

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0002-00

Planning Report Date: March 9, 2009

PROPOSAL:

- **Development Variance Permit**

to relax the side yard setback in order to permit a compressor room addition for an existing industrial building.

LOCATION:

19095 - 24 Avenue

OWNER:

Northwest Mattress Products Ltd.,
 Inc. No. 0171150

ZONING:

IB-1

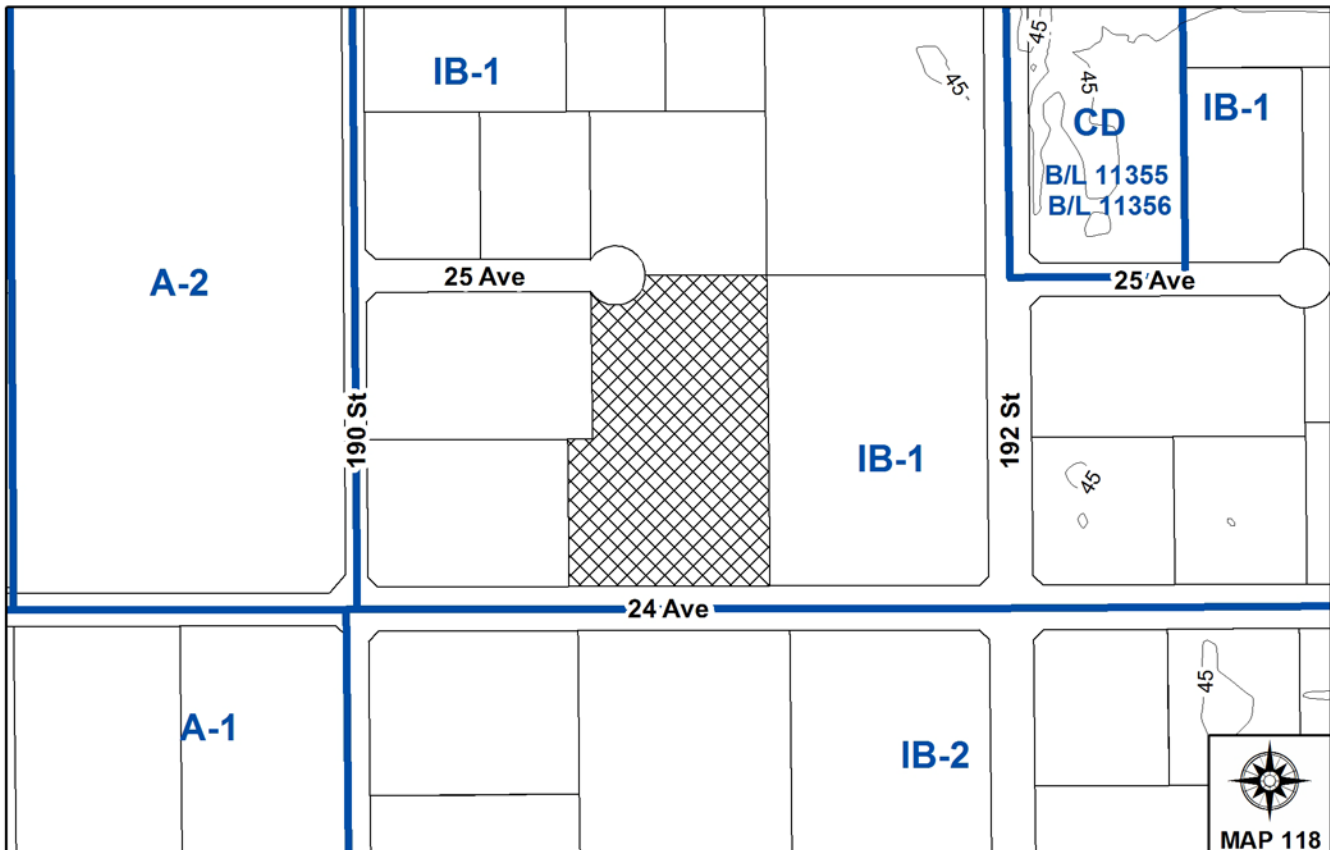
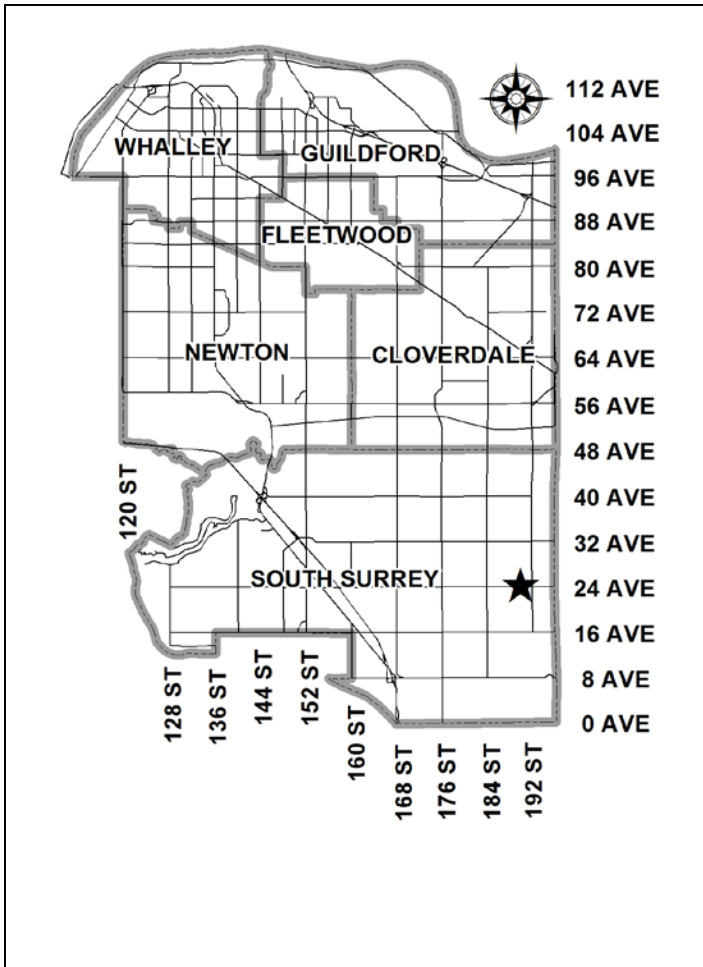
OCP DESIGNATION:

