

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0272-00

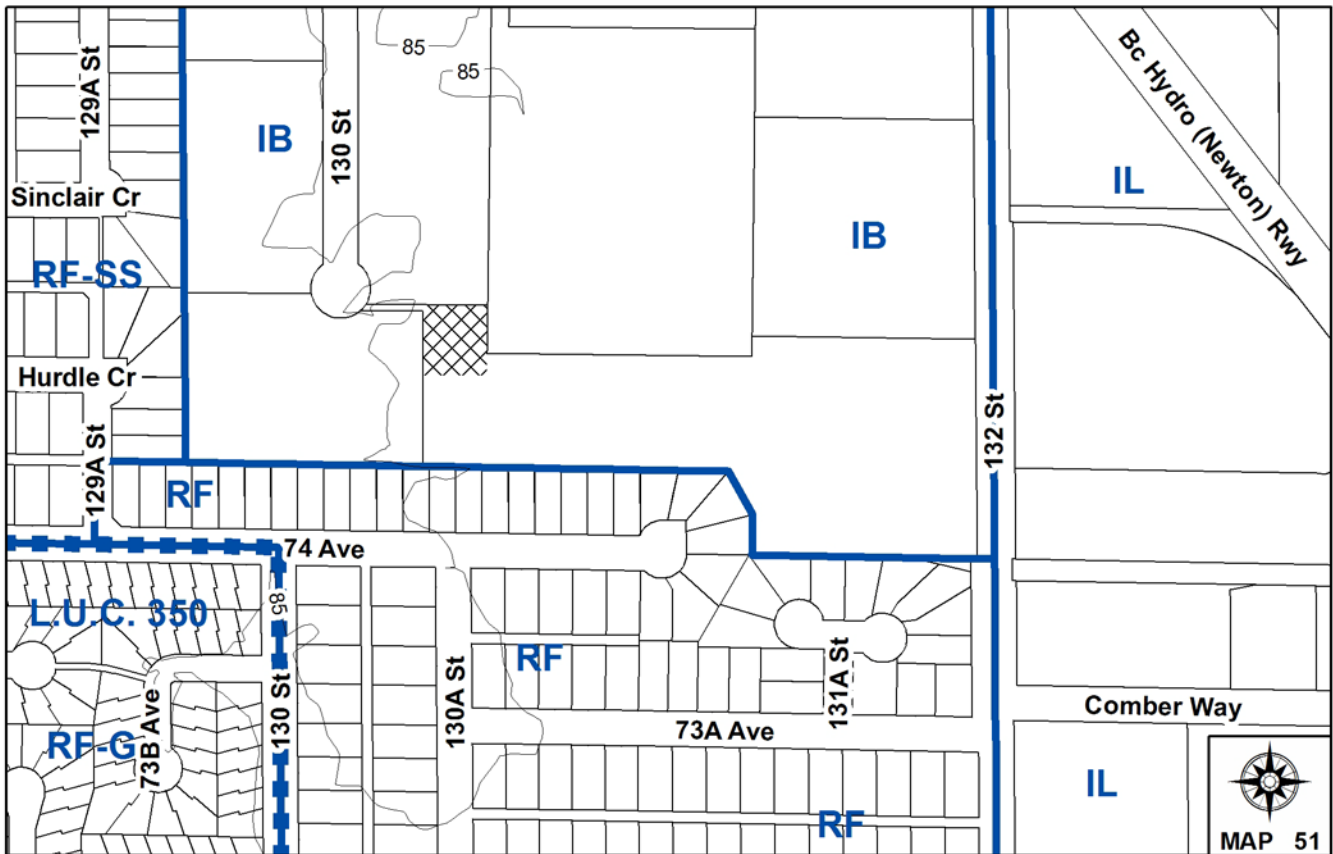
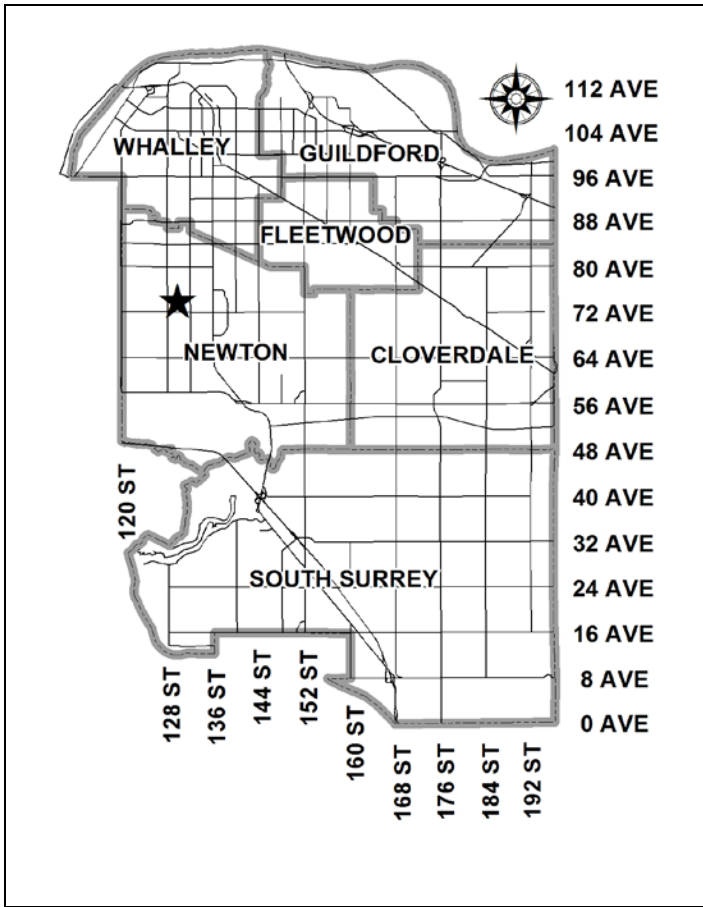
Planning Report Date: February 9, 2009

