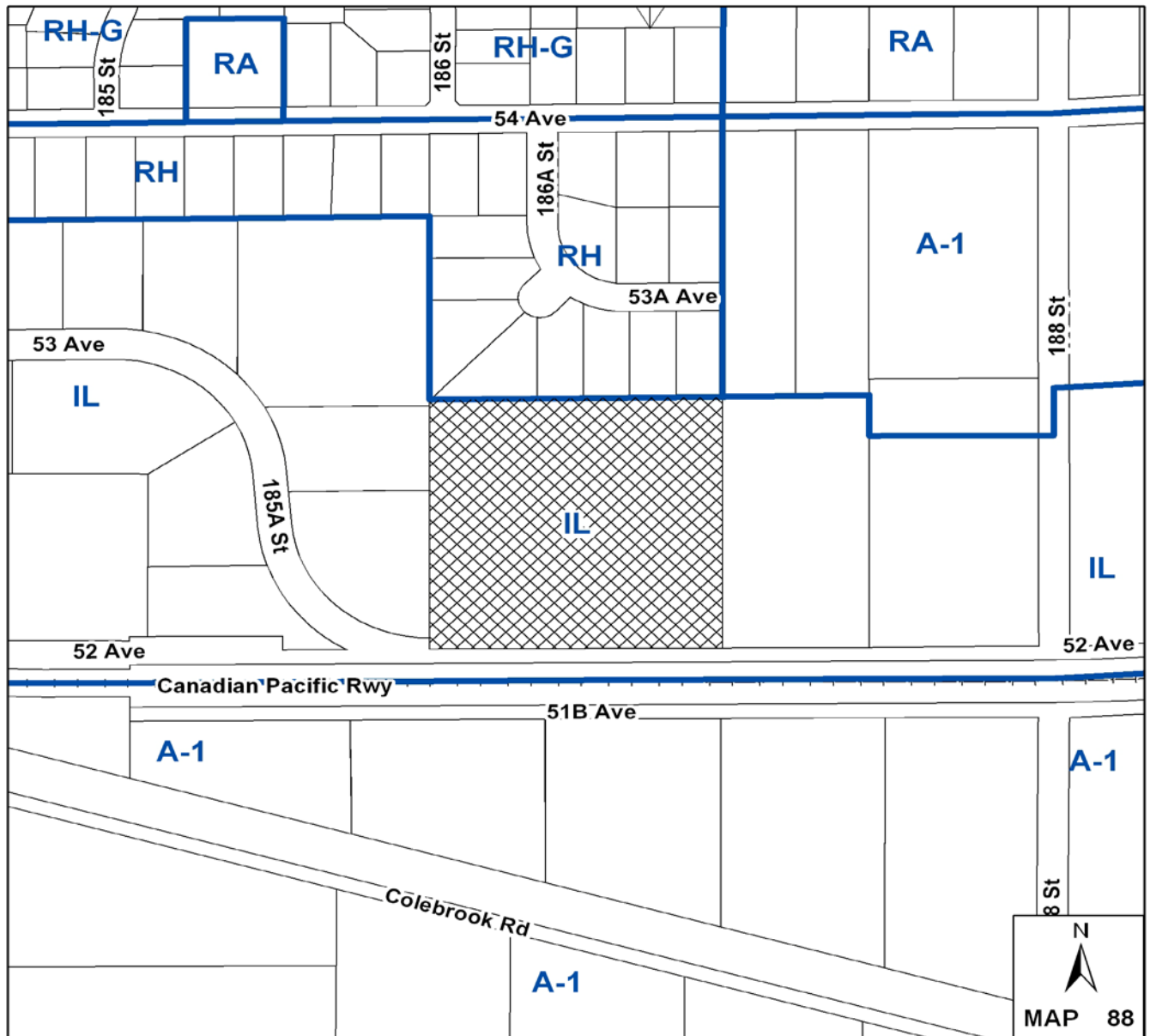


Proposal: Development Permit to permit six new industrial buildings on two proposed lots (three buildings per lot).

Recommendation: Approval to Proceed

Location: 18655 - 52 Avenue **Zoning:** IL

OCP Designation: Industrial **Owner:** Clover Valley Business Park Ltd.



