

**Proposal:** Development Variance Permit to vary the north side yard setback to 0 metre to permit construction of an industrial warehouse building.

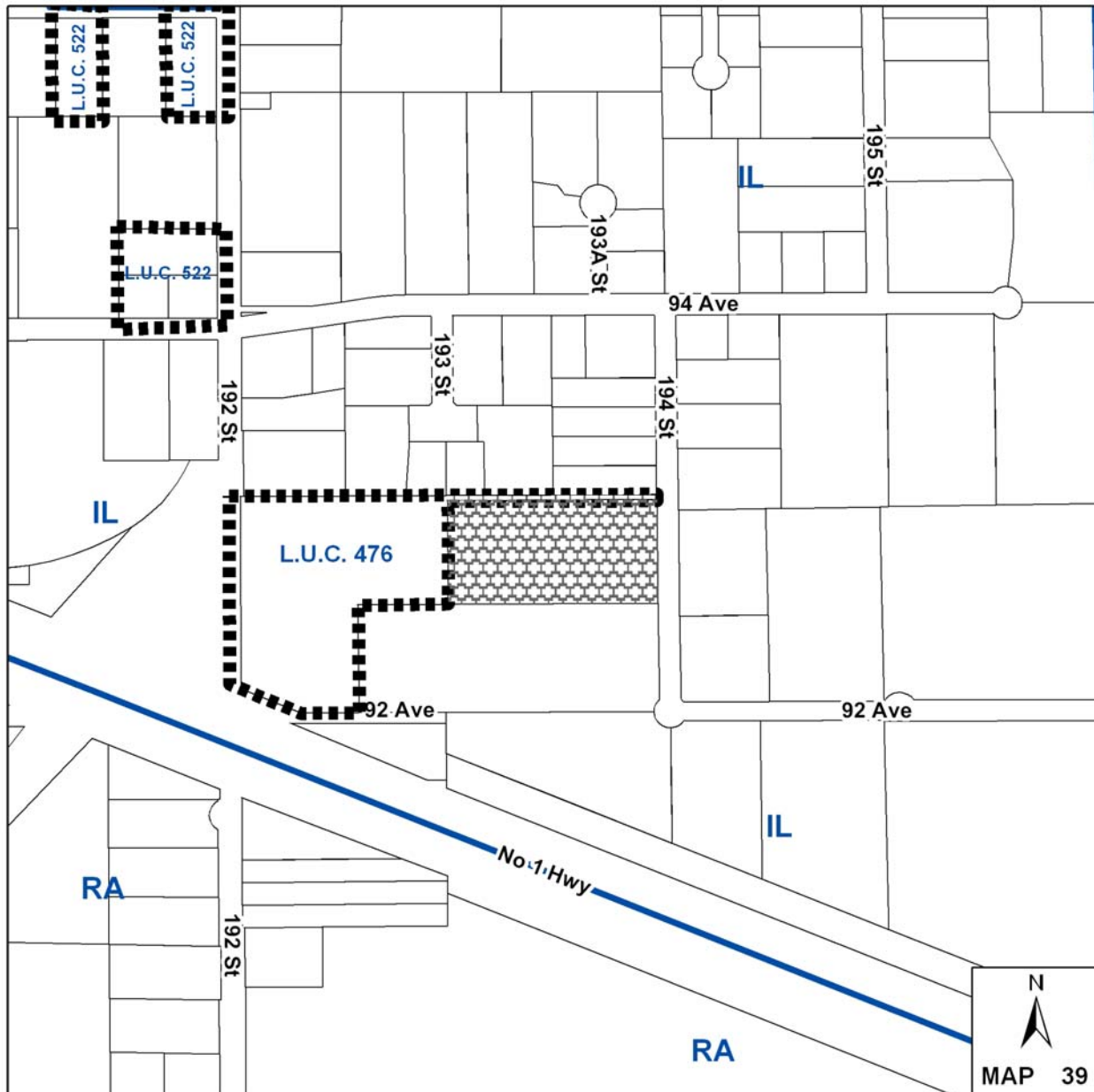
**Recommendation:** Approval to Proceed

**Location:** Portion of 9300 - 192 St & 9277 - 194 Street

**Zoning:** IL and LUC No. 476

**OCP Designation:** Industrial

**Owner:** MDR Holdings Ltd., Inc. No. 0715790, et al.



## PROJECT TIMELINE

Completed Application Submission Date: June 22, 2005  
Application Revision & Re-submission Date: September 8, 2005  
Planning Report Date: November 28, 2005

