

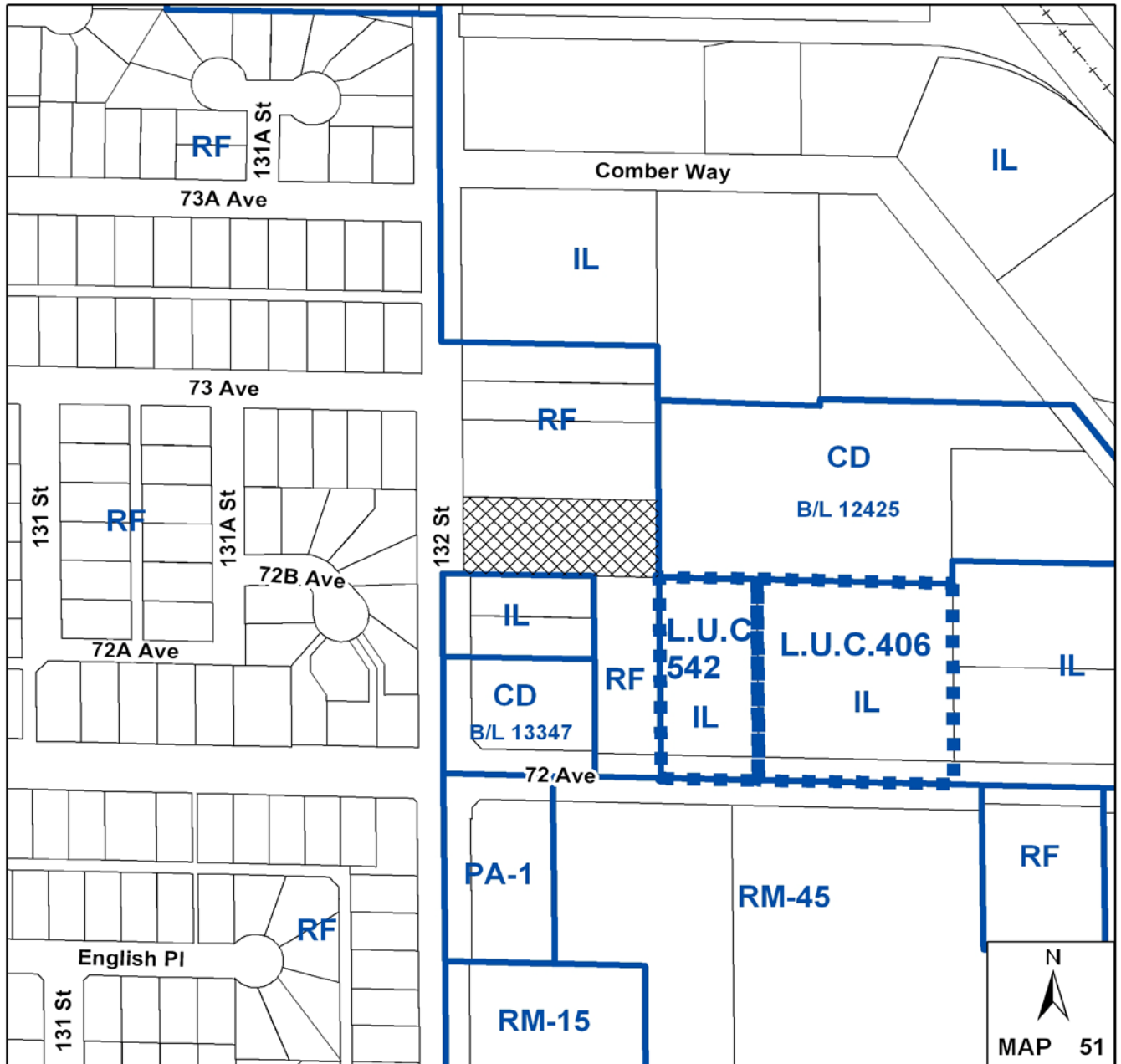
Proposal: Rezone from RF to IL. Development Permit to permit construction of a self-storage warehouse facility.

Recommendation: Approval to Proceed

Location: 7262 - 132 Street **Zoning:** RF

OCP Designation: Industrial

LAP Designation: General Industrial **Owner:** 388 Construction Ltd. and A & A Construction Ltd.



PROJECT TIMELINE

Completed Application Submission Date: May 16, 2006
Application Revision & Re-submission Date: September 21, 2006
Planning Report Date: September 25, 2006

PROPOSAL

The applicant is proposing:

- a rezoning from RF to IL; and
- a Development Permit

in order to permit the development of a 3,645.4 square metres (39,240 sq.ft.) self-storage warehouse facility.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Light Impact Industrial Zone (IL)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7906-0215-00 in accordance with the attached drawings (Appendix III).
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; and
 - (b) submission of a landscaping plan and a landscaping cost estimate to the specifications and satisfaction of the City Landscape 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).

