

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0261-00

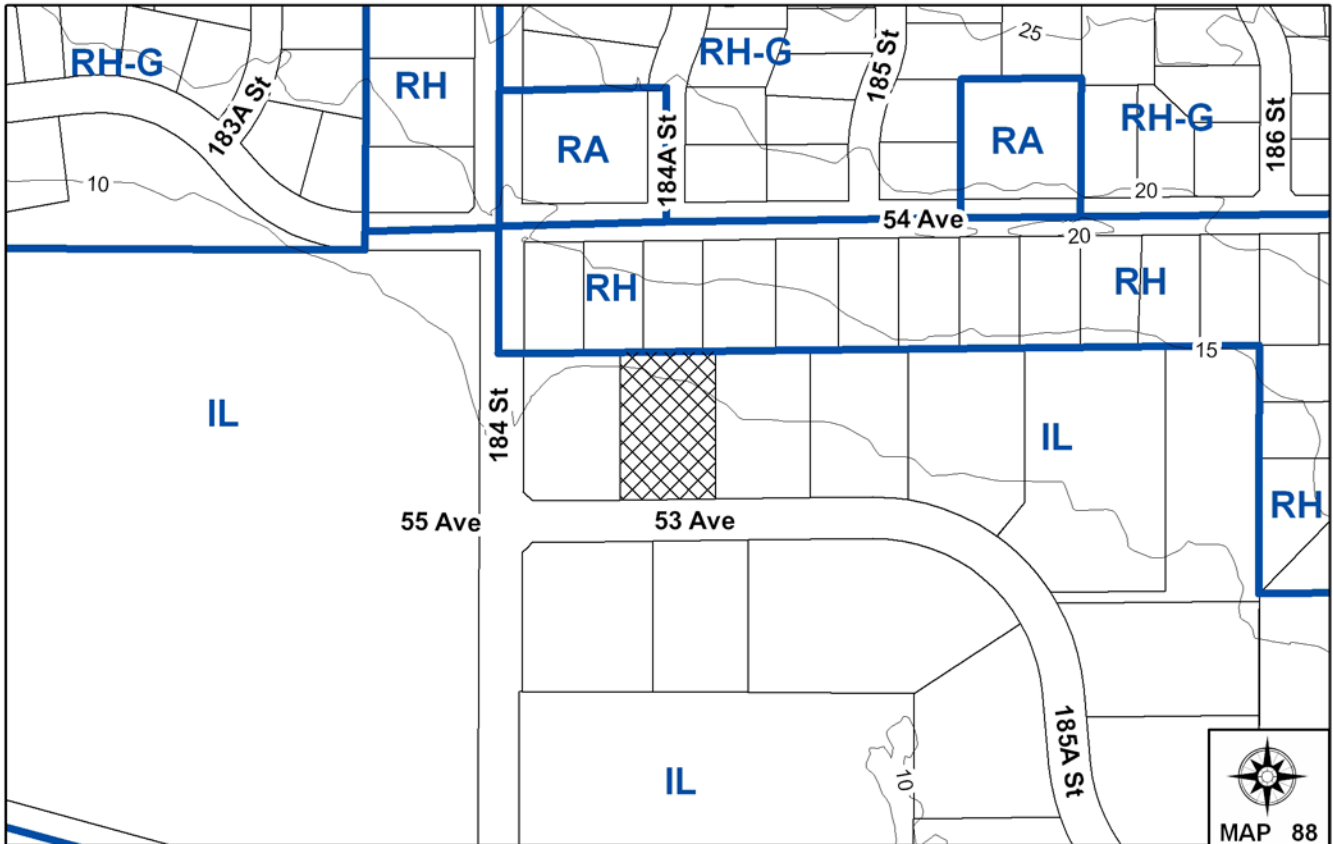
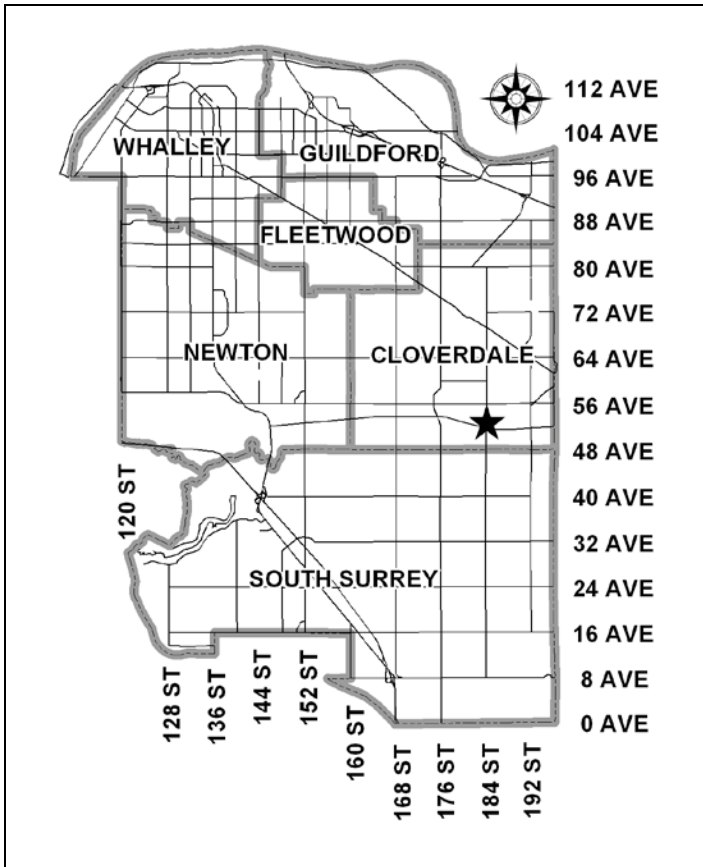
Planning Report Date: February 25, 2008

