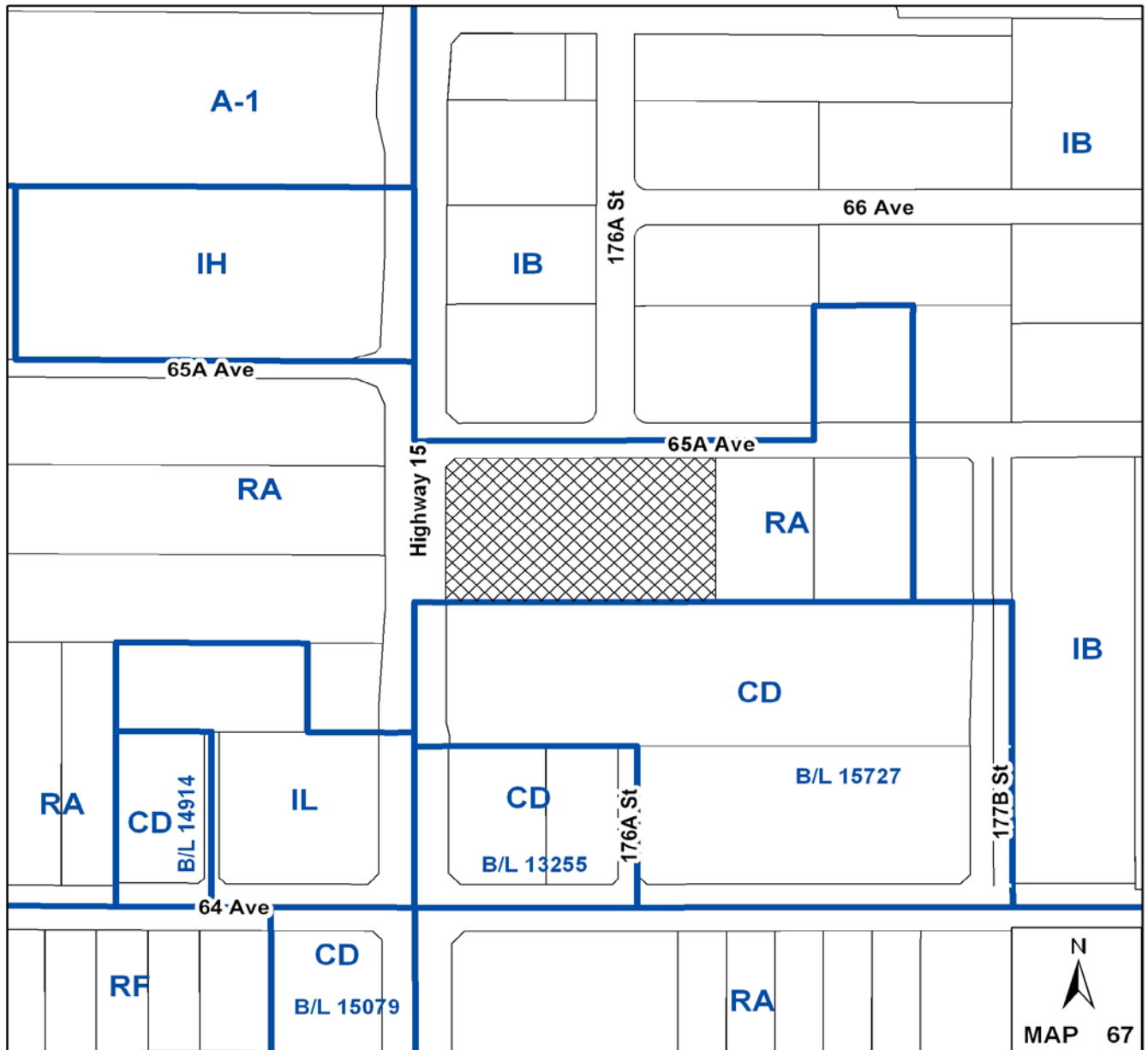


Proposal: Rezone from RA to IB and Development Permit to permit construction of four industrial buildings.

Recommendation: Approval to Proceed

Location: 6518 – 176 Street **Zoning:** RA

OCP Designation: Industrial **Owners:** 467215 B.C. Ltd. and 666102 B.C. Ltd.