SITE CHARACTERISTICS

- **Existing Land Use** Single family dwelling.
- **East:** A large warehouse building on a site, zoned CD (By-law No. 12425), designated Industrial in the OCP.
- **South:** Recently approved Development Permit No. 7902-0045-00 for a car detailing facility, zoned IL, designated Industrial in the OCP.
- **West:** Across 132 Street, single family dwellings, zoned RF, designated Urban in the OCP.
- **North:** Recently approved Development Permit No. 7906-0003-00 for the new Newton Fire Hall, zoned RF, designated Industrial in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject site at 7262 - 132 Street is part of the Industrial designated area in the OCP bounded by 72 Avenue to the south, Comber way to the east and north and 132 Street to the west. This area is characterized by a mix of light impact industrial, warehouse, and general service uses.
- The site contains a single family dwelling, and has an area of approximately 4,038 square metres (1 acre). The total site area after road widening along 132 Street is approximately 3,872 square metres (0.95 acre). The existing dwelling will be demolished.
- The proposed rezoning to accommodate a self-storage warehouse is consistent with the Industrial designation of the OCP and the permitted uses of the IL Zone.
- The proposed building meets the requirements of the IL Zone with regard to the use, density, setbacks, height of buildings, parking, coverage and landscaping.

PRE-NOTIFICATION

Pre-notification letters were sent on September 18, 2006 and staff have received no comments.

DESIGN PROPOSAL AND REVIEW

- The proposed industrial building fronting 132 Street has a total area of 3,645 square metres (39,240 square feet), including three (3) floors of storage lockers, a ground floor office and entry lobby, as well as a second floor caretaker suite of 96 square metres (1,033 square feet). The overall floor area ratio (FAR) and lot coverage are 0.93 and 46% respectively, which is below the maximum 1.00 FAR and 60% lot coverage of the IL Zone.
- The proposed building is approximately 12 metres (39' 4" sq.ft.) high, which is less than the 18 metre (60 ft.) maximum permitted in the IL Zone.
- Vehicular access to the site will be from 132 Avenue through a shared access point with the auto detailing and coffee shop site directly south, and will be restricted to right-in/right-out.
- On-site parking will be provided in accordance with the provisions of the Surrey Zoning By-law No. 12000. Nine parking spaces will be provided, including two spaces for the caretaker suite, and seven for the office portion of the building. One of these is oversize for persons with disabilities. The parking provided complies with the IL Zone and is in keeping with other such developments in the City.
- The building design reflects the building materials that were used for the two adjacent developments and the architect has drawn the visual elements together effectively. Exterior building colours include red, orange, and sand.
- The applicant proposes a free-standing sign in the landscaped area near the vehicle entrance, as well as a vertical lettering building sign on the 132 Street façade of the building, which faces south.
- The proposed site layout includes a metal gate at the north and south side of the building which limits access to the rear of the site.
- Garbage cans and an enclosure are proposed at the rear of the site away from view.
- Landscaping is proposed to include retention of several mature trees fronting 132 Street, a landscaped strip between the parking area and the street right-of-way, as well as decorative trees along portions of the north and south property lines.

ADVISORY DESIGN PANEL

ADP Meeting Date: July 25, 2006

All of the ADP comments have been satisfactorily addressed to the satisfaction of the City Architect except landscaping as follows (Appendix V).

- The visual mass of the building has been effectively reduced through the introduction of glazed strips on the north and south elevations and through the articulation of the street façade.

- Modifications to the colour scheme have been incorporated to better integrate the proposed building with the previously approved project to the north and the existing buildings to the south.
- Special stamped concrete paving has been introduced to the entryway to reduce the apparent width of the shared paved driveway.
- Fenced entry gates have been moved from the front (west) side to the north and south side of the building.
- The applicant will provide additional planting along the north and south property lines to the satisfaction of the City Landscaping 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, Elevations and Perspective
Appendix IV.	Engineering Summary
Appendix V.	ADP Minutes

How Yin Leung
Acting General Manager
Planning and Development

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DEVELOPMENT DATA SHEET

Proposed Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		0.39 ha
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	60%	46%
SETBACKS (in metres)		
Front (132 Street)	7.5 m	13.12 m
Rear (East)	7.5 m	7.6 m
Side #1 (North)	7.5 m	7.6 m
Side #2 (South)	7.5 m	7.6 m
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m	approx. 12 m
Accessory		
NUMBER OF RESIDENTIAL UNITS	n/a	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	n/a	n/a
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial	3,900 m ²	3,645 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		

** 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	n/a	n/a
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)	n/a	n/a
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		7
Caretaker Unit		2
Institutional		
Total Number of Parking Spaces		9
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

CONTOUR MAP FOR SUBJECT SITE

