

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0368-00

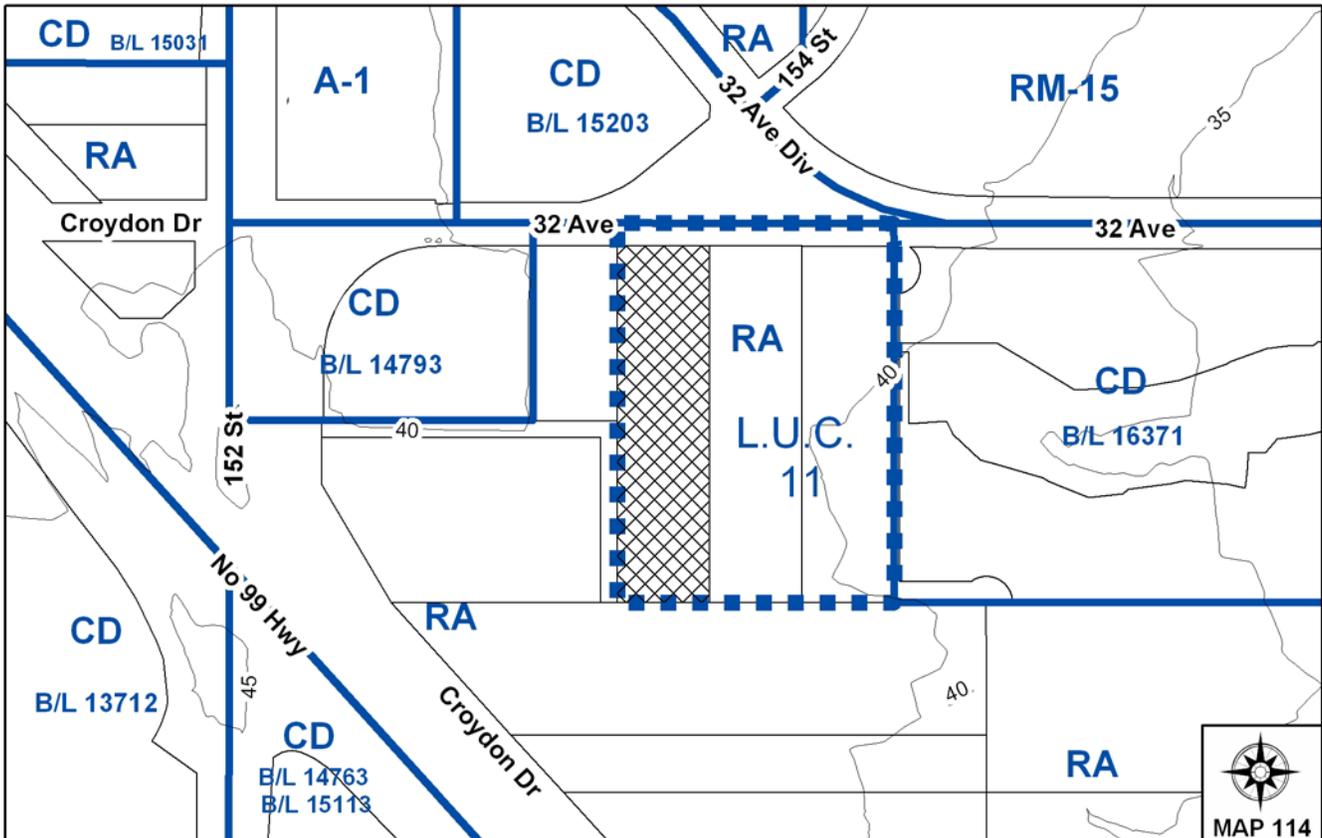
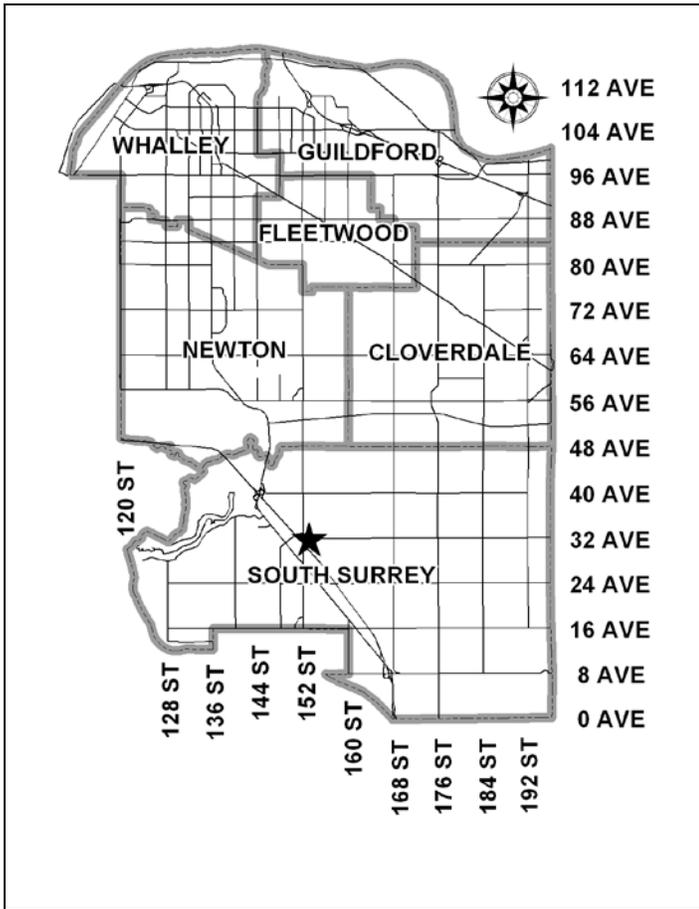
Planning Report Date: April 14, 2008

