

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0244-00

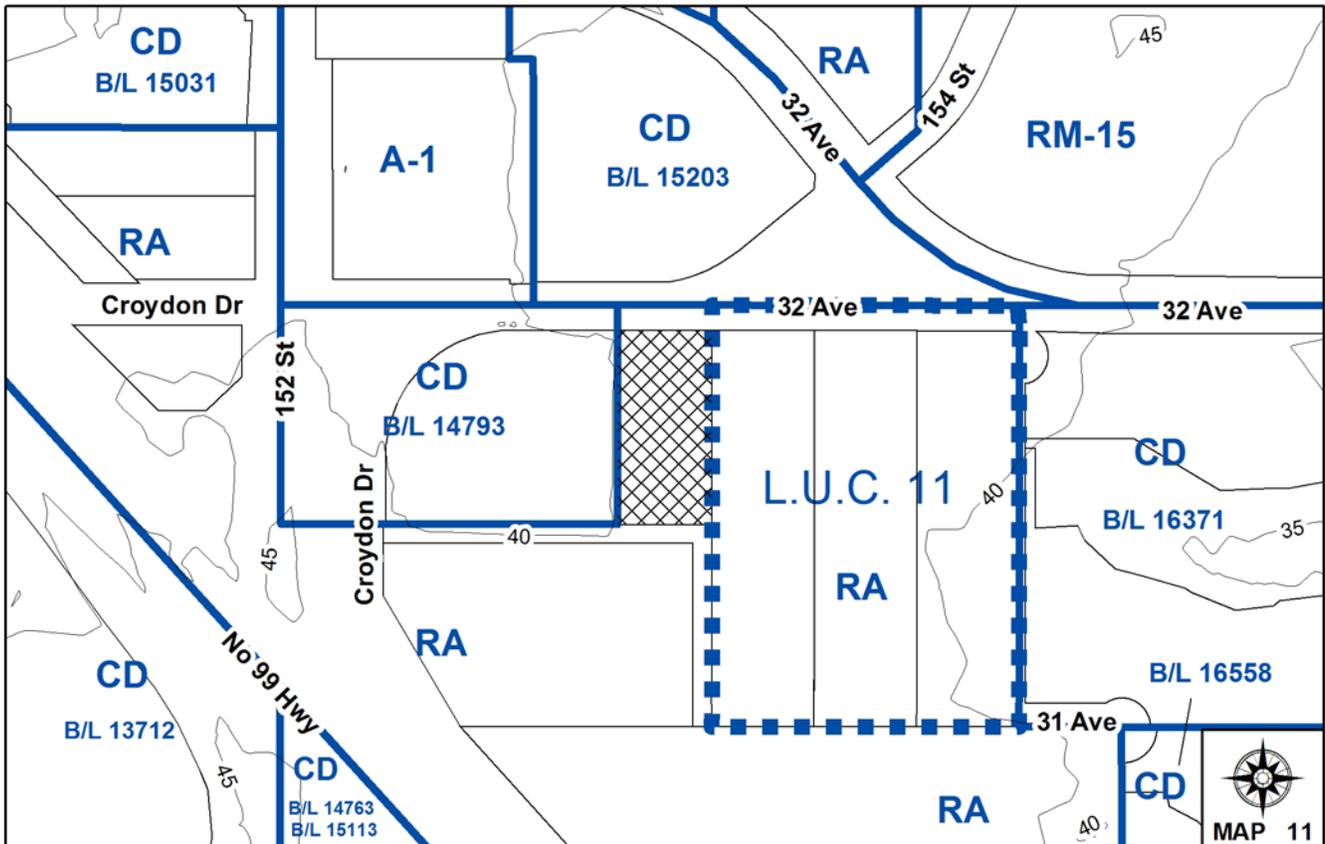
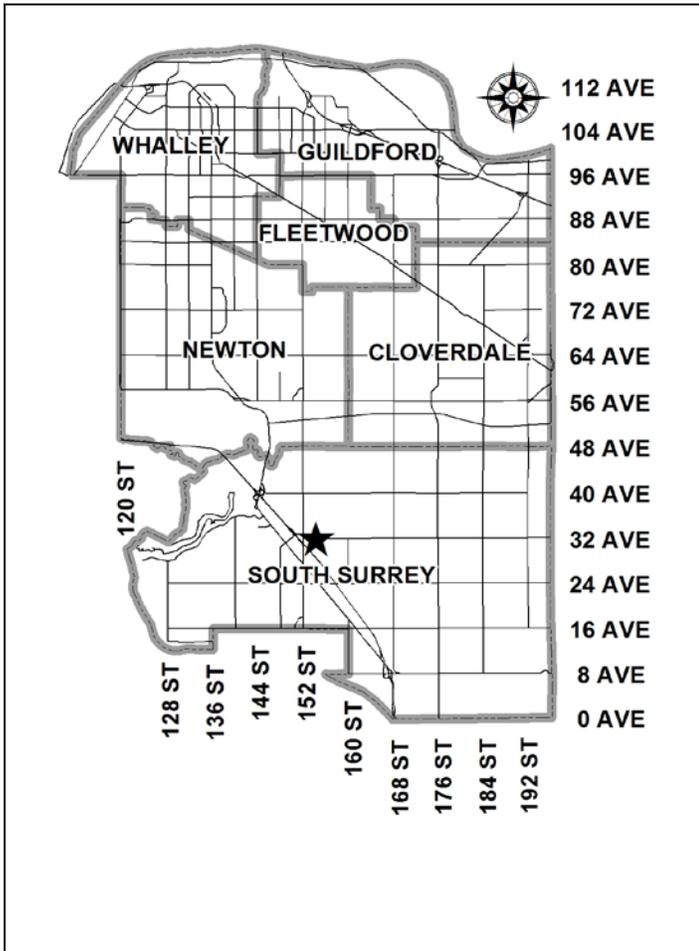
Planning Report Date: December 15, 2008

