

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0107-00

Planning Report Date: May 26, 2008

PROPOSAL:

- **Development Permit**

in order to permit the construction of a semi-truck and trailer repair building.

LOCATION:

10274 - 120 Street

OWNERS:

Parminder Singh and Sharanjit Kaur Parmar

ZONING:

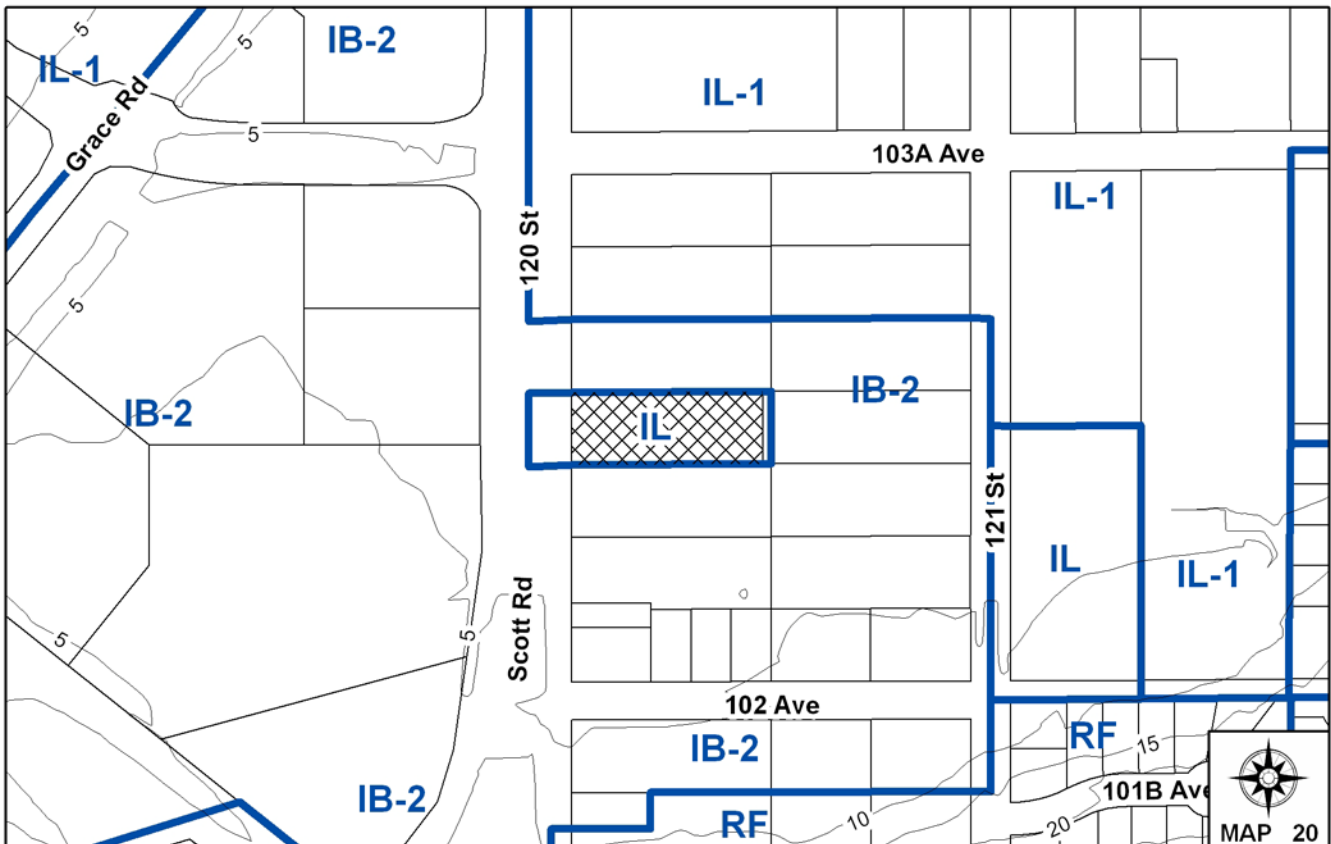
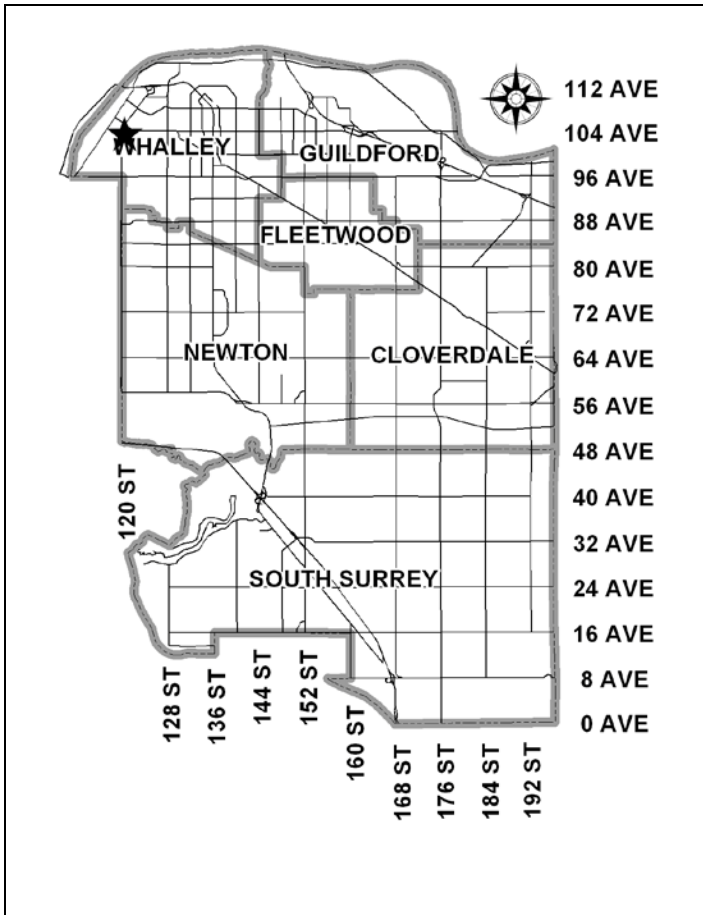
IL

