

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

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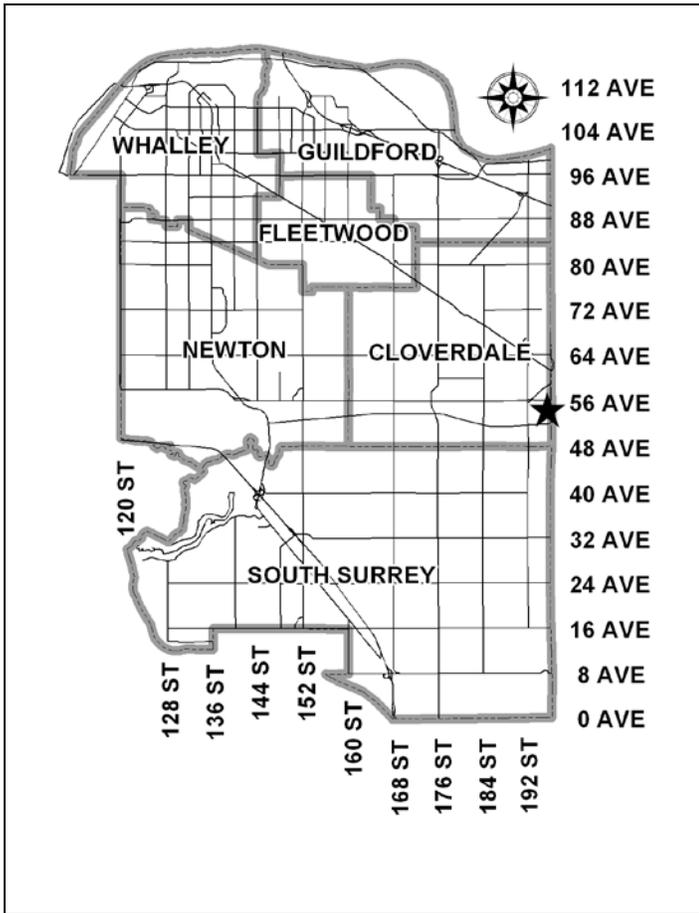
Planning Report Date: July 28, 2008

**PROPOSAL:**

- **Development Permit**

in order to permit the development of two industrial buildings, each containing two units.

**LOCATION:** 5418 and 5432 Production Boulevard  
**OWNER:** Quarcus Development Corp.  
**ZONING:** IH  
**OCP DESIGNATION:** Industrial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- The proposed building layout and design is appropriate for this industrial area.



## DEVELOPMENT CONSIDERATIONS

- The subject site comprises two properties at 5418 and 5432 Production Boulevard and is located on the Surrey-Langley City border, at the northwest corner of 54 Avenue and the unconstructed 196 Street road allowance. Both properties are designated Industrial in the Official Community Plan (OCP) and zoned High Impact Industrial (IH).
- The lots were created in 2007 as part of an 8-lot subdivision. The southern subject lot has an area of 0.380 hectares (0.94 ac.) and the northern subject lot has an area of 0.389 hectares (0.96 ac.).
- A Development Permit is required to permit the construction of two industrial buildings (one on each property), each containing two units and accompanying paved truck yards.
- Proposed Building A on the southern lot has a floor area of 1,020 square metres (11,614 sq. ft.) and proposed Building B on the northern lot has a floor area of 1,079 square metres (11,614 sq. ft.). This represents a floor area ratio (FAR) of 0.27 and 0.28 for each lot respectively, which complies with the maximum 1.00 FAR permitted in the zone.
- Access to the two sites is via a shared driveway from Production Boulevard.
- The shared driveway will be secured by a reciprocal access agreement.
- There are 16 parking stalls proposed for Building A and 13 parking spaces proposed for Building B, which comply with the Zoning By-law requirements.

## PRE-NOTIFICATION

In-keeping with City of Surrey standard practice, a pre-notification letter was sent to The City of Langley on June 11, 2008. In response, the Planning & Development Department received correspondence from City of Langley staff identifying the following concerns (with responses in italics):

- Additional landscaping should be used to mitigate impacts along the south and east sides of the property, which includes:
  - a 3.0-metre (10 ft.) high decorative concrete fence;
  - a 1.0-metre (3 ft.) high landscape beam located outside the fence; and
  - An alternative coniferous species to the proposed Giant Redwoods as they are perceived to grow to a large size and thus may not be suitable for the proposed application.

*(196<sup>th</sup> Street is likely to be developed within the next five-year period. A 3.0-metre (10 ft.) high fence is deemed to create a negative interface with the future 196<sup>th</sup> Street and thus is not supported. Instead, a 2.4-metre (8 ft.) high concrete fence, screened by a row of Redwoods and shrub planting, is proposed. Given that the adjoining townhouse units in the City of Langley are approximately 35 metres (115 ft.) from the subject site, Redwood trees were not deemed to be an inappropriate species for the site.)*

- Vehicular access to 54 Avenue is not supported due to the potential for increased noise.

*(Access to both sites will be from Production Boulevard. Right out movement for the southern parcel onto 54<sup>th</sup> Avenue will be permitted.)*

- Lighting to be directed onto the site.

