

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0302-00

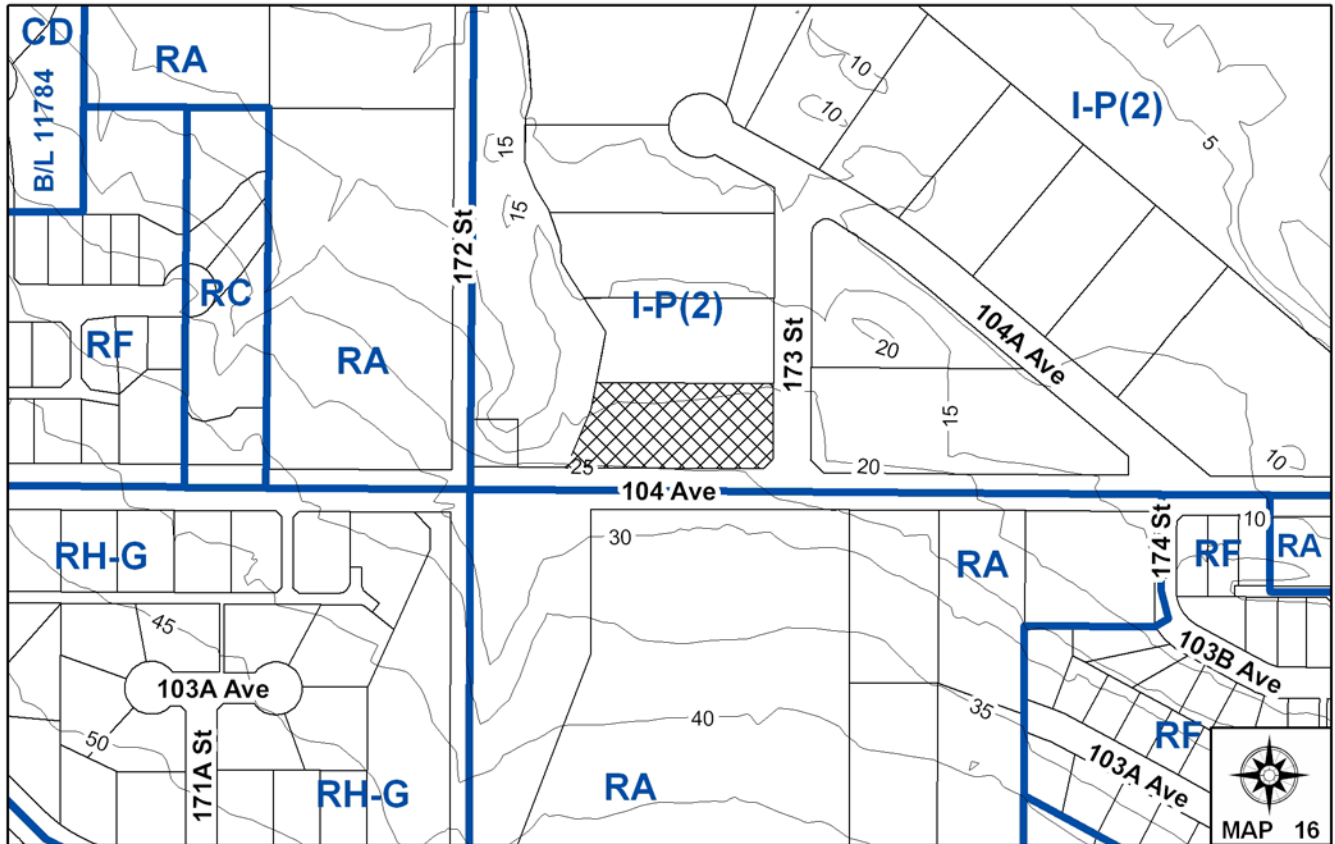
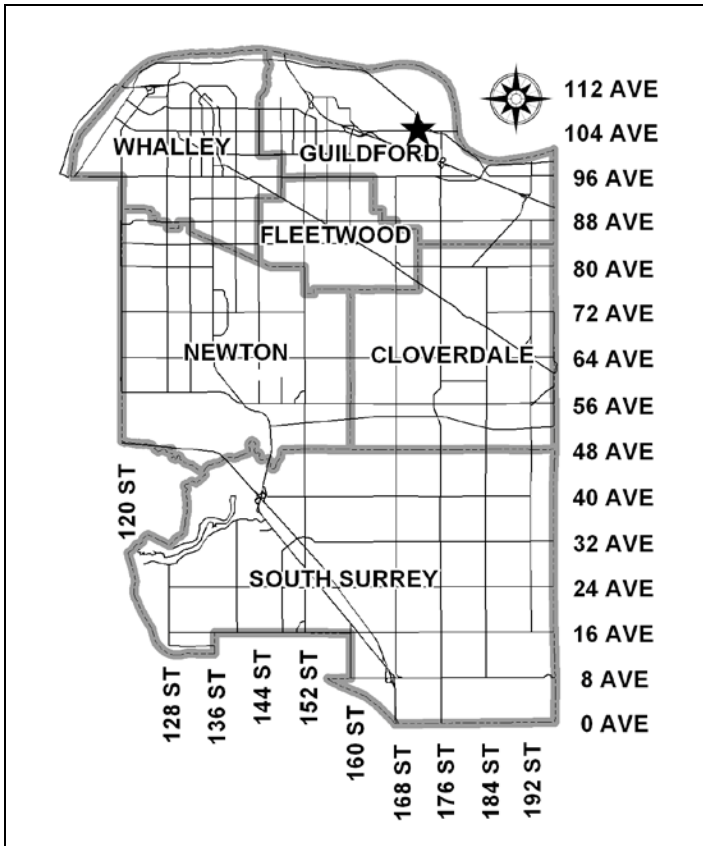
Planning Report Date: January 14, 2008

