

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0340-00

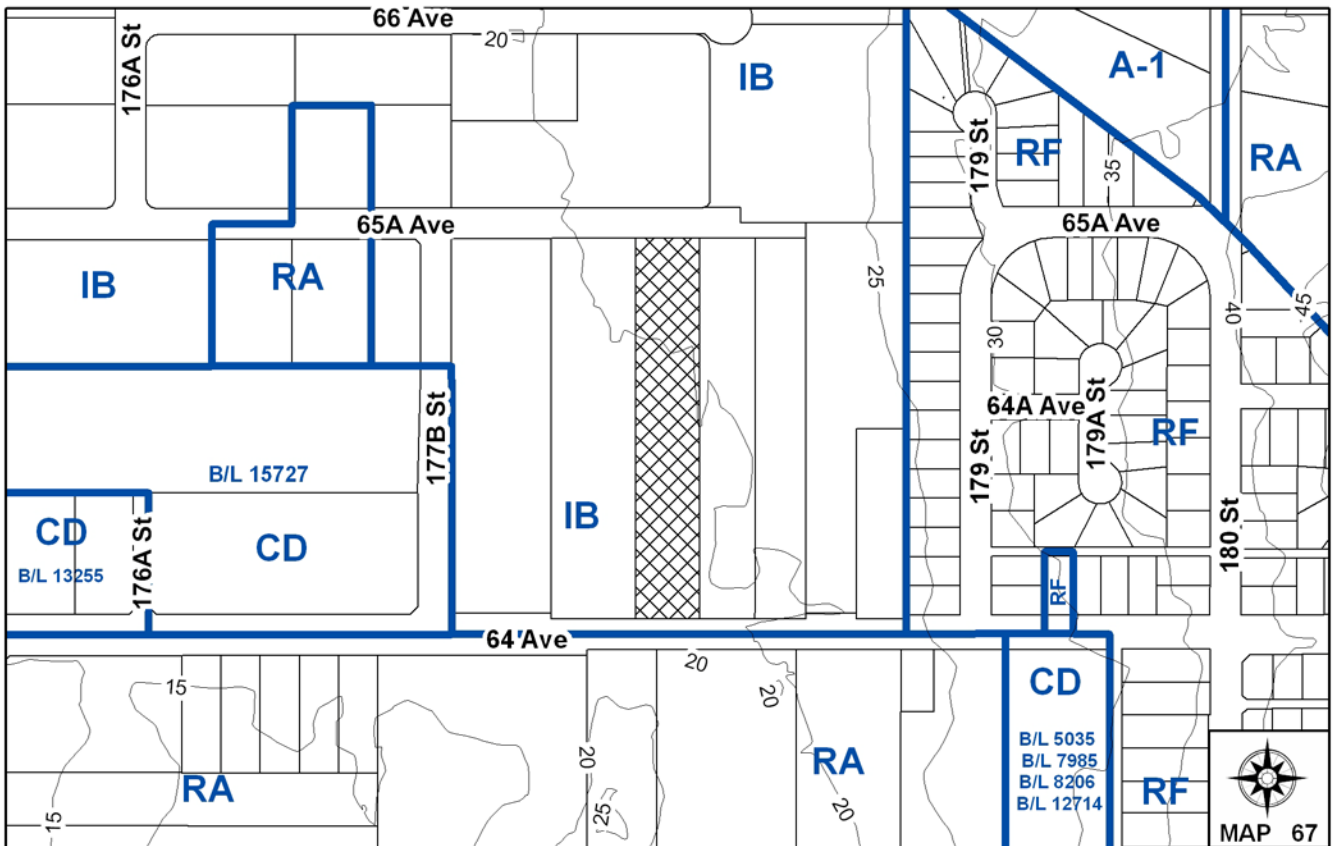
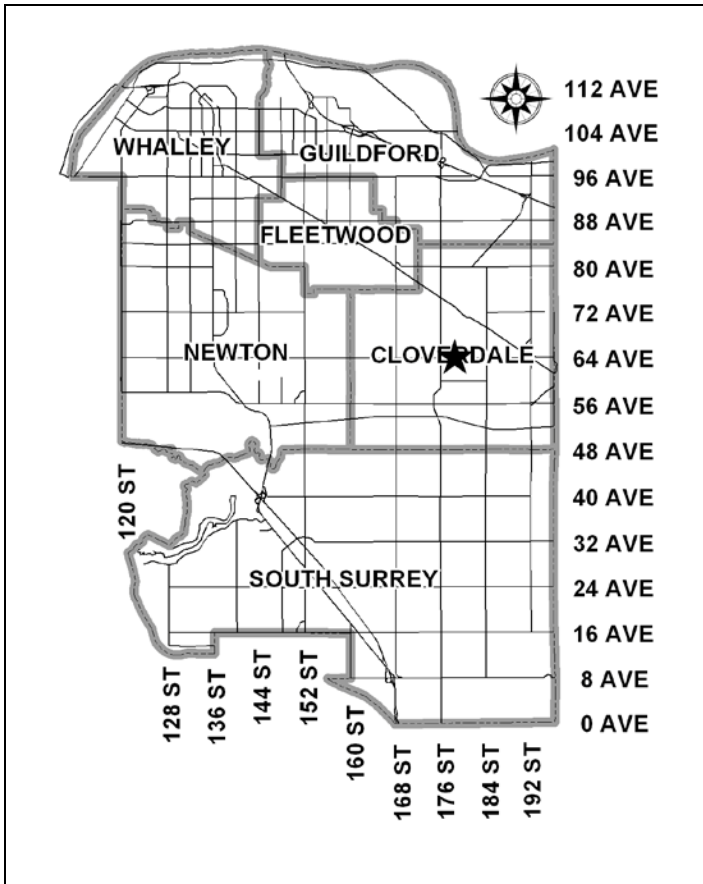
Planning Report Date: March 31, 2008

