



Proposal: Development Permit to permit three 2-storey mini-storage warehouse buildings. DVP to eliminate the landscaping requirement along the eastern property line.

Recommendation: Approval to Proceed

Location: 13842/64 - 104 Avenue **Zoning:** CHI

OCP Designation: Commercial/Multiple Residential
Owner: 655305 B.C. Inc.

PROJECT TIMELINE

Completed Application Submission Date:	September 30, 2003
Planning Report Date:	February 9, 2004

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following CHI regulation:
 - to eliminate the 1.5 m (5 ft.) wide landscaping strip along the eastern property line

in order to permit the development of three, 2-storey mini-storage warehouse buildings.

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7903-0374-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7903-0374-00 (Appendix IV) varying the following CHI regulation to proceed to Public Notification:
 - (a) to eliminate the minimum 1.5-metre (5 ft.) wide landscaping strip along the eastern property line.
3. Council instruct staff to resolve the following issues prior to final 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; and
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

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 III).

SITE CHARACTERISTICS

- **Existing Land Use** Vacant.
- **East:** Small commercial building fronting 104 Avenue, zoned C-8, designated Commercial. BC Hydro Sub-station, zoned RF, designated Multiple Residential.
- **South:** Care facility, zoned RMS-1, designated Multiple Residential. Three-storey apartments, zoned RM-45 and RF, designated Multiple Residential.
- **West:** Car dealership, zoned CHI, designated Commercial. Tilt-up warehouse, zoned C-35, designated Commercial.
- **North:** Commercial buildings, zoned CHI and C-35, designated Commercial.

PLAN AND POLICY COMPLIANCE

OCP Designation: Commercial and Multiple Residential. A portion of the site is designated as Multiple Residential despite the existing commercial zoning. Redesignation of this portion of the lot will be addressed in the upcoming OCP Annual Review.

DEVELOPMENT CONSIDERATIONS

- The subject site at 13842/64 - 104 Avenue in Surrey City Centre is currently designated Commercial and

Multiple Residential under the Official Community Plan and is currently zoned Highway Commercial Industrial Zone (CHI).

- The applicant has applied to consolidate the two lots into one lot and to construct 3, 2-storey mini-storage warehouse buildings on the southern portion of the site.
- As the proposed buildings constitute a commercial facility within Surrey City Centre, a Development Permit is required to allow the proposal to proceed.

Future Road Network

- The south side of 104 Avenue between East Whalley Ring Road (137 Street) and 140 Street is a long block, unbroken by roads, lanes or intersections. As a result, traffic movements through, and around, this block are severely restricted. Further, although a long term goal is to remove or reduce the number of driveways along 104 Avenue to improve traffic flows, this long, unbroken block makes the creation of alternative access extremely difficult, if not impossible.
- As part of the subject project the applicant will be consolidating the two subject lots and dedicating 13.2 metres (43 ft.) along the western side of the property for the construction of a new north-south road that will connect 104 Avenue and 103 Avenue and will substantially improve traffic flow. The western half of this road will be completed when properties to the west redevelop.
- As well, the applicant will be dedicating an 8-metre (26 ft.) wide lane that will run parallel to, and function as alternate access to, 104 Avenue. This lane will be extended to the east and west when adjoining lands redevelop.

Changes to the CHI Zone in City Centre

- On January 12, 2004 Council received Corporate Report No. R003 that proposed a text amendment to the CHI Zone. The text amendment affects those CHI zoned properties in City Centre by excluding certain CHI uses that are not consistent with the long term vision for Surrey City Centre.
- The by-law to amend the CHI Zone received first and second reading on January 12, 2004 with the Public Hearing on the by-law (no. 15271) is scheduled for February 9, 2004.
- One of the uses being excluded from CHI zoned properties in Surrey City Centre is "*warehouses*". As a result, once the by-law to amend the CHI Zone is adopted by City Council, which could be as early as February 9, 2004, the proposed mini-storage warehouses would no longer be a permitted use. However, as the Building Permit application for the proposed mini-storage warehouses was submitted prior to adoption of the CHI amendment by-law, the proposal will be processed based on the CHI zoning regulations in place prior to By-law No. 15271.