PROPOSAL:

- **Development Permit**

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

LOCATION: 10411 - 173 Street
OWNERS: PLR Construction et al
ZONING: I-P(2) (By-law No. 5942)
OCP DESIGNATION: Industrial
LAP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7907-0302-00 in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of fascia sign details to the satisfaction of the City Architect;
 - (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (c) submission of rooftop screening detail to the satisfaction of the City Architect.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant

Adjacent Area:

| Direction | Existing Use | OCP Designation | Existing Zone |
|----------------------------|-----------------------------------|------------------------|--------------------------|
| North: | Multi-tenant industrial building. | Industrial | I-P(2) (By-law No. 5942) |
| East (Across 173 Street): | Multi-tenant industrial building. | Industrial | I-P(2) (By-law No. 5942) |
| South (Across 104 Avenue): | Vacant acreage residential lot. | Suburban | RA |
| West: | Creek/ravine. | Industrial | RA |

DEVELOPMENT CONSIDERATIONSBackground

- The subject site was created as part of a previous land development application to subdivide the parent property into 14 lots (File No. 7999-0071-00). A Development Permit was required in accordance with the OCP regulations at that time, prior to subdivision approval.

- Development Permit No. 7999-0071-00 was issued on July 24, 2001. As there were no buildings proposed within the initial application, Development Permit No. 7999-0071-00 is general in nature, and was intended through text and graphics to provide basic siting, landscaping and design controls for future buildings. Subsequently, in conjunction with the issuance of Development Permit No. 7901-0330-00 for 10425 – 173 Street, the graphics section of the generic Development Permit was replaced with a written section in order to address site constructions.
- The understanding was that all construction on the individual lots in the subdivision would require separate Development Permits to more strictly control the design for the individual buildings and landscaping.
- Development Permit No. 7903-0302-00 was issued for the subject property on November 3, 2003 to allow for the construction of a multi-tenant industrial building. As construction did not commence on the site, Development Permit 7903-0302-00 expired on November 3, 2005.

Current Proposal

- The current proposal is to develop a multi-tenant industrial building with a 1,827.9-square metre (19,676 sq. ft.) ground floor area, with a potential for a maximum 430 square metres (4,628 sq.ft.) of mezzanine space, resulting in a maximum total building floor area of 2,257.9 square metres (24,304 sq. ft.).
- The proposal represents a floor area ratio (FAR) of 0.5 and a lot coverage of 40.5% which is consistent with the maximum FAR of 0.5 and maximum lot coverage of 50% permitted in the I-P(2) Zone (By-law No. 5942).
- A total of 27 parking spaces are proposed, located behind the front face of the building. The Zoning By-law (No. 5942) requires a total of 19 spaces to be provided on-site for employees and customers.
- The site slopes down from 104 Avenue to the building envelope and parking area, then is retained with an existing Allen Block lock/block retaining wall against the north property line.
- Between the existing 104 Avenue road right-of-way and the face of the building, there is a statutory right-of-way for future road widening purposes. At the time that 104 Avenue is widened to its ultimate width (27 metres/90 ft.), a retaining wall and additional fill will be required to support the road.

