

**CITY OF SURREY
PLANNING & DEVELOPMENT REPORT
FILE: 7907-0030-00**

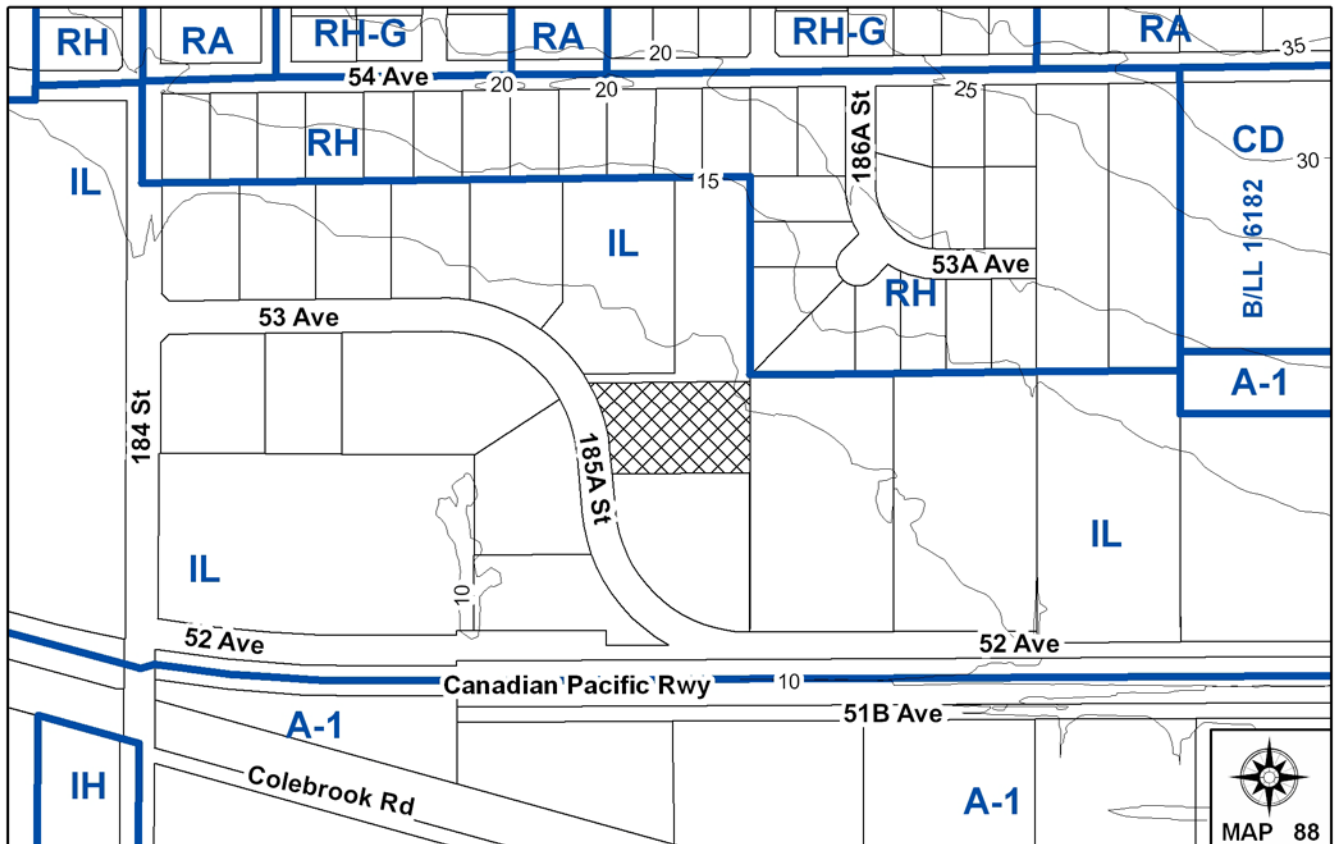
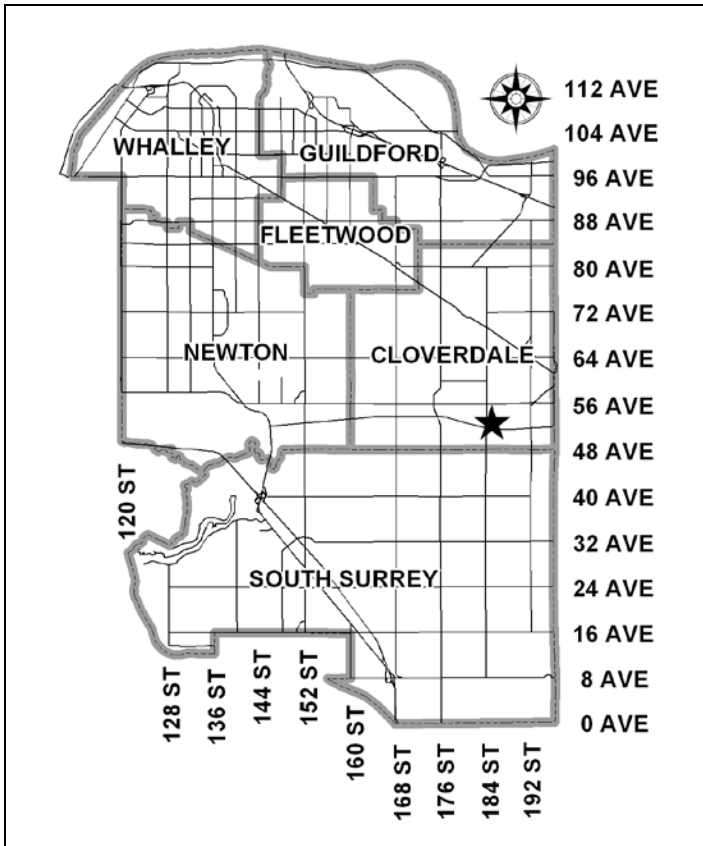
Planning Report Date: October 15, 2007

