

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0012-00

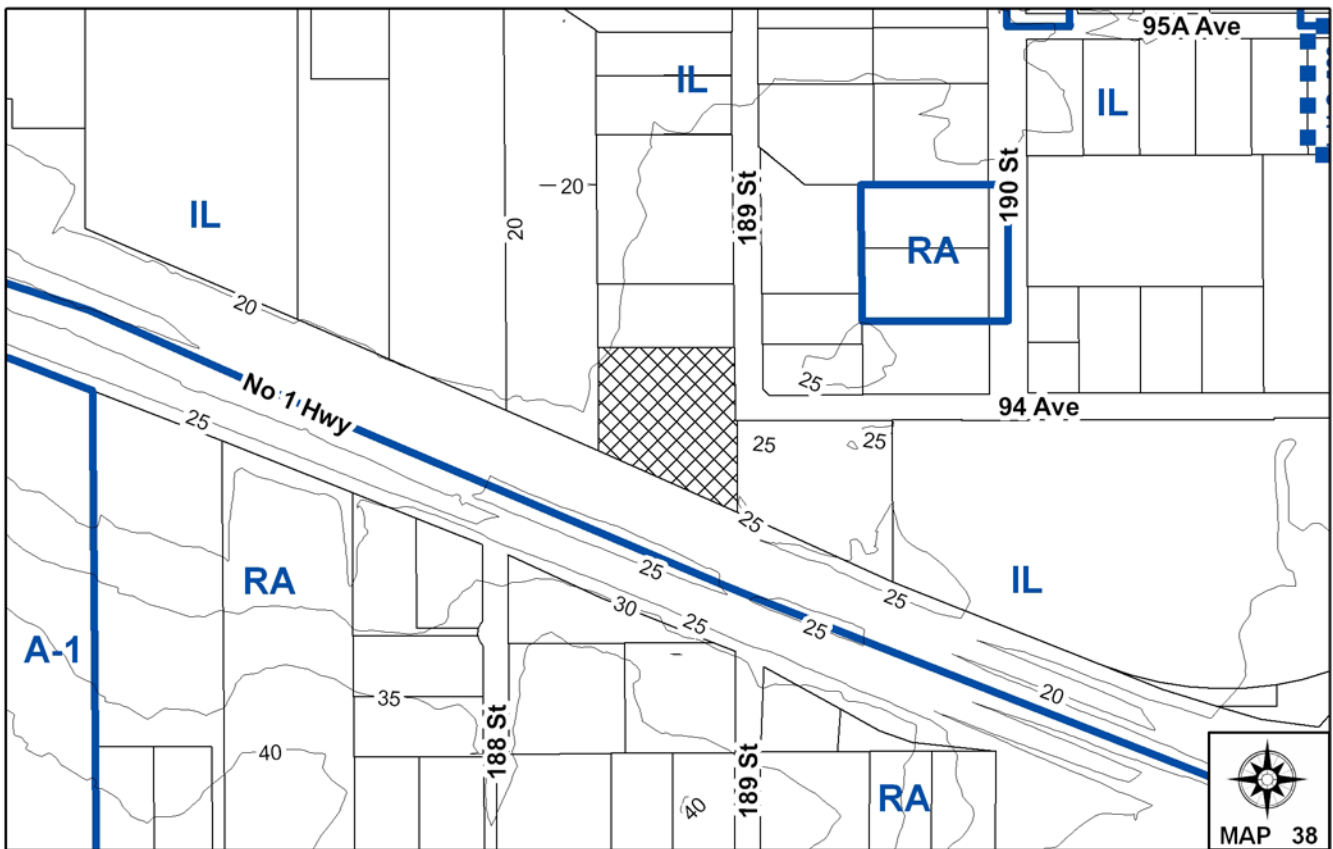
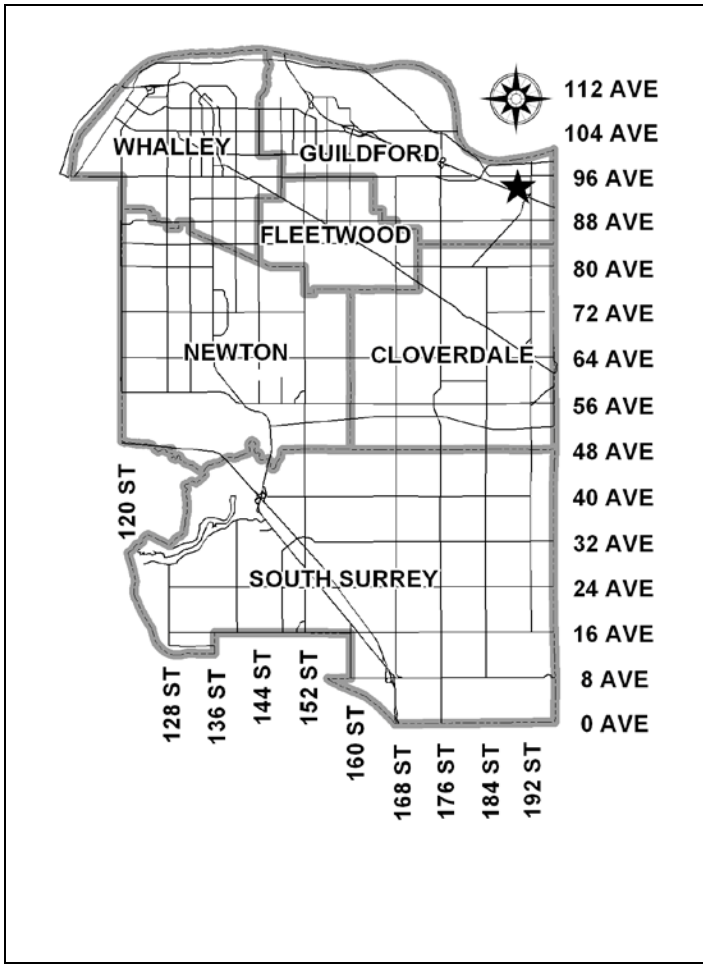
Planning Report Date: May 12, 2008

