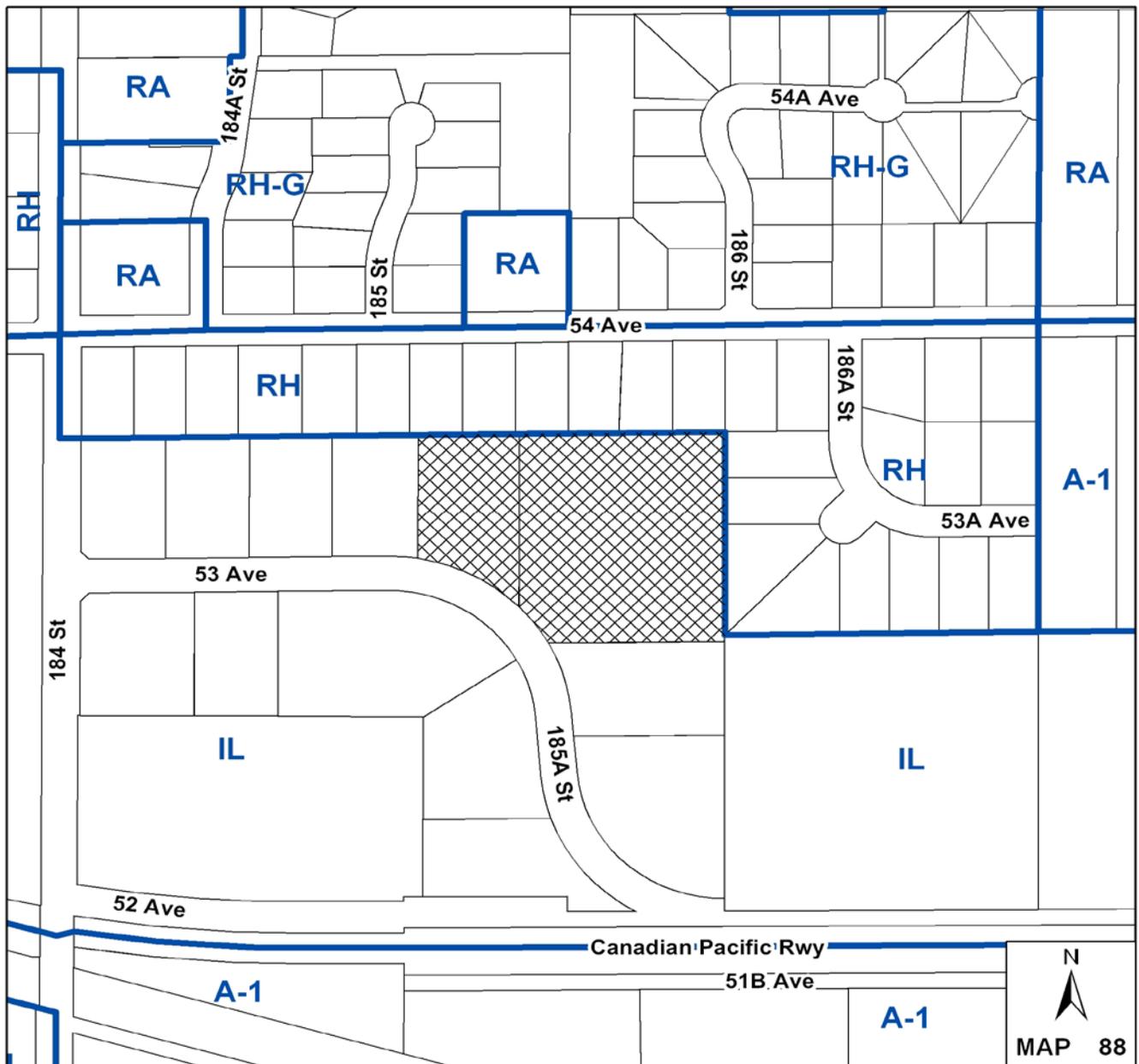


Proposal: Development Permit to permit the construction of 3 concrete tilt-up concrete industrial buildings.

