

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0295-00

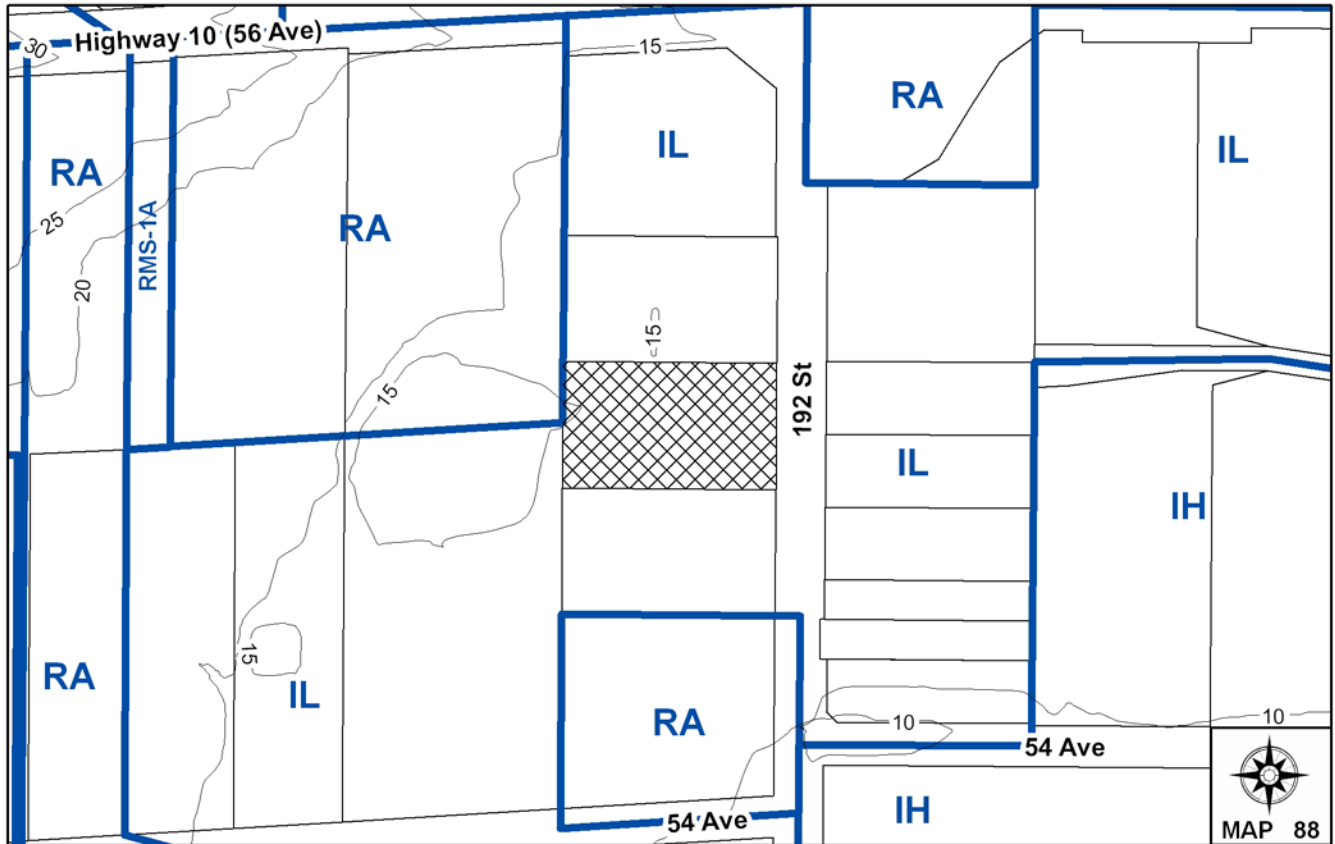
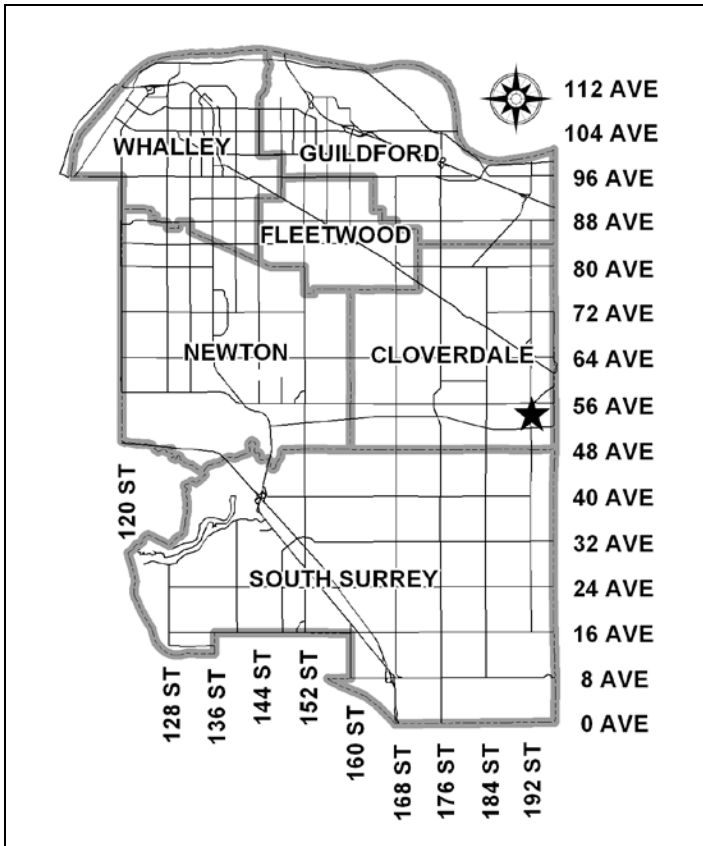
Planning Report Date: February 11, 2008