PROPOSAL:

- Development Permit
- Development Variance Permit

in order to permit the construction of an industrial building.

LOCATION: 9415 - 189 Street
OWNER: NLP Holdings Ltd.
ZONING: IL
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

- Reduced rear and side yard building setbacks.
- Needs variances to the Sign By-law for additional fascia signs and directional sign height.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with LAP Designation.
- Reduced setback optimizes the building area and vehicle circulation on the site, without compromising screening from Highway No. 1.
- The requested variances to the Sign By-law are in keeping with the scale of the building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7908-0012-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7908-0012-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the IL Zone from 7.5 metres (25 ft.) to 1.5 metres (5 ft.);
 - (b) to reduce the minimum north side yard setback of the IL Zone from 7.5 metres (25 ft.) to 0.67 metres (2 ft.); and
 - (c) to vary the requirements of the Surrey Sign By-law to increase the height and sign area of the directional signs and to increase the number of fascia signs from 2 to 5.
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 revised landscaping plans and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (c) resolution of all urban design issues, including lighting, to the satisfaction of the Planning and Development Department; and
 - (d) discharge of no-build Restrictive Covenant.

REFERRALS

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

Min. of Transportation: Approved the proposed site plan.

SITE CHARACTERISTICS

Existing Land Use: Vacant.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Vacant.	Industrial	IL
East (Across 189 Street):	Multi-tenant industrial buildings.	Industrial	IL
South (Across Highway No. 1):	Vacant land and single family residence.	Suburban	RA
West:	Westcoast Moulding & Millwork	Industrial	IL

DEVELOPMENT CONSIDERATIONS

- The subject site fronts the corner of 189 Street and 94 Avenue, and flanks Highway No. 1 to the south.
- The current proposal is for a Development Permit to permit the construction an industrial building for New Line Hose and Fittings. The proposed development complies with the Industrial designation in the Port Kells Local Plan (LAP) and with the Light Impact Industrial Zone (IL).
- One concrete tilt-up building is proposed to be constructed on the property. The building will have a total floor area, including mezzanine space of 6,894 square metres (74,204 sq. ft.). The proposal represents a total floor area ratio (FAR) of 0.59 and a lot coverage of 49.2% which is consistent with the maximum FAR of 1.0 and lot coverage of 60% permitted in the IL 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 69 parking spaces to be provided on site for both employees and customers of the business. The applicant has proposed a total of 72 parking spaces on the site and thereby complies with the parking requirements.
- Access to the site is provided from two driveways from 189 Street.
- As the site is adjacent to Highway No. 1, a referral was sent to the Ministry of Transportation requesting their comments with respect to this proposal. The Ministry staff have responded, and support the proposed development.

PRE-NOTIFICATION

In accordance with Council policy, a Development Proposal Sign was erected on the subject property. To date, Planning staff have not received any comments with respect to the proposal.

