

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0245-00

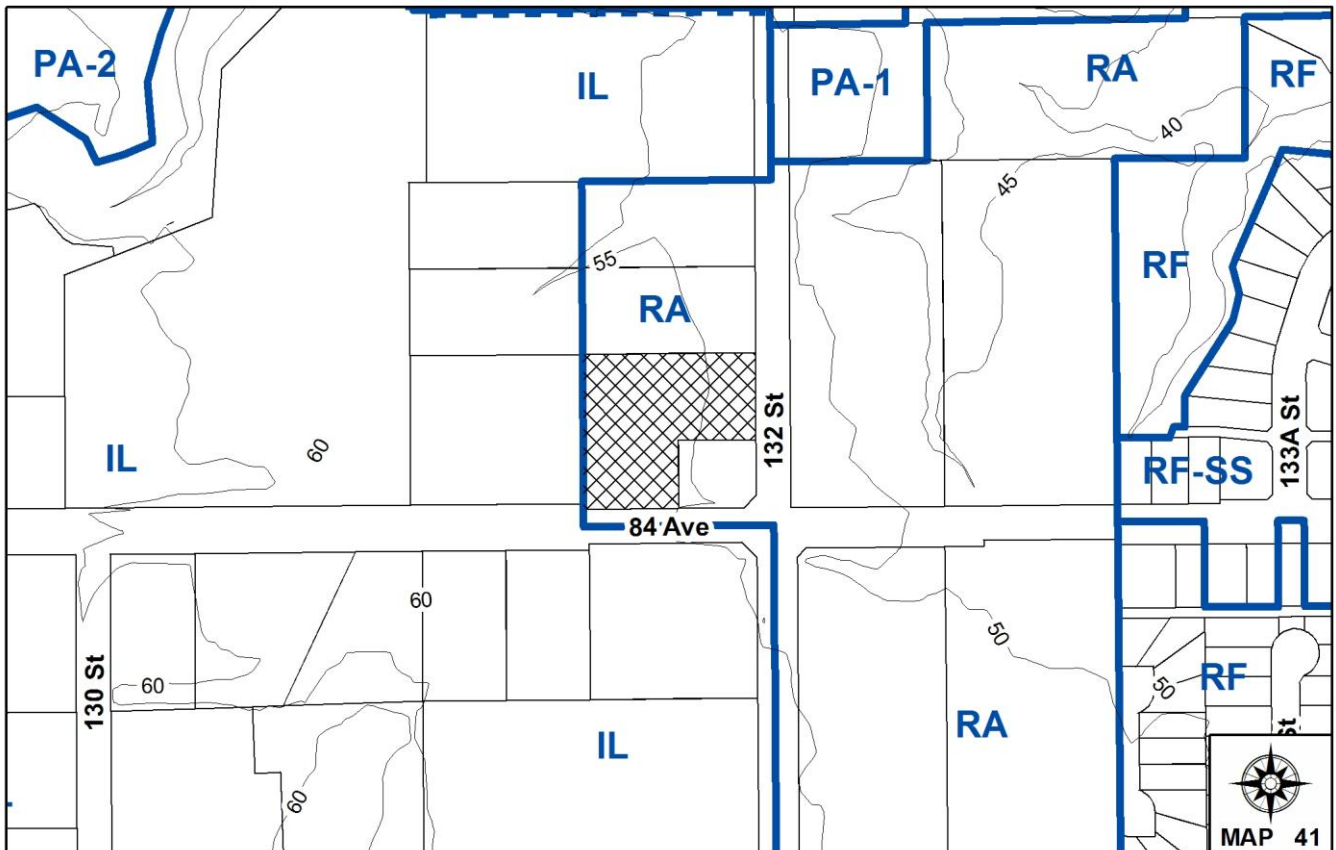
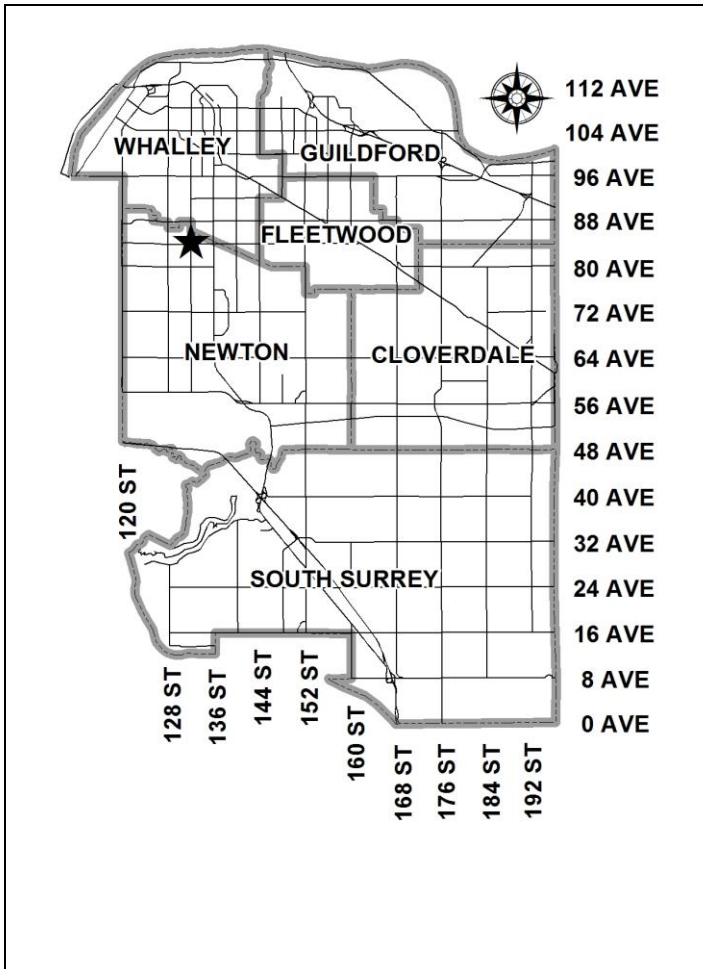
Planning Report Date: May 17, 2010