Recommendation: Approval to Proceed

Location: 18515 - 53 Avenue and 5298 - 185A Street **Zoning:** IL

OCP Designation: Industrial **Owner:** 0717680 BC Ltd.



PROJECT TIMELINE

Completed Application Submission Date: October 17, 2005
Planning Report Date: February 20, 2006

PROPOSAL

The applicant is proposing:

- a Development Permit

in order to permit the development of 3 concrete tilt-up industrial buildings.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7905-0329-00 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) revisions to the landscape plan with respect to location of planting material within the landscape strip at the rear of the site;
 - (c) revision to the site plan, showing relocation of the caretaker units to allow for improved surveillance of the site;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (e) completion of consolidation of Lots 5 and 6 at the Land Title Office.

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 lot.
- **East:** Single family houses on half-acre lots, zoned RH, designated Suburban.
- **South:** Across 53 Avenue, vacant industrial lots, zoned IL, designated Industrial.
- **West:** Vacant industrial lots, zoned IL, designated Industrial.
- **North:** Single family houses on half-acre lots, zoned RH, designated Suburban

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located on the north side of 53 Avenue to the east of 184 Street. The site area is 2.2 hectares (5.5 acres).
- The subject site is comprised of two properties (Lot 5 and Lot 6). These properties were created through rezoning and subdivision Application No. 7997-0028-00 as part of a 13-lot industrial subdivision. The subdivision plans were signed on May 11, 2005. The applicant has recently applied to the Land Title Office to consolidate Lots 5 and 6.
- The lands to the north and east side of the subject site are zoned Half-Acre Residential (RH). The lots to the north were created under Application No. 6089-0056-00 and the site to the east under Application No. 5693-0331-00.
- When the RH lots to the north were created, the applicant was required to secure a 10-metre (33 ft.) wide statutory right-of-way for future landscaping on the industrial lands to the south including the subject site. A cedar hedge was planted along the rear of the residential lots.
- An OCP Amendment from Industrial to Suburban for a portion of the site to the east, was required to create the RH lots to the east (Application No. 5693-0331-00). Since the area proposed for residential was initially planned for industrial uses, the amendment raised additional interface issues between residential and industrial uses. As a result a shared buffer was proposed between the proposed residential and future industrial lands. The applicant was required to provide a 6-metre (20 ft.) wide landscape buffer along the rear of the residential properties that would abut the future Industrial lands to the south and west. It was intended that when the Industrial lands developed in the future under a Development Permit, additional landscaping would be required on the Industrial lots to create a larger buffer area.

Current Proposal

- The current proposal is for a Development Permit to allow the construction of three (3) multi-tenant industrial warehouse buildings.
- The proposed development complies with the Industrial designation of the site in the Official Community Plan (OCP).
- Three two-storey concrete tilt-up buildings are proposed to be constructed on the site. The table below illustrates floor areas of each building:

	Floor Area (level one)	Floor Area (level two)	Total Floor Area	Potential Future Mezzanine Area
Building A (Western)	2,032 sq m (21,880 sq.ft.)	965 sq. m. (10,390 sq.ft.)	2,998 sq. m. (32,270 sq. ft.)	-
Building B (Central)	4,297 sq. m. (46,254 sq. ft.)	2,228 sq. m. (23,988 sq.ft.)	6,525 sq. m. (70,242 sq. ft.)	60 sq. m. (648 sq.ft.)
Building C (Eastern)	3,880 sq.m. (41,775 sq. ft.)	n/a	3,880 sq.m. (41,775 sq. ft.)	319 sq. m. (3,437 sq.ft.)

