

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0176-00

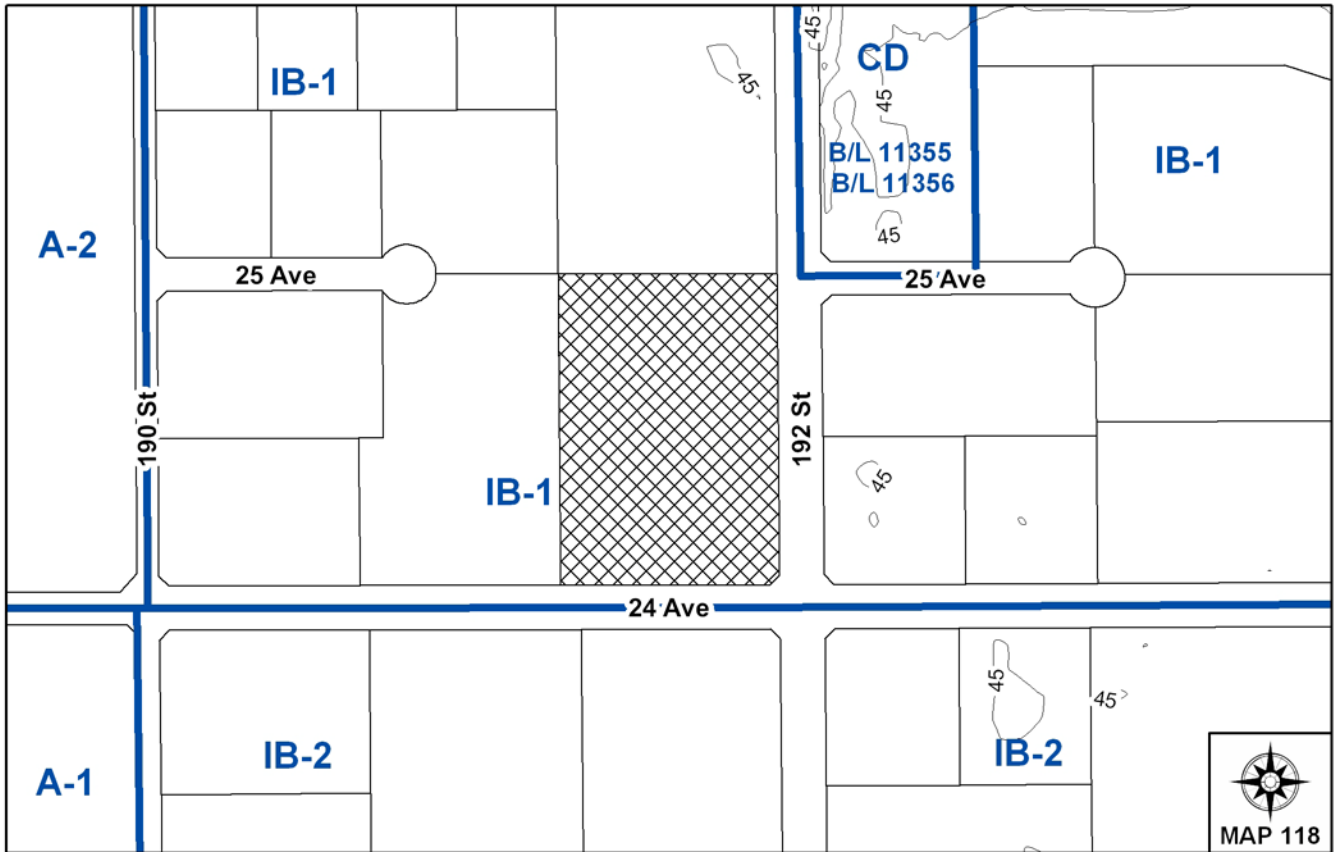
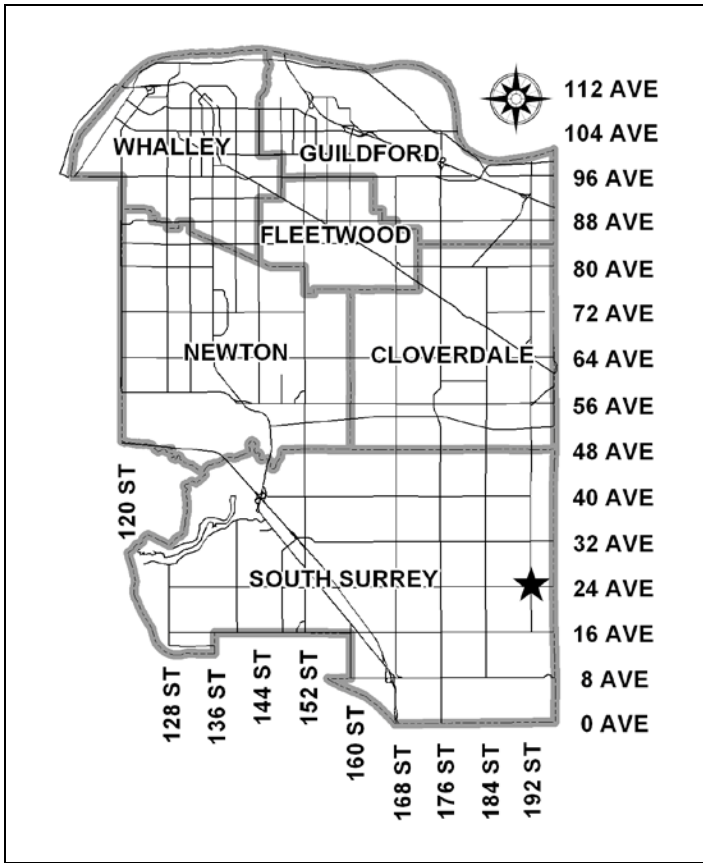
Planning Report Date: September 8, 2008

PROPOSAL:

- **Development Variance Permit**

in order to increase the lot coverage for a strata titled multi-tenant industrial building in Campbell Heights from 45% to 49%.

