

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0239-00

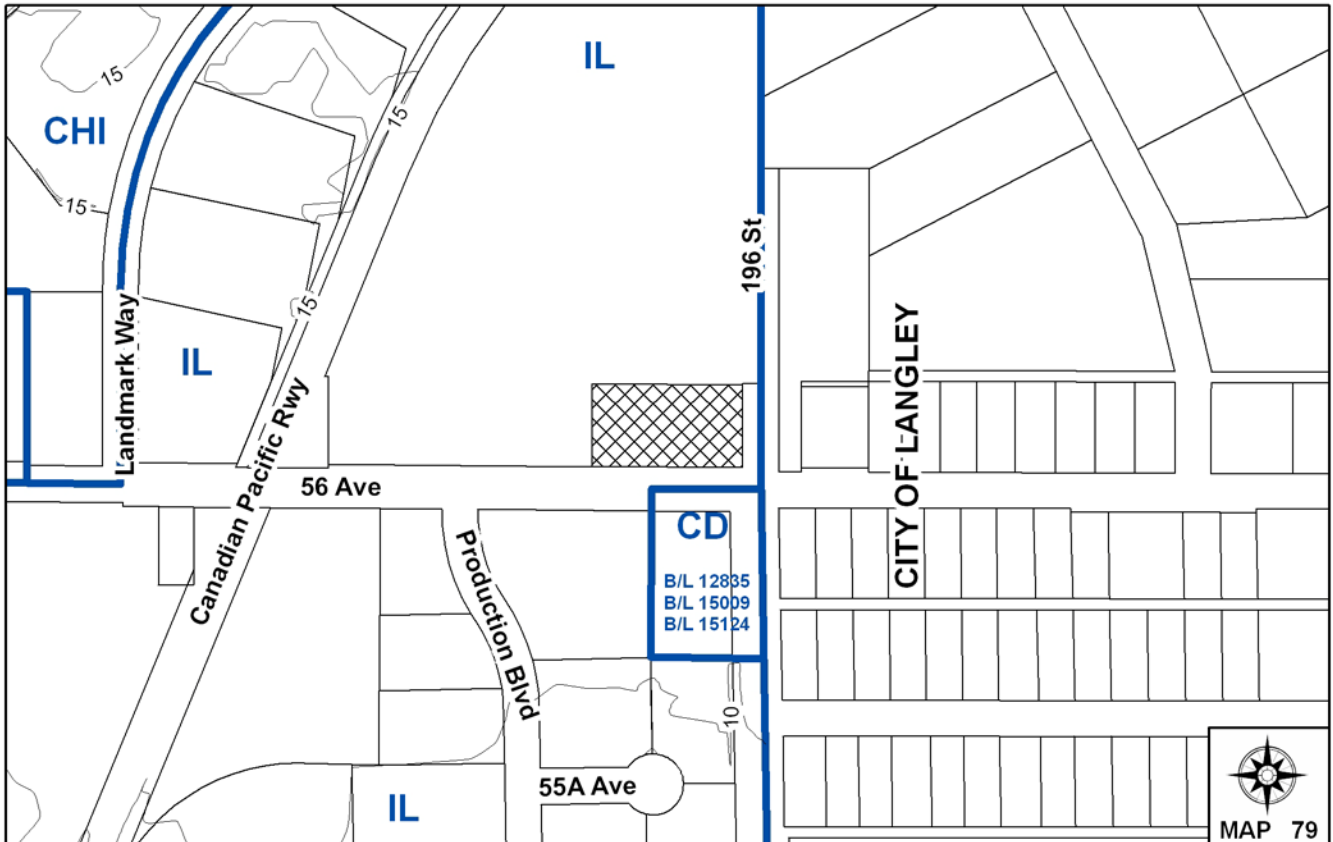
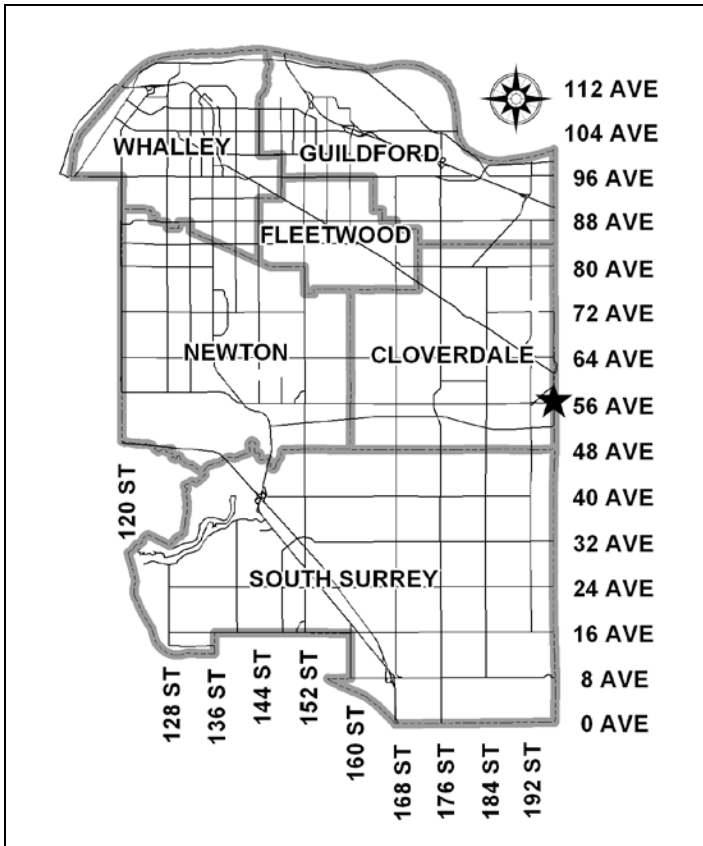
Planning Report Date: November 5, 2007

PROPOSAL:

- **Development Permit**

in order to renovate the façade of an existing industrial building and upgrade the landscaping.

