

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7906-0491-00

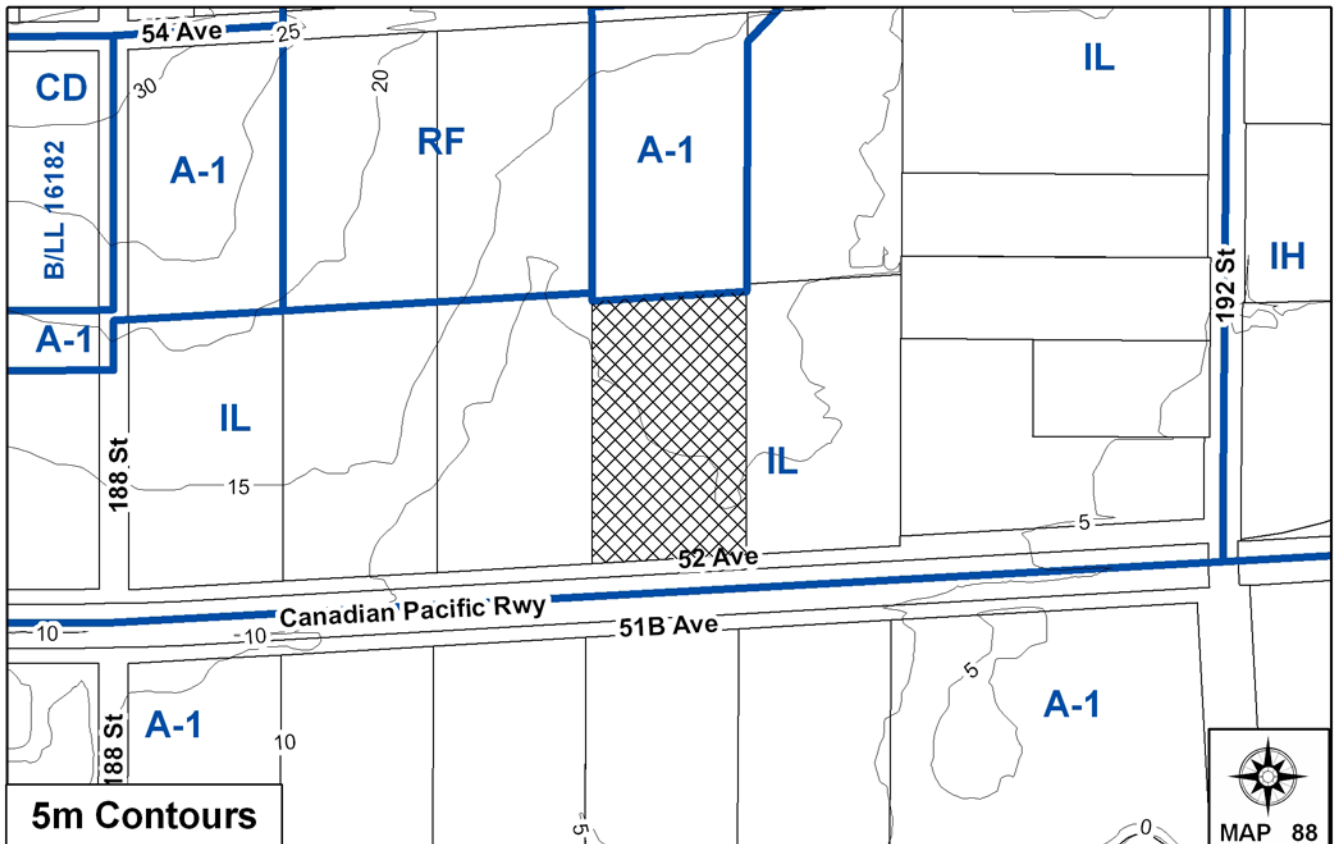
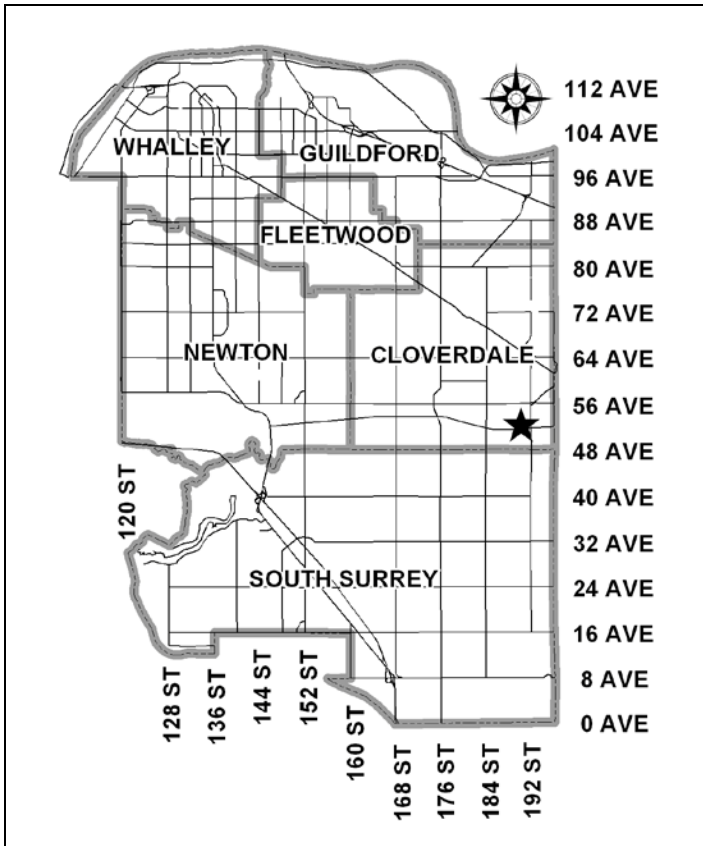
Planning Report Date: January 28, 2008

