

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7908-0037-00

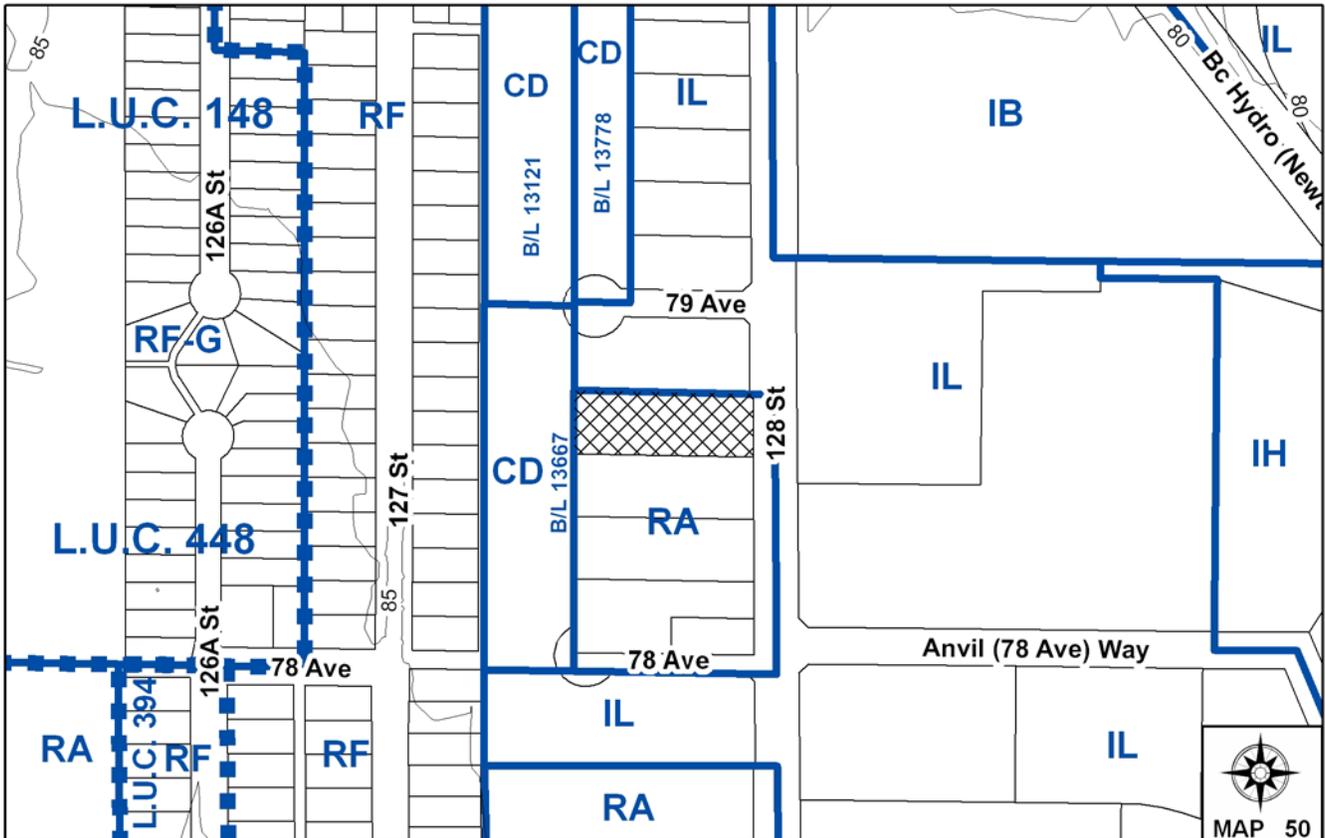
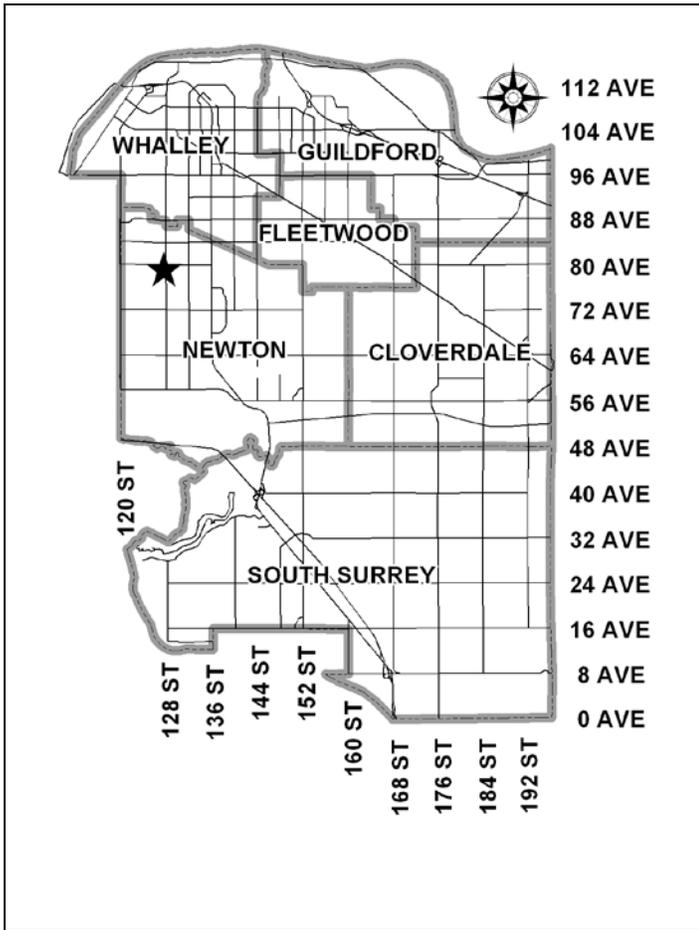
Planning Report Date: February 23, 2009

