

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0109-00

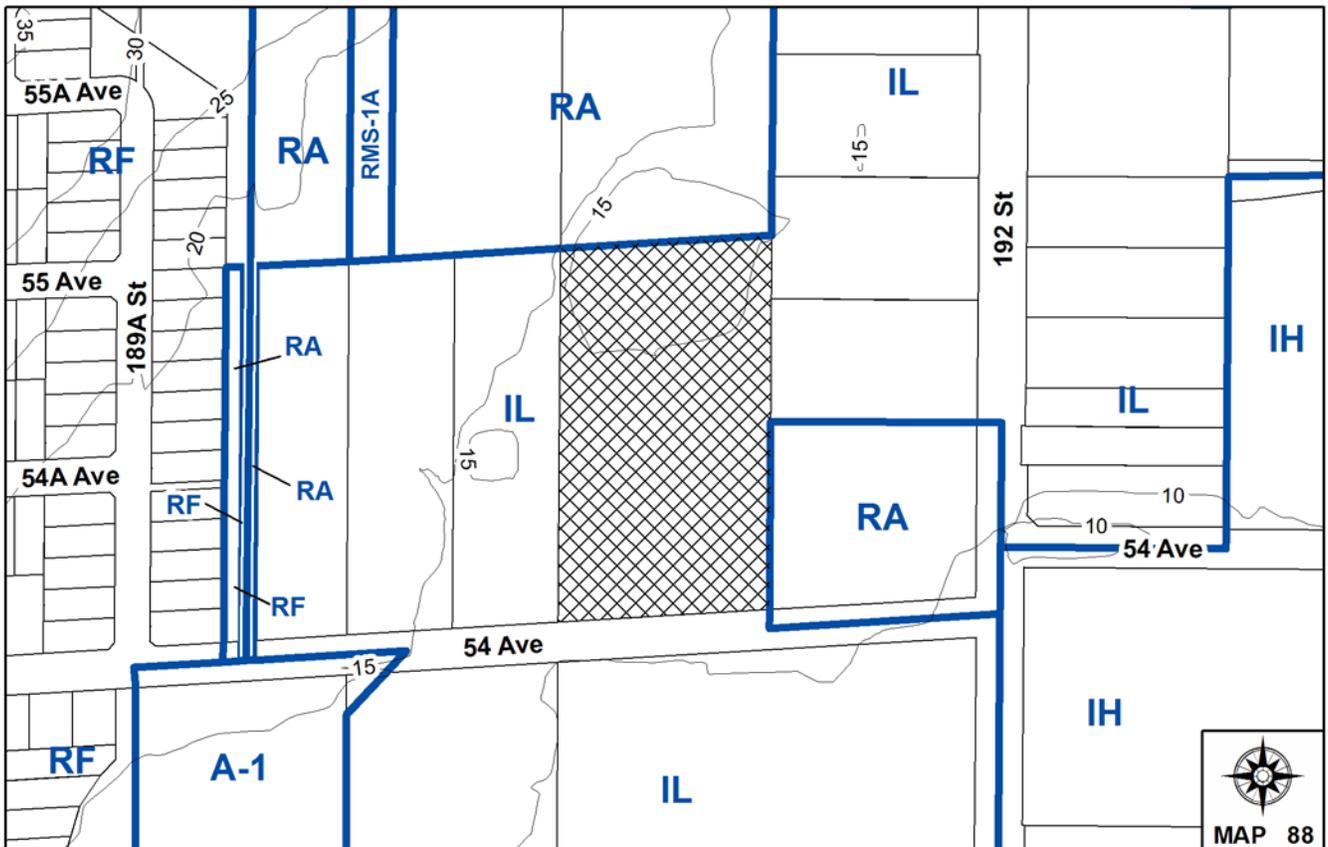
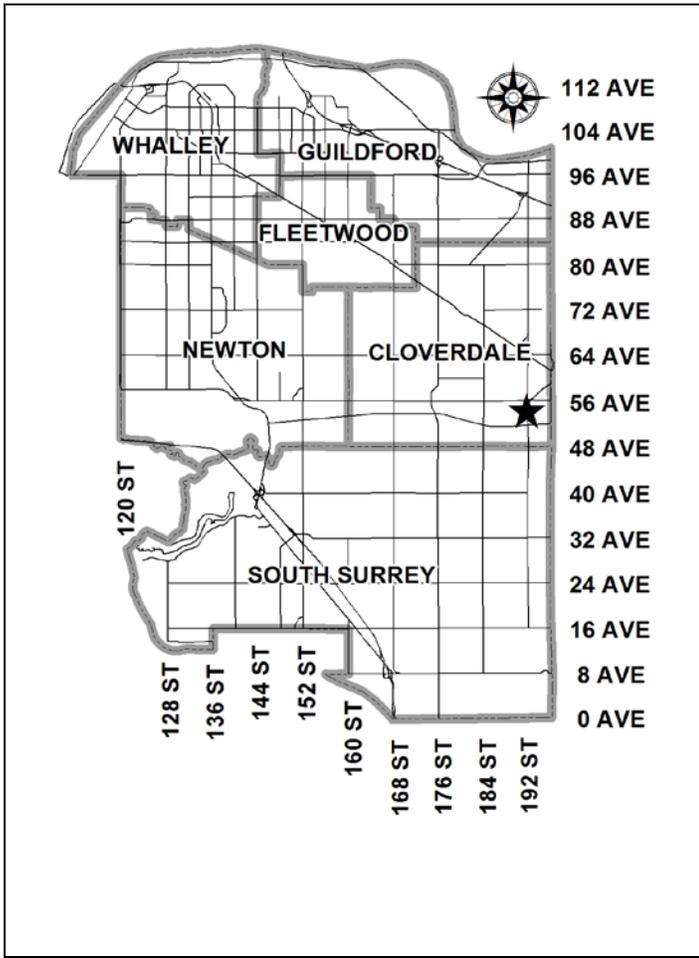
Planning Report Date: November 3, 2008