PROJECT TIMELINE

Completed Application Submission Date: October 28, 2005
Application Revision & Re-submission Date: January 15, 2007
Planning Report Date: February 26, 2007

PROPOSAL

The applicant is proposing:

- a rezoning from RA to IB; and
- a Development Permit

in order to permit the development of 4 industrial buildings with a total floor area of approximately 4,931 square metres (53,080 sq.ft.).

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Business Park Zone (IB)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7905-0344-00 in accordance with the attached drawings (Appendix V).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (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) approval from the Ministry of Transportation;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (e) resolution of architectural issues to the satisfaction of the City 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 IV).
- Ministry of Transportation: Comments not received to date.

SITE CHARACTERISTICS

- **Existing Land Use** Vacant lot.
- **East:** Single family dwellings on one-acre lots, zoned RA, designated Industrial.
- **South:** Recently approved shopping centre, zoned CD (By-law No. 15727), designated Commercial.
- **West:** Across 176 Street, single family dwellings on acreage parcels, zoned RA, split designated Industrial and Agricultural and located within the Agricultural Land Reserve.
- **North:** Across 65A Avenue, existing business park development, zoned IB, designated Industrial.

PLAN AND POLICY COMPLIANCE

- OCP Designation: Complies

PRE-NOTIFICATION

Pre-notification letters were sent on January 9, 2006 and staff received no comment.

DEVELOPMENT CONSIDERATIONS

- The 2.9-acre (1.2-hectare) subject site is located on the east side of 176 Street (Highway No. 15), south of 65A Avenue, in Cloverdale.
- The site is currently zoned One-Acre Residential Zone (RA). The applicant proposes to rezone to Business Park Zone (IB) and requests a Development Permit to permit construction of four industrial buildings.
- The proposed development complies with the Industrial designation of the site in the Official Community Plan.
- Four single-storey concrete tilt-up buildings are proposed to be constructed on the property. The total floor area of the four buildings is 4,931 square metres (53,080 sq.ft.) with 1,604 square metres (17,280 sq. ft.) of future potential mezzanine office space. The floor area ratio (FAR) is 0.40 and the lot coverage is 43%. The proposal is within the 0.75 maximum FAR and 45% lot

coverage permitted in the IB 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 three spaces for every 100 square metres (1,075 sq.ft.) for ground level office use. As a result, the proposed uses require a total of 98 parking spaces for the total floor area of the light industrial and office uses.
- A total of 104 parking spaces (which includes 1 disabled space) will be provided. The applicant has also included 30 parking spaces for potential mezzanine and second floor office space.

DESIGN PROPOSAL AND REVIEW

- The four proposed industrial buildings, Buildings A, B, C and D, will be oriented north-south.
- Two vehicular access points to the site are proposed from 65A Avenue.
- Both access points allow for entrance and exit of traffic and provide for two-way circulation along an internal drive aisle within the site.
- Buildings A and B are oriented toward 176 Street. They are single-storey in height and provide pedestrian oriented storefronts for office uses and some limited accessory personal service uses.
- Buildings C and D are oriented toward the internal drive aisle and are designed as multi-tenant warehouse buildings. The applicant has located all overhead doors away from the street satisfying the OCP Development Permit Guidelines.
- All four buildings are proposed to be constructed using tilt-up concrete panels and aluminum storefront glazing. Each building will also include steel canopies that will be painted black to highlight the structural steel. The metal roofing will be in a contrasting reddish brown shade.
- Buildings A and B include cultured stone along the bottom of each building. The primary colour of the precast concrete walls for Buildings A and B is taupe with brown-coloured accent panels. The acrylic cornice and metal roofing accent colour are black and red respectively. Proposed Buildings A and B are both 4.0 metres (13 ft.) in height, with the main entrance area that includes a portion which is 6.0 metres (20 ft.) in height. Both are within the 12 metres (40 ft.) height permitted in the IB Zone.
- The primary colour of the precast concrete walls for Buildings C and D is a muted yellow with a pale green coloured accent panels. The acrylic cornice and metal roofing accent colour are black and forest green respectively. Proposed Buildings C and D are 8.6 metres (28 ft.) in height, which is within the 12 metres (40 ft.) permitted in the IB Zone.
- One free-standing sign is proposed on the site, to be located 2.0 metres (6.6 ft.) back from the corner of 176 Street and 65A Avenue.
- The sign will be 1.8 metres (6 ft.) high at its highest point. The proposed sign height is within the maximum height parameter of 4.5 metres (15 ft.) of the Surrey Sign By-law. There will also be one fascia sign for each premise within the development once tenants have been established.

