

City of Surrey
PLANNING & DEVELOPMENT REPORT
File: 7909-0089-00

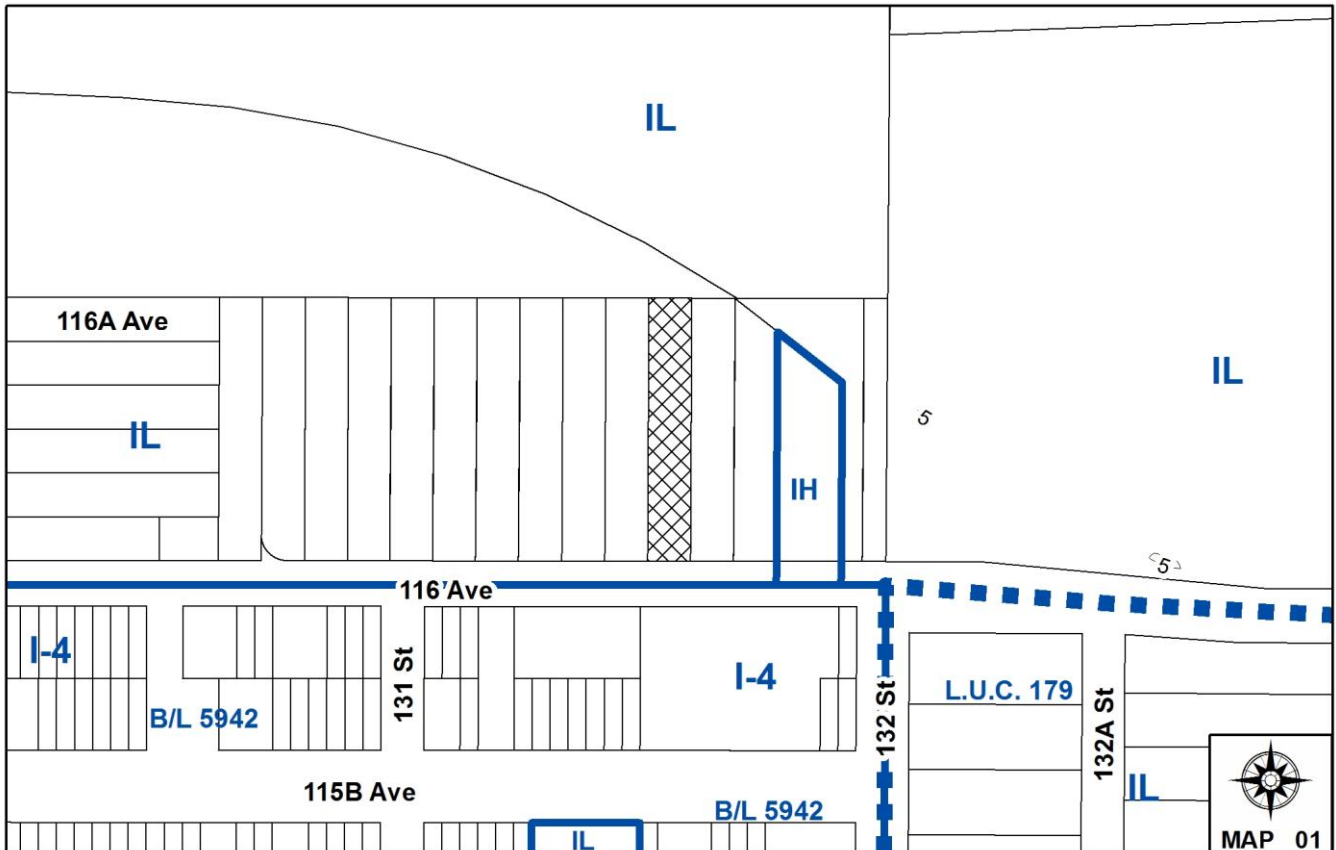
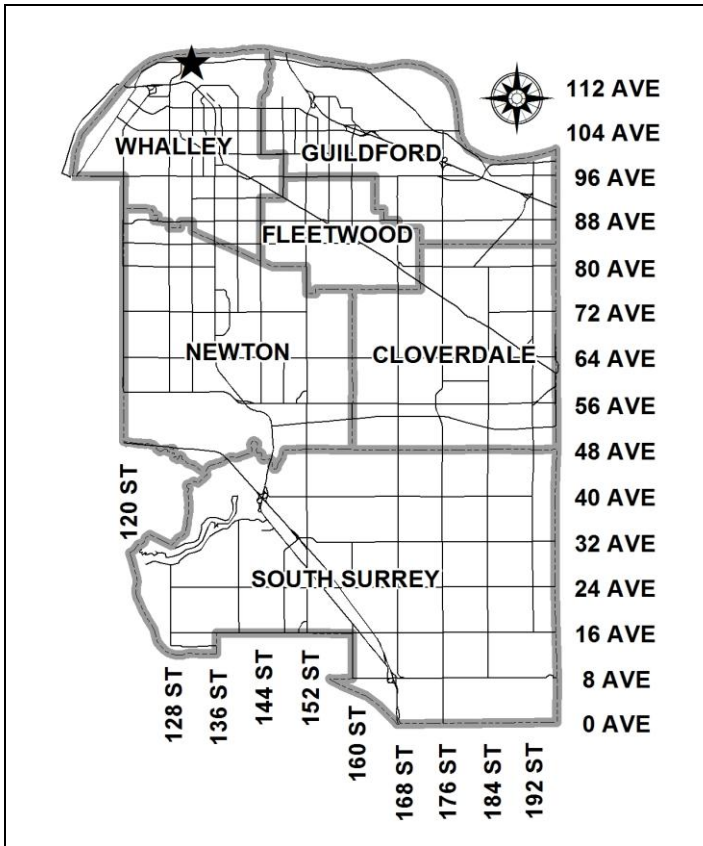
Planning Report Date: June 29, 2009

PROPOSAL:

- **Development Variance Permit**

in order to vary the east and west side yard setbacks for a proposed addition to an existing workshop.