PROPOSAL:

- **Rezoning** from RA to IL
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of a 4,767 sq.m. (51,310 sq.ft.) industrial building and relax the rear yard setback.

LOCATION: 8443 - 132 Street
OWNER: 0799977 B.C. Ltd.
ZONING: RA
OCP DESIGNATION: Industrial
LAP DESIGNATION: General Industrial



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 applicant is proposing a 0 metre lot line along the westerly (rear) property line.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Newton Local Area Plan.
- The proposed setback relaxation allows for better CPTED site design and a better building design that mitigates the impact of the physical grade on this site.

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 "Light Impact Industrial Zone (IL)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7908-0245-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7908-0245-00 (Appendix VI) varying the following to proceed to Public Notification:
 - (a) to reduce the required rear (westerly) yard setback of the IL Zone from 7.5 metres (25 ft.) to 0 metre.
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (d) demolition of existing buildings and structures 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.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling with some vehicle parking.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Single family dwelling with some vehicle parking.	Industrial/General Industrial	RA
East (Across 132 Street):	Single family dwelling on a large parcel.	Urban/General Industrial	RA
South (Directly south):	Vacant site with some vehicle parking.	Industrial/General Industrial	RA
South (Across 84 Avenue):	Industrial business.		IL
West:	Industrial business.	Industrial/General Industrial	IL

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located at 8443 – 132 Street and is 7,284 sq.m. (1.8 acres) in area. The property is zoned "One-Acre Residential Zone (RA)" and is designated "General Industrial" in the Newton Local Area Plan (LAP) and "Industrial" in the Official Community Plan (OCP). The site contains an older house which is proposed to be demolished.
- The surrounding area is designated or developed for light industrial use. The adjacent properties to the west and south (across 84 Avenue) are zoned "Light Impact Industrial Zone (IL)" and are designated "General Industrial" in the Newton LAP and "Industrial" in the OCP. The adjacent property to the north is zoned RA and is designated "General Industrial" in the Newton LAP and "Industrial" in the OCP. The adjacent property to the east (across 132 Street) is zoned RA and is designated "General Industrial" in the Newton LAP and "Urban" in the OCP.
- The subject site is "L-shaped" and does not include the parcel at the intersection of 84 Avenue and 132 Street (13183 – 84 Avenue). This corner parcel is zoned RA, is also designated "General Industrial" in the Newton LAP and "Industrial" in the OCP, and is vacant. The applicant has made a number of attempts to acquire this corner parcel in order to consolidate it with the subject application but has been unsuccessful. As such, the applicant has shown a general development concept for the corner lot (Appendix II) and, as part of the subject application, will be required to provide access easements through the subject site to serve the corner lot, as discussed below.