PROPOSAL:

- **Development Permit**

in order to allow the construction of two industrial buildings.

LOCATION: 19005 - 52 Avenue
OWNER: BJT Holdings Ltd.
ZONING: IL
OCP DESIGNATION: Industrial
LAP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Cloverdale Local Area Plan.
- The proposed density and building form are appropriate for this part of the South East Cloverdale Industrial Area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7906-0491-00 in accordance with the attached drawings (Appendix II).
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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (d) satisfactory resolution of the recommendations of the Agricultural Advisory Committee to the satisfaction of the General Manager, Planning and Development.

REFERRALS

| | |
|--|---|
| Engineering: | The Engineering Department has no objection to the project as outlined in Appendix III. |
| Environmental Review Committee (ERC): | This application was considered at the November 21, 2007, ERC meeting. The ERC supports the reclassification of the stream from Class Yellow to Class Green. |
| Agricultural Advisory Committee (AAC): | This application was considered at the March 1, 2007 AAC meeting. To mitigate the impact of the proposed development on the adjoining non-conforming poultry operation, the AAC recommended the installation of a metal fence, installation of small bio-security signs and the planting of a hedge along the west property line of the chicken farm (Appendix IV). |

SITE CHARACTERISTICSExisting Land Use: VacantAdjacent Area:

| Direction | Existing Use | OCP Designation | Existing Zone |
|---|-----------------------------------|--|--|
| North: | Vacant | Suburban under Development Application No. 7905-0014-00 to redesignate to Industrial (Third Reading) | A-1 under Development Application No. 7905-0014-00 to rezone to IL (Third Reading) |
| East: | Non-conforming poultry operation. | Industrial | IL |
| South (Across 52 Avenue, 51B Avenue and rail right-of-way): | Agriculture. | Agricultural in the ALR | A-1 |
| West: | Vacant | Industrial | IL |

DEVELOPMENT CONSIDERATIONS

- The subject site located in South East Cloverdale is zoned "Light Impact Industrial" (IL) and is designated Industrial in the OCP. The site is currently vacant and fronting 52 Avenue, which will be widened and upgraded in conjunction with the development.
- The applicant has requested a Development Permit to regulate the form and character of two industrial buildings. The owner of the property, Oasis Windows, will occupy one of the buildings.
- To facilitate future vehicle circulation in this area, the applicant is required to dedicate and construct a half road along the east property line in accordance with the road concept plan for this area.
- The current proposal is to develop two multi-tenant industrial buildings totaling 6,920 square metres (74,490 sq. ft.) sq. ft.) of floor area, with a potential for an additional 2,768 square metres (29,795 sq. ft.) of mezzanine space resulting in a maximum total building floor area of 9,688 square metres (104,284 sq. ft.)
- The proposal represents a floor area ratio (FAR) of 0.58 and a lot coverage of 42% which is consistent with the maximum FAR of 1.0 and maximum lot coverage of 60% permitted in the IL Zone.
- A total of 136 parking spaces are proposed, around the two buildings. The Zoning By-law requires a total of 97 spaces to be provided on-site for employees and customers.
- The proposed buildings are sited in accordance with the setback requirements of the IL Zone.