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 a multi-tenant building on a site which is flat, however, is located down hill from 104 Avenue. One driveway access is proposed for the site from 173 Street, accessing the parking area in front of the building.
- The exterior finishing of the building will be tilt-up concrete panels, painted light gray, with reveals, roof flashing and accent panels painted a contrasting darker grey.
- Along the 104 Avenue and 173 Street road frontages, the elevations have incorporated glazing to improve the overall appearance from the street.
- The applicant has proposed to fence the site using a black vinyl coated chain link fence along the west and north property lines.
- The applicant is proposing landscaping along the 104 Avenue frontage, and in front of the building. The landscaping along the west property line, parallel to the ravine area reflects the native plants in this area. Closer to 173 Street and 104 Avenue, the landscaping incorporates a combination of flowering and non-flowering trees and shrubs.
- The applicant has not indicated individual business identification signage on the elevations. Prior to the issuance of the Development Permit details and location of the fascia signage are to be submitted.
- Building security lighting is proposed to be downward facing, shaded wall packs to reduce the potential for glare on the adjoining properties.
- There may be a potential for rooftop overview from the properties to the south,. The applicant is required to submit rooftop screening details for the mechanical equipment.

ADVISORY DESIGN PANEL

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

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. | Site Plan, Building Elevations Landscape Plans and Perspective |
| Appendix III. | Engineering Summary |

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: Khrahn Engineering
 Address: #201 - 34609 Delair Road
 Abbotsford, BC
 V2S 2E1
 Tel: 604-853-8831

2. Properties involved in the Application
 - (a) Civic Address: 10411 - 173 Street

 - (b) Civic Address: 10411 - 173 Street
 Owners: PLR Construction, Marcus Productions Inc., Hoffman
 Properties, Milia Computer Consulting Ltd. and Rapid
 Developments
 PID: 024-842-800
 Lot 1 Section 7 Township 9 New Westminster District Plan LMP47179

3. Summary of Actions for City Clerk's Office

DEVELOPMENT DATA SHEET

Existing Zoning: I-P(2) (By-law No. 5942)

| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
|---|---------------------------------------|------------------------|
| LOT AREA* (in square metres) | | |
| Gross Total | | |
| Road Widening area | | |
| Undevelopable area | | |
| Net Total | | 4,517.7 m ² |
| LOT COVERAGE (in % of net lot area) | | |
| Buildings & Structures | 50% | 40.5% |
| Paved & Hard Surfaced Areas | | 40% |
| Total Site Coverage | | 80.5% |
| SETBACKS (in metres) | | |
| Front | 7.5 m | 7.5 m |
| Rear | 0 | 1.2 m |
| Side #1 (South) | 1.5 m | 16.6 m |
| Side #2 (North) | 3.6 m | 7.75 m |
| BUILDING HEIGHT (in metres/storeys) | | |
| Principal | 15 m | 9.3 m |
| Accessory | 6 m | 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 | | 1,827.9 m ² |
| FLOOR AREA: Max. Potential Mezzanine | | 430 m ² |
| FLOOR AREA: Institutional | | |
| TOTAL BUILDING FLOOR AREA | 2,258 m ² | 2,257.9 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) | 0.5 | 0.5 |
| AMENITY SPACE (area in square metres) | | |
| Indoor | | |
| Outdoor | | |
| PARKING (number of stalls) | | |
| Commercial | | |
| Industrial | 19 | 27 |
| Residential Bachelor + 1 Bedroom | | |
| 2-Bed | | |
| 3-Bed | | |
| Residential Visitors | | |
| Institutional | | |
| Total Number of Parking Spaces | 19 | 27 |
| 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 |
|---------------|----|---------------------------------|----|