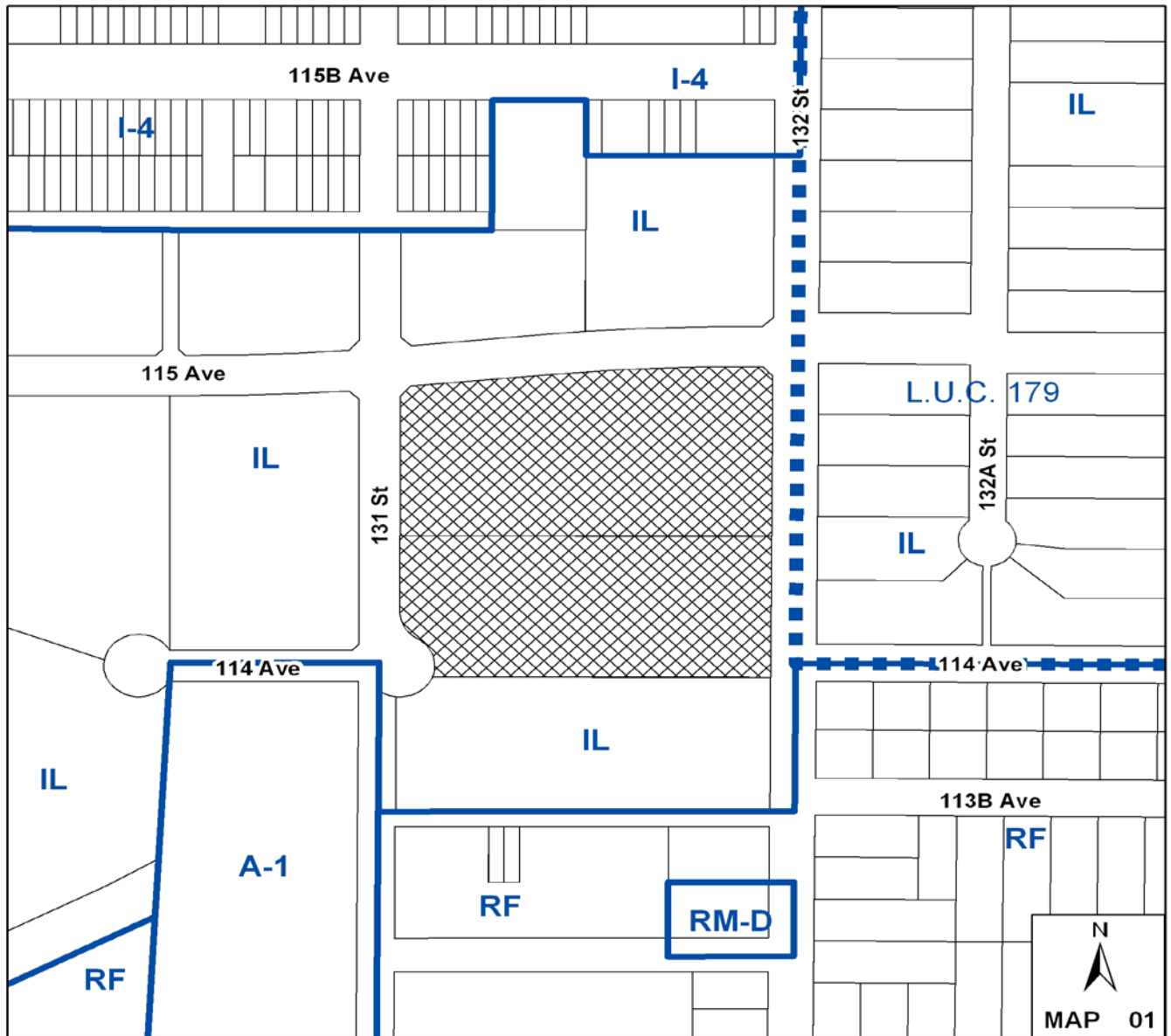


Proposal: Restrictive Covenant Amendment and Development Permit to allow the construction of a distribution warehouse in East Bridgeview.

Recommendation: Approval to Proceed

Location: 13150 - 115 Avenue / 11430 - 131 Street **Zoning:** IL

OCP Designation: Industrial **LAP Designation:** Industrial **Owner:** Spruce Terminals



PROJECT TIMELINE

Completed Application Submission Date: November 6, 2006
Planning Report Date: January 22, 2007

PROPOSAL

The applicant is proposing:

- a Restrictive Covenant amendment to decrease the minimum lot coverage from 25% to 10%; and
- a Development Permit;

in order to allow the construction of a distribution warehouse in East Bridgeview.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicant's request to amend the Restrictive Covenant registered on the title, to decrease the minimum lot coverage from 25% to 10%.
2. Council authorize staff to draft Development Permit No. 7906-0469-00 in accordance with the attached drawings (Appendix III).
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) authorize staff to amend the Section 219 Restrictive Covenant to decrease the minimum lot coverage from 25% to 10%;
 - (b) submission of a landscape plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (c) finalization of design details to the satisfaction of the City Architect.