**PROPOSAL:**

- **Rezoning from RA to IL**
- **Development Permit**

in order to permit the development of a 1,510 square metre (16,250 sq. ft.) multi-tenanted industrial building.

**LOCATION:** 7867 - 128 Street  
**OWNER:** 785193 B.C. Ltd. (Inc. No. BC0785193)  
**ZONING:** RA  
**OCP DESIGNATION:** Industrial  
**LAP DESIGNATION:** General Industrial



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

### RATIONALE OF RECOMMENDATION

- Complies with OCP, the Newton LAP and the City's Employment Lands Strategy.
- The proposed building complies with all aspects of the IL Zone.
- Building form and character is respectful of the existing context, and the light industrial use.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Light Impact Industrial Zone (IL)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7908-0037-00 in accordance with the attached drawings (Appendix II).
3. 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (e) registration of an access easement with the neighbouring property to the south (7843-128 Street).

## 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: Single family home, which will be demolished.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/LAPP Designation</b>	<b>Existing Zone</b>
North:	Industrial Buildings	Industrial/General Industrial	IL
East (Across 128 Street):	Faulkner Wood Specialties Industrial Buildings & Outdoor Storage	Industrial / General Industrial	IL
South:	Single Family Homes	Industrial / General Industrial	RA
West:	Multi-Tenanted Industrial Building	Industrial / General Industrial	CD (By-law No. 13667)

DEVELOPMENT CONSIDERATIONS

- The subject site is an approximately 0.75-ha (1.84 acre) parcel of land located on the west side of 128 Street, between 78 Avenue and 79 Avenue. It is currently zoned RA but is designated "Industrial" in the OCP and "General Industrial" in the Newton LAP.
- The properties surrounding the subject site are also designated Industrial in the OCP. The properties to the north, west and east( across 128 Street) all have industrial buildings on them. The properties to the south (north of 78 Avenue) are under application to develop light impact industrial buildings, similar to the subject proposal (Appendix V). This application and those to the south are being coordinated in terms of building design, access to 128 Street and on-street vehicular and pedestrian circulation.
- The proposal is to rezone the site from RA to IL, to allow the development of a 1,510 square metre (16,250 sq.ft.) multi-tenant industrial building, for warehousing and manufacturing.
- The proposal complies with both the OCP and LAP designations, as well as the City's Employment Lands Strategy, and the proposed building complies with the all provisions of the IL Zone.

PRE-NOTIFICATION

Pre-notification letters were sent on June 13, 2008, and staff received one letter in support for the project.

## DESIGN PROPOSAL AND REVIEW

### Context

- The proposed building is situated on the north portion of the site at a zero setback along the north property line, in order not to create space between two buildings. To the south are properties with old single family dwellings, which are under application for similar development as the subject site. To the west is a relatively new multi-tenant industrial building. To the east (across 128 Street) are old industrial buildings.

### Vehicular Access, Parking and Pedestrian circulation

- Industrial traffic in the general area is served by 128th Street, 76 Avenue further south and 80 Avenue to the north, while local traffic is served by 78 Avenue and 79 Avenue. The intersection of 78 Avenue and 128 Street will be improved with a signal and alignment of 78 Avenue and Anvil Way.
- One access driveway is provided to 128 Street, through which vehicular access will be allowed to reach future development to the south, via an access easement through the site. This arrangement is to minimize the number accesses to 128 Street. Only two driveway accesses to 128 Street will be permitted between 78 Avenue and 79 Avenue. An 8-metre (26 ft.) right-of-way area is also created on the west side of the site to provide future vehicular connection between 78 Avenue and 79 Avenue, when similar rights-of-ways are achieved on the nearby properties to the south and north. It is anticipated that this right-of-way will become a public lane, where the other drive aisles from the adjacent properties will all connect to create a continuous loop from 128 Street (see Appendix VI).
- Parking on the site is provided along the south property line. No parking is proposed in the front of the site (128 Street side of the site) to create a more desirable streetscape along 128 Street. Loading and unloading bays are provided within the building.
- Pedestrian circulation on the property is served by a continuous 1.5-metre (5 ft.) sidewalk against the building. This sidewalk is connected to the city sidewalk along 128 Street.