Proposal

- The applicant is proposing to rezone the site from RA to IL to accommodate a proposed 4,767 sq.m. (51,310 sq.ft.) industrial building. The proposed rezoning complies with both the site's Newton LAP "General Industrial" designation and the OCP "Industrial" designation.
- A Development Permit is proposed to regulate the site and building design, as the site fronts on 2 major roads. A Development Variance Permit (DVP) to relax the westerly rear yard setback is also proposed. The applicant is proposing a 0 metre rear yard setback to allow the building to be placed along the westerly property line. This variance is discussed below.

- All aspects of the development, with the exception of the rear setback as noted, comply with the IL Zone. The proposed development has a lot coverage of 50%, with the IL Zone permitting a maximum of 60%. The proposal is for a floor area ratio (FAR) of 0.69, which is substantially below the maximum 1.00 FAR permitted under the IL Zone. The IL Zone permits a maximum building height of 18 metres (60 feet). The proposal is for two storeys (13.7 metres/45 feet) and complies with the height limitation.

DESIGN PROPOSAL AND REVIEW

Building Design

- The site is sloped from west to east (higher in west) and the original building proposal showed a large retaining wall on the westerly property line with a proposed 4 metre (13 feet) drop in elevation from the neighbouring westerly lot. A 2 metre (7 feet) retaining wall was also proposed along 84 Avenue.
- To improve the interface with the property to the west and also 84 Avenue, the building was modified to "step down" with the terrain and the building was also placed at 0 metre lot line along the westerly property line to eliminate the large retaining wall originally proposed there. A variance is required for this westerly setback. The building is also proposed to be placed at 0 metre lot line along the northerly property line. No variance is required for the northerly setback because the IL Zone allows for one side yard setback to be at 0 metres.
- The proposed 0 metre lot line building location will not affect the adjoining westerly site, as their operations are contained within their site, there is no landscaping along the common property line that will be impacted, and the reduced visibility from 84 Avenue from the proposed 0 metre lot line building impacts only the rear or sides of the buildings on the site.
- Due to the presence of a watercourse, future development on the northerly adjoining site will likely have a 0 metre lot line building along the common property line to maximize development potential.
- The building is proposed to have industrial units on the main floor with a total industrial floor area of 3,342 sq.m. (35,970 sq.ft.) and office floor area of 1,206 sq.m. (12,984 sq.ft.), primarily on the second floor. Seven (7) overhead doors and loading areas are proposed to serve the industrial units.
- The applicant is proposing a tilt-up concrete building, accented with stone cladding and stucco. The applicant is proposing substantial glazing on the south and east elevations and on the upper portion of the north and west elevations. Decorative awnings and projecting canopies are used to enhance the building appearance.
- To enhance the 0 metre lot line facades, the applicant is proposing the use of reveals, glazing and stucco accents. To improve security, downward cast wall-mounted lighting is proposed on the northerly and westerly elevations of the building.

Signage

- The applicant is proposing to place two 4.3 metre (14 feet) high free-standing signs, one along 84 Avenue and the other along 132 Street. The sign materials are proposed to reflect the building materials and include stone cladding and glazing.
- The applicant is proposing channel letter fascia signage above the individual premise frontages. No further details have been provided at this time as the future tenants are unknown, but the plans indicate that the signage will conform to the Sign By-law.

Access, Parking and Pedestrian Circulation

- The applicant is proposing 2 accesses to the site, one from 84 Avenue and the other from 132 Street. Both accesses are to be right-in/right-out only and a Section 219 Restrictive Covenant will be registered on title to provide notice on title for future property owners of this restriction.
- The subject site is "L-shaped" and does not include the parcel at the intersection of 84 Avenue and 132 Street (13183 – 84 Avenue). As the parcel at 13183 – 84 Avenue is located at the intersection, direct access to that property from 84 Avenue or 132 Street is not permitted due to conflict with turning movements on the street. Therefore, the applicant is required to register a reciprocal access agreement on the subject site to allow access through the subject site to the parcel at 13183 – 84 Avenue when future development occurs on the corner parcel.
- A total of 58 parking spaces are required for the proposed uses (industrial and second floor office). The development proposes a total of 59 parking spaces. The development proposal meets the City's requirements for parking.
- The applicant is proposing pedestrian connections along the front of the building and also to the proposed sidewalks on 84 Avenue and 132 Street.

