

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0088-00

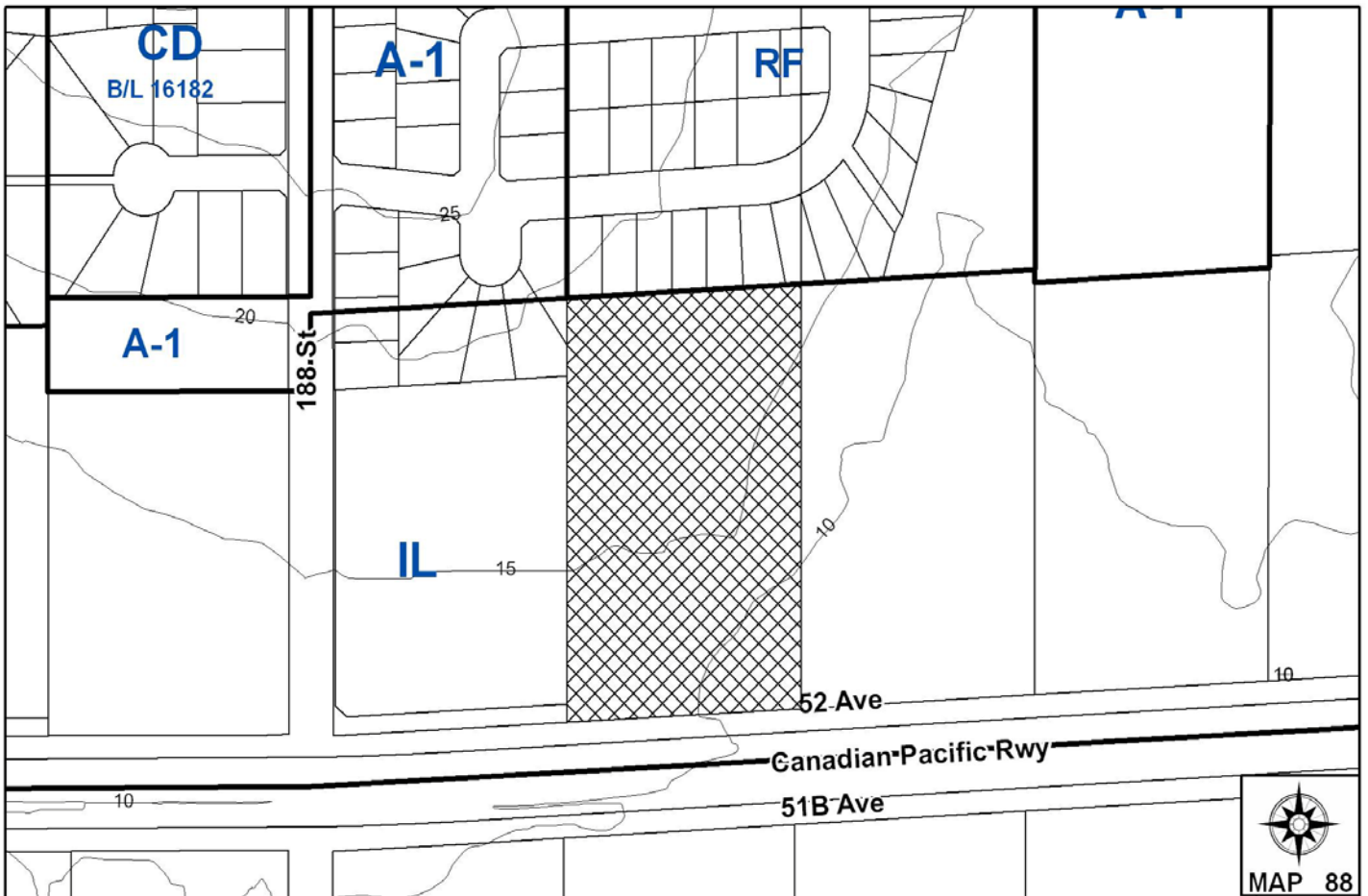
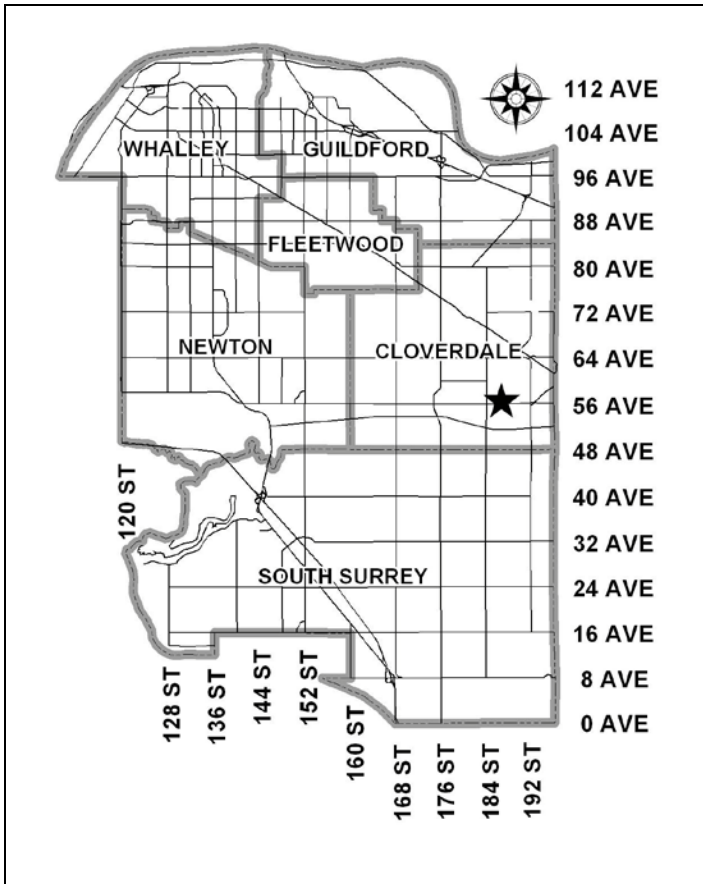
Planning Report Date: September 10, 2007