LOCATION: 19165 - 24 Avenue
OWNER: 687831 B.C. Ltd., Inc. No. 687831
ZONING: IB-1
OCP DESIGNATION: Industrial
NCP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a Development Variance Permit to increase the maximum permitted lot coverage from 45% to 49%.

RATIONALE OF RECOMMENDATION

- The proposed multi-tenant light industrial building is consistent with the land use concept approved under the Campbell Heights Local Area Plan (LAP).
- The proposed increase in lot coverage from 45% to 49% is a result of the comprehensive development approach undertaken by the developer in Campbell Heights and will allow for more efficient use of the site without compromising site design or landscaping.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7908-0176-00, (Appendix II) varying the Zoning By-law as follows, to proceed to Public Notification:
 - (a) to vary Part 47A "Business Park Zone (IB)" Zone to increase the maximum lot coverage from 45% to 49%.

SITE CHARACTERISTICS

Existing Land Use: Currently vacant and pre-zoned IB-1 industrial parcel.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 25 Avenue) and West:	Industrial business.	Industrial/Business Park	IB-1
East (Across 192 Street):	Currently vacant.	Industrial/Business Park	IB-1
South (Across 24 Avenue):	Industrial business.	Industrial/Business Park	IB-2

DEVELOPMENT CONSIDERATIONSBackground and Proposal

- The subject property is located at the northwest corner of 24th Avenue and 192nd Street and is zoned "Business Park 1 Zone (IB-1)". The site is within the Campbell Heights Local Area Plan (LAP).
- The applicant proposes to construct a 12,373 square metre (133,181 square feet) strata titled multi-tenant light industrial building consisting of up to nine individual tenants. The specific use of the individual units is not yet known but will conform to the uses set out in the IB-1 Zone.
- The Campbell Heights Business Park has been pre-zoned and pre-serviced in order to accelerate the approval process for projects in the area. Projects must comply with the zoning regulations and must also be evaluated against the Campbell Heights Design Review process. The review process is a facilitated review process held by designated City staff, the developer and the design consultant. The majority of projects in the Campbell Heights industrial area have been approved through this process.

- The proposal complies with all aspects and regulations set of the IB-1 Zone, except the applicant has requested an increase in the maximum permitted lot coverage from 45% to 50%. The rationale for this variance is discussed below.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To increase the maximum lot coverage from 45% to 49%.

Applicant's Reasons:

- As industrial land development has become more complex and expensive in the past few years, a more efficient approach to industrial development is being proposed by the Beedie Group for the Campbell Heights area. This approach involves the design of highly efficient industrial land through the comprehensive design of large blocks of land, the creation of optimal parcel sizes, and the design of specific buildings to maximize the ration of building to land.
- Additionally, this approach allows the use of shared access driveways for truck movements that are utilized by multiple sites, thus eliminating the need for redundant driveway access and further improving building/site efficiencies. These efficiencies are unique to Campbell Heights and enable higher lot coverage to be achieved.

Staff Comments:

- Staff supports the Beedie Group's request to increase the maximum site coverage of the IB-1 zoned lot from 45% to 49% based on their above rationale.
- Staff acknowledges the comprehensive development approach undertaken by the developer in Campbell Heights as noted above, which results in highly efficient use of large blocks of land in this area, and in some cases achieves a lot coverage exceeding the allowable by-law threshold of 45%. This issue appears to be specific to Campbell Heights, as the lot coverage threshold rarely exceeded in pre-existing industrial areas, given the high degree of coordination between parcel sizes, lot design, and joint accesses which is required, and usually cannot be achieved.
- Staff encourages the high efficiency and utilization of industrial land, however, specific site designs must demonstrate that the increased lot coverage is not being achieved by compromising a high quality of site design or on-site landscaping required in Campbell Height. This proposal has been reviewed by the Campbell Heights Design Review Committee and the City Architect, has been deemed to adequately satisfy these concerns. Also, all other requirements under the IB-1 Zone have been met by the proposal.

- The proposed building design and site design generally complies with the design guidelines in the LAP, and provides a high quality of building treatment and materials, and the required landscaping bio-swales. Some minor outstanding design issues have identified but these will be addressed prior to Building Permit approval.
- The proposal to increase the lot coverage in this particular case can be supported in light of the above. However, it is expected that other such proposal may be submitted in Campbell Heights. As such, staff has commissioned a study to assess whether increasing the 45% lot coverage provisions in the industrial zones is warranted to achieve increased efficiency and utilization of industrial land. A staff report will be presented to Council in the near future to address this issue in a comprehensive way.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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| Appendix I. | Lot Owners, Action Summary and Project Data Sheets and Survey Plan |
| Appendix II. | Proposed Site Plan & Building Elevation |
| Appendix III. | Development Variance Permit No. 7908-0176-00 |

Jean Lamontagne
General Manager
Planning and Development

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DEVELOPMENT DATA SHEET

Existing Zoning: IB-1

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		25,325 m ²
LOT COVERAGE (in % of net lot area)	45%	49%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	7.66 m
Rear	7.5 m	7.50 m
Side #1 (West)	7.5 m	32.0 m
Side #2 (East)	7.5 m	19.7 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14.0 m	11.32 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		12,373 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		12,373 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	0.545
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	139	144
Number of disabled stalls	2	2
Number of small cars	34	34
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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