- A yellow-coded creek was identified on the site, running parallel to the west property line. The classification of this watercourse has been reviewed by the Department of Fisheries and Oceans representative, and was declassified to a green-coded status.
- The subject property abuts the Agricultural Land Reserve (ALR), located on the south side of 51B Avenue. The proposed development was referred to the Agricultural Advisory Committee (AAC) for comments and recommendations with respect to the proposal. With respect to the ALR located to the south of the subject site, the AAC concluded that the railway, and the two roads provide enough of a buffer between the proposed industrial development and the ALR as long as there is a ditch along the road. With respect to the neighbouring non-conforming chicken farm to the immediate east, the AAC recommended the installation of a metal fence, small bio-security signs and the planting of a hedge along the west property line of the chicken farm. The resolution of this matter is a condition of final approval.

PRE-NOTIFICATION

In accordance with Council policy, pre-notification letters are not required. The applicant installed a Development Proposal Sign, which generated the following concerns from an adjoining property owner:

- The proposed north/south road (191 Street) should be moved so that it does not impact the "Restricted Access Zone" around their barns.

(Staff had discussions with Agricultural Canada staff and reviewed the legislation with respect to buffers around chicken barns to protect against the spread of avian influenza. Agriculture Canada staff advised that there are no requirements for buffering on adjoining properties. The adjoining property owner was also advised that the road concept plans attempts to share the dedication and construction of roads between properties so that the burden of constructing these roads is shared equitably.)

- What is in the By-laws regarding how close a road can be to a chicken house?

(The adjoining property located at 19065 – 52 Avenue and surrounding lands to the west were "prezoned" by Council in 1990. As a result of the rezoning, the existing poultry operation on the adjoining property was rendered legally non-conforming. As such, the setback regulations for barn structures on the adjoining lot are regulated by the Light Impact Industrial Zone (IL).

- What is the recommended buffer that the City of Surrey has for intensive agriculture practices?

(Surrey Zoning By-law does have specific requirements for the setbacks of buildings use for intensive agricultural uses, however, because the property is currently zoned IL, the IL Zone regulates the setback and uses permitted on the property)

- How does a farmer seek a restrictive covenant on the neighbouring properties and the 200 plus homes that are being built?

(There are a number of development applications at various stages of approval located north-west of the subject property. As a condition of the approval of the residential

developments, City Council recommended that the developments on the south side of 54 Avenue register a Section 219 Restrictive Covenant on all of the proposed lots notifying owners to the potential of noise related to adjacent industrial uses and to require mitigating measures to reduce the impact of external noise sources.)

- Since our farm is not within the ALR, is this development proposal within the mandate of the AAC?

(This application was referred to the AAC on March 1, 2007, due to the ALR boundary being to the immediate south of the subject site. AAC has no concerns with this application.)

- Do the wishes of one person who has recently purchased the property in question outweigh the wishes on us, the neighbours, who have had our property in the family since the 1940's?

(In consideration of development proposals, Planning staff strive to balance high quality developments with opportunities to encourage commercial and industrial growth to achieve complete communities. In areas such as the subject property that are in transition and are currently under development pressures to transform from rural uses into new industrial and residential areas, there are efforts to buffer the existing uses from the new developments.

The proposed development complies with both the Industrial designation in the OCP and the zoning of the subject property. While Planning staff have worked with the applicant to try and mitigate impacts on the existing agricultural use, the adjoining property is zoned IL and a light impact industrial development could one day also be constructed on the adjoining site.)

DESIGN PROPOSAL AND REVIEW

- The proposal is for two multi-tenant industrial buildings on a sloping site. One driveway access is proposed for the site from 52 Avenue and a second access is proposed from the new 191 Street, accessing the parking areas around the buildings.
- The exterior finishing of the buildings will be tilt-up concrete panels, painted light brown with the entrance panels painted a contrasting reddish brown, and banding painted a medium brown.
- Along the 52 Avenue and future 191 Street road frontages, the elevations have incorporated glazing to improve the overall appearance of the building from the street. Loading areas are provided along the west elevations of both buildings.
- Above the entry doors along the east elevations of the buildings, the applicant has proposed glass canopies for weather protection.
- Tenant signage is proposed on a recessed sign board above the entry doors. The proposed signage consists of an acrylic stucco backing with individual foam mounted letters.
- The applicant has proposed two 3.0-metre (10 ft.) high free-standing signs to identify the businesses on the site, located to the east of the driveway from 52 Avenue, and to the north of the driveway from 191 Street. The height of the signs comply with the maximum 4.5-metre (15 ft.) height permitted in Surrey Sign By-law.