Industrial

NCP/LAP

Technology Park/Business Park

DESIGNATION:



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 side yard setback in order to legalize a compressor room addition for an existing industrial building.

RATIONALE OF RECOMMENDATION

- The reduced setback will enable the applicant to retain the present compressor room which is necessary to the operation of on-site manufacturing equipment.
- The proposed relaxation will have a negligible impact on the aesthetics of the building or the adjacent site. The applicant proposes to install landscaping to help screen this area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7909-0002-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback of the IB-1 Zone from 3.6 metres (12 ft.) to 0.9 metre (3 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.

Ministry of Environment (MOE): No concerns.

SITE CHARACTERISTICS

Existing Land Use: Mattress factory in Campbell Heights.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North, East and West:	Industrial business park.	Industrial Technology Park/Business Park	IB-1
South (Across 24 Avenue):	Industrial business park.	Industrial Business Park and Open Space/Linear Park Buffers	IB-2

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is located north of 24 Avenue between 190 Street and 192 Street in the Campbell Heights area. The site is designated "Industrial" in the Official Community Plan (OCP) and "Technology Park/Business Park" in the Campbell Heights Neighbourhood Concept Plan (NCP). The subject property is currently zoned "Business Park 1 Zone (IB-1)".
- In July 2005, a Development Permit application was issued (File No. 7905-0213-00) to permit the construction of a 10,466 sq.m. (112,655 sq.ft.) office complex/warehouse on the subject property. The office complex/warehouse was completed in December 2005.

Compressor Room Addition

- As part of the construction of the building, the applicant installed a small compressor room within the required side yard setback along the east property line. The applicant is requesting a Development Variance Permit to relax the east side yard setback in order to permit a compressor room which currently exists on the subject property.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the east side yard setback from 3.6 metres (12 ft.) to 0.90 metre (3 ft.).

Applicant's Reasons:

- In response to limited floor space within the office complex/warehouse, the applicant installed a separate compressor room within the setback area. This utility room is necessary for the operation of the building and assists in cooling the compressors as well as improves airflow quality.
- The applicant seeks legalization of this structure and has agreed to modify its siting from its current location 0.59 metre (1.9 ft.) from the property line to 0.90 metre (3 ft.) from the property line. This will allow the owner to avoid the expense of relocating this use. Landscaping is proposed to ensure there is no visual impact.

Staff Comments:

- The existing 10 metre x 10 metre compressor room is a relatively minor encroachment given the substantial length of the existing building.

- The utility room addition is designed to match the existing building design. The addition consists of a concrete foundation and metal frame. The building exterior is currently protected by metal clad siding with a corrugated appearance for added structural integrity and painted grey in colour which matches the exterior of the office complex/warehouse.
- The applicant has agreed to provide 6 to 8 cedar trees (6 ft. in height) along the southern perimeter of the compressor room thereby minimizing the visual impact of the existing structure from 24 Avenue. However, the requirement for an unobstructed fire exit corridor further limits the landscaping permitted along the eastern perimeter of the compressor room. In contrast, there are no visual impacts from 25 Avenue.
- The applicant has agreed to modify the current building in order to comply with the required 0.90 metre (3 ft.) east side yard setback which guarantees an unobstructed fire exit corridor from the office complex/warehouse to 24 Avenue.

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. Development Variance Permit No. 7909-0002-00

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: Steve Bookey, Advance Wire Products Ltd.
 Address: 19095 - 24 Avenue
 Surrey, BC
 V3S 3S9
 Tel: 604-868-1647

2. Properties involved in the Application
 - (a) Civic Address: 19095 - 24 Avenue

 - (b) Civic Address: 19095 - 24 Avenue
 Owner: Northwest Mattress Products Ltd., Inc. No. 0171150
 PID: 026-350-530
 Lot A (BX352909) Section 21 Township 7 New Westminster District Plan
 BCP12721

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7909-0002-00.

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: _____

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	2,000 m ²	21,205.5 m ²
Road Widening area		
Undevelopable area		
Net Total	2,000 m ²	21,205.5 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	45%
Paved & Hard Surfaced Areas		
Total Site Coverage	60%	60%
SETBACKS (in metres)		
Front	7.5 m	±7.5 m
Rear	7.5 m	±7.5 m
Side #1 East)	3.6 m	0.9 m
Side #2 (West)	7.5 m	±33.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m	±9.75 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		798 m ²
Total		798 m ²
FLOOR AREA: Industrial		9,668 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		10,466 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)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	105	113
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	105	113
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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