- For all three buildings, the proposed combined floor area is 13,404 square metres (144,287 sq. ft) of warehouse space and of 379 square metres (4,085 sq. ft.) of future potential mezzanine office space. The second floor office area includes 203 square metres (2183 sq.ft.) for 2 caretaker units; one unit is proposed to be located in Building A and the second unit is proposed to be located in Building B. The combined floor area ratio (FAR) for the three buildings is 0.60 and the lot coverage is 44%. The proposal is within the 1.0 FAR and 60% lot coverage permitted in the IL Zone.
- Part 5 of Surrey Zoning By-law No. 12000 requires one parking space for every 100 square metres (1,075 sq. ft.) of gross floor area for light impact industrial uses and two spaces for every 100 square metres (1,075 sq.ft.) for office use. Two spaces per residential unit are also required. As a result, the proposed uses in the building require a total of 170 parking spaces for the total floor area of light industrial and office use, 2 residential units and the potential mezzanine space. A total of 170 parking spaces (which includes 4 disabled spaces) will be provided.

PRE-NOTIFICATION

- According to Council policy, the mail-out of pre-notification letters was not required, however a Development Proposal Sign was installed on the site to inform adjacent property owners about the proposed buildings.
- Staff received a telephone call on February 13, 2006 from a neighbouring residential property owner that lives to the northeast of the subject site. The caller requested information about the development in terms of size, density and height of the buildings proposed. The caller expressed concern about impacts on views and noise resulting from the development. In addition he was

concerned about blackberry shrubs that were growing on the subject site and were invading landscaping on his residential site.

(Staff described the proposal, followed up with a fax showing the site plans and proposed landscaping, and met with the resident on site on February 15, 2006).

In terms of the interface issue, staff informed the resident that a 10-metre (33 ft.) wide landscaping buffer is proposed to be located along the rear (north property line) of the site and a 7-metre (23 ft.) wide landscape buffer along the eastern side of the site. With the 6-metre (20 ft.) wide landscaped buffer on the RH lots to the east, a 13-metre (43 ft.) wide landscape buffer will result. Staff indicated that although substantial landscaping is proposed, the landscaping will need time to fully mature to block the views of the proposed buildings.

Staff also indicated that since the general area sloped down from north to south, the buildings were oriented north-south to have the least impact on the views. In addition a 1.8-metre (6 ft.) high retaining wall was proposed to be installed at the north and north-east side of the site to further lower the elevation of the buildings at the rear. In terms of building height, the proposed buildings are proposed to be 11.5 metres (38 ft) high, which is lower than the permitted 18-metre (60 ft.) height. Furthermore, the trees to be planted along the north and east sides of the site are proposed to be situated at a higher elevation than the building's ground floor elevation. The trees being at a higher elevation will allow them to block the view of the building better.

In addition to landscaping and the retaining wall, staff also indicated that the proposal shows that overhead doors will face internally onto the site and away from the residential area, which will help to reduce the level of noise for the residents.

Furthermore, the lighting proposed is to be wall-mounted and directed downward to reduce glare, and rooftop screening on all of the buildings will screen the air vents and air conditioning units on the roofs.

Staff also contacted the applicant with regard to the clearing of the blackberry shrubs along the north and east property line prior to the installation of the landscape buffer on the subject site. The applicant was agreeable to this arrangement. Additional landscape securities will be required to ensure that the clearing is done to the satisfaction of the City's Landscape Architect.)

DESIGN PROPOSAL AND REVIEW

- The three proposed industrial buildings will be oriented north-south and will be separated by two central drive-aisles and one drive-aisle adjacent to the west property line. A rear drive-aisle, for one-way traffic movement is proposed to be located on the north side of Buildings A and B. Access to the site will be provided through two proposed driveways off 53 Avenue.

