

RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed amendments to Phase I of this Industrial Business Centre (Development Permit No. 7907-0073-00) are required to accommodate a change in tenants. The site retains the same quality of development as was approved in Development Permit No. 7907-0073-00.
- The proposed design and building form of the proposed Phase II building (Building "H") are consistent with the approved design concept for Phase I, and compliments the business park design on adjacent sites.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7908-0181-00 (Appendix III), 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.

SITE CHARACTERISTICS

Existing Land Use: Vacant.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across Highway No. 10):	Commercial plaza.	Commercial in OCP	CD (By-law No. 14510) and C-8
East (Across 153A Street):	The old BC Hot House building.	Industrial/Business Park	IB
South):	Industrial business park.	Industrial/Business Park	IB
West (Across 152 Street):	Industrial business park. Gas station.	Industrial/Business Park Industrial/Highway Commercial	IB CD (By-law No. 14076)
West (adjacent):	Gas station.	Industrial/Highway Commercial	CG-2

DEVELOPMENT CONSIDERATIONSBackground

- The subject site, 5590 – 152 Street, is located at the southeasterly corner of the intersection of Highway No. 10 and 152 Street and has an area of 2.91 hectares (7.20 acres). The site was recently rezoned (Application No. 7907-0013-00) from "Agro-Industrial Zone (IA)" to "Comprehensive Development (CD) Zone By-law No. 16444". The CD Zone is based on the "Business Park Zone (IB)" with limited commercial uses. As part of this application, the site was redesignated from "Agro-Industrial" to "Business Park/Commercial" in the East Panorama Ridge Local Area Plan (LAP).

- As part of Application No. 7907-0013-00, a Development Permit (DP) was approved and issued for Phase I of this business centre, comprising of 8 of the 9 proposed buildings and the associated landscaping. Building "H" was excluded from Development Permit because at that time a tenant for Building "H" had not been finalized. After Development Permit No. 7907-0013-00 was approved, the tenancy mix on the site changed and the applicant requested design, architectural and landscaping changes affecting 5 of the buildings in Phase I.
- The subject application is to amend Development Permit No. 7907-0013-00 to accommodate proposed changes to Phase I and also to allow development of Phase II for Building "H".

Proposed Amendments to Phase I (DP No. 7907-0013-00)

- The applicant is proposing changes to Buildings "A", "C", "D", "E" and "I". The applicant is proposing to eliminate the drive-through on Building "A" and have just one tenant, a restaurant, at this location. The west elevation, facing 152 Street, is proposed to have significant glazing and an outdoor patio. The north elevation, which is screened from Highway No. 10 by the Shell gas station, will be screened landscaping and the most visible portion, the north-westerly corner, is proposed to be treated with glazing.
- The applicant is also proposing to eliminate a drive-through on Building "C". A coffee shop is proposed for the easterly unit and the building has been notched to allow for a south facing patio area.
- The applicant is proposing changes to the elevations on Buildings "D" and "E" to accommodate new tenants. These proposed changes are of equivalent quality to the elevations in DP No. 7907-0013-00. Building "I" is proposed to be moved northwards on the site from a 4 metre (13 feet) setback to a 7.5 metre (25 feet) setback from the southerly property line.
- The applicant is also proposing to modify the southerly access from 153A Street to the Building "I" (Honda Carter) site. The Engineering Department supports this minor access change.
- The proposed changes slightly increase the floor area of the buildings approved under Development Permit No. 7907-0013-00 from 7,970 sq.m. (85,790 sq.ft.) to 8,022 sq.m. (86,350 sq.ft.). This slight increase is well within the allowable floor area ratio (FAR) for the site.
- The proposal meets all of the provisions of the approved CD Zone, including the parking requirements.

Phase II (Building "H")

- The applicant is proposing to construct a 3-storey mixed retail/office building with a floor area of 4,335 sq.m. (46,670 sq.ft.). The site of Building "H" and the parking requirements for Building "H" were identified in Development Permit No. 7907-0013-00 but detailed plans for the building were not finalized as part of the Development Permit.

- Building "H" is proposed to be set back a minimum of 6.4 metres (21 feet) from the southerly property line. Public access to the building is proposed to be from the north. The applicant is proposing to provide two pedestrian access points from Building "H" to the property to the south, to allow for pedestrian circulation between the two properties.
- Building "H" is to be very similar in design to Building "B" approved under Development Permit No. 7907-0013-00. Building "H" is proposed to be concrete tilt-up with ample glazing on all elevations. Other materials proposed include corrugated metal cladding and coloured spandrel panels. Glass canopies are proposed at the ground level.

Signage

- The applicant is proposing illuminated channel letter fascia signage on Buildings "B" and "H" (the 3-storey retail/office buildings). The other buildings have a combination of illuminated channel letter signs and illuminated "brand" fascia signs. All signage is to conform to the Sign By-law.

Landscaping

- The landscaping plan prepared for the site includes a combination of new trees, shrubs and groundcover in a variety of species throughout the site. A corner feature incorporating a low decorative wall and trellis is proposed for the northeasterly corner of the site at the intersection of Highway No. 10 and 153A Street.
- In addition, several trellises are proposed, to link the buildings along Highway No. 10. Stamped concrete is proposed at the vehicle access points. Benches are proposed throughout the site to enhance the pedestrian environment.
- The parking area is integrated with interconnecting pedestrian pathways, which connect the buildings and lead to the public sidewalks on 152 Street, Highway No. 10 and 153A Street. Well-connected sidewalks facilitate pedestrian movement throughout the site, with raised crosswalks over the drive aisles.

ADVISORY DESIGN PANEL

- The plans for Building "H" were referred to the Advisory Design Panel (ADP) on October 9, 2008. All ADP comments and suggestions have been satisfactorily addressed (Appendix IV).
- The amendments to Development Permit No. 7907-0013-00 were reviewed by staff and deemed 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. Proposed Site Plan, Building Elevations Landscape Plans and Perspective
- Appendix III. Development Permit No. 7908-0181-00
- Appendix IV. ADP Comments

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: Richard Coulter, Panorama Park Investments Ltd.
 Address: #300 - 1959 - 152 Street
 Surrey, BC
 V4A 9E3
 Tel: 604-542-4800

2. Properties involved in the Application

(a) Civic Address: 5590 - 152 Street

(b) Civic Address: 5590 - 152 Street
 Owner: Panorama Park Investments Ltd., Inc. No. 0806551
 PID: 014-474-115
 Lot 1 Except: Firstly; Part on Plan LMP34068 and Secondly; Part on Plan
 BCP25772 Section 2 Township 2 New Westminster District Plan 81808

3. Summary of Actions for City Clerk's Office

DEVELOPMENT DATA SHEET

/Existing Zoning: CD (By-law No. 16444)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		32,675 sq.m.
Gross Total		
Road Widening area		3,535 sq.m.
Undevelopable area		3.73 sq.m.
Net Total		28,767 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	25%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)	as per CD By-law No. 16444 all setbacks conform	
Front		
Rear		
Side #1 (N,S,E, or W)		
Side #2 (N,S,E, or W)		
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	12 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Restaurant		1,553 sq.m.
Retail		4,936 sq.m.
Office		5,093 sq.m.
Total		
FLOOR AREA: Industrial (Warehouse)		795 sq.m.
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		12,377 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)	0.75	0.48
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Restaurant		155
Retail		148
Office		106
Warehouse		24
Residential Visitors		
Institutional		
Total Number of Parking Spaces	429	433
Number of disabled stalls	4	11
Number of small cars	107	74
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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