

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7908-0134-00

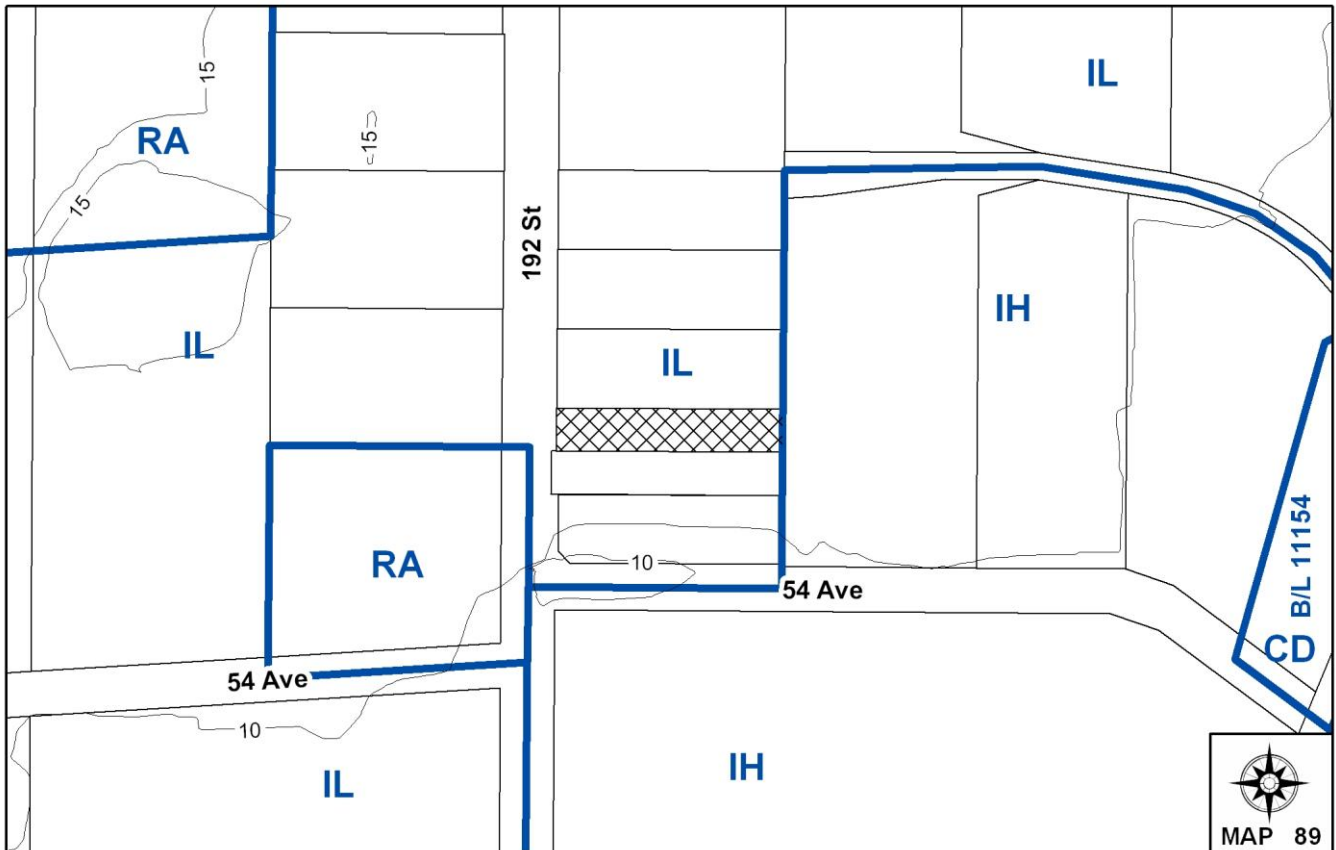
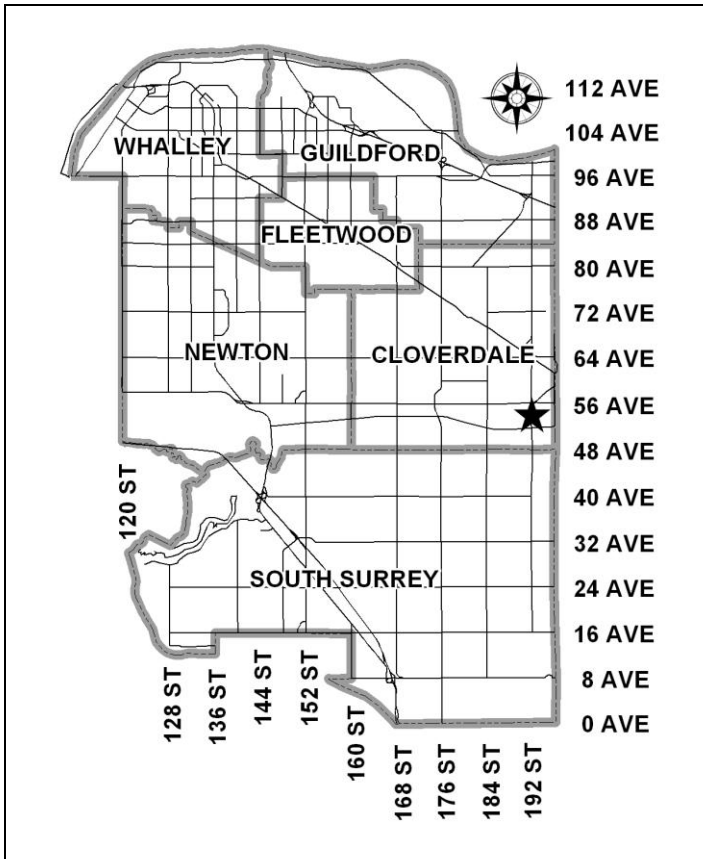
Planning Report Date: September 14, 2009