PROPOSAL:

- Development Permit
- Development Variance Permit

in order to allow the construction of an industrial building.

LOCATION: 5278 - 185A Street
OWNER: Carib Holdings Ltd.
ZONING: IL
OCP DESIGNATION: Industrial
LAP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Reduced building setback along south property line.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the East Cloverdale Local Area Plan.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7907-0030-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7907-0030-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback of the IL Zone from 7.5 metres (25 ft.) or 0 to 0.76 metre (2.5 ft.).
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) approval of Development Variance Permit No. 7907-0030-00;
 - (b) submission of a landscaping plan and a landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (c) submission of a Section 219 Restrictive Covenant to prohibit automotive service uses and automobile painting and body work.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Vacant site.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Multi-tenant warehouse buildings under construction (Application No. 7905-0329-00).	Industrial	IL
East:	Vacant. Recently approved industrial development under Application No. 7906-0169-00.	Industrial	IL
South:	Multi-tenant warehouse building under construction (Application No. 7906-0172-00).	Industrial	IL

Direction	Existing Use	OCP Designation	Existing Zone
West (Across 185A Street):	Recently constructed industrial building (Application No. 7905-0379-00).	Industrial.	IL

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located on the east side of 185A Street. This property has a site area of 0.58 hectares (1.44 acres) and was created through subdivision application No. 7997-0028-00 as part of a 13-lot industrial subdivision (and subsequently a 12-lot subdivision due to a consolidation of 2 lots). This is the ninth lot to apply for a Development Permit in the overall subdivision.

Current Proposal

- The current proposal is for a Development Permit to permit the construction of an industrial warehouse building. The proposed development complies with the Industrial designation of the site in the Official Community Plan and with the Light Impact Industrial Zone (IL).
- A concrete tilt-up building is proposed to be constructed on the property. The building will have a floor area of 2,217 square metres (23,684 sq. ft.). The proposal represents a floor area ratio (FAR) of 0.40 and a lot coverage of 28.86% which is consistent with the maximum FAR of 1.0 and lot coverage of 60% permitted in the IL Zone.
- Part 5 of Surrey Zoning By-law No 12000 requires one parking space for every 100 square metres (1,075 sq. ft.) of gross floor area for light impact industrial uses. As such, the proposed building requires a total of 22 parking spaces to be provided on site for both employees and customers of the business. The applicant has proposed a total of 26 parking spaces on the site and thereby complies with the parking requirements.
- Development Application No. 7905-0329-00 located at 5298 – 183A Street generated some concerns from the up-lying residential properties. To mitigate some of the impact associated with uses permitted in the IL zoning, the applicant has agreed to the registration of a Section 219 Restrictive Covenant to prohibit automotive service uses on the property.

