

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0166-00

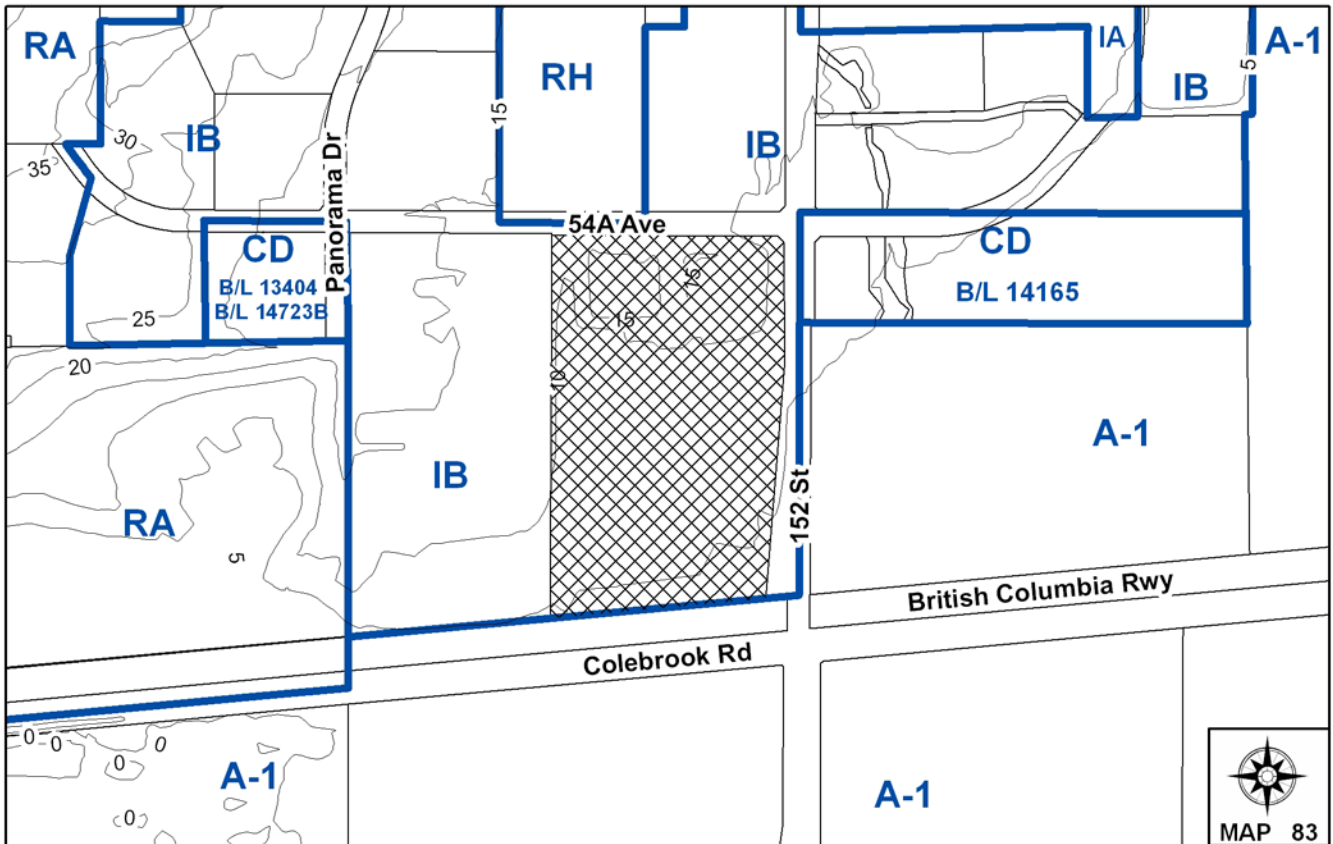
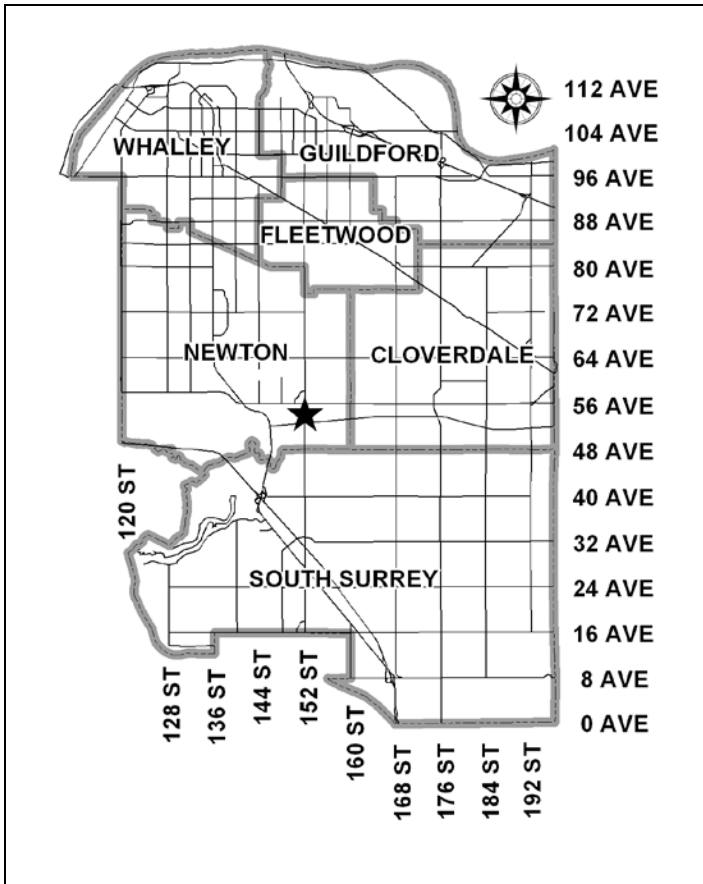
Planning Report Date: December 3, 2007