PROPOSAL:

- Rezoning from RA to IB
- Development Permit
- Development Variance Permit

in order to permit development of a 3-storey office/warehouse building and to vary the maximum building height and rear and side yard setback requirements.

LOCATION: 15292 - 32 Avenue
OWNER: 0776788 B.C. Ltd., Inc. No. 0776788
ZONING: RA
OCP DESIGNATION: Industrial
NCP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed office/warehouse building exceeds the maximum permitted building height and the minimum required rear and side yard setbacks of the IB Zone. A Development Variance Permit (DVP) is proposed to increase the maximum allowable building height from 12.0 metres (39 ft.) to 12.9 metres (42 ft.), to reduce the minimum required rear yard building setback from 7.5 metres (25 ft.) to 1.5 metres (5 ft.) and to reduce the minimum required west side yard building setback from 7.5 metres (25 ft.) to 6.7 metres (22 ft.).

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with NCP Designation.
- The proposed height variance is a minor increase and only applies to the front portion of the building. The variance allows for more detailing and articulation of the roofline which creates a more elegant building design.
- The proposed setback variances are attributed to the dimensions, orientation, and access limitations of the subject site. Both variances are to internal lot lines and adjacent drive aisles and parking areas. The visual impact will, therefore, be minimal.
- The proposed office/warehouse building is designed to compliment the character and high quality design standards established by other approved buildings in this business park area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Business Park Zone (IB)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7908-0244-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7908-0244-00, (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the IB Zone from 7.5 metres (25 ft.) to 1.5 metres (5 ft.);
 - (b) to reduce the minimum west side yard setback of the IB Zone from 7.5 metres (25 ft.) to 6.7 metres (22 ft.); and
 - (c) to vary the maximum building height of the IB Zone allowed from 12.0 metres (39 ft.) to 12.9 metres (42 ft.).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (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) final approval from the Ministry of Transportation and Infrastructure;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) registration of a modified shared access easement with the neighbouring property to the west (15272 Croydon Drive).

REFERRALS

Engineering:	The Engineering Department has no objection to the project as outlined in Appendix III.
Ministry of Transportation & Infrastructure	Final approval from the Ministry of Transportation & Infrastructure (MOTI) has not yet been granted. The applicant has agreed to address all MOTI requirements prior to final adoption of the rezoning by-law.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling to be demolished.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across Croydon Drive):	Office building.	Industrial/Business Park	CD
East:	Office building under construction.	Industrial/Business Park	IB
South:	Vacant land.	Industrial/Business Park	RA
West:	Office building.	Industrial/Business Park	CD

