

**City of Surrey
PLANNING & DEVELOPMENT REPORT**

File: 7908-0304-00

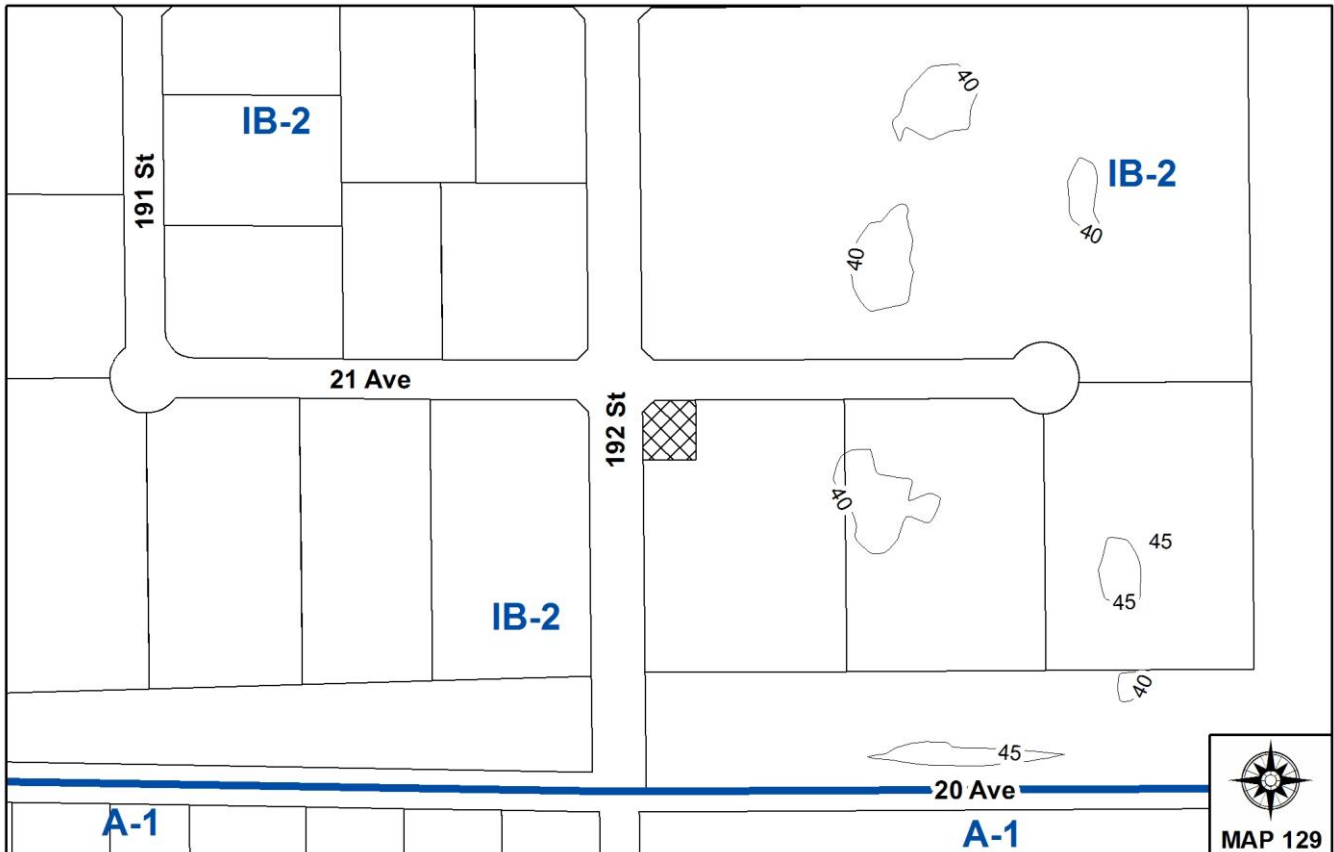
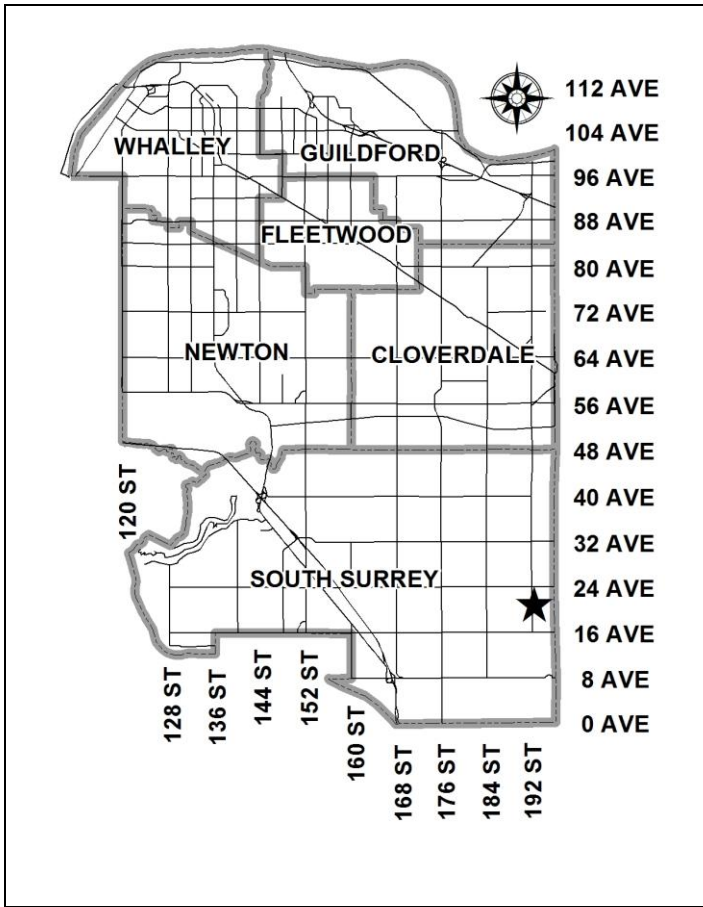
Planning Report Date: April 20, 2009

