

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0191-00

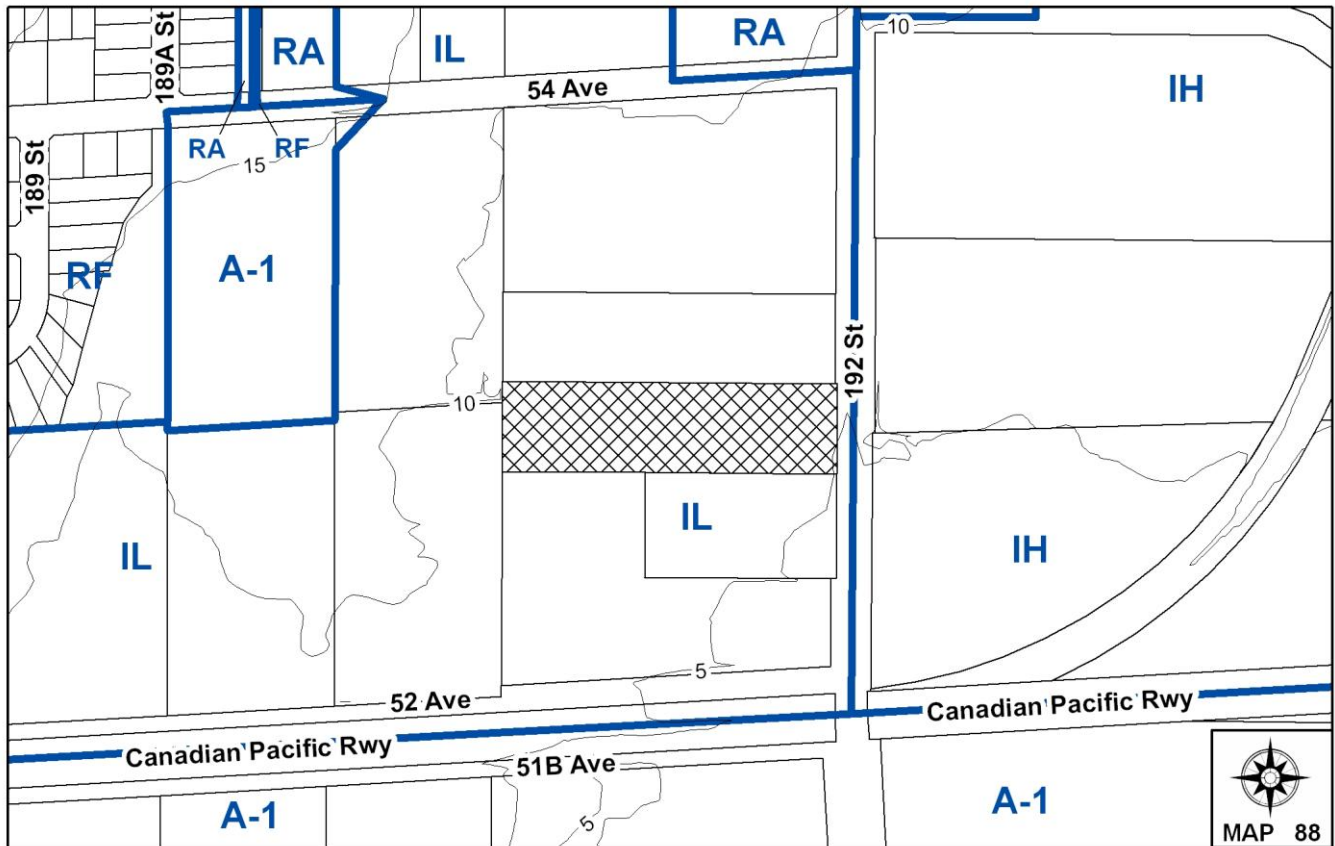
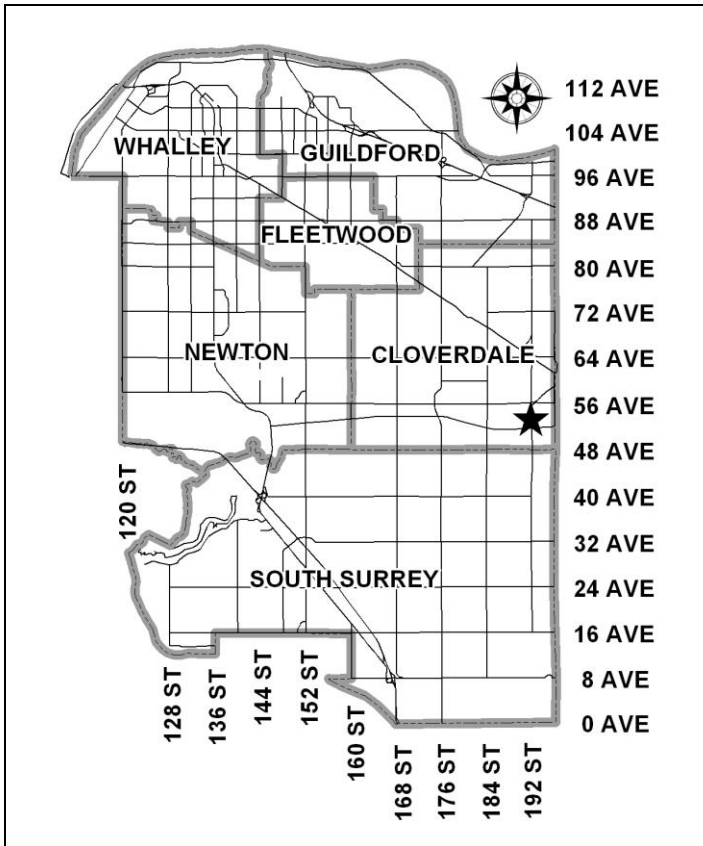
Planning Report Date: October 15, 2007

PROPOSAL:

- **Development Permit**
- **Development Variance Permit**

in order to permit an addition to the existing industrial building.