PROPOSAL:

- Development Permit
- Development Variance Permit

in order to permit the development of two multi-tenant industrial buildings and allow up to two (2) fascia signs on a non-premises frontage.

LOCATION: 5355 - 152 Street
OWNER: 693573 B.C. Ltd.
ZONING: IB
OCP DESIGNATION: Industrial
NCP DESIGNATION: Existing Business Park



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes a Development Variance Permit to locate a maximum of two (2) fascia signs on a non-premises frontage.

RATIONALE OF RECOMMENDATION

- The proposed design of the building meets the design guidelines of the Development Permit Area.
- Appropriate sustainable design elements are incorporated into the design of the building.
- The proposed variance will provide signage exposure for the lower level of Building A on the premises frontage of the upper level of Building A above. Due to topography in the area, Building A (lower level) is proposed to be constructed partially in-ground and, therefore, would lack adequate premises frontage for fascia signage placement.
- The placement of the additional signs are well integrated in the overall design of the building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7907-0166-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7907-0166-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to vary Part 5 Section 27 Sub-section 2(a) of the Sign By-law is varied to allow a maximum of two (2) fascia signs to be located on a non-premise frontage.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) approval from the Ministry of Transportation (MOT); and
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

REFERRALS

Engineering: The majority of engineering requirements were met for this site through the original rezoning application for BC Hothouse (File No. 7903-0150-00). The Engineering Department has no objection to the project subject to the completion of all outstanding Engineering servicing requirements as outlined in Appendix III.

A Servicing Agreement will be required prior to building permit issuance.

SITE CHARACTERISTICS

Existing Land Use: Existing BC Hothouse facility on the southern half of the property and vacant land on the northern half of the property where development is proposed.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 54A Avenue):	Recently approved industrial business park building (File No. 7905-0169-00) under construction.	Proposed Business Park in the East Panorama Ridge Concept Plan.	IB

Direction	Existing Use	OCP/LAP Designation	Existing Zone
East (Across 152 Street):	Existing Montessori School site, one single family dwelling and general agricultural use.	Industrial and Agricultural, partially in the ALR.	CD (By-law No. 14165) and A-1
South (Across BC Railway and Colebrook Road):	Greenhouse agriculture.	Agricultural in the OCP and within the ALR	A-1
West:	Industrial warehouse/office buildings.	Business Park in the East Panorama Ridge Concept Plan.	IB