*(Lighting is to be directed onto the subject site.)*

While no pre-notification letters were mailed to adjacent landowners (the application does not propose to rezone the site), as a result of the development proposal sign correspondence was received from residents within The City of Langley with the following comments:

- Concern for additional noise and off site impacts from expanded industrial activities. Request an 11 ft. high concrete fence on top of the berm to limit impacts to adjacent residential development within The City of Langley.

*(See previous response.)*

- Request an alternative zoning to High Impact Industrial Zoning, which would be less obtrusive.

*(Applicant is not proposing to rezone the parcel.)*

### DESIGN PROPOSAL AND REVIEW

- The proposal is for the development of 2 buildings, one on each lot, which are identical in terms of exterior design and cladding, massing, siting and internal layout.
- Each building will contain two units. Each unit will contain a 56-square metre (600 sq. ft.) office area with associated warehouse space that ranges in size from 500 square metres (5,400 sq. ft.) to 540 square metres (5,800 sq. ft.).
- The buildings will be constructed of tilt-up concrete panels that will be painted a medium-grey colour with "sage" green-coloured accent panels.
- Substantial glazing will be incorporated into the western façades of the building facing Production Boulevard.
- The roof at the front of the buildings will be angled upwards with a large overhang projecting past the face of the building creating a canopy feature over the entry.
- The entry canopy will be supported by two, large metal struts that will be painted black.
- The side of the southern building facing the flanking street (54<sup>th</sup> Avenue) will also have a larger overhang that will be supported by smaller metal struts anchored to the wall of the building.

- These metal struts, as well as all the window mullions and all trim on both building will be painted black, to provide contrast to the green and grey walls.
- The principal vehicular access to both sites will be from along Production Boulevard. This shared access will require the registration of a joint access agreement.
- The southern parcel will also have right-out only access to 54<sup>th</sup> Avenue.
- Project signage is proposed on the façade of each unit, extending horizontally towards the roof. No free-standing signage is proposed.
- Off-site impacts to the adjacent residential development in the City of Langley from wayward lighting will be limited by the provision of downward oriented lighting in the rear (east) yard.
- To help reduce audio and visual impacts on the adjoining multi-family developments in the City of Langley to the east, the applicant will be required to build a 2.4-metre (8 ft.) high concrete decorative concrete fence that will be set 4.5 metres (15 ft.) into the property from the east property line. Soil will be bermed up against this wall to the height of approximately 1.0 metre (3 ft.). This bermed area will be planted with Redwood trees and low shrubs that will screen the fence and the subject site from the future 196<sup>th</sup> Street and from the residential developments to the east.

#### 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.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary

#### INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Teck Construction LLP and Landscape Design Inc., respectively, dated June 24, 2008.

Jean Lamontagne  
General Manager  
Planning and Development

SLM/kms

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## DEVELOPMENT DATA SHEET

**Existing Zoning: IH**

Required Development Data	Minimum Required / Maximum Allowed	South Building 5418 Production Blvd.	North Building 5432 Production Blvd.
<b>LOT AREA*</b> (in square metres)			
Gross Total			
Road Widening area			
Undevelopable area			
Net Total		3,798 m <sup>2</sup>	3,883 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)			
Buildings & Structures			
Paved & Hard Surfaced Areas			
Total Site Coverage	60%	27%	28%
<b>SETBACKS</b> ( in metres)			
Front	7.5 m/7.5 m	16.8 m	16.8 m
Rear	7.5 m/7.5 m	38.7 m	40.0 m
Side #1 (South)	7.5 m/3.6 m	7.7 m	3.8 m
Side #2 (North)	3.6 m/3.6 m	3.8 m	5.9 m
<b>BUILDING HEIGHT</b> (in metres/storeys)			
Principal	18.0 m	11.7 m	11.7 m
Accessory			
<b>NUMBER OF RESIDENTIAL UNITS</b>			
Bachelor			
One Bed			
Two Bedroom			
Three Bedroom +			
Total			
<b>FLOOR AREA: Residential</b>			
<b>FLOOR AREA: Commercial</b>			
Retail			
Office			
Total			
<b>FLOOR AREA: Industrial</b>	3,798 m <sup>2</sup> /3,883 m <sup>2</sup>	1,020 m <sup>2</sup>	1,079 m <sup>2</sup>
<b>FLOOR AREA: Institutional</b>			
<b>TOTAL BUILDING FLOOR AREA</b>	3,798 m <sup>2</sup> /3,883 m <sup>2</sup>	1,020 m <sup>2</sup>	1,079 m <sup>2</sup>

*\* 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	South Building 5418 Production Blvd.	North Building 5432 Production Blvd.
DENSITY			
# of units/ha /# units/acre (gross)			
# of units/ha /# units/acre (net)			
FAR (gross)			
FAR (net)	1.0/1.0	1.0	1.0
AMENITY SPACE (area in square metres)			
Indoor			
Outdoor			
PARKING (number of stalls)			
Industrial	10/11	15	12
Potential Mezzanine	4/2		
Residential Bachelor + 1 Bedroom			
2-Bed			
3-Bed			
Residential Visitors			
Institutional			
Total Number of Parking Spaces		16	13
Number of disabled stalls	1	2	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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