

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7906-0492-00

Planning Report Date: March 10, 2008

PROPOSAL:

Rezoning from RH and IB to CD

Development Permit

in order to permit the development of a 1-storey business park building and a 3-storey office building.

LOCATION:

15136 Highway No. 10 (56 Avenue) and 5455 - 152 Street

OWNERS:

Benchmark Estate Ltd. and Cambridge Business Centre Inc.

ZONING:

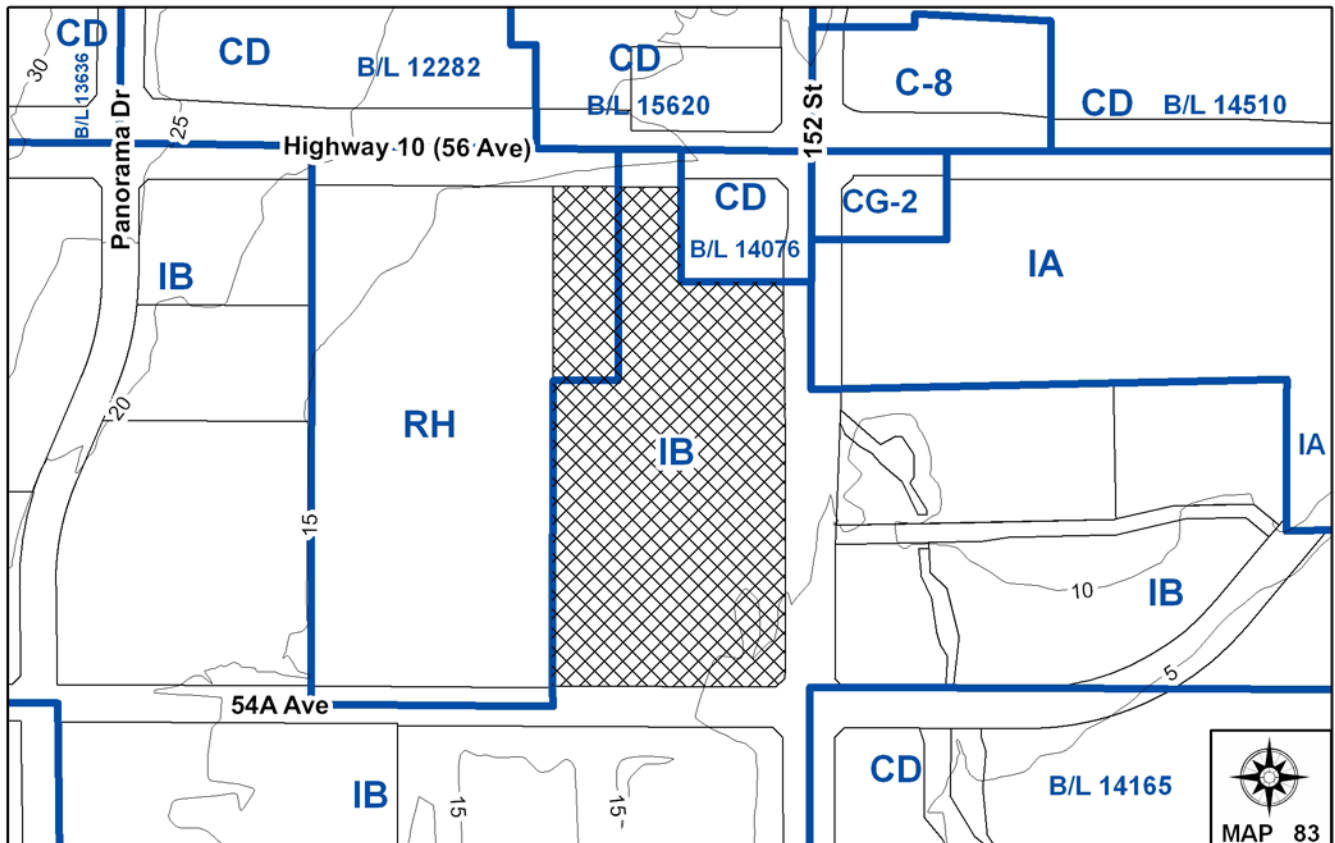
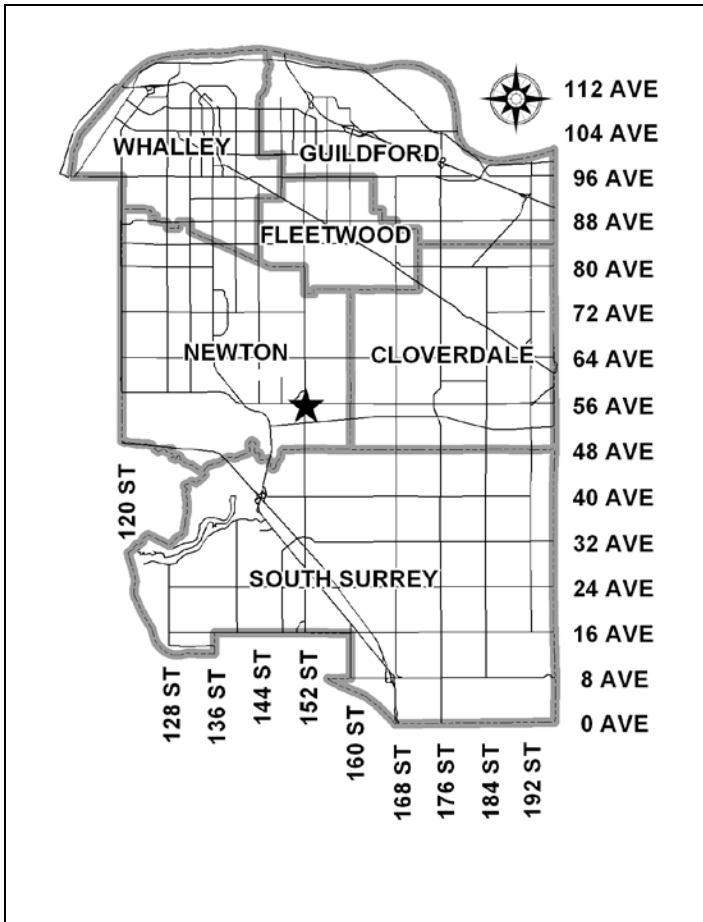
RH and IB

