

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7906-0483-00

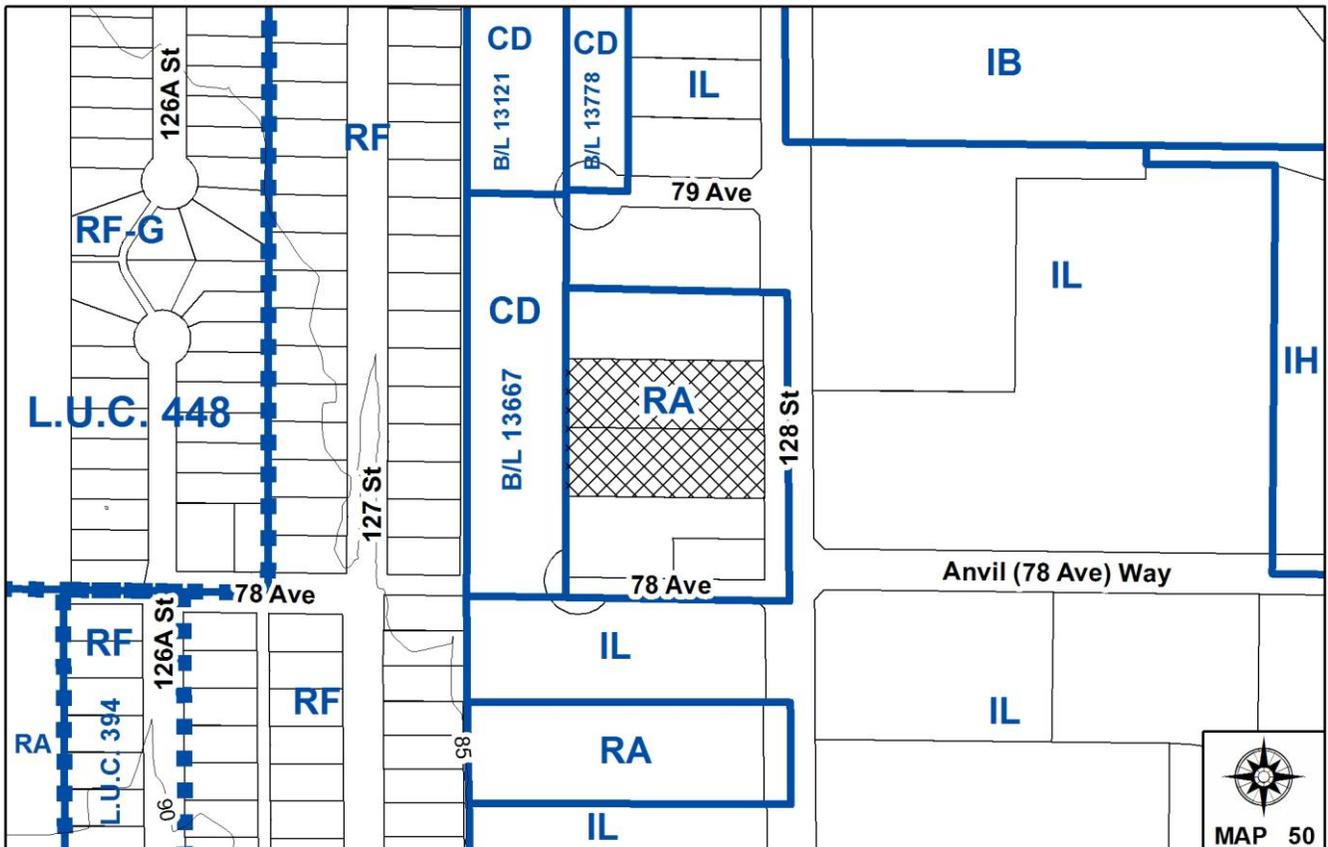
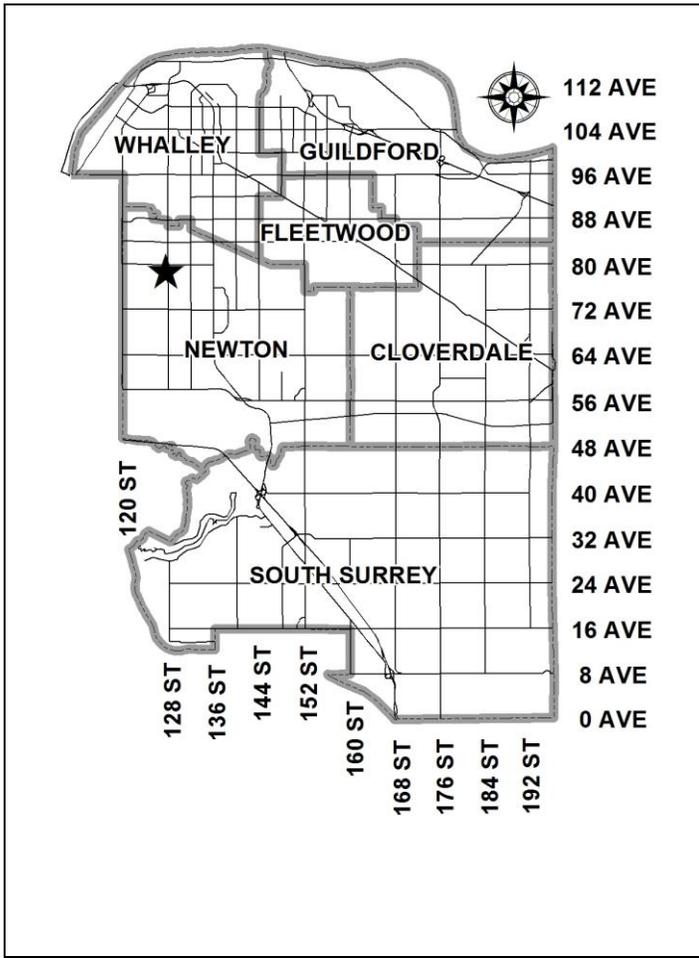
Planning Report Date: March 30, 2009

