

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0275-00

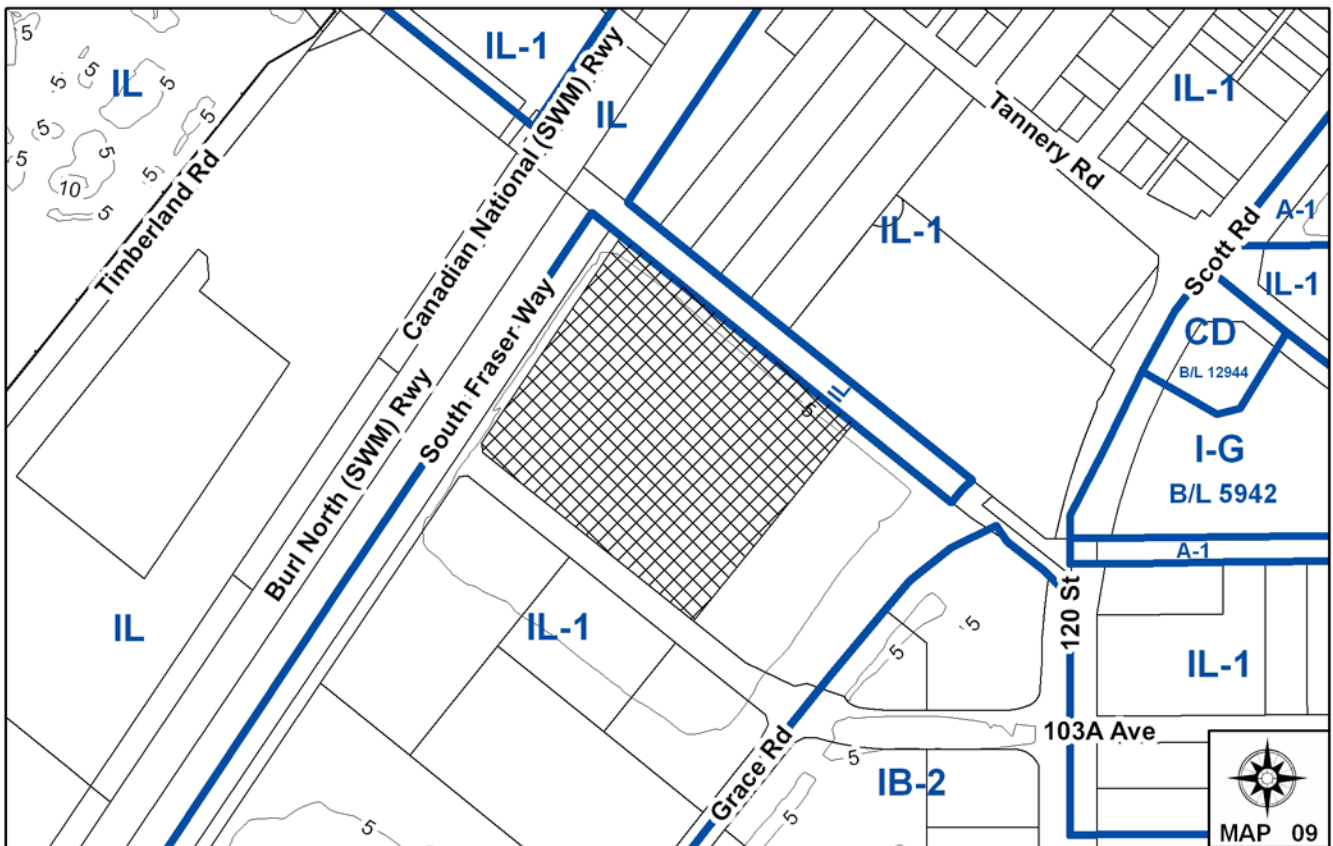
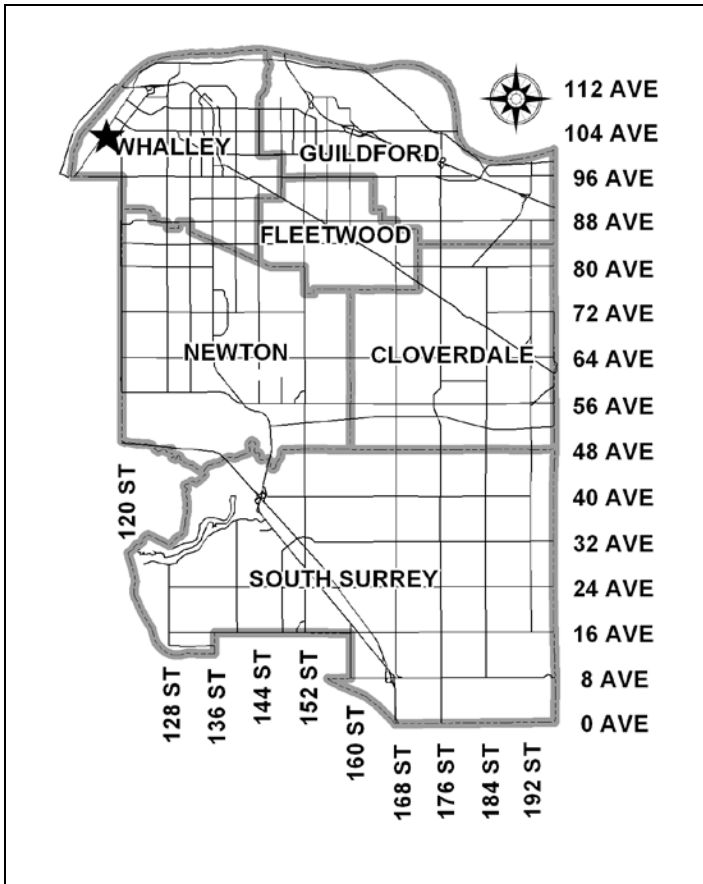
Planning Report Date: December 17, 2007