PROPOSAL:

- **Development Variance Permit**

in order to relax the setback along 192 Street to permit the construction of an electrical control building at the Campbell Heights Sewage Pumping Station.

LOCATION: 2090 - 192 Street
OWNER: City of Surrey
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 is requesting a Development Variance Permit to reduce the flanking street (192 Street) side yard setback.

RATIONALE OF RECOMMENDATION

- The reduced setback will allow for the construction of an electrical control building, which is necessary for the operation of the existing sewage pump station, without requiring modifications or relocation of the existing infrastructure on site.
- The applicant is proposing to install additional landscaping to help screen the sewage pump station.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7908-0304-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum flanking street side yard (192 Street) setback of the IB-2 Zone from 7.5 metres (25 ft.) to 3.6 metres (12 ft.).
2. Council instruct staff to resolve the following issue prior to approval:
 - (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.

REFERRALS

- Engineering: There are no engineering requirements relative to the issuance of the Development Variance Permit.
- B.C. Hydro: Support. The applicant must provide BC Hydro with continuous access to the statutory right-of-way.

SITE CHARACTERISTICS

Existing Land Use: Sewage pumping station in Campbell Heights.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 21 Avenue), West and East:	Industrial business park.	Industrial/Business Park	IB-2
South:	Industrial business park.	Industrial/Business Park	IB-2

DEVELOPMENT CONSIDERATIONS

Background

- The property, which is located on the east side of 192 Street in the Campbell Heights area, contains the Campbell Heights Sewage Pumping Station and is owned by the City.
- The site is designated "Industrial" in the Official Community Plan (OCP) and "Business Park " in the Campbell Heights Local Area Plan (LAP).
- The property was created as part of a 6-lot subdivision under a previous development application (File No. 7905-0907-00) and is currently zoned "Business Park 2" (IB-2).
- The site is the location of the Campbell Heights Sewage Pumping Station, which was chosen based upon surrounding topography. The central location, and relative proximity of the sewage pumping station to the larger catchment area, was selected to avoid the need for deeper sewer lines or future additional pump stations to satisfy growing demand.

Current Proposal

- The Engineering Department is seeking to construct an electrical control building in order to upgrade the existing Campbell Heights Sewage Pumping Station.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum flanking street side yard setback of the IB-2 Zone from 7.5 metres (25 feet) to 3.6 metres (12 feet).

Applicant's Reasons:

- The reduced setback will permit the construction of an electrical control building, which is necessary for the long-term operation of the pump station, without requiring modifications or relocation of the proposed structure.

Staff Comments:

- The relaxed setback allows for upgrades to an existing municipal utility. While other locations on the site have been examined, it would not be practical to locate the proposed structure at a 7.5 metre (25 feet) setback as this would impede the functionality of the sewage pump station.
- Significant landscaping currently exists along the western property line, where the reduced setback is proposed. The landscaping includes a cedar hedge around the perimeter of the compound, which consists of 1.2 metre (4 ft.) high emerald cedars. The hedge was planted to act as a buffer between the subject property and 192 Street thereby minimizing the visual impact of the electrical control building from adjacent structures and roadways.

- The applicant has agreed to replace the existing 2.5 metre high fence with a 1.8 metre high black vinyl chain link fence along the perimeter of the compound. The proposed fence will be situated inside the existing cedar hedge.
- The applicant has agreed to plant flowering shrubs at the base of the existing hedge in order to promote greater consistency with landscaping features elsewhere in Campbell Heights. The flowering shrubs will consist of 18 inch (45 centimetre) high Johnson's Blue Geraniums around the perimeter of the subject property.
- In addition, the applicant has proposed to paint the exterior surfaces of the electrical control building in neutral colours opting for dark beige walls and a dark green roof. As a result, the building exterior and landscaping requirements will minimize the visual impact of the electrical control building from adjacent structures and roadways while enabling municipal staff to operate as well as maintain the sewage pumping station with minimal physical barriers.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
Appendix II. Development Variance Permit No. 7908-0304-00

Jean Lamontagne
General Manager
Planning and Development

MRJ/kms

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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: Ron Smith, City of Surrey
 Address: 14245 - 56 Avenue
 Surrey, BC
 V3X 3A2
 Tel: 604-591-4309

2. Properties involved in the Application
 - (a) Civic Address: 2090 - 192 Street

 - (b) Civic Address: 2090 - 192 Street
 Owner: City of Surrey
 PID: 026-447-576
 Lot 5 Section 15 Township 7 New Westminster District Plan BCP19915

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7908-0304-00.