

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0277-00

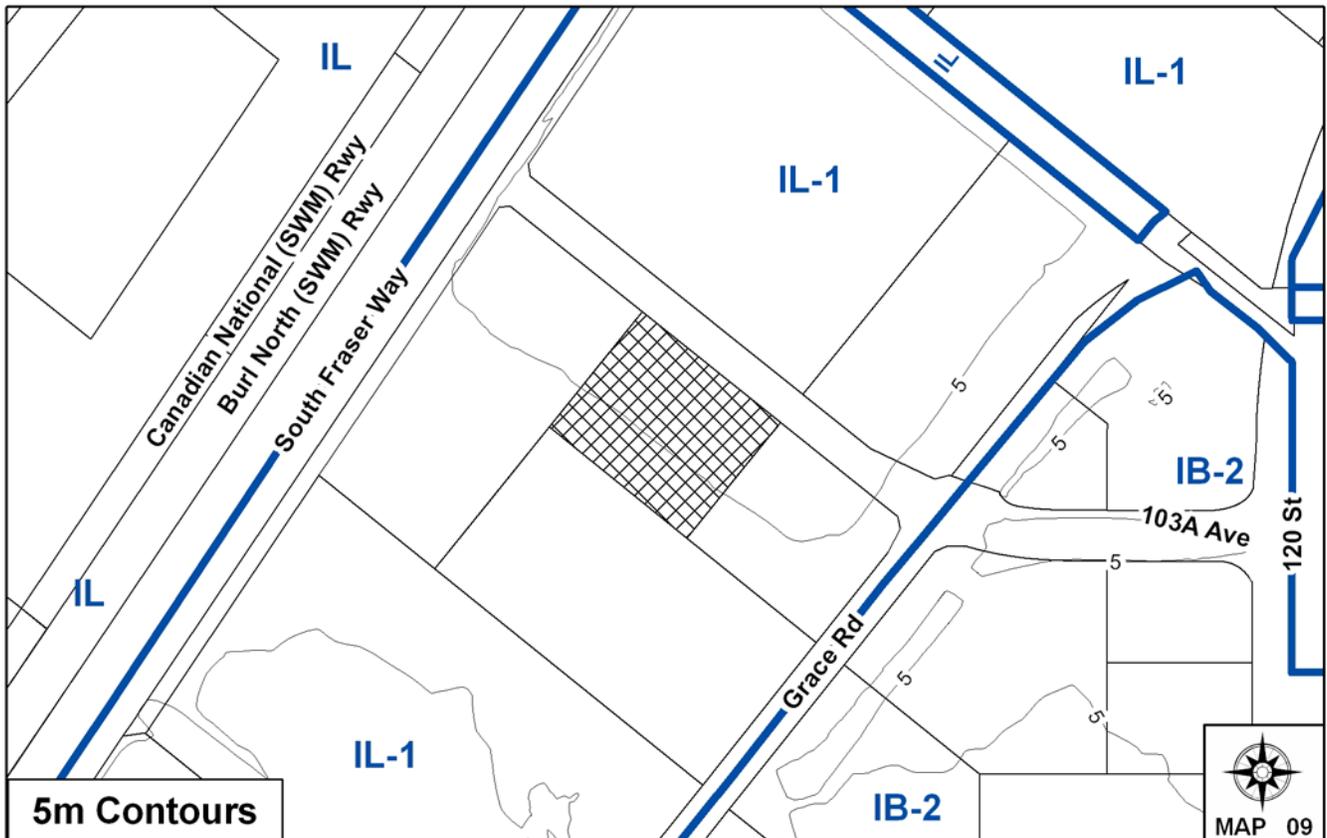
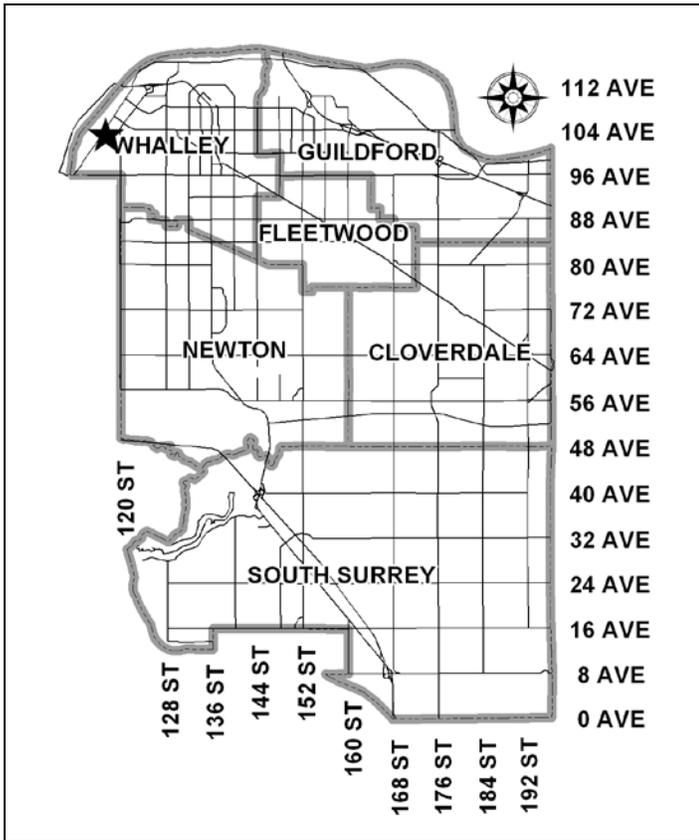
Planning Report Date: December 17, 2007

PROPOSAL:

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

in order to allow the construction of a multi-tenant industrial building.