PROPOSAL:

- Development Permit
- Temporary Industrial Use Permit

to allow for the operation of a trucking company and interim parking of vehicles over 5,000 kg. G.V.W. prior to completion of the proposed industrial building.

LOCATION: 18872 - 52 Avenue
OWNER: Butterworth's Investors Ltd.
ZONING: IL
OCP DESIGNATION: Industrial
LAP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Temporary Use Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with the OCP designation and zoning.
- 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. 7907-0088-00 in accordance with the attached drawings (Appendix III).
2. Council approve Temporary Industrial Use Permit No. 7907-0088-00 (Appendix VI) to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to approval of the Development Permit:
 - (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 to the satisfaction of the Approving Officer;
 - (c) registration of a Section 219 Restrictive Covenant for the protection of the riparian area; and
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.
4. Council instruct staff to resolve the following issues prior to approval of the Temporary Industrial Use Permit:
 - (a) submission of adequate security to ensure the vehicles are removed upon expiration of the Temporary Industrial Use Permit;
 - (b) registration of a Section 219 Restrictive Covenant to prohibit on-site truck washing, truck fuel storage or refuelling storage of waste petroleum fluids and vehicle maintenance and to prohibit the parking and storage of vehicles containing dangerous goods as defined by the Transport of Dangerous Goods Act; and
 - (c) registration of a Section 219 Restrictive Covenant for the protection of the riparian area.

REFERRALS

Engineering:

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

Agricultural Advisory Committee: This application was considered at the June 7, 2007 AAC meeting. AAC has no concerns (Appendix IV).

Environmental Review Committee (ERC): This application was considered at the July 18, 2007 ERC meeting. The ERC supports the consultant's recommendations for habitat compensation (Appendix V).

SITE CHARACTERISTICS

Existing Land Use: Vacant industrial.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Recently approved single family subdivision (Application No. 7905-0234-00).	Urban	RF
East:	Non-conforming single family dwelling.	Industrial	IL
South (Across 52 & 51B Avenues):	CP Rail right-of-way and vacant land.	Agricultural	A-1
West:	Vacant land, recently subdivided from the northern portion.	Industrial	IL

DEVELOPMENT CONSIDERATIONS

- The subject site is 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 owner operates a trucking company, which is a permitted use under the IL Zone. The site will accommodate an office and dispatch area, along with truck repair and truck and trailer parking.
- The current proposal is to develop the site in two phases. The first phase includes a Temporary Industrial Use Permit, which will permit the parking of trucks over 5,000 kg. (11,023 lbs) GVW, and trailers.