DEVELOPMENT CONSIDERATIONS

- The subject site is a 1.0 acre (0.4 hectare) parcel of land located on the south side of 32 Avenue, just east of Croydon Drive. The site is currently zoned "One-Acre Residential Zone (RA)" but is designated "Industrial" in the Official Community Plan (OCP) and "Business Park" in the Rosemary Heights Business Park Neighbourhood Concept Plan (NCP).
- The properties surrounding the subject site are also designated Industrial in the OCP and intended for business park uses in the Rosemary Heights Business Park NCP. The properties to the north and west of the site are already occupied by 3-storey office buildings in accordance with the plan, and the property to the east of the site was recently approved for a 3-storey office building (Project No. 7907-0368-00) which is currently under construction. The properties to the south of the subject site are owned by the City and currently vacant.
- The proposal is to rezone the site from "One-Acre Residential Zone" (RA) to "Business Park Zone (IB)" to facilitate development of a 2,806 square metre (30,201 sq.ft.) office/warehouse building. The rezoning proposal complies with both the OCP and NCP designations.

- The proposed building consists of two components, labelled on the attached plans as Building "A" and Building "B". Building "A", which is closest to 32 Avenue, is a three-storey office building. Building "B", which extends towards the south of the site, is a 2- storey warehouse building (ground floor plus mezzanine). Since the two components share a common wall they comprise one building.
- The proposed combination of office and warehouse uses, as well as the proposed density and lot coverage comply with the provisions of the IB Zone. However, a Development Variance Permit (DVP) is proposed to vary the maximum building height and minimum rear and west side yard setbacks. This DVP will be discussed later in this report.

PRE-NOTIFICATION

Pre-notification letters were sent on October 30, 2008, and staff received the following comments.

- Staff received one letter from the neighbouring property owner to the east who was concerned about the impact the proposed office/warehouse building would have on the office building he is currently constructing on his site.

(The proposed office/warehouse building meets the minimum 3.6 metre (12 ft.) side yard setback requirement of the IB Zone on the east side. The 3.6 metre (12 ft.) east side yard setback is also the same as the west side yard setback of the neighbouring office building to the east. The City's Advisory Design Panel (ADP) specifically looked at the east elevation of the proposed building and made a variety of recommendations to improve the interface with the neighbouring building. These recommendations, which included adding glazing and further design articulation on the east side, have been applied to the satisfaction of the City architect. In addition, the applicant's landscape architect proposes a variety of trees and shrubs to soften and further improve the interface.)

DESIGN PROPOSAL AND REVIEW

- The proposed office/warehouse building is situated on the southeast portion of the site and is L-shaped. A variety of building siting options were considered and the proposed option was considered the optimal arrangement given the site orientation, access restrictions, and the development pattern established by the existing office building to the west.

Access and Parking

- The subject site will share driveway access to Croydon Drive with the neighbouring property to the west (15272 – Croydon Drive). A shared access easement was already registered as a condition of final approval of that existing neighbouring office building, however; the easement area needs to be modified to accommodate the proposed site plan for the subject site. The modified easement will be required to be registered prior to final adoption of the rezoning by-law. The neighbouring property owner is agreeable to this modification.

- The site will have two parking areas, one at the front of the building to serve the offices and one towards the back to serve the warehouse portion of the building. In total, 50 parking spaces are proposed, which exceeds the 48 spaces required under the Zoning By-law for the uses proposed.

Architectural Design

- The project architect has designed the subject office/warehouse building to fit the context established by the existing office buildings that have been developed in the area. The design character is very similar to the existing office building to the west (South Point Business Centre I) featuring the same aluminum curtain wall system, glazed spandrel panels, and built up cornices. This proposal is considered a second phase of that development.
- The front entry to the office component of the building is framed with cultured stone and all of the building entries are highlighted by metal canopies. The building has substantial glazing on all 4 sides. The colour scheme consists of varying tones of gray highlighted by black window frames and canopies, and dark tinted spandrel glass.
- The building features appropriate lighting on all sides as per Crime Prevention Through Environmental Design (CPTED) principles.

Signage

- The proposed fascia signage on the ground level will consist of back lit sign boxes with black sign fields to match the colour of the metal canopies. Only the lettering will shine through creating a more consistent and elegant appearance. The upper floor signage will consist of individual channel letter signs with thru-wall construction.
- A free-standing sign is proposed at the front of the site facing Croydon Drive. The freestanding sign is a mirror image of the free-standing sign on the neighbouring site to the west on the opposite side of the shared drive aisle. The design of the sign is in keeping with the architectural character of the building.
- All proposed signage complies with the Sign By-law.