- The buildings are proposed to be constructed using concrete tilt-up panels and glazed spandrel panels. The primary colour of the buildings is taupe with red and blue-coloured accents. The overhead door panels are proposed in a dark blue colour. The proposed buildings are two storeys in height.
- The OCP Development Permit Guidelines recommend that overhead doors be located away from the streets. The site has been designed so that the overhead doors face each other internally and will not face onto 53 Avenue and are oriented away from the residential areas to the east, and north.
- Two 4.5 m (15 ft.) high free-standing signs are proposed, one at each driveway entrance, to identify the building addresses and to provide for tenant signage. The signs are located 30 metres (100 ft.) apart. The signs are setback 2.7 m (9 ft.) from the front property line, which complies with the Surrey Sign By-law requirements to site free-standing signs a minimum of 2 metres (6.6 ft.) from any lot line. The proposed number of signs, sign height, and sign locations comply with the Surrey Sign By-law.
- Fascia signage for each unit is proposed on the east, west and south elevations for Building A and Building B and on the west elevation of Building C. These fascia signs will only face internally onto the drive-aisles in order to identify each tenant.
- The applicant is proposing landscaping along the street frontage, as well as along all property lines. Substantial landscaping is proposed at the rear (north) and side (east) property lines as they are adjacent to residential uses.
- In order to provide adequate buffering along the residential interface the landscaping along the rear (north) property line is provided in three layers. The first layer is comprised of a 10-metre (33 ft.) landscaped strip adjacent to the rear property line, the second layer is a 3-metre (10 ft.) planting area south of the drive-aisle and adjacent the rear face of Buildings A and B. The third layer will be a climbing vine along the rear building faces of all three buildings.
- The landscaping in the first layer (10-metre/33 ft.) consists of flowering shrubs, groundcover and Red Cedars and Emerald Green Maples. Within this area, a 3-metre (10 ft.) portion adjacent to the rear property line is encumbered by a utility corridor upon which trees cannot be planted. As a result this area will be planted with flowering shrubs and the remaining 7-metre (23 ft.) wide area will be planted with a staggered double row of Red Cedar and October Glory Maple Trees.
- The second layer of landscaping consisting of Laurel hedges, Rhododendron and dwarf pine shrubs as well as Serbian Spruce and Raywood Ash trees are proposed to be planted along the rear building faces of Building A and B. Building C will not have a drive-aisle along the rear, so the tree planting along the retaining wall will be up against the building and will provide substantial screening
- Landscaping along the east side of Building C is provided within a 7-metre (23 ft.) wide strip. This landscaping consists of a staggered double row of Katsura and Birch trees as well as flowering shrubs and ground cover. The driveway along this building has been eliminated from the original proposal in order to install the landscaping adjacent to the building. Since the landscape buffer is directly up against the building the layering of landscaping is not required.

- The residential development to the east side of the subject site was required to install a 6-metre (20 ft.) buffer area on the residential properties. As part of that application, this buffer area was bermed and planted with a variety of flowering shrubs and coniferous and deciduous trees. The existing buffer area on the residential side combined with the 7-metre (23 ft.) buffering proposed on the east side of the subject site will create a combined buffer strip that is 13 metres (43 ft.) wide.
- The OCP Guidelines require industrial developments to provide a minimum 6-metre (20 feet) wide landscaped area along all property lines that abut a residential site. The proposed 10-metre (33 ft.) area at the rear and 7-metre (23 ft.) area along the east side yard exceed the OCP requirements.
- Since the site slopes naturally to the south, the change in elevation allows the view of the industrial buildings from the residential area to the north and east to be reduced. In addition, a 1.8-metre (6 ft.) high retaining wall is proposed along the entire rear property line and the northeastern side of the east property line. This retaining wall will further reduce the elevation of the building by dropping the ground elevation by 1.8 metres (6 ft.) at the rear of the site. This lower elevation, combined with the natural topography and wide landscaping buffer will soften the interface between the proposed buildings and the residential area to the north and north-east.
- Landscaping along the 53 Avenue frontage is provided in a 2.5-metre (8 ft.) wide landscaped strip along the property line and a series of additional landscaped bays dispersed between parking stalls. The landscaping along the frontage is comprised of Maple, Katsura and Flowering Cherry Trees planted with a 1-metre (3 ft.) high Laurel hedge and a variety of Rhododendron and Azalea shrubs.
- Magnolia Trees with Rhododendron shrubs and Laurel hedging will be planted in landscaped bays between parking stalls along the central drive-aisles.
- As part of the Crime Prevention Through Environmental Design (CPTED) requirements, a sliding gate is proposed at the entrance to each driveway to limit unauthorized after-hours access.
- Wall-mounted lighting is proposed on the east, west and north elevations of all buildings to assist in providing surveillance during the evening hours. The lighting will be mounted no higher than the first storey and light will be directed downward and away from the residential area.
- Since the general area slopes down to the south, the proposed building roof tops may be visible to the single family dwellings located to the north of the site. In order to conceal the air-conditioning and air vents on the roof, roof top unit screening will be used on all three buildings.
- Over the past few years, blackberry shrubs on the northern and eastern sides of the subject site have invaded the existing 6-metre (20 ft.) landscaped area on the eastern residential properties. As part of the application on the subject site, the developer will be required to clear out the blackberry shrubs prior to installing the landscape buffer along the perimeter of the site.

