

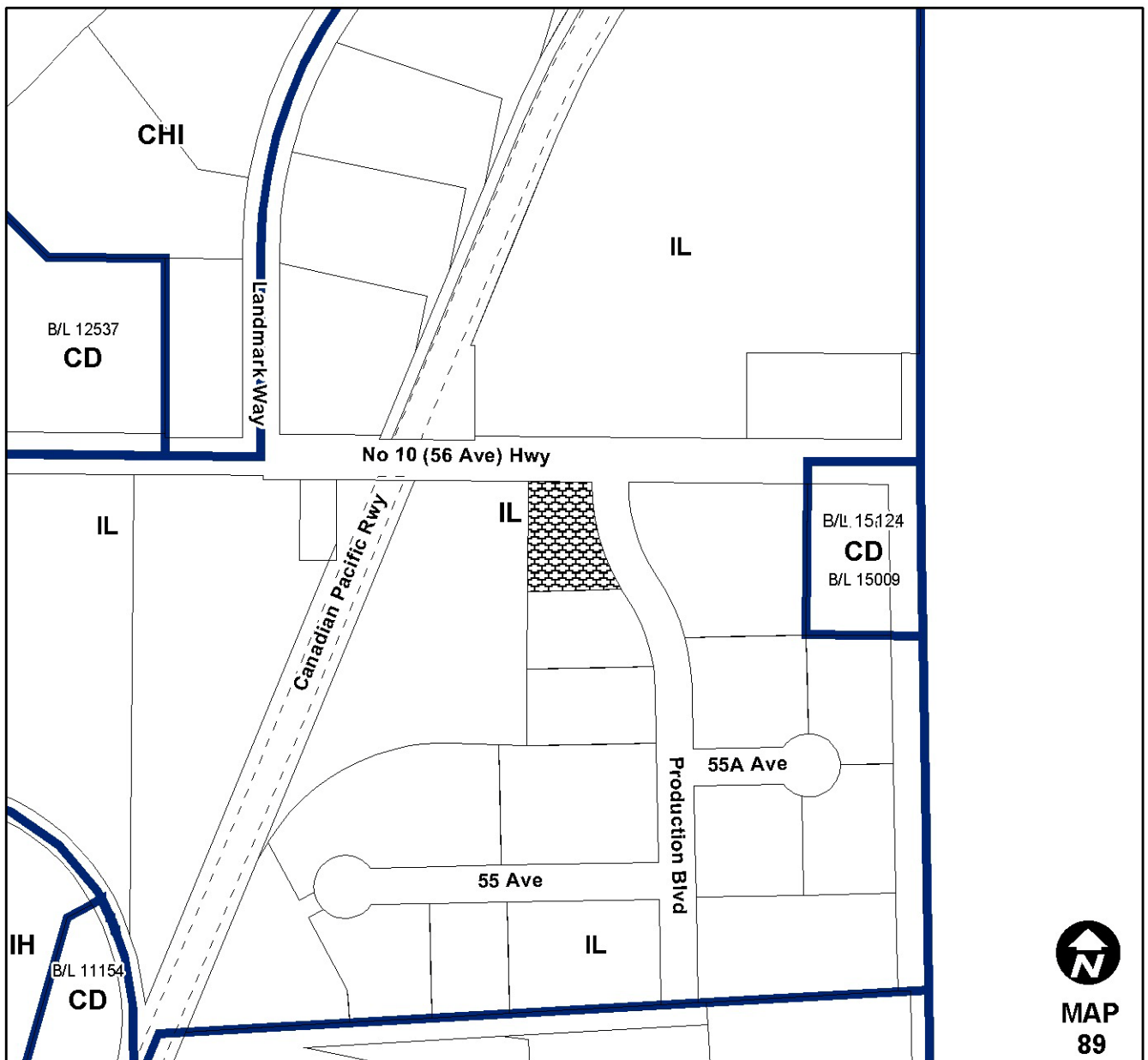
**Proposal:** Development Permit to allow a single tenant industrial building in East Cloverdale.

**Recommendation:** Approval to Proceed

**Location:** 5585 Production Blvd.      **Zoning:** IL

**OCP Designation:** Industrial

**LAP Designation:** Industrial      **Owner:** Johnson Enterprises



## PROJECT TIMELINE

Completed Application Submission Date: May 18, 2005  
Application Revision & Re-submission Date: December 16, 2005  
Planning Report Date: September 11, 2006

## PROPOSAL

The applicant is proposing:

- a Development Permit

in order to allow the construction of a single tenant industrial building in east Cloverdale.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7905-0144-00 in accordance with the attached drawings (Appendix III).
2. Council instruct staff to resolve the following issue prior to approval:
  - (a) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

## REFERRALS

Engineering: No concerns (Appendix IV).

## SITE CHARACTERISTICS

- **Existing Land Use** Vacant.
- **East:** Across Production Boulevard, Andrew Sheret plumbing wholesaler, zoned IL, designated Industrial.
- **South:** Vacant, zoned IL, designated Industrial.
- **West:** Conveyor belt wholesaler, truck part wholesaler, zoned IL, designated Industrial.
- **North:** Across 56 Avenue, Coast Wholesale Appliance, zoned IL, designated Industrial.

## PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

### DEVELOPMENT CONSIDERATIONS

- The subject site is located in East Cloverdale and is currently zoned "Light Impact Industrial Zone (IL)" and designated Industrial in the Official Community Plan.
- The site is currently vacant. The requested Development Permit is to allow for the construction of a single-tenant industrial building for Star Equipment Rentals. This business involves the rental and repair of gardening and construction equipment.
- The current proposal is to construct the industrial building with a ground floor area of 399 square metres (4,294 sq. ft.) consisting of an office area of 143 square metres (1,544 sq.ft.) and a warehouse area of 256 square metres (2,760 sq.ft.). A second floor mezzanine with a floor area of 33.4 square metres (340 sq. ft.) is also proposed. This would see a total building floor area of 431 square metres (4,644 sq. ft.).
- This proposal represents a floor area ratio (FAR) of 0.18 and a lot coverage of 17.3% which is consistent with the maximum FAR of 1.0 and maximum lot coverage of 60% permitted in the IL zone.
- The Development Permit proposes a total of 6 parking spaces which exceeds the minimum number of parking spaces required under Surrey Zoning By-law No. 12000 by 2 stalls.

### PRE-NOTIFICATION

In accordance with Council policy, a Development Proposal sign was erected on the property. To date, staff have not received any comments with respect to the proposal.

### DESIGN PROPOSAL AND REVIEW

- The proposal is for a single-tenant industrial building on a site which is relatively flat.
- The proposed driveway access to the site is located off of Production Boulevard.
- The exterior finishing of the building will be tilt-up concrete panels painted grey with a teal accent banding which aligns with the proposed metal canopy. The main elevation facing 56 Avenue incorporates glazing to provide visual interest.
- All of the overhead doors for the building face Production Boulevard, which is contrary to the design guidelines specified in the Official Community Plan (OCP). However, the size and configuration of the property, and the functional requirements of the business require the overhead doors to front Production Boulevard. To reduce the visual impact of the overhead doors on the streetscape, they will be painted a grey to match the building. A 7.5-metre (25 ft.) wide landscape strip planted with a combination of trees and shrubs is proposed along the Production Road frontage to further reduce the visibility of these overhead doors.

- The applicant has proposed a 4.5-metre (14.8 ft.) high free-standing sign at the northeast corner of the property at the intersection of Production Boulevard and 56 Avenue. The height of the proposed sign complies with the Sign By-law. This sign identifies the name and telephone number of the business, and provides for advertising space for the business. The proposed sign incorporates a teal metal frame, which is the proposed accent colour of the building, with the company logo "Star" in a star-shape at the top of the proposed sign.
- The proposed free-standing sign is located 2.0 metres (6.6 ft.) from the road frontages, and will be incorporated into the landscaping.
- Building security lighting is proposed to be downward facing with shaded wall packs to reduce the potential for glare on the adjoining streets, or the adjoining industrial properties.
- The proposed landscaping includes a 1-metre (3.3 ft.) high mounding over sections fronting both 56 Avenue as well as Production Boulevard to screen the paved lot for future equipment display. The landscaping incorporates a combination of flowering and non-flowering deciduous and coniferous trees and shrubs. A black chainlink fence and gating is proposed around the perimeter of the site to increase site security.

#### ADVISORY DESIGN PANEL

This application was not referred to the ADP but was reviewed by Planning staff and found to be satisfactory.

#### 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, Landscape Plans
- Appendix IV. Engineering Summary

#### INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated August 3, 2005.
- Soil Contamination Review Questionnaire prepared by Doug Massie dated May 18, 2005.

How Yin Leung  
Acting 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:                      Paul Rust Architect Inc.  
                         Address:                      19579 - 5 Avenue, Surrey, BC V3S 9R9  
                         Tel:                              604-531-7855

2.      Properties involved in the Application

(a)      Civic Address:                      5585 Production Boulevard

(b)      Civic Address:                      5585 Production Boulevard  
                         Owner:                              Johnson Enterprises Ltd.  
                         PID:                                      018 590 331  
                         Lot 16, Section 3, Township 8, New Westminster District, Plan LMP 13830

## DEVELOPMENT DATA SHEET

**Existing Zoning: IL**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		2,320m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	60%	17.3%
Paved & Hard Surfaced Areas		75.3%
Total Site Coverage		92.6%
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	7.5 m
Rear	7.5 m	23.29 m
Side #1 (E)	7.5 m	21.54 m
Side #2 (W)	7.5 m or 0	0
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	18.0	6.8 m
Accessory	6.0	n/a
<b>NUMBER OF RESIDENTIAL UNITS</b>	1	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Industrial		111.48 m <sup>2</sup>
Mezzanine		33.4 m <sup>2</sup>
Total		
<b>FLOOR AREA: Office</b>	2,320 m <sup>2</sup>	434.22 m <sup>2</sup>
Warehouse		
Mezzanine		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	2,320m <sup>2</sup>	434.72 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
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)	1.0	0.19
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	4	6
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	4	6
Number of disabled stalls		1
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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CONTOUR MAP FOR SUBJECT SITE