OCP DESIGNATION:

Industrial

NCP DESIGNATION:

Business Park



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with NCP Designation.
- The proposed density and building form are appropriate for this part of East Panorama Ridge.
- The proposed design meets the Development Permit Area Guidelines in the OCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" (By-law No. 12000) and "Business Park Zone (IB)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7906-0492-00 in accordance with the attached drawings (Appendix II).
3. 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) final approval from the Ministry of Transportation;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) registration of a reciprocal access agreement with the Shell Canada site to provide an alternative access for future redevelopment of the commercial site at the corner; and
 - (f) registration of a reciprocal access agreement and construction of a shared access to Highway No. 10 with the property to the west, 15118 Highway No. 10.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the requirements as identified in Appendix III.
Ministry of Transportation (MOT):	The Ministry of Transportation (MOT) has agreed to the proposed access to Highway No. 10 provided that it is shared with the property to the west and that a reciprocal access agreement is provided for the Shell Canada site to provide alternate access for future redevelopment.

SITE CHARACTERISTICS

Existing Land Use: Vacant land. Phase 1 of the complex consisting of a 3-storey office building at the corner of 152 Street and 54A Avenue is currently under construction. This project was approved under File No. 7905-0169-00.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across Highway No. 10):	Vacant commercial land.	Commercial/Commercial	CD (By-law Nos. 12282 and 15620)
East (corner of 152 Street & Highway No. 10):	Existing Shell Canada gas station.	Industrial/Gas Station	CD (By-law No. 14076)
East (Across 152 Street):	Existing Chevron gas station and approved (received Third Reading) industrial business centre with limited commercial uses (File No. 7907-0013-00).	Industrial/Industrial	CG-2 and IA
South (Across 54A Avenue):	Existing BC Hot House	Industrial/Business Park	IB
West:	Vacant land.	Industrial/Business Park	RH

DEVELOPMENT CONSIDERATIONS

- A portion of the subject site was rezoned from RH to IB in 2005 under File No. 7905-0169-00 in order to develop a multi-tenant industrial business park site. The first building of this development was approved under a Development Permit (File No. 7905-0169-00) and is under construction. As part of the rezoning and original Development Permit, the siting of future buildings was established on the site. This application follows the established building pattern.
- The current proposal is to develop the remainder (and second phase) of this business park into a three-storey 10,453 square metre (112,523 square feet) office building and a one-storey 650 square metre (7,000 square feet) business park building. The commercial building will contain an HSBC drive-through bank.

CD Zone

- A rezoning application is required to rezone the subject lands from RH and IB to CD. The proposed CD Zone is based on the IB Zone in every regard, except that it will allow a drive-through bank on a portion of the site directly adjacent to Highway No. 10. Typically, the IB Zone permits banks, but not drive through facilities. However, given the context of this area, being a busy highway location with several existing and planned drive-through commercial uses along Highway No. 10, a drive-through bank is appropriate for this location. The CD Zone will restrict the location of the drive-through bank to be directly adjacent to Highway No. 10.
- The proposed total floor area ratio (FAR) is 0.69. The Surrey Zoning By-law permits a maximum FAR of 0.75. The building is a minimum of 7.5 metres (25 feet) from all property lines as required by the IB Zone.
- The subject lots will require consolidation and will conform to the lot area, lot width and lot depth requirements of the IB Zone.
- The development includes a total of 299 parking stalls. The Surrey Zoning By-law requires 264 parking stalls (1 parking space for every 100 square metres (1,075 square feet) of gross floor area).
- Overall, this proposal is consistent with the emerging industrial business park development in the area, and the land use concept of the East Panorama Ridge Concept Plan.