ADVISORY DESIGN PANEL

- ADP Meeting Date: January 19, 2006
- Most of the ADP suggestions have been satisfactorily addressed and are reflected on the attached plans. However, the following issues remain outstanding they and will be addressed by the applicant prior to consideration of final approval and will be reflected in the final DP drawings:
 - Relocate the caretaker units closer to the entrance of the site to improve surveillance of the site to the satisfaction of the Planning and Development Department.
 - Minor adjustments to the landscaping plan with respect to location of planting material at the rear of the property, to appear less regimented and more natural.
 - Resolve issues with existing landscape buffer on the northeast side of the property line with respect to clearing out blackberry shrubs.

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.	ADP Comments and Applicant's Response

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated January 25, 2006.
- Soil Contamination Review Questionnaire prepared by Balvinder Thind dated October 17, 2005.

Murray Dinwoodie
General Manager
Planning and Development

PH/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: Allan Deans
 Address: #288 - 12899 - 76 Avenue
 Surrey, B.C.
 Tel: 778-896-9477

2. Properties involved in the Application

(a) Civic Address: 18515 - 53 Avenue and 5298 - 185A Street

(b) Civic Address: 18515 - 53 Avenue
 Owner: 0717680 B.C. Ltd.
 PID: 026-283-425
 Lot 5 Section 4 Township 8 New Westminster District Plan BCP17574

(c) Civic Address: 5298 - 185A Street
 Owner: 0717680 B.C. Ltd.
 PID: 026-283-433
 Lot 6 Section 4 Township 8 New Westminster District Plan BCP 17574

3. Summary of Actions for City Clerk's Office

DEVELOPMENT DATA SHEET

Existing Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		22,253.2 m ²
Road Widening area		
Undevelopable area		
Net Total		22,253.2 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	46%
Paved & Hard Surfaced Areas		47%
Total Site Coverage		88%
SETBACKS (in metres)		
Front (South)	7.5 m	15.13 m
Rear (North)	7.5 m	10.45 m
Side #1 (East)	7.5 m	8.22 m
Side #2 (West)	7.5 m	15.54 m
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m	11.5 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed	1	1
Two Bedroom	1	1
Three Bedroom +		
Total		2
FLOOR AREA: Residential		195 m ²
FLOOR AREA: Commercial		
Retail		n/a
Office		2,997.9 m ²
Total		2,997.9 m ²
FLOOR AREA: Industrial		10,251.33 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	22,253 m ²	13,444.23 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)	1.0	0.60
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)	170	170
Office		64
Industrial		102
potential Mezzanine		4
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		170
Number of disabled stalls		4
Number of small cars		36
Tandem Parking Spaces: Number / % of Total Number of Units		n/a
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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MULTIPLE BUILDINGS DATA SHEET

Existing Zoning: IL

Required Development Data	Building #1	Building #2	Building #3
SETBACK (in metres)			
Front (North)	12.8 m	12.95 m	10.46 m
Rear (West)	15.54 m	77.57 m	142.69 m
Side #1 (East)	129.61 m	64.25 m	8.22 m
Side #2 (South)	20.42 m	19.45 m	15.13 m
Building Height (in metres/storeys)	11.5 m	11.5 m	11.5 m
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE			
Bachelor			
One Bedroom	1		
Two Bedroom		1	
Three Bedroom +			
TOTAL FLOOR AREA	2,998 m ²	6,525 m ²	3,880 m ²

CONTOUR MAP FOR SUBJECT SITE

