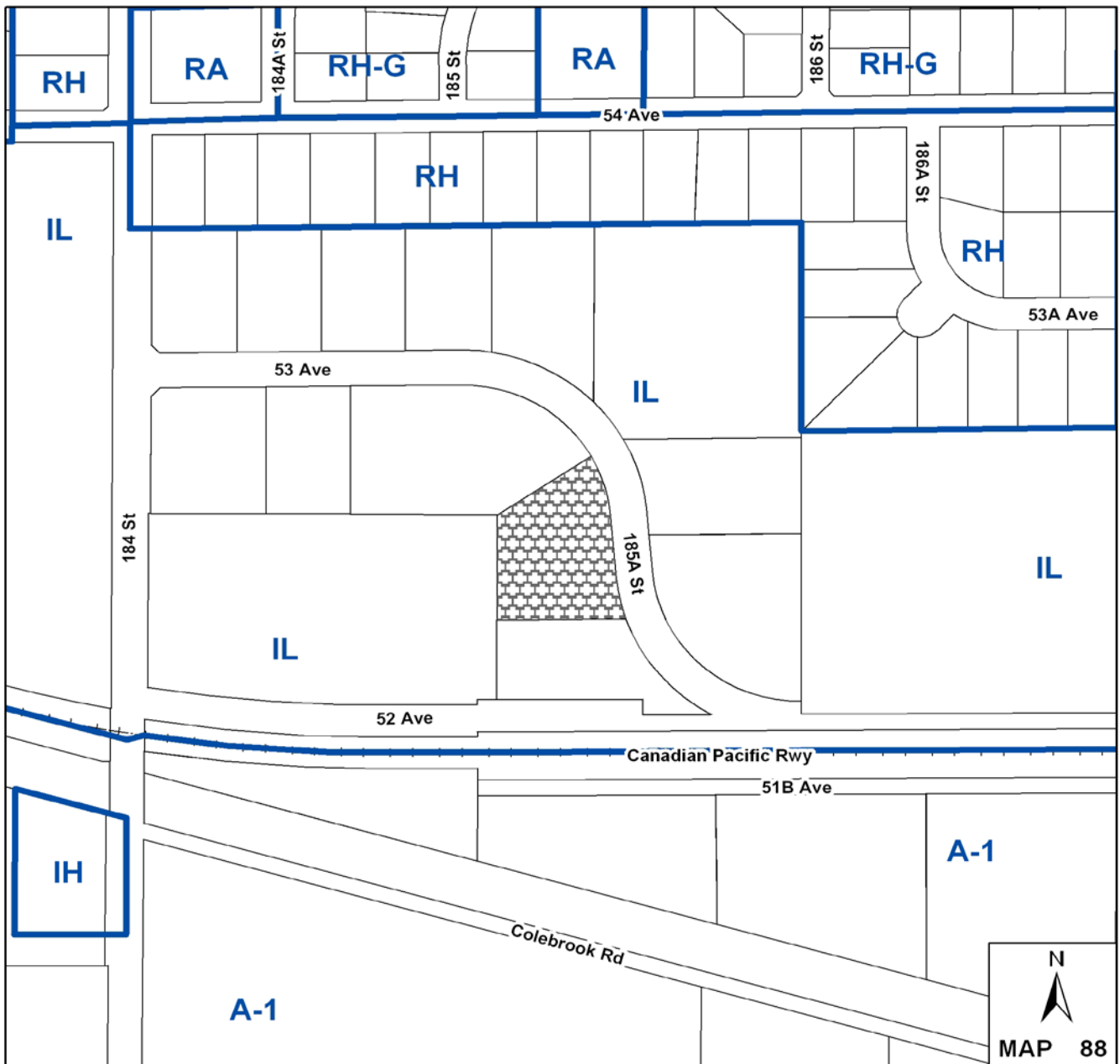


**Proposal:** Development Permit to permit the construction of a two-storey multi-tenant industrial building.

**Recommendation:** Approval to Proceed

**Location:** 5265 - 185A Street      **Zoning:** IL

**OCP Designation:** Industrial      **Owner:** Six Pointe Properties Ltd.



## PROJECT TIMELINE

Completed Application Submission Date: December 6, 2005  
Planning Report Date: March 6, 2006

## PROPOSAL

The applicant is proposing:

- a Development Permit

in order to permit the development of a two-storey multi-tenant industrial building.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7905-0379-00 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).

Ministry of Transportation: No concerns (Appendix V).

## SITE CHARACTERISTICS

- **Existing Land Use** Vacant lot.
- **East:** Across 185A Street, vacant industrial lot, zoned IL, designated Industrial.
- **South:** Vacant industrial lot, zoned IL, designated Industrial.
- **West:** Undeveloped industrial lot, being used for storage, zoned IL, designated Industrial.
- **North:** Across 53 Avenue, vacant industrial lots under Application No. 7905-0329-00 to construct 3 industrial buildings, zoned IL, designated Industrial.

## PLAN AND POLICY COMPLIANCE

OCP Designation:                      Complies.

