

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0355-00

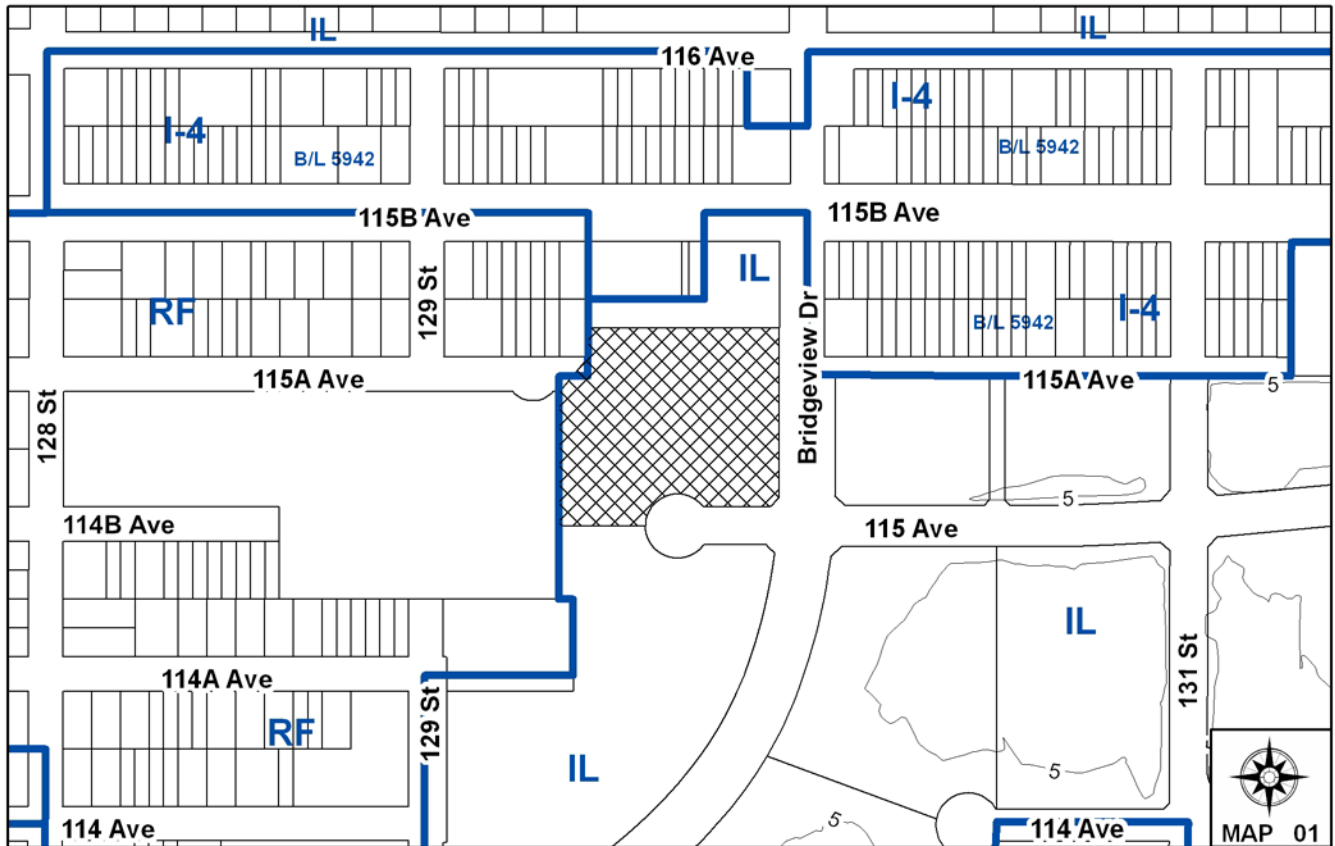
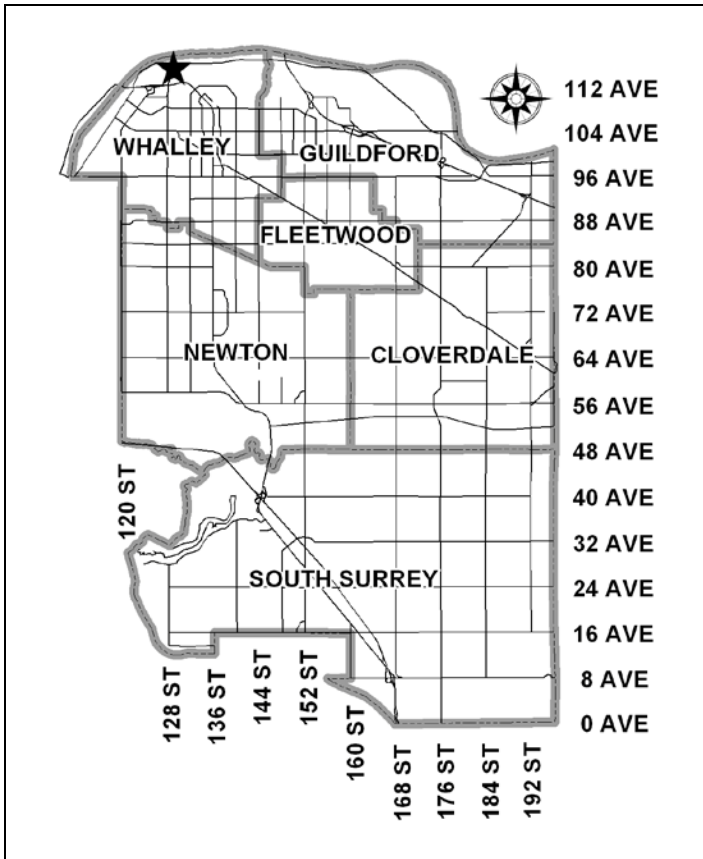
Planning Report Date: July 14, 2008