PROJECT TIMELINE

Initial Application Submission Date:	April 19, 2006
Application Revision & Re-submission Date:	September 7, 2006
Planning Report Date:	April 30, 2007

PROPOSAL

The applicant is proposing:

- a Development Permit

in order to permit the development of 6 industrial buildings on two proposed IL lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7906-0169-00 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) submission of a subdivision layout to the satisfaction of the Approving Officer;

- (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (d) preparation and registration of a reciprocal access and parking agreement between the two proposed lots; and
- (e) registration of a Restrictive Covenant to prohibit automotive service uses and automobile painting and body work.

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).

Fire Department: No concerns.

SITE CHARACTERISTICS

- **Existing Land Use** Vacant site.
- **East:** Vacant land, zoned IL, designated Industrial in the OCP.
- **South:** Across 52 Avenue and rail right-of-way, vacant land in the Agricultural Land Reserve, zoned A-1, designated Agricultural in the OCP.
- **West:** Vacant industrial lots with a recently approved Development Permit (DP No. 7906-0172-00) on 5250 – 185A Street for a multi-tenant industrial building, and a new Development Permit Application (No. 7907-0030-00) on 5278 – 185A Street for a single-tenant industrial building, zoned IL, designated Industrial in the OCP (See Appendix VI).
- **North:** Single family houses on half-acre lots, zoned RH, designated Suburban in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the north side of 52 Avenue, between 184 Street and 188 Street. The site area is 3.39 hectares (8.38 acres) and is designated Industrial in the Official Community Plan (OCP).
- The lands to the north of the subject site are zoned Half-Acre Residential (RH) with lots created under Application No 5693-0331-00 and 5694-0464-00. In order to address interface issues between residential and industrial uses, a 6-metre (20 ft.) wide landscape buffer was established along the rear (south) portion of the residential properties abutting this site. Furthermore, it was intended that when the Industrial lands (including the subject site) developed in the future, additional landscaping would be required on the Industrial lots to create a larger buffer area through a Development Permit.
- Landscaping buffer areas have been provided or will be provided as part of other Development Permit Applications adjacent to the subject site that abut residential properties.

Current Proposal

- The current proposal is to subdivide the subject property into two Industrial lots, and for a Development Permit to allow the construction of three new multi-tenant warehouse buildings per lot, for a total of six buildings.
- A Preliminary Layout Approval (PLA) letter has been issued for the proposed subdivision and the applicant is in the process of addressing the conditions of the subdivision approval.
- The two (2) proposed lots conform to the minimum requirements of the IL Zone in terms of lot area, width and depth. The proposed lot area of each lot is 1.62 hectares (4 acres). The lots are 95 metres (312 ft.) wide and 170 metres (556 ft.) deep.
- Proposed Lots 1 and 2 will front onto 52 Avenue. Access will be gained from driveways off of 52 Avenue.

- The proposed floor areas of the six buildings are summarized in the following table.

	Floor Area	Potential Future Mezzanine Area	Total Potential Floor Area
Building A	2,480 m ² (26,700 sq. ft.)	992 m ² (10,678 sq.ft.)	3,472 m ² (37,378 sq.ft.)
Building B	2,480 m ² (26,700 sq.ft.)	992 m ² (10,678 sq.ft.)	3,472 m ² (37,378 sq.ft.)
Building C	2,480 m ² (26,700 sq.ft.)	992 m ² (10,678 sq.ft.)	3,472 m ² (37,378 sq.ft.)
Building D	2,480 m ² (26,700 sq.ft.)	992 m ² (10,678 sq.ft.)	3,472 m ² (37,378 sq.ft.)
Building E	1,854 m ² (19,960 sq.ft.)	742 m ² (7,987 sq.ft.)	2,596 m ² (27,947 sq.ft.)
Building F	1,692 m ² (18,210 sq.ft.)	677 m ² (7,284 sq.ft.)	2,369 m ² (25,494 sq.ft.)

- A total of 135 parking spaces are required to satisfy Part 5 of Surrey Zoning By-law No. 12000 for the proposed floor space. An additional 54 spaces would be required for the mezzanines, resulting in a total of 189 parking spaces. A total of 282 parking spaces are proposed for the site.
- At this time, 185A Street/52 Avenue terminates in a temporary cul-de-sac. The applicant is proposing to extend 52 Avenue further to the east to provide access to the subject site, where it will terminate. 52 Avenue will eventually be extended to the east of the subject site.