PROPOSAL:

- Development Permit
- Development Variance Permit

in order to allow the construction of an industrial building.

LOCATION: 11811 - 103A Avenue
OWNER: Pepsico Canada ULC
ZONING: IL-1
OCP DESIGNATION: Industrial
NCP DESIGNATION: Light Impact Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Increase the surface parking area for trucks, trailers and delivery vehicles.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with South Westminster NCP Designation.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7907-0277-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7907-0275-00 (Appendix IV) varying the following to proceed to Public Notification:
 - (a) to increase the surface parking of the IL-1 Zone from 1.5 times the lot coverage of the principal building to 3.72 times.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) approval of Development Variance Permit No. 7907-0275-00; and
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

REFERRALS

Engineering: The Engineering Department has no objection to the project (Appendix IV.)

Department of Fisheries and Oceans (DFO): Protection for Manson Canal was resolved to the satisfaction of DFO in finalizing subdivision application No. 7905-0145-00.

Gateway Program: Has no concerns with the proposed development.

SITE CHARACTERISTICS

Existing Land Use: Vacant industrial parcel, recently created.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North-East (Across Manson Canal):	Vacant	Light Industrial Business Park	IL-1
South-East:	Vacant	Light Impact Industrial	IL-1

Direction	Existing Use	NCP Designation	Existing Zone
South-West (Across 103A Avenue):	Vacant, and 11850 - 103A Avenue under Development Application No. 7907-0277-00 (pre-Council).	Light Impact Industrial	IL-1
North-West (Across South Fraser Way and Rail Right-of-Ways):	Port-related industrial uses.	Light Impact Industrial	IL

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located on the north-east side of 103A Avenue. This property has a developable site area of 4.12 hectares (10.18 acres) and was created through subdivision application No. 7995-0143-00 as part of a 16-lot industrial subdivision. This is the third lot to apply for a Development Permit in the overall subdivision.

Current Proposal

- The current proposal is for a Development Permit to permit the construction of a single tenant distribution warehouse for Frito Lay. The proposed development complies with the Light Impact Industrial designation of the site in the South Westminster Neighbourhood Concept Plan (NCP) and with the Light Impact Industrial 1 Zone (IL-1).
- A concrete tilt-up building is proposed to be constructed on the property. The building will have an industrial and office floor area of 5,814 square metres (62,583 sq. ft.). The proposal represents a total floor area ratio (FAR) of 0.13 and a lot coverage of 12.65% which is consistent with the maximum FAR of 1.0 and lot coverage of 60% permitted in the IL-1 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 employees and customers. As such, the proposed building requires a total of 58 parking spaces to be provided on site for both employees and customers of the business. The applicant has proposed a total of 60 parking spaces on the site and thereby complies with the parking requirements. An additional 115 parking spaces will be provided for truck parking purposes.
- Access to the site is provided from one driveway on 103A Avenue. Along the south-east portion of the site, there is a shared driveway with the property to the south of the subject site. Reciprocal access agreements between the properties to facilitate joint driveways between the properties were secured in finalizing the subdivision for this overall development.

