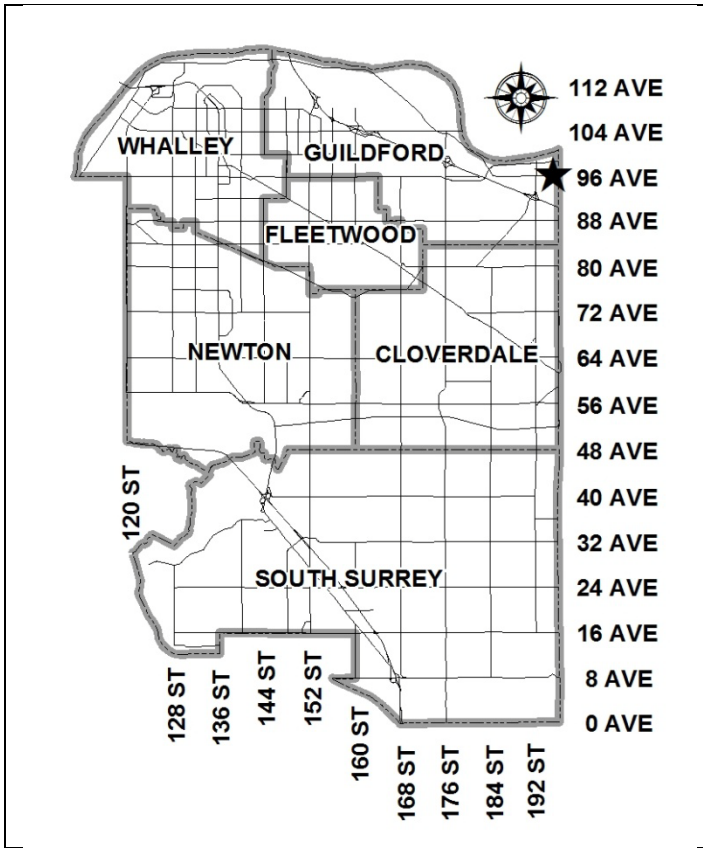


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0145-00

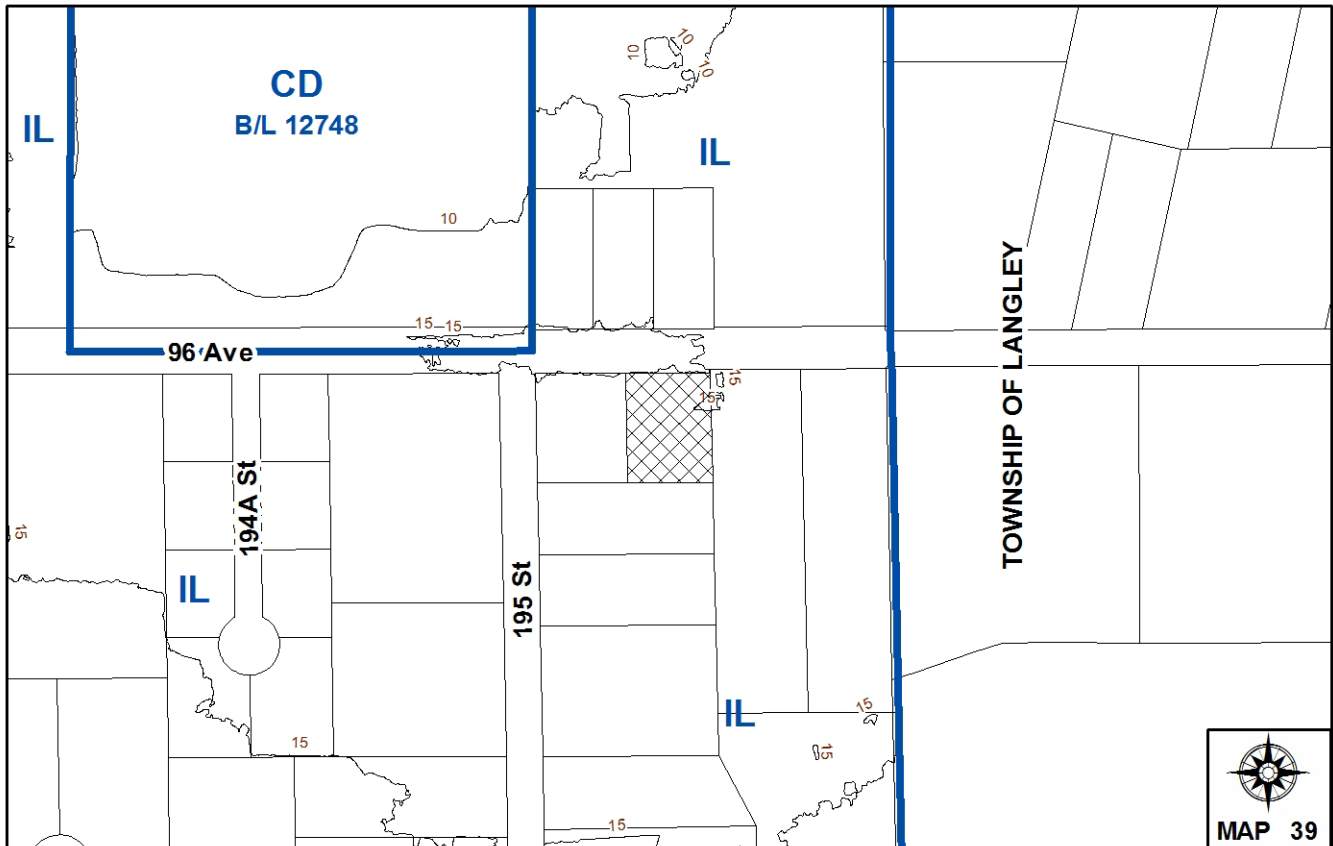
Planning Report Date: July 9, 2012



PROPOSAL:

- **Development Variance Permit**
 to relax the minimum rear yard setback in order to permit an addition to the existing industrial building.

LOCATION: 19548 - 96 Avenue
OWNER: Axle Holdings Inc. (Incorporation #360635)
ZONING: IL
OCP DESIGNATION: Industrial



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 (DVP) in order to reduce the minimum rear yard setback to allow an addition to the existing industrial building.

RATIONALE OF RECOMMENDATION

- The proposed addition will conform to all other requirements of the IL Zone in terms of lot coverage, floor area ratio, building height, and on-site parking.
- The proposed setback relaxation will permit the construction of a building that will be able to house larger vehicles, thereby allowing the existing vehicle maintenance business to expand its range of services.
- As the subject site is quite small and constrained; constructing the addition to conform to the IL Zone setback requirements is not economically feasible.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7912-0145-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the IL Zone from 7.5 metres (25 ft.) to zero.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) input from Contaminated Sites Branch, Ministry of Environment.

REFERRALS

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

Surrey Fire Department: A fire hydrant is required within 90 metres of the principal building entrance.

SITE CHARACTERISTICS

Existing Land Use: Industrial building housing a mechanics shop, office and caretaker's suite.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 96 Avenue):	Industrial buildings.	Industrial	IL
East:	Multi-tenant industrial building.	Industrial	IL
South:	Multi-tenant industrial building.	Industrial	IL
West:	Mixed-use industrial building.	Industrial	IL

DEVELOPMENT CONSIDERATIONS

Background:

- The 2,800-square metre (30,000 sq.ft) subject property is located at 19548 – 96 Avenue in the Port Kells industrial area. The subject site is designated Industrial under the Official Community Plan (OCP) and currently zoned "Light Impact Industrial Zone (IL)".
- The site is currently occupied by a heavy duty truck and trailer mechanics business.
- The subject property contains a two-storey industrial building, fronting 96th Avenue, that runs along the entire eastern side of the lot. This building includes a 125.4 m² (1,347 sq. ft.) main floor office, a 117.7 m² (1,267 sq ft.) second storey caretaker's suite, and a 483.9 m² (5,209 sq. ft.) mechanics shop containing 4 vehicle service bays. The building has a total floor area of 726.78 m² (7,823 sq. ft.).
- The southern portion of the building is comprised of two lightweight prefabricated buildings with a total floor area of 280 m² (3,013 sq. ft.).
- The western side of the site is occupied by vehicle circulation area and parking spaces used by staff and for parking vehicles waiting to be serviced. The site currently contains 7 parking spaces which represents a shortfall of 3 spaces under the current requirements of 1 parking space for every 100 square metres (1,057 sq. ft.) for Light Impact Industrial Uses under Table C.3 of the Zoning By-law.
- The existing industrial building located to the north of the site was constructed in December 1988 and the two prefabricated buildings were added in 1992.
- The prefabricated addition is located along the rear property line resulting in a zero setback.
- When the prefabricated additions were installed in 1992, the subject site was zoned General Industrial Zone (I-G) under Zoning By-law No. 5942. Under the I-G Zone, zero rear yard setbacks were permitted.
- In 1993, with the adoption of Zoning By-law No. 12000, the zoning for this site was converted to the IL Zone.
- On May 9, 2012 the applicant took the request for a zero rear yard setback to the Board of Variance (Appeal No. 12-12). The Board of Variance denied their request based on an objection from the owner of the neighbouring property to the south at 9556 - 195 Street.