DEVELOPMENT CONSIDERATIONS

- The subject site is currently zoned "Business Park Zone (IB)" and is designated "Business Park" in the East Panorama Ridge Concept Plan. The site contains an existing BC Hothouse facility in the southerly half of the property, and was recently rezoned from AI to IB, in 2005 (Application No. 7903-0150-00). The northerly portion of the site was left vacant at that time to facilitate future industrial development.
- The applicant proposes a Development Permit to construct two multi-tenant, light industrial buildings in the northern portion of the site, facing 54A Avenue and 152 Street (Appendix II). The proposed development is also intended to accommodate potential business park uses, as permitted in the IB Zone. No changes to the BC Hothouse facility are planned in the proposal.
- The applicant also proposes a Development Variance Permit (DVP) to vary the Sign By-law (No. 13656) to allow up to two (2) tenant fascia signs to be located on a non-premises frontage within the same building, as outlined below in the By-law Variances & Justification section and illustrated in the DVP (Appendix V).
- Vehicular access to the site will come from two existing entrances, one with full movement off 54A Avenue, and another right-in/out only access off 152 Street. Truck traffic will continue to be restricted to the access off 54A Avenue, while the access off 152 Street will be designed to accommodate turning movements for standard vehicle types and emergency vehicles only.
- The development proposal includes adequate parking for the new buildings (189 stalls proposed, including 6 spaces for disabled persons), without the need to share parking with the existing BC Hothouse facility. However, access between the two developments will remain unencumbered. Thus, the proposal complies with the parking requirements of the IB Zone.

DESIGN PROPOSAL AND REVIEW

Site Layout and Building Design

- The applicant proposes to construct two buildings with a total gross floor area of 13,940.3 square metres (150,052 sq.ft.). Proposed Building A is designed to address a significant difference in grades across the site. This building will have two levels, a lower level situated partially in-ground and designed for a larger tenant (60,000 sq.ft.), and an upper level designed for smaller units with parking in the rear, on the rooftop of the lower level. The upper level of Building A will be visible from 152 Street, behind proposed Building B, which will be a single level structure with multiple tenants.
- In the proposed site design (Appendix II), both road frontages are framed by street-oriented buildings, and the majority of parking is located at the rear of the buildings and on the upper level of Building A.
- Architectural design elements include: tilt-up concrete walls painted black or grey, with reveals painted white to add visual interest, curtain wall glazing, exterior lighting, and concrete spandrels and metal (aluminum) inset panels, in a black or clear anodized finish, to break up the building façades. Additional coordinating details include black metal railings and flashing, to define the parapets, and rolling overhead doors painted red to enhance the rear façade (loading areas) of the buildings.
- A metal canopy consisting of a steel deck on exposed steel framing, painted black, will also provide strong architectural detailing and weather protection along the front elevations of the buildings.
- The proposed architectural elements, therefore, reinforce the high quality of design that has been established by neighboring business park developments, and provide continuity with the architectural elements of the existing BC Hothouse building to the south.
- In addition, the applicant proposes to incorporate the following sustainable design elements:
 - Controlled flow roof drains;
 - Use of pervious materials in some areas of the site;
 - Natural run off of storm water at curb edges (gravel surface);
 - Use of low E glass to high solar exposed surfaces; and
 - Use of energy efficient mechanical systems.
- Fascia signage has been integrated into the exterior design of the front elevations of the buildings. These signs will consist of individual, illuminated channel lettering mounted on aluminum mesh panel and steel framework.
- The proposed signage also includes one (1) identification pylon sign near the corner of 54A Avenue and 152 Street, displaying the name and address of the development (Colebrook Business Park), one (1) free-standing sign to indicate the location of truck access, and two (2) directional signs, each near an entrance to the site.

- Appropriate light fixtures will be installed on the walls, to reflect CPTED principles. Additionally, the applicant has advised that security cameras may be installed in key areas around the building for better surveillance.
- All rooftop mechanical equipment, and garbage enclosures, will be properly screened and located out of view from the street.
- Bicycle racks will be provided in two locations, near the walkway entrances from the street.

Landscaping

- No mature trees have been observed on the subject site.
- The applicant proposes a substantial combination of landscaping, including native species of trees, shrubbery and ground cover, particularly along the north and east road frontages. A landscaped amenity area, consisting of sitting benches, stone/concrete pillars and brick paving, is proposed near the corner of 152 Street and 54A Avenue. This feature will provide corner definition with an accessible entrance that compliments the architecture of the buildings. A smaller amenity space (sitting area) is proposed on the upper level of Building A for future employees in the building.
- A retaining wall is required along the north side of Building A to accommodate a vehicular ramp between the lower and upper levels of this building. The wall design will consist of a terraced, Deltalok Green Retaining Wall System, in 1-metre high blocks, with planting along each step. A raised sidewalk, guardrail and lighting are proposed along the edge of the ramp to address CPTED guidelines.
- Contrasting colour stamped asphalt speed bumps will provide well-marked, raised pedestrian crossings along the internal road. The applicant also proposes to provide walkway connections to 54 Avenue on the north side of the site, and at the corner of 54A Avenue and 152 Street.