DESIGN PROPOSAL AND REVIEW

- The building is proposed to be constructed using tilt-up concrete panels and aluminum storefront glazing. The primary colour of the building is light gray, with contrasting dark gray banding. A third contrasting colour of blue is proposed for the overhead doors, canopies and to highlight the main entrance into the building.
- The proposed building is 11 metres (36 ft.) in height, which is within the 18 metres (59 ft.) permitted in the IL Zone.
- The applicant has indicated that there will be some site and building lighting to assist in providing surveillance during the evening hours. Prior to the issuance of the Development Permit, the applicant has been requested to submit the lighting details.
- The applicant has requested two free-standing directional signs adjacent to the driveway accesses from 189 Street for this development. These signs are proposed to be 1.5 metres (5 ft.) in height, which is taller than the maximum height of a directional sign permitted in Surrey Sign By-law. The directional signs are double sided, and therefore exceed the maximum sign area of 0.43 square metres (4.3 sq. ft.) (see By-law Variance Section)
- These directional signs are proposed to be non-illuminated, and constructed with aluminum face, and painted blue to match the accent blue of the building.
- Wall-mounted business identification fascia signage is proposed above main entrance of the building. Above the smaller service doors, there is non-illuminated lettering identifying the office function of these doors. Surrey Sign By-law limits the number of fascia signs to two for this building. The applicant has requested a variance to allow for five fascia signs (see By-law Variance Section).
- The applicant initially indicated fascia signage along the south elevation, facing Highway No. 1, which is contrary to Section 6(8) of Surrey Sign By-law. This elevation has been modified to delete the fascia signage facing Highway No. 1.
- The OCP recommends substantial landscape screening along Highway No. 1. There is a 5.0-metre (16.5 ft.) wide statutory right-of-way for sanitary sewer purposes and a further 5.0-metre covenant area which run parallel to Highway No. 1. The applicant has proposed a 1.5-metre wide (5 ft.) landscaped area along the south property line within the right-of-way, but not impacting the sewer pipe. The landscaping will consist of red cedars and maples. To utilize the south side of the building for parking and loading/unloading, a drive aisle and parking are proposed next to the landscaped edge.
- To assist in screening the building, a 2.0 metre (6.5 ft.) to 3.0 metre (10 ft.) wide landscaping strip is proposed along the southern edge of the building, except at the western end where the loading bays are located. Larger landscape islands are also proposed along the south face.
- The landscaping along the building face incorporates deciduous trees with evergreen shrubs.
- Additional 3.0-metre (10 ft.) wide landscaped areas are proposed along the 189 Street road frontage within the customer parking lot and along the east building face.

- The remainder of the on-site 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 with the following issues which will need to be resolved prior to approval.

- Provision of roof top screening details; and
- Provision of emergency gates between the building face and the west and north property lines.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the rear yard (west) setback from 7.5 metres (25 ft.) to 1.6 metres (5.5 ft.).

Applicant's Reasons:

- In order to maximize the building area and to ensure adequate on-site circulation for larger trucks, a relaxation has been requested along the rear (west) property line. The adjoining building located to the west was granted a similar relaxation under File No. 7902-0009-00. 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:

- Staff have reviewed the proposed request and the applicant's reasons and have no concerns with the requested variance.

(b) Requested Variance:

- To reduce the north side yard setback from 7.5 metres (25 ft.) to 0.67 metres (2 ft.)

Applicant's Reasons:

- The footings for the building are sited at 0 resulting in the building face being set back 0.67 metre (2 ft.) from the property line. To construct footings which are tucked back underneath the building and have a 0 metre setback from the property line imposes a much greater cost in the construction of the building.
- In order to maximize the building area and to ensure adequate on-site circulation for larger trucks, a relaxation has been requested along the north side property line. The property to the north is vacant at this time.

Staff Comments:

- Staff have reviewed the proposed request and the applicant's reasons and have no concerns with the requested variance.

(c) Requested Variance:

- To increase the maximum height of 2 directional signs from 1.2 square metres (4 sq.ft.) to 1.5 square metres (5 sq.ft), and to increase the sign area of both directional signs from 0.4 square metres (4.3 sq.ft.) to 1.2 square metres (12.5 sq.ft.)

Applicants Reasons:

- The building is large and will occupy a single tenant. The requested increase of the height of the directional signs located adjacent to the driveways are in keeping with the overall scale of the building.

Staff Comments:

- Staff have reviewed the proposed request and the applicant's reasons and have no concerns with the requested variance.

(d) Requested Variance:

- To increase the number of fascia signs on the building from 2 to 5

Applicant's Reasons:

- The building is for one tenant only. If this was a multi-tenant building, more than five fascia signs would be located on the structure. Four of the proposed fascia signs indicate entrances to the office, shipping, receiving and sales areas.

Staff Comments:

- 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. Site Plan, Building Elevations Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. Development Variance Permit No. 7908-0012-00

Jean Lamontagne
General Manager
Planning and Development

LAP/kms

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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		
Road Widening area		
Undevelopable area		
Net Total		11,631 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	49.2%
Paved & Hard Surfaced Areas		43.9%
Total Site Coverage		93.1%
SETBACKS (in metres)		
Front	7.5 m	27.74 m
Rear	7.5 m	1.5 m*
Side #1 (North)	7.5 m	0.67 m*
Side #2 (South)	7.5 m	16.2 m
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m	11.0 m
Accessory	6	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	11,681 m ²	6,894 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	11,631 m ²	6,894 sq.m.

*** 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)	1.0	0.59
AMENITY SPACE (area in square metres)	n/a	n/a
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	69	72
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	69	72
Number of disabled stalls	1	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	NO
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