- Temporary Industrial Use Permit Area No. 10 in the OCP declared all vacant IL-zoned land as Temporary Industrial Use Permit Areas for the purpose of over-weight vehicle parking, therefore an OCP amendment to declare the site a TUP area is not required.
- The second phase includes a Development Permit to allow the construction of a tilt-up building and the paving of the truck parking area. The proposed building has a floor area of 1,489 square metres (16,028 sq. ft.). This translates into a floor area ratio (FAR) of .08 and a lot coverage of 8.5% which satisfies the maximum FAR of 1.0 and lot coverage of 60% of the IL Zone.
- The Development Permit proposes to provide 34 parking spaces for employees and visitors along the east and west sides of the property. An additional 53 truck and trailer parking spaces are proposed on the north portion of the property. The proposed parking satisfies the parking requirement of Surrey Zoning By-law No. 12000.
- The site is impacted by a sanitary sewer trunk line which bisects the east portion of the property.
- To the east of the sanitary sewer trunk line, there is a yellow-coded creek located on the adjoining property. The applicant proposes to protect the 30-metre (98 ft.) riparian area adjacent to this creek on the subject property.
- Due to the widening of 52 Avenue to accommodate the additional traffic, there is a loss of the habitat area. The applicant has proposed to enhance some portions of the wetland area to compensate for the habitat loss. This proposal was presented at the July 18, 2007 Environmental Review Committee (ERC) meeting. ERC agreed to the recommendations proposed by the applicant's environmental consultant. Prior to finalizing the Development Permit, the applicant is to protect the riparian area by entering into a Section 219 Restrictive Covenant with the Department of Fisheries and Oceans.

PRE-NOTIFICATION

In accordance with Council policy, a Development Proposal sign was erected on the property. Staff received correspondence and telephone calls from the surrounding residents complaining about the squatters who were living in the house on the property.

- The residents expressed concerns about the increased crime in the area, and were worried about the theft of property and their personal safety. As a result of the complaints received, the buildings were removed in advance of the development proceeding for Council's consideration, and the residents are satisfied that the squatters have moved out of the neighbourhood. There were no concerns expressed from the surrounding residents about the proposed industrial development.

DESIGN PROPOSAL AND REVIEW

- The proposal is for a single tenant building, with a two-storey office component facing 52 Avenue, and the truck repair facility located north of the office component.

- One driveway access is proposed for the heavy trucks and all other vehicles. Gates are proposed midway through the building joining the west property line to secure the site. Visitor parking is proposed to the south of the gate.
- The building is proposed to be constructed using tilt-up concrete panels and aluminum storefront glazing. The primary colour of the building is light grey with accents of dark grey along the top portion of the building, with some downward facing columns. The proposed building is 8.4 metres (27.5 ft.) high which is within the 18 metres (60 ft.) permitted in the IL Zone.
- The rooftop mechanical units will be screened by a metal structure, painted in a light grey.
- The applicant has proposed landscaping along the 52 Avenue frontage ranging in width from 3.0 metres (10 ft.) to 9.0 metres (29.5 ft) in front of the building. Additional landscaping is proposed along the west property line, and along the west and south elevations of the office component of the building.
- This landscaping incorporates a variety of flowering and non-flowering deciduous and coniferous trees and shrubs.
- To the north of the subject property, Council approved a single family residential rezoning on June 25, 2007. One of the requirements of the residential development is to provide a 6 metre (20 ft.) wide landscape buffer area to mitigate the impact of the adjacent industrial use and erect a solid wooden fence. The applicant is proposing an additional 7.5 metres (25 ft.) of landscape buffer along the north property line, consisting of Douglas Firs, Giant Redwood, Pacific Dogwood and Red Oak, mixed with low growing shrubs to assist in screening the truck parking area.
- The applicant is proposing a black chain link fence along the perimeter of the property to provide site security.
- The truck parking area will be paved which will limit the dust created by the parking of the vehicles.
- The applicant has proposed a 1.5-metre (5 ft.) high free-standing sign identifying the business located on the site. The sign is proposed to be constructed using a light grey concrete casing, and will be located adjacent to the driveway entrance.

ADVISORY DESIGN PANEL

This item was not referred to the Advisory Design Panel, however, it was reviewed by City staff. The recommended amendments to the building and site plan have been incorporated in the attached plans.

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 and Landscape Plans
- Appendix III. Engineering Summary
- Appendix IV. Agricultural Advisory Committee Minutes
- Appendix V. Temporary Industrial Use Permit No. 7907-0088-00

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		19,830 sq.m.
Road Widening area		1,072 sq.m.
Undevelopable area		1,330 sq.m.
Net Total		17,428 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	8.5%
Paved & Hard Surfaced Areas		83%
Total Site Coverage		91.5%
SETBACKS (in metres)		
Front	7.5 m	7.0 m
Rear	7.5 m	13.1 m
Side #1 (West)	7.5 m	23 m
Side #2 (East)	7.5 m	52.2 m
BUILDING HEIGHT (in metres/storeys)		
Principal	18.0 m	8.4 m
Accessory	6.0 m	n/a
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	17,428 sq.m.	1,489 sq.m.
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	17,428 sq.m.	1,489 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)	1.0	0.09
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	15	34
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		34
Number of disabled stalls		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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