

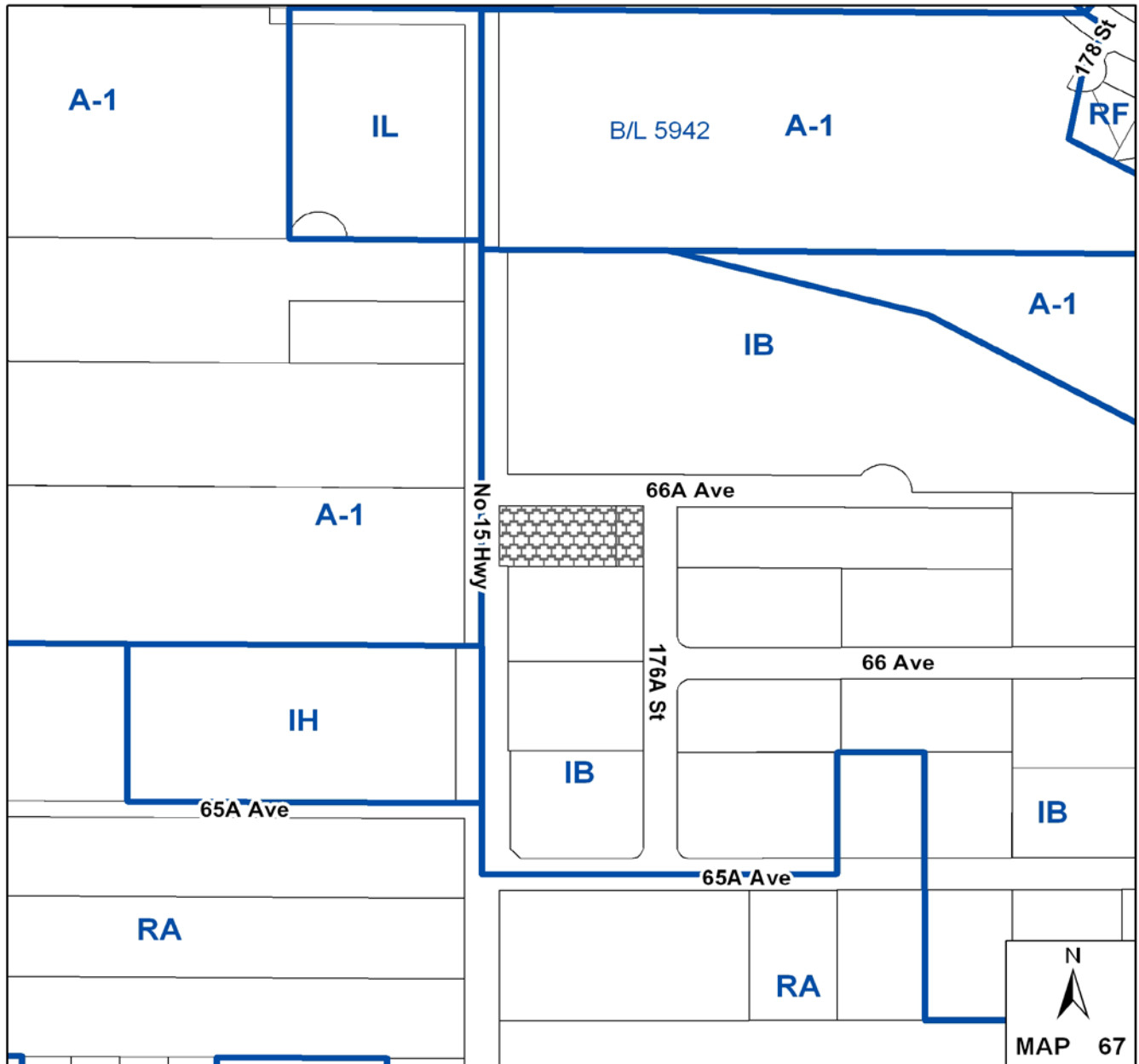
Proposal: Development Permit to permit a 3-storey office/warehouse building.

Recommendation: Approval to Proceed

Location: 6638 - 176 Street; 17648 - 66A Avenue **Zoning:** IB

OCP Designation: Industrial **Owner:** KDM Holdings Inc., No. 679544

LAP Designation: Industrial Park



PROJECT TIMELINE

Completed Application Submission Date: August 25, 2005
Planning Report Date: February 20, 2006

PROPOSAL

The applicant is proposing:

- a Development Permit

in order to permit the development of a 3-storey office building with partial warehouse on the main floor.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7905-0257-00 in accordance with the attached drawings (Appendix III).
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 landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (c) consolidation of the properties located at 6638 - 176 Street and 17648 - 66A Avenue with corner-cut road dedication.