OCP DESIGNATION:

Industrial

NCP DESIGNATION:

Business Park



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed development does not comply with the Business Park designation of the South Westminster NCP.

RATIONALE OF RECOMMENDATION

- The proposed development complies with the current IL zoning of the subject property.
- The proposed Development Permit corresponds to approved Development Permit No. 7904-0344-00, which has expired.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7908-0107-00 (Appendix IV), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Non-conforming outdoor storage from businesses located at 10304 Scott Road.	Light Impact/ Business Park	IB-2
East:	Non-conforming outdoor storage.	Business Park	IB-2
South:	Non-conforming truck repair business.	Business Park	IB-2
West (Across 120 Street/Scott Road):	Vacant property, currently under development application (No. 7907-0221-00) for commercial and industrial uses (Pre-Council).	Business Park	IB-2

DEVELOPMENT CONSIDERATIONSBackground

- The South Westminster Neighbourhood Concept Plan (NCP) envisions this area for Industrial uses. The land use plan was approved by Council on March 10, 2003 and the final plan was approved on December 8, 2003.
- On February 21, 2005, Council considered Corporate Report No. R034 which recommended the rezoning of a number of properties in South Westminster to implement the intent of the South Westminster NCP and to ensure that new developments involving truck parking, outdoor storage

and stacking of containers as a principal use will no longer occur in South Westminster.

- The recommendations contained within Corporate Report No. R034 were endorsed by Council and OCP Amendment By-law No. 15663 (inserting the IL-1 Zone and deleting the IS Zones) and Zoning Amendment By-law No. 15664 (inserting the IL-1 Zone, deleting the IS Zone and defining "distribution centre" in the Zoning By-law) and Council-initiated Rezoning By-law No. 15665 were introduced on February 21, 2005.
- On March 7, 2005, Council held a Public Hearing with regard to these by-laws. At the Public Hearing, the owners of several properties, including a representative of the subject site, affected by the proposed amendment by-laws expressed concerns with the potential impact of the zoning changes on their existing businesses or proposed businesses. Council granted Third Reading to the subject by-laws and directed staff to review the concerns raised at the Public Hearing with a view of identifying possible remedies prior to final adoption.
- On May 18, 2005, Council considered Corporate Report No. R123, which made a number of recommendations with respect to mitigating the impact of the proposed zoning on the lands whose property owners expressed concern. As a result, Council amended By-law No. 15665 and deleted four properties, including the subject site from the Council-initiated rezoning. As a result, the subject lot retained IL zoning, however, the surrounding lots were rezoned Business Park 2 Zone (IB-2).
- As documented in Corporate Report No. R123, the intent was to have staff bring forward a Rezoning By-law to rezone this property from the IL Zone to the IB-2 Zone following the approval of a Development Permit for the lot, the issuance of a building permit, final inspection of the building and issuance of a business license. The intent was to have the zoning consistent with the land use designation in the South Westminster NCP (Business Park) and the proposed truck repair business would be considered legally non-conforming. The owner had been apprised of staff's intent and was in agreement.
- Development Permit No 7904-0344-00 to permit development of a heavy truck and trailer repair facility building was issued by Council on April 10, 2006, and as construction had not commenced on the site, it expired on April 10, 2008.