## PROPOSAL

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulation:
  - to reduce the minimum side yard setback of the IL Zone from 7.5 metres (25 ft.) to 0.0 metre along the north property line

in order to permit the consolidation of the two sites and development of an industrial warehouse building.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7905-0196-00 (Appendix VI), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side yard setback of the IL Zone from 7.5 metres (25 ft.) to 0 metre along the north property line.
2. Council instruct staff to resolve the following issues 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;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation; and
  - (d) final adoption of the by-law to discharge Land Use Contract No. 476 for 9300 - 192 Street (Development Application No. 7905-0228-00).

## REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix IV).

## SITE CHARACTERISTICS

- **Existing Land Use** One industrial building to be demolished.
- **East:** Across 194 Street, cabinet door manufacturer and parking lot, zoned IL, designated Industrial.
- **South:** Existing industrial building, for Sauder Industries, zoned IL, designated Industrial.
- **West:** Heavy truck sales, leasing and repair, regulated under LUC No. 476, designated Industrial and under application to discharge the LUC to allow the underlying IL Zone to regulate the property (Application No. 7905-0228-00).
- **North:** Existing industrial buildings, zoned IL, designated Industrial.

## PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

## DEVELOPMENT CONSIDERATIONS

- The subject site consists of property located at 9277 - 194 Street and the panhandle portion of the lot at 9300 - 192 Street and comprises a site area of 1.90 ha (4.69 acres). .
- The property at 9277 - 194 Street zoned "Light Impact Industrial Zone (IL)" and the panhandle portion of 9300 - 192 Street is currently regulated under LUC No. 476. The owner of 9300 - 192 Street has submitted a separate development application to discharge LUC No. 476 to allow the underlying IL zone to regulate the property (Application No. 7905-0228-00) which will be considered at the same Council meeting as this subject application.
- The applicant is proposing to construct two multi-tenant buildings, with a total floor area of 7,469 square metres (80,398 sq.ft.). The main tenant for these buildings will be West Arm Trucking Ltd.
- In order to facilitate this proposal, a companion subdivision application has been submitted to consolidate the panhandle portion of 9300 - 192 Street with 9277 - 194 Street.
- As the site does not front an arterial street or residentially designated land, a development permit is not required prior to the issuance of a building permit.

- The proposed building on the subject site indicates a lot coverage of 39.3% and a floor area ratio (FAR) of 0.39, which is less than the 60% lot coverage and maximum 1.0 FAR permitted in the IL Zone.
- Based on the IL Zone requirements, a total of 75 parking spaces are required. According to the site plan, a total of 77 spaces will be proposed.
- The IL Zone requires a minimum 7.5-metre (25 ft.) setback along the rear, front and one of the side property lines, while the other side yard setback can be 0 metre. The applicant is proposing 0 metre setbacks from both the north and south side property lines, and a Development Variance Permit has, therefore, been requested (see By-law Variance Section). More specifically, it is proposed to vary the north side yard setback for proposed Building A from 7.5 metres (25 ft.) to 0 metre.

### DESIGN PROPOSAL AND REVIEW

- While the site is not subject to a Development Permit, the applicant has submitted design drawings of the proposed buildings in order to support his request for a variance. The proposed buildings are constructed with tilt-up panels, and incorporate glazing on both the lower and upper levels of the building. Steel canopies have been incorporated to provide building interest.
- Additional glazing and canopies have been provided along the east elevation, which faces 194 Street, in order to improve the aesthetics of the structures. All of the overhead doors are focused internally, with none of the doors facing the street.
- The applicant has proposed landscaping between 194 Street and the face of the proposed buildings incorporating shrubs, trees and sodded areas.
- The City Architect has reviewed the attached drawings and found them to be satisfactory.

### BY-LAW VARIANCE AND JUSTIFICATION

#### (a) Requested Variance:

- To reduce the minimum side yard setback along the north property line from 7.5 metres (25 ft.) to 0 metre.