**PROPOSAL:**

- **Development Permit**

in order to permit the development of a multi-tenant industrial building with a dwelling unit.

**LOCATION:** 5462 - 192 Street  
**OWNER:** Carmen Enterprises Ltd.  
**ZONING:** IL  
**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 are appropriate for this industrial area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7908-0134-00 in accordance with the attached drawings (Appendix II).
2. 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 a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

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: Temporary office trailer and outdoor storage of construction materials.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North:	Industrial building and outdoor storage.	Industrial	IL
East:	Construction plant.	Industrial	IH
South:	Commercial building (Engineering firm).	Industrial	IL
West (Across 192 Street):	Commercial/industrial building.	Industrial	IL

## DEVELOPMENT CONSIDERATIONS

- The subject site is located north of 54 Avenue on the east side of 192 Street and has a lot area of 0.20 hectare (0.50 ac). It is designated Industrial in the Official Community Plan (OCP) and zoned Light Impact Industrial (IL).
- The applicant, Carmen Enterprises Ltd., presently has a construction company (LUPS Contracting) operating on the subject property. The present operations include an office trailer and the outdoor storage of construction materials.
- A Development Permit is proposed to permit the construction of a four-unit industrial building, with an accessory building dwelling unit and space for outdoor storage.
- The development proposes a total floor area of 644.68 square metres (6,936 sq. ft.) representing a floor area ratio (FAR) of 0.32 and lot coverage of 24%. The proposed FAR complies with the maximum 1.00 FAR and 60% lot coverage permitted in the IL Zone.
- There are 9 parking spaces proposed which complies with the Zoning By-law requirement.

## PRE-NOTIFICATION

- No pre-notification notices were mailed as part of this application as it does not propose rezoning. No comments were received in response to the development proposal sign.

## DESIGN PROPOSAL AND REVIEW

- The application proposes the development of a four-unit, two-storey industrial building with a two bedroom dwelling unit located on the second-storey. The applicant's construction company will occupy Unit 4.
- Units 2-4 will each contain a complement of office and warehouse space. The remaining space is comprised of offices (Unit 1) and the proposed dwelling unit, both of which are located at the front of the building adjacent 192 Street.
- Unit 1 is a single storey unit comprised solely of office space. The second storey over Unit 1 is the location of the two-bedroom dwelling unit.
- Units 2-4 include a second-storey mezzanine providing office space.
- The building materials include concrete stamped steel cladding ('antique linen' colour), extensive glazing that is complemented by blue spandrel paneling and earth tone coloured brick on the front elevation.
- The central portion on the front façade projects from the building to provide articulation. The design treatment is further enhanced with a metal canopy that is provided along the west and the forward portion of the north elevation. Additional canopies over the entries for Units 3 and 4 will ensure that weather protection is provided over all entries.