PROPOSAL:

- Development Permit
- Development Variance Permit

in order to permit two multi-tenant industrial buildings and vary the side yard setback.

LOCATION: 5505 - 192 Street
OWNER: Carian Holdings
ZONING: IL
OCP DESIGNATION: Industrial
LAP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Reduce a side yard setback.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7907-0295-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7907-0295-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south side yard setback of the IL Zone from 7.5 metres (25 ft.) to 0 metres (0 ft.).
3. Council instruct staff to resolve the following issue prior to approval:
 - (a) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (b) submission of fascia sign details to the satisfaction of the City Architect;
 - (c) final inspection of the permitted demolitions, to the satisfaction of the Building Division; and
 - (d) approval of Development Variance Permit No. 7907-0295-00.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

Environmental Review Committee (ERC): This proposal was reviewed at the November 21, 2007 ERC meeting wherein ERC declassified an existing watercourse which runs along the north property line from Class B (yellow-coded) to Class C (green-coded) subject to enhanced stormwater compensation along the west of the property away from 192 Street.

SITE CHARACTERISTICS

Existing Land Use: Vacant.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Two multi-tenant warehouse buildings.	Industrial	IL

Direction	Existing Use	OCP Designation	Existing Zone
East (Across 192 Street):	Machine shop; contractor; automotive service use.	Industrial	IL
South:	Multi-tenant industrial building.	Industrial	IL
West:	Single family house/industrial property under development application No. 7907-0109-00 (pre-Council).	Suburban and Industrial	RA/IL

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is one of the last properties on the west side of 192 Street between Highway No. 10 and 54 Avenue to redevelop for industrial uses.
- As the site fronts an arterial road (192 Street) and is located adjacent to the Suburban designation in the OCP along the west property line a Development Permit is required to regulate the form and character of the development.
- The site had a single family dwelling on the site, and was used for the outside storage of pre-manufactured structures. A demolition permit to demolish a house, concrete pad, trailer maintenance area, maintenance shed, and electrical shed was issued on August 23, 2007.
- A site inspection has confirmed that these structures have been removed, however, a final inspection for the demolition permit is required.

Current Proposal

- The current proposal is to develop two multi-tenant industrial buildings totaling 4111.4 square metres (44,256 sq. ft.) floor area, with a potential for an additional 665 square metres (7,158 sq. ft.) of mezzanine space in the northern building, resulting in a maximum total building floor area of 4,766.6 square metres (51,309 sq. ft.)
- The proposal represents a floor area ratio (FAR) of 0.74 and a lot coverage of 50.43% which is consistent with the maximum FAR of 1.0 and maximum lot coverage of 60% permitted in the IL Zone.
- A total of 49 parking spaces are proposed, located off the central drive aisle along the front face of the proposed buildings, and at the rear of the buildings. The Zoning By-law requires a total of 48 spaces to be provided on-site for employees and customers.
- The proposed buildings are sited in accordance with the front and rear yard setback requirements of the IL Zone. However, the IL Zone permits only one side yard to have a 0 setback and the other side yard is required to have a 7.5-metre (25 ft.) setback. The applicant

has requested a relaxation to this regulation (see Development Variance Permit Section).