LOCATION: 5285 - 192 Street
OWNER: ITB (BC) Holdings Inc..
ZONING: IL
OCP DESIGNATION: Industrial
LAP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit No. 7907-0191-00 to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Needs variance for a roof top sign.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Cloverdale Local Area Plan.
- The proposed density and building form are appropriate for this part of South East Cloverdale.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located in East Cloverdale and is designated Industrial in the OCP. The first building permit was issued on the site in 1986 and allowed the construction of a truck fabrication building and office. In 1992, a building permit was issued for an extension to the fabrication building for truck painting, and a new repair building on the westerly portion of the site.
- At the time of the building permit applications, the property was zoned General Industrial Zone (I-G) under Surrey Zoning By-law No. 5942. With the adoption of Surrey Zoning By-law No. 12000, the property was converted to the Light Impact Industrial Zone (IL).
- With the adoption of Surrey Official Community Plan, 1996, By-law No. 12900, the site was declared a Development Permit area as it fronts a major road, as defined by the R-91 Map.

Current Proposal

- The existing office component of the business is located on the east side of the truck fabrication building. The applicant wishes to construct a 631 square metre (2,071 sq. ft.) second storey office addition above the existing office facing 192 Street. The applicant has therefore requested a development permit to allow for the expansion.
- The existing buildings and proposed addition have a total floor area of 4,032.5 square metres (13,230 sq. ft.). This translates into a floor area ratio (FAR) of 0.33 and a lot coverage of 28% which satisfies the maximum FAR of 1.0 and 60% lot coverage of the IL Zone.
- There are two existing driveway accesses from 192 Street, and there are currently 40 parking spaces for employees and customers, which satisfies the parking requirement of Surrey Zoning By-law No. 12000.
- The existing buildings comply with all but the south side yard setback. The existing buildings were constructed in compliance with the requirements of the I-G Zone. With the adoption of Surrey Zoning By-law No. 12000, the existing south side yard setback was rendered legally non-conforming.

PRE-NOTIFICATION

In accordance with Council policy, a Development Proposal sign was erected on the property. Staff have not received any correspondence or telephone calls with respect to the proposal.

DESIGN PROPOSAL AND REVIEW

- The existing fabrication building was constructed using tilt-up concrete. The office on the east side of the site is constructed with concrete block with stucco inserts. The proposed second storey addition is proposed to be constructed of a similar stucco material.

- There is an existing blue metal canopy which extends over the first floor. The applicant has proposed to repeat this feature along the roof line of the second storey addition.
- There is an existing triangular shaped architectural element located on the existing building. This element will be removed and reinstated on the new second floor addition. This element also has the fascia sign, identifying the business on the site. The Sign By-law defines this element as a roof top sign. A Development Variance Permit has been requested to allow this sign (see By-law Variance section).
- The entire site is currently paved. There is existing landscaping along the 192 Street property line, and along the southerly driveway entrance to the site.
- The site is currently enclosed with a chain-link fence and secured during the evening hours to prevent theft.

ADVISORY DESIGN PANEL

This application was not referred to the Advisory Design Panel (ADP) but was reviewed by City staff and found to be acceptable.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To relax the Surrey Sign By-law to allow for a roof top sign.

Applicant's Reasons:

- This sign was originally permitted when the building was constructed in 1986. With the second storey addition, the owner would like to re-instate the sign as it is now on the building.

Staff Comments:

- The existing roof top sign is legally non-conforming as a result of the adoption of Surrey Sign By-law. The sign adds architectural interest to this building, and staff 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 and Building Elevations
- Appendix III. Engineering Summary
- Appendix IV. Development Variance Permit No. 7907-0191-00

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: Harold Leyenhorst, International Truck Body
 Address: 5285 - 192 Street
 Surrey, BC V3S 5E8
 Tel: 604-576-1304

2. Properties involved in the Application

(a) Civic Address: 5285 - 192 Street

(b) Civic Address: 5285 - 192 Street
 Owner: ITB (BC) Holdings Inc.
 PID: 003-678-571
 Lot B Section 4 Township 8 New Westminster District Plan 71437

3. Summary of Actions for City Clerk's Office

(a) Proceed to Public Notification for Development Variance Permit No. 7907-0191-00.

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 | | 12,123 m ² |
| LOT COVERAGE (in % of net lot area) | | |
| Buildings & Structures | 60% | 28% |
| Paved & Hard Surfaced Areas | | 67% |
| Total Site Coverage | | 95% |
| SETBACKS (in metres) | | |
| Front | 7.5 m | 28.3 m |
| Rear | 7.5 m | 22.3 m |
| Side #1 (North) | 7.5 m | 7.92 m |
| Side #2 (South) | 7.5 m or 0 | 1.52 m * |
| BUILDING HEIGHT (in metres/storeys) | | |
| Principal | 18 m | 6.7 m |
| Accessory | | |
| 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 | 12,123 m ² | 4,032.5 m ² |
| FLOOR AREA: Institutional | | |
| TOTAL BUILDING FLOOR AREA | 12,123 m ² | 4,032.5 m ² |

* *Legally non-conforming*

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 | 0.33 |
| AMENITY SPACE (area in square metres) | | |
| Indoor | | |
| Outdoor | | |
| PARKING (number of stalls) | | |
| Commercial | | |
| Industrial | 40 | 40 |
| Residential Bachelor + 1 Bedroom | | |
| 2-Bed | | |
| 3-Bed | | |
| Residential Visitors | | |
| Institutional | | |
| Total Number of Parking Spaces | 40 | 40 |
| 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 |
|---------------|----|---------------------------------|----|