#### Applicant's Reasons:

- The placement of the two buildings adjacent to the north and south property lines, allow the maximization of the building floor area and allows for an adequate truck turning radius on the site.
- The adjoining property to the south has a 0 metre setback along the entire north property line except within the front yard, while the properties to the north have some older structures with 0 metre setbacks from the north and south property lines.

Staff Comments:

- The building has been attractively designed and maximizes the overall construction of the site. The requested variance allows for truck movements on the site and should not negatively impact the existing industrial properties to the north. Therefore, Planning and Development staff concur with the applicant's reasons and support the requested variance.

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.	Contour Map
Appendix III.	Proposed Site Plan, Typical Floor Plans and Elevations
Appendix IV.	Engineering Summary
Appendix V.	Proposed Lot Line Adjustment
Appendix VI.	Development Variance Permit No. 7905-0196-00

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated October 13, 2005.
- Proposed Site Planting Plan.
- Soil Contamination Review Questionnaire prepared by Blair Wallace dated August 28, 2005.

Murray Dinwoodie  
General Manager  
Planning and Development

LAP/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:             Krahn Engineering  
                  Address:         #201, 34609 Delair Road  
                                      Abbotsford, B.C. V2S 2E1  
                  Tel:                 604-853-8831

(b) Agent:     Name:             Dr. J.B. Wallace  
                  Address:         16046 - 80 Avenue  
                                      Surrey, B.C.  
                                      V3S 2J9  
                  Tel:                 604-599-4084

2.     Properties involved in the Application

(a)     Civic Addresses:     9277 - 194 Street and Portion of 9300 - 192 Street

(b)     Civic Address:       9277 - 194 Street  
          Owner:             MDR Holdings Ltd., Inc. No. 0715790  
          PID:                005-555-043  
          Lot 2 Section 34 Township 8 New Westminster District Plan 73198

(c)     Civic Address:       Portion of 9300 - 192 Street  
          Owner:             Botco Properties Ltd., 29 Ande. Holding Co. Ltd., J.  
                                  Cullen Ltd. and Spalding Properties Ltd.  
          PID:                018-283-683  
          Lot A Section 34 Township 8 New Westminster District Plan LMP10690

3.     Summary of Actions for City Clerk's Office

(a)     Proceed with Public Notification for Development Variance Permit No. 7905-0196-00.

## SUBDIVISION DATA SHEET

**Proposed & Existing Zoning: IL**

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	4.695 ac
Hectares	1.90 ha
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	n/a
Range of lot areas (square metres)	n/a
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	39.2%
Estimated Road, Lane & Driveway Coverage	55%
Total Site Coverage	94.2%
<b>PARKLAND</b>	
Area (square metres)	
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	NO
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	YES

## DEVELOPMENT DATA SHEET

**Proposed & Existing Zoning: IL**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total	n/a	19,003.14 m <sup>2</sup>
Road Widening area		
Undevelopable area		
Net Total	n/a	19,003.14 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	60%	39.2%
Paved & Hard Surfaced Areas		55%
Total Site Coverage		94.2%
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	7.5 m
Rear	7.5 m	7.5 m
Side #1 (South)	0 m or 7.5 m	0 m
Side #2 (North)	7.5 m	0 m (variance)
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	18 m	10 m
Accessory	6 m	n/a
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>	n/a	n/a
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>	19,003.14 m <sup>2</sup>	7,469.4 m <sup>2</sup>
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	19,003.14 m <sup>2</sup>	7,469.4 m <sup>2</sup>

*\* 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
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)	n/a	n/a
# of units/ha /# units/acre (net)	n/a	n/a
FAR (gross)	1.00	0.393
FAR (net)	1.00	0.393
<b>AMENITY SPACE (area in square metres)</b>		
Indoor		
Outdoor		
<b>PARKING (number of stalls)</b>		
Commercial	n/a	n/a
Industrial	75	77
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	75	77
Number of disabled stalls		
Number of small cars	0	0
Tandem Parking Spaces: Number / % of Total Number of Units	0	0
Size of Tandem Parking Spaces width/length	0	0

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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CONTOUR MAP FOR SUBJECT SITE