DESIGN PROPOSAL AND REVIEW

- The applicant is proposing to construct 3, 2-storey mini-storage warehouses that will house storage units on both the ground floor and the second level.
- Ground floor units will be accessed from the exterior of the building by means of overhead metal doors while second floor units will be accessed from internal corridors.
- The buildings will be constructed of tilt-up concrete panels that will be painted light taupe, with a contrasting dark taupe coloured accent band at the second floor level of each building.
- The northwest corner of the building on the west side of the lot, adjoining the proposed north-south road, will

contain an office on the ground floor and a caretaker residence on the second floor.

- The northwest corner of the building will be articulated and more heavily glazed than the other portions of the building in order to reinforce the fact that this is the entry to the facility. A large canopy to provide weather protection for pedestrians will also be provided to help enforce the sense of entry.
- A total of 15 parking spaces will be provided on-site, which is 10 more than is required under the parking provisions of the Zoning By-law.
- A decorative fence consisting of a masonry base and masonry columns with alternating chain link and cedar inserts will be constructed along the north and west property lines to help screen the facility from adjoining commercial land uses. An additional landscaped strip will also be provided along the western side of the property next to the new north-south road.
- A chain link fence will be constructed along the southern and eastern property lines.
- A 1.5-metre (5 ft.) wide landscaping strip will also be provided along the southern edge of the site to screen the proposed mini-storage warehouses from the adjoining care facility to the south.

ADVISORY DESIGN PANEL

- This application was not referred to the ADP but was reviewed by staff and found satisfactory, except for the following issues which will be resolved prior to final approval and issuance of the Development Permit:
 - Submission of a detailed landscaping plan;
 - Revisions to the proposed fencing; and
 - Review of the geometry of the vehicle access to the site.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To eliminate the required 1.5-metre (5 ft.) wide landscaping strip along the eastern property line.

Applicant's Reasons:

- A large B.C. Hydro sub-station is located on the adjoining property to the east and there is no need to screen the proposed development from this facility.

Staff Comments:

- Under the provisions of the CHI Zone, a landscape strip within the property is not required if the adjoining lands are not designated Urban or Multiple Residential under the Official Community Plan.
- A portion of the subject site and the large B.C. Hydro sub-station to the east are designated Multiple Residential. Redesignation of these properties to Commercial will be undertaken in the next annual OCP review.
- If the adjoining B.C. Hydro sub-station had the Commercial designation, the applicant would not be required to provide landscaping along the eastern property line. Further, given the fact that a large electrical

sub-station occupies the adjoining lot, there is no need to screen the adjoining lot from the proposed development.

- As a result, the Planning & Development Department can 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. Proposed Site Plan, Floor Plans, Elevations and Landscape Plans
- Appendix III. Engineering Summary
- Appendix IV. Development Variance Permit No. 7903-0374-00

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated January 26, 2004.
- Soil Contamination Review Questionnaire prepared by Ron Johnston and dated September 30, 2003.
- Corporate Report No. R003

Murray Dinwoodie
General Manager
Planning and Development

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APPENDIX I

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Ron Johnston, Opus Building Canada
Address: 2021 - 134 Street
Surrey, B.C. V4A 9N8
Tel: 604-538-9617

2. Properties involved in the Application

- (a) Civic Addresses: 13842/64 - 104 Avenue
- (b) Civic Address: 13842 - 104 Avenue
Owner: 655305 B.C. Ltd.
PID: 011-126-388

E ½ Lot 4 Section 26 Block 5 North Range 2 West Plan New Westminster District
Plan 5210

- (c) Civic Address: 13864 - 104 Avenue
 Owner: 655305 B.C. Ltd.
 PID: 013-081-691
 W ½ Lot 3 Section 26 Block 5 North Range 2 West Plan New Westminster District
 Plan 5210

3.

- Proceed with Public Notification for Development Variance Permit 7903-0374-00.

DEVELOPMENT DATA SHEET **[Southern Portion of Site Only]**

Existing Zoning: CHI

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		11,862m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	50%
Paved & Hard Surfaced Areas		44%
Total Site Coverage		94%
SETBACKS (in metres)		
Front	7.5 m.	7.5 m.
Rear	7.5 m.	7.5 m.
Side #1 (East)	7.5 m.	7.5 m.
Side #2 (West)	7.5 m.	11.2 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	9.0 m.	8.0 m.
Accessory	9.0 m.	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		1
Three Bedroom +		
Total	1	1

FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total	11,862m ²	11,862m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	11,862m ²	11,862m 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)	1.0	1.0
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	3	3
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	2	2
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	5	15
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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