REFERRALS

Engineering: No concerns (Appendix IV).

SITE CHARACTERISTICS

- **Existing Land Use** Vacant and pre-loaded for development.
- **East:** Across 132 Street, mixed industrial uses, regulated under Land Use Contract No. 179, designated Industrial; south of 114 Avenue, single family dwellings, zoned RF, designated Urban.
- **South:** Vacant land, zoned IL, designated Industrial.
- **West:** Across 131 Street, tilt-up industrial building under construction, zoned IL, designated Industrial.
- **North:** Across 115 Avenue, vacant land and machine shop/manufacturer, both zoned IL, designated Industrial.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The subject properties were part of the City-owned land assembly located in the East Bridgeview Industrial Area which were rezoned, consolidated and serviced for industrial development.
- The northerly subject property located at 13150 - 115 Avenue was rezoned to Light Impact Industrial Zone (IL) on June 10, 2002 and the associated subdivision application creating 4 lots finalized shortly thereafter (File No. 7902-0036-00). This lot was created as part of a City rezoning and subdivision application and was subsequently sold by the City in December 2002. Due to the timing of the sale of the subject lot, there is no Restrictive Covenant registered on the title of the subject lot.
- The southerly property located at 11430 - 131 Street was rezoned to Light Impact Industrial (IL) on April 17, 2003. During the rezoning process, City Council instructed staff to register a Restrictive Covenant (RC) on the title of each City-owned industrial lot located in East Bridgeview. The intent of the RC is to set out minimum conditions that must be met at the time of development of the lot. Specifically, the RC requires that the minimum lot coverage of all buildings must be 25% of the area of the lot and that the combined area dedicated to outdoor storage and truck parking uses shall not exceed 35% of the total area of the lot.

Current Proposal

- The applicant, Day and Ross, is a logistics company, that warehouse, distribute and transport food products for McCain's Foods. Day and Ross currently has an operation in Coquitlam, which they have outgrown and are looking to relocate their business in Surrey. Day and Ross

have an option to purchase the subject properties from the current owner, Spruce Terminals Inc. Day and Ross propose to consolidate the two properties into one.

- The northerly property does not have any limitations on the minimum lot coverage by buildings or maximum area dedicated to outdoor storage and truck parking, however, the southerly property does have such limitations imposed by a Restrictive Covenant. With the consolidation of the two lots, these limitations would impact the proposed consolidated lot. The applicant has, therefore, requested to modify the Section 219 Restrictive Covenant currently registered against Lot 2 to reduce the minimum lot coverage of all buildings from 25% to 10%. The maximum of 35% of the area of the lot for outdoor storage and truck parking is not proposed to be modified.
- The applicant has provided the following justification to support the proposed Restrictive Covenant amendment:
 - The proposed use and density are consistent with the uses and density permitted in the IL Zone.
 - Day and Ross currently employs approximately 50 people plus 45 independent owner-operators that pick up, deliver and move freight via trucks. At the current growth rate, they will double their business within three years, which will also mean a doubling of the number of employees. In addition to this growth, they are actively searching for compatible transportation companies to lease their facilities.
 - The majority of their employees are in the upper-middle income range, who may also live and pay taxes in Surrey.
 - It is proposed to have 38 truck parking spaces and 57 trailer parking spaces located on the site. These spaces will help address the shortage of truck parking spaces for owner-operators of heavy vehicles in the City.
 - The subject property is located within two blocks of a future intersection of the South Fraser Perimeter Road. This future highway is being implemented as a strategy to move transport goods around the region.
 - Day and Ross has approximately 22 warehouse/logistic operations in Canada and maintain a clean operation with fully paved lots, maintained landscaping and an attractive building. They have the pride of ownership of their land.
- The implementation of the Section 219 Restrictive Covenant against the properties developed by the City was to encourage higher end users to locate within this area and to provide for increased City tax revenue with the improvements on the site. Council was concerned that without the registration of the Section 219 Restrictive Covenant, the properties would be developed with primarily outside storage uses, with minimal improvements or employment opportunities.
- The proposal from Day and Ross provides for higher income employment, and while the proposed building does not cover 25% of the site, they have proposed an attractive building, good perimeter landscaping and full paving of the site, which satisfies Council's intent of having higher end users on the site.

