

**City of Surrey  
PLANNING & DEVELOPMENT REPORT**

**File: 7908-0284-00**

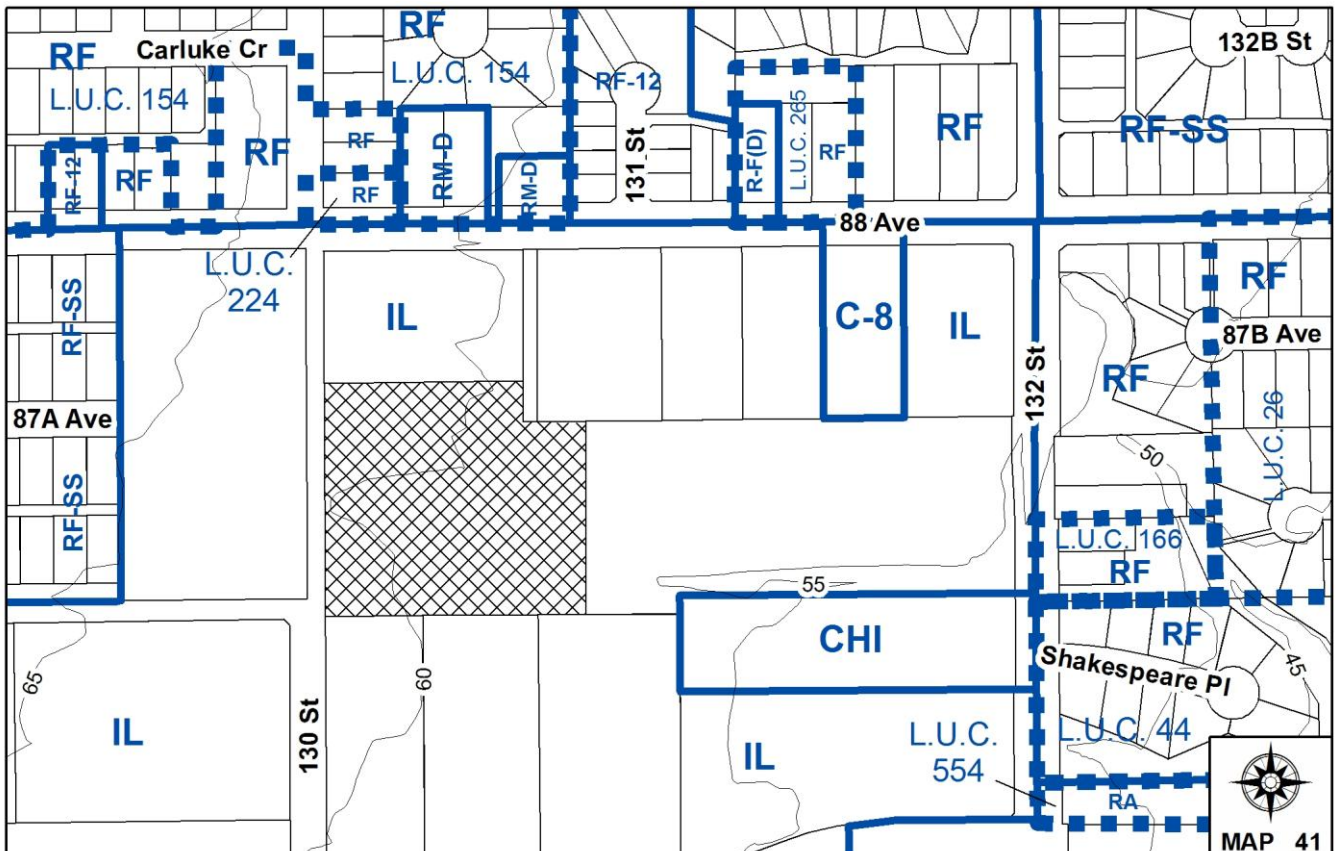
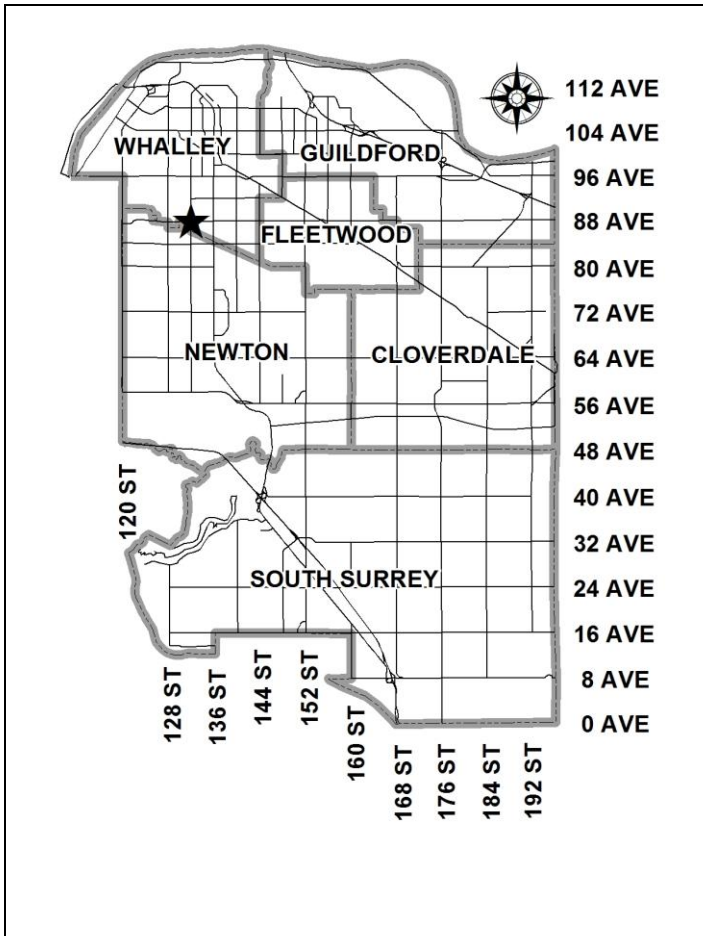
Planning Report Date: March 30, 2009

