

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0248-00

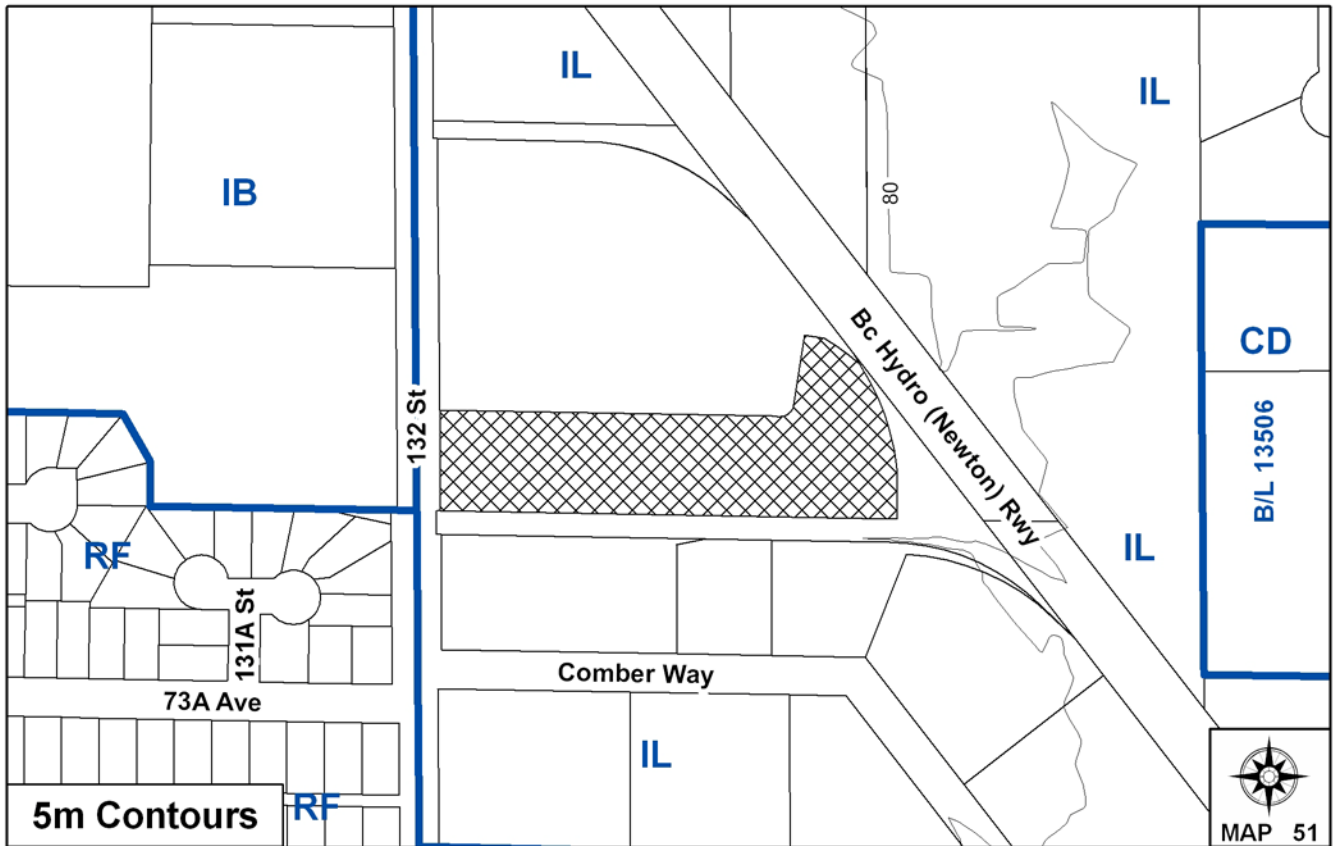
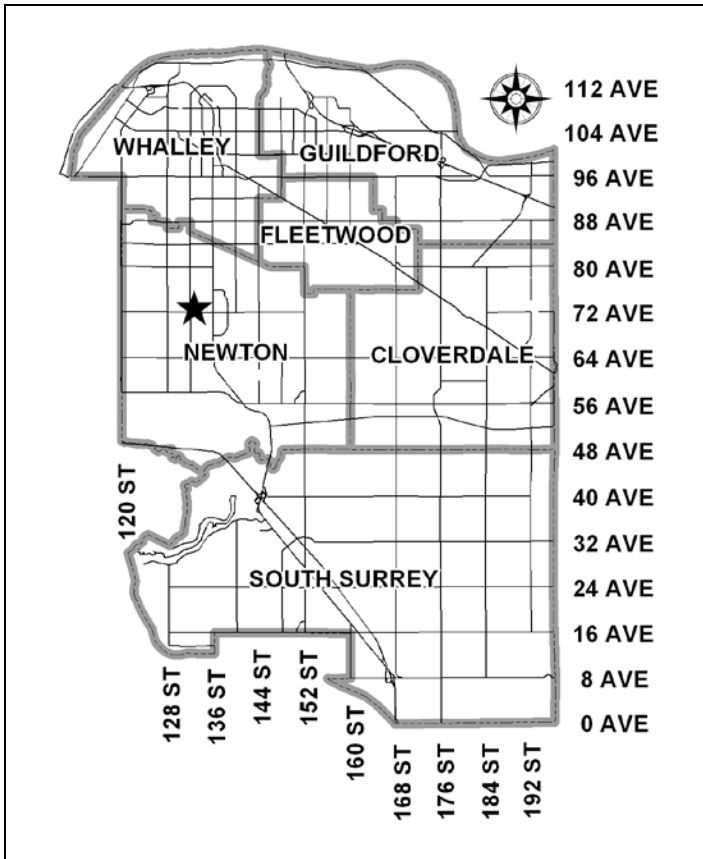
Planning Report Date: April 28, 2008