PROPOSAL:

- **Development Permit**

in order to permit expansion of a parking area for a business park/office building.

LOCATION: 7445 - 132 Street
OWNER: Concert Real Estate Corporation
ZONING: IB
OCP DESIGNATION: Industrial
LAP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with LAP Designation.
- The proposed parking expansion is well designed, meets the City's parking standard and will provide needed parking for local business operations.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7908-0272-00 (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: Office and parking.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North and West:	Industrial and office uses.	Industrial	IB
East (Across 132 Street):	Industrial and office uses.	Industrial	IL
South:	Residential	Residential	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is zoned Business Park (IB), and is designated as "Industrial" in both the Official Community Plan (OCP) and the Newton Local Area Plan (LAP).
- The subject property at 7445 - 132 Street is approximately 1000 sq. m (10,764 sq.ft) in size, and is located within the Surrey Central Business Park.
- The property was developed in 1997 under Development Permit No. 7997-0085-00.
- The parking extension will utilize an unused portion of the site which was, in the original Development Permit (6794-0332-00 and revised by Development Permit 7997-0085-00) identified for a combination of parking and building purposes.

- The applicant is requesting to expand an existing parking lot into this unused portion of the site, in order to create an additional 25 parking stalls. Due to the expected value of the parking lot extension, and the proximity of residential uses to the south, a Development Permit is required to accommodate the proposal.

Development Proposal and Review

- The proposed parking extension is to be located to the northwest of an existing business park building and associated parking lot. The extension is not visible from any major roadway and is well screened by an existing landscape buffer.
- The proposed parking area will include shrubbery, trees, and appropriate lighting. The landscaping plan complies with the design guidelines in the OCP, and has been stamped approved by the City Architect and Landscape Architect.
- The applicant erected a development sign to notify surrounding residents of the parking lot expansion. No comments have been received by staff.

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 Subdivision Layout, Site Plan, Building Elevations Landscape Plans and Perspective |
| Appendix III. | Development Permit No. 7908-0272-00 |

Jean Lamontagne
General Manager
Planning and Development

GM/kms

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: John Curran, Neville Graham Associates
 Address: Suite 201 - Unit 74, 15515 - 24 Avenue
 Surrey, BC
 V4J 2J1
 Tel: 604-536-1621

2. Properties involved in the Application

(a) Civic Address: 7445 - 132 Street

(b) Civic Address: 7445 - 132 Street
 Owner: Concert Real Estate Corporation, Inc. No. C424436
 Portion of PID: 024-956-911
 Lot 1 Section 20 Township 2 New Westminster District Plan LMP48938