Current Proposal:

- The applicant is proposing to remove the prefabricated structures at the southern end of the existing building and to replace them with a permanent building addition.
- The proposed addition will be 505.7 square metres (5,443 sq. ft.) in area and will contain four additional vehicle service bays. These service bays will be 26 metres (85 ft.) in length and will be able to accommodate large and longer vehicles than can be accommodated in the existing 4 vehicle service bays, which are only 18 metres (59 ft.) in length.

- The proposed addition results in a floor area ratio (FAR) of 0.4 and a lot coverage of 38.9%, which complies with the 1.0 FAR and 60% lot coverage permitted in the IL Zone.
- The proposed building will be constructed of light grey split-face, concrete block with dark grey metal roller-doors. A strip of red pre-painted metal cladding will create a fringe effect above the roller-doors and extend the entire width of each façade. The flat roof will be tar and gravel.
- The building materials have been chosen to reflect the architectural design of the existing building which is constructed of concrete paneling and with steel feature cladding. The existing building will be repainted and modified to reflect the proposed colour scheme and design. The visual connection between the existing workshop and the proposed building addition has been emphasized through the red metal cladding feature.
- As part of the proposal, the applicant has reconfigured the car parking arrangement by providing 13 parking spaces consisting of 12 regular parking spaces and one disabled parking space. It is proposed that five of the parking spaces, inclusive of the disabled parking space, will be located in the north-west corner of the property along the northern property line, while the remaining 7 parking spaces will be located along the western property line to the south of the existing chainlink fence. The 13 proposed parking spaces meet the requirements for Light Impact Industrial Uses in the Zoning By-law.
- It is proposed that the landscaping will be upgraded along the front property line. On the west side of the front property line, landscaping will flank the north and west boundaries of the car parking area. The grassed boulevard and car parking area to the east will also be replaced by landscaping. Pedestrian access to the main office will be retained via a paved walkway to the south of the landscaped area.
- As the proposed addition will be located on the rear property line, the applicant is requesting a Development Variance Permit (DVP) to vary the minimum rear yard setback of the IL Zone from 7.5 metres (25 ft.) to zero.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the minimum rear yard setback of the IL Zone from 7.5 metres (25 ft.) to zero.

Applicant's Reasons:

- The proposed addition will permit the future expansion of the mechanics shop operations currently located on-site as well as permit the owner to remove two (2) large pre-fabricated light steel sheet buildings used for storage and replace these structures with a permanent building.

- The proposed building addition will upgrade the flow of the business as it is presently inefficient and due to the present building configuration does not allow for the larger trucks such as fire trucks, cement trucks, earth movers, buses etc. and due to this, customers are being turned away as they cannot service these vehicles.

Staff Comments:

- The proposal to reduce the required rear yard setback will permit an expansion of the existing business by allowing a wider range of vehicles to be serviced on-site.
- The proposed addition will also result in a more efficient use of the site area and increase the internal storage area for vehicles retained on site.
- The requested variance will have a negligible impact on the adjacent properties to the east and west. The industrial building to the west is sited with a zero setback along the shared property line and has no windows or doors facing the subject site. To the east, the site contains an industrial building that is set back from the property line by approximately 18 metres (59 ft.).
- The existing building to the south is constructed approximately 2 metres (6.5 ft.) from the shared property line. The building to the south contains doors along its northern façade which will remain unobstructed by the proposed addition. The building to the south has no windows along the northern façade and should not be impacted by the proposed building addition.
- The proposed building addition will be constructed in accordance with the BC Building Code which stipulates fire regulations. These building requirements are controlled through building permit conditions which are enforced by the City.