PROPOSAL:

- **Rezoning** from RA to IL
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of two multi-tenant industrial buildings with front and side yard setback variances .

LOCATION: 7825 and 7843 - 128 Street
OWNERS: Alderbrook Ventures Ltd., et al
ZONING: RA
OCP DESIGNATION: Industrial
LAP DESIGNATION: General Industrial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed buildings do not conform to the front yard setback requirement of the IL Zone, and the southerly building (Building B) does not conform to the side yard setback requirement of the IL Zone. A Development Variance Permit is, therefore, required.

RATIONALE OF RECOMMENDATION

- Complies with OCP, the Newton LAP designations, and the City's Employment Lands Strategy.
- The proposed buildings comply with all aspects of the IL Zone, except for the front and the north side yards, which require a variance.
- The building form and character is respectful of the existing context, and the light industrial use.
- The proposed variance to the front yard setback is driven by road dedication along 128 Street, a right-of-way requirement at the rear of the site and realignment of 78 Avenue with Anvil Way. It is considered minor and provides an acceptable building variation along 128 Street.
- The proposed variance to the south side yard allows the proposed buildings to be sited on the north and south side of the site, to effectively create a drive aisle and parking between the buildings. The proposed building on the property to the south will be sited along the shared property line. This will eliminate any gap between the two buildings.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (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. 7906-0483-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7906-0483-00, (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the IL Zone for Building A and Building B on the plan attached as Appendix VIII, from 7.5 metres (25 ft.) to 5 metres (16.4 ft.) and 4 metres (13 ft.) respectively; and
 - (b) to reduce the minimum south side yard setback of the IL Zone for Building B, on the plan attached as Appendix VIII, from 7.5 metres (25 ft.) to zero.
4. 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 (lot consolidation) to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) address the shortfall of replacement trees, by way of cash-in-lieu contribution towards the City's Green Fund;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (h) registration of an access easement with a Section 219 Restrictive Covenant with the neighbouring properties to the north and south (7867 - 128 Street and 7815 - 128 Street respectively).

REFERRALS

- Engineering:** The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
- Fire Department:** If the access control gate is powered by an electric motor, a toggle switch shall be installed inside a Fire Department Lock Box outside the gate.

SITE CHARACTERISTICS

Existing Land Use: An old single family dwelling which will be removed.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Vacant industrial site under application for an IL zoned building.	Industrial/General Industrial	IL
East (Across 128 Street):	Faulkener Wood Specialties industrial buildings and outdoor storage.	Industrial/General Industrial	IL
South:	Single family homes.	Industrial/General Industrial	RA
West:	Multi-tenanted industrial building.	Industrial/General Industrial	CD (By-law No. 13667)

DEVELOPMENT CONSIDERATIONSBackground

- The subject site comprises of two lots (approximately 0.67-ha/1.6 acre), located on the west side of 128 Street, between 78 Avenue and 79 Avenue. It is currently zoned RA but is designated "Industrial" in the OCP and "General Industrial" in the Newton LAP.
- The properties surrounding the subject site are also designated Industrial in the OCP. The property to the north (7867-128 Street) is vacant and under application (Project No. 7908-0037-00), to develop a single multi-tenant industrial building. The properties to the west and east (across 128 Street) have industrial buildings on them, and those to the south (north of 78 Avenue) are also under application (7908-0135-00) to develop light impact industrial building, similar to the subject proposal (Appendix V). This application and those to the north and south are being coordinated in terms of building design, access to 128 Street and on-street vehicular and pedestrian circulation.