LOCATION: 13155 - 116 Avenue
OWNER: Amrik and Dalbir Gill
ZONING: IL
OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking reduced side yard setbacks.

RATIONALE OF RECOMMENDATION

- Proposed development is in line with the existing building siting.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7909-0089-00, (Appendix) varying the following, to proceed to Public Notification:
 - (a) to vary the minimum west side yard setback of the IL Zone from 7.5 metres (25 ft.) or 0 to 1.5 metres (5 ft.); and
 - (b) to vary the minimum east side yard setback of the IL Zone from 7.5 metres (25 ft.) or 0 to 4.5 metres (14 ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Workshop.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across a right-of-way registered for a dyke):	Trucking and cartage company and CN Intermodal Yard.	Industrial	IL
East:	Trucking and storage business with outside storage operating from a non-conforming single family residence, zoned IL, designated Industrial.	Industrial	IL
South (Across 116 Avenue):	Proposed South Fraser Perimeter Road.	Industrial	I-4 (By-law No. 5942)
West:	Single family residence that is currently being used as an office for the subject site.	Industrial	IL

DEVELOPMENT CONSIDERATIONS

- This property has an approved Development Variance Permit (No. 7905-0108-00) to reduce portions of both side yard setbacks from 7.5 metres (25 ft.) to 1.5 metres (5 ft.) on the west side and to 4.5 metres (15 ft.) on the east side to accommodate an existing workshop. This previous application was made to legalize a workshop that was constructed without a building permit.
- All existing building permit issues have been resolved.
- The applicant has made an application for a Development Variance Permit to relax the side yard setback of the IL Zone for an expanded workshop from 7.5 metres (25 ft.) or 0 to 1.5 metres (5 ft.) along the west property line and from 7.5 metres (25 ft.) to 4.5 metres (14 ft.) along the east property line.
- The purpose of the development is to expand the size of the current workshop to allow inspections and repairs of trailers. Due to size constraints of the workshop, the applicant can only fix truck and tractor units. The increased length of the workshop will allow the applicant to work on trailers.
- The applicant advises that due to the overall higher number of trailer units compared to trucks/tractor units, repairing trailer units is more lucrative and will lead to increased employment.
- ICBC reportedly requires workshops to be large enough to enclose the full trailer.
- A Development Permit is not required as the workshop expansion is located to the north of the existing workshop and is not visible from 116 Avenue or the future South Fraser Perimeter Road. However, as part of the proposed DVP, the applicant has proposed landscaping to better screen the existing workshop.
- The subject site is located within a floodplain area, with a restricted minimum building elevation of 4.4 metres (14.4 ft.) geodetic. Garages, which include the existing and proposed workshop, are exempt from the minimum floodproofing elevations. Any future buildings, other than garages, will be required to satisfy the minimum floodproofing elevations.
- The subject lot is 18.2 metres (60 ft.) wide, 111 metres (364 ft.) deep, and 2,019 square metres in area. The proposed 87-square metre (940 sq.ft.) addition will result in a floor area ratio (FAR) of 0.12 which is well below the FAR of 1.0 permitted in the IL Zone.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To relax the west side yard setback of the IL Zone from 7.5 metres (25 ft.) or 0 to 1.5 metres (5 ft.) and to relax the east side yard setback from 7.5 metres (25 ft.) to 4.5 metres (14 ft.).

Applicants Reasons:

- The requested relaxation will allow an expansion to an existing building while aligning with the existing building.
- Due to the narrowness of the existing lot, a variance is required to make construction feasible.

Staff Comments:

- Staff agrees with the rationale provided by the applicant and supports the requested variances.

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. 7909-0089-00 |

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: Randeep Kang
 Address: 13436 - 84 Avenue
 Surrey, BC
 V3W 3H2
 Tel: 604-587-3689

2. Properties involved in the Application
 - (a) Civic Address: 13155 - 116 Avenue

 - (b) Civic Address: 13155 - 116 Avenue
 Owners: Amrik Singh Gill and Dalbir Kaur Gill
 PID: 011-237-295
 Lot 38 Section 4 Block 5 North Range 2 West New Westminster District Plan
 6630

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7909-0089-00.

DEVELOPMENT DATA SHEET

Existing Zoning: **IL**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		2,019 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	22.6 m
Rear	7.5 m	68.8 m
Side #1 (East)	7.5 m or 0	4.8 m*
Side #2 (West)	7.5 m or 0	1.5 m*
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m	6.7 m
Accessory	6 m	n/a
NUMBER OF RESIDENTIAL UNITS		n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial	2,019 m ²	238 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	2,019 m ²	238 m ²

* *Variiances approved and requested for further expansion.*

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	0.12
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	NO	Tree Survey/Assessment Provided	NO
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