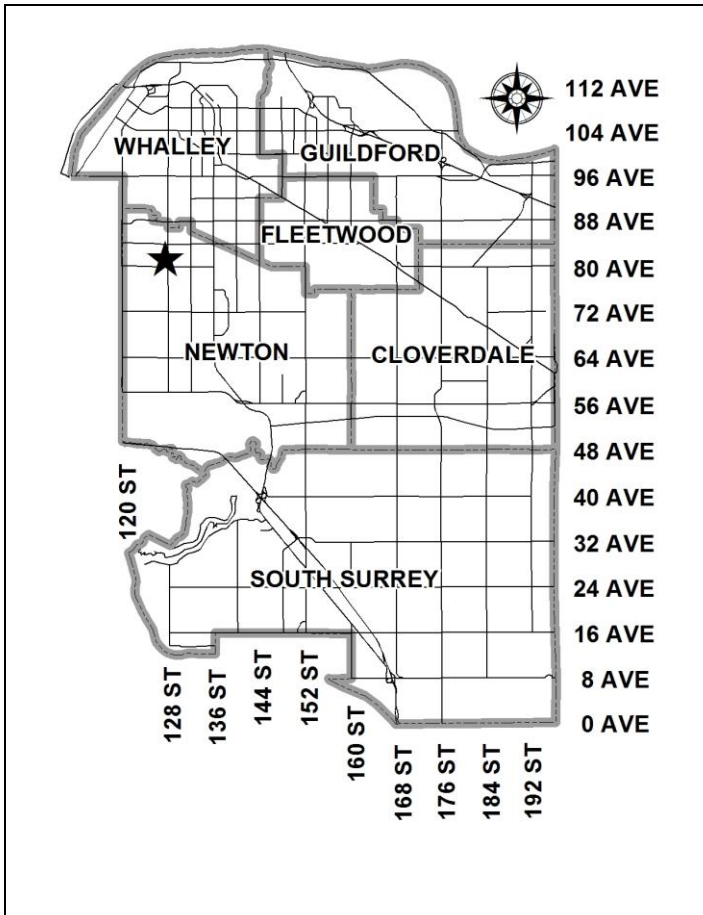
Planning Report Date: September 14, 2009

PROPOSAL:

- **Rezoning** from RA to IH

in order to allow consolidation of two (2) lots to legalize an existing steel manufacturing business.

LOCATION: 12750 – 82 Avenue
OWNER: XL Ironworks Ltd.
ZONING: IH and RA
OCP DESIGNATION: Industrial
LAP DESIGNATION: Heavy Industrial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The subject property at 12750 - 80 Avenue is zoned RA and is presently being used in conjunction with the adjacent property at 12720 - 80 Avenue as part of a steel formworks manufacturing business. The rezoning is required to allow legalization of the zoning, and to permit consolidation.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with LAP Designation.
- The proposal will regularize an existing, long-standing high impact industrial operation. The High Impact Industrial Zone (IH) is approximate for this "central" part of the Newton Industrial Area.
- The applicant will be dedicating a portion of 82 Avenue for road widening and will also be enhancing the site frontage through the installation of landscaping.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "High Impact Industrial Zone (IH)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
 - (c) submission of a finalized landscaping plan and landscaping 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 III.

SITE CHARACTERISTICS

Existing Land Use: Steel manufacturing business.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 82 Avenue) and West	Manufacturing/Warehousing	Industrial	IH/IL
East (Across 82 Avenue and 128 Street):	Manufacturing/Warehousing	Industrial	CD and IL
South:	Manufacturing/Warehousing	Industrial	IL/CD

DEVELOPMENT CONSIDERATIONS

Background and Proposed

- XL Ironworks currently operates a steel formworks manufacturing facility at 12720 – 82 Avenue (IH zoned) and has been utilizing 12750 - 82 Avenue (RA zoned) as a storage yard for completed steel forms. The site consists of a large structure for the manufacture of the steel formworks, as well as a number of cranes and gantries for the movement of said goods on site. This business has been operating on the site in excess of 30 years.
- The applicant recently made inquiries regarding additional site construction and became aware of the zoning discrepancy. As a result they seek to legalize the existing zoning and consolidate the two (2) parcels.

Application

- The rezoning of the subject RA zoned property to High Impact Industrial Zone (IH) will allow the subsequent consolidation of the two properties into one larger Heavy Industrial property thereby eliminating existing encroachments between the two sites.
- The existing IH zoned site is approximately 9,850 sq. metres (106,028 sq.ft) in area, and the existing RA zoned site is approximately 7,000 sq. metres (75,360 sq.ft). Upon consolidation, the IH site would be approximately 1.7 hectares (4.2 acres) in total area. There will be no change in the use, the accesses, or the overall site layout with the exception of approximately 1.0 metre of road dedication along 82nd Avenue.
- As a condition of the rezoning and subdivision, the applicants have agreed to install extensive landscaping along their revised road frontage. Some limitations to their landscape installations are required to ensure adequate visibility for truck access and egress and the installation of several required gates.

PRE-NOTIFICATION

- A Pre-Notification letter was sent out to the neighbourhood in August 2009. Staff received no phone calls or e-mails with any comments or concerns about the proposal.

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 Subdivision Layout, Site Plan, Building Elevations Landscape Plans and Perspective
- Appendix III. Engineering Summary

Jean Lamontagne
General Manager
Planning and Development

GM/kms

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: _____

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front		
Rear		
Side #1 (N,S,E, or W)		
Side #2 (N,S,E, or W)		
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal		
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		
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)		
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	YES/NO	Tree Survey/Assessment Provided	YES/NO
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