- Entry to the second floor dwelling unit is located at the front of the building adjacent the parking area. The entry is framed by a unique roof and increased brick work. A residential door distinguishes the residential portion from the commercial and industrial portions of the development.
- Vehicle loading is available along the northern façade for Units 2 and 3 and from the rear of the building (east elevation) for Unit 4.
- A free-standing sign is proposed adjacent 192 Street. The design of the proposed sign is coordinated with the design of the building through the use of complementary brick at the base and integrated into the landscaping.
- Off-site impacts resulting from wayward lighting will be limited through the provision of downward cast shades on site lighting. Additionally, rooftop mechanical facilities will be screened from public view.
- The subject site has an outstanding road dedication requirement for 192 Street of 4.80 metres (16 ft.) totaling 93 square metres (1,001 sq. ft.). A statutory right-of-way will be registered to facilitate the future expansion of 192 Street and the building will be sited on the future property line.

#### Access

- The principal vehicular access to the site will be from 192 Street by way of an *interim* right in/right out only access.
- To minimize future approaches from 192 Street, the applicant will be required to enter into a Reciprocal Access agreement in favour of the property to the north (5470 192 Street) to provide a shared access when the property to the north redevelops.
- Ultimate access for the property will be provided from the rear of the property by way of shared 8.0-metre (26 ft.) wide lane that will be achieved in coordination with the redevelopment of adjacent properties. A Statutory Right-of-Way will be required to be registered over the rear of the subject property to facilitate the future lane.
- The interim access from 192 Street will be eliminated when the ultimate lane access becomes available.

#### Landscaping

- A 6.12-metre (20 ft.) wide landscaped area, consisting of significant trees and shrubs, is provided in the front yard with an additional 1.50-metre (5 ft.) wide cedar hedge (1.50-metre high) provided along the north property line adjacent the site's entry. Together these landscaped areas will help to visually screen the parking area in the front yard.
- The rear portion of the site will be surfaced with crushed gravel to facilitate outdoor storage.

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 and Landscape Plans
- Appendix III. Engineering Summary

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by BEP Engineering Services and Heartwood Design & Consulting, respectively, dated May 13, 2009.

Jean Lamontagne  
General Manager  
Planning and Development

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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:                      Dexter Hirabe, Urban Lands Consulting  
                         Address:                      #66, 12711 - 64 Avenue  
                                                              Surrey, BC  
                                                              V3W 1X1  
                         Tel:                                      604-866-0230
  
2.      Properties involved in the Application
  - (a)      Civic Address:                      5462 - 192 Street
  
  - (b)      Civic Address:                      5462 - 192 Street  
                         Owner:                                      Carmen Enterprises Ltd., Incorporation No. 472004  
                         PID:                                              009-287-264  
                         The North Half Lot 10 Except: Parcel "A" (Bylaw Plan 64154); Section 3  
                         Township 8 New Westminster District Plan 10268
  
3.      Summary of Actions for City Clerk's Office

## DEVELOPMENT DATA SHEET

Existing Zoning: **IL**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		2,011.68 m <sup>2</sup>
Road Widening area		93 m <sup>2</sup>
Undevelopable area		
Net Total		2,011.68 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	60%	24%
Paved & Hard Surfaced Areas		57%
Total Site Coverage		81%
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	30.26 m
Rear	7.5 m	31.77 m
Side #1 (North)	7.5 m	7.5 m
Side #2 (South)	0 m	0 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	18.0 m	7.06 m
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom	1	1
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>	140 m <sup>2</sup>	109.63 m <sup>2</sup>
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		217.23 m <sup>2</sup>
Total		
<b>FLOOR AREA: Industrial</b>		317.82 m <sup>2</sup>
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		644.6 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	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		0.32
FAR (net)	1.0	0.32
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	2	3
Industrial	4	4
Residential Bachelor + 1 Bedroom		
2-Bed	2	2
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	8	9
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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