

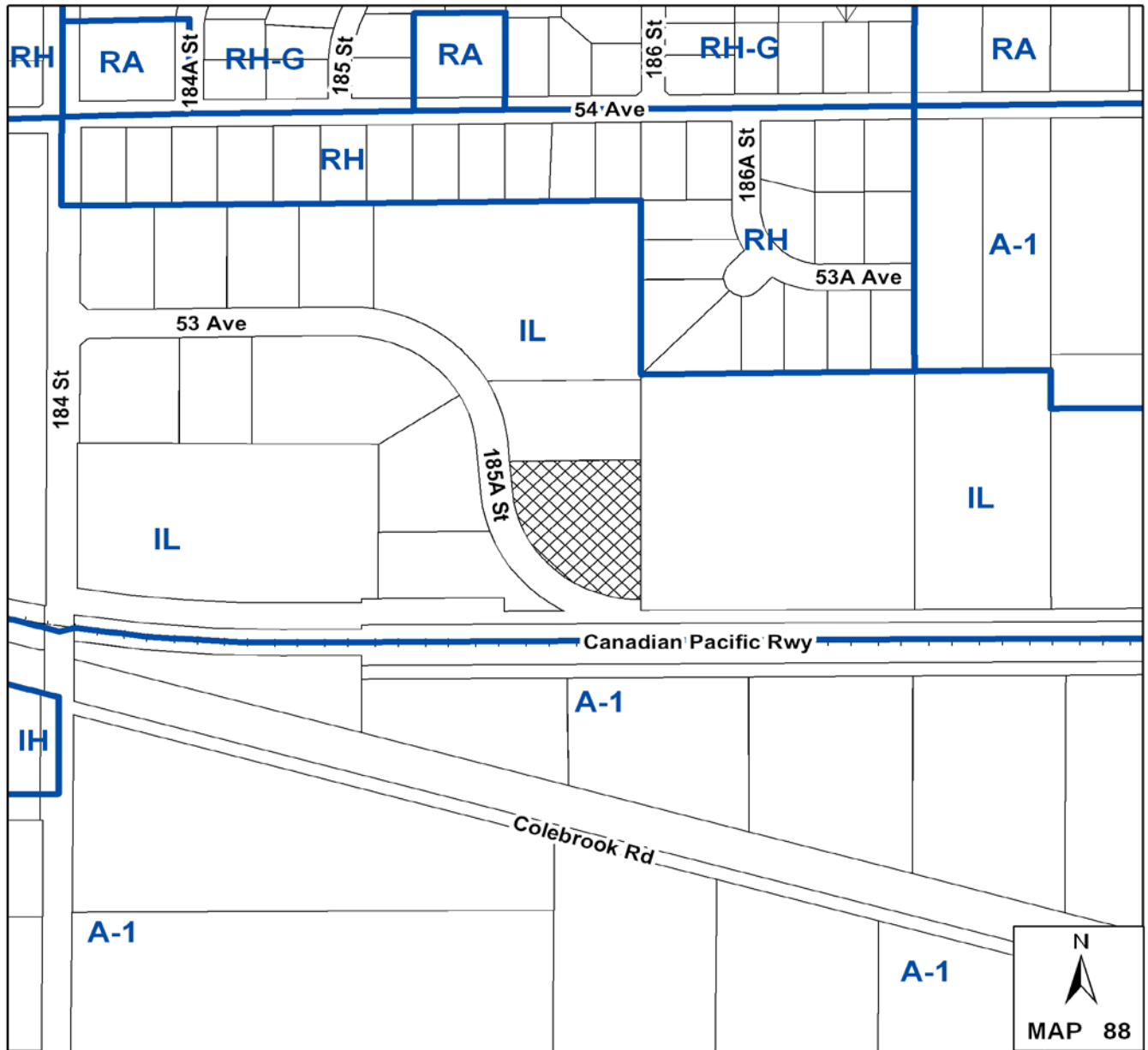
**Proposal:** Development Permit to permit the construction of a multi-tenant industrial building.

**Recommendation:** Approval to Proceed

**Location:** 5250 - 185A Street      **Zoning:** IL

**OCP Designation:** Industrial

**LAP Designation:** Industrial      **Owner:** Global Deck Systems Inc.



## PROJECT TIMELINE

Completed Application Submission Date: April 26, 2006  
Planning Report Date: September 11, 2006

## PROPOSAL

The applicant is proposing:

- a Development Permit

in order to permit the construction of a multi-tenant industrial building.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7906-0172-00 in accordance with the attached drawings (Appendix III).
2. Council instruct staff to resolve the following issues prior to approval:
  - (a) final architectural plan approval to the satisfaction of the City Architect;
  - (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
  - (c) registration of a Section 219 Restrictive Covenant to prohibit automotive service uses.

## REFERRALS

Engineering: No concerns (Appendix IV).

## SITE CHARACTERISTICS

- **Existing Land Use** Vacant.
- **East:** Vacant land, under subdivision application No. 7906-0169-00, pre-PLA, zoned IL, designated Industrial.
- **South:** Across 52 Avenue and rail right-of-way, vacant land in the Agricultural Land Reserve, zoned A-1, designated Agricultural.
- **West:** Across 185A Street, vacant land under development application 7906-0293-00, pre-Council and vacant land with approved Development Permit No. 7905-0379-00, pre-construction, zoned IL, designated Industrial.

- **North:** Vacant land, zoned IL, designated Industrial.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

### DEVELOPMENT CONSIDERATIONS

#### Background

- The subject site is located on the east side of 185A Street, north of 52 Avenue. The site area is 0.77 hectare (1.9 acres). This property was created through subdivision application 7997-0028-00 as part of a 13-lot industrial subdivision. The subdivision plans were signed on May 11, 2005.
- At this time, there are five lots within this industrial subdivision which are not under active development application or construction (Appendix V).