ADVISORY DESIGN PANEL

- ADP Meeting Date: September 7, 2007.
- The ADP suggestions have been successfully addressed.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Part 5 Section 27 Sub-section 2 (a) of the Sign By-law (No. 13656) is varied to allow up to two (2) fascia signs, for the lower level of Building A, to be located on a non-premises frontage, on the upper level of Building A, as shown on the attached (Appendix V).

Applicant's Reasons:

- To provide adequate exposure for a larger, anchor tenant in Building A (lower level), which will be located partially in-ground due to the natural topography of the site, and has limited opportunity for any visible signage.

Staff Comments:

- The property slopes from north to south, resulting in a significant change in grade (approximately 9 metres / 30 ft), particularly in the northwest corner of the site. The design of Building A includes a lower level that is pre-dominantly in-ground and offers no viable opportunity for signage exposure on its own premises frontage, as required by the Sign By-law.
- The proposed fascia sign location, on the east wall of Building A, would provide adequate exposure to 152 Street, while being reasonably set back from the road behind (overlooking) Building B.
- The sign area (22.6 sq.m. / 243 sq.ft.) is appropriate in scale to the building (Building A), on which it will be located, and the sign area dimensions will be significantly less than the typical maximum dimensions allowed for fascia signs.
- The fascia sign design will consist of high quality illuminated, individual lettering mounted on horizontal steel sections, which will add architectural interest to the wall face without detracting from the design of the overall building.

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.	ADP Comments
Appendix V.	Development Variance Permit No. 7907-0166-00

Jean Lamontagne
General Manager
Planning and Development

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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: David O'Sheehan, The Abbarch Partnership Architects
 Address: Suite 1830 - 505 Burrard Street, One Bentall Centre
 Box 79
 Vancouver, B.C. V7X 1M6
 Tel: 604-669-4041

2. Properties involved in the Application

(a) Civic Address: 5355 - 152 Street

(b) Civic Address: 5355 - 152 Street
 Owner: 693573 B.C. Ltd.
 Director Information:
 Connie Ashton
 David J. Poggermiller
 Ted R. Welter

Officer Information: (as at April 27, 2007)

Andrew Edmundson (Assistant Secretary)
Beverley G. Flynn (Secretary)
Asmena Jadavjee (Assistant Secretary)
Tom Johnson (Assistant Secretary)
Gregory A. Jones (Assistant Secretary)
Pamela Julie McLean (Treasurer)
Nick Moschella (Other Office(s))
Stephen Taylor (President)

PID: 018-262-376
Lot 1 Except Part Plan LMP30175, BCP23405 District Lot 167 Plan LMP9778
Group 2

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Development Variance Permit No. 7907-0166-00.

DEVELOPMENT DATA SHEET

Existing Zoning: IB

Required Development Data	Minimum Required / Maximum Allowed	Proposed	
LOT AREA* (in square metres)			
Gross Total	16.9 ac		
Road Widening area			
Undevelopable area			
Net Total	16.9 ac		
LOT COVERAGE (in % of net lot area)			
Buildings & Structures		40%	
Paved & Hard Surfaced Areas			
Total Site Coverage	40%	40%	
SETBACKS (in metres)		Bldg. A	Bldg. B
Side #1 (North)	7.5 m (25 ft.)	12 m (39 ft.)	8.3 m (27 ft.)
Side #2 (South)	7.5 m (25 ft.)	242.5 m (796 ft.)	204.1 m (670 ft)
Side #3 (East)	7.5 m (25 ft.)	n/a	9.6 m (31.5 ft.)
Side #4 (West)	7.5 m (25 ft.)	32.5 m(107 ft.)	n/a
BUILDING HEIGHT (in metres/storeys)			
Principal	12 m (40 ft.)	11.5 m (38 ft.)	8 m (26 ft)
FLOOR AREA: Industrial			
Existing BC Hothouse		22,623 m ² (243,512 ft. ²) existing	
Building A Upper		3,655.3 m ² (39,345 sq.ft.)	
Building A Lower		6,146.8 m ² (66,164 sq.ft.)	
Building B		4,138.2 m ² (393,564 sq.ft.)	
TOTAL BUILDING FLOOR AREA			
DENSITY			
FAR (gross)	0.75	0.53	
FAR (net)	0.75	0.53	

** 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
PARKING (number of stalls)		
BC Hothouse (existing)		227 (existing)
Buildings A and B (new)		189
Total Number of Industrial Parking Spaces		416
Number of disabled stalls		6
Number of small cars		n/a
Tandem Parking Spaces: Number / % of Total Number of Units		n/a
Size of Tandem Parking Spaces width/length		n/a

Heritage Site	NO	Tree Survey/Assessment Provided	n/a
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