

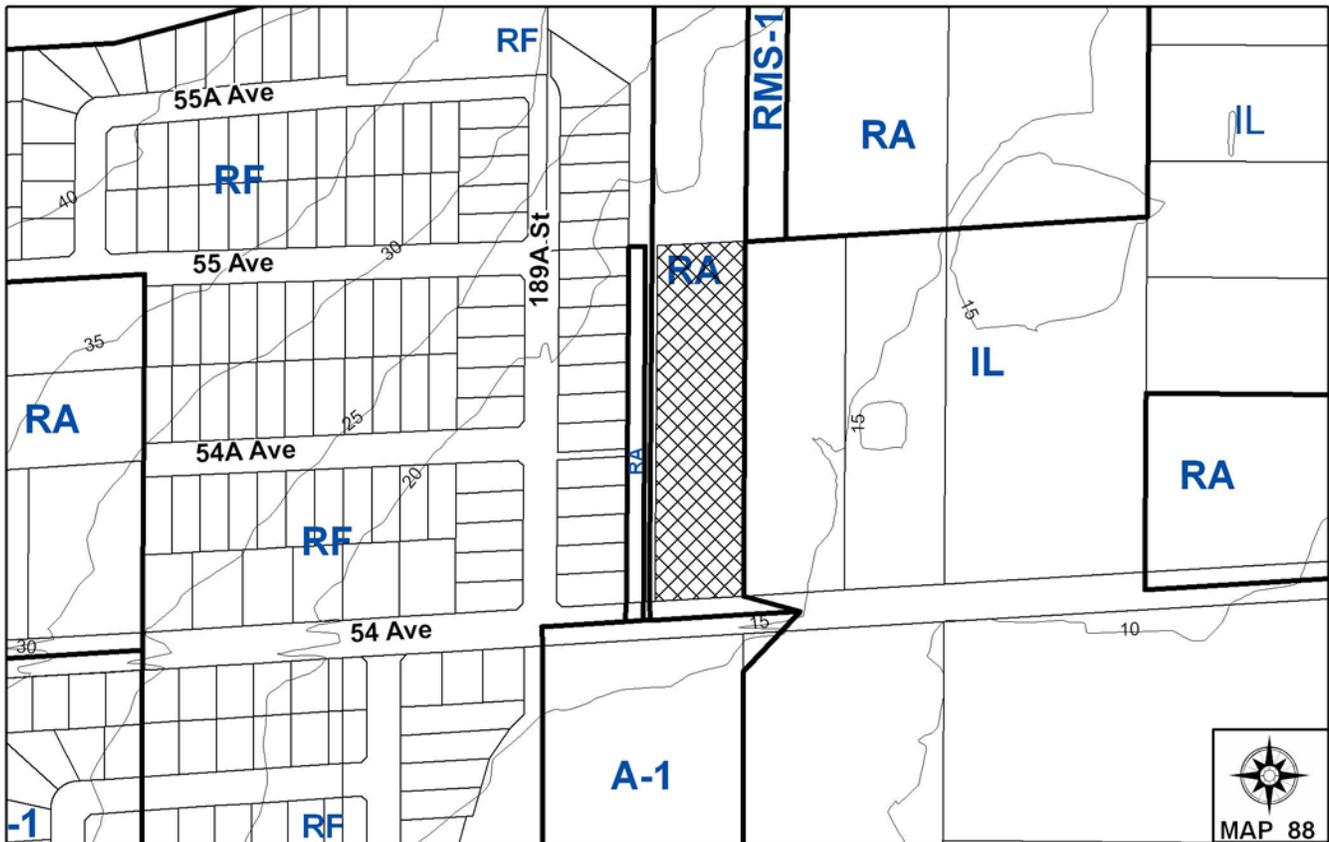
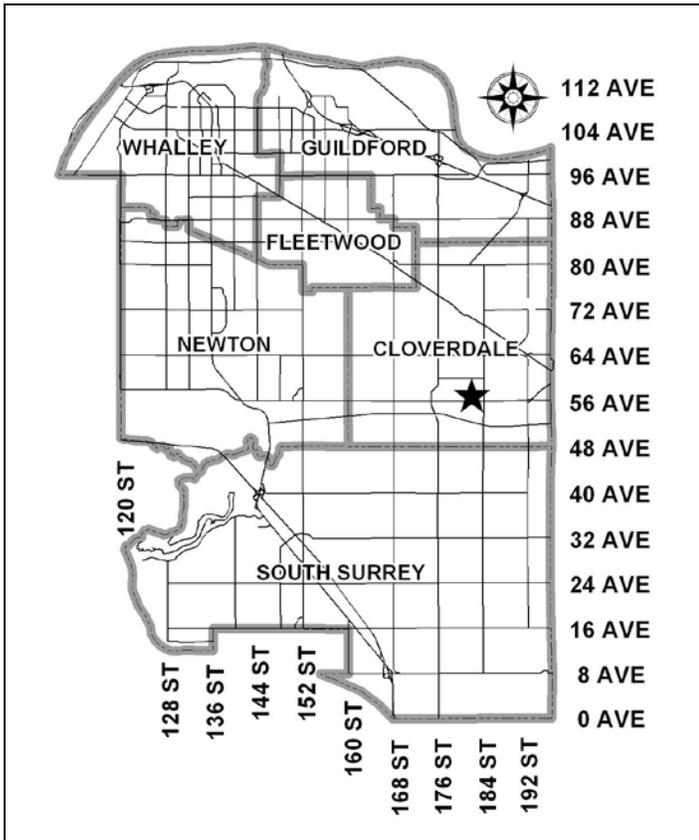
Planning Report Date: October 15, 2007