PRE-NOTIFICATION

In accordance with Council policy, a development proposal sign was erected on the site and pre-notification letters were sent on December 19, 2006. To date, staff have not received any telephone calls or correspondence with respect to this proposal.

DESIGN PROPOSAL AND REVIEW

- The proposed single-storey building has been oriented in a north/south direction and located approximately in the centre of the site. This is to allow for full truck turning movement to the loading bays located on the east and west sides of the building.
- The proposed building will have a floor area of 3,333 square metres (35,877 sq.ft.). This will represent a floor area ratio (FAR) of 0.11 and a lot coverage of 10% which is consistent with the maximum FAR of 1.0 and lot coverage of 60% permitted in the IL Zone.
- The primary access to the site is from 131 Street. Employee and visitor parking is proposed adjacent to 131 Street and 115 Avenue. Truck access is also from the same driveway off 131 Street. However, the main truck circulation area is proposed to be protected with a gated entry to secure the warehousing operation.
- The office for the business is located at the north end of the building, with glazing and landscaping to provide interest from the street.
- The building is proposed to be constructed using tilt-up concrete painted light grey with dark grey accents. A metal canopy is proposed over the loading dock areas. The office component proposes substantial glazing on all three elevations.
- Lighting is proposed over the loading bays, which are downward facing, with high pressure sodium (HPS) bulbs to reduce the glare on the up-lying residential area. Yard lighting fixtures are also proposed to be downward facing with HPS bulbs.
- The OCP Guidelines recommend that all overhead doors for industrial buildings be located so that they do not face the fronting street. Three of the four property lines of the subject property are common with a street, with 115 Avenue classified as a major collector. To reduce the impact of the overhead doors on the street, the loading areas have been oriented towards the local collector (132 Street) and limited local (115 Avenue) roads.
- A 2.4-metre (8 ft) high free-standing sign is proposed along the 115 Avenue road frontage, which is less than the maximum 4.5-metre (15 ft) height permitted under the Surrey Sign By-law. This sign is proposed to be constructed, with a back lit acrylic sign mounted on a concrete base.
- Landscaping ranging from 3.0 metres (10 ft.) to 9 metres (30 ft.) in width is proposed along all property lines, and between the automobile parking area and the secure truck circulation yard. This landscaping consists of evergreen and deciduous trees and shrubs.

ADVISORY DESIGN PANEL

This project was not referred to the Advisory Design Panel, but was reviewed by Planning staff. The overall design was found to be satisfactory, and prior to issuance of the Development Permit, the following items are to be addressed to the satisfaction of the City Architect and the City Landscape Architect:

- Adjust the plant sizes to satisfy minimum requirements of the OCP Development Permit guidelines; and
- Provide roof top screening detail.

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

INFORMATION AVAILABLE ON FILE

- Soil Contamination Review Questionnaire prepared by Clay Jensen dated November 3, 2006.

How Yin Leung
Acting General Manager
Planning and Development

LAP/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: John Kristianson c/o CTA Design Group
 Address: #101 - 925 West 8th Avenue
 Vancouver, B.C.
 V5Z 1E4
 Tel: 604-736-2554

2. Properties involved in the Application

(a) Civic Addresses: 13150 - 115 Avenue and 11430 - 131 Street

(b) Civic Address: 13150 - 115 Avenue
 Owner: Spruce Terminals
 PID: 025-435-213
 Lot 2 Section 9 Block 5 North Range 2 West Plan LMP54470

(c) Civic Address: 11430 - 131 Street
 Owner: Spruce Terminals
 PID: 025-981-684
 Lot 1 Section 9 Block 5 North Range 2 West New Westminster District Plan
 BCP12150

3. Summary of Actions for City Clerks Office

DEVELOPMENT DATA SHEET

Existing Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		29.407 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60% (25%)	10.3%
Paved & Hard Surfaced Areas		74%
Total Site Coverage		84.3%
SETBACKS (in metres)		
Front (131 Street)	7.5 m	7.6 m
Rear (132 Street)	7.5 m	60.67 m
Side #1 (North) (115 Avenue)	7.5 m	8.0 m
Side #2 (South)	7.5 m or 0	27.6 m
BUILDING HEIGHT (in metres/storeys)		
Principal	18.0 m	7.9 m
Accessory		
NUMBER OF RESIDENTIAL UNITS	1	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial	29,407 m ²	3,333 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	29,407 m ²	3,333 m ²

** 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	0.11
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)	33	96
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	33	96
Number of disabled stalls		
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