The fascia signs will be located above the glazing.

- The subject site is devoid of trees.
- The applicant is proposing landscaping along the street frontages as well as landscaped bays on the site. The landscaping along the buildings facing 176 Street is within a 7.8-metre (26- ft.) wide strip and consists of London Plane, White Fir, Nootka Cypress and Ponderosa Pine trees. The landscaping also includes mounding with an assortment of shrubs, ferns and groundcover.
- The applicant has provided a pedestrian connection from within the site to 176 Street complete with concrete unit pavers that include a walkway as well as a patio complete with trellis at both sides of the patio to create a strong entrance and focal point.
- Special pavement treatment will be used to identify both vehicular access points to the site.
- The landscaping along 65A Avenue is within three 7.5-metre (25- ft.) wide strips separated by drive aisles and is comprised of London Plane, White Fir, Nootka Cypress and Ponderosa Pine trees, planting of ornamental grasses, large boulders, flowering shrubs and ornamental trees. In addition, landscaping will also be provided on landscaped islands every five parking spaces within the parking area, with flowering shrubs and birch trees.
- In order to provide adequate buffering along the existing residential interface to the east, landscaping is provided along the eastern property line and is comprised of a 7.5-metre (25 ft.) wide landscaped strip within the entire rear yard setback.
- Within the landscape buffer, there is an existing cedar hedge running along the entire eastern property line immediately adjacent to the existing residential edge. The layered landscaping within the 7.5-metre (25-ft.) buffer consists of mounding with London Plane trees, a layer of low growing ferns and drought tolerant ornamental grasses, Mugo Pine and Yellow Cornus trees.
- The landscaping plan has been reviewed by the City's Landscape Architect and deemed acceptable.
- Wall-mounted lighting is proposed on the east and west elevations of Buildings A and B, and all of the elevations of Buildings C and D to assist in providing surveillance during the evening hours.

ADVISORY DESIGN PANEL

ADP Meeting Date: January 15, 2007.

ADP comments and 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.	ADP Comments and Applicant's Response

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated April 5, 2006.

How Yin Leung
Acting General Manager
Planning and Development

JJ/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: Peter Chu, Peter K. Chu Architect MAIBC
 Address: 210, 6939 Hastings
 Burnaby, B.C. V5B 1S9
 Tel: 604-298-7063

2. Properties involved in the Application

(a) Civic Address: 6518 – 176 Street

(b) Civic Address: 6518 – 176 Street
 Owners: 467215 B.C. Ltd., Inc. No. 467215
 Director Information:
 Giuseppe Calandra
 Elvira Calandra

Officer Information: (as at February 24, 2006)
Elvira Calandra (Secretary)
Giuseppe Calandra (President)

666102 B.C. Ltd., Inc. No. 666102
Director Information:
Roger Rizzo
Patrizia Tossani-Rizzo

Officer Information: (as at March 19, 2006)
Roger Rizzo (Secretary, Vice President)
Patrizia Tossani-Rizzo (President)

PID: 006-253-555

Lot 19 Except: Part on Plan BCP11091 Section 17 Township 8 New Westminster
District Plan 41794

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the property.

(b) Application is under jurisdiction of MOT.

DEVELOPMENT DATA SHEET

Proposed: IB

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	2,000 sq.m.	11,584 sq.m.
Road Widening area		536 sq.m.
Undevelopable area		
Net Total		11,048 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	43%
SETBACKS (in metres)		
Front	7.5 m	7.5 m
Rear	7.5 m	7.5 m
Side #1 (North)	7.5 m	7.5 m
Side #2 (South)	7.5 m or 3.6 m	3.6 m
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	Buildings A & B: 6 m Buildings C & D: 8.6 m
Accessory		
NUMBER OF RESIDENTIAL UNITS	n/a	
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	n/a	
FLOOR AREA: Commercial		
Office		
Total		882 m ²
FLOOR AREA: Industrial		4,049 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	8,688 m ²	4,932 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)		
FAR (net)	0.75	0.40
AMENITY SPACE (area in square metres)	n/a	
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	41	
Office	27	
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Future Mezzanine & Second Floor Office	30	
Total Number of Parking Spaces	98	104
Number of disabled stalls		1
Number of small cars		12
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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CONTOUR MAP FOR SUBJECT SITE