## DEVELOPMENT CONSIDERATIONS

- The subject site is located on the south side of 53 Avenue to the west of 185A Street. The site area is 0.60 hectare (1.5 acres).
- The subject property was 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.
- Of the thirteen industrial lots created under Application No. 7997-0028-00, six of the lots are subject to Development Permit applications (in-stream or approved) to construct industrial buildings
- The current proposal is for a Development Permit to allow the construction of an industrial warehouse building. The owners are planning to use approximately half of the space for their company, which supplies drafting and engineering services. The remaining space will be leased to future tenants.
- The proposed development complies with the Industrial designation of the site in the Official Community Plan (OCP).
- A concrete tilt-up building is proposed to be constructed on the property. The building will have a floor area of 1,936 square metres (20, 840 sq. ft.), which includes a total of 968 square metres (10, 420 sq. ft.) of second floor office space. The floor area ratio (FAR) is 0.32 and the lot coverage is 16%. 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 a light impact industrial use and two parking spaces for every 100 square metres (1,075 sq. ft.) of gross floor area for office space. A total of 30 parking spaces would be required for both the main floor and the second floor office space of the proposed building (10 spaces for the main floor and 20 spaces for the second floor office). A total of 84 parking spaces (which includes 2 disabled spaces) will be provided.

## DESIGN PROPOSAL AND REVIEW

- The proposed industrial building will be oriented north-south.
- Access to the site will be provided by two proposed driveways located on 185A Street.

- The building is proposed to be constructed using concrete tilt-up panels and glass with clear anodized mullions. The primary colour of the building is grey with a red accent wall on the south-eastern side of the building. The proposed building is two-storeys in height.
- The floor plan allows for 4 potential units and a lobby entrance on the main floor, and 968 square metres (10, 420 sq. ft.) of office space for a single tenant on the second floor.
- A free-standing sign is proposed in front of the building to identify the building address and to provide for tenant signage. It is setback 2.5 m (8 ft.) from the front property line, which complies with the requirements outlined in the Surrey Sign By-law.
- The free-standing sign is proposed to be 1.5 m (5 ft.) high which is within the maximum height parameter of 4.5 m (15 ft.) of the Surrey Sign By-law.
- Fascia signage is not proposed at this time.
- The applicant is proposing landscaping along the street frontage, along the building face, in the parking lot area and along the side and rear property lines.
- The landscaping along the street frontage (east property line) is within a bermed landscape strip ranging from 3.5 metres (11.5 ft.) to 7.5 metres (25 ft.) in width. The planting is comprised of Austrian Pines, Serbian Spruce, Callery Pear, and American Sweet Gum trees. The trees are staggered and planted among various shrubs such as Dwarf Burning Bush, Mexican Mock Orange, Otto Laurel, and moonbeam Tickweed.
- Landscaping is also provided within 12-metre (40 ft.) by 3-metre (10 ft.) wide landscaped bays approximately every 3 to 4 parking spaces. These areas consist of American Sweet Gum Trees and Otto Laurel and Dwarf Burning Bush shrubs.
- A 1.5-metre (5 ft.) wide landscape strip is proposed along the side (north and south) and rear (west) yards and is comprised of American Sweet Gum, White Pine, Dawn Redwood, Silverleaf Dogwood, Red Maple, and Serbian Spruce trees. These trees are planted along with a variety of shrubs including Lily of the Valley, Mexican Mock Orange, Heavenly Bamboo, and Rhododendrons.
- The east, west and south perimeter of the building is also landscaped with Mexican Mock Orange, Otto Laurel, Lily of the Valley, Rhododendron shrubs, and Black Eyed Susan perennials. Two Honey Locust Trees are located at the entrance to the building as well as annuals planted in flower beds by the doors to the lobby.
- A lawn area with a 1.2-metre (4 ft.) wide pathway, benches and flowering perennials and shrubs will be located on the south side of the building to be used by the future employees as a garden and amenity area.
- Spot lighting with non-glare fully concealed bulbs, directed at the building, will be used along the front (east) elevation. Wall-mounted lighting is proposed on the north, south and west elevations of the building to assist in providing surveillance during the evening hours.

- Since the general area slopes down to the south, the rooftop of the proposed building will be visible from the single family dwellings located to the north and north east of the site. In order to conceal the air-conditioning and air vents on the roof, roof top unit screening will be used on the building.

### ADVISORY DESIGN PANEL

This application was not referred to the ADP and was reviewed by staff and found 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 and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Ministry of Transportation Comments

### INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated February 20, 2006.
- Soil Contamination Review Questionnaire prepared by Ken Zukinsky dated February 1, 2006.

Murray Dinwoodie  
General Manager  
Planning and Development

PH/kms:rd

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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:                  Walter Francl, Architect  
                         Address:                1684 West 2<sup>nd</sup> Avenue  
   Vancouver, B.C. V6J 1H4  
   Tel:                      604-688-3252
  
2.      Properties involved in the Application
  - (a)      Civic Address:            5265 - 185A Street
  
  - (b)      Civic Address:            5265 - 185A Street  
                 Owner:                      Six Pointe Properties Ltd.  
                 PID:                              026-283-475  
                 Lot 10 Section 4 Township 8 New Westminster District Plan BCP17574
  
3.      Summary
  - (a)      Application is under the jurisdiction of MOT.  
  
                 MOT File No. 1-6-23127

## DEVELOPMENT DATA SHEET

**Existing Zoning: IL**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		6,020.03 m <sup>2</sup>
Road Widening area		
Undevelopable area		
Net Total		6,020.03 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	60%	16%
Paved & Hard Surfaced Areas		49%
Total Site Coverage		65%
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	7.5 m
Rear	7.5 m	7.5 m
Side #1 (South)	7.5 m	7.5 m
Side #2 (North)	0.0 m	3.6 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	18 m	10.36 m
Accessory	6 m	n/a
<b>NUMBER OF RESIDENTIAL UNITS</b>		n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		-
Office		1,936 m <sup>2</sup>
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	6,020 m <sup>2</sup>	1,936 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	0.32
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	30	84
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		91
Number of disabled stalls		2
Number of small cars		0
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

