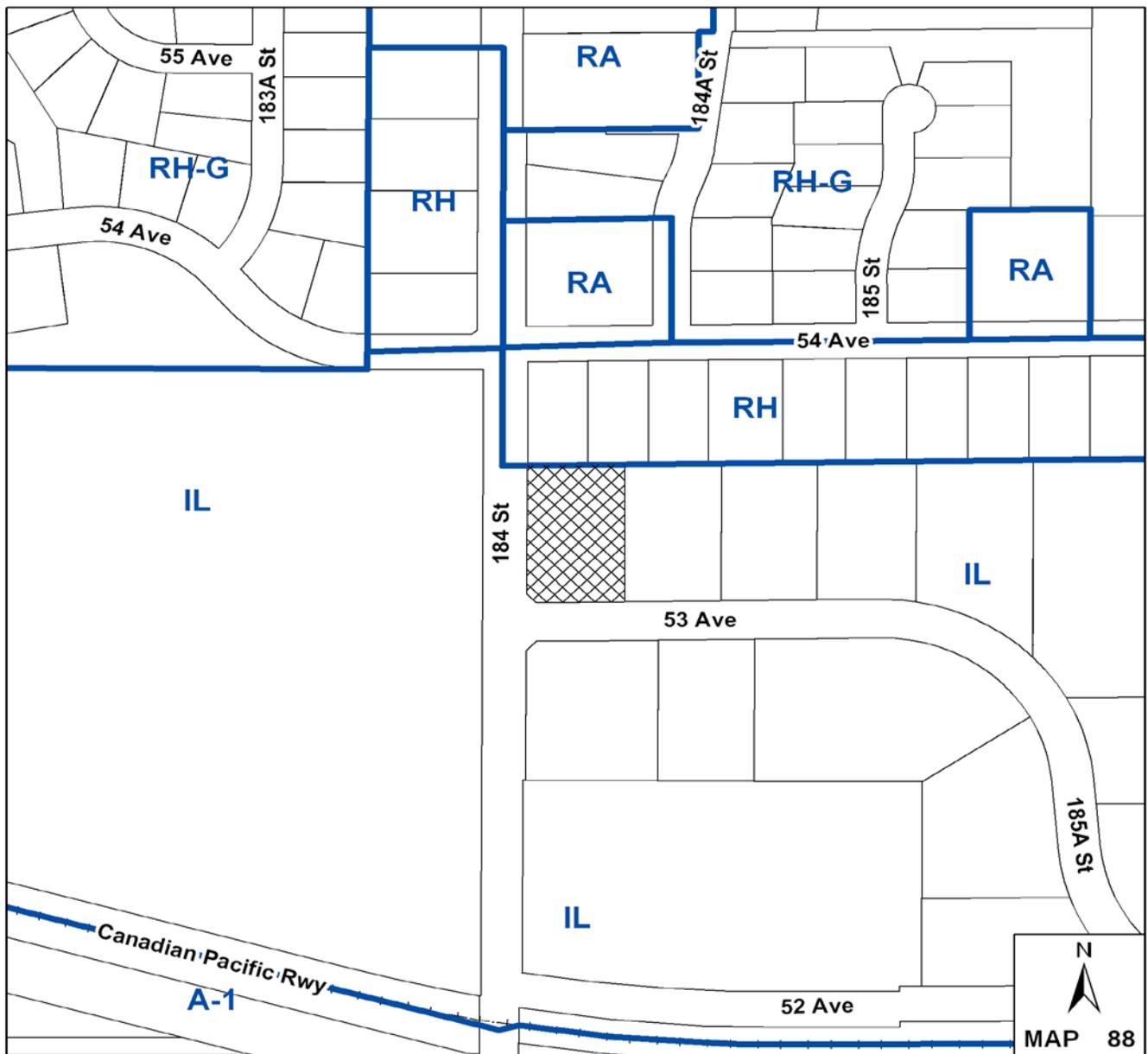


**Proposal:** Development Permit to permit construction of an industrial building.

**Recommendation:** Approval to Proceed

**Location:** 18425 - 53 Avenue      **Zoning:** IL

**OCP Designation:** Industrial      **Owners:** Rapid Developments Ltd. et al



## PROJECT TIMELINE

Initial Application Submission Date:	February 10, 2006
Application Revision & Re-submission Date:	August 25, 2006
Completed Application Submission Date:	September 19, 2006
Planning Report Date:	October 16, 2006