PROPOSAL:

- Partial Land Use Contract Discharge
- Rezoning from RA to IB
- Development Permit

in order to permit the development of a 3-storey industrial business park building.

LOCATION: 15308 - 32 Avenue
OWNER: 0769039 B.C. Ltd., Inc. No. 769039
ZONING: RA and LUC No. 11
OCP DESIGNATION: Industrial
NCP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - Partial Land Use Contract Discharge
 - Rezoning
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with NCP Designation.
- The proposed business park building has been designed to fit the existing context established by the new business park buildings constructed in the area. The design of the building reflects the character of a heritage-style warehouse with a weathered-looking red/brown colour and cast iron looking metal frames around the windows. The building also has substantial glazing.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to partially discharge Land Use Contract No. 11 and a date for Public Hearing be set.
2. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Business Park Zone (IB)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7907-0368-00 in accordance with the attached drawings (Appendix II).
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) final approval from the Ministry of Transportation;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant for "no build" on the southern portion of the site until future consolidation and shared parking/access agreement with the adjacent properties to the east (3122/3142 Croydon Drive); and
 - (g) registration of a reciprocal access/parking easement with the adjacent property to the east (15332 - 32 Avenue).

REFERRALS

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

Min. of Transportation: The Ministry of Transportation (MOT) is currently withholding their approval pending a review of traffic impacts to the Highway 99 Corridor. Approval from MOT will be required prior to final adoption of the Rezoning By-law and the applicant has been made aware of this issue and has agreed to address all MOT requirements, once identified, prior to final adoption.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling to be demolished.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 32 Avenue and Croydon Drive):	Office building.	Industrial/Business Park	CD (By-law No. 15203)
East:	Single family dwelling.	Industrial/Business Park	LUC No. 11
South and West:	Single family dwellings and vacant land.	Industrial/Business Park	RA

DEVELOPMENT CONSIDERATIONS

- The subject site is a 2.3 acre (0.9 hectare) property located on the south side of 32 Avenue, just east of Croydon Drive. The site is currently zoned "One-Acre Residential Zone (RA)" and under Land Use contract No. 11, permitting single family dwellings. However, the site is designated "Industrial" in the Official Community Plan (OCP) and "Business Park" in the Rosemary Heights Business Park Neighbourhood Concept Plan (NCP).
- The large acreage properties to the south, east, and west, of the subject site are currently occupied by single family dwellings, but they are intended for future "Business Park" uses in both the OCP and the Rosemary Heights Business Park NCP. The property to the north of the subject site, across 32 Avenue, has been redeveloped with a 3-storey office building (Morgan Creek Corporate Centre) in compliance with the Rosemary Heights Business Park NCP designation.
- The proposal is to discharge the site from LUC No. 11 and to rezone the site from "One-Acre Residential Zone" (RA) to "Business Park Zone (IB)" to facilitate development of a 3-storey, 2,998 square metre (32,271 sq.ft.) business park/office building. The rezoning proposal complies with both the site's OCP and NCP designation.
- The proposed 3-storey business park building is in keeping with all the requirements of the IB Zone; no variances are proposed.

