

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0301-00

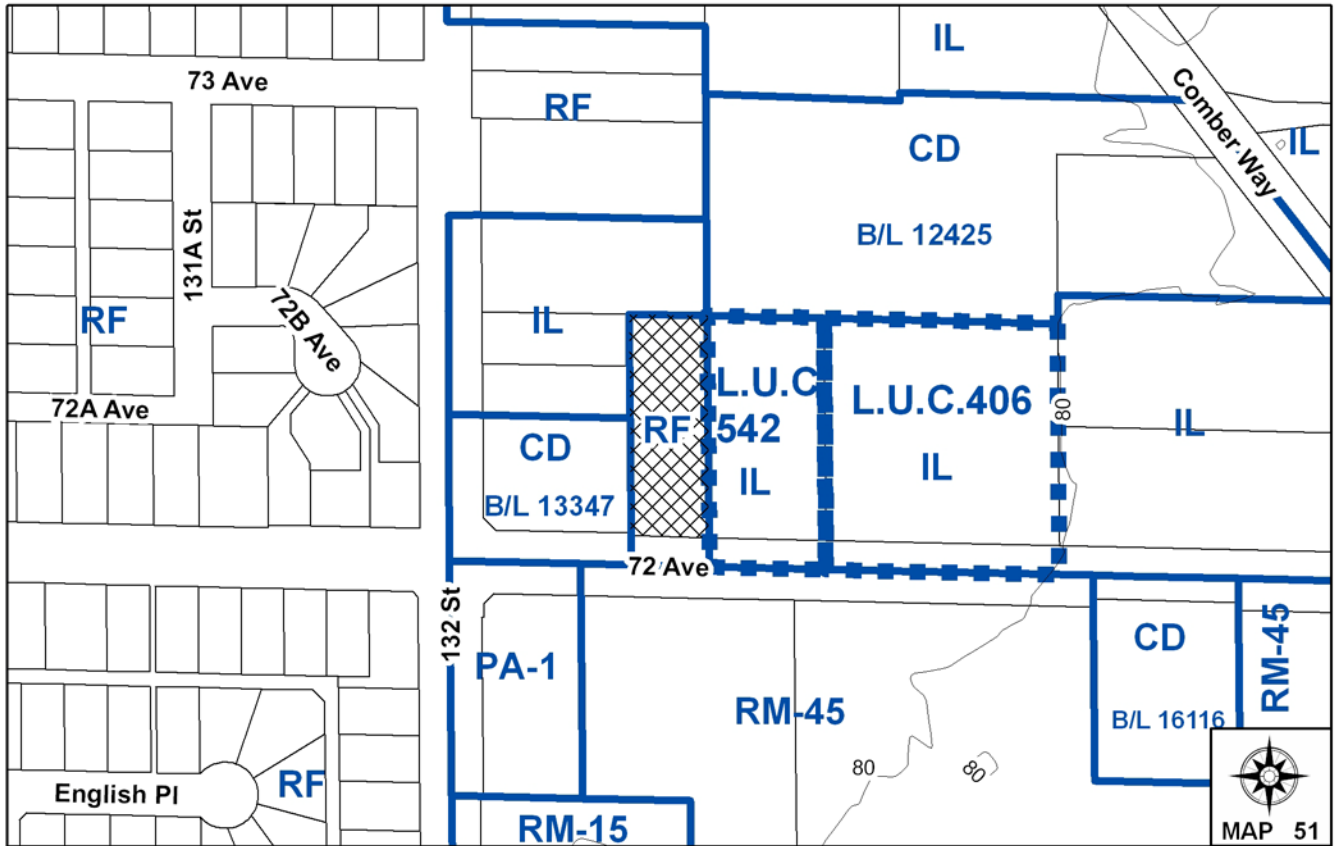
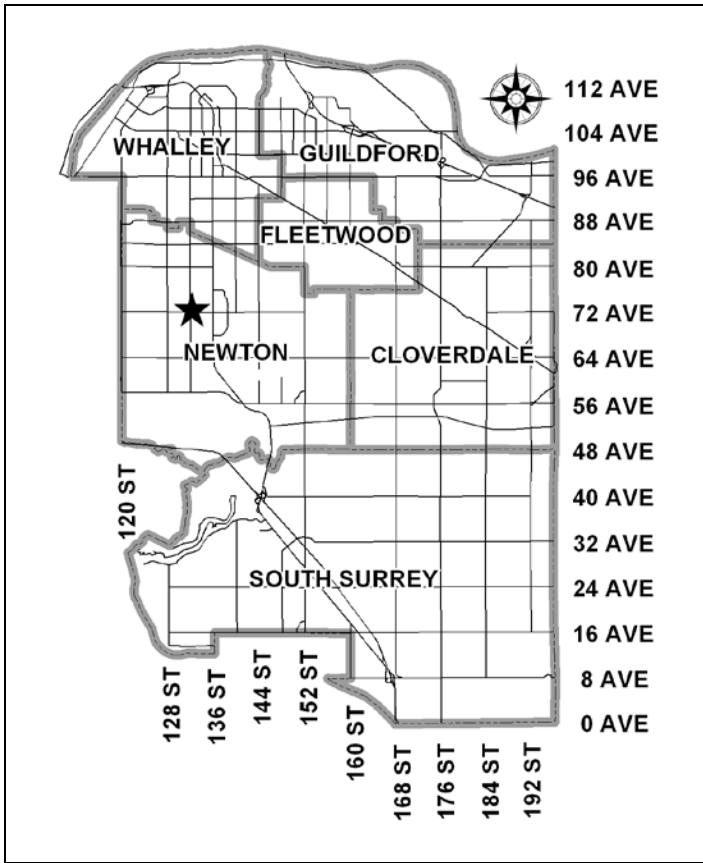
Planning Report Date: April 14, 2008