- The free-standing signs are proposed to be constructed using stepped concrete bases, with individual tenant space inserted between the concrete pylon. A larger oval sign identifying the major tenant, Oasis Windows is mounted above the tenant signage. Both of these signs have been incorporated into the landscaping.
- The applicant has proposed two security gates mounted on decorative pilasters on either side of the two driveways to provide security during the off-business hours. A black vinyl-coated chain link fence is proposed along the west and north property lines.
- The applicant is proposing landscaping along both of the road frontages, which ranges in width from 3.0 metres (10 ft.) to 1.5 metres (5 ft.). Landscaping islands have also been provided to break-up the parking lot areas. The landscaping incorporates a combination of flowering and non-flowering trees and shrubs.
- The applicant has also proposed a cedar hedge along the north and west property lines.
- The applicant has proposed downward cast building mounted lights to provide for security
- There may be a potential for rooftop overview from the properties to the north. The applicant has submitted rooftop screening details for the mechanical equipment, consisting of aluminum slats painted the same colour as the building.
- Garbage enclosures are proposed at the rear of each of the proposed buildings.

ADVISORY DESIGN PANEL

The application was not referred to the ADP but was reviewed by staff and found to be acceptable.

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. | Proposed Site Plan, Building Elevations Landscape Plans and Perspective |
| Appendix III. | Engineering Summary |
| Appendix IV. | Agricultural Advisory Committee Minutes |

Jean Lamontagne
General Manager
Planning and Development

LAP/kms

v:\wp-docs\planning\plncom07\09121316.lap.doc
KMS 9/12/07 1:50 PM

Information for City Clerk

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

1. (a) Agent: Name: Ionic Architecture
 Address: 33 - 15243 - 91 Avenue
 Surrey, BC
 V3R 8P8
 Tel: 604-581-8418

2. Properties involved in the Application
 - (a) Civic Address: 19005 - 52 Avenue

 - (b) Civic Address: 19005 - 52 Avenue
 Owner: BJT Holdings Ltd.
 PID: 012-779-024
 Lot 4 Except Section 8 Parcel "A" (Explanatory Plan 42962) Section 4
 Township 8 New Westminster District Plan 1461

3. Summary of Actions for City Clerk's Office

DEVELOPMENT DATA SHEET

Existing Zoning: IL

| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
|--|---------------------------------------|-----------------------|
| LOT AREA* (in square metres) | | |
| Gross Total | | 19,225 m ² |
| Road Widening area | | 2,532 m ² |
| Undevelopable area | | |
| Net Total | | 16,692 m ² |
| | | |
| LOT COVERAGE (in % of net lot area) | | |
| Buildings & Structures | 60% | 42% |
| Paved & Hard Surfaced Areas | | 53% |
| Total Site Coverage | | 95% |
| | | |
| SETBACKS (in metres) | | |
| Front | 7.5 m | 16.7 m |
| Rear | 7.5 m | 17.2 m |
| Side #1 (East) | 7.5 m | 15.4 m |
| Side #2 (West) | 7.5 m | 12.5 m |
| | | |
| BUILDING HEIGHT (in metres/storeys) | | |
| Principal | 18 m | 8.8 m |
| Accessory | | |
| | | |
| NUMBER OF RESIDENTIAL UNITS | | |
| Bachelor | | |
| One Bed | | |
| Two Bedroom | | |
| Three Bedroom + | | |
| Total | | |
| | | |
| FLOOR AREA: Residential | | |
| | | |
| FLOOR AREA: Commercial | | |
| Retail | | |
| Office | | |
| Total | | |
| | | |
| FLOOR AREA: Industrial (ground floor) | 16,692 m ² | 6,920 m ² |
| Potential 40% Mezzanine | | 2,768 m ² |
| | | |
| FLOOR AREA: Institutional | | |
| | | |
| TOTAL BUILDING FLOOR AREA | 16,692 m ² | 9,688 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 m | 0.58 m |
| AMENITY SPACE (area in square metres) | | |
| Indoor | | |
| Outdoor | | |
| PARKING (number of stalls) | | |
| Commercial | | |
| Industrial | 97 | 136 |
| Residential Bachelor + 1 Bedroom | | |
| 2-Bed | | |
| 3-Bed | | |
| Residential Visitors | | |
| Institutional | | |
| Total Number of Parking Spaces | 97 | 136 |
| 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 |
|---------------|----|---------------------------------|----|