## PROPOSAL

The applicant is proposing:

- a Development Permit

in order to permit the development of an industrial building.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7906-0055-00 generally in accordance with the attached drawings (Appendix V).
2. Council instruct staff to resolve the following issues prior to approval:
  - (a) submission of a revised landscape plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (b) submission of revised architectural drawings to the satisfaction of the City Architect; and
  - (c) registration of a Section 219 Restrictive Covenant to prohibit automotive service uses.

## REFERRALS

Engineering: The Engineering Department has no Engineering requirements relative to this application (Appendix IV).

## SITE CHARACTERISTICS

- **Existing Land Use** Vacant lot.
- **East:** Vacant lot currently, zoned IL, designated Industrial.
- **South:** Across 53 Avenue, recently approved industrial buildings, zoned IL, designated Industrial.

- **West:** Across 184 Street, site owned by Kwantlen University College under development for their future trades and technology campus, zoned IL, designated Industrial.
- **North:** Single family dwellings 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 east corner of 184 Street and 53 Avenue.
- The subject property was created through rezoning and subdivision Application No. 7997-0028-00 as part of a 13-lot subdivision. The subdivision plans were signed on May 11, 2005.
- The lands to the north of the subject site are zoned Half-Acre Residential (RH). The lots to the north were created in 1992 under Application No. 6089-0056-00.
- 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.

#### Current Proposal

- The current proposal requests a Development Permit to permit construction of an industrial warehouse building.
- The proposed development complies with the Industrial designation of the site in the Official Community Plan and with the Light Impact Industrial Zone (IL).
- A single storey concrete tilt-up building is proposed to be constructed on the property. The building will have a floor area of 1,802 square metres (19,400 sq. ft.) with 79 square metres (860 sq. ft.) of future potential mezzanine office space. The floor area ratio (FAR) is 0.45 and the lot coverage is 45%. 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. As a result, the proposed uses in the building require a total of 18 parking spaces for the total floor area of light industrial, office use and potential mezzanine space. A total of 27 parking spaces (which includes 1 accessible space) will be provided.

- Development Application No. 7905-0329-00 located at 5298 - 185A Street generated some concerns from the up-lying residential properties. To mitigate some of the impact associated with uses permitted in the IL zoning, the applicant has agreed to the registration of a Section 219 Restrictive Covenant to prohibit automotive service uses on the property.

### DESIGN PROPOSAL AND REVIEW

- The proposed industrial building will be oriented north-south and will be located at zero lot line along the eastern property line.
- One vehicular access to the site is proposed from 53 Avenue.
- The building is proposed to be constructed using tilt-up concrete panels and aluminum storefront glazing. The primary colour of the building is taupe with brown coloured accents for the window frames, overhead doors panel accents and canopies. The proposed building is 7.2 metres (24 ft.) in height, which is within the 18 metres (60 ft.) permitted in the IL Zone.
- The OCP Development Permit Guidelines recommend that overhead doors be located away from the street. The subject site is too narrow to accomplish this. To assist in masking the doors, which will face 184 Street, landscape screening and mounding will be installed along the western property line.
- The floor plan has been designed for a single-tenant, Viaduct Sheet Metal, use on the main floor of the building and 79 square metres (860 sq. ft.) of potential mezzanine space on the second floor.
- One free-standing sign is proposed on the site, to be located 2.0 metres back from the corner of 184 Street and 53 Avenue. The number of free-standing signs complies with the Surrey Sign By-law.
- The sign will be 3.0 m (9.8 ft.) high. The proposed sign height is within the maximum height parameter of 4.5 m (15 ft.) of the Surrey Sign By-law.
- 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 building facing 184 Street is within a 3.0-metre (9.8 ft.) wide strip and consists of Katsura and Crimson Maple trees. The landscaping along 53 Avenue is within a 3.0-metre (9.8 ft.) wide strip and is comprised of grass and river rock and planting of grasses, shrubs and flowering trees. In addition, landscaping will also be provided on two landscaped islands in the parking area, planted with flowering shrubs and birch trees.
- In order to provide adequate buffering along the residential interface the landscaping along the rear (north) property line is provided and is comprised of a 10-metre (33 ft.) landscaped strip adjacent to the rear property line.

