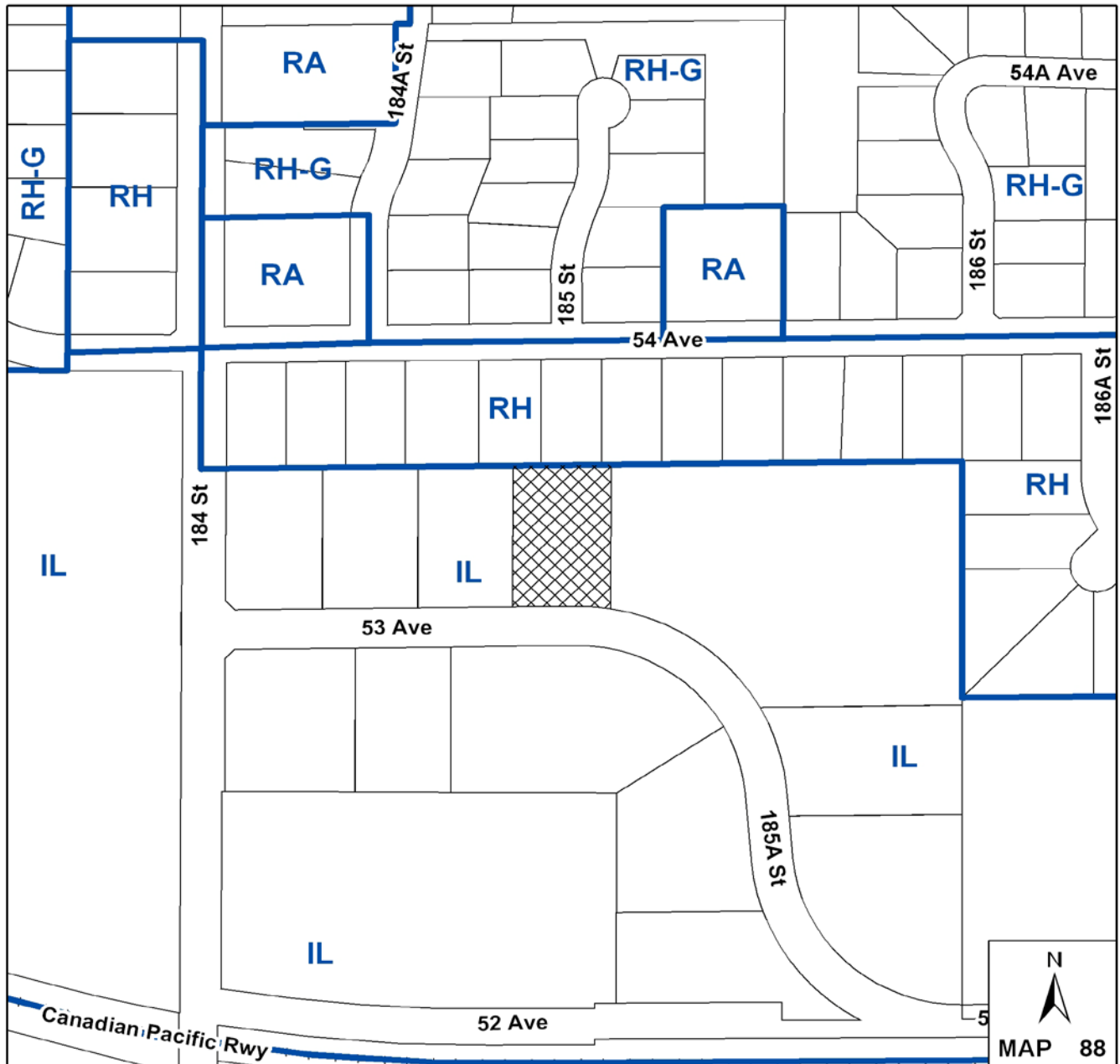


Proposal:	Development Permit to permit the construction of an industrial building.		
Recommendation:	Approval		
Location:	18485 - 53 Avenue	Zoning:	IL
OCP Designation:	Industrial	LAP Designation:	Industrial
Owner:	0782353 BC Ltd.		



PROJECT TIMELINE

Completed Application Submission Date: April 4, 2007
Planning Report Date: July 23, 2007

PROPOSAL

The applicant is proposing:

- a Development Permit

in order to allow the construction of an industrial building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7907-0096-00 (Appendix V) authorize the Mayor and Clerk to sign the Development Permit and authorize the transfer of the permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the permit.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix IV).