PROPOSAL:

- Development Permit
- Development Variance Permit

in order to permit the construction of two multi-tenant industrial buildings.

LOCATION: 17821 - 63 Avenue
OWNER: 0796691 B.C. Ltd.
ZONING: IB
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

- Needs a variance to the east side yard setback.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with LAP Designation.
- Reduced setback optimizes the building area on the site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7907-0340-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7907-0340-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east side yard setback of the IB Zone from 3.6 metres (11.8 ft.) to 1.68 metres (5.5 ft.).
3. Council instruct staff to resolve the following issues prior to approval:
 - (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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) preparation and registration of a reciprocal access agreement on the interior drive aisle between the proposed buildings;
 - (e) approval from Ministry of Transportation;
 - (f) submission of revised architectural drawings including rooftop mechanical screening details, to the satisfaction of the City Architect;
 - (g) submission of fascia signage details to the satisfaction of the City Architect;
 - (h) final inspection of Demolition Permit No. 07-03569 to the satisfaction of the Building Division; and
 - (i) removal of the illegal truck parking to the satisfaction of the By-law Enforcement & Licensing Section.

REFERRALS

Engineering:

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

Ministry of Transportation (MOT): The application has been referred to the Ministry for their review and approval.

SITE CHARACTERISTICS

Existing Land Use: Single family residence.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 65A Avenue):	Multi-tenant industrial buildings.	Industrial	IB
East:	Non-conforming automotive and truck repair business.	Industrial	IB
South (Across 64 Avenue):	Cloverdale Fairgrounds.	Urban	RA
West:	Non-conforming single family residence.	Industrial	IB

DEVELOPMENT CONSIDERATIONS

- The subject site fronts both 64 and 65A Avenues, approximately mid-block between 177B and 179 Streets. To the north of 65A Avenue are developed industrial properties, however, to the west and east of the subject site are underdeveloped or undeveloped industrial properties.
- The current proposal is for a Development Permit to permit the construction two multi-tenant industrial buildings. The proposed development complies with the Business Park designation in the Cloverdale Local Area Plan (LAP) and with the Business Park Zone (IB).
- Two concrete tilt-up buildings are proposed to be constructed on the property. The buildings will have a total floor area, including future mezzanine space of 6,835 square metres (73,576 sq. ft.). The proposal represents a total floor area ratio (FAR) of 0.67 and a lot coverage of 44% which is consistent with the maximum FAR of 0.75 and lot coverage of 45% permitted in the IB 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 70 parking spaces to be provided on site for both employees and customers of the business. The applicant has proposed a total of 70 parking spaces on the site and thereby complies with the parking requirements.
- Access to the site is provided from one driveway from 64 Avenue which will be limited to right-in/right-out turning movements and a second full movement driveway from 65A Avenue.