PRE-NOTIFICATION

- According to Council policy, the mail-out of pre-notification letters is not required for Development Permit applications. However, a Development Proposal Sign was installed on the site to inform adjacent property owners about the proposed buildings.
- Staff did not receive any comments on this proposal as a result of the Development Proposal Sign. However, there has been communication with the recently formed South Cloverdale Homeowners Association (SCHA), representing residents to the north of the subject site.
- The SCHA has expressed their opposition to the form of development that is under construction and under consideration on the Industrial-designated lands, of which the subject site is a part. The SCHA is particularly concerned about the impact the proposed and approved industrial buildings will have on their views of the agricultural lands to the south, and the impact of light pollution and overlook on their quality of life.
- Council has agreed to hear a representative of the SCHA at the April 30, 2007 Regular Council – Land Use meeting. The applicant has also been scheduled to speak as a delegation at the same meeting.
- Staff have worked closely with the developers of the industrial properties in this area to address the concerns of the SCHA. The following section describes the steps taken.

DESIGN PROPOSAL AND REVIEW

- The applicant is proposing six industrial buildings on the two proposed IL lots, with three buildings on each of the two proposed lots. The proposals, in terms of site layout, design and traffic circulation, will be treated as though they were one site.
- Buildings A – D are oriented west-east, while Buildings E and F are oriented towards the south.
- There are three driveway accesses proposed at the south property line along 52 Avenue. The central driveway will serve as the main access for customers and staff. The two secondary driveways, one each on proposed Lots 1 and 2, will serve as limited access driveways for commercial vehicles, and will be gated.
- All six buildings are oriented towards a series of two-way drive aisles. Buildings A and B share a two-way interior lane for commercial vehicle access to the rear of the buildings, as do Buildings C and D. Buildings E and F, which are located at the north end of the site, do not have commercial lane access at the rear, but instead back on to a limited-access buffered landscape area, which borders the neighbouring residential lots.
- The IL buildings A – D are single-storey at 8.4 metres (27.5 ft) in height, with space for potential mezzanines as permitted by the BC Building Code.
- Buildings E and F along the north property line are single storey with a reduced height of 8.15 metres (26.7 ft) in order to address the residential interface and mitigate any potential concerns of the residential neighbours to the north in regards to overlook and privacy. This height provides space for potential mezzanines, as permitted by the BC Building Code.
- The buildings are proposed to be constructed using tilt-up concrete panels painted light grey, with brick veneer at ground level.
- The mezzanine level of Buildings A – D will be finished with aluminum windows and metal flashing.
- The mezzanine level of the south elevation of Buildings E and F will similarly be finished with aluminum windows and metal flashing. There will be no windows on the north elevation of Buildings E and F, to mitigate any potential concerns of the residential neighbours to the north in regards to overlook and privacy.
- The OCP Development Permit Guidelines recommend that overhead doors be located away from the street. The site has been designed so that the overhead doors of Buildings A - D are oriented internally, while those for Buildings E and F at the rear of the site are oriented towards the south. None of the overhead doors are oriented towards 52 Avenue, nor to the residential area to the north.
- One 3-metre (10 ft.) high free-standing sign is proposed on the east side of the main driveway entrance, located on proposed Lot 2. The sign is proposed to be an illuminated aluminum sign, set in pre-cast concrete with brick veneer. The sign complies with the Surrey Sign By-law requirements for Commercial/Industrial areas.
- Fascia signage for each unit is proposed on the face of the buildings, above the entry doors to the individual units.

- In order to address the concerns of the residential neighbours to the north in regards to glare, light trespass and light pollution, all lighting on the site will be fitted with “sky-friendly glare-control cut-off reflectors”. In addition, the only pole lighting on site will be located at the south end of the site, at the main entrance.