PRE-NOTIFICATION

Pre-notification letters were sent on December 17, 2007, and staff received the following comments.

- Staff received one phone call from a neighbouring resident who was concerned about existing traffic congestion in the area and tree preservation on the site.

(The subject site will ultimately have vehicular access to both 32 Avenue and 31 Avenue as per the Rosemary Heights Business Park NCP. Access to the 32 Avenue Diversion will be via the signalized intersection at 156 Street. The City's Engineering Department has reviewed the proposed access arrangement and traffic impacts on adjacent City roads and found them to be acceptable.)

(The applicant retained a certified arborist to conduct a site inspection and prepare an arborist report. While tree preservation is challenging on a business park development site, the project architect has made a strong effort to retain the best quality trees. In total, 12 mature trees will be preserved in this development all of which are large Douglas Firs and Western Red Cedars, in good condition.)

DESIGN PROPOSAL AND REVIEW

- The proposed office building development occupies the northern portion of the site; the southern portion will be developed in conjunction with the neighbouring properties to the southwest (3122/3142 Croydon Drive) in a future second phase of this business park. Prior to final adoption of the Rezoning By-law, the applicant will be required to register a Section 219 Restrictive Covenant for "no-build" on the southern portion of the site until consolidation with these adjacent properties.
- The applicant's architect has prepared a conceptual context plan, identifying a possible future development pattern for the business park designated properties around the subject site. This conceptual plan demonstrates potential shared access and parking opportunities between these neighboring properties (Appendix II).

Access

- The subject site will ultimately have 2 vehicular accesses. Access to 32 Avenue will eventually be shared with the neighbouring property to the east (15332 – 32 Avenue), however, until such time as the neighbouring property to the east develops, a temporary full width access to 32 Avenue will be provided on site. When the neighbouring property to the east develops, the access will be shifted over to the permanent shared location. The applicant will be required to register a shared access/parking easement with this neighbouring property to the east prior to final adoption of the rezoning by-law and will also submit securities for the driveway relocation. The site will also eventually have an access to 31 Avenue, through Phase 2 of this development site, once the necessary dedication and construction of 31 Avenue through to Croydon Drive is completed. The applicant will be required to dedicate 11.5 metres (38 ft.) of road for the future 31 Avenue, and submit cash in lieu for the design and construction of their portion (north half) of this 31 Avenue connection.

- The Rosemary Heights Business Park NCP identifies a portion of surplus road allowance south of the 32 Avenue cul-de-sac that could be available for closure and consolidation with the subject site. However, when the actual physical alignment of the 32 Avenue cul-de-sac is applied, in conjunction with the setback requirements of the IB Zone, this surplus area becomes so small that its benefit to the property owner is negligible. As such, the closure and consolidation of this surplus road allowance has not been made a condition of the subject rezoning proposal but instead remains available for purchase at the property owner's option.

Architectural Design

- The project architect has designed the subject office building to fit the context established by the existing office buildings that have been developed in the area, including the Morgan Creek Corporate Centre across the street (32 Avenue).
- The building is tilt-up concrete construction, but has been designed to reflect the character of a heritage-style warehouse. A weathered looking red/brown colour has been selected as the principal colour for the exterior of the building, and the windows will feature black metal frames representing cast iron. The building will feature a foam or pre-cast cornice at the top and concrete sills and lintels at each of the windows.
- The building has substantial glazing on all 4 sides, which is particularly prominent on the 4 corners of the building and around the main entry. The lower floor features black steel glazed awnings above individual entry locations.
- The building features appropriate lighting on all sides as per Crime Prevention Through Environmental Design (CPTED) principles.