#### Current Proposal

- The current proposal is for a Development Permit to allow the construction of a multi-tenant industrial building, with the major tenant being Deck-King, an industrial deck material manufacturer and installer..
- The proposed ground floor area is 2,255 square metres (24,273 sq. ft.) with a potential for an additional 902 square metres (9,709 sq. ft.) of mezzanine space under the BC Building Code. This translates into a total potential floor area ratio (FAR) of 0.40 and a lot coverage of 29.1% which is in keeping with the maximum FAR of 1.0 and lot coverage of 60% permitted in the IL Zone.
- A total of 32 parking spaces are required to satisfy the Zoning By-law requirement for both proposed and potential floor space. A total of 40 parking spaces are proposed on the site.
- At this time 185A Street terminates in a temporary cul-de-sac, located on a right-of-way on the south portion of the property. When 52 Avenue is further extended to the east of the subject property, this temporary turn around will be removed and additional parking and landscaping will be installed over the temporary turn-around area.
- 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.

## PRE-NOTIFICATION

In accordance with Council policy, a development proposal sign was erected on the property. To date, staff have not received any comments with respect to the subject proposal.

## DESIGN PROPOSAL AND REVIEW

- The proposed industrial building will be curved paralleling 185A Street. There are two driveway accesses proposed, one each at the north and south ends of the property. A one-way internal drive aisle is proposed along the frontage of the property. Loading bays and truck turning areas are provided at the rear of the building, with some additional parking.
- The building is proposed to be constructed using tilt-up concrete panels painted light grey with medium blue accent banding and rich blue reveals. A second storey deck along the front (185A Street) elevation is proposed, which is proposed to be finished with a metal aluminum railing.
- 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 are located at the rear of the building.
- Two 2.4-metre (8 ft.) high free-standing signs are proposed, one at each driveway entrance, to provide for tenant signage. The signs are proposed to be concrete and painted the main grey colour of the building. The signs are located more than 30 metres (100 ft.) apart and set back 2.0 metres (6.6 ft.) from the front property line, complying with the Surrey Sign By-law requirements. 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 face of the building, above the entry doors to the individual units. This signage is proposed as individual channel letters.
- The applicant is proposing a 0.5 - 2.0 metre (1.5 to 6.5 ft.) wide landscape strip along the street frontage and at key locations along the building face. Additional landscape buffering as been provided along the property lines, with heavier planting proposed at the northeast corner of the property to screen the overview from the residential uses uphill and to the north of this site.
- The applicant has proposed a 2.0-metre wide (6.5 ft.) wide landscape strip along the north and east property lines, consisting of a mixture of midsize growing shrubs, and augmented with Katsura trees. The provision of landscape treatment along property lines which abut other industrial development is not a by-law requirement, however, the provision of this landscaping will assist in reducing the impact on the up-lying residential properties.
- The applicant has also proposed additional landscape buffer at the north-east corner of the property which is closest to the up-lying residential land. The applicant has proposed 4.0 metre (13 ft.) high Western Red Cedars, mixed with a hedge of 2.0-metre (6.6 ft.) high Western Red Cedars as a hedge and shrubs. These trees will assist in screening the industrial use from the up-lying residential views.

- To provide site security, a black vinyl coated chain-link fence is proposed around the interior property lines. Gating is provided between the building and the fence to secure the site in the evening hours.
- Wall-mounted lighting is proposed on the building elevations to assist in providing surveillance during the evening hours. The lighting is mounted at approximately the first storey and light will be directed downward and away from the residential area.
- Pole mounted lighting is proposed along the street frontage to illuminate the outdoor parking area along the frontage of the property. The lighting fixtures are downward facing to reduce glare in the evening.
- Metal screening is to be provided around any future roof top mechanical systems.

### ADVISORY DESIGN PANEL

This project was not reviewed by the Advisory Design Panel and was reviewed by City staff. The attached drawings have been revised to address comments from staff and are generally acceptable. Prior to issuance of the Development Permit, final approval of the drawings are required by the City Architect.

### 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.	Map Showing Status of Building Permits and Development Permits

### INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated July 6, 2006.
- Soil Contamination Review Questionnaire prepared by Roland Houle dated April 26, 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                      Krahn Engineering  
                         Address:                      #201 - 34609 Delair Road  
                                                              Abbotsford, B.C.  
                                                              V2S 2E1  
                         Tel:                                      604-857-1678

2.      Properties involved in the Application

(a)      Civic Address:                      5250 - 185A Street

(b)      Civic Address:                      5250 - 185A Street  
                         Owner:                                      Global Deck Systems Inc.  
                         PID:    026-283-450  
                         Lot 8 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		7,743 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	60%	29.10%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	14.6 m
Rear	7.5 m	10.67 m
Side #1 (West)	7.5 m	15.85 m
Side #2 (East)	7.5 m	10.67 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	18.0 m	10.51 m
Accessory	6.0 m	n/a
<b>NUMBER OF RESIDENTIAL UNITS</b>	1	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Main</b>	7,743 m <sup>2</sup>	2,255 m <sup>2</sup>
Future Mezzanines		902 m <sup>2</sup>
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL POTENTIAL BUILDING FLOOR AREA</b>	7,743 m <sup>2</sup>	3,157 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) (including potential mezzanines)	1.0	0.41
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	32	40
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	32	40
Number of disabled stalls	1	1
Number of small cars		
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