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. 7912-0145-00

INFORMATION AVAILABLE ON FILE

- Environmental Report Prepared by Next Environmental Inc. dated April 10, 2012.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

TJH/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: Greg Smith
 Smith Construction & Associates
 Address: 616 Alderson Avenue
 Coquitlam BC V3K 1T5

 Tel: 604-939-6929

2. Properties involved in the Application
 - (a) Civic Address: 19548 - 96 Avenue

 - (b) Civic Address: 19548 - 96 Ave
 Owner: Axle Holdings Inc. (Incorporation #360635)
 PID: 012-656-534
 Lot 1 Section 34 Township 8 New Westminster District Plan 79810

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7912-0145-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

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		2,863
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	38.9%
Paved & Hard Surfaced Areas		55.0%
Total Site Coverage		93.9%
SETBACKS (in metres)		
Front	7.5	7.6
Rear	7.5	0.0*
Side #1 (E)	0.0	0.0
Side #2 (W)	7.5	21.1
BUILDING HEIGHT (in metres/storeys)		
Principal	18m	7.32m
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 (square metres)		1,232.45
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA (square metres)	2,863.0	1,232.45

* *Variance requested.*

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	0.4
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	13	13
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		13
Number of disabled stalls		1
Number of small cars		0
Tandem Parking Spaces: Number / % of Total Number of Units		0
Size of Tandem Parking Spaces width/length		0

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0145-00

Issued To: AXLE HOLDINGS INC. (INCORPORATION #360635)
("the Owner")

Address of Owner: 19548 - 96 Avenue
Surrey, BC
V4N 4C3

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 012-656-534
Lot 1 Section 34 Township 8 New Westminster District Plan 79810

19548 - 96 Avenue

(the "Land")

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 48 Light Impact Industrial Zone (IL) the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to zero.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

SCHEDULE A

DESCRIPTION
 34 TRPS PLAN 14810 NPD

ADDRESS
 96th Avenue

STATISTICS

ZONING: IL - LIGHT IMPACT INDUSTRIAL

BUILDING USE: SALES & SERVICE / BODY & PAINT
 TRUCK REPAIR SHOP
 Commercial Vehicles Over 5,000 KG 6.V.M.

LOT AREA: 2,961.41 M Sq.
MAX COVERAGE 60%: 1,776.84 M Sq.
PRESENT COVERAGE: 726.78 M Sq.
BALANCE ALLOWABLE COVERAGE: 1,049.06 M Sq.

BUILDING AREA EXIST: SHOP 485.93 M Sq.
 OFFICE 125.14 M Sq.
 Second Story DWELLING UNIT 117.70 M Sq. 726.78 Gross Floor Area.