LOCATION: 11850 - 103A Avenue
OWNER: Pacific Link Industrial Park
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

- Needs variance to side yard setback.

RATIONALE OF RECOMMENDATION

- Complies with NCP Designation.
- The proposed density and building form are appropriate for this part of South Westminster.

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. 7907-0277-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south-east side yard setback of the IL-1 Zone from 7.5 metres (25 ft.) to 4.8 metres (15.7 ft.).
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (b) resolution of all building signage to the satisfaction of the Planning and Development Department.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant site that has been pre-loaded.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North-East (Across 103A Avenue):	Vacant, under Development Application No. 7907-0275-00 (Pre-Council).	Light Impact Industrial	IL-1
North-West:	Vacant and pre-loaded.	Light Impact Industrial	IL-1
South-East:	Vacant and pre-loaded.	Light Impact Industrial	IL-1
South-West:	Multi-tenant industrial building and multi-tenant industrial building under construction.	Light Impact Industrial	IL-1

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located on the south-west side of 103A Avenue north of Grace Road. This property has a developable site area of 0.98 hectare (2.4 acres) and was created through subdivision application No. 7995-0143-00 as part of a 16-lot industrial subdivision. This is the second lot to proceed to Council for a Development Permit in the overall subdivision (Appendix II).

Current Proposal

- The current proposal is for a Development Permit to permit the construction of a multi-tenant industrial warehouse. 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 a main floor area of 4,506 square metres (48,503 sq. ft.) with a potential for an additional 1,820 square metres (19,591 sq. ft.) of mezzanine space. The proposal represents a potential total floor area ratio (FAR) of 0.64 and lot coverage of 38.05% 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 light impact industrial uses. As such, the proposed building and potential mezzanine space requires a total of 63 parking spaces to be provided on site for both employees and customers. The applicant has proposed a total of 69 parking spaces on the site and thereby complies with the parking requirements.
- Access to the site is provided from two driveways on 103A Avenue. The driveways will be shared with the adjoining properties to the north-west and the south-east when they develop. 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 between the glazing elements. The central panels of the building are proposed to be a

light beige to accent this portion of the building.

- Accent canopies, painted red, are proposed over two entry doors on the east elevation fronting 1013A Avenue, and over the exiting doors on the west elevation. Staff have requested an additional two canopies over the unit entrances on the front elevation.
- The proposed building is 10.21 metres (33.5 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. All overhead doors are proposed to face the rear of the property and do not impact the street.
- The applicant has not requested a free-standing sign for this building. Should one be requested in the future, a further Development Permit will be required to regulate the form and character of the sign.
- The applicant is proposing a 6.0-metre (20 ft.) wide landscaping strip along the 103A Avenue frontage. This landscaping features a combination of trees and shrubs. 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.
- Wall-mounted lighting is proposed on the building elevations to assist in providing surveillance during the evening hours.
- The applicant has indicated that building signage will be placed on the second storey. Staff have recommended that this signage be lowered to the metal accent, located between the first and second storey glazing. Prior to finalizing the Development Permit, this final detail will be negotiated with the applicant.
- In order to conceal the air-conditioning and air vents on the roof, roof top screening consisting of pre-finished metal panels painted to match the building will be used.

ADVISORY DESIGN PANEL

This application was not referred to the ADP and was reviewed by Planning staff and was found to be acceptable with the exception of the minor amendments noted above.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To relax the minimum south-east side yard setback from 7.5 metres (25 ft) or 0 to 4.8 metres (15.74 ft.).

Applicant's Reasons:

- The south-east side yard shares a common driveway with the property located at 10323 Grace Road. As this driveway is common between both properties, the additional setback area is not required.

Staff Comments:

- The intent of the side yard setbacks is to require buildings to either site at the property line, or at a distance in which there can be visual surveillance between buildings from the street and/or to facilitate driveway access and vehicular circulation. This area could also be used for additional landscaping. The proposed setback variance does not compromise any of these features. Staff supports 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.	Applications within Original Subdivision Site
Appendix III.	Proposed Site Plan, Building Elevations and Landscape Plans
Appendix IV.	Engineering Summary
Appendix V.	Development Variance Permit No. 7907-0277-00

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: Pacific Land Resource Group
 Address: #101 - 7485 - 130 Street
 Surrey, BC
 V3W 1H8
 Tel: 604-501-1624

2. Properties involved in the Application
 - (a) Civic Address: 11850 - 103A Avenue

 - (b) Civic Address: 11850 - 103A Avenue
 Owner: Pacific Link Industrial Park
 PID: 027-170-349
 Lot 12 District Lot 10 Group 2 New Westminster District Plan BCP31641

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7907-0277-00.

DEVELOPMENT DATA SHEET

Existing Zoning: IL-1

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		9,832 m ²
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	38.05%
Paved & Hard Surfaced Areas		54%
Total Site Coverage		92.05%
SETBACKS (in metres)		
Front	7.5 m	20.4 m
Rear	7.5 m	25.4 m
Side #1 (North-West)	7.5 m	10.8 m
Side #2 (South-East)	7.5 m	4.8 m*
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m	10.21 m
Accessory	6 m	0
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 Main Floor	5,899 sq.m.	3,744 sq.m.
Potential Mezzanine	3,933 sq.m.	1,497 sq.m.
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	9,832 sq.m.	5,241 sq.m.

* *Variance requested.*

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 (main)		0.38
FAR (including potential mezzanine)	1.0	0.54
AMENITY SPACE (area in square metres)	n/a	
Indoor		
Outdoor		
PARKING (number of stalls)		
Industrial	38	
Mezzanine	15	
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	53	69
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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