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** Vacant land.
- **East:** Across 176A Street, single detached dwelling, zoned IB, designated Industrial.
- **South:** Two-storey office/industrial buildings, zoned IB, designated Industrial.
- **West:** Across Highway No. 15 (176 Street), single detached dwellings, zoned A-1, designated Industrial.
- **North:** Across 66A Avenue, two-storey office/industrial buildings, zoned IB, designated Industrial.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject properties are located at the intersection of Highway No. 15 (176 Street) and 66A Avenue in the Cloverdale Industrial Park. The properties are designated Industrial in the Official Community Plan, zoned "Business Park (IB)" and total 2,911.5 square metres (0.72 acre) in size.
- The applicant is proposing to consolidate the properties and construct a 3-storey office building with a portion of the ground floor reserved for warehousing (Appendix III).
- The proposed building is 2,034 square metres (21,890 sq. ft.) with a floor area ratio (FAR) of 0.70 and lot coverage of 25%. This is within the maximum FAR of 0.75 and maximum lot coverage of 45% permitted within the IB Zone.
- The height of the building is 12 metres (40 ft.) which complies with the 12-metre (40 ft.) maximum permitted height in the IB Zone.
- The proposed building setbacks all exceed the minimum requirements for the IB Zone.
- The proposed development includes a total of 44 parking spaces, which meets the minimum parking requirements of the Surrey Zoning By-law. Fourteen of the required parking spaces and the warehouse loading area are located to the rear of the proposed building accessible via an existing statutory right-of-way located on the neighbouring property directly south. The existing statutory right-of-way was established in 1989 to permit public rights of passage with or without vehicles and storm sewer works.
- Bicycle racks are located adjacent to the front entrance.

DESIGN PROPOSAL AND REVIEW

- Access to the site is provided by a driveway entrance at 66A Avenue and from 176A Street via the existing statutory right-of-way on the property located directly to the south. No vehicular access will be permitted from 176 Street (Highway No. 15).
- The proposed building will front 66A Avenue. The feature architectural element of the building is a curved curtain wall at the front of the building highlighting the main entrance. This central entrance element extends above the building roof line and ends in a slight curve. Above the main entrance and extending horizontally along the curtain wall is a steel canopy in an aluminum finish (Appendix V).
- The exterior building materials include acrylic stucco in a taupe colour with copper red accents. The proposed roofing materials are pre-finished metal flashing in a dark grey colour. Metal truss canopies and glass canopies are located on the recessed building façade on either side of the front entry. Metal tube and glass canopies are located further along the front façade. The façade is further accented with square light fixtures on all building elevations and the corner windows wrap around the building on the west and south building elevations which are visible from 176 Street.
- All roof-top mechanical units will be screened by horizontal aluminum siding painted to match the concrete panels of the building.
- A free-standing sign is proposed along the west side of the property adjacent to 176 Street. The height of the free-standing sign is 2.4 metres (8 ft.). The sign will have a concrete base with the business name and property address at the top. The sign complies with the height and setback requirements permitted for this area in the Sign By-law.
- Additional signage with the business name is also proposed above the main entrance. The fascia sign will be in raised channel letters.
- The landscaping plan indicates a 3-metre (10 ft.) wide landscaping strip along the north, west and east property lines that features a variety of trees and shrubs with enhanced landscaping at the northwest and northeast corners of the property. Landscaping is also proposed on the parking islands located throughout the site.
- A 0.3 m (1 ft.) high planted landscaped berm is proposed along the west side of the property adjacent to 176 Street (Highway No. 15) to provide additional screening.
- The garbage enclosure, located to the rear of the building, is surrounded with a metal grill enclosure and is screened with English Laurel shrubs.
- A central pedestrian walkway, which will be demarcated in stamped concrete, is proposed from the sidewalk along the south side of 66A Avenue to the front-entry of the building. A stamped concrete walkway extends around the building to provide access to parking stalls located to the sides and rear of the proposed building.

ADVISORY DESIGN PANEL

ADP Meeting Date: October 13, 2005

The ADP suggestions have been satisfactorily addressed.

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.	Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	North Building Elevation (Front) Character Sketch
Appendix VI.	ADP Comments and Applicant's Responses

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated October 13, 2005.
- Soil Contamination Review Questionnaire prepared by Samuel M. Chan dated August 10, 2005.

Murray Dinwoodie
General Manager
Planning and Development

TM/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: Samuel M. Chan, Ionic Architecture Inc.
 Address: #3, 15243 - 91 Avenue
 Surrey, B.C.
 V3R 8P8
 Tel: 604-581-8418

2. Properties involved in the Application

- (a) Civic Addresses: 6638 - 176 Street; 17648 - 66A Avenue
- (b) Civic Address: 6638 - 176 Street
 Owner: KDM Holdings Inc., No. 679544
 PID: 001-941-488
 Lot B Except: Part Dedicated Road on Plan BCP15345 Section 17 Township 8
 New Westminster District Plan 4187
- (c) Civic Address: 17648 - 66A Avenue
 Owner: KDM Holdings Inc., No. 679544
 PID: 023-891-815
 Parcel 1 Section 17 Township 8 New Westminster District Plan LMP35047

DEVELOPMENT DATA SHEET

Existing Zoning: IB

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		2,9115m ²
Road Widening area		
Undevelopable area		
Net Total		2,907m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	25%
Paved & Hard Surfaced Areas		55.1%
Total Site Coverage		80.1%
SETBACKS (in metres)		
Front (West)	7.5 m	14.6 m
Rear (East)	7.5 m	15.5 m
Side #1 (North)	7.5 m	16.7 m
Side #2 (South)	3.6 m	5.8 m
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	12 m
Accessory	6m	n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		2,034m ²
FLOOR AREA: Institutional		-
TOTAL BUILDING FLOOR AREA	2,180.3 m ²	2,034 m 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)	0.75	0.70
FAR (net)		
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	43	43
Number of disabled stalls		1
Number of small cars	11	9
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