Current Proposal

- The same applicant now wishes to proceed with a building permit and is requesting a Development Permit to allow the construction of a 787-square metre (8,472 sq. ft.) industrial building to allow for a heavy truck and trailer repair business. The proposed building is identical to the proposed development allowed by Development Permit No. 7904-0344-00
- The site is located mid-block between 102 Avenue and 103A Avenue, fronting Scott Road. The road network concept plan for South Westminster indicates a future lane along the east property line to provide for alternate access from Scott Road in the future. The previous development proposal on this site secured the dedication of this future north/south lane.
- The applicant is proposing a floor area ratio (FAR) of 0.22 and a lot coverage of 19% which is less than the 1.0 FAR and 60% lot coverage permitted in the IL Zone.

- A total of 14 parking spaces are proposed for the site, which is more than the 8 spaces required by the Zoning By-law.

PRE-NOTIFICATION

In accordance with Council policy, a development proposal sign was erected on the property. To date, staff have not received any comments or concerns with respect to the proposal.

DESIGN PROPOSAL AND REVIEW

- The proposed development has an access from Scott Road, which will be limited to right-in/right-out.
- The proposed building is designed with the office component facing the driveway access to Scott Road, giving more of a business park appearance. The applicant is proposing a heavy truck and trailer repair business on the site, therefore, the trucks will enter the site off Scott Road, drive through the site to the rear of the building, and access via opened overhead doors at the rear. Once the servicing is complete, the trucks in the three northerly service bays will leave the building through the opened overhead doors facing Scott Road.
- The building is proposed to be constructed using concrete blocks, painted a light beige. The front facing overhead doors will be painted a slightly darker colour than the main building in order to reduce the impact of having doors facing the street. The building window trims, fascia and wood trims are proposed to be burgundy to create a business park appearance for the street front elevations.
- The applicant has incorporated a fence which is 1.2 metres (4 ft.) in height in front of the office component, and 1.9 metres (6 ft) in front of the industrial component midway into the landscaping in order to partially screen the building and to provide for visual interest.
- The proposed landscaping consists of a mixture of flowering and non-flowering deciduous and coniferous trees and shrubs. Additional low level landscaping has been provided around portions of the building face, and some trees are proposed along the south property line.
- Business signage is proposed to be incorporated into the landscaping fence along Scott Road. Additional fascia signage is provided above the office component.

ADVISORY DESIGN PANEL

- The proposed development is identical to the expired Development Permit No. 7904-0344-00. The proposed design was reviewed by Planning staff and found satisfactory.

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. Engineering Summary
- Appendix III. Development Permit No. 7908-0107-00

Jean Lamontagne
General Manager
Planning and Development

LAP/kms

v:\wp-docs\planning\plncom08\05131108.lap.doc
KMS 5/13/08 11:23 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Parminder Singh
 Address: 12356 - 73 Avenue
 Surrey, BC
 V3W 0K1
 Tel: 604-599-1047

2. Properties involved in the Application
 - (a) Civic Address: 10274 - 120 Street

 - (b) Civic Address: 10274 - 120 Street
 Owner: Parminder Singh and Sharanjit Kaur Parmar
 PID: 000-598-771
 Lot 7 Block 1 Except: Part Dedicated Road on Plan BCP24155 Section 30
 Block 5 North Range 2 West New Westminster District Plan 454

3. Summary of Actions for City Clerk's Office
 - (a) Remove from title, Notice of Development Permit No. 7904-0344-00 registered under
 BA172538.

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		3,511 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	19%
Paved & Hard Surfaced Areas		44%
Total Site Coverage		63%
SETBACKS (in metres)		
Front	7.5 m	21 m
Rear	7.5 m	49 m
Side #1 (North)	7.5 m or 0	0
Side #2 (South)	7.5 m	9.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	18	10
Accessory		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	3,511 m ²	787 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	3,511 m ²	787 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)	1.0	0.22
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	8	14
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
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	NO
---------------	----	---------------------------------	----