PROPOSAL:

- Development Permit
- Development Variance Permit

in order to permit the development of a multi-tenant warehouse building, including heavy truck repair and truck parking.

LOCATION: 19095 - 54 Avenue
OWNER: 1341699 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

- The front yard setback is reduced from 7.5 metres (25 ft.) to 3.8 metres (12 ft.).
- The maximum lot coverage is increased from 60% to 79.4%.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Cloverdale Local Area Plan.
- The front yard setback relaxation allows for a canopy encroachment.
- A significant portion of the site is undevelopable due to the BC Hydro right-of-way which traverses the site.
- The lot coverage, including the land encumbered by the BC Hydro right-of-way, is 11.3%.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7907-0109-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7907-0109-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the IL Zone from 7.5 metres (25 ft.) to 3.8 metres (12 ft.) for canopies; and
 - (b) to vary the maximum lot coverage of the IL Zone from 60% to 79.4%.
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) approval of Development Variance Permit No. 7907-0109-00; and
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

REFERRALS

Engineering:	The Engineering Department has no objection to the project as outlined in Appendix III.
Fire Department:	No concerns provided the building is equipped with sprinklers and the sprinkler system connection and fire alarm annunciater are located at the western end of the south wall.
BC Hydro:	Preliminary approval granted.
Environmental Review Committee (ERC):	This application was reviewed at the June 23, 2007 ERC meeting where it was confirmed that the Class B watercourse shown on the City's mapping system does not exist.

SITE CHARACTERISTICS

Existing Land Use: Vacant with non-conforming truck parking.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Vacant single family house.	Suburban	RA
East (5419 - 192 St.): East (5465 - 192 St.):	Single family house with non-conforming vehicle parking. Multi-tenant industrial building.	Industrial Industrial	RA IL
South (Across 54 Avenue):	Concrete manufacturer (A & E Concrete).	Industrial	IL
West:	Non-conforming outside storage, under File No. 7908-0046-00 for a Temporary Industrial Use Permit (pre-Council).	Industrial	IL

DEVELOPMENT CONSIDERATIONSBackground

- The subject property was redesignated to Industrial in the Official Community Plan (OCP) and rezoned to Light Impact Industrial Zone (IL) with the adoption of By-law Nos. 14147 and 14148 respectively on November 7, 2005 (Application No. 7900-0211-00).
- In July 2006, the current owner purchased the property. The owner has applied for a Development Permit to permit the construction of a multi-tenant industrial building and truck parking, and a Development Variance Permit to vary the front yard setback to permit canopies on the principal building to encroach and to increase the maximum lot coverage.

Current Proposal

- The subject property is located on 54 Avenue, west of 192 Street in south-east Cloverdale and has a gross site area of 2 hectares (4.96 acres).
- A BC Hydro right-of-way traversing the subject property significantly constrains the development potential of the site.
- The current proposal is to develop a multi-tenant industrial building with a floor area of 2,268 square metres (24,413 sq. ft.). In accordance with the Zoning By-law, both the floor area ratio (FAR) and the lot coverage are based on the developable site area of 2,831 square metres (0.7 acre), which excludes the area containing the BC Hydro right-of-way. Based on the developable site area, the proposal represents an FAR of 0.8 and a lot coverage of 79.4%. The proposal satisfies the maximum floor area ratio of 1.0 in the IL Zone, however, the applicant has requested a relaxation to the maximum lot coverage of 60% permitted in the IL Zone (see By law Variance Section).