- The road concept plan for this area envisioned the future construction of a parallel road to 64 Avenue to provide for alternate access for the industrial properties located along the north side of 64 Avenue. With the development of the property located at 17767 – 64 Avenue, this requirement was removed and replaced with a reciprocal access agreement to allow for vehicle movement between the site without having to access the arterial road system. Prior to finalizing the Development Permit for this site, the applicant is to provide a similar reciprocal access agreement for the benefit of the adjoining properties.
- A demolition permit was issued for the removal of the single family dwelling on this site. Currently there is demolition debris on the property. Prior to issuance of the Development Permit, a final inspection by the Building Division is required to ensure the debris has been removed.
- By-law Enforcement & Licensing is currently investigating illegal truck parking on the subject property. Prior to issuance of the Development Permit, the illegal truck parking is to be removed from the site.

DESIGN PROPOSAL AND REVIEW

- The buildings are proposed to be constructed using tilt-up concrete panels and aluminum storefront glazing. The primary colour of the buildings is medium beige with some contrasting army green panels.
- Accent steel canopies, painted black, are proposed above the overhead doors.
- The proposed buildings are 9.2 metres (30 ft.) in height, which is within the 13 metres (40 ft.) permitted in the IB Zone.
- Wall-mounted downward cast lighting is proposed on the building elevations to assist in providing surveillance during the evening hours.
- The applicant has requested two free-standing signs for this development, one located at the 64 Avenue driveway entrance and one at the 65A Avenue driveway entrance. These signs are proposed to be 3.2 metres (10.5 ft.) in height, complying with the maximum sign height of a free-standing sign of 7.62 (25 ft.) along the 64 Avenue frontage and 4.6 (15 ft.) along the 65A Avenue road frontage, as regulated in the Sign By-law.
- These free-standing signs are proposed to be constructed with concrete panels with reveals that match the proposed buildings.
- Wall-mounted business identification fascia signage is proposed above the tenant doorways. Prior to issuance of the Development Permit, final details of the fascia signage is required.
- There is a slight grade variation along the site, from south to north. Where required, the applicant is proposing a 0.6 metre (2 ft) allen block wall. The existing fencing will be removed and replaced with a 1.8-metre (6 ft.) high black chain link fence.

- To reduce criminal activity and access to the site in the evening hours, the applicant is proposing to install a 1 metre (3 ft.) sliding metal gate inset from the driveway entrances.
- The applicant is proposing 7.5-metre (25 ft.) wide landscape beds along both the 64 Avenue and 65A Avenue road frontages between the property lines and the faces of the buildings. Additional planting areas are proposed along the building faces which are adjacent to the future reciprocal access agreement running between the two buildings. This landscaping incorporates both deciduous and coniferous, flowering and non-flowering trees and shrubs.

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 reduce the east side yard setback from 3.6 metres (11.8 ft.) to 1.68 metres (5.5 ft.).

Applicant's Reasons:

- In order to maximize the building area, a relaxation has been requested along the east property line. The minimum distance for exiting purposes is 1.2 metres (5 ft.). Additional security measures have been taken with the proposed installation of the chain link fence and emergency doors at the ends of the building to reduce crime from happening in the setback area.

Staff Comments:

- The site is long and narrow. The requested relaxation optimizes the maximum building area for the site.
- Staff have reviewed the proposed request and the applicant's reasons and have no concerns with 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. 7907-0340-00

Jean Lamontagne
General Manager
Planning and Development

LAP/kms

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DEVELOPMENT DATA SHEET

Existing Zoning: IB

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		10,281.4 m ²
Road Widening area		145.9 m ²
Undevelopable area		
Net Total		10,135 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	44%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (64 Avenue)	7.5 m	7.5 m
Rear (65A Avenue)	7.5 m	7.5 m
Side #1 (West)	7.5 m	18.7 m
Side #2 (East)	7.5 m or 3.6 m	1.68 m*
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	9.3 m
Accessory	6 m	n/a
NUMBER OF RESIDENTIAL UNITS	2	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial	7,601 m ²	6,835 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	7,601 m ²	6,835 m ²

* *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 (gross)		
FAR (net)	0.75	0.67
AMENITY SPACE (area in square metres)	n/a	
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	70	70
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	70	70
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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