Tree Preservation and Landscaping

- The applicant retained Max Rathburn (ISA Certified Arborist) to undertake a site inspection and prepare an arborist report with recommendation for tree retention and removal on the subject site. The arborist report identifies only 1 mature tree on the site, which is a Norway spruce in very poor condition with little retentive value. This tree is proposed for removal. The arborist has noted that there are some mature trees close to the property line on the neighbouring properties to the south and east, none of which will be impacted by this development.
- Since there are no existing trees to be retained on the subject site, the applicant's landscape architect proposes a generous combination of new trees and shrubs in a variety of species.
- The garbage container will be screened by a decorative enclosure, surrounded by shrubbery on three sides.

- The pedestrian walkway that runs through the front parking area to the front entry of the building will be decoratively paved.

ADVISORY DESIGN PANEL

ADP Meeting Date: November 6, 2008

- Some of the ADP suggestions have been satisfactorily addressed except some minor architectural and landscaping details, which will be addressed prior to final approval (Appendix V).

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To vary the maximum allowable building height of the IB Zone from 12.0 metres (39 ft.) to 12.9 metres (42 ft.).

Applicant's Reasons:

- The additional building height is requested to allow for greater articulation in the roofline of the building fronting the street.

Staff Comments:

- The office component of the proposed building is 3-storeys, which is permitted under the IB Zone. The proposed 0.9 metre (3 ft.) height variance is requested to accommodate a more elegant building design by allowing articulation of the roofline. The proposed variance is minimal and only applies to a small portion of the front elevation of the building.

(b) Requested Variance:

- To vary the minimum west side yard setback of the IB Zone from 7.5 metres (25 ft.) to 6.7 metres (22 ft.).

Applicant's Reasons:

- The reduced setback is required to accommodate an adequate building envelope on the site given the site orientation and access restrictions.

Staff Comments:

- The subject site is narrow and the location of the access driveway is fixed given the requirement for shared access with the property to the west. The proposed building meets the density and lot coverage provisions of the IB Zone and is not out of scale with the size of the site.

- The proposed reduced west yard setback only applies to small portion of the building and is to an internal drive-aisle and parking area. The proposed building is also a high quality design with substantial glazing. The visual impact of the variance is therefore negligible.

(c) Requested Variance:

- To vary the minimum rear yard setback of the IB Zone from 7.5 metres (25 ft.) to 1.5 metres (5 ft.).

Applicant's Reasons:

- The reduced setback is required to accommodate an adequate building envelope on the site given the site orientation and access restrictions.

Staff Comments:

- The proposed reduced rear yard setback only applies to a narrow portion of the rear lot line and is to a future internal drive-aisle and parking area. The rear portion of the building is only 2- storey and the proposed 1.5 metre setback still allows for some landscaping to be planted. The visual impact of the variance is therefore negligible.

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
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	ADP Comments
Appendix VI.	NCP Plan
Appendix VII.	Development Variance Permit No. 7908-0244-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Pacific Rim Architecture Ltd. and DMG Landscape Architects, respectively, dated November 26, 2008 and December 2, 2008.

Jean Lamontagne
General Manager
Planning and Development

RG/kms

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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: John Mele
 Address: #201, 15272 Croydon Drive
 Surrey, BC
 V3S 0Z5
 Tel: 604-538-3525

2. Properties involved in the Application

(a) Civic Address: 15292 - 32 Avenue

(b) Civic Address: 15292 - 32 Avenue
 Owner: 0776788 B.C. Ltd., Inc. No. 0776788
 Director Information:
 Charles Westgard

Officer Information: (as at December 8, 2007)
Dave Mann (Secretary)
Charles Westgard (President)

PID: 002-229-226
Lot 30 Section 23 Township 1 New Westminster District Plan 67410

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to rezone the property.

(b) Application is under the jurisdiction of MOT.
 MOT File No. 1-6-25824.

(c) Proceed with Public Notification for Development Variance Permit No. 7908-0244-00.

DEVELOPMENT DATA SHEET

Proposed Zoning: IB

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		4,183 m ²
Road Widening area		
Undevelopable area		
Net Total		4,183 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	35%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	22.5 m
Rear	7.5 m	1.5 m
Side #1 (East)	3.6 m	3.6 m
Side #2 (West)	7.5 m	6.7 m
BUILDING HEIGHT (in metres/storeys)		
Principal	12.0 m	12.9 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	3,137 m ²	2,805 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	3,137 m ²	2,805 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)	0.75	0.67
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Office	35	
Industrial	13	
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	48	50
Number of disabled stalls	3	3
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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