Tree Preservation and Landscaping

- The applicant retained Michael J Mills (ISA Certified Arborist) to undertake a site inspection and prepare an arborist report with recommendation for tree retention and removal on the subject site. The arborist report identifies 44 mature trees on the site including some very large Douglas Firs and Western Red Cedars. Recognizing that tree preservation on a Business Park development can be challenging given the on-grade parking requirements, the project architect has made a deliberate effort through the siting and orientation of the building envelope and on-grade parking stalls, to maximize tree retention where possible and in particular preserve the more impressive specimens.
- Of the 44 mature trees on the subject site, 12 are proposed for retention, within large landscape plazas. These include the tallest of the Douglas Firs and Western Red Cedars, most of which are over 35 metres (115 ft.) in height. Of the 32 trees proposed for removal, 2 are considered to be in poor condition with little retentive value. The remaining 30 trees are within the proposed building envelope, parking areas or drive aisle.

- The table below provides a summary of the tree retention and removal on the subject site:

Tree Species	Total No. of Protected Trees	Total Proposed for Retention	Total Proposed for Removal
Western Red Cedar	22	8	14
Douglas Fir	18	4	14
Thread Leaf Cypress	1	0	1
Paper Birch	1	0	1
Western Hemlock	1	0	1
Pear	1	0	1
Total	44	12	32

- In addition to the mature trees on the site, the applicant is also proposing to save 3 undersized, specimen quality, Japanese Maple trees on the western portion of the site.
- In addition to the above, several more mature trees are proposed to be retained on the southerly portion of the site. The above tree assessment does not include any of the trees on the southern portion of the site, as it is not being developed at this time, and none of these trees are proposed for removal. These trees will be reassessed upon submission of a development application for the second phase of development.
- To complement the trees being retained on the site, the applicant's landscape architect proposes a generous combination of new trees and shrubs in a variety of species. In total, 63 new trees will be added to the site.
- Plant material used around the existing trees will consist primarily of native fern materials, which will not disturb the roots of the existing trees. Permeable paving is also proposed in key areas to help keep water in the tree preservation areas.
- Sitting areas will be incorporated with bench seating that is black in colour to compliment the black metal in the architecture of the building. In addition, bollards used to protect the building from vehicle damage will be of a decorative cast iron looking design.
- The garbage container will be screened by a decorative enclosure, surrounded by shrubbery on three sides.

ADVISORY DESIGN PANEL

ADP Meeting Date: March 13, 2008

- Some of the ADP suggestions have been satisfactorily addressed except some minor architectural and landscaping details, which will be addressed prior to final approval (Appendix V).

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
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. ADP Comments and Applicant's Response
- Appendix VI. NCP Plan

INFORMATION AVAILABLE ON FILE

Complete Set of Architectural and Landscape Plans prepared by Site Lines Architecture Inc. and DMG Landscape Architects, respectively, dated April 3, 2008 and April 7, 2008.

Jean Lamontagne
General Manager
Planning and Development

RG/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: Wes Macaulay, Site Lines Architecture Inc.
 Address: 200 - 9188 Glover Road
 Fort Langley, BC
 V1M 2R6
 Tel: 604-881-7173

2. Properties involved in the Application

(a) Civic Address: 15308 - 32 Avenue

(b) Civic Address: 15308 - 32 Avenue
 Owner: 0769039 B.C. Ltd., Inc. No. 769039

Director Information:

Dave Mitchell
Rob Wesley

Officer Information: (as at September 15, 2007)

Dave Mitchell (Secretary)
Rob Wesley (President)

PID: 006-024-248
Lot 24 Section 23 Township 1 New Westminster District Plan 46154

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to partially discharge Land Use Contract No. 11.
- (b) Introduce a By-law to rezone the property.
- (c) Application is under the jurisdiction of MOT.
 MOT File No. 1-6-24994.

DEVELOPMENT DATA SHEET

Proposed Zoning: IB

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		9,298 m ²
Road Widening area		560 m ²
Undevelopable area		
Net Total		8,738 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	11.5%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	7.6 m
Rear	7.5 m	113 m
Side #1 (East)	7.5 m	25.1 m
Side #2 (West)	3.6 m	3.7 m
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	10 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		2,998 m ²
Total		2,998 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	6,554 m ²	2,998 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)	0.75	0.34
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	70	72
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	70	72
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	YES
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