- A yellow-coded creek was identified on the site, running parallel along the north property line. The classification of this watercourse has been reviewed, and was declassified to a green coded status at the November 21, 2007 Environmental Review Committee (ERC) meeting. This drainage area will be removed with the development of the site.

PRE-NOTIFICATION

In accordance with Council policy, pre-notification letters are not required. The applicant installed a Development Proposal Sign and to date, staff have not received any comments with respect to the development proposal.

DESIGN PROPOSAL AND REVIEW

- The proposal is for two multi-tenant industrial buildings on a relatively flat site. One driveway access is proposed to the site from 192 Street, accessing the parking area in front of both of the buildings.
- The exterior finishing of the building will be tilt-up concrete panels, painted light beige, with secondary contrasting panels painted olive. The panels above the glazing are proposed to be painted a dark brown. The building to the south is painted a light grey, and the two buildings to the north are finished in a dark brown. The proposed colours of the subject site incorporate some of the colours of the two adjacent industrial developments.
- Along the 192 Street road frontage the elevations have incorporated glazing to improve the overall appearance of the building from the street.
- Above the entry doors to the units, the applicant has proposed a black metal canopy above the doors to provide for weather protection.
- Fascia signage for the individual businesses is proposed above the upper floor glazing. Prior to finalizing the Development Permit additional details of this signage are required.
- The applicant has proposed a 2.4-metre (8 ft.) high free-standing sign to identify the businesses on the site, located to the south of the driveway access. This height of the sign is within the maximum 4.5 metre (15 ft.) height permitted in Surrey Sign By-law.
- The free-standing sign is proposed to be constructed using concrete panels, similar to the proposed buildings. The sign provides the address of the site as well as space for tenant identification.
- The applicant has proposed to fence the rear portion of the site using a black aluminum picket fence along the west property line. A similar 1.5-metre (6 ft.) high black aluminum picket fence with a sliding gate to provide for business security is proposed along the east property line.

- The applicant is proposing landscaping along the 192 Street frontage and along the rear property line. Along the 192 Street frontage, the landscaping incorporates a combination of flowering and non-flowering trees and shrubs, which are similar to the existing developments to the north and south of the subject site. The landscaping along the rear property line consists of a cedar hedge.
- Building security lighting is proposed in bollards incorporated between the parking spaces and the face of the building. A single pole light is proposed at the rear of the property, located within a landscape bed
- There may be a potential for rooftop overview from the properties to the north. The applicant has submitted rooftop screening details for the mechanical equipment, consisting of painted wood frame with lattice.
- Garbage enclosures are proposed for the rear of each of the proposed buildings.

ADVISORY DESIGN PANEL

The application was not referred to the ADP but was reviewed by staff and found to be acceptable.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To relax the south side yard setback from 7.5 metres (25 ft.) to 0 metre (0 ft.).

Applicant's Reasons:

- The developments to the north and south of the subject property do not have a setback from the common side property line. The relaxation of the proposed building creates a continuous building face with the two adjoining properties.

Staff Comments:

- In the preliminary development meeting with the applicant, staff indicated that the reduced setback would create a better streetscape. Staff support 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. Proposed Site Plan, Building Elevations and Landscape Plans
- Appendix III. Engineering Summary
- Appendix IV. Development Variance Permit No. 7907-0295-00

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: D Forcier Design
 Address: 2267 Anora Drive
 Abbotsford, BC V2S 5P5
 Tel: 604-607-5655

2. Properties involved in the Application
 - (a) Civic Address: 5505 - 192 Street

 - (b) Civic Address: 5505 - 192 Street
 Owner: Cariam Holdings Ltd.
 PID: 003-785-971
 Lot 4 Section 4 Township 8 New Westminster District Plan 19148

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7907-0295-00.

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		6,475.2 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	50.43%
Paved & Hard Surfaced Areas		41.74%
Total Site Coverage		92.17%
SETBACKS (in metres)		
Front	7.5 m	7.5 m
Rear	7.5 m	
Side #1 (North)	7.5 m or 0	0
Side #2 (South)	7.5 m	0*
BUILDING HEIGHT (in metres/storeys)		
Principal	16	10
Accessory	6	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	6,457.2 m ²	4,111.4 m ²
Potential Mezzanines		685.2 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	6,457.2 m ²	4,766.6 m ²

*** Development Variance Permit 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 (gross)		
FAR (net) (including potential mezzanines)	1.0	0.74
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	48	49
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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