PROPOSAL:

- Development Permit
- Development Variance Permit

in order to allow the construction of a heavy truck sales and repair centre for a proposed industrial site.

LOCATION: 19029 - 54 Avenue
OWNER: Gordon Dams
ZONING: RA and Proposed IL
OCP DESIGNATION: Suburban and Proposed Industrial
LAP DESIGNATION: Suburban and Proposed 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 number of fascia signs is increased from 1 to 2.
- The height of the free-standing sign is increased from 4.5 metres (15 ft.) to 6.0 metres (20 ft.).

RATIONALE OF RECOMMENDATION

- Complies with the proposed amendment to the OCP Designation (Third Reading received on July 11, 2005).
- Complies with the proposed amendment to the Cloverdale Local Area Plan.
- The number of fascia signs and height of the free-standing sign are in keeping with the scale of the proposed industrial building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7907-0145-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7907-0145-00, (Appendix IV) varying the following provisions on the Sign By-law, to proceed to Public Notification:
 - (a) increase the number of fascia signs from 1 to 2; and
 - (b) to increase the maximum height of a free-standing sign from 4.5 metres (15 ft.) to 6 metres (20 ft.).
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 landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (c) resolution of all urban design issues to the satisfaction of the Planning & Development Department; and
 - (d) final adoption of OCP Amendment By-law No. 15783 and Rezoning By-law No. 15784 for Application No. 7905-0037-00.

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/NCP Designation	Existing Zone
North:	Acreage single family residential.	Suburban	RA

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East:	Multi-tenant industrial buildings.	Industrial	IL
South (Across 54 Avenue):	Vacant	Proposed Industrial (development application No. 7905-0014-00)	A-1 and proposed IL
West:	Driveway access to 19019 - 54 Avenue; park; single family residential	Suburban and Urban	RA and RF

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is currently under development application 7905-0037-00 to redesignate the site from Suburban to Industrial and rezone from "One Acre Residential Zone (RA)" to "Light Impact Industrial Zone (IL)". The respective OCP Amendment and Rezoning By-laws (Nos. 15783 and 15784) received Third Reading on July 11, 2005. Final adoption has been held pending completion of a servicing agreement for engineering works and services, and the removal of the single family dwelling and out buildings.
- In September 2006, the current owner purchased the property and now wishes to finalize the rezoning requirements and has submitted the subject Development Permit application to permit development of a single tenant industrial building and Development Variance Permit application to vary Surrey Sign By-law requirements pertaining to the number of fascia signs and the height of a free-standing sign.