LOCATION: 19585 - 56 Avenue
OWNER: 519555 BC Ltd.
ZONING: IL
OCP DESIGNATION: Industrial
LAP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed building form is appropriate for this part of the East Cloverdale Industrial Area.
- Improves the overall appearance of the property.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7907-0239-00 in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issue prior to approval:
 - (a) ensure all engineering requirements and issues including entering into a Highway License Agreement and City Road and Right-of-Way Permit for 196 Street, are addressed to the satisfaction of the General Manager, Engineering.

REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Vacant industrial building.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Multi-tenant industrial buildings.	Industrial	IL
East (Across 196 Street):	Vacant site in City of Langley.		
South (Across 56 Avenue):	Andrew Sheret Plumbing Supplies and Samz Pub.	Industrial	IL CD (By-law Nos. 12835, 15009 and 15124)
West:	Multi-tenant industrial building.	Industrial	IL

DEVELOPMENT CONSIDERATIONS

- The subject property is located in East Cloverdale, is zoned "Light Impact Industrial"(IL) and is designated Industrial in the OCP. There is an existing multi-tenant industrial building on the site, which is currently vacant.

- The building on the property was constructed in 1980 under the I-1 Zone (By-law No. 2265). With the adoption of Surrey Zoning By-law No. 5942, the zoning for the site was converted to the General Industrial Zone (I-G), and subsequently converted to the Light Impact Industrial Zone (IL) with adoption of Surrey Zoning By-law No. 12000.
- 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.
- The building is currently vacant, and the owner has requested a Development Permit, as required in the OCP, to allow for exterior façade upgrades to the structure.
- The existing building has a floor area of 1,822 square metres (16,610 square feet). This translates into a floor area ratio (FAR) of 0.47 and a lot coverage of 47% which satisfies the maximum FAR of 1.0 and lot coverage of 60% permitted in the IL Zone.
- The Zoning By-law requires 18 parking spaces for employees and visitors. There are currently 22 parking spaces provided along the south side of the building. Access to the site is currently provided from both 56 Avenue and the partially opened 196 Street.
- City staff along with regional, provincial and federal stakeholders, are reviewing the rail crossing capacity and demand on the road network in this area. It is envisioned that 196 Street at this location will need to be constructed to an arterial road standard and/or as a grade-separated structure in the near future. As a result of anticipated change to the road network and the current unauthorized use of the 196 Street right-of-way, the Engineering Department has requested that the applicant enter into a Highway License Agreement and a City Road and Right-of-Way Permit for the use of 196 Street to access the site.

PRE-NOTIFICATION

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

DESIGN PROPOSAL AND REVIEW

- The existing building is constructed using concrete block on the south and east elevations and concrete block, with wood framing and stucco overlay between concrete block pilasters on the south and east elevations. Some store front glazing is provided in the stucco inserts. There is a canopy along the top portion of the structure on the north, south and east elevations of the building which overhangs approximately three feet beyond the face of the building.
- The applicant is proposing to renovate the façade of the structure, and remove the wood frame and stucco overlay material, and replace it with new clear tempered glazing and green spandrel glass.
- The applicant is proposing to remove the existing canopy and replace it with prefinished silver-coloured metal cladding.

- Fascia box sign bands are proposed above the second level glazing, identifying each of the individual tenants.
- The site currently has a 1.5-metre (5 ft) wide area available for landscaping along the 56 Avenue road frontage. There is no landscaping along this frontage at this time. The applicant proposes to install maple trees and lower shrubs along the 56 Avenue road frontage.

ADVISORY DESIGN PANEL

This project was not referred to the Advisory Design Panel, however, it was reviewed by City 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.	Proposed Site Plan, Building Elevations and Landscape Plan
Appendix III.	Engineering Summary

Jean Lamontagne
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: Chercover Massie & Associates
 Address: #603 - 1200 W. 73 Avenue
 Vancouver, B.C.
 Tel: 604-264-1450

2. Properties involved in the Application

- (a) Civic Address: 19585 - 56 Avenue

- (b) Civic Address: 19585 - 56 Avenue
 Owner: 519555 B.C. Ltd.
 Director Information:
 Bernard C. De Groot
 Dev Parmar

Officer Information: (as at May 9, 2006)
Dev Parmar (President, Secretary)

PID: 002-380-641
Lot 48 Section 10 Township 8 New Westminster District Plan 60177

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		3,867.7 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	47%
Paved & Hard Surfaced Areas		48%
Total Site Coverage		95%
SETBACKS (in metres)		
Front	7.5 m	3.0 m
Rear	7.5 m	0
Side #1 (North)	7.5 m	10.74 m
Side #2 (South)	7.5 m	12.6 m
BUILDING HEIGHT (in metres/storeys)		
Principal	16.0 m	8.0 m
Accessory	6.0 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	3,867 m ²	1,822 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	3,867 m ²	1,822 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)	1.0	0.47
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	18	22
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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