- The applicant proposes a total of 24 employee and customer parking spaces, and 117 truck parking spaces. Based on the floor area, a total of 22 employee and customer parking spaces are required under Surrey Zoning By-law No. 12000.
- The City of Surrey on-line mapping system (COSMOS) indicates there is a Class B creek running east/west midway through the property. The watercourse assessment was reviewed at the Engineering Environmental Review Committee (ERC) on June 18, 2008. The ERC agreed with the consultant that the watercourse does not exist on the site and the classification was eliminated.
- However, there is a Class B watercourse located on the property to the north. The applicant has provided a 30-metre (98.4 ft.) setback from the watercourse to the north.
- The development proposal was referred to BC Hydro for their comments and requirements. BC Hydro was granted preliminary approval of the proposed development. Final approval is subject to the submission of plans with detailed elevations, lighting and underground servicing locations and landscaping plans.
- The Fire Department has reviewed the proposed development as the overhead hydroelectric wires could limit the Fire Department's ability to extinguish a fire on the site. The Fire Department's requirements to have the building equipped with sprinklers and the sprinkler system connection and fire alarm annunciator to be located at the western end of the south wall will be addressed at the Building Permit stage.

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 proposal is for a multi-tenant industrial building on a site that slopes down from north to south, and is impacted by a BC Hydro right-of-way, which occupies approximately two-thirds of the property.
- One driveway access is proposed for the site from 54 Avenue, accessing both the building employee/customer parking and the additional truck parking spaces.
- The exterior finishing of the building will be tilt-up concrete panels painted light beige, with contrasting grey/blue overhead doors and glazing. The overhead doors are located along the east side of the building with the entrance to the enclosed truck wash facility located at the rear of the building.
- The south elevation of the building includes canopies, with a red painted post and support system to provide additional interest along the 54 Avenue frontage.

- The applicant has proposed to use a coated chain link fence around the perimeter of the property. A sliding gate will be provided at the driveway access to provide for security during the hours that the businesses are closed. To reduce the visual impact of the chain link fence, Planning staff have requested a black vinyl coated chain link fence.
- The applicant has requested backlit fascia signage above the individual units. Planning staff have requested that this fascia signage be amended to indicate a brush coated aluminum which can accommodate back lighting.
- The applicant has requested a free-standing sign, located 2.0 metres (6.5 ft.) from the south property line, outside of the area impacted by the Hydro right-of-way. The proposed sign is 3.65 metres (12 feet) in height, which is less than the maximum 4.6-metre (15 ft.) height permitted under Surrey Sign By-law.
- Building security lighting is proposed to be downward facing, shaded wall packs to reduce the potential for glare.
- There may be a potential for rooftop overview from the properties to the north. The applicant is proposing to screen the rooftop mechanical equipment with metal screening.
- The applicant is proposing approximately 4.0 metres (13 ft.) of landscaping along the front property line. This landscaping consists of flowering and non-flowering deciduous and coniferous trees and shrubs. Perimeter planting of laurel shrubs is proposed along the east and west property lines. All landscaping located within the BC Hydro right-of-way must be approved by BC Hydro.

ADVISORY DESIGN PANEL

This item was not referred to the Advisory Design Panel, but was reviewed by City staff and found to be generally acceptable with the amendments noted above and:

- Incorporate additional reveal lines along the top edge of the first and second storey windows.
- Provide a black-coated chain link fence.
- Amend fascia signage to indicate brush-coated aluminum which can accommodate back lighting.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the front yard setback from 7.5 metres (25 ft.) to 3.8 metres (12 ft.) for canopies.

Applicant's Reasons:

- Planning staff requested additional aesthetics along the south elevation, facing 54 Avenue. The building face is sited 7.5 metres (25 ft.) from the property line, however, the metal canopies that are proposed over the entry doors extend into the setback area, resulting in a 3.8-metre (12 ft.) setback.

Staff Comments:

- Planning staff suggested that the south elevation be modified to provide for additional interest along the 54 Avenue road frontage. The incorporation of the metal canopies along this frontage satisfies staff's request. Planning staff support the requested variance.

(b) Requested Variance:

- To increase the maximum lot coverage from 60% to 79.4%

Applicant's Reasons:

- The site is heavily impacted by the BC Hydro right-of-way. Based on the total site area, the proposed building has an 11.9% lot coverage. As the Zoning By-law limits the lot coverage calculation to the developable site area only, it has resulted in a 79.4% lot coverage.

Staff Comments:

- The proposed 2,268 m² (24,413 sq.ft.) multi-tenant industrial building is consistent with the plans for the area.
- Staff support the requested variance created as a result of the site being two-thirds encumbered by a BC Hydro right-of-way.

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.	Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7907-0109-00

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		20,077 m ²
LOT COVERAGE (in % of gross lot area)		
Buildings & Structures		11.3%
Paved & Hard Surfaced Areas		83.2%
Total Site Coverage		94.5%
SETBACKS (in metres)		
Front	7.5 m	3.8 m**
Rear	7.5 m	102.08 m
Side #1 (West)	7.5 m/0	0
Side #2 (East)	7.5 m	53.18 m
BUILDING HEIGHT (in metres/storeys)		
Principal	16.0 m	8.4 m
Accessory	6 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		2,268 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	20,077 m ²	2,268 m ²

* *If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

** *To edge of canopies.*

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	0.11
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial (Customer/Employee)	23	24
(Truck Parking)		107
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	23	131
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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