PROPOSAL:

- Development Permit
- Development Variance Permit

in order to permit construction of three industrial buildings.

LOCATION: 12941 - 115 Avenue
OWNER: M.C.A. Land Development Corp.
ZONING: IL
OCP 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

- The building setbacks along the north and south yards do not comply with the minimum 7.5 metres (25 ft.) required under the IL Zone and require a Development Variance Permit.

RATIONALE OF RECOMMENDATION

- Proposed south yard setback achieves a street-oriented office use providing natural surveillance at the entrance to the site.
- Proposed north yard setback is adjacent to Industrial designated land and the building orientation is sensitive to future development of that property.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7907-0355-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7907-0355-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary the minimum front yard (south) setback of the IL Zone from 7.5 metres (25 ft.) to 3.0 metres (9.8 ft.); and
 - (b) to vary the minimum rear yard (north) setback of the IL Zone from 7.5 metres (25 ft.) to 1.29 metres (4.2 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (c) approval of Development Variance Permit No. 7907-0355-00.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant and devoid of trees.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Vacant industrial lots.	Industrial	I-4 (By-law No. 5942) and IL
East (Across Bridgeview Drive):	Single family dwellings and vacant industrial lots.	Industrial	I-4 (By-law No. 5942) and IL

Direction	Existing Use	OCP Designation	Existing Zone
South (Across 115 Avenue):	Vacant industrial lot.	Industrial	IL
West:	Single family dwellings and Bridgeview Elementary School.	Urban	RF

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located west of Bridgeview Drive on the north side of the newly created 115 Avenue cul-de-sac.
- The subject property was created through rezoning and subdivision Application No. 7905-0343-00 as part of a 3-lot subdivision. The subdivision plans were signed on May 1, 2007.
- Keystone Forest Products Ltd. are currently located at 11578 and 11598 – 132A Street on the south-east corner of 116 Avenue and 132A Street in Bridgeview.
- The company, Keystone Forest Products Ltd., is in the specialty lumber business.
- Their existing operation must be relocated due to the construction of the South Fraser Perimeter Road. The new location for Keystone Forest Products Ltd. is the subject property.
- The subject property is located at 12941 - 115 Avenue in Bridgeview, and is designated Industrial in the Official Community Plan (OCP) and zoned Light Impact Industrial (IL).

Current Proposal

- The current proposal requests a Development Permit to permit the construction of three industrial warehouse buildings.
- The proposed development complies with the Industrial designation in the Official Community Plan and with the Light Impact Industrial Zone (IL).
- Three one-storey concrete tilt-up buildings are proposed to be constructed on the property. The buildings will have a total floor area of 3,981 square metres (42,849 sq. ft.) with 580 square metres (6,243 sq. ft.) of future potential mezzanine space in Building 3 resulting in a total floor area of 4,561 square metres (49,094 sq. ft.). The floor area ratio (FAR) is 0.41 and the lot coverage is 35%. The proposal is within the 1.0 FAR and 60% lot coverage permitted in the IL Zone.

- The site is located within a floodplain. In order to ensure adequate flood proofing measures, a Section 219 Restrictive Covenant was registered on title (under Application No. 7905-0343-00) to require a minimum building elevation of 4.4 metres (14.4 ft.) geodetic.
- As a result, the buildings are proposed to be constructed in two phases. Building 1 is proposed to be constructed on piles to achieve the minimum building elevation.
- The proposed locations for Buildings 2 and 3 will be pre-loaded until the minimum building elevation can be achieved prior to commencing construction.
- 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 including ancillary office use. As a result, the proposed building requires a total of 46 parking spaces for the total floor area of light industrial, office use and potential mezzanine space in Building 3. A total of 46 parking spaces will be provided.