Landscaping and Tree Retention

- The applicant has retained Mike Fadum and Associates Ltd. to provide an Arborist Report for the site. The Arborist Report shows that there are 11 trees on the site. No trees are proposed for retention as the trees either conflict with the proposed building or the parking area.
- The below chart provides a summary of the tree retention and removal proposed for the development:

Tree Species	No. of On-site Trees	No. Proposed for Retention	No. Proposed for Removal
Falsecypress	4	0	4
Douglas Fir	5	0	5
Purple Leaf Plum	1	0	1
Sitka Spruce	1	0	1
Total	11	0	11

- Thirty-three (33) replacement trees are required. The applicant is proposing to plant 43 replacement trees.

- The landscaping plan prepared for the site includes a combination of new trees and shrubs in a variety of species throughout the site. The applicant is proposing several landscaping beds in front of the building and also ground cover at the base of the building in some locations to soften the building edge. The applicant is also proposing a large landscaping strip along 132 Street.
- The applicant is proposing to locate recycling and garbage bins at the centre of the site where they will be screened by a garbage enclosure and landscaping.

PRE-NOTIFICATION

Pre-notification letters were sent on February 2, 2010 and staff received 1 phone call from owner the adjacent lot at the corner of 132 Street and 84 Avenue. The caller indicated that he had talked with the applicant a number of times about developing the 2 parcels comprehensively, but had no interest in developing at this time.

(The applicant has made a number of attempts to include the corner parcel in the subject application but was unable to obtain the property. As such, the applicant has shown a general development concept for the corner lot (Appendix II) and, as part of the subject application, will be required to provide access easements through the subject site to serve the corner lot.)

ADVISORY DESIGN PANEL

This application was referred to the Advisory Design Panel (ADP) on December 10, 2009. The applicant was asked to resubmit to the panel and did so on April 8, 2010. All ADP comments have been satisfactorily addressed (Appendix IV).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the westerly rear yard setback from 7.5 metres (25 feet) to 0 metres for the proposed industrial building.

Applicant's Reasons:

- The proposed setback allows for an efficient use of the site and also helps address the grading issue on the site.

Staff Comments:

- The site is sloped from west to east (higher in west) and the original building proposal showed a large retaining wall on the westerly property line with a proposed 4 metre (13 feet) drop in elevation from the neighbouring westerly lot. To improve the interface with the property to the west and also 84 Avenue, the building was modified to "step down" with the terrain. The placement of the building at 0 metre lot line along the westerly property line eliminates the requirement of a large retaining wall.

- The neighbouring property to the west is zoned IL and contains several industrial buildings. The proposed variance will not affect the operation of the neighbouring site.
- The proposed 0 metre westerly setback will improve security on the site as the building will extend the length of the site, thus eliminating a low-visibility area on the west side of the building,
- The proposal promotes a more efficient use of land and doesn't detract from the interface on the public roads, 84 Avenue and 132 Street.

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.	Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	ADP Comments and Response (April 18, 2010)
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Development Variance Permit No. 7908-0245-00

Jean Lamontagne
General Manager
Planning and Development

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DEVELOPMENT DATA SHEET

Proposed Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		7,284 sq.m.
Road Widening area		364 sq.m.
Undevelopable area		
Net Total		6,920 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	50%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (132 Street)	7.5 m	11.8 m
Rear (westerly property line)	7.5 m	0 m
Side #1 (North)	0 m or 7.5 m	0 m
Side #2 (South) (84 Avenue)	7.5 m	21.1 m
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m	13.7 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office (less mechanical, stairwells, etc.)		1,206 sq.m.
Total		
FLOOR AREA: Industrial (less mechanical, stairwells, etc.)		3,342 sq.m.
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		4,767 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)	1.00	0.69
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial / Office	58	59
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		
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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