Current Proposal

- The original proposal submitted in November 2006 was to rezone the site from RA to CD to allow a commercial plaza. However, in September 2008, the applicant decided not to proceed with the proposal for a commercial plaza, but instead sought rezoning from RA to IL and DVP to relax front and side yard setbacks.
- The current proposal is to rezone the site from RA to IL, to allow the development of two (2) similar multi-tenant industrial buildings totalling approximately 4,073 square metres (43,843 sq.ft.) in floor area, to be used for warehousing, manufacturing and offices.
- The proposal complies with both the OCP and LAP designations, as well as the City's Employment Lands Strategy, and the proposed building complies with the provisions of the IL Zone, except for the front and side yard setbacks, for which a DVP is required. The variance request is discussed later in this report.

PRE-NOTIFICATION

Pre-notification letters were sent on February 9, 2008, and staff received one phone call in support of the proposal.

DESIGN PROPOSAL AND REVIEW

Context

- The proposed buildings are situated on the north and south portions of the site at a zero setback from the respective property lines. To the north and south are properties, which are under application for similar developments as the subject site. To the west is a relatively new multi-tenant industrial building; and to the east (across 128 Street) are old industrial buildings.

Vehicular Access, Parking and Pedestrian circulation

- Industrial traffic in the general area is served by 128th Street, 76 Avenue further south and 80 Avenue to the north, while local traffic is served by 78 Avenue and 79 Avenue. The intersection of 78 Avenue and 128 Street will be improved with a signal and alignment of 78 Avenue and Anvil Way.
- One access driveway is provided to 128 Street, between the two existing lots which are being consolidated into one, with this application. Vehicular access will be allowed to reach future development to the south and north, via an 8-metre (26 ft.) public right-of-way along the west property line. This arrangement is to minimize the number accesses to 128 Street.
- Only two driveway accesses to 128 Street will be permitted between 78 Avenue and 79 Avenue. The 8-metre (26 ft.) right-of-way area is expected to provide future vehicular connection between 78 Avenue and 79 Avenue, when similar rights-of-ways are achieved on the nearby properties to the north and south. It is anticipated that this right-of-way will become a public lane, when the other drive aisles from the adjacent properties will all connect, to create a

continuous loop from 128 Street (see Appendix VII).

- Parking and loading & unloading bays are provided in the front of reach building. Only four (4) parking stalls are proposed in the front of the site (128 Street side of the site) to create a more desirable streetscape along 128 Street, with additional landscaping.
- Pedestrian circulation on the property is served by two (2) continuous 1.5-metre (5 ft.) sidewalks against reach building. The sidewalks are connected to the city sidewalk along 128 Street.

Architectural Design (Form & Character)

- Building form and character is respectful of the existing context, and the light impact industrial use. The proposed buildings are designed to have glazed storefront windows facing 128 Street. The corners of the buildings, exposed to 128 Street are accentuated by glazed spandrels slightly extending above the building roof line. Horizontal aluminum canopies are provided on the front facades. The rest of the building material is tilt-up concrete panels in three (3) tones of grey colours.
- Signage on the building fascia will be individual channel letters. A free standing pylon sign is also proposed along 128 Street, with landscaping around it. All proposed signage complies with the Sign By-law.
- The building features appropriate lighting on all sides as per Crime Prevention Through Environmental Design (CPTED) principles.

Trees and Landscaping

- The applicant retained C. Kavolinas & Associates Inc. to undertake a site inspection and prepare an Arborist report with recommendation for tree retention and removal on the subject site, and the landscaping plan. The Arborist report identified 66 mature trees (56 on-site and 10 off-site). 34 on-site trees are deciduous (mostly red alders) and 22 are conifers. All the on-site trees are either in poor health or located within the building envelope, therefore, are recommended for removal.
- 78 replacement trees are required for this project. Only 12 replacement trees can be provided as part of the landscaping for the site, which consists of a combination of new trees and shrubbery in a variety of species. The applicant will contribute cash-in-lieu of replacement trees, which could not be planted on-site. The landscaping, with planting mostly along 128 Street, is proposed to soften the hard industrial image of the building by planting ground cover and trees at the front yard.
- Garbage receptacles are integrated into the two (2) buildings, and will be screened by a decorative guardrail doors.