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 proposed industrial buildings will be oriented north-south. Buildings 1 and 2 are located along the west property line and Building 3 is located along Bridgeview Drive.
- Two vehicular access locations to the site are proposed from the 115 Avenue cul-de-sac.
- The buildings are proposed to be constructed using painted tilt-up concrete panels with spandrel and tinted glazing with black aluminum frames. The primary colours of the buildings are grey with charcoal grey main and overhead doors and loading canopies for Building 3. Building 1 includes cornice flashing above each entry to define each of the entrances.
- Columns, signage and bollards for Buildings 1 and 2 and entry soffits for Building 3 are bright red.
- Proposed Building 1 is 10.3 metres (28 ft.) in height. Proposed Building 2 is 9.68 metres (32 ft.) in height and proposed Building 3 is 11.4 (37 ft.) metres in height. All three buildings are within the 18 metres (60 ft.) permitted in the IL Zone.
- Keystone Forest Products will use Building 1 for lumber storage and includes a covered loading area on the east side of the building. The company's office component will also be included in Building 1 and will be two storeys in height.

- Buildings 2 and 3 are proposed to be multi-tenant if the space is not entirely occupied by Keystone Forest Products. Building 3 could potentially accommodate an additional 580 square metres (6,243 sq. ft.) of mezzanine office space on the second floor.
- One fascia sign, one awning sign and one free-standing sign have been proposed for the site. The applicant has indicated that the fascia sign will be located on the east elevation of Building 3 fronting Bridgeview Drive. The proposed awning sign is located on the east elevation of Building 1. The applicant proposes a 1.18-metre (3.87-ft.) high free-standing sign to be located at the corner of Bridgeview Drive and 115 Avenue on the south-east corner of the site. The number of signs and the height of the proposed freestanding sign comply with the Surrey Sign By-law.
- The applicant is proposing landscaping along each property line. The landscaping along the 115 Avenue and Bridgeview Drive frontages is 3.0 metres (10 ft.) wide and consists of Norway Maple, Red Maple, Pin Oak, Cherry and Emerald Queen Maple, grass and flowering shrubs.
- The landscaping along the north property line ranges in width from 1.29 metres (4.2 ft.) to 1.5 metres (4.9 ft.) wide and consists of Yellowtwig Dogwood, Norway Maple, Cotoneaster and Portuguese Laurel.
- In addition, landscaping will also be provided on two landscaped islands in the parking area east of Building 3, planted with kinnickinick and Norway Maple trees.
- In order to provide adequate buffering from Bridgeview Elementary School and the single family dwellings to the west, a 10-metre (33 ft.) wide landscaped strip is proposed between the back of proposed Building 1 and the western property line. This landscape buffer was secured through a Section 219 Restrictive Covenant registered on title under Application No. 7905-0343-00. The planting is to remain in its existing native state.
- Downward cast wall-mounted lighting is proposed on each of the elevations of the building.
- In order to conceal the roof top mechanical equipment, roof top screening consisting of pre-finished horizontal metal louvres, will be used.

ADVISORY DESIGN PANEL

This application was not referred to the ADP, but was reviewed by staff and found satisfactory.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To relax the front yard (south) setback from 7.5 metres (25 ft.) to 3.0 metres (9.8 ft.).

Applicant's Reasons:

- The applicant originally proposed to temporarily relocate their existing office building to the back of the subject site away from the street. Rather than relocate this temporary building, the applicant has decided to incorporate their office component in the southeast corner of Building 1.
- The proposed location of the office provides an opportunity for natural surveillance of the entrance to the site. Two-storey glazing has been incorporated into the southeast corner of Building 1, allowing for eyes on the street.

Staff Comments:

- The requested variance provides an opportunity for increased security and natural surveillance of the entrance to the site.
- The office location provides a street-oriented component to the development and therefore the Planning Department supports the relaxation.

(b) Requested Variance:

- To relax the rear yard (north) setback from 7.5 metres (25 ft.) to 1.29 metres (4.2 ft.).

Applicant's Reasons:

- The north property line of the subject site is adjacent to Industrial designated, IL zoned lands. The north property line functions similar to a side yard rather than a rear yard and therefore can accommodate a reduced setback.

Staff Comments:

- The adjacent land is designated Industrial in the OCP and zoned IL. The site design and building orientation is sensitive to the adjacent industrial property to the north.
- Therefore, the Planning and Development Department can support the proposed relaxation.

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 and Landscape Plans
- Appendix III. Engineering Summary
- Appendix IV. Development Variance Permit No. 7907-0355-00

Jean Lamontagne
General Manager
Planning and Development

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DEVELOPMENT DATA SHEET

Existing Zoning: **IL**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		10,930 m ²
Road Widening area		
Undevelopable area		1,103 m ²
Net Total		9,827 m ²
LOT COVERAGE (in % of net lot area)	60%	35%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	3.0 m
Rear	7.5 m	1.29 m
Side #1 (West)	7.5 m or 0	10.02 m
Side #2 (East)	7.5 m or 0	14.67 m
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m	10.3 m and 11.4 m
Accessory		
NUMBER OF RESIDENTIAL UNITS	n/a	
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	n/a	
FLOOR AREA: Commercial	n/a	
Retail		
Office		
Total		
FLOOR AREA: Industrial		3,9815 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	9,827 m ²	3,981 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)	1.0	0.41
FAR (net)		
AMENITY SPACE (area in square metres)	n/a	
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	46	46
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units	1	2
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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