Landscaping and Interface with Neighbouring Residential Properties

- The applicant is proposing a 4.5-metre (15 ft.) wide landscaping strip consisting of Douglas Fir, Holly and varieties of shrubs and grasses along the street frontage and at key locations along building faces.
- A 1.5-metre (5 ft) wide landscaping strip consisting of Douglas Fir, Red Maple, Bamboo and grass will be provided along the west property line of proposed Lot 1 and the east property line of proposed Lot 2, as a buffer between the abutting IL properties.
- Heavier landscaping is proposed along the north property line in order to act as a buffer between the abutting residential uses that overlook the site. The 10-metre (33 ft.) wide buffer, located at the rear of Buildings E and F, will consist of a 0.5-metre (1.6 ft.) high landscaped berm, which will be separated from the residential properties by a 1.8-metre (6 ft.) high solid wood fence. Planting in this area will include 3-metre (10 ft.) high Douglas Firs, 6-metre (20 ft.) high Western Red Cedars, as well as October Glory Maple and other varieties of trees, shrubs and grasses. In addition, there is an existing 6-metre (20 ft.) wide buffer on the residential properties. This ultimately provides for a 16-metre (52.5 ft.) wide buffer separating the residential and light industrial uses. Access to this landscaped buffer area will be limited only to access from the rear of Buildings E and F, in times of emergency only.
- 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 north end of the site exceeds 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 to be reduced. 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.
- Abutting the landscaped buffer area, located between Buildings E and F, will be a landscaped sitting area for use by staff and customers. A gated fence will prevent access from this sitting area into the landscaped buffer area, except in times of emergency.
- A second gated fence will be located between the west property line and the west wall of Building F, atop a sanitary right-of-way, to allow access by City staff for maintenance.
- Wall-mounted lighting is proposed on the building elevation 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.

- All lighting on the north elevation will be motion-sensor controlled in order to address the concerns of the residential neighbours to the north.
- Metal screening is to be provided around any roof top mechanical systems.

ADVISORY DESIGN PANEL

- ADP Meeting Date: March 14, 2007
- All of the ADP suggestions have been satisfactorily addressed and are reflected on the attached plans (See Appendix V).

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 Subdivision Layout, Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
- Appendix IV. Engineering Summary
- Appendix V. ADP Comments and Applicant's Response
- Appendix VI. Map of Adjacent Development Permit Applications

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated August 16, 2006.
- Soil Contamination Review Questionnaire prepared by Irvin Boschman dated April 11, 2006.

How Yin Leung
Acting General Manager
Planning and Development

CA/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: Irwin Boschman
 Address: 13875 - 56 Avenue
 Surrey, B.C.
 V3X 2X5
 Tel: 604-644-2631

2. Properties involved in the Application
 - (a) Civic Address: 18655 - 52 Avenue

 - (b) Civic Address: 18655 - 52 Avenue
 Owner: Clover Valley Business Park Ltd. ,Inc No. 0753959
 PID: 024-238-881
 Lot 17 Section 4 Township 8 New Westminster District Plan LMP39125

3. Summary of Actions for City Clerk's Office

SUBDIVISION DATA SHEET

Existing Zoning: IL

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	8.38 ac
Hectares	3.39 ha
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	94.95 m ²
Range of lot areas (square metres)	1,600 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	0.34 upha/0.59 upa
Lots/Hectare & Lots/Acre (Net)	0.25 upha/0.62 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	56.6%
Estimated Road, Lane & Driveway Coverage	38.6%
Total Site Coverage	95.2%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	NO
MODEL BUILDING SCHEME	
	NO
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

DEVELOPMENT DATA SHEET

Existing Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		3.39 ha / 8.388 ac
Road Widening area		
Undevelopable area		
Net Total		3.24 ha / 8.01 ac
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	60%	42%
SETBACKS (in metres)		
Front	7.5 m	18.7 (61.42 ft)
Rear	7.5 m	10 m (32.9 ft)
Side #1 (W)	7.5 m / 0.0 m	>7.5 m
Side #2 (E)	7.5 m / 0.0 m	0.0 m or >7.5 m
BUILDING HEIGHT (in metres/storeys)		
Buildings A-D	18 metres (60 ft)	8.4 m / (27.5 ft)
Buildings E and F	18 metres (60 ft)	8.15 m / (26.7 ft)
NUMBER OF RESIDENTIAL UNITS		
Bachelor	N/A	
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	N/A	
FLOOR AREA: Commercial	N/A	
Retail		
Office		
Total		
FLOOR AREA: Industrial	348,983.59	202,958
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	348,983.59	202,958

** 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	0.39
FAR (net)	1.0	0.42
AMENITY SPACE (area in square metres)		
Indoor	N/A	
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	189	282
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	189	282
Number of disabled stalls	3	5
Number of small cars		44
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