**PROPOSAL:**

- **Development Permit**

in order to permit the development of a new concrete bagging and storage facility on the site of an existing concrete block and masonry product manufacturing operation.

**LOCATION:** 13066 - 88 Avenue  
**OWNER:** Basalite Concrete Products  
**ZONING:** IL  
**OCP DESIGNATION:** Industrial  
**NCP/LAP DESIGNATION:** General Industrial



### RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

### RATIONALE OF RECOMMENDATION

- Complies with the OCP Designation.
- Complies with the Central Newton Local Area Plan.
- The proposed design of the building is in keeping with the industrial nature of the development in the area in both size and configuration. The proposed new purpose built industrial building is appropriately located and is both well designed and adequately screened from 130 Street by mature landscaping.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Development Permit No. 7908-0284-00 (Appendix IV), 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 [subject to the completion of Engineering servicing requirements] as outlined in Appendix III.

**Surrey By-laws & Licensing Services:** By-laws & Licensing Services have no concerns provided that a current business license is maintained.

**BC Hydro:** BC Hydro has advised that there is a Pad Mount Transformer on site that will have to be moved before development can occur. BC Hydro and the applicant are in contact and will be working together to design a new Hydro service connection for the site.

**Terasen Gas:** Terasen Gas has no objection to the development, in principle, provided that an existing gas main is unaffected by the development. The proposed development will not have any impact on the Terasen Gas Right-of-way.

SITE CHARACTERISTICS

Existing Land Use: Brick and paving stone manufacturing facility.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North:	Vacant industrial site.	Industrial/General Industrial	IL
East:	Industrial/warehousing.	Industrial/General Industrial	IL
South:	Roof tile manufacturing facility (Columbia Roofing)	Industrial/General Industrial	IL
West:	Vacant	Industrial/General Industrial	IL

## DEVELOPMENT CONSIDERATIONS

### Site Context

- The subject site is addressed on 88 Avenue, though access to the site occurs from 130 Street. It is designated Industrial in the Official Community Plan (OCP) and General Industrial in the Central Newton Local Area Plan (LAP). The total site area is 18,038.5 square metres (194,171 sq.ft.).
- The site is surrounded on all sides by existing uses on IL zoned properties that are designated as Industrial in the Official Community Plan and General Industrial in the Central Newton Local Area Plan.
- Presently, the site is being utilized by Basalite Concrete to produce and manufacture paving stones and landscaping bricks.

### Current Proposal

- The applicant has applied for a Development Permit to construct a purpose built concrete bagging and storage facility. The proposed development complies with the Zoning By-law, the OCP and the LAP.
- The proposed total floor area (FAR), including the existing building, is 0.41 (0.60 is the maximum permitted FAR).
- The development includes a total of 75 parking stalls that meets the requirements of the Surrey Zoning By-law No. 12000.
- The applicant proposes to maintain the two existing vehicular access points to the site, and add a third access to the site for the movement of trucks on and through the site from 130 Street. Transportation engineering has reviewed the site layout and has not identified any problems with the proposed accesses.
- The buildings are a minimum of 7.5 metres (25 ft) from the west (front yard), east (rear yard), and south (side yard). The new building is proposed to have a 0 metre setback from the north (side yard) which abuts an existing industrial development (as permitted in Zoning By-law No. 12000). The movement of vehicles through and around the site is not anticipated to be negatively impacted.