PROPOSAL:

- **Development Permit**

in order to permit construction of an industrial building.

LOCATION: 18445 - 53 Avenue
OWNER: No. 142 Corporate Ventures Ltd., Inc. No. 546622
ZONING: IL
OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Proposed building design is in keeping with other developments in this industrial park.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7907-0261-00 in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (b) registration of a Section 219 Restrictive Covenant to prohibit automotive service uses and automobile painting and body work.

REFERRALS

Engineering: The Engineering Department has no Engineering requirements relative to this application as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings on half-acre lots.	Suburban	RH
East:	Vacant industrial lot.	Industrial	IL
South (Across 53 Avenue):	Recently constructed industrial buildings.	Industrial	IL
West:	Recently constructed industrial buildings.	Industrial	IL

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located east of 184 Street on the north side of 53 Avenue.

- The subject property was created through rezoning and subdivision Application No. 7997-0028-00 as part of a 13-lot subdivision. The subdivision plans were signed on May 11, 2005.
- The lands to the north of the subject site are zoned Half-Acre Residential (RH). The RH lots to the north were created in 1992 under Application No. 6089-0056-00.
- When the RH lots to the north were created, the applicant was required to secure a 10-metre (33 ft.) wide statutory right-of-way for future landscaping on the industrial lands to the south including the subject site. A cedar hedge was planted along the rear of the residential lots.

Current Proposal

- The current proposal requests a Development Permit to permit construction of an industrial warehouse building for Viaduct Sheet Metal Ltd. This company has an existing operation located at 18425 – 53 Avenue immediately west of the subject site.
- The proposed development complies with the Industrial designation in the Official Community Plan and with the Light Impact Industrial Zone (IL).
- A single storey concrete tilt-up building is proposed to be constructed on the property. The building will have a floor area of 1,652 square metres (17,780 sq. ft.) with 417 square metres (4,488 sq. ft.) of future potential mezzanine office and storage space resulting in a total floor area of 2,068.7 square metres (22,268 sq. ft.). The floor area ratio (FAR) is 0.52 and the lot coverage is 42%. The proposal is within the 1.0 FAR and 60% lot coverage permitted in the IL Zone.
- Part 5 of Surrey Zoning By-law No. 12000 requires one parking space for every 100 square metres (1,075 sq. ft.) of gross floor area for light impact industrial uses and two spaces for every 100 square metres (1,075 sq.ft.) for office use. As a result, the proposed building requires a total of 21 parking spaces for the total floor area of light industrial, office use and potential mezzanine space. A total of 30 parking spaces (which includes 1 space for the disabled) will be provided.
- Development Application No. 7905-0329-00 located at 5298 - 185A Street generated some concerns from the up-lying residential properties. To mitigate some of the potential impact associated with uses permitted in the IL zoning, the applicant has agreed to the registration of a Section 219 Restrictive Covenant to prohibit automotive service, autobody and painting uses on the property.

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 proposed industrial building will be oriented north-south and will be located at zero lot line along the western property line.