SITE CHARACTERISTICS

- **Existing Land Use** Vacant lot.
- **East:** Industrial buildings under construction, regulated by Development Permit No. 7905-0329-00, zoned IL, designated Industrial.
- **South:** Across 53 Avenue, vacant lot, zoned IL, designated Industrial.
- **West:** Vacant lot, zoned IL, designated Industrial.
- **North:** Single family residential dwellings on half-acre lots, zoned RH, designated Suburban.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located in south Cloverdale, which was created through subdivision application No. 7997-0028-00 as part of a 13-lot 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.
- The lots to the north of the subject site are zoned Half-Acre Residential (RH) and were created in 1992 under Application No. 6089-0056-00.
- When the RH lots to the north were created, the applicant was required to secure a 10-metre (33 ft.) wide statutory right-of-way for future landscaping on the industrial lands to the south, including the subject site. A cedar hedge was planted along the rear of the residential lots.

Current Proposal

- The current proposal requests a Development Permit to permit 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 single storey concrete tilt-up building is proposed to be constructed on the property. The building will have a floor area of 1,938.3 square metres (20,864 sq. ft.) with a potential mezzanine space of 775.4 square metres (8,346.7 sq. ft.) resulting in a total floor area of 2,713.7 square metres (29,211 sq. ft.). The total floor area including the potential mezzanine space results in a floor area ratio (FAR) of 0.67 and lot coverage of 40% which satisfies 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 a result, the total floor area including mezzanine space, would require a total of 27 parking spaces. The applicant proposes to provide a total of 24 parking spaces on the site. A notation in the building file will limit any potential mezzanine space to not exceed 462 square metres (4,973 sq. ft.) and thereby comply 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 north-south and will be located at zero lot line along the eastern property line.
- One driveway access to the site is proposed from 53 Avenue at the west 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 medium beige with dark burgundy accents along the top and bottom elements of the walls and black coloured accents for the window frames, overhead doors and canopies. The proposed building is 9.18 metres (30 ft.) in height, which is within the 18 metres (60 ft.) permitted in the IL Zone.
- The OCP Development Permit Guidelines recommend that overhead doors be located away from the street. To assist in masking the doors, which will face 53 Avenue, landscaping screening and mounding will be installed along the southern property line. In addition, the proposed overhead doors are glazed, which increases the overall storefront appearance of the development.
- One free-standing sign is proposed on the site, to be located 2.0 metres (6 ft.) back from the 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 landscape strip along the west and north property lines. The landscaping along 53 Avenue is 1.5 metres (6 ft.) wide and consists of maple and cedar trees with lower growing rhododendrons and roses. In addition, landscaping will be provided on two landscaping islands in the front parking area.
- With the landscaping buffer between the residential and industrial uses, there is an existing cedar hedge running along the north property line. This landscape buffer consists of mixed western red cedar and Katsuras, with flowering and non-flowering shrubs.
- 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 will be visible to 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.

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. Contour Map
- Appendix III. Proposed Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
- Appendix IV. Engineering Summary
- Appendix V. Development Permit No. 7907-0096-00

How Yin Leung
Acting General Manager
Planning and Development

LAP/kms

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Information for City Clerk

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

1. (a) Agent: Name: Tad Sledlaczek c/o 782353 BC Ltd.
 Address: 6555 Lambert Crescent
 Delta, B.C. V4E 1R9
 Tel: 604-590-8693

2. Properties involved in the Application

(a) Civic Address: 18485 - 53 Avenue

(b) Civic Address: 18485 - 53 Avenue
 Owner: 0782353 B.C. Ltd.
 Director Information:
 Grzegorz Matyskiewicz
 Jerzy Blazej Siedlaczek
 Tadeusz Siedlaczek
 Krzysztof Sieklucki

No Officer Information Filed

PID: 026-283-417
Lot 4 Section 4 Township 8 New Westminster District Plan BCP17574

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		
Road Widening area		
Undevelopable area		
Net Total		4,066 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	15.24 m
Rear	7.5 m	10.01 m
Side #1 (West)	7.5 m	14.83 m
Side #2 (East)	7.5 m or 0	0
BUILDING HEIGHT (in metres/storeys)		
Principal	18.0 m	9.14 m
Accessory	9.0 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	4,066 m ²	1,938.3 m ²
Potential Mezzanine		775 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	4,066 m ²	2,713.7 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) (with mezzanines potential)	1.0	0.67
AMENITY SPACE (area in square metres)	n/a	
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial (ground floor)	19	26
(potential mezzanine)	8	
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	27 (with maximum 40% mezzanine)	26 (maximum 775 m ² mezzanine)
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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CONTOUR MAP FOR SUBJECT SITE