Current Proposal

- The current proposal is to develop a single tenant industrial building with a 1,422-square metre (15,307 sq. ft.) ground floor and a 315.5-square metre (3,396 sq. ft.) second floor, resulting in a total building floor area of 1,737.5 square metres (18,702 sq. ft.).
- The proposal represents a floor area ratio (FAR) of 0.20 and a lot coverage of 14.3% which is consistent with the maximum FAR of 1.0 and maximum lot coverage of 60% permitted in the IL Zone.
- The new owner intends to locate the Sterling Truck heavy sales and repair centre at this location, which is permitted in the IL Zone.
- The applicant proposes a total of 18 employee and customer parking spaces, and 70 truck display and repair parking spaces. Based on the floor area, a total of 18 employee and customer parking spaces are required under Surrey Zoning By-law No. 12000.

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 single tenant industrial building on a site that slopes down from north to south.
- One driveway access is proposed for the site from 54 Avenue, accessing both parking areas in front of and behind the building.
- The exterior finishing of the buildings will be tilt-up concrete panels painted light gray, with the reveals and roof flashing a contrasting darker grey. The office component on the west side of the building has incorporated bronze glazing.
- The OCP Development Permit Area guidelines recommends that overhead doors be oriented away from fronting streets. The business function requires overhead doors along the front and the rear of the building. To reduce the impact on the overhead doors facing the street, the applicant has proposed that the overhead door panels be painted to match the building. Glazing is proposed on the doors to reflect the office character on the west side of the building.
- The applicant has proposed to use a 1 metre (3 ft.) high metal picket fence along the front 27 metres (88.5 ft.) of the property. The remainder of the site is proposed to be fenced with a black coated chain link fence.
- Emerald cedar hedging is proposed along the north, west and east property lines. Along the front property line, the applicant has proposed a 3.0-metre (10 ft.) wide landscape bed containing deciduous trees, and low growing flowering and non-flowering shrubs. Additional landscape beds are proposed adjacent to the office component of the building and at the northwest corner of the property.
- The applicant has requested a brand logo sign, business name and address identification signs in channel letters, and a box mounted fascia sign along the frontage of the building. The Surrey Sign By-law permits one business identification sign, therefore the applicant has requested a variance to permit the proposed signage (see By-law Variance Section).
- The applicant has requested a free-standing sign, located 2.0 metres (6.5 ft.) from the property line, adjacent to the driveway access. The proposed free-standing sign is a monolith sign, with the circular "Ford" logo, which will be lit, mounted on the top of the sign.
- The Surrey Sign By-law limits the maximum height of a free-standing sign in this area to 4.5 metres (15 ft.) The proposed sign is 6.0 metres (19.5 ft.) in height, therefore the applicant has requested a variance (see By-law Variance Section).

- Building security lighting is proposed to be downward facing, shaded wall packs to reduce the potential for glare on the adjoining properties.
- There may be a potential for rooftop overview from the properties to the north and west. The applicant is proposing to screen the rooftop mechanical equipment.

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.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To increase the number of fascia signs from 1 to 2.

Applicant's Reasons:

- The owner has requested the increase in the number of fascia signs as they reflect the overall corporate image of the company. One of the signs assists in identifying the address of the business.

Staff Comments:

- If this structure was a multi-tenant building, each business would be allowed individual identifying fascia signage. As this building is proposed for one tenant, staff can support the requested variance.

(b) Requested Variance:

- To increase the height of a free-standing sign from 4.5 metres (15 ft.) to 6 metres (19.5 ft.)

Applicant's Reasons:

- The requested free-standing sign is a standard provided by the Ford Motor Company, and is pre-manufactured at this height.

Staff Comments:

- The proposed free-standing sign is lower than the 8.8-metre (29 ft.) high building proposed for the site. The sign is in keeping with the overall scale of the development. Staff can therefore support the requested variance.

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. 7907-0145-00

Jean Lamontagne
General Manager, Planning and Development

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