Transportation

- The Ministry of Transportation (MOT) has agreed to the proposed access to Highway No. 10 for the subject site provided that it is shared with the property to the west, 15118- Highway No. 10. MOT has requested that the owners determine cost sharing for construction and maintenance of the access.
- MOT also requires a reciprocal access agreement with the Shell Canada site to provide alternative access for future redevelopment of this commercial site.
- The subject site will have three vehicular accesses: Highway No. 10, 152 Street and 54A Avenue. The accesses to Highway No. 10 and 152 Street will be right in/right out only while the access to 54A Avenue will be a full movement access. It is anticipated that trucks and larger vehicles will obtain access from 54A Avenue.
- The existing reciprocal access agreement on title (Instrument Nos. BA401235 and BA401236) for the subject site to permit access from the property to the west, 15118- Highway No. 10, through the middle of the site to 152 Street is required to remain. Since these two sites will have joint access to 152 Street, this drive aisle is designed to give a public road feel by being lined with trees and containing a sidewalk on one side.

PRE-NOTIFICATION

Pre-notification letters were sent on January 12, 2007 and November 26, 2007 and staff received one comment. The owner of the property to the west, 15118-No. 10 Highway, requested that joint access be provided to Highway No. 10 with his property.

(Staff responded by stating that the requirement for a shared access is a condition of approval from the Ministry of Transportation.)

DESIGN PROPOSAL AND REVIEW

- This application was referred to the Advisory Design Panel (ADP) on February 18, 2008 (Appendix VII). All ADP comments and suggestions have been satisfactorily addressed by the applicant (Appendix VII).
- The main entrance to the office building will be facing 152 Street. Additional entrances are proposed on all sides of the office building in order to maximize access throughout the site. The main entrances to the proposed commercial building will be visible and oriented towards Highway No. 10.
- The building construction is a combination of tilt-up concrete with aluminum windows and storefront. Architectural details such as curtain wall glazing, concrete spandrels, score lines and reveals on the concrete, and metal flashing at the parapet level provide further architectural interest to the building. The main colour of the concrete will be beige, to match the colours of the surrounding buildings. The third floor of the office building is recessed slightly at the corners to add some form to the volume of the building. The peaked roofs over the entrances to the two commercial retailers will be an orange-red hue to give emphasis to the entrances and to provide distinction to this building on the prominent Highway No. 10 location.
- Appropriate light fixtures will be installed on the walls and a security system will be incorporated into the development, to reflect CPTED principles.

Landscaping and Pedestrian Linkages

- Pedestrian linkages and substantial landscaping is proposed along the perimeter of the site and at strategic locations throughout this site including the main axes. Pedestrian linkages will be defined using stamped concrete decorative paving. The proposed landscaping and pedestrian linkages are complementary and consistent with the quality of the existing development in this business park. The proposed landscaping consists of a variety of trees such as maple, birch, spruce, plum, cherry, pine, katsura and magnolia which are acceptable to the City Landscape Architect.
- The applicant has confirmed that there are no protected trees on the subject site. The subject site was cleared as part of the previous phase, approved under File No. 7905-0169-00.
- The garbage container will be located at the back of the proposed buildings away from street view and protected by an enclosure and shrubbery on three sides.

Signage

- One 2.3 metre (7.6 feet) high free-standing sign is proposed near the main entrance to the site off Highway 10 consisting of an illuminated aluminum pylon sign board anchored by two concrete pylon sandblast finished posts on a concrete base. One fascia sign is proposed on the office building above the main entrance.
- Two fascia signs consisting of individually illuminated channel letters are proposed for the commercial building. One sign each is proposed for the two tenants that will be occupying the commercial building.
- The proposed signs meet the requirements of the Sign By-law.

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.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	ADP Comments and Applicant's Response
Appendix V.	NCP Plan
Appendix VI.	Proposed CD By-law

Jean Lamontagne
General Manager
Planning and Development

CL/kms

v:\wp-docs\planning\plncom08\01020855.cl.doc
KMS 1/2/08 10:22 AM

DEVELOPMENT DATA SHEET

Proposed: CD (Based on IB)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		17,331 sq.m.
Road Widening area		
Undevelopable area		
Net Total		17,331 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	25%
SETBACKS (in metres)		
Front (Highway No. 10)	7.5 m	21 m
Rear (54A Avenue)	7.5 m	11.8 m
Side #1 (152 Street)	7.5 m	23.2 m
Side #2 (West)	7.5 m	21 m
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	12 m
Accessory		
NUMBER OF RESIDENTIAL UNITS	n/a	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total	n/a	n/a
FLOOR AREA: Residential	n/a	n/a
FLOOR AREA: Commercial		
Retail		650 sq.m.
Office		10,454 sq.m.
Total		11,104 sq.m.
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		11,104 sq.m.

** 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)	0.75	0.69
AMENITY SPACE (area in square metres)	n/a	n/a
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	264	299
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	264	299
Number of disabled stalls	3	3
Number of small cars		18
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
---------------	----	---------------------------------	----