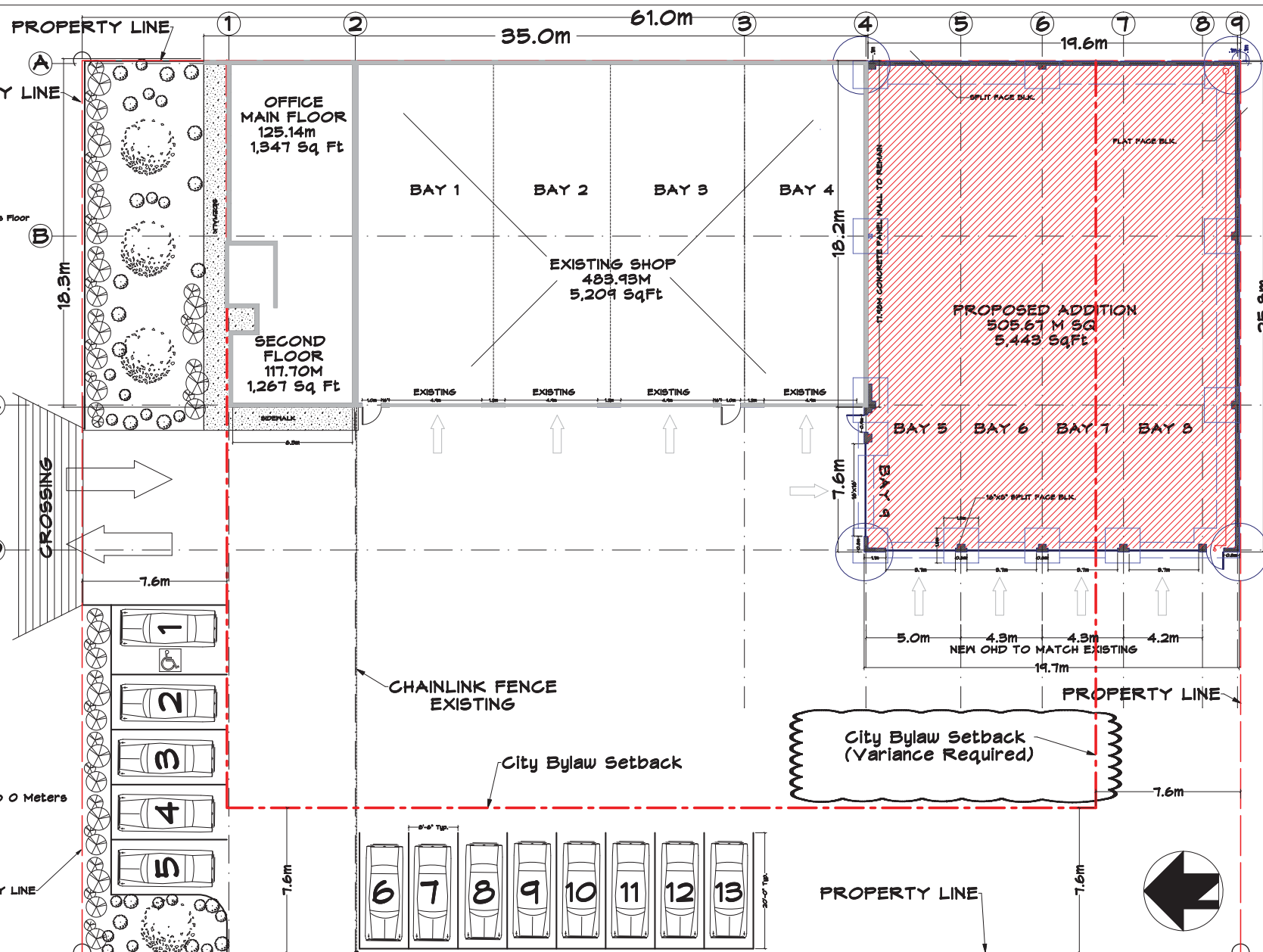
PROPOSED SHOP ADDITION: 46.47 M Sq.
PROPOSED BUILDING FOOT PRINT: 114.74 M Sq.
SECOND STORY EXISTING: 117.70 M Sq.
GROSS PROPOSED FLOOR AREA: 1,252.45 M Sq. FSR

NOTES:
 BUILDING NOT SPRINKLERED
 LANDSCAPED AREA - TBA

**** PARKING:**
PARKING SPACES REQUIRED (1) For Each 100M Sq
 1,252.45M / 100M = 12.52 R.O. (13)

Parking Spaces Total Required (13)
Parking Spaces Provided (13)

PARKING:
REGULAR STALL: 2.44M X 6.10M (12) Total
HANDICAPPED STALL: 3.66M X 6.10M (1) Total



City of Surrey Building By-law I-L

Front Yard 3.66 Meters
 Rear Yard 3.66 Meters (Variance Permit) to 0 Meters
 Side Yard 3.66 Meters
 Side Yard 3.66 Meters

PROJECT:
 14548 - 96th Avenue
 SURREY, BC.

OWNER: Ken Miller

VANCOUVER AXLE & FRAME PROPOSED SITE PLAN

NEW CONC. BLK.
EXIST. WALLS
REMOVED WALLS



REVISIONS:
 JAN. 17, 2012
 MARCH 2, 2012
 MARCH 24, 2012

DRAWING No.:
A-1

DESIGNER: Greg S. Smith
DATE: June 8th, 2011
SCALE:
SHEET TITLE:
 Dev. Variance Permit Submission

DESIGN: Smith Construction
 616 Alderson Avenue
 Coquitlam, BC V3R 1T5
 Commercial & Residential
 Building Contractors
 Design Consultants
 email: gsmith@shaw.ca
 604-939-6529

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