PROPOSAL:

- Rezoning from RF to IL
- Development Permit
- Development Variance Permit

in order to permit the development of a light industrial building and relax the front and rear yard setbacks.

LOCATION: 13243 - 72 Avenue
OWNER: Nav Developments Ltd.
ZONING: RF
OCP DESIGNATION: Industrial
LAP DESIGNATION: Service Industrial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Applicant is proposing a 0.0 metre lot line along the northern property line and a reduced front yard (south) setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for a projecting glazed element on the second floor only.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Newton Local Area Plan.
- The proposed reduced northerly and southerly setbacks allow for better CPTED site design and incorporation of an important decorative architectural feature, respectively.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Light Impact Industrial Zone (IL)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7907-0301-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7907-0301-00 (Appendix V) varying the following to proceed to Public Notification:
 - (a) to reduce the required rear (northerly) yard setback of the IL Zone from 7.5 metres (25 ft.) to 0 metre; and
 - (b) to reduce the minimum front yard (72 Avenue) setback of the IL Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to allow for a projecting glazed element on the second floor only.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (d) the applicant address the shortfall in tree replacement.

REFERRALS

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

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Site is vacant.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	A self-storage warehouse facility under construction.	Industrial/General Industrial	IL
East:	Commercial/Industrial building.	Industrial/Service Industrial	IL/Land Use Contract No. 542
South (Across 72 Avenue):	Multi-family residential complex.	Multiple Residential/ Multiple Residential	RM-45
West:	Carwash and automotive service uses.	Industrial/Service Industrial	CD (By-law No. 13347) and IL

DEVELOPMENT CONSIDERATIONS

- The subject site, which is vacant, is on the north side of 72 Avenue at 13243 – 72 Avenue. The site is zoned "Single Family Residential Zone (RF)" and is designated "Industrial" in the Official Community Plan (OCP). The adjacent properties are also designated "Industrial" in the OCP and contain automotive service businesses, a self-storage and general industrial businesses.
- The applicant is proposing to rezone the site to "Light Impact Industrial Zone (IL)" to accommodate a proposed 1,772 sq.m. (19,000 sq.ft.) light industrial building. A Development Permit is proposed to regulate the site and building design, as the site fronts on an arterial road. A Development Variance Permit to relax the front and rear yard setbacks is also proposed. The applicant is proposing a 0.0 metre rear yard setback to allow the building to extend to the northern property line and a 6.0 metre (20 feet) front yard setback for a projecting glazed element on the second floor. These variances are discussed below.
- All aspects of the development, with the exception of the setbacks as noted, comply with the IL Zone. The proposed development has a lot coverage of 46.5%, with the IL Zone permitting a maximum of 60%. The proposal is for a floor area ratio (FAR) of 0.61, which is substantially below the maximum 1.00 FAR permitted under the IL Zone. The IL Zone permits a maximum building height of 18 metres (60 feet). The proposal is for two storeys (8.3 metres/27 feet) and complies with this height limitation.
- The development proposes a total of 24 parking spaces, which satisfies the Zoning By-law requirement for 21 parking spaces.

PRE-NOTIFICATION

Pre-notification letters were sent on October 29, 2007 and staff received no comments.

DESIGN PROPOSAL AND REVIEW

- The building is proposed to have ten industrial units on the main floor with a total industrial floor area of 1,489 sq.m. (16,000 sq.ft.) and three office units on the second floor, at the south end of the building, with a total office floor area of 283 sq.m. (3,000 sq.ft.).
- Seven of the industrial units are proposed to have overhead doors and these doors will not be directly visible from 72 Avenue.
- The proposed building will be oriented north-south and is proposed to be at 0 metre lot line along the northern and western property lines. To enhance the 0 metre lot line facades, the applicant is proposing the use of reveals, coloured banding elements and, on the southerly portion of the west elevation, the use of decorative spandrel panels.
- The building is proposed to be constructed using tilt-up concrete panels. The primary colour of the building is light grey with light blue, dark blue and dark grey decorative bands and exposed reveals.
- Abundant glazing and spandrel is proposed for the south elevation, along 72 Avenue. Visual interest on the southeasterly and southwesterly corners has been achieved by adding a projecting glazed element on the second floor at the southeasterly corner and a sawtooth spandrel element at the southwesterly corner. Glazed canopies above the first floor windows and doors are proposed on the south and east elevations.
- To improve security, downward cast wall-mounted lighting is proposed on the east, west and north elevations of the building. Bollards have been included in front of many of the doors and windows as well.