- Within the landscape buffer, there is an existing cedar hedge running along the northern property line. The layer of landscaping within the 10-metre (33-ft.) buffer consists of David's Viburnum, Red Stemmed Dogwood and Sword Fern. The third layer consists of mounding covered with Kinnlkinnick and double staggered trees consisting of Western Hemlock, Austrian Pine, Douglas Fir and Crimson Sentry Maple.
- At the outermost edge of the 10-metre (33-ft.) landscape buffer, alongside the rear of the proposed building, there is a layer of Salal.
- Wall-mounted lighting is proposed on the west and south elevations of the building to assist in providing surveillance during the evening hours.
- Since the general area slopes down to the south, the proposed building's roof top will 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 screening, consisting of corrugated galvanized metal painted to match the building, will be used.

#### ADVISORY DESIGN PANEL

This application was not referred to the ADP and was reviewed by staff. Some of the staff suggestions have been satisfactorily addressed except the following which the applicant agrees to address before consideration of final approval:

- The landscaping plan to be refined to address additional screening of overhead doors from 53 Avenue.
- Increase width of handicap parking stalls and accessibility to entrance.
- Resolution of the height of the proposed wall-mounted lighting. The lighting should be mounted no higher than the first storey and light will be directed downward and away from the residential area.

#### 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 and Landscape Plans
Appendix IV.	Engineering Summary

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated October 6, 2006.
- Soil Contamination Review Questionnaire prepared by Dario Calandra dated February 10, 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  
                         Address:                    #210- 6939 Hastings Street  
   Burnaby, B.C.  
   V5B 1S9  
                         Tel:                            604-298-7063

2.      Properties involved in the Application

(a)      Civic Address:            18425 - 53 Avenue

(b)      Civic Address:            18425 - 53 Avenue  
            Owner:                        Rapid Developments Ltd., Inc. No. 528952  
   PLR Construction Ltd., Inc. No. 745680  
   CP Excavating Ltd., Inc. No. 650294

663556 B.C. Ltd., Inc. No. 663556

Director Information:

Giuseppe Calandra  
Elvira Calandra

PID:                                026-283-387  
Lot 1 Section 4 Township 8 New Westminster District Plan BCP17574

3.      Summary

## 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	3,990 m <sup>2</sup>	3,990 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	60%	45%
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	12.5 m
Rear	7.5 m	10.0 m
Side #1 (West)	7.5 m	16.5 m
Side #2 (East)	0	0
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	18.0 m	7.2 m
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>	n/a	
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>	n/a	
<b>FLOOR AREA: Commercial</b>	n/a	
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>	3,990 m <sup>2</sup>	1,802 m <sup>2</sup>
<b>FLOOR AREA: Institutional</b>	n/a	
<b>TOTAL BUILDING FLOOR AREA</b>	3,990 m <sup>2</sup>	1,802 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)		
FAR (net)	1.0	0.45
AMENITY SPACE (area in square metres)		
Indoor	n/a	n/a
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	21	23
Number of disabled stalls	1	1
Number of small cars	7	3
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