PROPOSAL:

- **Development Permit**

in order to permit the development of a two-storey addition to an existing industrial building.

LOCATION: 7398 - 132 Street
OWNER: 598867 B.C. Ltd.
ZONING: IL
OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- The proposed building addition will conform to the style, colours and materials of the existing building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7907-0248-00 (Appendix IV), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Applicant currently operates a light industrial business on the property, zoned IL.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North and South:	Light industrial.	Industrial	IL
East (Across BC Hydro (Newton) Railway):	Vacant lands containing trees and vegetation.	Industrial	IL
West:	Business park and single family residential.	Industrial and Urban	IB and RF

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the east side of 132 Street in the Newton area.
- The subject site is zoned "Light Impact Industrial Zone" (IL). The IL zone allows a limited range of office uses, including only architectural and landscape architectural offices; engineering and surveying offices; general contractor offices; government offices; and utility company offices. The proposed two-storey building addition is intended to be ancillary office space for the existing industrial business.
- The development proposes a total of 71 parking stalls. The Surrey Zoning By-law requires 71 parking stalls.

DESIGN PROPOSAL AND REVIEW

- The applicant is proposing a 234 m² (2,519 ft²), 2-storey office addition to an existing industrial building. The new addition will be used as ancilliary office space for the current industrial business on the property.
- The subject site currently contains two buildings. The proposed addition will be built at the rear (north east corner) of the building located on the front portion of the property. The addition will be somewhat visible from 132 Street, but will not be adjacent to the street.
- There is currently one driveway access to the property from 132 Street, which will not change as a result of this Development Permit.
- The applicant will be required to remove four parking stalls from the north west corner of the property and replace them with landscaping in order to ensure that vehicles have appropriate queuing space when entering from 132 Street. The applicant is still able to achieve the minimum parking requirement after removal of the four stalls.
- There is some landscaping currently on the site that was installed as part of a previous development permit. The existing landscape has been deemed appropriate and does not need to be addressed as part of this application.
- The applicant will be required to install one additional small landscape bed in the northwest corner of the property to enhance the visual appearance of the property from the street and to ensure that the vehicle queuing area is not used for additional parking.
- This new landscaping will consist of several barberry, shrub dogwood, dwarf pine, laurel and rose plants with one cypress tree.
- The façade of the building addition will be primarily stucco in grey or blue to match the existing building. Window trim will be white or grey and the roofline will be capped with metal flashing, all painted to match the existing finishings.
- The applicant is not proposing any additional signage as part of this Development Permit.

ADVISORY DESIGN PANEL

- The proposal was not referred to the Advisory Design Panel, however it was reviewed by staff and deemed 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. Site Plan, Building Elevations and Landscape Plan
- Appendix III. Engineering Summary
- Appendix IV. Development Permit No. 7907-0248-00

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: Zoran Prostran
 Address: 7398 - 132 Street
 Surrey, BC
 V3W 1C3
 Tel: 604-590-3111

2. Properties involved in the Application

(a) Civic Address: 7398 - 132 Street

(b) Civic Address: 7398 - 132 Street
 Owner: 598867 B.C. Ltd.
 Director Information:
 Otto-Hans Nowak

Officer Information: (as at January 6, 2007)
Otto-Hans Nowak (President)
Karl J. Pires (Secretary)

PID: 024-854-301
Lot 1 Section 2 Township 20 New Westminster District Plan LMP47344

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		13,568.8 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	60%	50%
SETBACKS (in metres)		
Front	7.5 m	5.6 m (existing)
Rear	7.5 m	190 m
Side #1 (North)	7.5 m	22.5 m
Side #2 (South)	0.0 m	1.6 m (existing)
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m	7 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office (total area of proposed addition)		234.4 m ²
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA (2 buildings on site)		7,076.9 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	0.52
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)	71	71
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
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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