Signage

- The applicant is proposing a 3.7 metre (12 feet) high free-standing sign along 72 Avenue. The sign is proposed to have a stone-finished base and a tubular steel frame with metal cladding. The sign meets the requirements of the Sign By-law.
- The applicant is proposing illuminated aluminum channel letter fascia and canopy signage above the individual premise frontages. The proposed canopy and fascia signs adhere to the Sign By-law.

Landscaping and Tree Retention

- The applicant has retained C. Kavolinas & Associates Inc. to provide an Arborist Report for the site. The Arborist Report shows that there are 32 trees on site. However, several factors make tree retention difficult in this case, including:
 - industrial development requires large footprint buildings and intensive use of the site for truck circulation and parking; and
 - the subject site is constrained in terms of size and narrow configuration.

- The below chart provides a summary of the tree retention and removal proposed for the development:

Tree Species	Total No. of Protected Trees	Total Proposed for Retention	Total Proposed for Removal
Douglas Fir	17	2	15
Pine	5	1	4
Cedar	4	1	3
Robinia	3	0	3
Spruce	1	0	1
Ash	1	0	1
Birch	1	0	1
Total	32	4	28

- Twenty-eight trees are proposed to be removed due to conflicts with the building envelope, drive aisles and parking spaces. Four trees are proposed to be retained. The retained trees are at the front of the building along 72 Avenue.
- The applicant is proposing to plant 6 replacement trees. As 56 replacement trees are required, the applicant is required to resolve this shortfall in replacement trees (50 tree shortfall) prior to the final adoption of the rezoning by-law. Approximately \$15,000 will be required to be submitted to the City Green Fund to address this issue.
- A landscaping plan has been received and is generally acceptable. The applicant is proposing landscaping along 72 Avenue to complement the 4 retained trees in this area. In addition, a landscaping strip with 4 replacement trees is also proposed along a portion of the eastern property line. Decorative stamped concrete will be provided at the 72 Avenue entry-way.

ADVISORY DESIGN PANEL

This application was referred to the Advisory Design Panel (ADP) on March 13, 2008. All ADP comments have been satisfactorily addressed.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the northerly rear yard setback of the IL Zone from 7.5 metres (25 feet) to 0.0 metres.

Justification for Variance:

- The IL Zone permits one side yard setback to be 0.0 m; the applicant proposes that the rear and west side yards be 0.0 m.
- The adjacent site to the north contains a recently approved self-storage building (File No. 7906-0215-00) that is currently under construction. The proposed 0 metre rear (northerly) setback on the subject site will have no negative impact on the adjacent lot.

- The proposed 0 metre northerly setback will improve security on the site as the building will extend the length of the site, thus eliminating a low-visibility area on the north side of the building, and will also make more efficient use of this small and narrow industrial site.

(b) Requested Variance:

- Reduce the southerly front yard (72 Avenue) setback of the IL Zone from 7.5 metres (25 feet) to 6.0 metres (20 feet) to allow for a projecting glazed element on the second floor.

Justification for Variance:

- The proposed variance on the south side of the building is for the second floor only and will allow for a decorative glazed element to protrude from the offices on the second floor. This feature will enhance the building's highly visible 72 Avenue façade. The building itself will be required to be sited 7.5 metres (25 feet) from the front property line.
- Overall, the proposed variances improve the safety of the site and enhance the architectural façade along the street and as such are supported by staff.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	ADP Comments
Appendix V.	Development Variance Permit No. 7907-0301-00

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: Jasmal Sran
 Address: 12987 Helston Crescent
 Surrey, BC
 V3W 6T6
 Tel: 604-328-2305

2. Properties involved in the Application
 - (a) Civic Address: 13243 - 73 Avenue

 - (b) Civic Address: 13243 - 72 Avenue
 Owner: Nav Developments Ltd.
 PID: 009-738-096
 Lot 1 Except: Parcel "I" (By-law Plan 77912) Section 20 Township 2 Plan
 12739

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

 - (b) Proceed with Public Notification for Development Variance Permit No. 7907-0301-00.

DEVELOPMENT DATA SHEET

Proposed Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		3,105.8 sq.m.
Road Widening area		
Undevelopable area		
Net Total		3,068.5 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		46.5%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front		6.0 m for 2 nd floor projected glazed element
Rear		0 m
Side #1 (East)		9.7 m
Side #2 (West)		0 m
BUILDING HEIGHT (in metres/storeys)		
Principal		8.23 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		1,489 sq.m. (industrial)
		283 sq.m. (2 nd Floor Office)
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		1,772 sq.m.

** 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)	1.00	0.61
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	21 (15 industrial/6 office)	24
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		24
Number of disabled stalls		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	YES
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