PRE-NOTIFICATION

In accordance with Council policy, a development proposal sign was erected on the property. To date, staff have not received any comments with respect to the proposal.

DESIGN PROPOSAL AND REVIEW

- The proposed industrial building will be oriented east-west on the lot.
- One driveway access to the site is proposed from 185A Street at the north end of the site.
- The building is proposed to be constructed using tilt-up concrete panels and aluminum storefront glazing. The primary colour of the building is light beige with a medium beige for the overhead doors and feature banding. The office component is proposed to be constructed using bronze tint glazing along the north elevation, with additional window elements proposed along the west elevation.
- The proposed building is 9 metres (30 ft.) in height, which is within the 18 metres (60 ft.) permitted in the IL Zone. The applicant was requested to review the impact on the closest up-lying single family dwelling. The applicant demonstrated that due to the slope in the land, the proposed building will be lower than the industrial buildings approved to the north. In addition, the proposed building will be screened by the existing trees and proposed landscaping along the residential/industrial boundary.
- The OCP Development Permit Guidelines recommend that overhead doors be located away from the street. The applicant has requested one overhead door to face 185A Street to accommodate the business function of the tenant. This door will be painted a similar colour to the main building to assist blending it into the façade.
- One free-standing sign is proposed on the site, to be located 2.0 metres (6 ft.) back from the front property line, adjacent to the driveway entrance.
- This proposed sign is 4.3 metres (14 ft.) in height, and is proposed to be constructed using a concrete surround, with tenant signage. The colour and materials of the sign casing are similar to the proposed building. The sign satisfies the maximum 4.5-metre (15 ft.) height of a free-standing sign as permitted in the Surrey Sign By-law.
- The applicant is proposing landscaping along the street frontage as well as a landscape strip along the north and east property lines. The landscaping along 185A Street ranges in width from 3.0 metres (10 ft.) to 7.5 metres (25 ft.). The landscaping strip along the north property line is primarily 1.5 metres (5 ft.) wide and along the east property line is 3 metres (10 ft.) in width, except at the most north-easterly corner, the landscaping will be a minimum of 7.0 metres (23 ft.) wide (to be consistent with the project to the north).
- Wall mounted lighting is proposed on the west and south elevations of the building to assist in providing surveillance during the evening hours.
- The slope of the land runs to the south, and the proposed building's roof top may be visible to the residents in the up-lying single family dwellings. In order to conceal the air-conditioning and air vents on the roof, roof top screening, consisting of corrugated galvanized metal painted to match the building, will be used.

ADVISORY DESIGN PANEL

This application was not referred to the ADP and was reviewed by Planning staff and was found to be acceptable.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To relax the minimum side yard setback from 7.5 metres (25 ft) or 0 to 0.76 metre (2.5 ft.).

Staff Comments:

- The property to the south has a driveway and landscaped area adjacent to the common property line. In order to provide additional landscaping and reduce the blank wall along this elevation, Planning staff have requested a setback to allow for the planting of some cedar trees. The applicant has complied with this request, resulting in a variance request.

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.	Development Variance Permit No. 7907-0030-00

Jean Lamontagne
General Manager, Planning and Development

LAP/kms

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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		5,849.6 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	28.86%
Paved & Hard Surfaced Areas		63.39%
Total Site Coverage		92.25%
SETBACKS (in metres)		
Front	7.5 m	
Rear	7.5 m	
Side #1 (N,S,E, or W)	7.5 m	
Side #2 (N,S,E, or W)	7.5 m or 0	
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal	18.0 m	9.0 m
Accessory	6.0 m	
NUMBER OF RESIDENTIAL UNITS	1	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		2
FLOOR AREA: Industrial	5,649.6 m ²	2,217 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	5,649.6 m ²	2,217 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	0.40
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	22	26
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	22	26
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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