### Architectural Design(Form & Character)

- Building form and character is respectful of the existing context, and the light impact industrial use. The proposed one story building has a rectangular plan with a flat roof supported by painted concrete tilt-up panels, steel columns beams and open web steel joists. The windows are proposed to have thermally broken storefront systems, clear anodized aluminum frame, and low-emissivity clear double glaze.
- Signage on the building fascia will be individual letters, box, and blade. A free standing pylon sign is also proposed along 128 Street, with landscaping around it. All proposed signage complies with the Sign By-law.
- The building features appropriate lighting on all sides as per Crime Prevention Through Environmental Design (CPTED) principles.

### Tree and Landscaping

- The applicant retained Lesley Gifford (ISA Certified Arborist.) of Diamond Head Consulting Ltd. to undertake a site inspection and prepare an arborist report with recommendation for tree retention and removal on the subject site. The arborist report identified 31 mature trees (23 on-site and 8 off-site). Of the 23 on-site trees 19 are deciduous (mostly red alders) and four(4) are conifers. All the deciduous trees, except one, are considered hazardous and are recommended for removal, while two conifers are hazardous and two are in fair health. However, all are recommended for removal because the fair health trees are located on the south property line, and will not survive when the construction of the building on the south property, which is proposed at a zero line, takes place.
- 26 replacement trees are required and are provided as part of the landscaping for the site, which consists of generous combination of new trees and shrubbery in a variety of species. Landscaping is proposed to soften the hard industrial image of the building by planting ground cover and trees at the front yard, and at the side yard parking areas.
- The garbage container will be screened by a decorative enclosure, surrounded by shrubbery on three sides.

### Sustainability Principles

- In addition to landscaping, principles of sustainability considered include: using high reflective roofing materials; using plants that do not require irrigation; managing construction waste; using recycled, regional, and low Volatile Organic Compound (VOC) materials as much as possible. Maintaining healthy indoor air quality during all operations; and using natural lights and ventilation during operations, as weather permits, to reduce energy consumption.
- Because of the scale of the project, this application was not reviewed by the ADP. However, the design and landscaping were reviewed by staff and found acceptable.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Site Plan, Building Elevations Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Context Map
Appendix VI.	Shared Vehicular Circulation with Properties to the South

INFORMATION AVAILABLE ON FILE

- Complete set of Architectural and Landscape Plans prepared by GHMA Architects and C . Kavolinas & Associates Inc. Landscape Architects dated November 19, 2008 and December 7, 2009, respectively.

Jean Lamontagne  
General Manager  
Planning and Development

AGA/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:                Ray Mand  
                         Address:            #210, 12899 - 76 Avenue  
   Surrey, B.C. V3W 1E6  
                         Tel:                    604-599-8333

2.      Properties involved in the Application

- (a)      Civic Address:            7867 - 128 Street
- (b)      Civic Address:            7867 - 128 Street  
            Owner:                    Director Information:  
   Amritpal Gill  
   Raghbir Ray Mand  
   Amarjit Samra

Officer Information: (as at March 12, 2008)  
Amritpal Gill (Secretary)  
Amarjit Samra (President)

PID:                                000-456-454  
Lot 4, Except Part Dedicated Road on Plan LMP42119, Section 19 Township 2  
New Westminster District Plan 14232

3.      Summary of Actions for City Clerk's Office

- (a)      Introduce a By-law to rezone the property.

## DEVELOPMENT DATA SHEET

**Proposed Zoning: IL**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		3,355 sq. m.
Road Widening area		
Undevelopable area		
Net Total		3,355 sq. m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	60%	45%
<b>SETBACKS</b> ( in metres)		
Front	7.5 m.	9.0 m.
Rear	7.5 m.	8.2 m.
Side #1 (N,S,E, or W)	7.5 m. or 0 m.	0 m.
Side #2 (N,S,E, or W)	7.5 m.	15 m.
Side #3 (N, S, E or W)		
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	18 m.	8 m.
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>	N/A	N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>	N/A	N/A
<b>FLOOR AREA: Commercial</b>	N/A	N/A
Retail		
Office		
Total	N/A	N/A
<b>FLOOR AREA: Industrial</b>	3,355 m <sup>2</sup>	1,510 sq. m.
<b>FLOOR AREA: Institutional</b>	N/A	N/A
<b>TOTAL BUILDING FLOOR AREA</b>	3,355 m <sup>2</sup>	1,510 sq. m.

**\* 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)	1.00	0.45
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	N/A	N/A
Industrial	15	26
Residential Bachelor + 1 Bedroom	N/A	N/A
2-Bed	N/A	N/A
3-Bed	N/A	N/A
Residential Visitors	N/A	N/A
Institutional	N/A	N/A
Total Number of Parking Spaces	15	26
Number of disabled stalls	0	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	YES
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