## PRE-NOTIFICATION

- Pre-notification letters were sent on January 9, 2009. As a result of the pre-notification, staff received the following comments:
  - Staff have received two (2) phone calls regarding this application. Both calls came from residents on the north side of 88 Avenue and were concerned about the existing and future dust associated with the development.

*(In response to these comments, staff have worked with the applicants to better understand the business operation and arrive at a solution. The receptacle for the raw materials (sand and aggregate) will be covered. Also, as a result of the new underground receptacle for the sand and aggregate, an existing outdoor storage hopper is slated to be replaced. These steps should mitigate the release of dust from the site.)*

## DESIGN PROPOSAL AND REVIEW

- The proposal consists of minor renovations to an existing building on site (brick manufacturing facility), and the construction of a new, purpose built, industrial building. The floor areas of the two structures are as follows:
  - Existing Building (Brick Manufacturing) - 4,366 sq.m/47,000 sq.ft
  - Proposed Building (Concrete Bagging and Storage) - 3,092 sq.m/33,281 sq.ft
- The proposed building is a standard pre-engineered building with an intended beige colour. The building is well screened from major streets by existing structures as well as a significant cedar hedge (mature landscaping) fronting 130 Street. The colour will match the existing and retained building and will include a ring of concrete block around the base of the proposed building.
- The building height of the new structure will meet the maximum height (18 metres / 60 ft) as permitted under the Zoning By-law for the Light Industrial (IL) Zone. A mechanical room for a necessary material elevator is proposed to be installed that will exceed the 18 metre / 60 ft maximum. This mechanical room is exempted from the height restrictions of Zoning By-law No. 12000.
- The applicants have also sought to enclose a number of storage silos making a much more desirable building frontage on 130 Street with two (2) 4.8 metre by 4.2 metre (16 ft. X 14 ft.) doors for maintenance and access to the silos. The building frontage on 130 Street will consist of a 4 metre (12 ft.) high concrete brick wall with a metal clad wall system for the remainder of the building frontage. The proposed building closely matches the existing building in colour and building materials, and is functional for the processes it will house.
- Additionally, there is appropriately sized landscaping along the 130 Street lot frontage that consists of mature landscaping that meets the requirements of the Zoning By-law.
- Staff have asked for the area around the in-ground receptacle to be enclosed to prevent the release of dust. The applicants have proposed to construct a roof over the underground receptacles that will be structurally independent, but will match the design and colour of the existing building. The applicants have advised that for operational reasons, full enclosure of the underground receptacle was not possible. However, by permitting the installation of the in-ground receptacle, it provides the opportunity to eliminate several uncovered external sand and aggregate storage bins that service the existing brick manufacturing site.

- The Engineering Department has expressed no concerns about the proposed truck movements on site. The site is already used by trucks for the movement of both raw materials (sand and aggregate) and the shipment of manufactured products (bricks and paving stones), therefore, additional trucks are not seen to adversely impact the ability of the site to function.
- This application was not referred to the Advisory Design Panel, but was reviewed internally by staff and found to be satisfactory once a number of storage silos were enclosed within the proposed building, and the in-ground receptacle for raw materials was proposed to be covered.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- |               |   |
|---------------|---|
| 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. | Engineering Summary   |
| Appendix IV.  | Development Permit No. 7908-0284-00   |

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:                      Ron Johnson, Contura Building Corporation  
                         Address:                      2021 - 134 Street  
    White Rock, BC  
    V4A 9N8  
    Tel:                              604-538-9618
  
2.      Properties involved in the Application
  - (a)      Civic Address:                      13066 - 88 Avenue
  
  - (b)      Civic Address:                      13066 - 88 Avenue  
                         Owner:                              Basalite Concrete Products - Vancouver, ULC, Inc. No.  
    A59900  
                         PID:                                      002-243-296  
                         Strata Lot 3 Section 29 Township 2 New Westminster District Strata Plan  
                         NW2031 Together with an Interest in the Common Property in Proportion of  
                         the Unit Entitlement of the Strata Lot as Shown on Form 1
  
3.      Summary of Actions for City Clerk's Office

## DEVELOPMENT DATA SHEET

**Existing Zoning: IL**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total	18,038.5 sq.m.	
Road Widening area		
Undevelopable area		
Net Total	18,038 sq.m.	
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	7,457.8 (41.3%)	
Paved & Hard Surfaced Areas	10,580.7 (58.7%)	
Total Site Coverage	100%	
<b>SETBACKS</b> ( in metres)		
Front		7.5 m
Rear		7.5 m
Side #1 (North)		0
Side #2 (South)		7.5 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	18 m	18 m
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		3,091.8 sq.m.
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Heritage Site	YES/NO	Tree Survey/Assessment Provided	YES/NO
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