ADVISORY DESIGN PANEL

The project was reviewed by the Advisory Design Panel (ADP) on March 5, 2009, and all the recommendations of the ADP are satisfactorily addressed.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To vary Section F. Yards and Setbacks of the IL Zone, to reduce the front yard setbacks for Building A and Building B, on the plan attached as Appendix VIII, from 7.5 metres (25 ft.) to 5 metres (16.4 ft.) and 4 metres (13 ft.) respectively.

Applicant's Reasons:

- Staff has supported a 4-metre (13 ft.) setback relaxation for the proposed development to the south of the subject site. In order to present a similar streetscape along 128 Street, where parking is restricted, a similar setback along 128 Street is appropriate. The requirement for a 1.3-metre (4.3 ft.) road dedication along 128 Street and an 8-metre (26 ft.) uninterrupted right-of-way along the west property line, reduced the net buildable area for the site.

Staff Comments:

- The proposed front yard setback relaxation is driven by three (3) constraints; a 1.3-metre (4.3 ft.) road widening along 128 Street, an 8-metre (26 ft.) right-of-way requirement at the rear of the lot and realignment of 78 Avenue with Anvil Way on the property to the south to facilitate signalling of the intersection. Cumulatively, all three affected the property to the south and to some extent impacted the buildable area for the subject site. In order to achieve a similar streetscape along 128 Street and to improve the buildability of the subject site, a front yard setback relaxation is appropriate.
- The proposed front yard setback variances are considered minor and provides an acceptable building variation along 128 Street.

(b) Requested Variance:

- To vary Section F. Yards and Setbacks of the IL Zone, to reduce the side yard (south) setback from 7.5 metres (25 ft.) to Zero.

Applicants Reasons:

- The existing two (2) lots are being consolidated into one. Had these lots been developed separately, each building would be allowed to have a zero side yard setback on one side. The consolidation dictated that the buildings be sited along the north and south property lines, to efficiently create a drive aisle and parking between the two (2) buildings.

- The proposed building on the property to south (7815-128 Street) (see Appendix VII), will be sited along the shared property line at zero setback as well. It is, therefore, logical to have a similar setback for Building B.

Staff Comments:

- Staff concur with the applicant's argument that, had the two lots been developed independently, Building B would be been allowed to have a zero side yard setback on one side, under the IL Zone. Siting the two buildings along the north and south property lines is an efficient use of the site.
- Building B is sited back-to-back with the proposed building on the property to the south, hence eliminating any gaps between buildings that would attract unsightly outdoor storage or in some cases uncontrolled garbage dumping, as is commonly seen in similar situations within the City.
- Creating no separation between industrial buildings is also consistent with CPTED principles.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Site Plan, Building Elevations Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Context Map
Appendix VI.	Development Variance Permit No. 7906-0483-00
Appendix VII.	Shared Vehicular Circulation with Properties to the North and South
Appendix VIII.	Site Plan Showing Varied Setbacks
Appendix IX.	Advisory Design Panel Statement of Review

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by WG Architecture Inc. and C. Kavolinas & Associates Inc., respectively, dated March 2009 and February 2009 respectively.

Jean Lamontagne
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		6,672.30 m ²
Road Widening area		56.0 m ²
Undevelopable area		
Net Total		6,616.30 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	53%
Paved & Hard Surfaced Areas		39%
Total Site Coverage		92%
SETBACKS (in metres)		
Front	7.5 m	5.1 m (Bldg. A) 4.1 m (Bldg. B) variance required
Rear	7.5 m	8 m
Side #1 (North)	7.5 m	zero
Side #2 (South)	7.5 m or zero	zero (variance required)
BUILDING HEIGHT (in metres/storeys)		
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total	1	none
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial	6,672.30 m ²	4,072.9 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	6,672.30 m ²	4,072.9 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	0.61
AMENITY SPACE (area in square metres)	n/a	
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	46 stalls	47 stalls
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	46 stalls	47 stalls
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	YES
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MULTIPLE BUILDINGS DATA SHEET

Proposed Zoning IL

Required Development Data	Building A	Building B
SETBACK (in metres)		
Front	5.1 m	4.1 m
Rear	8 m	8 m
Side #1 (North)	zero	44.3 m
Side #2 (South)	44.3 m	zero
Building Height (in metres/storeys)	10.5 m	10.5 m
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE	n/a	n/a
Bachelor		
One Bedroom		
Two Bedroom		
Three Bedroom +		
TOTAL FLOOR AREA	1,760 m ²	2,312.9 m ²