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 building is proposed to be constructed using tilt-up concrete panels and aluminum storefront glazing. The primary colour of the building is medium beige with contrasting darker beige banding along the roof line of the building.
- The office component is proposed to be constructed with green coloured glazing and a curtain wall along the South Fraser Way elevation and tilt-up concrete with green coloured windows along the 103A Avenue elevation. Some accent steel cladding is also proposed for the rooftop mechanical screening and on a portion of the office component.
- Accent steel canopies, painted red, are proposed above the overhead doors. Additional steel accent boxes are proposed along the north, west and south building elevations.
- The proposed building is 13 metres (42.5 ft.) in height, which is within the 18 metres (60 ft.) permitted in the IL-1 Zone.
- The OCP Development Permit Guidelines recommend that overhead doors be located away from the street. The subject property is a corner lot. With the distribution warehouse, it is difficult to locate all of the overhead doors away from a fronting street. The applicant has proposed to paint the overhead doors the same beige as the main portion of the building. A pipe canopy with supports painted red is proposed over the loading doors to assist in masking them from the street. In addition, the landscaping along the road frontages will assist in screening this element.
- Wall mounted lighting is proposed on the building elevations to assist in providing surveillance during the evening hours. Additional pole mounted downward cast light fixtures are proposed on the site.
- The applicant has incorporated a number of sustainability initiatives into the proposed building. These include:
 - Significant use of exterior windows to maximize natural light. To reduce light pollution, fixtures will have light dispersion control features.
 - Programmable automatic setback thermostat controls.
 - Infrared sensors in the lavatories.
 - Open office areas and corridors shall have 50% light switching capability.
 - All light fixtures will be operated by occupancy sensors.
 - Installation of fans up to 24 feet in diameter to circulate air, providing more even heating in winter and cooling in summer

- In order to conceal the air-conditioning and air vents on the roof above the office component, a roof top parapet is proposed along the South Fraser Way frontage and the 103A Avenue road frontages. This screening consists of pre-finished metal panels painted to match the building..
- The applicant has requested a free-standing sign for this building, located adjacent to the driveway along 103A Avenue. This sign will be 1.8 metres (6.3 ft.) in height, satisfy the maximum sign height of a free-standing sign as regulated in the Sign By-law.
- The applicant is proposing landscaping along the 103A Avenue and South Fraser Way frontages which varies in width between approximately 3.0 metres (10 ft.) to 7.5 metres (25 ft.). An additional planting strip is proposed along the north elevation of the building, as well as in pockets along the front building elevation. This landscaping incorporates both deciduous and coniferous, flowering and non-flowering trees and shrubs.
- The planting groups are designed to retain as much moisture from precipitation as possible for plant growth.

ADVISORY DESIGN PANEL

This application was not referred to the ADP and was reviewed by Planning staff and was found to be acceptable.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To increase the maximum area of outdoor parking of overweight vehicles in the IL-1 Zone from 1.5 times the lot coverage of the principal building to 3.72 times.

Applicant's Reasons:

- The tenant, Frito Lay, is a distribution warehouse which brings product on to the site, and redistributes the product in smaller vehicles for delivery into the market place. Additional land is required for the overflow parking of the larger vehicles, as well as for the distribution vehicles.

Staff Comments:

- The intent of the maximum area for outside parking of overweight vehicles is to encourage the increased building area on the property. The proposed operation on this site will take place in a 5,814-square metre (62,583 sq.ft.) building and will employ approximately 200 employees in the business operation. The trucks and trailers proposed to be parked on the site are all associated with the business operation. The increased area of truck parking increases the efficiency of the operation.

- The Sustainable Truck Parking Policy has identified a need for additional truck parking in Surrey. Allowing for the variance on this developed site, reduces the need for additional truck parking areas for this operation.

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.	Applications Within Original Subdivision Site
Appendix III.	Site Plan, Building Elevations Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Development Variance Permit No. 7907-0275-00

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: Stantec Consulting
 Address: #110 - 111 Dunsmuir Street
 Vancouver, B.C.
 V6B 6A3
 Tel: 604-696-8000

2. Properties involved in the Application
 - (a) Civic Address: 11811 - 103A Avenue

 - (b) Civic Address: 11811 - 103A Avenue
 Owner: Pepsico Canada ULC
 PID: 027-170-314
 Lot 10 District Lots 9 and 10 Group 2 New Westminster District Plan
 BCP31641

3. Summary of Actions for City Clerk's Office
 - (a) Public Notification of Development Variance Permit No. 7907-0275-00.

DEVELOPMENT DATA SHEET

Existing Zoning: IL-1

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		4.62 ha
Road Widening area		
Undevelopable area		0.447 ha
Net Total		4.12 ha
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	12.6%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (South Fraser Way)	7.5 m	35.5 m
Rear	7.5 m	73.7 m
Side #1 (North-East)	7.5 m	57.7 m
Side #2 (South-West)	7.5 m	68.3 m
BUILDING HEIGHT (in metres/storeys)		
Principal	18.0 m	13.0 m
Accessory	6.0 m	n/a
NUMBER OF RESIDENTIAL UNITS	3	0
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial	41,200 m ²	4,814 m ²
Office		1,000 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	41,200 m ²	5,814 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)	1.0	0.13
FAR (gross)		
FAR (net)		
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 - Employee/Customer	58	60
- Truck/Trailer	58	115
Total Number of Parking Spaces		
Number of disabled stalls	2	2
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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