- One vehicular access to the site is proposed from 53 Avenue. The applicant will also register a reciprocal access easement between the subject site and the property to the west.
- The building is proposed to be constructed using tilt-up concrete panels and aluminum storefront glazing. The primary colour of the building is tan with brown coloured panels under cornices and a dark brown accent for the cornice, overhead doors and roof flashing. The proposed building is 8.5 metres (28 ft.) in height, which is within the 18 metres (60 ft.) permitted in the IL Zone.
- The floor plan has been designed to accommodate a single-tenant, Viaduct Sheet Metal, on the main floor of the building. In the future, if the space was not entirely occupied by Viaduct, the building could accommodate an additional tenant on a portion of the main floor and 250 square metres (860 sq. ft.) of potential mezzanine office space on the second floor.
- One fascia sign is proposed for the site. The applicant has indicated that the fascia sign will be located on either the southern or eastern elevation. The number of fascia signs complies with the Surrey Sign By-law. There will not be a free-standing sign proposed for this location, as the applicant has indicated the free-standing sign at the corner of 188 Street and 53 Avenue for the existing Viaduct Sheet Metal building to the west is sufficient.
- The applicant is proposing landscaping along the frontage as well as along the east and north property lines. The landscaping along the 53 Avenue is a tapered strip from 1.5 metres (5 ft.) to 3.0 metres (10 ft.) wide and consists of Western Red Cedar, Japanese Maple and Magnolia trees, grass and flowering trees. In addition, landscaping will also be provided on three landscaped islands in the parking area, planted with Rose bushes and Red Maple trees.
- The landscaping along the east property line will be partially planted along the south-east portion with a lock block retaining wall to complete the remaining edge to the north property line. Once the property to the east is redeveloped and subsequently regraded, the wall will be removed and the planting continued along this portion extending to the north property line.
- In order to provide adequate buffering along the residential interface to the north, a 10-metre (33 ft.) wide landscaped strip is proposed between the back of the proposed building and the rear property line.
- Within the landscape buffer, there is an existing cedar hedge running along the northern property line. The landscaping within the 10-metre (33-ft.) buffer will consist of Salal, Heavenly Bamboo, Lily-of-the-Valley, Rhododendron, and Spiraea as well as mounding. There is also a row of double staggered trees consisting of Katsura, Western Hemlock and Daybreak Cherry.
- At the outermost edge of the 10-metre (33-ft.) landscape buffer, alongside the rear of the proposed building, there is a decorative paved patio for staff use.
- Downward cast wall-mounted lighting is proposed on the north, south and east elevations of the building. Steel bollards have been included in front of each glass door on the premise for security as well.

- Since the general area slopes down to the south, the roof top mechanical equipment will be visible to the single family dwellings located to the north of the site. In order to conceal the air-conditioning and air vents on the roof, roof top screening consisting of corrugated galvanized metal painted to match the building, will be used.

ADVISORY DESIGN PANEL

ADP Meeting Date: January 17, 2008.

ADP Comments and suggestions have been satisfactorily addressed.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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| Appendix I. | Lot Owners, Action Summary and Project Data Sheets |
| Appendix II. | Proposed Site Plan, Building Elevations and Landscape Plans |
| Appendix III. | Engineering Summary |
| Appendix IV. | ADP Comments and Applicant's Responses |

Jean Lamontagne
General Manager
Planning and Development

JLM/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: Ken Fung, Ennova
 Address: 200 - 1820 Renfrew Street
 Vancouver, BC
 V5M 3H9
 Tel: 604-970-3337

2. Properties involved in the Application
 - (a) Civic Address: 18445 - 53A Avenue

 - (b) Civic Address: 18445 - 53A Avenue
 Owner: No. 142 Corporate Ventures Ltd., Inc. No. 546622
 PID: 026-283-395
 Lot 2 Section 3 Township 8 New Westminster District Plan BCP17574

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		3,953 m ²
LOT COVERAGE (in % of net lot area)	60%	42%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	10.45 m
Rear	7.5 m	9.95 m
Side #1 (West)	0 m	0 m
Side #2 (East)	7.5 m	20.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m	8.5 m
Accessory		
NUMBER OF RESIDENTIAL UNITS	n/a	
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	n/a	
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		2,068 m ²
FLOOR AREA: Institutional	n/a	
TOTAL BUILDING FLOOR AREA		2,068 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	0.42
AMENITY SPACE (area in square metres)		
Indoor	n/a	
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	21	30
Number of disabled stalls	1	1
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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